

5855 RESIDENCE

FINAL SUBMITTAL MAY 8, 2023 DRB 23-0917



5855 NORTH BAY ROAD. MIAMI BEACH, FL. 33140

- NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH UNDERSTORY
- WAIVER REQUESTED FOR DECORATIVE CONCRETE BEAM OVER ENTRANCE COURTYARD

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ADDRESS & OWNER

NEW RESIDENCE

5855 NORTH BAY ROAD

MIAMI BEACH, FL. 33140

OWNER: BILL HERNANDEZ

REVISION & DATE

DRAWING TITLE

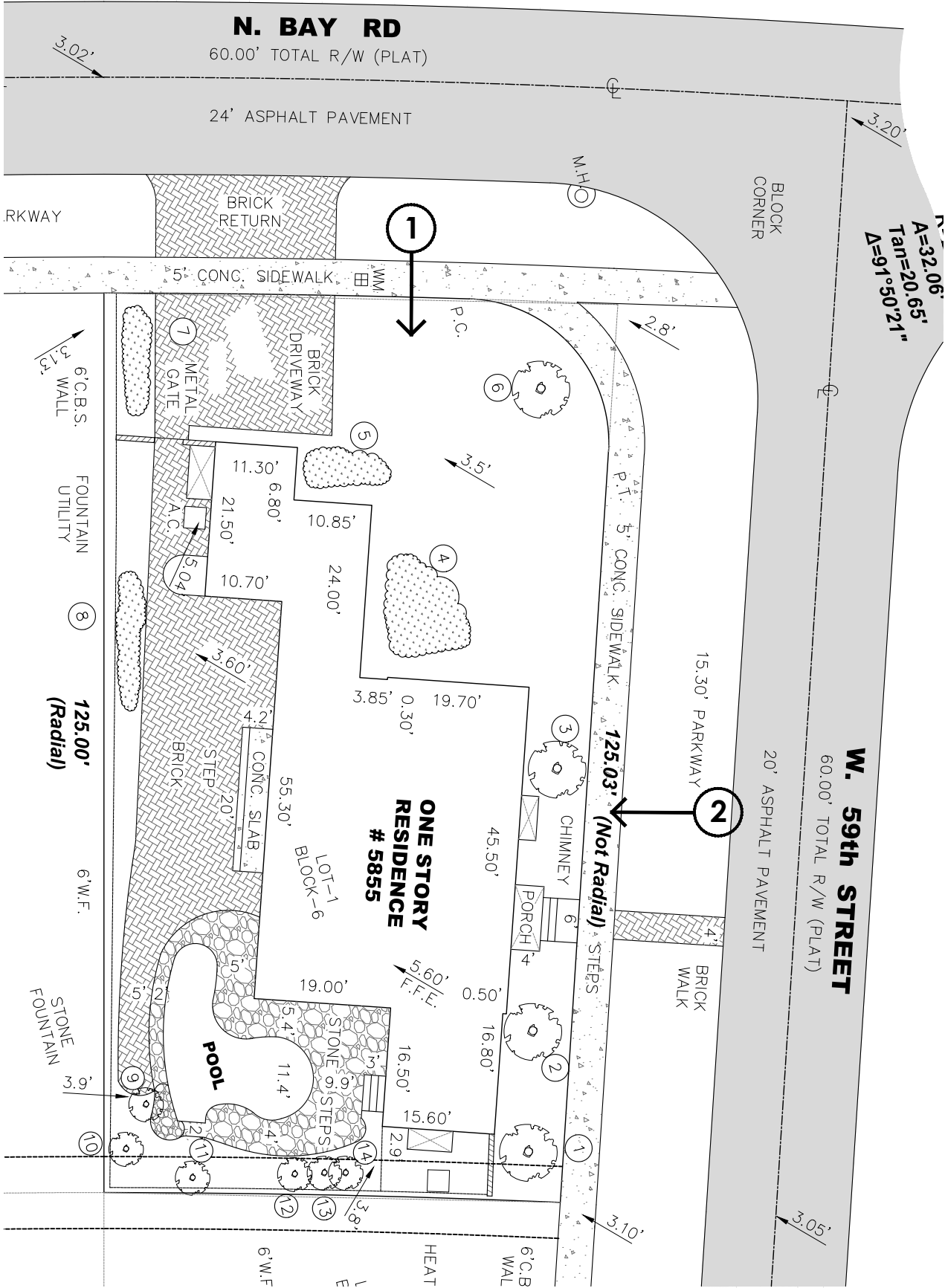
COVER SHEET

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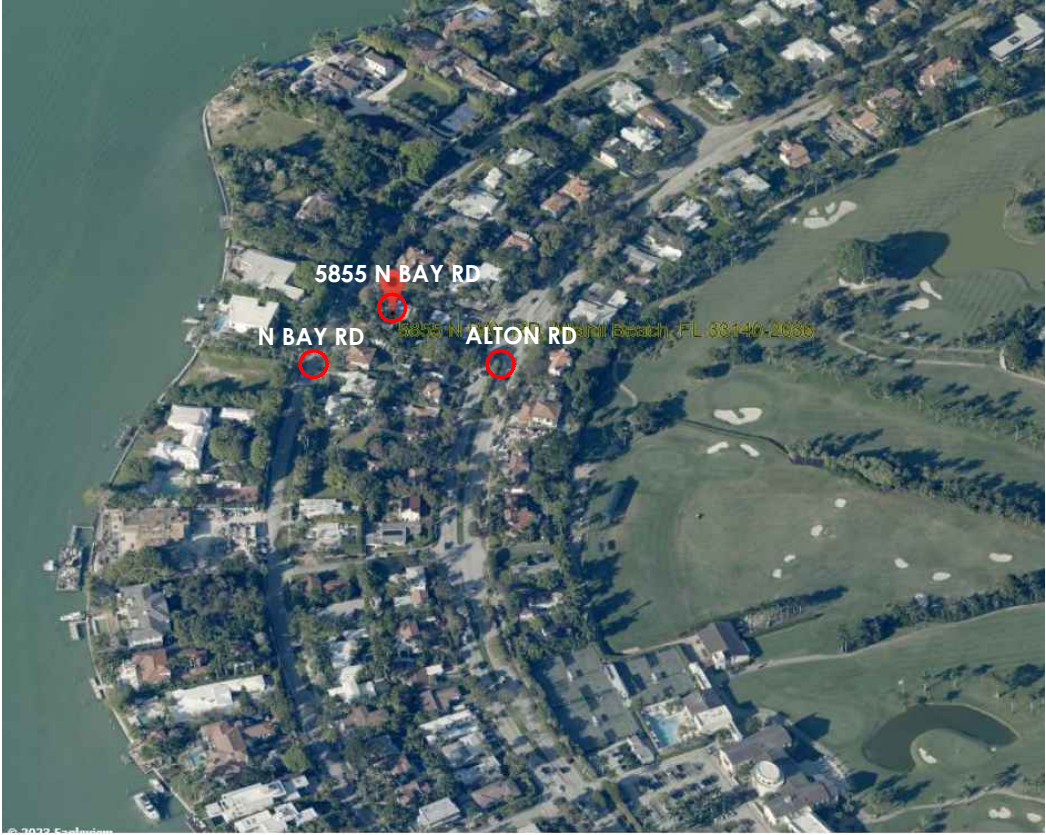
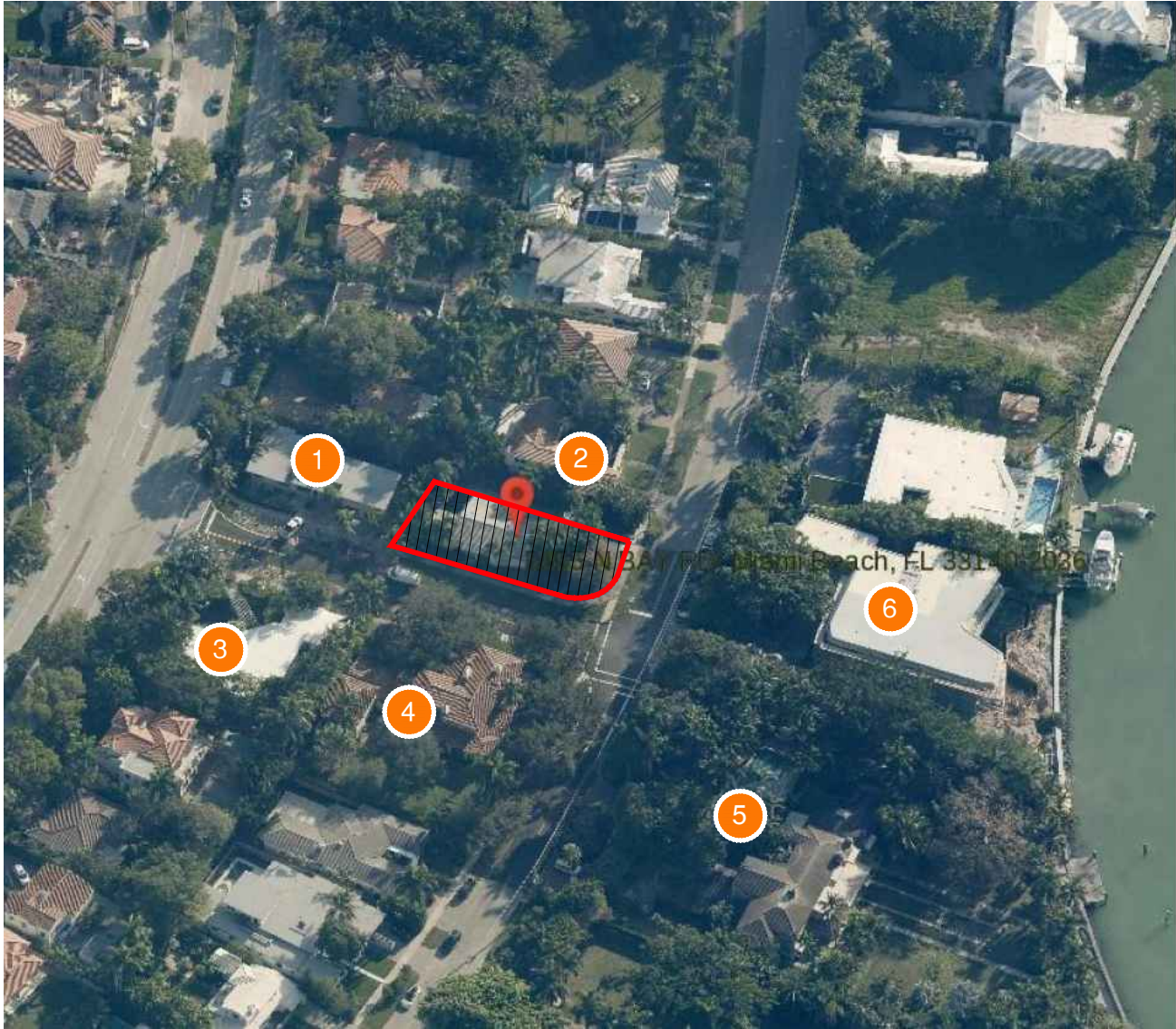
COVER



EXISTING RESIDENCE - FRONT



EXISTING RESIDENCE - FRONT



1 AERIAL LOCATION MAP 

2 NEIGHBORHOOD AERIAL MAP

1. 5850 ALTON RD
2. 5851 N BAY RD
3. 5900 ALTON RD
4. 5905 N BAY RD
5. 5900 N BAY RD
6. 5860 N BAY RD

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AERIAL /
PROPERTY MAP

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PH-2.0



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4

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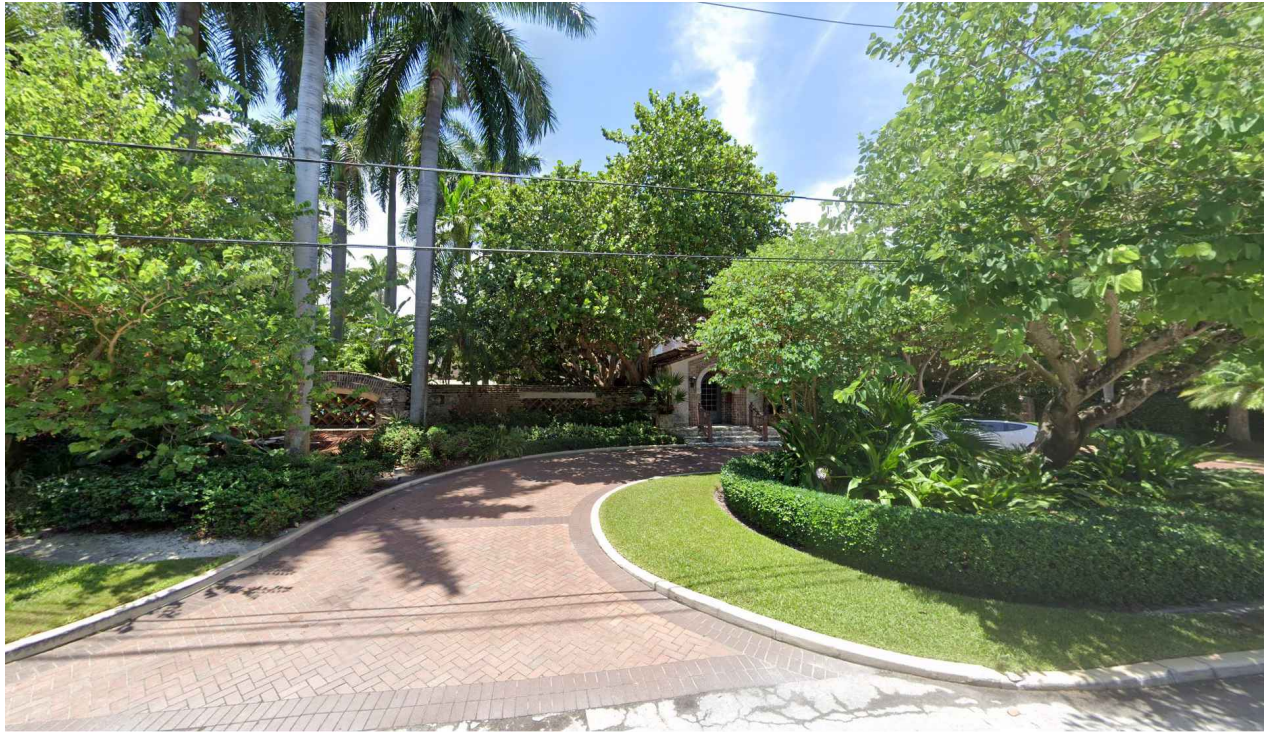
SURROUNDING PROPERTY PHOTOS

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PH-2.1



RESIDENCE 5



RESIDENCE 6

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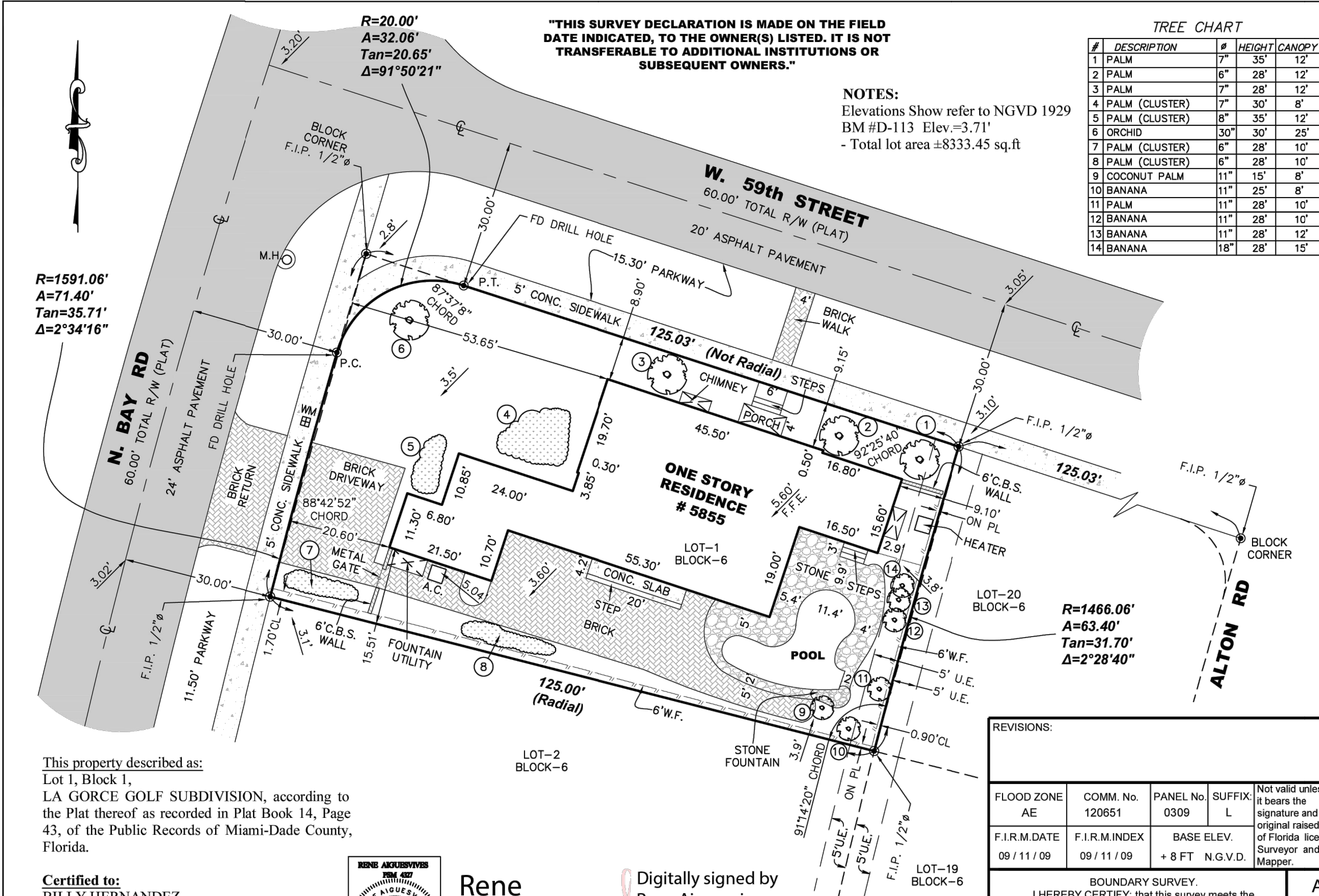
SURROUNDING PROPERTY PHOTOS

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PH-2.2

EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO PRAXIS ARCHITECTURE + DESIGN, REPRODUCTIONS OF DRAWINGS & SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF PRAXIS ARCHITECTURE + DESIGN IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.



TREE CHART			
#	DESCRIPTION	Ø	HEIGHT
1	PALM	7"	35'
2	PALM	6"	28'
3	PALM	7"	28'
4	PALM (CLUSTER)	7"	30'
5	PALM (CLUSTER)	8"	35'
6	ORCHID	30"	30'
7	PALM (CLUSTER)	6"	28'
8	PALM (CLUSTER)	6"	28'
9	COCONUT PALM	11"	15'
10	BANANA	11"	25'
11	PALM	11"	28'
12	BANANA	11"	28'
13	BANANA	11"	28'
14	BANANA	18"	28'

LEGEND			
A	= Arc	C.P.P.	= Concrete power pole
A/C	= Air conditioner	CL	= Center Line
BM	= Bench Mark	CLF	= Chain Link Fence
BRG	= Bearing	CL	= Clear
CATV	= Catch basin	CONC.	= Concrete
CB	= Catch basin	C.O.	= Clean-out
CBS	= Concrete Block Structure	D	= Deed
CH	= Chord	Ø	= Diameter
D	= Deed	DH	= Drill Hole
DME	= Drainage & Maintenance	E.B.	= Electric Box
E.B.	= Electric Box	Encr.	= Encroachment
Encr.	= Encroachment	F.F.	= Finish Floor
F.F.	= Finish Floor	F.H.	= Fire Hydrant
F.H.	= Fire Hydrant	F.I.R.	= Found Iron Rebar
F.I.R.	= Found Iron Rebar	FPL	= Florida Power & Light
FPL	= Florida Power & Light	F.I.P.	= Found Iron Pipe
F.I.P.	= Found Iron Pipe	FD	= Found
FD	= Found	L.A.	= Limited Access
L.A.	= Limited Access	L.P.	= Light Pole
L.P.	= Light Pole	L.M.E.	= Lake Maintenance Easement
L.M.E.	= Lake Maintenance Easement	M	= Measured
M	= Measured	M.L.P.	= Metal light Pole
M.L.P.	= Metal light Pole	M.H.	= Manhole
M.H.	= Manhole	M	= Monument Line
M	= Monument Line	MON.	= Monument
MON.	= Monument	N/A	= Not Applicable
N/A	= Not Applicable	N/D	= Nail & Disc
N/D	= Nail & Disc	NTS	= Not to Scale
NTS	= Not to Scale	O/S	= Offset
O/S	= Offset	O.U.L.	= Overhead Utility Lines
O.U.L.	= Overhead Utility Lines	OH	= Overhang
OH	= Overhang	P	= Plat
P	= Plat	PB	= Plat Book
PB	= Plat Book	PC	= Point of Curvature
PC	= Point of Curvature	P.C.C.	= Point of Compound Curvature
P.C.C.	= Point of Compound Curvature	PCP	= Permanent Control Point
PCP	= Permanent Control Point	PG	= Page
PG	= Page	P.I.	= Point of Intersection
P.I.	= Point of Intersection	PL	= Property Line
PL	= Property Line	PL	= Planter
PL	= Planter	P.P.	= Power Pole
P.P.	= Power Pole	P.O.B.	= Point of Beginning
P.O.B.	= Point of Beginning	P.O.C.	= Point of Commencement
P.O.C.	= Point of Commencement	P.O.T.	= Point of Termination
P.O.T.	= Point of Termination	P.P.	= Power Pole
P.P.	= Power Pole	P.R.M.	= Permanent Reference Monument
P.R.M.	= Permanent Reference Monument	P.R.C.	= Point of Reverse Curvature
P.R.C.	= Point of Reverse Curvature	PT	= Point of Tangency
PT	= Point of Tangency	R	= Radius
R	= Radius	R/R	= Railroad
R/R	= Railroad	PSM	= Professional Surveyor Mapper
PSM	= Professional Surveyor Mapper	R/W	= Right-of-Way
R/W	= Right-of-Way	SWK	= Sidewalk
SWK	= Sidewalk	Sec.	= Section
Sec.	= Section	(TYP)	= Typical
(TYP)	= Typical	T	= Tangent
T	= Tangent	U.E.	= Utility Easement
U.E.	= Utility Easement	W.F.	= Wood Fence
W.F.	= Wood Fence	W.M.	= Water Meter
W.M.	= Water Meter	W.V.	= Water Valve
W.V.	= Water Valve	W.S.	= Water Service
W.S.	= Water Service		

This property described as:
Lot 1, Block 1,
LA GORCE GOLF SUBDIVISION, according to
the Plat thereof as recorded in Plat Book 14, Page
43, of the Public Records of Miami-Dade County,
Florida.

Certified to:
BILLY HERNANDEZ
IRENE N HERNANDEZ

Address:
5855 N Bay Rd, Miami Beach, FL 33140



Rene
Aiguesvives
PSM4327

Digitally signed by
Rene Aiguesvives
PSM4327
Date: 2023.03.13
12:47:02 -04'00'

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0309	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 8 FT N.G.V.D.		

BOUNDARY SURVEY.
I HEREBY CERTIFY: that this survey meets the
standards of practice as set forth by the
FLORIDA BOARD OF PROFESSIONAL SURVEYORS
AND MAPPERS in Chapter 5J-17 Florida Administrative
Code, pursuant to Section 472.027 Florida Statutes.
RENE AIGUESVIVES 03/03/23
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
02/27/23	1"=20'	R.S.	23-24209

NOTE:
a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership, or other evidence of possession, and are not to be construed as a warranty of accuracy or as a representation of the actual condition of the property.
b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification of the survey.
c) Code restrictions and title search not reflected in this survey.
d) Underground utilities, improvements, footings and encroachments, if any not located, shown hereon are not to be construed as a warranty of accuracy or as a representation of the actual condition of the property.
e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

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REVISION & DATE

DRAWING TITLE

SURVEY

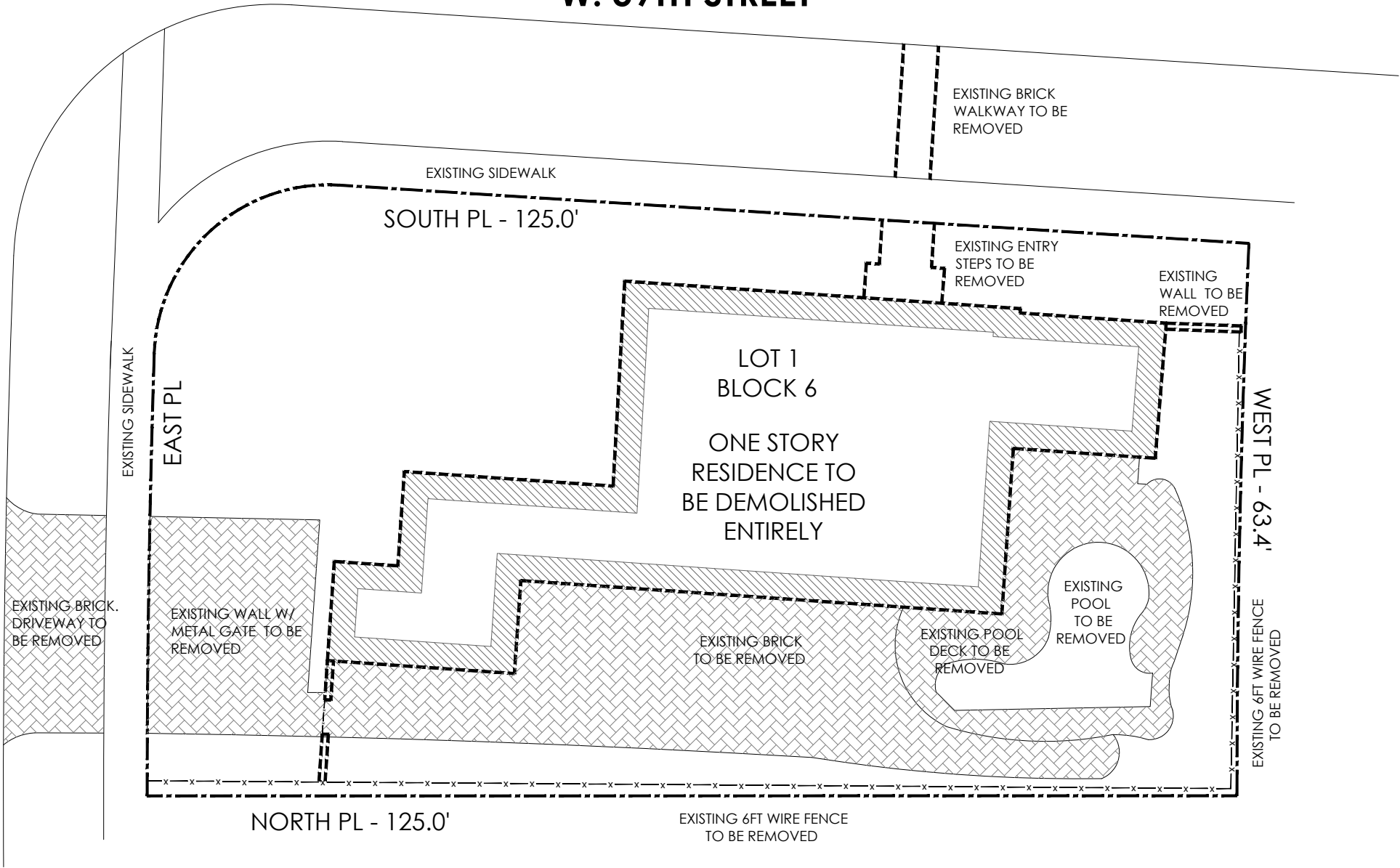
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SURVEY

NORTH BAY ROAD

W. 59TH STREET



1 DEMOLITION PLAN

1/16" = 1'-0"

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.

SCOPE OF WORK

- SCOPE OF DEMOLITION ENTAILS ENTIRE HOUSE.
- REMOVE WALKWAYS, CONCRETE OR TILED PATIO, PRIVACY WALLS, POOL DECK, DRIVEWAYS AND FENCES AS INDICATED ON PLANS.
- MAINTAIN AND PROTECT ALL EXISTING TREES.

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.

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DEMO PLAN

SCALE: AS SHOWN
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CONTEXTUAL VIEW



RENDERING VIEWS / 3D PERSPECTIVE

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3D-1.0



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW

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VIEW**

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3D-1.1