

50' Total Right-of-Way  
19' PAVEMENT

MIAMI BEACH WATERMARK

CLIENT :

## 2nd Floor Addition to Existing Home

1600 Cleveland Road  
Miami Beach, FL 33141  
Folio: 02-3203-001-0940

CASTELLANOS DESIGN STUDIO  
7300 BISCAYNE BLVD. SUITE 200

7500 BISCAYNE BLVD., SUITE 200  
MIAMI, FL 33138

Tel: 786.218.5335

License #AA 26002467

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| No. | DATE     | ISSUED / REVISED |
|-----|----------|------------------|
| 1   | 21JUN/22 | BOA APPLICATION  |
| 2   | 01JUL/22 | P&Z COMMENTS     |
| 3   | 11JUL/22 | FINAL SUBMITTAL  |

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SEAL :



WESLEY ART CASTELLANOS  
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-02

# PROPOSED SITE PLAN & SETBACKS

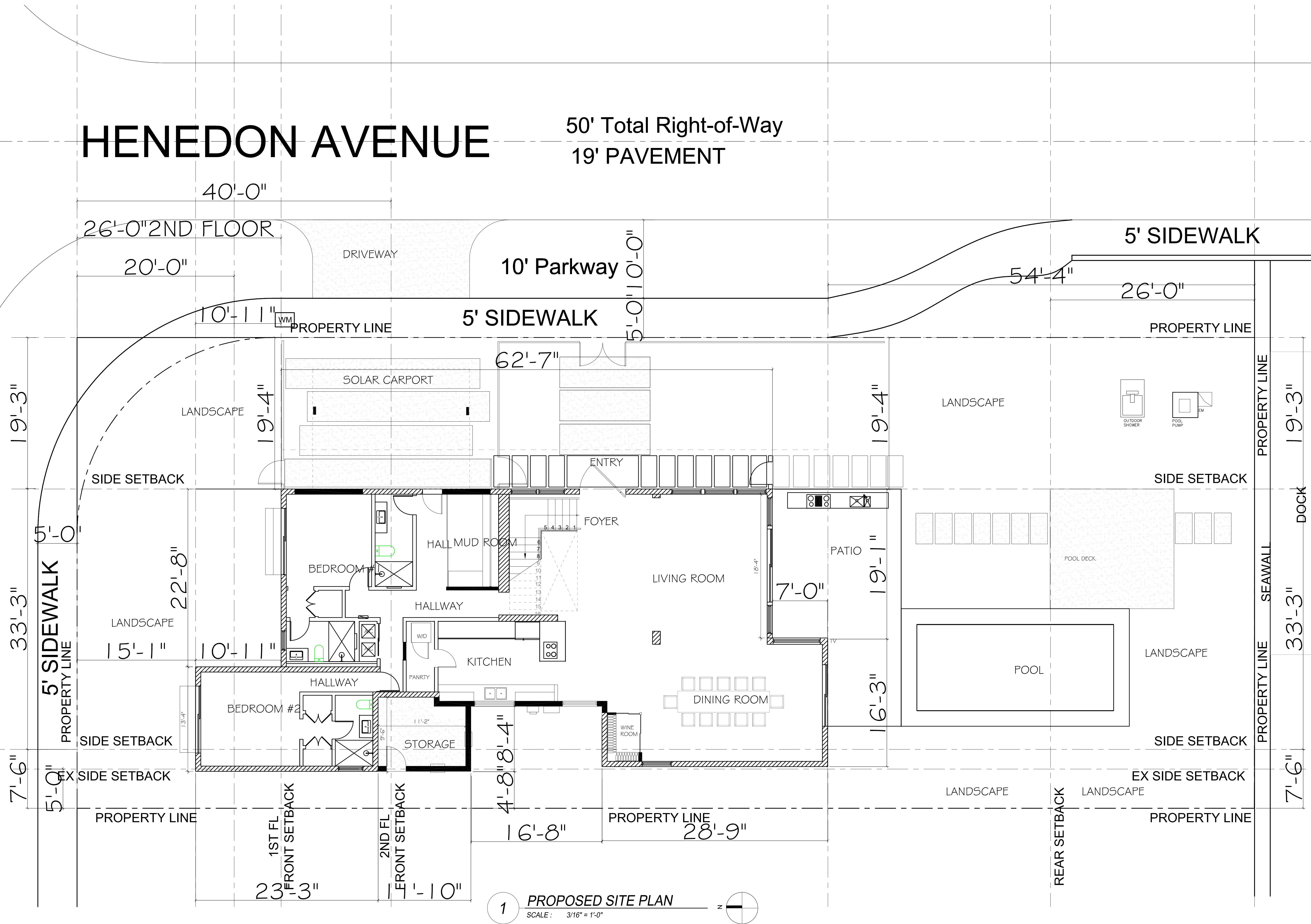
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| CHECKED BY : WC | SHEET NO : |
|-----------------|------------|

DRAWN BY : WC

SCALE:

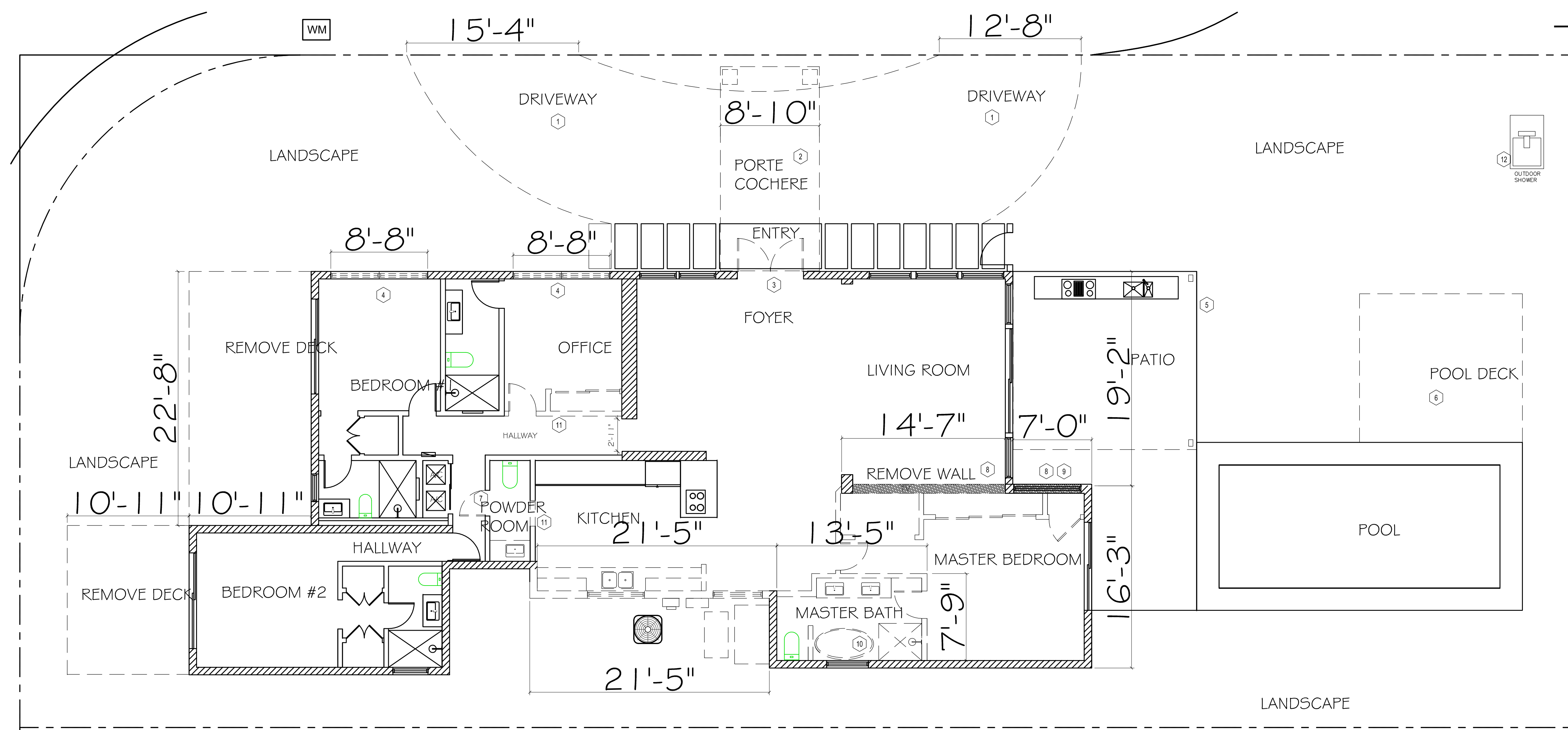
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# AS-1

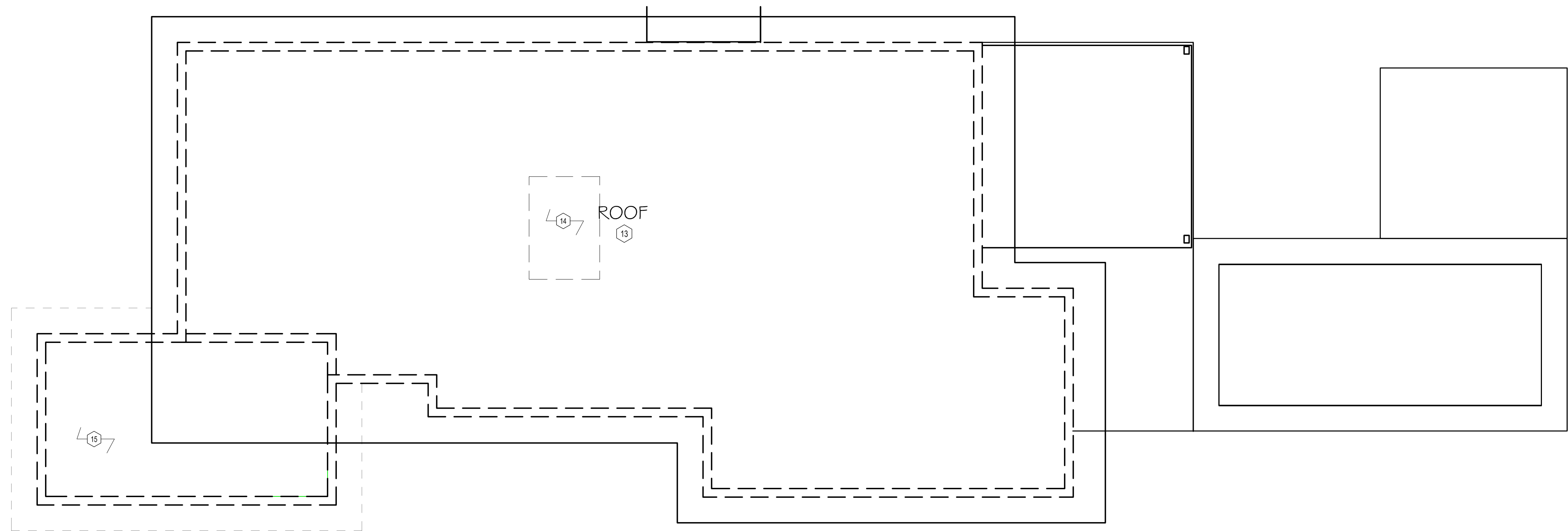








**D1** **DEMOLITION GROUND FLOOR PLAN**  
SCALE : 1/4" = 1'-0"



**D2** **DEMOLITION ROOF PLAN**  
SCALE : 1/4" = 1'-0"

DEMOLITION REFERENCE NOTES:

- EXISTING ASPHALT DRIVEWAY APPROACH TO BE REMOVED
- EXISTING PORTE COCHERE ROOF EXTENSION AND COLUMNS TO BE REMOVED.
- EXISTING DOORS TO BE REMOVED
- EXISTING WINDOWS TO BE REMOVED.
- EXISTING AWNING TO REMOVED FOR CONSTRUCTION AND REINSTALLED
- EXISTING DECK TO BE REMOVED
- EXISTING BATHROOM TO BE REMOVED
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO BE REMOVED FOR NEW WINDOW.
- EXISTING INTERIOR BATHROOM TO BE REMOVED.
- EXISTING INTERIOR PARTITION TO BE REMOVED.
- EXISTING POOL PUMP TO REMAIN. INSTALLED UNDER PERMIT PO-R1800294 IN 2018
- EXISTING ROOF TO REMAIN.
- ROOF TO BE OPENED TO PROVIDE OPENING AT ROOF FOR STAIRS.
- EXISTING ROOF TO BE RAISED TO MATCH ADJACENT EXISTING MAIN ROOF

DEMOLITION LEGEND:

- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING MASONRY EXTERIOR WALL
- EXISTING TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED

MIAMI BEACH WATERMARK

CLIENT :

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Folio: 02-3203-001-0940

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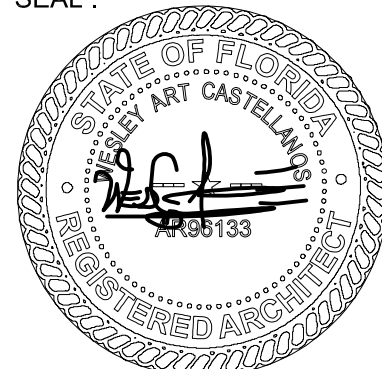
7300 BISCAYNE BLVD., SUITE 200  
MIAMI, FL 33138  
Tel: 786.218.5335  
License #AA 26002467

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| 2   | 01JUL/22 | P&Z COMMENTS     |
| 3   | 11JUL/22 | FINAL SUBMITTAL  |

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SEAL :



WESLEY ART CASTELLANOS  
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-02

**DEMOLITION FLOOR PLAN**

CHECKED BY : WC  
DRAWN BY : WC  
SCALE:  
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SHEET NO :

**D-1.01**

- 1 NEW POROUS CONCRETE DRIVEWAY
- 2 NEW POROUS CONCRETE WALKWAY
- 3 NEW CARPORT AWNING
- 4 NEW CONCRETE DECK
- 5 NEW 5'-0" FENCE

MENT:

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# CDS

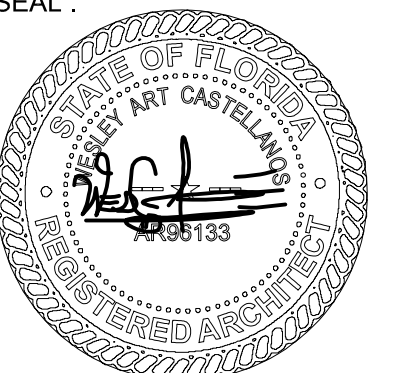
**CASTELLANOS DESIGN STUDIO**  
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# PROPOSED GROUND FLOOR PLAN

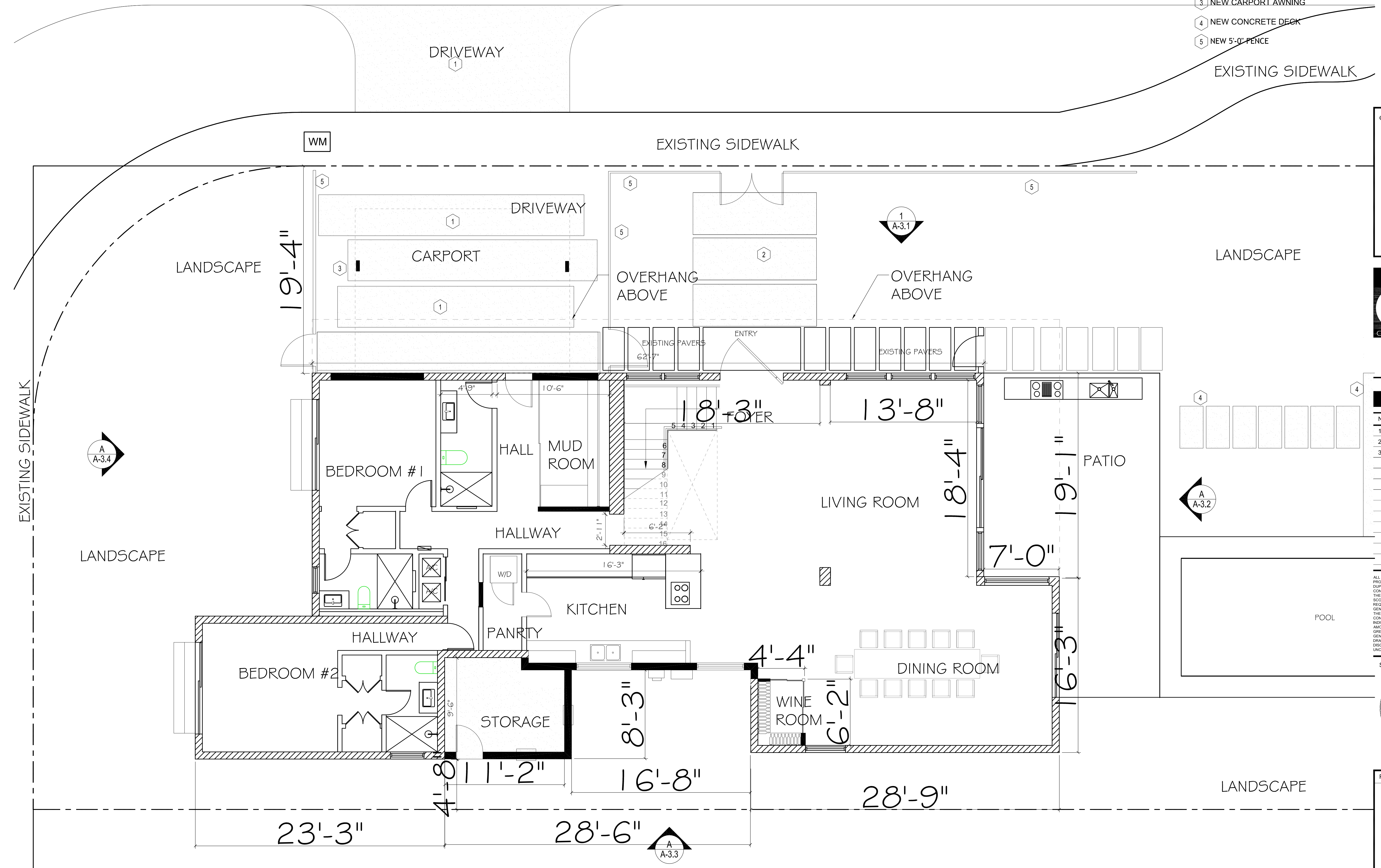
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DRAWN BY : WC

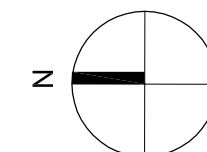
SCALE:

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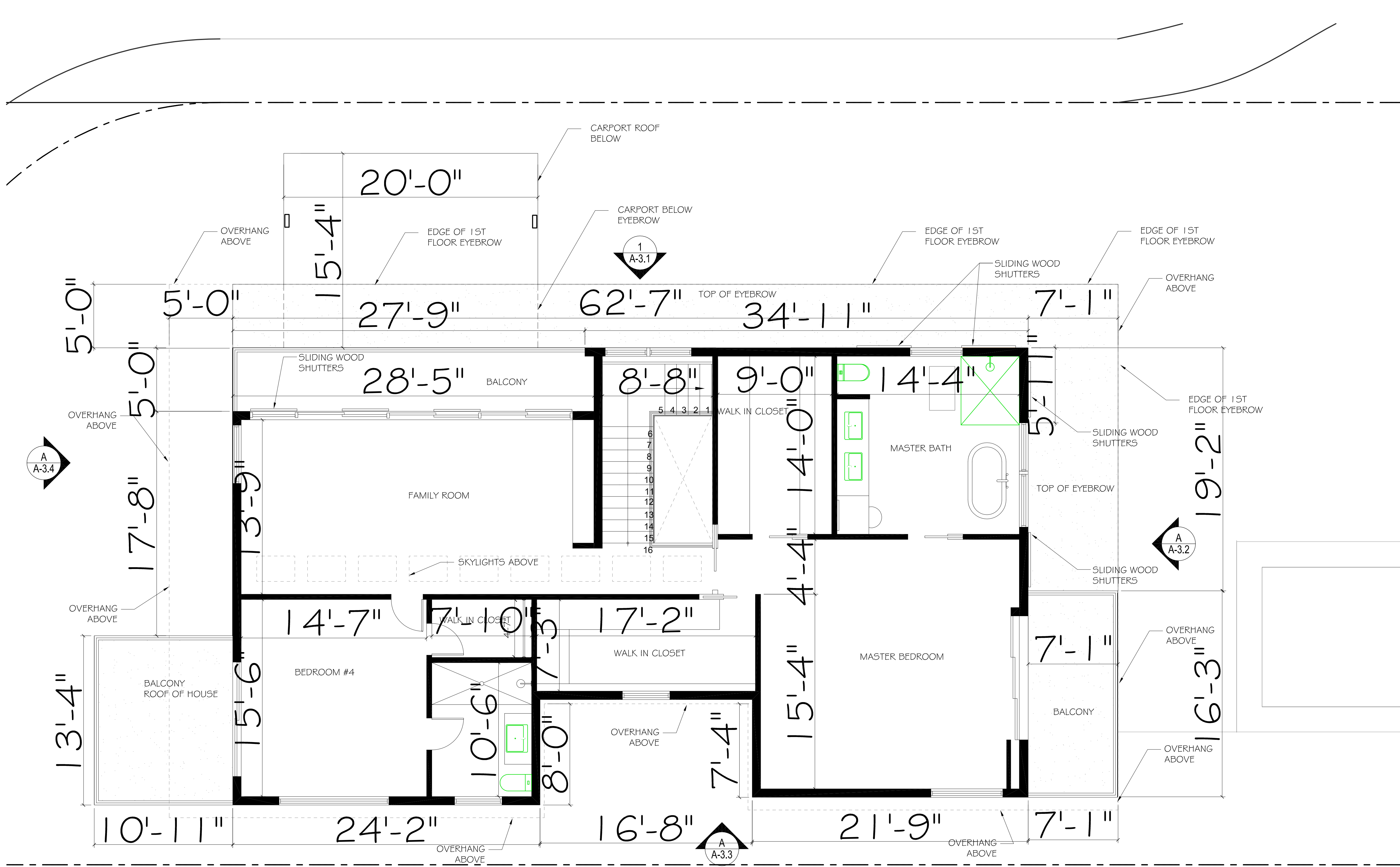
A-1.01



1 PROPOSED GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"







1 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

MIAMI BEACH WATERMARK

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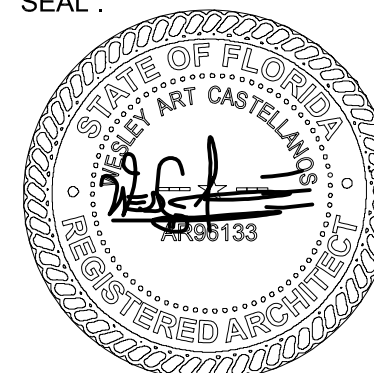
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## PROPOSED SECOND FLOOR PLAN

CHECKED BY: WC

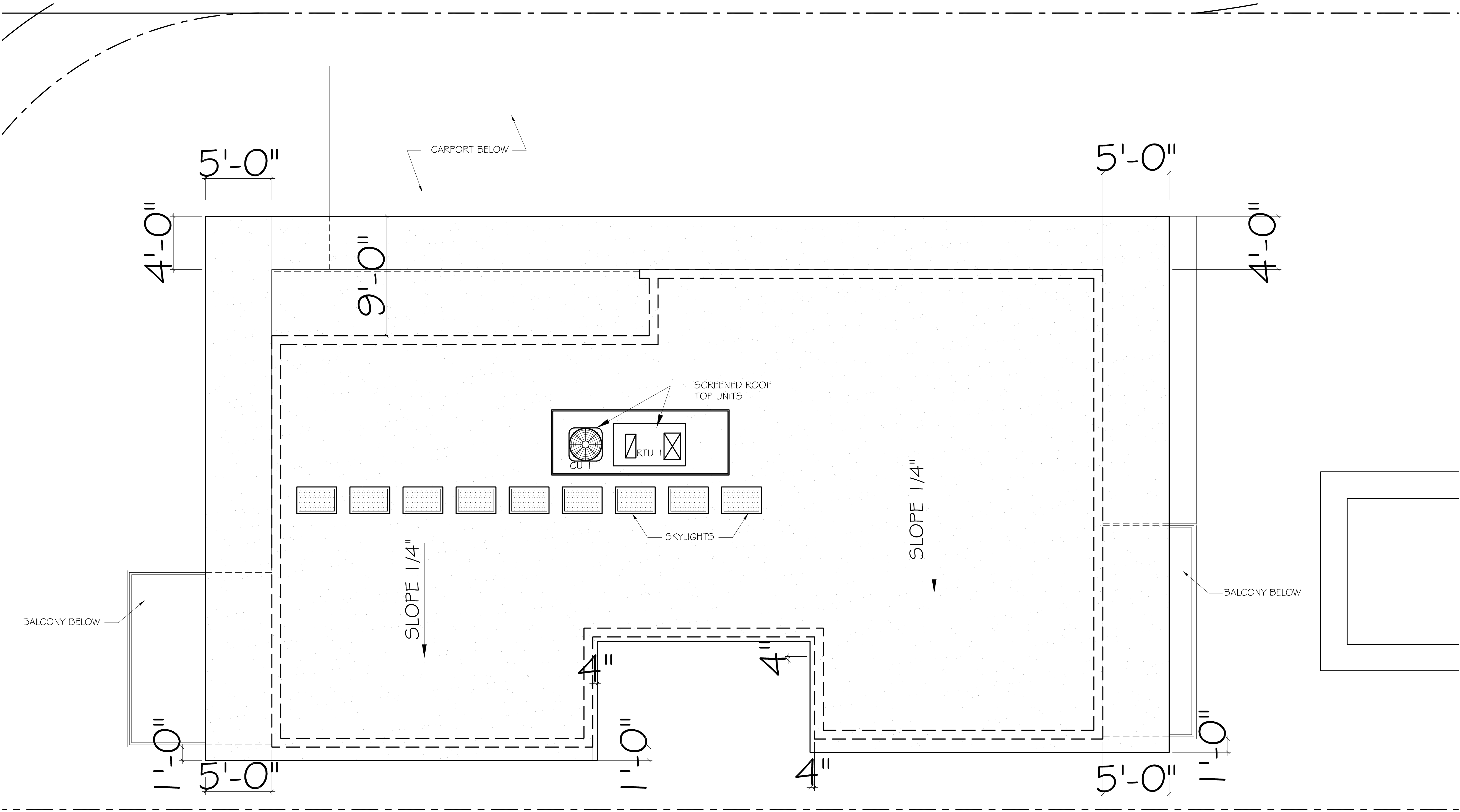
DRAWN BY: WC

SCALE:

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SHEET NO:

A-1.02



BALCONY BELOW

CARPORT BELOW

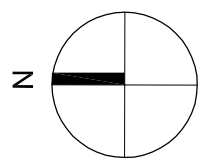
SCREENED ROOF  
TOP UNITS

SKYLIGHTS

SLOPE 1/4"

BALCONY BELOW

1 **PROPOSED ROOF PLAN**  
SCALE : 1/4" = 1'-0"

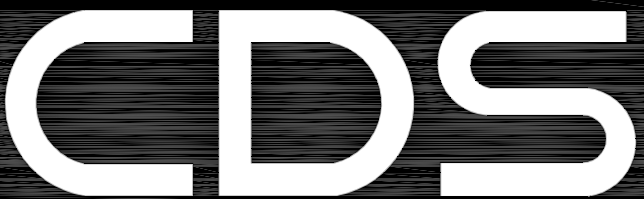


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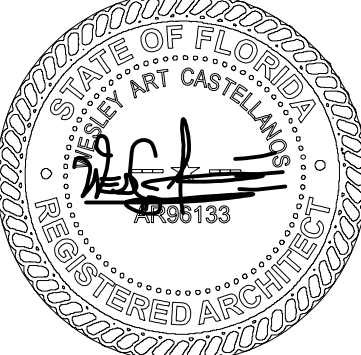
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**PROPOSED  
ROOF PLAN**

CHECKED BY : WC

DRAWN BY : WC

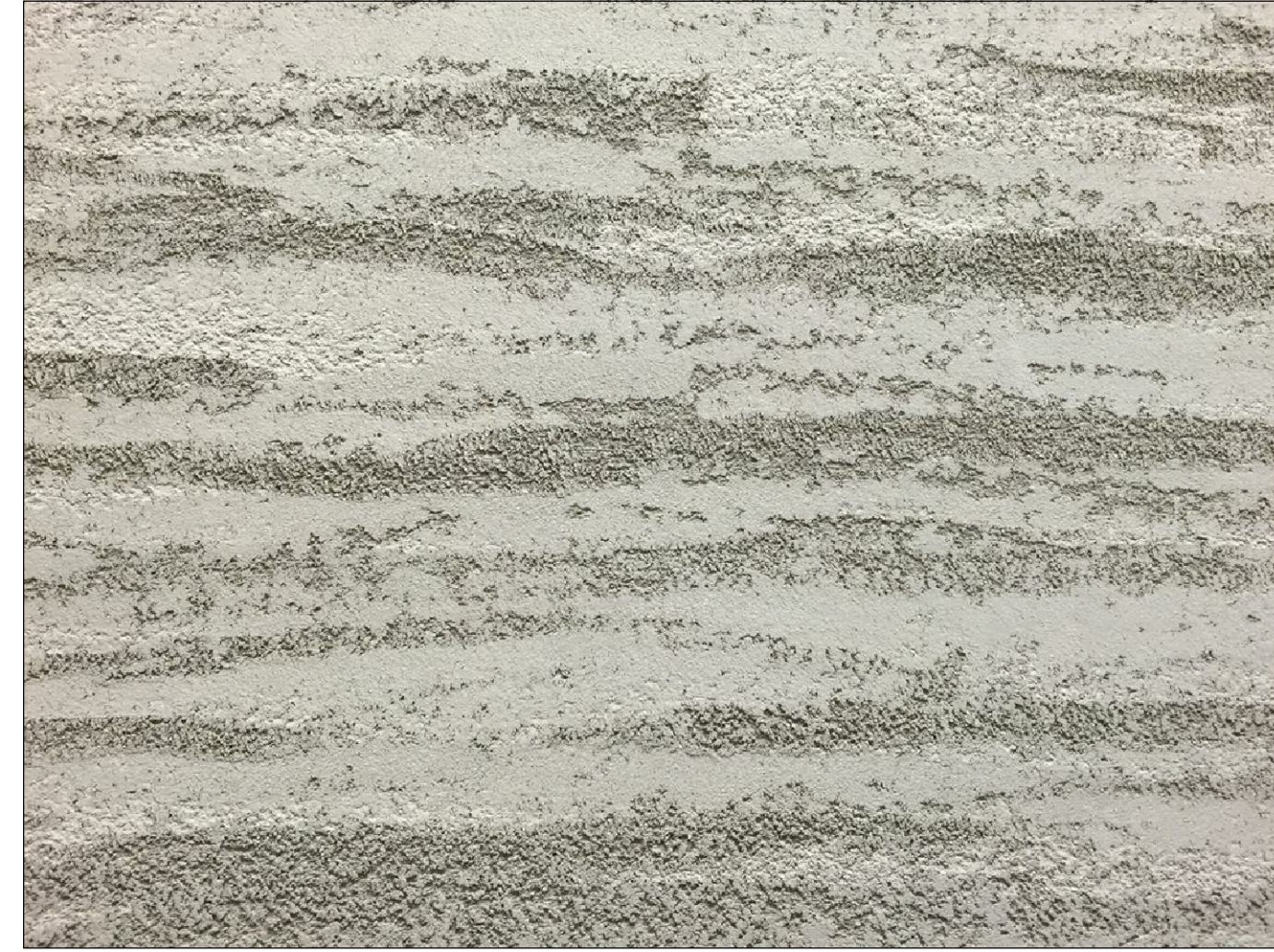
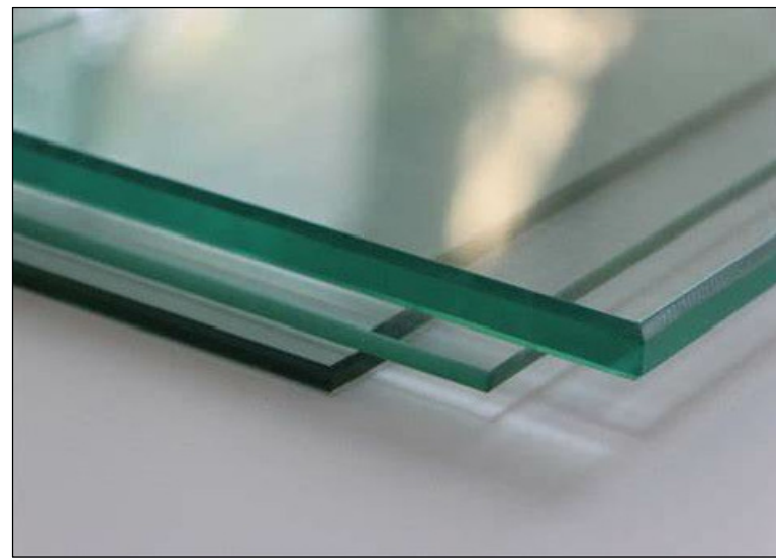
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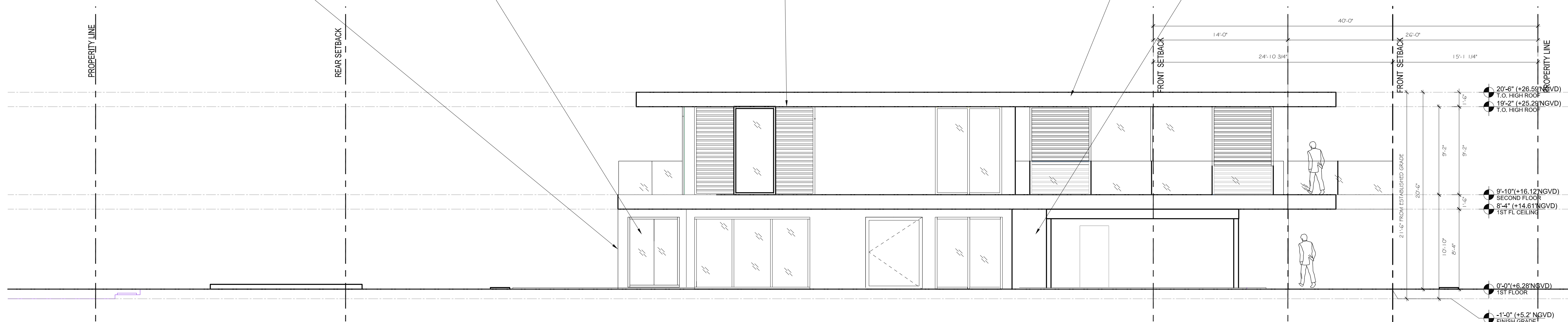
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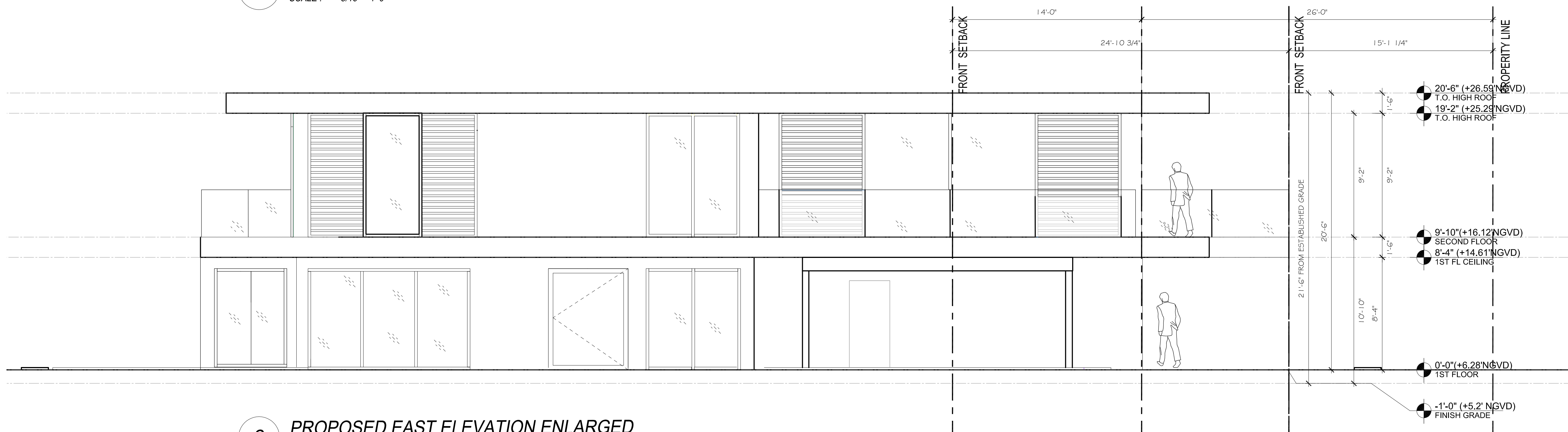




— STUCCO TRAVERTINE FINISH



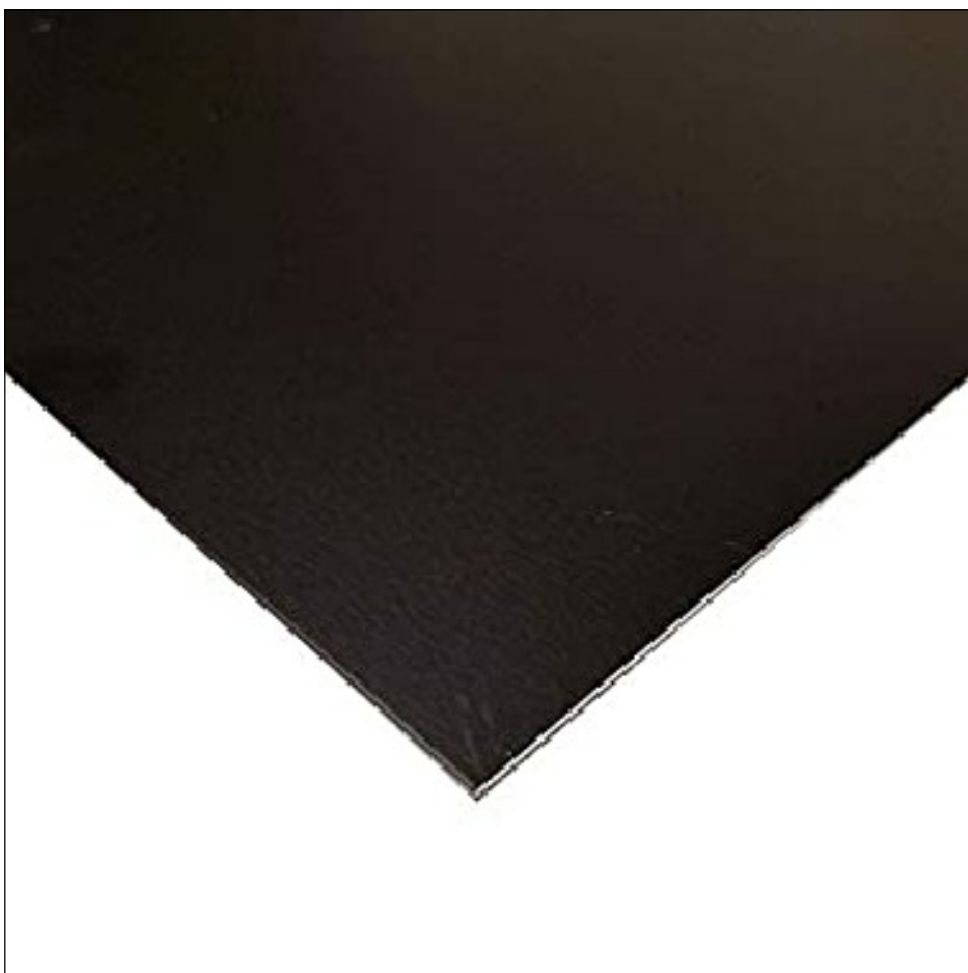
2 **PROPOSED EAST ELEVATION**  
SCALE : 3/16" = 1'-0"



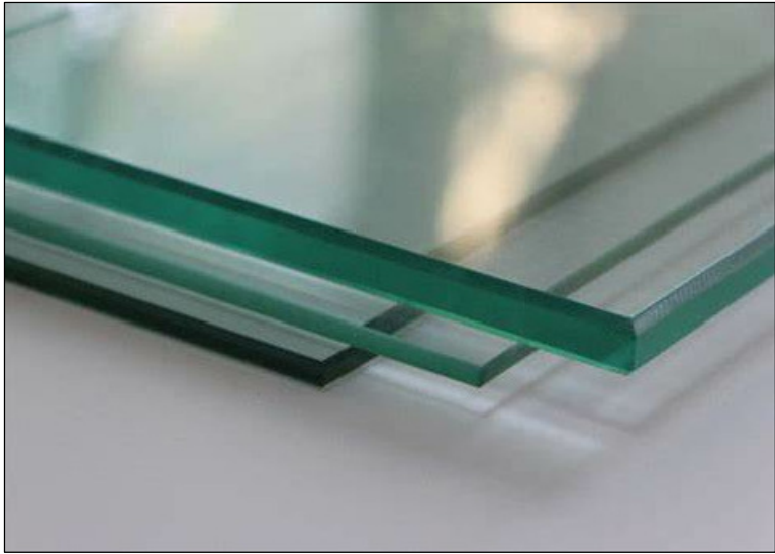
2 PROPOSED EAST ELEVATION ENLARGED  
SCALE: 1/4" = 1'-0"

## A-3.1





BRONZE ANODIZED WINDOW & DOOR FRAMES



CLEAR LOW E GLASS



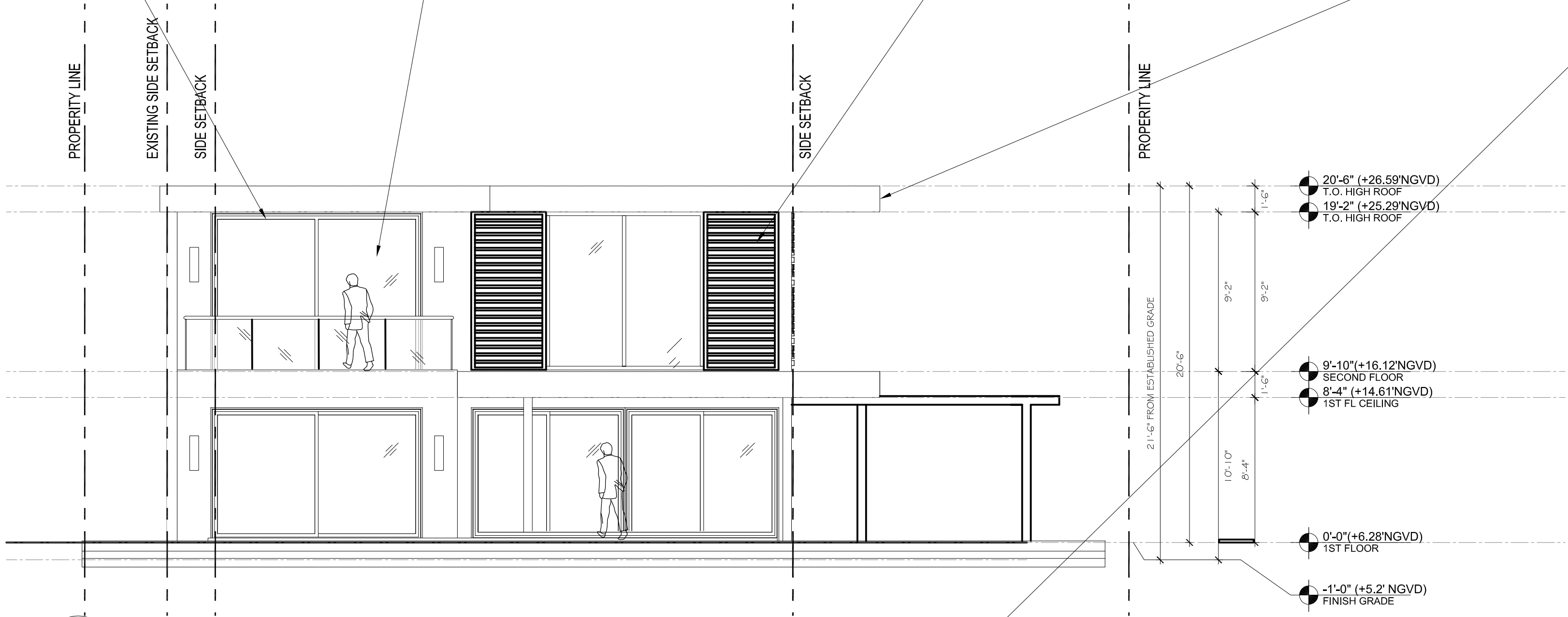
IPE SLIDING SHUTTERS



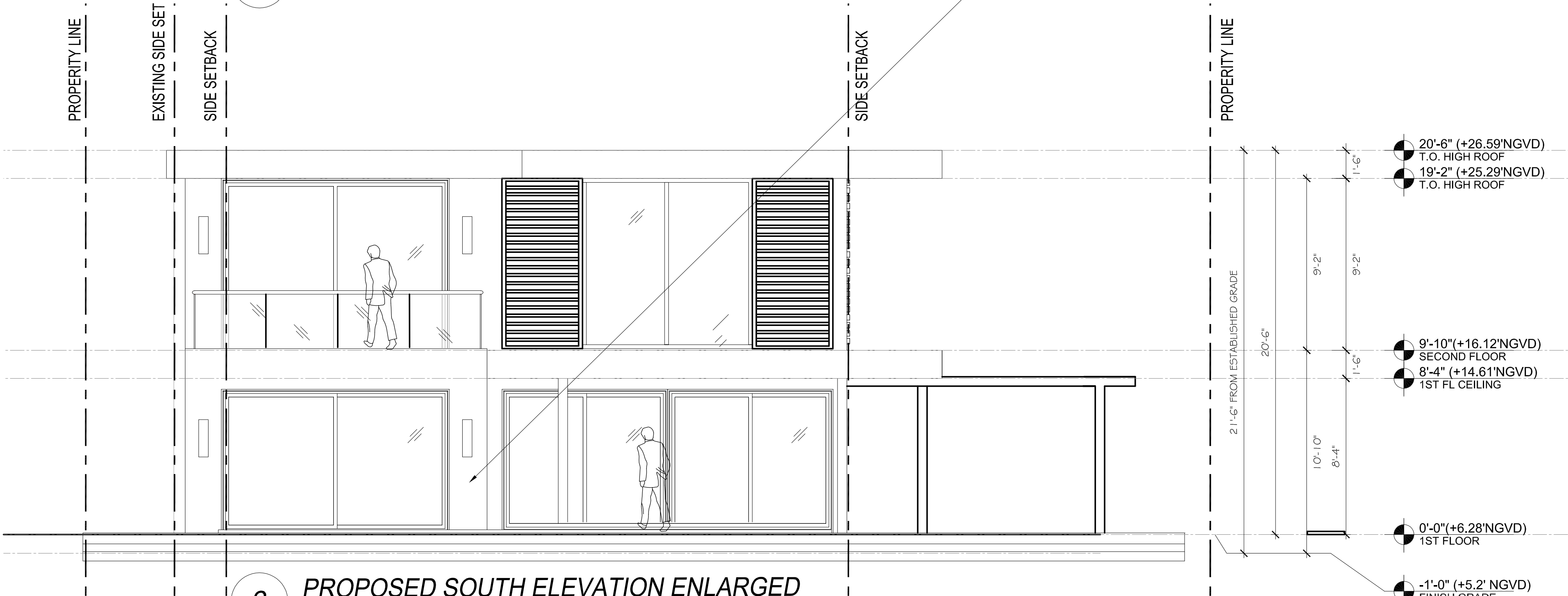
IPE UNDERSIDE OF OVERHANG WITH BRONZE ANODIZED FASCIA



STUCCO TRAVERTINE FINISH



2 PROPOSED SOUTH ELEVATION  
SCALE : 3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION ENLARGED  
SCALE : 1/4" = 1'-0"

MIAMI BEACH WATERMARK

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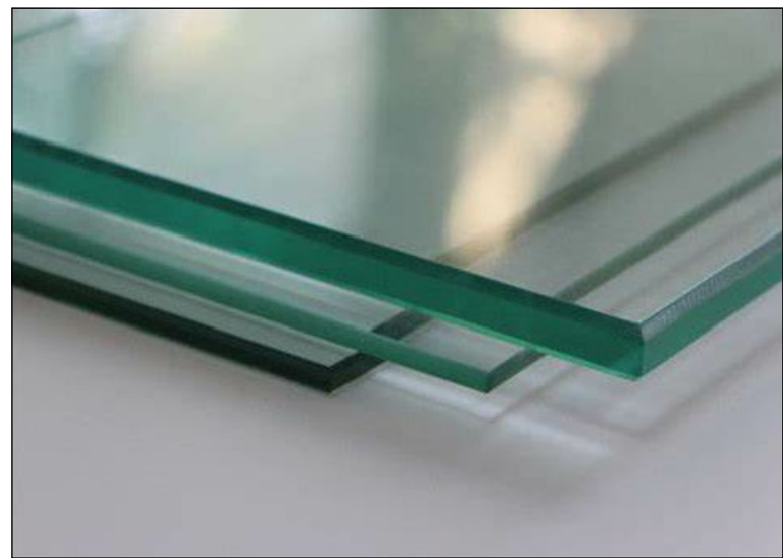
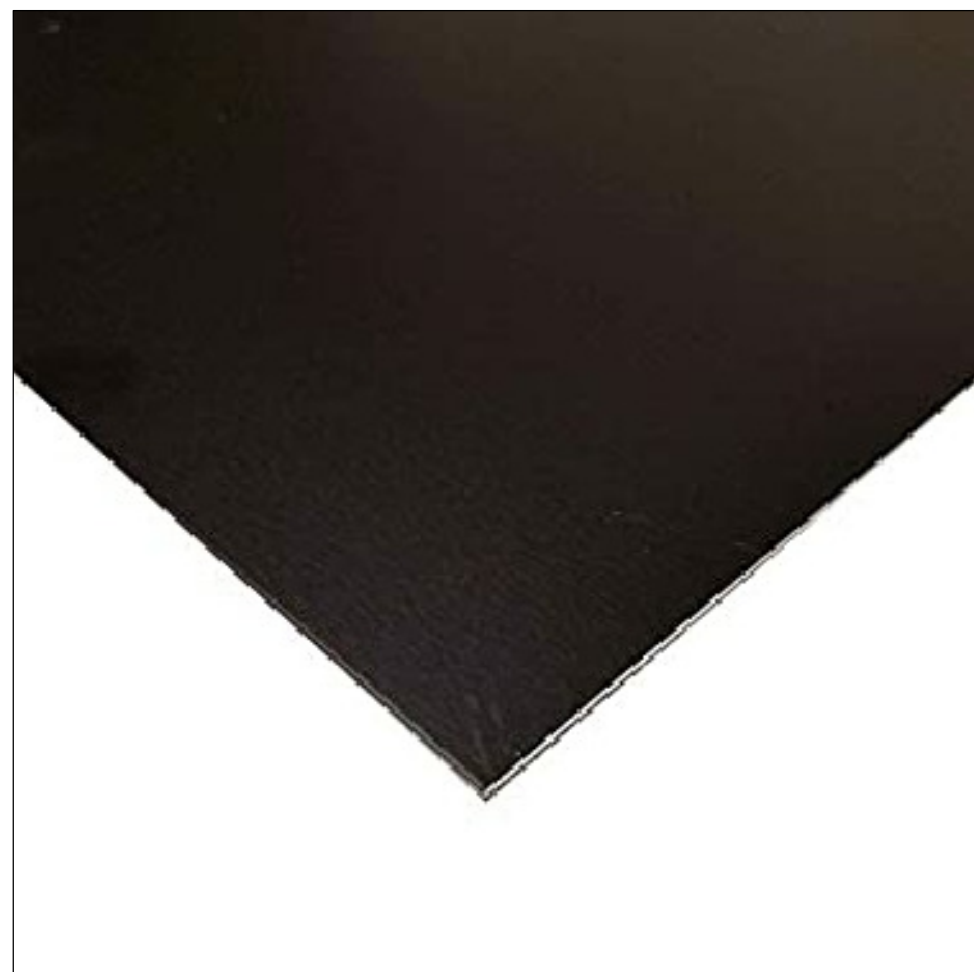
## PROPOSED SOUTH ELEVATION

CHECKED BY : WC  
DRAWN BY : WC  
SCALE:  
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SHEET NO :

A-3.2





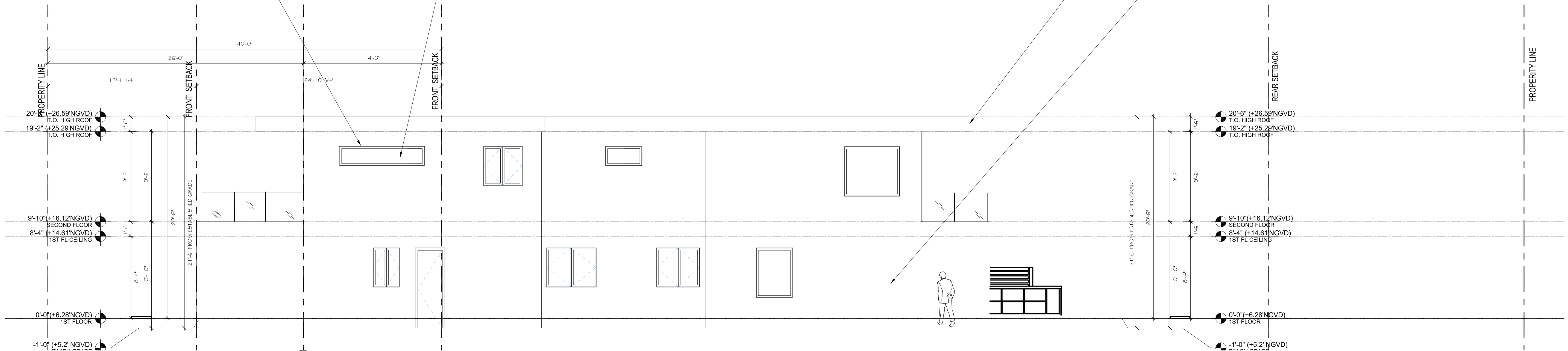
BRONZE ANODIZED  
WINDOW & DOOR FRAMES

CLEAR LOW E  
GLASS

IPE SLIDING SHUTTERS

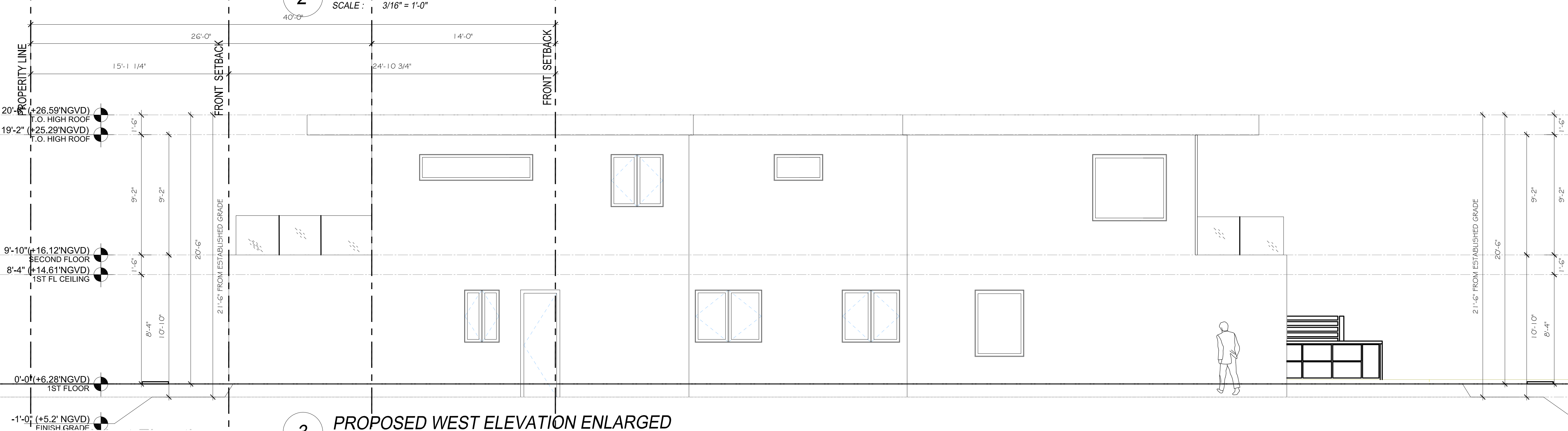
IPE UNDERSIDE OF OVERHANG  
WITH BRONZE ANODIZED FASCIA

STUCCO TRAVERTINE FINISH



2 PROPOSED WEST ELEVATION

SCALE : 3/16" = 1'-0"



3 PROPOSED WEST ELEVATION ENLARGED

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

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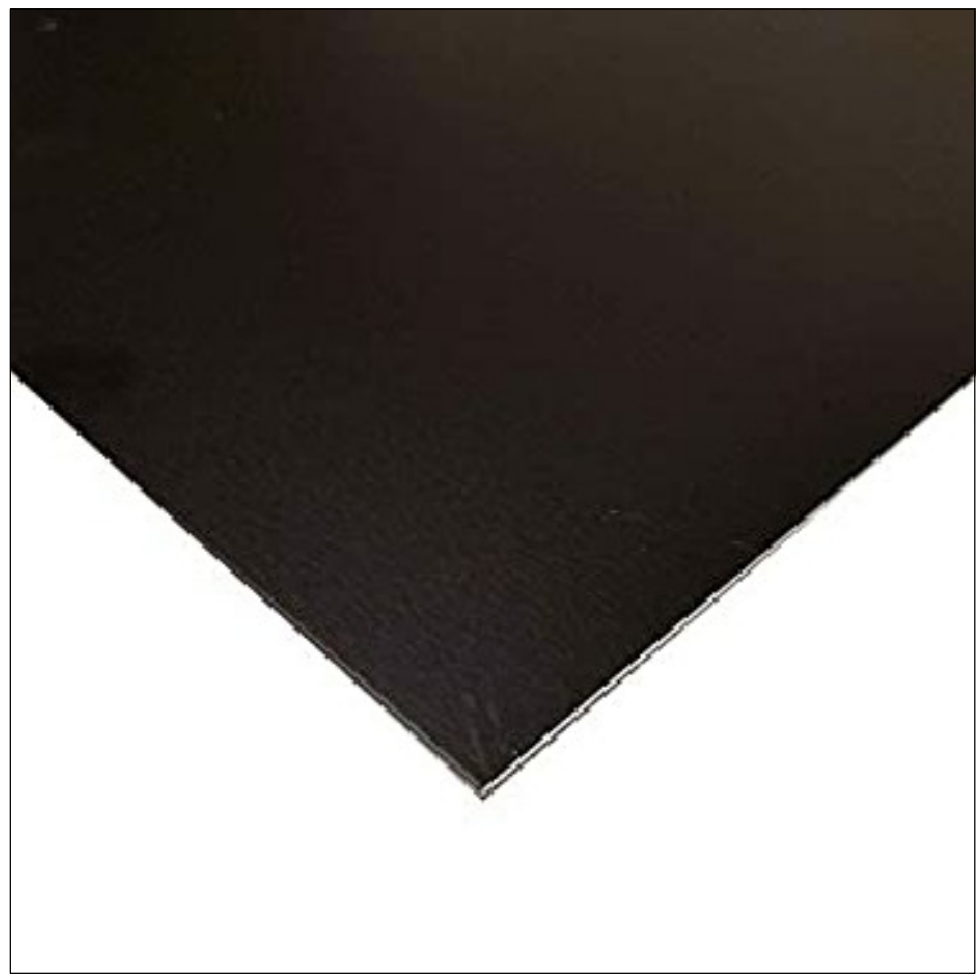
## PROPOSED WEST ELEVATION

CHECKED BY : WC  
DRAWN BY : WC  
SCALE:  
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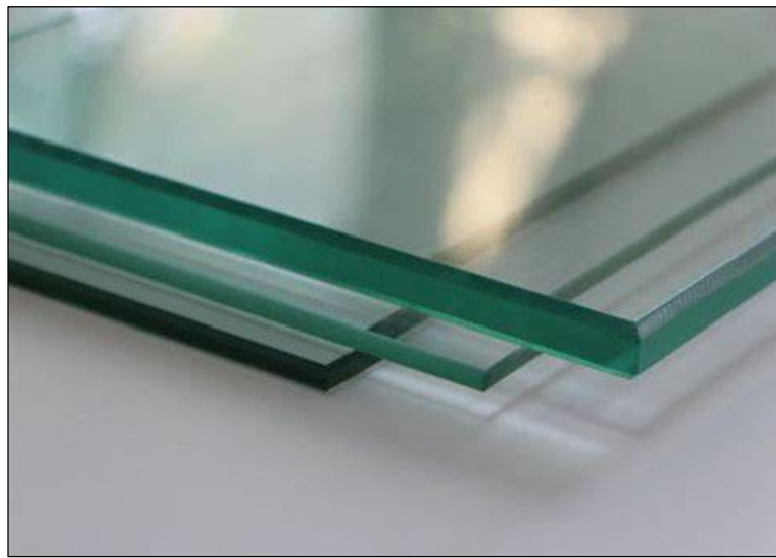
SHEET NO :

A-3.3





BRONZE ANODIZED  
WINDOW & DOOR FRAMES



CLEAR LOW E  
GLASS



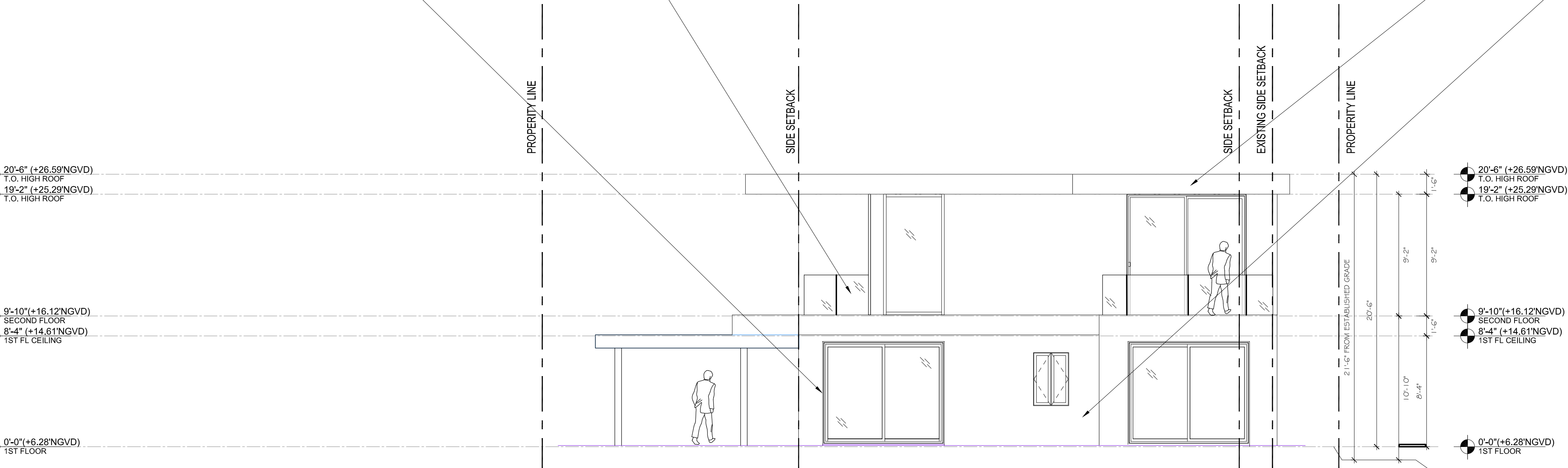
IPE SLIDING SHUTTERS



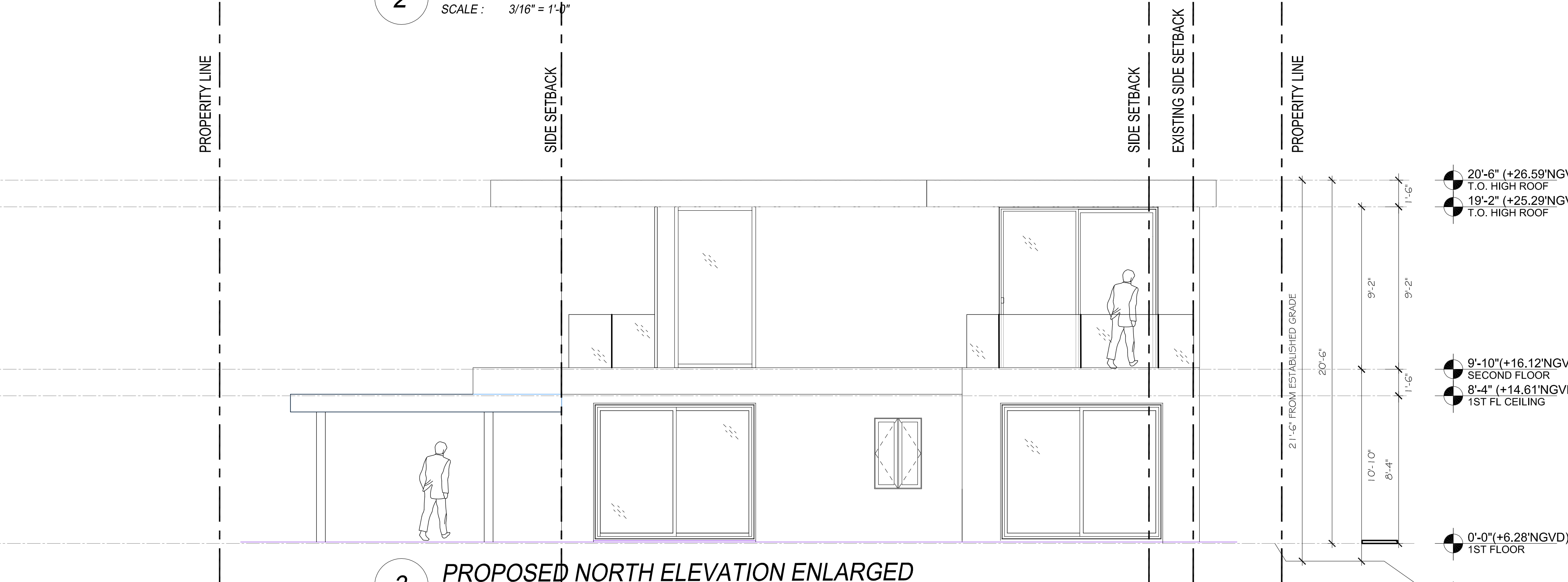
IPE UNDERSIDE OF OVERHANG  
WITH BRONZE ANODIZED FASCIA



STUCCO TRAVERTINE FINISH



2 **PROPOSED NORTH ELEVATION**  
SCALE : 3/16" = 1'-0"



3 **PROPOSED NORTH ELEVATION ENLARGED**  
SCALE : 1/4" = 1'-0"

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SEAL :



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FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-02

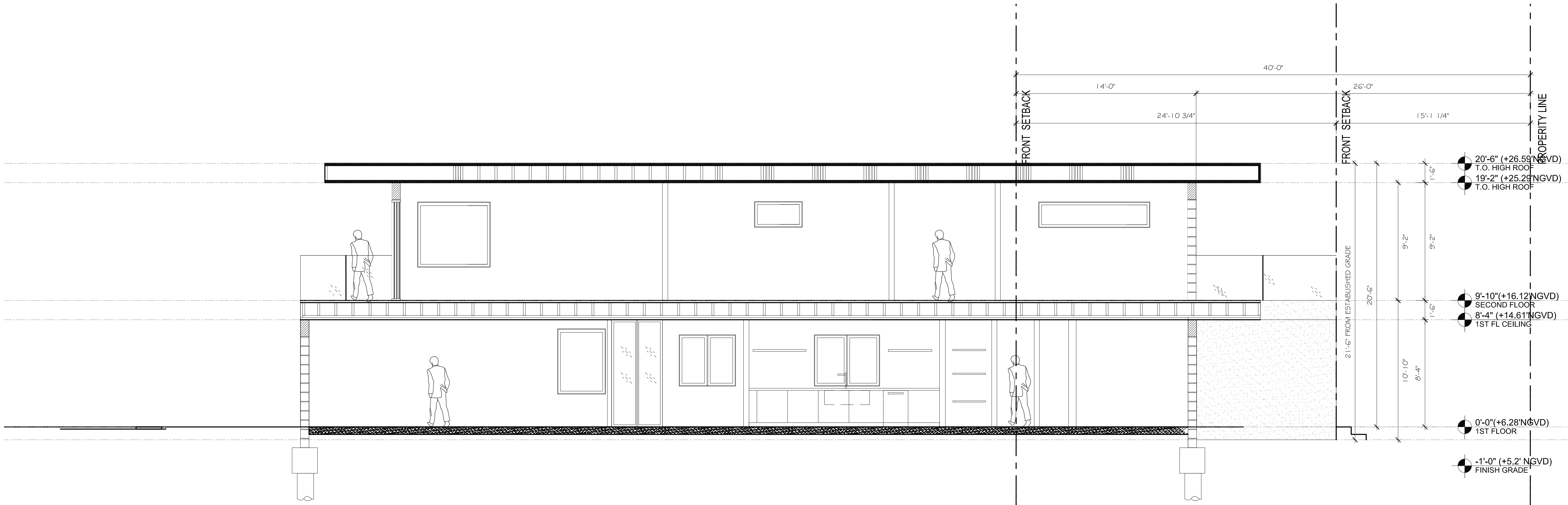
PROPOSED  
NORTH  
ELEVATION

CHECKED BY : WC  
DRAWN BY : WC  
SCALE:  
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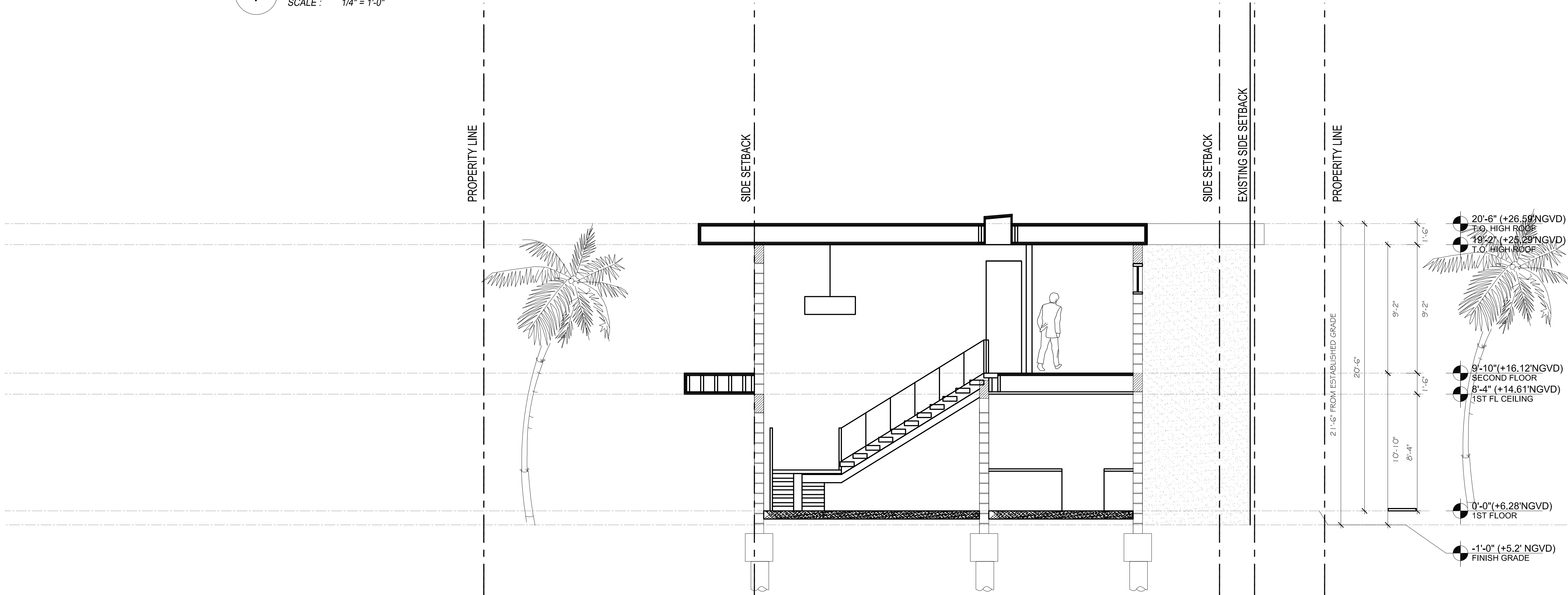
SHEET NO :

A-3.4





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



2 SECTION 2  
SCALE: 1/4" = 1'-0"

MIAMI BEACH WATERMARK

CLIENT :

## 2nd Floor Addition to Existing Home

1600 Cleveland Road  
Miami Beach, FL 33141  
Folio: 02-3203-001-0940

**CDS**  
CASTELLANOS DESIGN STUDIO

7300 BISCAYNE BLVD., SUITE 200  
MIAMI, FL 33138  
Tel: 786.218.5335  
License #AA 26002467

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| 1   | 21JUN/22 | BOA APPLICATION  |
| 2   | 01JUL/22 | P&Z COMMENTS     |
| 3   | 11JUL/22 | FINAL SUBMITTAL  |

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## PROPOSED SECTIONS

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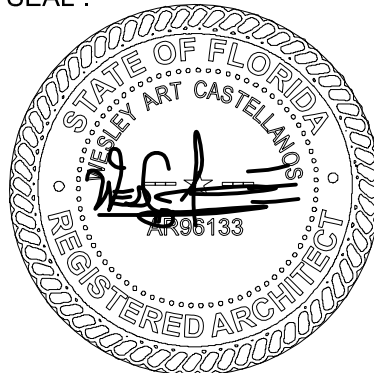
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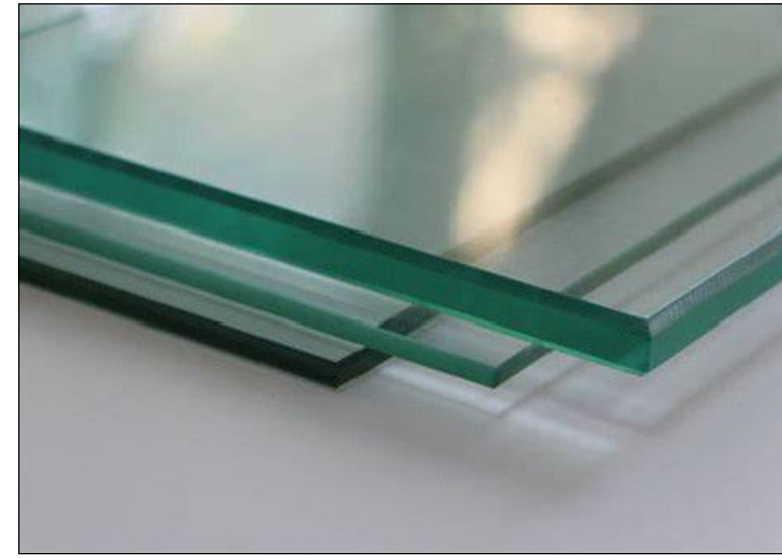
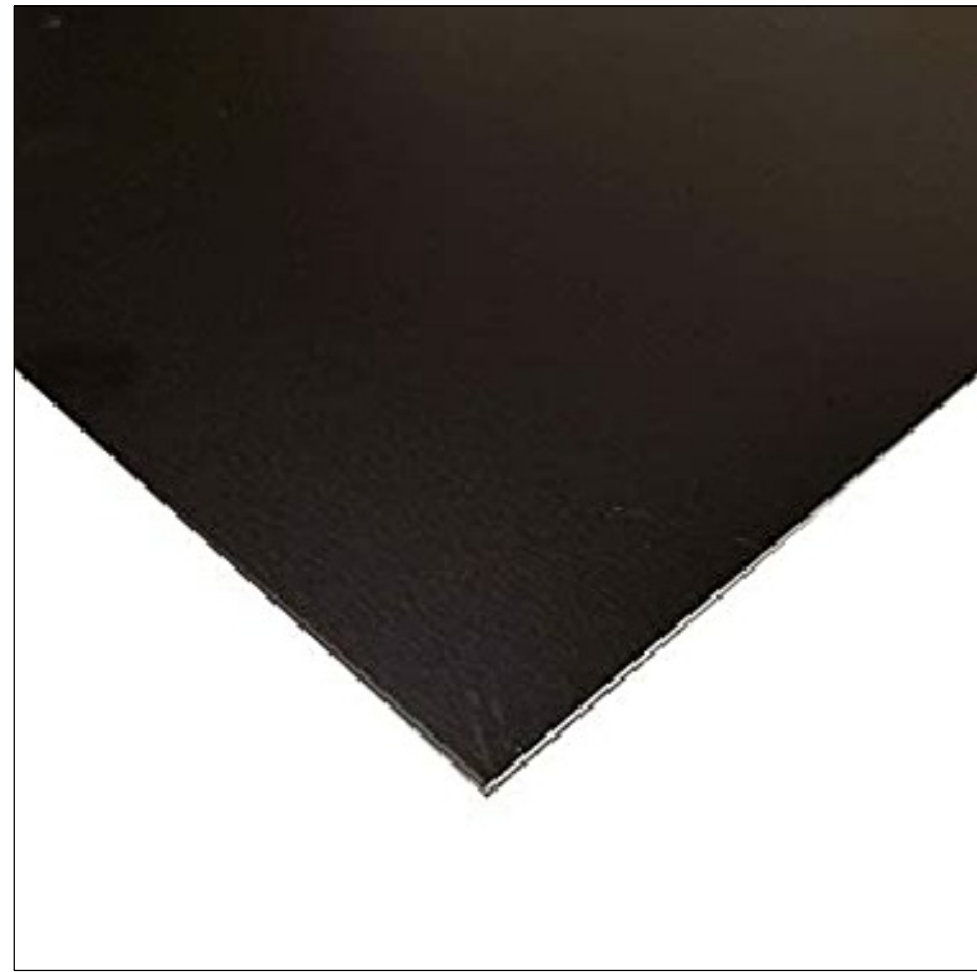
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CONCEPTUAL  
RENDERING

|                 |                             |
|-----------------|-----------------------------|
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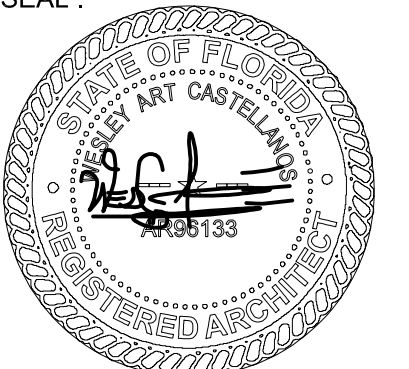
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PROJECT NO : 2022-02

## MATERIAL AND FINISH SELECTIONS

|                 |            |
|-----------------|------------|
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SCALE:

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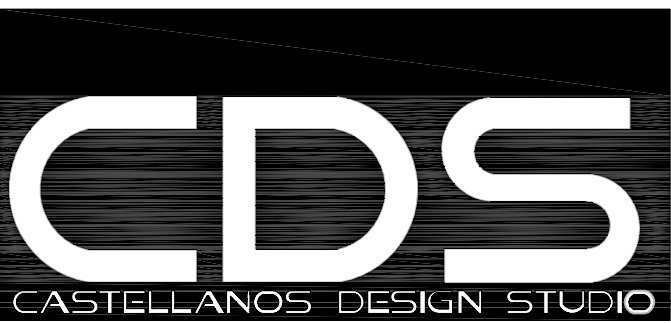


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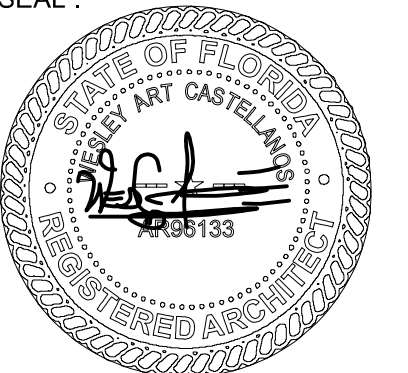
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PROJECT NO : 2022-02

# BACK COVERSHEET

|                 |  |
|-----------------|--|
| CHECKED BY : WC | SHEET NO :<br><br><div style="font-size: 2em; text-align: center;">X-X</div> |
| DRAWN BY : WC   |  |
| SCALE:          |  |
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BACK COVER SHEET - LEFT INTENTIONALLY BLANK