

SHEET INDEX

SHEET #	SHEET TITLE								
L.00	COVR SHEET, LANDSCAPE LEGEND	PRELIMINARY DRB SET	●						
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L.02	TREE DISPOSITION AND MITIGATION PLAN		●						
L.03	PLANTING PLAN		●						
L.04	GENERAL PLANTING NOTES AND DETAILS		●						
L.05	RENDERED SITE PLAN		●						
IR.01	IRRIGATION PLAN								
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LANDSCAPE LEGEND		
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 126		
ZONING: RS-4 LOT SIZE: 7,820 SF ACRES: 0.179		
MINIMUM STANDARDS	REQUIRED	PROVIDED
TREES		
FRONT YARD - 2 TREES PER LOT BACK YARD - 3 TREES PER LOT TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF. 1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA. MIN 30% OF REQUIRED TREES SHALL BE NATIVE SPECIES MIN 50% OF REQUIRED TREES SHALL BE LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES DIVERSITY OF 01 - 10 TOTAL TREES REQUIRED : 2 TREE SPECIES	FRONT YARD - 2 TREES PER LOT BACK YARD - 3 TREES PER LOT TOTAL LOT AREA: 7,820 SF = 7 TREES REQ 30% x = 2 TREES OF NATIVE SPECIES 50% x 9 = 4 TREES OF LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES	FRONT YARD - 2 TREES PROVIDED BACK YARD - 3 TREES PROVIDED 10 TOTAL TREES PROVIDED 10 TOTAL NATIVE TREES PROVIDED 10 TOTAL LOW MAINTENANCE TREES PROVIDED 3 TREE SPECIES PROVIDED
STREET TREES		
AVERAGE STREET TREE SPACING 20' ON CENTER	55 LINEAR FEET / 20 = 3 STREET	3 STREET TREES PROVIDED
SHRUBS		
12 SHRUBS PER THE NUMBER OF REQUIRED LOT AND STREET TREES MIN 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES MIN 10% OF REQUIRED SHRUBS SHALL BE LARGE SHRUBS or SMALL TREES MIN 50% OF REQUIRED LARGE SHRUBS SHALL BE NATIVE SPECIES	10 x (TOTAL LOT + STREET TREES) = 130 TOTAL SHRUBS REQUIRED 50% x 130 = 65 SHRUBS OF NATIVE SPECIES 10% x 120 = 13 TOTAL LARGE SHRUBS SHRUBS 50% x 13 = 7 LARGE SHRUBS OF NATIVE SPECIES	133 TOTAL SHRUBS PROVIDED 72 TOTAL NATIVE SHRUBS PROVIDED 51 TOTAL LARGE SHRUBS PROVIDED 10 TOTAL LARGE SHRUBS OF NAATIVE SPECIES PROVIDED
LAWN		
LAWN SHALL BE MAXIMUM OF 50 % OF REQUIRED LANDSCAPE AREA	LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA	
IRRIGATION SYSTEM		
LANDSCAPE SHALL BE WATERED BY A PERMANENT IRRIGATION SYSTEM		100% IRRIGATION COVERAGE PROVIDED

2075 N BAY ROAD TREE PROTECTION PLAN

2075 N Bay Rd, Miami Beach, FL 33140

PROJECT TITLE:

PROJECT ADDRESS:

DESCRIPTION
DRB PLAN CORRECTIONS

DATE
07/05/23

REV
1

SEAL

Petar Stracenski
2023.10.13
12:25:25 -04'00'

Petar Stracenski, R.L.A. #LA6867526

PROJECT NO: 05_23

PHASE: CONSTRUCTION

DATE: 06/01/2023

DRAWN: M.V.

CHECKED: P.S.

SHEET TITLE:

COVER PAGE

SHEET NO.

L.00



SOUTHWEST CORNER



SOUTHEAST CORNER



NORTHWEST CORNER



NORTH PROPERTY FENCE

REV	DATE	DESCRIPTION

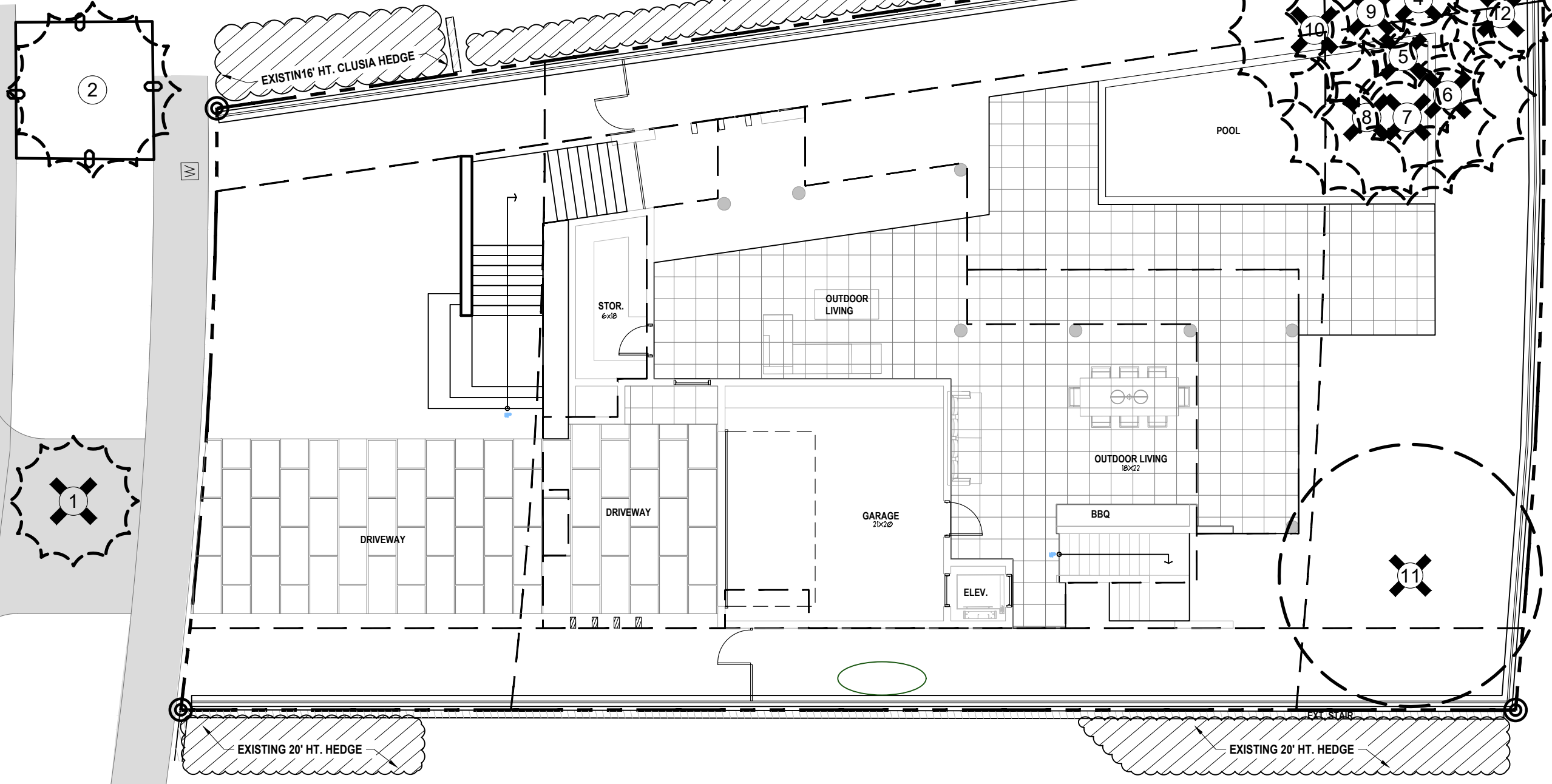
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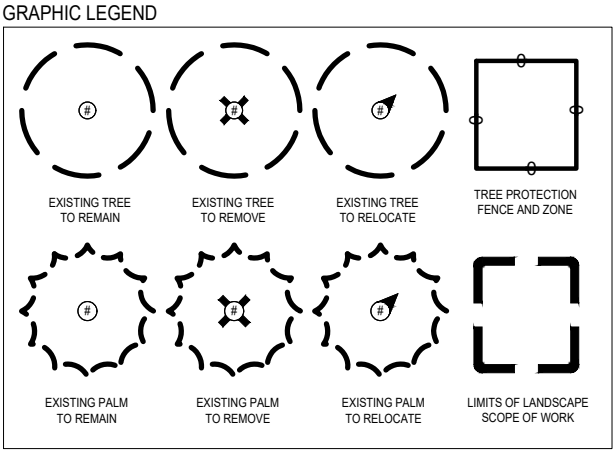
SHEET TITLE:
SITE CONDITIONS

SHEET NO.
L.01

NORTH BAY ROAD

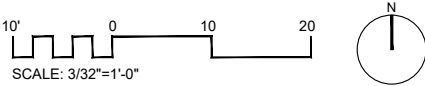


EXISTING TREE LIST						
#	BOTANICAL NAME	COMMON NAME	DBH	HT	SP	DISPOSITION
1	<i>Cocos nucifera</i>	Coconut Palm	7 "	16 '	12 '	Remove
2	<i>Phoenix sylvestris</i>	Wild Date Palm	8 "	14 '	16 '	Remain
3	<i>Clusia guttifera</i>	Clusia Hedge	N/A	8'	4'	Remain
4	<i>Cocos nucifera</i>	Coconut Palm	10 "	35 '	16 '	Remove
5	<i>Cocos nucifera</i>	Coconut Palm	10 "	40 '	16 '	Remove
6	<i>Cocos nucifera</i>	Coconut Palm	7 "	20 '	16 '	Remove
7	<i>Cocos nucifera</i>	Coconut Palm	8 "	30 '	16 '	Remove
8	<i>Cocos nucifera</i>	Coconut Palm	10 "	30 '	16 '	Remove
9	<i>Cocos nucifera</i>	Coconut Palm	8 "	15 '	16 '	Remove
10	<i>Cocos nucifera</i>	Coconut Palm	10 "	20 '	16 '	Remove
11	<i>Schinus terebinthifolia</i>	Brazilian Pepper	13 "	22 '	25 '	Remove
12	<i>Bambusa spp.</i>	Bamboo Cluster	20 "	25 '	15 '	Remove



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REV	DATE	DESCRIPTION

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NORTH BAY ROAD

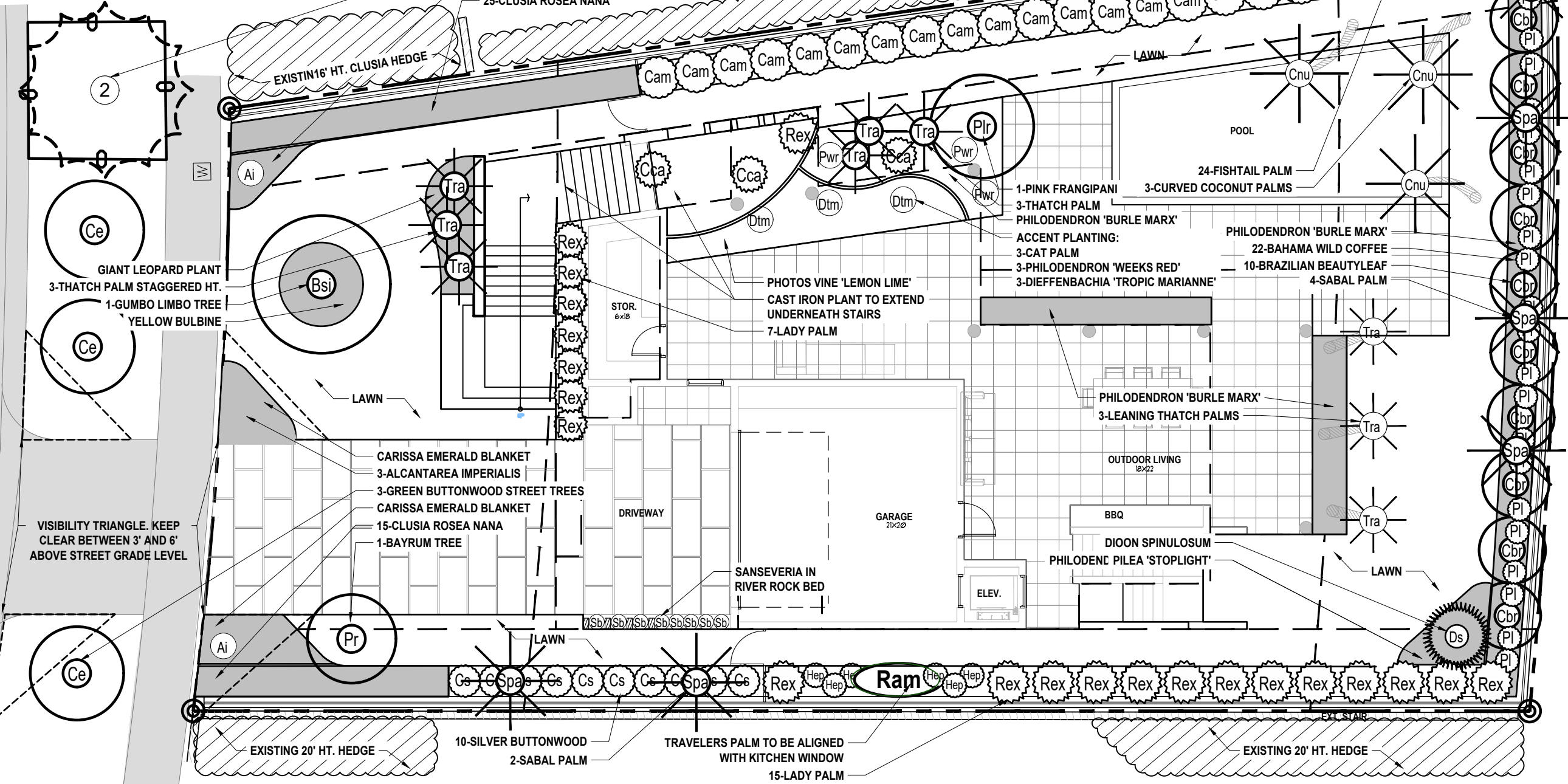
Diagram illustrating the layout of North Bay Road, showing the road, a dashed line indicating a boundary or path, and a visibility triangle. The diagram includes labels for various trees and a note about the visibility triangle.

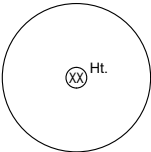
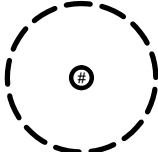
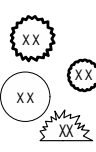

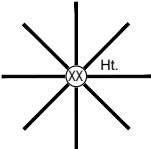
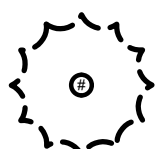
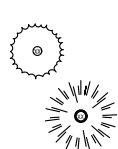

Trees and Labels:

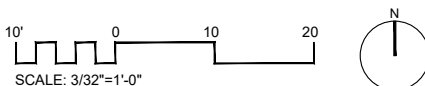
- 2 (Numbered circle)
- Ce (Circled 'Ce')
- GIANT LEOPARD
- 3-THATCH PALM STAGGEE
- 1-GUMBO LIMBO
- YELLOW B

Visibility Triangle Note:

VISIBILITY TRIANGLE. KEEP CLEAR BETWEEN 3' AND 6' ABOVE STREET GRADE LEVEL



 <p>PROPOSED TREE</p>	 <p>EXISTING AND RELOCATED TREE</p>	 <p>PROPOSED SHRUBS, ACCENTS AND VINES</p>	 <p>EXISTING GROUNDCOVER/SHRUB TO REMAIN</p>
 <p>PROPOSED PALM</p>	 <p>EXISTING AND RELOCATED PALM</p>	 <p>PROPOSED CYCAD AND BAMBOO</p>	 <p>PROPOSED GROUNDCOVER TYPE AND COUNT</p>



1 LARGE SIZE TREE AND PALM PLANTING AND STAKING DETAIL
SCALE: NTS

2 MEDIUM SIZE TREE PLANTING AND STAKING DETAIL
SCALE: NTS

3 SMALL SIZE TREE PLANTING AND STAKING DETAIL
SCALE: NTS

4 GROUND COVER PLANTING DETAIL
SCALE: NTS

5 SHRUB PLANTING DETAIL
SCALE: NTS

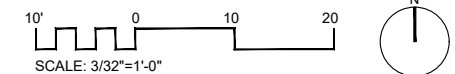
6 SHRUB SPACING DETAIL
SCALE: NTS

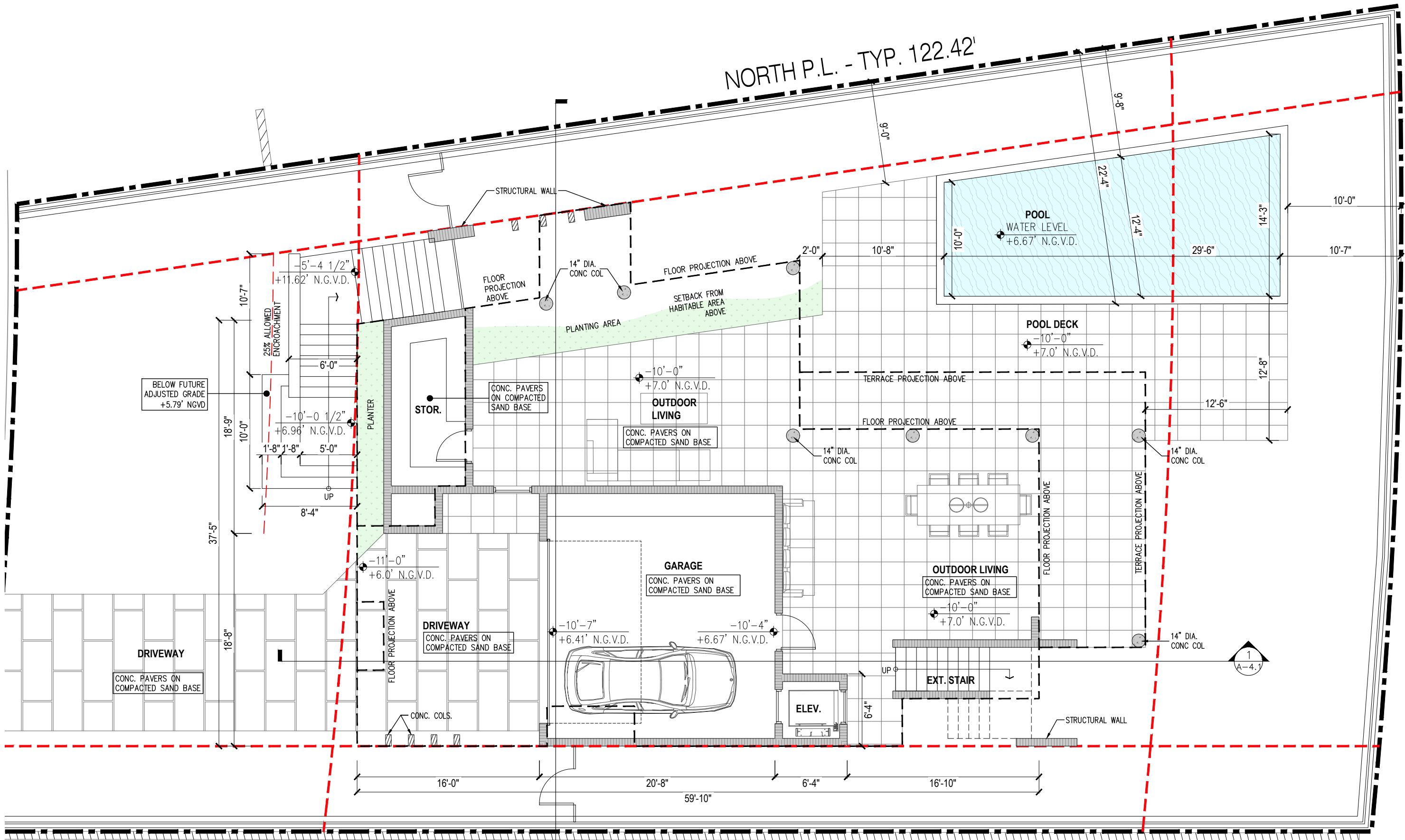
7 PLANT SPACING DETAIL
SCALE: NTS

TRIANGULAR PLANT SPACING CHART FOR GROUNDCOVERS AND PERENNIALS

ROW	
"D"	"A"
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

GROUNDCOVER & PERENNIAL SPACING





SOUTH P.L.- TYP. 122.16'

1 UNDERSTORY PLAN

1/8"=1'-0"



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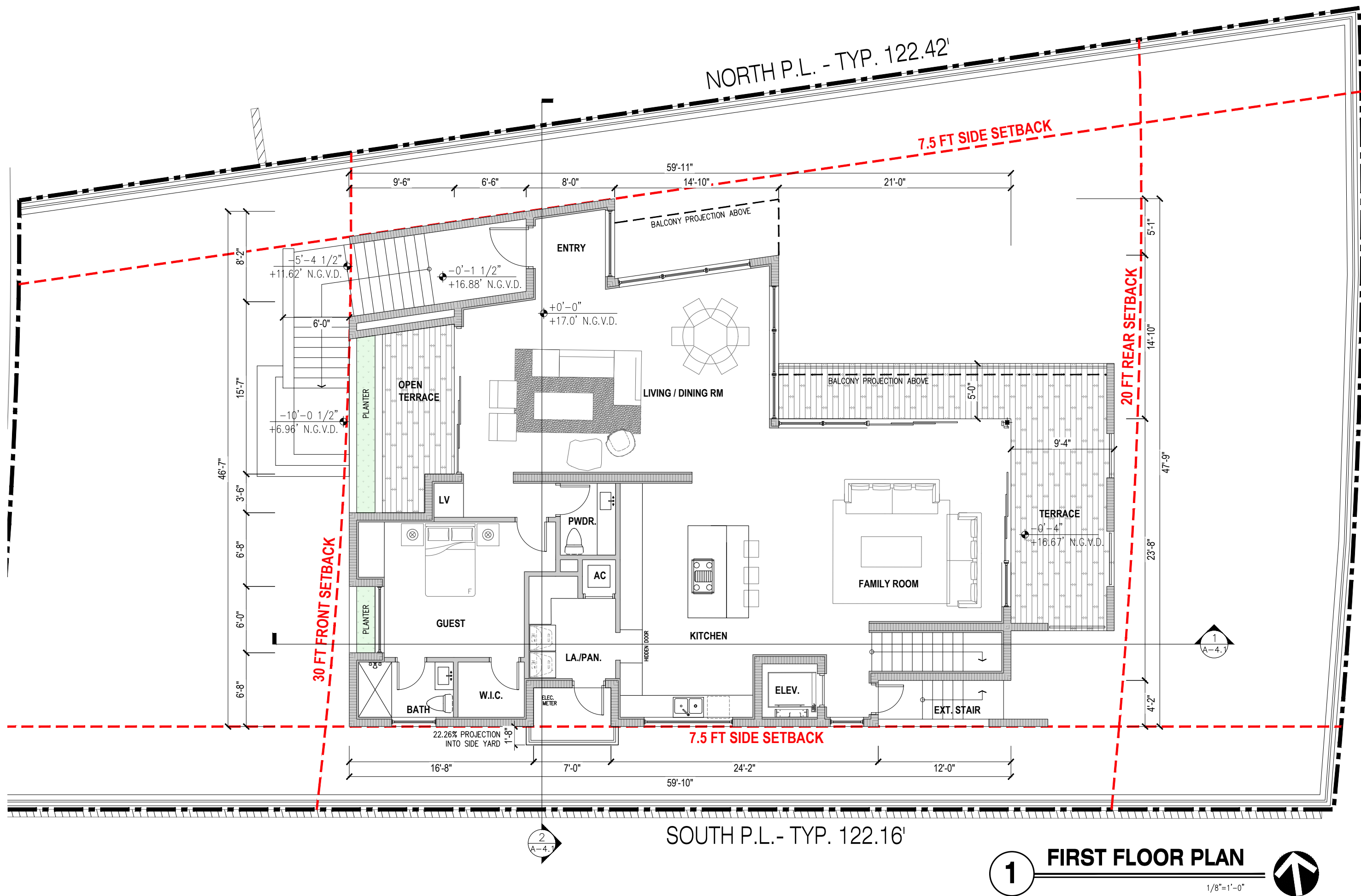
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UNDERSTORY PLAN

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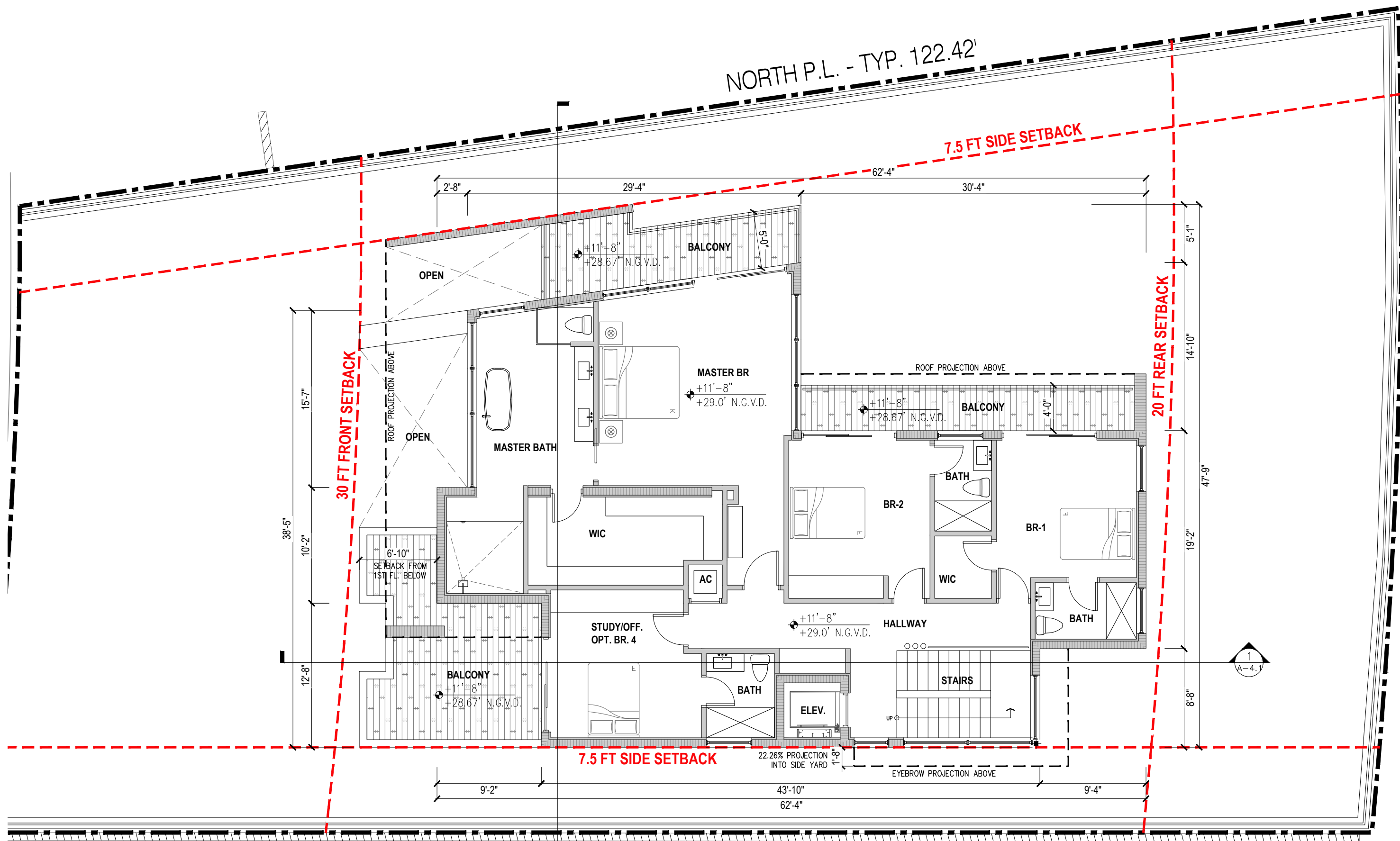
SECOND FLOOR PLAN

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SOUTH P.L.- TYP. 122.16'

1 SECOND FLOOR PLAN

1/8"=1'-0"



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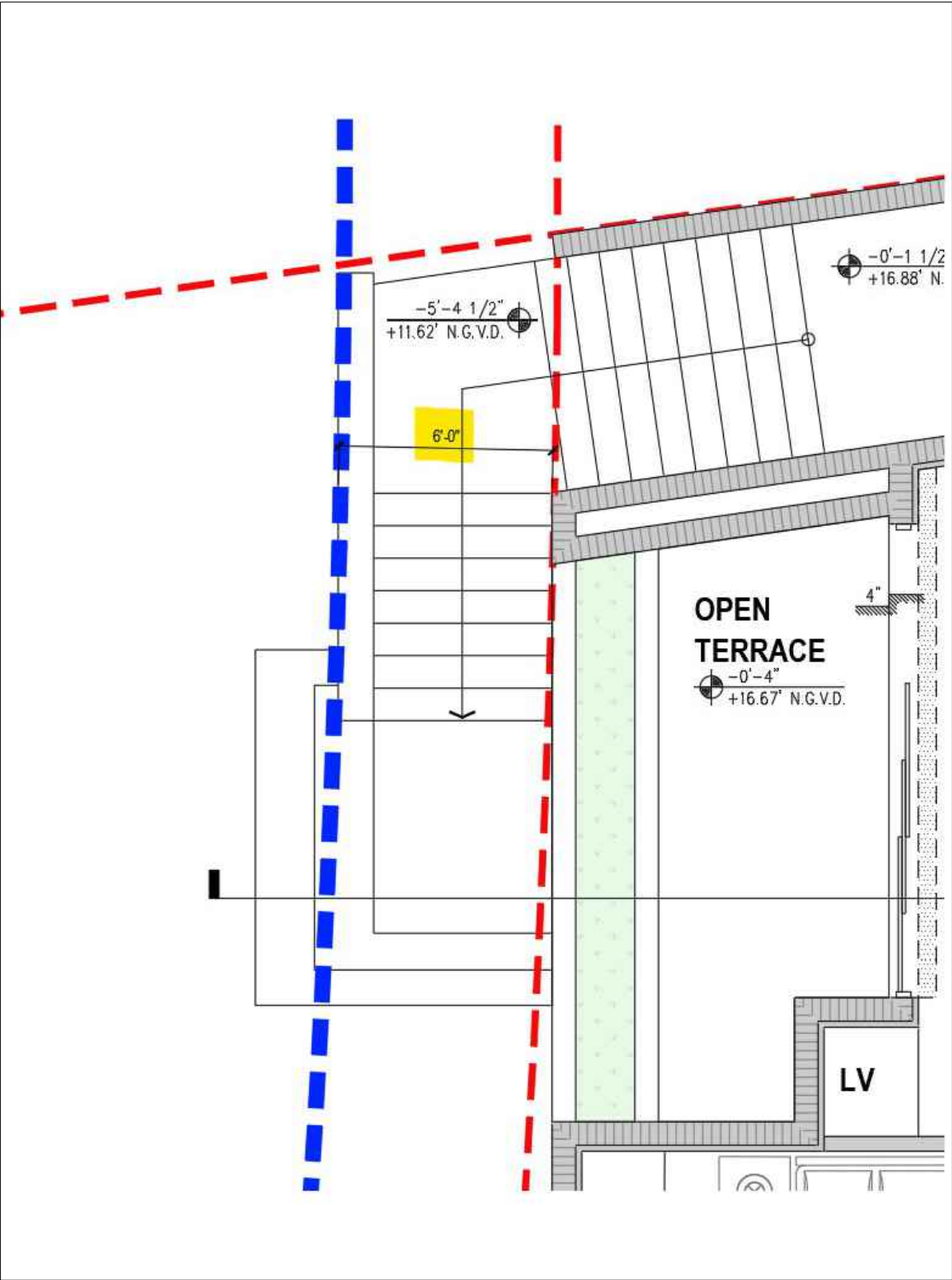
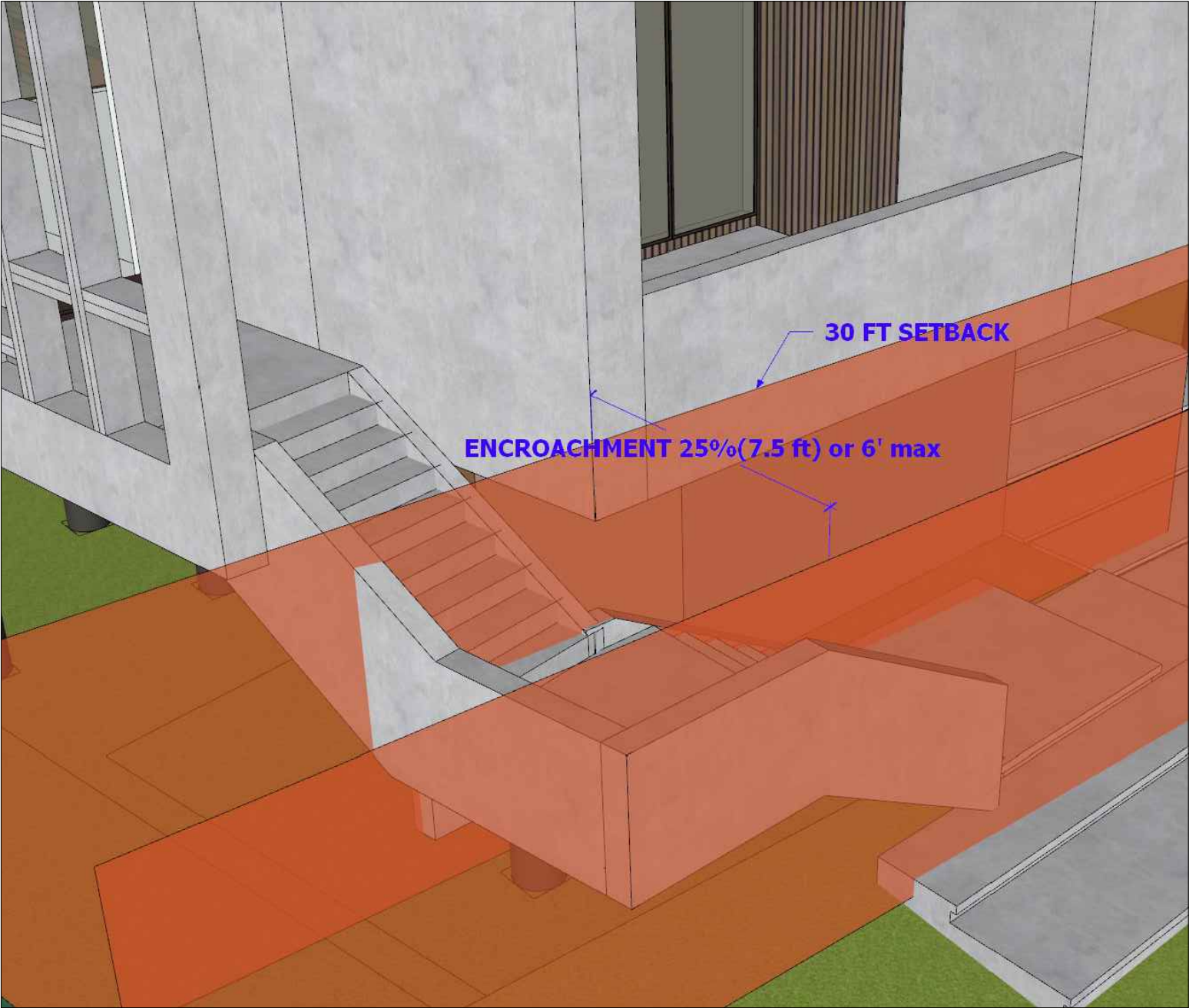
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NORTH BAY ROAD RESIDENCE

2075 NORTH BAY ROAD. MIAMI BEACH, FLORIDA. 33140

NEW TWO-STORY RESIDENCE WITH UNDERSTORY

FINAL SUBMITTAL

DRB23-0938 / 07.10.2023



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- A-0.4 |

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- A-3.4 |

EAST ELEVATION (REAR)
- A-4.1 |

SECTIONS

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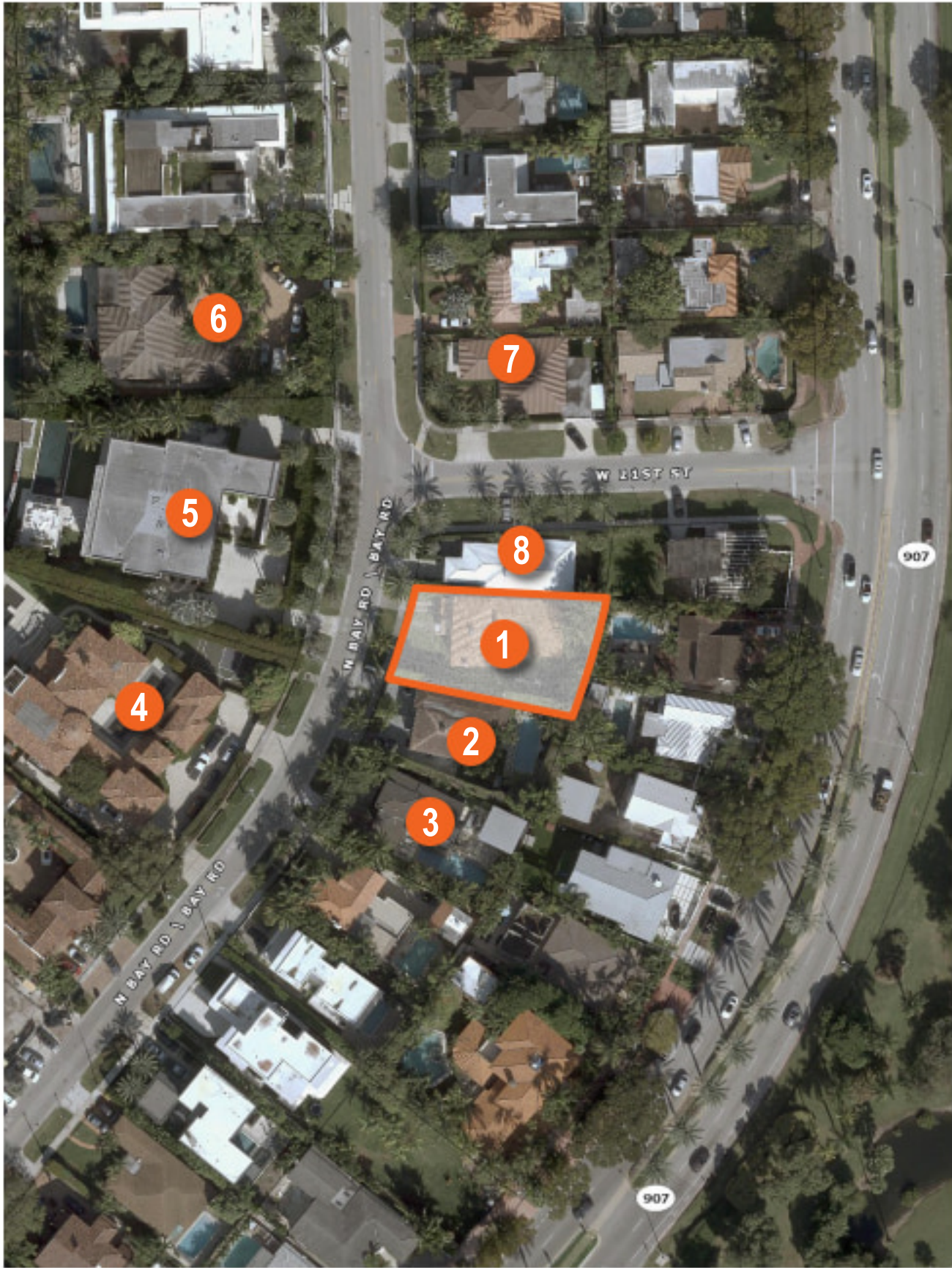
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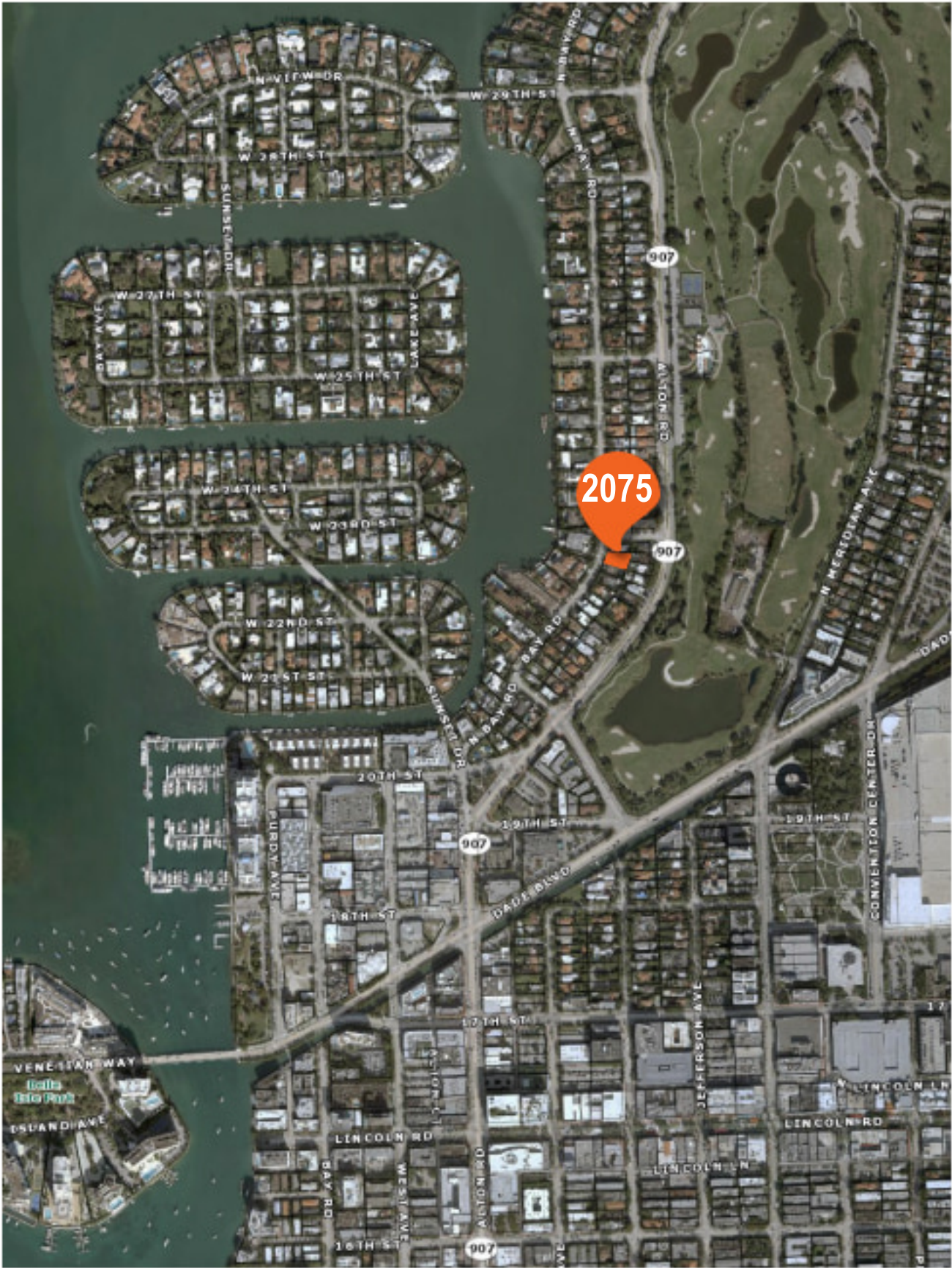
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NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP





1 2075 NORTH BAY ROAD
EXISTING TWO-STORY RESIDENCE



2 2065 NORTH BAY ROAD
EXISTING TWO-STORY RESIDENCE



3 2061 NORTH BAY ROAD
EXISTING TWO-STORY RESIDENCE



4 2060 NORTH BAY ROAD
EXISTING TWO-STORY RESIDENCE

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**SURROUNDING
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5 2068 NORTH BAY ROAD
EXISTING TWO-STORY RESIDENCE



6 2108 NORTH BAY ROAD
EXISTING TWO-STORY RESIDENCE



7 2101 NORTH BAY ROAD
EXISTING ONE-STORY RESIDENCE



8 1220 W 21ST ST
EXISTING ONE-STORY RESIDENCE

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**SURROUNDING
PROPERTIES**

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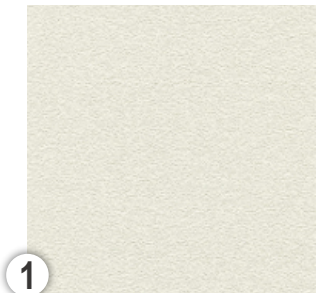
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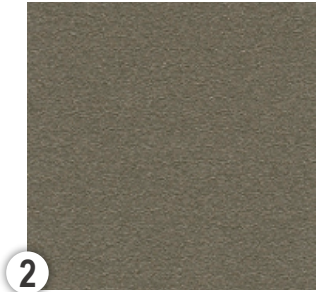


3D VIEW - FRONT

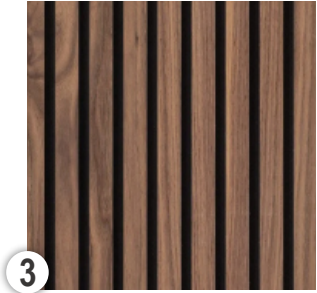
MATERIAL BOARD



PAINTED STUCCO
WALLS & CEILING
(WHITE SAND)



PAINTED STUCCO
ACCENT COLOR
(DARK BROWN)



WOOD SIDING
(VERTICAL)



CLEAR GLASS W/
BRONZE FRAMES

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3D VIEW & MATERIALS

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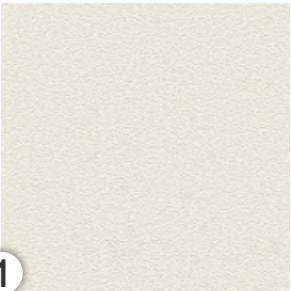
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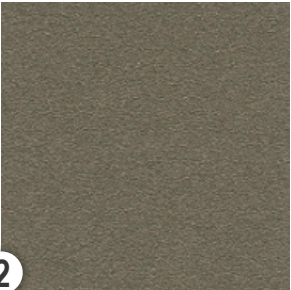


3D VIEW - REAR

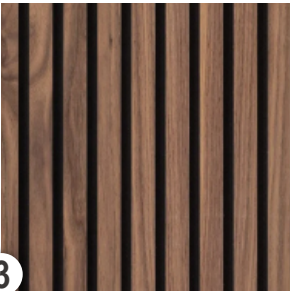
MATERIAL BOARD



PAINTED STUCCO
WALLS & CEILING
(WHITE SAND)



PAINTED STUCCO
ACCENT COLOR
(DARK BROWN)



WOOD SIDING
(VERTICAL)



CLEAR GLASS W/
BRONZE FRAMES

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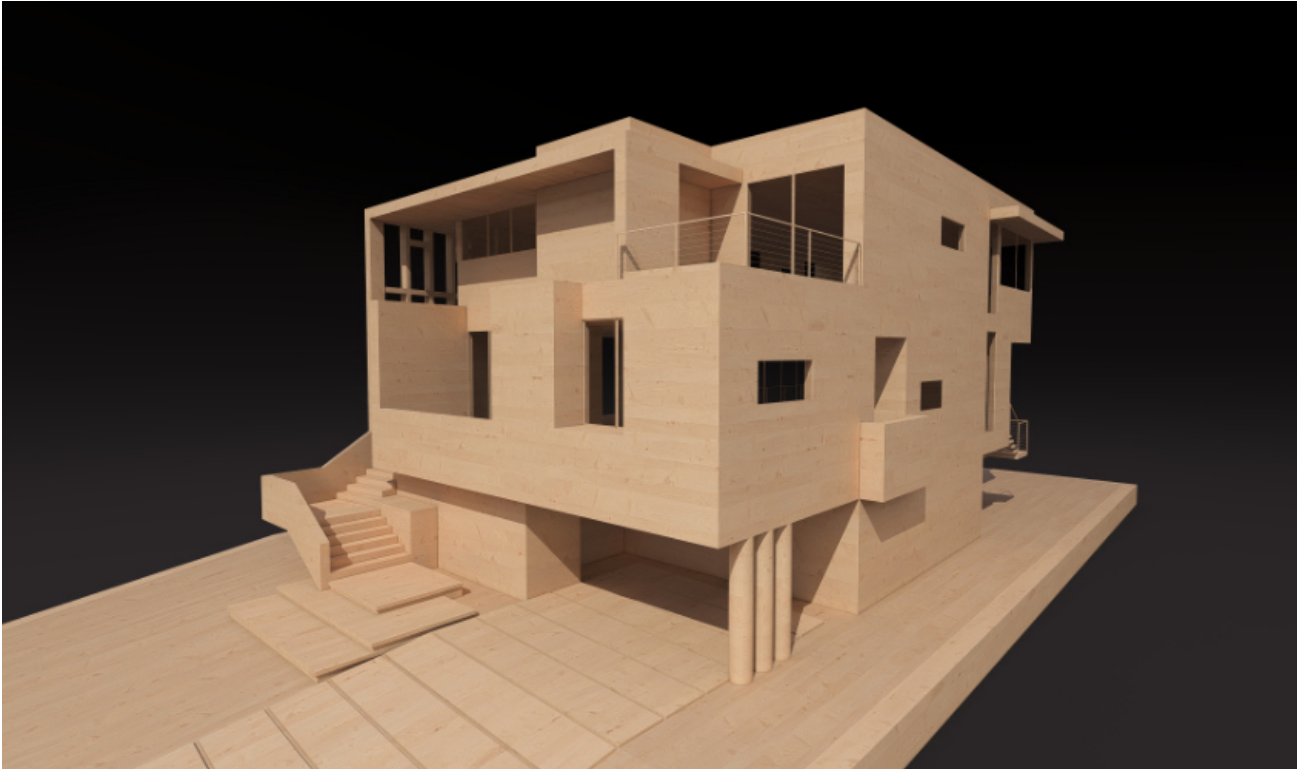
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3D VIEW & MATERIALS

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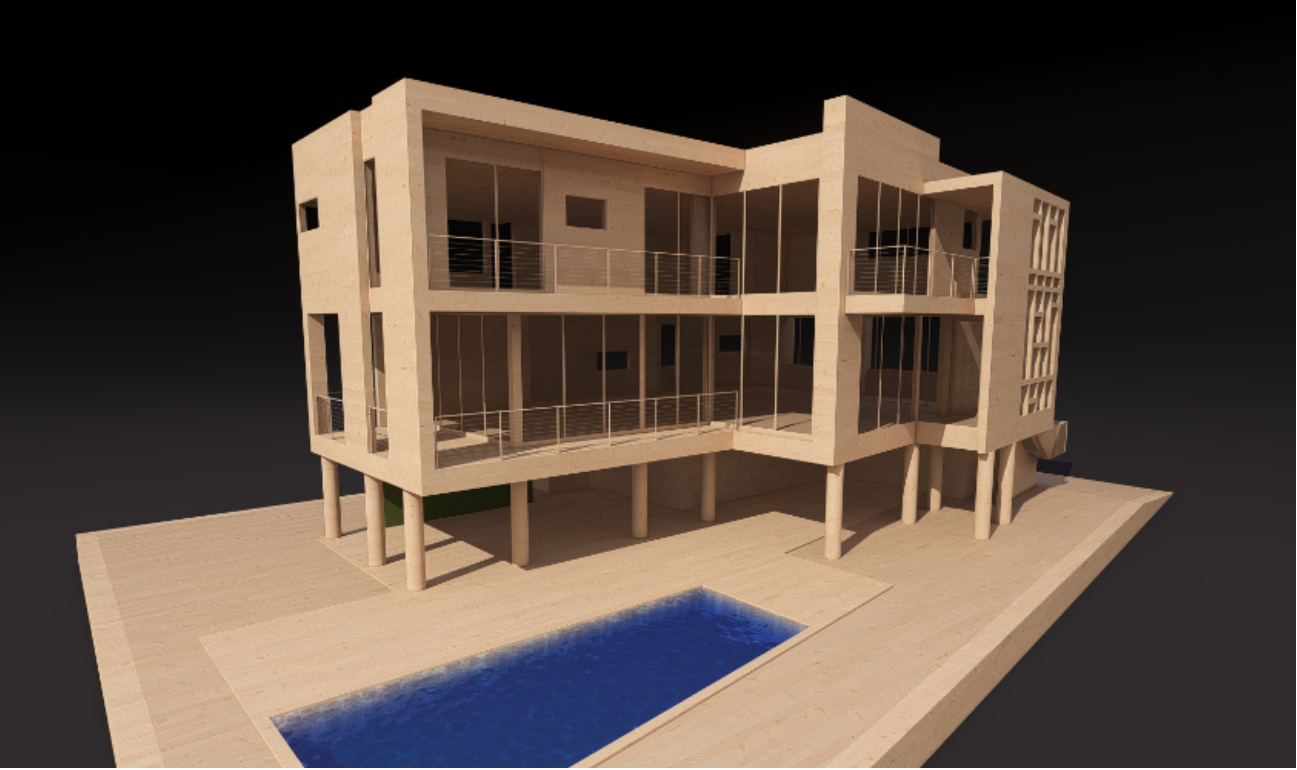
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PERSPECTIVE VIEW - FRONT 1



PERSPECTIVE VIEW - FRONT 2



PERSPECTIVE VIEW - REAR 1



PERSPECTIVE VIEW - REAR 2

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Date: 2023.07.10 10:07:25 -0400

ADDRESS & OWNER

NEW RESIDENCE

2075 NORTH BAY ROAD

MIAMI BEACH, FL. 33140

OWNER: --

REVISION & DATE

DRAWING TITLE

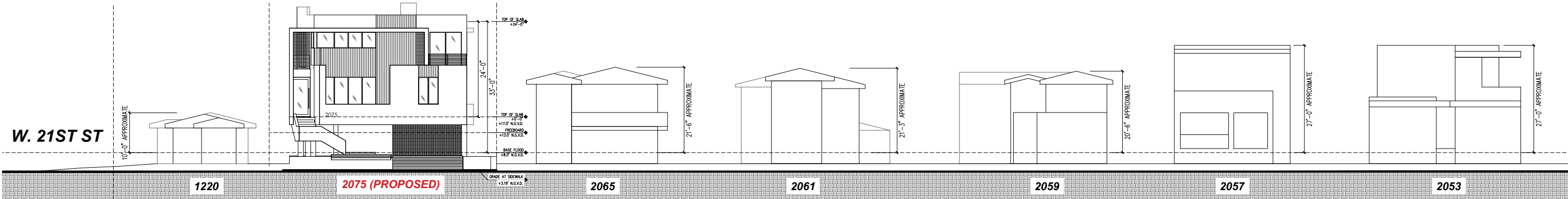
PERSPECTIVE VIEWS

SCALE: AS SHOWN

DATE: 07-10-2023

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NORTH BAY ROAD (EAST VIEW)

1

CONTEXTUAL ELEVATIONS

N.T.S.

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P 305 576 8063

FL. LIC: AR 0016966
FL. LIC: AA 26000837

STATE OF FLORIDA

REGISTERED ARCHITECT

AR 10000

Jose L Sanchez

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MIAMI BEACH, FL. 33140

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CONTEXTUAL ELEVATIONS

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A-0.7

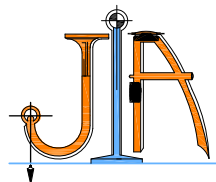
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ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
AR = ALUMINUM ROOF.
AS = ALUMINUM SHED.
ASPH = ASPHALT.
B.C. = BLOCK CORNER.
B.C.R. = BROWARD COUNTY RECORDS
BLDG. = BUILDING
B.M. = BENCH MARK
B.O.B. = BASIS OF BEARINGS.
B.S.L. = BUILDING SETBACK LINE
C = CALCULATED
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD
CH.B. = CHORD BEARING.
CL = CLEAR
C.L.P. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
C.U.P. = CONC. UTILITY POLE
C.W. = CONCRETE WALK.
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES
E = EAST
EB = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.M.D. = FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.
F.N.P. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL.
H = HIGH (HEIGHT)
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
I.N.E.G. = INGRESS AND EGRESS EASEMENT.
L.B. = Certificate of Authorization L.B.#7806
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
M = MINUTES.
M. = MEASURED DISTANCE.
MB = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENTS
MON. = MONUMENT LINE.
MPL = MANHOLE.
ML = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#NO. = NUMBER.
O.S. = OFFSET.
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHANG
P.V.M.T. = PAVEMENT.
PL = PLASTER.
P.L. = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
P.T. = POINT OF TANGENCY.
P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE.
P.B. = PLAT BOOK.
PG. = PAGE.
P.W.Y. = PARKWAY.
P.R.M. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RR = RAIL ROAD.
RES. = RESIDENCE.
PROP. COR. = PROPERTY CORNER
R.W. = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #7806.
S.P. = SCREENED PORCH
S. = SOUTH.
" = SECONDS
T = TANGENT
TB = TELEPHONE BOOTH
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.S. = WOOD SHED.
W = WEST.
° = CENTRAL ANGLE.
* = ANGLE.

LEGEND

—OH— = OVERHEAD UTILITY LINES
—X—X—X— = CONCRETE BLOCK WALL
—X—X—X— = CHAIN LINK FENCE
—O—O—O— = IRON FENCE
—//—//—//— = WOOD FENCE
—//—//—//— = BUILDING SETBACK LINE
—//—//—//— = UTILITY EASEMENT
—//—//—//— = LIMITED ACCESS R/W
—//—//—//— = NON-VEHICULAR ACCESS R/W
—//—//—//— = EXISTING ELEVATIONS
× 0.00

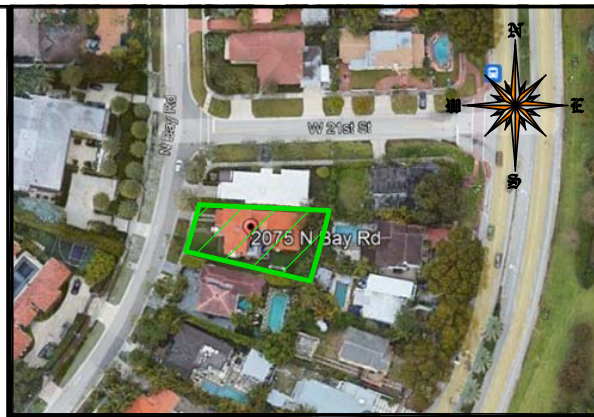
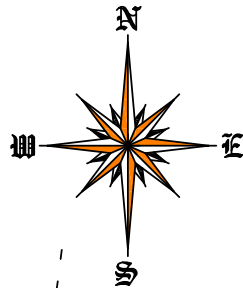
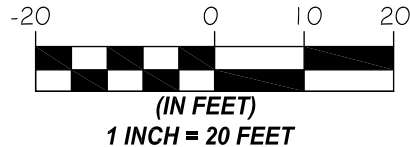
LEGAL DESCRIPTION:

LOT 19 AND ALL OF LOT 20 IN BLOCK 16 OF AMENDED PLAY OF SUNSET LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 8, AT PAGE 52, OF THE PUBLIC RECORDS OD MIAMI-DADE COUNTY, FLORIDA; EXCEPT THAT PORTION OF LOT 20 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 20, IN BLOCK 16 OF AMENDED PLAT OF SUNSET LAKE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 8, PAGE 52, OF THE PUBLIC RECORDS OD MIAMI-DADE COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE WEST BOUNDARY LINE OF SAID LOT 20, A DISTANCE OF 18.4 FEET; THENCE EASTERLY TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 20 (WHICH SAID POINT IS 24.2 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF SAID LOT 20, AS MEASURED ALONG THE EAST BOUNDARY LINE OF SAID LOT 20); THENCE SOUTHERLY ALONG EAST BOUNDARY LINE A DISTANCE OF 24.2 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 20 TO A POINT OF BEGINNING.

MAP OF TOPOGRAPHIC SURVEY

2075 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140

GRAPHIC SCALE



LOCATION SKETCH

SCALE = N.T.S.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING.
- PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- 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.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8 FT
COMMUNITY: 120651
PANEL: 0317
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI DADE COUNTY BENCH MARK NAME: D-182. LOCATOR NO. 4325 W @ MERIDIAN AVENUE & W 23RD STREET; ELEVATION IS 3.42 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: JOHN IBARRA (DATE OF FIELD WORK) 02/24/2023

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: _____
REVISED ON: _____DRAWN BY: CARLOS D.FIELD DATE: 02/24/2023SURVEY NO: 23-000341-1SHEET: 1 OF 1

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Sanchez

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NEW RESIDENCE
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MIAMI BEACH, FL. 33140
OWNER: --

REVISION & DATE

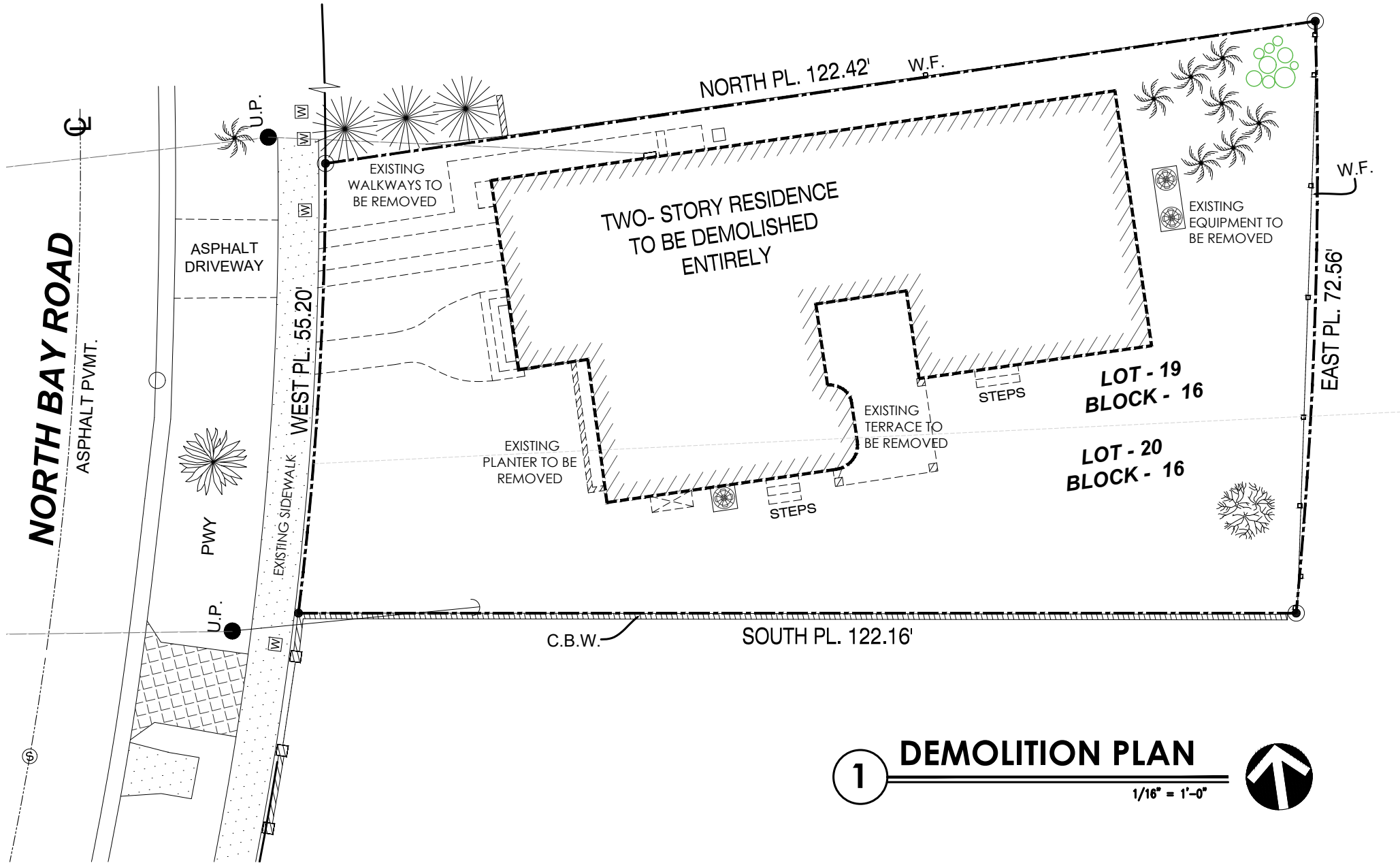
DRAWING TITLE

SURVEY

SCALE: AS SHOWN
DATE: 07-10-2023

SHEET NUMBER

A-0.8



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

SCOPE OF WORK

- SCOPE OF DEMOLITION ENTAILS ENTIRE BUILDING.
- REMOVE WALKWAYS, CONCRETE OR TILED PATIO, PRIVACY WALLS, DECKS, DRIVEWAYS AND FENCES AS INDICATED ON PLANS.
- MAINTAIN AND PROTECT EXISTING TREES PER TREE DISPOSITION PLAN..

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.

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REGISTERED ARCHITECT
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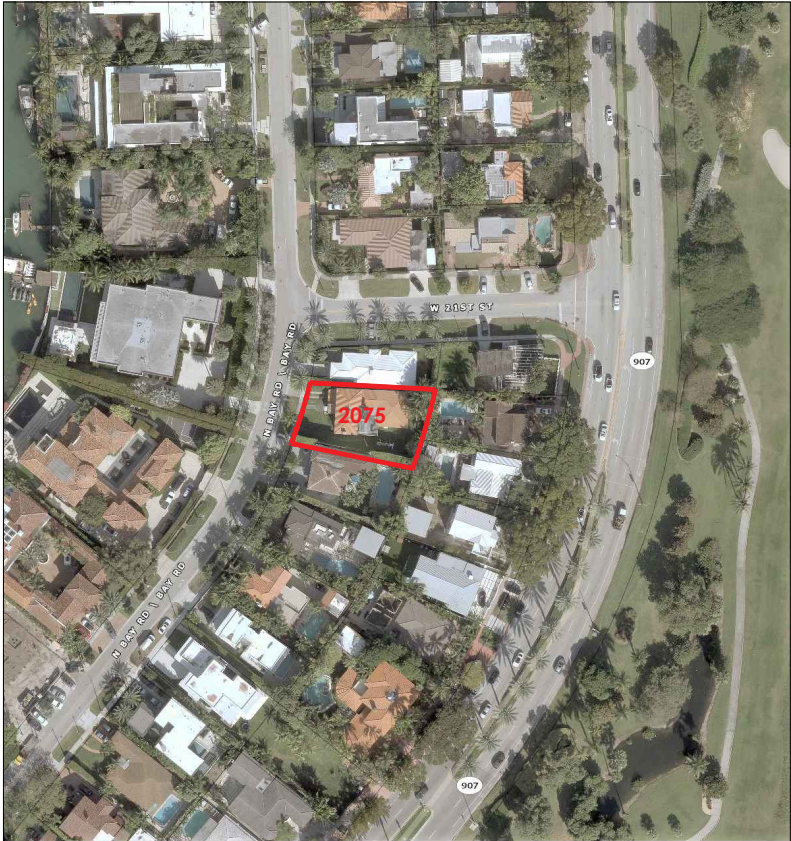
DEMOLITION
PLAN

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LOCATION PLAN

NOT TO SCALE



SCOPE OF WORK

– NEW SINGLE FAMILY RESIDENCE WITH UNDERSTORY, REPLACING EXISTING BUILDING.

APPLICABLE CODES

– FLORIDA BUILDING CODE 2020, 7TH EDITION – RESIDENTIAL
– CITY OF MIAMI BEACH LOCAL ORDINANCE (RS–4)

LEGAL DESCRIPTION

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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEMS#	ZONING INFORMATION				
1	ADDRESS:	2075 NORTH BAY ROAD. MIAMI BEACH. 33140			
2	FOLIO NUMBER(S):	02–3227–008–1570			
3	BOARD AND FILE NUMBERS:				
4	YEAR BUILT:	1940	ZONING DISTRICT:		RS–4
5	BASED FLOOD ELEVATION:	+8.0’ NGVD	GRADE VALUE IN N.G.V.D:		+3.19’ NGVD
6	ADJUSTED GRADE (FLOOD+GRADE/2)	+5.60’ NGVD	FREE BOARD:		+12.0’ NGVD (+2’)
7	LOT AREA:	7,760 S.F.			
8	LOT WIDTH:	55’–2”	LOT DEPTH:		122’–2”
9	MAX. LOT COVERAGE SF AND %:	2,328 SF (30%)	PROPOSED LOT COVERAGE SF AND %:		2,177 SF (28.05%)
10	EXISTING LOT COVERAGE SF AND %:		LOT COVERAGE DEDUCTED (GARAGE–STORAGE) SF:		
11	FRONT YARD OPEN SPACE SF AND %:	1,209 SF (70.25%)	REAR YARD OPEN SPACE SF AND %:		1,213 SF (85.30%)
12	MAX. UNIT SIZE SF AND %:	3,880 SF (50%)	PROPOSED UNIT SIZE SF AND %:		3,880 SF (50%)
13	EXISTING FIRST FLOOR UNIT SIZE%:		PROPOSED FIRST FLOOR UNIT SIZE:		1,936 SF (24.95%)
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):		N/A
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:		1,897 SF (24.45%)
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):		N/A
16A			GROSS AREA:		6,426 SF
			REQUIRED	EXISTING	PROPOSED
					DEFICIENCIES
17	HEIGHT:		24 FT.		24’–0”
18	SETBACKS:				SEE ELEVATION SHEETS
19	FRONT FIRST LEVEL:		30 FT.	N/A	30’–8”
20	FRONT SECOND LEVEL:		30 FT.	N/A	37’–6”
21	SIDE 1 – NORTH:		7’–6”		7’–6”
22	SIDE 2 – SOUTH:		7’–6”		7’–6”
23	REAR:		20’–0”		21’–1”
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		

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ADDRESS & OWNER

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REVISION & DATE

1	DFE REVISION 10/16/2023
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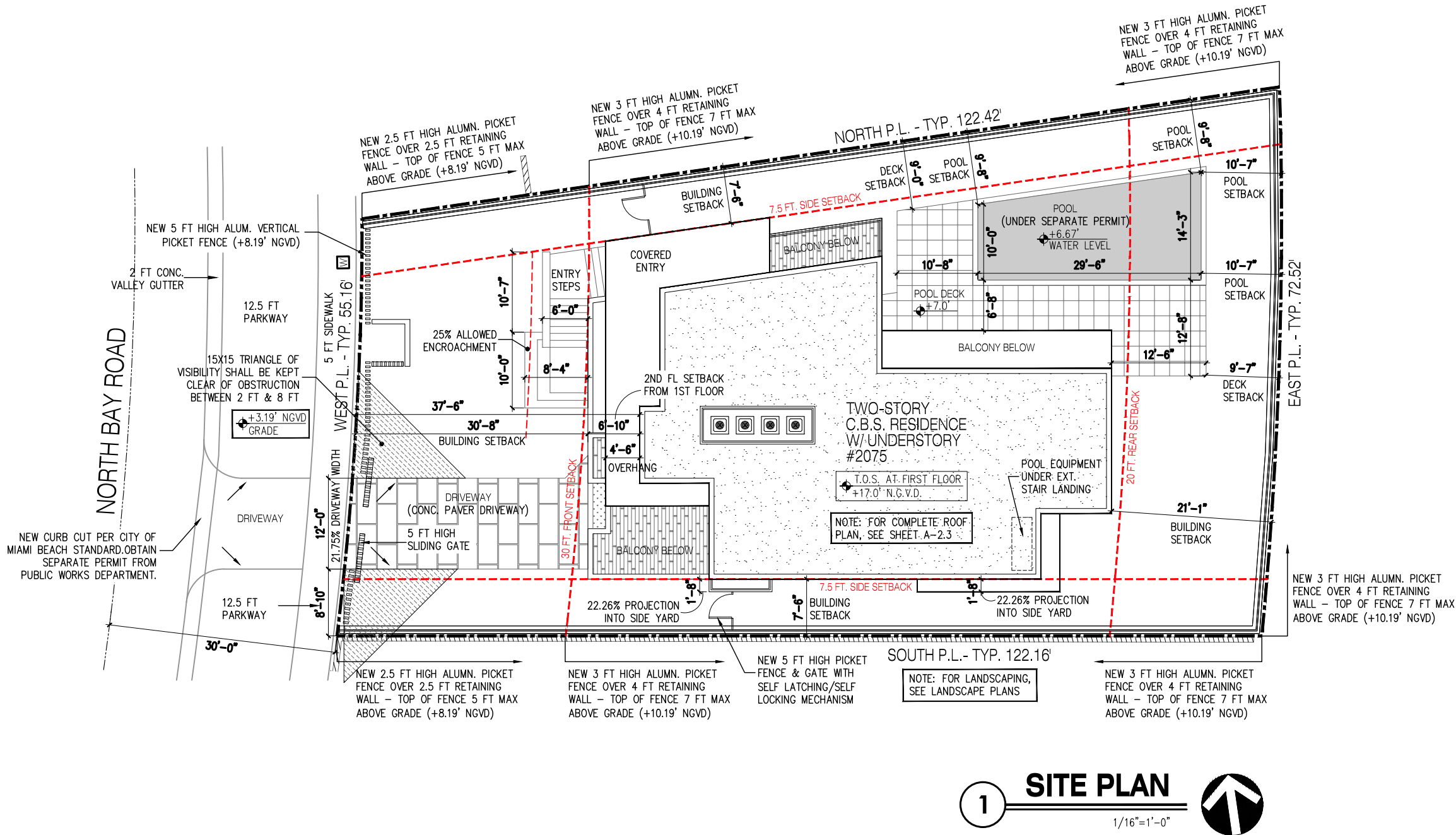
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/ LOCATION
PLAN

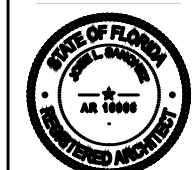
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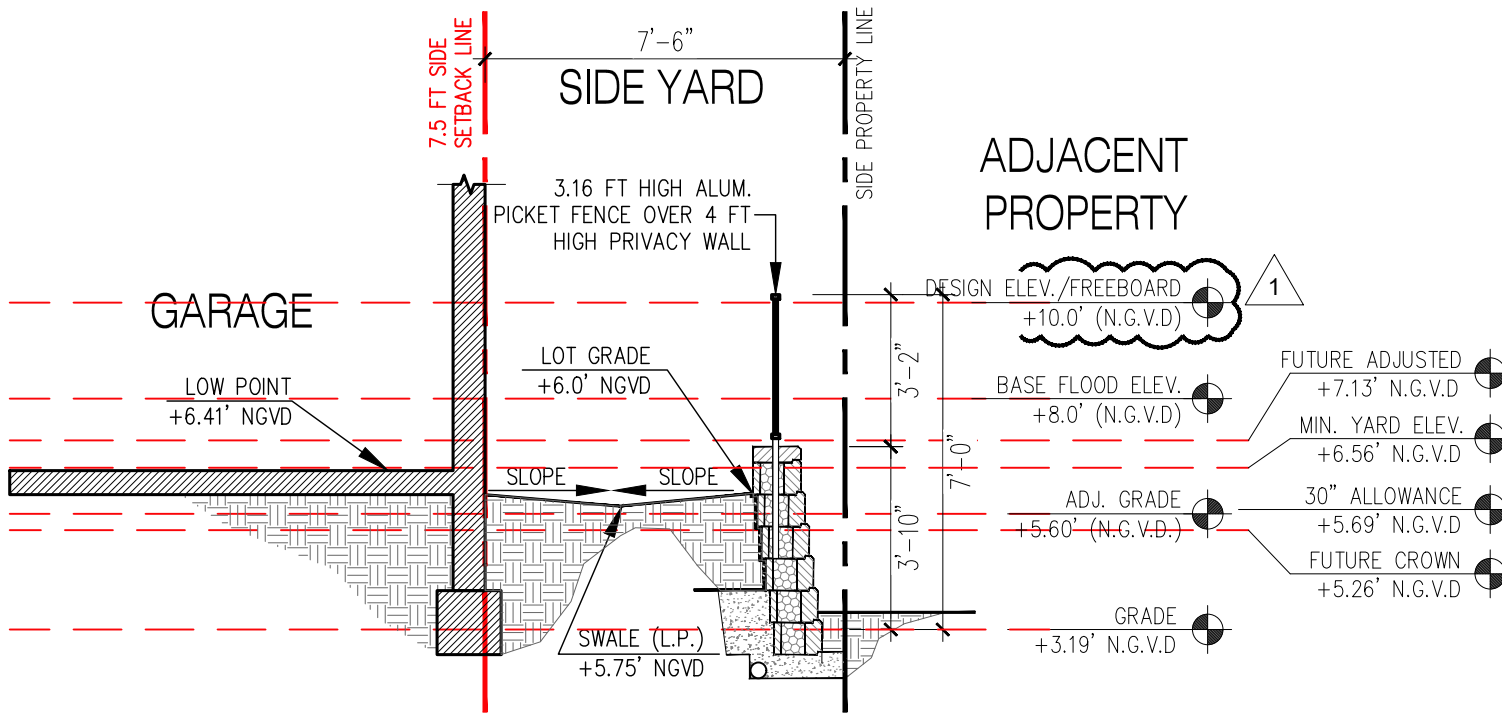
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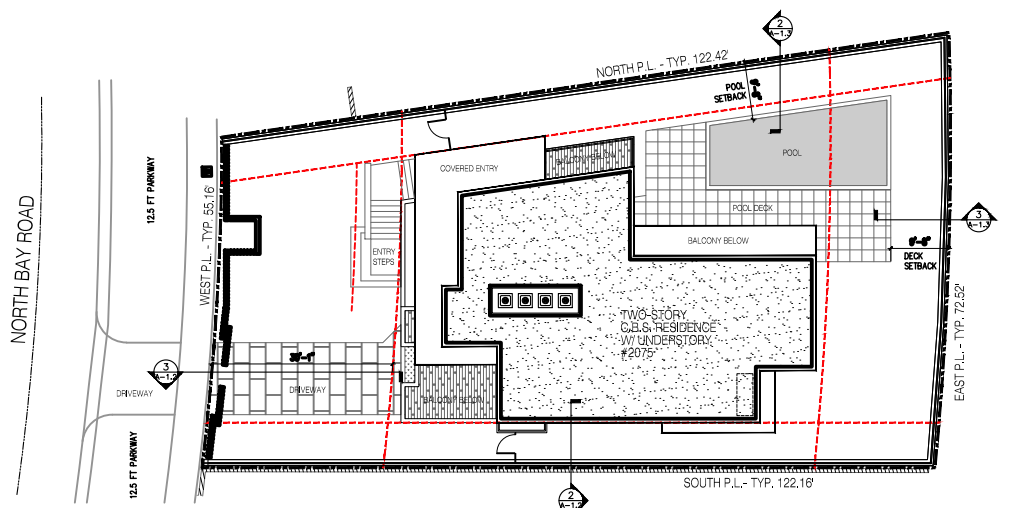
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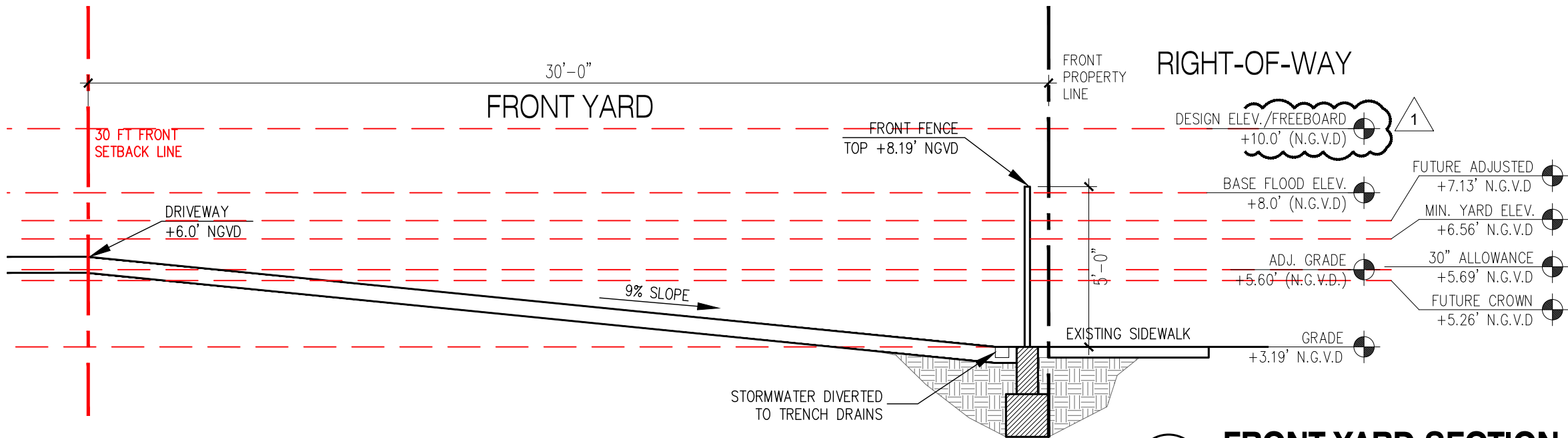
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A-1.2



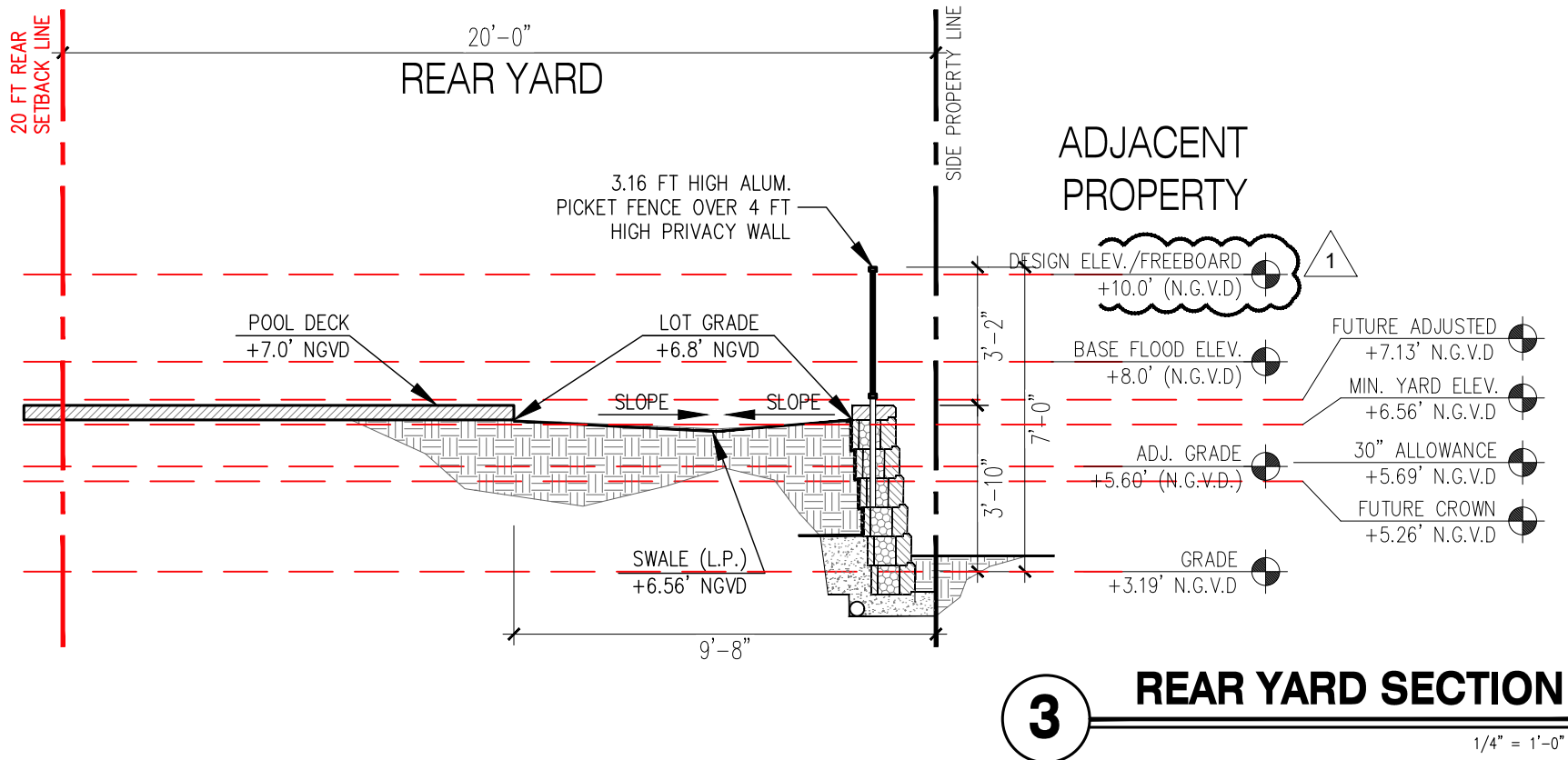
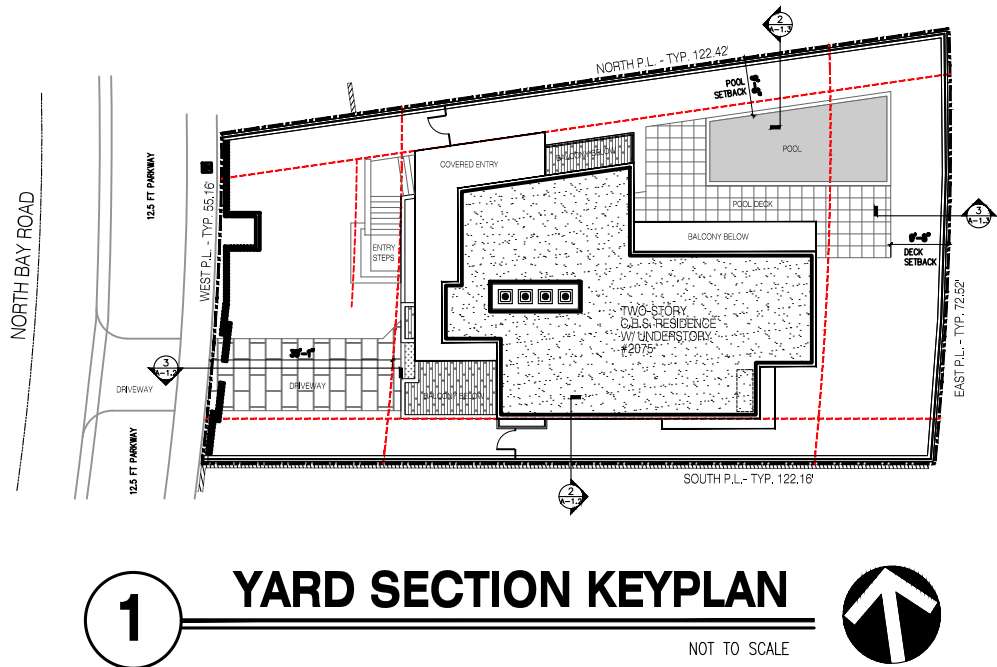
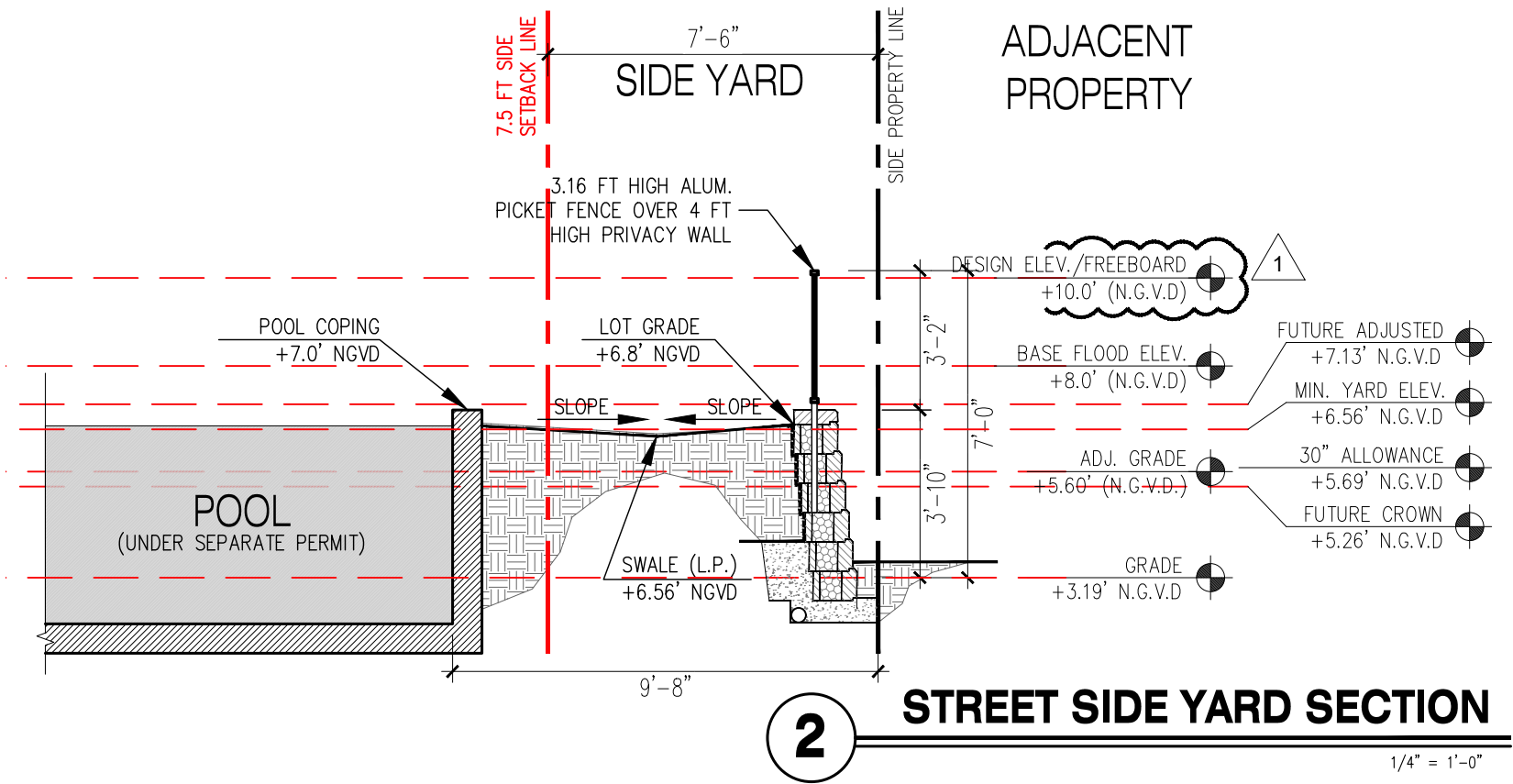
2 INTERIOR SIDE YARD SECTION
1/4" = 1'-0"



1 YARD SECTION KEYPLAN
NOT TO SCALE



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



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email=jlsanchez@praxisarch.com,
Date: 2023.10.13 12:26:46 -0400

ADDRESS & OWNER

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MIAMI BEACH, FL. 33140
OWNER: --

REVISION & DATE

1 DFE REVISION
10/16/2023

DRAWING TITLE

**YARD
SECTIONS**

SCALE: AS SHOWN
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A-1.3

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STATE OF FLORIDA
JOSE L. SANCHEZ
AR 10000
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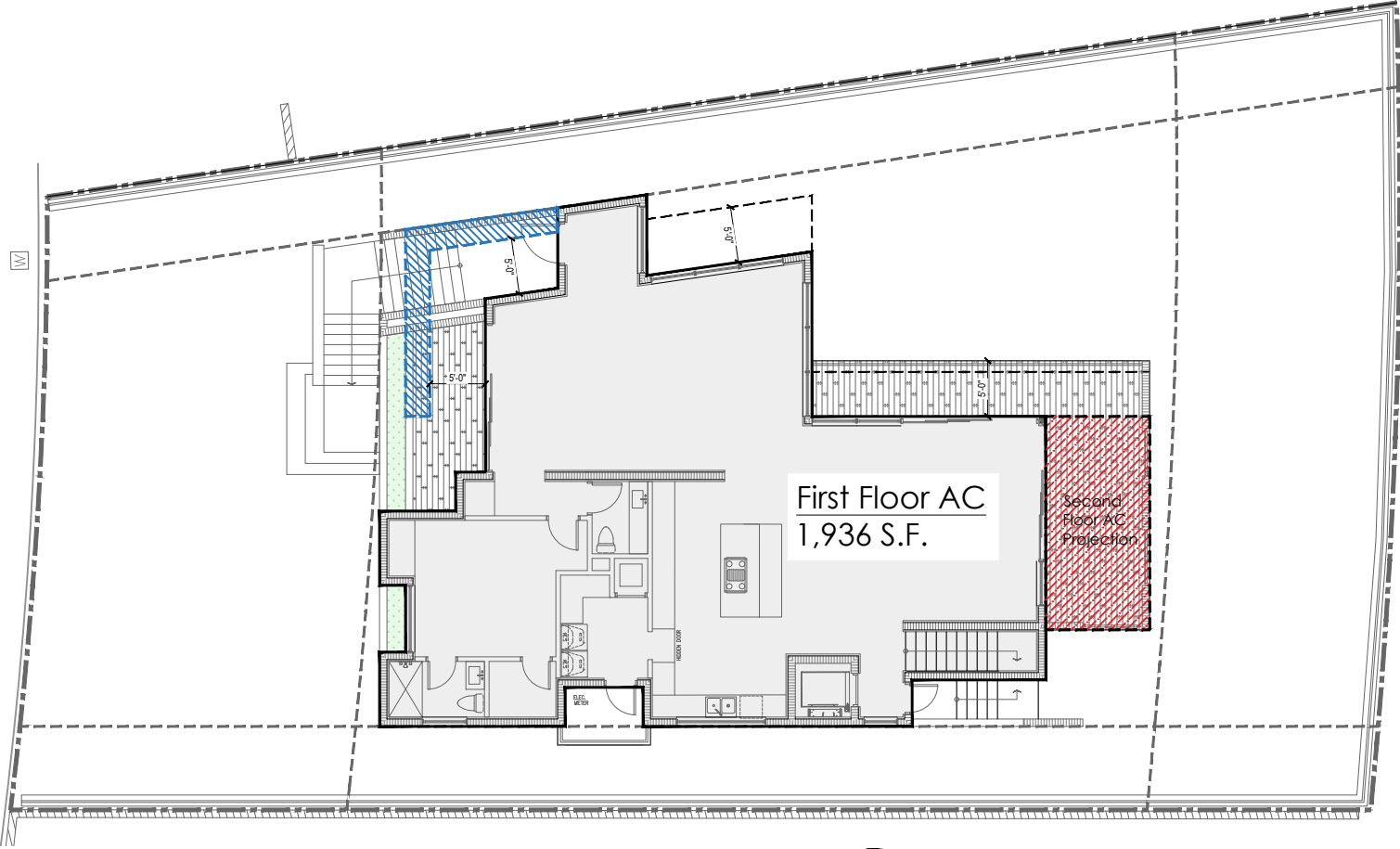
DRAWING TITLE

LOT
COVERAGE
DIAGRAM

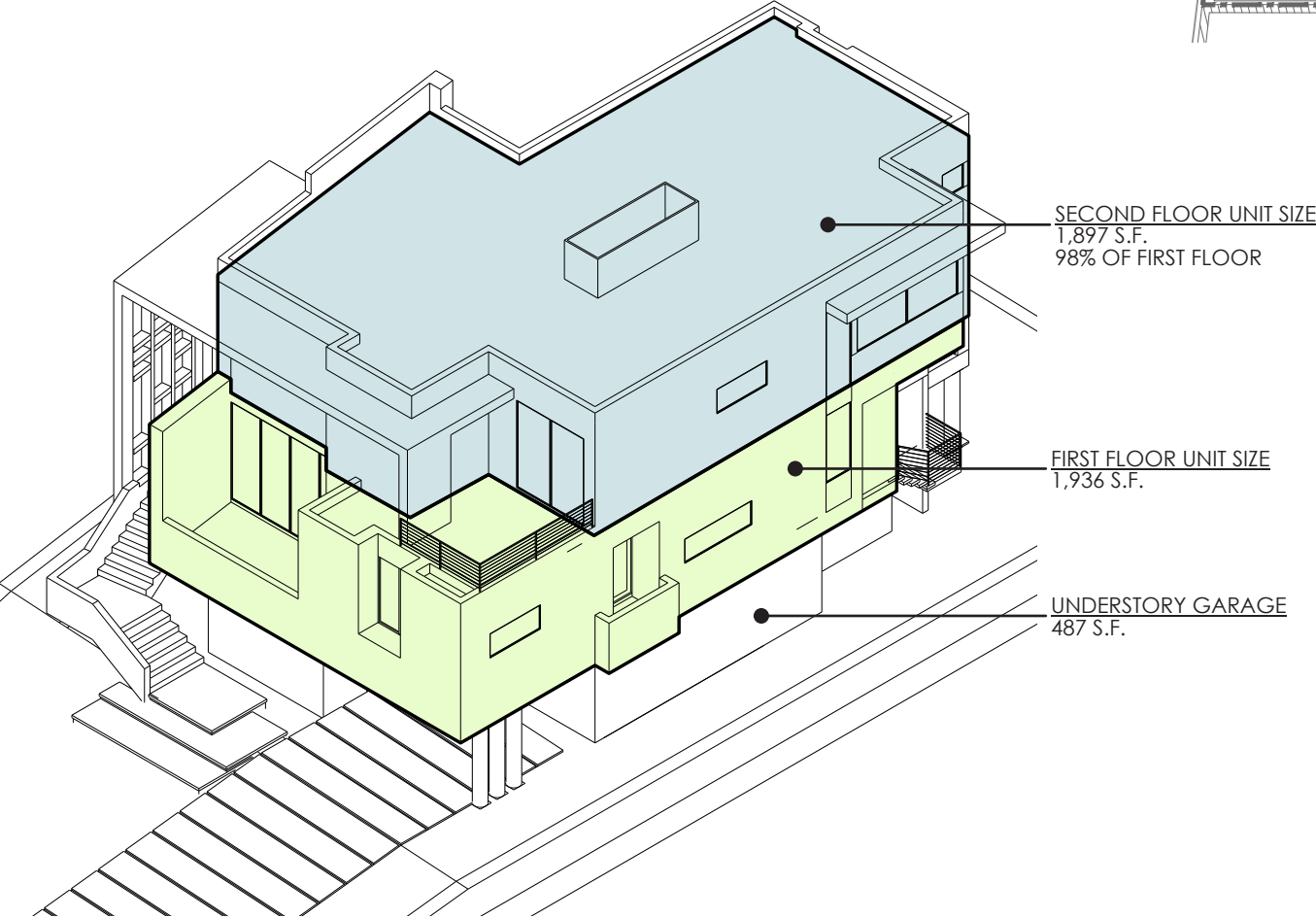
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A-1.4



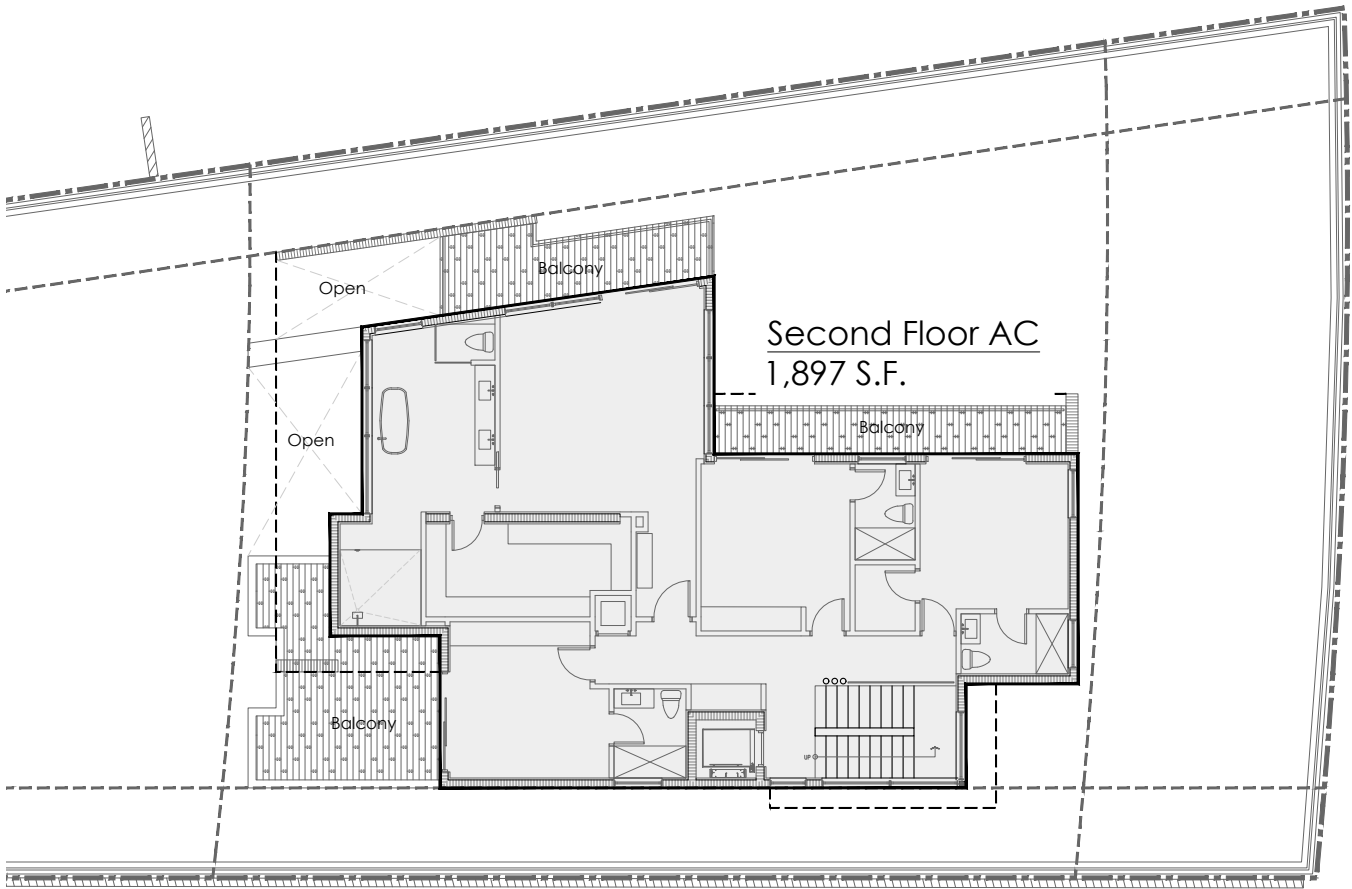
1 LOT COVERAGE
1/16" = 1'-0"



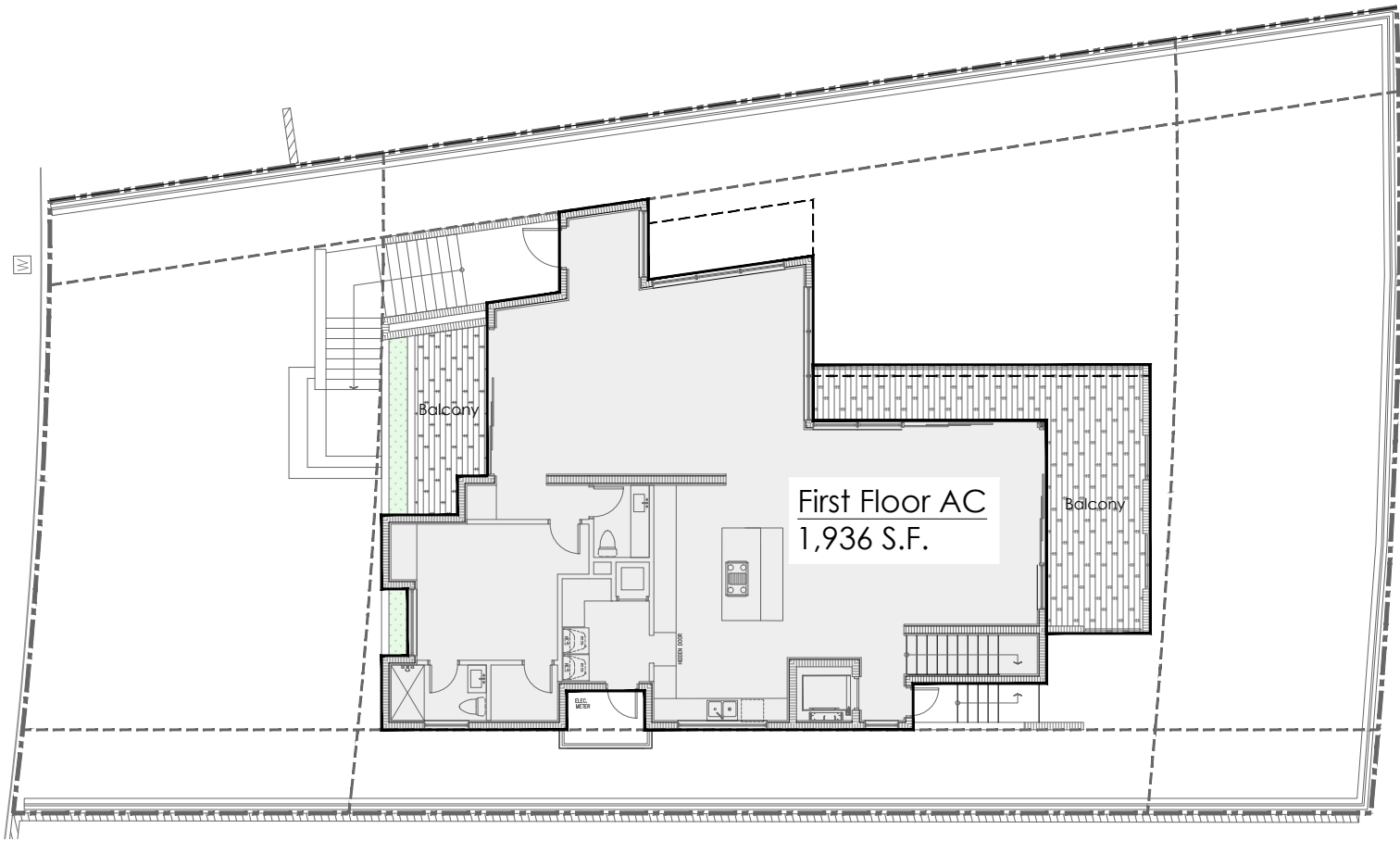
2 AXONOMETRIC

LOT COVERAGE CALCULATION	
LOT AREA	7,760 S.F.
MAX ALLOWED (30%)	2,328 S.F.
FIRST FL. AC	1,936 S.F.
SECOND FL. AC PROJECTION	179 S.F.
COVERED PROJECTIONS	62 S.F.
GARAGE (UNDER 500 S.F.)	0 S.F.
TOTAL COVERAGE	2,177 S.F.
	28.05%

- FIRST FL. AREA COUNTED COVERAGE
- SECOND FL. (AC) PROJECTION COUNTED IN COVERAGE
- COVERED AREA PROJECTING MORE THAN 5 FT FROM EXTERIOR WALL



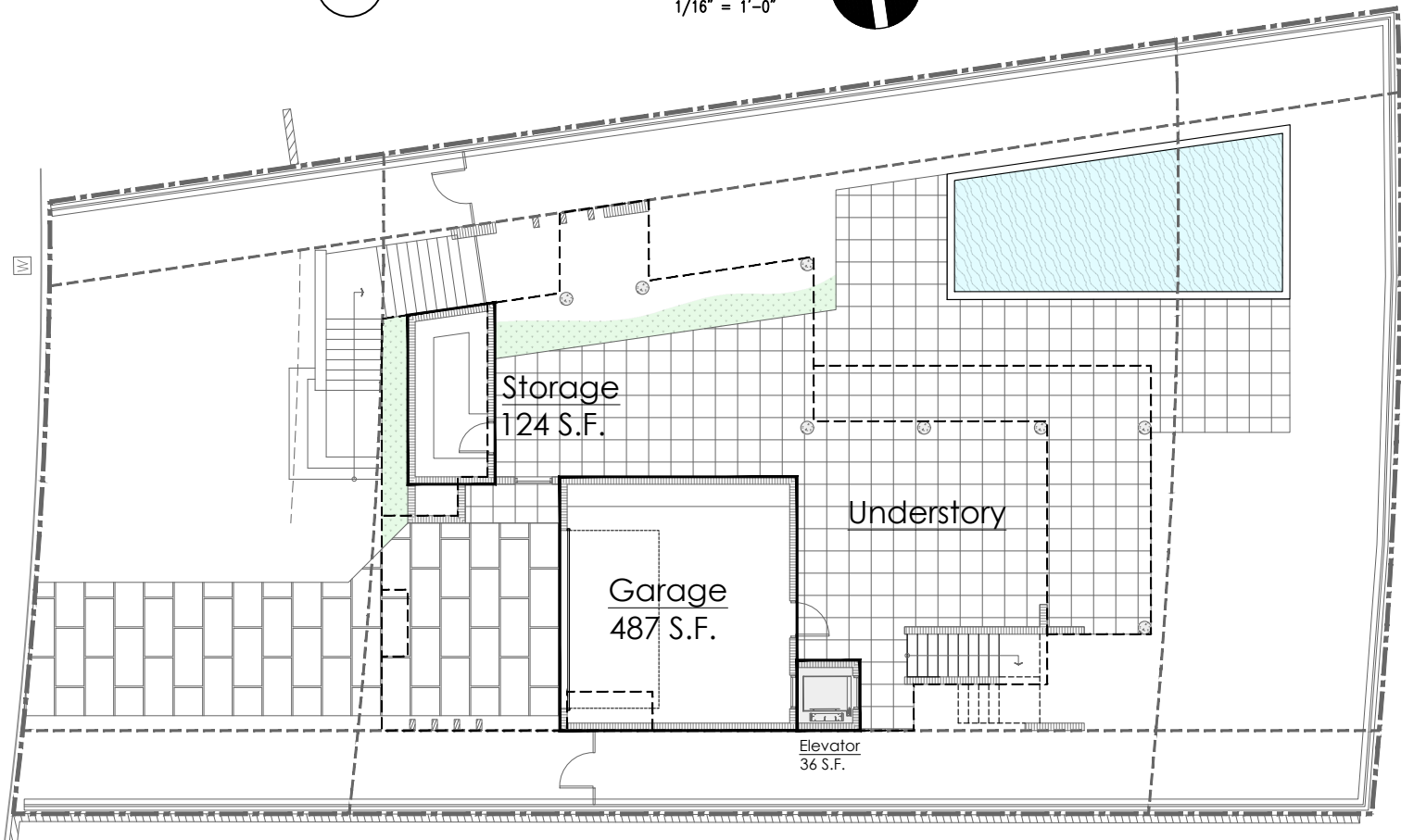
3 SECOND FLOOR UNIT SIZE
1/16" = 1'-0"



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

UNIT SIZE CALCULATION	
LOT AREA	7,760 S.F.
MAX ALLOWED (50%)	3,880 S.F.
UNDERSTORY ELEVATOR	36 S.F.
UNDERSTORY STORAGE	11 S.F.
FIRST FL. AC	1,936 S.F.
SECOND FL. AC	1,897 S.F.
TOTAL UNIT SIZE	3,880 S.F.
	50.00%

 AREA COUNTED IN UNIT SIZE



1 UNDERSTORY UNIT SIZE
1/16" = 1'-0"

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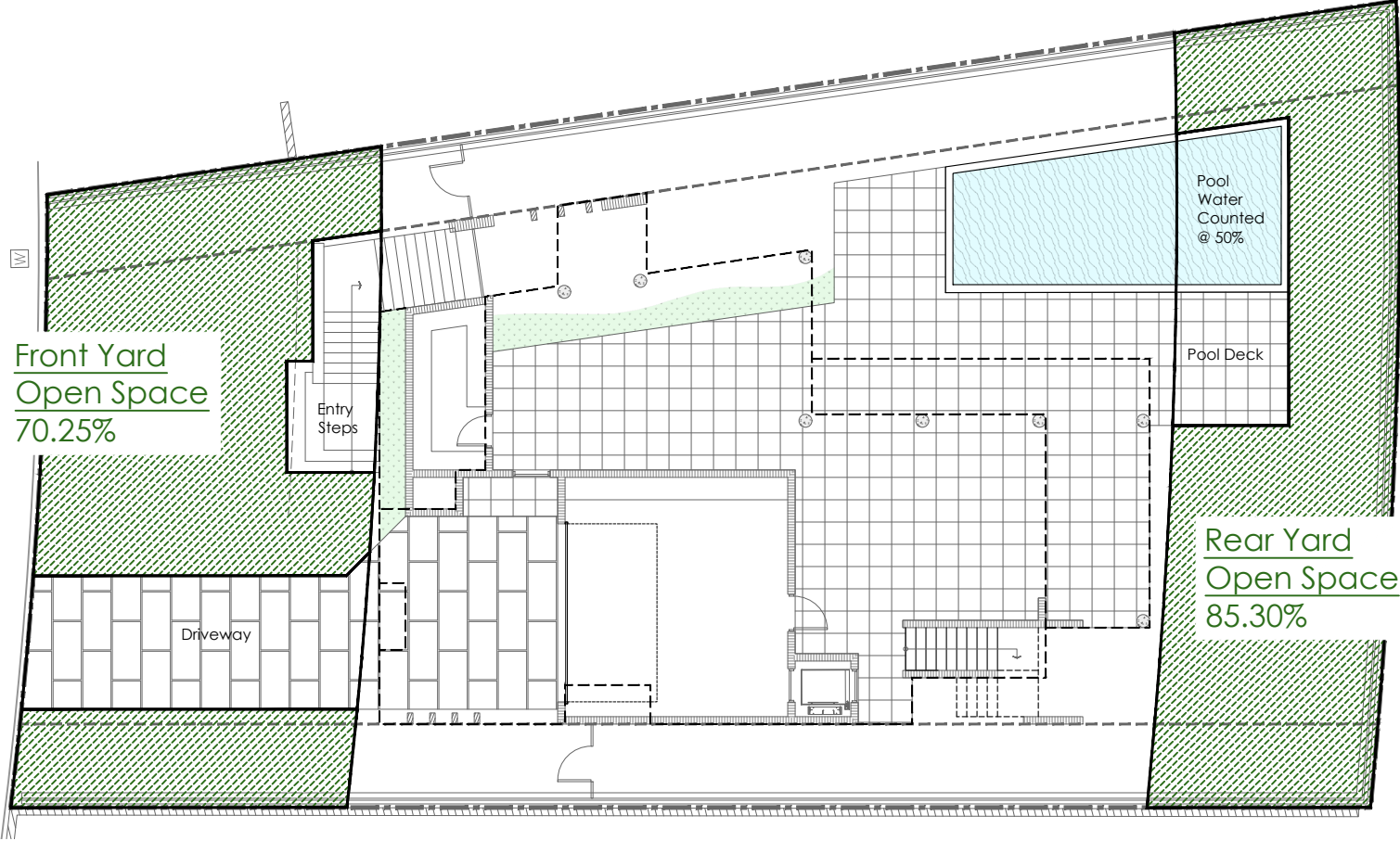
UNIT SIZE DIAGRAM

SCALE: AS SHOWN

DATE: 07-10-2023

SHEET NUMBER

A-1.5




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

FRONT YARD OPEN SPACE	
FRONT YARD AREA	1,721 S.F.
DRIVEWAY	- 363 S.F.
ENTRY STEPS	- 149 S.F.
MINIMUM OPEN SPACE (70%)	1,205 S.F.
OPEN SPACE PROVIDED	1,209 S.F.
	70.25%

 OPEN SPACE

REAR YARD OPEN SPACE	
REAR YARD AREA	1,422 S.F.
POOL DECK	- 145 S.F.
POOL (128 S.F. @ 50%)	- 64 S.F.
MINIMUM OPEN SPACE (70%)	995 S.F.
OPEN SPACE PROVIDED	1,213 S.F.
	85.30%

 OPEN SPACE

 POOL WATER COUNTED @ 50%

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OPEN SPACE
DIAGRAM

SCALE: AS SHOWN

DATE: 07-10-2023

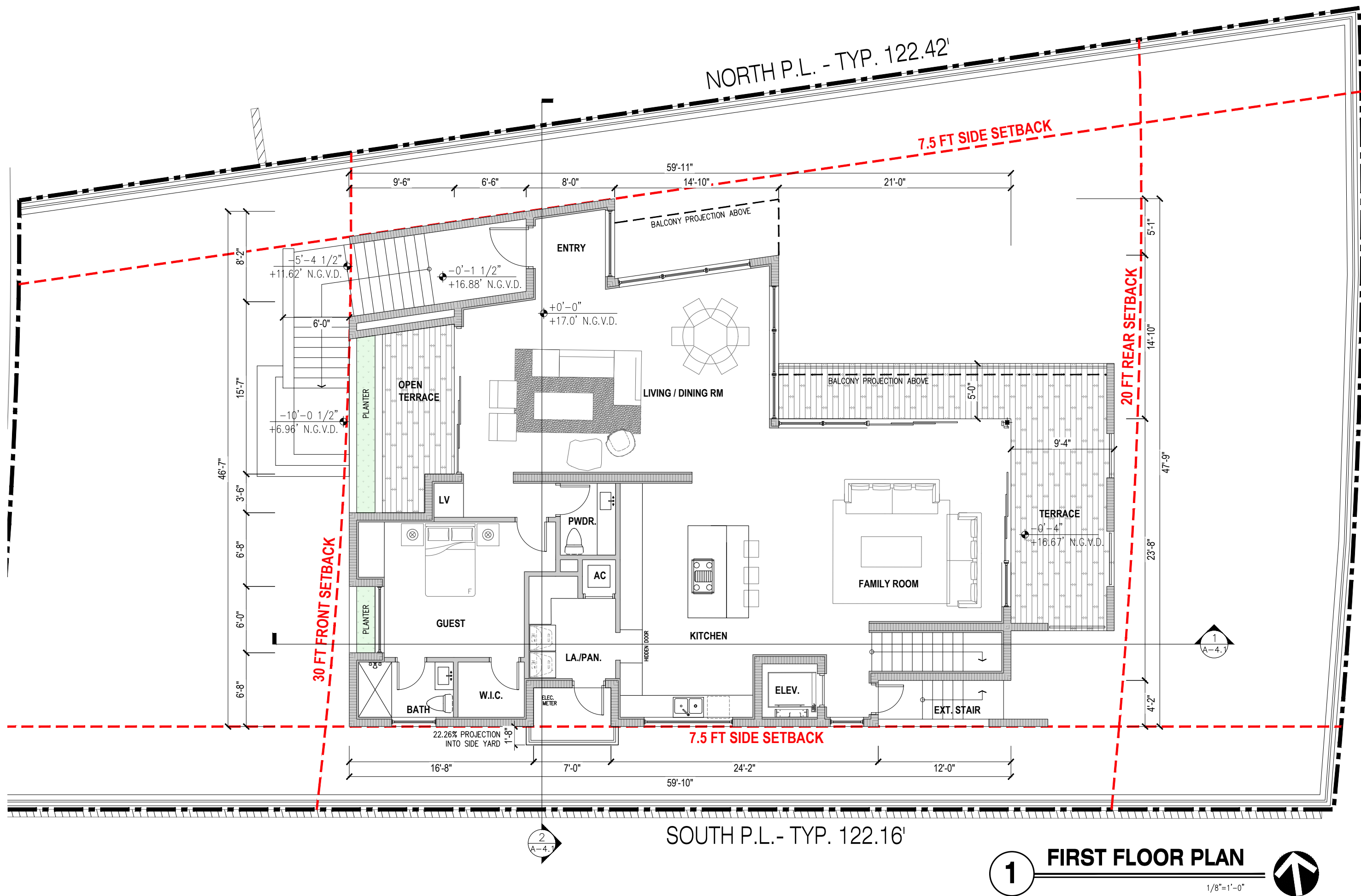
SHEET NUMBER

A-1.6

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SECOND FLOOR PLAN

SCALE: AS SHOWN
DATE: 07-10-2023

SHEET NUMBER

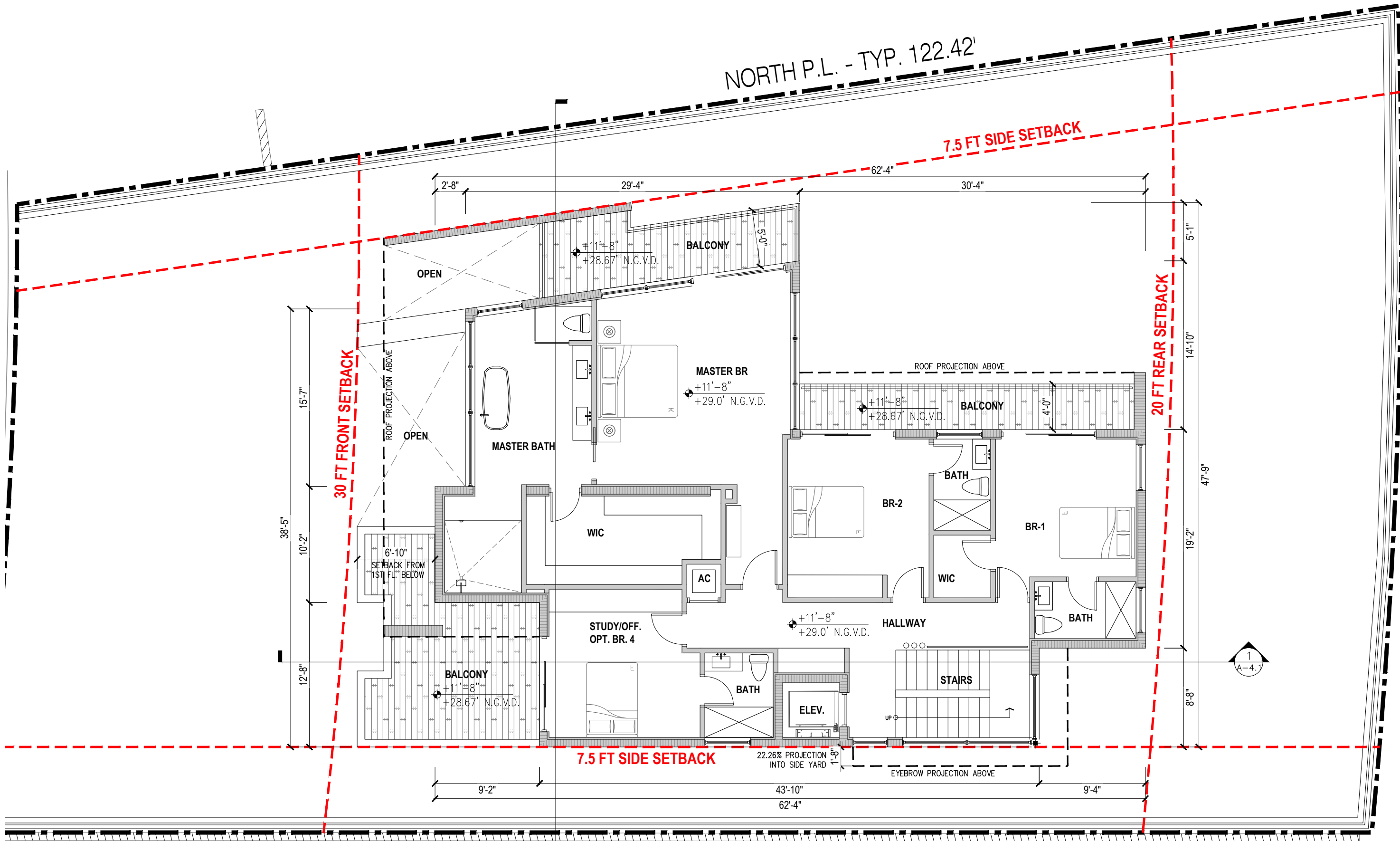
A-2.2

1

FIRST FLOOR PLAN

1/8"=1'-0"

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SOUTH P.L.- TYP. 122.16'

1 SECOND FLOOR PLAN

1/8"=1'-0"



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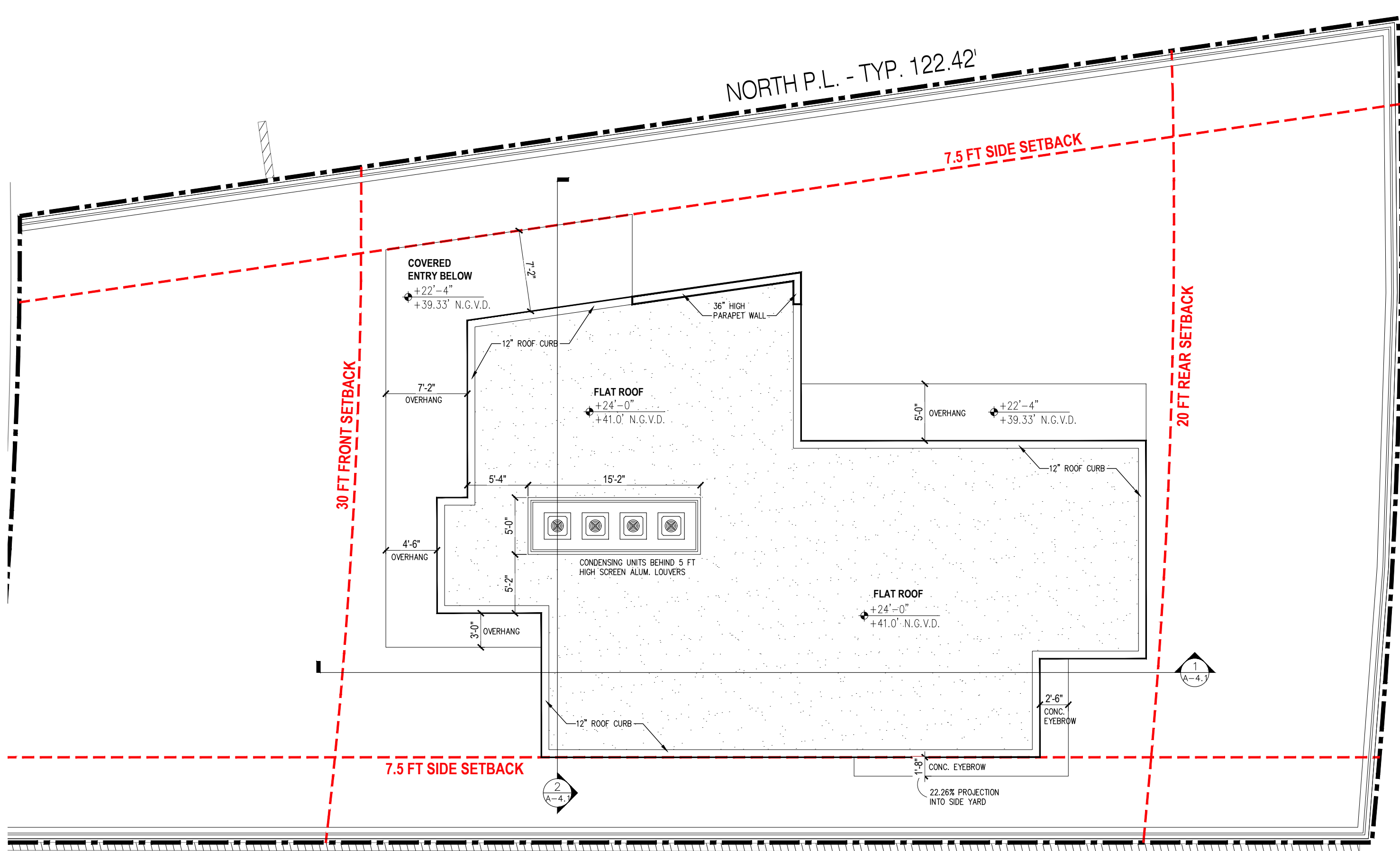
DRAWING TITLE

SECOND
FLOOR PLAN

SCALE: AS SHOWN
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A-2.3



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ROOF PLAN

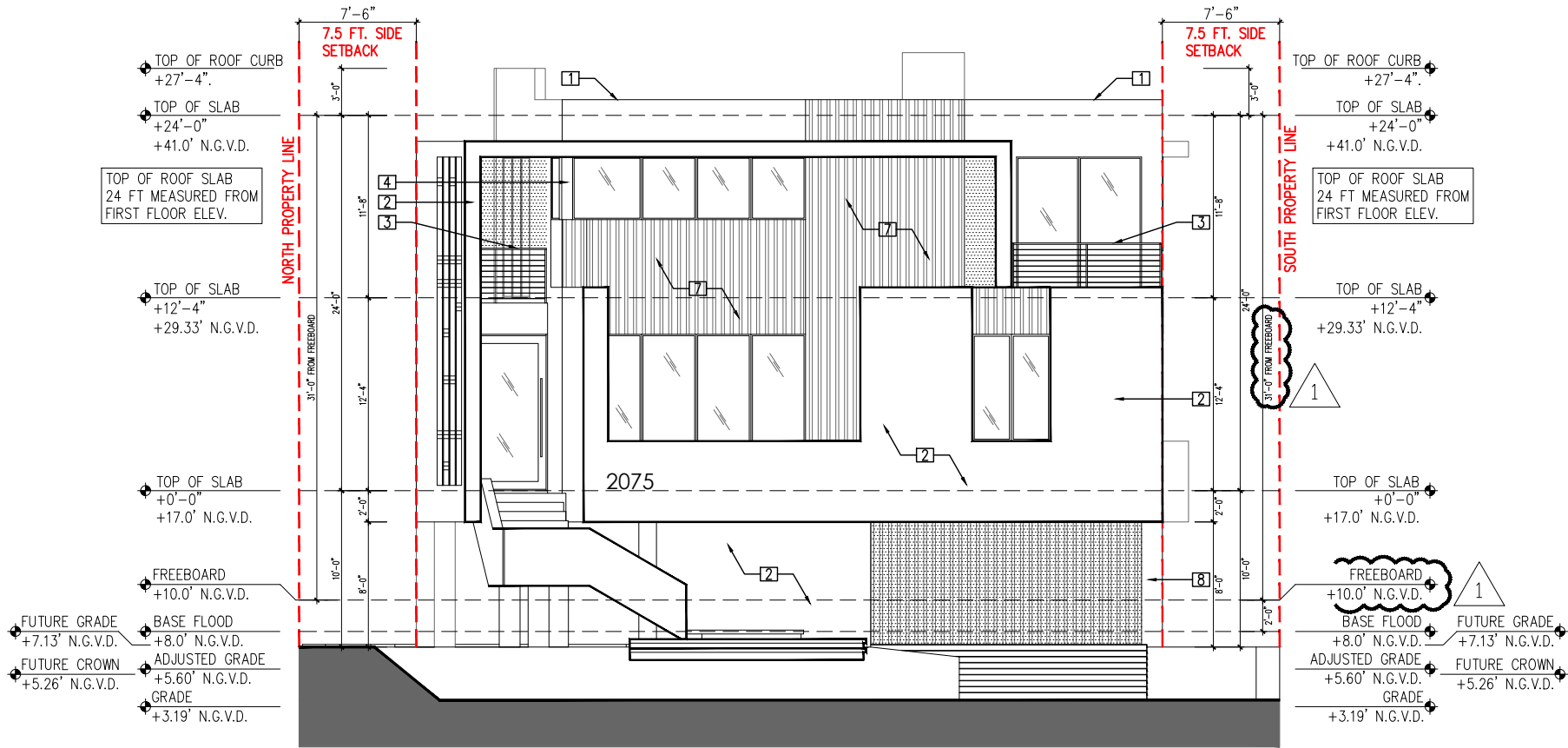
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SHEET NUMBER

A-2.4

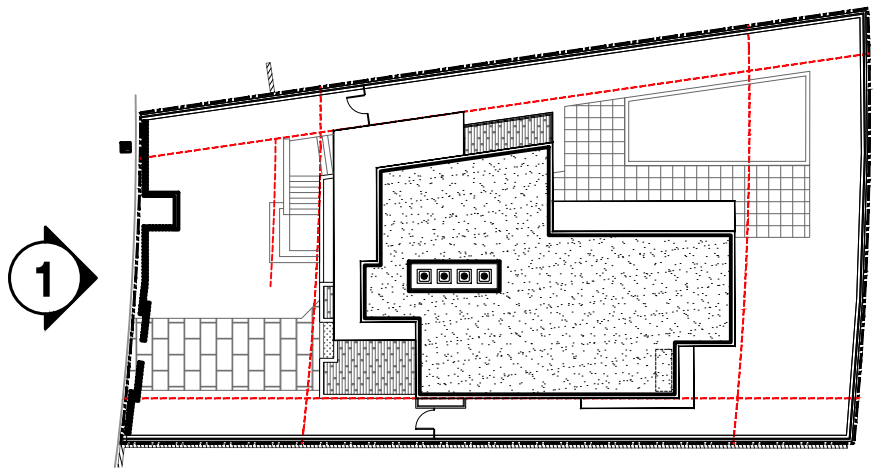
1 ROOF PLAN 1/8"=1'-0"

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1 WEST ELEVATION (FRONT)

3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
6. ALUM. LOUVER
7. WOOD/SIMULATED WOOD CLADDING
8. CONCRETE COLUMN.

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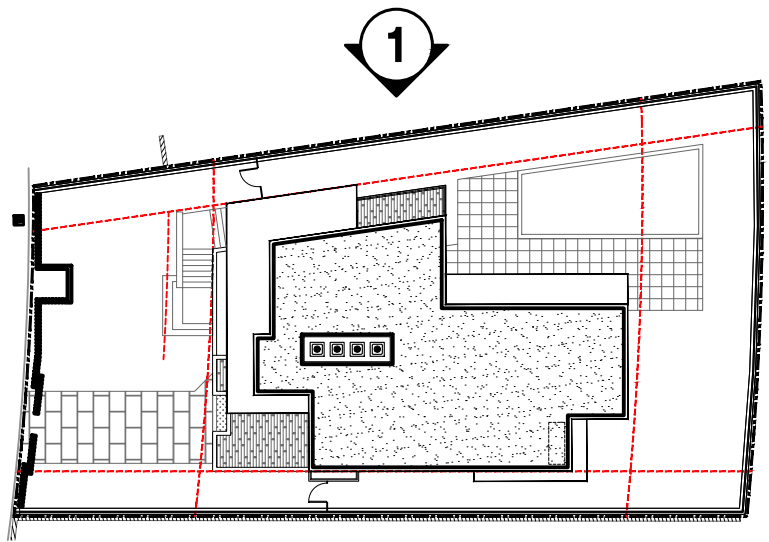
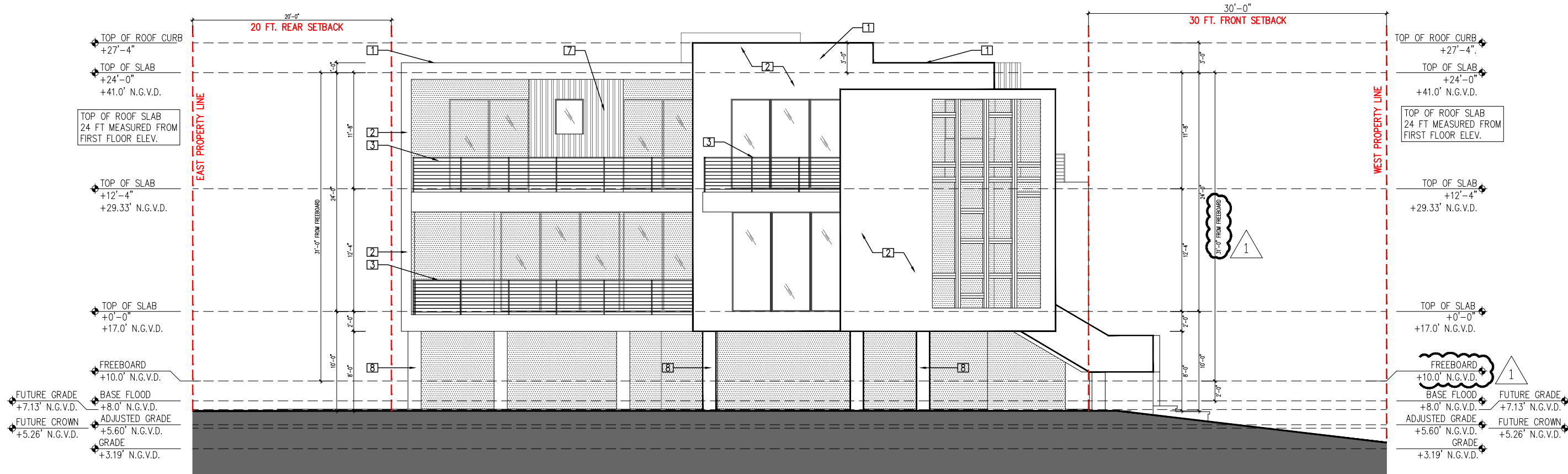
DRAWING TITLE

**WEST
ELEVATION
(FRONT)**

SCALE: AS SHOWN
DATE: 07-10-2023

SHEET NUMBER

A-3.1



ELEVATION KEYPLAN

NOT TO SCALE

1 NORTH ELEVATION (SIDE)

3/32"=1'-0"

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
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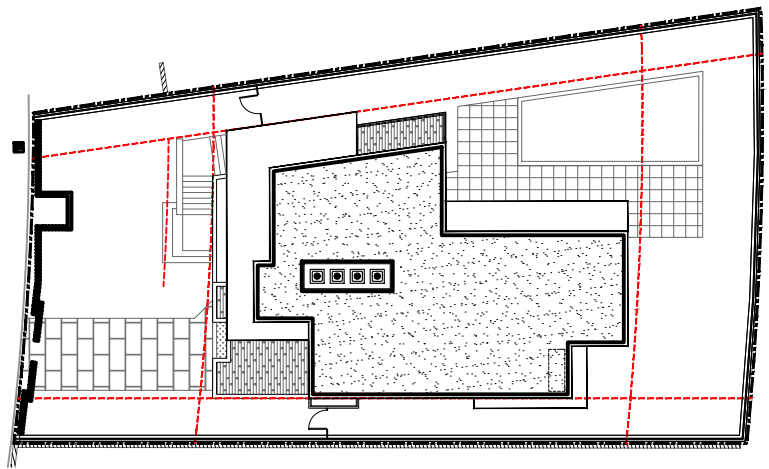
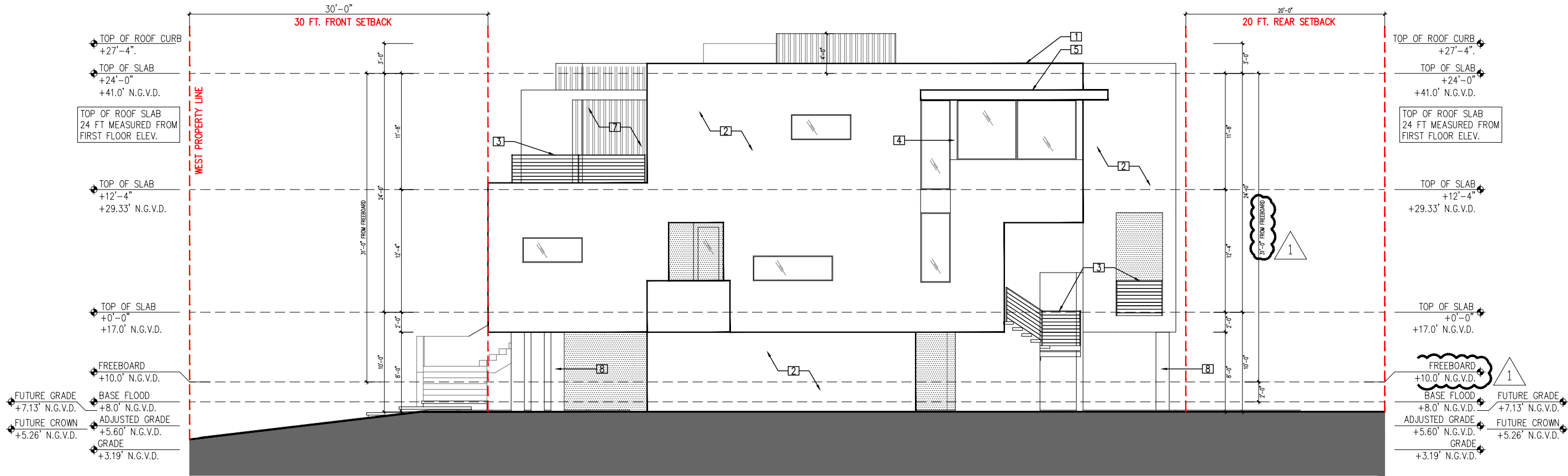
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**NORTH
ELEVATION
(SIDE)**

SCALE: AS SHOWN
DATE: 07-10-2023

SHEET NUMBER

A-3.2



ELEVATION KEYPLAN

NOT TO SCALE

1 SOUTH ELEVATION (SIDE)

3/32"=1'-0"

ELEVATIONS KEYNOTES / SPECIFICATIONS

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
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6. ALUM. LOUVER
7. WOOD/SIMULATED WOOD CLADDING
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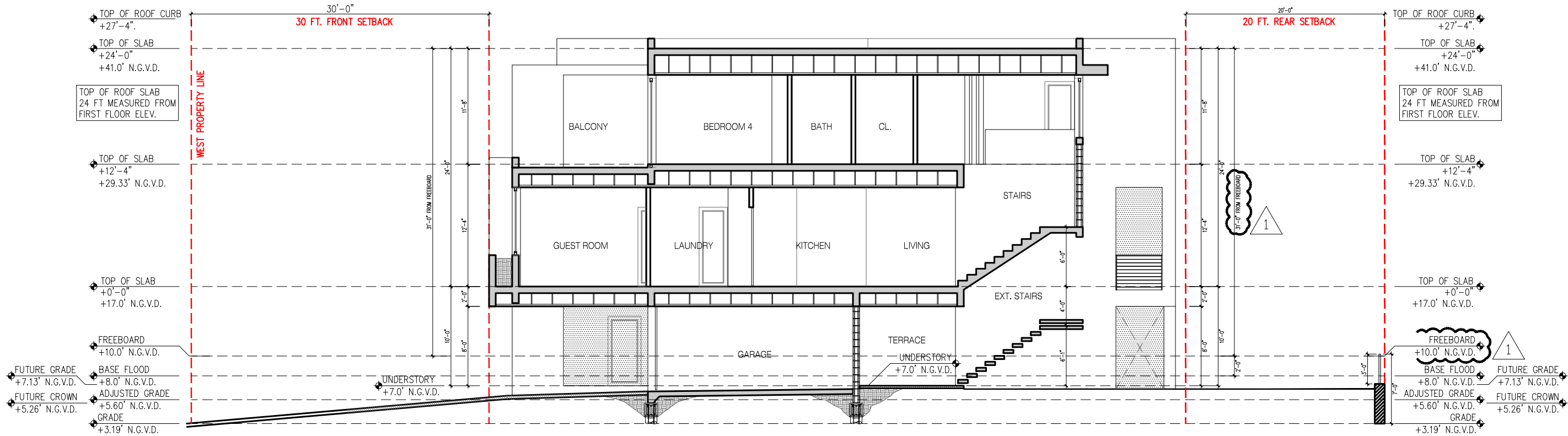
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**SOUTH
ELEVATION
(SIDE)**

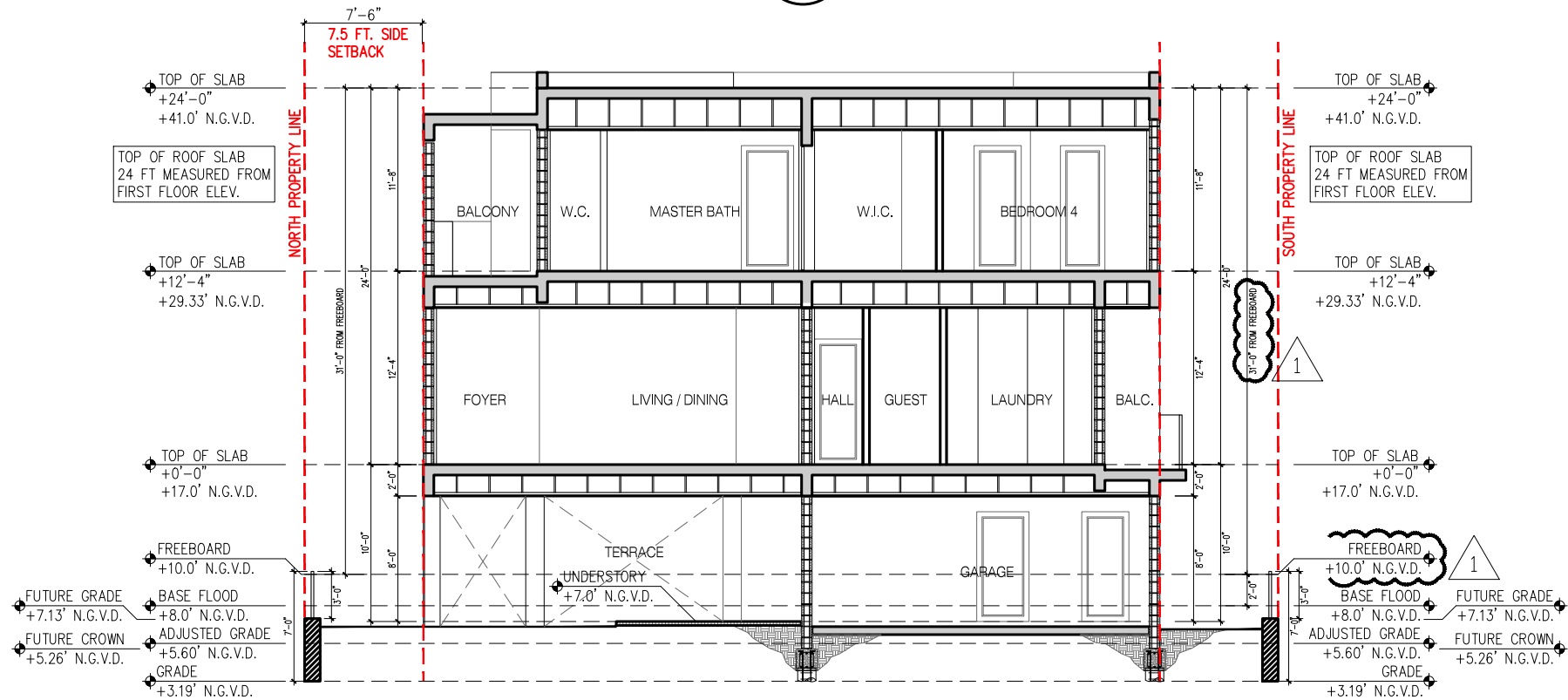
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A-3.3



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



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

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10/16/2023

DRAWING TITLE

SECTION

SCALE: AS SHOWN
DATE: 07-10-2023

SHEET NUMBER

A-4.1

SHEET INDEX

SHEET #	SHEET TITLE								
L.00	COVR SHEET, LANDSCAPE LEGEND	PRELIMINARY DRB SET	●						
L.01	SITE CONDITIONS		●						
L.02	TREE DISPOSITION AND MITIGATION PLAN		●						
L.03	PLANTING PLAN		●						
L.04	GENERAL PLANTING NOTES AND DETAILS		●						
L.05	RENDERED SITE PLAN		●						
IR.01	IRRIGATION PLAN								
IR.02	IRRIGATION NOTES AND DETAILS								

LANDSCAPE LEGEND		
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 126		
ZONING: RS-4 LOT SIZE: 7,820 SF ACRES: 0.179		
MINIMUM STANDARDS	REQUIRED	PROVIDED
TREES		
FRONT YARD - 2 TREES PER LOT BACK YARD - 3 TREES PER LOT	FRONT YARD - 2 TREES PER LOT BACK YARD - 3 TREES PER LOT	FRONT YARD - 2 TREES PROVIDED BACK YARD - 3 TREES PROVIDED
TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF. 1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA.	TOTAL LOT AREA: 7,820 SF = 7 TREES REQ	10 TOTAL TREES PROVIDED
MIN 30% OF REQUIRED TREES SHALL BE NATIVE SPECIES	30% x = 2 TREES OF NATIVE SPECIES	10 TOTAL NATIVE TREES PROVIDED
MIN 50% OF REQUIRED TREES SHALL BE LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES	50% x 9 = 4 TREES OF LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES	10 TOTAL LOW MAINTENANCE TREES PROVIDED
DIVERSITY OF 01 - 10 TOTAL TREES REQUIRED : 2 TREE SPECIES		3 TREE SPECIES PROVIDED
STREET TREES		
AVERAGE STREET TREE SPACING 20' ON CENTER	55 LINEAR FEET / 20 = 3 STREET	3 STREET TREES PROVIDED
SHRUBS		
12 SHRUBS PER THE NUMBER OF REQUIRED LOT AND STREET TREES MIN 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES	10 x (TOTAL LOT + STREET TREES) = 130 TOTAL SHRUBS REQUIRED	133 TOTAL SHRUBS PROVIDED 72 TOTAL NATIVE SHRUBS PROVIDED
MIN 10% OF REQUIRED SHRUBS SHALL BE LARGE SHRUBS or SMALL TREES	50% x 130 = 65 SHRUBS OF NATIVE SPECIES	51 TOTAL LARGE SHRUBS PROVIDED
MIN 50% OF REQUIRED LARGE SHRUBS SHALL BE NATIVE SPECIES	10% x 120 = 13 TOTAL LARGE SHRUBS SHRUBS 50% x 13 = 7 LARGE SHRUBS OF NATIVE SPECIES	10 TOTAL LARGE SHRUBS OF NAATIVE SPECIES PROVIDED
LAWN		
LAWN SHALL BE MAXIMUM OF 50 % OF REQUIRED LANDSCAPE AREA	LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA	
IRRIGATION SYSTEM		
LANDSCAPE SHALL BE WATERED BY A PERMANENT IRRIGATION SYSTEM		100% IRRIGATION COVERAGE PROVIDED

REV	DATE	DESCRIPTION
1	07/05/23	DRE PLAN CORRECTIONS

SEAL

Petar Stracenski

2023.10.13

12:25:25 -04'00'

Petar Stracenski, RLA #LA6867526