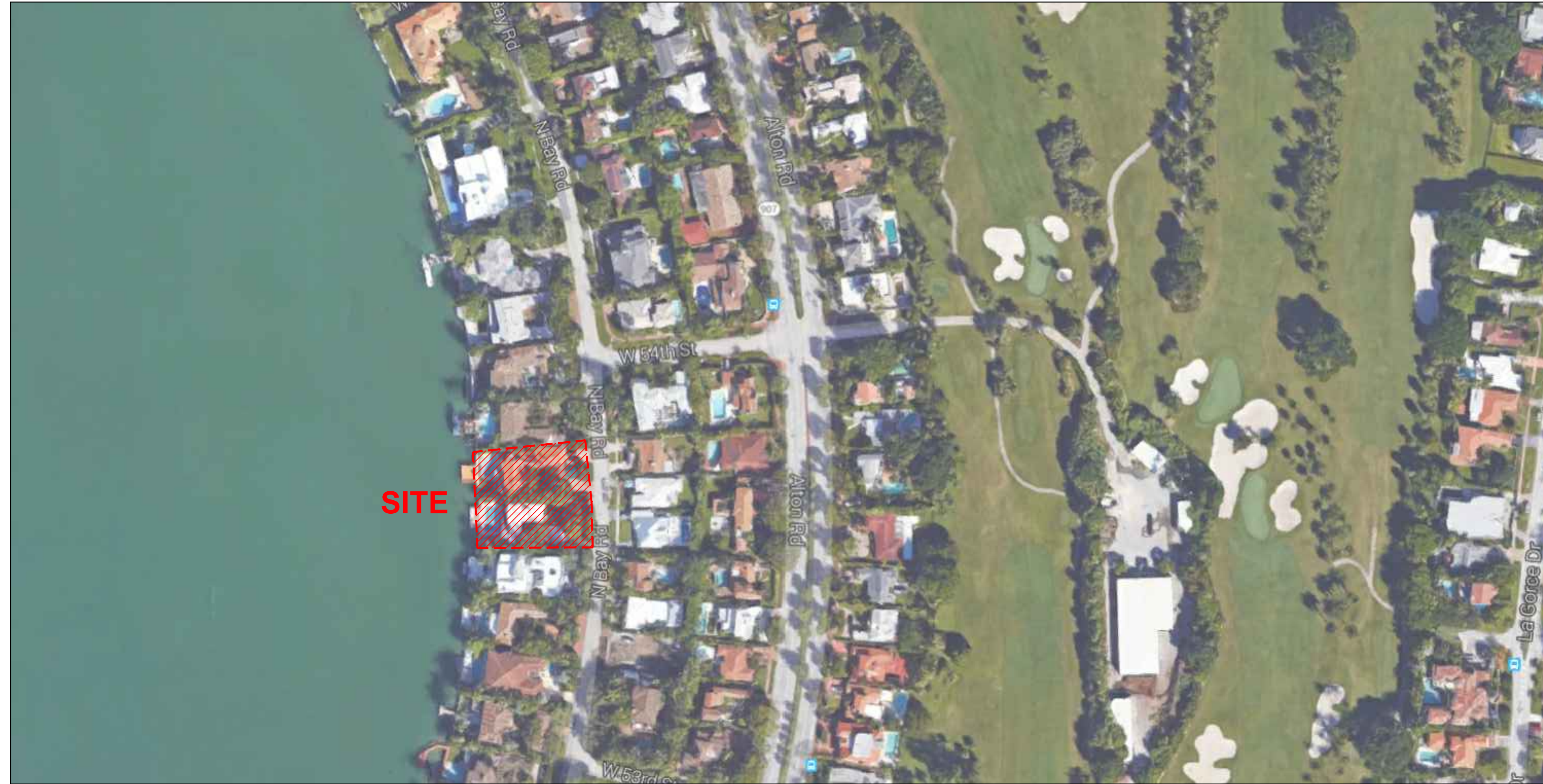




1 LOCATION MAP

Scale: N.T.S.



2 LOCATION MAP

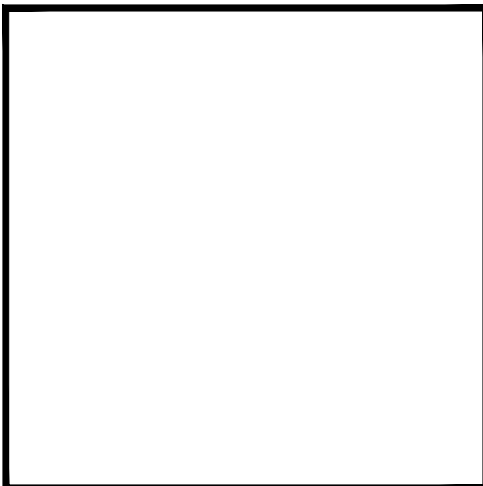
Scale: N.T.S.

REVISIONS / SUBMISSIONS	
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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOB KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 10_2014

5350/6370 NORTH BAY RD
MIAMI, FL 33140

LOCATION MAP

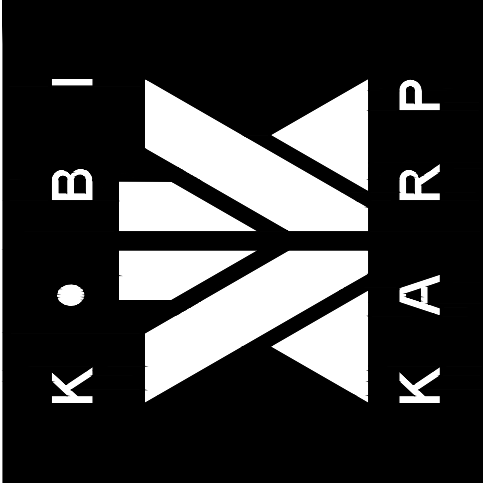


KOB KARP
Lic. # A R0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.573.1818
F: 305.573.5766
WWW.KOBKARP.COM



DRAWN BY:

CHECKED BY:

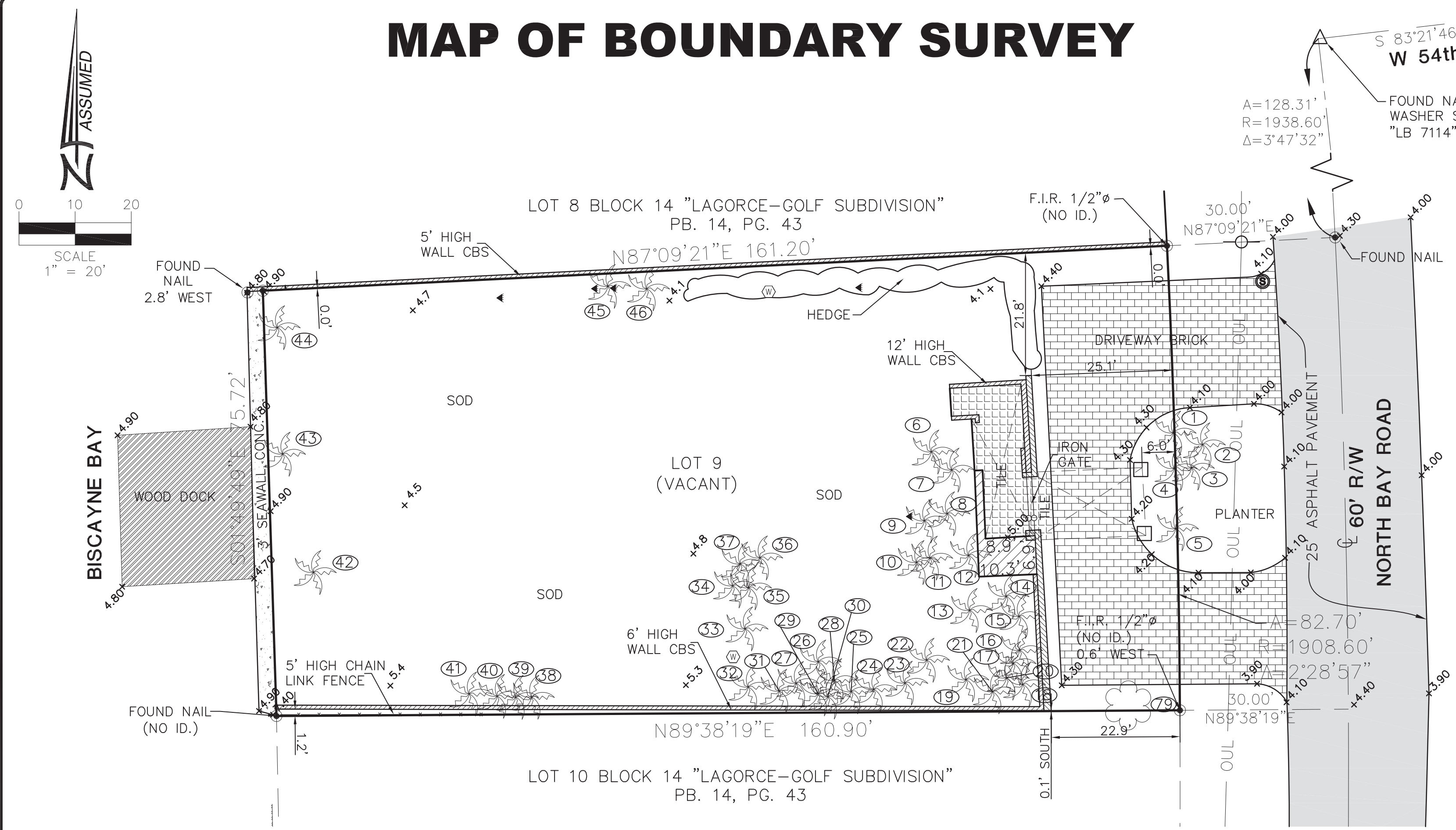
DATE: 12.11.2015

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DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016

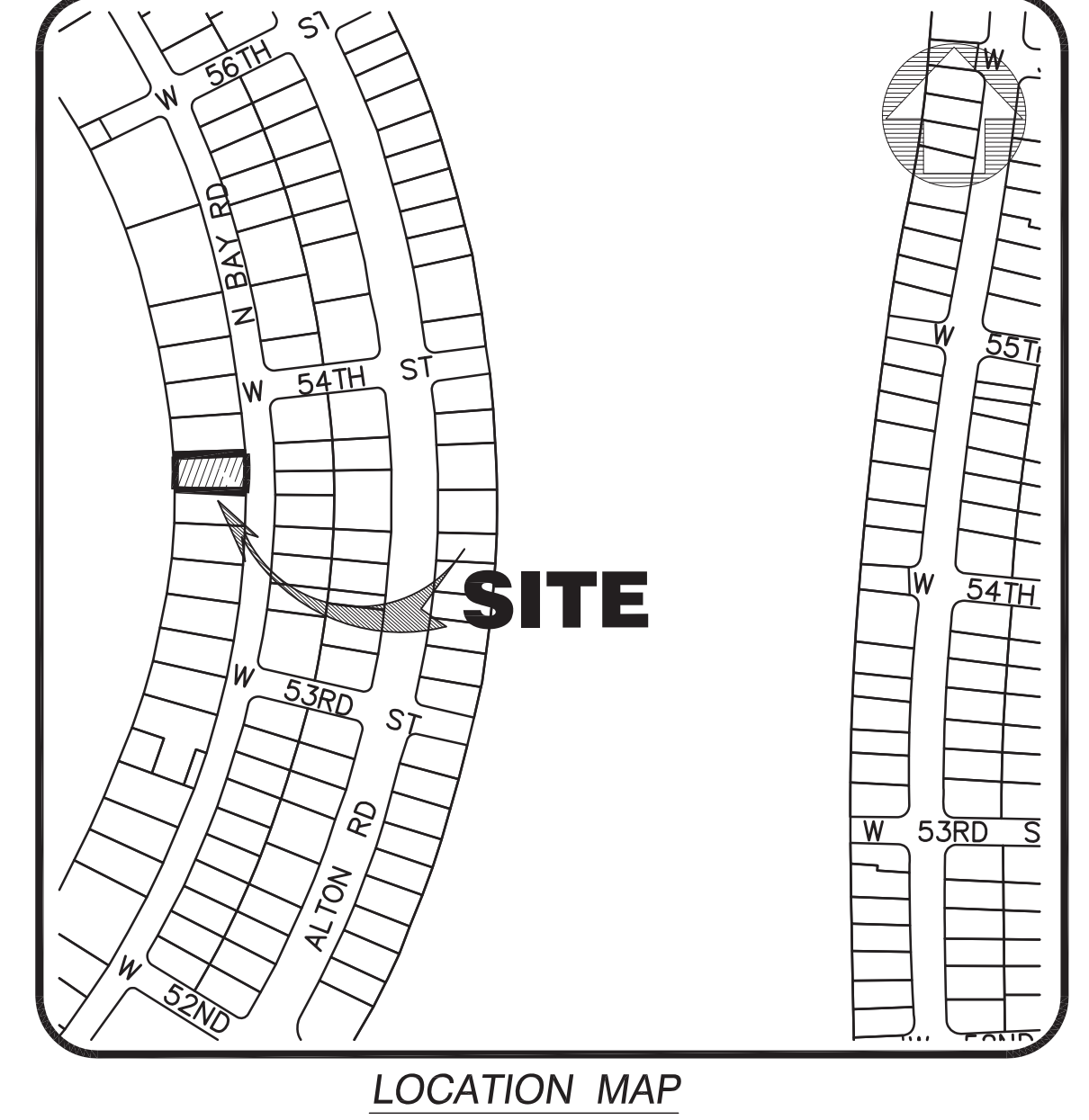
MAP OF BOUNDARY SURVEY

SECTION 22 - TOWNSHIP 53 SOUTH - RANGE 42 EAST



LEGEND:

- DRWY = DRIVEWAY
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- C.M.E. = CANAL MAINTENANCE EASEMENT
- U.E. = UTILITY EASEMENT
- A = ARC DISTANCE
- B.L.G. = BUILDING
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CH. = CHORD DISTANCE
- (C) = CALCULATED VALUE
- CL = CENTER LINE
- CONC. = CONCRETE
- P.R.C. = POINT OF REVERSE CURVE
- P.C. = POINT OF CURVATURE
- F.A.D. = FOUND NAIL/DOCK
- P.C.C. = POINT OF COMPOUND CURVE
- B = BASELINE
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- INV. EL. = INVERT ELEVATION
- P.B. = PLAT BOOK
- P.C.P. = PERMANENT CONTROL POINT
- OMP = CORRUGATED METAL PIPE
- P.I. = POINT OF INTERSECTION
- B/C = BLOCK CORNER
- R = RADIUS
- RND. = ROW
- RES. = RESIDENCE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.I.P. = SET IRON PIPE
- T.O.P. = TOP OF PIPE
- SWK = SIDEWALK
- P.G. = PILE
- P.O.B. = POINT OF BEGINNING
- PL = PROPERTY LINE
- N.T.S. = NOT TO SCALE
- ELEVATION
- WATER OUTLET
- BLOCK
- CLEAROUT
- MONUMENT LINE
- DRAINAGE CATCH BASIN
- CENTRAL ANGLE
- TRAFFIC SIGN
- CATCH BASIN (INLET)
- WOOD UTILITY POLE
- ANCHOR POLE
- CONCRETE LIGHT POLE
- CONCRETE POWER POLE
- FIRE HYDRANT
- ELECTRIC BOX
- CABLE TV BOX
- WIRE PULL BOX
- WATER VALVE
- SEWER VALVE
- METAL LIGHT POLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- TEMPORARY BENCH MARK
- PARKING METER
- FLAG POLE
- FINISH FLOOR ELEVATION
- SET IRON REBAR
- POINT OF COMMENCEMENT
- FOUND NAIL
- POINT OF TANGENCY
- ENCROACHMENT
- FIRE HYDRANT
- FOUND IRON PIPE
- FOUND IRON REBAR
- LOWEST FLOOR ELEVATION
- LIGHT POLE
- MEASURED VALUE
- RECORD VALUE
- SHADE TREE
- PALM TREE
- TRUNK DIAMETER
- TREE HIGH
- CANOPY DIAMETER
- RIGHT OF WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- IRON FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD UTILITY LINE
- WATER LINE
- UNWORKED LINE
- STONE LINE
- SEWER LINE
- ELECTRIC LINE
- Gas Line
- BRICK
- CONCRETE
- GRAVEL
- TILE
- PAVEMENT
- CBS WALL



This property appears to be located in Flood Zone "AE" Elevation 8.0', as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C309, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929 (NGVD 1929). Benchmark used, City of Miami Beach, Benchmark Number D-113, Elevation 2.16 feet (NAVD-88). This Benchmark elevation was added 1.55 to be converted to (NGVD 1929) from North American Vertical Datum (NAVD 1988)

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

MEDITERRANEAN ESTATES, INC.

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: Abraham Hadad, FSM
Registered Surveyor and Mapper LS6006
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on November 23, 2015.

SECTION 2) LEGAL DESCRIPTION:

Lot 9 in Block 14 of "LAGORCE-GOLF SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County Florida.

(Warranty Deed, dated March 28th, 2008, recorded in Official Records Book 29226, Page 0294, Miami-Dade County Records)

Containing 12,777.6 Square Feet or 0.3 Acres, more or less, by calculations.

Property Address: 5350 & 5370 North Bay Road, Miami Beach, Florida, 33140.

Folio No.: 02-3215-003-1840

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the Northerly Boundary Line with an assumed bearing of XXX'XX'XX"X, said line to be considered a well established and monumented line.

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	TRUNK (FT)
1	PALM	6	18	5	
2	PALM	6	18	5	
3	PALM	6	18	5	
4	PALM	6	18	5	2T
5	PALM	6	18	5	2T
6	PALM	5	25	8	
7	PALM	5	25	8	
8	PALM	6	20	10	2T
9	PALM	10	10	10	
10	PALM	4	10	5	
11	PALM	16	40	25	
12	PALM	6	30	15	3T
13	PALM	6	30	15	3T
14	PALM	4	20	12	
15	PALM	10	30	15	
16	PALM	10	30	15	
17	PALM	10	15	5	
18	PALM	12	30	30	
19	PALM	10	30	15	
20	PALM	12	30	20	
21	PALM	12	30	30	
22	PALM	5	25	15	3T
23	PALM	3	15	5	2T
24	PALM	10	30	20	3T
25	PALM	4	30	10	3T
26	PALM	3	20	5	3T
27	PALM	5	30	6	
28	PALM	5	30	6	
29	PALM	5	30	6	
30	PALM	8	15	15	
31	PALM	5	30	6	2T
32	PALM	10	30	20	2T
33	PALM	6	25	8	3T
34	PALM	6	25	8	
35	PALM	10	30	20	

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	TRUNK (FT)
36	PALM	6	25	8	2T
37	PALM	6	25	8	2T
38	PALM	8	30	15	
39	PALM	8	30	15	
40	PALM	8	20	15	
41	PALM	8	20	15	
42	PALM	4	15	5	3T
43	PALM	4	15	5	2T
44	PALM	4	15	5	2T
45	PALM	5	30	8	2T
46	PALM	5	30	8	
79	PAPAYA	8	15	10	

REVISIONS

No.	Date	Description
1.	6.	
2.	7.	
3.	8.	
4.	9.	
5.	10.	

HADONNE
LAND SURVEYOR AND MAPPERS
LAND DEVELOPMENT CONSULTANTS
SUBSURFACE UTILITY ENGINEERING
1885 NW 88th Court, Suite 201 • Doral, FL 33172 • P: +1(305)266-1188 • F: +1(305)207-6845 • W: www.hadonne.com

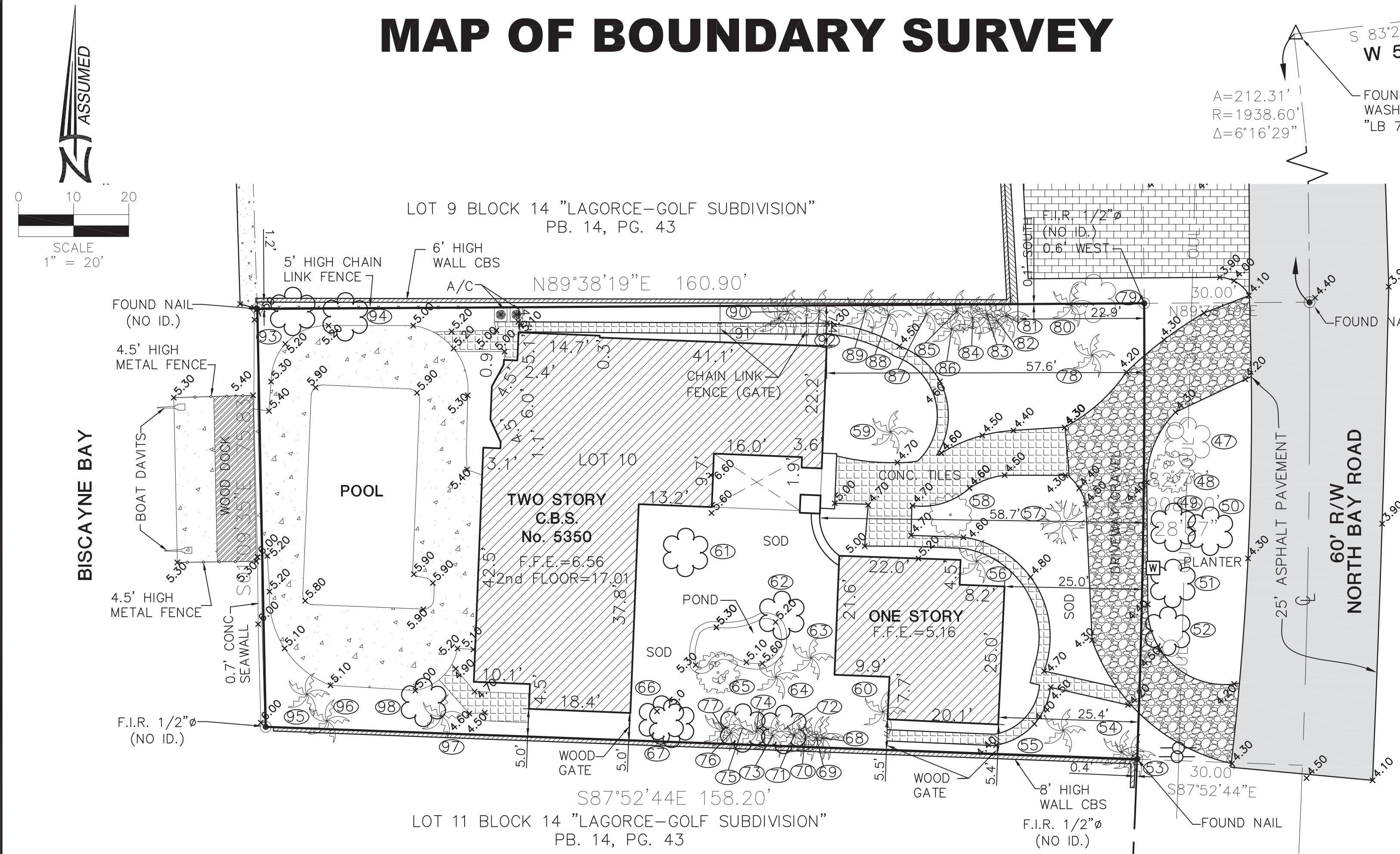
MAP OF BOUNDARY SURVEY
for
MEDITERRANEAN ESTATES, INC.
of
5350 & 5370 NORTH BAY ROAD, MIAMI BEACH, FL. 33140

Field Book: 360/42
DRAWN BY: DC/BG
TECH BY: RI
QA/QC BY: AH

Job No.: **15162**
1/1

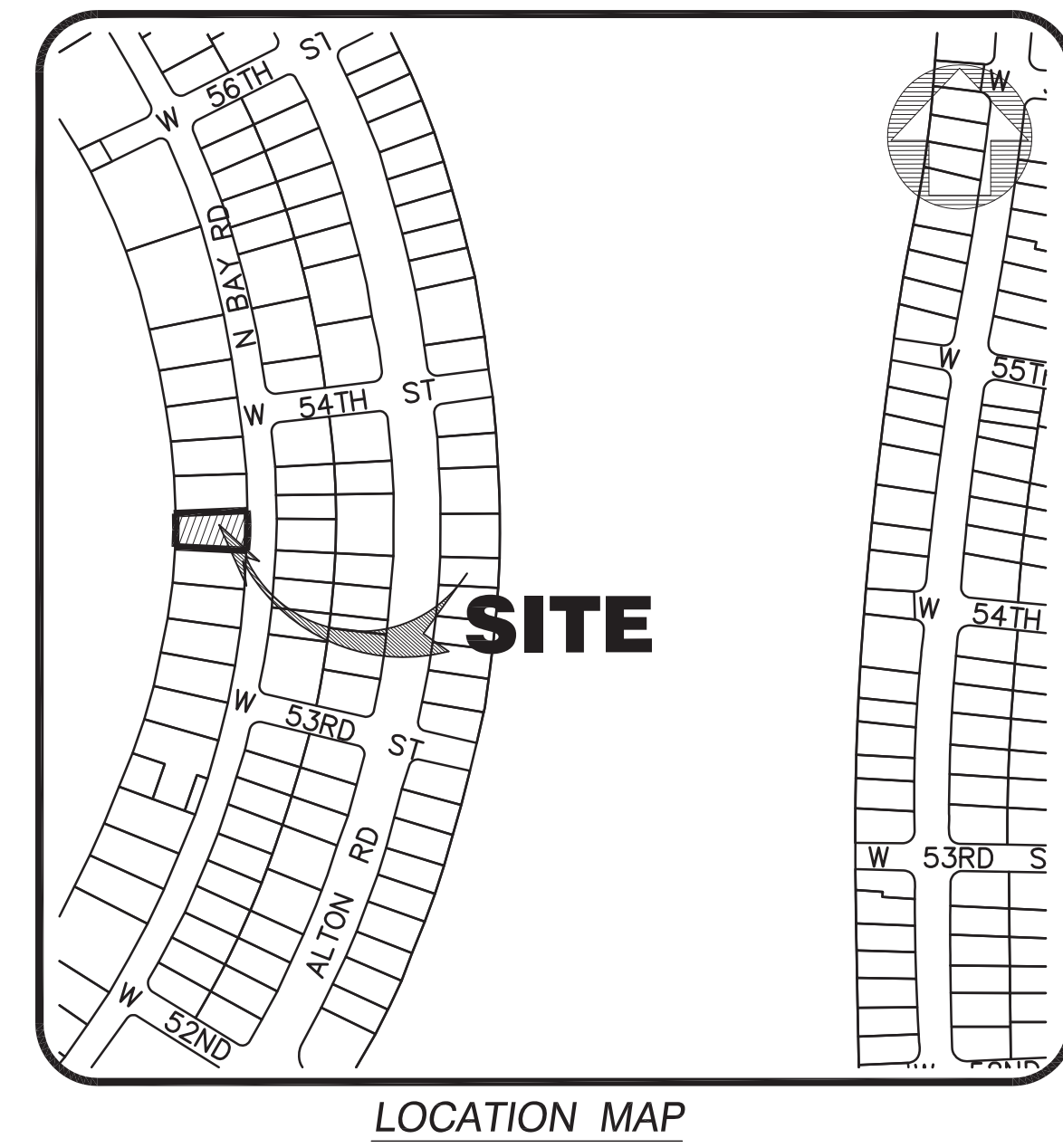
MAP OF BOUNDARY SURVEY

SECTION 22 - TOWNSHIP 53 SOUTH - RANGE 42 EAST



LEGEND:

DRWY	= DRIVEWAY	WIRE	= WIRE PULL BOX
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT	WV	= WATER VALVE
C.M.E.	= CANAL MAINTENANCE EASEMENT	SV	= SEWER VALVE
UE	= UTILITY EASEMENT	MLP	= METAL LIGHT POLE
A	= ARC DISTANCE	W	= WATER MANHOLE
BLDG.	= BUILDING	TM	= TELEPHONE MANHOLE
C.B.	= CATCH BASIN	DM	= DRAINAGE MANHOLE
C.B.S.	= CONCRETE BLOCK STRUCTURE	SM	= SANITARY SEWER MANHOLE
CH	= CHORD DISTANCE	T.M.	= TEMPORARY BENCH MARK
(C)	= CALCULATED VALUE	PM	= PARKING METER
CL	= CENTER LINE	FP	= FLAG POLE
CONC.	= CONCRETE	F.F.E.	= FINISH FLOOR ELEVATION
P.R.C.	= POINT OF REVERSE CURVE	S.I.R.	= SET IRON REBAR
P.C.	= POINT OF CURVATURE	P.O.C.	= POINT OF COMMENCEMENT
F.A.D.	= FOUND NAIL/DOCK	F.N.	= FOUND NAIL
P.C.C.	= POINT OF COMPOUND CURVE	P.T.	= POINT OF TANGENCY
B	= BASELINE	E.N.C.	= ENCROACHMENT
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	F.H.	= FIRE HYDRANT
RV. EL.	= INVERT ELEVATION	F.I.P.	= FOUND IRON PIPE
P.B.	= PLAT BOOK	F.I.R.	= FOUND IRON REBAR
P.C.P.	= PERMANENT CONTROL POINT	F.F.E.	= FINISH FLOOR ELEVATION
CM	= CORRUGATED METAL PIPE	L.F.E.	= LOWEST FLOOR ELEVATION
P.I.	= POINT OF INTERSECTION	L.P.	= LIGHT POLE
B/C	= BLOCK CORNER	(M)	= MEASURED VALUE
R	= RADIUS	(R)	= RECORD VALUE
RES.	= RESIDENCE	Y	= SHADE TREE
R/W	= RIGHT OF WAY	X-Y-Z	= TRUNK DIAMETER
SEC.	= SECTION	Y-TREE HIGH	= TREE HIGH
S.I.P.	= SET IRON PIPE	Z-CANOPY DIAMETER	= CANOPY DIAMETER
T.O.P.	= TOP OF PIPE		
SWK	= SIDEWALK		
P.G.	= PAGE		
P.O.B.	= POINT OF BEGINNING		
PL	= PLAT		
PL	= PROPERTY LINE		
N.T.S.	= NOT TO SCALE		
ELEVATION			
WATER OUTLET			
CLEAROUT			
MONUMENT LINE			
DRAINAGE CATCH BASIN			
CENTRAL ANGLE			
TRAFFIC SIGN			
CATCH BASIN (INLET)			
MAST ARM			
WOOD UTILITY POLE			
ANCHOR POLE			
CONCRETE LIGHT POLE			
CONCRETE POWER POLE			
FIRE HYDRANT			
ELECTRIC BOX			
CABLE TV BOX			



This property appears to be located in Flood Zone "AE" Elevation 8.0', as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C309, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929 (NGVD 1929). Benchmark used, City of Miami Beach, Benchmark Number D-113, Elevation 2.16 feet (NAVD-88). This Benchmark elevation was added 1.55 to be converted to (NGVD 1929) from North American Vertical Datum (NAVD 1988)

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on November 23, 2015.

SECTION 2) LEGAL DESCRIPTION:

Lot 10 in Block 14 of "LAGORCE-GOLF SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County Florida.

Warranty Deed, dated March 28th, 2008, recorded in Official Records Book 29658, Pages 2263-2265, Miami-Dade County Records).

Containing 12,664.0 Square Feet or 0.3 Acres, more or less, by calculations.

Property Address: 5350 North Bay Road, Miami Beach, Florida, 33140.
Folio No.: 02-3215-003-1850

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirements for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the Northerly Boundary Line with an assumed bearing of XXX'XX'XX"X, said line to be considered a well established and monumented line.

SECTION 5) LIMITATIONS:

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MEDITERRANEAN ESTATES, INC.

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: Abraham Hadad, FSM
Registered Surveyor and Mapper LS6006
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	TRUNK
47	TREE	181	12	20	
48	OAK	24	40	40	
49	TREE	10	20	15	
50	PAPAYA	4	15	7	
51	TREE	12	30	20	
52	TREE	36	30	30	
53	PALM	5	20	7	
54	PALM	5	18	8	
55	PALM	5	18	8	
56	PALM	5	20	10	
57	MANGO	24	40	40	
58	AVOCADO	41	15	12	
59	PALM	6	15	8	3T
60	PALM	3	20	8	
61	TREE	5	15	12	
62	TREE	8	20	20	
63	PLATANO	6	25	15	
64	PALM	6	25	10	
65	OAK	20	40	40	
66	TREE	6	20	10	
67	TREE	6	20	10	
68	PALM	4	25	10	
69	PALM	4	25	10	
70	PALM	4	25	10	

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	TRUNK
71	PALM	4	25	10	2T
72	TREE	4	18	5	
73	PALM	4	25	10	
74	PALM	4	25	10	
75	TREE	4	15	5	
76	PALM	4	25	10	
77	PALM	4	25	10	
78	PALM	6	15	8	
79	PAPAYA	8	15	10	
80	PALM	4	25	10	
81	PALM	41	25	10	
82	PALM	4	25	10	
83	PALM	4	25	10	
84	PALM	4	25	10	2T
85	PALM	4	25	10	
86	PAPAYA	5	18	8	
87	PALM	4	25	10	2T
88	PALM	4	25	10	
89	PALM	4	25	10	
90	PALM	4	25	10	2T
91	PALM	4	25	10	
92	PALM	4	25	10	
93	TREE	4	15	10	
94	TREE	8	20	15	
95	PALM	12	12	12	
96	PALM	5	20	5	
97	PALM	5	30	10	2T
98	TREE	10	18	18	

REVISIONS

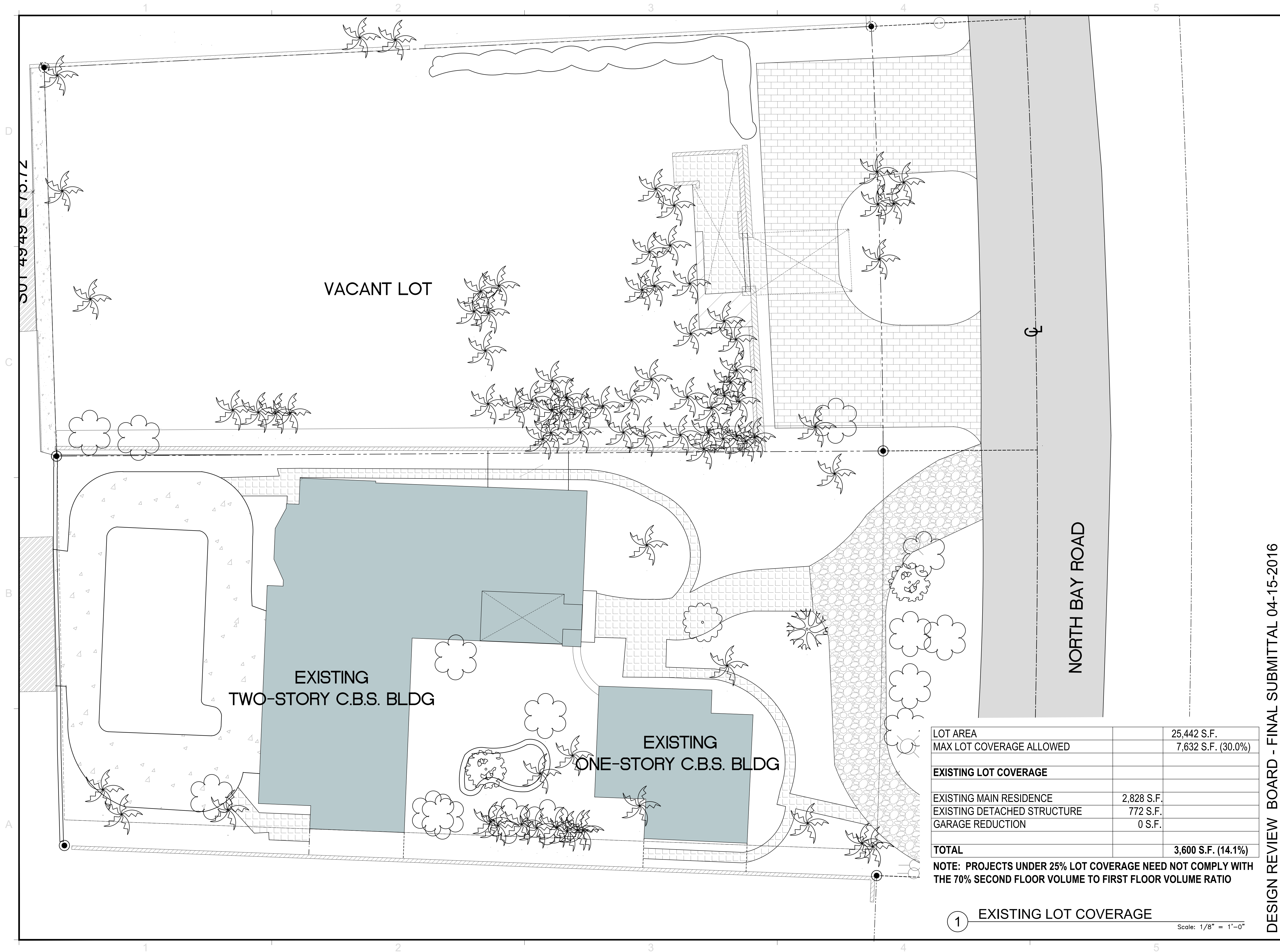
1.	6.	7.	16.
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4.	9.	14.	
5.	10.	15.	20.

HADONNE
LAND SURVEYOR AND MAPPERS
LAND DEVELOPMENT CONSULTANTS
SUBSURFACE UTILITY ENGINEERING
1885 NW 88th Court, Suite 201 • Doral, FL 33172 • P: +1(305)266-1188 • F: +1(305)207-6845 • W: www.hadonne.com

MAP OF BOUNDARY SURVEY
for
MEDITERRANEAN ESTATES, INC.
of
5350 & 5370 NORTH BAY ROAD, MIAMI BEACH, FL. 33140

Field Book: 360/42
DRAWN BY: DC/BG
TECH BY: RI
QA/QC BY: AH

Job No.: **15162**
1/1



SUT 4949 E 70.72

VACANT LOT

EXISTING
TWO-STORY C.B.S. BLDG

EXISTING
ONE-STORY C.B.S. BLDG

NORTH BAY ROAD

LOT AREA	25,442 S.F.
MAX LOT COVERAGE ALLOWED	7,632 S.F. (30.0%)
EXISTING LOT COVERAGE	
EXISTING MAIN RESIDENCE	2,828 S.F.
EXISTING DETACHED STRUCTURE	772 S.F.
GARAGE REDUCTION	0 S.F.
TOTAL	3,600 S.F. (14.1%)

NOTE: PROJECTS UNDER 25% LOT COVERAGE NEED NOT COMPLY WITH THE 70% SECOND FLOOR VOLUME TO FIRST FLOOR VOLUME RATIO

1 EXISTING LOT COVERAGE

Scale: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOB KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 101 2024

5350/6370 NORTH BAY RD
MIAMI, FL 33140

ZONING DIAGRAMS
EXISTING LOT COVERAGE

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.573.1818
F: 305.573.5766
WWW.KOBKARP.COM

KOB KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

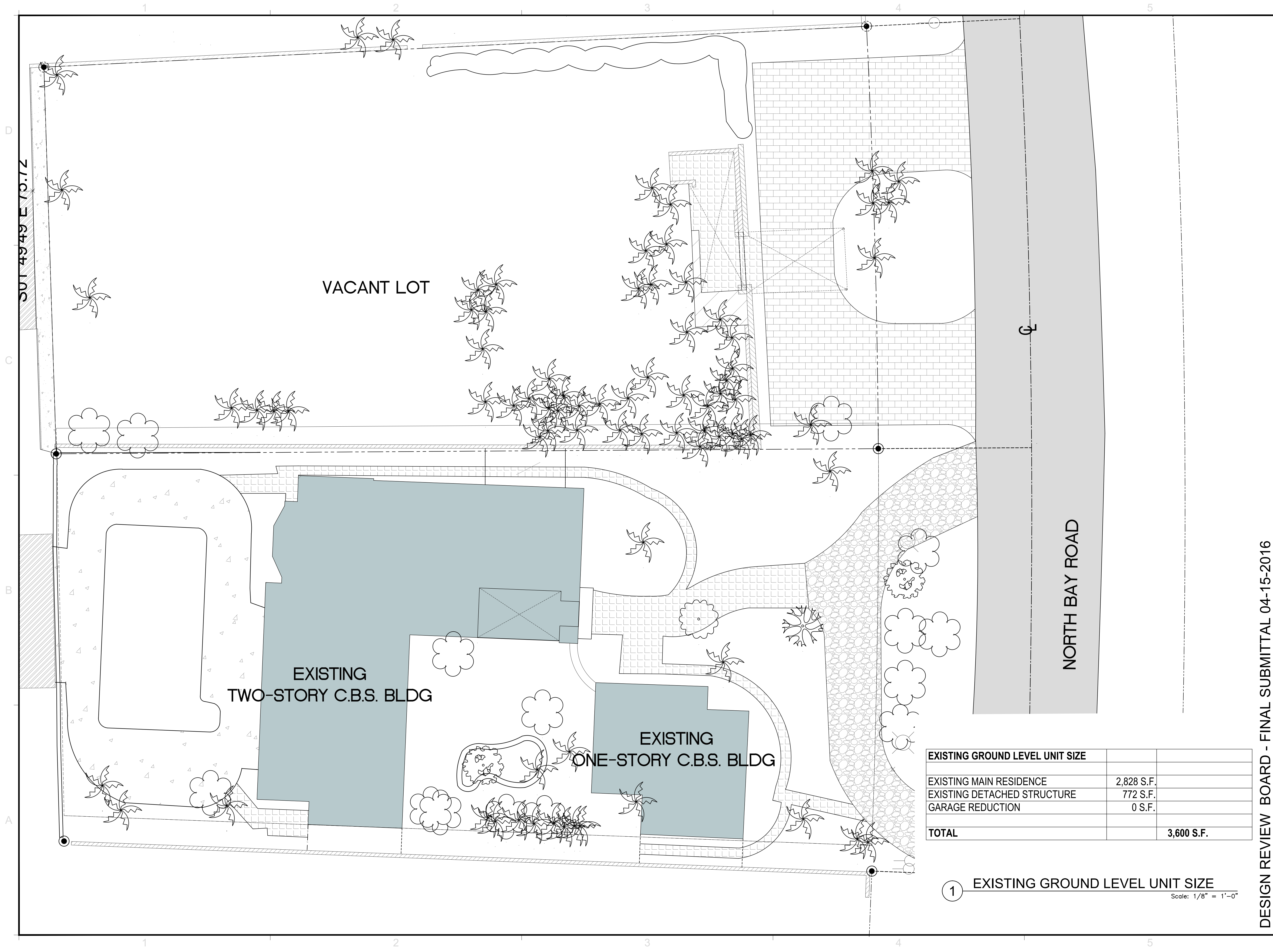
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.573.1818
F: 305.573.5766
WWW.KOBKARP.COM

KOB KARP

DRAWN BY:
CHECKED BY:
DATE: 12.11.2015

A1.09

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016



EXISTING GROUND LEVEL UNIT SIZE	
EXISTING MAIN RESIDENCE	2,828 S.F.
EXISTING DETACHED STRUCTURE	772 S.F.
GARAGE REDUCTION	0 S.F.
TOTAL	3,600 S.F.

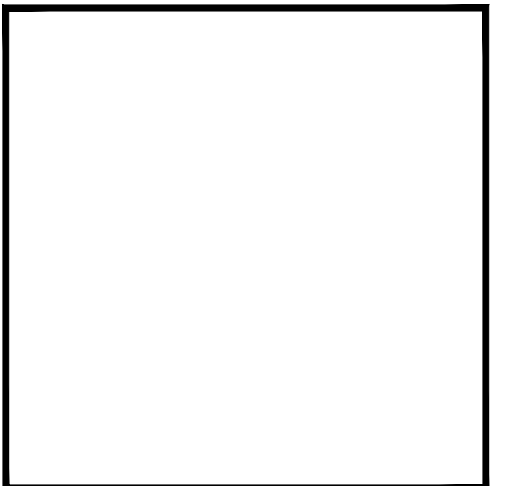
1 EXISTING GROUND LEVEL UNIT SIZE
Scale: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
1	
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5350/6370 NORTH BAY RD
MIAMI, FL 33140

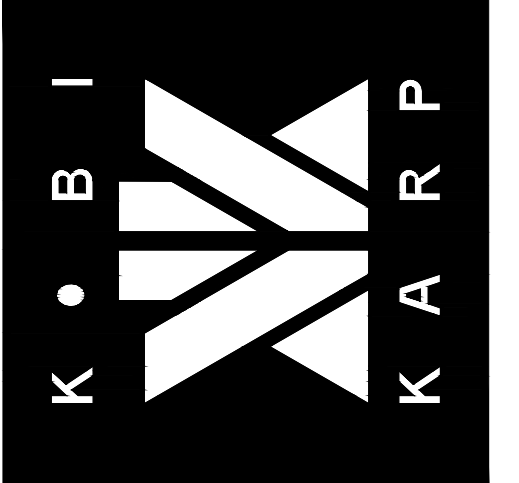
ZONING DIAGRAMS
EXISTING GROUND LEVEL UNIT SIZE



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ARCHITECTURE
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PLANNING

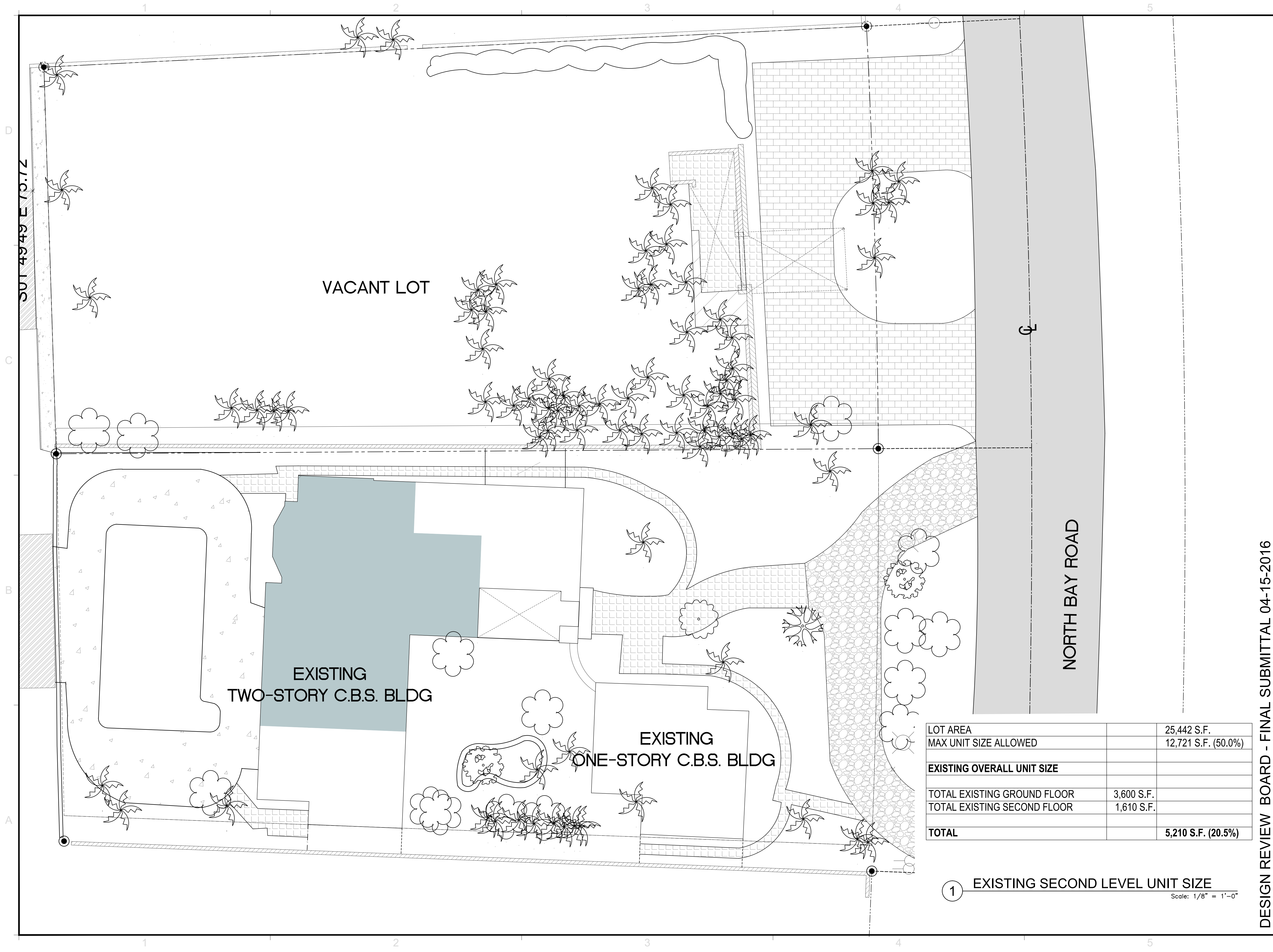
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Suite 200
Miami, Florida 33137
C: 305.573.1818
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SUT 4949 E 70.72

VACANT LOT

EXISTING
TWO-STORY C.B.S. BLDG

EXISTING
ONE-STORY C.B.S. BLDG

NORTH BAY ROAD

LOT AREA	25,442 S.F.
MAX UNIT SIZE ALLOWED	12,721 S.F. (50.0%)
EXISTING OVERALL UNIT SIZE	
TOTAL EXISTING GROUND FLOOR	3,600 S.F.
TOTAL EXISTING SECOND FLOOR	1,610 S.F.
TOTAL	5,210 S.F. (20.5%)

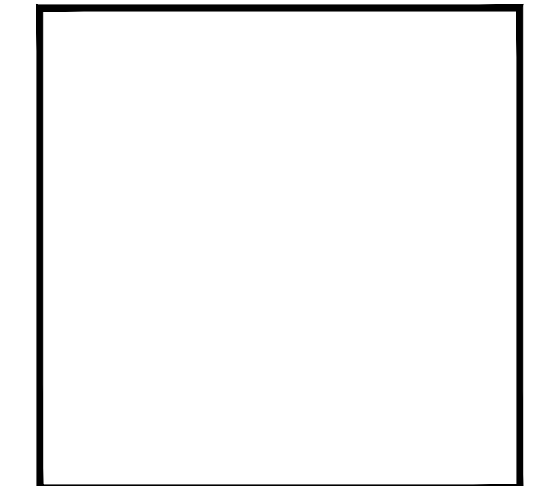
① EXISTING SECOND LEVEL UNIT SIZE
Scale: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
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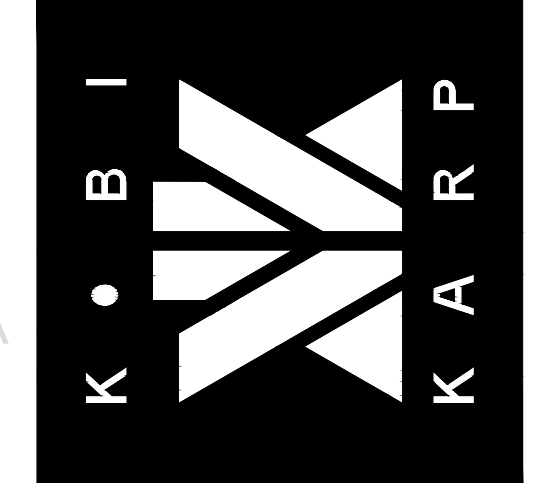
ZONING DIAGRAMS
EXISTING SECOND LEVEL UNIT SIZE



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VACANT LOT

EXISTING
TWO-STORY C.B.S. BLDG

EXISTING
ONE-STORY C.B.S. BLDG

NORTH BAY ROAD

SUT 4949 E 70.72

REQUIRED FRONT YARD	3,291 S.F.	
MIN. REQUIRED PERVIOUS OPEN SPACE	1,646 S.F.	
EXISTING PERVIOUS OPEN SPACE		1,322 S.F. (40.17%)
REQUIRED REAR YARD	3,688 S.F.	
MIN. REQUIRED PERVIOUS OPEN SPACE	2,582 S.F.	
EXISTING PERVIOUS OPEN SPACE		2,866S.F. (77.71%)

① EXISTING PERVIOUS SPACE

Scale: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
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ZONING DIAGRAMS
EXISTING PERVIOUS SPACE

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BISCAYNE BAY



NORTH BAY ROAD

WEST 54TH STREET

IMAGES ON SHEET A0.05-CONTEXT

1 - NORTH BAY ROAD - LOOKING SOUTH
2 - NORTH BAY ROAD - LOOKING NORTH
3 - WEST 54TH STREET - LOOKING EAST
4 - WEST 54TH STREET - LOOKING WEST

IMAGES ON SHEET A0.06-SURROUNDING PROPERTY

A - 5410 NORTH BAY ROAD
B - 5396 NORTH BAY ROAD
C - 5380 NORTH BAY ROAD
D - 5370 NORTH BAY ROAD

IMAGES ON SHEET A0.07-SURROUNDING PROPERTY

E - 5350 NORTH BAY ROAD
F - 5340 NORTH BAY ROAD
G - 5347 NORTH BAY ROAD
H - 5351 NORTH BAY ROAD

IMAGES ON SHEET A0.08-SURROUNDING PROPERTY

J - 5361 NORTH BAY ROAD
K - 5371 NORTH BAY ROAD
L - 5385 NORTH BAY ROAD
M - 5401 NORTH BAY ROAD

IMAGES ON SHEET A0.14-5370 N. BAY RD. EXISTING

E1 - EAST ELEVATION
E2 - NORTH ELEVATION
E3 - WEST ELEVATION
E4 - SOUTH ELEVATION

IMAGES ON SHEET A0.15-5350 N. BAY RD. EXISTING

E5 - EAST ELEVATION
E6 - NORTH ELEVATION
E7 - NORTH ELEVATION
E8 - WEST ELEVATION
E9 - SOUTH ELEVATION
E10 - SOUTH ELEVATION

1 IMAGES LOCATION MAP
Scale: N.T.S.

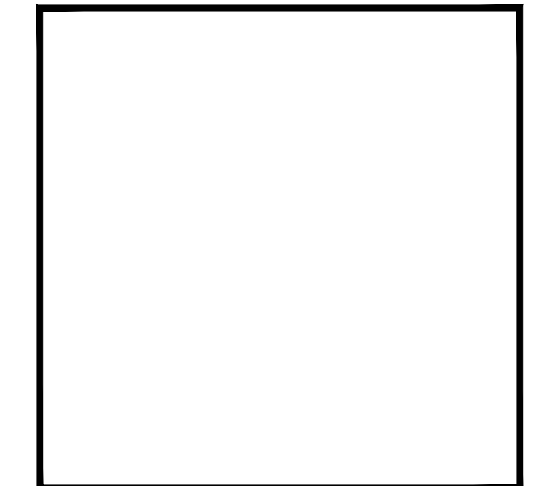
REVISIONS / SUBMISSIONS

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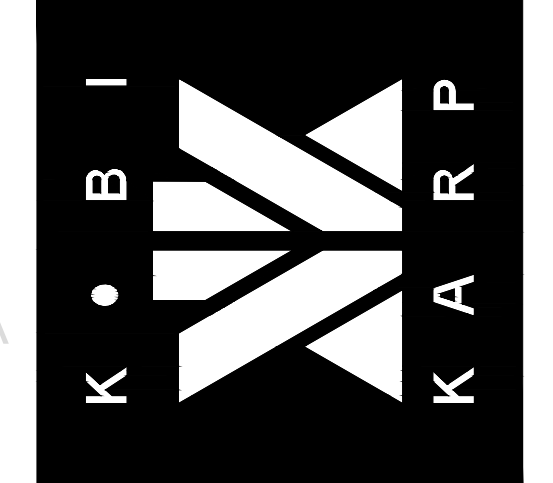
IMAGES LOCATION MAP



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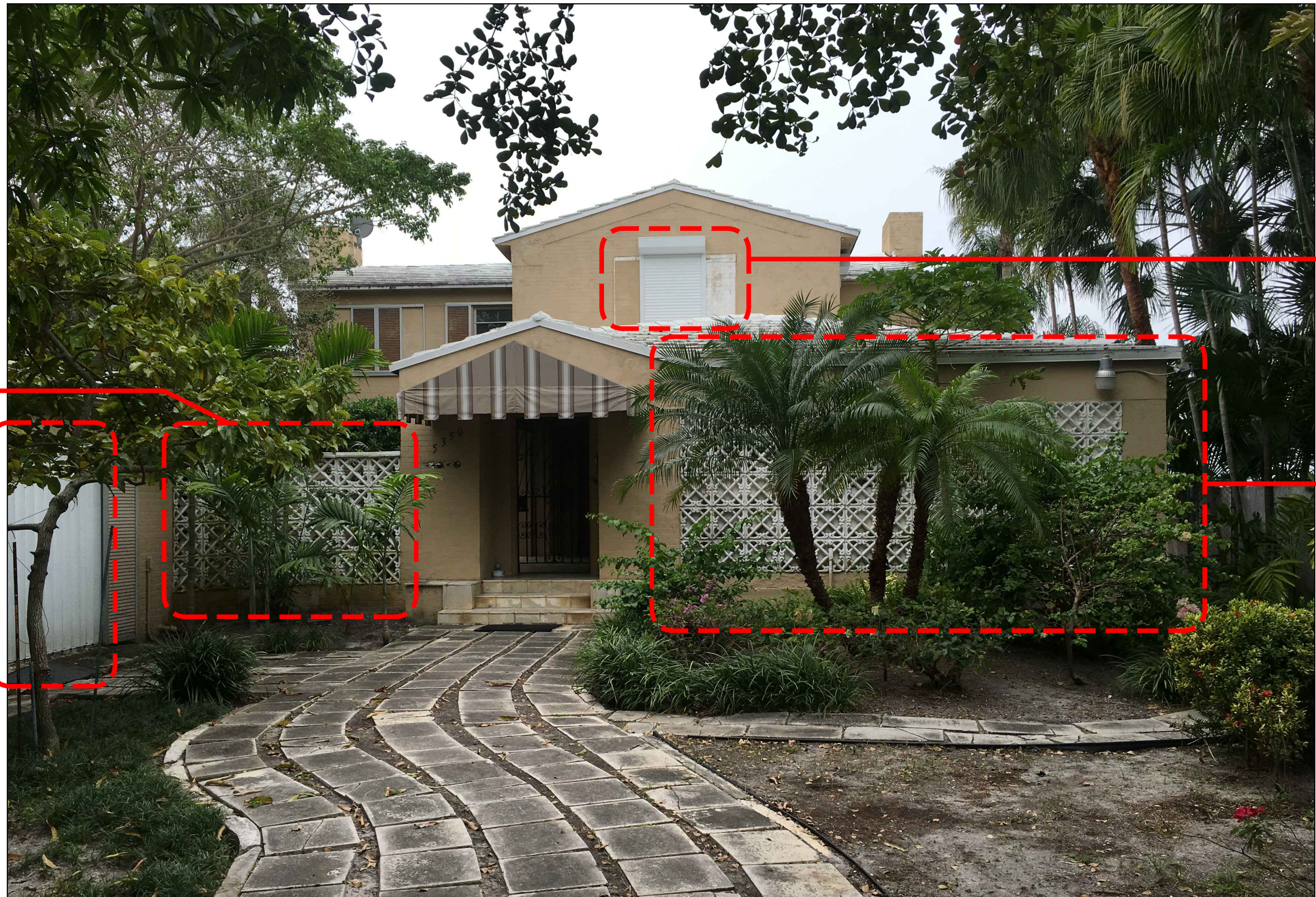
A0.04

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016



① (03/27/1935) 5350 NORTH BAY ROAD

Scale: N.T.S.



② (03/04/2016) 5350 NORTH BAY ROAD

Scale: N.T.S.

ORIGINAL PRIVACY SCREEN DESIGN HAS BEEN REPLACED AND ALTERED

ORIGINAL BARN STYLE GARAGE DOORS HAVE BEEN REPLACED WITH SLIDING GLASS DOOR

MODIFICATIONS TO WINDOW

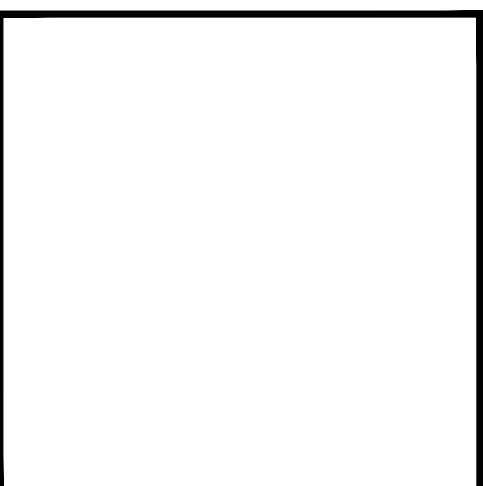
1961 BEDROOM AND BATHROOM ADDITION

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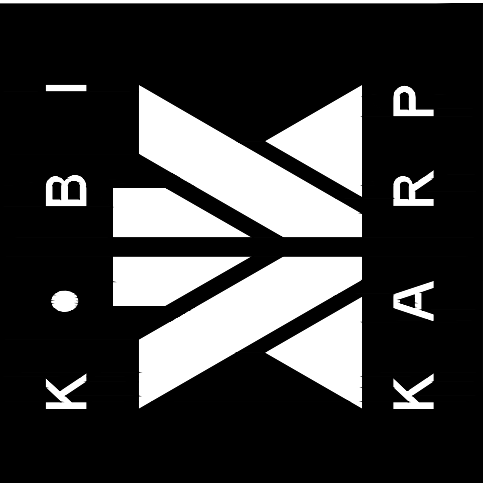
HISTORICAL ANALYSIS
FRONT FACADE



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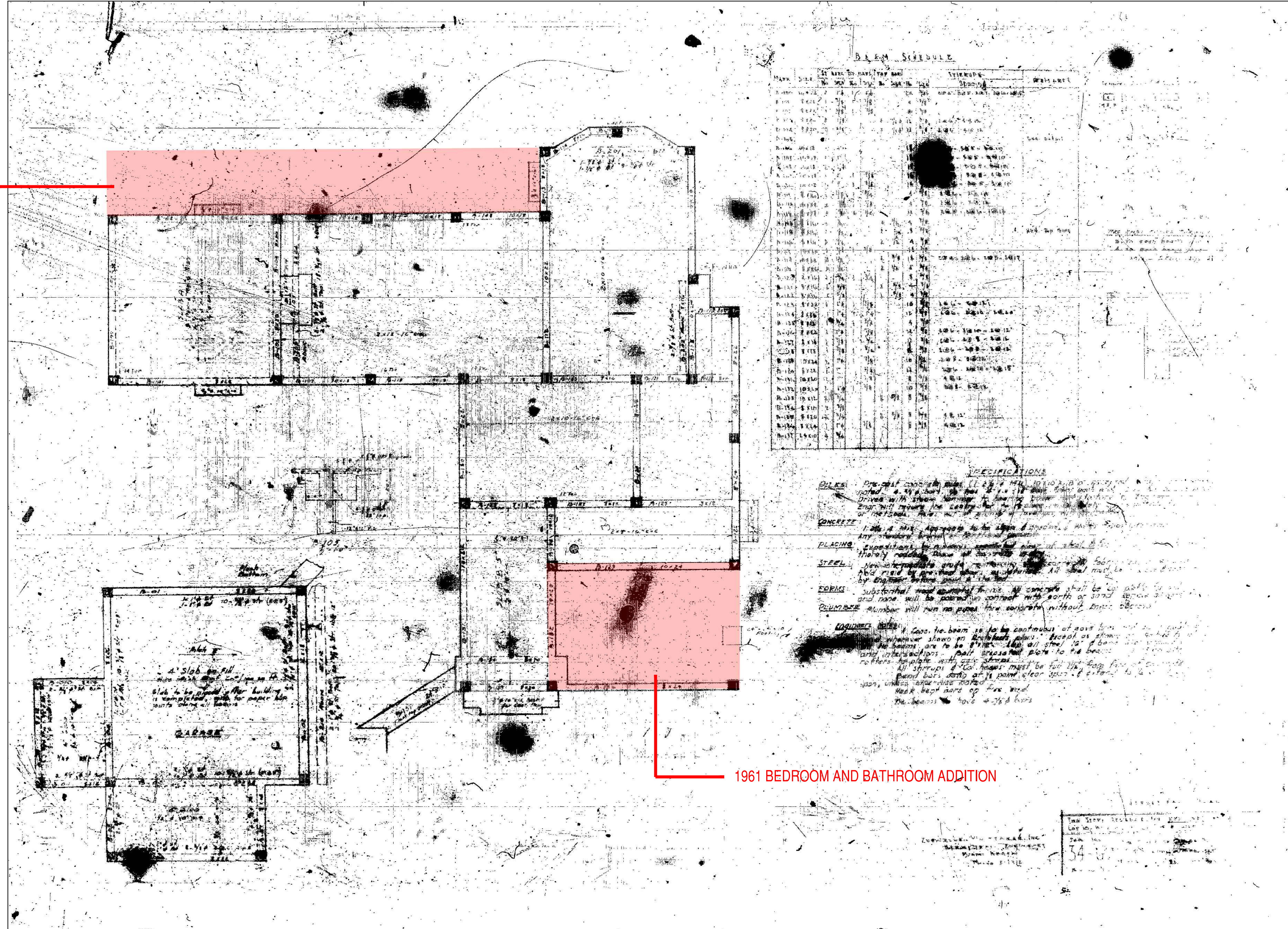


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1960 FLORIDA ROOM ADDITION



1961 BEDROOM AND BATHROOM ADDITION

1 SITE ANALYSIS - 5350 NORTH BAY ROAD MICROFILM

Scale: N.T.S.

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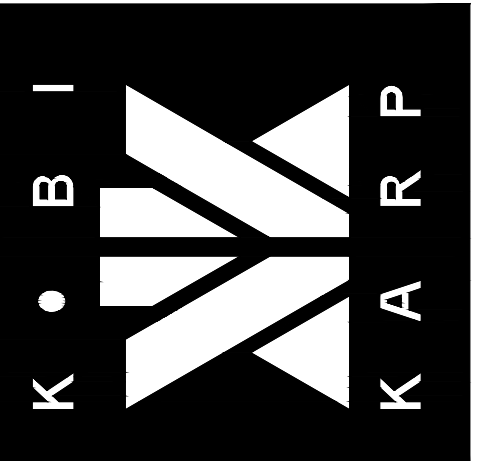
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HISTORICAL ANALYSIS
SITE PLAN

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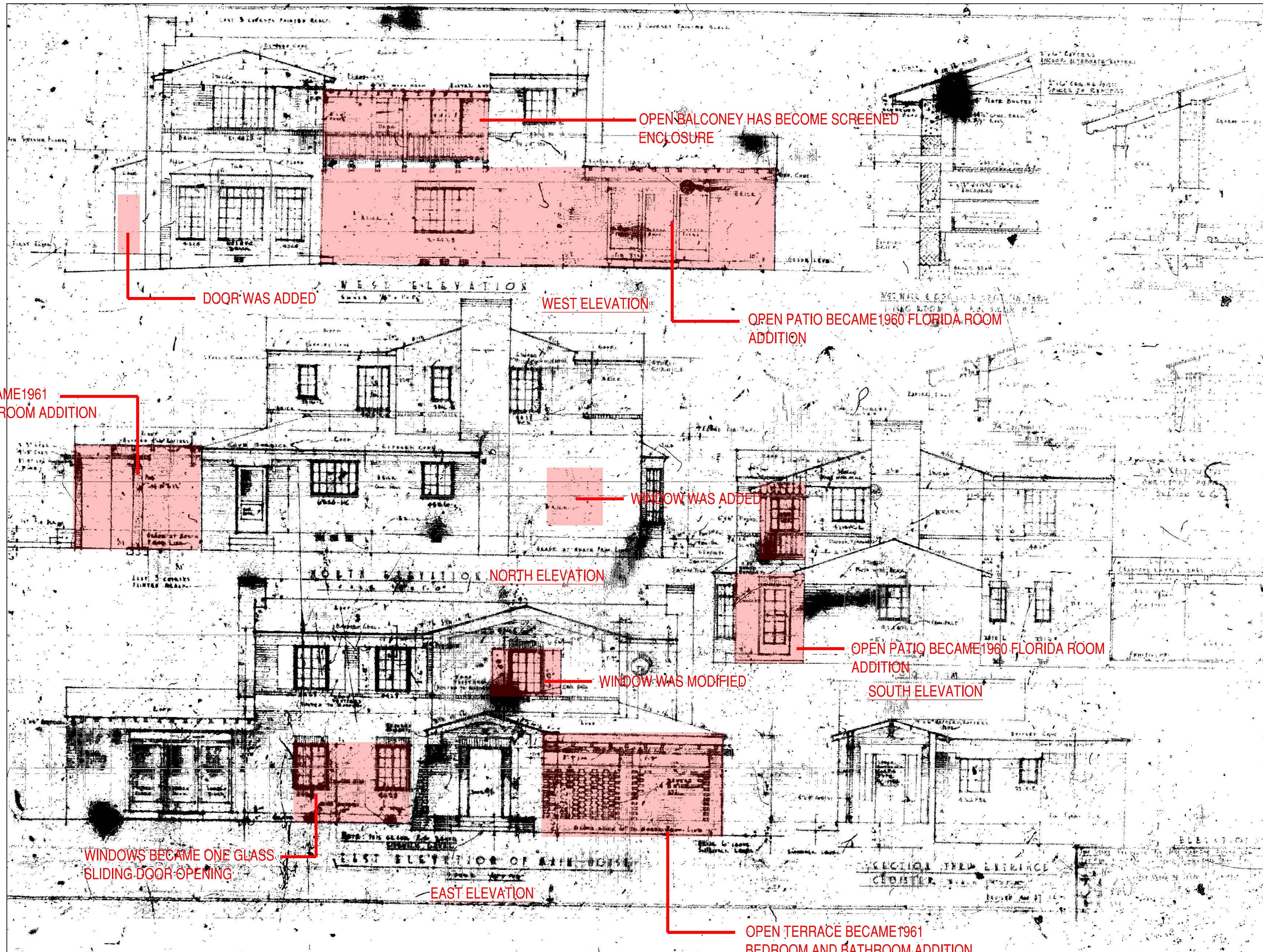
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1 MAIN STRUCTURE FACADE ANALYSIS - 5350 NORTH BAY ROAD MICROFILM

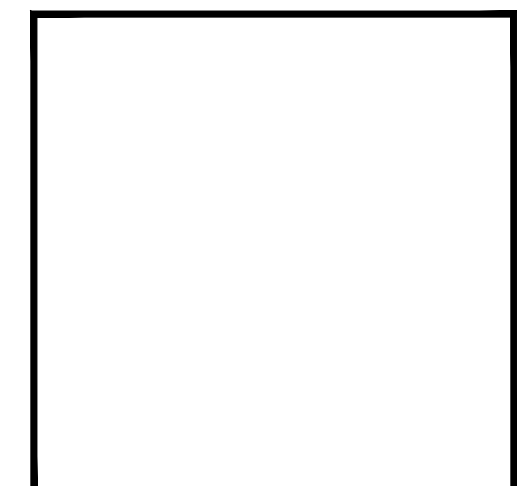
Scale: N.T.S.

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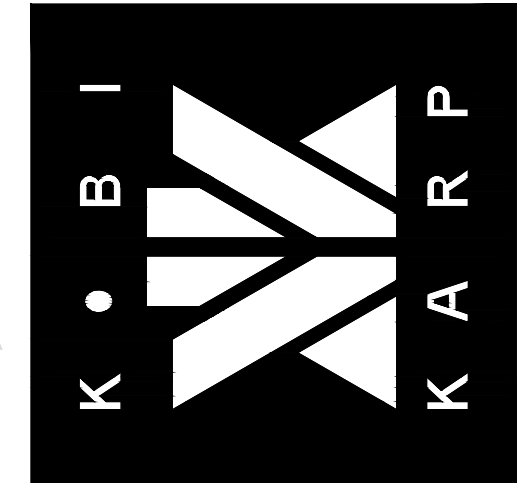
HISTORICAL ANALYSIS
MAIN STRUCTURE FACADE ANALYSIS



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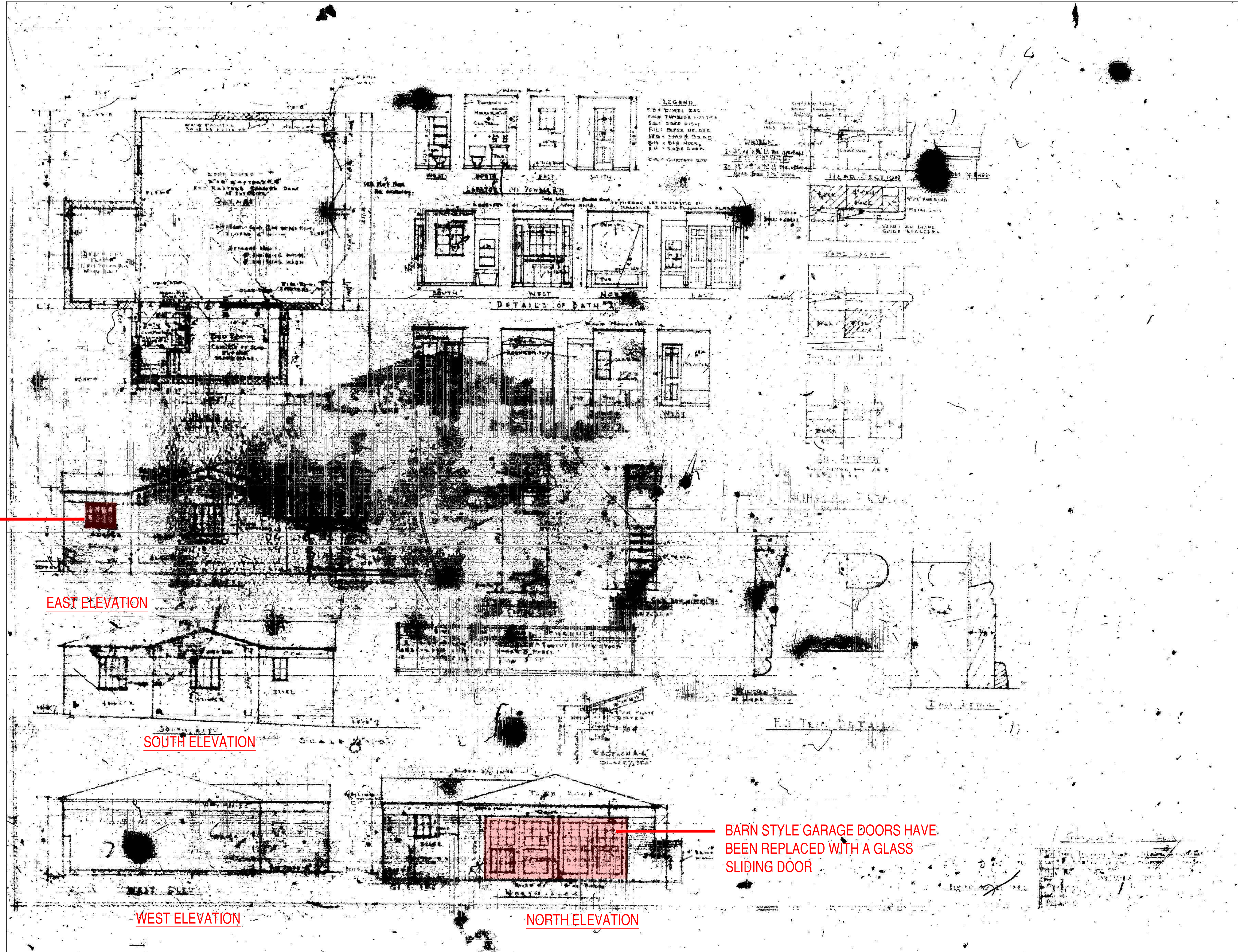
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1 DETACHED STRUCTURE FACADE ANALYSIS - 5350 NORTH BAY ROAD MICROFILM

Scale: N.T.S.

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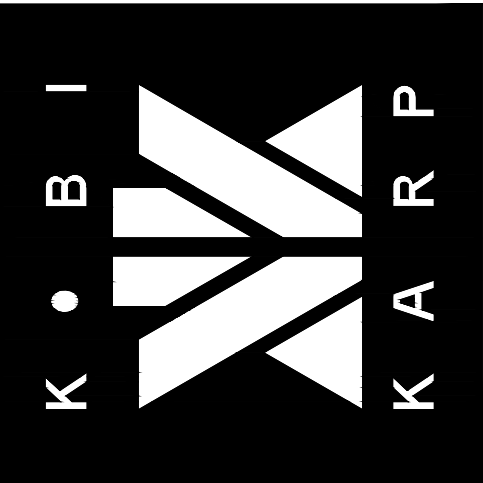
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HISTORICAL ANALYSIS
DETACHED STRUCTURE FACADE ANALYSIS

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