

RIVO ALTO RESIDENCE

FINAL SUBMITTAL 11/09/2020



48 E. RIVO ALTO DRIVE. MIAMI BEACH, FL. 33139

- NEW TWO-STORY SINGLE FAMILY RESIDENCE REPLACING PRE-1942 BUILDING
- VARIANCE 1 - EXISTING POOL ENCROACHING INTO FRONT YARD
- WAIVER 1 - STREET SIDE ELEVATION LENGTH GREATER THAN 60 FT

1

INDEX OF DRAWINGS

MISC. - EXISTING

COVER	COVER & INDEX OF DRAWINGS
PH-1.0-1.2	PHOTOS - EXISTING RESIDENCE
PH-2.0	PHOTOS - AERIAL NEIGHBORHOOD VIEW
PH-2.1-2.3	PHOTOS - SURROUNDING PROPERTIES
SURVEY	SURVEY - EXISTING RESIDENCE
EX-1.0	DIAGRAM - EXISTING LOT COVERAGE / UNIT SIZE
D-1.0	DEMOLITION PLAN

MISC. - PROPOSED

3D-1.0	NEIGHBORHOOD CONTEXTUAL VIEW / RENDERINGS
3D-1.1	PERSPECTIVE 3D VIEWS

ARCHITECTURAL DRAWINGS

A-1.0	ZONING DATA / LOCATION PLAN
A-1.1	SITE PLAN
A-1.11	GRADING PLAN
A-1.12	VARIANCE DIAGRAM - EXISTING POOL LOCATION
A-1.13	WAIVER DIAGRAM - WALL LENGTH OVER 60 FT
A-1.2	YARD SECTIONS
A-1.3	YARD SECTIONS
A-1.4	DIAGRAM - LOT COVERAGE / VOLUME ISOMETRIC
A-1.5	DIAGRAM - UNIT SIZE
A-1.6	DIAGRAM - OPEN SPACE
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-2.3	ROOF PLAN
A-3.1	EAST ELEVATION (STREET SIDE)
A-3.2	NORTH ELEVATION (FRONT)
A-3.3	WEST ELEVATION (INTERIOR SIDE)
A-3.4	SOUTH ELEVATION (REAR)
A-4.1	SECTION
A-4.2	SECTION
A-4.3	SECTION
A-4.4	SECTION

LANDSCAPE DRAWINGS

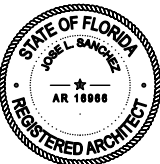
TD-1.1	TREE DISPOSITION PLAN
TD-1.2	TREE DISPOSITION PLAN
TD-1.3	TREE DISPOSITION PLAN
L-1.1	SITE LANDSCAPE PLAN
L-1.2	LANDSCAPE LEGEND
L-1.3	LANDSCAPE PLANT LIST
L-1.4	LANDSCAPE NOTES
L-1.5	LANDSCAPE DETAILS
L-1.6	LANDSCAPE NOTES - STRUCTURAL SOILS
L-1.7	LANDSCAPE NOTES - STRUCTURAL SOILS

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FL LIC: AA 26000837



Jose L. Sanchez
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Date: 2020.11.07 14:07:25 -05'00'

ADDRESS & OWNER

NEW RESIDENCE
48 EAST RIVO ALTO DRIVE
MIAMI BEACH, FL. 33139
OWNER: MR. & MRS. BLUE

REVISION & DATE

1 DRB COMMENTS
11/09/2020

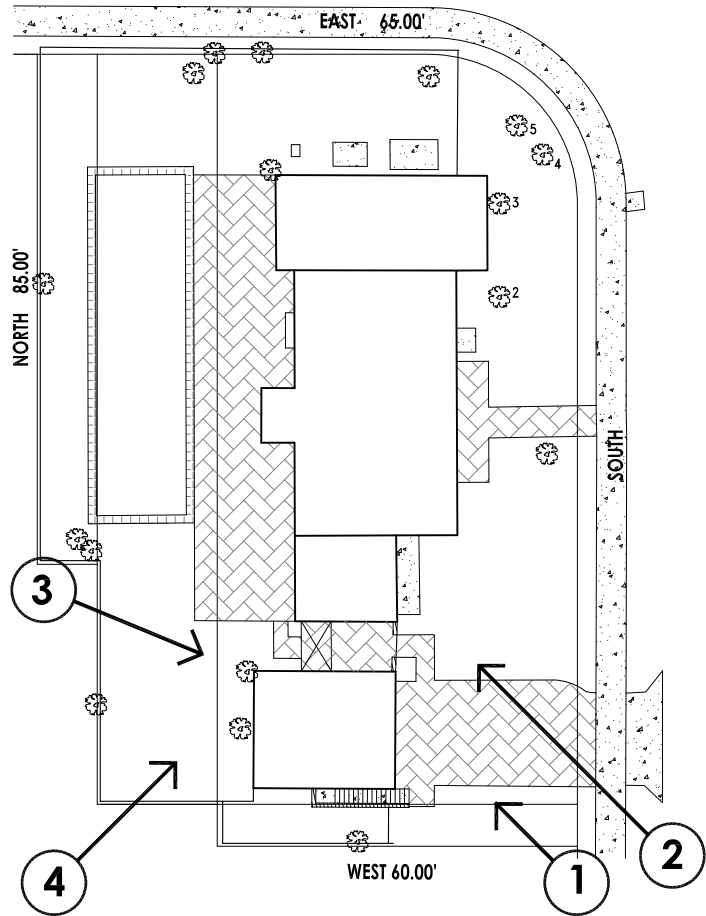
DRAWING TITLE

COVER SHEET

SCALE: AS SHOWN
DATE: 11-09-2020

SHEET NUMBER

COVER



KEY PLAN - VIEWS



1 EXISTING RESIDENCE - GARAGE



2 EXISTING RESIDENCE - GARAGE



3 EXISTING RESIDENCE - GARAGE



4 EXISTING RESIDENCE - GARAGE

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REGISTERED ARCHITECT

Jose L Sanchez

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EXISTING

RESIDENCE

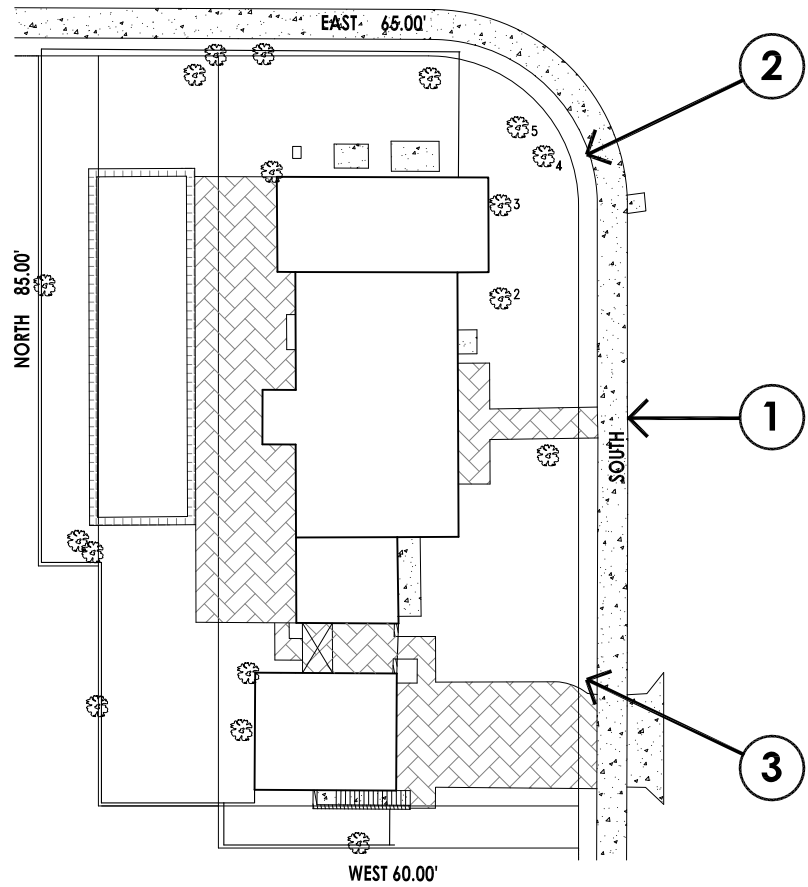
PHOTOS

SCALE: AS SHOWN

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PH-1.0



KEY PLAN - VIEWS



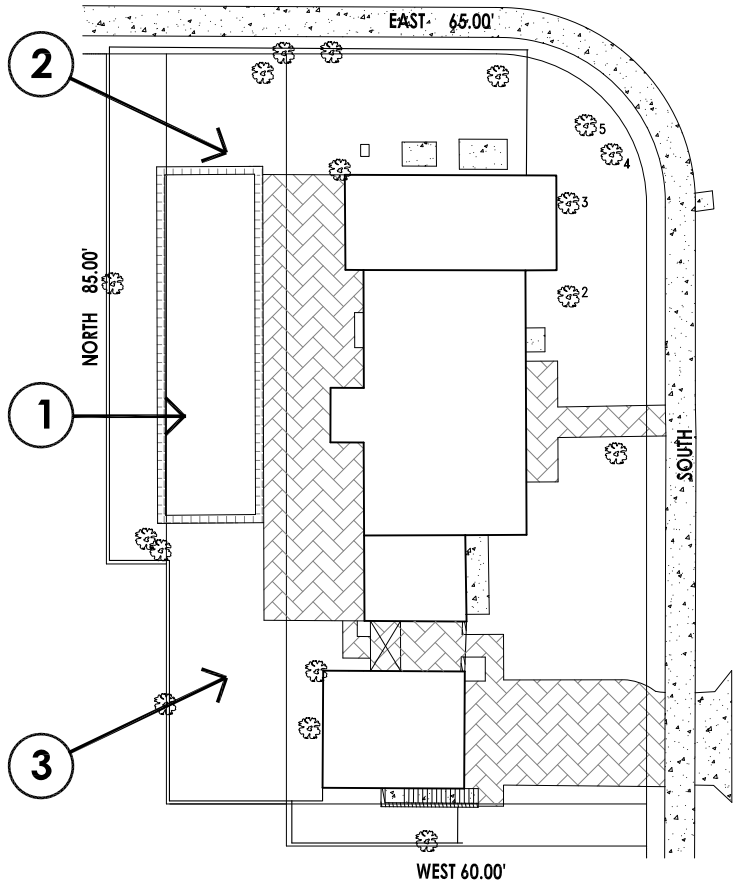
1 EXISTING RESIDENCE - FRONT



2 EXISTING RESIDENCE - FRONT



3 EXISTING RESIDENCE - FRONT



KEY PLAN - VIEWS



1 EXISTING RESIDENCE - REAR



2 EXISTING RESIDENCE - REAR



3 EXISTING RESIDENCE - REAR

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EXISTING RESIDENCE PHOTOS

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SHEET NUMBER

PH-1.2



2 NEIGHBORHOOD AERIAL MAP



1 AERIAL LOCATION MAP



1. 114 1 RIVO ALTO TER.
2. 115 1 RIVO ALTO TER.
3. 111 1 RIVO ALTO TER.
4. 100 E RIVO ALTO DR.
5. 105 E RIVO ALTO DR.
6. 55 E RIVO ALTO DR.
7. 45 E RIVO ALTO DR.
8. 37 E RIVO ALTO DR.
9. 31 E RIVO ALTO DR.
10. 25 E RIVO ALTO DR.
11. 15 E RIVO ALTO DR.
12. 20 E RIVO ALTO DR.



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4

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DRAWING TITLE

SURROUNDING

PROPERTY

PHOTOS

SCALE: AS SHOWN

DATE: 11-09-2020

SHEET NUMBER

PH-2.1



RESIDENCE 5



RESIDENCE 6



RESIDENCE 7



RESIDENCE 8

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SURROUNDING PROPERTY PHOTOS

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DATE: 11-09-2020

SHEET NUMBER

PH-2.2



RESIDENCE 9



RESIDENCE 10



RESIDENCE 11



RESIDENCE 12

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SURROUNDING PROPERTY PHOTOS

SCALE: AS SHOWN

DATE: 11-09-2020

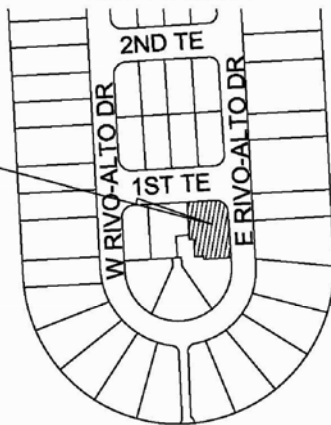
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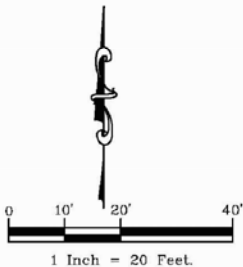
BOUNDARY SURVEY

LOCATION MAP

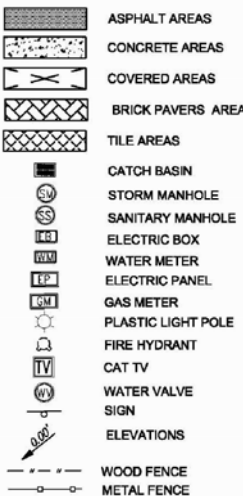
NOT TO SCALE



PROJECT SITE



SYMBOLS



TREE TABLE

No.	TREE NAME	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
1	CEIBA SPECIOBA	2.0'	30.0'	30.0'
2	WHITE CEDAR TREE	1.5'	20.0'	20.0'
3	DOUBLE ALEXANDRA PALM	2.0'	20.0'	15.0'
4	CANARY ISLAND DATE PALM	2.0'	25.0'	25.0'
5	ARECA PALM	0.3'	12.0'	10.0'
6	AVOCADO	0.7'	15.0'	15.0'
7	ROYAL PALM	1.2'	50.0'	25.0'
8	ROYAL PALM	1.5'	60.0'	25.0'
9	ROYAL PALM	1.0'	30.0'	20.0'
10	DOUBLE ALEXANDRA PALM	2.0'	20.0'	15.0'
11	TRAVELERS TREE PALM	1.0'	20.0'	10.0'
12	MANGO TREE	1.2'	40.0'	30.0'
13	DOUBLE CHRISTMAS PALM	2.5'	20.0'	15.0'
14	EUROPEAN SPINDLE TREE	0.8'	30.0'	20.0'
15	DWARF PALMETTO	1.0'	12.0'	12.0'
16	DWARF PALMETTO	0.8'	8.0'	10.0'
17	ARECA PALM	0.4'	35.0'	10.0'
18	ROYAL PALM	1.8'	50.0'	30.0'
19	ARECA PALM	0.4'	20.0'	10.0'
20	ARECA PALM	0.3'	15.0'	10.0'
21	ARECA PALM	0.3'	18.0'	10.0'

* TREES TRUNK DIAMETER MEASURED AT A HEIGHT $\pm 4.5'$ FROM THE GROUND.
** TREE LOCATION & DIMENSIONS ARE APPROXIMATE.
*** FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.
**** SURVEYOR NOT RESPONSIBLE FOR TREE NAMES INDICATED IN THIS TREE TABLE.

PROPERTY ADDRESS:

48 E. RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139-1244.
FOLIO NUMBER: 02-3233-001-0700

LEGAL DESCRIPTION:

THE EAST 1/2 OF LOT 3, LESS THE WEST 10 FEET THEREOF, AND ALL OF LOT 4, IN BLOCK 5, OF "RIVO ALTO", AN ISLAND IN BISCAYNE BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

ALSO: THE NORTH 85 FEET OF THE WEST 10 FEET OF THE EAST 30 FEET OF LOT 3, BLOCK 5, OF "RIVO ALTO", AN ISLAND IN BISCAYNE BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

ALSO: A STRIP OF LAND 7 FEET WIDE AND 60 FEET LONG, THE SAID LENGTH RUNNING EAST AND WEST, DIRECTLY ADJACENT ON THE SOUTH LINE OF LOT 4, BLOCK 5, OF "RIVO ALTO", AN ISLAND IN BISCAYNE BAY, AND MORE PARTICULARLY DESCRIBED AS THE EAST 60 FEET OF THE NORTH 7 FEET, OF LOT 5, BLOCK 5, OF "RIVO ALTO", AN ISLAND IN BISCAYNE BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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 SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4) THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051 (3) (b), 15.b.ii, OF 1 FOOT IN 7500 FEET FOR SUBURBAN AREAS.
- 5) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN HEREON. UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) 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.
- 7) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON; CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED, FOR BUILDING AND ZONING INFORMATION. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 8) IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
- 9) AREA OF THE PROPERTY: 11135.874 SQUARE FEET OR 0.256 ACRES.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 11) TYPE OF SURVEY: BOUNDARY AND TREE SURVEY.
- 12) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.
- 13) NORTH ARROW DIRECTION AND BEARINGS ARE BASED ON RECORDED PLAT BOOK 7, AT PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- 14) ELEVATIONS, IF ANY, ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 15) BENCH MARK USED: D-168, ELEV = 7.75' OF MIAMI-DADE COUNTY, FLORIDA.
- 16) THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.

THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY:

JONATHAN BLUE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GARY B. CASTEL 08 / 17 / 2020

Registered Land Surveyor No. 4129
State of Florida

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

COMMUNITY NAME AND NUMBER:		PANEL NUMBER AND SUFFIX:	FIRM PANEL EFFECTIVE DATE:
CITY OF MIAMI BEACH: 120651		12086 C 0317 - L	09 / 11 / 2009
COUNTY NAME: MIAMI-DADE		FLOOD ZONE: AE	BASE FLOOD ELEVATION : 10.00' N.G.V.D. 29'
STATE: FLORIDA			
No.	REVISIONS		JOB N°: 08-2020-109
			FIELD CREW : EDMUND
			DRAWN : S.F.
			CHECKED: G.C.
			FIELD DATE : 08 / 12 / 2020
			DATE : 08 / 16 / 2020
			SHEET 1 of 1

LEGEND AND ABBREVIATIONS:		N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
A.	= ARC	OIL = ON LINE
ADJ.	= ADJACENT	O/S = OFF SET
A/C	= AIR CONDITIONER PAD	OHW = OVERHEAD WIRES LINE
ATMA	= AS THEIR INTERESTS MAY APPEAR	PO. = PAGE
C.B.	= CATCH BASIN	P.B. = PLAT BOOK
C.L.F.	= CHAIN LINK FENCE	P.R.C. = POINT OF REVERSE CURVE
Q	= CENTER LINE	P.O.B. = POINT OF BEGINNING
CL	= CLEAR	P.O.C. = POINT OF COMMENCEMENT
CONC.	= CONCRETE	P.C. = POINT OF CURVATURE
C.B.S.	= CONCRETE BLOCK STRUCTURE	P.C.P. = PERMANENT CONTROL POINT
E	= EAST	P.T. = POINT OF TANGENCY
ENC.	= ENCROACHMENT	P.F. = PLASTIC FENCE
EL	= ELEVATION	R = RADIUS
A	= DELTA	(R) = RECORD
F.C.N	= FOUND CUT NAIL	R.P. = RADIUS POINT
F.F.E.L	= FINISH FLOOR ELEVATION	S = SOUTH
F.P.C.P.	= FOUND PERMANENT CONTROL POINT	S. 1/2" L.R. = SET 1/2" IRON REBAR
F.I.R. 1/2"	= FOUND IRON PIPE 1/2"	R.W. = RIGHT OF WAY
F.I.R. 1/2"	= FOUND IRON REBAR 1/2"	SBT = BELL SOUTH TELEPHONE
F.N.	= FOUND NAIL	SWK. = SIDEWALK
F.N.&D.	= FOUND NAIL AND DISC	S.N.&D. = SET NAIL & DISC
F.P.R.M.	= FOUND PERMANENT REFERENCE MONUMENT	T = TANGENT
IBAOA	= ITS SUCCESSORS AND/OR ASSIGNS	TBM = TEMPORARY BENCHMARK
L	= LENGTH OF ARC	TYP. = TYPICAL
M	= MEASURED	U.E. = UTILITY EASEMENT
N	= NORTH	W = WEST
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM	WM = WATER METER
		W.F. = WOOD FENCE

GARY B. CASTEL

PROFESSIONAL LAND SURVEYOR

25465 S.W. 134th PLACE, HOMESTEAD, FLORIDA 33032

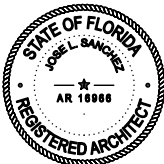
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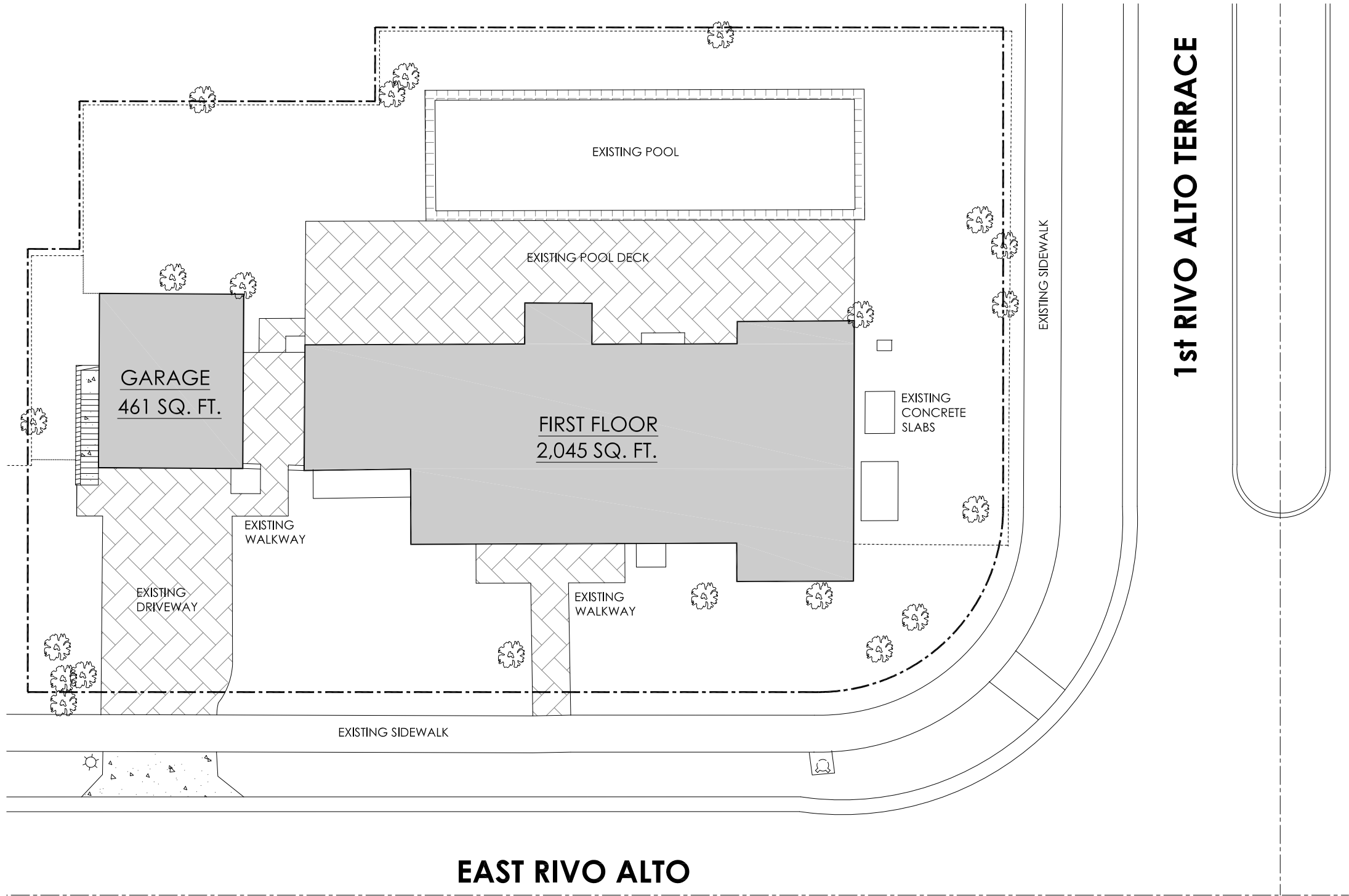
DRAWING TITLE

SURVEY

SCALE: AS SHOWN
DATE: 11-09-2020

SHEET NUMBER

SURVEY



LOT AREA: 11,135 S.F.

EXISTING LOT
COVERAGE

FIRST FL. GARAGE	2,045 S.F. 461 S.F.
TOTAL	2,506 S.F. 22.50%

EXISTING UNIT SIZE

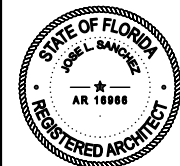
FIRST FL.	2,045 S.F.
SECOND FL. (ESTIMATE)	2,045 S.F.
GARAGE	461 S.F.
TOTAL	4,551 S.F. 40.87%

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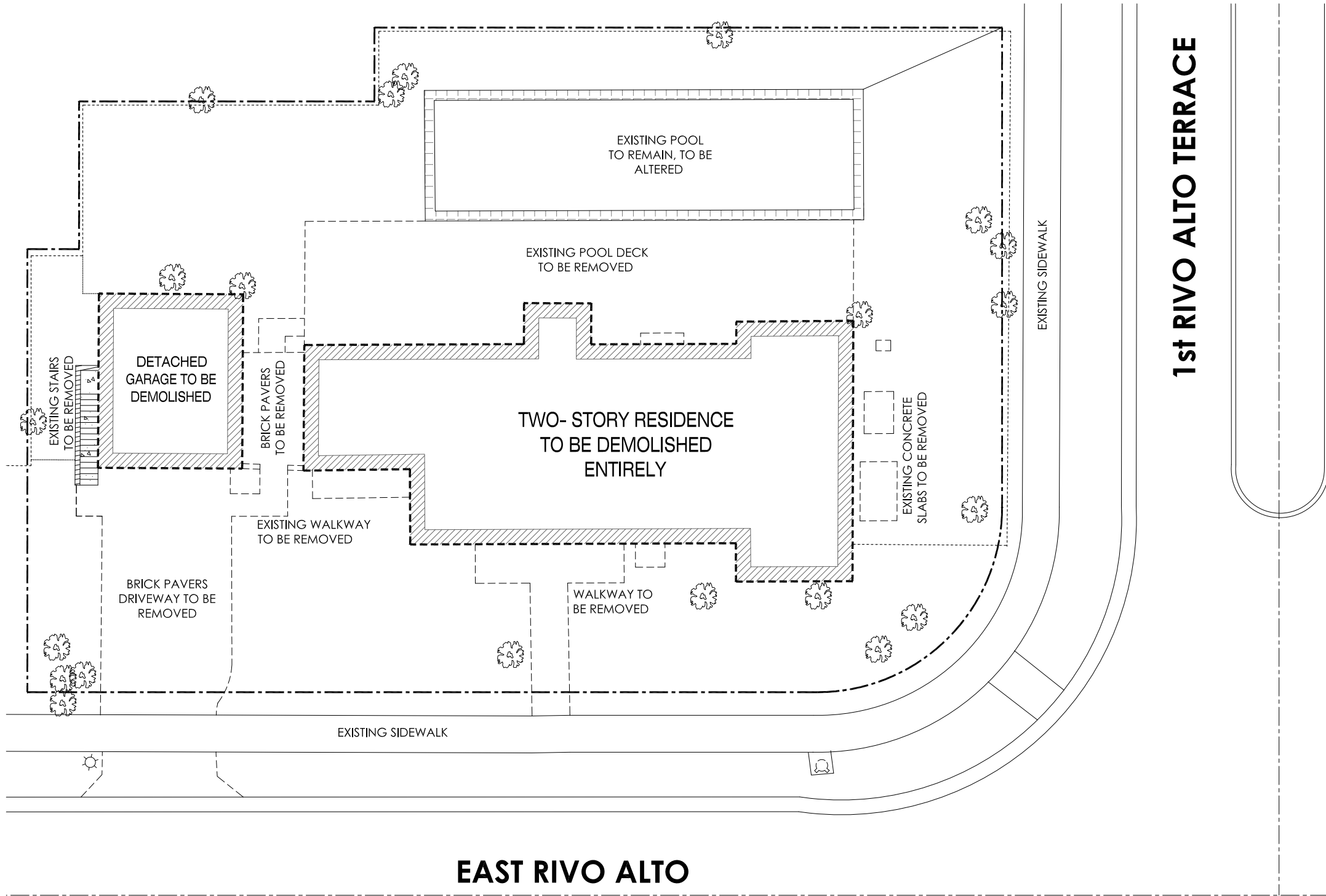
DRAWING TITLE

**EXIST. LOT
COVERAGE /
UNIT SIZE**

SCALE: AS SHOWN
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EX-1.0



1 **DEMOLITION PLAN**
1/16" = 1'-0" 

SCOPE OF WORK

- SCOPE OF DEMOLITION ENTAILS ENTIRE HOUSE + DETACHED GARAGE.
- REMOVE WALKWAYS, CONCRETE OR TILED PATIO, PRIVACY WALLS, POOL DECK, DRIVEWAYS AND FENCES AS INDICATED ON PLANS.
- MAINTAIN AND PROTECT ALL EXISTING TREES.
- POOL IS EXISTING TO BE REMAIN AND BE ALTERED (REDUCED) UNDER SEPARATE PERMIT.

GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR PROPER DISCONNECTION PRIOR TO DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL PERFORM AND OBTAIN ALL PERMITS WITH CITY OF MIAMI BEACH & COMPLY WITH ALL NECESSARY REQUIREMENTS. CONTRACTOR SHALL PROVIDE NOTIFICATIONS AS REQUIRED AND COMPLY WITH LOCAL ORDINANCES.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ACCIDENTAL DAMAGE TO ADJACENT PROPERTIES AND EXISTING ITEMS TO REMAIN. RESPONSIBILITY MEANS REPLACEMENT OF OR RESTORATION TO ORIGINAL CONDITION OF ANY DAMAGED ITEMS.
- CONTRACTOR SHALL REMOVE ANY DECORATIVE ACCESSORIES AND LIGHT FIXTURES FROM WALLS, CEILINGS AND ELSEWHERE DIRECTED BY OWNER AND PROTECT SAME FROM POSSIBLE DAMAGE UNTIL INSPECTION FOR DISPOSITION IS MADE BY OWNER.
- CONTRACTOR SHALL PERFORM INSECT/RODENT EXTERMINATION AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- CONDUCT OPERATIONS SO AS NOT INTERFERE WITH ADJACENT ROADS, STREETS DRIVES, WALKS, SERVICE LINES AND THE LIKE.
- MAINTAIN BUILDING GROUNDS FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH. DISPOSE ALL MATERIALS IMMEDIATELY AFTER DEMOLITION.
- CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PREVENT AIRBORNE DUST TO SPREAD TO ADJACENT PROPERTIES. WATER SHALL BE APPLIED WHEREVER PRACTICAL TO SETTLE AND HOLD DUST TO A MINIMUM, PARTICULARLY DURING THE DEMOLITION & MOVING OF MATERIALS. PROVIDE DUMP CONTAINERS ON SITE FOR COLLECTION OF WASTE MATERIALS, RUBBISH AND DEBRIS FOR ALL TRADES.
- UPON COMPLETION OF DEMOLITION WORK, LEAVE THE PROPERTY AND ADJACENT AREAS CLEAN AND SATISFACTORY TO LOCAL AUTHORITIES AND THE ARCHITECT. BESIDES THE REMOVAL OF WASTE MATERIALS. THE ENTIRE SPACE SHALL BE LEFT IN A "BROOM CLEAN" CONDITION, WITH THE COMPLETE REMOVAL OF ALL ACCUMULATIONS OF DUST FROM ANY REMAINING SURFACES, STRUCTURAL ELEMENTS OR OTHERWISE.
- CONTRACTOR SHALL PERFORM ALL NECESSARY TESTING FOR ASBESTOS CONTAINING MATERIAL AND RETAIN A CERTIFIED ASBESTOS ABATEMENT COMPANY FOR REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL PER STATE OF FLORIDA REGULATIONS.

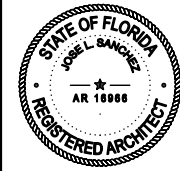
TREE PROTECTION NOTE

PROVIDE 8'X8' PROTECTION BARRIER FOR TREES LESS THAN 18" IN DIAMETER AND 12'X12' PROTECTION BARRIER FOR TREES 18" IN DIAMETER AND GREATER.

JOSE L. SANCHEZ
AIA, LEED AP

278 NW 37TH ST.
MIAMI, FL. 33127
P 305 576 8063

FL LIC: AR 0014946
FL LIC: AA 26000837



Jose L Sanchez
Digitally signed by Jose L Sanchez
Date: 2020.11.07 14:12:13 -05'00'

ADDRESS & OWNER

NEW RESIDENCE
48 EAST RIVO ALTO DRIVE
MIAMI BEACH, FL. 33139
OWNER: MR. & MRS. BLUE

REVISION & DATE

1	DRB COMMENTS 11/09/2020
---	----------------------------

DRAWING TITLE

DEMO PLAN

SCALE: AS SHOWN
DATE: 11-09-2020

SHEET NUMBER

D-1.0



NEIGHBORHOOD CONTEXTUAL VIEW



SIDE VIEW RENDERING / 3D PERSPECTIVE



CORNER VIEW RENDERING / 3D PERSPECTIVE

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P 305 576 8063

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FL. LIC: AA 26000837

STATE OF FLORIDA

JOSE L. SANCHEZ

AR 18986

REGISTERED ARCHITECT

Jose L Sanchez

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Date: 2020.11.07

14:12:39 -05'00'

ADDRESS & OWNER

NEW RESIDENCE

48 EAST RIVO ALTO DRIVE

MIAMI BEACH, FL. 33139

OWNER: MR. & MRS. BLUE

REVISION & DATE

1 DRB COMMENTS

11/09/2020

DRAWING TITLE

CONTEXTUAL / PERSPECTIVE VIEWS

SCALE: AS SHOWN

DATE: 11-09-2020

SHEET NUMBER

3D-1.0



PERSPECTIVE VIEW 2 - SIDE / REAR



PERSPECTIVE VIEW 1 - SIDE / FRONT



PERSPECTIVE VIEW 4 - SIDE / REAR



PERSPECTIVE VIEW 3 - SIDE / FRONT

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MIAMI, FL 33127

P 305 576 8063

FL LIC: AR 0014946

FL LIC: AA 26000837

STATE OF FLORIDA

JOSE L. SANCHEZ

AR 18988

REGISTERED ARCHITECT

Jose L Sanchez

Digitally signed by Jose L Sanchez

Date: 2020.11.07 14:13:04 -05'00'

ADDRESS & OWNER

NEW RESIDENCE

48 EAST RIVO ALTO DRIVE

MIAMI BEACH, FL. 33139

OWNER: MR. & MRS. BLUE

REVISION & DATE

1 DRB COMMENTS 11/09/2020

DRAWING TITLE

EXISTING RESIDENCE PHOTOS

SCALE: AS SHOWN

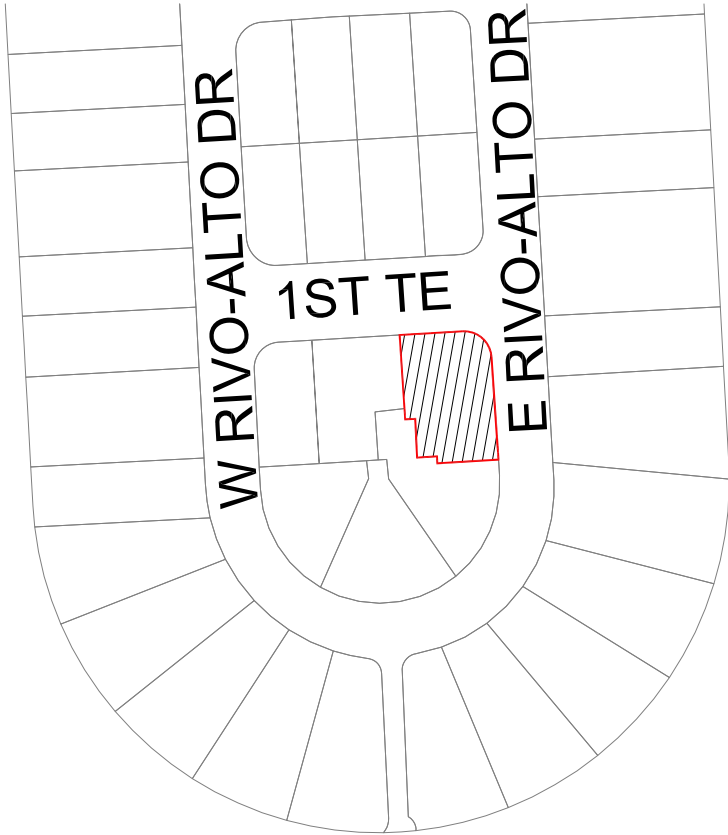
DATE: 11-09-2020

SHEET NUMBER

3D-1.1

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEMS#	ZONING INFORMATION				
1	ADDRESS:	48 EAST RIVO ALTO DR. MIAMI BEACH. 33139			
2	FOLIO NUMBER(S):	02-3233-001-0700			
3	BOARD AND FILE NUMBERS:				
4	YEAR BUILT:	1925	ZONING DISTRICT:	RS-4	
5	BASED FLOOD ELEVATION:	+10.0' NGVD	GRADE VALUE IN N.G.V.D:	+4.90' NGVD	
6	ADJUSTED GRADE (FLOOD+GRADE/2)	+7.45' NGVD	FREE BOARD:	+11.0' NGVD (+1')	
7	LOT AREA:	11,135 S.F.			
8	LOT WIDTH:	89'-5"	LOT DEPTH:	132'-0"	
9	MAX. LOT COVERAGE SF AND %:	2,784 SF (25%)	PROPOSED LOT COVERAGE SF AND %:	2,769 SF (24.86%)	
10	EXISTING LOT COVERAGE SF AND %:		LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:		
11	FRONT YARD OPEN SPACE SF AND %:	1,511 SF (98.37%)	REAR YARD OPEN SPACE SF AND %:	878 SF (73.16%)	
12	MAX. UNIT SIZE SF AND %:	5,568 SF (50%)	PROPOSED UNIT SIZE SF AND %:	5,150 SF (46.25%)	
13	EXISTING FIRST FLOOR UNIT SIZE%:		PROPOSED FIRST FLOOR UNIT SIZE:	2,327 SF (20.90%)	
14	EXISTING SECOND FLOOR UNIT SIZE:		PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE : TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB):	2,774 SF (98.12%)	
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	2,774 SF (24.91%)	
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	N/A	
16A			GROSS AREA:	6,882 SF	
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24 FT.		24 FT.	SEE ELEVATION SHEETS
18	SETBACKS:				
19	FRONT FIRST LEVEL:	30 FT.	N/A	30'-6"	
20	FRONT SECOND LEVEL:	30 FT.	N/A	30'-6"	
21	SIDE 1 - EAST (STREET):	15'-0"		15'-0"	
22	SIDE 2 - WEST (INTERIOR):	10'-0"		13'-0"	
23	REAR:	20'-0"		20'-0"	
24	ACCESSORY STRUCTURE SIDE 1:	N/A	N/A	N/A	
25	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	
26	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO			
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE?	NO			
29	DETERMINE TO BE ARCHITECTURALLY SIGNIFICANT?	NO			



LOCATION PLAN

NOT TO SCALE



SCOPE OF WORK

- NEW SINGLE FAMILY RESIDENCE REPLACING EXISTING PRE-1942 BUILDING.

APPLICABLE CODES

- 2017 FLORIDA BUILDING CODE RESIDENTIAL
- CITY OF MIAMI BEACH LOCAL ORDINANCE (RS-3)

LEGAL DESCRIPTION

THE EAST 1/2 OF LOT 3, LESS THE WEST 10 FEET THEREOF, AND ALL OF LOT 4, IN BLOCK 5, OF "RIVO ALTO", AN ISLAND IN BISCAYNE BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

ALSO: THE NORTH 85 FEET OF THE WEST 10 FEET OF THE EAST 30 FEET OF LOT 3, BLOCK 5, OF "RIVO ALTO", AN ISLAND IN BISCAYNE BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

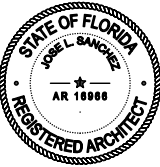
ALSO: A STRIP OF LAND 7 FEET WIDE AND 60 FEET ALONG, THE SAID LENGTH RUNNING EAST AND WEST, DIRECTLY ADJACENT ON THE SOUTH LINE OF LOT 4, BLOCK 5, OF "RIVO ALTO", AN ISLAND IN BISCAYNE BAY, AND MORE PARTICULARLY DESCRIBED AS THE EAST 60 FEET OF THE NORTH 7 FEET, OF LOT 5, BLOCK 5, OF "RIVO ALTO", AN ISLAND IN BISCAYNE BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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P 305 576 8063

FL LIC: AR 0014946
FL LIC: AA 26000837



Jose L Sanchez
Digitally signed by Jose L Sanchez
Date: 2020.11.07 14:13:30 -05'00'

ADDRESS & OWNER

NEW RESIDENCE
48 EAST RIVO ALTO DRIVE
MIAMI BEACH, FL. 33139
OWNER: MR. & MRS. BLUE

REVISION & DATE

1 DRB COMMENTS
11/09/2020

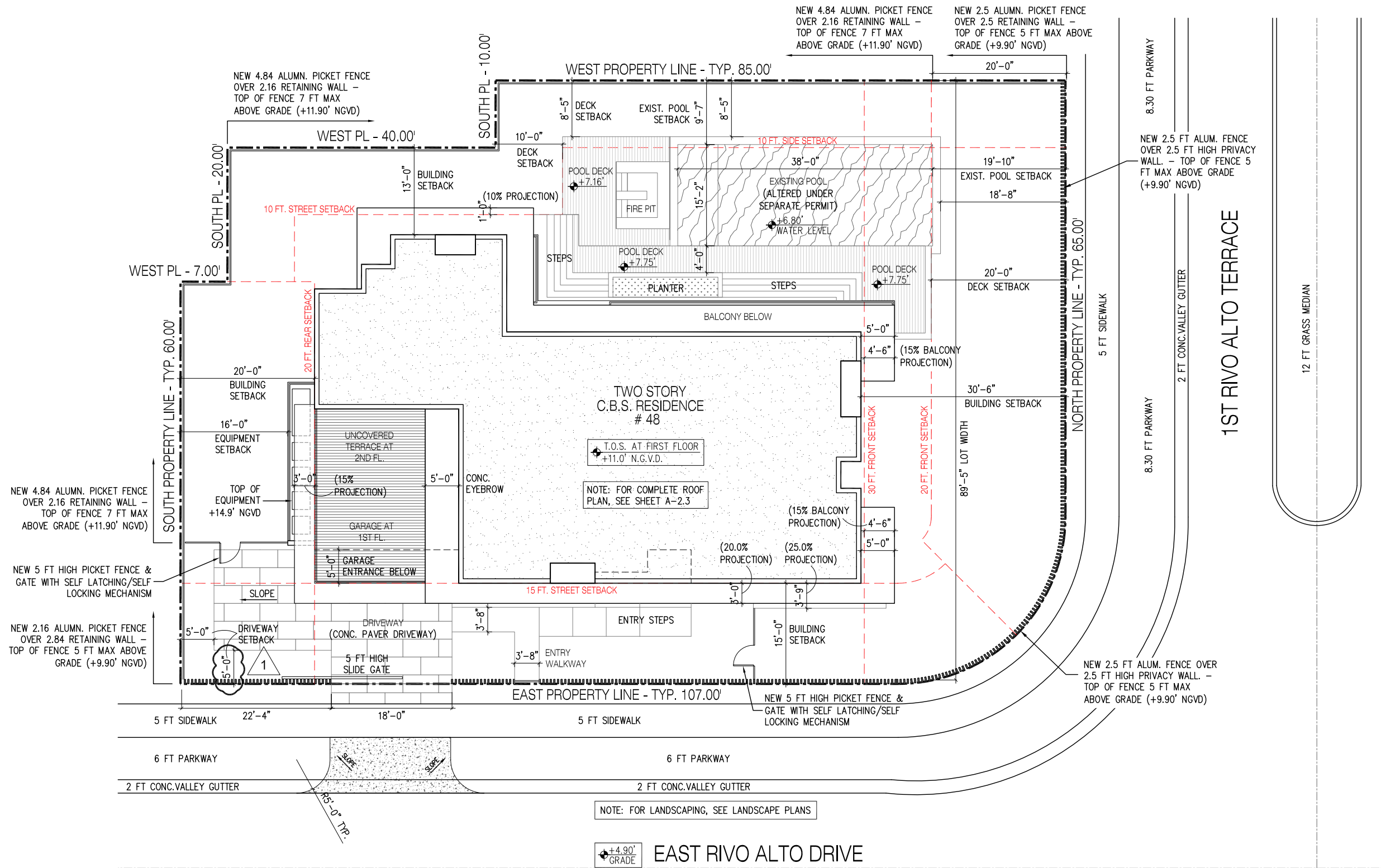
DRAWING TITLE

ZONING DATA
/ LOCATION
PLAN

SCALE: AS SHOWN
DATE: 11-09-2020

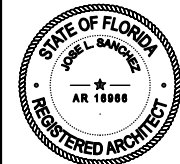
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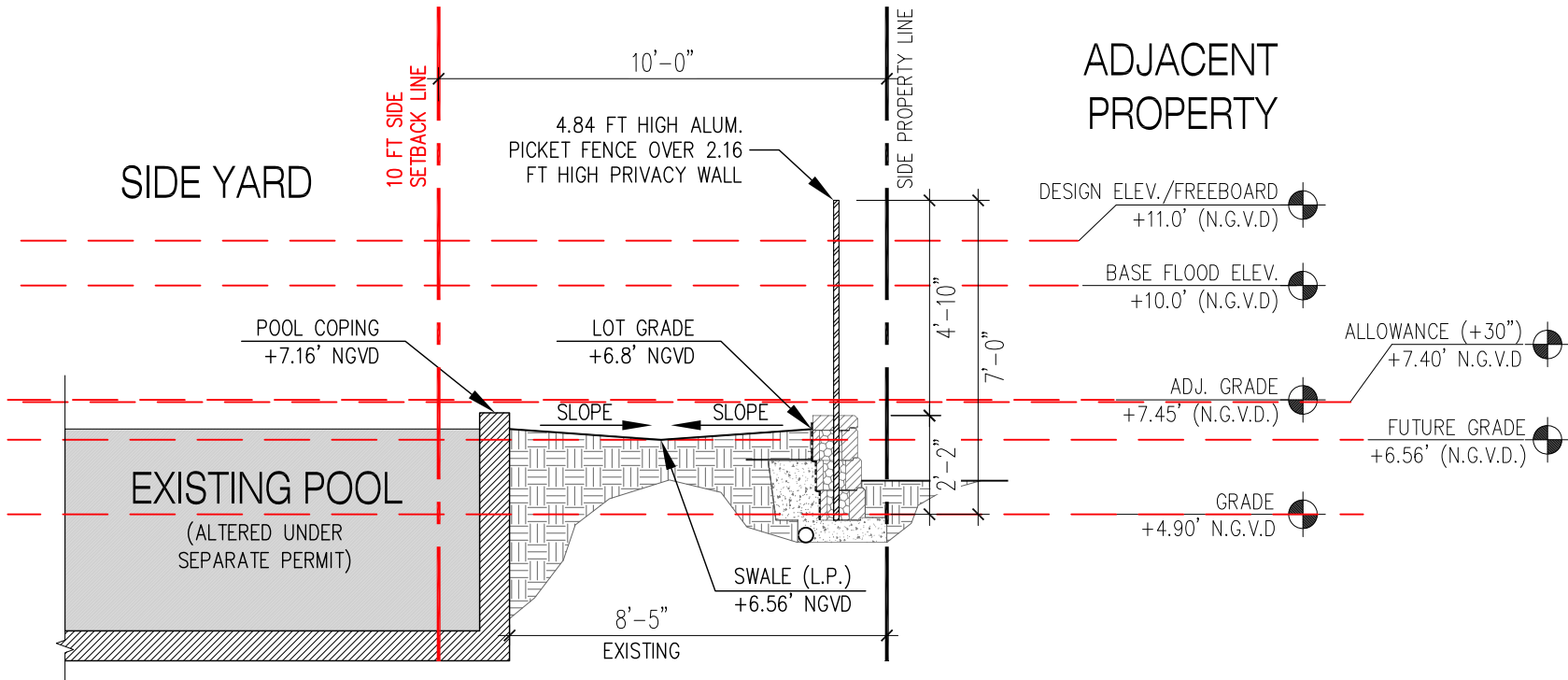
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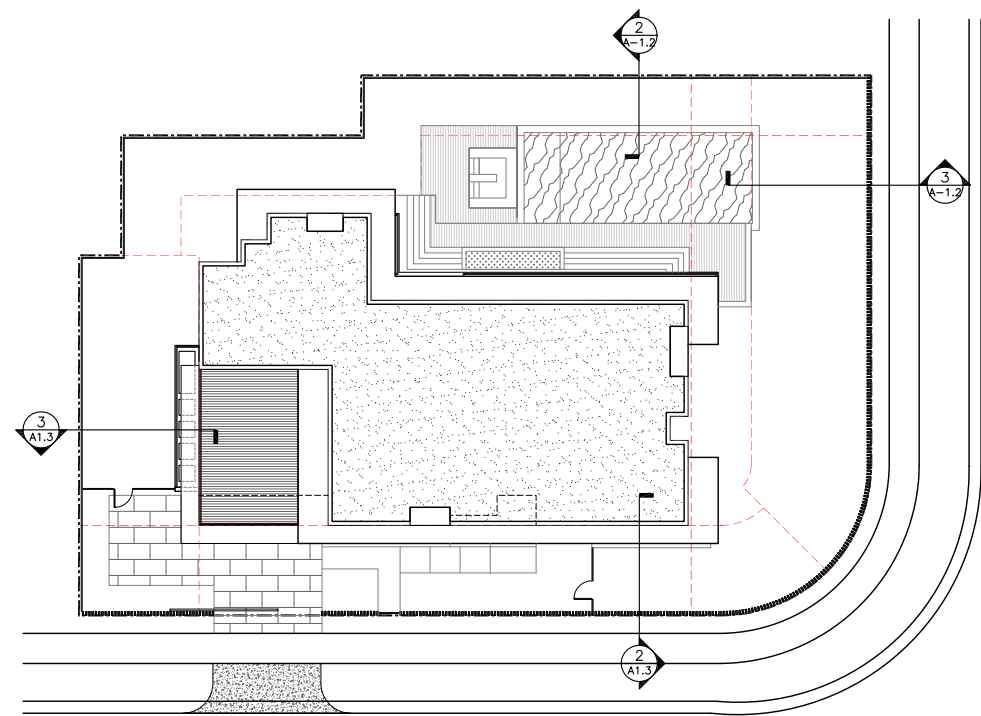
1 SITE PLAN

1/16"=1'-0"

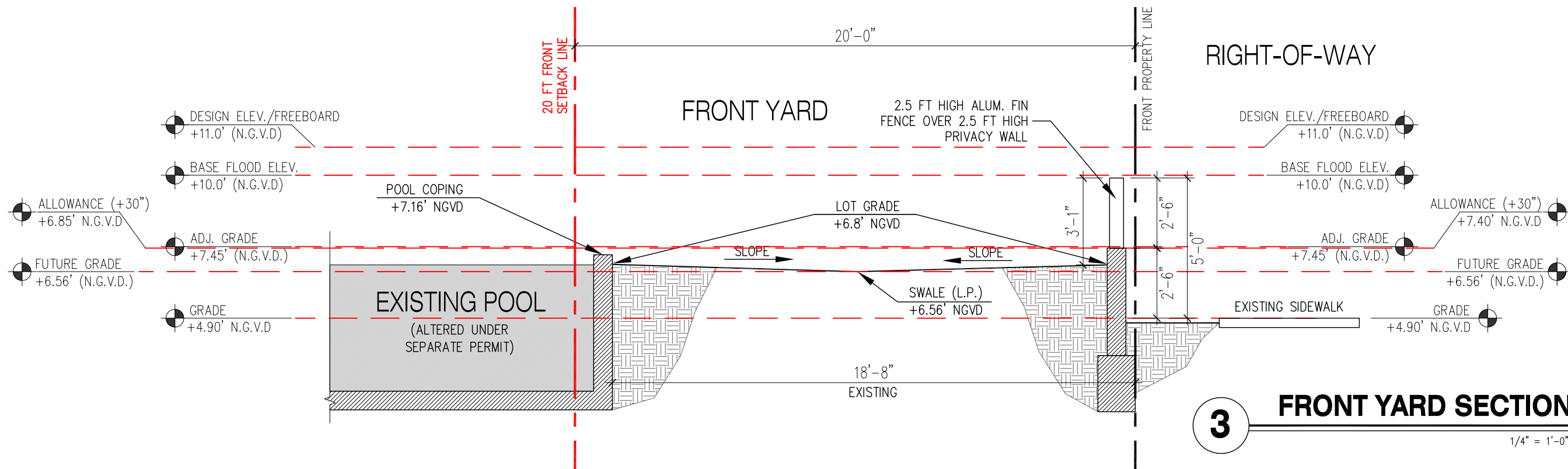




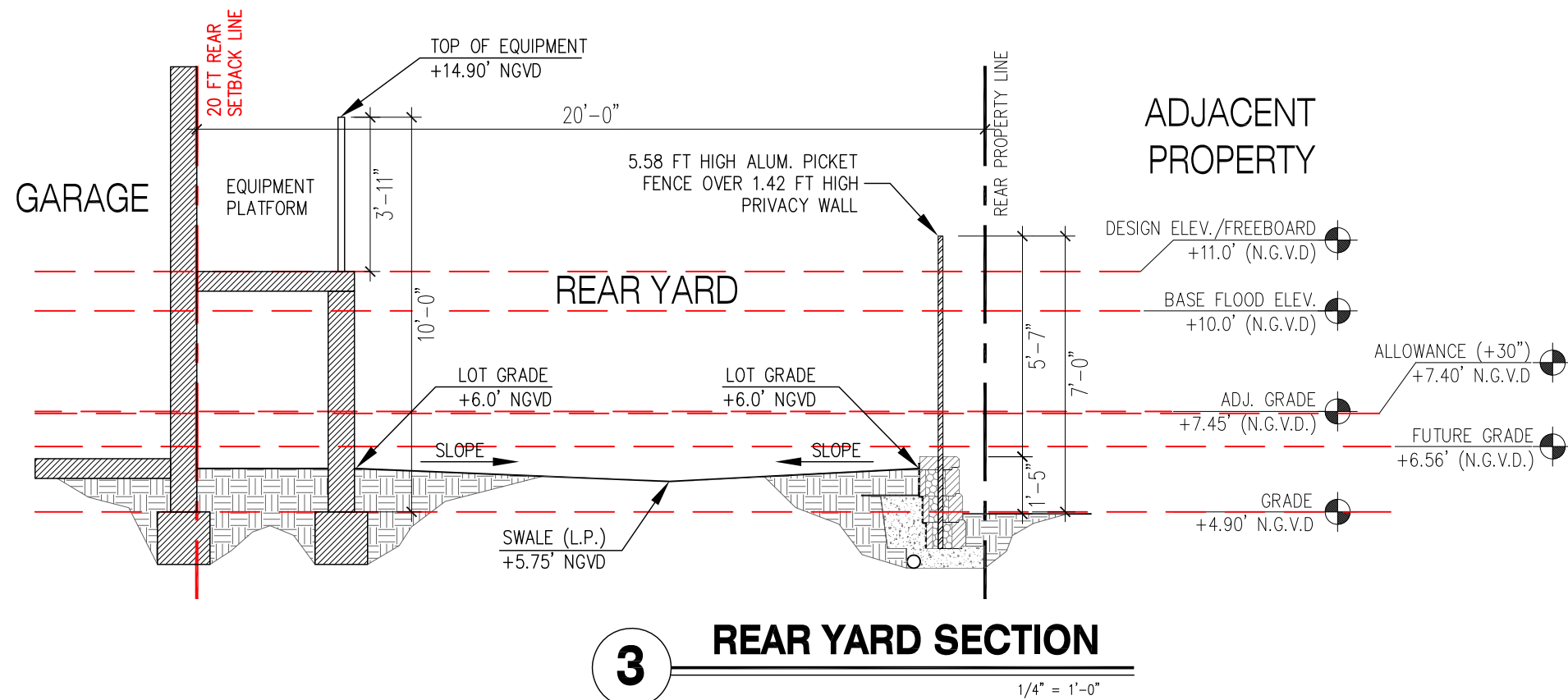
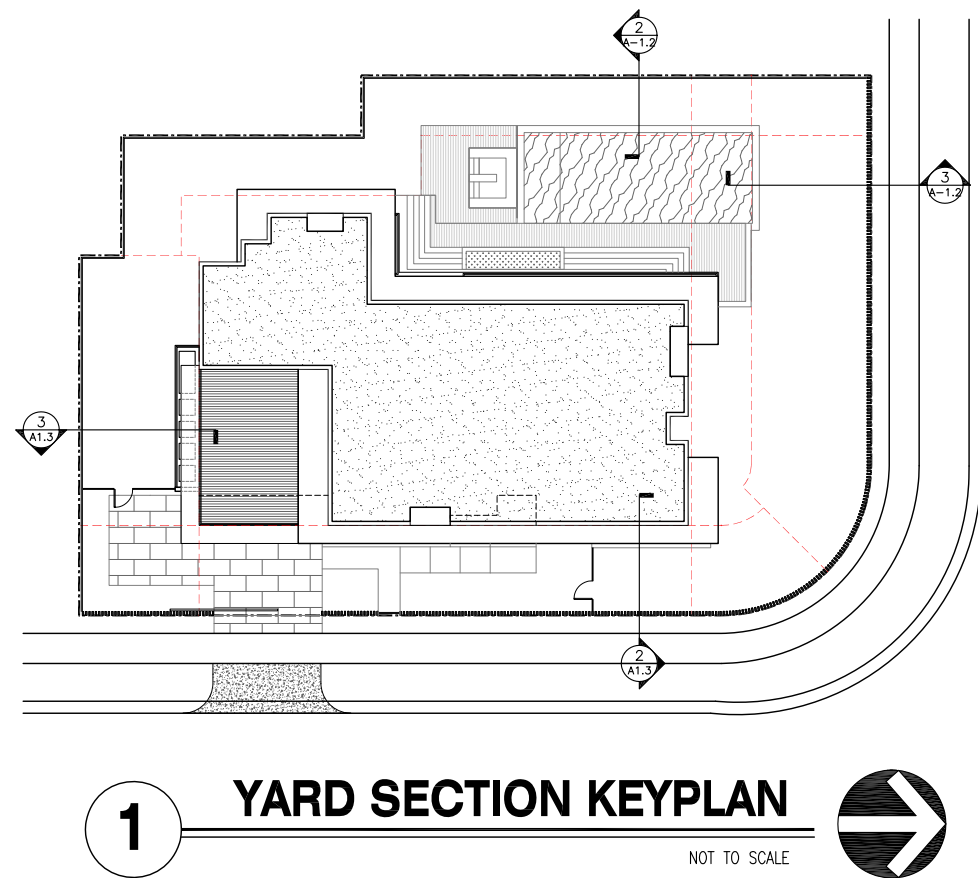
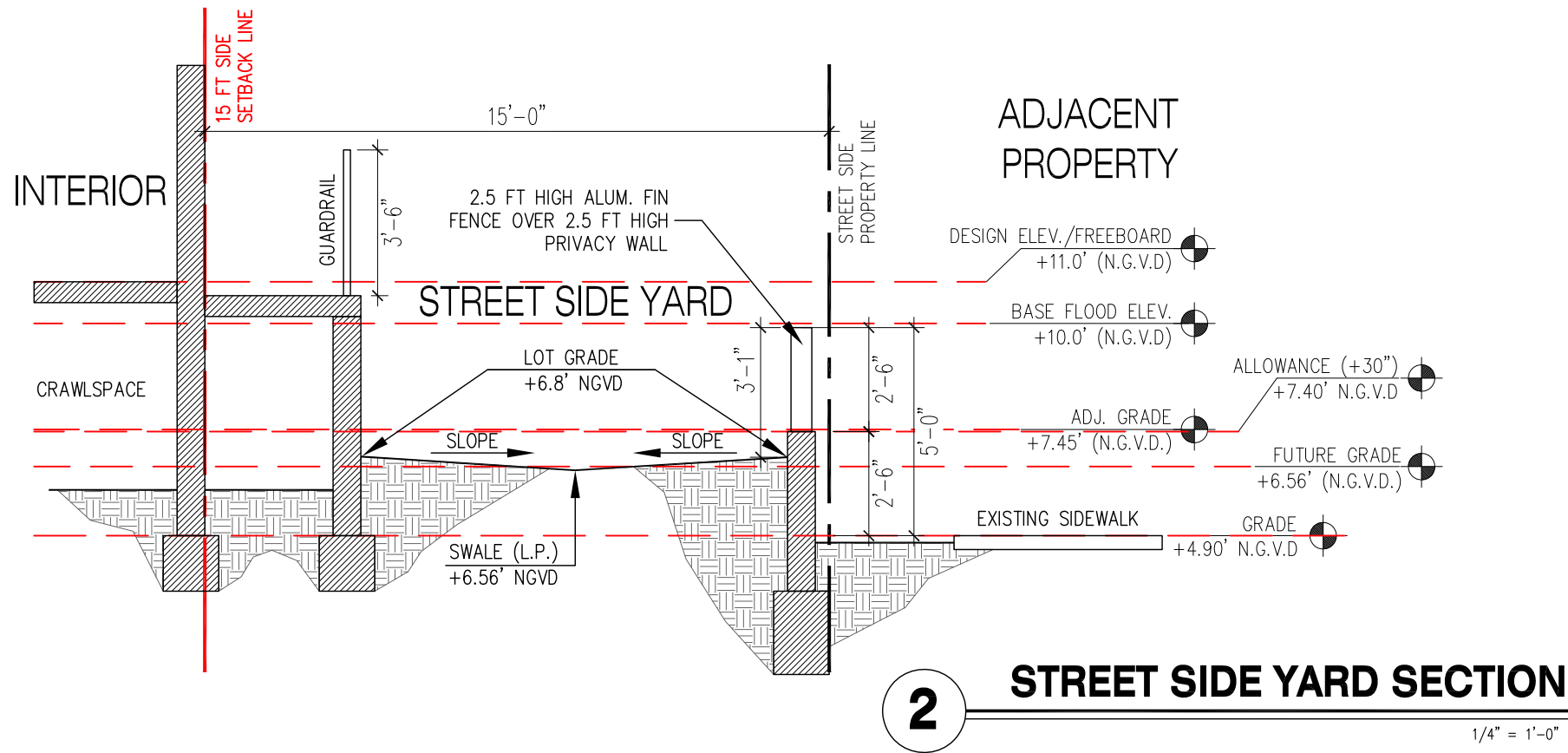
2 INTERIOR SIDE YARD SECTION
1/4" = 1'-0"

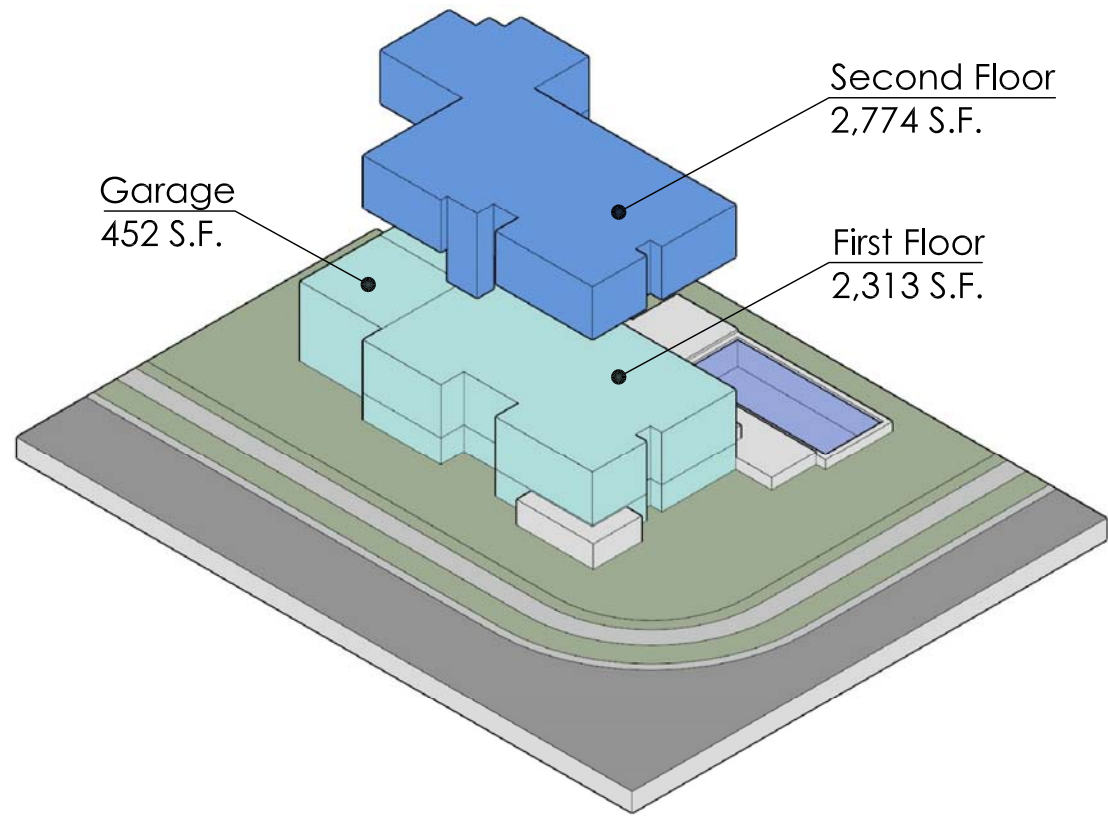


1 YARD SECTION KEYPLAN
NOT TO SCALE



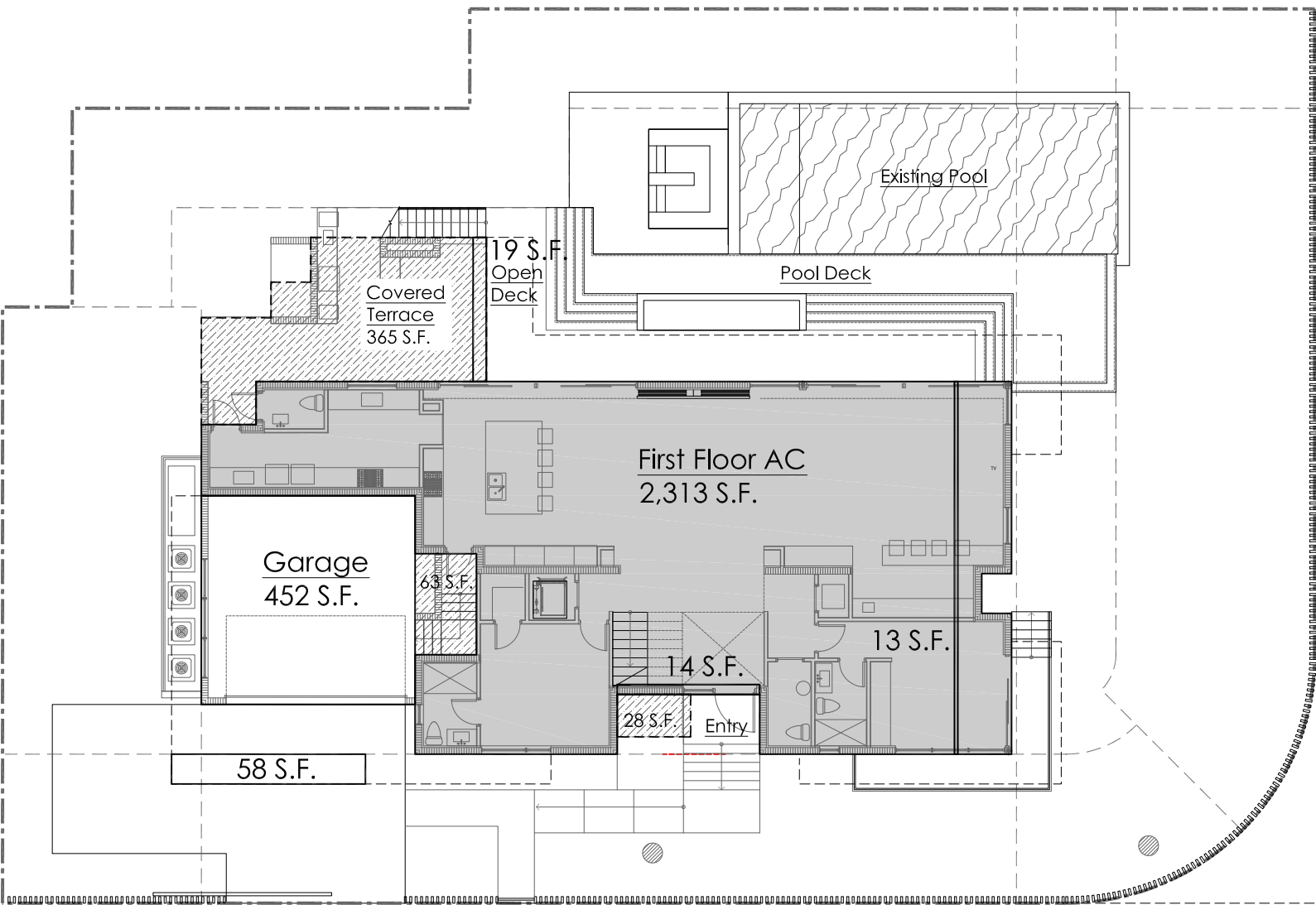
3 FRONT YARD SECTION
1/4" = 1'-0"





2 **VOLUME ISOMETRIC**
1/16" = 1'-0"

VOLUME	
FIRST FL. AC	2,313 S.F.
GARAGE	514 S.F.
<hr/>	
FIRST FL. VOLUME	2,827 S.F.
<hr/>	
SECOND FL. VOLUME	2,774 S.F. 98.12%



1 **FIRST FLOOR COVERAGE**
1/16" = 1'-0"

LOT AREA: 11,135 S.F.

LOT COVERAGE	
MAX ALLOWED (25%)	2,784 S.F.
<hr/>	
FIRST FL. AC	2,313 S.F.
SECOND FL. PROJEC.	91 S.F.
COVERED TERRACE	365 S.F.
<hr/>	
TOTAL	2,769 S.F. 24.86%

NOTES:
1. GARAGE - EXCLUDES 452 S.F.
2. TERRACE (1ST FL) - COUNTED AREA COVERED BY ENCLOSED SPACE ABOVE.

- FIRST FL. AREA COUNTED COVERAGE
 SECOND FL. (AC) PROJECTION COUNTED IN COVERAGE

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FL LIC: AR 0014946

FL LIC: AA 26000837

STATE OF FLORIDA

JOSE L. SANCHEZ

AR 18986

REGISTERED ARCHITECT

Jose L. Sanchez

Digitally signed by Jose L. Sanchez

Date: 2020.11.07 14:30:23 -05'00'

ADDRESS & OWNER

NEW RESIDENCE

48 EAST RIVO ALTO DRIVE

MIAMI BEACH, FL. 33139

OWNER: MR. & MRS. BLUE

REVISION & DATE

1 DRB COMMENTS 11/09/2020

DRAWING TITLE

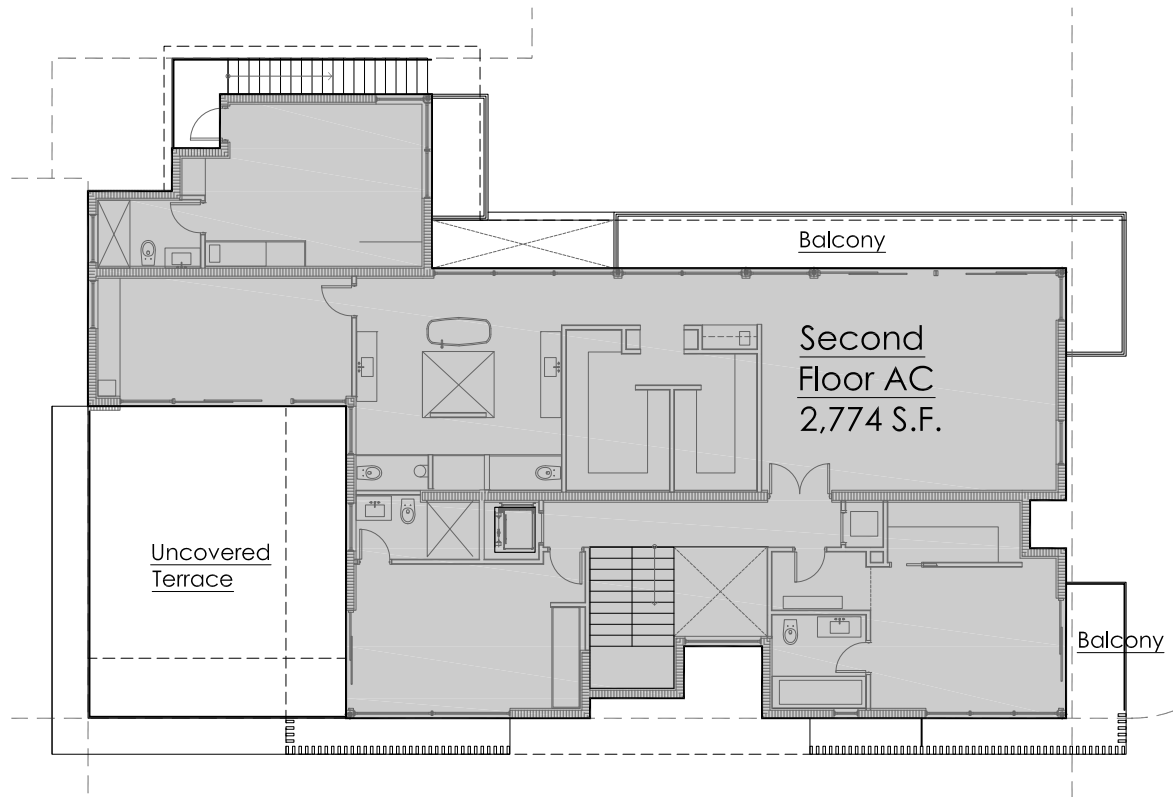
VOLUME & COVERAGE DIAGRAM


SCALE: AS SHOWN

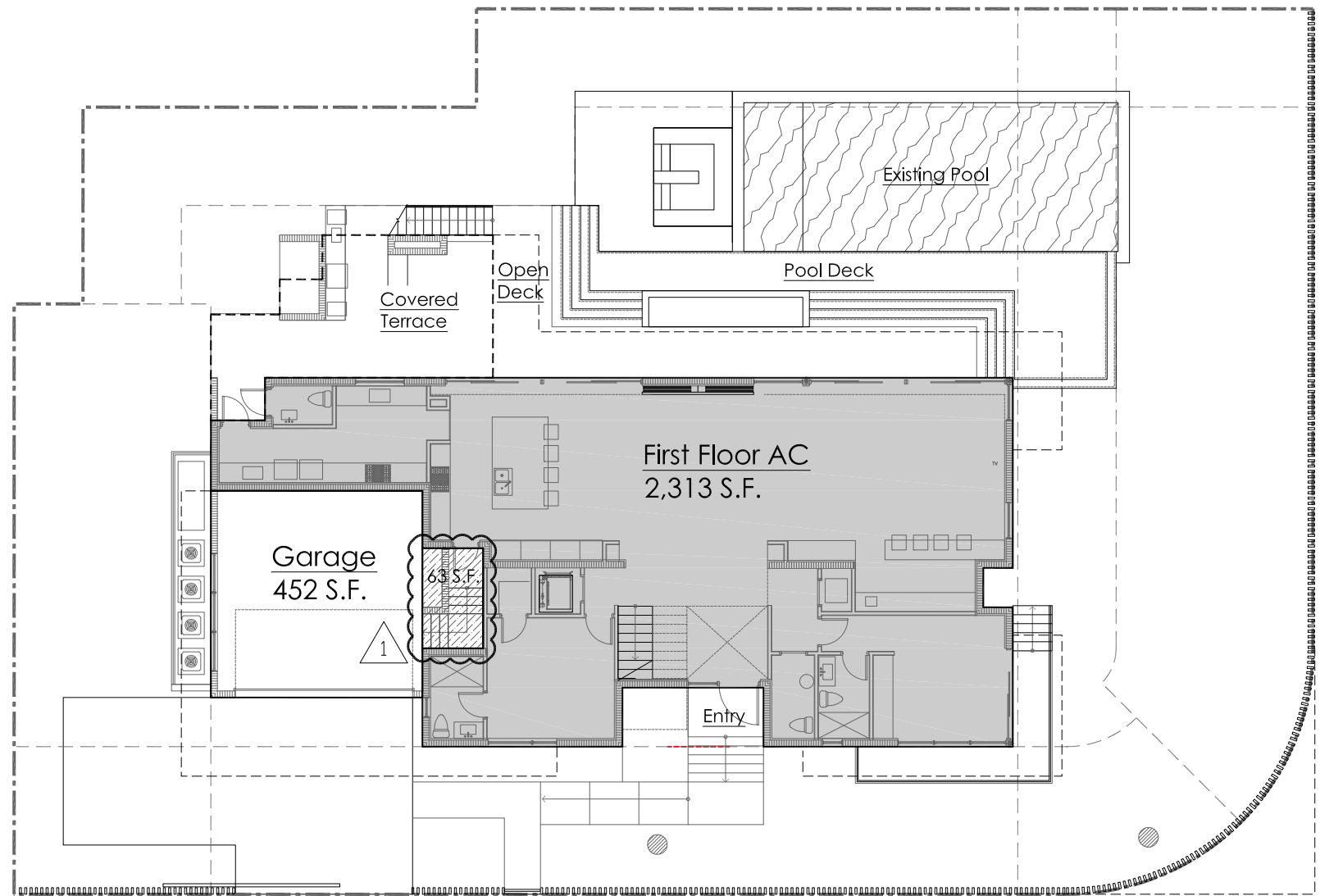
DATE: 11-09-2020

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A-1.4



2 **SECOND FLOOR
UNIT SIZE**
1/16" = 1'-0" 





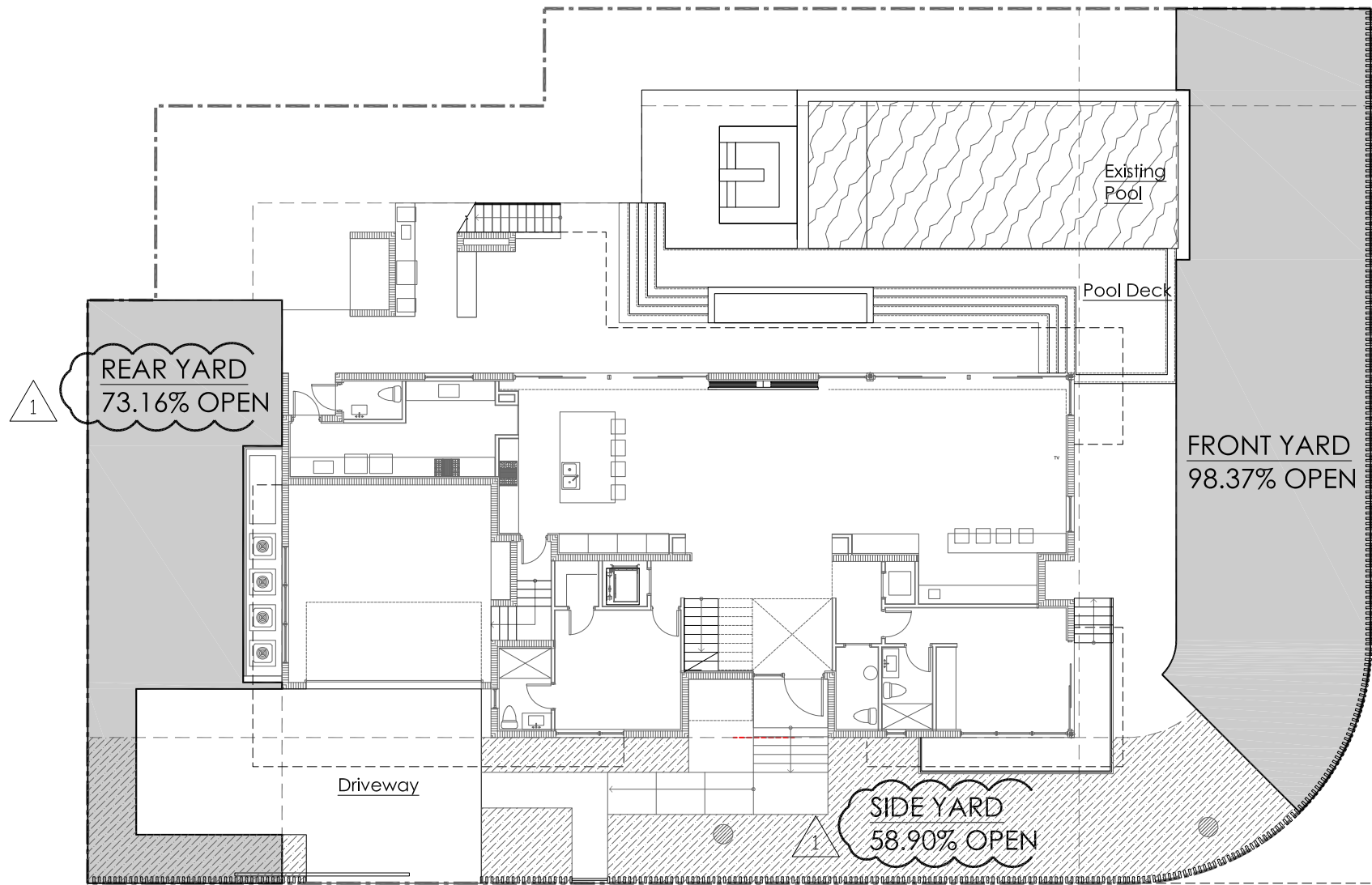
1 **FIRST FLOOR
UNIT SIZE**
1/16" = 1'-0" 

LOT AREA: 11,135 S.F.

UNIT SIZE	
MAX ALLOWED (50%)	5,568 S.F.
FIRST FL. AC	2,313 S.F.
GARAGE STEPS	63 S.F.
SECOND FL. AC	2,774 S.F.
TOTAL	5,150 S.F. 46.25%

- NOTES:**
1. GARAGE - EXCLUDED, UNDER 500 S.F.
 2. TERRACE (1ST FL) - EXCLUDED, OPEN ON 1 SIDE.
 3. BALCONIES - EXCLUDED, UNENCLOSED.
 4. TERRACE (2ND FL) - EXCLUDED, UNCOVERED.

-  FIRST AND SECOND FL. AREA COUNTED UNIT SIZE
-  NON-AC AREA COUNTED IN UNIT SIZE



1 FRONT/REAR YARD OPEN SPACE 1/16" = 1'-0" 

<u>REAR YARD</u> OPEN SPACE	
REAR YARD AREA	1,200 S.F.
MIN. REQUIRED (70%)	840 S.F.
TOTAL OPEN SPACE	878 S.F. 73.16%

<u>STREET SIDE YARD</u> OPEN SPACE	
FRONT YARD AREA	1,810 S.F.
MIN. REQUIRED (50%)	905 S.F.
TOTAL OPEN SPACE	1,066 S.F. 58.90%

<u>FRONT YARD</u> OPEN SPACE	
FRONT YARD AREA	1,536 S.F.
MIN. REQUIRED (50%)	768 S.F.
TOTAL OPEN SPACE	1,511 S.F. 98.37%

OPEN SPACE (GREEN)

OPEN SPACE (GREEN)
STREET SIDE YARD ONLY

OPEN SPACE (GREEN)

1

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FL LIC: AR 0014966

FL LIC: AA 26000837

STATE OF FLORIDA

JOSE L. SANCHEZ

AR 18988

REGISTERED ARCHITECT

Jose L Sanchez

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Date: 2020.11.07 14:31:20 -05'00'

ADDRESS & OWNER

NEW RESIDENCE

48 EAST RIVO ALTO DRIVE

MIAMI BEACH, FL. 33139

OWNER: MR. & MRS. BLUE

REVISION & DATE

1	DRB COMMENTS 11/09/2020

DRAWING TITLE

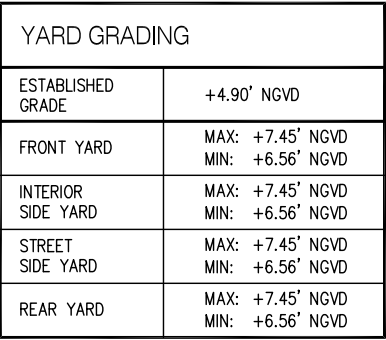
OPEN SPACE
DIAGRAM

SCALE: AS SHOWN

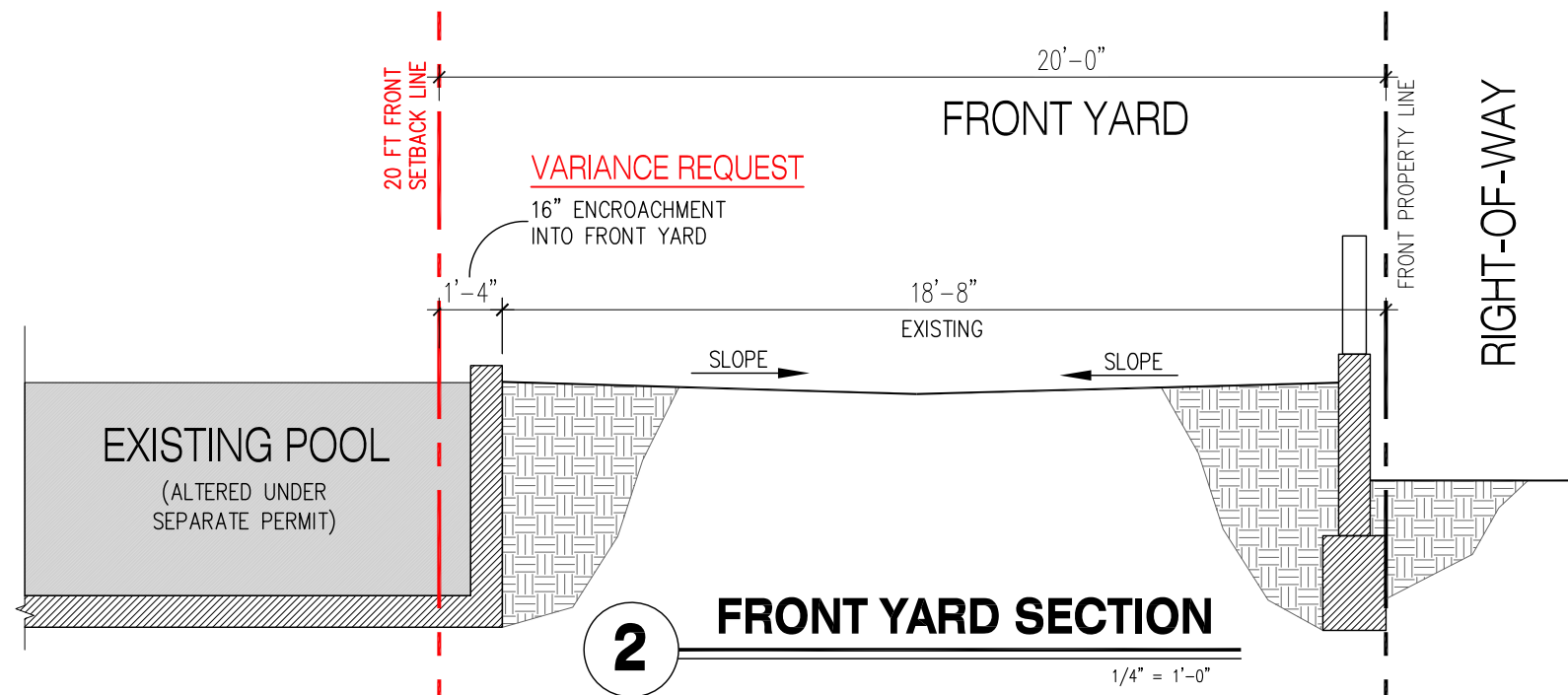
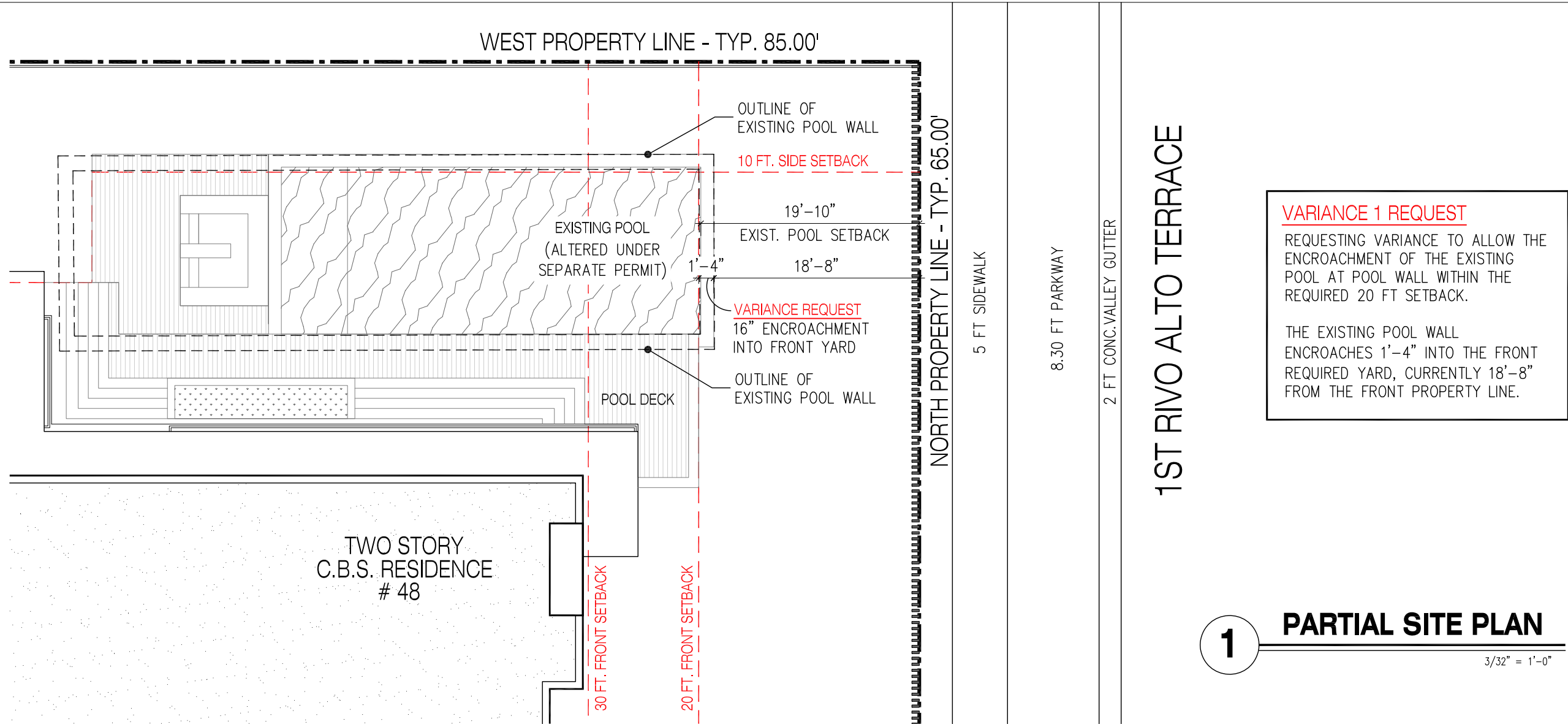
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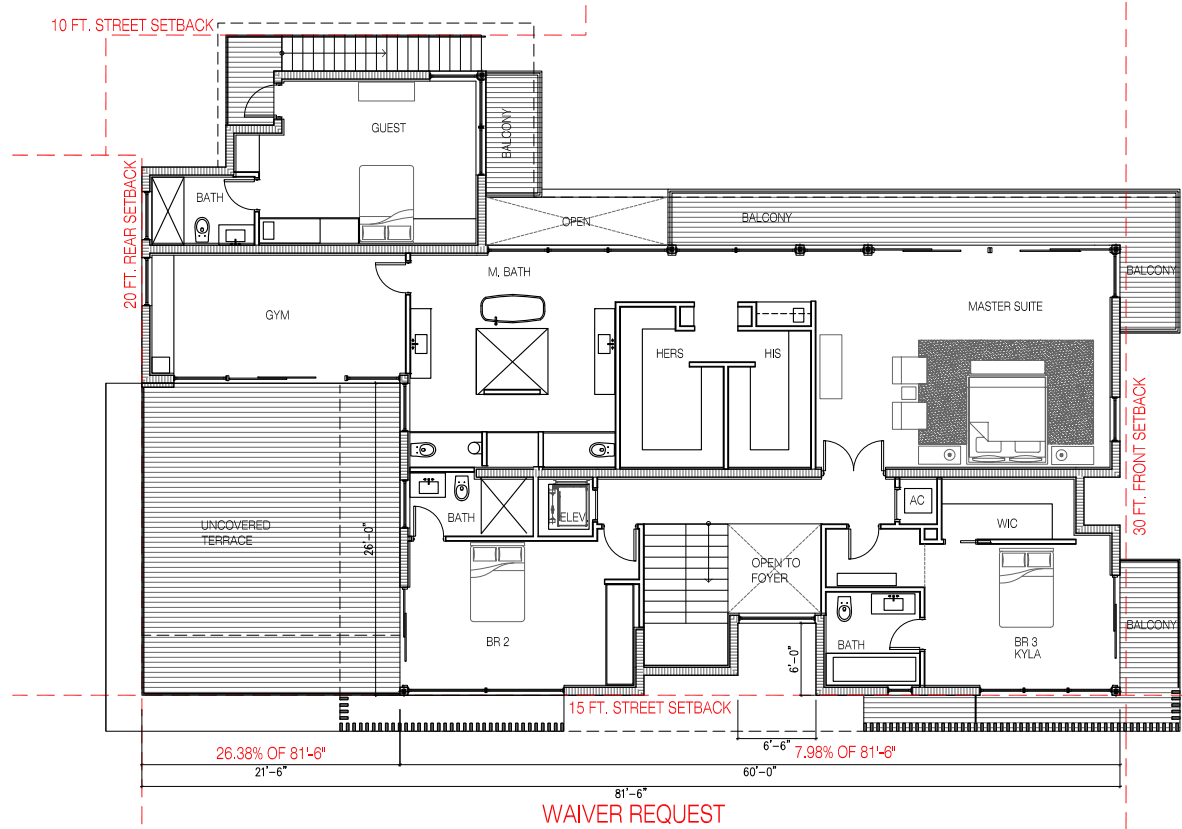
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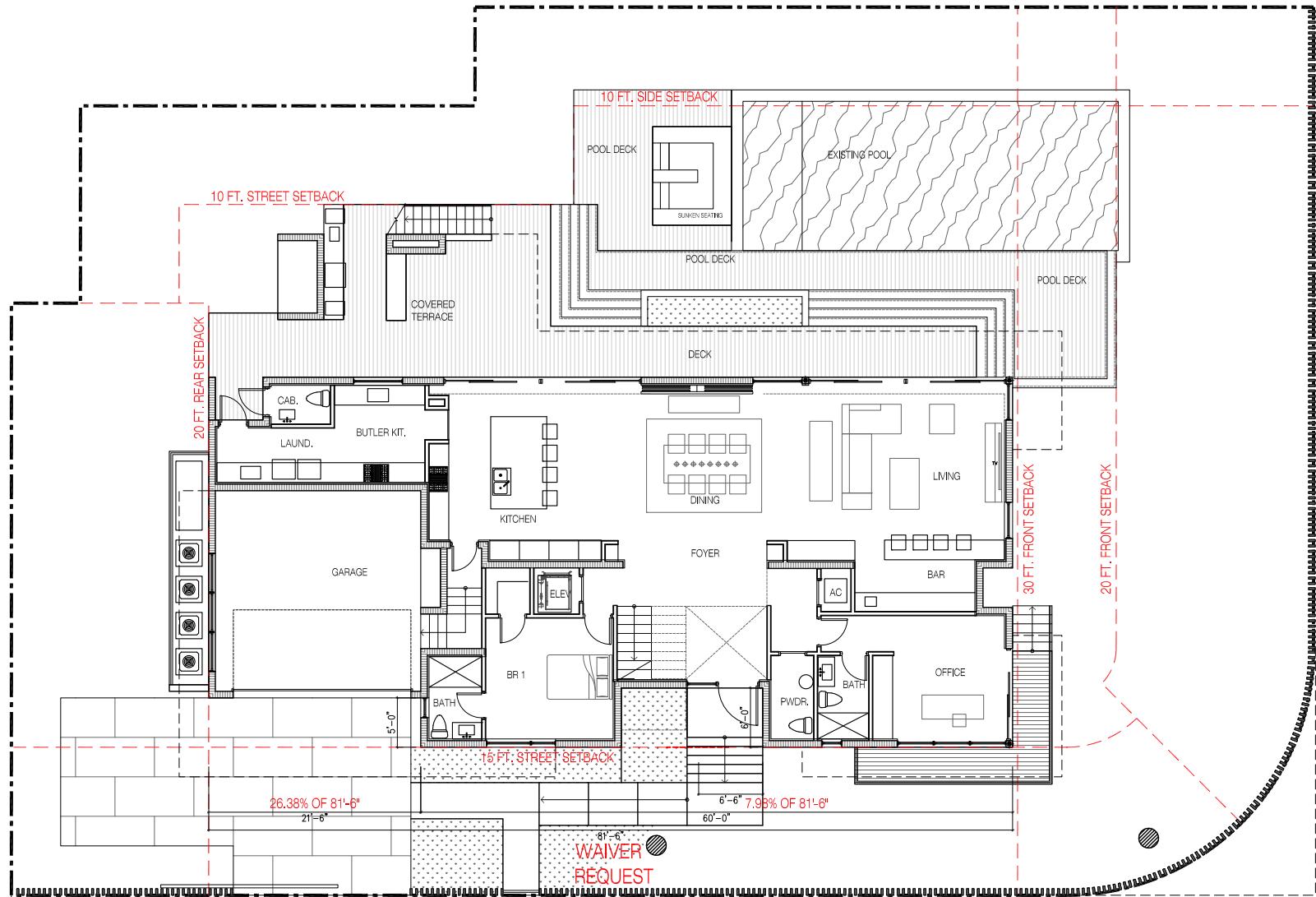


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2 SECOND FLOOR PLAN
1/16" = 1'-0"



1 FIRST FLOOR PLAN
1/16" = 1'-0"

WAIVER 1 REQUEST

REQUESTING WAIVER TO THE LENGTH OF THE TWO-STORY, STREET-FACING SIDE ELEVATION TO BE LONGER THAN 60 FT, TO A PROPOSED OF 81.5 FT.

- APPROXIMATELY 34.36% OF THE WALLS FACING THE SIDE STREET ARE RECESSED 5 FT OR GREATER ON BOTH FLOORS.
- APPROXIMATELY 26.38% OF THE SECOND FLOOR ABOVE THE GARAGE IS RECESSED 26 FT FROM THE FRONT WALLS FACING THE SIDE STREET.

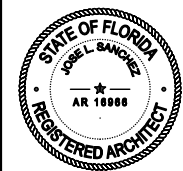
1ST RIVO ALTO TERRACE

EAST RIVO ALTO DRIVE

JOSE L. SANCHEZ
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278 NW 37TH ST.
MIAMI, FL 33127
P 305 576 8063

FL LIC: AR 0014946
FL LIC: AA 26000837



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Date: 2020.11.07 14:32:56 -05'00'

ADDRESS & OWNER

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REVISION & DATE

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11/09/2020

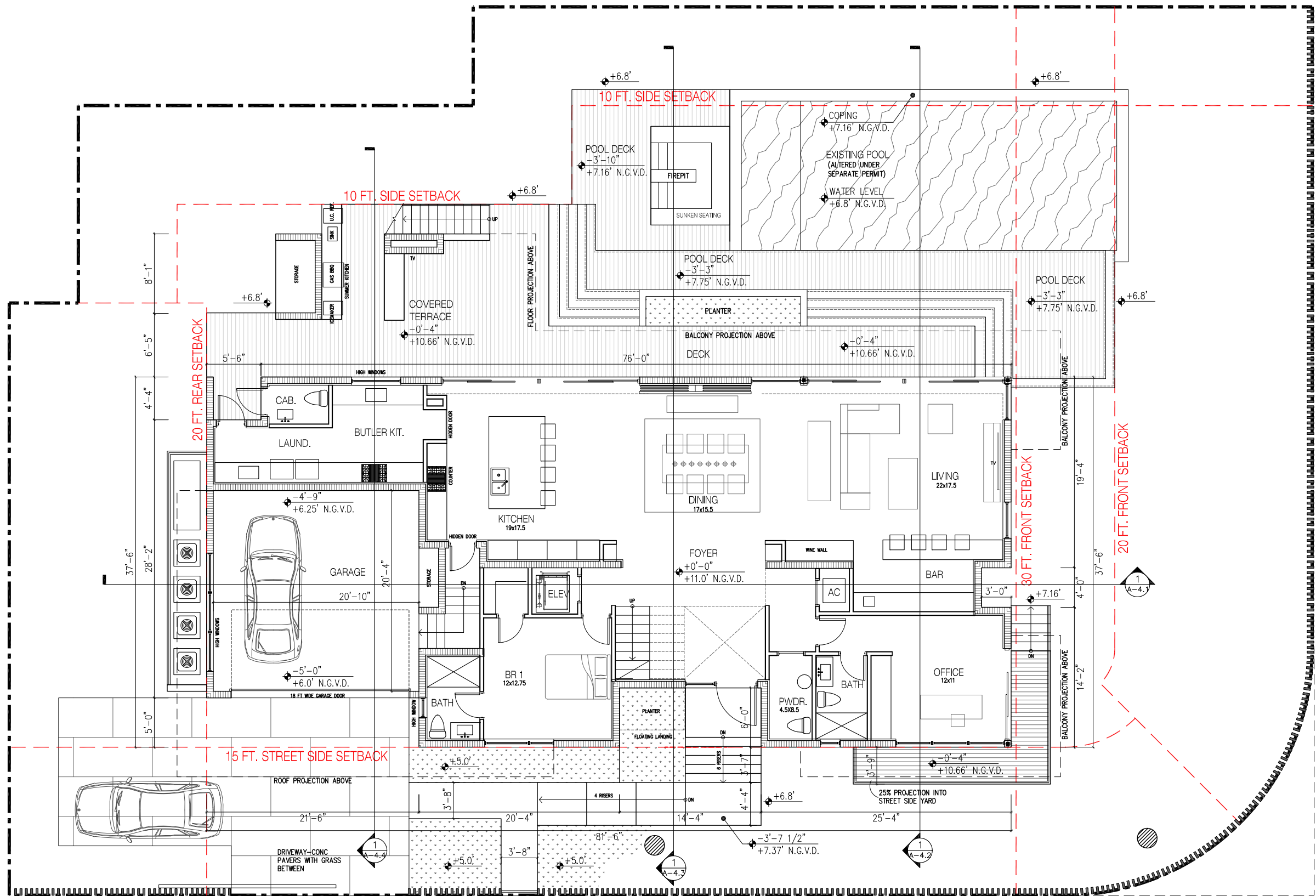
DRAWING TITLE

WAIVER
DIAGRAM

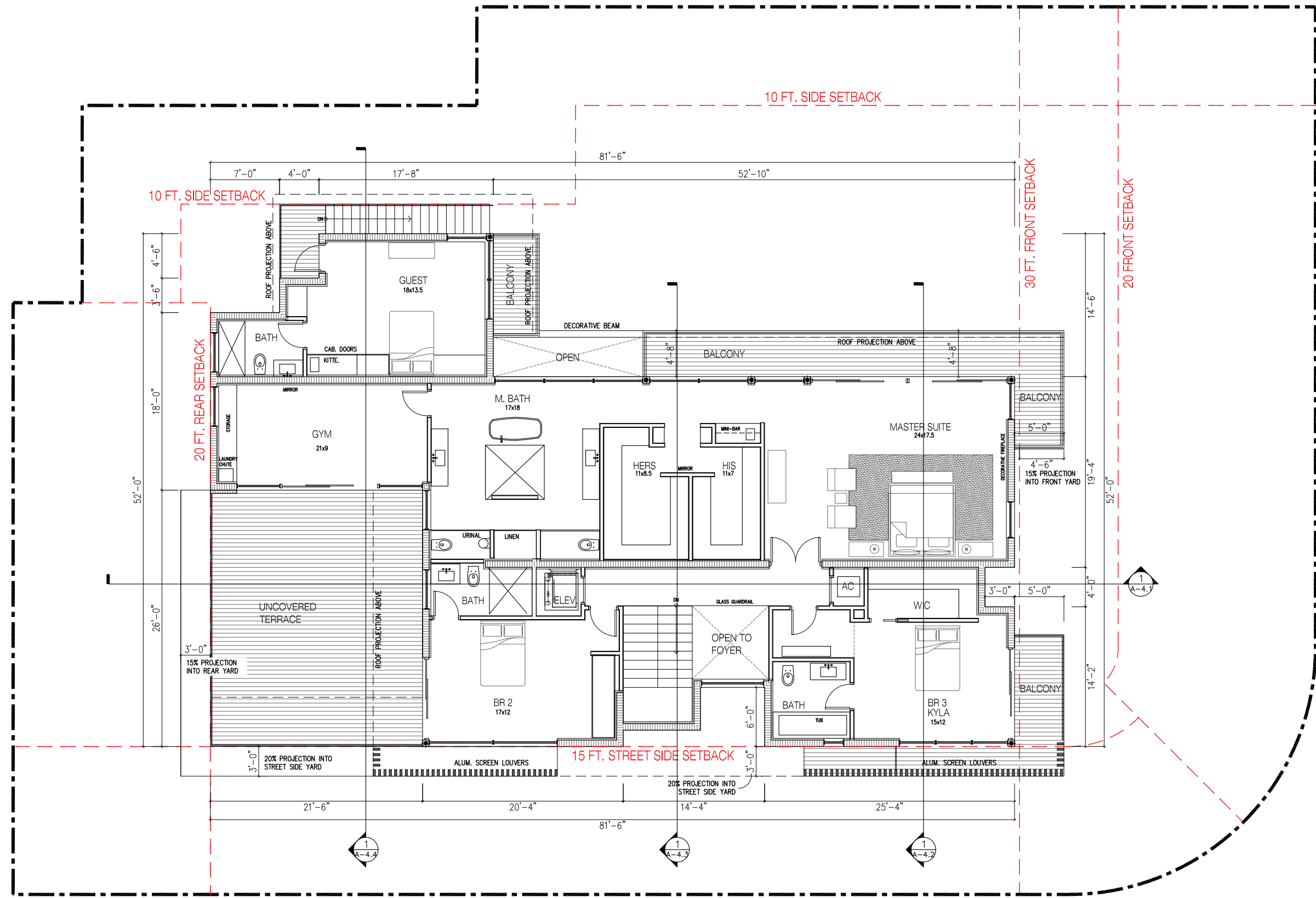
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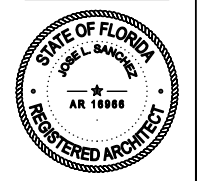


1 FIRST FLOOR PLAN
3/32"=1'-0"



1 SECOND FLOOR PLAN

3/32"=1'-0"



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MIAMI BEACH, FL. 33139
OWNER: MR. & MRS. BLUE

REVISION & DATE

1	DRB COMMENTS 11/09/2020

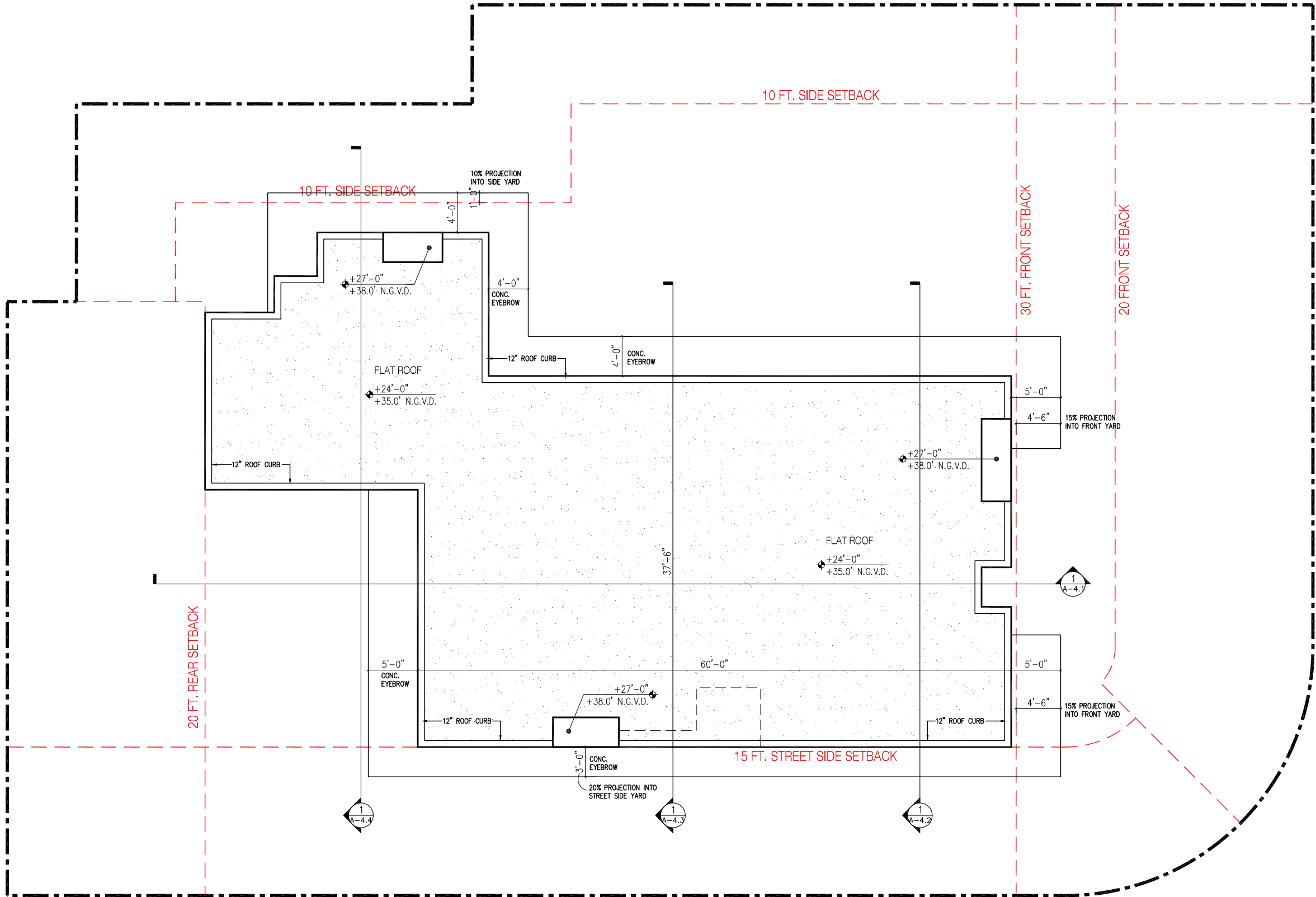
DRAWING TITLE

**SECOND
FLOOR PLAN**

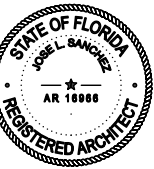
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DATE: 11-09-2020

SHEET NUMBER

A-2.2



1 ROOF PLAN 3/32"=1'-0"



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Date: 2020.11.07 14:34:35 -05'00'

ADDRESS & OWNER

NEW RESIDENCE
48 EAST RIVO ALTO DRIVE
MIAMI BEACH, FL. 33139
OWNER: MR. & MRS. BLUE

REVISION & DATE

1 DRB COMMENTS
11/09/2020

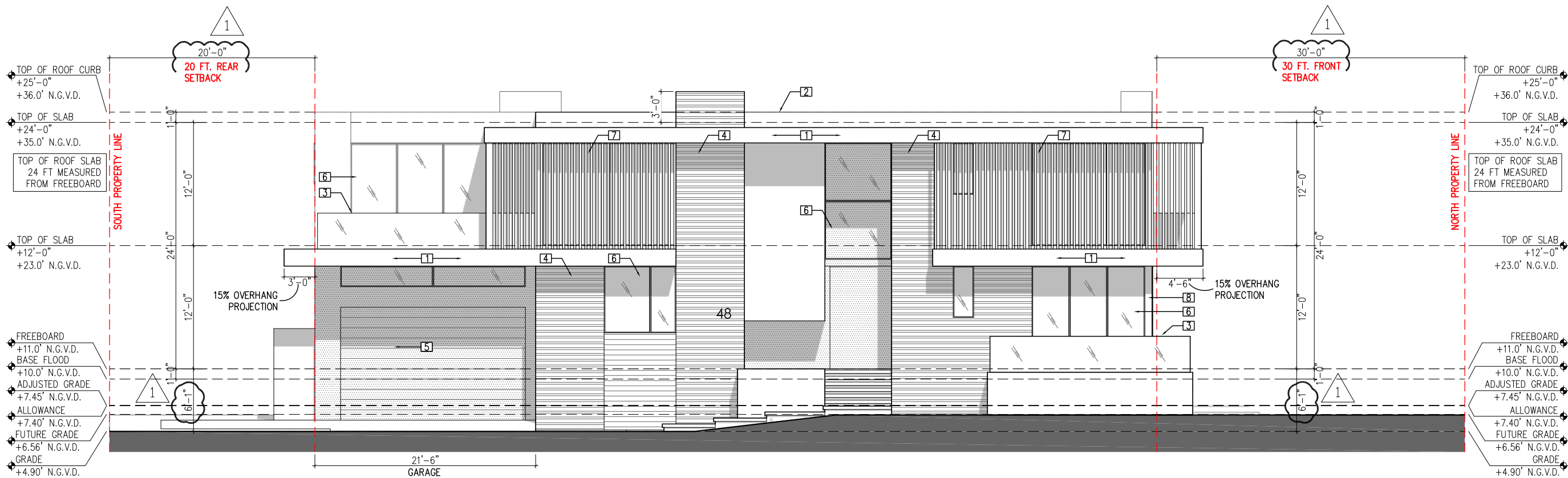
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ROOF PLAN

SCALE: AS SHOWN
DATE: 11-09-2020

SHEET NUMBER

A-2.3

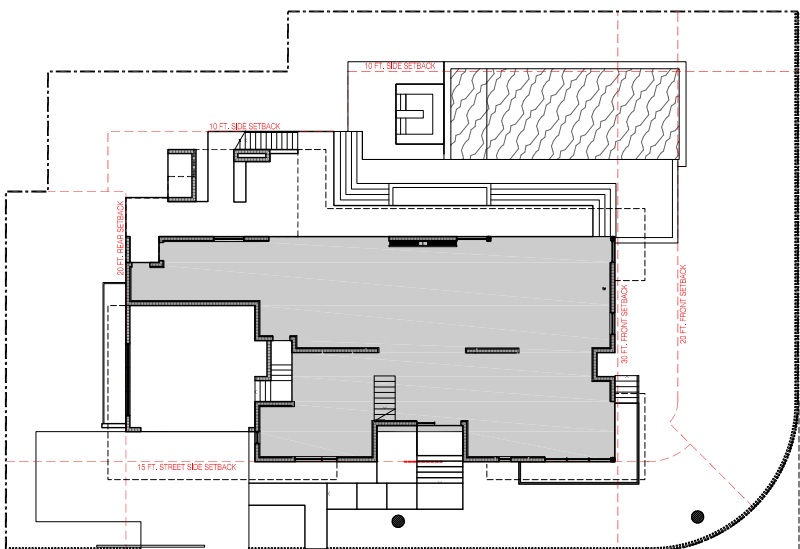


1 EAST ELEVATION (SIDE)

3/32"=1'-0"

ELEVATION KEYNOTES

- 5/8" SMOOTH CEMENT STUCCO (PAINTED WHITE OR AS SELECTED). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
- 12" ROOFTOP CURB (SEE ROOF PLAN)
- GLASS GUARDRAIL (42" HIGH A.F.F.) - UNDER SEPARATE PERMIT
- VENEER -TO BE SELECTED- CONCRETE STONE TILE.
- OVERHEAD GARAGE DOOR (COLOR TO MATCH ADJACENT WALL)
- DADE COUNTY APPROVED ALUM./IMPACT GLASS WINDOWS (IMPACT, BRONZE FINISH). REFER TO ENERGY CALCULATIONS FOR SHADING COEFFICIENT AND U FACTOR REQUIRED. PROVIDE FLUID APPLIED WATERPROOFING ON THE INSIDE FACE OF THE ROUGH OPENING. (TYP)
- DECORATIVE ALUMN. LOUVERS - SPACING BETWEEN LOUVERS SHALL REJECT A 4" SPHERE.
- GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
- CONCRETE COLUMNS.
- ALUM SCREEN ENCLOSURE FOR CONDENSING UNITS - PAINT CMU SCREEN & GATE SAME COLOR AS THE HOUSE.

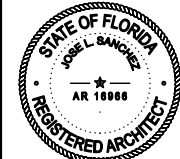


1 ELEVATION KEYPLAN

NOT TO SCALE

JOSE L. SANCHEZ
AIA, LEED AP
278 NW 37TH ST.
MIAMI, FL. 33127
P 305 576 8063

FL LIC: AR 0014946
FL LIC: AA 26000837



Jose L. Sanchez
Digitally signed by Jose L. Sanchez
Date: 2020.11.07 14:35:08 -05'00'

ADDRESS & OWNER

NEW RESIDENCE
48 EAST RIVO ALTO DRIVE
MIAMI BEACH, FL. 33139
OWNER: MR. & MRS. BLUE

REVISION & DATE

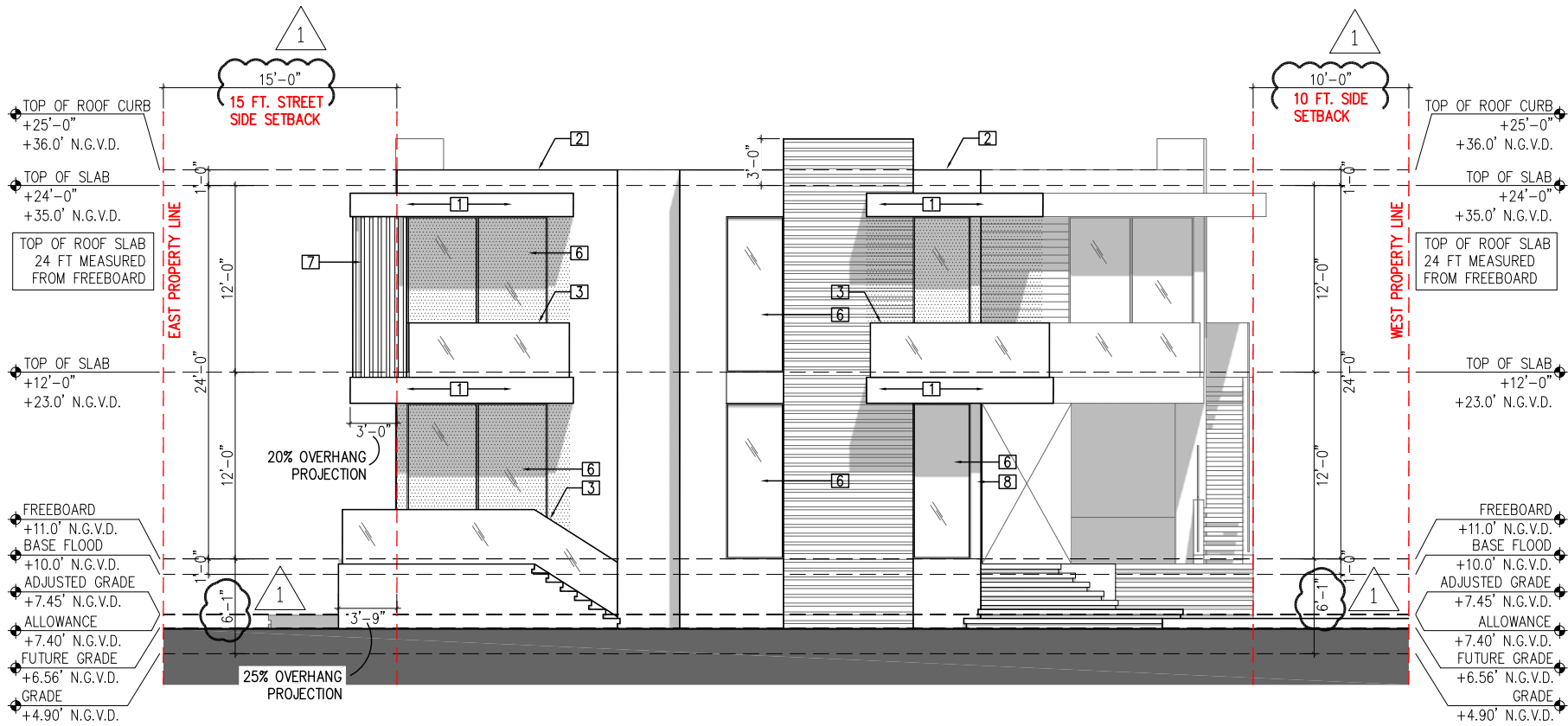
1 DRB COMMENTS
11/09/2020

DRAWING TITLE
**EAST
ELEVATION
(SIDE)**

SCALE: AS SHOWN
DATE: 11-09-2020

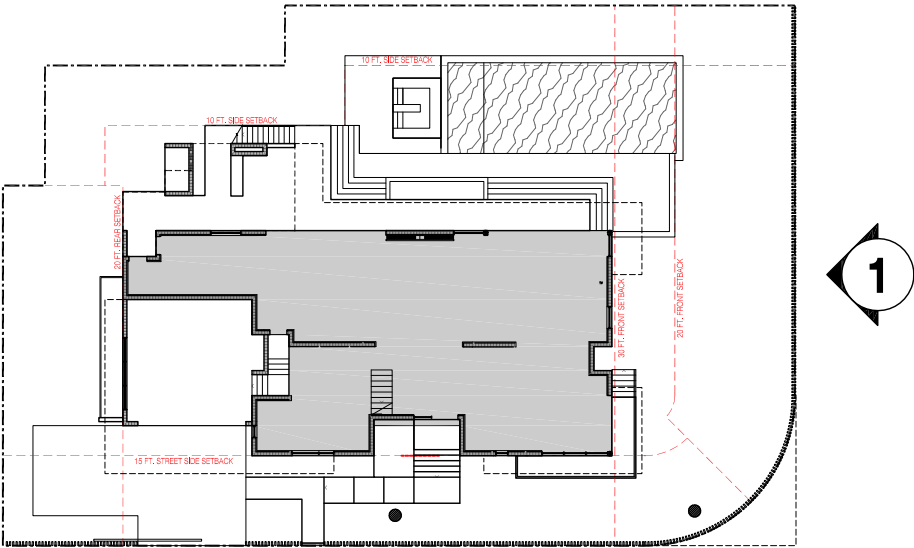
SHEET NUMBER

A-3.1



1 NORTH ELEVATION (FRONT)

3/32"=1'-0"

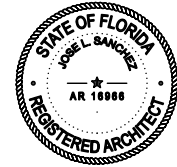


ELEVATION KEYPLAN

NOT TO SCALE

ELEVATION KEYNOTES

- 5/8" SMOOTH CEMENT STUCCO (PAINTED WHITE OR AS SELECTED). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
- 12" ROOFTOP CURB (SEE ROOF PLAN)
- GLASS GUARDRAIL (42" HIGH A.F.F.) – UNDER SEPARATE PERMIT
- VENEER –TO BE SELECTED– CONCRETE STONE TILE.
- OVERHEAD GARAGE DOOR (COLOR TO MATCH ADJACENT WALL)
- DADE COUNTY APPROVED ALUM./IMPACT GLASS WINDOWS (IMPACT, BRONZE FINISH). REFER TO ENERGY CALCULATIONS FOR SHADING COEFFICIENT AND U FACTOR REQUIRED. PROVIDE FLUID APPLIED WATERPROOFING ON THE INSIDE FACE OF THE ROUGH OPENING. (TYP)
- DECORATIVE ALUMN. LOUVERS – SPACING BETWEEN LOUVERS SHALL REJECT A 4" SPHERE.
- GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
- CONCRETE COLUMNS.
- ALUM SCREEN ENCLOSURE FOR CONDENSING UNITS – PAINT CMU SCREEN & GATE SAME COLOR AS THE HOUSE.



Jose L. Sanchez
Digitally signed by Jose L. Sanchez
Date: 2020.11.07 14:35:55 -05'00'

ADDRESS & OWNER

NEW RESIDENCE
48 EAST RIVO ALTO DRIVE
MIAMI BEACH, FL. 33139
OWNER: MR. & MRS. BLUE

REVISION & DATE

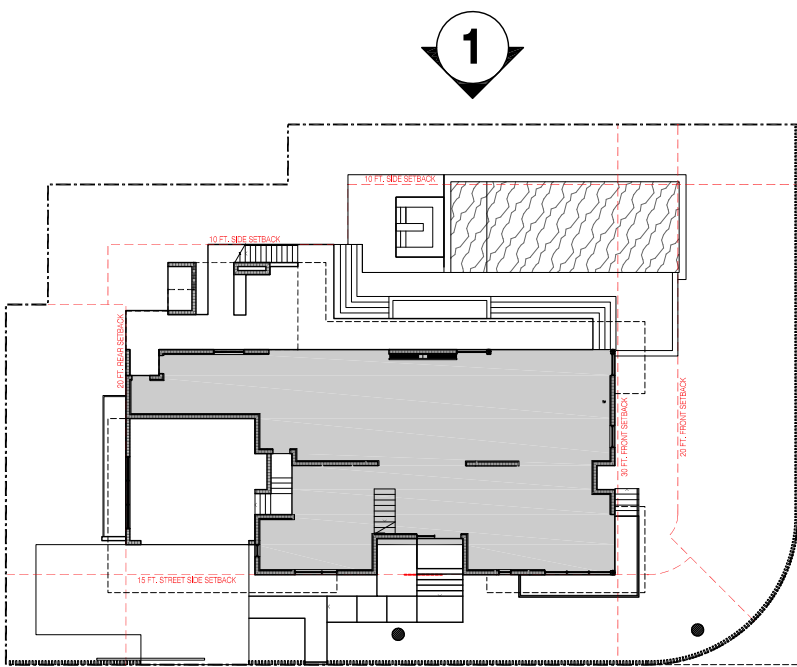
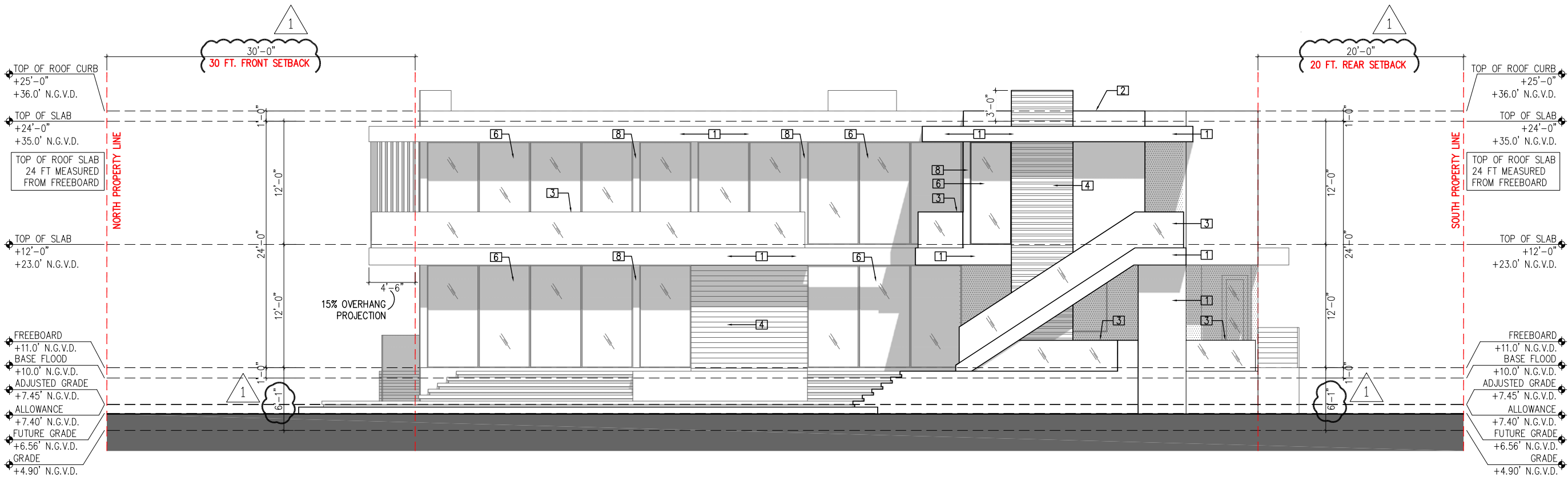
1	DRB COMMENTS 11/09/2020
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DRAWING TITLE
**NORTH
ELEVATION
(FRONT)**

SCALE: AS SHOWN
DATE: 11-09-2020

SHEET NUMBER

A-3.2



ELEVATION KEYPLAN

NOT TO SCALE

1 WEST ELEVATION (SIDE)

3/32"=1'-0"

ELEVATION KEYNOTES

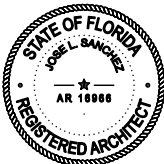
- 5/8" SMOOTH CEMENT STUCCO (PAINTED WHITE OR AS SELECTED). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
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FL LIC: AR 0014966
FL LIC: AA 26000837



Jose L. Sanchez
Digitally signed by Jose L. Sanchez
Date: 2020.11.07 14:36:31 -05'00'

ADDRESS & OWNER

NEW RESIDENCE
48 EAST RIVO ALTO DRIVE
MIAMI BEACH, FL. 33139
OWNER: MR. & MRS. BLUE

REVISION & DATE

1 DRB COMMENTS
11/09/2020

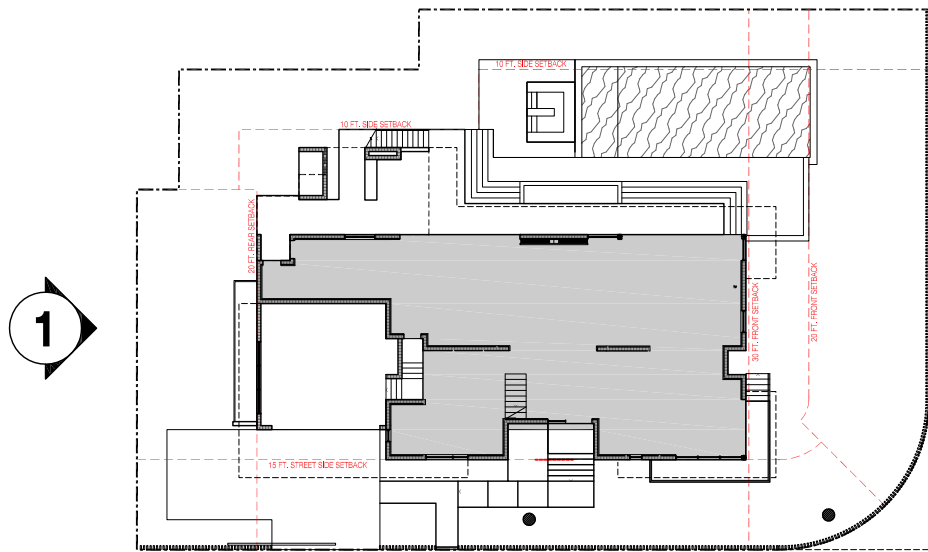
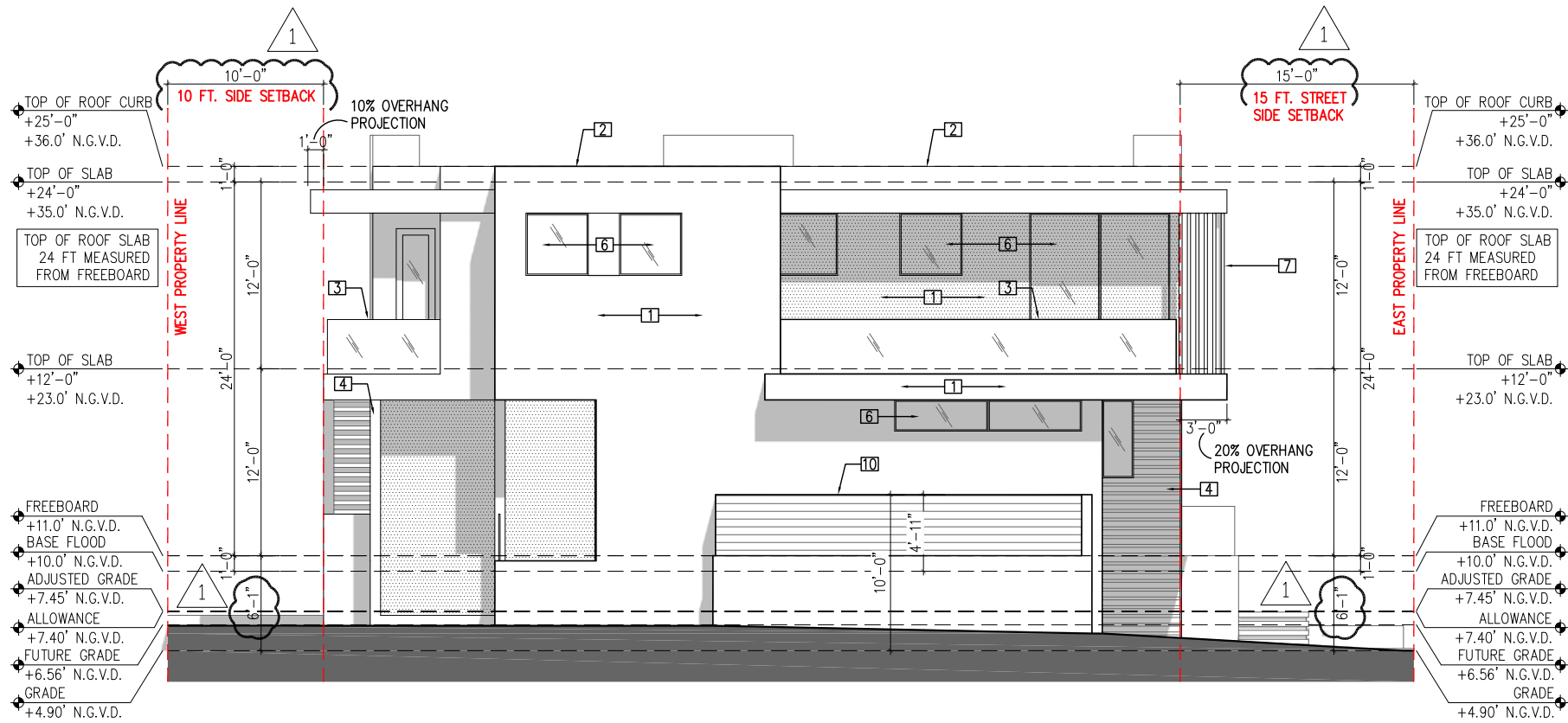
DRAWING TITLE

**WEST
ELEVATION
(SIDE)**

SCALE: AS SHOWN
DATE: 11-09-2020

SHEET NUMBER

A-3.3



ELEVATION KEYPLAN

NOT TO SCALE

1 SOUTH ELEVATION (REAR)

3/32"=1'-0"

ELEVATION KEYNOTES

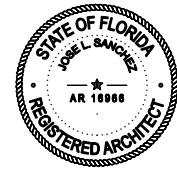
- 5/8" SMOOTH CEMENT STUCCO (PAINTED WHITE OR AS SELECTED). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
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JOSE L. SANCHEZ
AIA, LEED AP

278 NW 37TH ST.
MIAMI, FL. 33127
P 305 576 8063

FL LIC: AR 0014946
FL LIC: AA 26000837



Jose L. Sanchez
Digitally signed by Jose L. Sanchez
Date: 2020.11.07 14:37:14 -05'00'

ADDRESS & OWNER

NEW RESIDENCE
48 EAST RIVO ALTO DRIVE
MIAMI BEACH, FL. 33139
OWNER: MR. & MRS. BLUE

REVISION & DATE

1	DRB COMMENTS 11/09/2020
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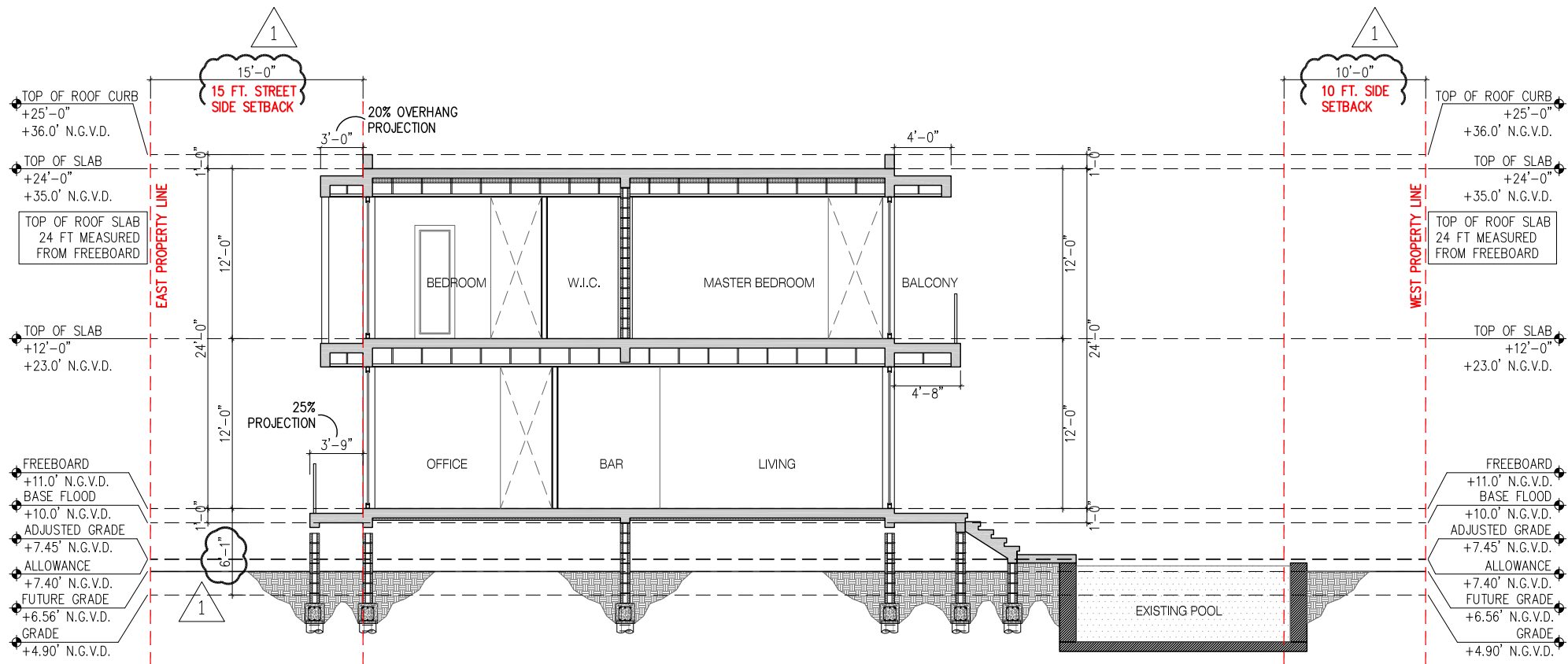
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**SOUTH
ELEVATION
(REAR)**

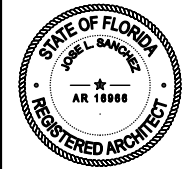
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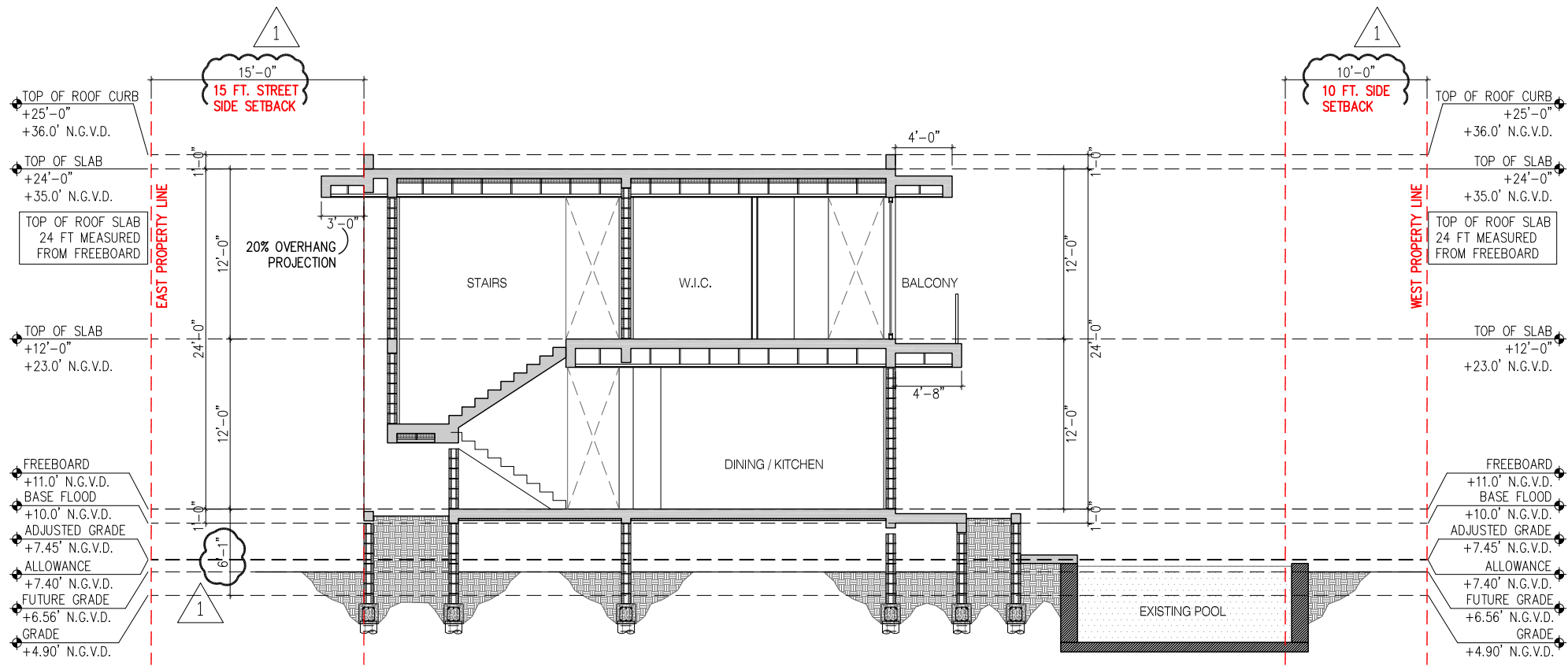
SHEET NUMBER

A-3.4



1 SECTION
3/32"=1'-0"





1 SECTION
3/32"=1'-0"

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AIA, LEED AP

278 NW 37TH ST.

MIAMI, FL. 33127

P 305 576 8063

FL. LIC: AR 0014966

FL. LIC: AA 26000837

STATE OF FLORIDA

JOSE L. SANCHEZ

AR 18988

REGISTERED ARCHITECT

Jose L Sanchez

Digitally signed by Jose L Sanchez

Date: 2020.11.07 14:39:08 -05'00'

ADDRESS & OWNER

NEW RESIDENCE

48 EAST RIVO ALTO DRIVE

MIAMI BEACH, FL. 33139

OWNER: MR. & MRS. BLUE

REVISION & DATE

1 DRB COMMENTS 11/09/2020

DRAWING TITLE

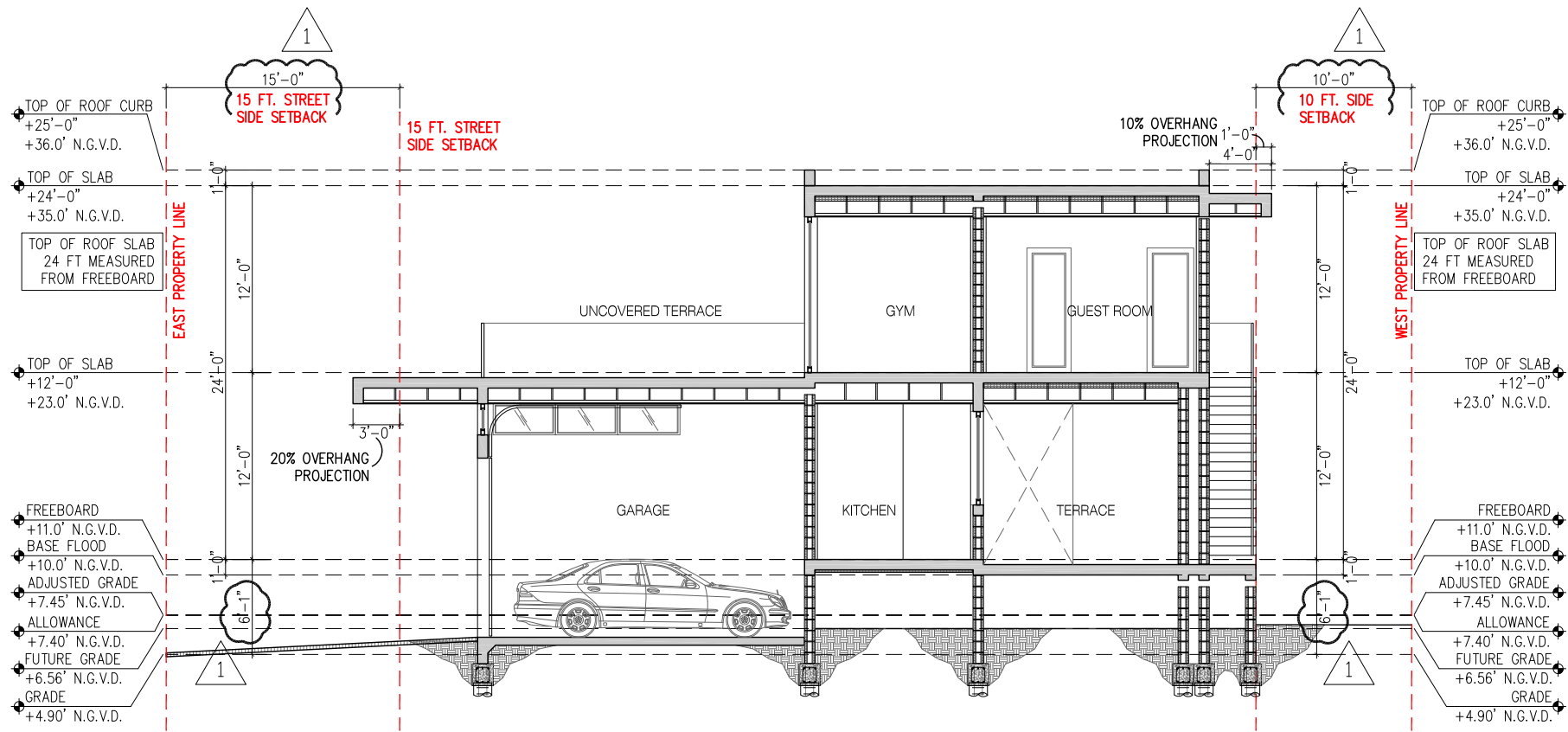
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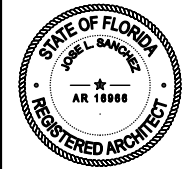
DATE: 11-09-2020

SHEET NUMBER

A-4.3



1 SECTION
3/32"=1'-0"



Jose L. Sanchez
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Date: 2020.11.07 14:40:02 -05'00'

ADDRESS & OWNER

NEW RESIDENCE
48 EAST RIVO ALTO DRIVE
MIAMI BEACH, FL. 33139
OWNER: MR. & MRS. BLUE

REVISION & DATE

1 DRB COMMENTS
11/09/2020

DRAWING TITLE

SECTION

SCALE: AS SHOWN
DATE: 11-09-2020

SHEET NUMBER

A-4.4