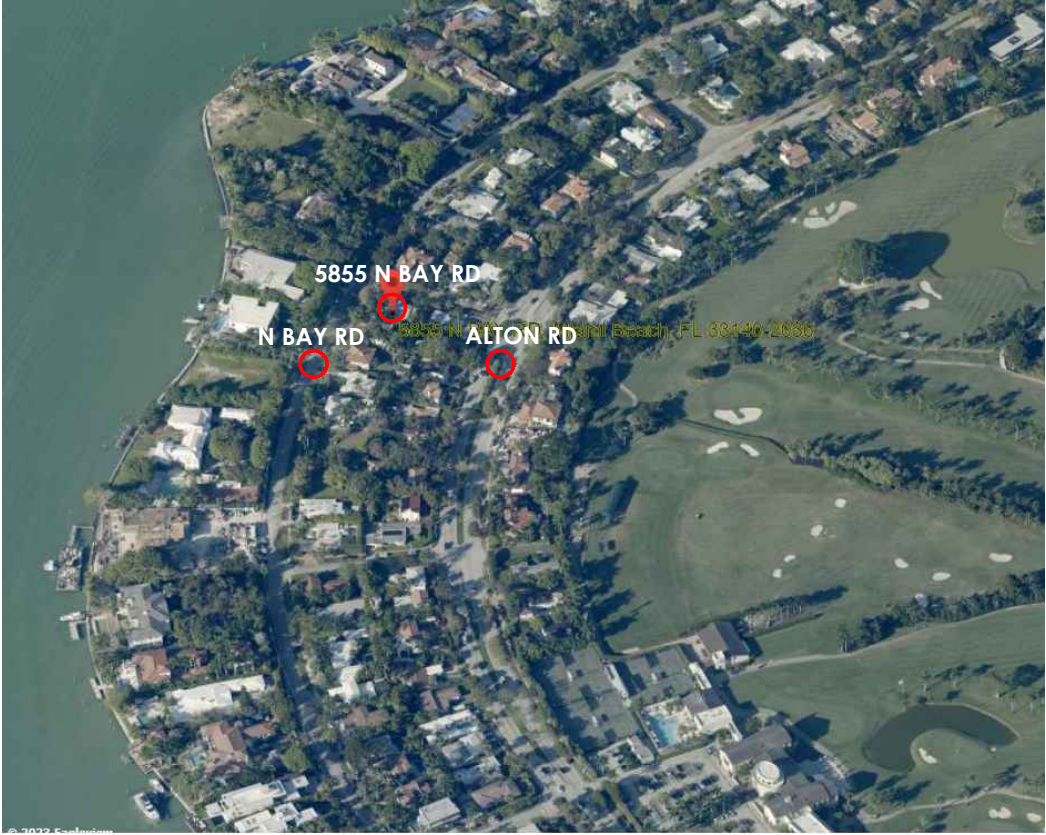
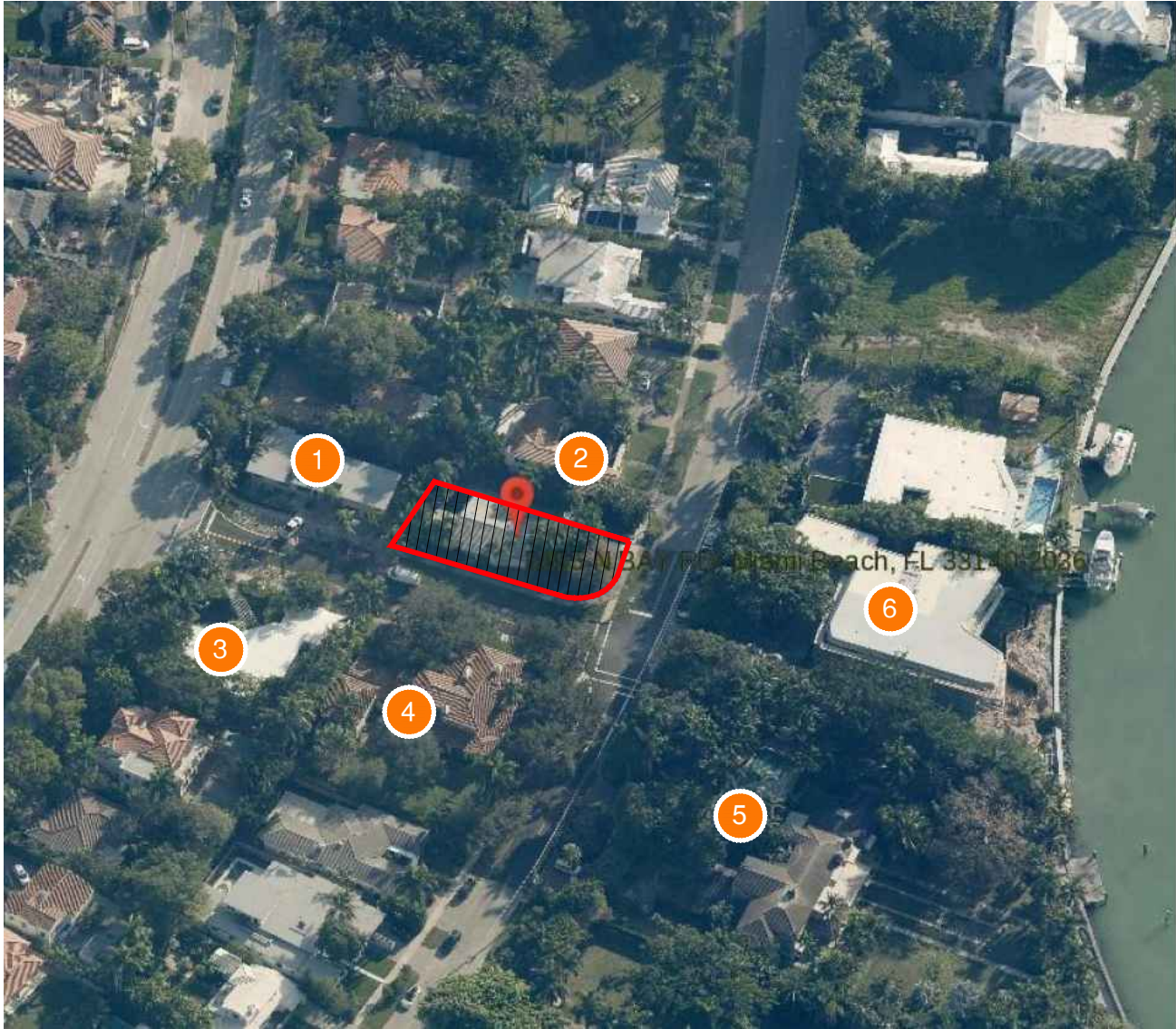




1 AERIAL LOCATION MAP 

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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AIA, LEED AP

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MIAMI, FL 33127
P 305 576 8063

FL LIC: AR 0014966
FL LIC: AA 26000837

ADDRESS & OWNER

NEW RESIDENCE
5855 NORTH BAY ROAD
MIAMI BEACH, FL. 33140
OWNER: BILL HERNANDEZ

REVISION & DATE

DRAWING TITLE

**AERIAL /
PROPERTY MAP**

SCALE: AS SHOWN
DATE: 02-14-2023

SHEET NUMBER

PH-2.0



CONTEXTUAL VIEW



RENDERING VIEWS / 3D PERSPECTIVE

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CONTEXTUAL VIEW

SCALE: AS SHOWN

DATE: 02-14-2023

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3D-1.0



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW

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OWNED BY JEDNANDEY

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CONTEXTUAL VIEW

SCALE: AS SHOWN

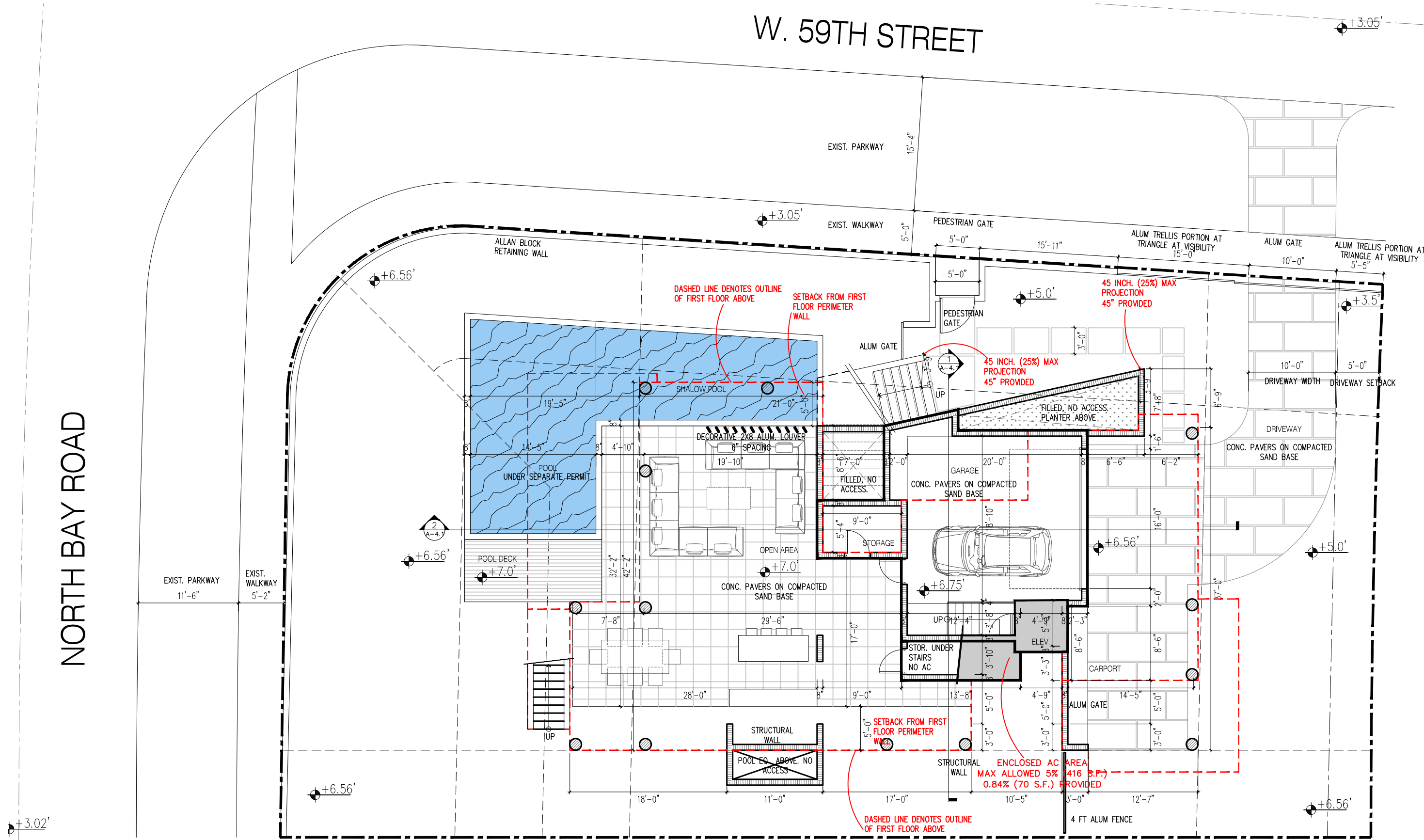
DATE: 02-14-2023

SHEET NUMBER

3D-1.1

NORTH BAY ROAD

W. 59TH STREET



UNDERSTORY /
GROUND FLOOR PLAN

1

3/32"=1'-0"



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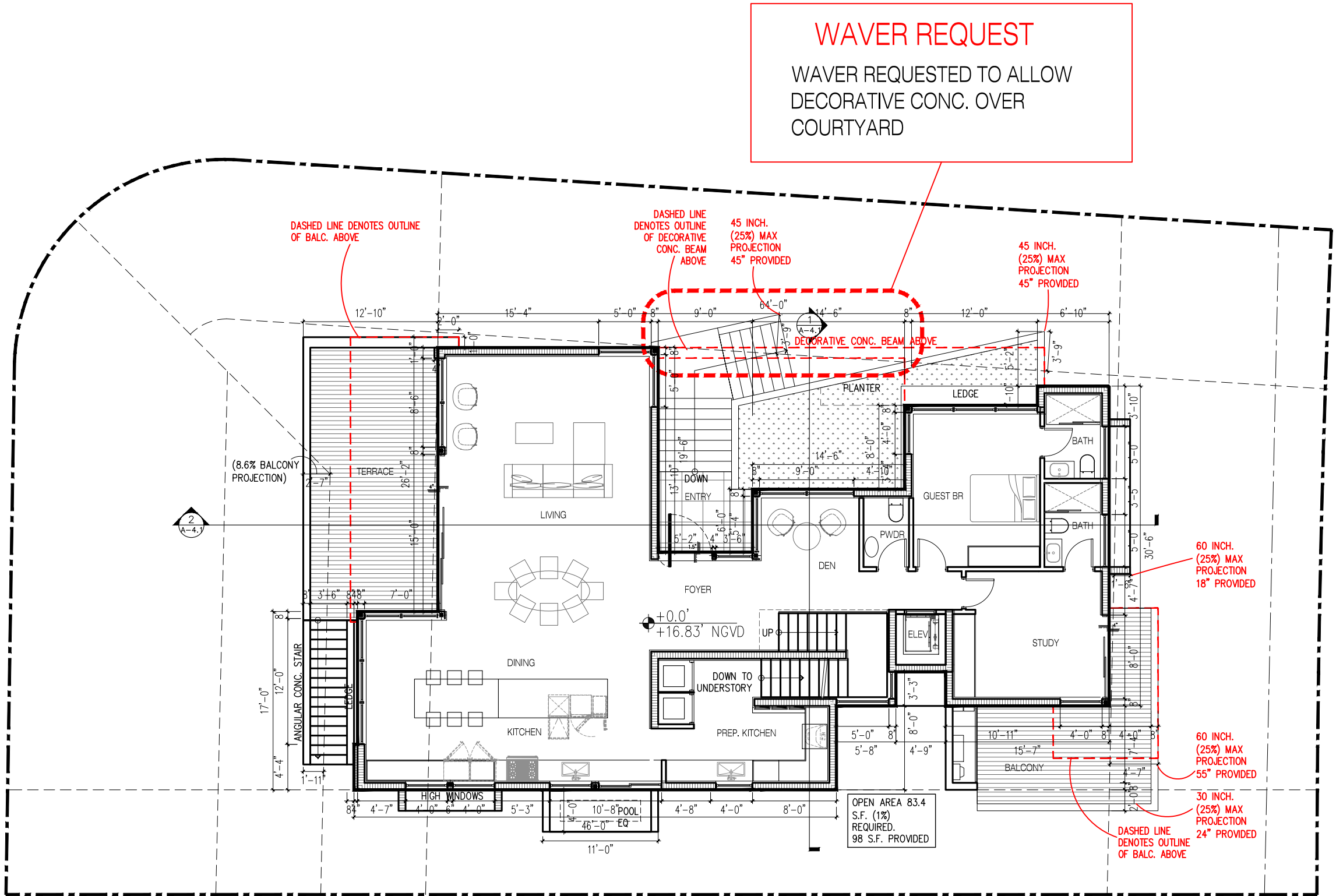
DRAWING TITLE

**UNDERSTORY /
GROUND
FLOOR PLAN**

SCALE: AS SHOWN
DATE: 02-14-2023

SHEET NUMBER

A-2.1



WAVER REQUEST

WAVER REQUESTED TO ALLOW
DECORATIVE CONC. OVER
COURTYARD

1

FIRST FLOOR PLAN

3/32"=1'-0"



ADDRESS & OWNER

NEW RESIDENCE
5855 NORTH BAY ROAD
MIAMI BEACH, FL. 33140
OWNER: BILL HERNANDEZ

REVISION & DATE

DRAWING TITLE

**FIRST
FLOOR PLAN**

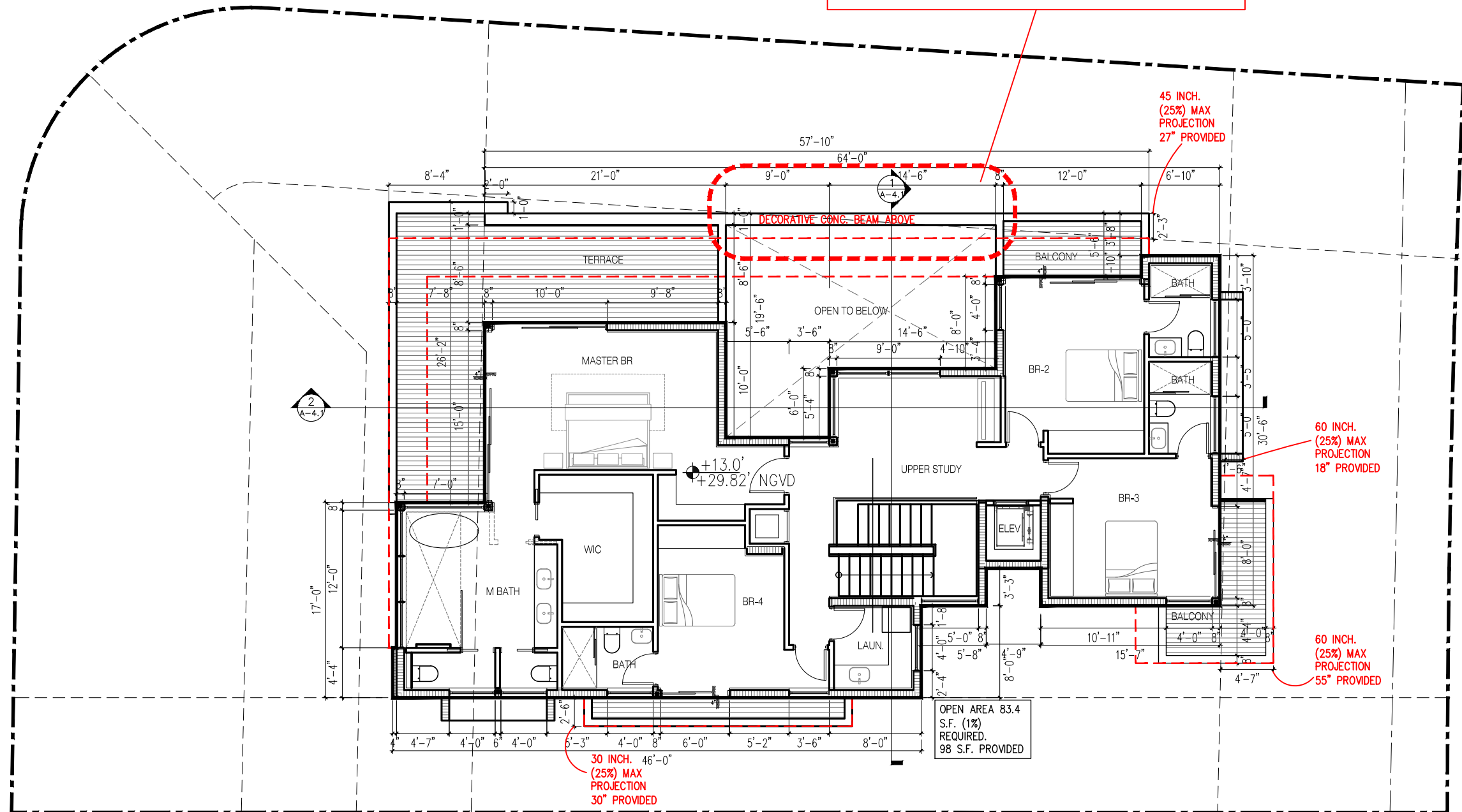
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DATE: 02-14-2023

SHEET NUMBER

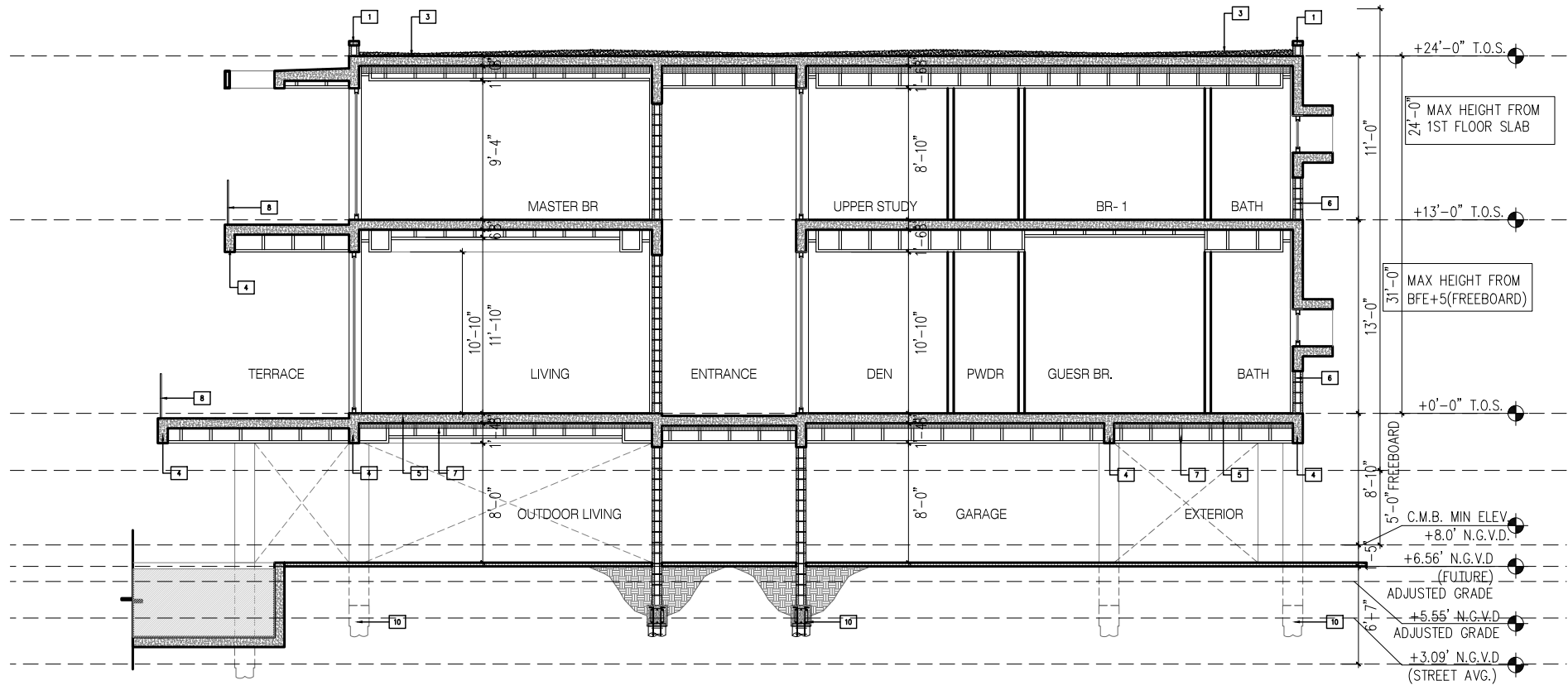
A-2.2

WAVER REQUEST

WAVER REQUESTED TO ALLOW
DECORATIVE CONC. OVER
COURTYARD

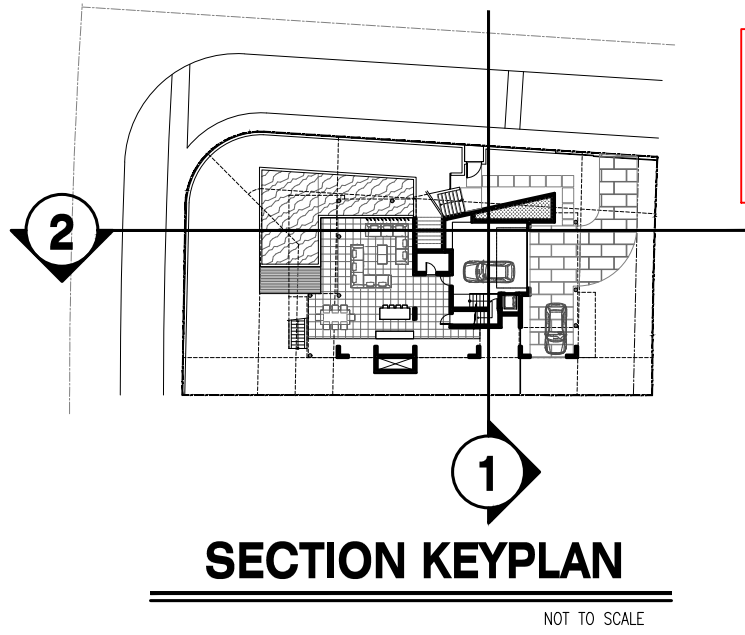


1 SECOND FLOOR PLAN
3/32"=1'-0"

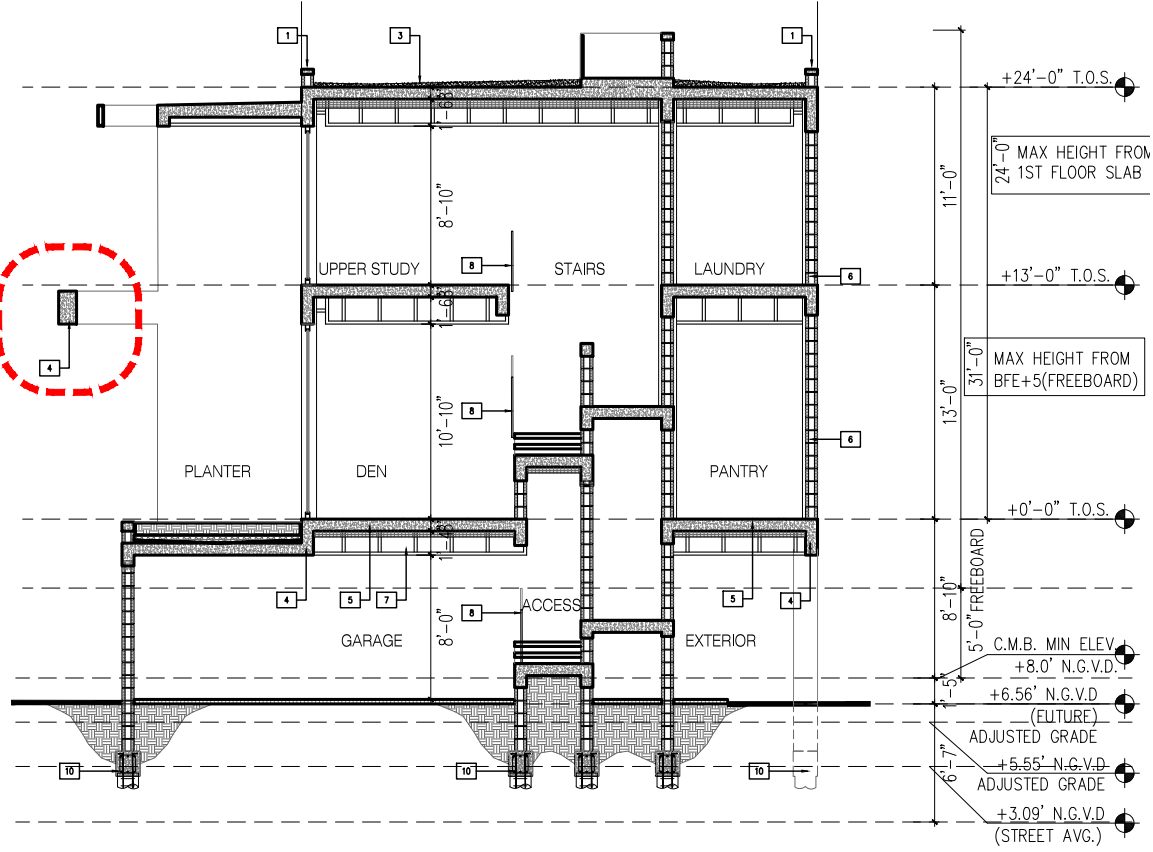


- SECTION KEYNOTES / SPECIFICATIONS
1. ROOFTOP CURB (SEE ROOF PLAN FOR HEIGHT)
 2. 8" SMOOTH CEMENT STUCCO (PAINTED WHITE OR AS SELECTED). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
 3. PROVIDE 20 YR WARRANTY ROOFING SYSTEM OVER RIGID FOAM BOARDS.. PROVIDE SHOP DRAWING OF THE LIGHTWEIGHT CONC SYSTEM. ROOFING SYSTEM INSTALLATION SHALL BE PERFORMED PER MANUFACTURER'S RECOMMENDATIONS AND PER NATIONAL ROOFING CONTRACTORS ASSOCIATION STANDARD DETAILS.
 4. CONCRETE BEAM (SEE STRUCT. DWGS. FOR REINF.).
 5. CONCRETE SLAB (SEE STRUCT. DWGS.)..
 6. CMU WALLS WITH 2" FURR/GYP BD & R-7.1 FOIL INSULATION.
 7. SUSPENDED 5/8" GYPSUM CEILING ON METAL STUD FRAMING. INSTALL AFTER DUCTWORK AND PLUMBING IS IN PLACE.
 8. GLASS GUARDRAILS/HANDRAILS (42" HIGH A.F.F.). PROVIDE SHOP DRAWINGS AND ENGINEERING CALCULATIONS. GUARDRAILS SHALL NOT HAVE POSTS. SHALL BE ST. STEEL 'U' CHANNEL TYPE INSTALLATION. OR SIDE WALL WITH STAINLESS STEEL BUTTONS TYPE INSTALLATION.
 9. 3/4" RECESS AT ALL SLABS SUPPORTING EXTERIOR WALLS (TYP.)
 10. CONCRETE FOUNDATION (SEE STRUCT. DWGS.)
 11. ALUM. HANDRAIL/GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
 12. COMPACTED FILL TO 95% COMPACTION WITH PROCTOR TEST.
 13. BATT. INSULATION (R-19)
- NOTES:
- A. ALL PLANTERS SHALL RECEIVE WATERPROOFING COATING. SEE STANDARD DETAIL.

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



WAIVER REQUEST
WAIVER REQUESTED TO ALLOW
DECORATIVE CONC. OVER
COURTYARD



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

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SECTION

SCALE: AS SHOWN
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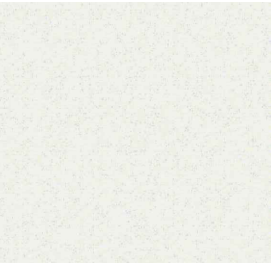
A-4.1



MATERIAL REFERENCE RENDER. DESIGNED BY PRAXIS



MATERIAL LEGEND



1. STUCCO, EXTERIOR PAINT
COLOR



2. DECORATIVE STONE
MATERIAL - CIMULATED
CONCRETE



3. ACCENT WOOD FINISH



4. VERT. ALUM LOUVER FENCE
TO MATCH WOOD FINISH OR
WINDOW FRAMING FINISH



CONCRETE PAVER DRIVEWAY
WITH GRASS INLAY, PATTERN
TBD

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DRAWING TITLE

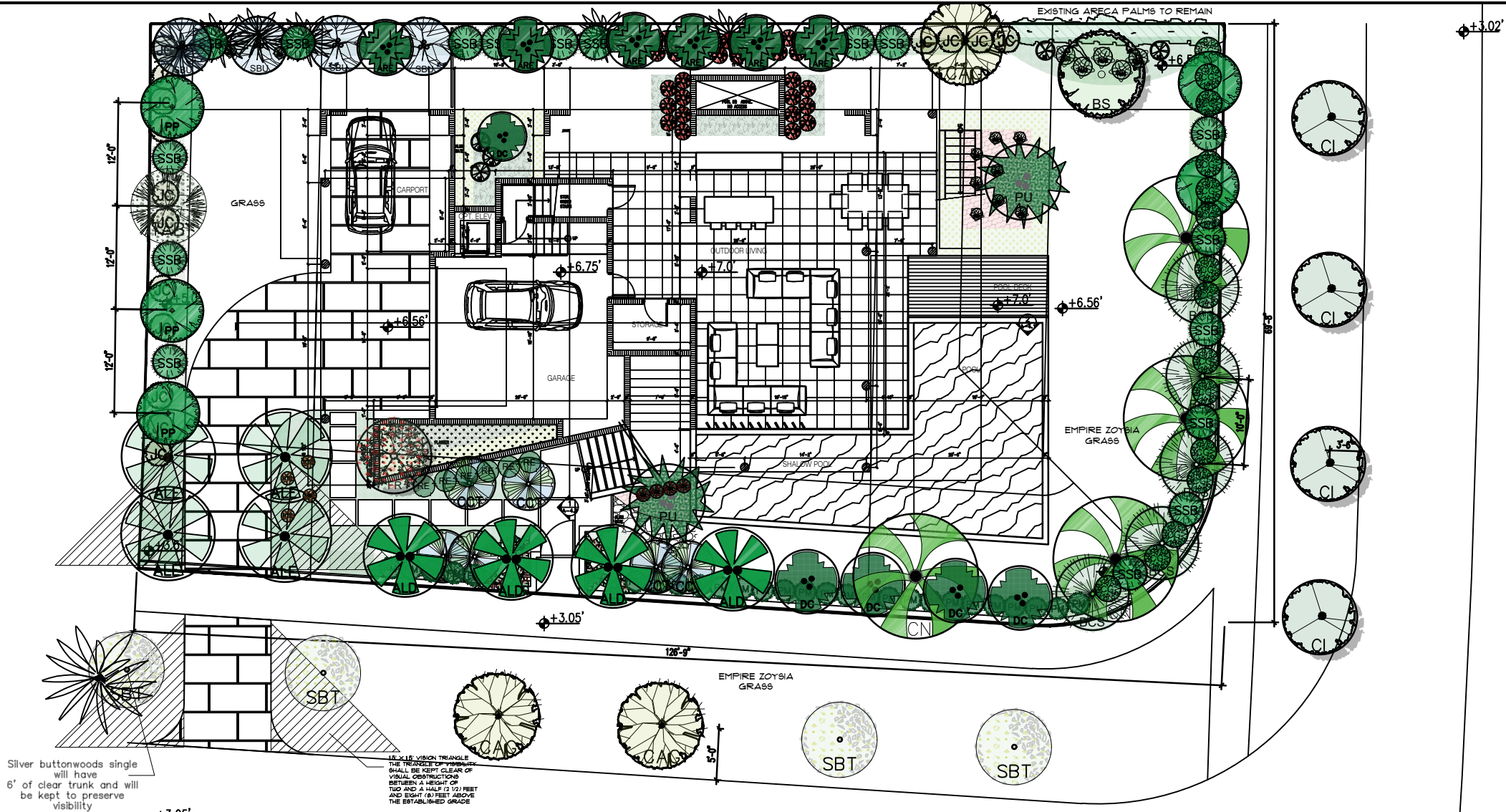
MATERIAL
LEGEND

SCALE: AS SHOWN

DATE: 02-14-2023

SHEET NUMBER

A-3.0



Silver buttonwoods single will have 6' of clear trunk and will be kept to preserve visibility

18' x 18' VISION TRIANGLE THE TRIANGLE FORMED BY THE TRUNKS OF THE TREES SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE

PLANT LIST					
TREES					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
BS	1	BURSERA SIMARUBA	GUMBO LIMBO TREE	14' HT 6"DBH - 10' SP	NATIVE
BCS	5	AMPITECNA LATIFOLIA	BLACK CALABASH	12' HT 3"DBH - 10' SP	NATIVE
CI	4	CALLOPHYLLUM INOPHYLLUM	BEAUTY LEAF	14' HT 4"DBH - 10' SP	
SBU	4	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	10'HT x 10' SP 3"DBH MULTITRUNK TALL BUSH	NATIVE
PP	5	COCOLOBA DIVERSIFOLIA	PIGEON PLUM	14'HT x 8'SP 4"DBH	
FR	1	PLUMERIA RUBRA	FRANGIPANI TREE	12'HT x 8'SP 4"DBH	
PU	2	PANDANUS UTILIS	PANDANO TREE	14'HT x 10'SP 12"DBH	
SBT	4	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	14'HT x 8' SP 3"DBH SINGLE TRUNK	NATIVE
CAG	3	CAESALPINIA GRANADILLO	BRIDALVEIL TREE	14'HT x 10' SP 3"DBH SINGLE TRUNK	
TAB	1	TABEUBIA IMPETIGINOSA	DWARF PINK TABEUBIA	14'HT x 10' SP 3"DBH SINGLE TRUNK	

PLANT LIST					
SHRUBS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
JC	20	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	7 GAL 3.5'HT	NATIVE
CCP	35	CHRISOBALANUS ICACO	COCOPLUM	7 GAL 3.5'HT	NATIVE
SS	40	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	7 GAL 4'HT	NATIVE
SSB	20	MYRCIANTHES FRAGRANS	SIMPSON STOPPER TALL	15 GAL 8'HT 6'SP	NATIVE
RE	8	RAPHIS EXCELSA	LADY PALM	15 GAL 5'HT 4'SP	
DWC	60	CLUSIA GUTIFERA "NANA"	DWARF CLUSIA	3 GAL 2'HT 2'SP	
PM	35	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 GAL 3'HT 2'SP	
CG	20	CLUSIA GUTIFERA	CLUSIA	7 GAL 3'HT 3'SP	

PLANT LIST					
PALMS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
ALD	4	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	12'CT X 12'SP DOUBLE	
DC	5	DYPsis PEMBANA	PEMBANA PALM	16' HT MULTI SPECIMEN	
ALE	4	ARCHONTOPHOENIX ALEXANDRAE	KING ALEXANDER PALM	16' CT 4"DBH SINGLE	
CN	4	COCOS NUCIFERA	GREEN MALAYAN OCOO	12'-19'CT X14'SPX10"DBH	
LG	5	LICUALA GRANDIS	LICUALA PALM	7'HT x 4' SP SINGLE	
CCT	6	THRINAX MORRISII	KEY THATCH PALM	10'HT x 8' SP SINGLE	NATIVE
ARE	6	DYPsis LUTESCENS	ARECA PALM	18'HT x 12' SP MULTI	

PLANT LIST					
GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
ALO	15	ALOCASIA CALIDORA	ALOCASIA ELEPHANT EAR	7 GAL 36"	
GN	10	ALFANIA RUBRIPURATA	RED GINGER	15 GAL 30"	
MD	30	MONSTERA DELICIOSA	MONSTERA	7 GAL 18"FULL	
PHR	30	PHILLODENDRON RED CONGO	RED CONGO	3 GAL 12"	
AGL	30	AGLAONEMA SILVER BAY	AGLAONEMA SILVER BAY	3 GAL 18"	
WFR	100	PHYMATOSOURUS SCOLOPENDRIA	WART FERN	3 GAL 12"	
PIL	50	PILEA MICROPHYLLA	PILEA	1 GAL FULL	
PHX	50	PHILLODENDRON XANADU	XANADU	3 GAL FULL	
KFR	150	NEPHROLEPIS OBLITERATA	KIMBERLY FERN	3 GAL 12"	NATIVE
LIR	100	LIRIOPE MUSCARI	LIRIOPE	1 GAL FULL	
FOX	80	ASPARRAGUS DENSIFOLIUS	FOXTAIL ASPARRAGUS	3 GAL FULL	
BCH	80	ERNODEA LITTORALIS	BEACH CREEPER	3 GAL FULL	NATIVE

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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(305)785-8256
LA Theresa Wymer LA0667363
Mercedes B.Porcari

HERNANDEZ RESIDENCE
5855 N Bay Rd, Miami Beach, FL
33140

SHEET TITLE
LANDSCAPE PLAN

ISSUE DATE
03/22/2023

REVISION
04/18/2023

DESIGN
MERCEDES PORCARI

DRAWN
NAME

SCALE
1/16" = 1' - 0

SEAL

THERESA WYMER
LA0667363

SHEET NUMBER

LA.01