

GOLDENHOLZ RESIDENCE

PROPOSED ADDITION

2701 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

FINAL SUBMITTAL
DRB24-1007

ARCHITECTURAL :

DRB T-1 TITLE SHEET & INDEX OF DRAWINGS
DRB SP-1 SITE PLAN
DRB A-1 EXISTING & PROPOSED 1 st FLOOR PLAN
DRB A-2 EXISTING & PROPOSED 2nd FLOOR PLAN
DRB A-3 EXISTING &PROPOSED ROOF PLAN
DRB A-4 EXISTING & PROPOSED BUILDING ADDITION ELEVATIONS
DRB A-5 PROPOSED BUILDING ADDITION ELEVATIONS

SURVEY :

SUR-1 SURVEY & LOCATION MAP

GOLDENHOLZ & ASSOCIATES ARCHITECTS & PLANNERS P.A.
3122 NORTH PINE ISLAND ROAD, SUNRISE, FLORIDA 33351 TEL. (954) 742-0797 FAX (954) 742-3093
Email: Itamar@goldenholz.com

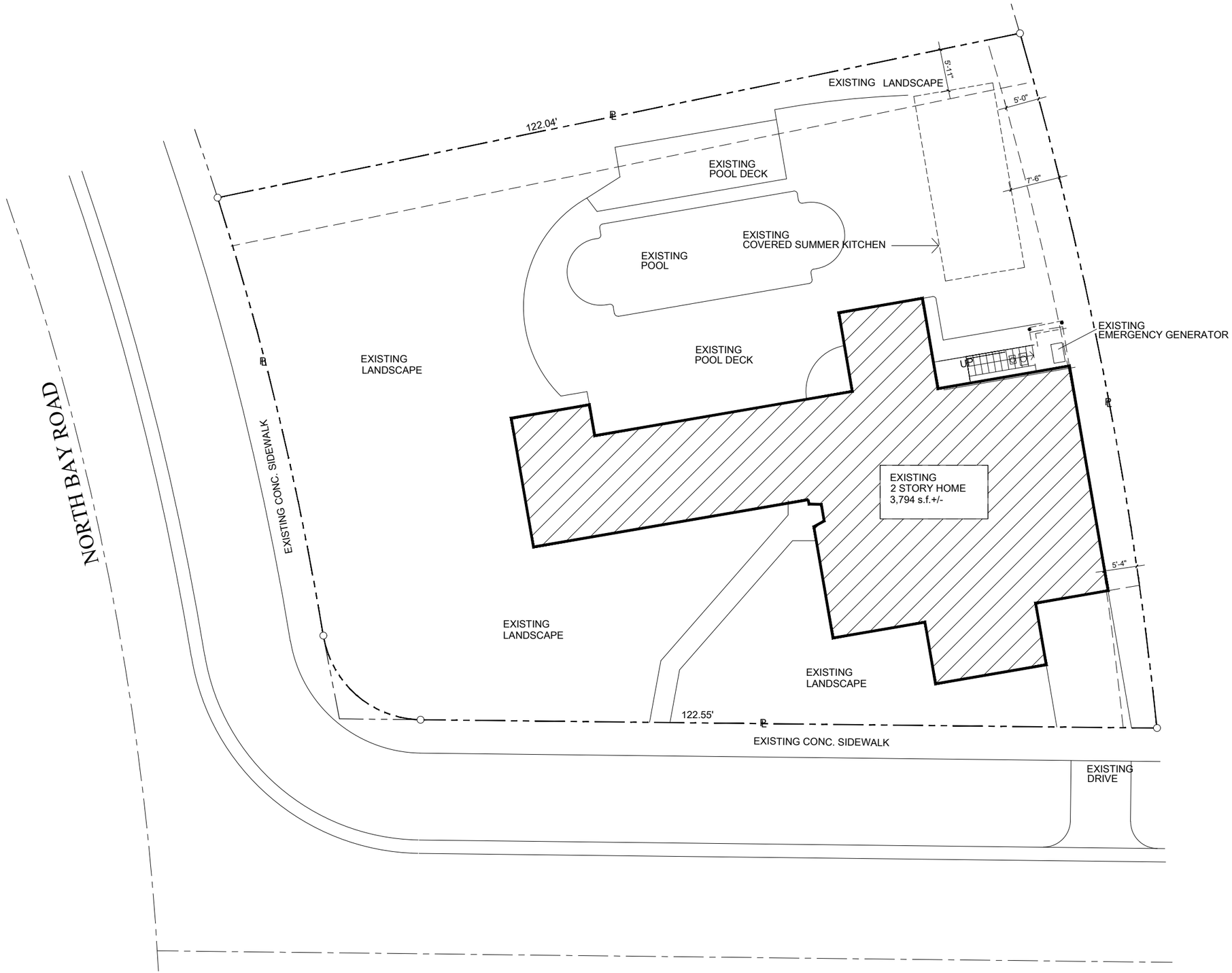
ITAMAR J GOLDENHOLZ
FL LIC. AR0007817

STATE OF FLORIDA
ITAMAR J GOLDENHOLZ
7817
3-11-2024
REGISTERED ARCHITECT

DATE: 10-24-2023
2-9-2024 DRB
3-11-2024 DRB

PROJECT No. 23004

DRB T-1



EXISTING SITE PLAN

SCALE: 1" = 10'-0"

NOTE: All EXISTING SITE DATA TAKEN FROM PLANS PREPARED BY JOHN IBARRA & ASSOCIATES, INC.. Professional Land Surveyors & Mappers, Miami Florida

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GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. IDEAS AND DESIGNS INCORPORATED IN THESE DESIGNS AND PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM THIS OFFICE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS AND OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

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EXISTING SITE PLAN

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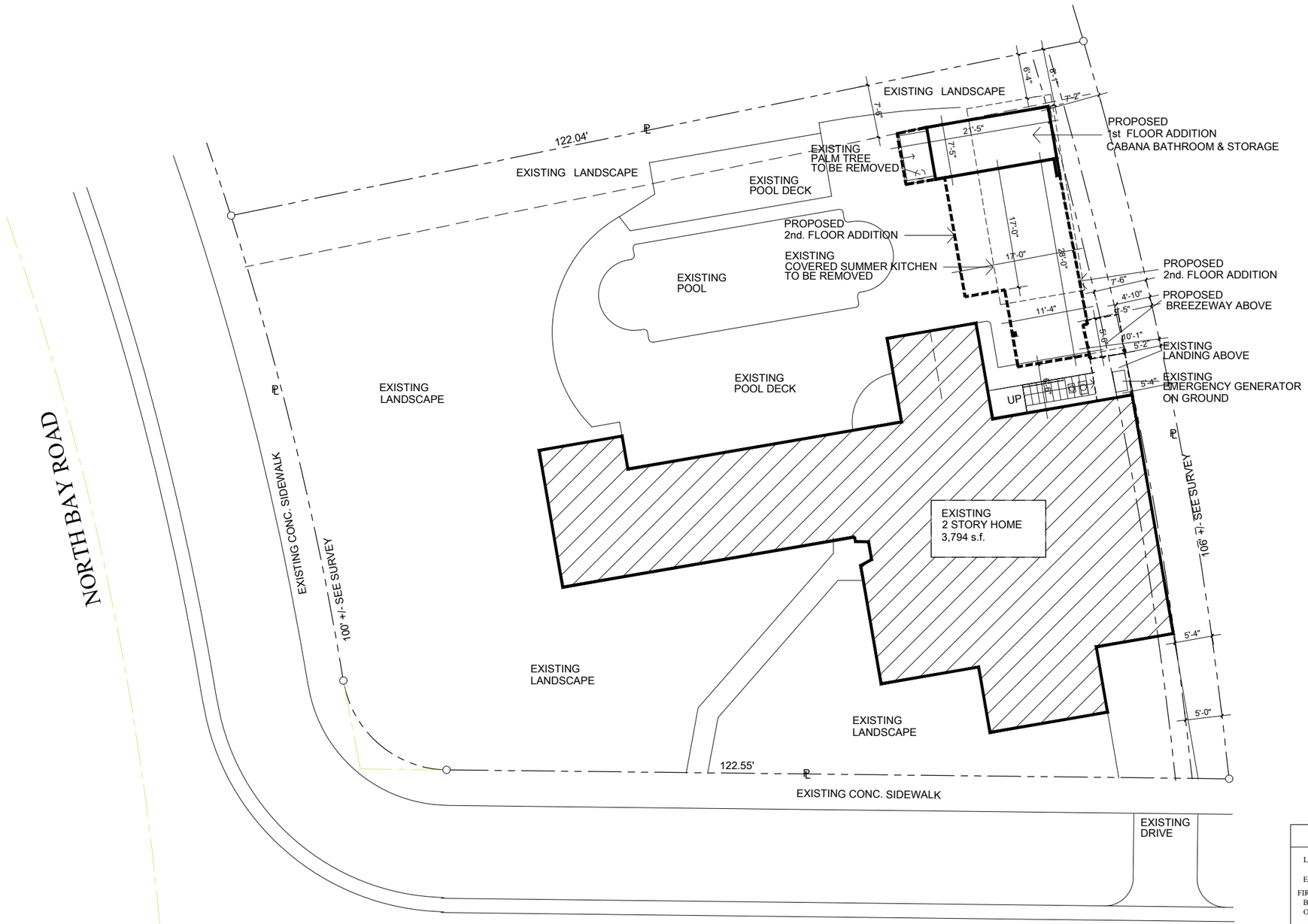
1-17-2024
1-17-2024 DRB
2- 9-2024 DRB
3-11-2024 DRB

STATE OF FLORIDA ITAMAR J. GOLDENHOLZ REGISTERED ARCHITECT 7817 3-11-2024

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

DRB SP-1

p.n. 23004



WEST 27th STREET

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

SITE DATA	
LAND AREA	11.272 S.F.
EXISTING 2 STORY	3,794 S.F.
FIRST FLOOR ADDITION	
BATH ROOM AND STORAGE	137 S.F.
OPEN COVERED SUMMER KITCHEN	411 S.F.
SECOND FLOOR ADDITION	
GYM	570 S.F.

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PROPOSED ADDITION
2701 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

PROPOSED SITE PLAN

1-17-2024
1-17-2024 DRB
2- 9-2024 DRB
3-11-2024 DRB

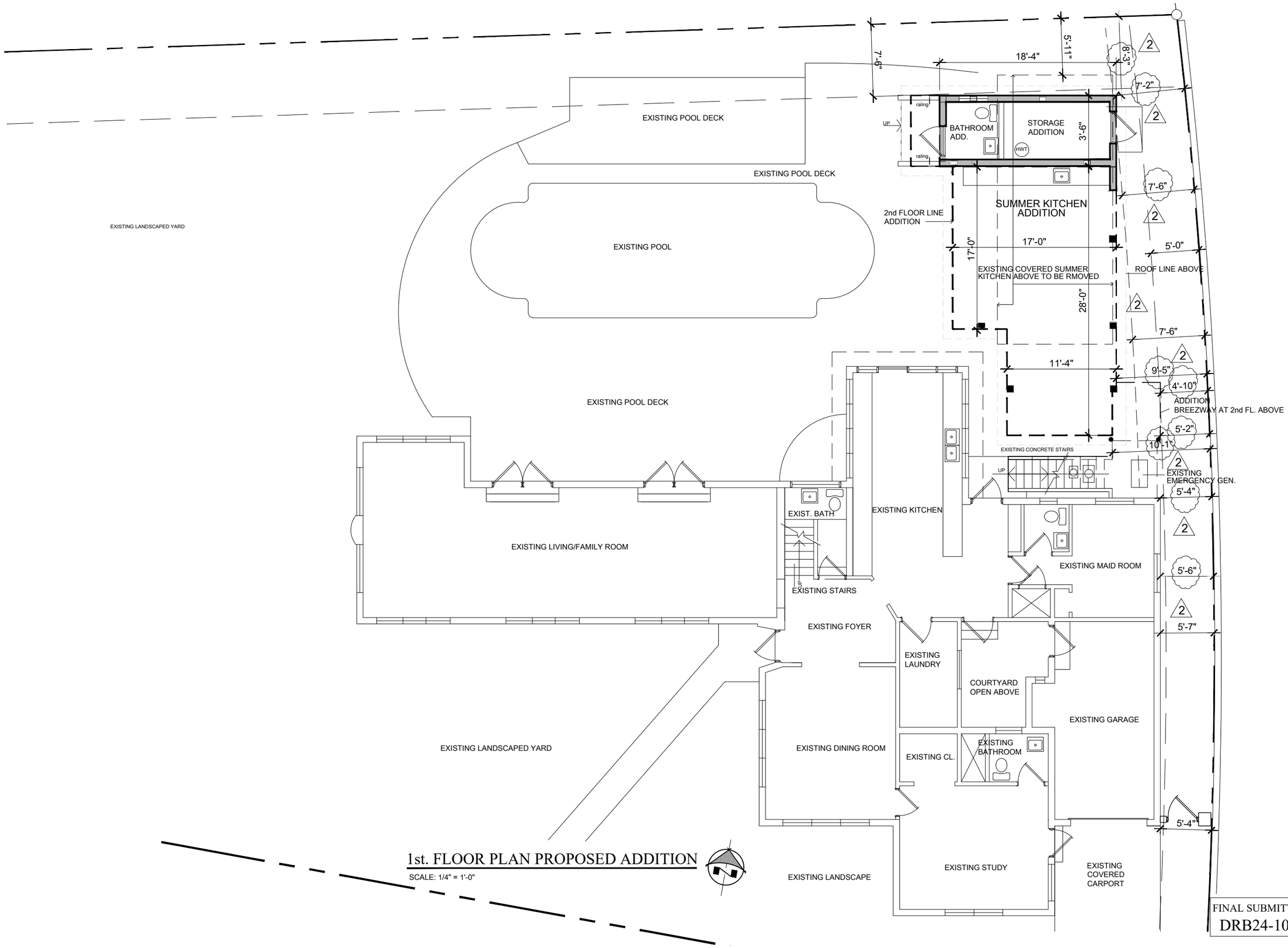
STATE OF FLORIDA ITAMAR J. GOLDENHOLZ 7817 3-11-2024 REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

DRB SP-2

p.n. 23004

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 TEL. (954) 742-0797 fax (954) 742-3093



1st. FLOOR PLAN PROPOSED ADDITION

SCALE: 1/4" = 1'-0"

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PROPOSED ADDITION
2701 NORTH BAY ROAD
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PROPOSED FIRST FLOOR PLAN

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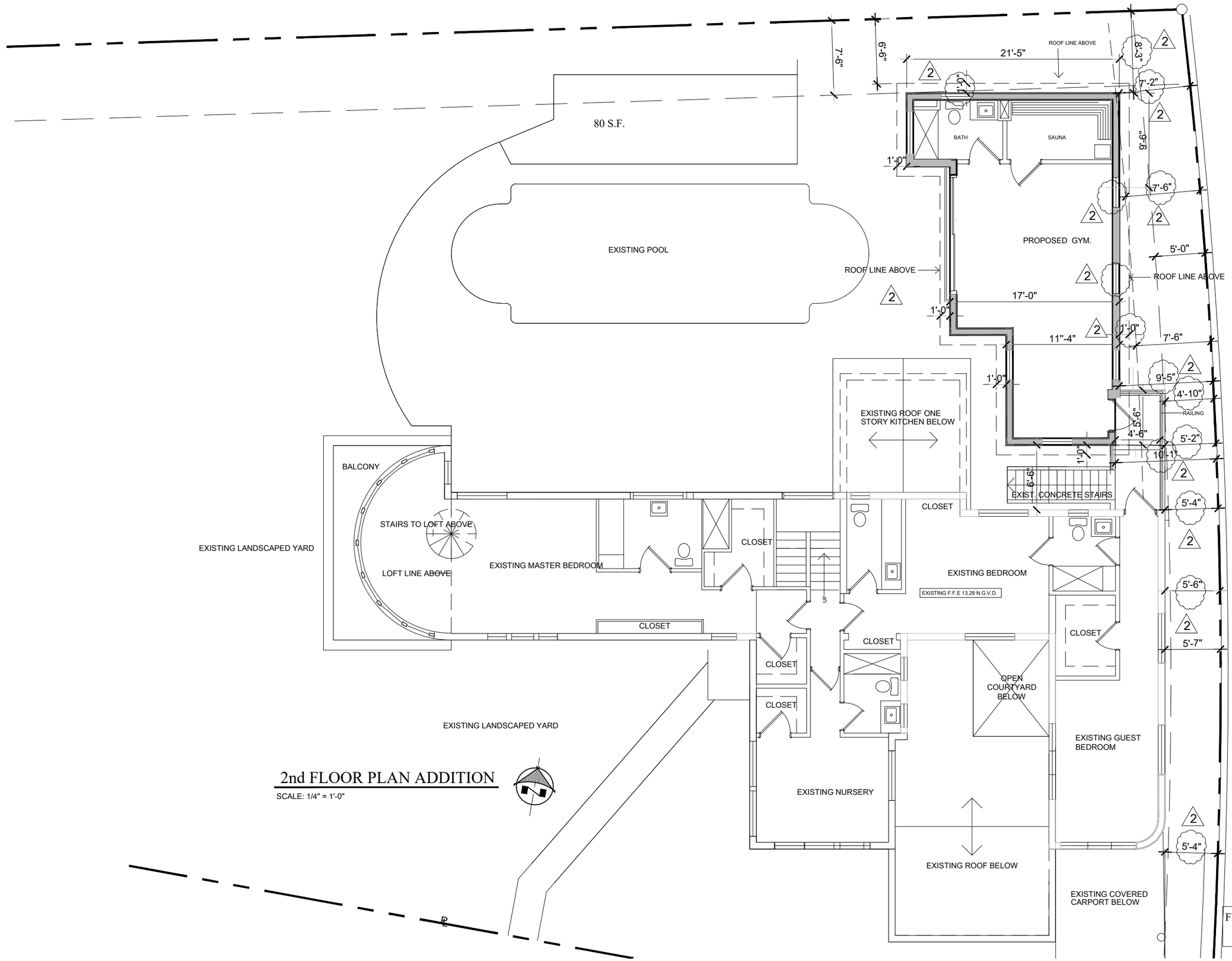
2-28-2023
7-7-2023
10-16-2023
10-24-2023
11-22-2023
1-22-2024
2-5-2024 REV. SET BACK
3-11-2024 SET BACK

STATE OF FLORIDA ITAMAR J. GOLDENHOLZ 7817 3-11-2024 REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

DRB A-1

p.n. 23004



2nd FLOOR PLAN ADDITION

SCALE: 1/4" = 1'-0"

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PROPOSED ADDITION
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PROPOSED SECOND FLOOR PLAN

3122 n. pine island road, sunrise, florida 33351 TEL. (954) 742-0797 fax (954) 742-3093
architects planners p.a. goldenholz & associates

2-28-2023
7-7-2023
7-25-2023
8-15-2023
10-23-2023
10-24-2023
11-22-2023
1-22-2024
2-1-2024
2-5-2024 REV SET BACK
3-11-2024 SET BACK

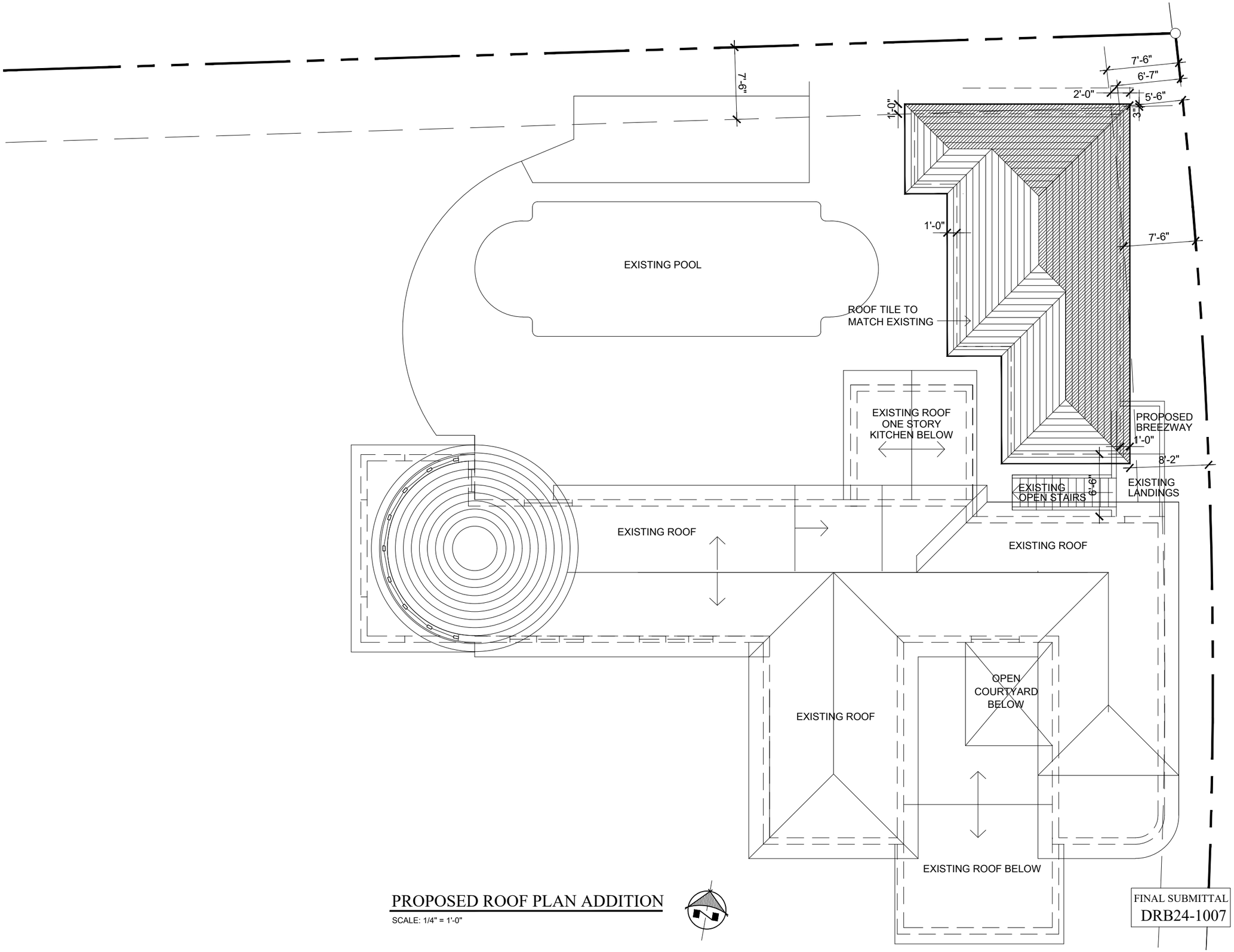
STATE OF FLORIDA ITAMAR J. GOLDENHOLZ 7817 3-11-2024 REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

FINAL SUBMITTAL
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DRB A-2

p.n. 23004



PROPOSED ROOF PLAN ADDITION

SCALE: 1/4" = 1'-0"

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PROPOSED ROOF ADDITION PLAN

2-28-2023
7-7-2023
7-25-2023
7-26-2023
8-15-2023
10-24-2023
11-22-2023
3-11-2024

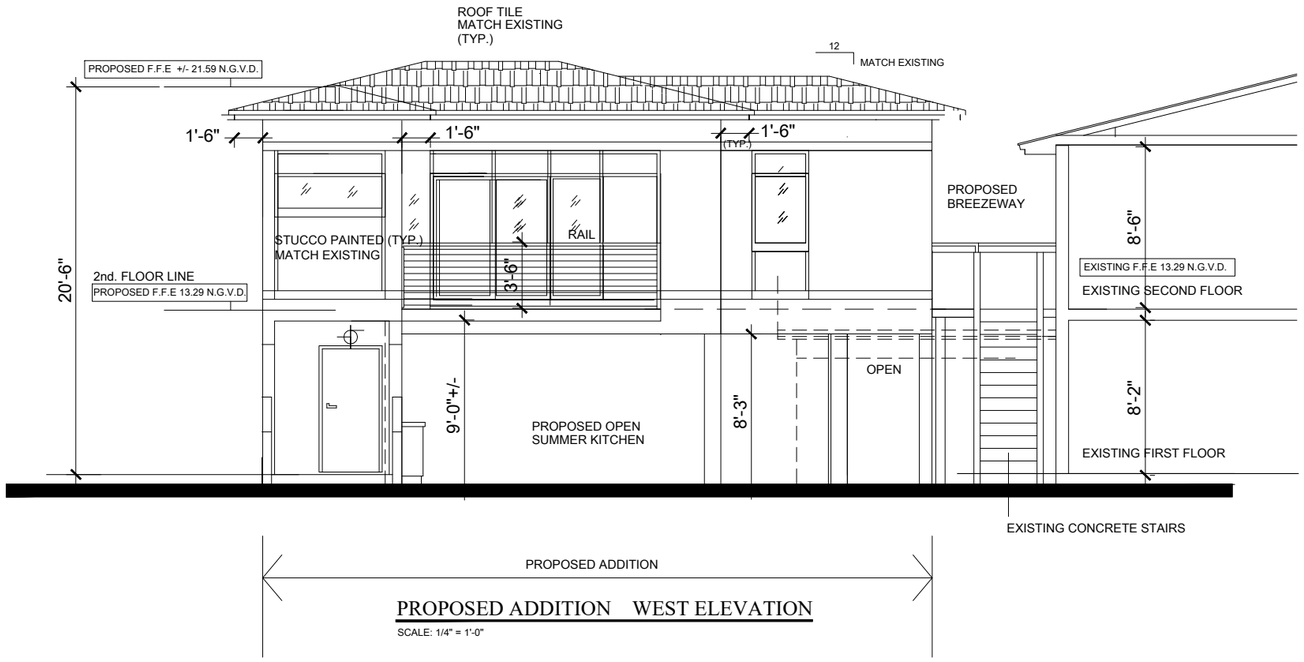
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DRB A-3

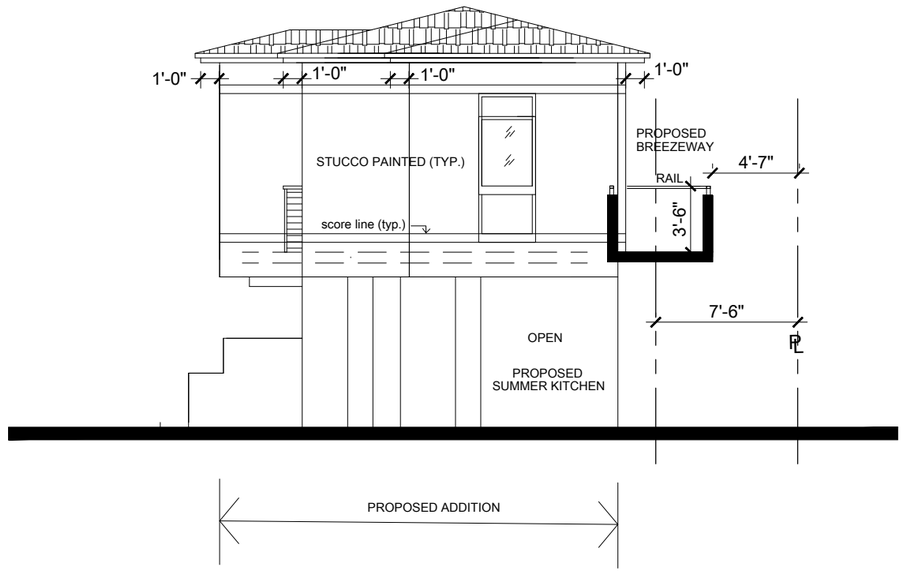
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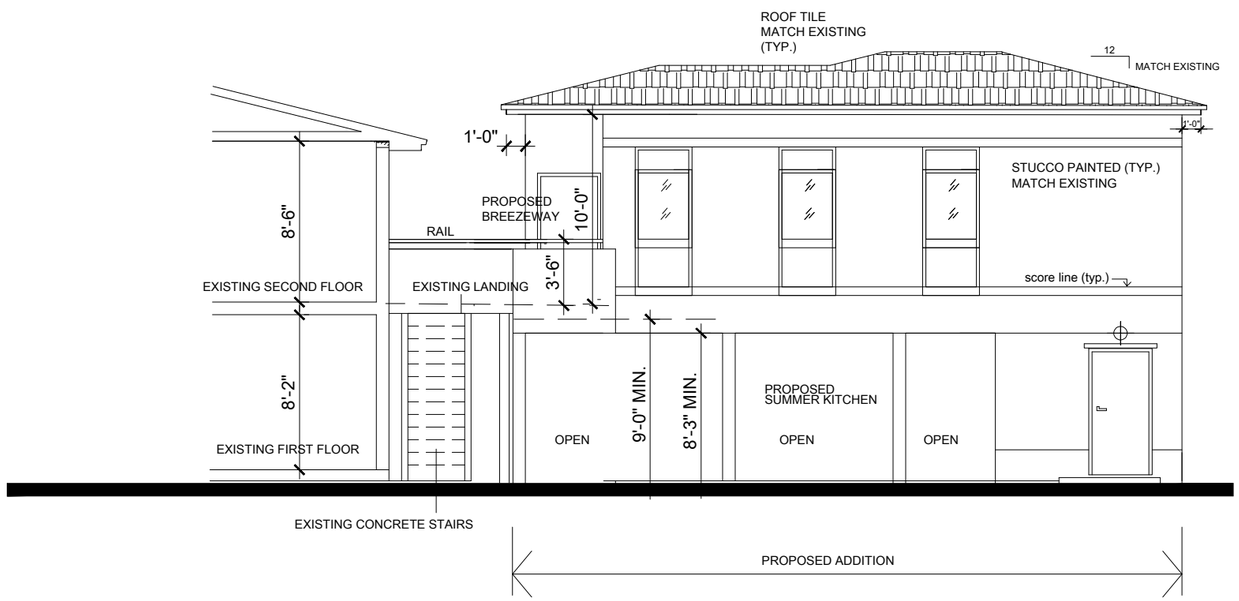
PROPOSED ADDITION WEST ELEVATION

SCALE: 1/4" = 1'-0"



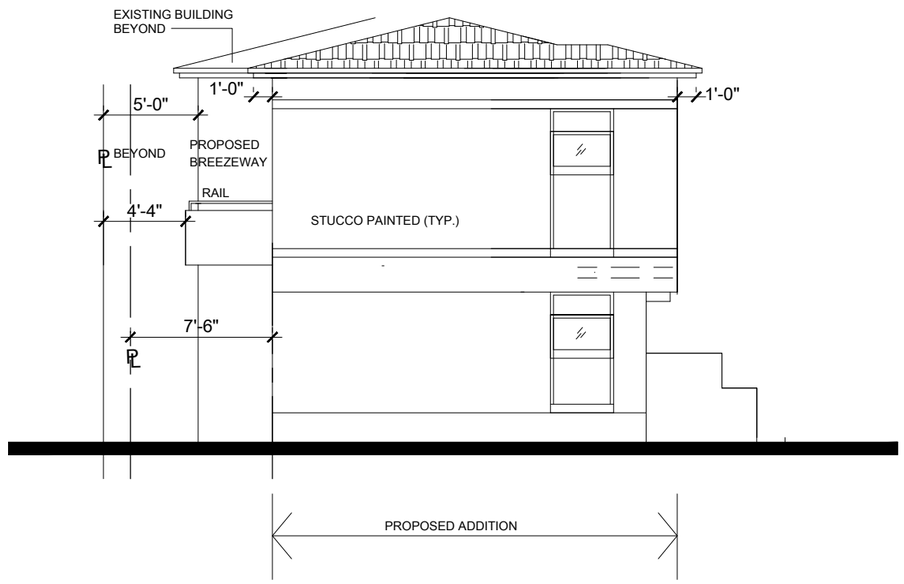
PROPOSED ADDITION SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED ADDITION EAST ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED ADDITION SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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3-11-2024 DRB

STATE OF FLORIDA · ITAMAR J. GOLDENHOLZ · 7817 · 3-11-2024 · REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
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DRB A-4

p.n. 23004

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PROPOSED ADDITION SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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PROPOSED ELEVATIONS

7-25-2023
7-26-2023
8-15-2023
10-24-2023
1-11-2023
11-22-2023
3-11-2024 DRB

STATE OF FLORIDA · ITAMAR J. GOLDENHOLZ · 7817 · 2-11-2024 · REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
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DRB A-5

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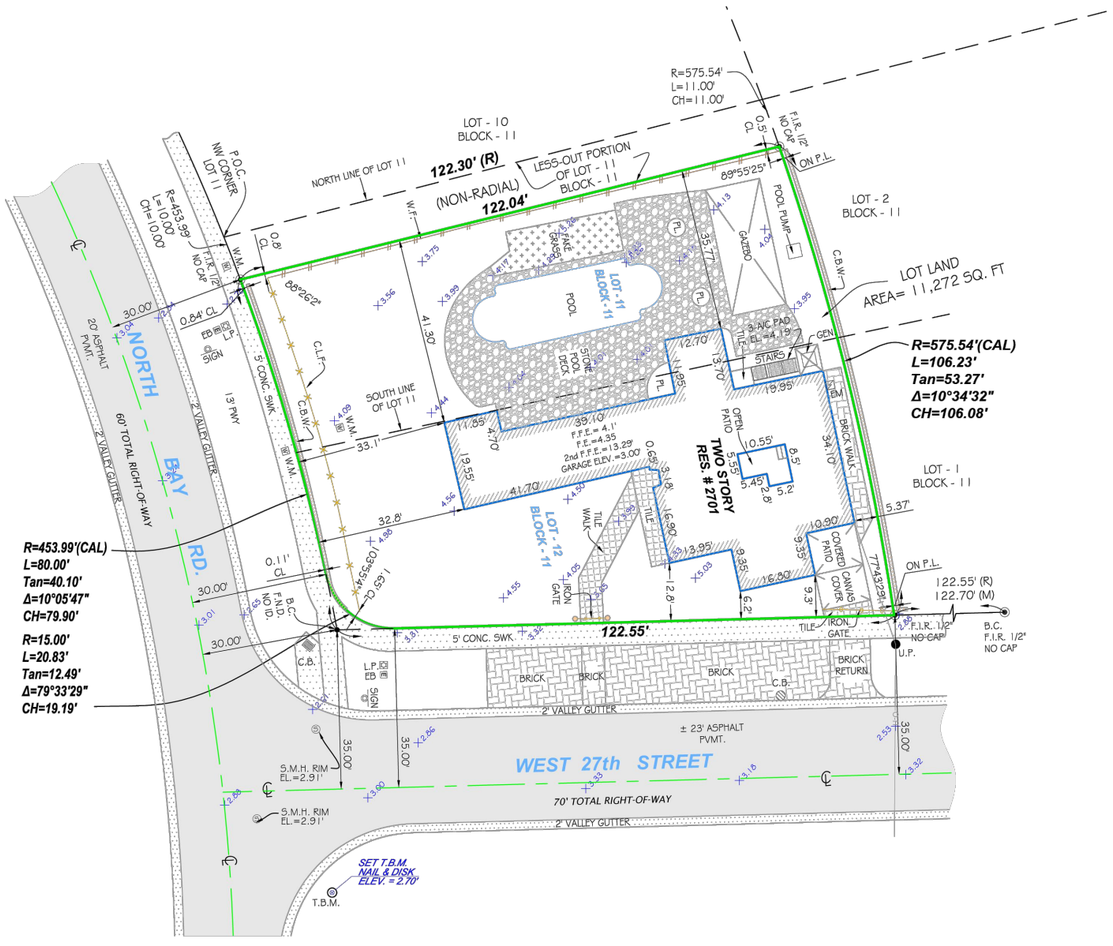
JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
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FAX : (305) 262-0401
3725 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

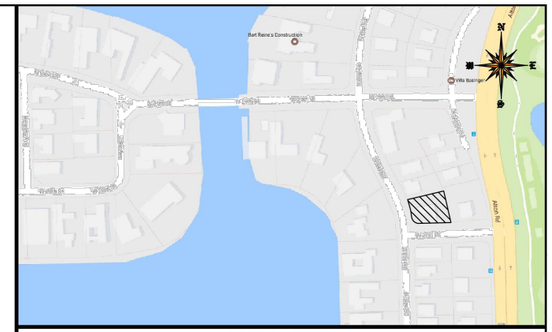
MAP OF BOUNDARY SURVEY

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FEET





LOCATION SKETCH
SCALE = N.T.S.

ABBREVIATIONS

A	= ARC
A/C	= AIR CONDITIONER PAD
A.E.	= ANCHOR EASEMENT
A.R.	= ALUMINUM ROOF
A.S.	= ALUMINUM SHED
ASPH.	= ASPHALT
B.C.	= BLOCK CORNER
BLDG.	= BUILDING
B.M.	= BENCH MARK
B.C.R.	= BROWARD COUNTY RECORDS
B.O.B.	= BASIS OF BEARING
B.S.L.	= BUILDING SETBACK LINE
(C)	= CALCULATED
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W.	= CONCRETE BLOCK WALL
CH.	= CHORD
CH.B.	= CHORD BEARING
CH.L.	= CHORD LENGTH
CL.	= CLEAR
C.O.	= CLEAN OUT
C.L.F.	= CHAIN LINK FENCE
C.M.E	= CANAL MAINTENANCE EASEMENT
CONC.	= CONCRETE
C.U.P.	= CONCRETE UTILITY POLE
C.P.	= CONCRETE PORCH
C.S.	= CONCRETE SLAB
C.W.	= CONCRETE WALK
D.E.	= DRAINAGE EASEMENT
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
DRIVE	= DRIVEWAY
°	= DEGREES
EB	= ELECTRIC BOX
E.T.P.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENCR.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.F.E.	= FINISHED FLOOR ELEVATION
F.N.D.	= FOUND NAIL & DISK
FT.	= FEET
FNIP.	= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	= FOUND NAIL
H.	= HIGH OR (HEIGHT)
IN.&EG.	= INGRESS AND EGRESS EASEMENT
I.C.V.	= IRRIGATION CONTROL VALVE
I.F.	= IRON FENCE
L.B.	= LICENSED BUSINESS
L.P.	= LIGHT POLE
L.F.E.	= LOWEST FLOOR ELEVATION
L.M.E.	= LAKE MAINTENANCE EASEMENT
M	= MINUTES
(M)	= MEASURED DISTANCE
M.B.	= MAIL BOX
M.D.C.R.	= MIAMI DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
M.H.	= MANHOLE
N.A.P.	= NOT A PART OF
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
# or NO.	= NUMBER
O/S	= OFFSET
O.H.	= OVERHEAD
O.H.L.	= OVERHEAD UTILITY LINES
O.R.B.	= OFFICIAL RECORDS BOOK
O.V.H.	= OVERHANG
PVMT.	= PAVEMENT
PL.	= PLANTER
P.L.	= PROPERTY LINE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.O.T.	= POINT OF TANGENCY
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P.R.C.	= POINT OF REVERSE CURVATURE
PWY	= PARKWAY
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.L.S.	= PROFESSIONAL LAND SURVEYOR
P.P.	= POWER POLE
P.P.S.	= POOL PUMP SLAB
P.U.E.	= PUBLIC UTILITY EASEMENT
(R)	= RECORD DISTANCE
R.R.	= RAIL ROAD
RES.	= RESIDENCE
R/W	= RIGHT-OF-WAY
RAD.	= RADIUS OR RADIAL
RGE.	= RANGE
R.O.E.	= ROOF OVERHANG EASEMENT
SEC.	= SECTION
STY.	= STORY
SWK	= SIDEWALK
S.I.P.	= SET IRON PIPE
S	= SOUTH
S.P.	= SCREENED PORCH
S.V.	= SEWER VALVE
"	= SECONDS
T	= TANGENT
TB	= TELEPHONE BOOTH
T.B.M.	= TEMPORARY BENCHMARK
T.U.E.	= TECHNOLOGY UTILITY EASEMENT
TSB	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
TWP	= TOWNSHIP
UTIL.	= UTILITY
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
W.F.	= WOOD FENCE
W.P.	= WOOD PORCH
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
M	= MONUMENT LINE
℄	= CENTER LINE
Δ	= DELTA

PROPERTY ADDRESS:

2701 NORTH BAY ROAD,
MIAMI BEACH, FLORIDA, 33140

CERTIFICATION:

GILAD GOLDENHOLZ

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

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

FLOOD ZONE INFORMATION:

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

FLOOD ZONE:	"AE"
BASE FLOOD ELEVATION:	8 FEET.
COMMUNITY:	120651
PANEL:	0317
SUFFIX:	L
DATE OF FIRM:	09/11/2009

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

SURVEYOR' S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK #D-131, LOCATOR NO. 3234 NE @ 4CHASE AVE — 56' NORTH OF C/L & ALTON RD — 3' WEST OF WEST EDGE OF PAVEMENT; ELEVATION IS 8.73 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:

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

Digitally signed by CARLOS M IBARRA
Date: 2023.09.19 11:21:01 -04'00'

BY: _____ **09/13/2023**
CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: **SURVEY UPDATE 03/13/2023**

REVISED ON: **SURVEY 01/11/2017**

LEGAL DESCRIPTION:

LOT 11, LESS THE NORTHERLY ONE-FIFTH THEREOF, AND ALL OF LOT 12, IN BLOCK 11, AMENDED PLAT OF SUNSET LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID NORTHERLY ONE-FIFTH OF LOT 11, BEING MORE PARTICULARLY DESCRIBED AS: BEGIN AT THE NORTHWESTERLY CORNER OF LOT 11, THENCE RUN SOUTHEASTERLY ALONG THE WESTERLY LINE OF LOT 11, A CHORD DISTANCE OF 10.0 FEET TO A POINT; THENCE RUN NORTHEASTERLY A DISTANCE OF 122. 35 FEET TO THE EAST LINE OF LOT 11, THENCE RUN NORTHWESTERLY ALONG THE EAST LINE OF LOT 11, A CHORD DISTANCE OF 11.0 FEET TO THE NORTHEAST CORNER OF LOT 11; THENCE RUN SOUTHWESTERLY ALONG THE NORTH LINE OF LOT 11, A DISTANCE OF 122.3 FEET TO THE POINT OF BEGINNING ("PROPERTY").

LEGEND

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

DRAWN BY:	**LJB**
FIELD DATE:	**09/13/2023**
SURVEY NO:	**17-000210-2**
SHEET:	**1 OF 1**

L.B.# 7806 SEAL

Digitally signed by CARLOS M IBARRA
Date: 2023.09.19 11:21:33 -04'00'

FINAL SUBMITTAL
DRB24-1007

GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. ALL IDEAS, DESIGNS, ARRANGEMENTS AND DESIGNS AND PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM THIS OFFICE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS AND OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

GOLDENHOLZ RESIDENCE
PROPOSED ADDITION
2701 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

EXISTING SITE PLAN

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 TEL. (954) 742-0797 fax (954) 742-3093

10-24-2023
1-17-2024 DRB
2- 9-2024 DRB
3-11-2024 DRB

STATE OF FLORIDA — ITAMAR J. GOLDENHOLZ — 7817 — 3-11-2024 — REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

SUR-1

p.n. 23004