SHEET INDEX

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L.02	TREE DISPOSITION AND MITIGATION PLAN	DRB	•					
L.03	PLANTING PLAN	IMINARY						
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L.05	RENDERED SITE PLAN	RELI	•					
IR.01	IRRIGATION PLAN	퓹						
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LANDSCAPE LEGEND		
MIA MI BEACH LANDSCAPE ORDINANCE CHAPTER 126		
ZONING: RS-4 LOT SIZE: 7,820 SF ACRES: 0.17	_	
MINIMUM STANDARDS	REQUIRED	PROVIDED
TREES		
FRONT YARD - 2 TREES PER LOT BACK YARD - 3 TREES PER (FRONT YARD - 2 TREES PER LOT	FRONT YARD - 2 TREES PROVIDED
LOT	BACK YARD - 3 TREES PER LOT	BACK YARD - 3 TREES PROVIDED
TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF. 1	TOTAL LOT AREA: 7,820 SF = 7	10 TOTAL TREES PROVIDED
ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SR	TREES REQ	10 TOTAL NATIVE TREES
OF LOT AREA.	30% x = 2 TREES OF NATIVE	PROVIDED
MIN 30% OF REQUIRED TREES SHALL BE NATIVE SPECIES	SPECIES	10 TOTAL LOW MAINTENANCE
MIN 50% OF REQUIRED TREES SHALL BE LOW MAINTENANCE	50% x 9 = 4 TREES OF LOW	TREES PROVIDED
AND DROUGHT TOLERANT SPECIES	MAINTENANCE AND DROUGHT	3 TREE SPECIES PROVIDED
DIVERSITY OF 01 - 10 TOTAL TREES REQUIRED: 2 TREE SPECIES	TOLERANT SPECIES	
STREET TREES		
A VERAGE 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	(10 x (TOTAL LOT + STREET TREES) =	133 TOTAL SHRUBS PROVIDED
TREES MIN 50% OF REQUIRED SHRUBS SHALL BE NATIVE	130 TOTAL SHRUBS REQUIRED	72 TOTAL NATIVE SHRUBS
SPECIES	$50\% \times 130 = 65$ SHRUBS OF NATIVE	PROVIDED
MIN 10% OF REQUIRED SHRUBS SHALL BE LARGE SHRUBS or	SPECIES	51 TOTAL LARGE SHRUBS
SMALL TREES	(10% x 120 = 13 TOTAL LARGE	PROVIDED
MIN 50% OF REQUIRED LARGE SHRUBS SHALL BE NATIVE	SHRUBS	10 TOTAL LARGE SHRUBS OF
SPECIES	∱50% x 13 = 7 LARGE SHRUBS OF	NAATIVE SPECIES PROVIDED
	NATIVE SPECIES	
LAWN		
LAWN SHALL BE MAXIMUM OF 50 % OF REQUIRED LANDSCAPE	LAWN AREAS ARE LESS THAN 50%	
AREA	OF LANDSCAPE AREA	
IRRIGATION SYSTEM	1	
LANDSCAPE SHALL BE WATERED BY A PERMANENT		100% IRRIGATION COVERAGE
IRRIGATION SYSTEM		PROVIDED

LANDSCAPE ARCHITECTURE
1906 Tigertail Ave. Miami, FL 33133

2075 N BAY ROAD TREE PROTECTION PLAN

2075 N Bay Rd, Miami Beach, FL 33140

| REV. | DATE | DESCRIPTION | PROJECT | 1 07/05/23 | DRB PLAN CORRECTIONS | PROJECT |

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

PROJECT NO: 05_23

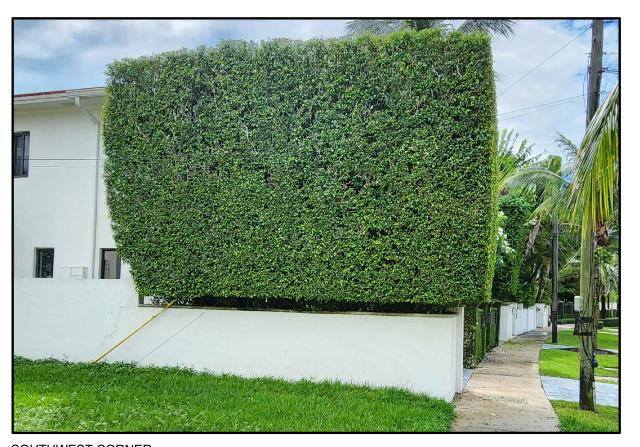
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SHEET NO.



SOUTHWEST CORNER



NORTHWEST CORNER



SOUTHEAST CORNER

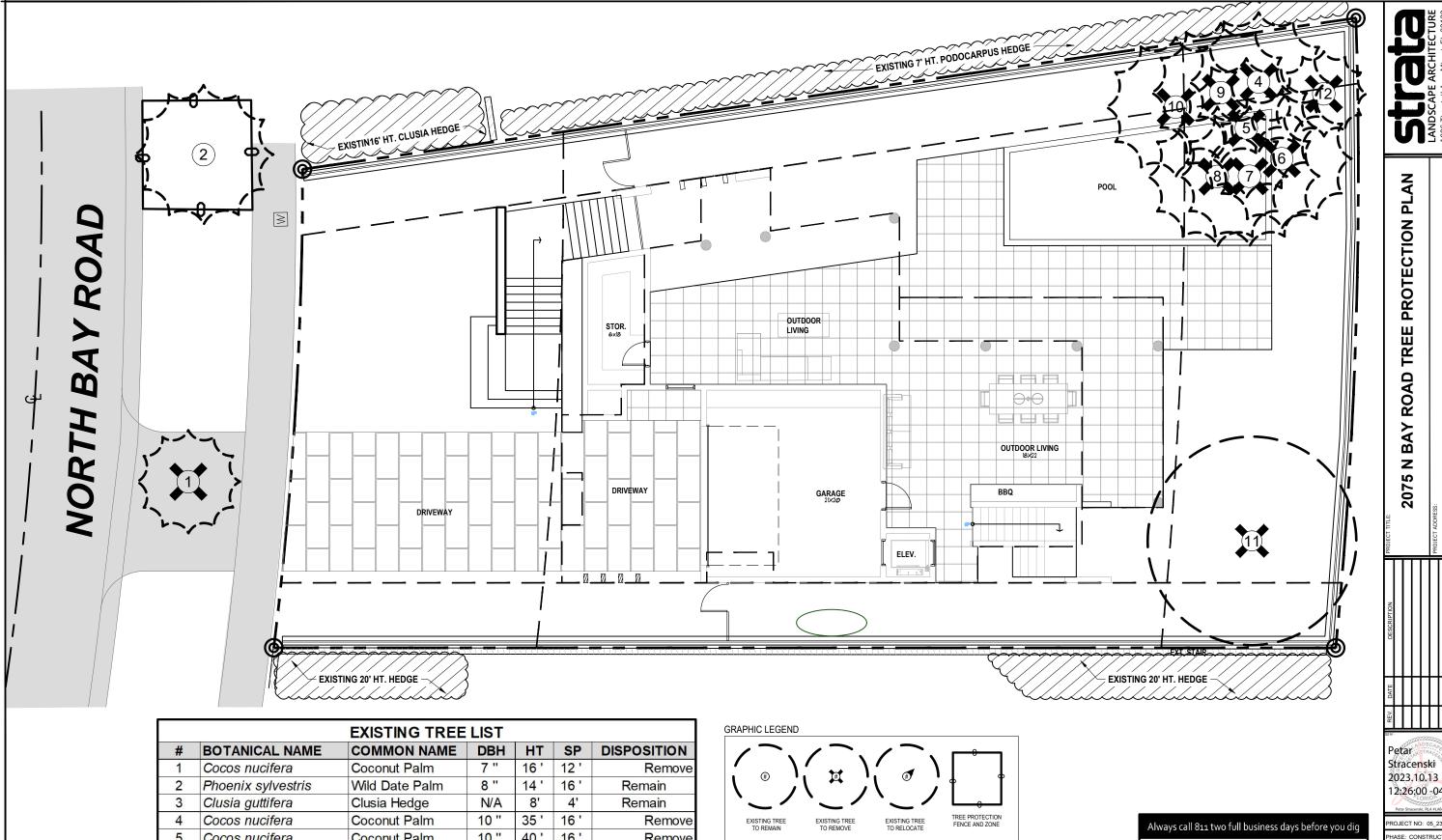


NORTH PROPERTY FENCE

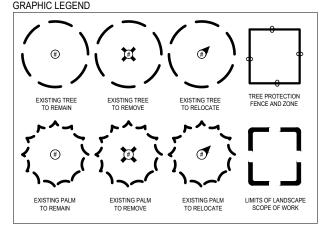
2075 N BAY ROAD TREE PROTECTION PLAN

2075 N Bay Rd, Miami Beach, FL 33140

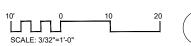
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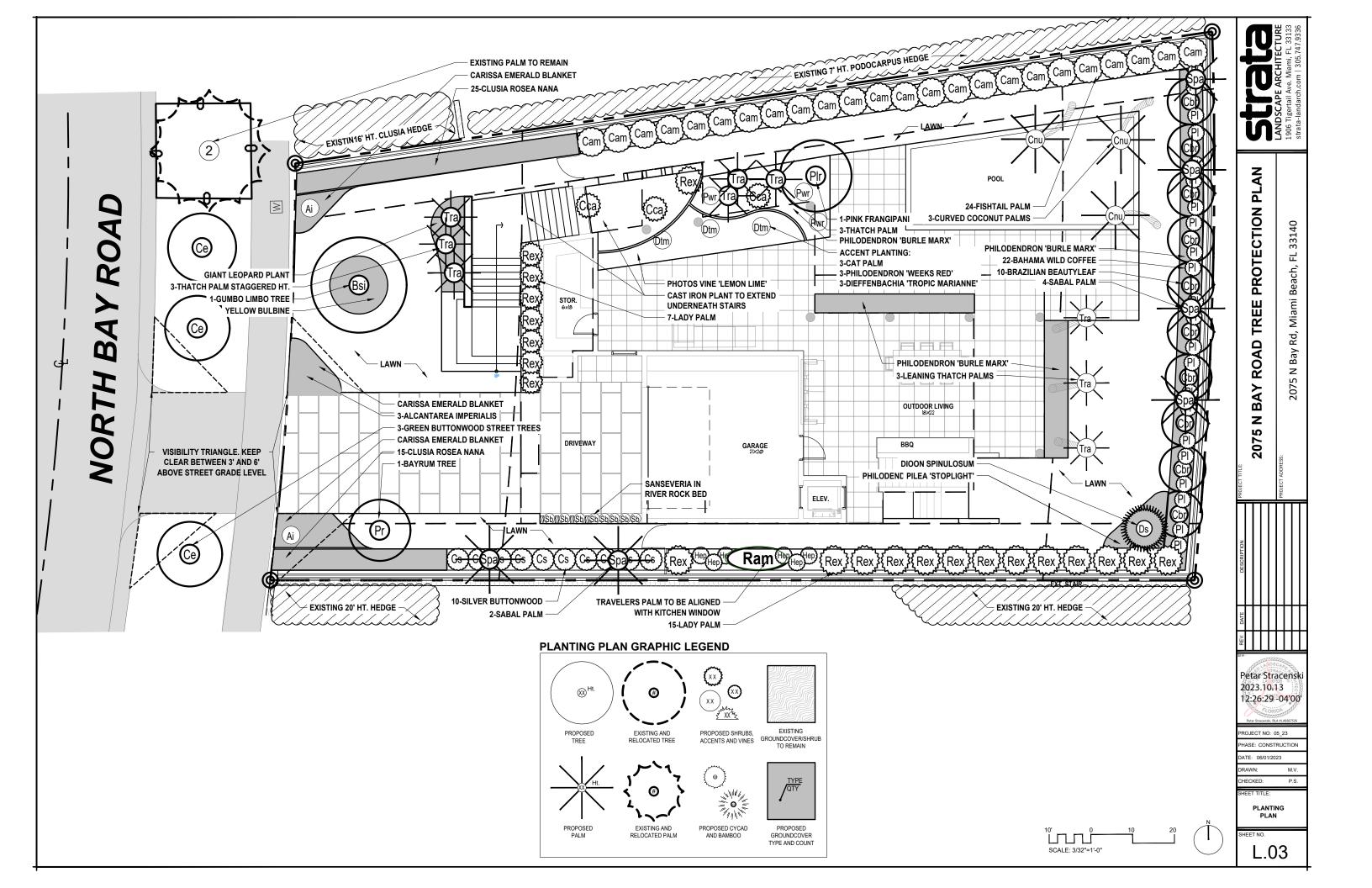


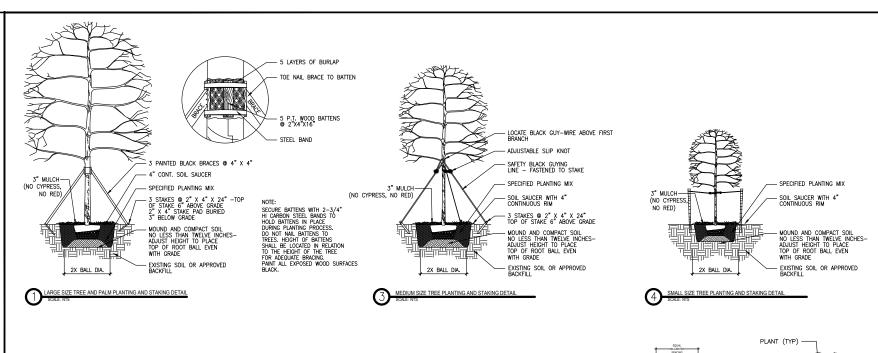


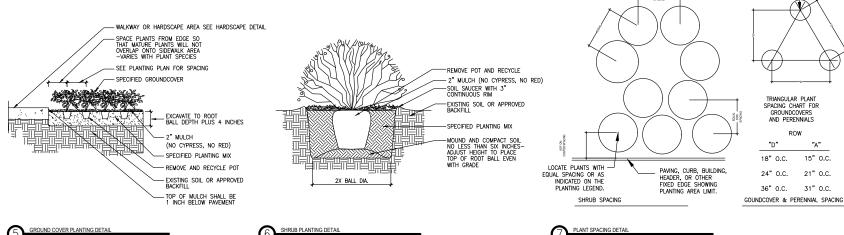


2075 N Bay Rd, Miami Beach, FL 33140

TREE DISPOSITION PLAN







1. EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS SCARRED OR DESTROYED. DESIGNATED TO REMAIN WILL BE REPLACED AT THE CONTRACTORS EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.

2 EXISTING TREES DESIGNATED TO BE STORED OFF-SITE, SHALL BE PROTECTED. AND CARED FOR ACCORDINGLY TO INDUSTRY STANDARD. ANY TREES OR SHRUBS SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTORS EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.

3.LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES, AND/OR CONSTRUCTION CAUSED BY UTILITY DAMAGE, AT NO COST TO THE

4.LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF PLAN TO TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.

5 EXISTING PLANT MATERIAL NOT SHOWN ON THE PLAN AND IN CONFLICT WITH INSTALLATION BY THE LANDSCAPE ARCHITECT.

6. ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH 80/20 MIX FILL SOIL, OF AS PER SPECIFICATIONS. ALL ISLANDS IN PARKING LOTS AND AROUND BUILDINGS, SHALL BE EXCAVATED TO A DEPTH OF 3' MIN, AND REPLACED WITH

80/20 PLANT MIX OR AS PER SPECIFICATIONS 7 ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS AFTER CONSULTING THE LANDSCAPE ARCHITECT.

8. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANT LIST ARE TO BE 6. ALL SIZES SHOWN FOR FEAR INMEDIAL ON THE FEAR IS ARE 10 SECONSIDERED MINIMUM, ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD, ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO HAVE SINGLE TRUNK, UNLESS OTHERWISE NOTED ON THE PLANS OR PLANT LIST.

WEEDS, GRASS, AS WELL AS CLEAN-UP OF ANY DEAD MATERIAL AND FINISH GRADING AS PER THE SPECS.

10. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE
CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND
LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNNING TAKING PLACE.

12. THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ANY NEW HARDSCAPE CONSTRUCTION OR IRRICATION. ANY DAMAGE SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

13. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, AS DEFINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE'S "CODES AND STANDARDS FOR NURSERY PLANTS PART I AND II'.

4. MULCH ALL PLANTING AREAS WITH SHREDDED ORGANIC MULCH TO A MINIMUM DEPTH OF 2". WITH THE EXCEPTION OF BEACH PLANTING. 15. ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL BE 100% FULLY IRRIGATED. THE IRRIGATION CONTRACTOR AWARDED THE BID SHALL COMPLY WITH THE PROPOSED IRRIGATION DESIGN

16. ON-SITE LAYOUT OF PLANT MATERIAL MUST BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

17. TREE PROTECTION BARRIERS MUST BE INSTALLED AT THE DRIP LINES OF ALL TREES AND PALMS TO REMAIN OR BE RELOCATED PRIOR TO THE START OF CONSTRUCTION ACTVITIES ONSITE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS COMPLETED

18. MULICH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNKS THAT ARE INSTALLED OR INCOPPORATED INTO THE PROJECT, FOR ROW TREES/PALMS PLEASE UTILIZE AMERIGROW (PREMIUM PINEBARK BROWN) SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.

19. SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ON SITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE DIRECTED OR PERFORMED BY AN CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST. VERSION OF THE ANSI A-300 PRIORING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.

20. CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING WITHIN CRITICAL ROOT ZONE OF TREES AND PALMS SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2' OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS, CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING, ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND SHREDDED, RAGGED OR

MAINTAINING TREE/PAI M PROTECTION FENCE.

DAMAGE TRUNKS AND BRANCHES, AND AVOID BREAKING LIMBS, BRANCHES, AND FRONDS. DAMAGE TO TREE/PALM MAY BE CALISE FOR ITS BEJECTION, AND AY REQUIRE MITIGATION REPLACEMENT BY THE CONTRACTOR.

2 CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUAL WATERING OF ALL RELOCATED TREES/PALMS DURING MAINTENANCE PERIOD, UNTIL FINAL ACCEPTANCE OF ALL WORK BY THE LANDSCAPE ARCHITECT AND/OR CLIENT. 3. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND

1. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.

2. FOR ANY RELOCATED TREE/PALM REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND INSTALLING WITH A SPECIMEN OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL REPLACEMENT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION OR INSTALLATION.

3 LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES/PALMS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR CLIENT.

 VERIFY AND INSURE ALL TREES/PALMS IDENTIFIED ON THE CONSTRUCTION DRAWINGS AND THOSE TAGGED IN THE FIELD CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO

2. BOOTS TO BE PRUNED WITH CLEAN, SHARP TOOLS, BOOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE NEATLY AND CLEANLY CUT WITH A HAND SAW OR OTHER APPROVED CUTTING IMPLEMENT.

DURING ROOT PRUNING AND DIGGING OPERATIONS. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.

4 DEAD WOOD CROSSING BRANCHES AND GENERAL CANOPY PRIMING SHALL 4. DEAD WOOD, CHOSSING BHAVIOLES, MIND GENERAL CANCET I FORMING STATISTICS BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION IF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES IMMEDIATELY AFTER RUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR

I. TREES/PALMS SHALL BE PROPERLY HANDLED DURING EXCAVATION, MOVING,
5TORAGE, RELOCATION, AND REPLANTING. DO NOT SCAR OR OTHERWISE ENCLOSED WITHIN A BURLAP COVERING OR STRETCH WRAP AS COMMONLY USED WITHIN THE HORTICULTURAL INDUSTRY. IN TWO COMPLETE LAYERS

> LIETS/LAYERS, FACH THEN COMPACTED REFORE A SUBSEQUENT 18" LIET/LAYER IS PLACED. REPEAT UNTIL BACKFILL IS FLUSH WITH SURROUNDING GRADE. 7. CORRECT ALL PROBLEMS RELATED TO SETTLEMENT, EROSION, OR OTHER DISTRESS OF EXCAVATED/BACKFILLED PIT FROM WHICH TREE/PALM HAS BEEN REMOVED, INCLUDING THE COMPLETE AND THROUGH REMOVAL OF ALL

8. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS CONTRACTOR TO PROVIDE A MINIMUM ONE YEAR WARRANTY ON SETTLING AND

RESIDUAL ROOTS, STUMPS AND PORTIONS AND PARTS THEREOF.

9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ROOT BALL BURLAP OR SHRINK WRAP.

1. VERIFY ALL UNDERGROUND CONSTRUCTIONS OR OBSTRUCTION (UTILITIES. SEPTIC SYSTEMS, ETC.) ARE IDENTIFIED, LOCATED AND CLEARLY MARKED AS APPROPRIATE PRIOR TO EXCAVATION OF PLANTING PITS FOR RELOCATED TREES AND PALMS. ANY UNKNOWN OBJECTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO INSTALLING AND

LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.

3. PLANTING PITS SHALL BE A MINIMUM OF TWO (2) TIMES LARGER IN DIAMETER AND ONE AND A HALF (1-1/2) TIMES LARGER IN DEPTH THAN THE ROOT BALL. ROUGHEN SIDES AND BOTTOM OF PIT.

4. AFTER EACH PLANTING PIT IS EXCAVATED, PLACE SUFFICIENT PLANTING MIX IN BOTTOM OF EXCAVATION, AND SEAT PLANT, INSURING TOP OF ROOT BALL IS FLUSH WITH IMMEDIATELY ADJACENT FINAL OR PROPOSED GRADE.

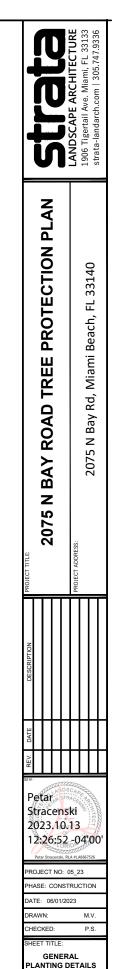
5. LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION. REFER TO HARDSCAPE PLANS AND CIVIL ENGINEERS GRADING PLANS FOR PROPOSED SITE ELEVATIONS

6. LANDSCAPE CONTRACTOR TO INSURE ALL ROOT FLARES ARE EXPOSED. 7. PLACE PLANTING MIX IN 12 INCH LIFTS/LAYERS AROUND ROOT BALL AND

8. BUILD SOIL SAUCER OF MOUNDED EXCAVATED SOIL AROUND PERIMETER OF EACH PLANTING PIT TO FORM WATERING BASIN, MULCH TO A DEPTH OF 3".

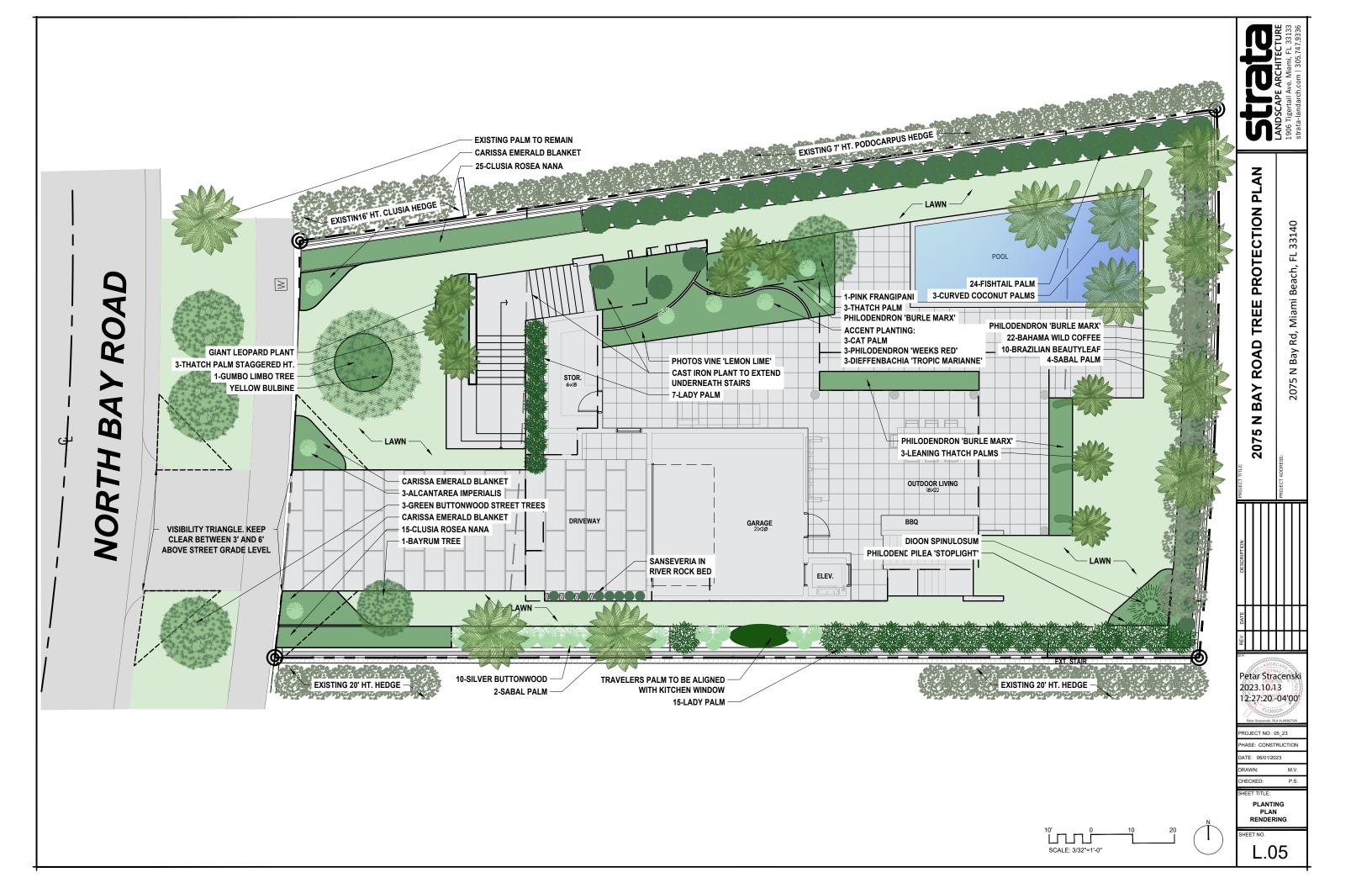
TREES TO BE REMOVED						
#	BOTANICAL NAME	COMMON NAME	DBH			
1	Cocos nucifera	Coconut Palm	NA			
4	Cocos nucifera	Coconut Palm	N/A			
5	Cocos nucifera	Coconut Palm	N/A			
6	Cocos nucifera	Coconut Palm	N/A			
7	Cocos nucifera	Coconut Palm	N/A			
8	Cocos nucifera	Coconut Palm	N/A			
9	Cocos nucifera	Coconut Palm	NA			
10	Cocos nucifera	Coconut Palm	N/A			
11	Schinus terebinthifolia	Brazilian Pepper	13 "			
TOTAL NUMBER OF PALMS TO BE REMOVED 8						
TOTAL AMOUNT OF DBH TO BE REMOVED 13 "						
	MITIGATION C	CALCULATION				
	Total Number of Replace	cement Trees Provided				
	Number of trees with 2" DBH & 12' HT. 10					
	+	•				
	Number of palms with 6" D	BH & 16' HT.	2			

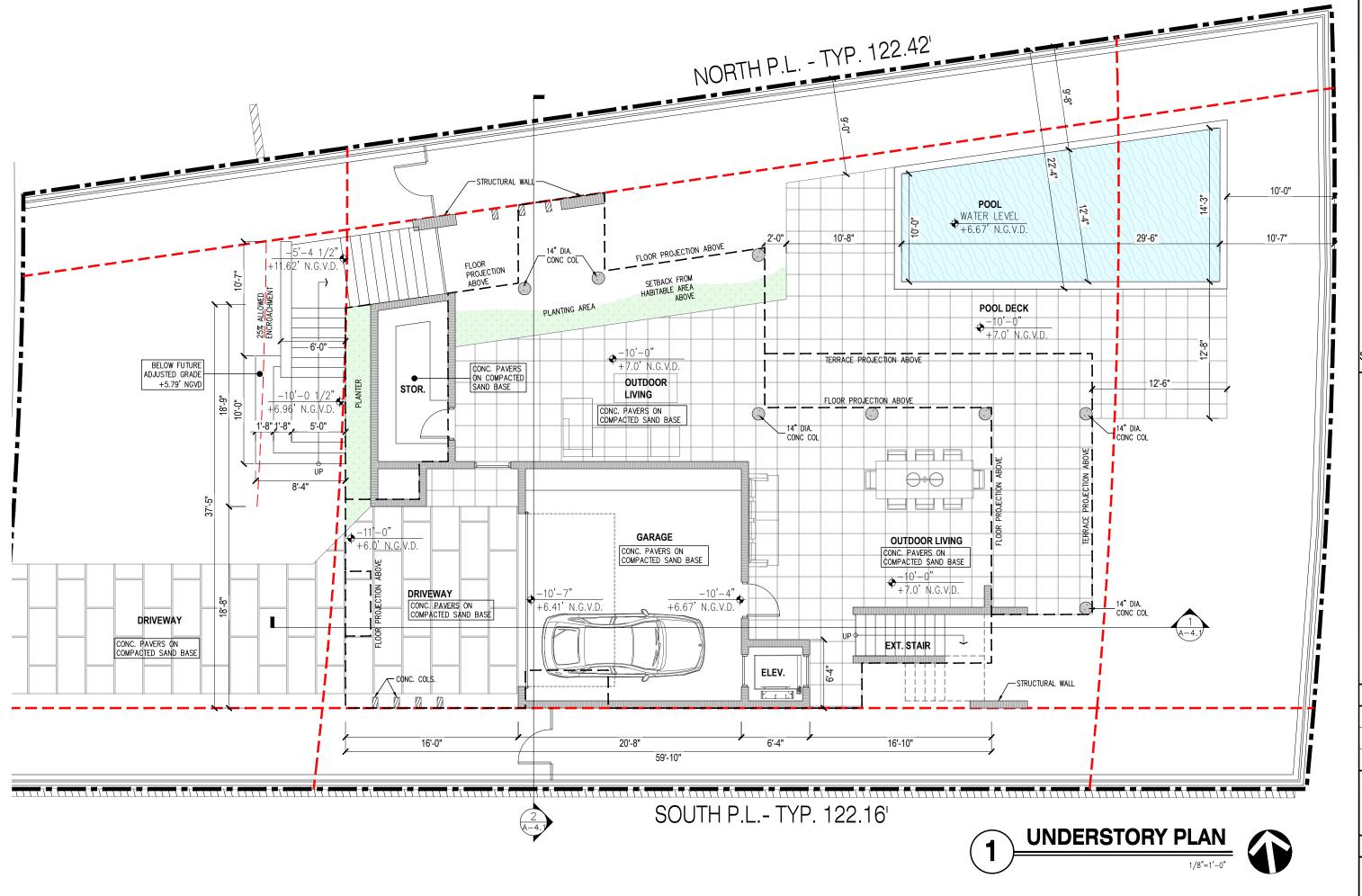
	PLANT LIST							
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS				
TREES								
Pr	1	Pimenta racemosa	Bay Rum	2" DBH 12' Ht. Min				
Cbr	10	Calophyllum brasiliense	Brazilian Beautyleaf	2" DBH 12' Ht. Min				
Bsi	1	Bursera simaruba	Gumbo Limbo	6" DBH 16' Ht. Min Character				
Plr	1	Plumeria rubra	Frangipani	6" DBH 16' Ht. Min Character				
STREET	TREE	S						
Ce	3	Conocarpus Erectus	Green Buttonwood	3" DBH 15' Ht. Min				
PALMS								
Spa	6	Sabal palmetto	Sabal Palm	6" DBH 16' Ht. Min				
Cnu	3	Cocos nucifera	Coconut Palm	6" DBH 16' Ht. Min Curved				
Cam	24	Caryota mitis	Clustering Fishtail Plam	6" DBH 16' Ht. Min Curved				
Tra	9	Thrinax radiata	Florida Thatch Palm	25 Gal. 6' Ht. Full				
Rex	23	Rhapis excelsa	Lady Palm	15 Gal. 48" Ht. Min				
Cca	3	Chamaedorea cataractarum	Cat Palm	15 Gal.				
Ram	1	Ravenala madagascariensis	Travelers Tree	65 Gal.				
SHRUBS	3							
Crn	40	Clusia rosea 'Nana'	Dwarf Pitch Apple	3 Gal.				
Cs	10	Conocarpus erectus var. sericeus	Silver Buttonwood	15 Gal. 5' Ht. Min Full to base				
Cme	55	Carissa macrocarpa 'Emerald Blanket'	Carissa 'Emerald Blanket'	3 Gal.				
PI	22	Psychotria ligustrifolia	Bahama Coffee	7 Gal.				
Нер	6	Heliconia psittacorum	Heliconia	15 Gal.				
GROUNI	COVI	ERS						
Pbm	TBD	Philodendron 'Burle Marx'	Same	3 Gal.				
Bfy	TBD	Bulbine frutescens (yellow)	Yellow Bulbine	1 Gal.				
Sb	8	Sansevieria trifasciata 'Black Coral'	Same	3 Gal.				
Fjg	TBD	Farfugium japonicum 'Gigantea'	Giant Leopard Plant	3 Gal.				
Ae	TBD	Aspidistra elatior	Cast Iron Plant	3 Gal.				
Pss	TBD	Pilea serpyllacea 'Stoplight'	Pilea 'Stoplight	3 Gal.				
Ms	TBD	Epipremnum aureum 'neon'	Golden Photos Vine	3 Gal.				
ACCEN ⁻	rs							
Pwr	3	Philodendron Weeks Hybrid	Same	7 Gal.				
Ds	1	Dioon spinulosum	Blue Dioon, Cycad	15 Gal.				
Dtm	3	Dieffenbachia 'Tropic Marianne'	Dumbcane	7 Gal.				
Ai	3	Alcantarea Imperialis	Same	7 Gal.				
SUPPLE	MENT	AL						
TBD		Pine Bark Mulch (for planting beds)	T.B.D. by Landscape Contractor					
TBD		Planting Top Soil	T.B.D. by Landscape Contractor					
TBD		Fertilizer for initial plant installation	T.B.D. by Landscape Contractor					



& PLANT LIST

..04





JOSE L. SANCHEZ AIA, LEED AP

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

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



Sanchez

ADDRESS & OWNER

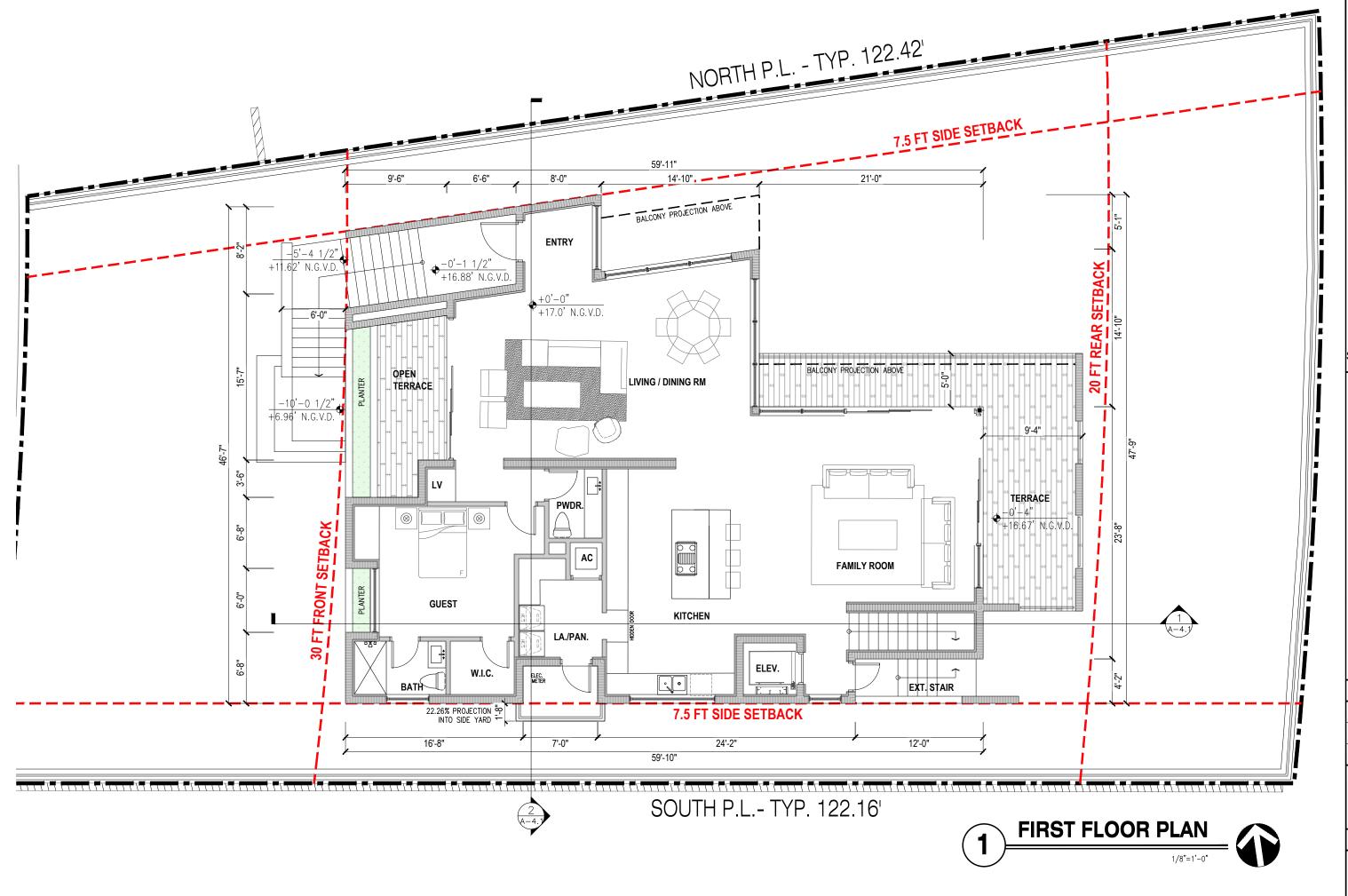
NEW RESIDENCE 2075 NORTH BAY ROAD MIAMI BEACH, FL. 33140 OWNER: --

REVISION & DATE

DRAWING TITLE

UNDERSTORY PLAN

SCALE: AS SHOWN DATE: 07-10-2023 SHEET NUMBER



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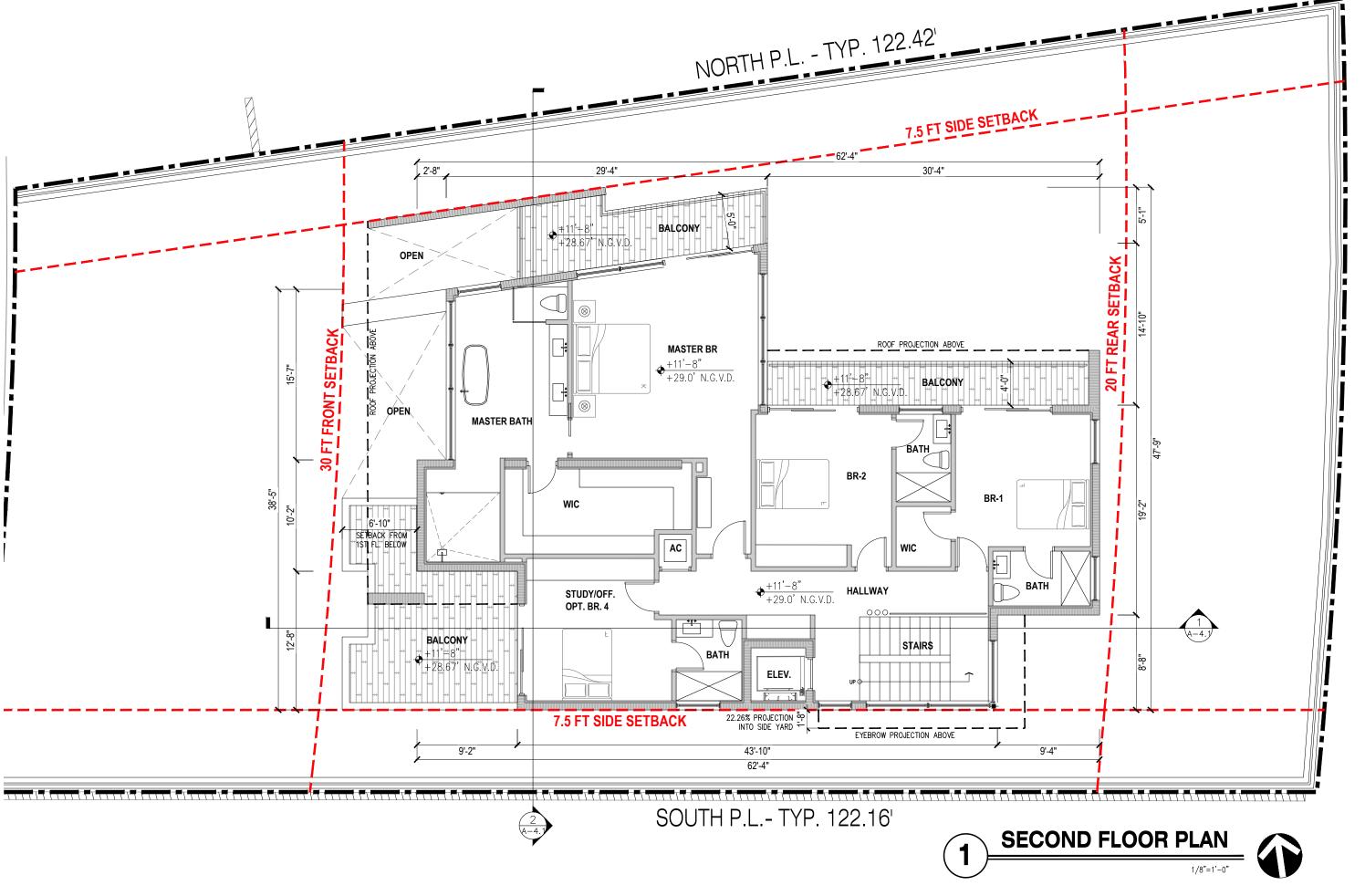
NEW RESIDENCE 2075 NORTH BAY ROAD MIAMI BEACH, FL. 33140 OWNER: --

REVISION & DATE

DRAWING TITLE

SECOND **FLOOR PLAN**

SCALE: AS SHOWN DATE: 07-10-2023 SHEET NUMBER



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NEW RESIDENCE 2075 NORTH BAY ROAD MIAMI BEACH, FL. 33140 OWNER: --

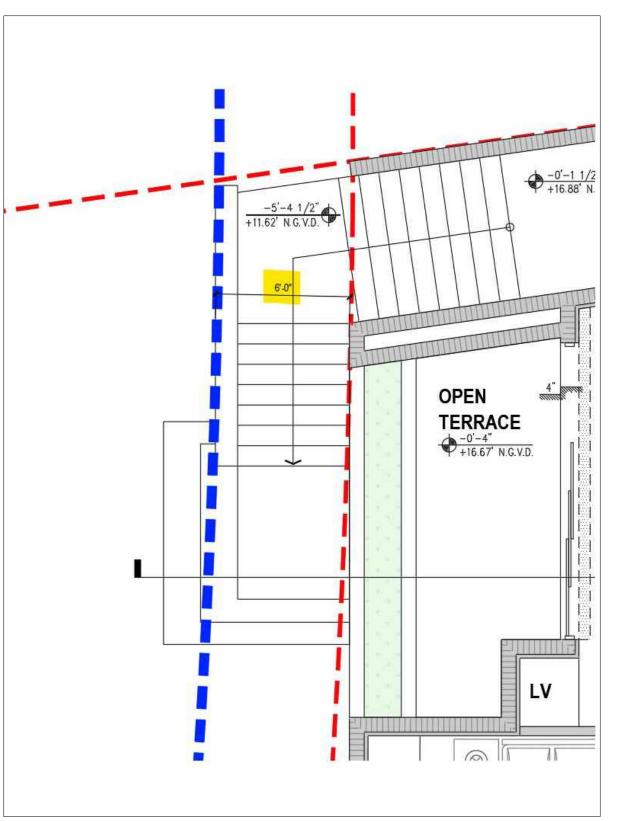
REVISION & DATE

DRAWING TITLE

SECOND FLOOR PLAN

SCALE: AS SHOWN DATE: 07-10-2023 SHEET NUMBER







JOSE L. SANCHEZ AIA, LEED AP

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

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



ADDRESS & OWNER

NEW RESIDENCE 2075 NORTH BAY ROAD MIAMI BEACH, FL. 33140 OWNER: --

REVISION & DATE

1 DFE REVISION 10/16/2023

DRAWING TITLE

ENTRY STAIR

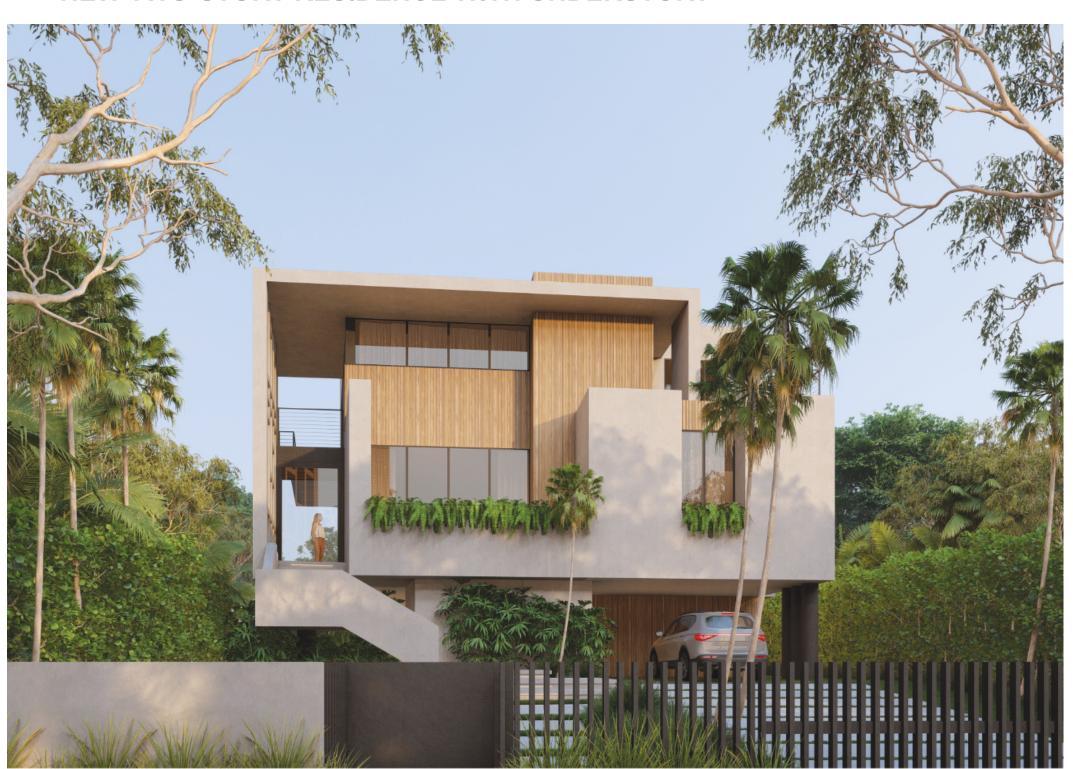
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SHEET NUMBER

A-00

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

ARCHITECTURAL PRESENTATION

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A-0.3 | SURROUNDING PROPERTIES

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A-0.6 | 3D PERSPECTIVE VIEWS

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ARCHITECTURAL PLANS

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DFAXISARCH.COM

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

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



Jose L
Distally signed by Jose L. Sarch
DN: one-Jose L. Sarchez, cruß,
on-Passis Architecture, Noc.
anchez
Date: 2023.07.10 08.07.28 -0400

ADDRESS & OWNER

IDENCE I BAY ROAD IH, FL. 33140

2075 NORTH BAY MIAMI BEACH, FL.

REVISION & DATE						

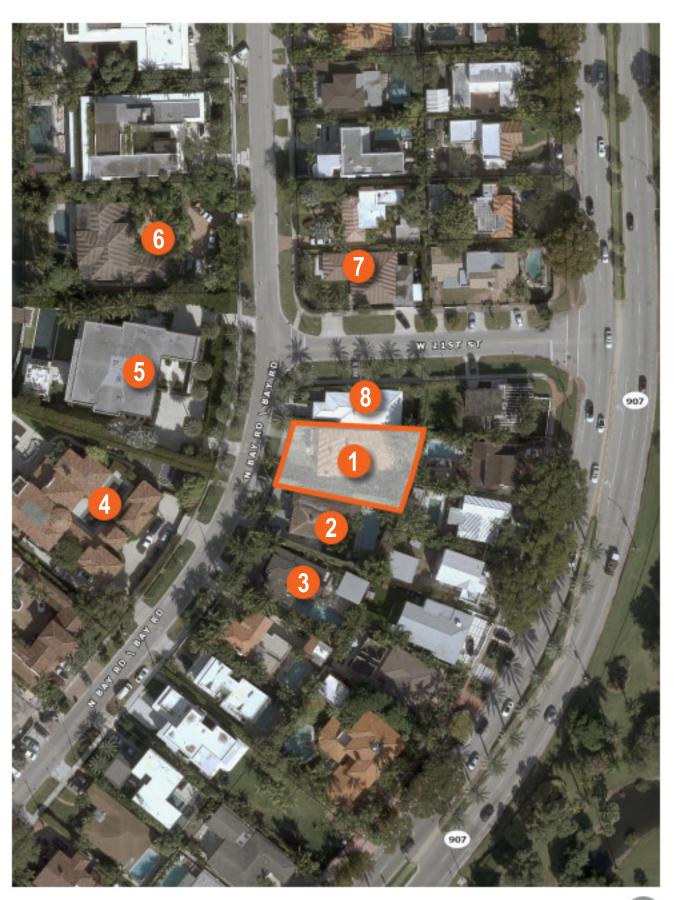
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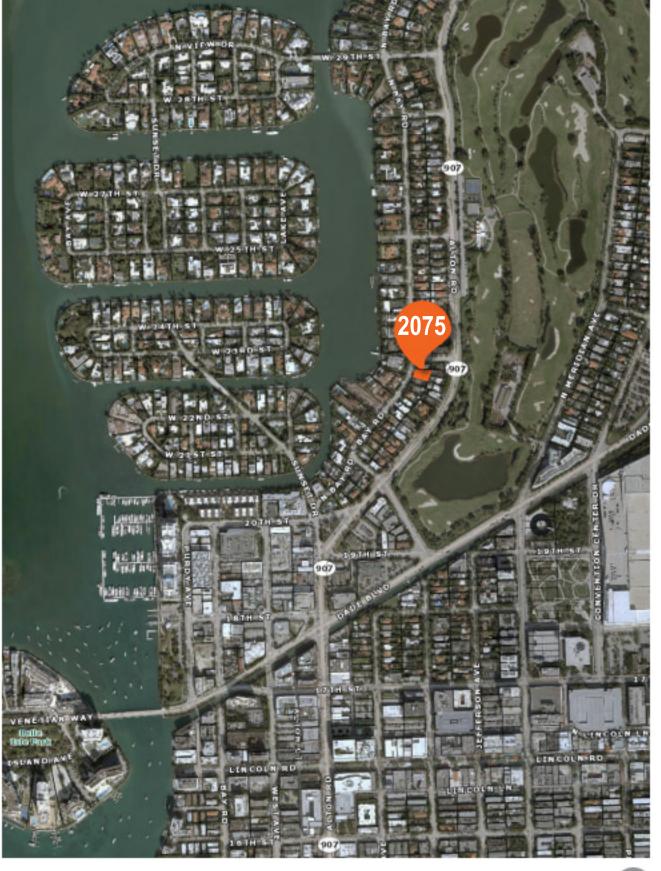
INDEX OF

DRAWINGS

DATE: 07-10-20



NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP

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Jose L

Sanchez

Digitally signed by Jose
Div. cm. Jose L. Sanche
on Passin Architecture.
Sanchez
Date: 2023/07:10:980

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NEW RESIDENCE 2075 NORTH BAY ROAD MIAMI BEACH, FL. 33140 OWNER: --

REVISION & DATE

DRAWING TITLE

NEIGHBORHOOD **AERIAL VIEW**

SCALE: AS SHOWN DATE: 07-10-2023







2061 NORTH BAY ROAD EXISTING TWO-STORY RESIDENCE



2 2065 NORTH BAY ROAD EXISTING TWO-STORY RESIDENCE



4 2060 NORTH BAY ROAD EXISTING TWO-STORY RESIDENCE

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JOSE L. SANCHEZ AIA, LEED AP

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

FL. LIC: AR 0016966



Jose L

Distribution L Standard to Jose L S

Distribution L S

ADDRESS & OWNER

715511200 W 0 1111211

NEW RESIDENCE 2075 NORTH BAY ROAD MIAMI BEACH, FL. 33140 OWNER: --

REVISION & DATE

DRAWING TITLE

SURROUNDING PROPERTIES

SCALE: AS SHOWN DATE: 07-10-2023

SHEET NUMBER











6 2108 NORTH BAY ROAD EXISTING TWO-STORY RESIDENCE



8 1220 W 21ST ST EXISTING ONE-STORY RESIDENCE

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JOSE L. SANCHEZ AIA, LEED AP

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

FL. LIC: AR 0016966



Jose L

District Com Jose L Banchez, Crit

Sanchez

District Com Jose L Banchez, Crit

On Passa Architecture, Inc.,

Date: 2023.07.10 0e.07.28-4

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715511200 0 0 1111211

NEW RESIDENCE 2075 NORTH BAY ROAD MIAMI BEACH, FL. 33140 OWNER: --

REVISION & DATE

DRAWING TITLE

SURROUNDING PROPERTIES

SCALE: AS SHOWN DATE: 07-10-2023

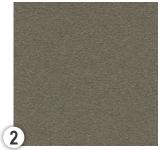
SHEET NUMBER



MATERIAL BOARD



PAINTED STUCCO WALLS & CEILING (WHITE SAND)



PAINTED STUCCO **ACCENT COLOR** (DARK BROWN)



WOOD SIDING (VERTICAL)



CLEAR GLASS W/ BRONZE FRAMES 278 NW 37TH ST. MIAMI, FL. 33127 P 305 576 8063

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DRAWING TITLE

3D VIEW & **MATERIALS**

SCALE: AS SHOWN DATE: 07-10-2023

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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NEW RESIDENCE 2075 NORTH BAY ROAD MIAMI BEACH, FL. 33140 OWNER: --

REVISION & DATE							

DRAWING TITLE

3D VIEW & **MATERIALS**

A-0.5

3D VIEW - REAR



PERSPECTIVE VIEW - FRONT 1



PERSPECTIVE VIEW - REAR 1



PERSPECTIVE VIEW - FRONT 2



PERSPECTIVE VIEW - REAR 2



JOSE L. SANCHEZ AIA, LEED AP

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

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



Jose L bigasky signed by Jose L Sauchez, ord Orlean L Sauchez, ord Orlean L Sauchez, ord Orlean L Sauchez, ord Orlean Architecture, because the Complete Com

ADDRESS & OWNER

NEW RESIDENCE 2075 NORTH BAY ROAD MIAMI BEACH, FL. 33140 OWNER: --

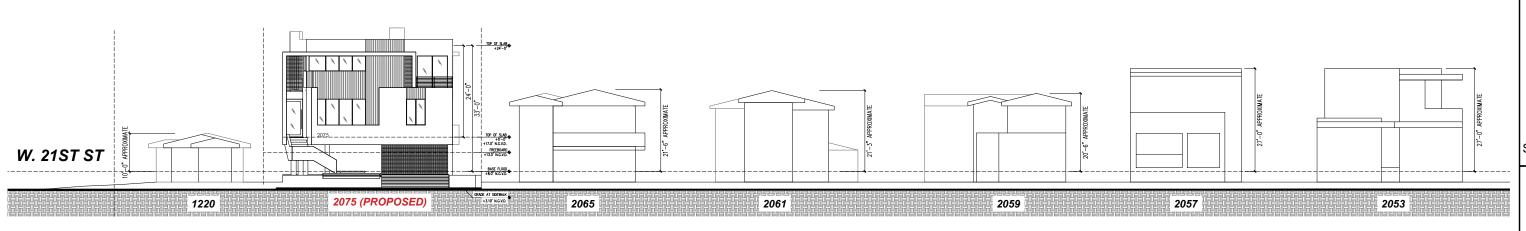
REVISION & DATE

DRAWING TITLE

PERSPECTIVE VIEWS

SCALE: AS SHOWN DATE: 07-10-2023

SHEET NUMBER



NORTH BAY ROAD (EAST VIEW)





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

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NEW RESIDENCE 2075 NORTH BAY ROAD MIAMI BEACH, FL. 33140 OWNER: --

REVISION & DATE						
DRAWING TITLE						

CONTEXTUAL **ELEVATIONS**

ABBREVIATIONS AND MEANINGS

JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

777 N.W. 72nd AVENUE **SUITE 3025** MIAMI, FLORIDA 33126 PH: (305) 262-0400 FAX: (305) 262-0401

1.00

⊃ **(**

SIGN

RIM EL.=2.47

= OVERHEAD LITH ITY LINES

= CONCRETE BLOCK WALL

= BUILDING SETBACK LINE = UTILITY EASEMENT

= LIMITED ACCESS R/W

= NON-VEHICULAR ACCESS R/W

 $\times 0.00$ = EXISTING ELEVATIONS

(A)

SMH

3725 DEL PRADO BLVD. S. SUITE B CAPE CORAL, FL 33904 PH: (239) 540-2660 FAX: (239) 540-2664

ASPHALT

186°33'33"

FOUND

DRILL HOLE

L=18.40'

R=453.89'

L=55.20

T=27.6β

R 453.89'(CAL)

A=006°58'04"

OC

RIM EL. = 2.88/

LEGAL DESCRIPTION.

СВ

CH=55.16

FOUND DRILL

(3)

36.21

C.B.W. —

M HOLE



L.F.E.=5.30'

28.40

122.16'(M)

TOT 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

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

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

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

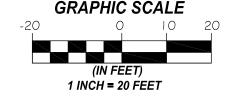
LESS OUT OF

NON-RADIAL

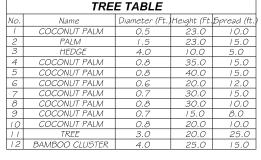
CHIMNEY

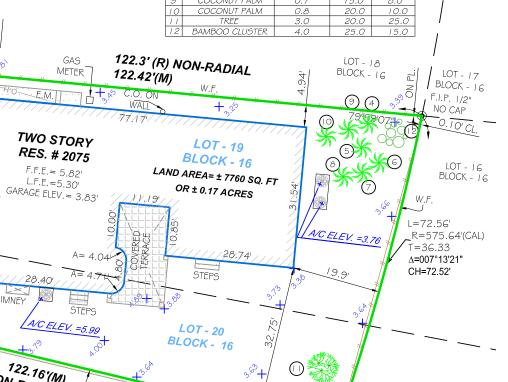
MAP OF TOPOGRAPHIC SURVEY

2075 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33 I 40



	TREE TABLE								
No.	Name	Diameter (Ft.)	Height (Ft.	Spread (ft.					
1	COCONUT PALM	0.5	23.0	10.0					
2	PALM	1.5	23.0	15.0					
3	HEDGE	4.0	10.0	5.0					
4	COCONUT PALM	0.8	35.0	15.0					
5	COCONUT PALM	0.8	40.0	15.0					
6	COCONUT PALM	0.6	20.0	12.0					
7	COCONUT PALM	0.7	30.0	15.0					
8	COCONUT PALM	0.8	30.0	10.0					
9	COCONUT PALM	0.7	15.0	8.0					
10	COCONUT PALM	0.8	20.0	10.0					
1.1	TREE	3.0	20.0	25.0					
12	BAMBOO CLUSTER	4.0	25.0	15.0					





91°50′13″

L=24.20'

R=575.64'-



LOCATION SKETCH SCALE = N.T.S.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE.
- RECORDED INSTRUMENTS, IF AMY, 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 ENCROACHMENT.
- · ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING

- NAMED HEREON. THE CERTIFICATE

FLOOD ZONE INFORMATION:

FLOOD ZONE: "AE" BASE FLOOD ELEVATION: 8 FT COMMUNITY: PANEL:

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

- 2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT
- 4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECEID 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

JOHN IBARRA (DATE OF FIELD WORK)

DRAWN BY:	CARLOS D.
FIELD DATE:	02/24/2023
SURVEY NO:	23-000341-1
SHEET:	1 OF 1

FRUI EDDIUNAL	LAND	DURVET	UK NU.:	J204	STATE OF	LOKID

REVISED ON:

DRAWN BY:	CARLOS D.
FIELD DATE:	02/24/2023
SURVEY NO:	23-000341-1
SHEET:	1 OF 1

- A B AM CONDITIONER PAD.
 A B ANCHOS ESSEMENT.
 AR = AUMINIM SHED.
 ASP = AUMINIM SHED

OS = OPFSET ON THE PROPERTY OF STANDARD SHOULD SHOU

LEGEND

X X = CHAIN LINK FENCE

= IRON FENCE

- PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.

 UNILESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR.
- FENCE OWNERSHIP NOT DETERMINED.
 THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES.
- . DOES NOT EXTEND TO ANY LINNAMED PARTY

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

120651 0317

LOT - 15 BLOCK - 16

- I. 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.
- 3. CERTIFICATE OF AUTHORIZATION LB # 7806.
- 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.

5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

02/24/2023

MALLAND SUPVEYOR NO - 5204 STATE OF FLORIDA

DRAWN BY:	CARLOS D.
FIELD DATE:	02/24/2023
SURVEY NO:	23-000341-1
SHEET:	1 OF 1

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JOSE L. SANCHEZ AIA, LEED AP

278 NW 37TH ST. MIAMI, FL. 33127 P 305 576 8063 FL. LIC: AR 0016966 FL. LIC: AA 26000837



Jose L Digitally signed by Jose Discontrol Sanches Sanchez Sanchez

ADDRESS & OWNER

33140 AD 80 $\overline{\mathbf{0}}$ 2075 NORTH BAY **RESIDEN** MIAMI BEACH,
OWNER: -

REVISION & DATE

Z

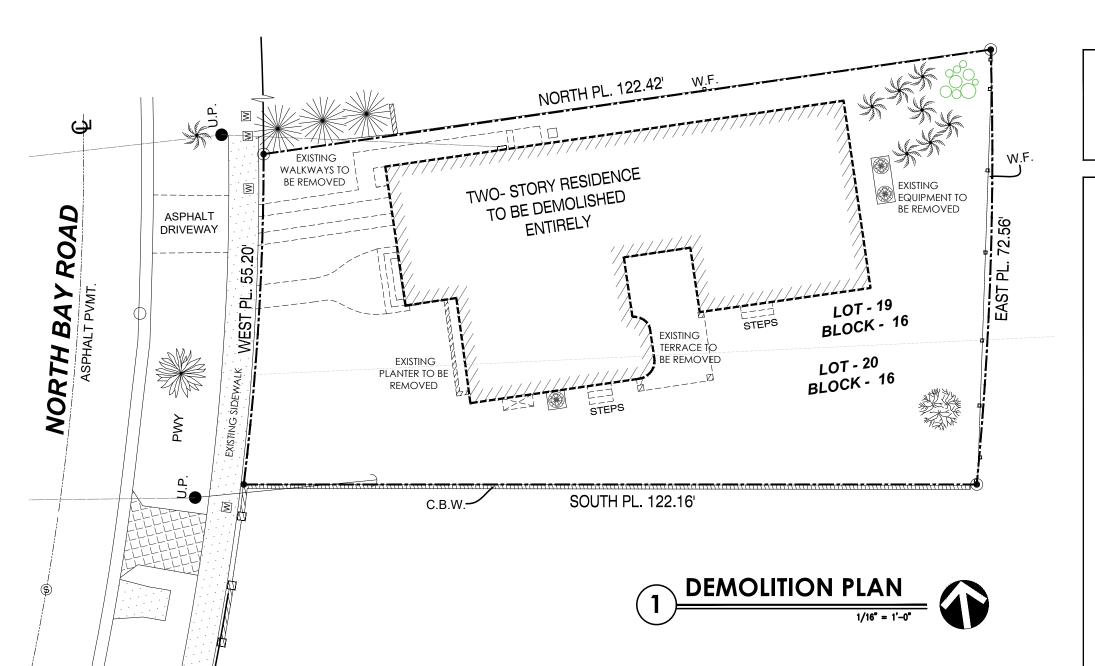
DRAWING TITLE

SURVEY

SCALE: DATE: SHEET NUMBER

A-0.8

SAID LOT 20; THENCE WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 20 TO A POINT OF BEGINNING.



SCOPE OF WORK

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

GENERAL DEMOLITION NOTES

- 1. 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.
- 4. 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.
- 5. 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.
- 7. MAINTAIN BUILDING GROUNDS FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH. DISPOSE ALL MATERIALS IMMEDIATELY AFTER DEMOLITION
- 8. 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.
- O. 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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JOSE L. SANCHEZ AIA, LEED AP

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

FL. LIC: AR 0016966



Jose L Digatally signed by Jose L San DN: conscious L Sanchez, cluster Company and Company Com

ADDRESS & OWNER

DDKE22 & OMNEK

NEW RESIDENCE
2075 NORTH BAY ROAD
MIAMI BEACH, FL. 33140

REVISION & DATE		

DRAWING TITLE

DEMOLITION PLAN

SCALE: AS SHOWN DATE: 07-10-2023







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

LOT 19 AND ALL OF LOT 20 IN BLOCK 16 OF AMENDED PLAT OF SUNSET LAKE SUBDIVISION, ACCORDING TO THE FLAT THEREOF IN PLAT BOOK 8, AT PAGE 52, OF THE PUBLIC RECORDS OF 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 OF 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 SOUTHEAST CORNER OF SAID LOT 20; THENCE WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 20 TO A POINT OF BEGINNING.

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEMS#	ZONING INFORMATION						
1	ADDRESS:	2075 NORTH BAY	2075 NORTH BAY ROAD. MIAMI BEACH. 33140				
2	FOLIO NUMBER(S):	02-3227-008-15	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.			<u> </u>	~~~~~	
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 (GA	ARAGE-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"	SEE ELEVATION SHEETS	
18	SETBACKS:						
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 (FAC	ING STREET):	N/A	N/A	N/A		
26	ACCESSORY STRUCTURE REAR:		N/A	N/A	N/A		
27	LOCATED WITHIN A LOCAL HISTORIC DIST		NO				
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE?		NO				
29	DETERMINATE TO BE ARCHITECTURALLY	SIGNIFICANT?	NO				

DraxISAIS.

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JOSE L. SANCHEZ AIA, LEED AP

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

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



Jose L Sanchez Discharge Lander Lande

ADDRESS & OWNER

NEW RESIDENCE 2075 NORTH BAY ROAD MIAMI BEACH, FL. 33140

REVISION & DATE

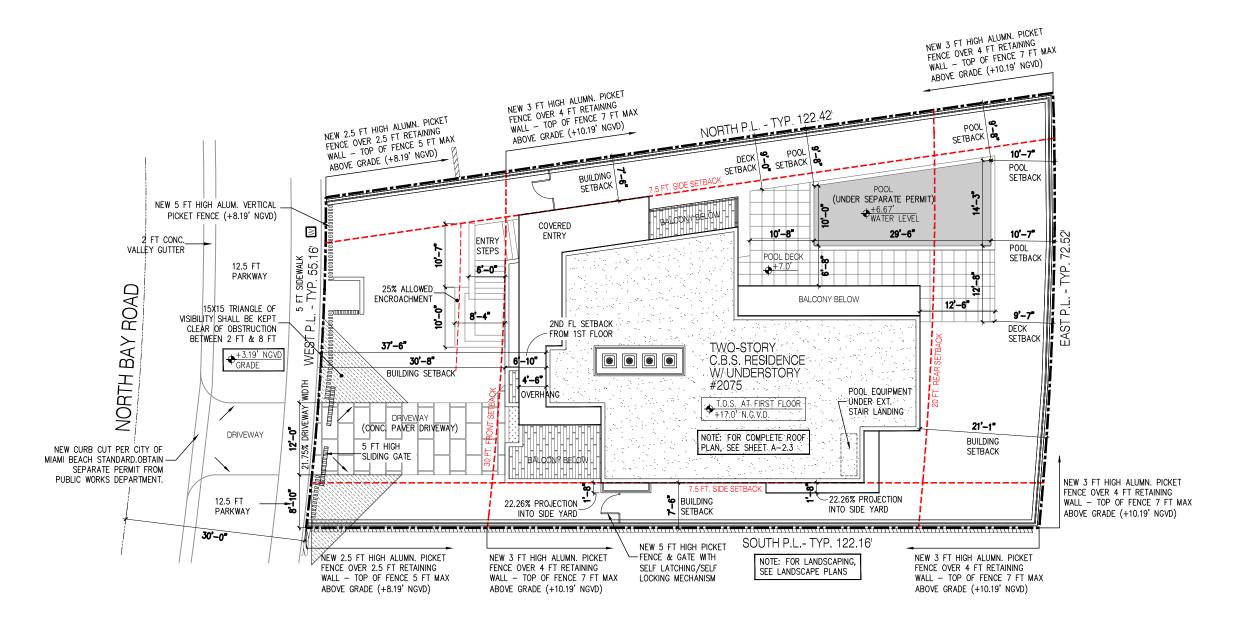
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DRAWING TITLE

ZONING DATA / LOCATION PLAN

SCALE: AS SHOWN DATE: 07-10-2023

SHEET NUMBER





JOSE L. SANCHEZ AIA, LEED AP

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

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



Jose L Sanchez Sanchez

ADDRESS & OWNER

2075 NORTH BAY ROAD MIAMI BEACH, FL. 33140 33140 **NEW RESIDENCE**

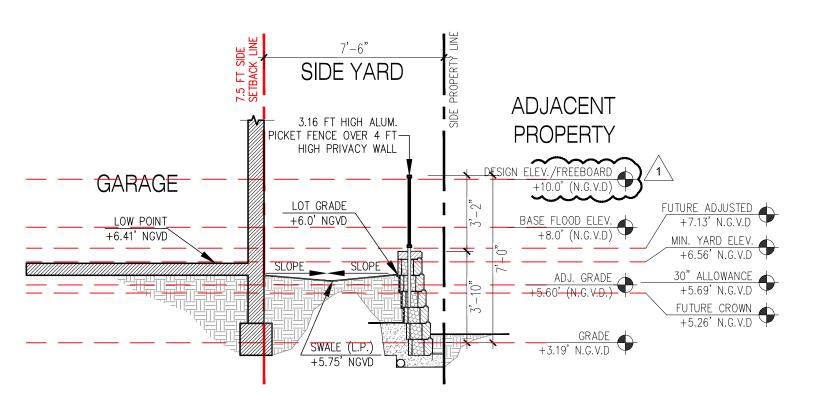
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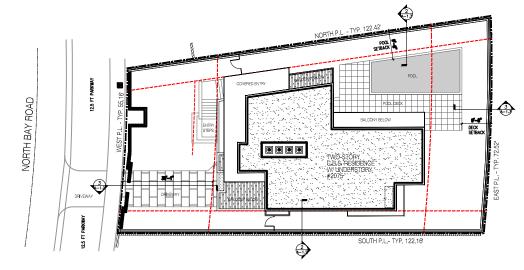
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SITE PLAN

SCALE: AS SHOWN DATE: 07-10-2023

SHEET NUMBER

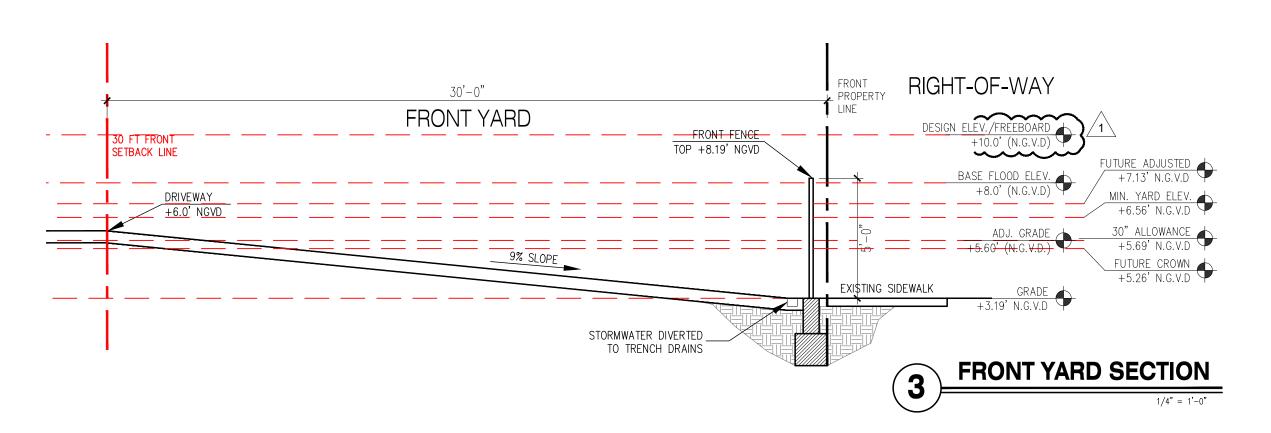






2 INTERIOR SIDE YARD SECTION

1/4" = 1'-0"



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Jose L Sanchez Constitution of Sanchez Constitution of Sanchez Constitution of Paris Analysis and Sanchez Constitution of Sanc

ADDRESS & OWNER

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REVISION & DATE

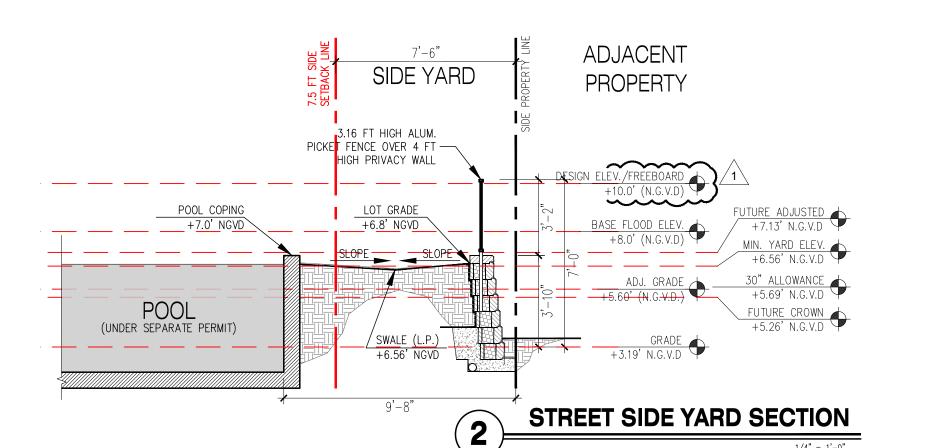
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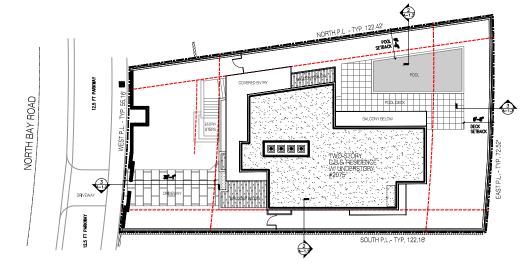
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YARD SECTIONS

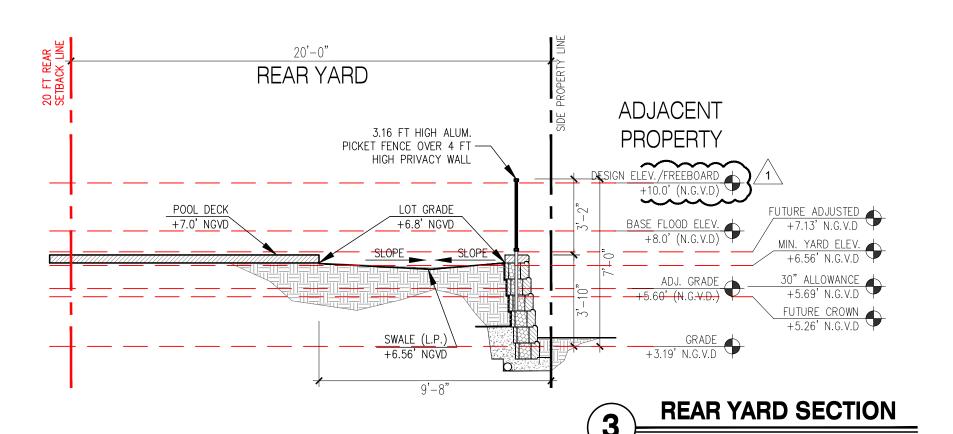
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JOSE L. SANCHEZ AIA, LEED AP

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



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ADDRESS & OWNER

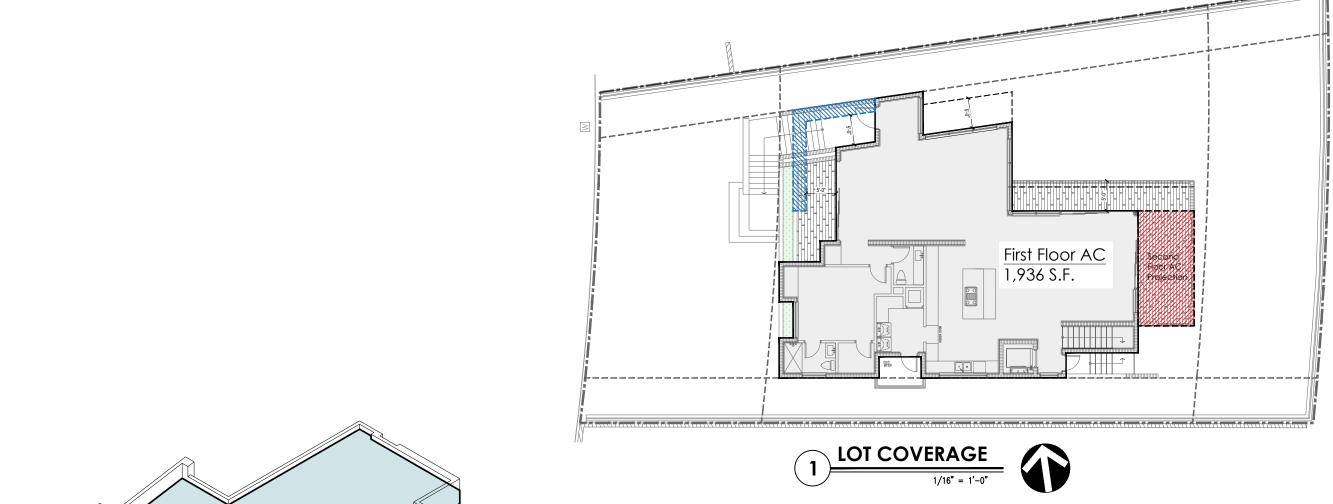
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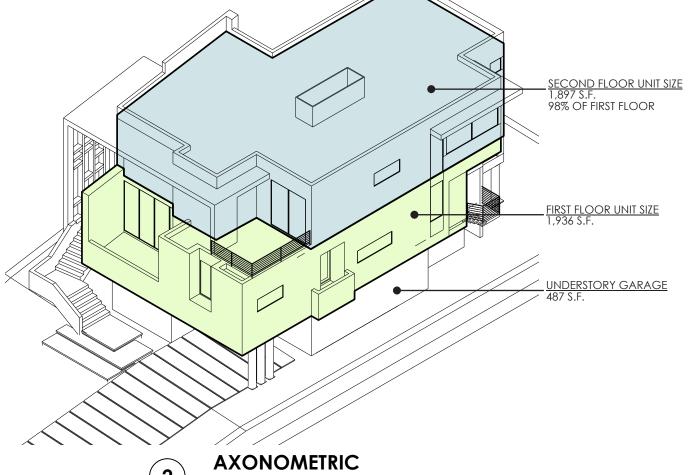
REVISION & DATE 1 DFE REVISION 10/16/2023

DRAWING TITLE

YARD **SECTIONS**

SCALE: AS SHOWN DATE: 07-10-2023 SHEET NUMBER





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

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JOSE L. SANCHEZ AIA, LEED AP

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

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



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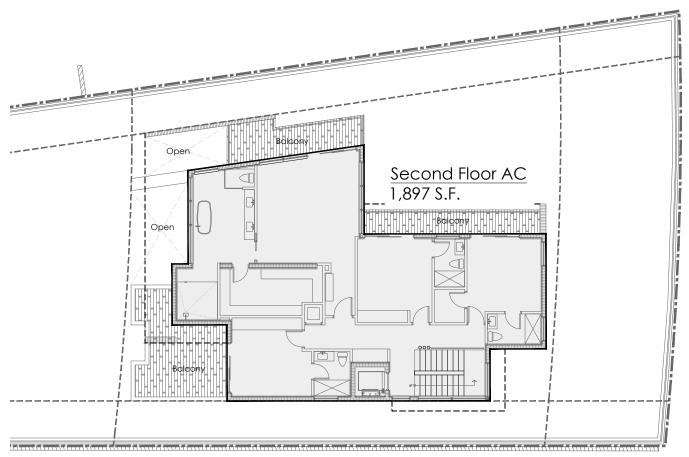
ADDRESS & OWNER

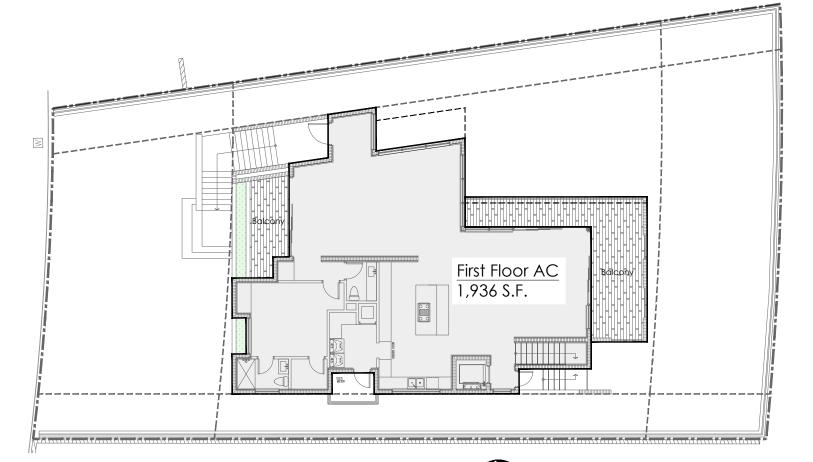
NEW RESIDENCE 2075 NORTH BAY ROAD MIAMI BEACH, FL. 33140 OWNER: --

REV	ISION & DATE
DR	AWING TITLE
	LOT

DIAGRAM SCALE: AS SHOWN DATE: 07-10-2023 SHEET NUMBER

COVERAGE

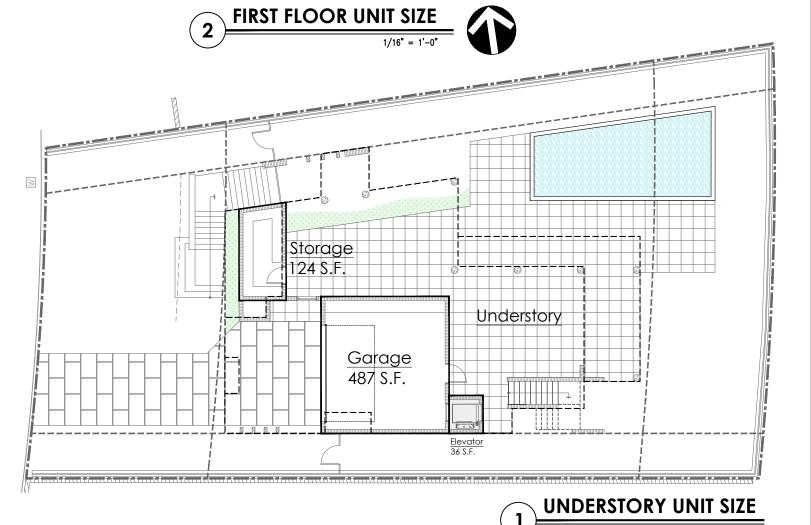




(2	SECOND FLOOR UNIT SIZE	
3	1/16" = 1'-0"	V

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



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or partial Architecture of the Company
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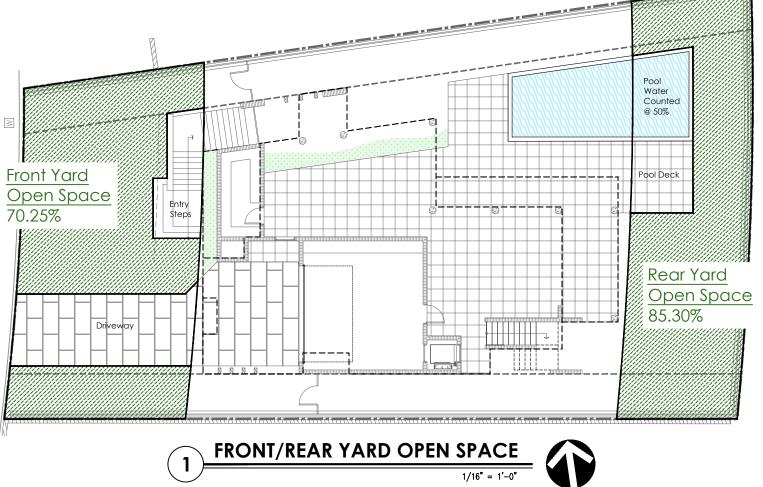
UNIT SIZE DIAGRAM

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SHEET NUMBER

A-1.5

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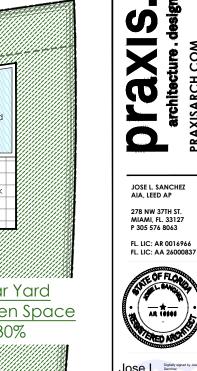
FRONT YARD OPEN SPACE			
FRONT YARD AREA	1,721 S.F.		
DRIVEWAY	- 363 S.F.		
ENTRY STEPS	- 149 S.F.		
MINIMUM OPEN SPACE (70%) 1,205 S.			
OPEN SPACE PROVIDED	1,209 S.F.		
	70.25%		



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%		



POOL WATER COUNTED @ 50%



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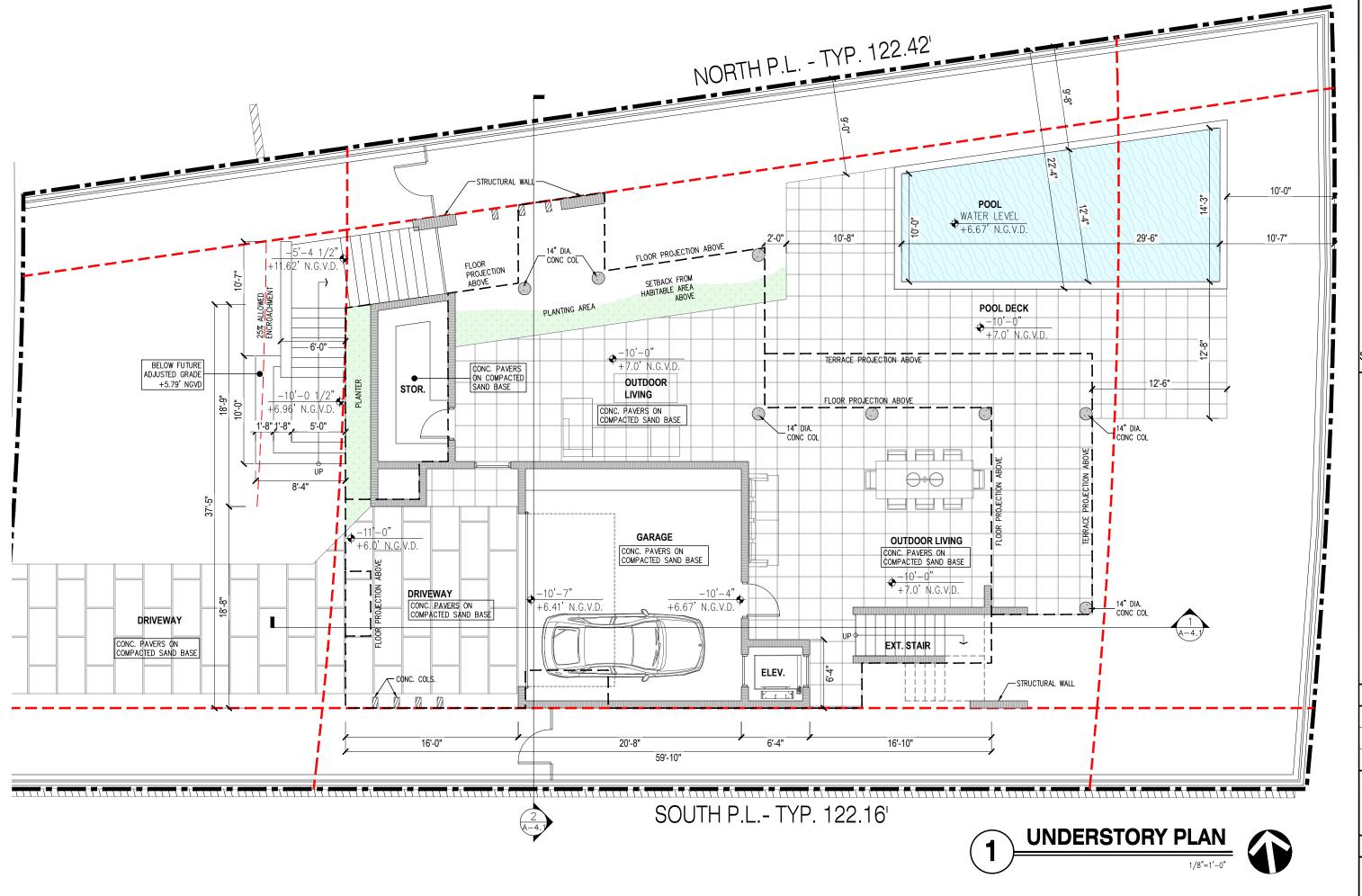
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OPEN SPACE DIAGRAM

DRAWING TITLE

SCALE: AS SHOWN DATE: 07-10-2023 SHEET NUMBER



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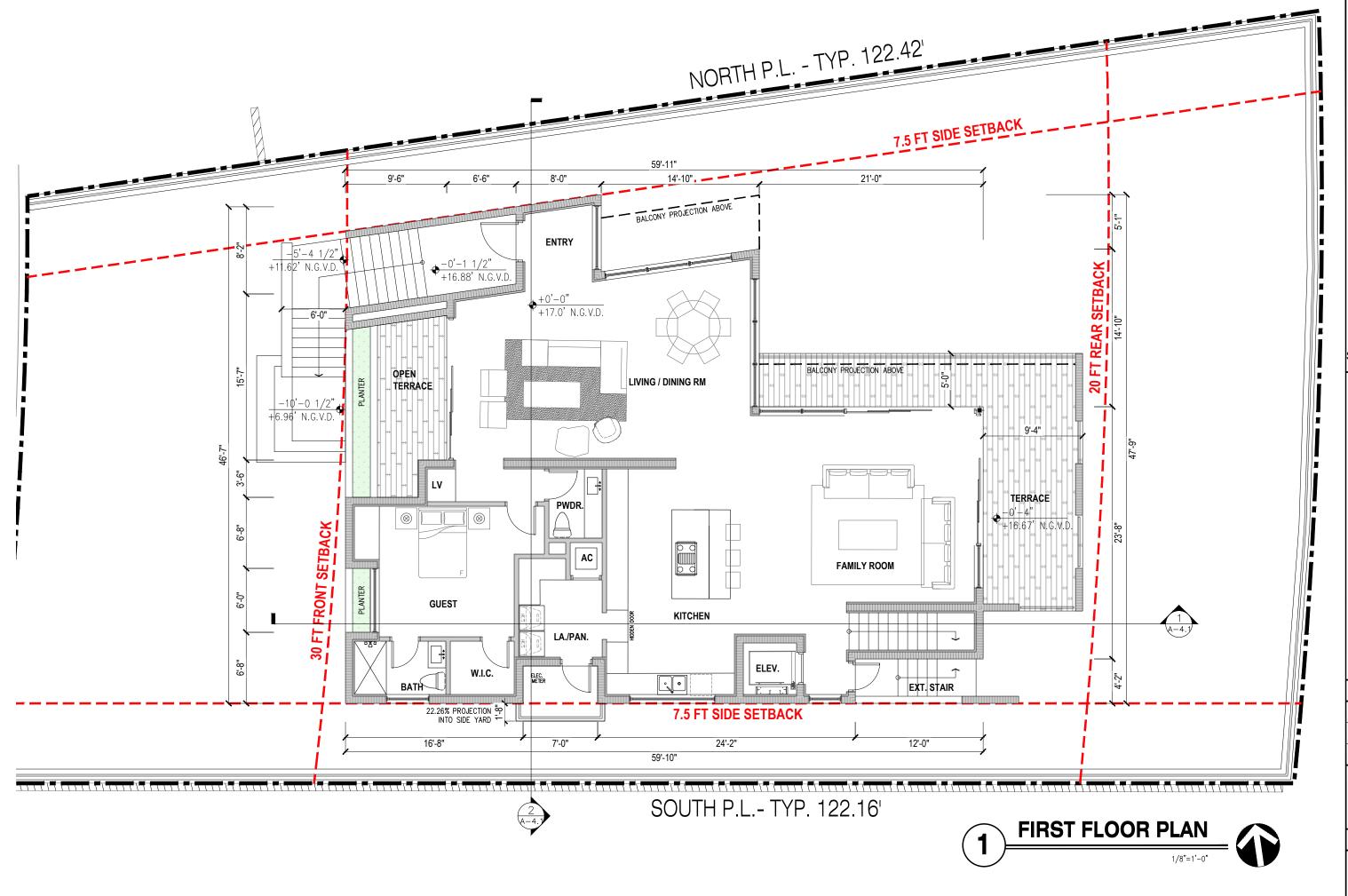
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REVISION & DATE

DRAWING TITLE

UNDERSTORY PLAN

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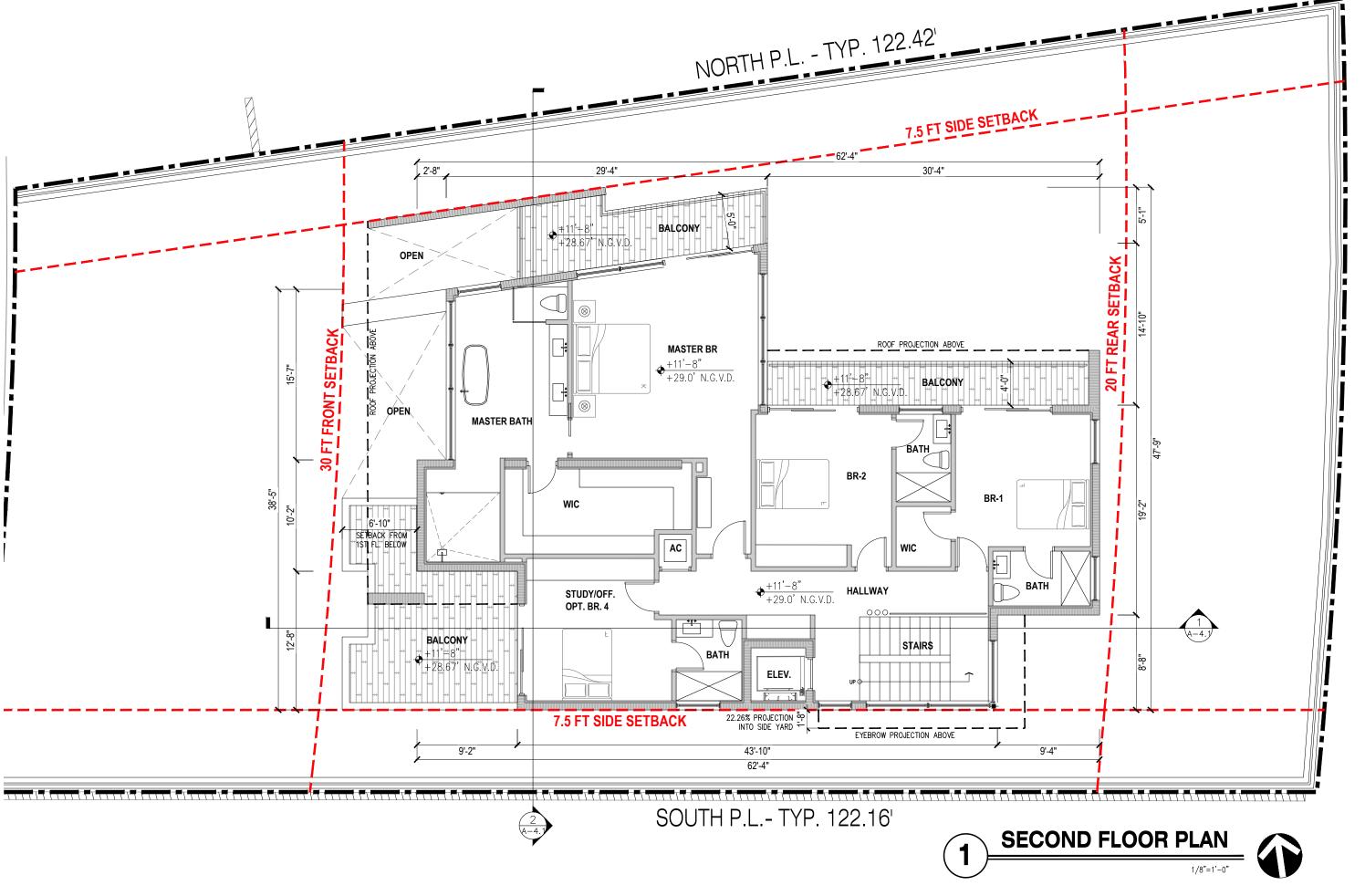
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REVISION & DATE

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SECOND **FLOOR PLAN**

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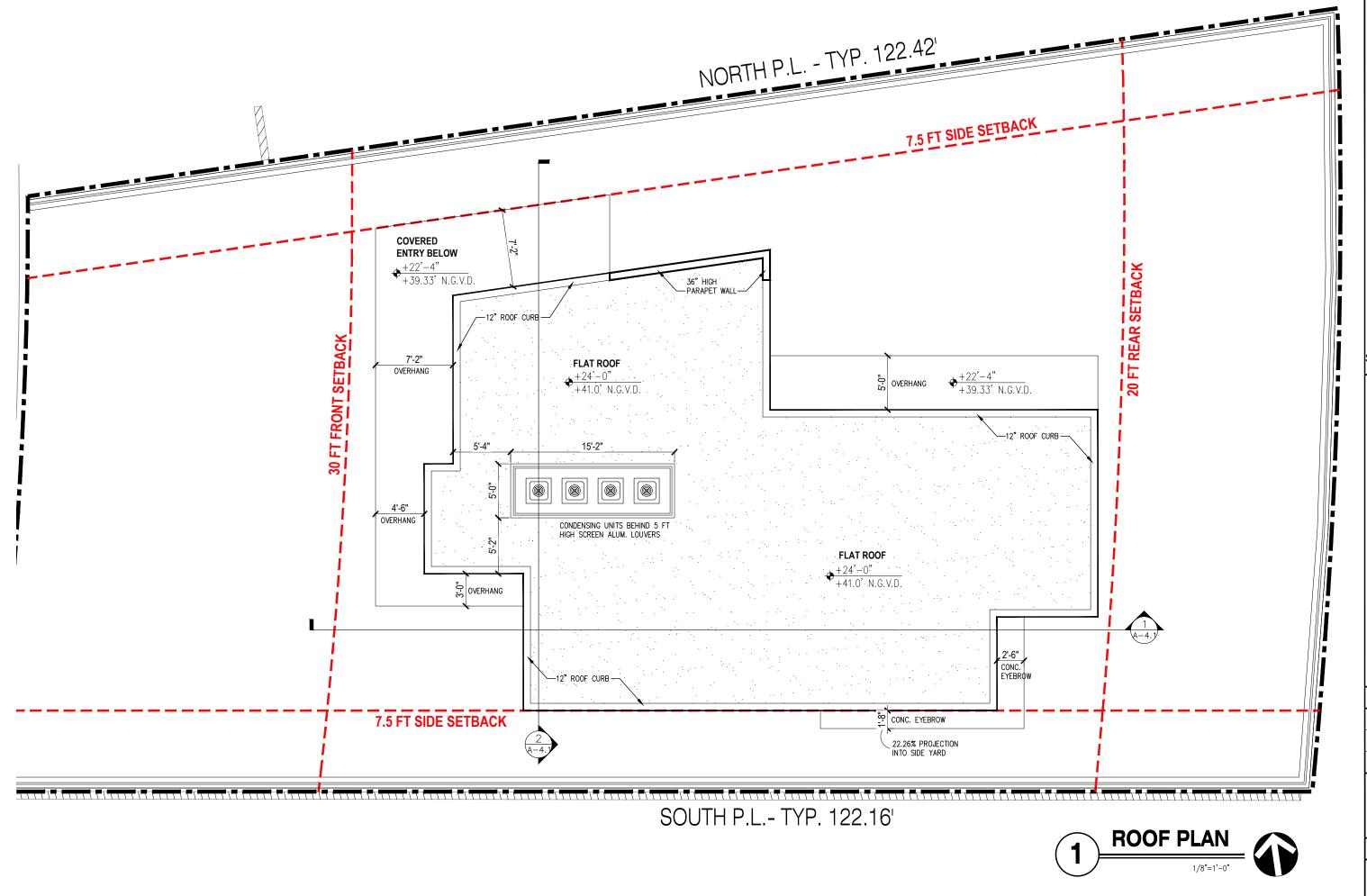
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SECOND FLOOR PLAN

SCALE: AS SHOWN DATE: 07-10-2023 SHEET NUMBER



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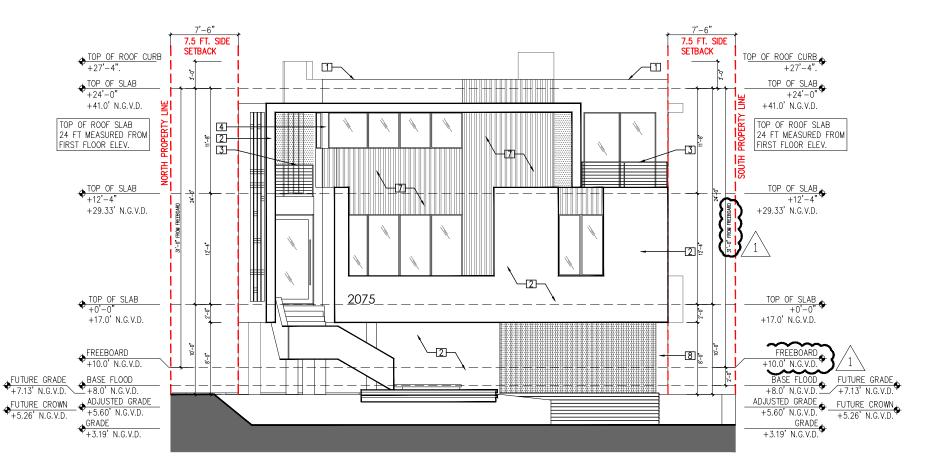
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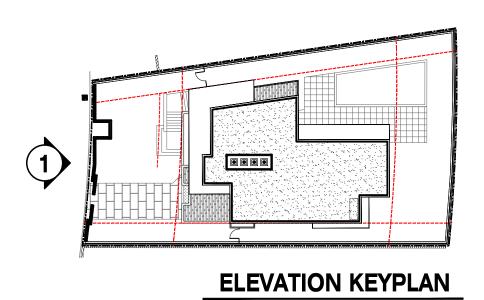
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DRAWING TITLE

ROOF PLAN

SCALE: AS SHOWN DATE: 07-10-2023







- 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.
- CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
- ALUM. LOUVER
- WOOD/SIMULATED WOOD CLADDING
- 8. CONCRETE COLUMN.

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REVISION & DATE

1 |10/16/2023

DRAWING TITLE WEST **ELEVATION**

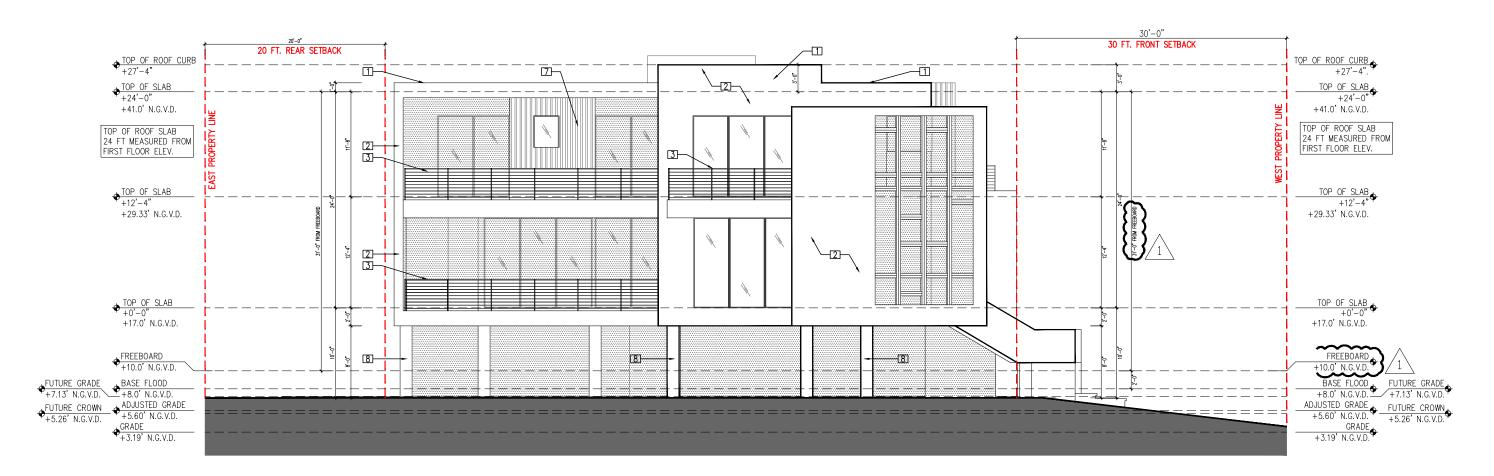
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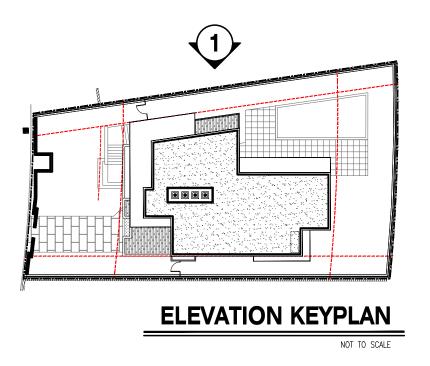
SCALE: AS SHOWN DATE: 07-10-2023

SHEET NUMBER

A-3.1

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NEW RESIDENCE
2075 NORTH BAY ROAD
MIAMI BEACH, FL. 33140

REVISION & DATE

1 DFE REVISION 10/16/2023

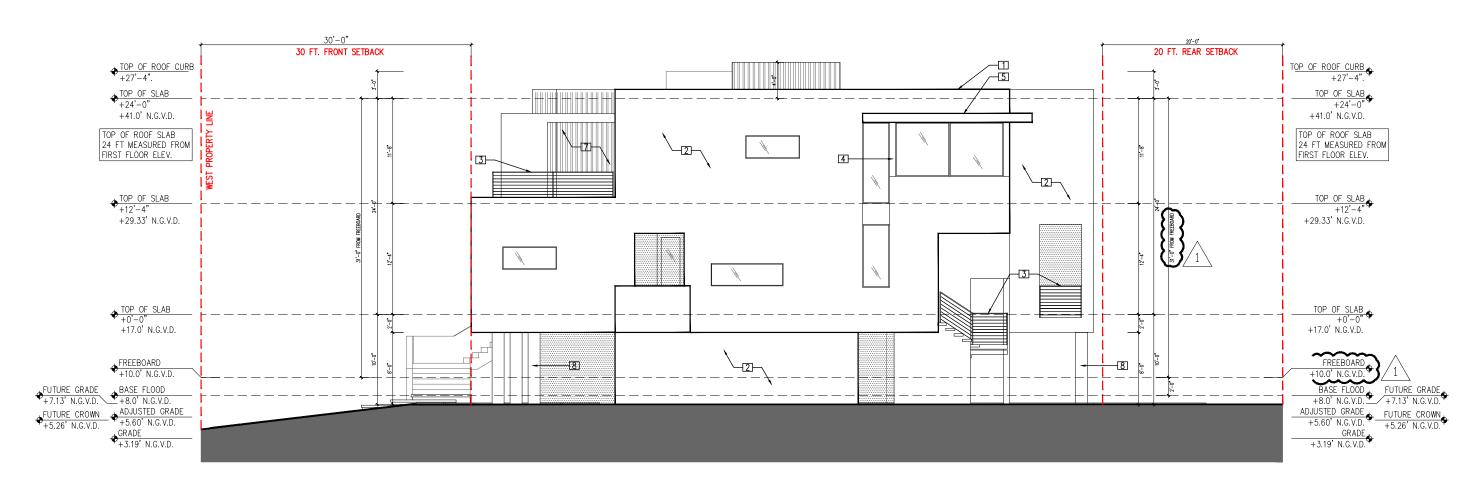
NORTH ELEVATION (SIDE)

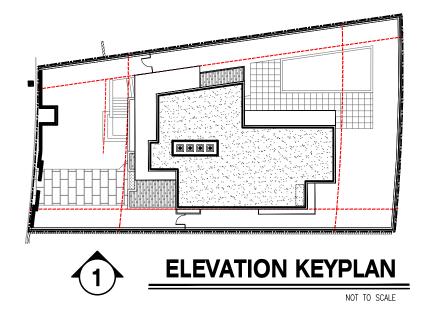
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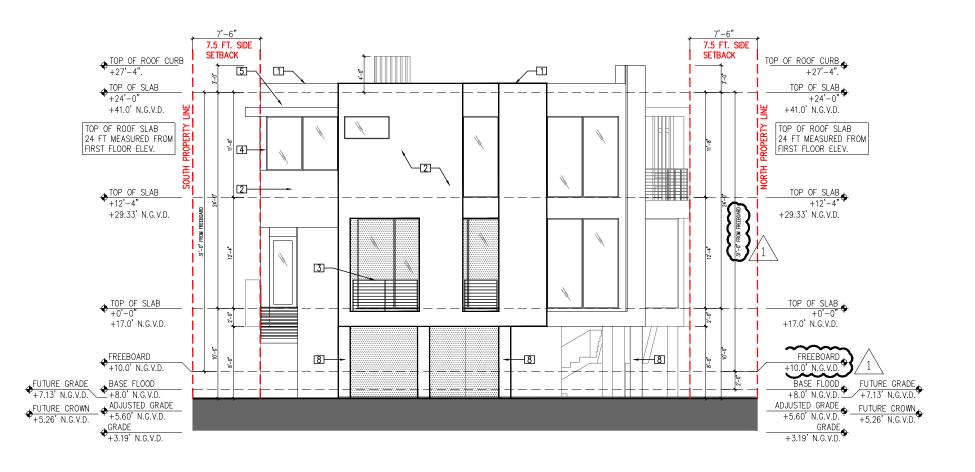
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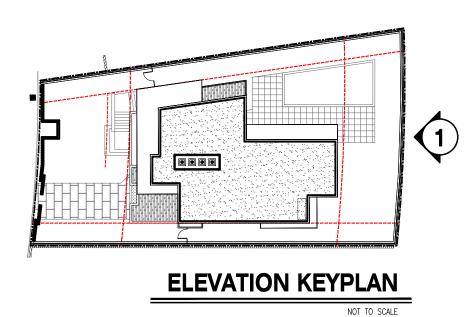
DRAWING TITLE SOUTH **ELEVATION** (SIDE)

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SHEET NUMBER A-3.3

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Jose L Sanchez Sanchez

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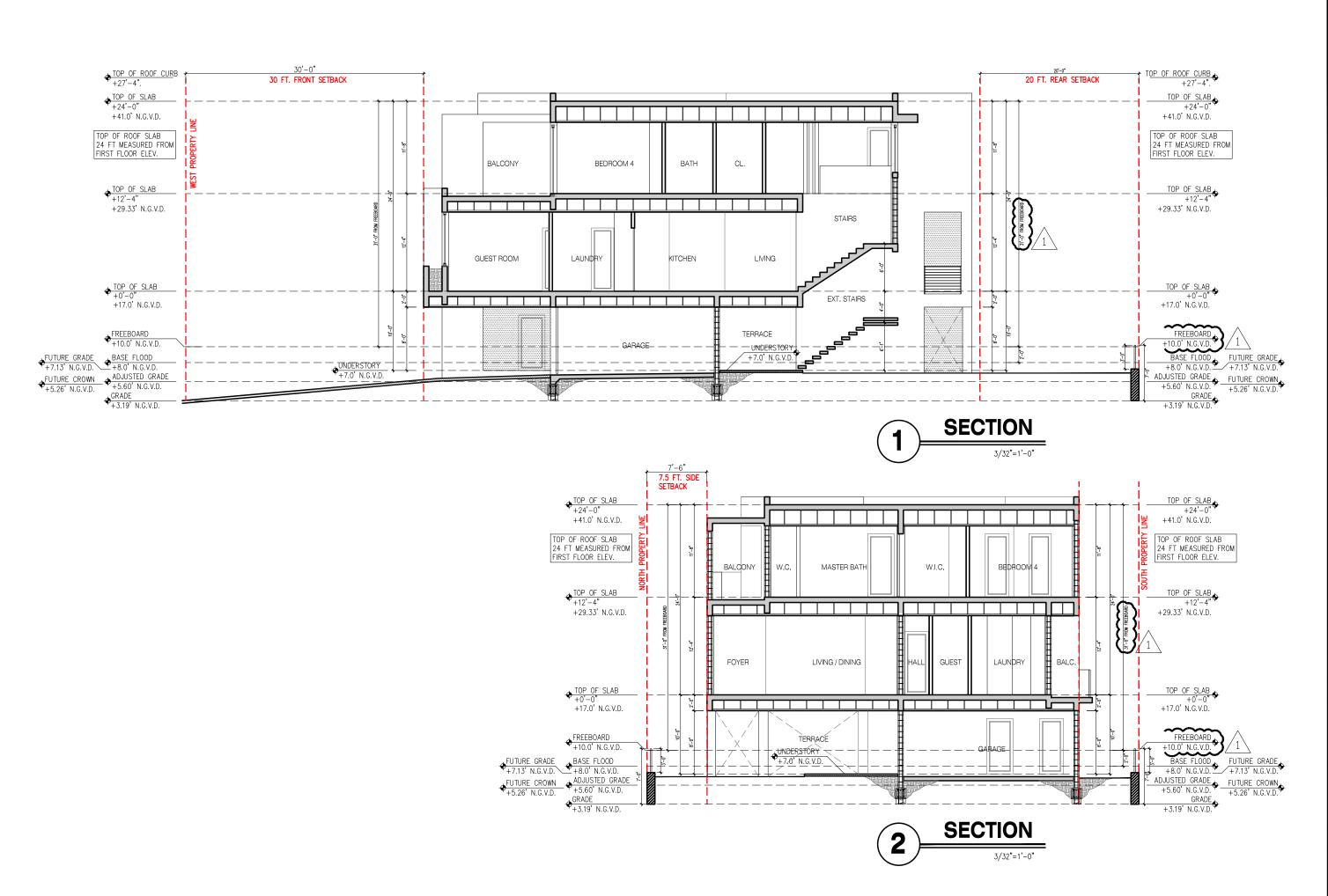
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DRAWING TITLE **EAST ELEVATION** (REAR)

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DN: Oreloo L Sancha:
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ADDRESS & OWNER

ADDRESS & OWNER

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MIAMI BEACH, FL. 33140
OWNER: --

REVISION & DATE

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DRAWING TITLE

SECTION

SCALE: AS SHOWN 07-10-2023

SHEET NUMBER

A-4.1

SHEET INDEX

SHEET	# SHEET TITLE				
L.00	COVR SHEET, LANDSCAPE LEGEND	SET	•		
L.01	SITE CONDITIONS		•		
L.02	TREE DISPOSITION AND MITIGATION PLAN		•		
L.03	PLANTING PLAN	ARY	•		
L.04	GENERAL PLANTING NOTES AND DETAILS	IMINARY	•		
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		1
	REQUIRED	PROVIDED
TREES		TERRITORIA DE LA TRETA PROVIDER
FRONT YARD - 2 TREES PER LOT BACK YARD - 3 TREES PER	FRONT YARD - 2 TREES PER LOT	FRONT YARD - 2 TREES PROVIDED
	BACK YARD - 3 TREES PER LOT	BACK YARD - 3 TREES PROVIDED
·	TOTAL LOT AREA: 7,820 SF = 7	10 TOTAL TREES PROVIDED
ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF		10 TOTAL NATIVE TREES
	30% x = 2 TREES OF NATIVE	PROVIDED
·······	SPECIES	10 TOTAL LOW MAINTENANCE
MIN 50% OF REQUIRED TREES SHALL BE LOW MAINTENANCE	50% x 9 = 4 TREES OF LOW	TREES PROVIDED
AND DROUGHT TOLERANT SPECIES	MAINTENANCE AND DROUGHT	3 TREE SPECIES PROVIDED
DIVERSITY OF 01 - 10 TOTAL TREES REQUIRED: 2 TREE SPECIES	TOLERANT SPECIES	
STREET TREES		
A VERAGE 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	10 x (TOTAL LOT + STREET TREES) =	133 TOTAL SHRUBS PROVIDED
TREES MIN 50% OF REQUIRED SHRUBS SHALL BE NATIVE	130 TOTAL SHRUBS REQUIRED	72 TOTAL NATIVE SHRUBS
SPECIES	$50\% \times 130 = 65$ SHRUBS OF NATIVE	PROVIDED
MIN 10% OF REQUIRED SHRUBS SHALL BE LARGE SHRUBS or	SPECIES	51 TOTAL LARGE SHRUBS
SMALL TREES	10% x 120 = 13 TOTAL LARGE	PROVIDED
MIN 50% OF REQUIRED LARGE SHRUBS SHALL BE NATIVE	SHRUBS	10 TOTAL LARGE SHRUBS OF
SPECIES	50% x 13 = 7 LARGE SHRUBS OF	NAATIVE SPECIES PROVIDED
	NATIVE SPECIES	
LAWN		
LAWN SHALL BE MAXIMUM OF 50 % OF REQUIRED LANDSCAPE	LAWN AREAS ARE LESS THAN 50%	
AREA	OF LANDSCAPE AREA	
IRRIGATION SYSTEM		
LANDSCAPE SHALL BE WATERED BY A PERMANENT		100% IRRIGATION COVERAGE
IRRIGATION SYSTEM		PROVIDED

STEADSCAPE ARCHITECTURE
1906 Tigertail Ave. Miami, FL. 33133

2075 N BAY ROAD TREE PROTECTION PLAN

2075 N Bay Rd, Miami Beach, FL 33140

EV. DATE DESCRIPTION PROJECT T 0706/23 DRB PLAN CORRECTIONS PROJECT A PROJEC

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

OJECT NO: 05_23

PHASE: CONSTRUCT

DRAWN: 1

HEET TITLE:

COVER PAGE

SHEET NO.