

TABLE OF CONTENTS:

A0.0 COVER SHEET

A0.1 LOCATION MAP, ZONING CHART & DRAWING SCHEDULE

A0.2 C.M.B HPB ORDER

A0.3 COMMENTS RESPONSE LETTER

A0.4 EXISTING SITE CONTEXT

A0.5 EXISTING AREA CONTEXT

A0.6 LOT COVERAGE

A0.7 OPEN SPACE DATA

A0.8 AXONOMETRIC DIAGRAM

A0.9 UNIT SIZE FIRST FLOOR

A0.10 UNIT SIZE SECOND FLOOR

PROJECT DESCRIPTION: NEW CONSTRUCTION - SINGLE FAMILY

MUNICIPALITY: MIAMI BEACH

STREET ADDRESS: 2726 ALTON ROAD MIAMI BEACH, FL.

FOLIO NUMBER: 02-3227-008-0610

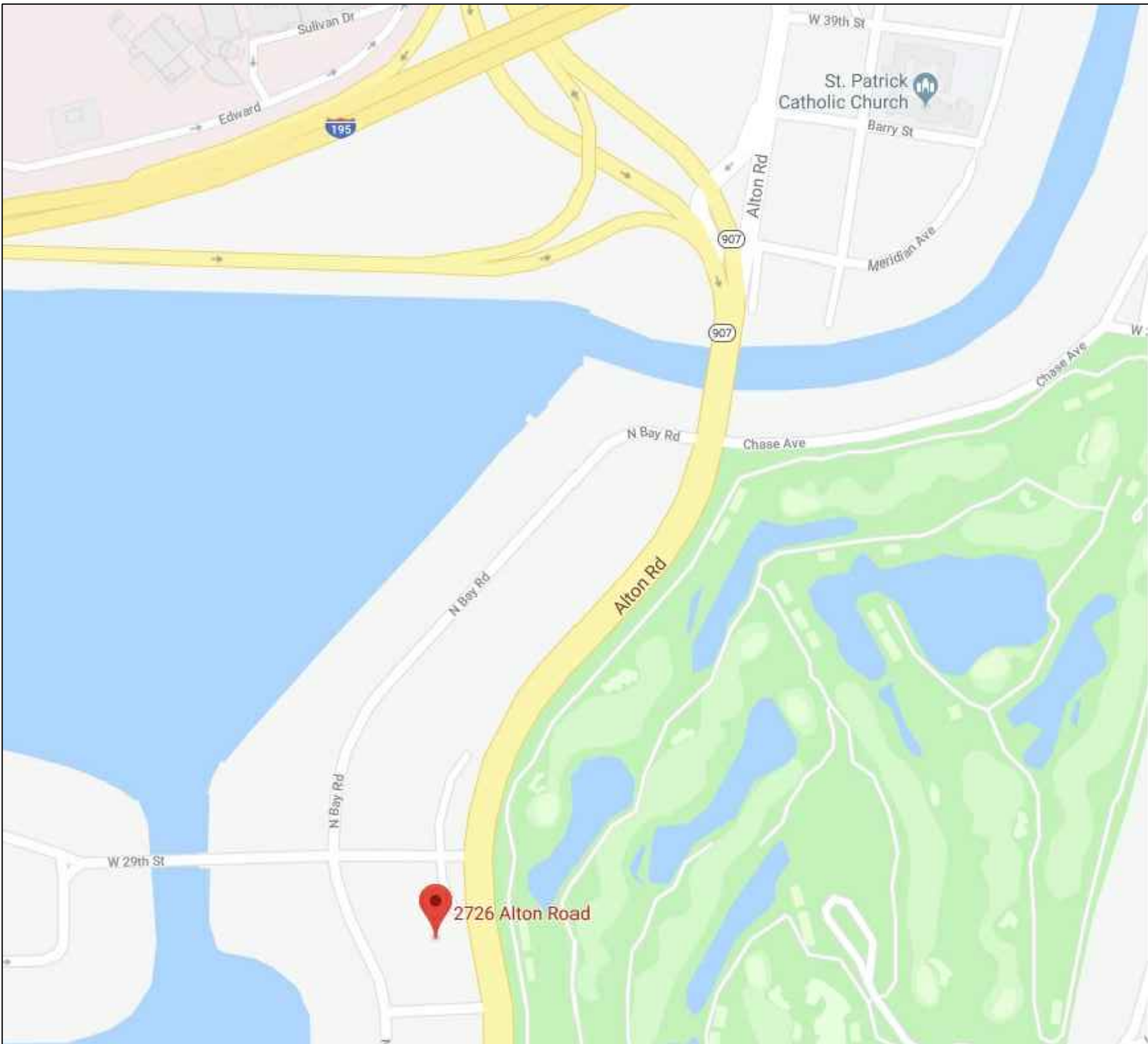
ZONING DISTRICT: RS-4

FEMA ZONE: AE

BFE: 8' NGVD

LEGAL DESCRIPTION:

LOT 3 , BLOCK 11 OF "SUNSET LAKE SUBDIVISION", ACORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 52, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.



1

LOCATION MAP

NORTH

LANDSCAPE

LA1.01 PLANTING SPECS AND DETAILS

ITEM NO.	ZONING INFORMATION			
1	ADDRESS:	2726 ALTON ROAD MIAMI BEACH, FL.		
2	FOLIO NUMBER (S):	02-3227-008-0610		
3	ZONING DISTRICT	RS-4		
4	BASE FLOOD ELEVATION:	8' NGVD	C.M.B GRADE VALUE IN NGVD	3.54
5	ADJUSTED GRADE (FLOOD PLUS GRADE / 2)	8'+4.36'/2=6.18'	FREEBOARD	1.16
6	LOT AREA:	6,993 SF.		
7	LOT WIDTH:	60'-0"	LOT DEPTH:	122'-0"
8	LOT COVERAGE - SF & %	2,097 SF (30%)	PROPOSED LOT COVERAGE - SF AND %	2,009 SF (28.6%)
9	MAX. UNIT SIZE SF AND %	3,497 SF (50%)	PROPOSED. UNIT SIZE SF AND %	3,366 SF (48%)
10	HEIGHTS:	24 Feet from Flood Level (+8.0 feet) + freeboard = 24 ft. + 8 ft. + 1.16 ft. = 33.16 ft NGVD		33.16 ft NGVD
11	SETBACKS:			
12	FRONT FIRST LEVEL:	30.0 Feet		30.0 Feet
13	FRONT SECOND LEVEL	30.0 Feet		30.0 Feet
14	SIDE SETBACK	7.5 Feet		7.5 Feet
15	REAR:	20.0 Feet		20.16 Feet
16	SUM OF SIDE YARD:	15.0 Feet		15.0 Feet
17	UNIT SIZE AREA:	ALLOWED 50% OF 6,993 SF (GROSS LOT AREA)= 3,497 SF		
		PROPOSED		
		Ground Floor		1,847 SF
		Second Floor		1,587 SF
18	OPEN SPACE:	REQUIRED: MIN 50% OF 20' FRONT AREA MIN 70% OF 20' REAR AREA		PROPOSED
		Front Yard:	1192 x 50% = 596 SF.	729 SF (61%)
		Rear Yard:	1110 x 70% = 777 SF.	874 SF (79%)
19	C.M.B GRADE			3.54
20	ADJUSTED GRADE			6.18
21	30" ABOVE GRADE			6.86
22	FUTURE CROWN OF ROAD			5.25
23	FUTURE ADJUSTED GRADE			7.125
24	MIN. FREEBOARD ELEVATION			9.000
25	MAX. FREEBOARD ELEVATION			13.000
26	MIN. YARD ELEVATION			6.56
27	MIN. GARAGE ELEVATION (FOR A DETACHED OR ATTACHED GARAGE, NOT UNDER THE HOUSE.			6.18
28	MIN. CEILING GARAGE ELEVATION			17.000
29	LOCATED WITHIN A LOCAL HISTORIC DISTRIC?			YES
30	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?			NO
31	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?			NO
32	PROPOSED USE:			NEW SINGLE RESIDENTIAL HOME USE:
33	GROSS LOT AREA:			59'-2" (Lot Width) x 122'-0" (Lot Depth) = 6,993 SF.

MIAMI BEACH
PLANNING DEPARTMENT

CFN: 20180427467 BOOK 31061 PAGE 1780
DATE: 07/17/2018 11:28:33 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

CFN: 20180427467 BOOK 31061 PAGE 1781

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: July 10, 2018

FILE NO: HPB18-0203

PROPERTY: 2726 Alton Road

APPLICANT: Silvia Nunez, Trs

LEGAL: Lot 3, Block 11, Sunset Lake Subdivision, According to the Plat Thereof, as Recorded in Plat Book 8, Page 52, of the Public Records of Miami-Dade County, Florida

IN RE: The Application for the removal of the designation of Historic Single Family Residence from the property.

ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. The previously existing 2-story structure was designated as a Historic Single Family Residence on August 10, 2010.
- B. The 2-story structure was totally demolished in 2017, as a result from an Emergency Demolition Order issued by the Miami-Dade County Unsafe Structures Board.
- C. Based on the documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the existing property no longer satisfies the minimum criteria required to be eligible for historic designation, as set forth in Section 118-592 of the Land Development Regulations of the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, including the staff recommendations, that the request for the REMOVAL of the designation as an Historic Single Family Residence which was approved by the Board on August 10, 2010 for the subject property is APPROVED subject to the following, to which the applicant has agreed:

1. There shall be no Variances requested or granted for any proposed construction on the subject site.
2. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be

Page 2 of 2
HPB18-0203
Meeting Date: July 10, 2018

returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

2. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

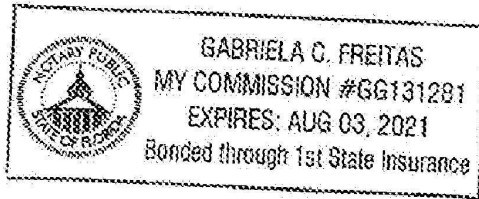
Dated this 11 day of July, 2018.

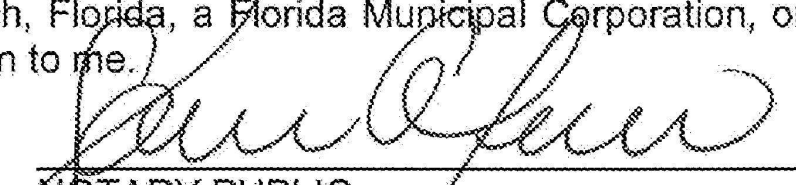
HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
DEBORAH TACKETT
CHIEF OF HISTORIC PRESERVATION
FOR THE CHAIR

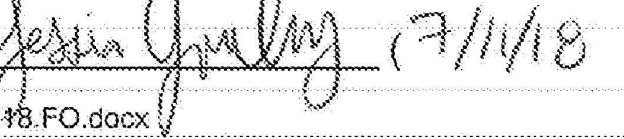
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)SS

The foregoing instrument was acknowledged before me this 11th day of July, 2018 by Deborah Tackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.




NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 8-3-21

Approved As To Form: 
City Attorney's Office: (7/11/18)

Filed with the Clerk of the Historic Preservation Board on  (7/11/18)

F:\PLAN\SHPB\18\HPB\07-10-2018\Final Orders\HPB18-0203 2726 Alton Rd. Jul 18.FO.docx

April 8, 2019

New single-family residence
2726 Alton Road, Miami Beach
DRB19-0373

To Miami Beach Planning Department,

Our response to DRP Staff Comments are listed below in response to comments issued 3/22/2019.

1. APPLICATION COMMENTS
 - a. Exhibit A has been attached.
 - b. Pre-app checklist included here.
 - c. Mailing labels and associated documents included here.
2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION
 - a. A letter of intent has been included here.
 - b. Attached response to chapter 133-Sustainability and Resiliency has been included here.
 - c. All elevations have been changed to show NGVD references only.
 - d. A0.1 CMB Grade added to table as requested.
 - e. A0.5, yard open space revised to include only first 20', as result, the driveway has been made narrower. Sidewalk grade has been indicated 3.54' NGVD. Zoning legend moved to sheet A0.1. The SF of garage moved to be indicated on unit area drawing.
 - f. A0.6 Zoning Legend moved to sheet A0.1. This diagram was enlarged and moved to separate sheet A0.7. Unit area calculated to include stair treads as requested.
 - g. Drawing A0.7 moved to sheet A0.8. Notations were removed as requested. Ratio is based on weather exterior wall surface as requested.
 - h. A1.0 setback lines shown as RED, property lines shown as BLUE. Dimensions have been enlarged for clarity.
 - i. A2.1 rear deck size has been reduced to fall within the allowable area. Existing notations have been removed. Outline of pool is clearly marked. Yards have all been elevated to meet 6.56' minimum. 4' side setback minimum has been shown on north side of driveway backing area.
 - j. A2.1 and A2.2 have been revised to include property lines.
 - k. A3.1 All elevations have been marked in NGVD. Added datum to both sides and items requested. Double height space has horizontal/vertical mullions which are not visible from front elevation as they are located behind the glass storefront curtain wall which is "butt glazed." These mullions would only be slightly visible from the street as they are somewhat obscured by the front face of the glass. Overall length dimension added.



Architecture – Planning – Interiors – Green
Florida License #AA26003089
1525 NW 3rd Street, Suite 1, Deerfield Beach, FL 33442
Phone (954) 570-9500 | brian@tbbg.net

- I. A3.2 All elevations have been marked in NGVD. Added datum to both sides and items requested. Overall length of elevation dimension added.
 - m. A3.3 All elevations have been marked in NGVD. Added datum to both sides and items requested. Overall length of elevation dimension added.
 - n. A3.3 All elevations have been marked in NGVD. Added datum to both sides and items requested. Overall length of elevation dimension added. Overall length of two story and first story element has been added. Alignment of windows from second floor to first has been verified.
 - o. Context elevations have been provided on A0.3.
 - p. Material page added to new sheet A3.5.
 - q. Enlarged sections added on sheets A4.4 and A4.5, dimensions added for yard encroachments.
 - r. Note added "FINAL SUBMITAL" and date added to all sheets.
 - s. Included here.
 - t. Survey was updated to include requested info.
 - u. Replaced as requested
 - v. Grade revised and noted on A0.1.
 - w. Planning and zoning chart included here.
 - x. Sheets have been adjusted as requested.
 - y. A0.7 we are requesting waiver on this item.
 - z. A1.0 and A2.0 dimensions have been enlarged for clarity.
 - aa. As requested, all items are shown on NGVD.
 - bb. Material sheet added as page A3.5, references noted on elevation drawings.
 - cc. Yard diagrams are shown on sheets A0.5, A0.6.
3. DESIGN/ APPROPRIATENESS COMMENTS
 - a. Waiver requested
 - b. Rear yard and pool have been revised
 - c. Pedestrian path of travel is shared with driveway. Dimensions have been added for clarity to site plan sheet A1.0.
 - d. Access door for garage has been moved to side elevation.
 - e. These items on the pool deck have been revised. Please see updated drawings. It is not our intent to apply for any Variances on this project.
 - f. The deck on the south side has been removed.
 - g. The stairs on the south side have been removed.
 - h. Yard elevations have been revised to meet minimum standard.
 - i. As requested, was moved to south elevation of garage.
4. ZONING/ VARIANCE COMMENTS
 - a. Narrative included here.
 - b. All vertical datum have been revised to reflect NGVD references. Freeboard has been indicated here as 1.16'.
 - c. Waiver is requested.
 - d. Letter of intent has been included.
 - e. Items noted as requested, mechanical equipment now located on roof.



Architecture – Planning – Interiors – Green
Florida License #AA26003089
1525 NW 3rd Street, Suite 1, Deerfield Beach, FL 33442
Phone (954) 570-9500 | brian@tbbg.net

- f. Materials page has been added A3.5.
 - g. Walkway widths indicated on site plan A1.0
 - h. The maneuvering area required to access the side entry of the garage is needed for vehicle access to the side entry garage. We have reduced the width of this area as much as possible, to allow for backing distance and ability to back up car and exit the driveway by heading driver forward to Alton Rd. We felt this was a better solution than a car backing out directly on to Alton Rd.
 - i. Front yard open area has been adjusted to be counted for 20', as result the driveway width has to be reduced.
 - j. Rear yard open space calculation has been revised.
 - k. Elevations have been added in NGVD.
 - l. Grades are indicated on the site plan A1.0. Additional engineering graded plans shall be provided at time of building permit application. Grades shall be in conformance with CMB criteria.
 - m. Have been indicated as requested.
 - n. As requested, the height of these items have been revised. Maximum elevation of pool does not exceed required 30" above grade and is now complying.
 - o. These have been removed from the plans and revised accordingly.
 - p. All references are noted as NGVD.
 - q. Revised as requested.
 - r. Adjusted as requested.
 - s. Adjusted as requested.
 - t. Adjusted as requested, note that the pervious pool deck is elevated not more than 30" above minimum required grade to allow sufficient space for a pool. Creating steps down from the interior space to the rear yard and/or steps down to the covered loggia would not allow sufficient space for a pool at all. Therefore we have a minimal elevated pool deck to accommodate the pool as shown. The pool deck will be completely pervious.
 - u. Mechanical equipment has been moved to the roof with screening not more than 5' tall. Pool equipment and associated support slab are not within the minimum 5' side setback from side property line.
 - v. Note added to plan indicating the equipment height requirement for pool equipment.
 - w. Unit size measurements have been revised. Please see sheet A0.8.
5. LANDSCAPE COMMENTS
- a. Landscape plans have now been prepared by Registered LA in FL.
 - b. Tree survey included on survey.



Architecture – Planning – Interiors – Green
Florida License #AA26003089
1525 NW 3rd Street, Suite 1, Deerfield Beach, FL 33442
Phone (954) 570-9500 | brian@tbbg.net

<div><div><div>The Benedict Bullock</div><div>Group, PA</div></div><div><div>ARCHITECTURE ■ PLANNING</div><div>1525 NW 3RD STREET SUITE NO. 1 DEERFIELD BEACH, FLORIDA 33442 (561) 375-9500 FAX (561) 375-9550 www.thebenedictgroup.com Lic. No. AA-26003889</div></div></div>	PROJECT TITLE:	N U Ñ E Z R E S I D E N C E 2726 ALTON RD. MIAMI BEACH, FL.	REVISIONS:	<div><div>1</div></div>	JOB NUMBER:	BN1854	SEAL:	SHEET TITLE:	COMMENTS RESPONSE SHEET	SHEET. NO.	A0.3
	SCALE:										
	DRAWN & CHECKED:		VV								
	APPROVED BY:										
	DATE:		04/08/19								
					Brian Bullock Architect AR 95754						



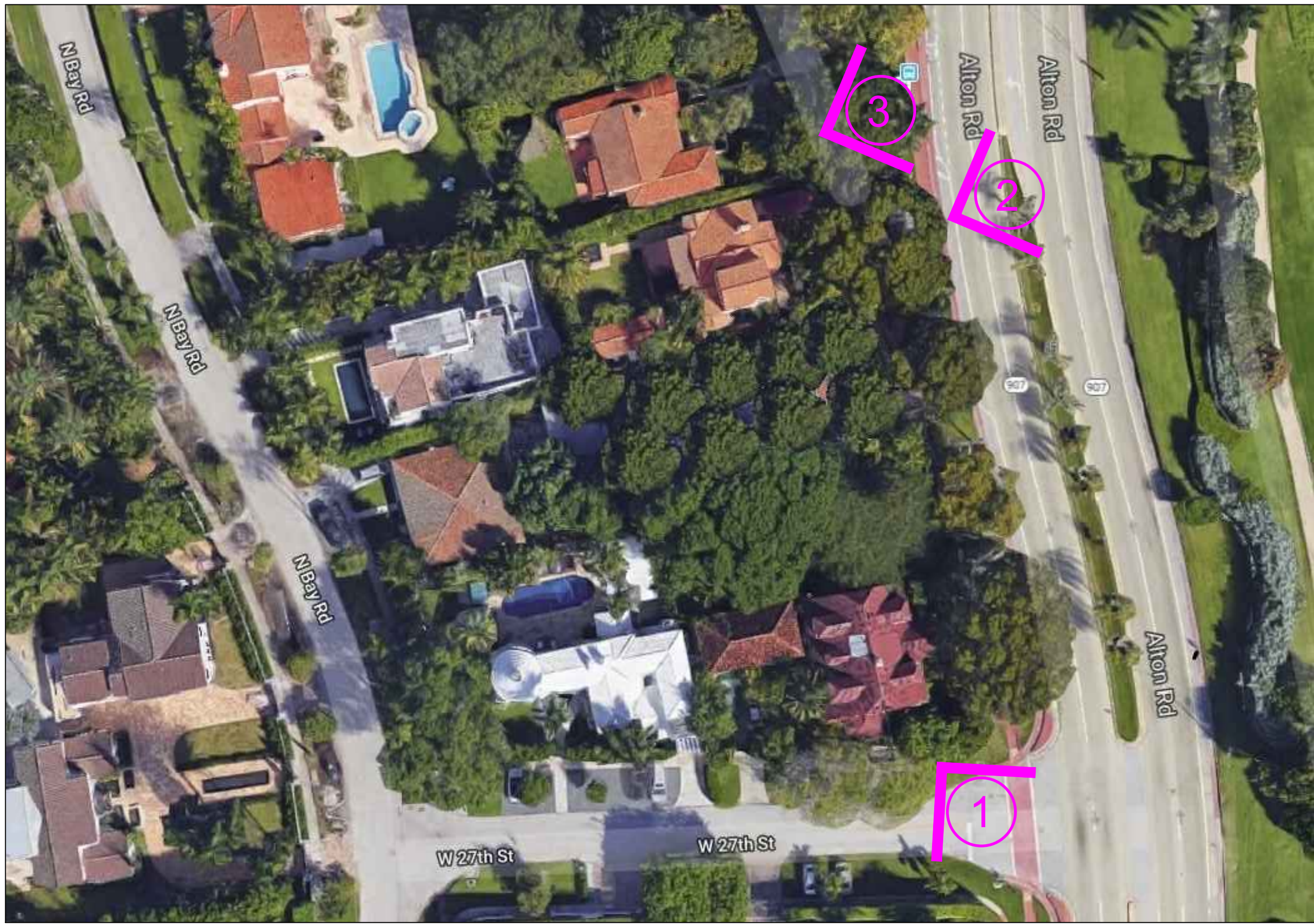
1 FRONT VIEW - WEST 27TH STREET



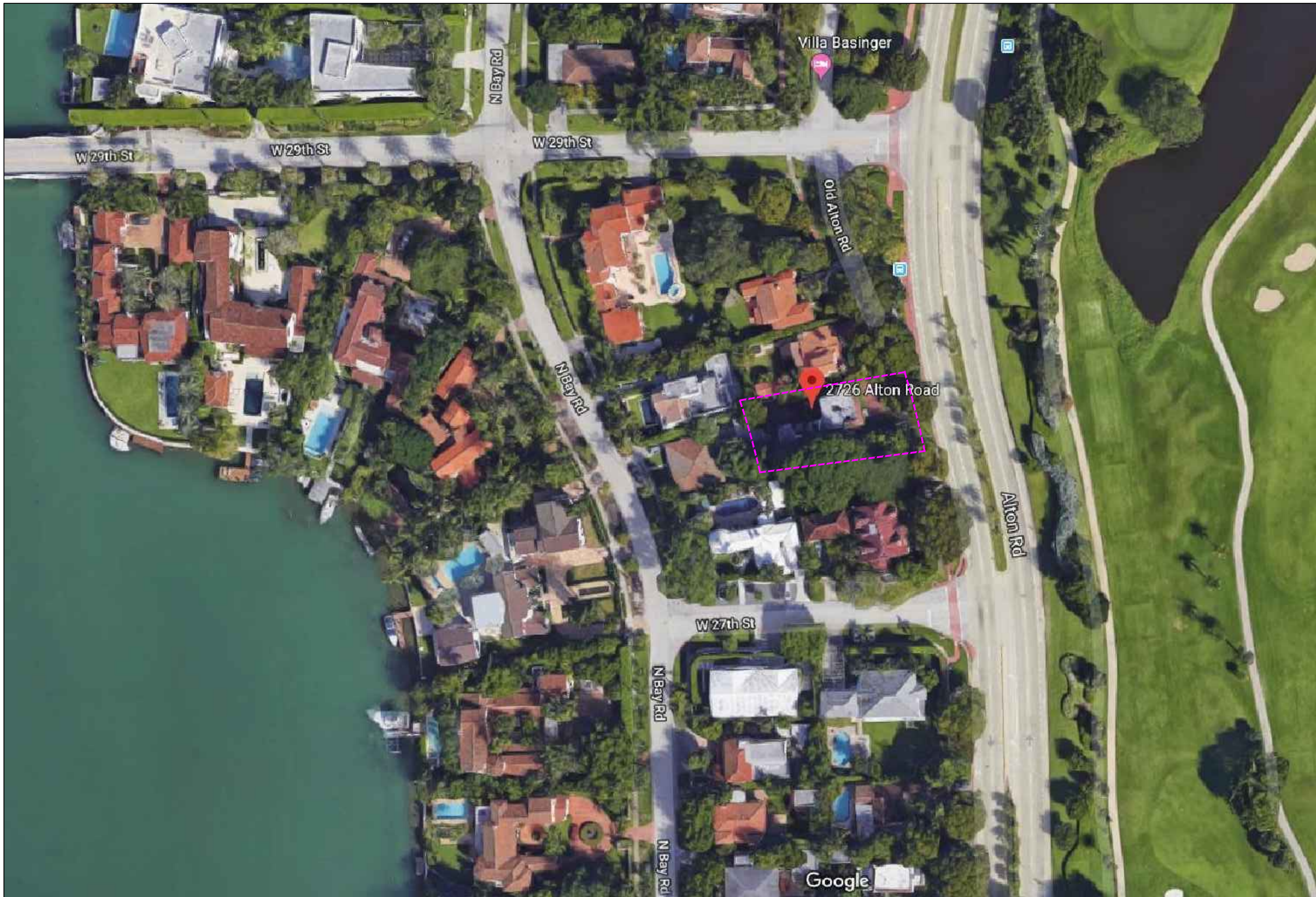
3 FRONT VIEW - ALTON ROAD



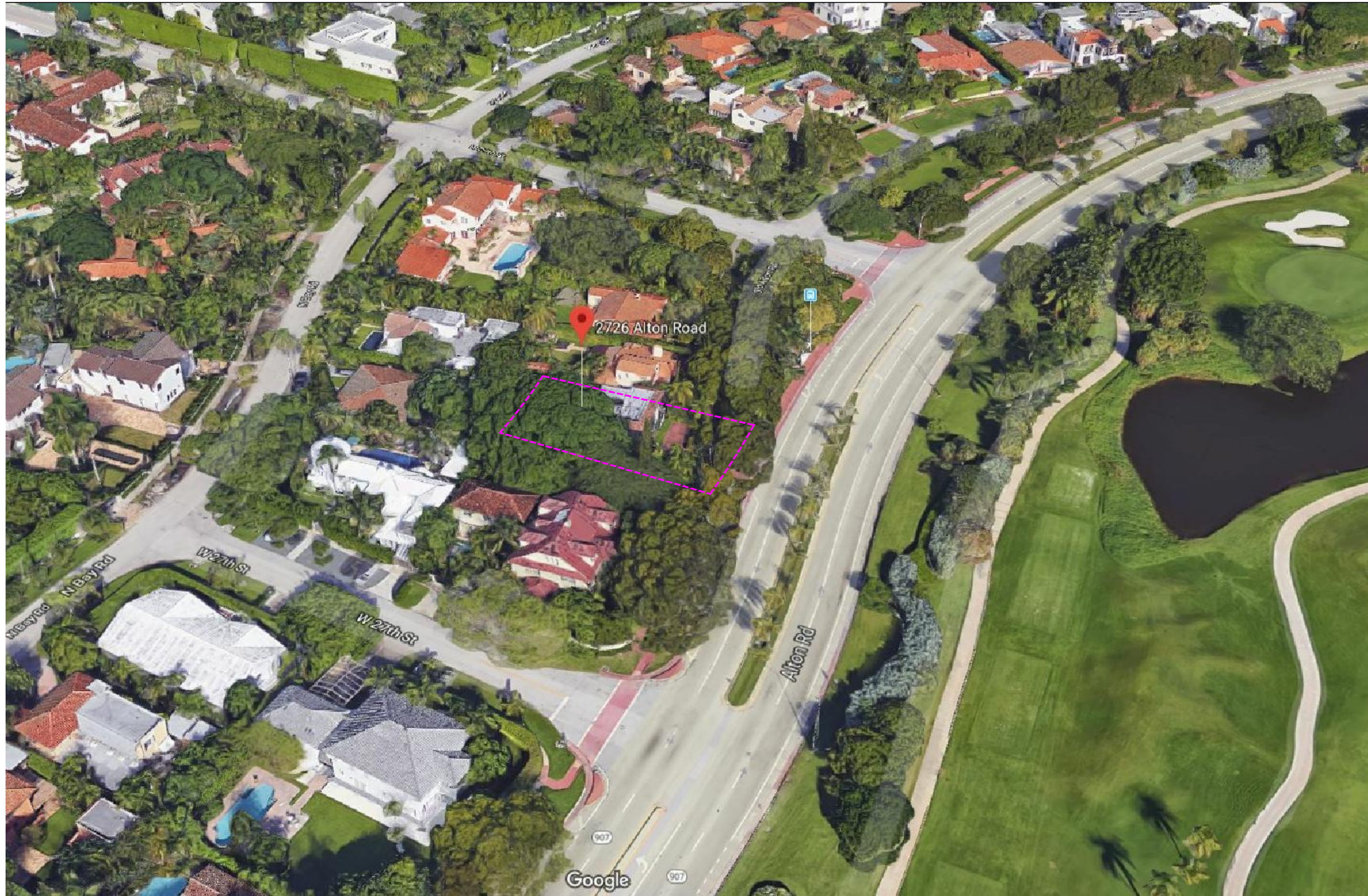
2 FRONT VIEW - ALTON ROAD



4 KEYPLAN



1 AERIAL VIEW



2 SKY VIEW

The
Benedict
Bullock
Group, PA

ARCHITECTURE ■ PLANNING
1325 NW 2ND STREET SUITE NO. 1
DEERFIELD BEACH, FLORIDA 33442
(954) 570-9500 FAX (954) 570-9550
www.thebenedictgroup.com Lic. No. AR 20003099

PROJECT TITLE:

NUÑEZ RESIDENCE
2726 ALTON RD.
MIAMI BEACH, FL.

REVISIONS:

1

JOB NUMBER: BN1854

SCALE:

DRAWN & CHECKED: VV

APPROVED BY:

DATE: 04/08/19

SEAL:

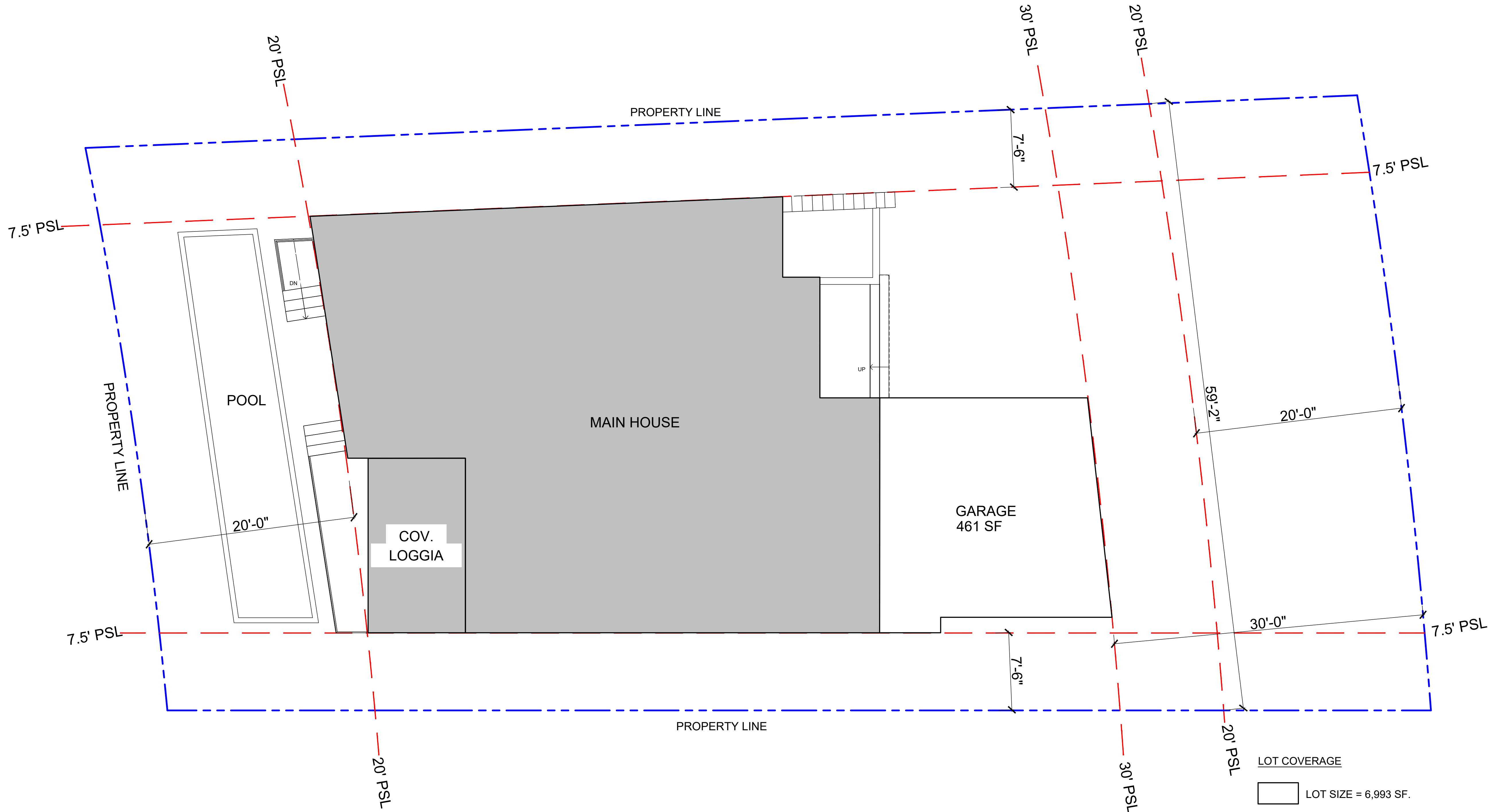
Brian Bullock
Architect
AR 95754

SHEET TITLE:

EXISTING SITE CONTEXT (2)

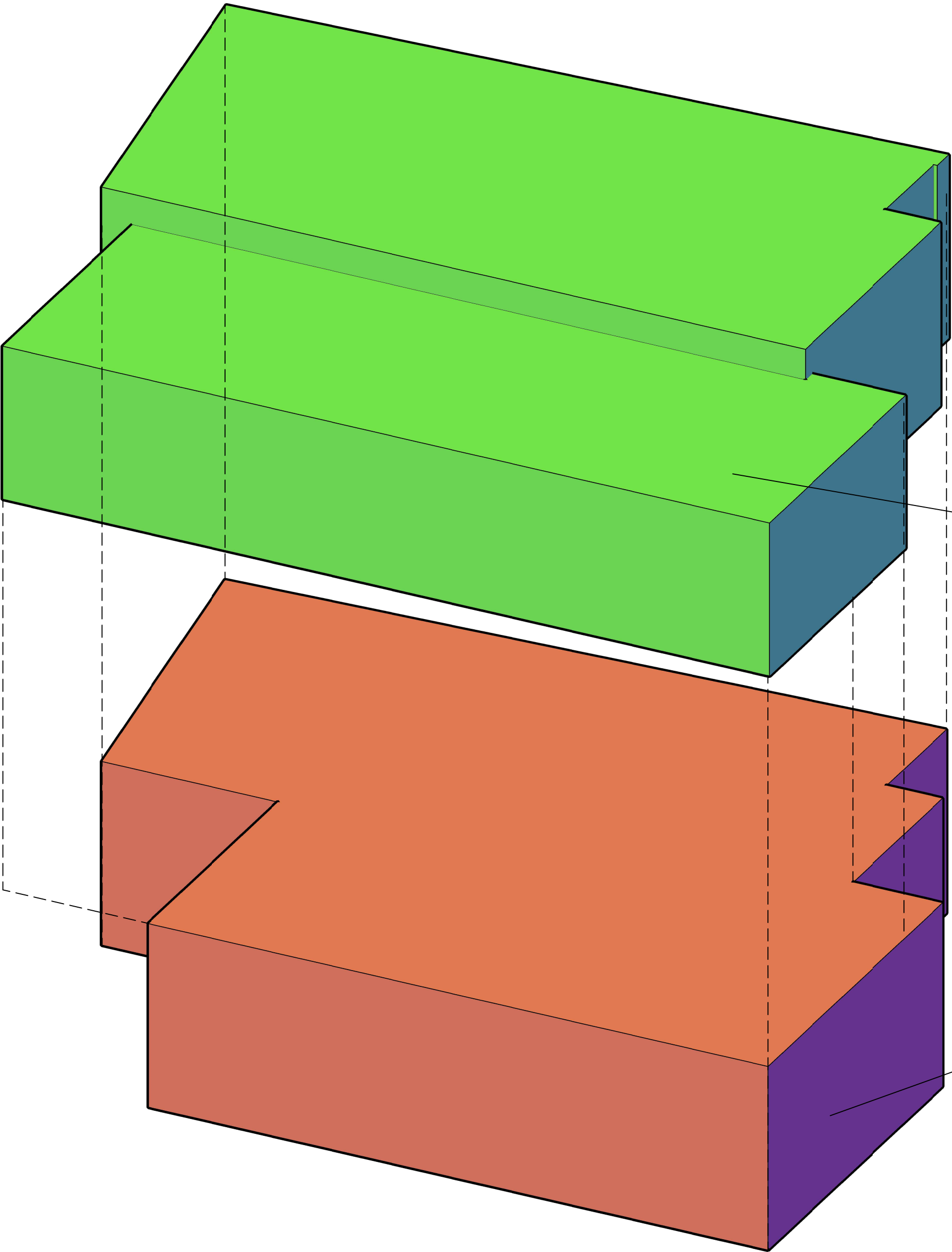
SHEET. NO.

A0.5



1 LOT COVERAGE CALCULATION
SCALE 3/16" 1'-0"

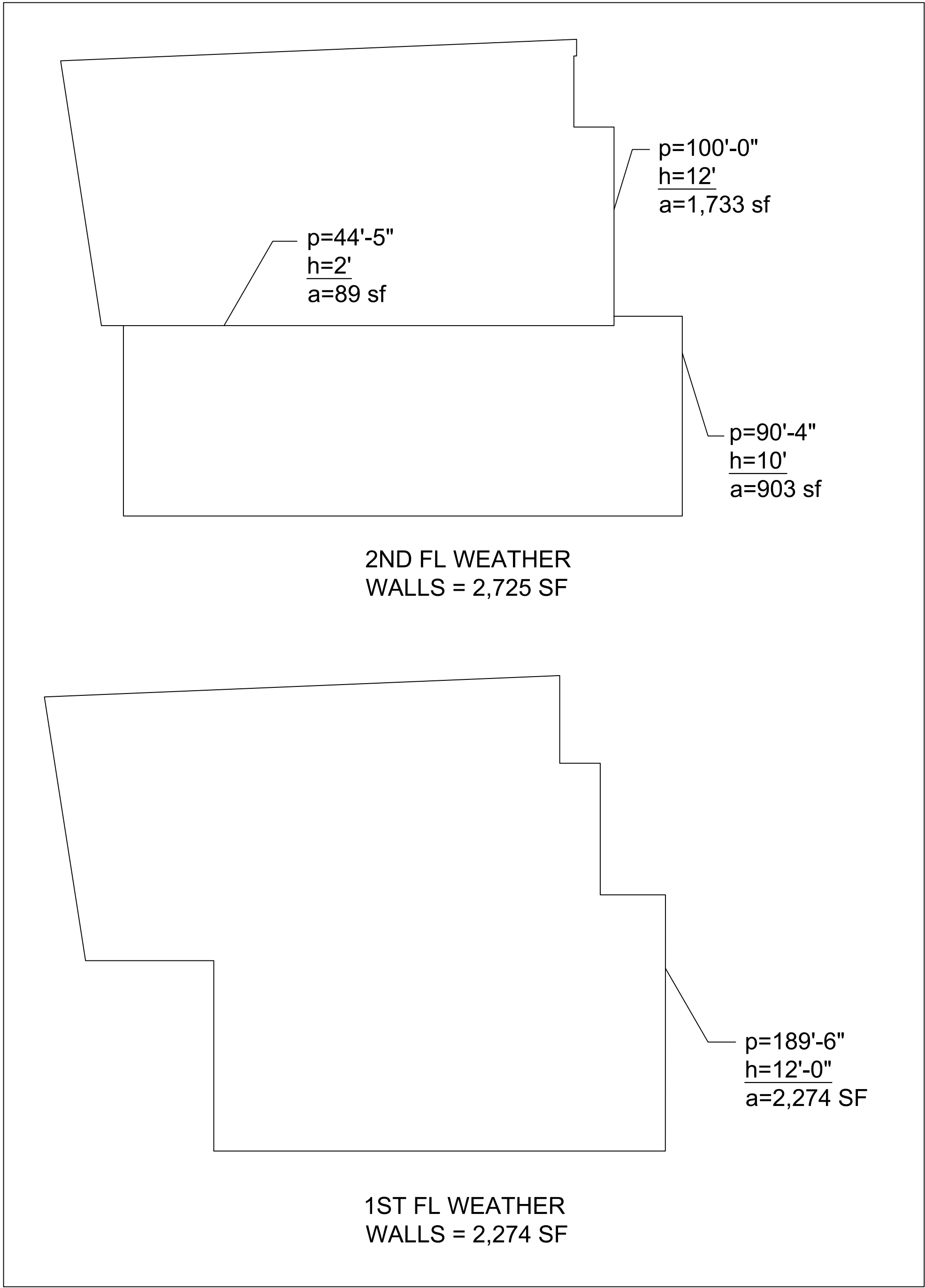
LOT COVERAGE
LOT SIZE = 6,993 SF.
LOT COVERAGE PROPOSED = 2,006 SF. (28.6%)
MAX. ALLOWED = 2,097 SF. (30%)



2ND FLOOR

1ST FLOOR

1 AXONOMETRIC VIEW
NTS

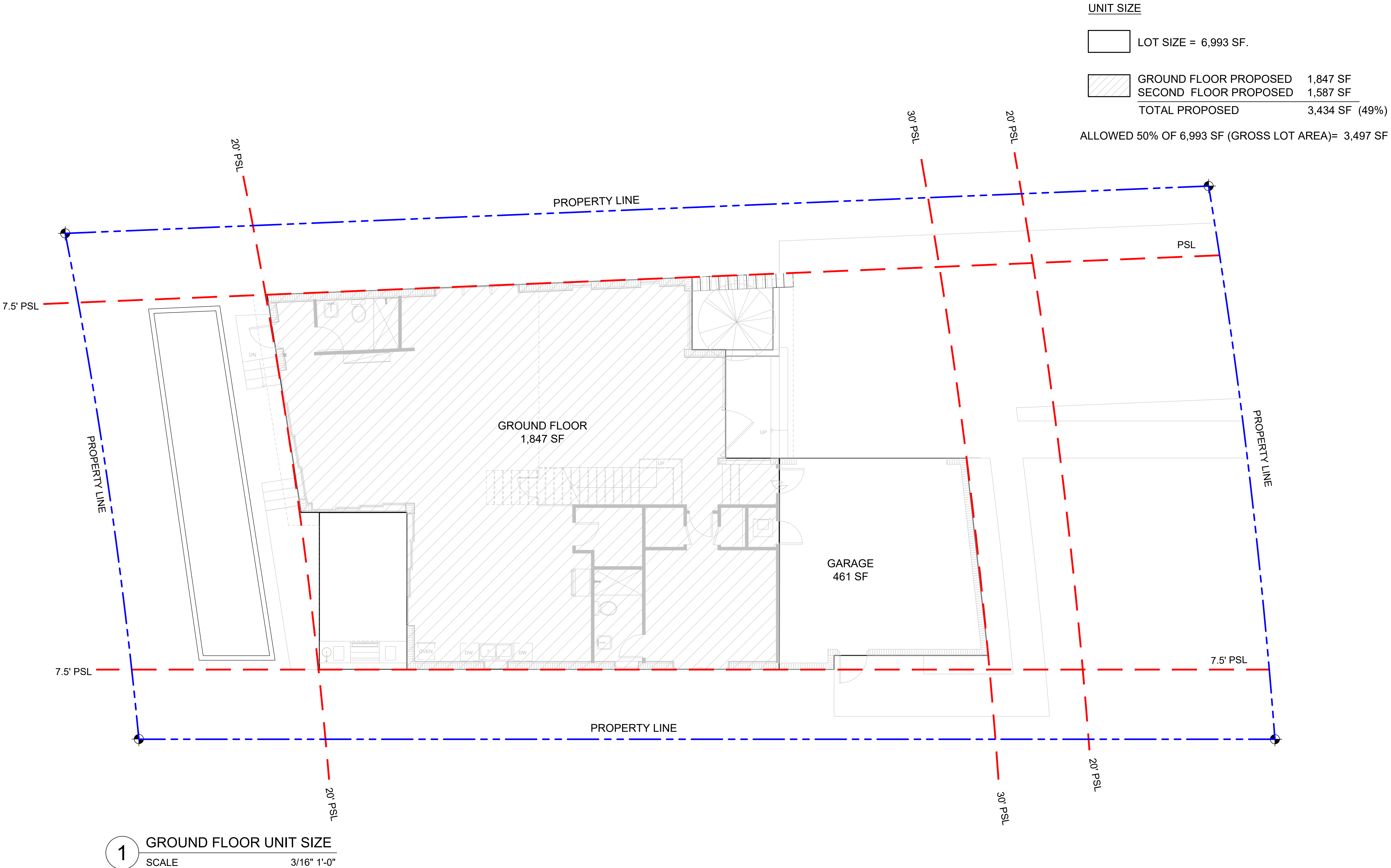


UNIT VOLUME


1ST FL. 2,274 SQ. FT.

2ND FL. 2,725 SQ. FT.

1ST FLOOR IS 83.4% WALL AREA OF THE 2ND FLOOR



 LOT SIZE = 6,993 SF.

	GROUND FLOOR PROPOSED	1,847 SF
	SECOND FLOOR PROPOSED	1,587 SF
	TOTAL PROPOSED	3,434 SF (49%)

This floor plan illustrates a residential building with various setbacks and property boundaries. The setbacks are marked with red dashed lines and labels: 7.5' PSL (Front and Side), 20' PSL (Side and Rear), and 30' PSL (Rear). The property lines are indicated by blue dashed lines. The building includes a Master Bedroom, three other bedrooms, three bathrooms, a central hall, a terrace, and a staircase labeled 'STEPS BELOW'. The plan also shows an 'OPEN TO BELOW' area and a 'TERRACE'.

1 SECOND FLOOR UNIT SIZE

SCALE 3/16" 1'-0"

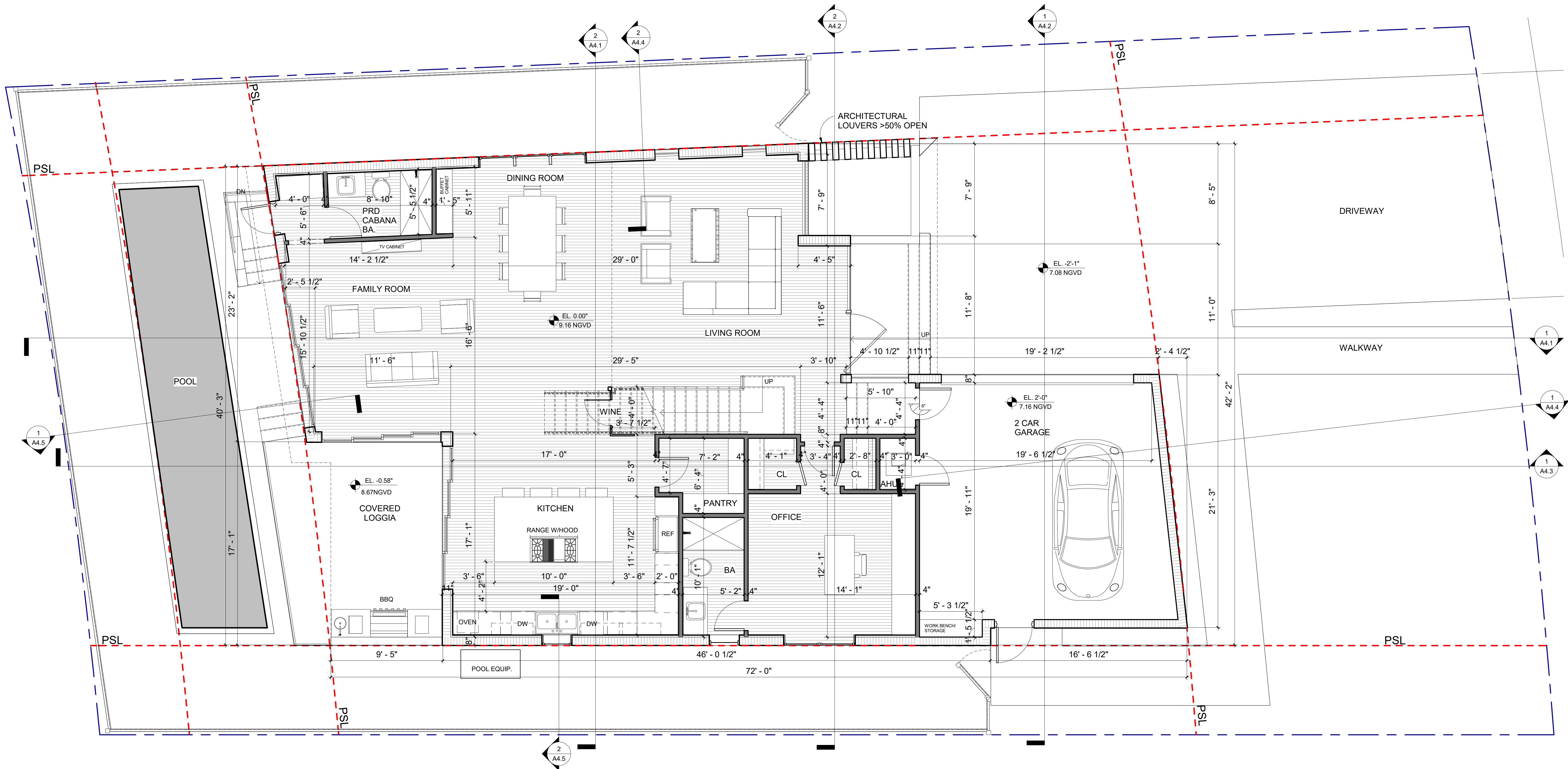
NUÑEZ RESIDENCE
2726 ALTON RD. MIAMI BEACH, FL.

A triangle with the number 1 inside.

Brian Bullock
Architect
AR 95754

UNIT SIZE SECOND
FLOOR

A0.10 BULLOCK GROUP



1 LEVEL 1
1/4" = 1'-0"

PROPOSED GROUND FLOOR PLAN

The
Benedict
Bullock
Group, PA

ARCHITECTURE ■ PLANNING
1522 NW 3823 STREET SUITE NO. 1
DEERFIELD BEACH, FLORIDA 33442
(954) 351-6000 FAX (954) 351-6050
www.benedictbullockgroup.com Lic. No. AA-20030989

PROJECT TITLE:

NUÑEZ RESIDENCE
2726 ALTON RD.
MIAMI BEACH, FL.

REVISIONS:

1

JOB NUMBER: BN1854

SCALE: 1/4" = 1'-0"

DRAWN & CHECKED: VV

APPROVED BY:

DATE: 04/08/19

SEAL:

Brian Bullock
Architect
AR 95754

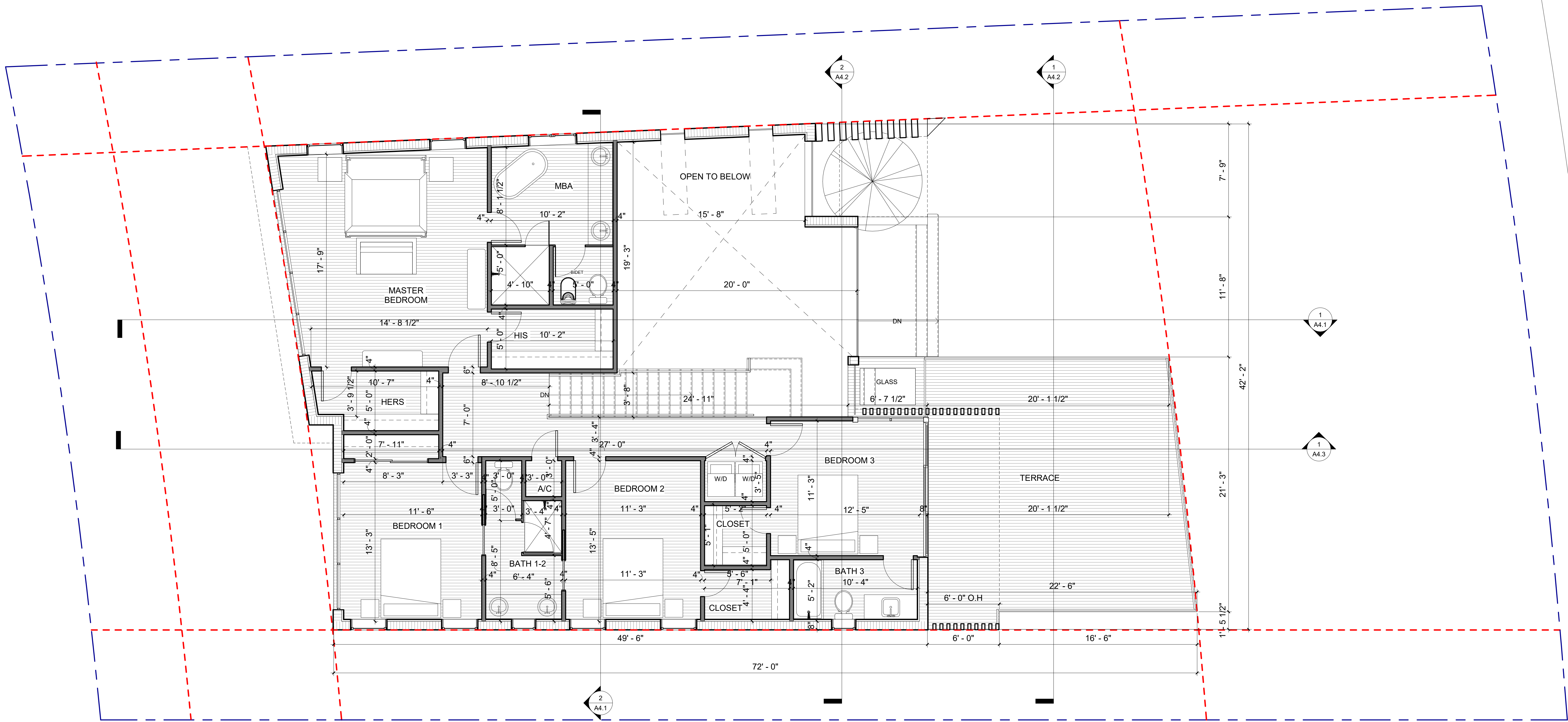
SHEET TITLE:

FLOOR PLAN

SHEET. NO.

A2.1

THE BENEICT BULLOCK GROUP (TBBG) ARCHITECTURE AND PLANNING GROUP RESERVES ITS COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGNS. SAME SHALL NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM TBBG CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THESE DRAWINGS MUST NOT BE SOLD.



PROPOSED SECOND FLOOR PLAN

1 LEVEL 2
1/4" = 1'-0"

The
Benedict
Bullock
Group, PA

ARCHITECTURE ■ PLANNING
1020 NW 3800 STREET SUITE NO 1
DEERFIELD BEACH, FLORIDA 33442
(954) 571-4600 FAX (954) 571-4650
www.benedictbullockgroup.com Lic. No. AA-26003089

PROJECT TITLE:

NUÑEZ RESIDENCE
2726 ALTON RD.
MIAMI BEACH, FL.

REVISIONS:

1

JOB NUMBER: BN1854

SCALE: 1/4" = 1'-0"

DRAWN & CHECKED: VV

APPROVED BY:

DATE: 04/08/19

SEAL:

Brian Bullock
Architect
AR 95754

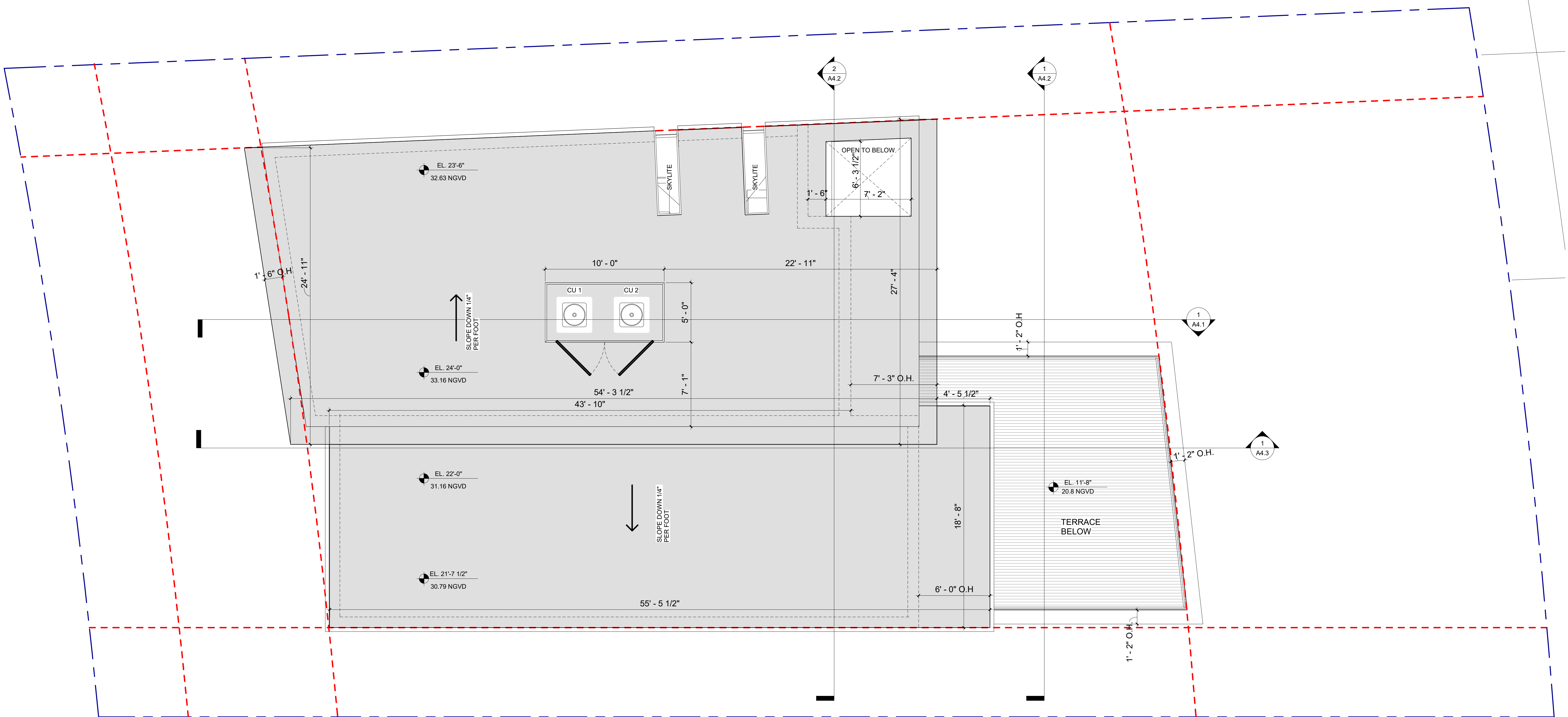
SHEET TITLE:

SECOND FLOOR PLAN

SHEET. NO.

A2.2

THE BENEICT BULLOCK GROUP (TBG) ARCHITECTURE AND PLANNING LEGALLY RESERVES ITS COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGNS. SAME SHALL NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM TBG CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THESE DRAWINGS MUST NOT BE SOLD.



1 Roof
1/4" = 1'-0"

The
Benedict
Bullock
Group, PA

ARCHITECTURE ■ PLANNING
1522 NW 3823 STREET SUITE NO 1
DEERFIELD BEACH, FLORIDA 33442
(954) 351-4600 FAX (954) 351-4650
www.benedictbullockgroup.com Lic. No. AA-26003089

PROJECT TITLE:

NUÑEZ RESIDENCE
2726 ALTON RD.
MIAMI BEACH, FL.

REVISIONS:



JOB NUMBER: BN1854

SCALE: 1/4" = 1'-0"

DRAWN & CHECKED: VV

APPROVED BY:

DATE: 04/08/19

SEAL:

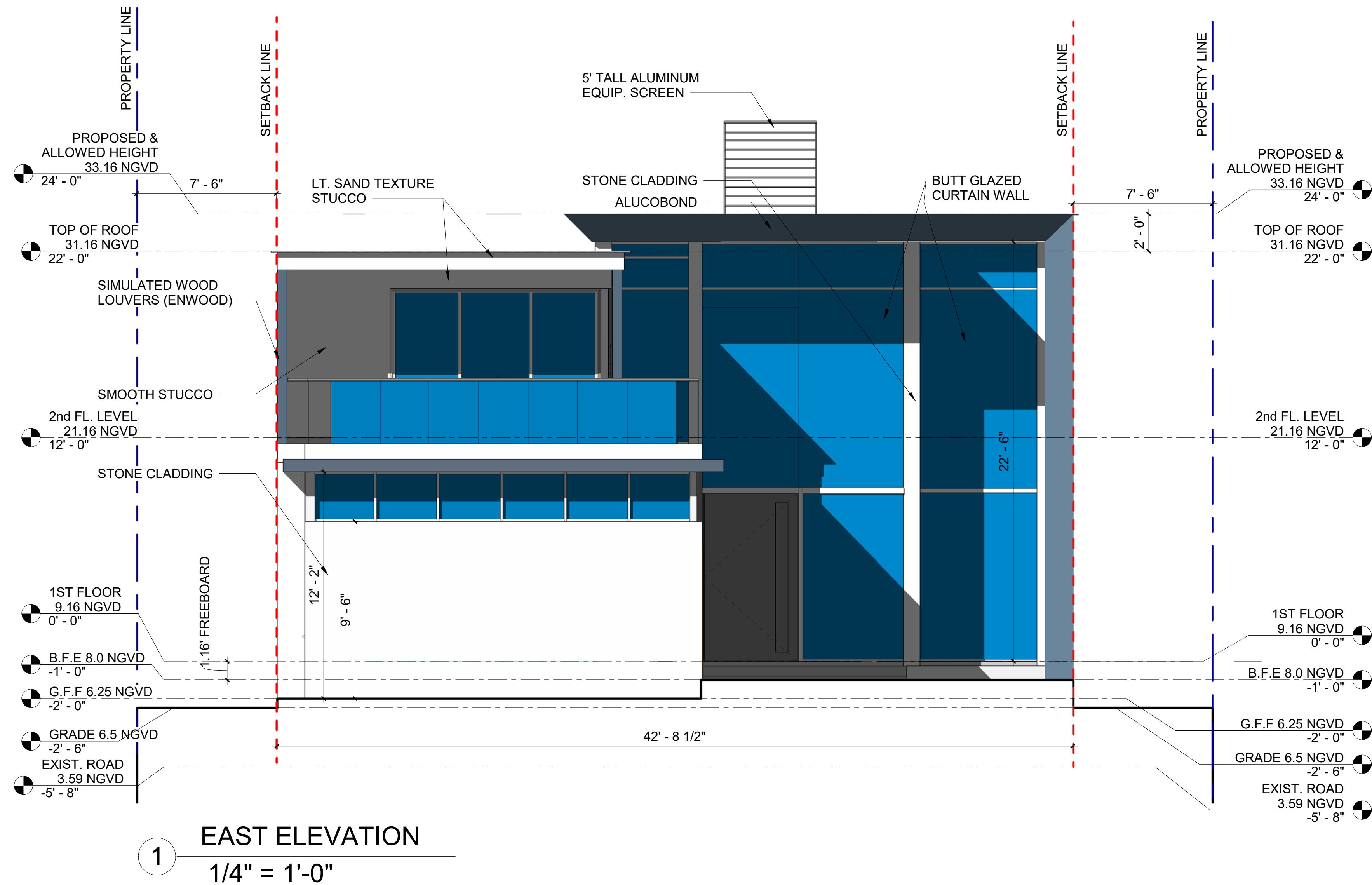
Brian Bullock
Architect
AR 95754

SHEET TITLE:

ROOF PLAN

SHEET. NO.

A2.3





2 SOUTH ELEVATION
1/4" = 1'-0"

The
Benedict
Bullock
Group, PA

ARCHITECTURE ■ PLANNING
1522 NW 3823 STREET SUITE NO. 1
DEERFIELD BEACH, FLORIDA 33442
(561) 571-4600 FAX (561) 571-8650
www.benedictbullockgroup.com Lic. No. AA-26003089

PROJECT TITLE:

NUÑEZ RESIDENCE
2726 ALTON RD.
MIAMI BEACH, FL.

REVISIONS:



JOB NUMBER: BN1854

SCALE: 1/4" = 1'-0"

DRAWN & CHECKED: VV

APPROVED BY:

DATE: 04/08/19

SEAL:

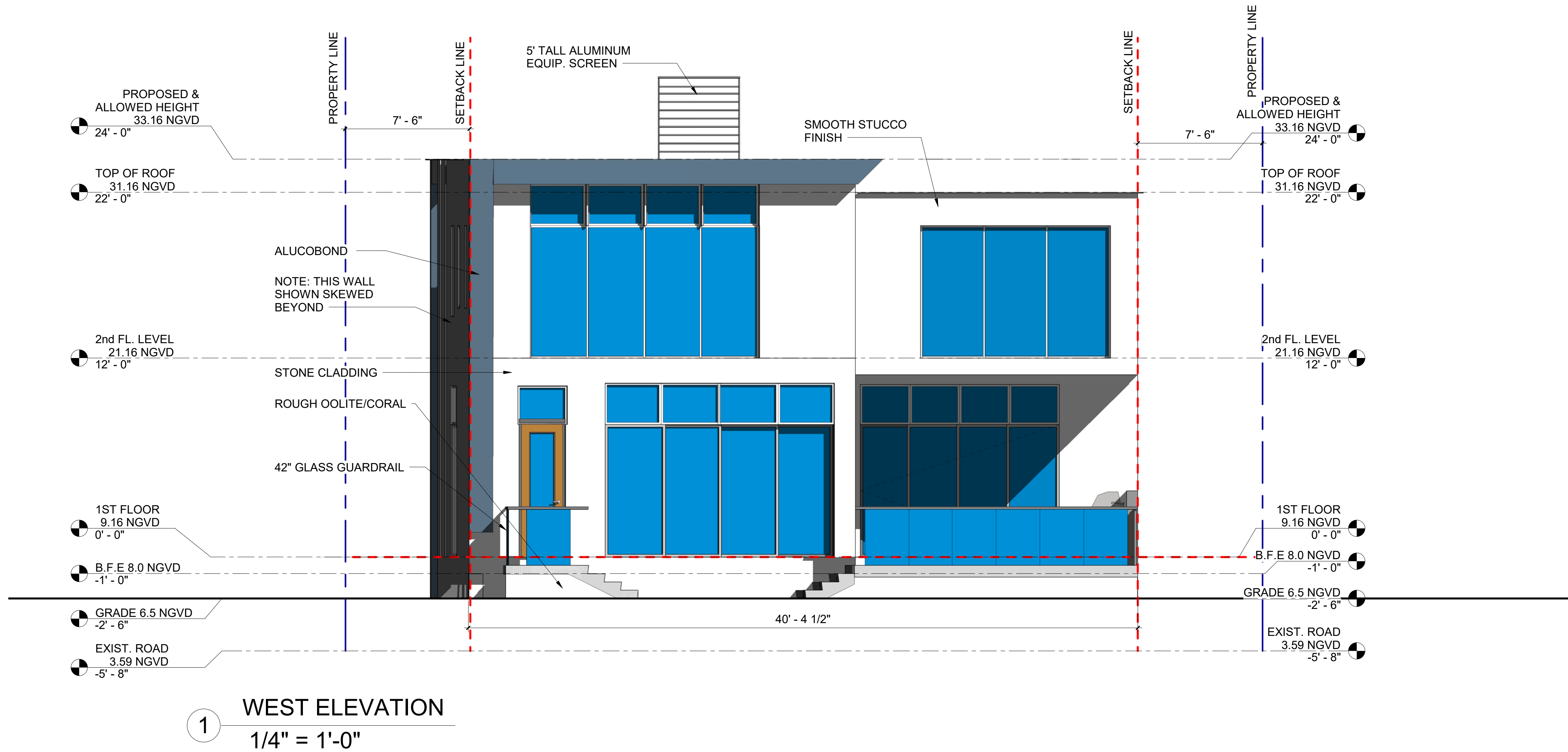
Brian Bullock
Architect
AR 95754

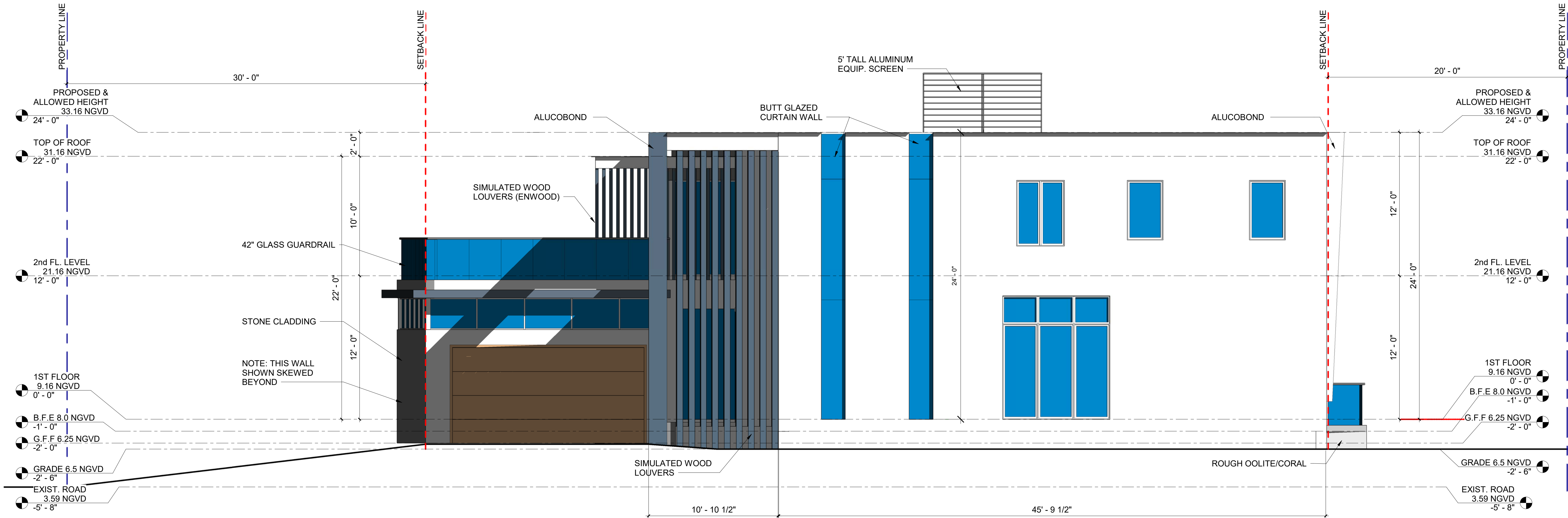
SHEET TITLE:

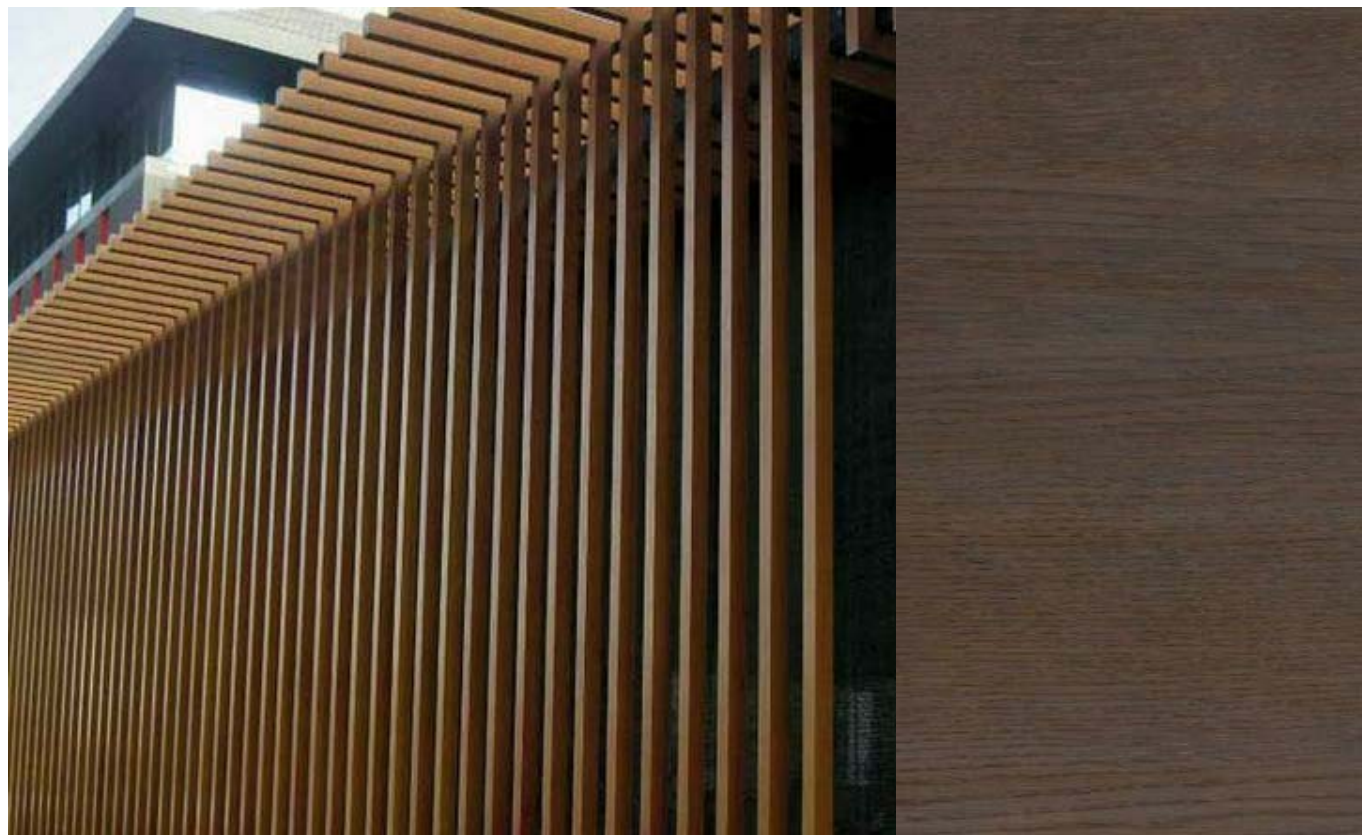
SOUTH ELEVATION

SHEET. NO.

A3.2







SIMULATED WOOD LOUVERS,
EINWOOD OR SIMILAR



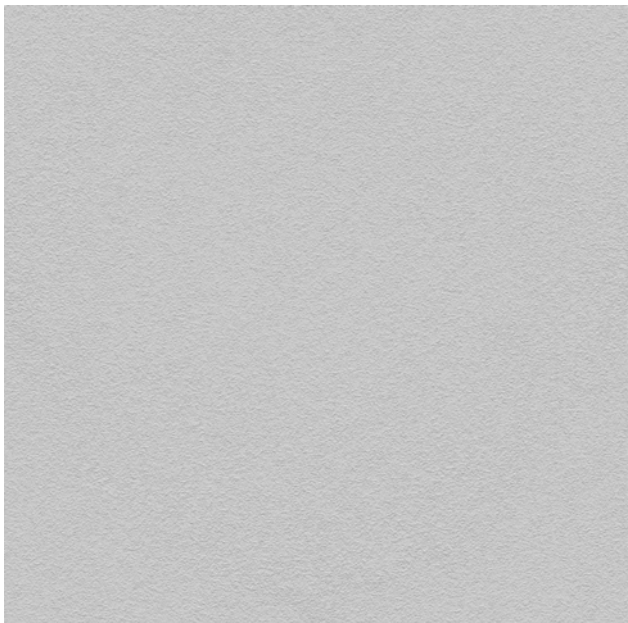
ROUGH OOLITE/CORAL



CONCRETE PAVERS



STONE CLADDING



SMOOTH STUCCO
FINISH



LT. SAND TEXTURE
STUCCO



GLASS GUARDRAIL



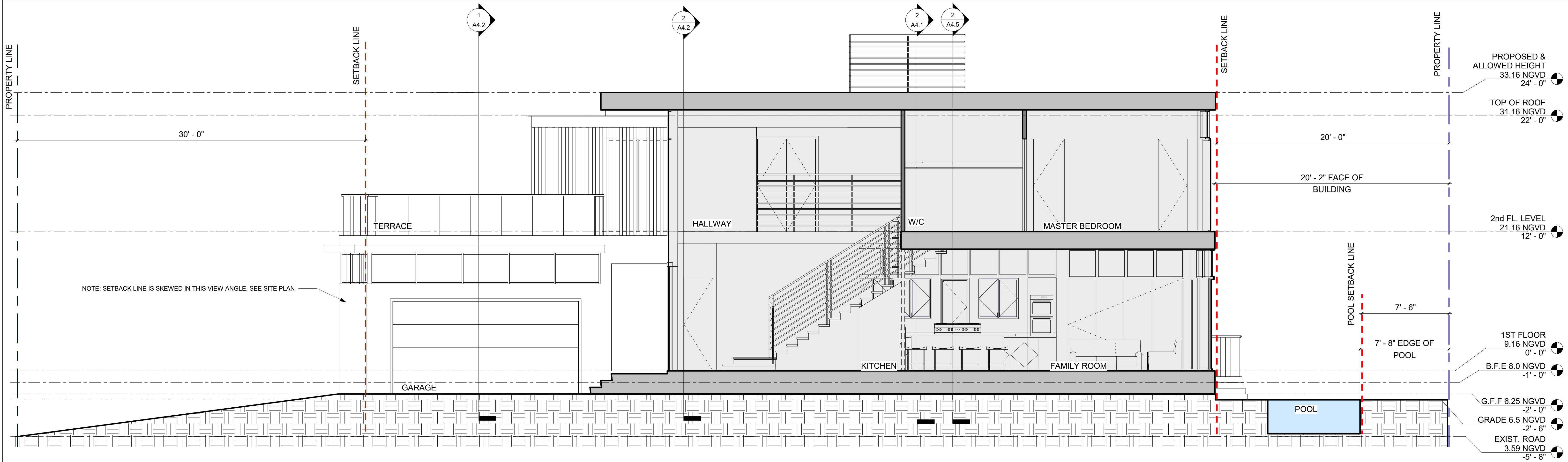
BRUSHED CARBON

ALUCOBOND METAL CLADDING

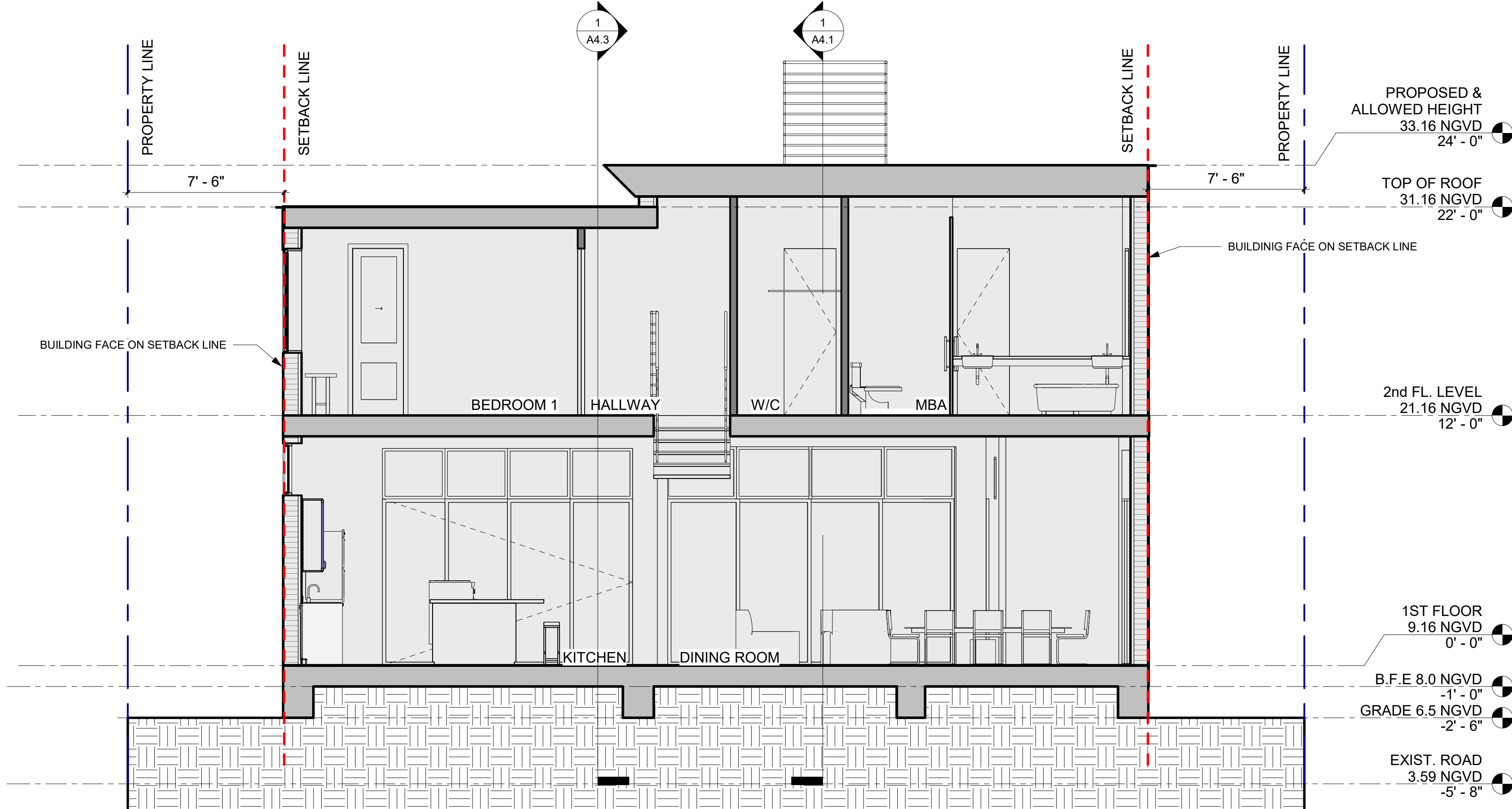


BUTT GLAZED CURTAIN WALL/ WINDOWS, CLEAR GLASS
ANODIZED AAMA 2605 FINISH

<div><div>TheBenedictBullockGroup, PA</div><div>ARCHITECTURE ■ PLANNING</div><div>1122 NW 28th STREET SUITE NO 11 DEERFIELD BEACH, FLORIDA 33442 (561) 571-4000 FAX (561) 571-8650 www.thebenedictgroup.com Lic. No. AA-26003089</div></div>	PROJECT TITLE:	REVISIONS:		JOB NUMBER: BN1854		SEAL:	SHEET TITLE:	SHEET. NO.
	N U Ñ E Z R E S I D E N C E 2726 ALTON RD. MIAMI BEACH, FL.		1		SCALE: 1 1/2" = 1'-0"			
					DRAWN & CHECKED: VV			
					APPROVED BY:			
					DATE: 04/08/19			
			Brian Bullock Architect AR 95754		MATERIALS	A3.5		



1 SECTION A
1/4" = 1'-0"



2 SECTION B
1/4" = 1'-0"

The
Benedict
Bullock
Group, PA

ARCHITECTURE ■ PLANNING
1020 NW 3803 STREET SUITE NO. 1
DEERFIELD BEACH, FLORIDA 33442
(954) 351-6000 FAX (954) 351-6050
www.benedictbullockgroup.com Lic. No. AA-26003089

PROJECT TITLE:

NUÑEZ RESIDENCE
2726 ALTON RD.
MIAMI BEACH, FL.

REVISIONS:

1

JOB NUMBER: BN1854

SCALE: 1/4" = 1'-0"

DRAWN & CHECKED: VV

APPROVED BY:

DATE: 04/08/19

SEAL:

Brian Bullock
Architect
AR 95754

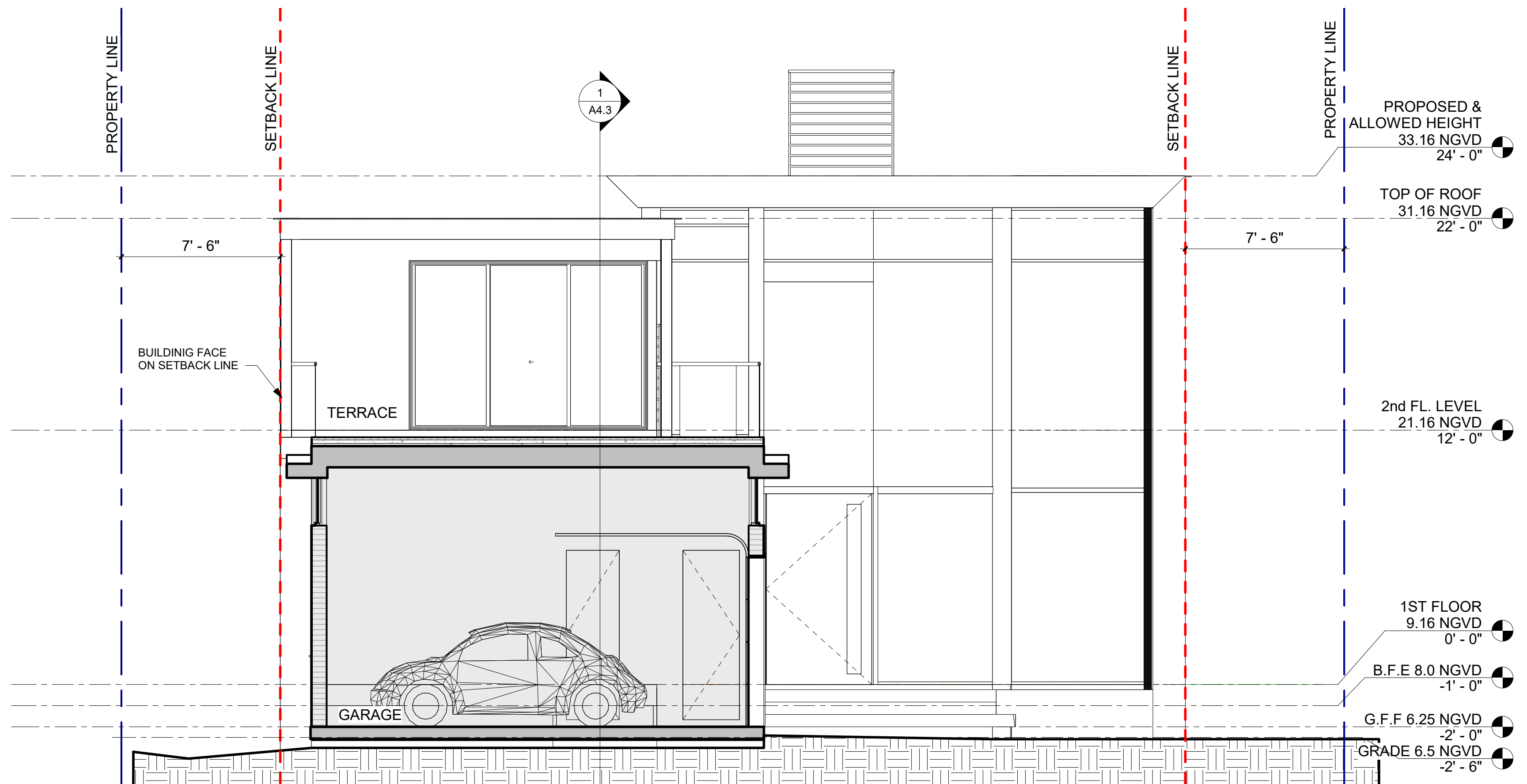
SHEET TITLE:

SECTIONS

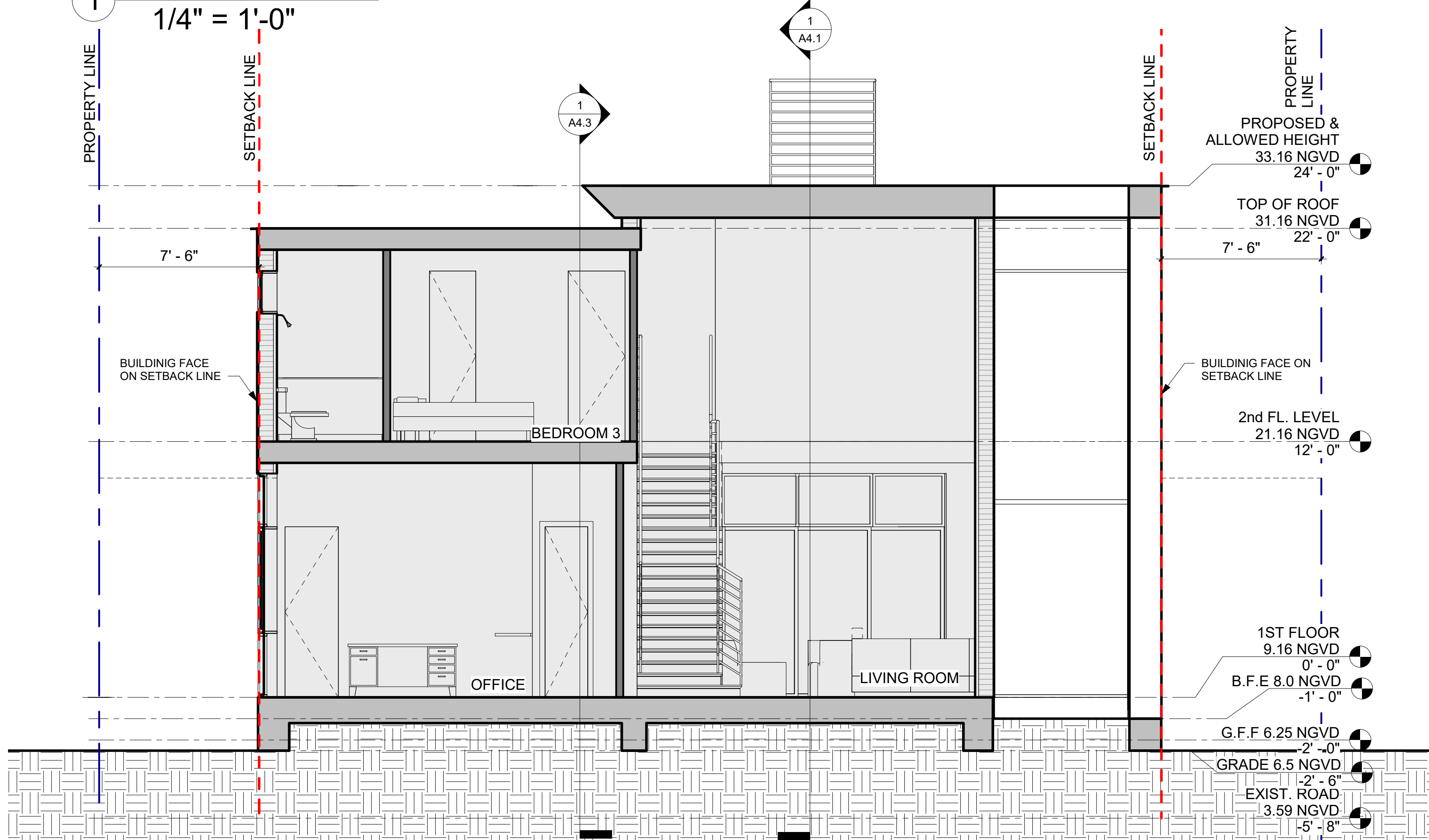
SHEET. NO.

A4.1

THE BENELECT BULLOCK GROUP (TBG) ARCHITECTURE AND PLANNING LEGALLY RESERVES ITS COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGNS. SAME SHALL NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM TBG CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THESE DRAWINGS MUST NOT BE SCALED.



1 SECTION C
1/4" = 1'-0"



2 SECTION D
1/4" = 1'-0"

The
Benedict Bullock
Group, PA
ARCHITECTURE ■ PLANNING
1522 NW 3823 STREET SUITE NO 1
DEERFIELD BEACH, FLORIDA 33442
(561) 571-4600 FAX (561) 571-8650
www.benedictbullockgroup.com Lic. No. AA-26003589

PROJECT TITLE:
NUÑEZ RESIDENCE
2726 ALTON RD.
MIAMI BEACH, FL.

REVISIONS:
1

JOB NUMBER:	BN1854
SCALE:	1/4" = 1'-0"
DRAWN & CHECKED:	VV
APPROVED BY:	
DATE:	04/08/19

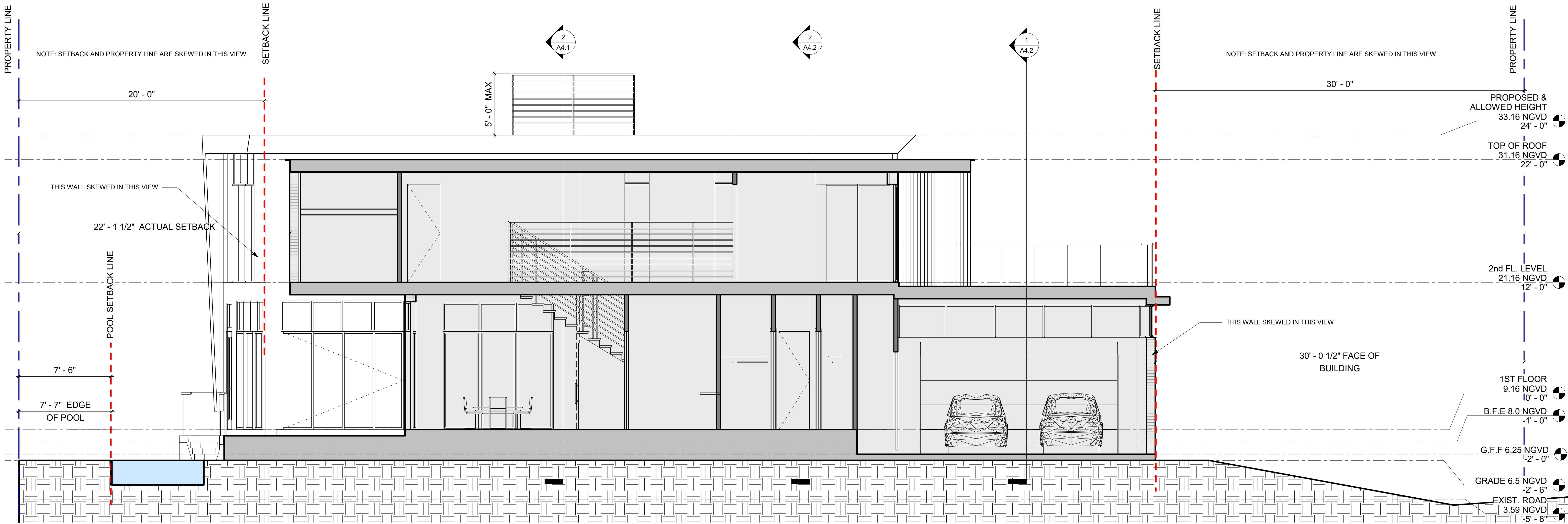
SEAL:

Brian Bullock
Architect
AR 95754

SHEET TITLE:
SECTIONS

SHEET. NO.
A4.2

THE BENEICT BULLOCK GROUP (TBG) ARCHITECTURE AND PLANNING HEREBY RESERVES ITS COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGNS. SAME SHALL NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM TBG CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THESE DRAWINGS MUST NOT BE SEALED.



1 SECTION E
1/4" = 1'-0"

The
Benedict
Bullock
Group, PA

ARCHITECTURE ■ PLANNING
1522 NW 3823 STREET SUITE NO. 1
DEERFIELD BEACH, FLORIDA 33442
(561) 371-4000 FAX (561) 371-4050
www.benedictbullockgroup.com Lic. No. AA-26003089

PROJECT TITLE:

NUÑEZ RESIDENCE
2726 ALTON RD.
MIAMI BEACH, FL.

REVISIONS:



JOB NUMBER: BN1854

SCALE: 1/4" = 1'-0"

DRAWN & CHECKED: VV

APPROVED BY:

DATE: 04/08/19

SEAL:

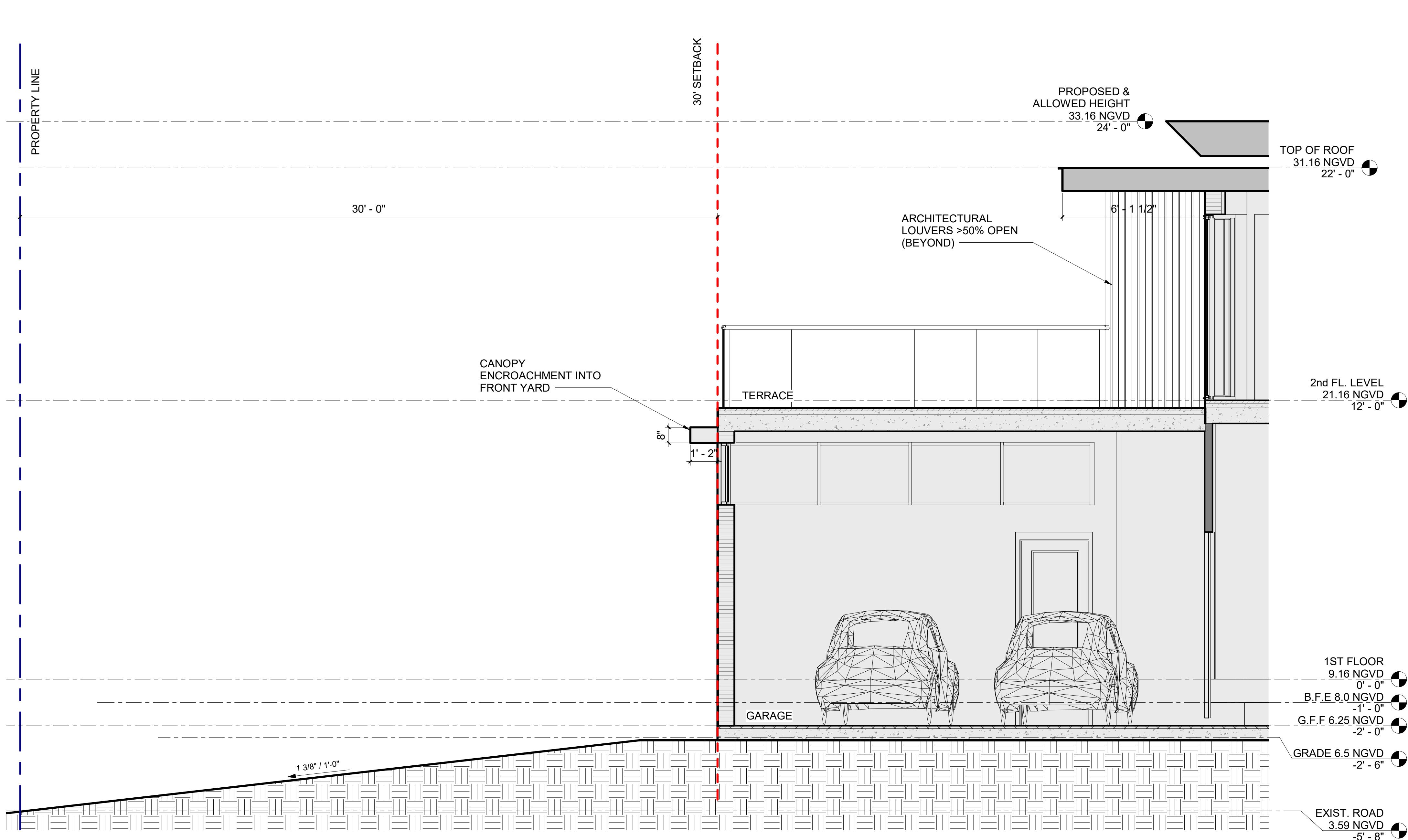
Brian Bullock
Architect
AR 95754

SHEET TITLE:

SECTIONS

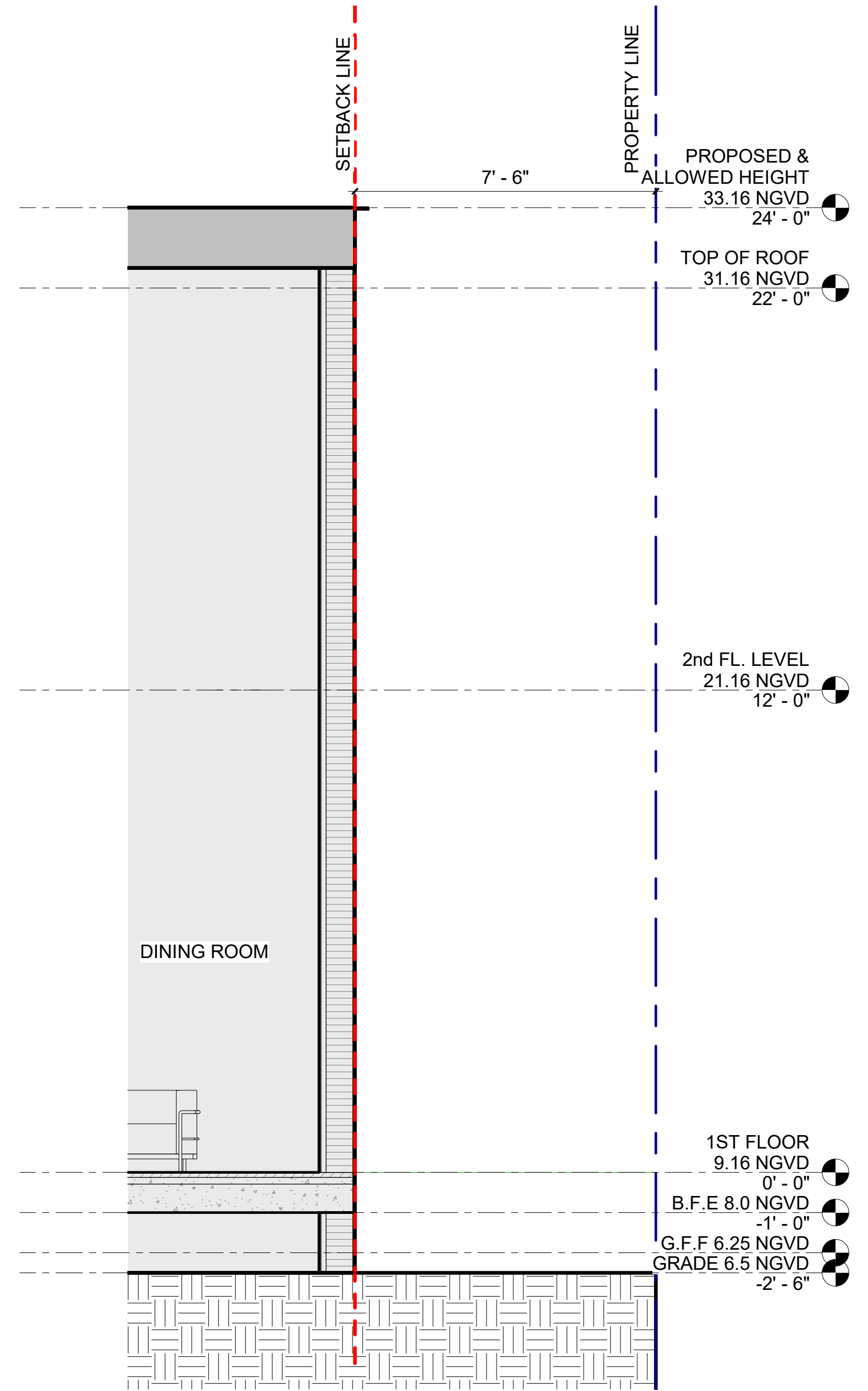
SHEET. NO.

A4.3



ENLARGED EAST
(FRONT) YARD
SECTION

1
3/8" = 1'-0"



ENLARGED NORTH
(SIDE) YARD
SECTION

2
3/8" = 1'-0"

The
Benedict
Bullock
Group, PA

ARCHITECTURE ■ PLANNING
1522 NW 2823 STREET SUITE NO. 1
DEERFIELD BEACH, FLORIDA 33442
(561) 351-4600 FAX (561) 351-8650
www.benedictbullockgroup.com Lic. No. AA-26003089

PROJECT TITLE:

NUÑEZ RESIDENCE
2726 ALTON RD.
MIAMI BEACH, FL.

REVISIONS:



JOB NUMBER: BN1854

SCALE: 3/8" = 1'-0"

DRAWN & CHECKED: VV

APPROVED BY:

DATE: 04/08/19

SEAL:

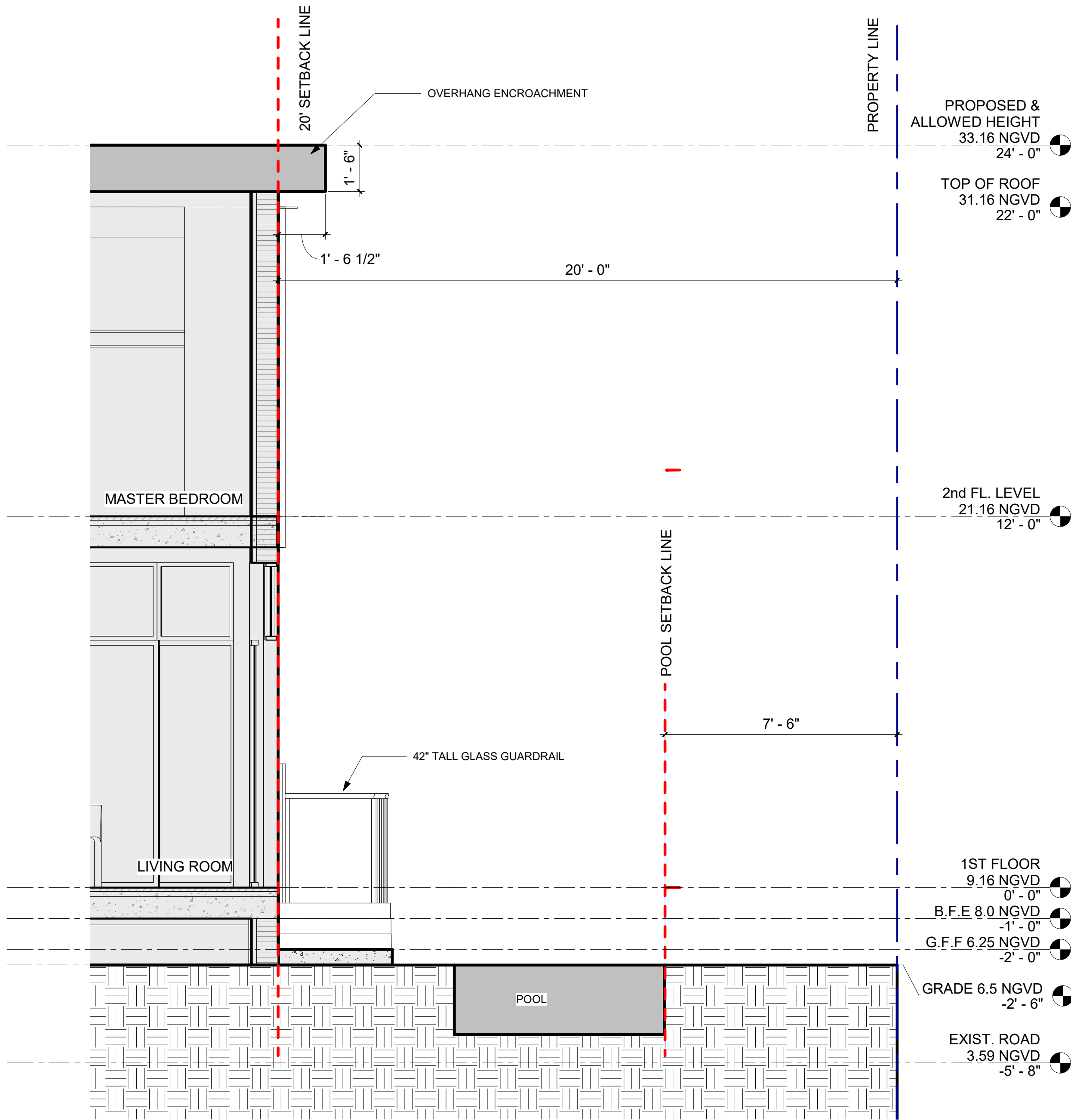
Brian Bullock
Architect
AR 95754

SHEET TITLE:

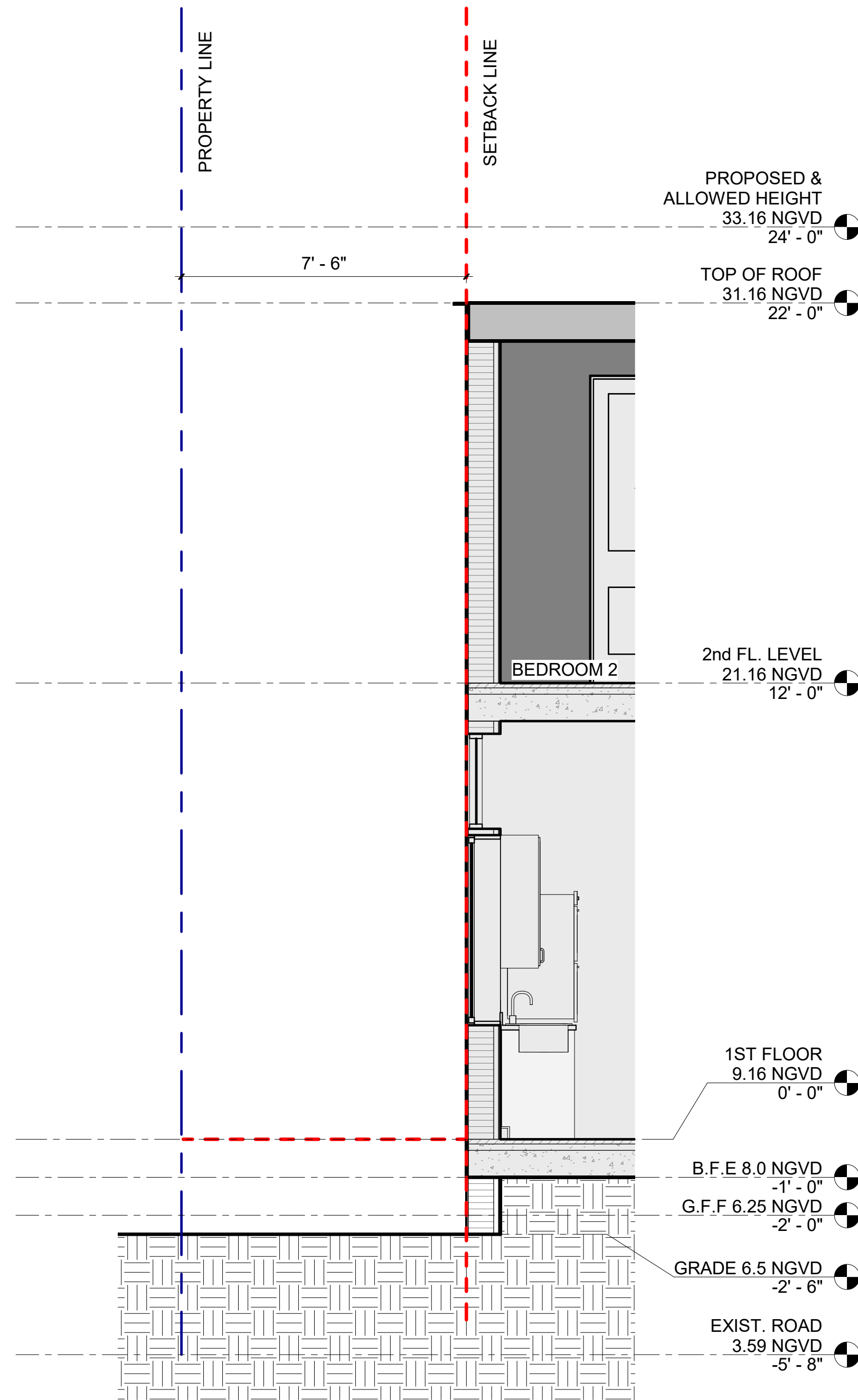
ENLARGED SECTIONS

SHEET. NO.

A4.4



1
ENLARGED WEST
(REAR) YARD
SECTION
3/8" = 1'-0"



2
ENLARGED SOUTH
(SIDE) YARD
SECTION
3/8" = 1'-0"



EAST VIEW

<div><div><div>TheBenedictBullockGroup, PA</div><div>ARCHITECTURE ■ PLANNING</div><div>1525 NW 3823 STREET, SUITE NO. 1 DEERFIELD BEACH, FLORIDA 33442 (561) 351-4600 FAX (561) 351-8550 www.thebenedictgroup.com Lic. No. AA-26003089</div></div></div>	PROJECT TITLE:	<div>REVISIONS:</div> <div>1</div>	JOB NUMBER:	BN1854	SEAL:	SHEET TITLE:	SHEET. NO.
	NUÑEZ RESIDENCE 2726 ALTON RD. MIAMI BEACH, FL.		SCALE:				
			DRAWN & CHECKED:	VV			
			APPROVED BY:				
			DATE:	04/08/19			
			Brian Bullock Architect AR 95754		RENDERING-EAST VIEW	A10.1	

THE BENELECT BULLOCK GROUP (TBG) ARCHITECTURE AND PLANNING LEGALLY RESERVES ITS COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGNS. SAME SHALL NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM TBG. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THESE DRAWINGS MUST NOT BE SOLD.



NORTH VIEW

PROJECT TITLE:

NUÑEZ RESIDENCE
2726 ALTON RD.
MIAMI BEACH, FL.

REVISIONS:



JOB NUMBER: BN1854

SCALE:

DRAWN & CHECKED: VV

APPROVED BY:

DATE: 04/08/19

SEAL:

Brian Bullock
Architect
AR 95754

SHEET TITLE:

RENDERING- NORTH VIEW

SHEET. NO.

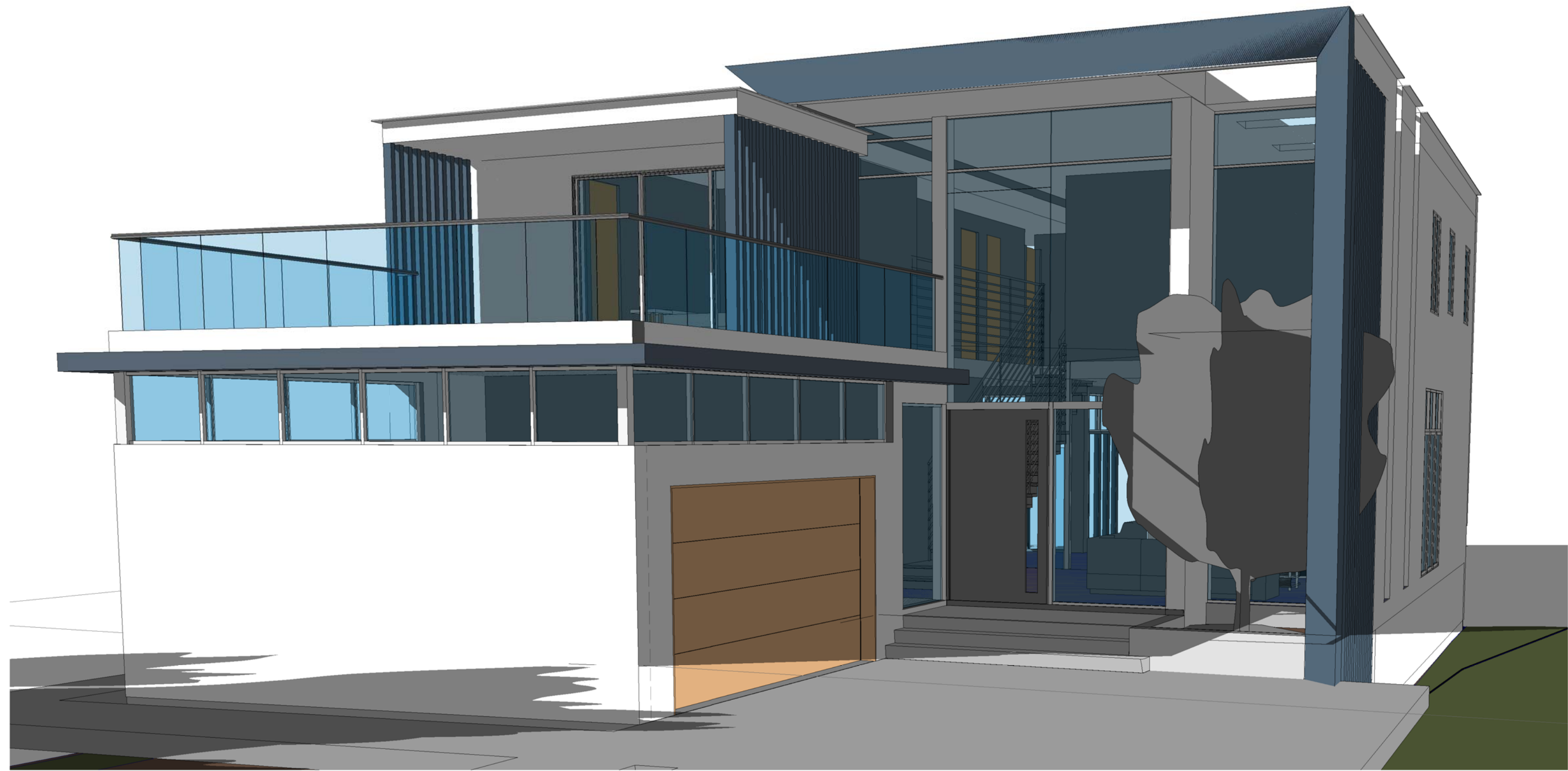
A10.2



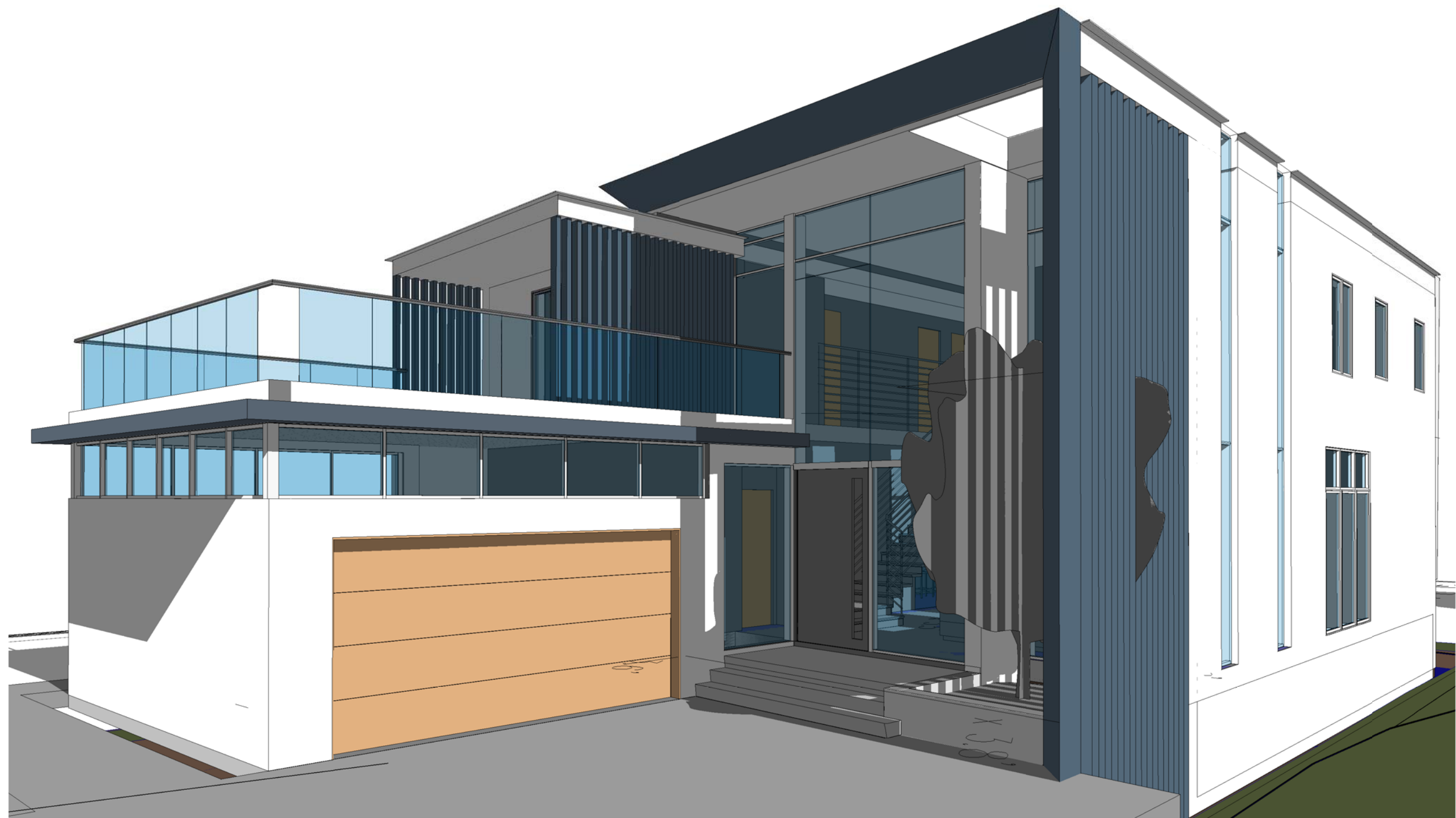
SOUTH VIEW



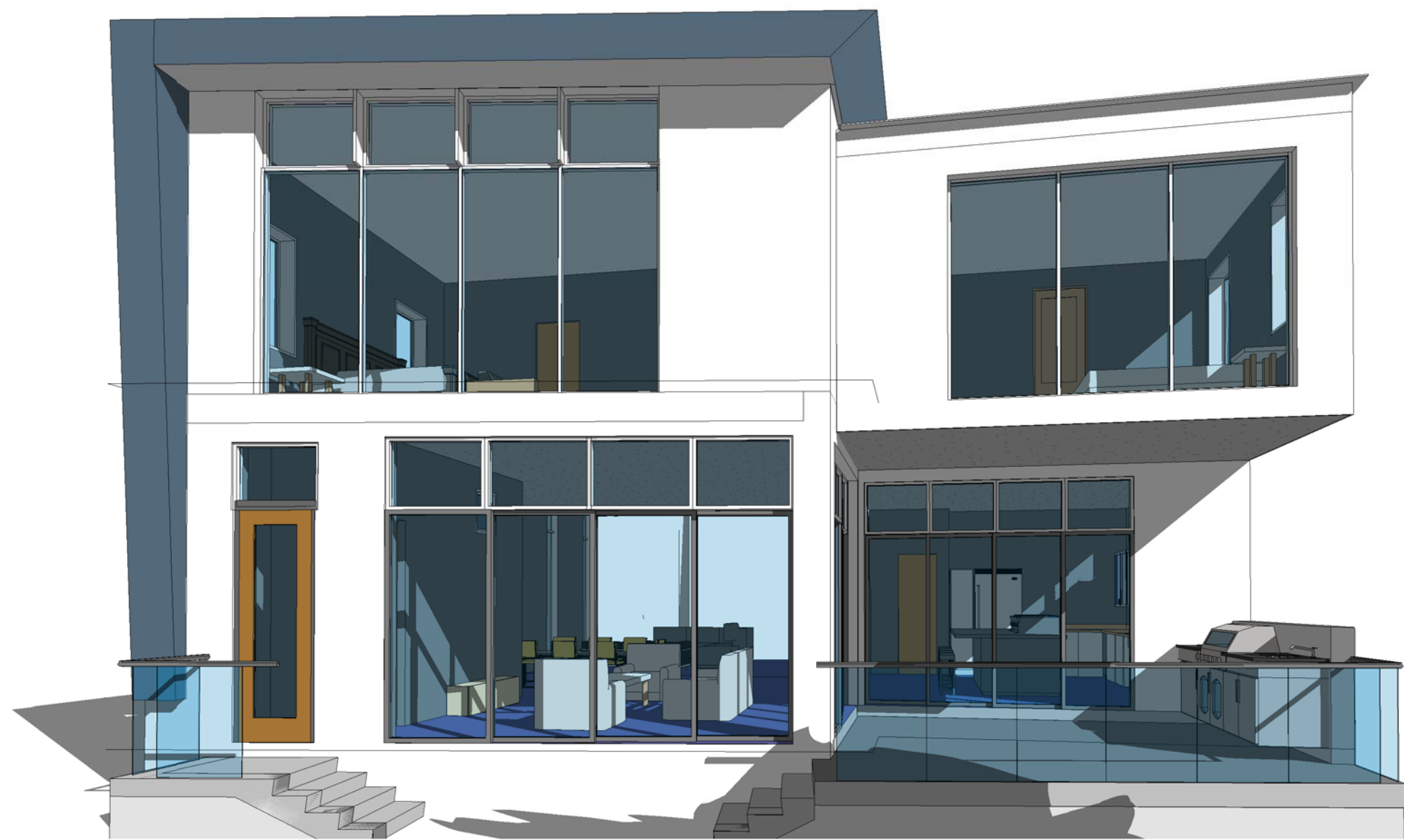
WEST VIEW



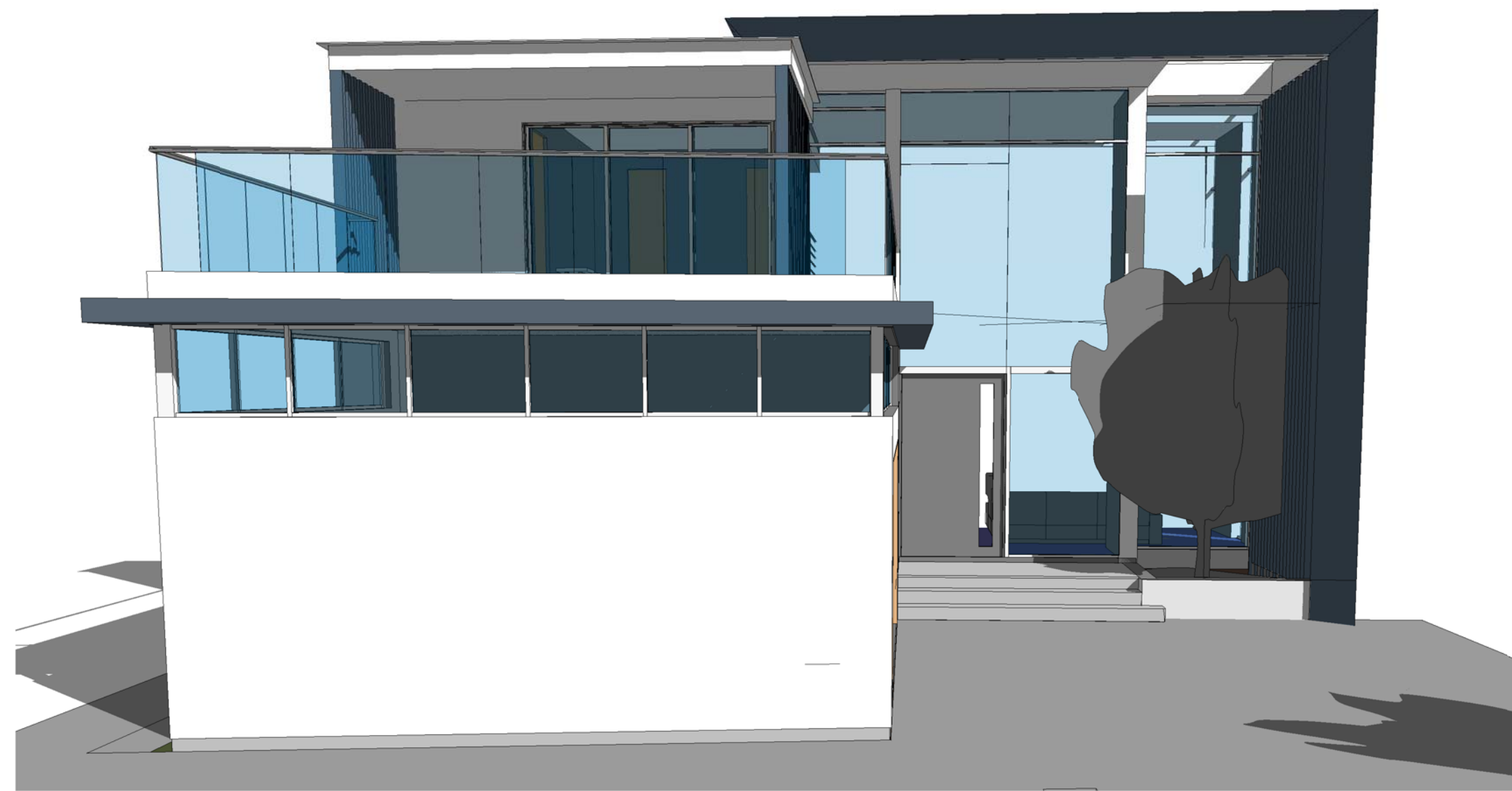
1 PERSPECTIVE 1



2 PERSPECTIVE 2



3 PERSPECTIVE 3



4 PERSPECTIVE 4

The
Benedict
Bullock
Group, PA

ARCHITECTURE ■ PLANNING
1525 NW 38th STREET SUITE NO. 1
DEERFIELD BEACH, FLORIDA 33442
(561) 351-4600 FAX (561) 351-8650
www.benedictgroup.com Lic. No. AA-26003089

PROJECT TITLE:

NUÑEZ RESIDENCE
2726 ALTON RD.
MIAMI BEACH, FL.

REVISIONS:



JOB NUMBER: BN1854

SCALE:

DRAWN & CHECKED: VV

APPROVED BY:

DATE: 04/08/19

SEAL:

Brian Bullock
Architect
AR 95754

SHEET TITLE:

PERSPECTIVE

SHEET. NO.

A10.5

NUÑEZ RESIDENCE

2726 ALTON RD. MIAMI BEACH, FL.



FINAL SUBMITTAL: APRIL 08, 2019

-DESIGN VIEW BOARD

SCOPE OF WORK:

- NEW CONSTRUCTION OF A SINGLE-FAMILY, TWO STORY RESIDENCE WITH A UNIT SIZE OF 3,438 SQUARE FEET.
- PROPOSED 2 CAR GARAGE, COVERED ENTRY, COVERED LOGGIA AT THE REAR.
- POOL, POOL DECK AND SECOND FLOOR TERRACE.

The
Benedict
Bullock
Group, PA

ARCHITECTURE ■ PLANNING
1525 NW 3RD STREET SUITE NO. 1
DEERFIELD BEACH, FLORIDA 33442
(954) 570-9500 FAX (954) 570-9500
www.thebenedictgroup.com Lic. No. AA-20000595

PROJECT TITLE:

NUÑEZ RESIDENCE
2726 ALTON RD.
MIAMI BEACH, FL.

REVISIONS:



JOB NUMBER: BN1854

SCALE:

DRAWN & CHECKED: VV

APPROVED BY:

DATE: 04/08/19

SEAL:

Brian Bullock
Architect
AR 95754

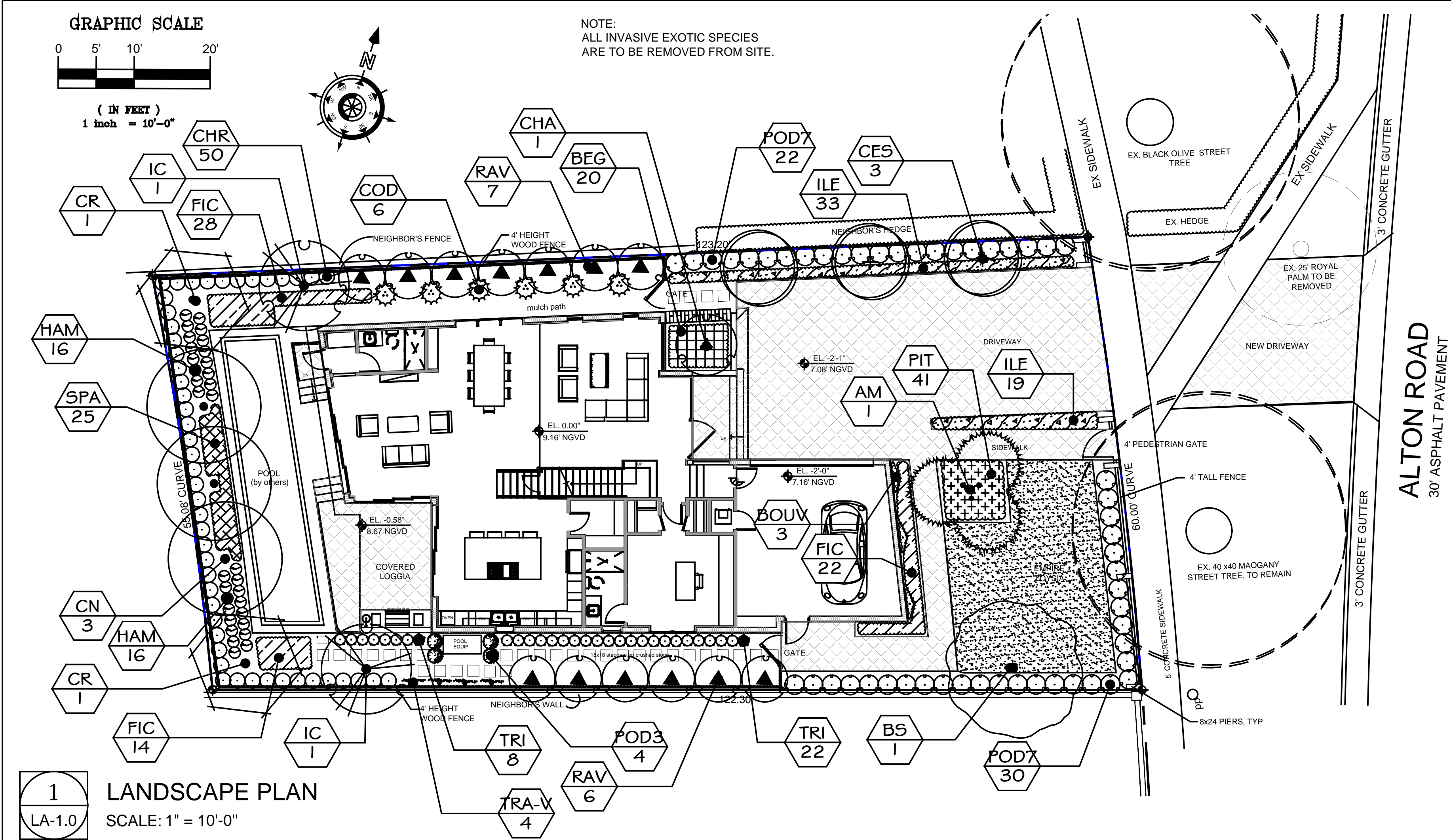
SHEET TITLE:

COVER SHEET

SHEET. NO.

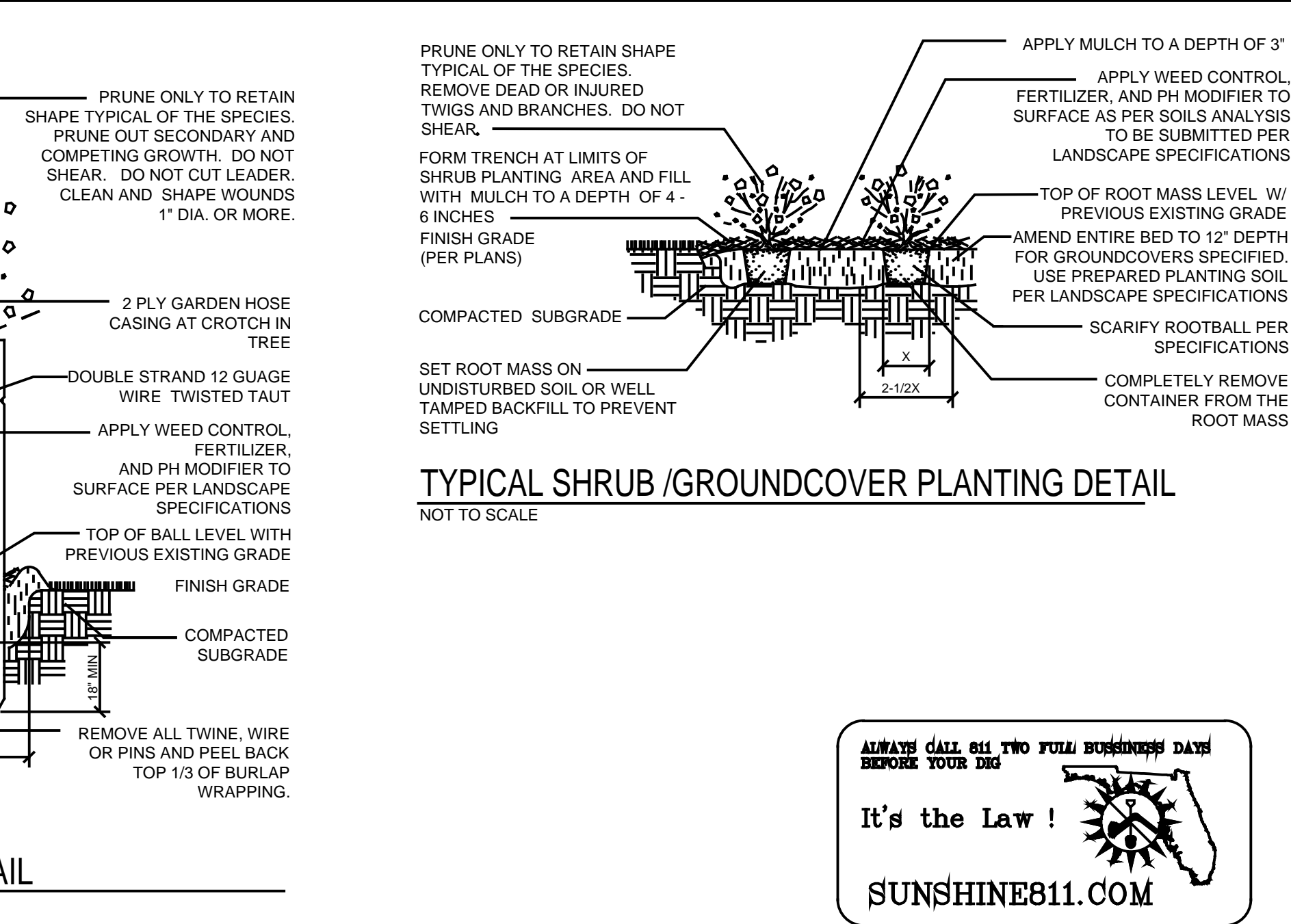
A0.0

THE BENELECT BULLOCK GROUP (TBGG) ARCHITECTURE AND PLANNING HEREBY RESERVES ITS COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGNS. SAME SHALL NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER. NOT SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM TBGG. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THESE DRAWINGS MUST NOT BE SCALED.



LANDSCAPE CALCULATION			
ZONING DISTRICT: RS-4 NET LOT AREA: 0.16 ACRES 6,993 SQUARE FEET			
OPEN SPACE			
A. SQUARE FEET OF OPEN SPACE REQUIRED AND AS INDICATED ON SITE PLAN: NET LOT AREA = 6,993 SQUARE FEET X 30 % = 2,098 SQUARE FEET	2,098 sf	2,542 sf	
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN: THE NUMBER OF PARKING SPACES 2 X 10 SQUARE FEET PER PARKING SPACE = 20	N/A	N/A	
C. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 = A+ B = 1,703 SF	2,098 sf	2,542 sf	
OPEN LANDSCAPE / LAWN AREA CALCULATION			
A. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED : 3,496.5 SF			
B. MAXIMUM LAWN AREA (ST. AUGUSTINE SOD) PERMITTED PER CHAPTER 18A = 50 % X 2,098 SQUARE FEET = 1,049 SF MAX LAWN AREA	<1,049 sf	503 sf	
TREES			
A. THE NUMBER OF TREES REQUIRED (FRONT YARD)	2	3 trees	
B. THE NUMBER OF TREES REQUIRED (BACK YARD)	3	4 trees	
C. TREES REQUIRED PER EACH ADDITIONAL 1,000 SF OF LOT AREA ABOVE 6,000	1	1 tree	
D. NO LESS THAN 30 PERCENT OF THE REQUIRED TREES SHALL BE NATIVE SPECIES	3	9 trees	
E. NO LESS THAN 50 PERCENT OF THE REQUIRED TREES SHALL BE LOW MAINTENANCE OR DROUGHT AND SALT TOLERANT SPECIES.	5	9 trees	
F. STREET TREES (MAX. AVERAGE SPACING OF 20' O.C.): 60 L.F. ALONG STREET / 20	3	1 *	
G. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAX. AVE. SPACING OF 20' O.C.)	N/A	N/A	
H. TOTAL NUMBER OF TREES (LOT & STREET)	9	9 trees	
* EXISTING MATURE STREET TREES PROVIDED FOR THIS SECTION OF ROAD (1 ex. Mahogany provided in swale, 2 adult trees provided on lot)			
SHRUBS			
A. THE TOTAL NUMBER OF TREES REQUIRED X 12 = THE NUMBER OF SHRUBS REQUIRED	108	371	
B. NUMBER OF SHRUBS REQUIRED X 50% = THE NUMBER OF NATIVE SHRUBS REQUIRED	54	134	

PLANT SCHEDULE								
TREES	QTY	BOTANICAL NAME / COMMON NAME	SPEC	DBH	NATIVE	HT INSTALLED	HT*	CANOPY DIA*
BS	1	Bursera simaruba / Gumbo Limbo	16" x 8"	3.5" dbh	Native	16'	22'-28'	22'-25'
CR	2	Clusia rosea / Autograph Tree	12" x 6"	2" dbh	Native	12'	20'-22'	18'-22'
CES	3	Conocarpus erectus 'Sericeus' / Silver Buttonwood	12" x 6"	2" dbh	Native	12'	20'-22'	12'-15'
IC	2	Ilex cassine / Dahoon Holly	12" x 6"	2" dbh	Native	12'	20'-22'	12'-15'
PALM TREES	QTY	BOTANICAL NAME / COMMON NAME	SPEC	DBH	NATIVE	HT INSTALLED	HT*	CANOPY DIA*
AM	1	Adonidia merrillii / Christmas Palm	16" oa triple		Non-Native	16'		
CHA	1	Chamaerops humilis / Mediterranean Fan Palm	6" oa		Non-Native	6'		
CN	3	Cocos nucifera / Coconut Palm	8'-10' gw		Non-Native	20' +	30'	20'
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE/SPEC	CONTAINER	NATIVE	HT INSTALLED		
BOUV	3	Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea Trellis	4' trellis	7 Gallon	Non-Native	48"		
CHR	50	Chrysobalanus icaco / Coco Plum	24" min @ install	3 Gallon	Native	24"		
COD	6	Codiaeum variegatum 'Magnificent' / Croton	3' Ht.	7 Gallon	Non-Native	36"		
HAM	32	Hamelia patens / Fire Bush	18" ht	3 Gallon	Native	18"		
POD3	4	Podocarpus macrophyllus / Yew Pine	20" ht	3 Gallon	Non-Native	20"		
POD7	52	Podocarpus macrophyllus maki / Shrubby Yew	4" OA	7 Gallon	Non-Native	48"		
RAV	13	Ravenala madagascariensis / Traveler's Tree	12" oa full	45 Gallon	Non-Native	12'		
TRI	30	Schefflera arboricola 'Trinette' / Schefflera	20" ht	3 Gallon	Non-Native	20"		
TRA-V	4	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	4' Ht.	7 Gallon	Non-Native	48"		
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	SIZE/SPEC	CONTAINER	NATIVE	HT INSTALLED		
BEG	20	Begonia odorata 'Alba' / Giant White Angel Begonia	18" ht	3 Gallon	Non-Native	18"		
FIC	64	Ficus microcarpa 'Green Island' / Green Island Ficus	18" ht	3 Gallon	Non-Native	18"		
ILE	52	Ilex vomitoria 'Schillings Dwarf' / Dwarf Schillings Holly	18" ht	3 Gallon	Native	18"		
PIT	41	Pittosporum tobira 'Wheeler's Dwarf' / Dwarf Pittosporum	18" ht	3 Gallon	Non-Native	18"		
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	SIZE/SPEC	CONTAINER	NATIVE	HT INSTALLED		
SPA	25	Spathoglottis plicata 'Purple' / Purple Ground Orchid	15" full	3 Gallon	12"	15"		
TURF	QTY	BOTANICAL NAME / COMMON NAME	SIZE/SPEC	CONTAINER	NATIVE	HT INSTALLED		
SOD	503 sf	Zoysia japonica 'Empire' / Korean Grass	sod					



GENERAL NOTES

- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
- Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
- Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
- No substitutions are to be made with out prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
- All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
- The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
- Landscape Contracto shall be responsible for providing temporary hand watering to all proposed areas, during construction.

PLANTING NOTES

- Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicide, preemergence herbicide, seed, and mulch.
- Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
- All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
- Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
- Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
- The Landscape Contractor shall treat plant areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after preemergence treatment prior to planting.
- Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
- All soil mix in plant beds for groundcovers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil.
- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de - compacted so that drainage is not impeded.
- All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of the burlap shall be removed or tucked into the plant pit before the trees are backfilled.
- Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of certified gold mulch manufactured by Florida Mulch, Inc after planting. In no case shall red colored mulch or Cypress mulch be used.
- All Trees/Palms in sod areas are to receive a 36"/48" diameter mulched saucer at the base of the trunk respectively.
- Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
- All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
- All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
- Landscape Contractor to provide all plants with fertilizer 30 days after installation. Fertilizer shall comply with state fertilizer laws.
- All trees, shrubs, and groundcovers to be planted with "Rapid Grow" tablets.

PLANTING SOIL MIX

- PLANTING SOIL MIX SHALL CONSIST OF TWO PARTS IMPORTED TOPSOIL AND ONE PART PEAT MOSS, WELL MIXED. FERTILIZER SHALL BE ADDED AS PER THE FERTILIZATION CHART SHOWN ON THIS SHEET. PH FACTOR SHALL BE NOT LESS THAN FIVE (5) OR GREATER THAN SEVEN (7). THE CONTRACTOR SHALL SUBMIT A COMPLETE SOILS ANALYSIS FOR REVIEW ALONG WITH PROPOSED SOIL MIX SAMPLE.

- CONTRACTOR TO REMOVE ALL SOIL AND MATERIALS FROM SITE AFTER EXCAVATING HOLES FOR PLANTS.

FERTILIZER SCHEDULE

ALL PLANTINGS SHALL BE FERTILIZED WITH AGRIFORM 20"10"5 PLANTING TABLETS AT THE TIME OF THEIR INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. AGRIFORM PLANTING TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT A DEPTH THAT IS BETWEEN THE MIDDLE AND THE BOTTOM OF THE ROOT MASS.

APPLICATION RATES

21 GRAM TABLET				10 GRAM		5 GRAM	
1 GAL CAN PLANTS	3 GAL CAN PLANTS	5 GAL CAN PLANTS	7 GAL CAN PLANTS	LARGE TREES OR BAB TREES	NATIVE PALMS	WELL ROOTED LINERS	SMALL GROUND-COVERS OR PERENNIALS
1 TABLET	2 TABLET	3 TABLET	4 TABLET	TREES, 3 TABLETS FOR EACH 1/2" OF CALIPER. SHRUBS, 1 TABLET FOR EACH 1" OF HEIGHT	10 TABLETS PER PALM	1 TO 2 TABLETS	1 TABLET

AGRIFORM 20"10"5 PLANTING TABLETS ARE MANUFACTURED BY COMPANY 1001 YOSEMITE DRIVE MILPITAS, CA 95055

THE LANDSCAPE ARCHITECT MAY MAKE A RANDOM SAMPLING OF PLANT PITS TO DETERMINE UNIFORMITY OF APPLICATION.

The
Benedict Bullock
Group, PA

ARCHITECTURE ■ PLANNING

1025 NW 3RD STREET
DEERFIELD BEACH,
FLORIDA 33442
(954) 570-9500
www.benedictbullockgroup.com

SUITE NO.1
FLORIDA 33442
FAX: (954) 570-9550
LIC. NO. AA 28000098

PROJECT TITLE:

NUÑEZ RESIDENCE

2726 ALTON RD.
MIAMI BEACH, FL.

REVISIONS:

Landscape Architect Consultant

Lynn Bender Landscape Architecture

5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
lbenderlarch@gmail.com
FL-LA6666715

JOB NUMBER: 19-008

SCALE: 1" = 10'-0"

DRAWN & CHECKED: LMB

APPROVED BY:

DATE: 4-11-2019

SEAL:

LYNN M. BENDER
Landscape Architect
LA6666715

SHEET TITLE:

LANDSCAPE PLAN

SHEET. NO.

LA-1.01