



3026 NORTH BAY ROAD RESIDENCE

MIAMI BEACH, FLORIDA

DRB22-0821

DESIGN REVIEW BOARD FINAL SUBMITTAL 08.08.2022

OCTOBER 4TH 2022 DESIGN REVIEW BOARD



**TOTAL NET AREA OF SUBJECT PROPERTY IS:
19,506 SQUARE FEET = 0.45 ACRES.**

BOUNDARY SURVEY

PREPARED BY:

PREPARED BY:
 **GUNTER GROUP, INC.**
 LAND SURVEYING - LAND PLANNING

FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

NOTES:

The Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" may not reflect the date of Survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROPERTY ADDRESS: 3026 N. Bay Road, Miami Beach, Florida 33140.

LEGAL DESCRIPTION:

**Lot 8, in Block 10, of AMENDED PLAT OF SUNSET LAKE SUBDIVISION;
according to the Plat thereof, as recorded in Plat Book 8, at Page
52, of the Public Records of Miami-Dade County, Florida.**

FOR:

ILYA KARPOV.

SURVEYOR'S NOTES:

- 1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) Bearings shown hereon are based on an assumed meridian of N30°49'42"E along the front of the subject property.
- 4) The North arrow direction shown herein is based on an assumed Meridian.
- 5) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 10) Elevations shown referred to N.G.V. Datum 1929, Miami-Dade County benchmark No.: D-131, elevation: 8.73 feet.
- 11) According to the National Flood Insurance Program the subject property falls in Community No.: 120851, Panel No.: 0317, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: AE, Base Flood Elevation: 8 feet.
- 12) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 13) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 14) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to 1) Commonwealth Land Title Insurance Company; 2) Ilya Karpov; 3) 3026 NBR LLC, its successors and/or assigns; 4) Union Title Services, Inc.; that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

SEAL

Re-Certified: 06-08-2022
Date: 10-21-2021
Job No.: 21-32559
Sketch No.: 30118

Rolando Ortiz Digitally signed by Rolando Ortiz
Date: 2022.08.04 16:08:37 -04:00'

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.

NOT VALID WITHOUT SHEET 2 OF 2

(SHEET 2 OF 2 CONTAINS SKETCH OF SURVEY)

ABBREVIATIONS:

R/W RIGHT OF WAY

(Meas) MEASURED

(R) RECORD

CONC. CONCRETE

C.B.S. CONCRETE BLOCK AND STUCCO

P.B. PLAT BOOK

PG. PAGE









F.F.E. FINISH FLOOR ELEVATION

F.F. FINISH FLOOR

C CLEAR

O.U.L. OVERHEAD UTILITY LINE

LEGEND:

-  – STREET LAMP
-  – WATER METER
-  – WOOD POWER POLE
-  – ELECTRIC SERVICE BOX
- 5.5 – EXISTING ELEVATION
-  – FIRE HYDRANT
-  – WATER VALVE
-  – AIR CONDITIONER
-  – ELECTRIC METER

LOT 7,
BLOCK 10

3026 North Bay Road
Miami Beach, Florida 33140.

DATE:
10-21-2021

JOB No.:
21-32559

SKETCH No.:
30118

REVISIONS:
RE-CERTIFIED: 06-08-2022

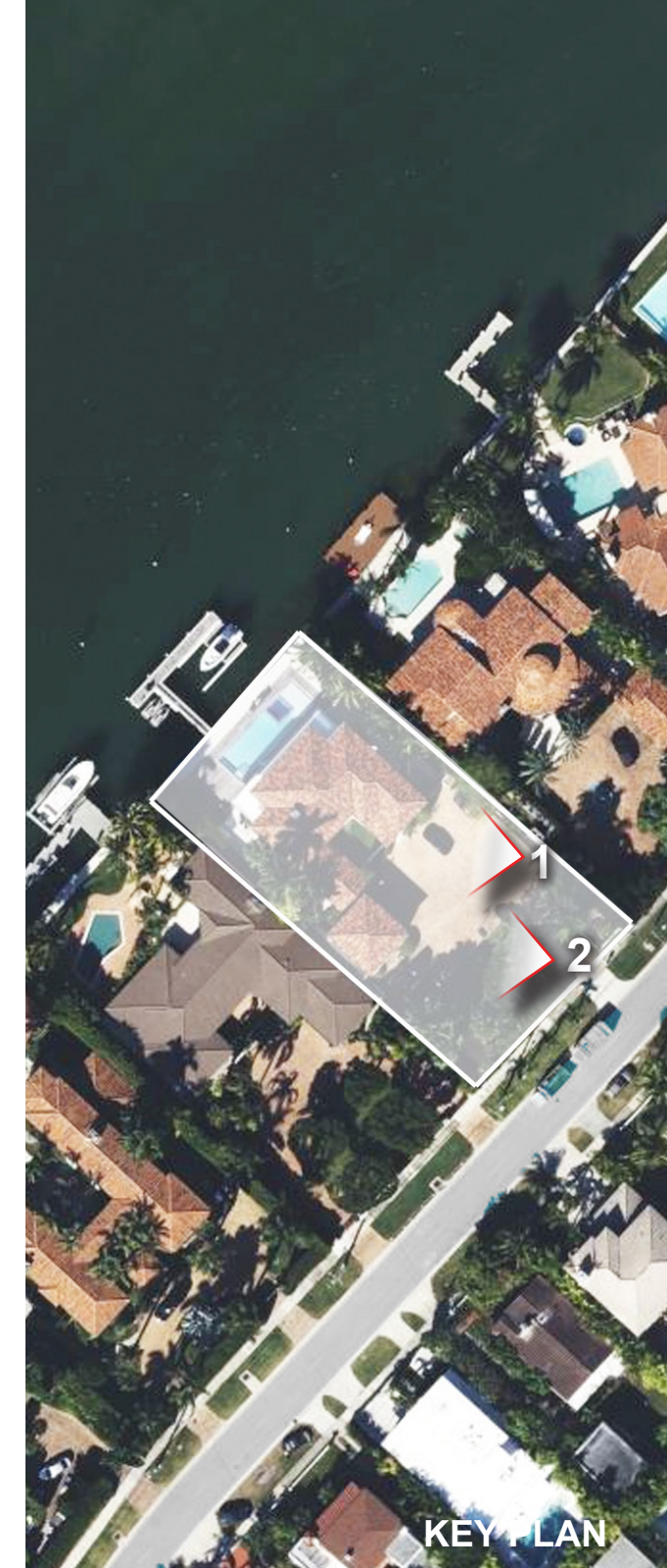
SCALE:
1"=30'

SHEET:
1 OF 2

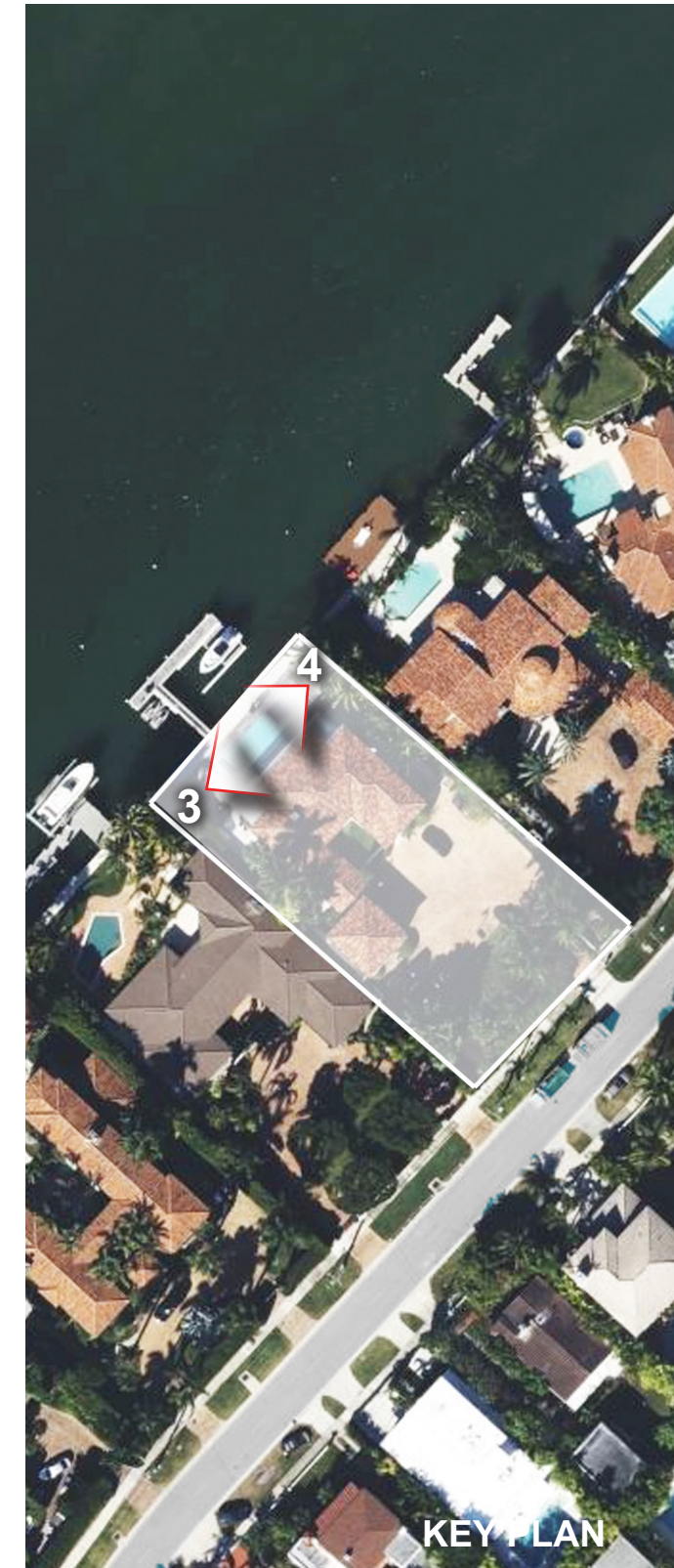




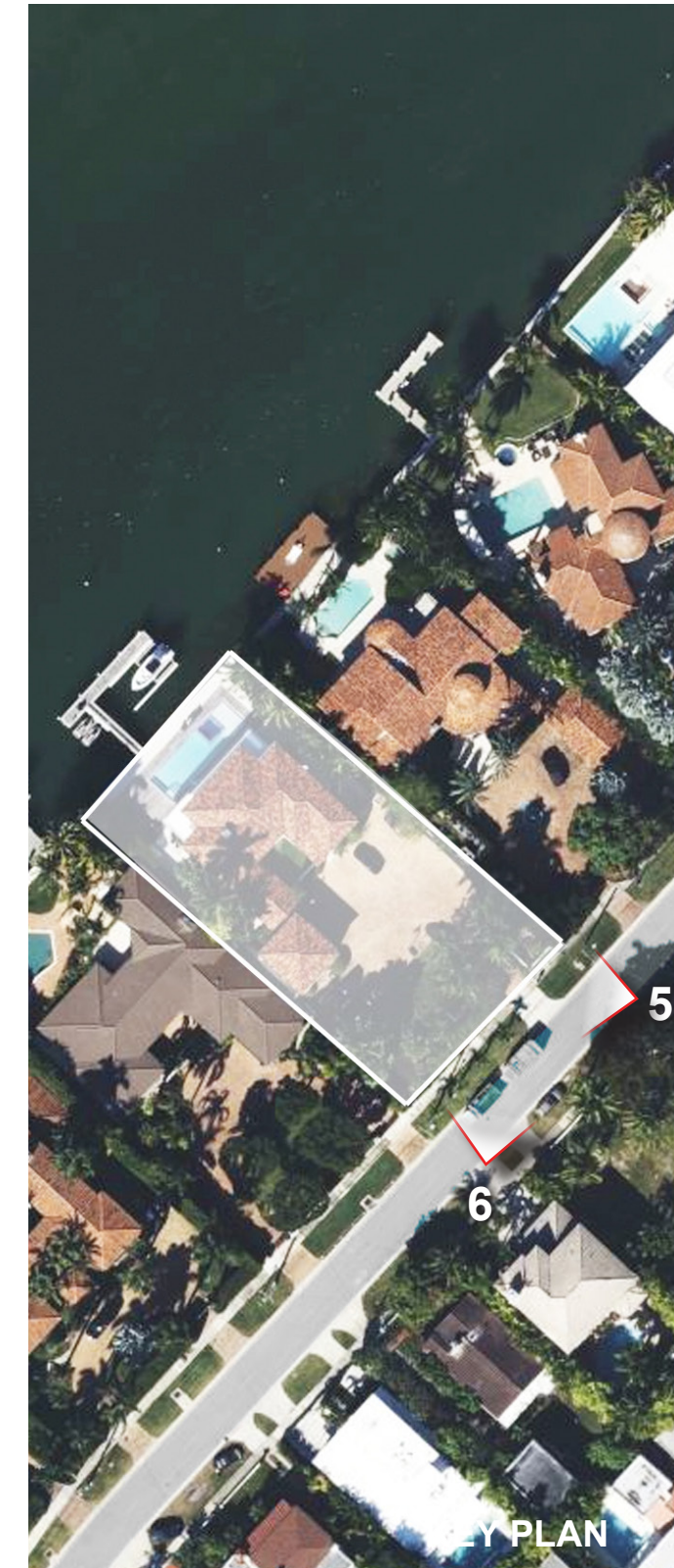
NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY STREETScape





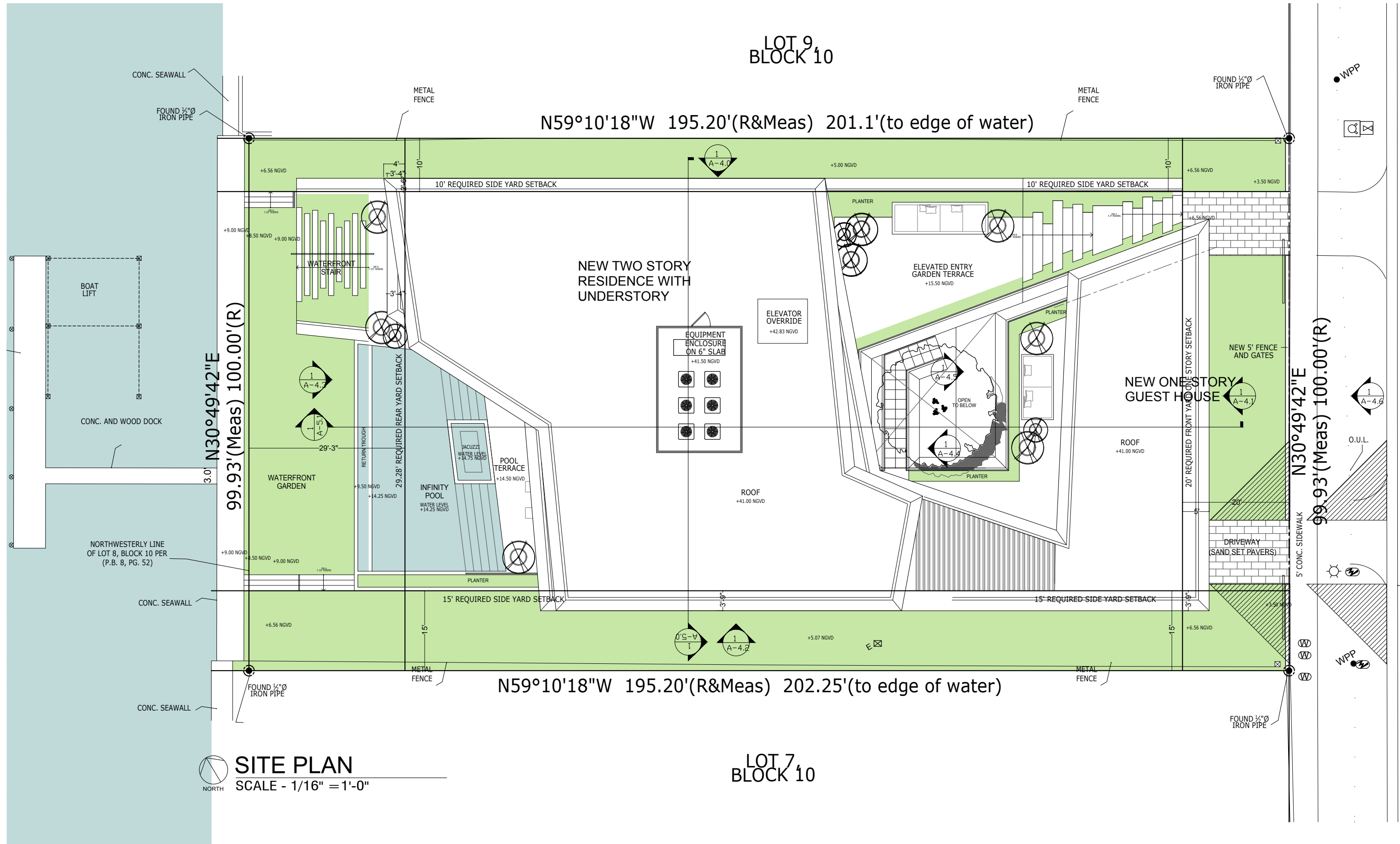




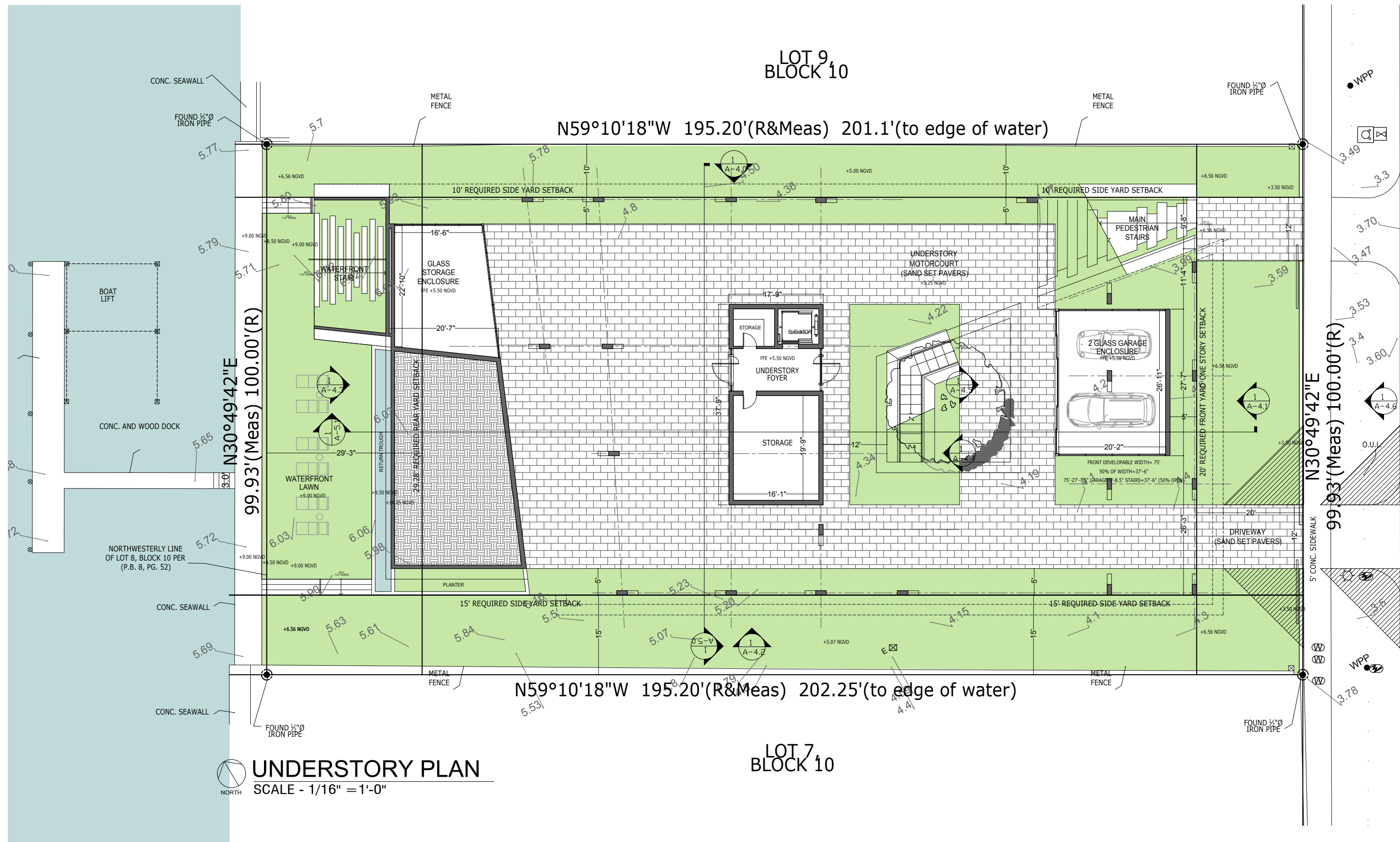
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	3026 NORTH BAY ROAD, MIAMI BEACH, FL 33140			
2	Folio number(s):	02-3227-008-0480			
3	Board and file numbers :	DRB22-0821			
4	Year built:	1940, 1984, 1985, 2000	Zoning District:	RS-2	
5	Based Flood Elevation:	8.00 NGVD	Grade value in NGVD:	3.635 NGVD	
6	Adjusted grade (Flood+Grade/2):	5.82 NGVD	Free board:	+5	
7	Lot Area:	20,500sf			
8	Lot width:	100.0'	Lot Depth:	205', 195.20'(R&M)	
9	Max Lot Coverage SF and %:	6,150sf (30%)	Proposed Lot Coverage SF and %:	6,150sf (30%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	205sf	
11	Front Yard Open Space SF and %:	1,445sf (72.3%)	Rear Yard Open Space SF and %:	2,237f (76.5%)	
12	Max Unit Size SF and %:	10,250sf (50%)	Proposed Unit Size SF and %:	9,908sf(48.3%)	
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	4,705sf	
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 Approval)	N/A	
15			Proposed Second Floor Unit Size SF and % :	3,457f	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Potential Future	Proposed	Deficiencies
17	Height:	28'-0"		28'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		20'-0"	N/A
20	Front Second level:	30'-0"		75'-0"	+45'
21	Side 1:	15'		15'-0"	N/A
22	Side 2 or (facing street):	10'		10'-0"	N/A
23	Rear:	29.28' (29'-3.5")		33'-1"	N/A
	Accessory Structure Side 1:	N/A		N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	N/A
25	Accessory Structure Rear:	N/A		N/A	N/A
26	Sum of Side yard :	25'-0"		25'-0"	
27	Located within a Local Historic District?		no		
28	Designated as an individual Historic Single Family Residence Site?				
29	Determined to be Architecturally Significant?				
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					

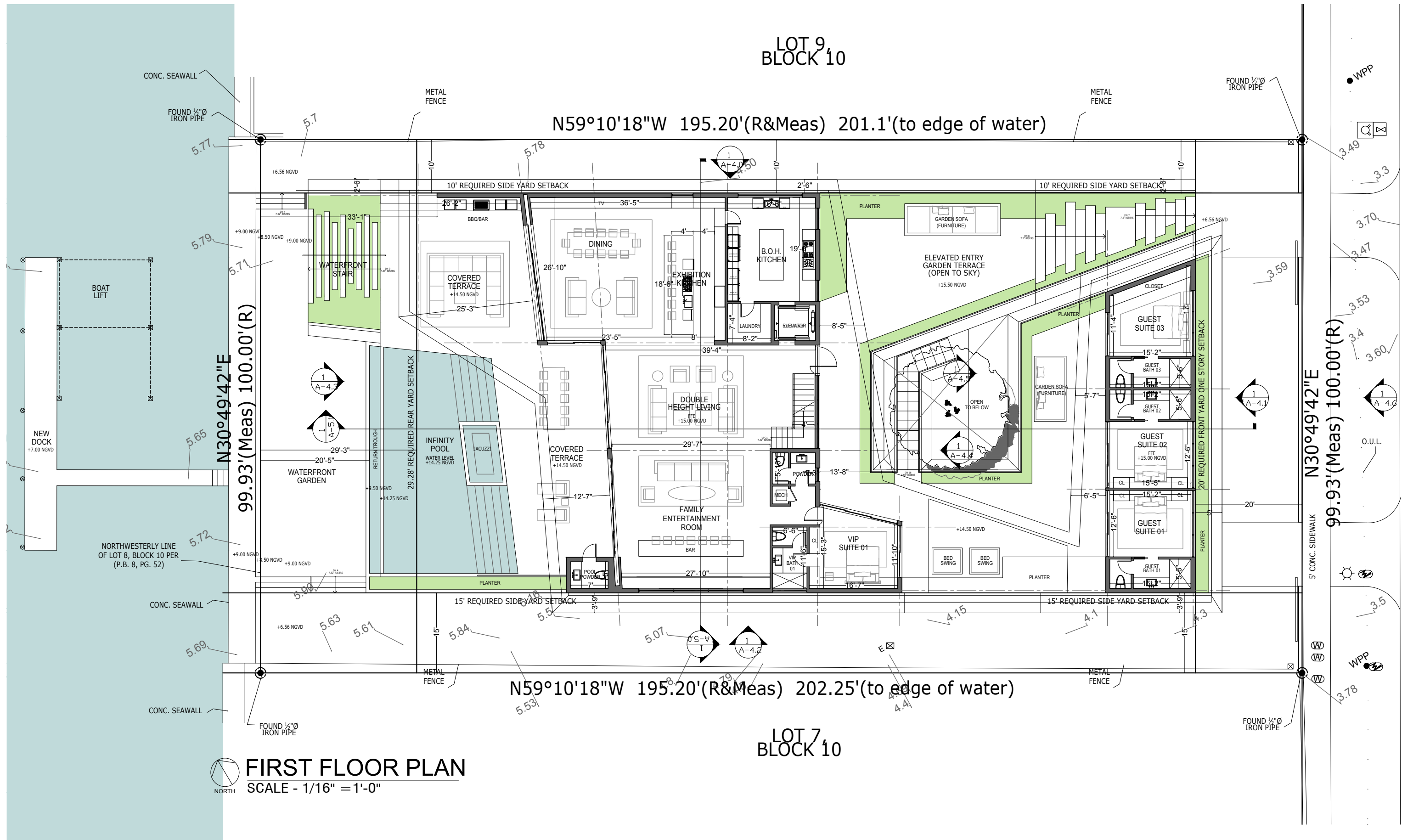
PROPOSED BUILDING - SITE PLAN



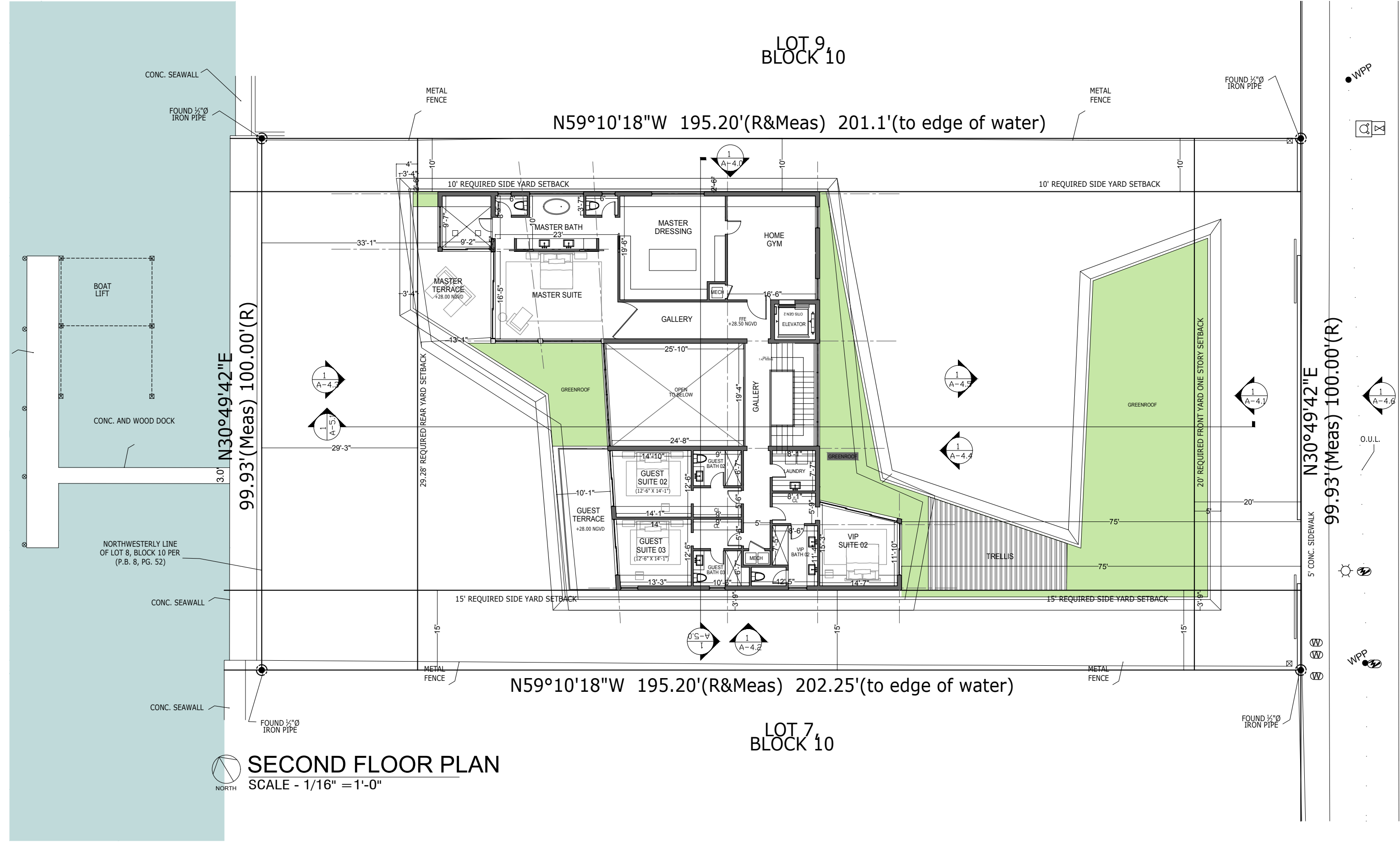
PROPOSED BUILDING - UNDERSTORY PLAN



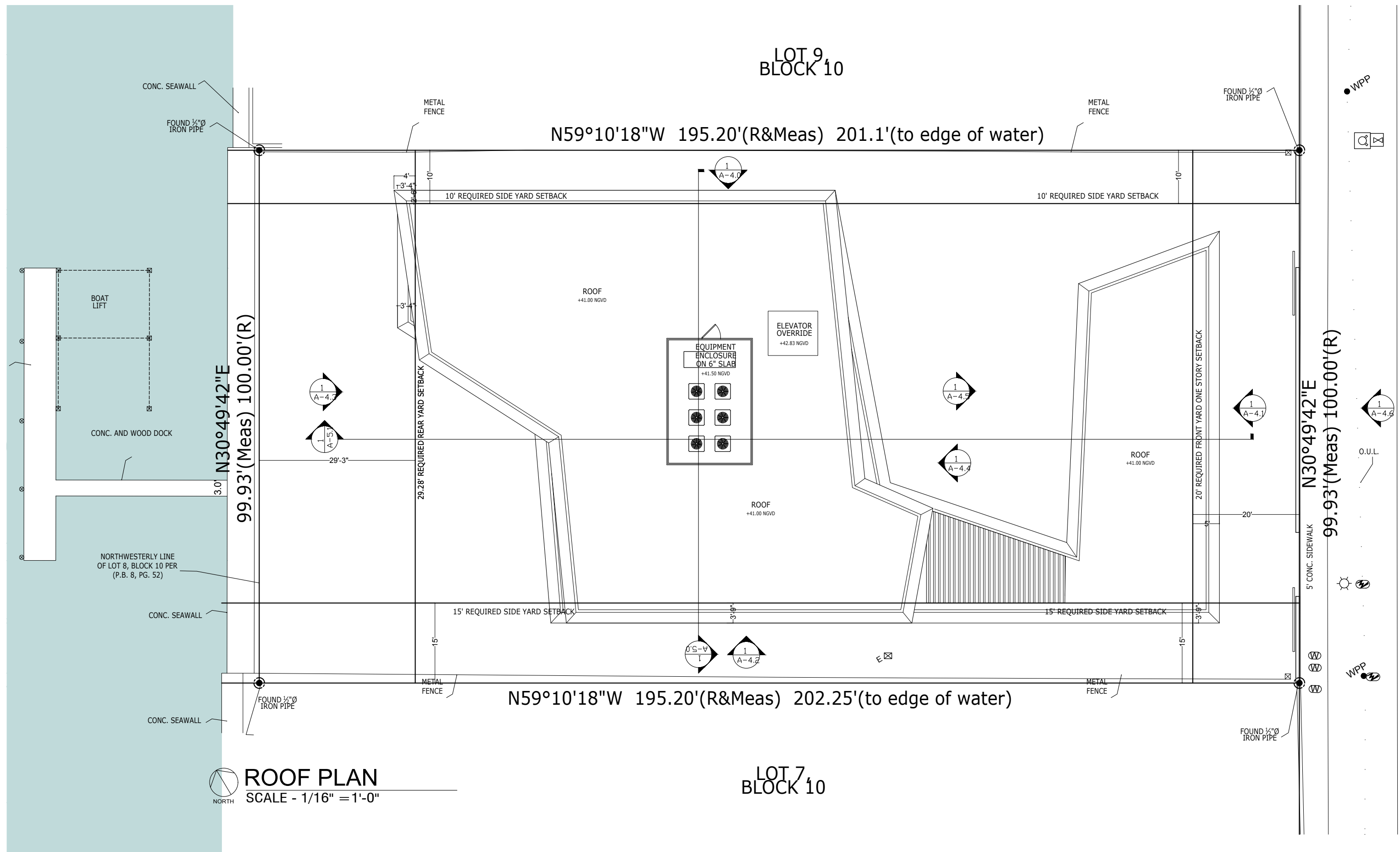
PROPOSED BUILDING - FIRST FLOOR PLAN



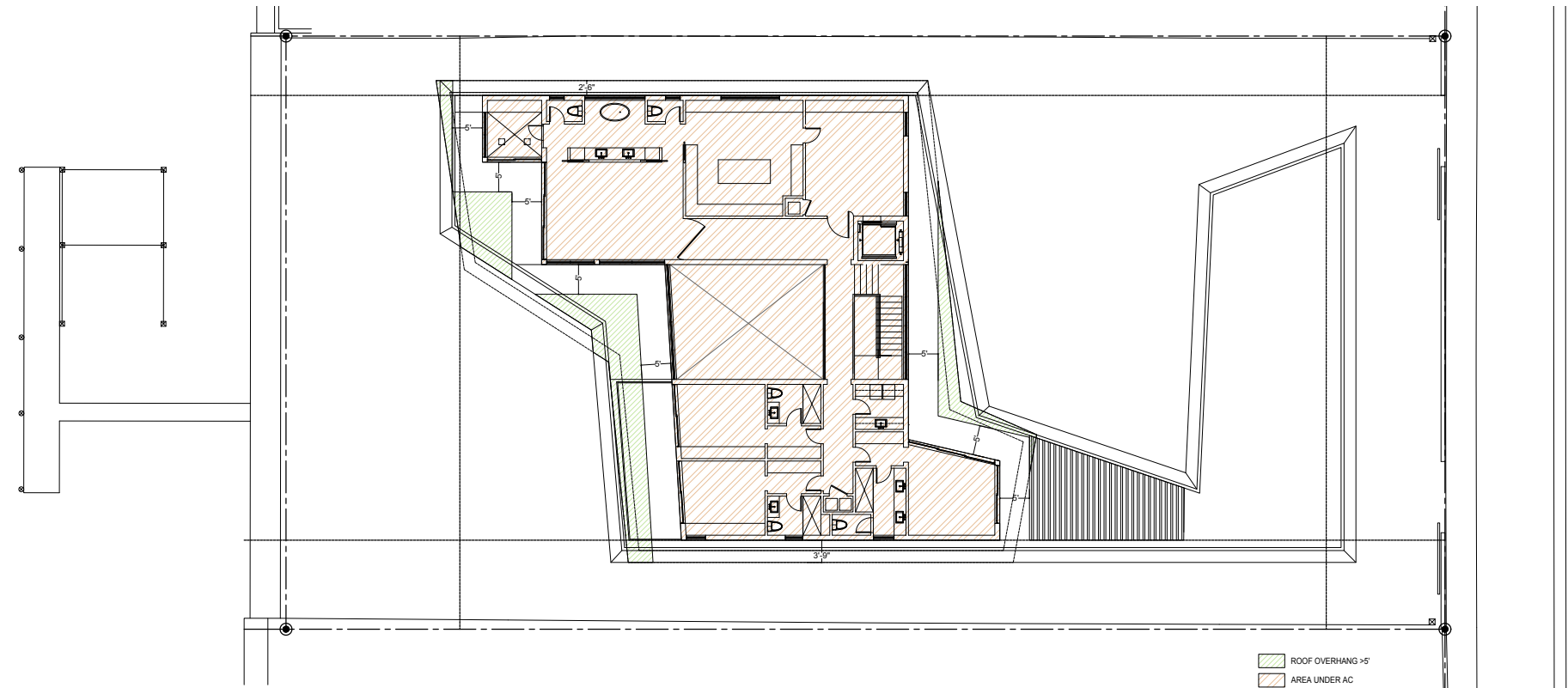
PROPOSED BUILDING - SECOND FLOOR PLAN



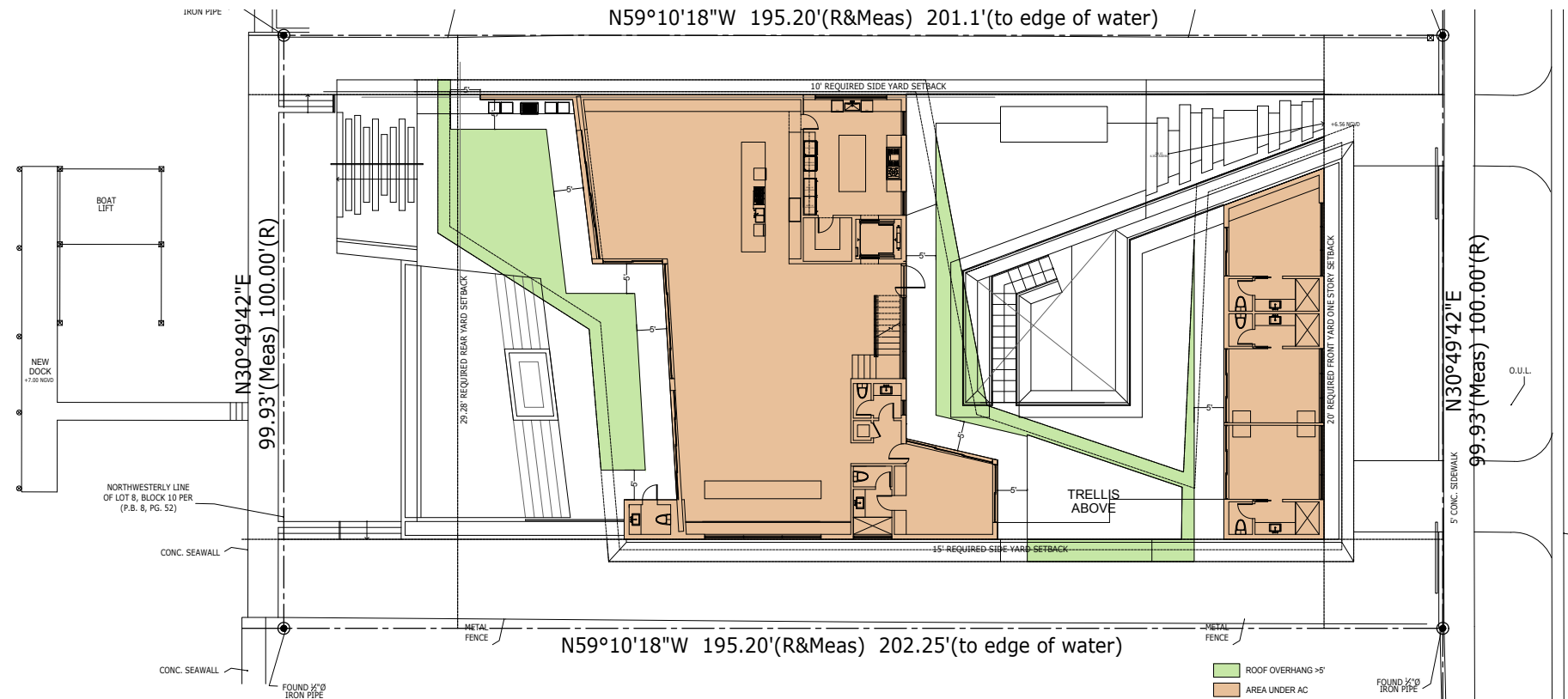
PROPOSED BUILDING - ROOF PLAN



ZONING DIAGRAM - LOT COVERAGE

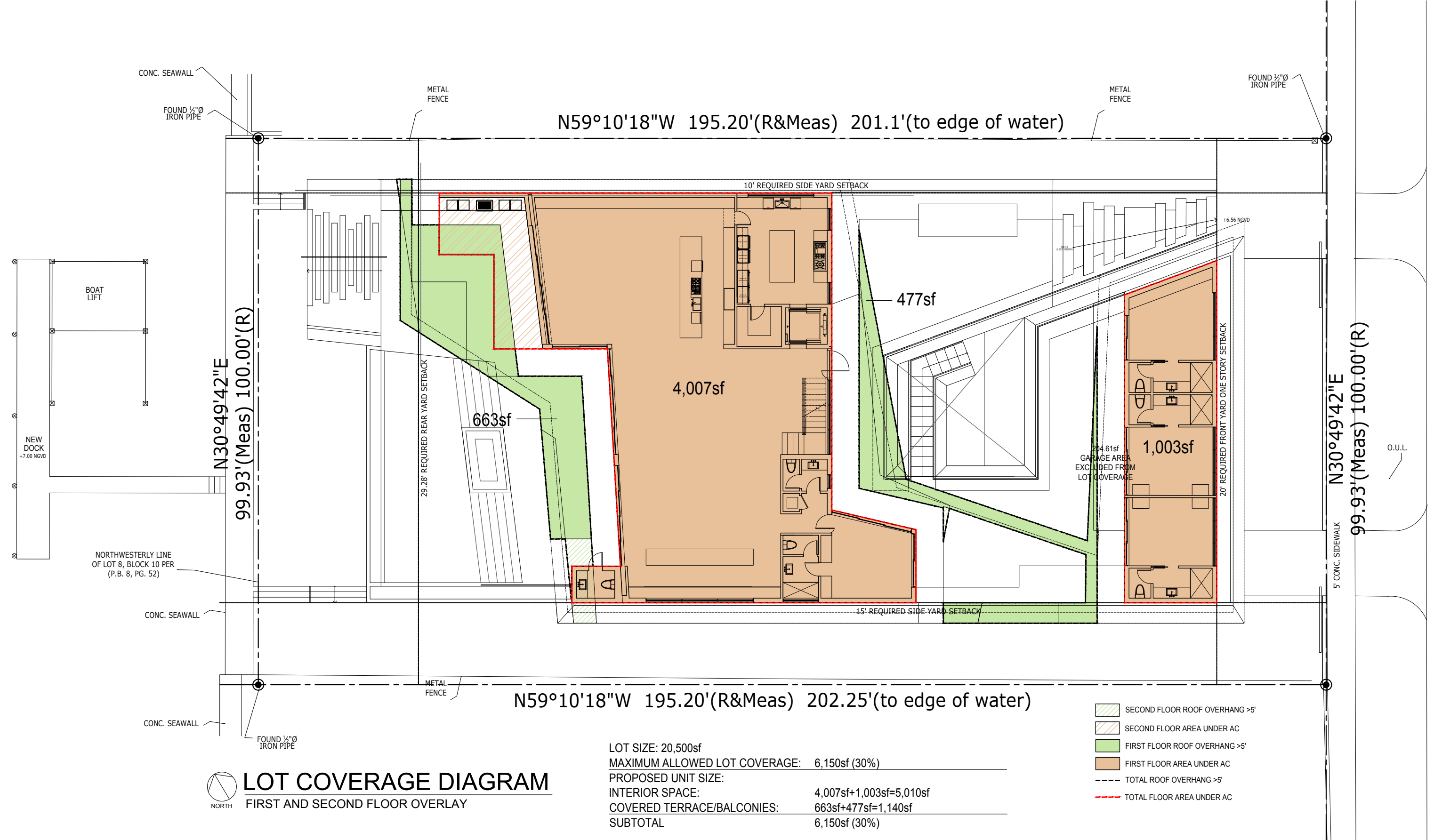


LOT COVERAGE DIAGRAM
NORTH SECOND FLOOR

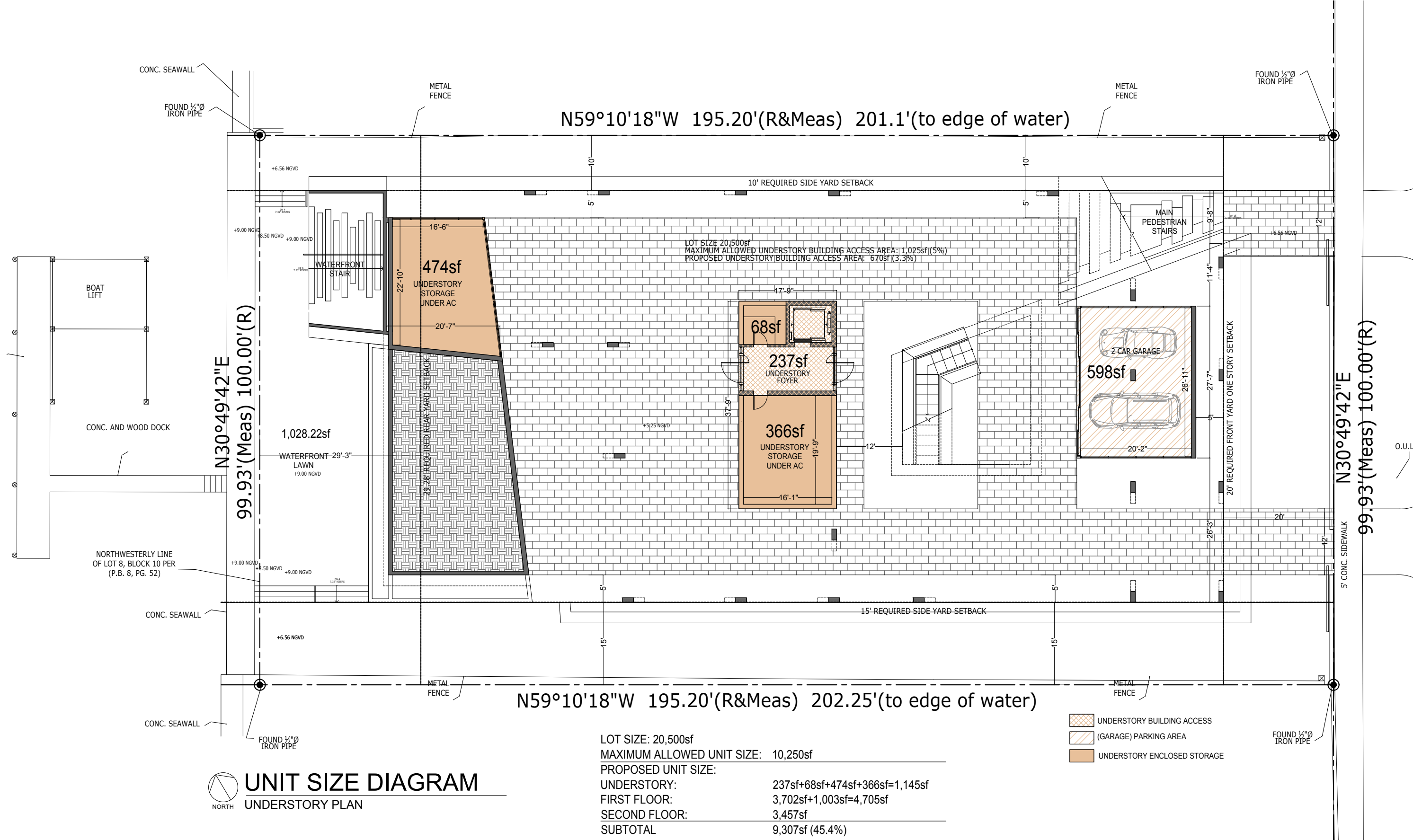


LOT COVERAGE DIAGRAM
NORTH FIRST FLOOR

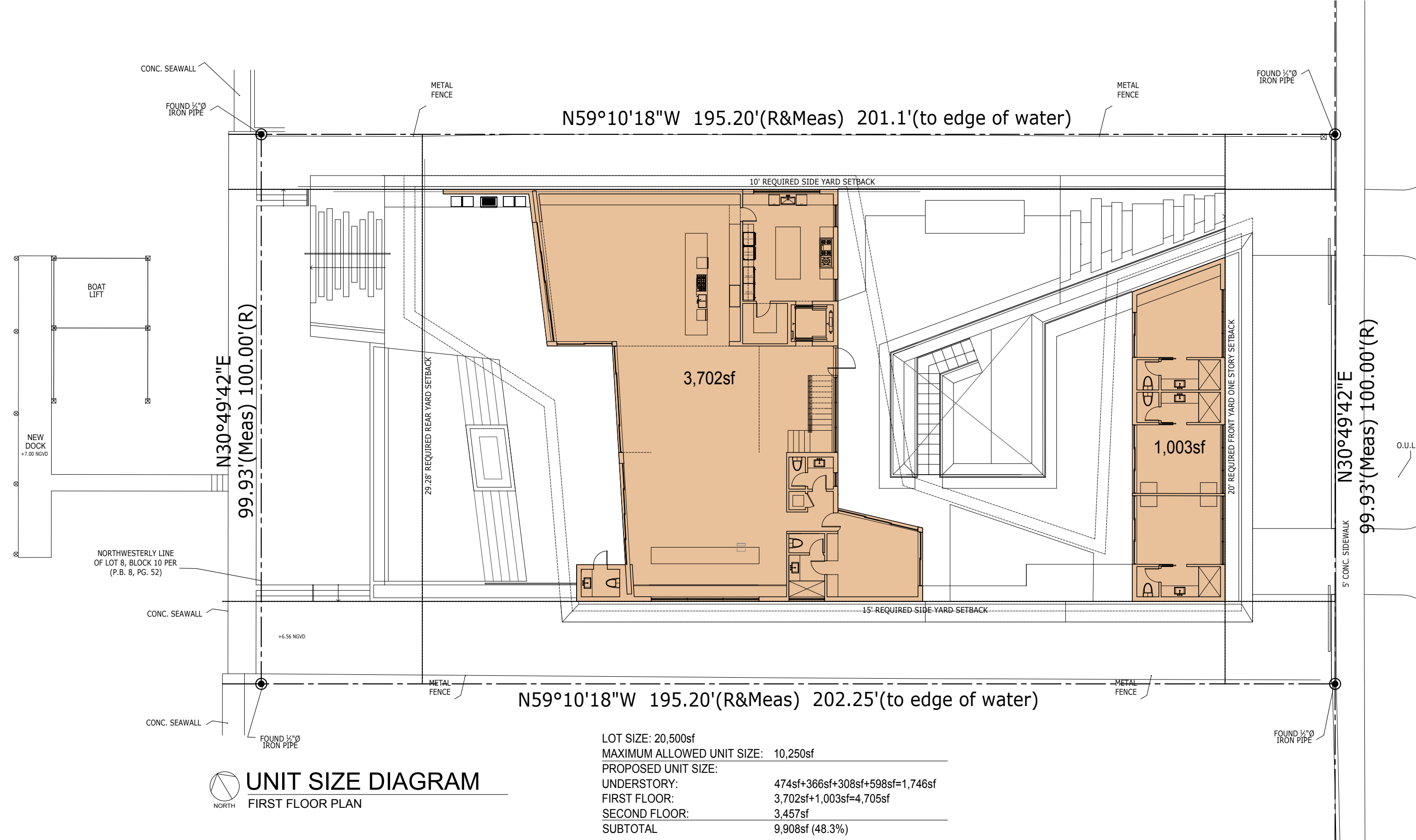
ZONING DIAGRAM - LOT COVERAGE



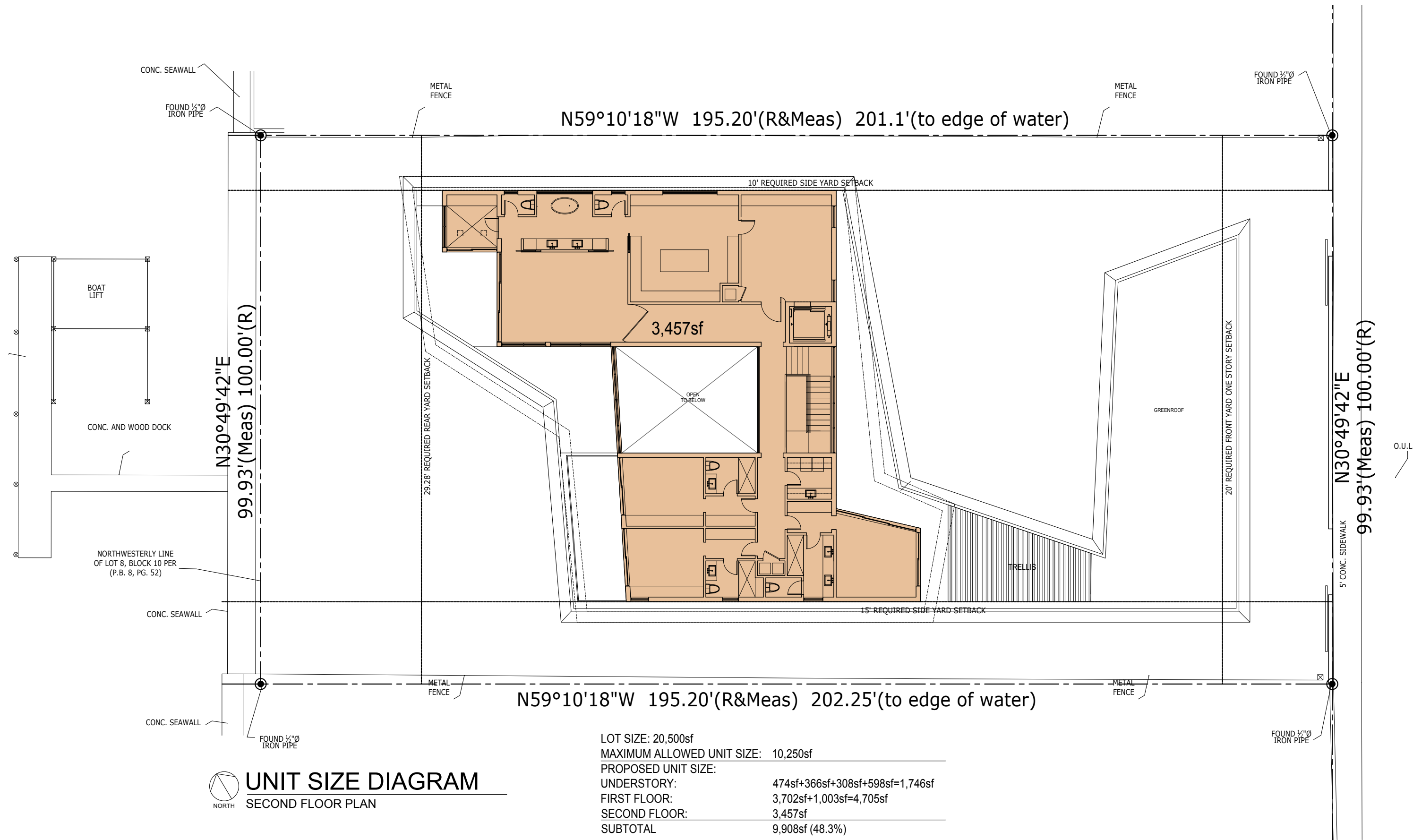
ZONING DIAGRAM - UNIT SIZE UNDERSTORY



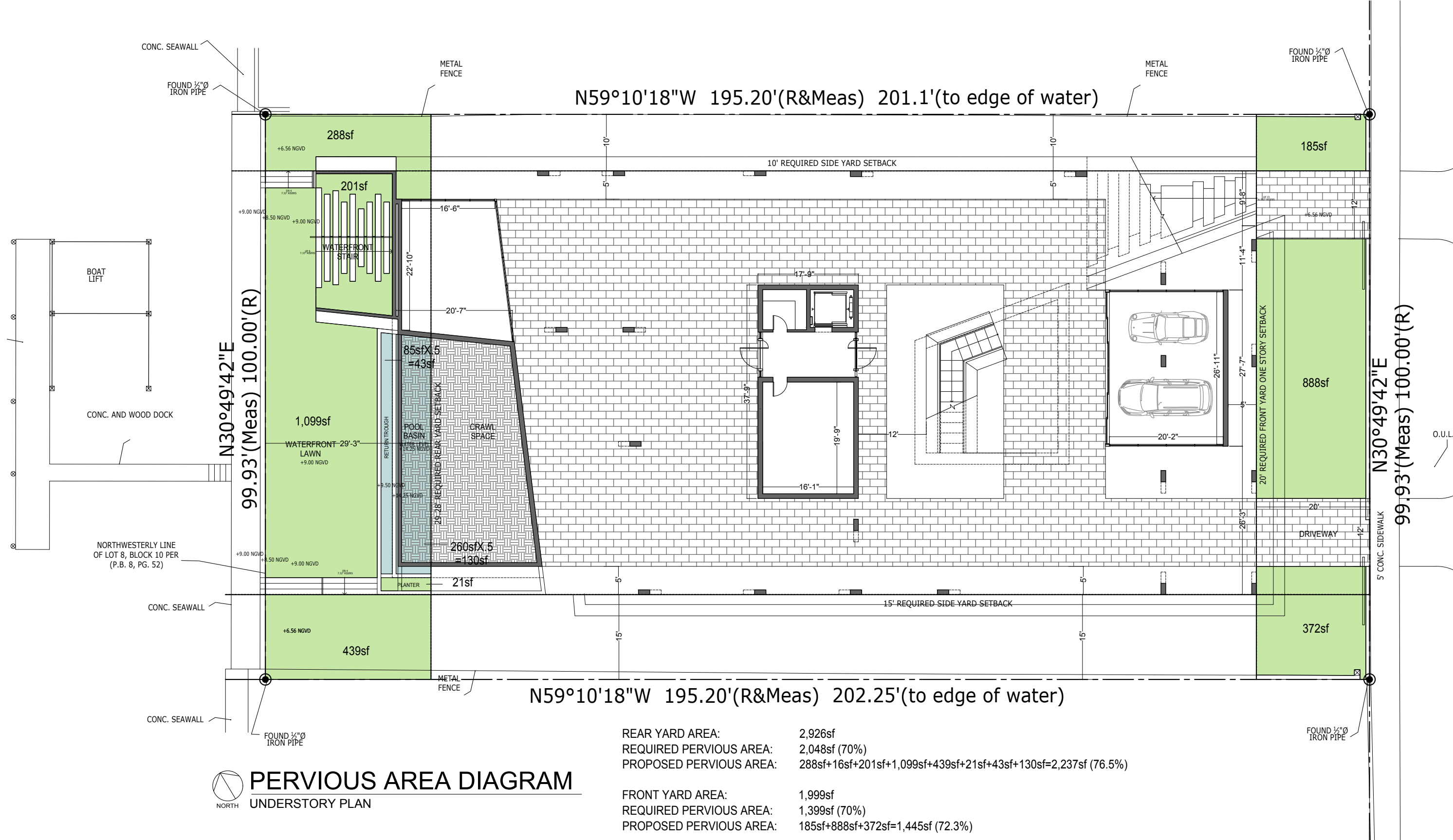
ZONING DIAGRAM - UNIT SIZE FIRST FLOOR



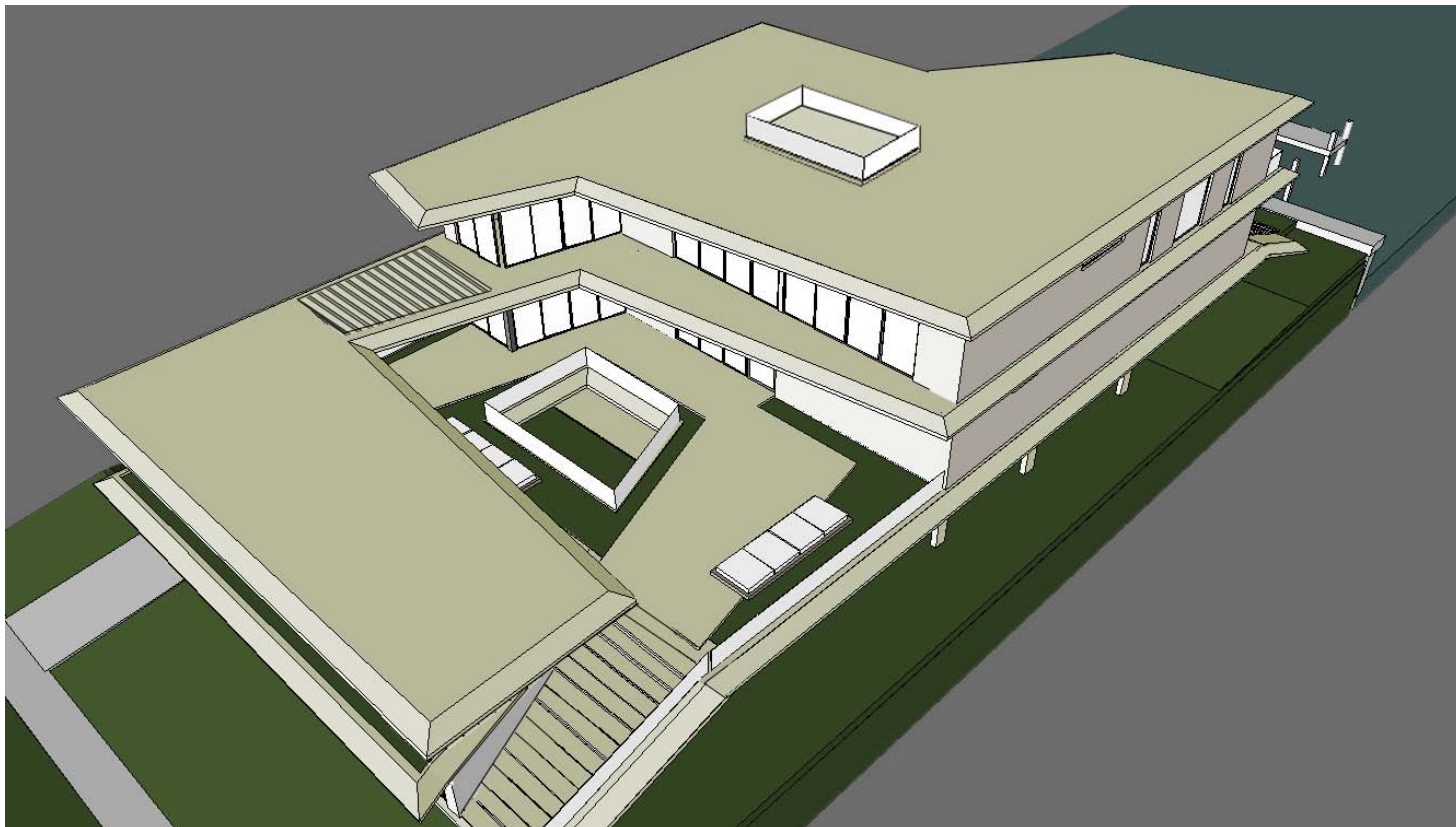
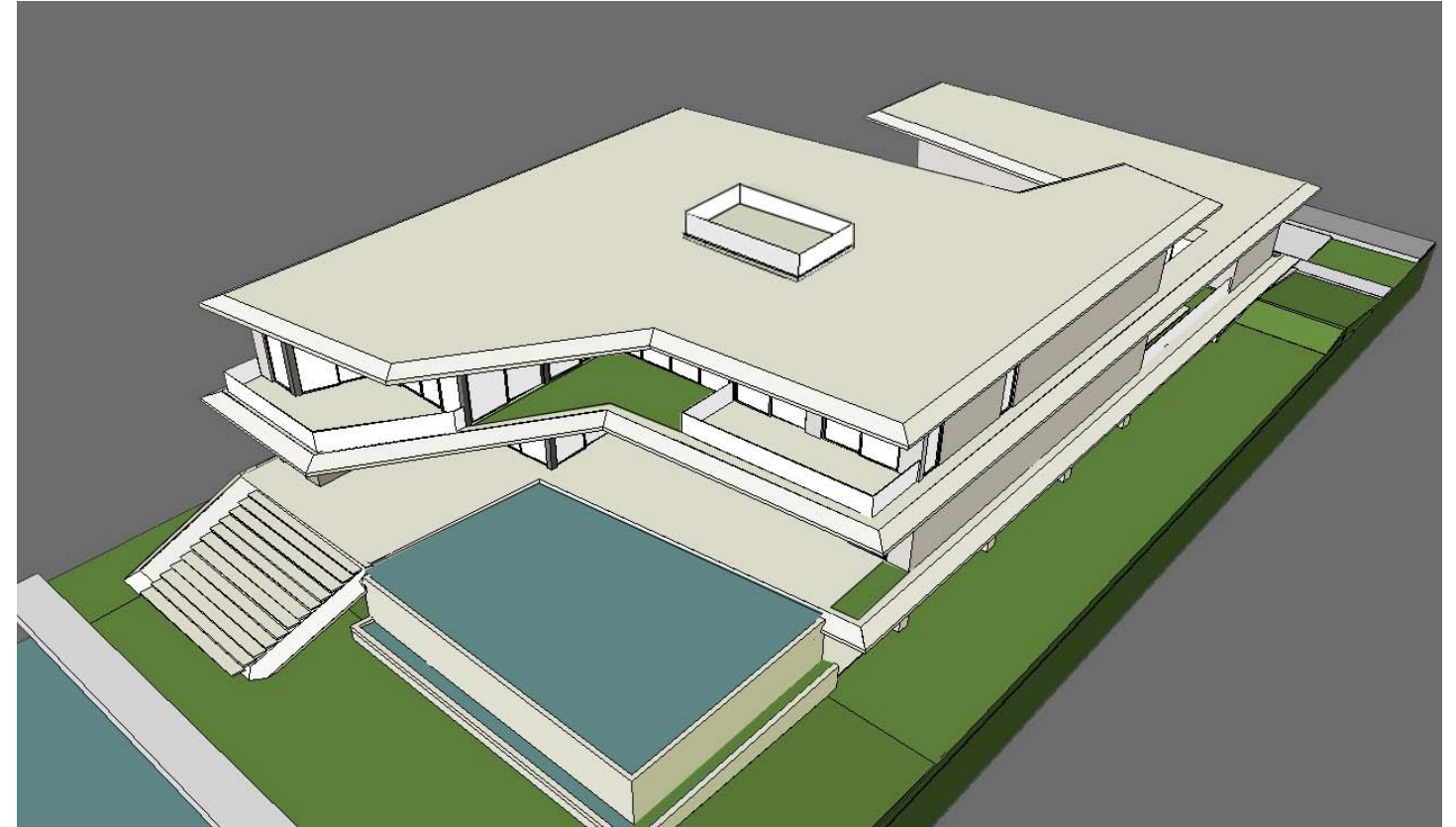
ZONING DIAGRAM - UNIT SIZE SECOND FLOOR



ZONING DIAGRAM - OPEN SPACE



AXONOMETRIC VIEWS



MATERIAL PALETTE



PS1
PLASTER LIME STUCCO FINISH-
THERMOCROMEX OR SIMILAR



PS2
LIME PAINTED STUCCO FINISH



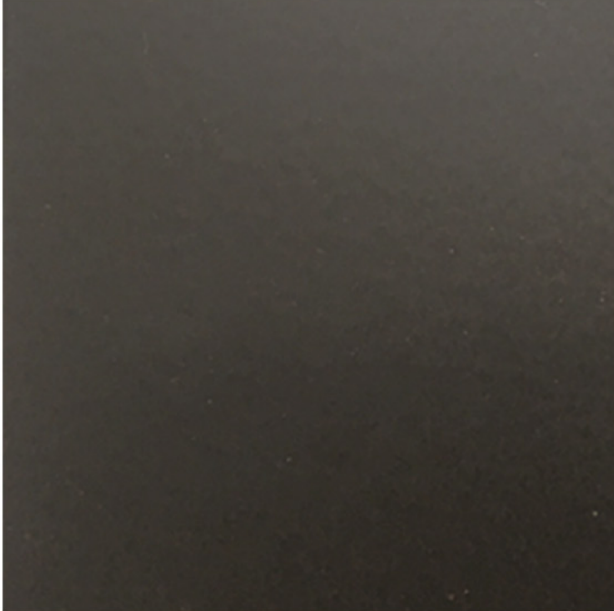
ST1
TRAVERTINE STONE CLADDING-
VEIN CUT FILLED



ST2
TRAVERTINE STONE CLADDING-
VEIN CUT UNFILLED



GL1
IMPACT GLAZING-
CLEAR



MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- POWDER COATED PTF FINISH

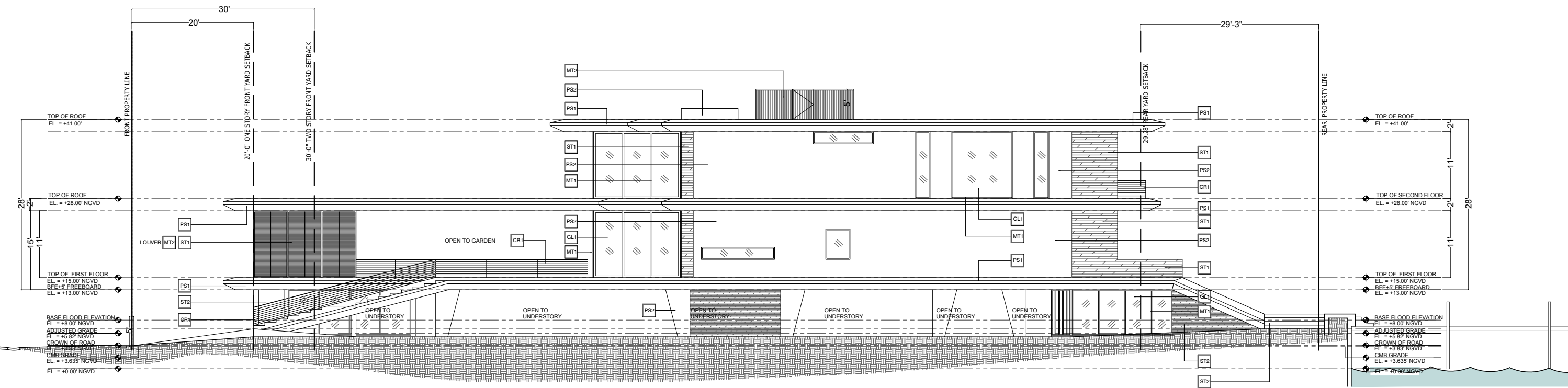


MT2
METAL SCREEN-
POWDERCOATED PTF FINISH



CR1
METAL CABLE RAILING

ELEVATION - RESIDENCE NORTH



1 NORTH ELEVATION
SCALE - 1/16" = 1'-0"



PS1
PLASTER LIME STUCCO FINISH-
THERMOCROMEX OR SIMILAR



PS2
LIME PAINTED STUCCO FINISH



ST1
TRAVERTINE STONE CLADDING-
VEIN CUT FILLED



ST2
TRAVERTINE STONE CLADDING-
VEIN CUT UNFILLED



GL1
IMPACT GLAZING-
CLEAR



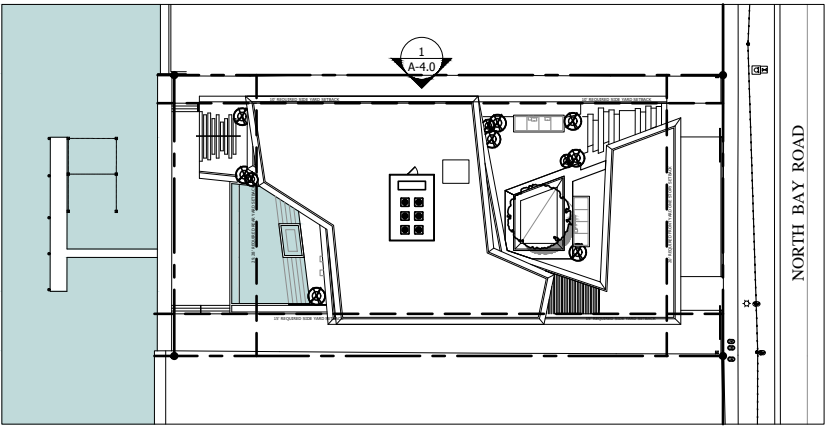
MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- POWDER COATED PTF FINISH



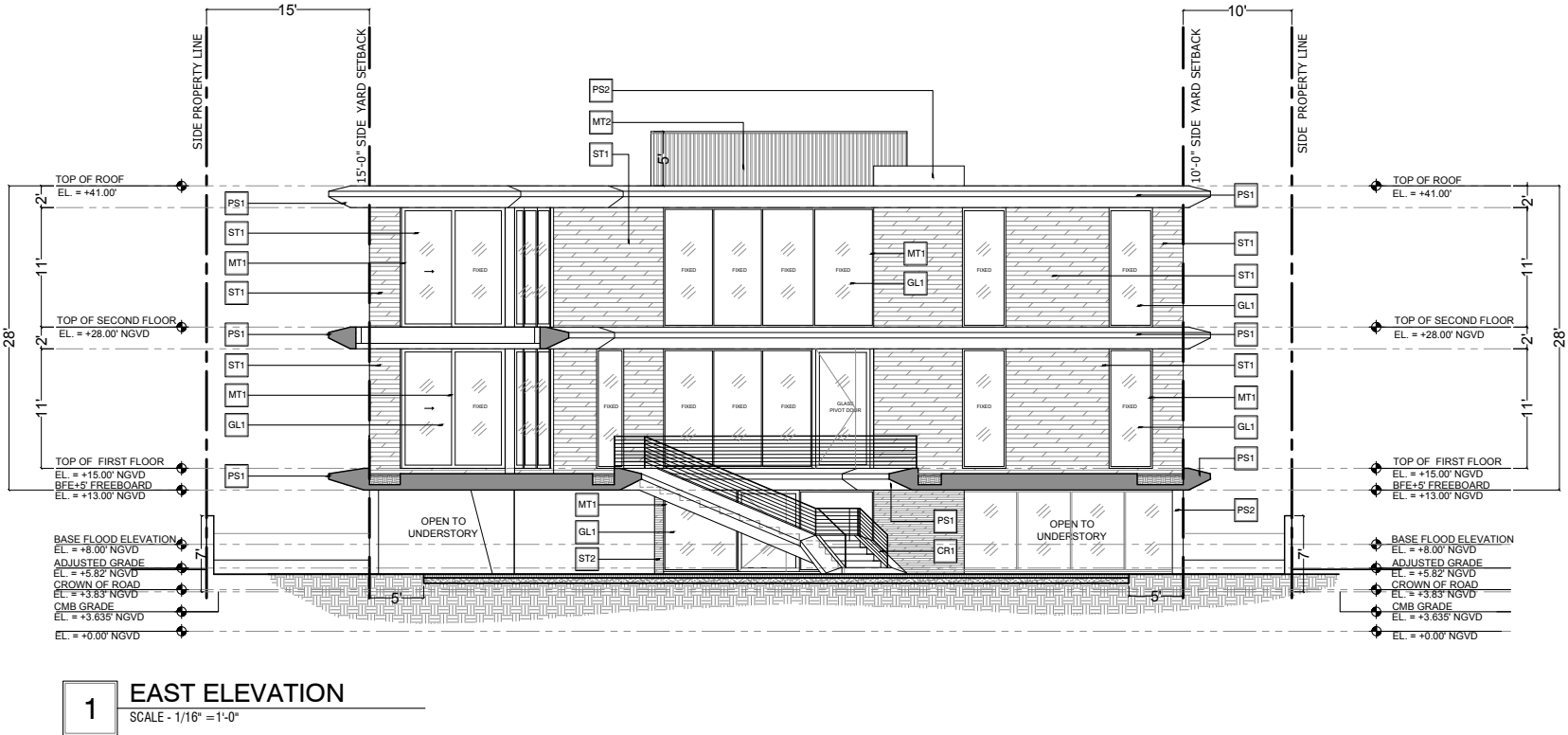
MT2
METAL SCREEN-
POWDERCOATED PTF FINISH



CR1
METAL CABLE RAILING



ELEVATION - RESIDENCE EAST



PS1
PLASTER LIME STUCCO FINISH-
THERMOCROMEX OR SIMILAR



PS2
LIME PAINTED STUCCO FINISH



ST1
TRAVERTINE STONE CLADDING-
VEIN CUT FILLED



ST2
TRAVERTINE STONE CLADDING-
VEIN CUT UNFILLED



GL1
IMPACT GLAZING-
CLEAR



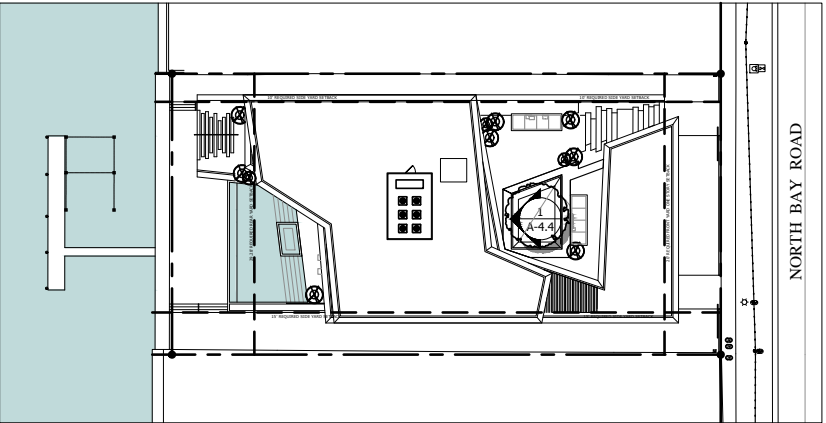
MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- POWDER COATED PTF FINISH



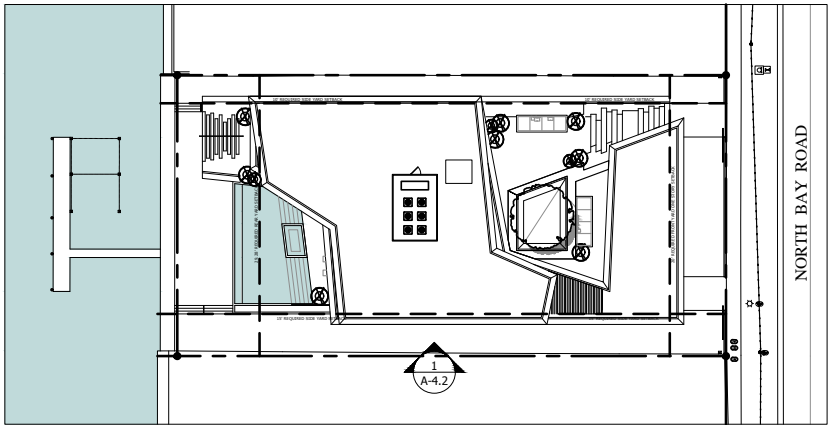
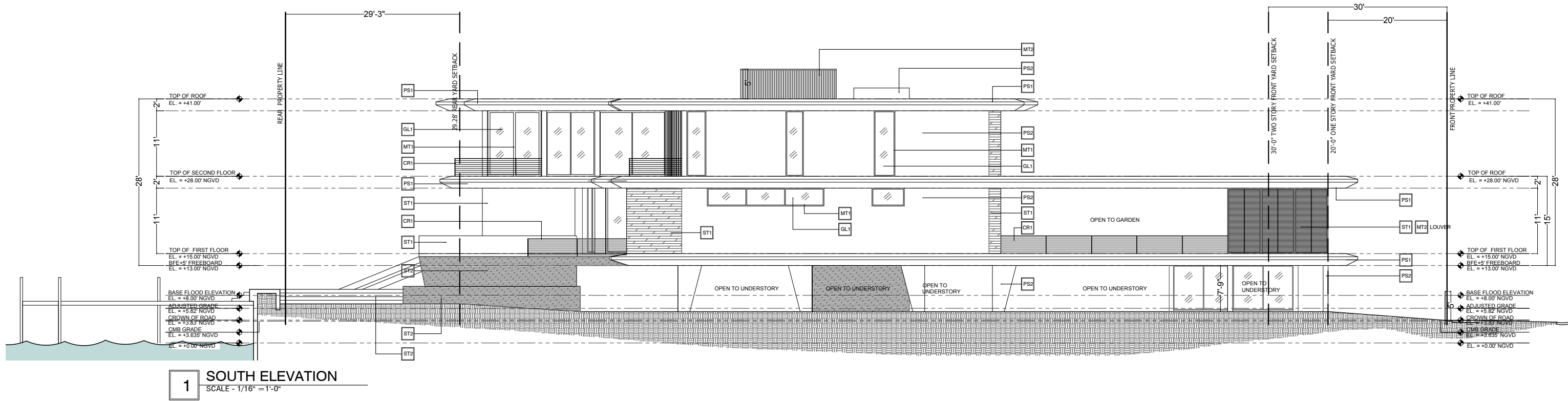
MT2
METAL SCREEN-
POWDERCOATED PTF FINISH



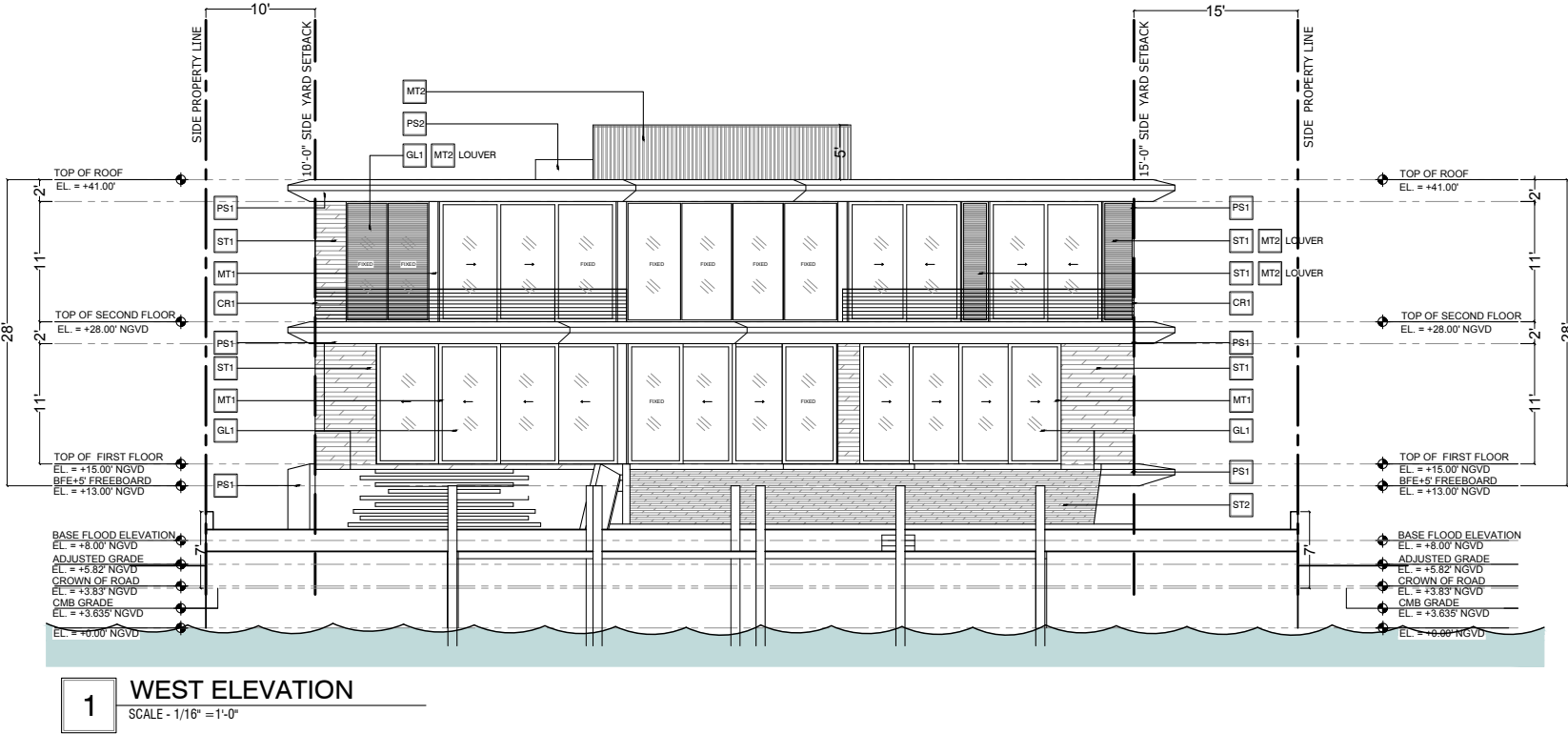
CR1
METAL CABLE RAILING



ELEVATIONS - RESIDENCE SOUTH



ELEVATIONS - RESIDENCE WEST



PS1
PLASTER LIME STUCCO FINISH-
THERMOCROMEX OR SIMILAR



PS2
LIME PAINTED STUCCO FINISH



ST1
TRAVERTINE STONE CLADDING-
VEIN CUT FILLED



ST2
TRAVERTINE STONE CLADDING-
VEIN CUT UNFILLED



GL1
IMPACT GLAZING-
CLEAR



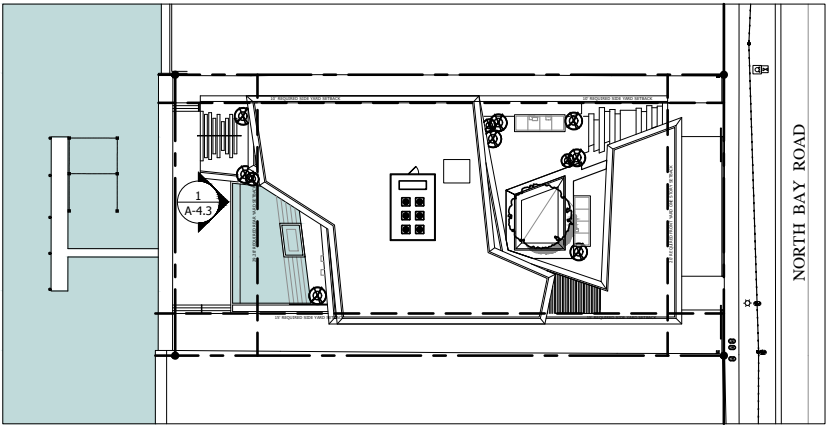
MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- POWDER COATED PTF FINISH



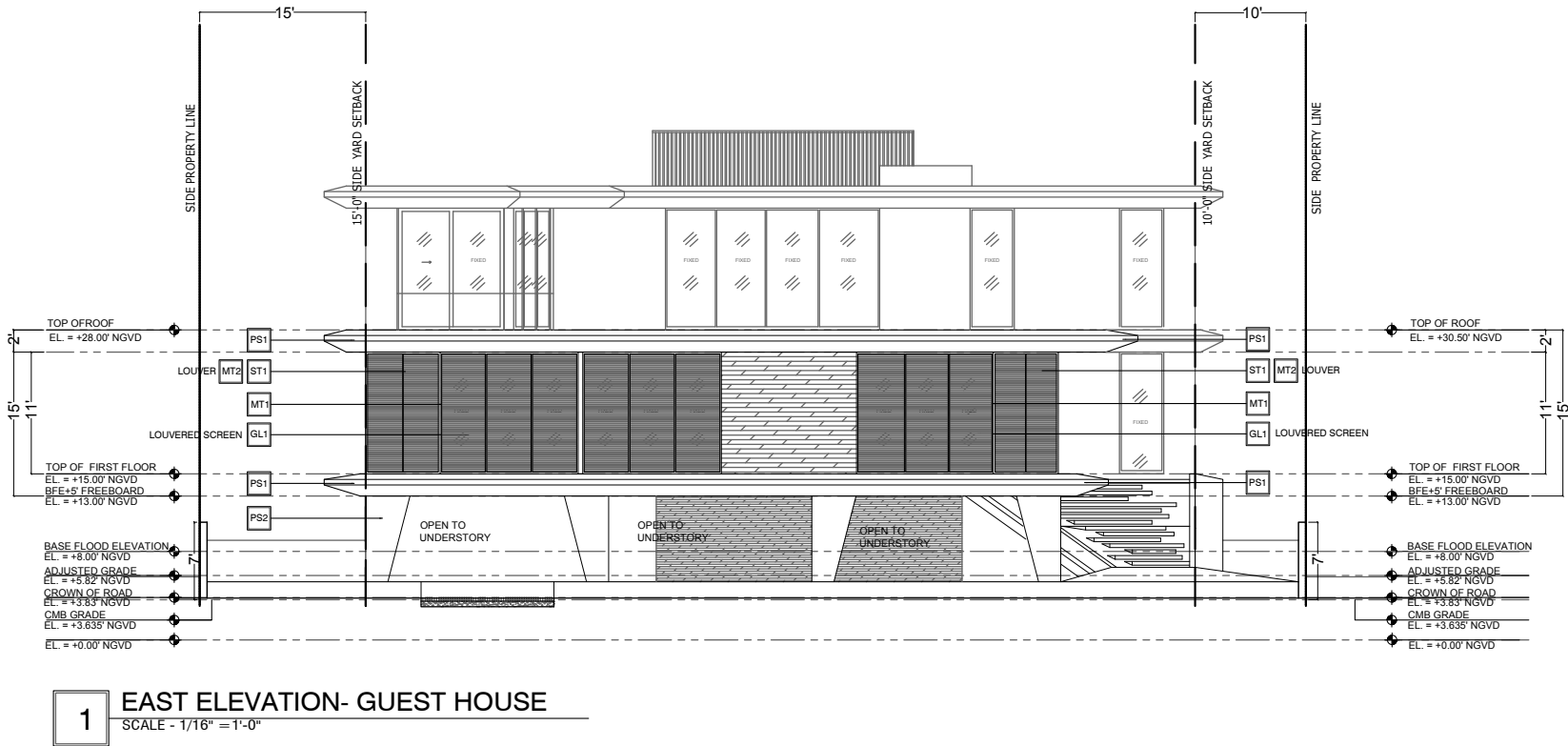
MT2
METAL SCREEN-
POWDERCOATED PTF FINISH



CR1
METAL CABLE RAILING



ELEVATIONS - GUEST HOUSE EAST



PS1
PLASTER LIME STUCCO FINISH-
THERMOCROMEX OR SIMILAR



PS2
LIME PAINTED STUCCO FINISH



ST1
TRAVERTINE STONE CLADDING-
VEIN CUT FILLED



ST2
TRAVERTINE STONE CLADDING-
VEIN CUT UNFILLED



GL1
IMPACT GLAZING-
CLEAR



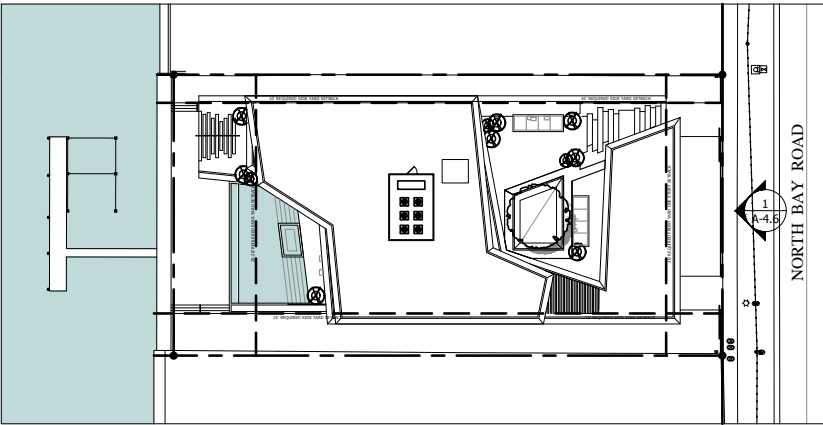
MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- POWDER COATED PTF FINISH



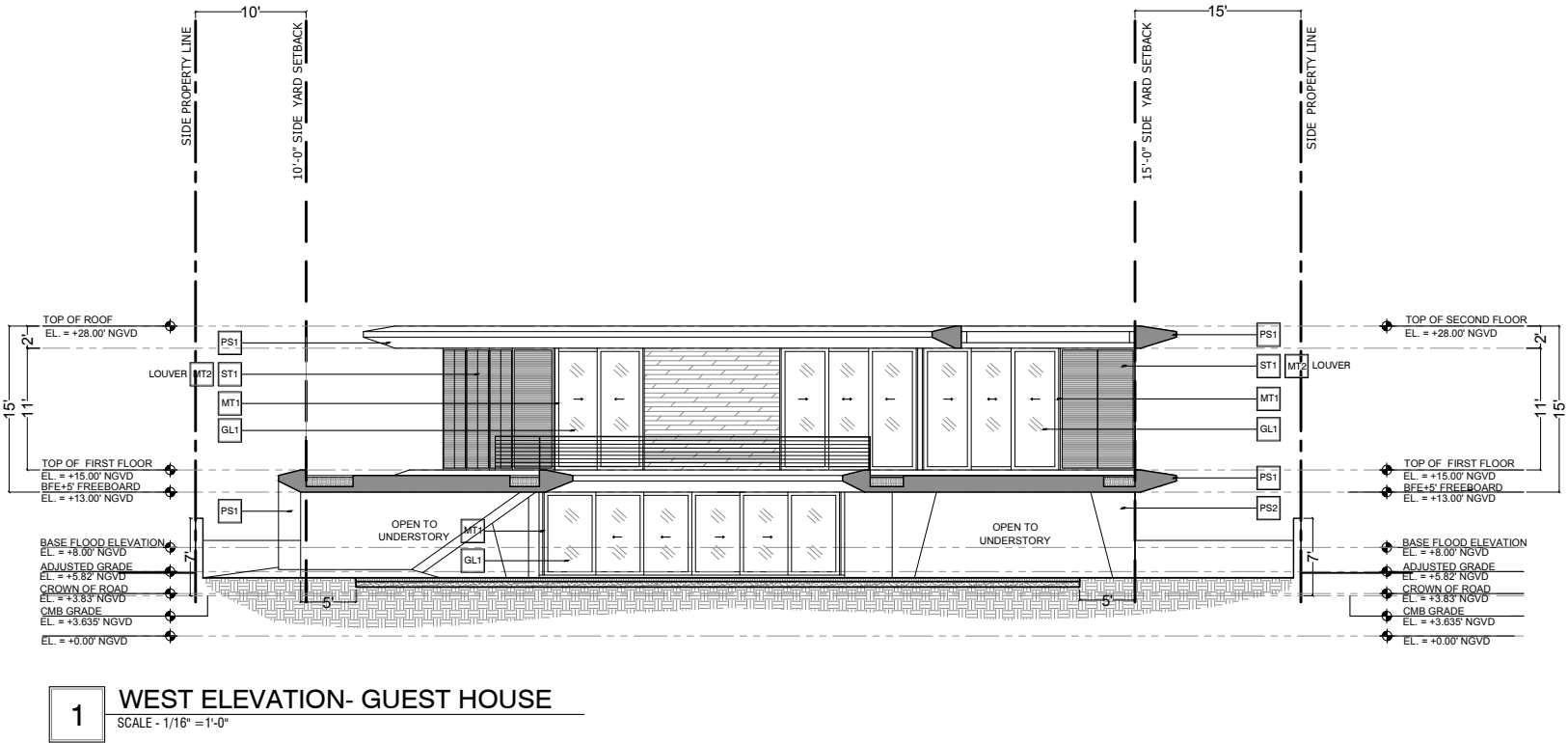
MT2
METAL SCREEN-
POWDERCOATED PTF FINISH



CR1
METAL CABLE RAILING



ELEVATIONS - GUEST HOUSE WEST



PS1
PLASTER LIME STUCCO FINISH-
THERMOCROMEX OR SIMILAR



PS2
LIME PAINTED STUCCO FINISH



ST1
TRAVERTINE STONE CLADDING-
VEIN CUT FILLED



ST2
TRAVERTINE STONE CLADDING-
VEIN CUT UNFILLED



GL1
IMPACT GLAZING-
CLEAR



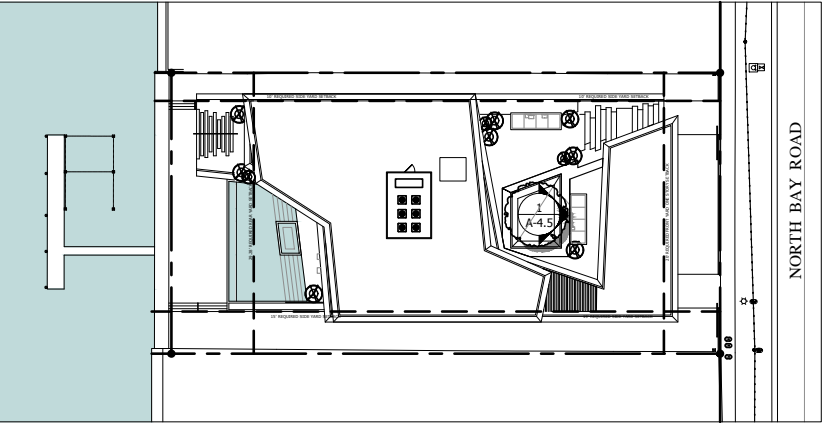
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ALUMINUM MULLIONS AND COLUMN
COVERS- POWDER COATED PTF FINISH



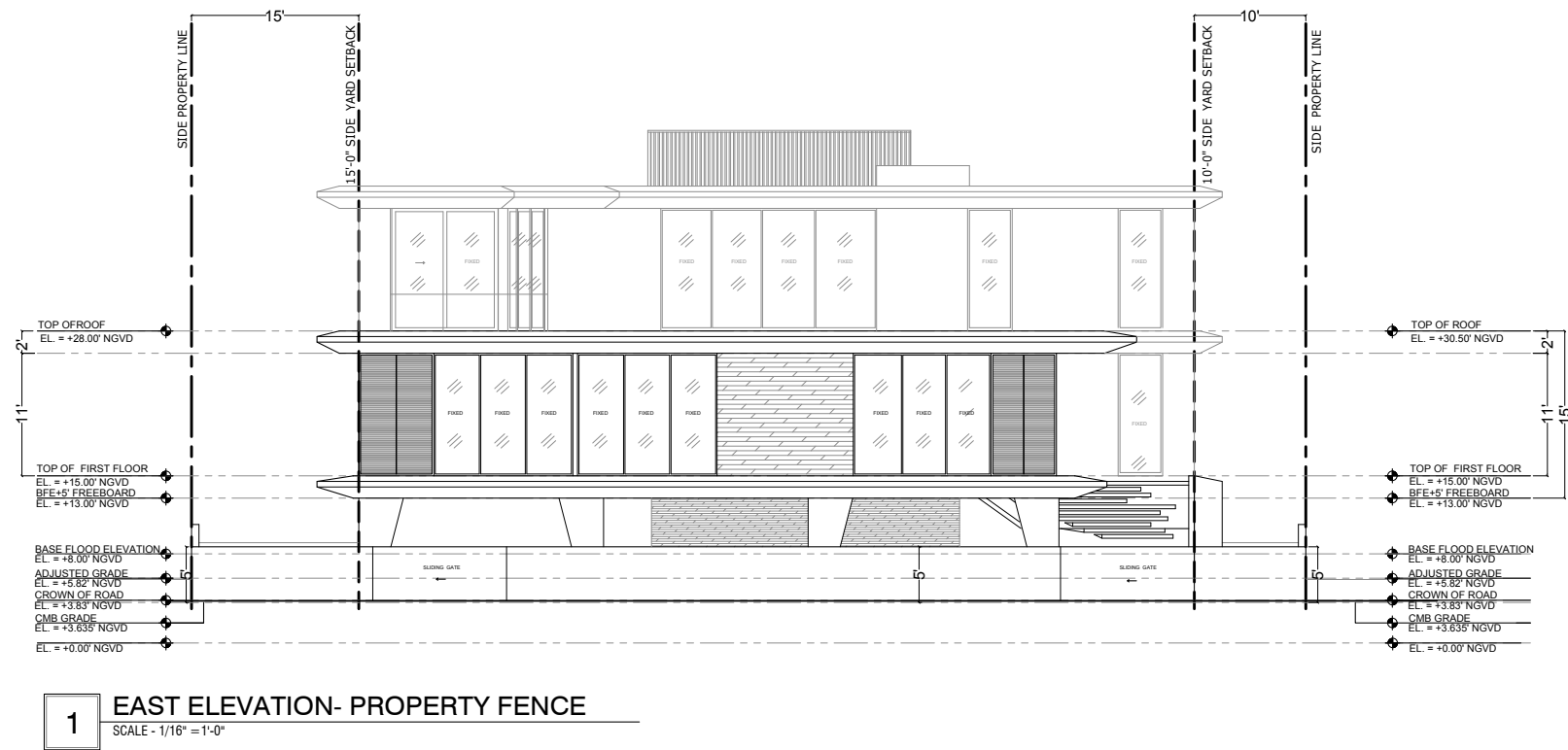
MT2
METAL SCREEN-
POWDERCOATED PTF FINISH



CR1
METAL CABLE RAILING



ELEVATIONS - FRONT PROPERTY FENCE AND GATES



PS1
PLASTER LIME STUCCO FINISH-
THERMOCROMEX OR SIMILAR



PS2
LIME PAINTED STUCCO FINISH



ST1
TRAVERTINE STONE CLADDING-
VEIN CUT FILLED



ST2
TRAVERTINE STONE CLADDING-
VEIN CUT UNFILLED



GL1
IMPACT GLAZING-
CLEAR



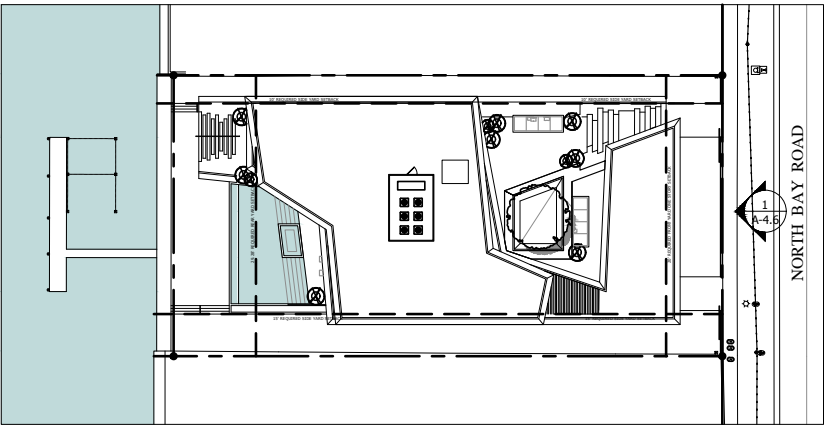
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ALUMINUM MULLIONS AND COLUMN
COVERS- POWDER COATED PTF FINISH



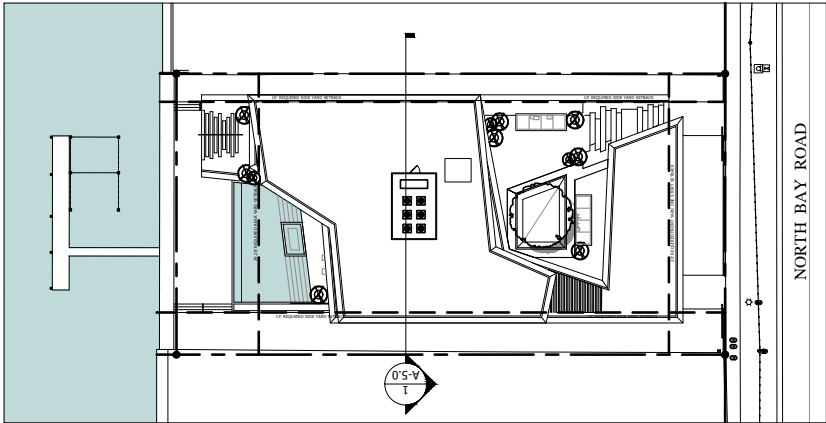
MT2
METAL SCREEN-
POWDERCOATED PTF FINISH



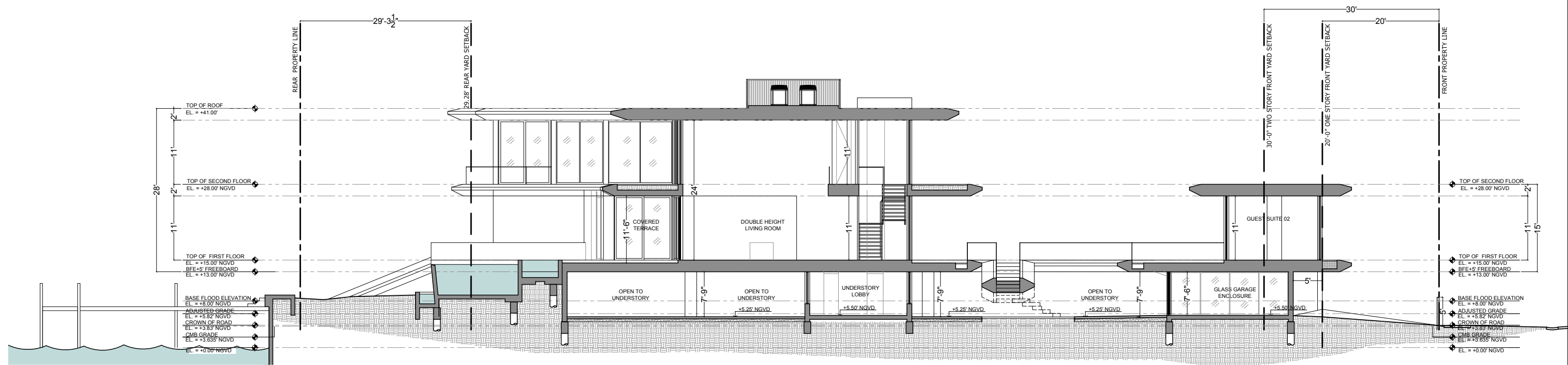
CR1
METAL CABLE RAILING



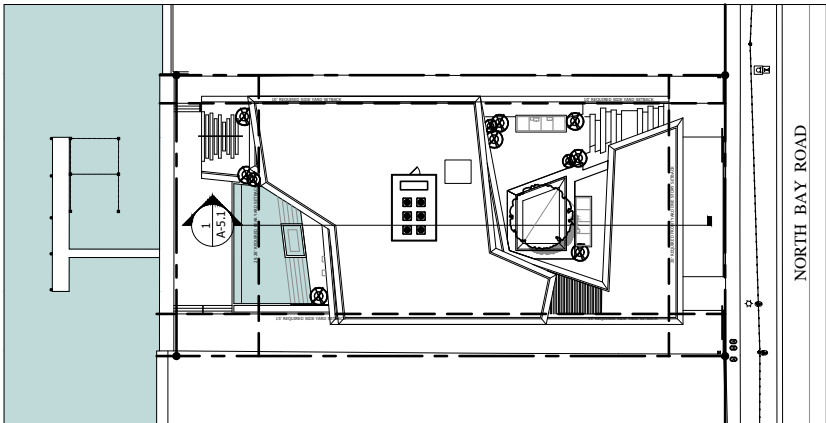
SECTION- TRANSVERSE



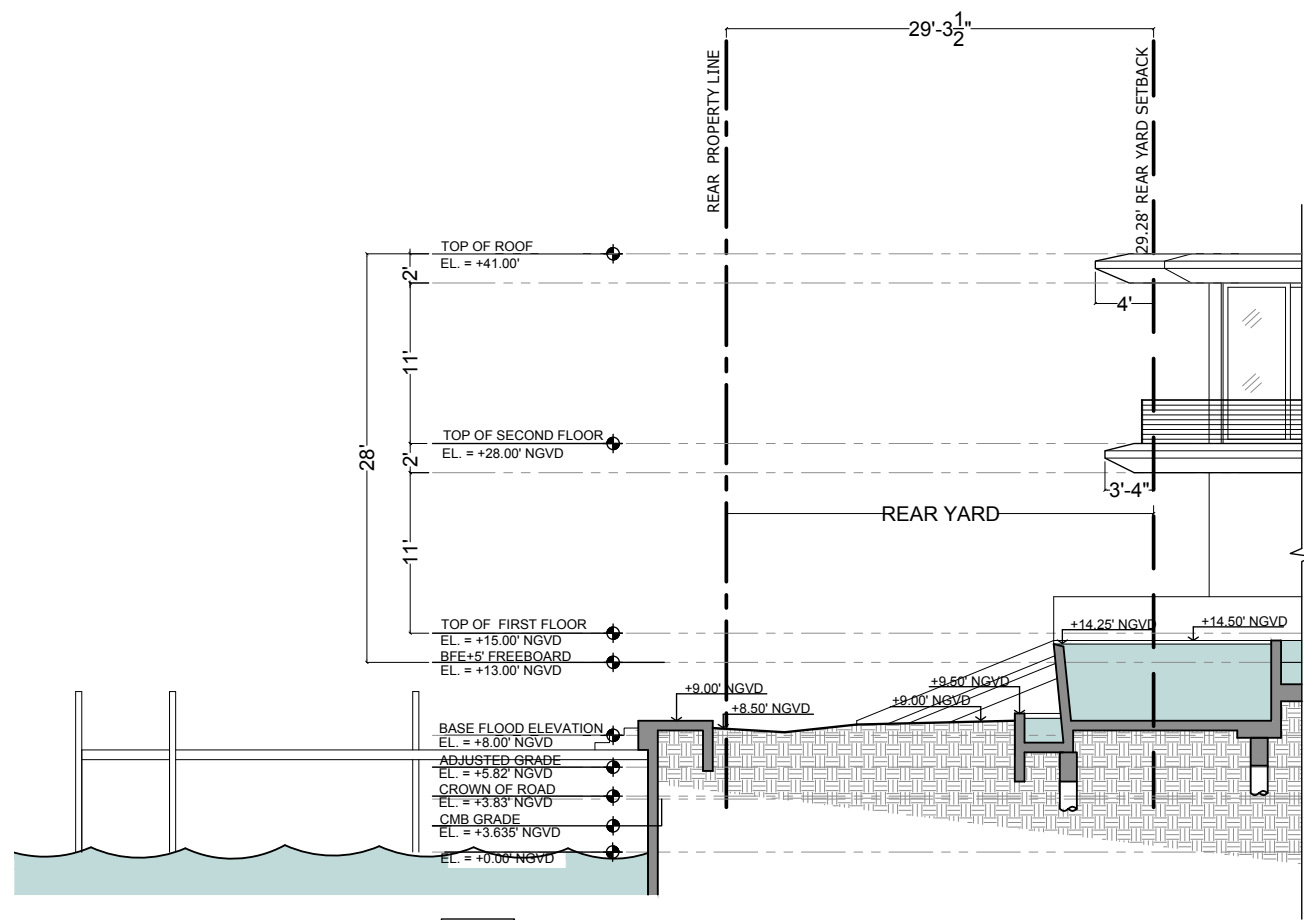
SECTION- LONGITUDINAL



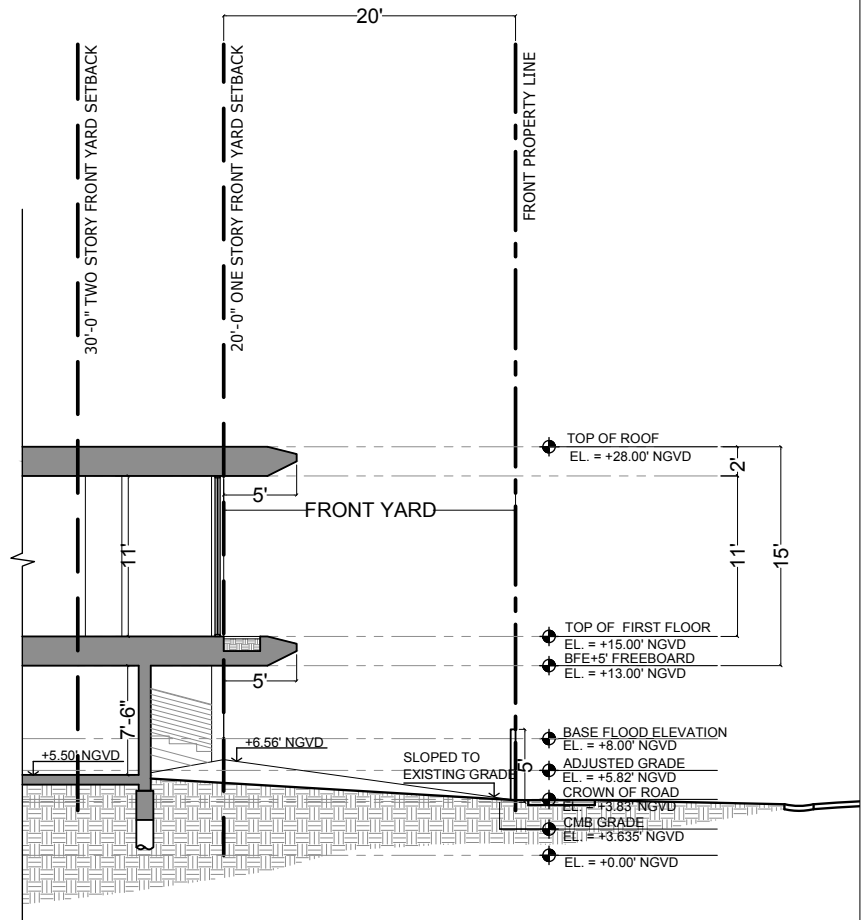
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SCALE - 1/16" = 1'-0"



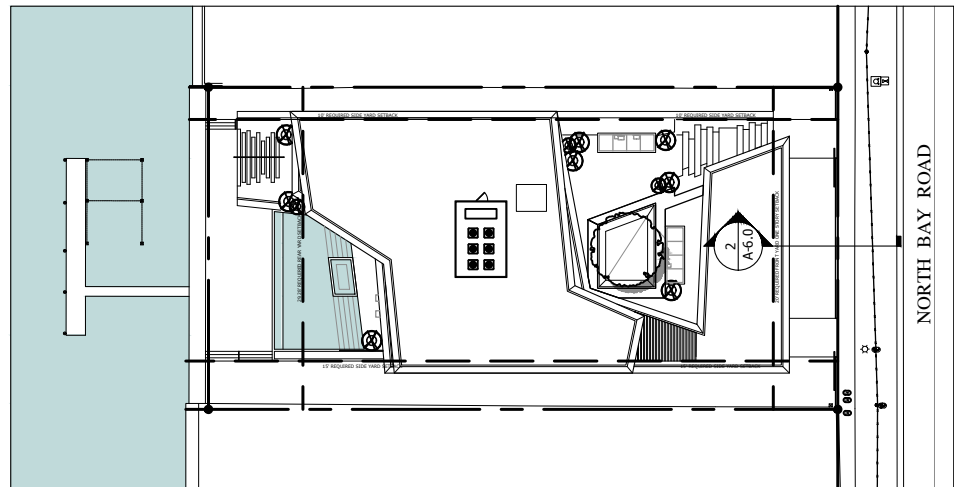
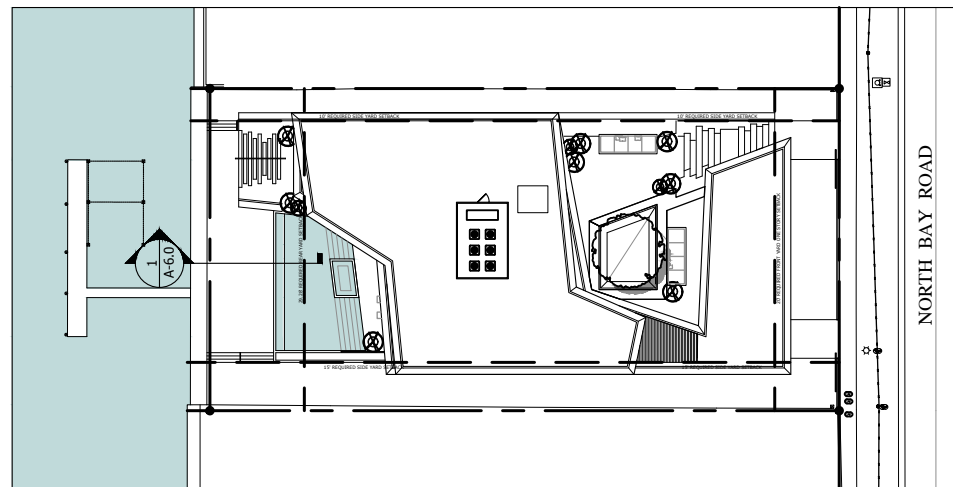
YARD SECTIONS - FRONT AND REAR



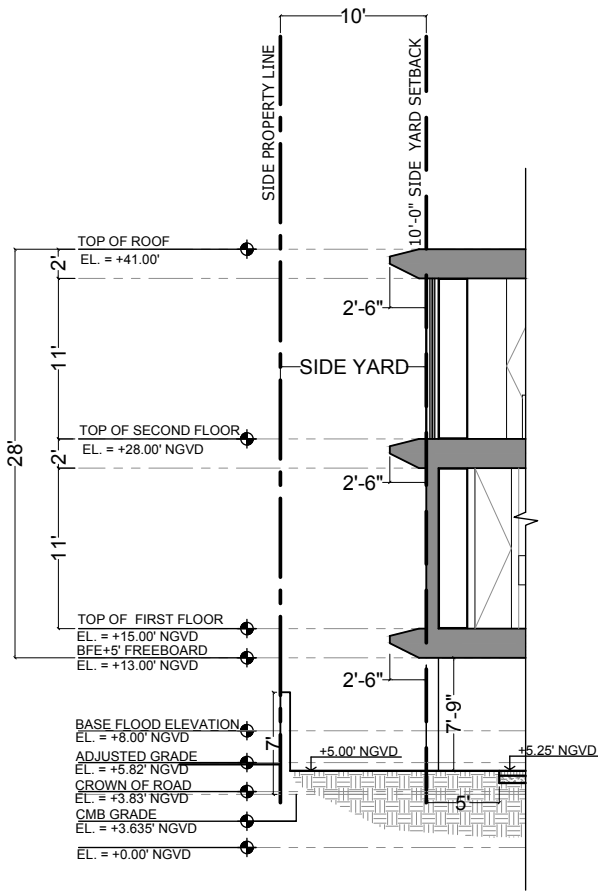
1 REAR YARD SECTION
SCALE - 1/16" = 1'-0"



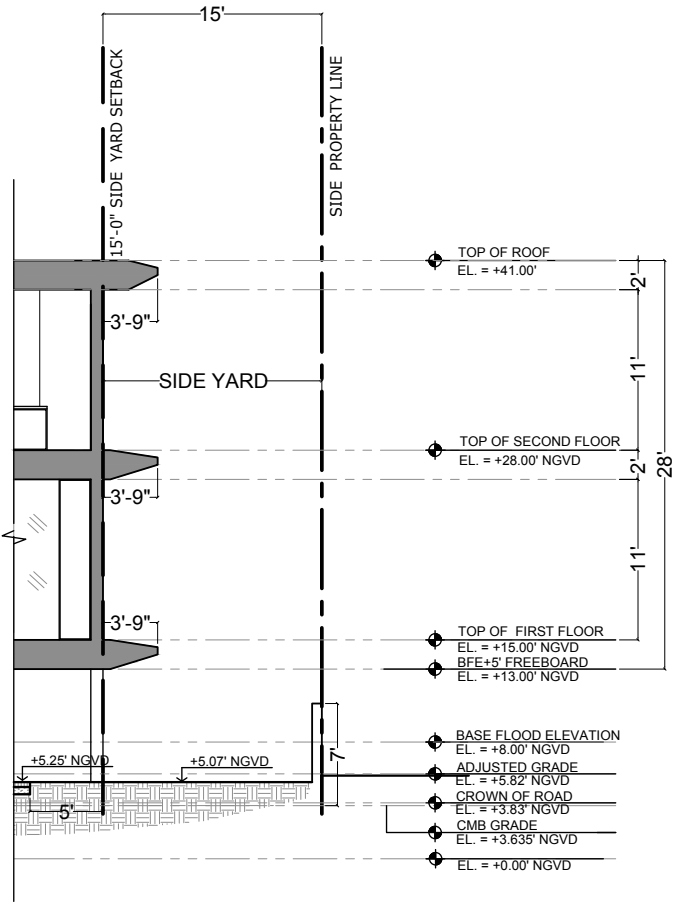
2 FRONT YARD SECTION
SCALE - 1/16" = 1'-0"



YARD SECTIONS - SIDES



3 NORTH SIDE YARD SECTION
SCALE - 1/16" = 1'-0"



4 SOUTH SIDE YARD SECTION
SCALE - 1/16" = 1'-0"

