

PROJECT TEAM

LANDSCAPE ARCHITECT  
ALL LANDSCAPE DATA INC  
DERICK LANGE  
4459 NW, 97TH COURT  
DORAL, FL 33178  
(305) 303 - 7059  
WWW.ALLLANDSCAPEDATA.COM

SCOPE OF WORK:  
1. NEW SINGLE FAMILY HOME, RESULTING FROM LOT 1 SPLIT APPROVAL. INCLUDING VARIANCES TO PROVIDE 50% UNIT SIZE PERMITTING IN THE RS-4 DISTRICT, TO EXCEED THE SECOND STORY FRONT SETBACK BY 10' AND SIDE STREET SETBACK BY 5', AND ADDITIONAL DESIGN WAIVERS





SHEET INDEX

D-0	COVER	D-114	UNIT SIZE DIAGRAM - LEVEL 2
D-1	SITE LOCATION & INDEX	D-115	FRONT & REAR YARD AREA DIAGRAM
D-2	SURVEY EXISTING LOT	D-116	VARIANCE DIAGRAM - LEVEL 1 FRONT & SIDE SETBACK
D-3	ZONING CHART EXISTING LOT	D-117	VARIANCE DIAGRAM - LEVEL 2 SIDE SETBACK
D-4	SURVEY PROPOSED PLAT	D-118	VARIANCE DIAGRAM - INTERIOR SIDE YARD
D-5	SURVEY PLAT LOT 1	D-119	FLOOR PLAN - UNDERSTORY LEVEL
D-6	SURVEY PLAT LOT 2	D-120	FLOOR PLAN - LEVEL 1
D-7	SURVEY PLAT LOT 3	D-121	FLOOR PLAN - LEVEL 2
D-8	ZONING CHART PLAT LOTS 1-2-3	D-122	FLOOR PLAN - ROOF LEVEL
D-9	CONTEXT LOCATION IMAGES	D-200	BUILDING SIDE ELEVATION
D-10	NEIGHBORHOOD IMAGES	D-201	BUILDING FRONT ELEVATION
D-11	NEIGHBORHOOD IMAGES	D-202	BUILDING SIDE ELEVATION
D-12	ADJACENT HIGHWAY IMAGES	D-203	BUILDING REAR ELEVATION
D-13	EXISTING HOUSE IMAGES - LOT 2	D-300	BUILDING SECTION
D-14	PROPOSED GENERAL SITE PLAN	D-301	BUILDING SECTION
D-15	N.E. AXONOMETRIC VIEW		
D-16	S.W. AXONOMETRIC VIEW		
D-17	S.E. AXONOMETRIC VIEW		
D-18	N.W. AXONOMETRIC VIEW		
D-100	PLAT LOT 1 PROPOSED DEVELOPMENT		
D-101	ZONING CHART		
D-102	SITE PLAN		
D-103	EXTERIOR MATERIALS EXHIBIT		
D-104	FRONT RENDER		
D-105	FRONT RENDER WITH TREES		
D-106	FRONT RENDER		
D-107	FRONT RENDER WITH TREES		
D-108	SIDE RENDER		
D-109	REAR RENDER		
D-110	REAR RENDER		
D-111	LOT COVERAGE DIAGRAM		
D-112	UNIT SIZE DIAGRAM - UNDERSTORY LEVEL		
D-113	UNIT SIZE DIAGRAM - LEVEL 1		

LANDSCAPE

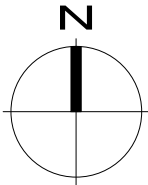
- L-01A EXISTING TREE DISPOSITION LOT - 1
- L-01B EXISTING TREE DISPOSITION LOT - 2
- L-01C EXISTING TREE DISPOSITION LOT - 3
- L-02 LANDSCAPE PLAN
- L-03 LANDSCAPE IMAGES
- L-04 LANDSCAPE DETAILS



CITY MAP



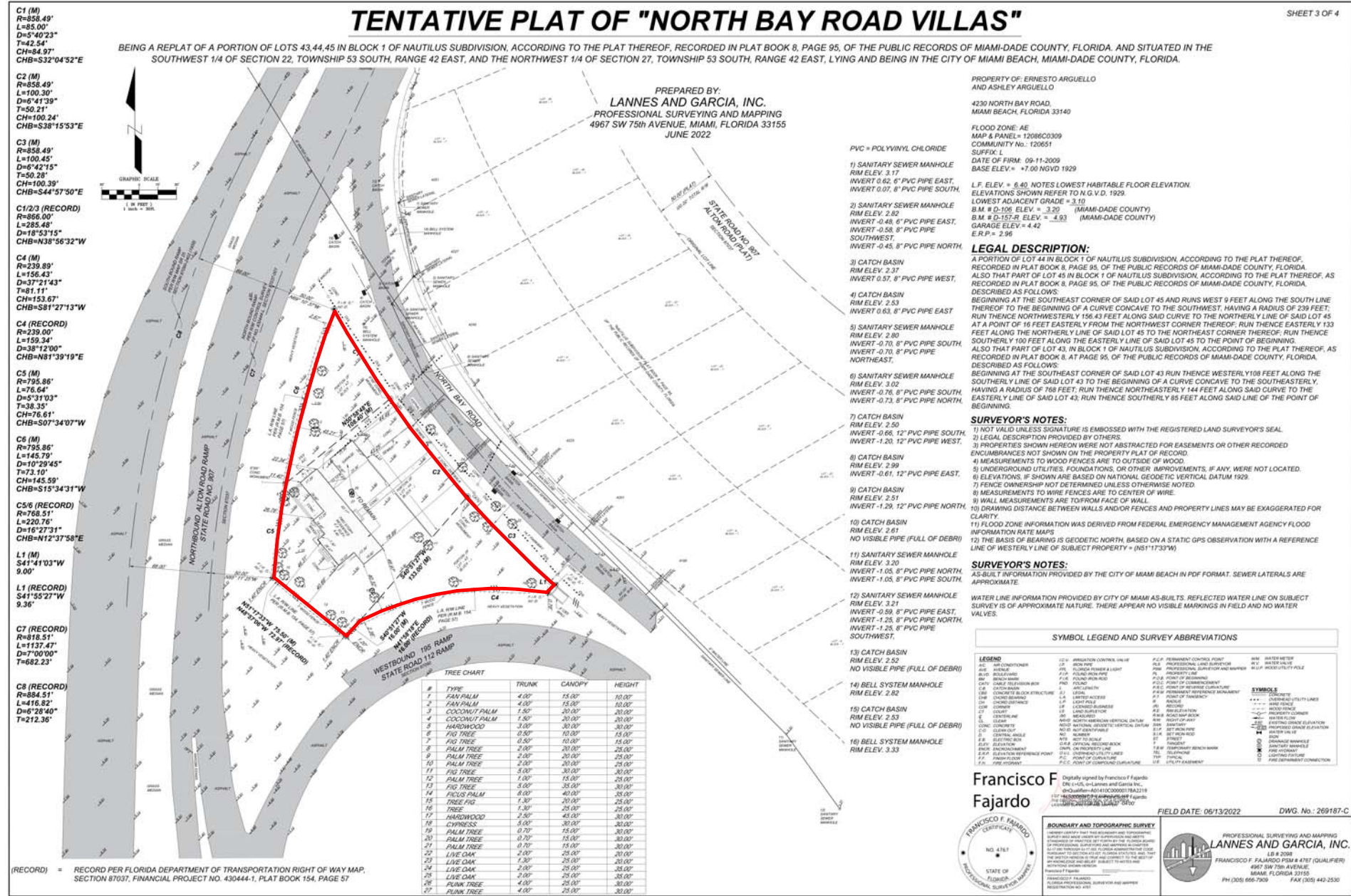
NEIGHBORHOOD MAP











KEY MAP  
N.T.S.

## EXISTING LOT

MIAMIBEACH

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

### ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140-2864 – (PORTIONS OF LOTS 43-44-45-BLOCK 1)		
2	Folio number(s):	02-3222-011-0390		
3	Board and file numbers:	N/A		
4	Year built:	1934	Zoning District:	RS-4
5	Based Flood Elevation:	7.50' NGVD (7.5'+5' FB)	Grade value in NGVD:	3.10' NGVD
6	Adjusted grade (Flood+Grade/2):	7.5'+3.10/2=5.3' NGVD	Free board:	5'-0"
7	Lot Area:	25,900 sf (0.59 ac)		
8	Lot width:	285.75 ft. / 75.50' ft.	Lot Depth:	149 ft.
9	Max Lot Coverage SF and %:	6,475 sf (25%)	Existing Lot Coverage SF and %:	1,950 sf (7.52%)
10	Existing Lot Coverage SF and %:	1,950 sf (7.52%)	Lot coverage deducted (garage-storage) SF:	500 s.f.
11	Front Yard Open Space SF and %:	N/A	Rear Yard Open Space SF and %:	N/A
12	Max Unit Size SF and %:	10,360 sf (40%)	Proposed Unit Size SF and %:	3,855 sf (15%) existing
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	N/A
14	Existing Second Floor Unit Size	N/A	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 %:	N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A
		Required	Existing	Proposed
17	Height:	31 ft. (WITH UNDERSTORY)	N/A	N/A
18	Setbacks:			
19	Front First level:	20 ft.	N/A	0
20	Front Second level:	30 ft.	N/A	0
21	Side 1:	10'-0"	N/A	0
22	Side 2 or (facing street):	10'-0"	N/A	0
23	Rear:	20'-0"	N/A	0
24	Accessory Structure Side 1:		N/A	N/A
24	Accessory Structure Side 2 or (facing street):		N/A	N/A
25	Accessory Structure Rear:		N/A	N/A
26	Sum of Side yard:	20'-0"	N/A	0
27	Located within a Local Historic District?			No
28	Designated as an individual Historic Single Family Residence Site?			No
29	Determined to be Architecturally Significant?			No



# TENTATIVE PLAT OF "NORTH BAY ROAD VILLAS"

BEING A REPLAT OF A PORTION OF LOTS 43,44,45 IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AND THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:  
LANNES AND GARCIA, INC.  
PROFESSIONAL SURVEYING AND MAPPING  
4967 SW 75th AVENUE, MIAMI, FLORIDA 33155  
JUNE 2022

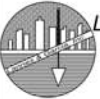
LOT	SQUARE FEET +/-	ACRES +/-
1	7,769	0.18
2	13,511	0.31
3	6,066	0.14

SYMBOL LEGEND

- \* SECTION CORNER
- PERMANENT REFERENCE MONUMENT (PRM) LB NO. 2098
- PERMANENT CONTROL POINT (PCP) LB NO. 2098
- /// LIMITED ACCESS RIGHT OF WAY
- CL CENTERLINE
- LB LICENSED BUSINESS
- NO. NUMBER
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- R RADIUS
- R.M.B. ROAD MAP BOOK
- L ARC LENGTH
- L.A. LIMITED ACCESS
- Δ CENTRAL ANGLE
- T TANGENT DISTANCE
- CH CHORD DISTANCE
- CHB CHORD BEARING
- E EAST
- W WEST
- N NORTH
- S SOUTH

(RECORD) = RECORD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 87037, FINANCIAL PROJECT NO. 430444-1, PLAT BOOK 154, PAGE 57

Francisco F Fajardo



PROFESSIONAL SURVEYING AND MAPPING  
LANNES AND GARCIA, INC.  
LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
4967 SW 75th AVENUE  
MIAMI, FLORIDA 33155  
PH (305) 666-7909 FAX (305) 442-2530

DWG. No.: 269187-C

N.T.S.



# PROPOSED LOT 1 "NORTH BAY ROAD VILLAS"

BEING A REPLAT OF A PORTION OF LOTS 43,44, IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AND THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

## LEGAL DESCRIPTION:

A PORTION OF LOT 44 IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO THAT PART OF LOT 45 IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 45 AND RUNS WEST 9 FEET ALONG THE SOUTH LINE THEREOF TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 239 FEET; RUN THENCE NORTHWESTERLY 156.43 FEET ALONG SAID CURVE TO THE NORTHERLY LINE OF SAID LOT 45 AT A POINT OF 16 FEET EASTERLY FROM THE NORTHWEST CORNER THEREOF; RUN THENCE EASTERLY 133 FEET ALONG THE NORTHERLY LINE OF SAID LOT 45 TO THE NORTHEAST CORNER THEREOF; RUN THENCE SOUTHERLY 100 FEET ALONG THE EASTERLY LINE OF SAID LOT 45 TO THE POINT OF BEGINNING.

ALSO THAT PART OF LOT 43, IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 43 RUN THENCE WESTERLY 108 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 43 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEASTERLY, HAVING A RADIUS OF 768 FEET; RUN THENCE NORTHEASTERLY 144 FEET ALONG SAID CURVE TO THE EASTERLY LINE OF SAID LOT 43; RUN THENCE SOUTHERLY 85 FEET ALONG SAID LINE OF THE POINT OF BEGINNING.

$R = 858.49'$   
 $L = 102.10'$   
 $D = 6^{\circ}48'51''$   
 $T = 51.11'$   
 $CH = 102.04'$   
 $CHB = S44^{\circ}54'31''E$

$N60^{\circ}45'20''E$   
 $30.00'$   
 $CH = 274.46'$   
 $CH = 183.53'$

$S50^{\circ}06'10''W$   
 $152.17'$   
 $10.00'$   
 $78.89'$

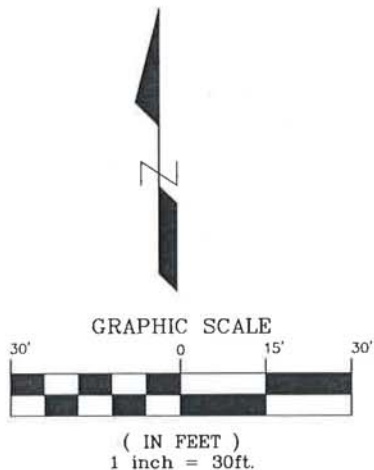
$R = 239.89'$   
 $L = 156.43'$   
 $D = 37^{\circ}21'39''$   
 $T = 81.11'$   
 $CH = 153.67'$   
 $CHB = S81^{\circ}27'13''W$

WESTBOUND 195 RAMP  
STATE ROAD 112 RAMP  
SECTION 87090

LOT - 1  
BLOCK - 1  
SQUARE FOOTAGE:  
7,769 SQUARE FEET +/-  
0.18 ACRES +/-

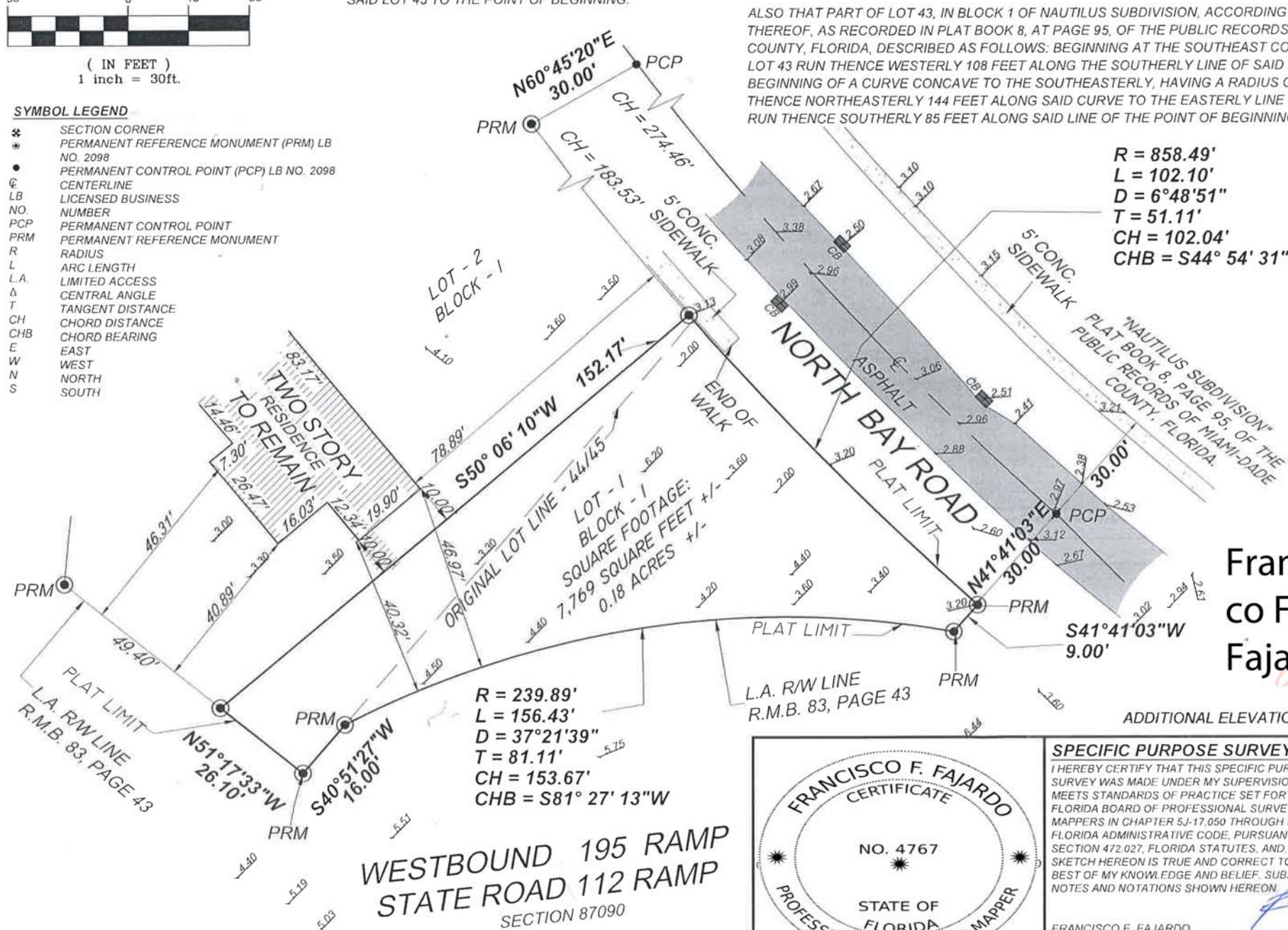
LOT - 2  
BLOCK - 1

TWO STORY  
RESIDENCE  
TO REMAIN



## SYMBOL LEGEND

- SECTION CORNER
- PERMANENT REFERENCE MONUMENT (PRM) LB NO. 2098
- PERMANENT CONTROL POINT (PCP) LB NO. 2098
- CENTERLINE
- LICENSED BUSINESS
- NUMBER
- PERMANENT CONTROL POINT
- PERMANENT REFERENCE MONUMENT
- RADIUS
- ARC LENGTH
- LIMITED ACCESS
- CENTRAL ANGLE
- TANGENT DISTANCE
- CHORD DISTANCE
- CHORD BEARING
- EAST
- WEST
- NORTH
- SOUTH



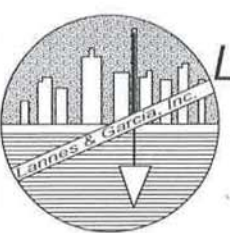
Francisco Fajardo

Digitally signed by Francisco Fajardo  
DN: c=US, o=Lannes and Garcia Inc.,  
dnQualifier=A01410C000017BA22191650000  
3FD7, cn=Francisco Fajardo  
Date: 2023.09.06 13:52:22 -04'00'

ADDITIONAL ELEVATIONS ADDED 09-05-2023

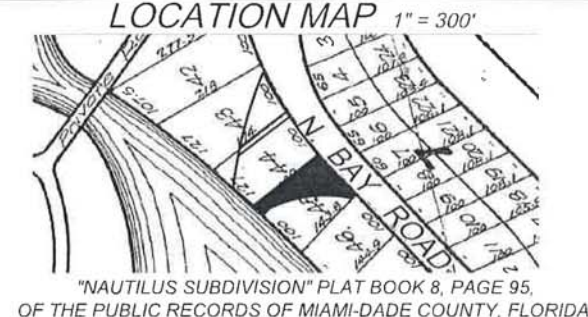


**SPECIFIC PURPOSE SURVEY**  
I HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.  
  
FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES AND GARCIA, INC.**  
LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
4967 SW 75th AVENUE,  
MIAMI, FLORIDA 33155  
PH (305) 666-7909 FAX (305) 442-2530  
269187-D1-ELEV2

FIELD DATE: 06/13/2022	SCALE: 1" = 30'	DWG. No.: 269187-D1
------------------------	-----------------	---------------------



**PROPERTY ADDRESS**  
4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140

**MIAMI-DADE FLOOD CRITERIA MAP**  
ELEVATION = +7.50' N.G.V.D. 1929, PLAT BOOK 120, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**OWNER / FOLIO: OWNER'S CONTACT INFORMATION**  
NAME: ERNESTO AND ASHLEY ARGUELLO  
ADDRESS: 4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140  
PHONE NUMBER: (305) 496-0827, EMAIL: ErnestoArguello@me.com

**DEVELOPMENT INFORMATION**  
OWNER: ERNESTO AND ASHLEY ARGUELLO  
4230 NORTH BAY ROAD, MIAMI BEACH, FL 33140  
FOLIO NUMBER: 02-3222-011-0390  
**DEVELOPMENT INFORMATION:**  
PROPOSED LOT 1 CONTAINING 7,769 SQUARE FEET +/- OR 0.18 ACRES +/-  
PROPOSED 3,655 SQ. FT. SINGLE FAMILY RESIDENCE  
**ZONING NOTE:** RS-4 - SINGLE-FAMILY RESIDENTIAL

**SURVEYOR'S REFERENCE**  
"NAUTILUS SUBDIVISION" PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**SURVEYOR'S NOTE**  
1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.  
2. THE BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE OF WESTERLY LINE OF SUBJECT PROPERTY = (N51°17'33"W)  
3. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.  
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION.  
5. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.  
6. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND REFERENCED TO THE FOLLOWING BENCHMARK: MIAMI-DADE COUNTY B.M. # D-106 ELEV. = 3.20 AND B.M. # D-157-R ELEV. = 4.93  
7. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.  
8. TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY CERTIFYING SURVEYOR, THEREFORE CANNOT AND HAS NOT BASED ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.

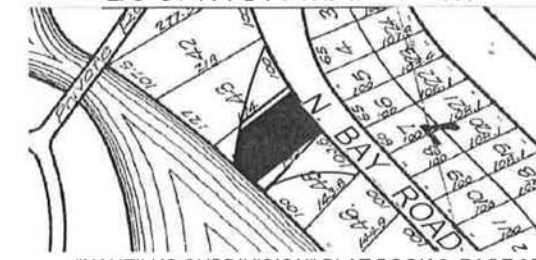
N.T.S.



# PROPOSED LOT 2 "NORTH BAY ROAD VILLAS"

BEING A REPLAT OF A PORTION OF LOT 44, IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AND THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP 1" = 300'



"NAUTILUS SUBDIVISION" PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## PROPERTY ADDRESS

4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140

## MIAMI-DADE FLOOD CRITERIA MAP

ELEVATION = +7.50' N.G.V.D. 1929, PLAT BOOK 120, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

## OWNER / FOLIO: OWNER'S CONTACT INFORMATION

NAME: ERNESTO AND ASHLEY ARGUELLO  
ADDRESS: 4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140  
PHONE NUMBER: (305) 496-0827, EMAIL: ErnestoArguello@me.com

## DEVELOPMENT INFORMATION

OWNER: ERNESTO AND ASHLEY ARGUELLO  
4230 NORTH BAY ROAD, MIAMI BEACH, FL 33140  
FOLIO NUMBER: 02-3222-011-0390

## DEVELOPMENT INFORMATION:

PROPOSED LOT 2 CONTAINING 13,311 SQUARE FEET +/- OR 0.31 ACRES +/-  
EXISTING 3,855 SQ. FT. SINGLE FAMILY RESIDENCE-TO REMAIN  
ZONING NOTE: RS-4 - SINGLE-FAMILY RESIDENTIAL

## SURVEYOR'S REFERENCE

"NAUTILUS SUBDIVISION" PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## SURVEYOR'S NOTE

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
2. THE BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE OF WESTERLY LINE OF SUBJECT PROPERTY = (N51°17'33"W)
3. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION.
5. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
6. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND REFERENCED TO THE FOLLOWING BENCHMARK: MIAMI-DADE COUNTY B.M. # D-106 ELEV. = 3.20 AND B.M. # D-157-R ELEV. = 4.93
7. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.
8. TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY CERTIFYING SURVEYOR, THEREFORE CANNOT AND HAS NOT BASED ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.

## LEGAL DESCRIPTION:

A PORTION OF LOT 44 IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO THAT PART OF LOT 45 IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 45 AND RUNS WEST 9 FEET ALONG THE SOUTH LINE THEREOF TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 239 FEET; RUN THENCE NORTHWESTERLY 156.43 FEET ALONG SAID CURVE TO THE NORTHERLY LINE OF SAID LOT 45 AT A POINT OF 16 FEET EASTERLY FROM THE NORTHWEST CORNER THEREOF; RUN THENCE EASTERLY 133 FEET ALONG THE NORTHERLY LINE OF SAID LOT 45 TO THE NORTHEAST CORNER THEREOF; RUN THENCE SOUTHERLY 100 FEET ALONG THE EASTERLY LINE OF SAID LOT 45 TO THE POINT OF BEGINNING.

ALSO THAT PART OF LOT 43, IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 43 RUN THENCE WESTERLY 108 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 43 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEASTERLY, HAVING A RADIUS OF 768 FEET; RUN THENCE NORTHEASTERLY 144 FEET ALONG SAID CURVE TO THE EASTERLY LINE OF SAID LOT 43; RUN THENCE SOUTHERLY 85 FEET ALONG SAID LINE OF THE POINT OF BEGINNING.

## SYMBOL LEGEND

✱	SECTION CORNER
✱	PERMANENT REFERENCE MONUMENT (PRM) LB NO. 2098
•	PERMANENT CONTROL POINT (PCP) LB NO. 2098
⊙	CENTERLINE
LB	LICENSED BUSINESS
NO.	NUMBER
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
R	RADIUS
L	ARC LENGTH
L.A.	LIMITED ACCESS
Δ	CENTRAL ANGLE
T	TANGENT DISTANCE
CH	CHORD DISTANCE
CHB	CHORD BEARING
E	EAST
W	WEST
N	NORTH
S	SOUTH

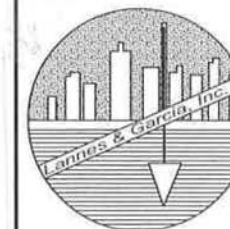
Francisco F Fajardo

Digitally signed by Francisco F Fajardo  
DN: c=US, o=Lannes and Garcia Inc., dnQualifier=A01410C0000017BA, 22191650003FD7, cn=Francisco F Fajardo  
Date: 2023.08.08 11:33:34 -0400

## SPECIFIC PURPOSE SURVEY

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767,



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES AND GARCIA, INC.**

LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
4967 SW 75th AVENUE,  
MIAMI, FLORIDA 33155  
PH (305) 666-7909 FAX (305) 442-2530

269187-D2-ELEV

FIELD DATE: 06/13/2022

SCALE: 1" = 30'

DWG. No.: 269187-D2

N.T.S.



BEING A REPLAT OF A PORTION OF LOTS 44,45 IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AND THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

A PORTION OF LOT 44 IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO THAT PART OF LOT 45 IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 45 AND RUNS WEST 9 FEET ALONG THE SOUTH LINE THEREOF TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 239 FEET; RUN THENCE NORTHWESTERLY 156.43 FEET ALONG SAID CURVE TO THE NORTHERLY LINE OF SAID LOT 45 AT A POINT OF 16 FEET EASTERLY FROM THE NORTHWEST CORNER THEREOF; RUN THENCE EASTERLY 133 FEET ALONG THE NORTHERLY LINE OF SAID LOT 45 TO THE NORTHEAST CORNER THEREOF; RUN THENCE SOUTHERLY 100 FEET ALONG THE EASTERLY LINE OF SAID LOT 45 TO THE POINT OF BEGINNING.

ALSO THAT PART OF LOT 43, IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 43 RUN THENCE WESTERLY 108 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 43 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEASTERLY, HAVING A RADIUS OF 768 FEET; RUN THENCE NORTHEASTERLY 144 FEET ALONG SAID CURVE TO THE EASTERLY LINE OF SAID LOT 43; RUN THENCE SOUTHERLY 85 FEET ALONG SAID LINE OF THE POINT OF BEGINNING.

\*  
 SECTION CORNER  
 PERMANENT REFERENCE MONUMENT (PRM) LB  
 NO. 2098  
 PERMANENT CONTROL POINT (PCP) LB NO. 2098  
 CENTERLINE  
 LICENSED BUSINESS  
 NUMBER  
 PERMANENT CONTROL POINT  
 PERMANENT REFERENCE MONUMENT  
 RADIUS  
 ARC LENGTH  
 LIMITED ACCESS  
 CENTRAL ANGLE  
 TANGENT DISTANCE  
 CHORD DISTANCE  
 CHORD BEARING  
 EAST  
 WEST  
 NORTH  
 SOUTH

Francisco Fajardo

Digitally signed by Francisco F Fajardo  
DN: c=US, o=Lannes and Garcia Inc.,  
dnQualifier=A01410C000  
0017BA221916500003FD  
7, cn=Francisco F Fajardo  
Date: 2023.08.08 11:36:17  
-04'00'

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767.



"NAUTILUS SUBDIVISION" PLAT BOOK 8, PAGE 95,  
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140

ELEVATION = +7.50' N.G.V.D. 1929, PLAT BOOK 120, PAGE 13 OF THE  
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

NAME: ERNESTO AND ASHLEY ARGUELLO  
ADDRESS: 4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140  
PHONE NUMBER: (305) 496-0827, EMAIL:ErnestoArguello@me.com

OWNER: ERNESTO AND ASHLEY ARGUELLO  
4230 NORTH BAY ROAD, MIAMI BEACH, FL 33140  
FOLIO NUMBER: 02-3222-011-0390

**PROPOSED LOT 3 CONTAINING 6,066 SQUARE FEET +/- OR 0.14 ACRES +/-  
VACANT-NO PROPOSED DEVELOPMENT AT THIS TIME  
ZONING NOTE: RS-4 - SINGLE-FAMILY RESIDENTIAL**

"NAUTILUS SUBDIVISION" PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.  
2. THE BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE OF WESTERLY LINE OF SUBJECT PROPERTY = (N51°17'33"W)  
3. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED. 4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION. 5. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.  
6. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND REFERENCED TO THE FOLLOWING BENCHMARK: MIAMI-DADE COUNTY B.M. # D-106 ELEV. = 3.20 AND B.M. # D-157-R ELEV. = 4.93  
7. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.  
8. TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY CERTIFYING SURVEYOR, THEREFORE CANNOT AND HAS NOT BASED ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.

PROFESSIONAL SURVEYING AND MAPPING  
**LANNES AND GARCIA, INC.**

LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
4967 SW 75th AVENUE,  
MIAMI, FLORIDA 33155  
PH (305) 666-7909 FAX (305) 442-2530

269187-D3-ELEV

FIELD DATE: 06/13/2022

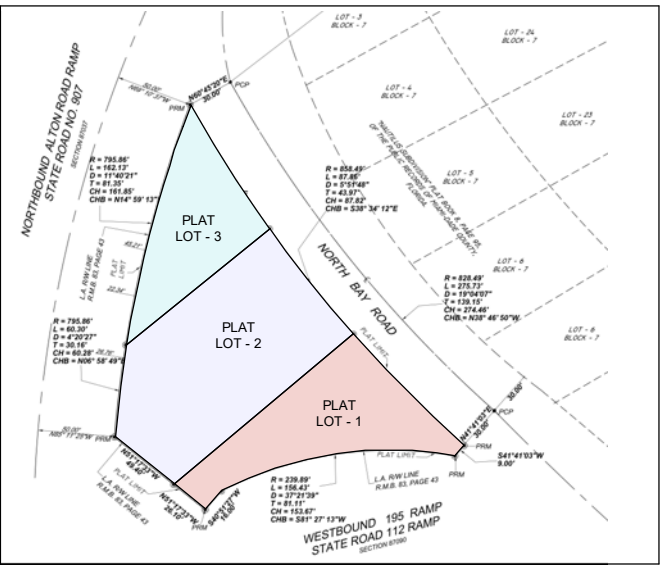
SCALE: 1" = 30'

DWG. No.: 269187-D3

N.T.S.



PLAT LOT 3					PLAT LOT 2					PLAT LOT 1																			
MIAMIBEACH										MIAMIBEACH										MIAMIBEACH									
Planning Department. 1700 Convention Center Drive Miami Beach, Florida 33139. www.miamibeachfl.gov 305.673.7550										Planning Department. 1700 Convention Center Drive Miami Beach, Florida 33139. www.miamibeachfl.gov 305.673.7550										Planning Department. 1700 Convention Center Drive Miami Beach, Florida 33139. www.miamibeachfl.gov 305.673.7550									
ZONING DATA SHEET										ZONING DATA SHEET										ZONING DATA SHEET									
ITEM # Zoning Information										ITEM # Zoning Information										ITEM # Zoning Information									
1 Address: 4230 NORTH BAY ROAD. MIAMI BEACH, FLORIDA 33140-2864 – LOT 3										1 Address: 4230 NORTH BAY ROAD. MIAMI BEACH, FLORIDA 33140-2864 – LOT 2										1 Address: 4230 NORTH BAY ROAD. MIAMI BEACH, FLORIDA 33140-2864 – LOT 1									
2 Folio number(s):										2 Folio number(s):										2 Folio number(s):									
3 Board and file numbers: N/A										3 Board and file numbers: N/A										3 Board and file numbers: DRB23-0952									
4 Year built: N/A Zoning District: RS-4										4 Year built: 1934 Zoning District: RS-4										4 Year built: N/A Zoning District: RS-4									
5 Based Flood Elevation: 7.5’ NGVD (7.5’+5’ FB) Grade value in NGVD: 3.10’ NGVD										5 Based Flood Elevation: 7.50’ NGVD (7.5’+5’ FB) Grade value in NGVD: 3.10’ NGVD										5 Based Flood Elevation: 7.0’ NGVD (7.0’+5’ FB) Grade value in NGVD: 3.20’ NGVD									
6 Adjusted grade (Flood+Grade/2): 7.5’+3.10’/2 = 5.3’ NGVD Free board: 5’-0”										6 Adjusted grade (Flood+Grade/2): 7.5’+3.10/2=5.3’ NGVD Free board: 5’-0”										6 Adjusted grade (Flood+Grade/2): 7.0’+1’ FB+3.20’ Grade /2 = 5.6’ NGVD Free board: 5.0’ NGVD									
7 Lot Area: 6,066 sf (0.14 ac)										7 Lot Area: 13,311 sf (0.30 ac)										7 Lot Area: 7,769 sf (0.18 ac)									
8 Lot width: 95.76 ft. – 0 ft. Lot Depth: 119.98 ft. – 0 ft.										8 Lot width: 87.86 ft. – 49.40 ft. Lot Depth: 152.17 ft. – 119.98 ft.										8 Lot width: 88’-7” Lot Depth: 152.17 ft.									
9 Max Lot Coverage SF and %: 1,516 sf (25%) Allowed Proposed Lot Coverage SF and %: 1,820 sf (30%) Variance from DRB										9 Max Lot Coverage SF and %: 3,328 sf (25%) Existing Lot Coverage SF and %: 1,950 sf (15%)										9 Max Lot Coverage SF and %: 1,942 sf (25%) Allowed Proposed Lot Coverage SF and %: 1,935 sf (25%)									
10 Existing Lot Coverage SF and %: N/A Lot coverage deducted (garage-storage) SF: N/A										10 Existing Lot Coverage SF and %: 1,950 sf (15%) Lot coverage deducted (garage-storage) SF: 500 sf										10 Existing Lot Coverage SF and %: N/A Lot coverage deducted (garage-storage) SF: N/A									
11 Front Yard Open Space SF and %: 1,742 sf (78%) Rear Yard Open Space SF and %: 493 sf (77%)										11 Front Yard Open Space SF and %: N/A Rear Yard Open Space SF and %: N/A										11 Front Yard Open Space SF and %: 1,742 sf (78%) Rear Yard Open Space SF and %: 557 sf (93%)									
12 Max Unit Size SF and %: 2,426 sf (40%) Proposed Unit Size SF and %: 3,033 sf (50%) Variance from DRB										12 Max Unit Size SF and %: 5,324 sf (40%) Proposed Unit Size SF and %: 3,855 sf (29%) existing										12 Max Unit Size SF and %: 3,108 sf (40%) Proposed Unit Size SF and %: 3,884 sf (50%) Variance from DRB									
13 Existing First Floor Unit Size: N/A Proposed First Floor Unit Size: 1,750 sf										13 Existing First Floor Unit Size: N/A Proposed First Floor Unit Size: N/A										13 Existing First Floor Unit Size: N/A Proposed First Floor Unit Size: 2,030 sf 340 sf (understory)									
14 Existing Second Floor Unit Size N/A Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)										14 Existing Second Floor Unit Size N/A Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)										14 Existing Second Floor Unit Size N/A Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)									
15 Proposed Second Floor Unit Size SF and %: 1,283 sf (68%)										15 Proposed Second Floor Unit Size SF and %: N/A										15 Proposed Second Floor Unit Size SF and %: 1,514 sf									
16 Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): 320 sf (25%) (1,283 x 0.25)										16 Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): N/A										16 Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): 379 sf (25%) (1,514 x 0.25)									
Required Existing Proposed Deficiencies										Required Existing Proposed Deficiencies										Required Existing Proposed Deficiencies									
17 Height: 31 ft (UNDERSTORY) N/A 31 ft. / 2 stories										17 Height: 24 ft. 2 Story 2 story										17 Height: 31 ft (UNDERSTORY) N/A 31 ft. / 2 stories									
18 Setbacks:										18 Setbacks:										18 Setbacks:									
19 Front First level: 20 ft. N/A 20 ft.										19 Front First level: 20 ft. N/A 0										19 Front First level: 20 ft. N/A 20 ft.									
20 Front Second level: 30 ft. N/A 30 ft.										20 Front Second level: 30 ft. N/A 0										20 Front Second level: 40 ft. N/A 30 ft. Variance from DRB									
21 Side 1: 10 ft. N/A 10 ft.										21 Side 1: 10’-0” N/A 0										21 Side 1: 10 ft. N/A 10 ft.									
22 Side 2 or (facing street): 10 ft. N/A 10 ft.										22 Side 2 or (facing street): 10’-0” N/A 0										22 Side 2 or (facing street): 15 ft. N/A 10 ft. Variance from DRB									
23 Rear: 20 ft. N/A 51’-6”										23 Rear: 20’-0” N/A 0										23 Rear: 23 ft. N/A 51.5 ft.									
Accessory Structure Side 1: N/A N/A										Accessory Structure Side 1: N/A N/A										Accessory Structure Side 1: N/A N/A									
24 Accessory Structure Side 2 or (facing street): N/A N/A										24 Accessory Structure Side 2 or (facing street): N/A N/A										24 Accessory Structure Side 2 or (facing street): N/A N/A									
25 Accessory Structure Rear: N/A N/A										25 Accessory Structure Rear: N/A N/A										25 Accessory Structure Rear: N/A N/A									
26 Sum of Side yard: 20 ft. N/A 20 ft.										26 Sum of Side yard: 20’-0” N/A 0										26 Sum of Side yard: 25 ft. N/A 20 ft. Variance from DRB									
27 Located within a Local Historic District? No										27 Located within a Local Historic District? No										27 Located within a Local Historic District? No									
28 Designated as an individual Historic Single Family Residence Site? No										28 Designated as an individual Historic Single Family Residence Site? No										28 Designated as an individual Historic Single Family Residence Site? No									
29 Determined to be Architecturally Significant? No										29 Determined to be Architecturally Significant? No										29 Determined to be Architecturally Significant? No									
Notes:																													



KEY MAP  
N.T.S.





EAST AERIAL VIEW



NORTHEAST AERIAL VIEW

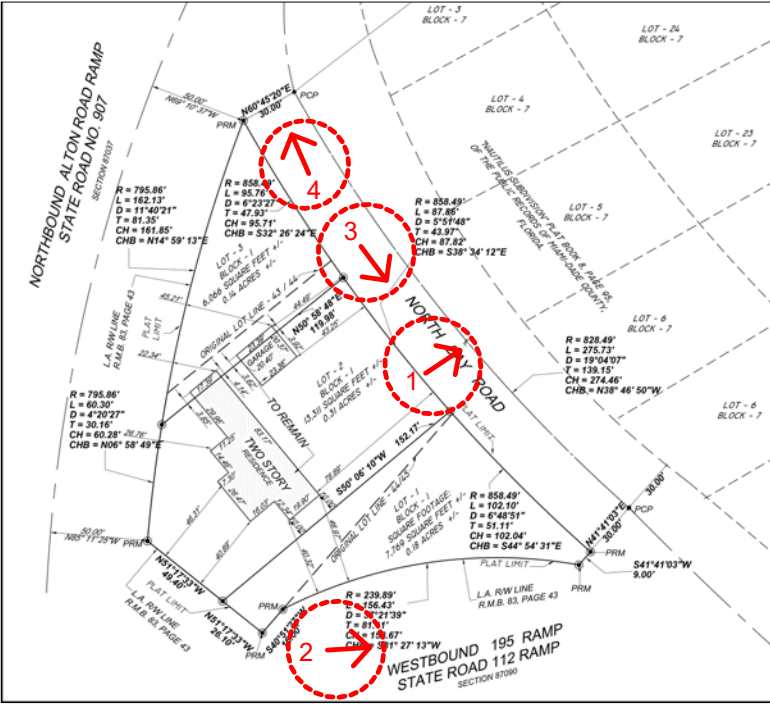




1



2



KEY MAP  
N.T.S.



3



4

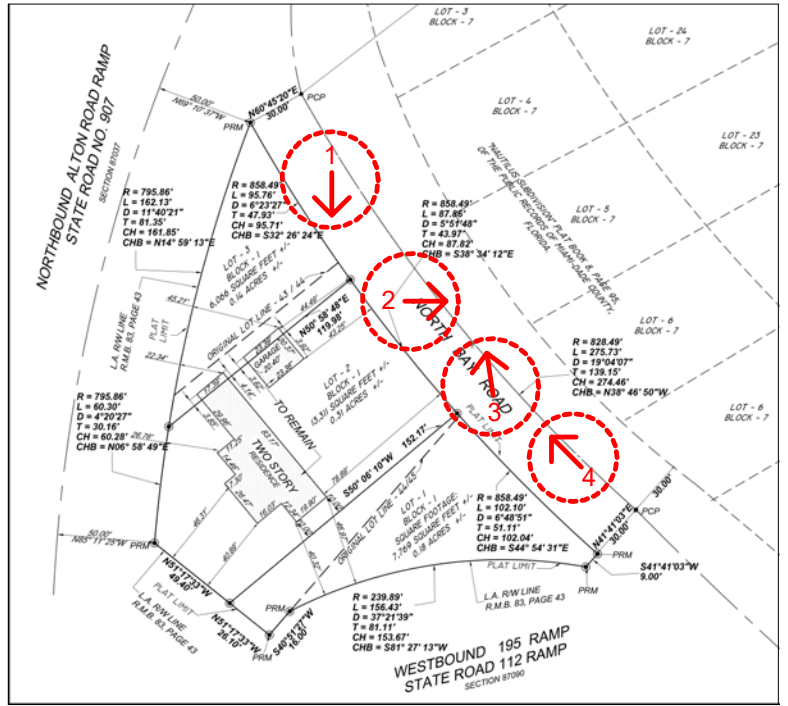




1



2



KEY MAP  
N.T.S.



3

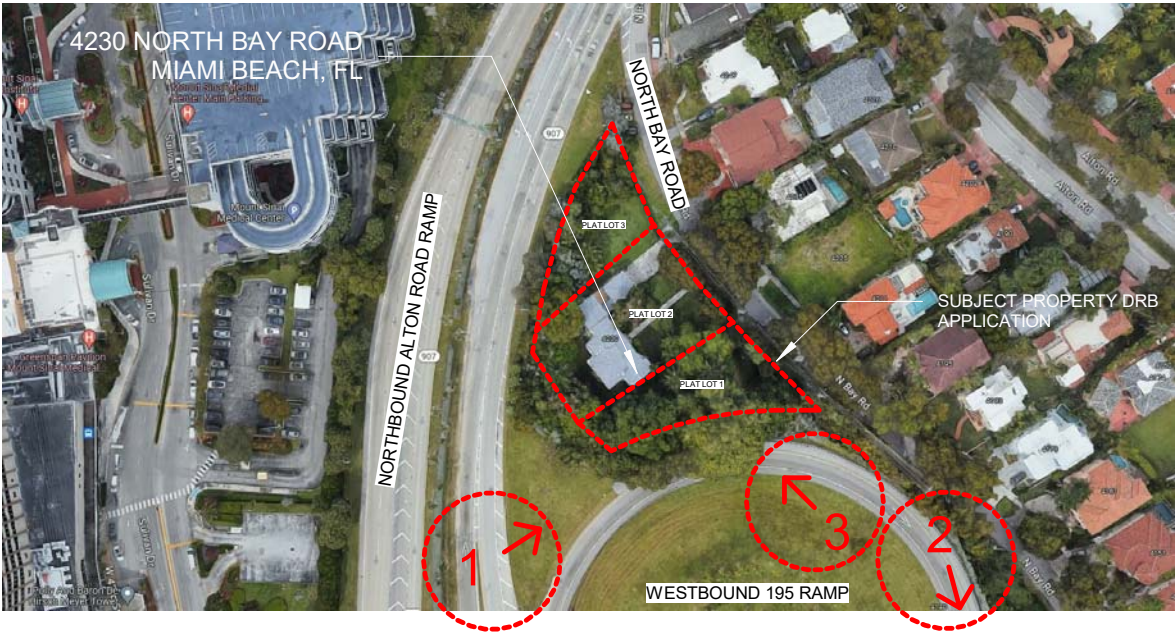


4





1



2



3

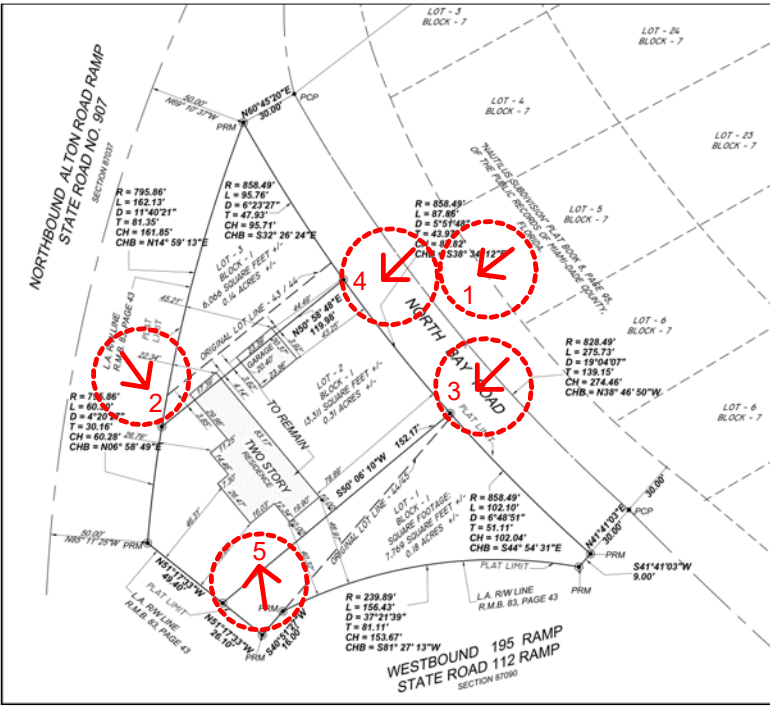




(1) EXISTING HOUSE FRONT VIEW



(2) EXISTING HOUSE REAR VIEW



KEY MAP  
N.T.S.



(3) EXISTING HOUSE SIDE VIEW

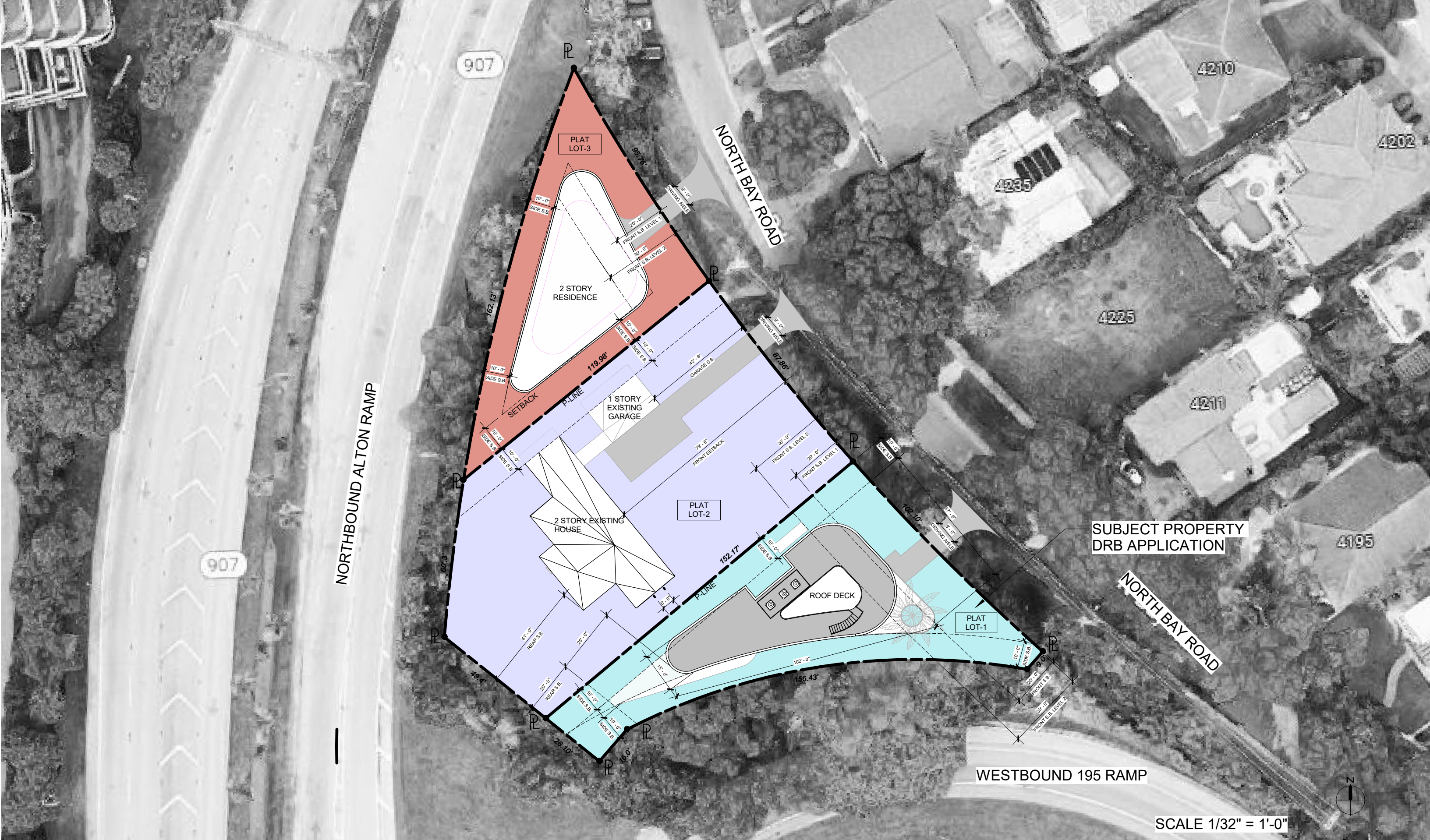


(4) EXISTING HOUSE SIDE VIEW

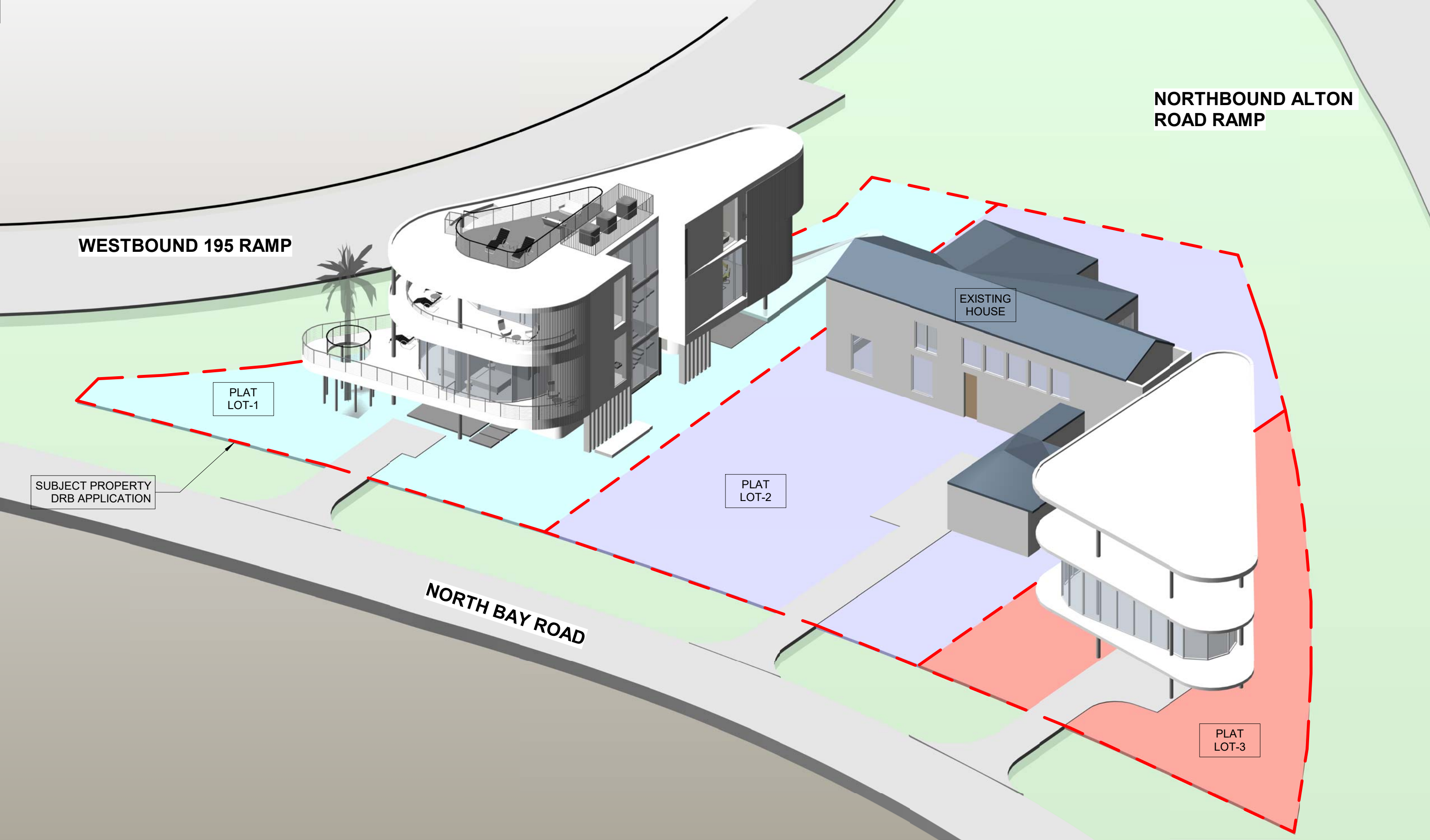


(5) EXISTING HOUSE REAR VIEW









NORTHBOUND ALTON  
ROAD RAMP

WESTBOUND 195 RAMP

PLAT  
LOT-1

SUBJECT PROPERTY  
DRB APPLICATION

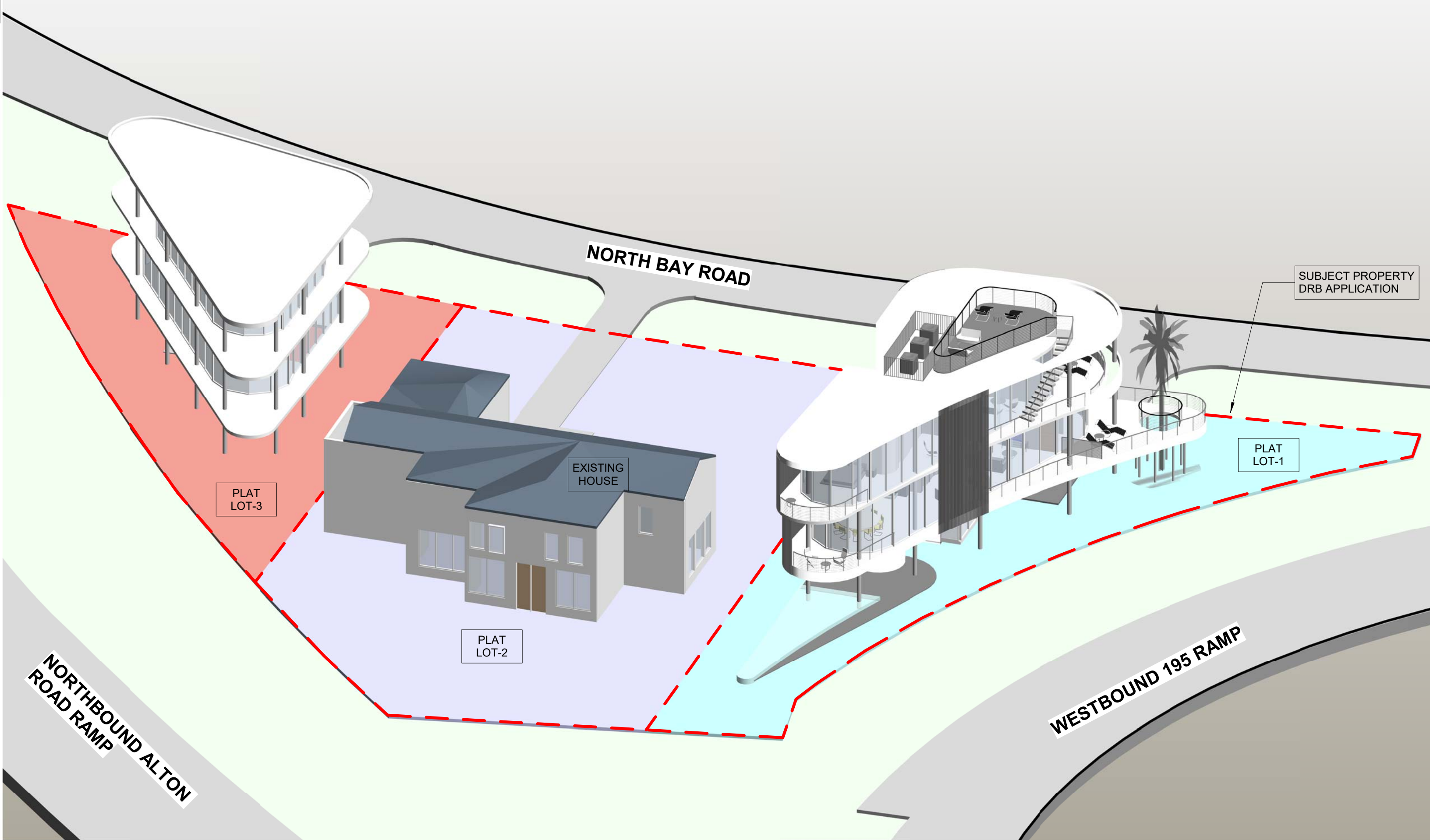
EXISTING  
HOUSE

PLAT  
LOT-2

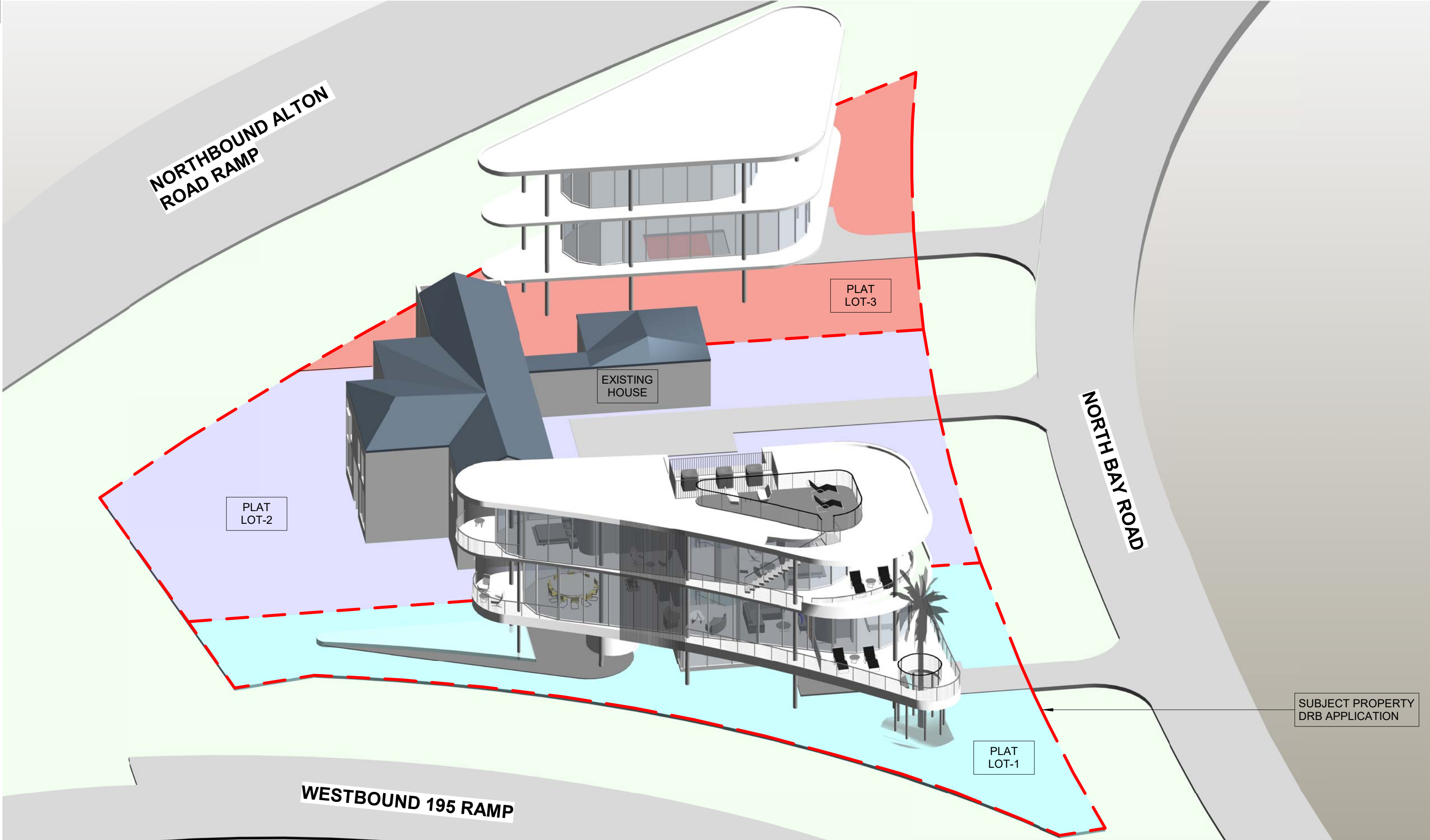
NORTH BAY ROAD

PLAT  
LOT-3

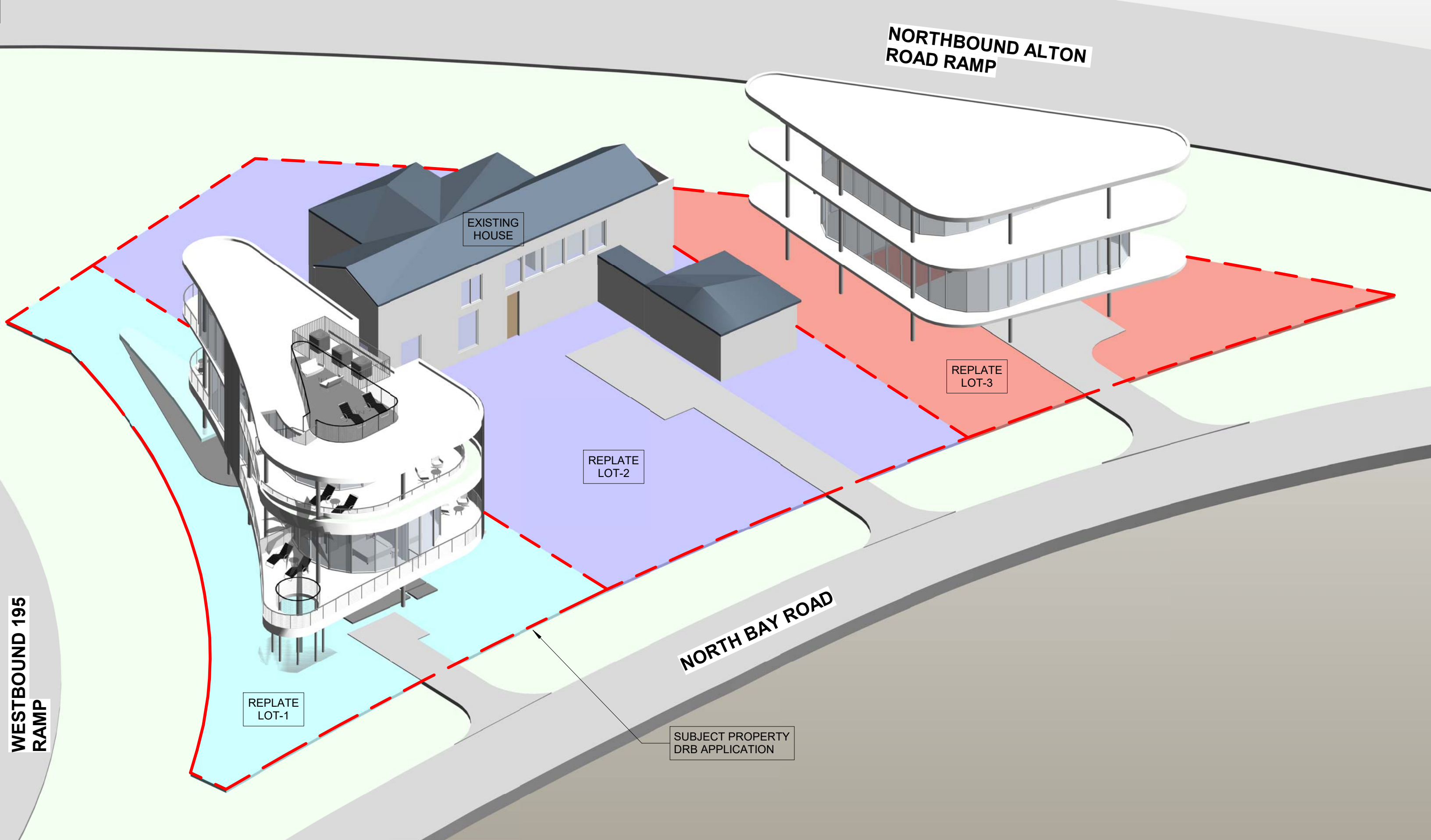




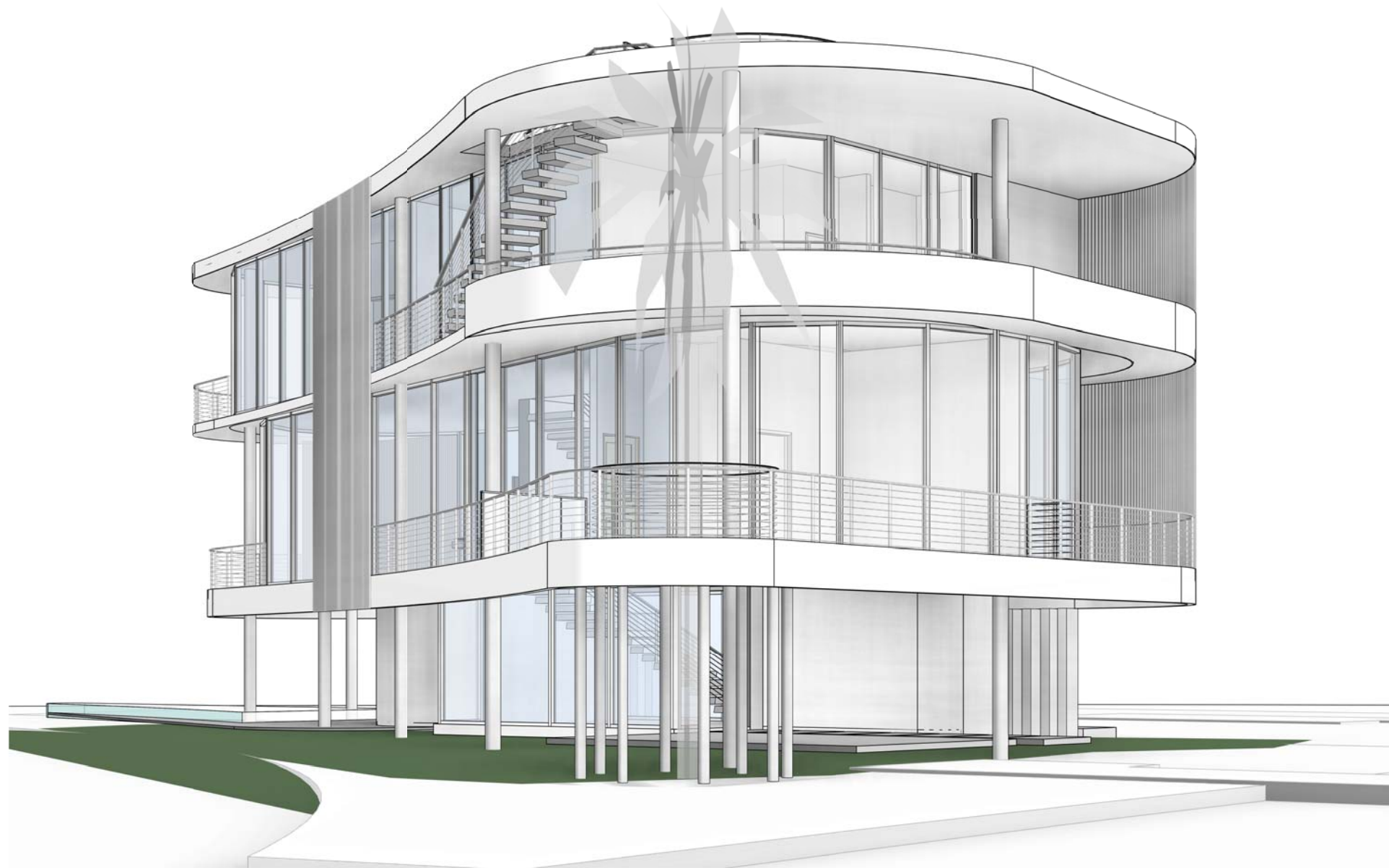














ZONING DATA SHEET

ITEM #	Zoning Information					
1	Address:	4230 NORTH BAY ROAD. MIAMI BEACH, FLORIDA 33140-2864 – LOT 1				
2	Folio number(s):					
3	Board and file numbers:	DRB23-0952				
4	Year built:	N/A	Zoning District:	RS-4		
5	Based Flood Elevation:	7.0' NGVD (7.0'+5' FB)	Grade value in NGVD:	3.20' NGVD		
6	Adjusted grade (Flood+Grade/2):	7.0'+1' FB+3.20' Grade /2 = 5.6' NGVD	Free board:	5.0' NGVD		
7	Lot Area:	7,769 sf (0.18 ac)				
8	Lot width:	88'-7"	Lot Depth:	152.17 ft.		
9	Max Lot Coverage SF and %:	1,942 sf (25%) Allowed	Proposed Lot Coverage SF and %:	1,935 sf (25%)		
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A		
11	Front Yard Open Space SF and %:	1,742 sf (78%)	Rear Yard Open Space SF and %:	557 sf (93%)		
12	Max Unit Size SF and %:	3,108 sf (40%)	Proposed Unit Size SF and %:	3,884 sf (50%)	Variance from DRB	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,030 sf	340 sf (understory)	
14	Existing Second Floor Unit Size	N/A				
15			Proposed Second Floor Unit Size SF and %:	1,514 sf		
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	379 sf (25%) (1,514 x 0.25)		
		Required	Existing	Proposed	Deficiencies	
17	Height:	31 ft (UNDERSTORY)	N/A	31 ft. / 2 stories		
18	Setbacks:					
19	Front First level:	20 ft.	N/A	20 ft.		
20	Front Second level:	40 ft.	N/A	30 ft.		Variance from DRB
21	Side 1:	10 ft.	N/A	10 ft.		
22	Side 2 or (facing street):	15 ft.	N/A	10 ft.		Variance from DRB
23	Rear:	23 ft.	N/A	51.5 ft.		
	Accessory Structure Side 1:		N/A	N/A		
24	Accessory Structure Side 2 or (facing street):		N/A	N/A		
25	Accessory Structure Rear:		N/A	N/A		
26	Sum of Side yard:	25 ft.	N/A	20 ft.		Variance from DRB
27	Located within a Local Historic District?		No			
28	Designated as an individual Historic Single Family Residence Site?		No			
29	Determined to be Architecturally Significant?		No			









MATERIAL LEGEND	
1.	3/4" SMOOTH STUCCO FINISH OVER CONCRETE / CMU WALLS AND GAF HYDROSTOP/PREMIUM COAT SYSTEM NOA#16-0308.2. COLOR BENJAMIN MOORE WHITE HERON OC-57
2.	IMPACT RESISTANT ALUMINUM WINDOWS AND DOORS. CLEAR GLASS LOW-E COATING
3.	1.5" X 1.5" ALUMINUM SCREEN BY SPECIALTY ENGINEER. COLOR TO IMITATE IPE WOOD
4.	EXTERIOR ALUMINUM RAILING (42" HEIGHT A.F.F.) BY SPECIALTY ENGINEER. COLOR TO MATCH FENESTRATION



3



4



2



2





\*FOR GRAPHIC REPRESENTATION ONLY





\*FOR GRAPHIC REPRESENTATION ONLY





\*FOR GRAPHIC REPRESENTATION ONLY





\*FOR GRAPHIC REPRESENTATION ONLY





\*FOR GRAPHIC REPRESENTATION ONLY





\*FOR GRAPHIC REPRESENTATION ONLY





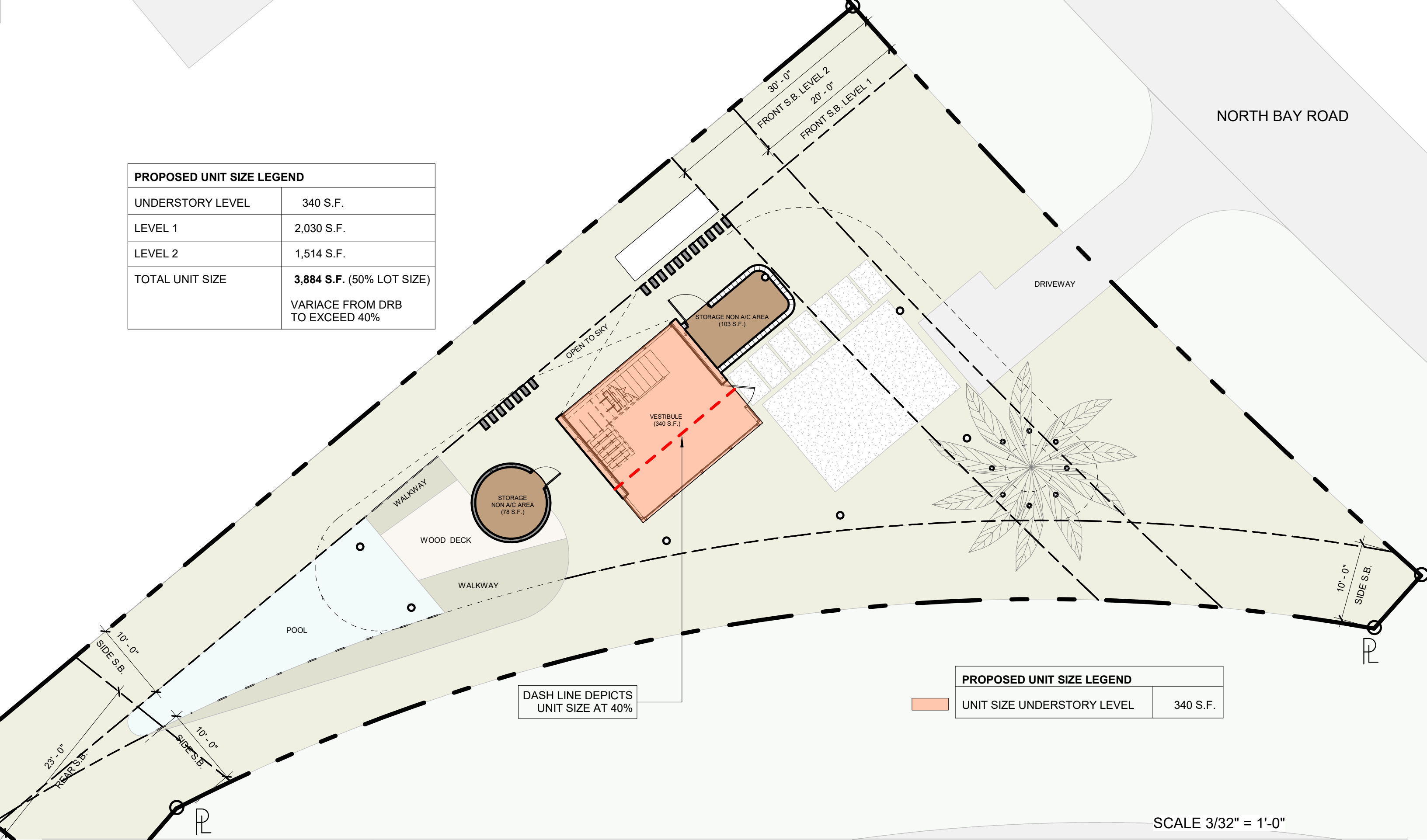
\*FOR GRAPHIC REPRESENTATION ONLY





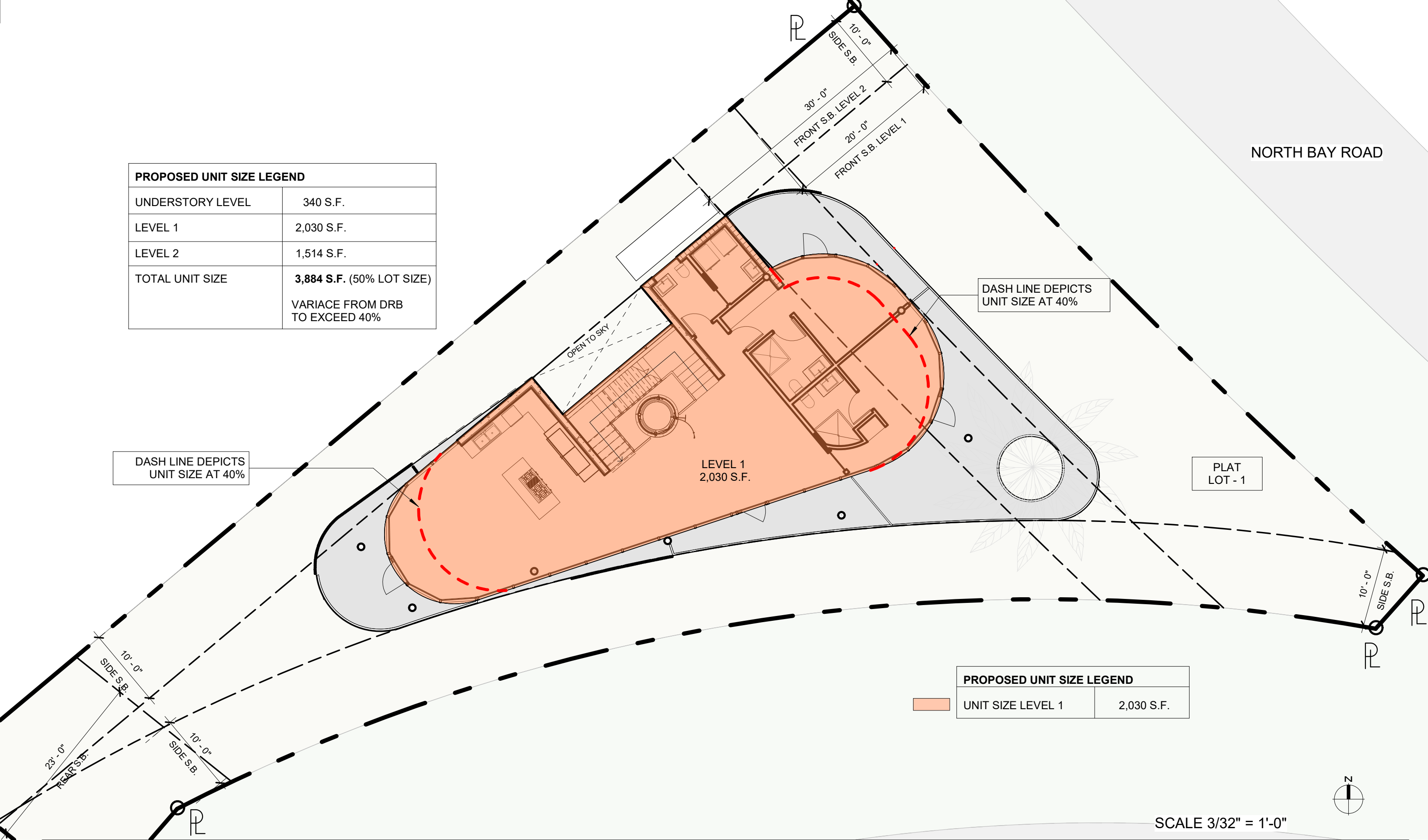


PROPOSED UNIT SIZE LEGEND	
UNDERSTORY LEVEL	340 S.F.
LEVEL 1	2,030 S.F.
LEVEL 2	1,514 S.F.
TOTAL UNIT SIZE	3,884 S.F. (50% LOT SIZE)
	VARIACE FROM DRB TO EXCEED 40%





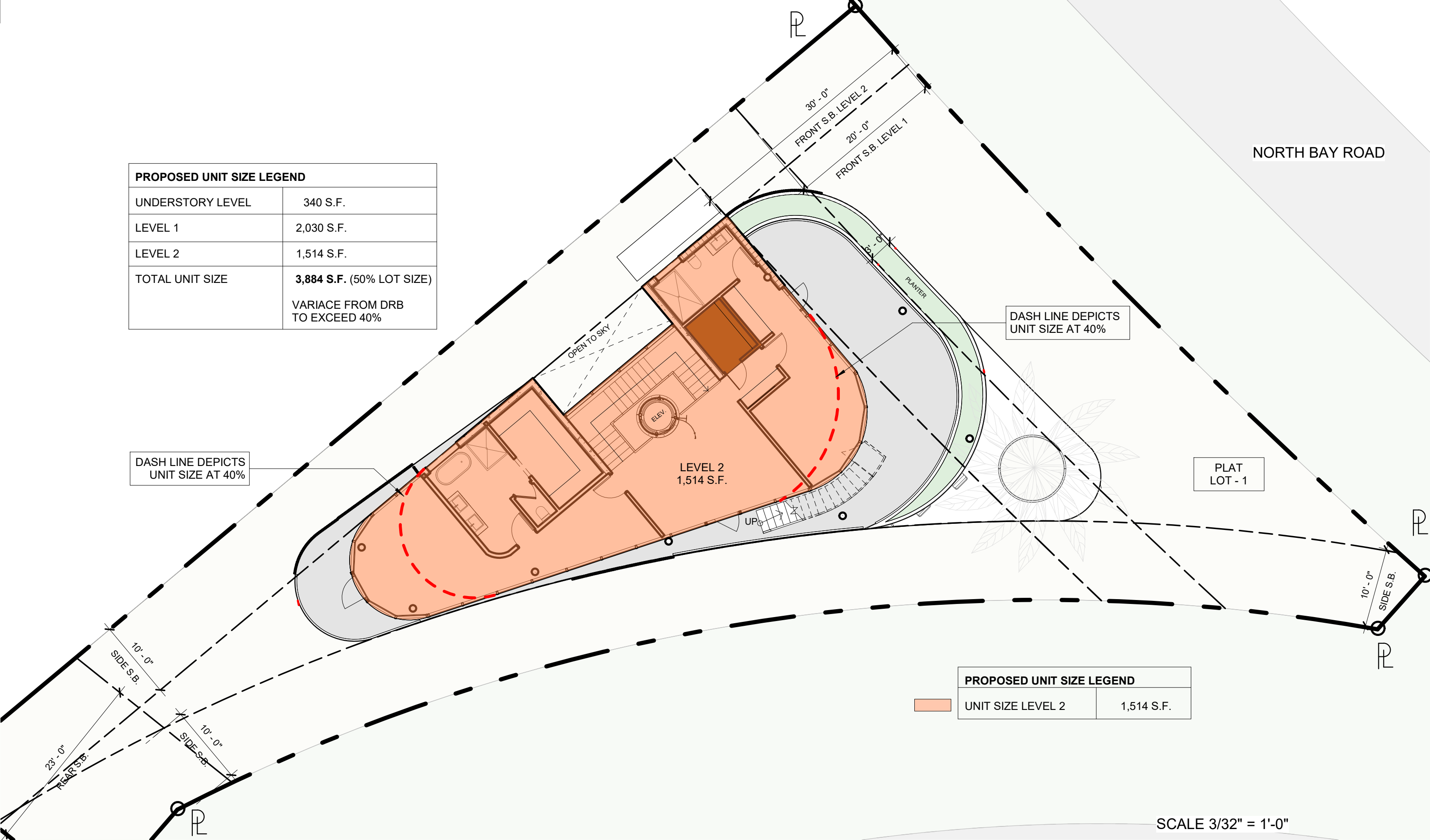
PROPOSED UNIT SIZE LEGEND	
UNDERSTORY LEVEL	340 S.F.
LEVEL 1	2,030 S.F.
LEVEL 2	1,514 S.F.
TOTAL UNIT SIZE	3,884 S.F. (50% LOT SIZE)
	VARIACE FROM DRB TO EXCEED 40%



PROPOSED UNIT SIZE LEGEND	
UNIT SIZE LEVEL 1	2,030 S.F.



PROPOSED UNIT SIZE LEGEND	
UNDERSTORY LEVEL	340 S.F.
LEVEL 1	2,030 S.F.
LEVEL 2	1,514 S.F.
TOTAL UNIT SIZE	3,884 S.F. (50% LOT SIZE)
	VARIACE FROM DRB TO EXCEED 40%



PROPOSED UNIT SIZE LEGEND	
UNIT SIZE LEVEL 2	1,514 S.F.





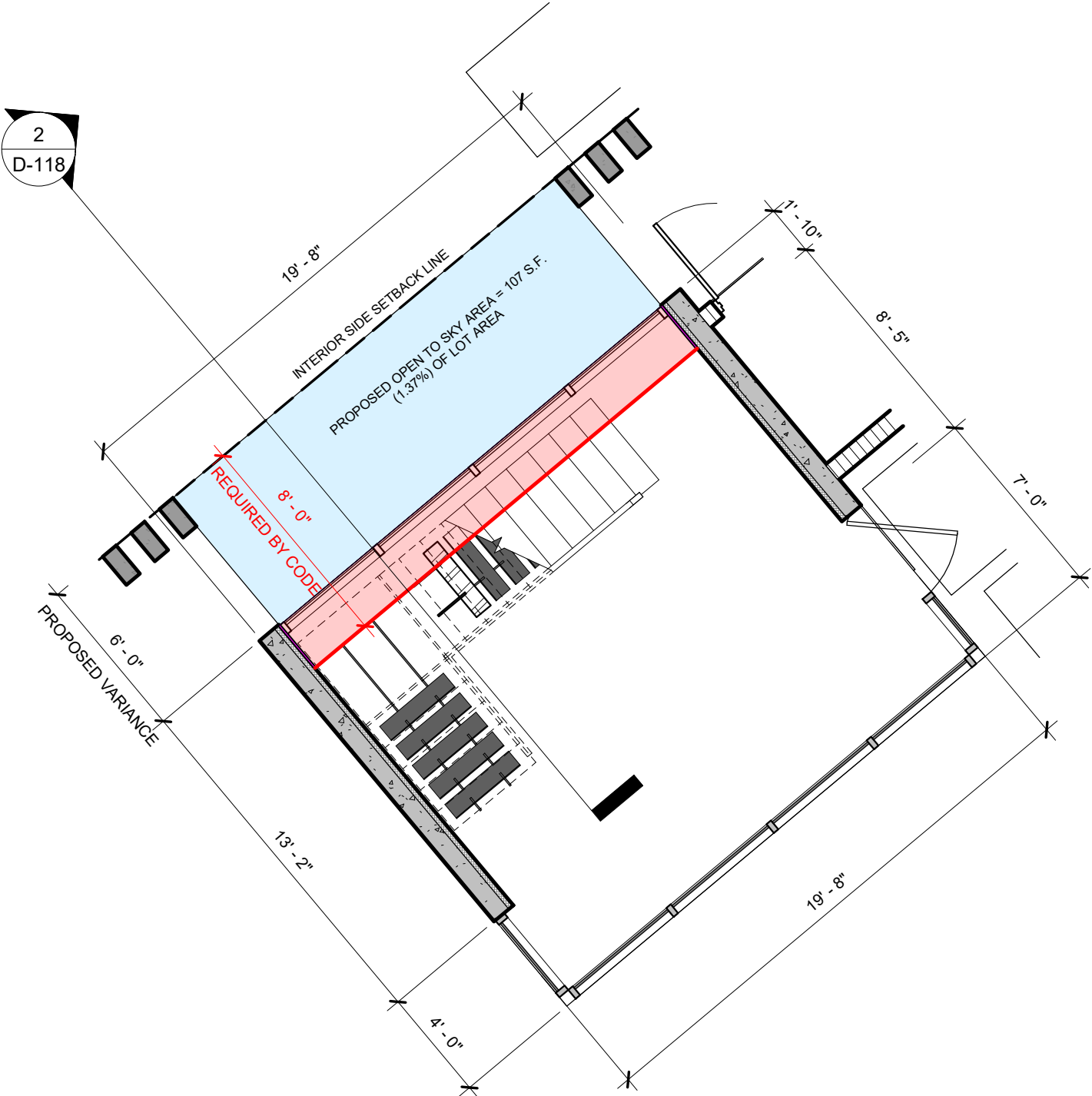




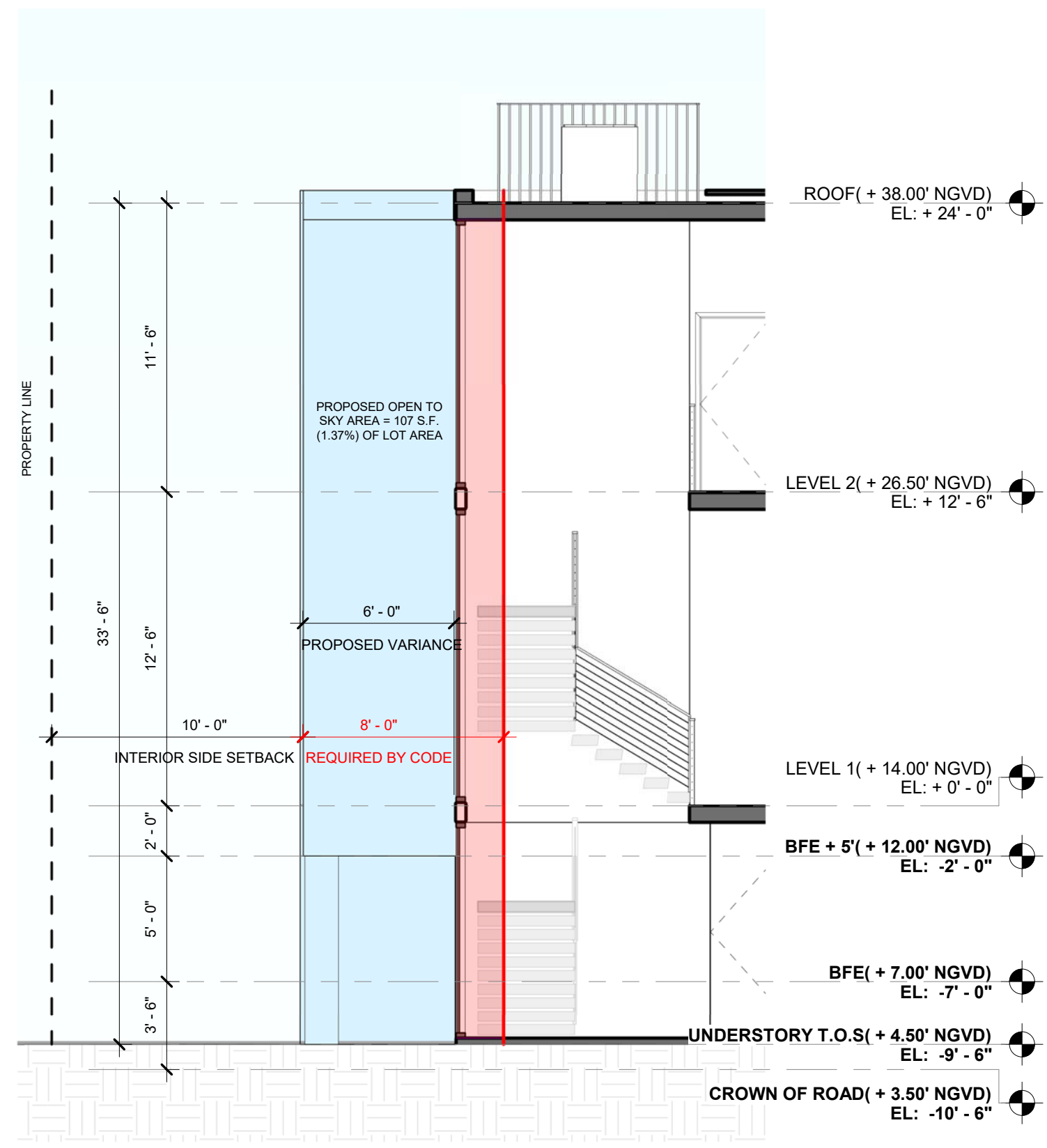






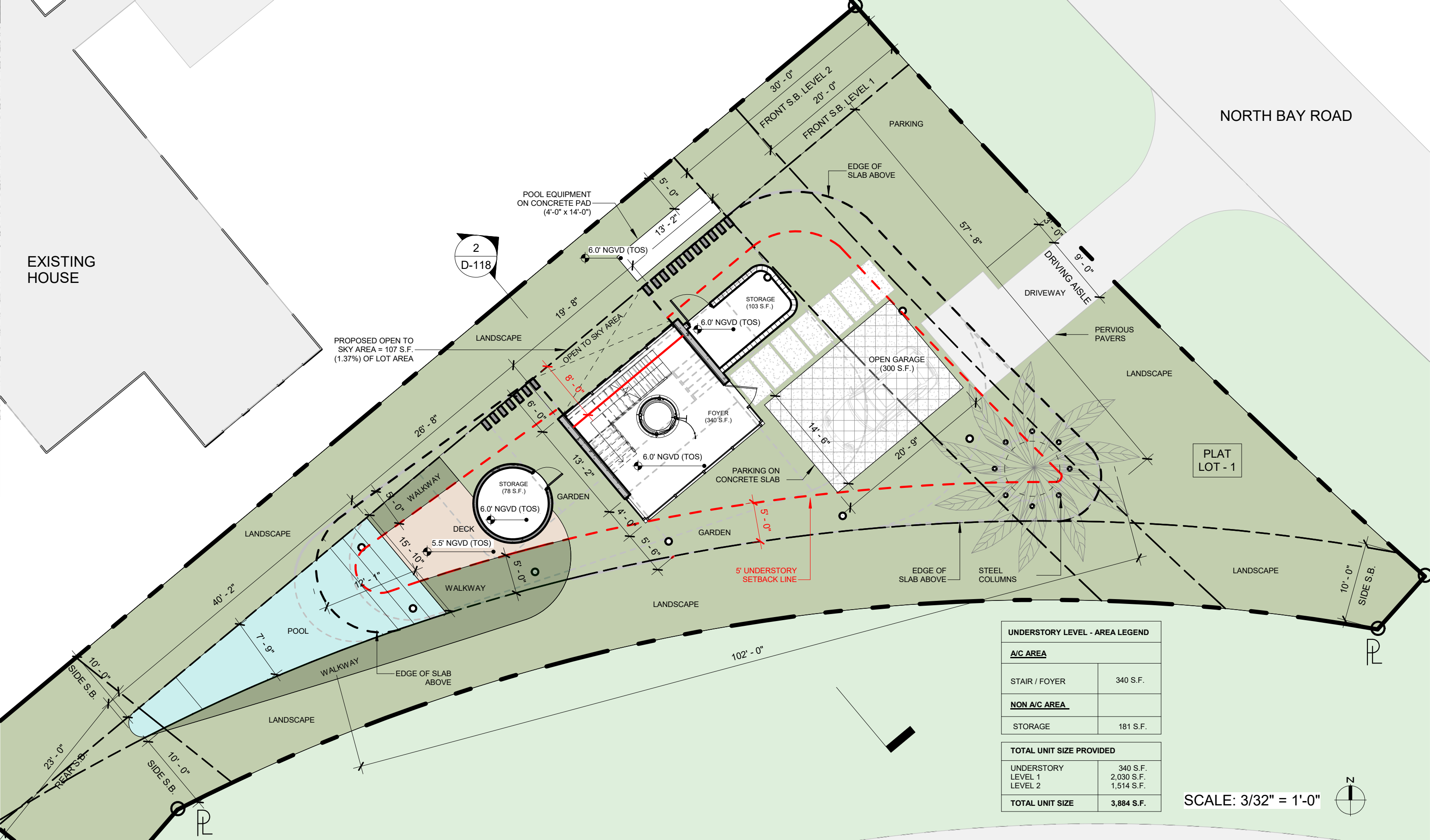


**1** OPEN AREA DIAGRAM - PLAT LOT 1  
3/16" = 1'-0"



**2** SECTION OPEN AREA DIAGRAM - PLAT LOT - 1  
3/16" = 1'-0"



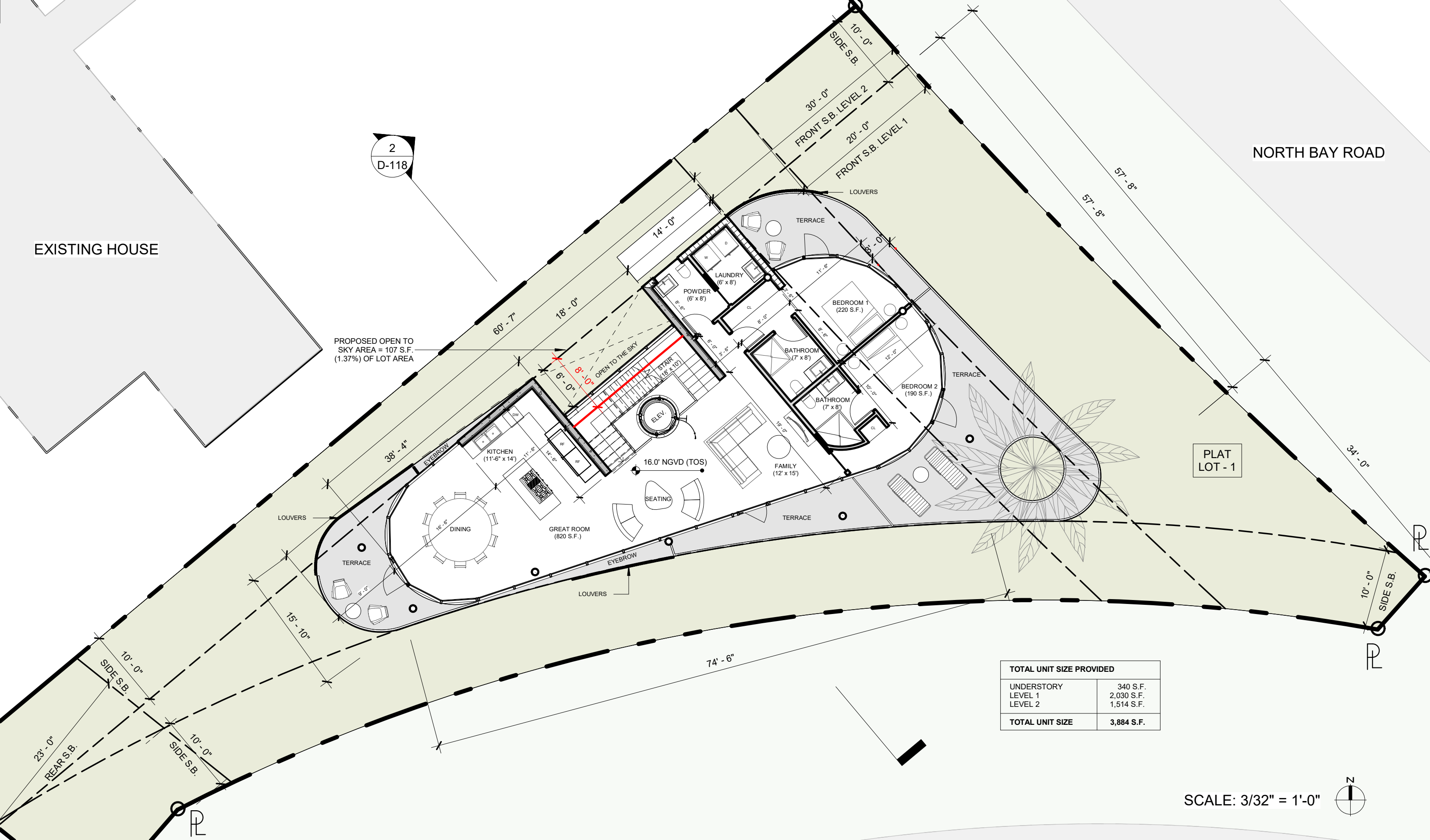


UNDERSTORY LEVEL - AREA LEGEND	
<u>A/C AREA</u>	
STAIR / FOYER	340 S.F.
<u>NON A/C AREA</u>	
STORAGE	181 S.F.
TOTAL UNIT SIZE PROVIDED	
UNDERSTORY LEVEL 1	340 S.F.
LEVEL 2	2,030 S.F.
TOTAL UNIT SIZE	3,884 S.F.

SCALE: 3/32" = 1'-0"









NORTH BAY ROAD

EXISTING  
HOUSE

2  
D-118

PROPOSED OPEN TO  
SKY AREA = 107 S.F.  
(1.37%) OF LOT AREA

PLAT  
LOT - 1

<b>TOTAL UNIT SIZE PROVIDED</b>	
UNDERSTORY	340 S.F.
LEVEL 1	2,030 S.F.
LEVEL 2	1,514 S.F.
<b>TOTAL UNIT SIZE</b>	<b>3,884 S.F.</b>

SCALE: 3/32" = 1'-0"



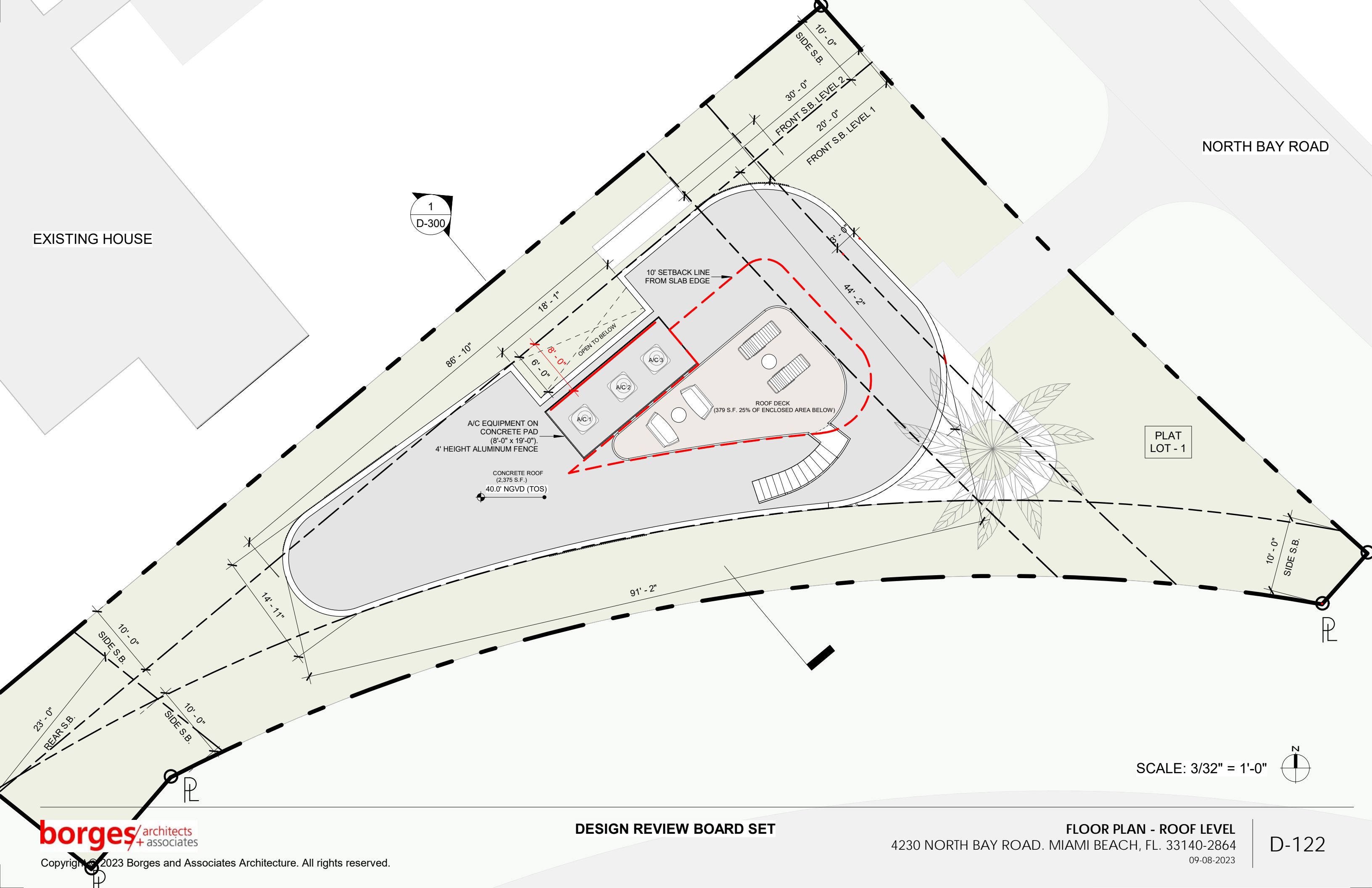


EXISTING HOUSE

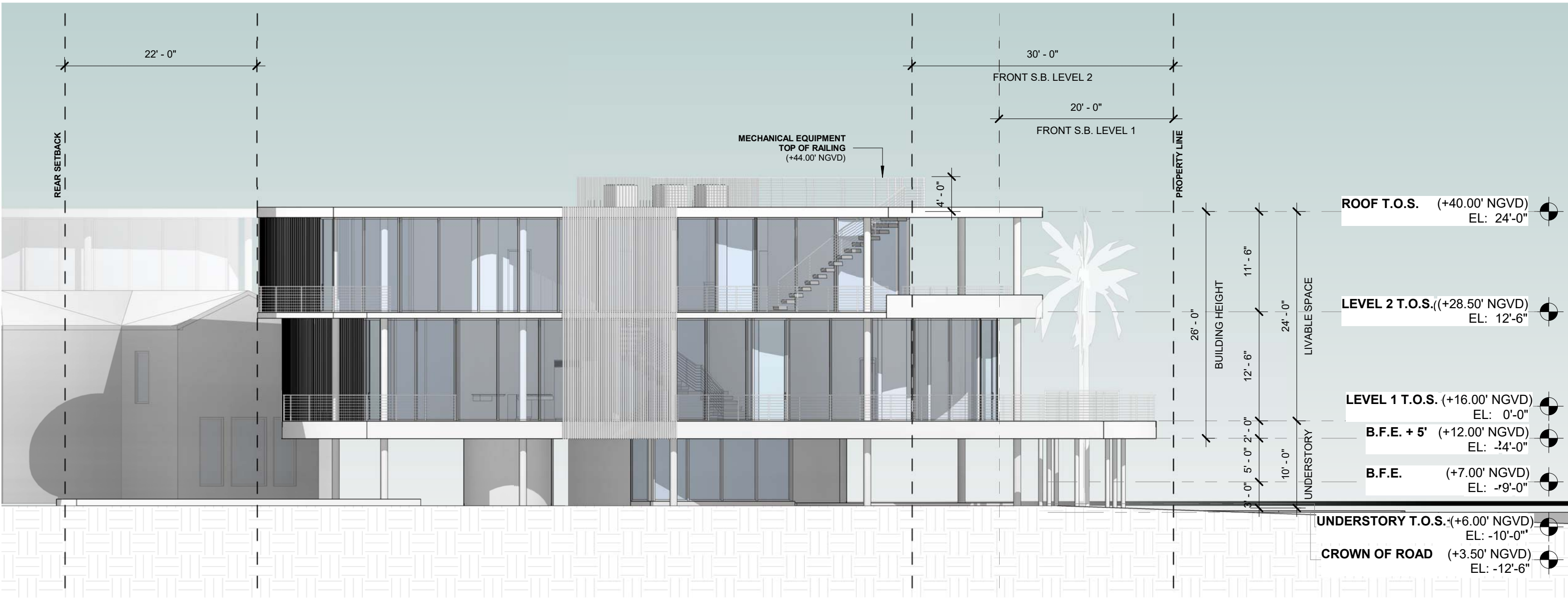
NORTH BAY ROAD

PLAT  
LOT - 1

SCALE: 3/32" = 1'-0"

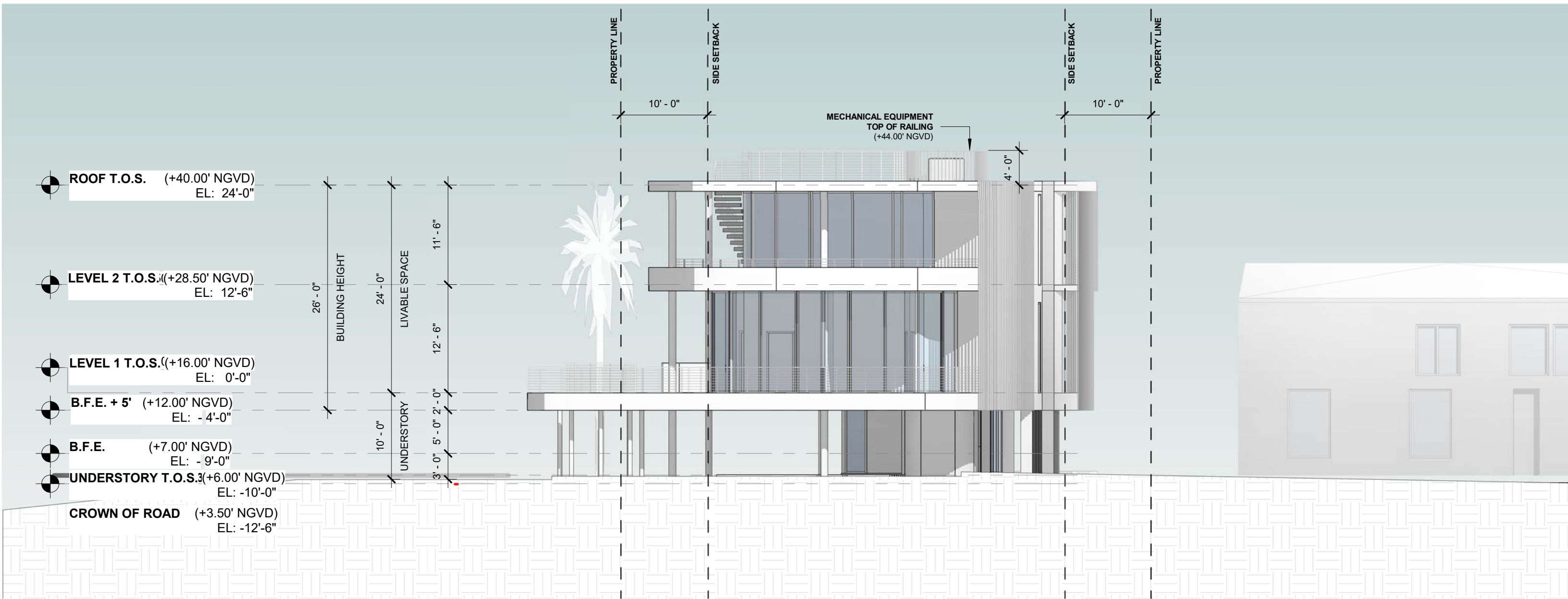






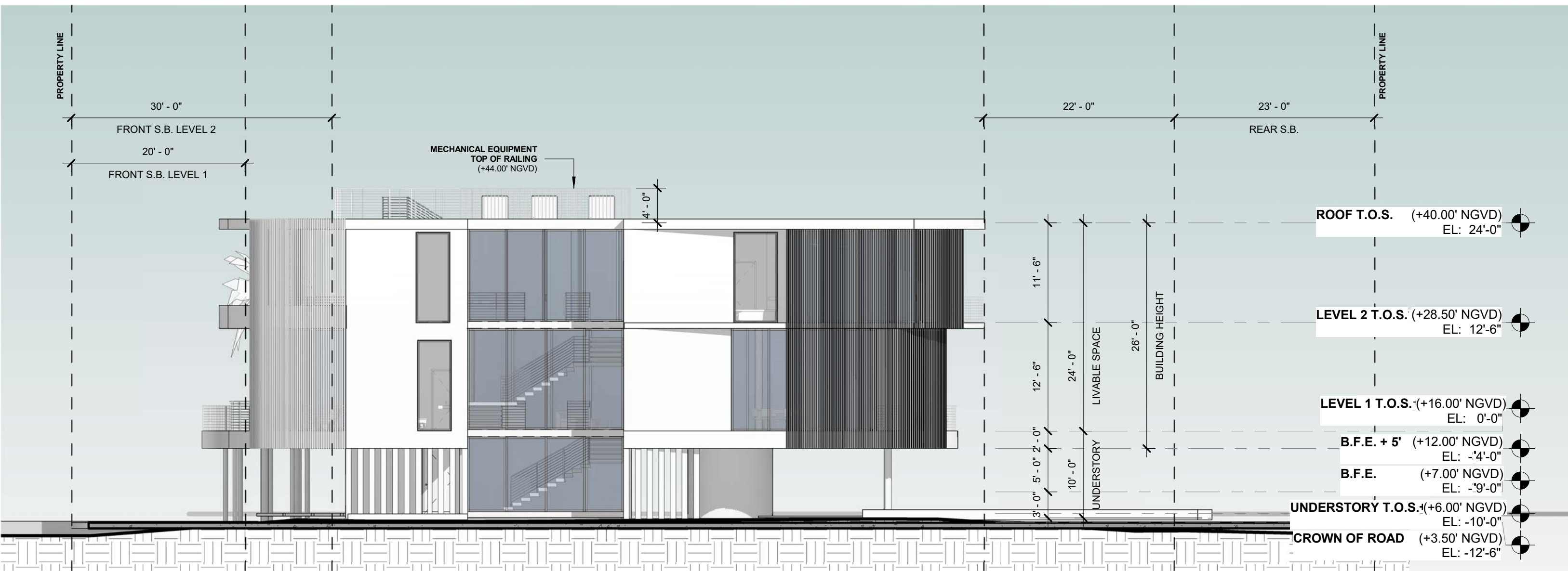
SCALE 3/32" = 1'-0"





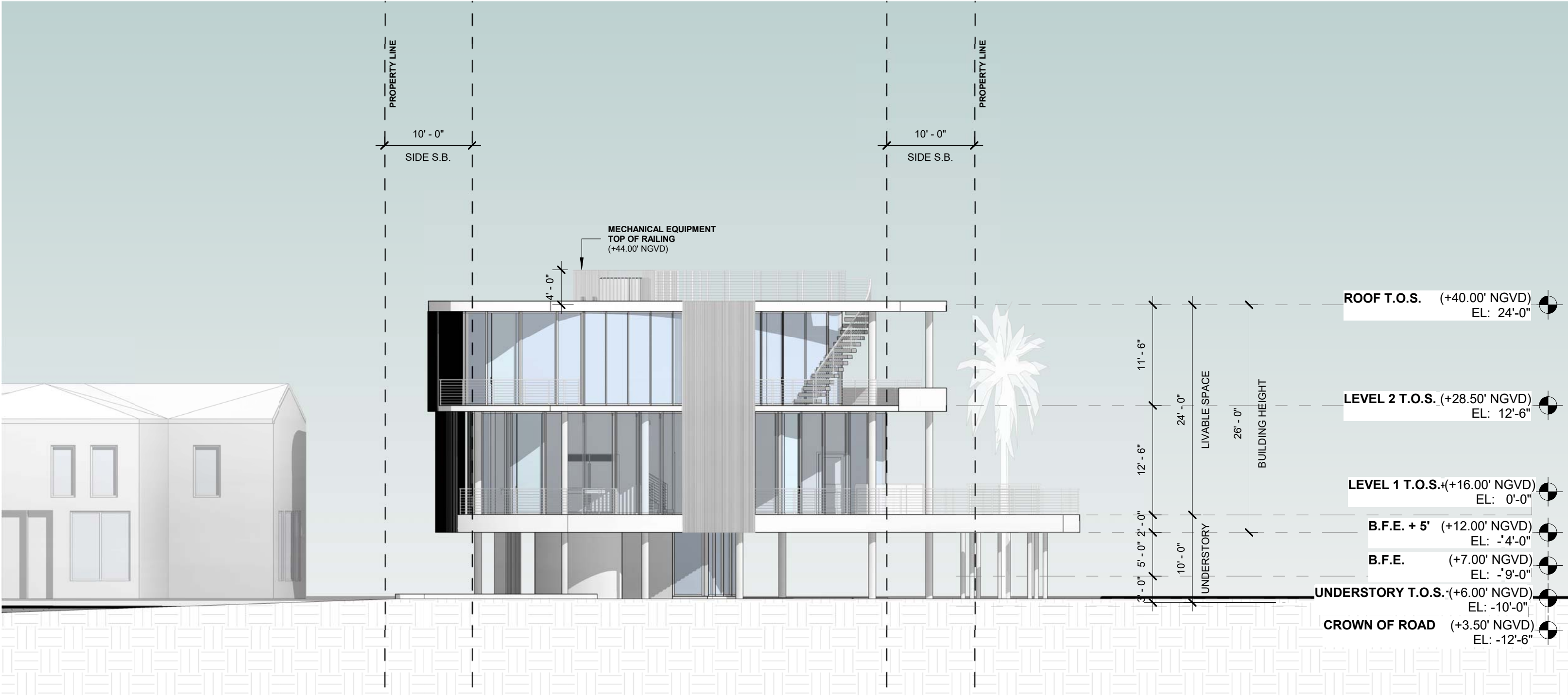
SCALE 3/32" = 1'-0"





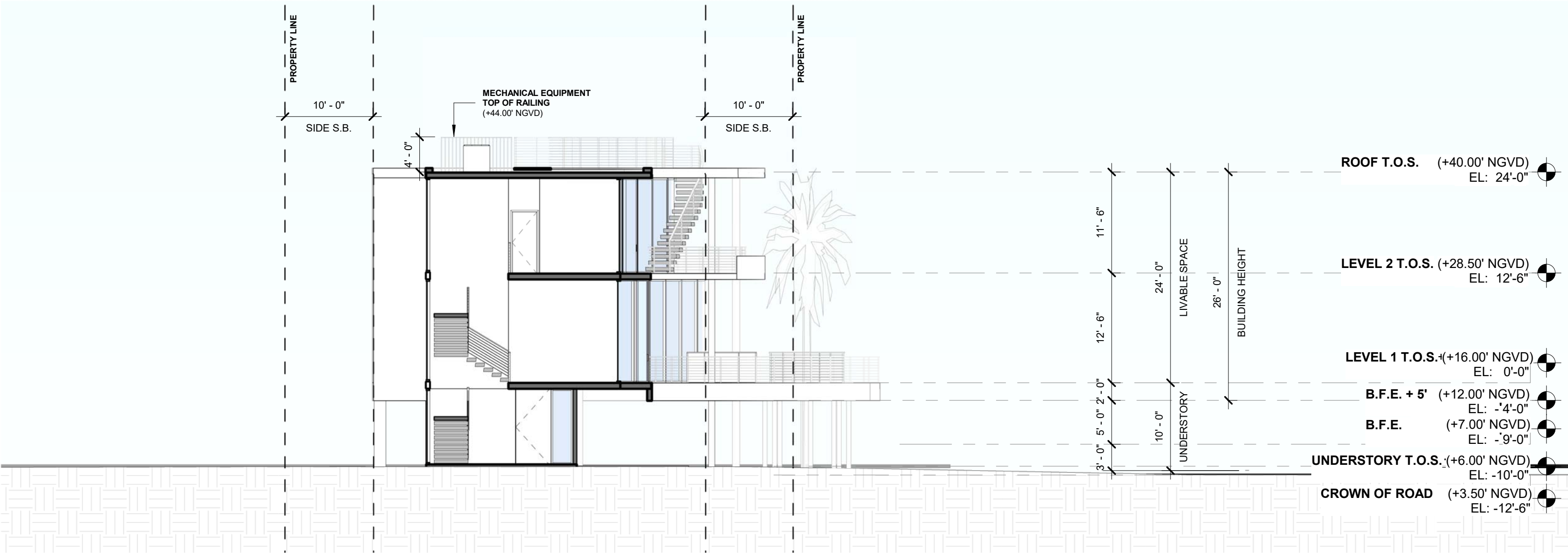
SCALE 3/32" = 1'-0"





SCALE 3/32" = 1'-0"





SCALE 3/32" = 1'-0"





SCALE 3/32" = 1'-0"