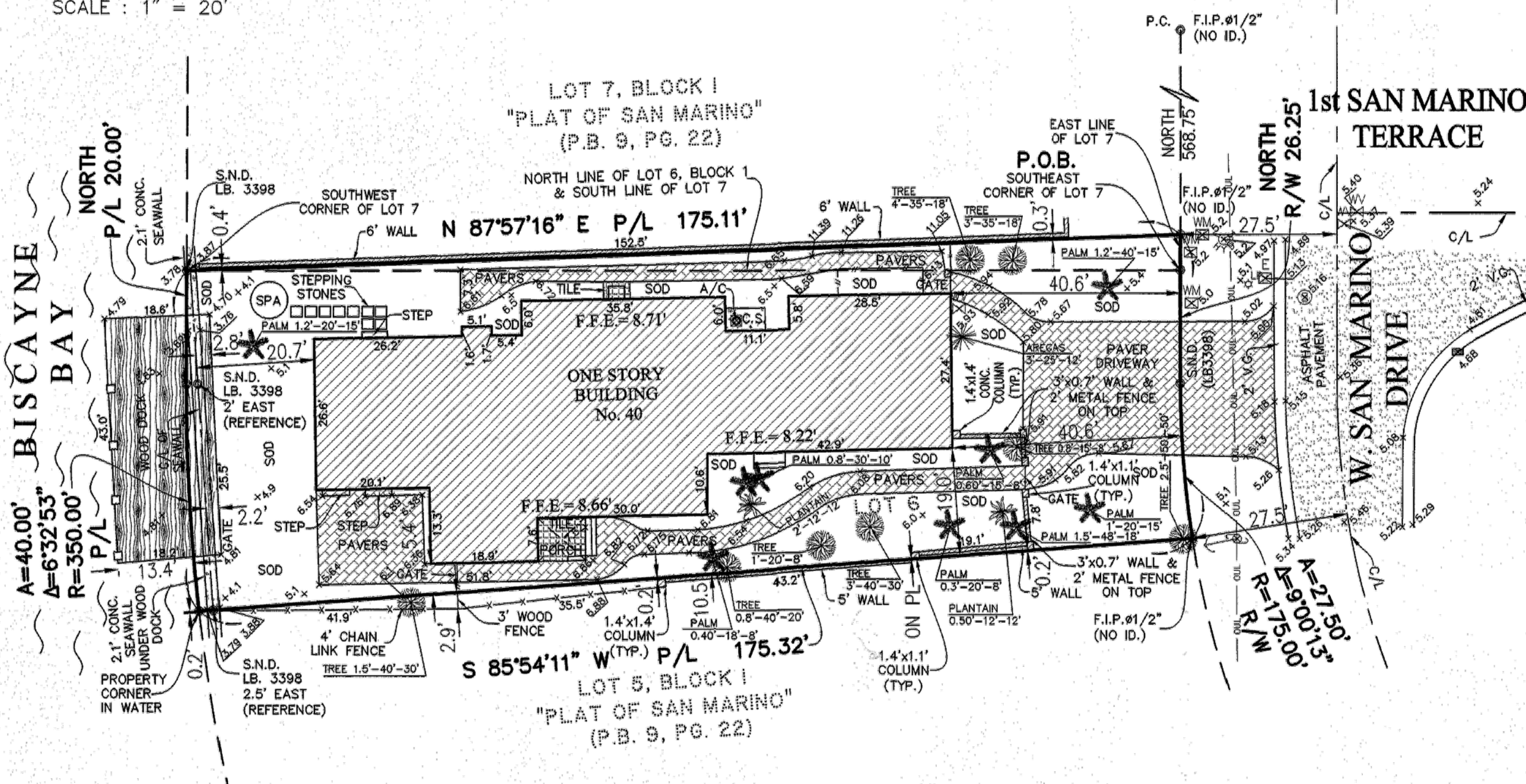


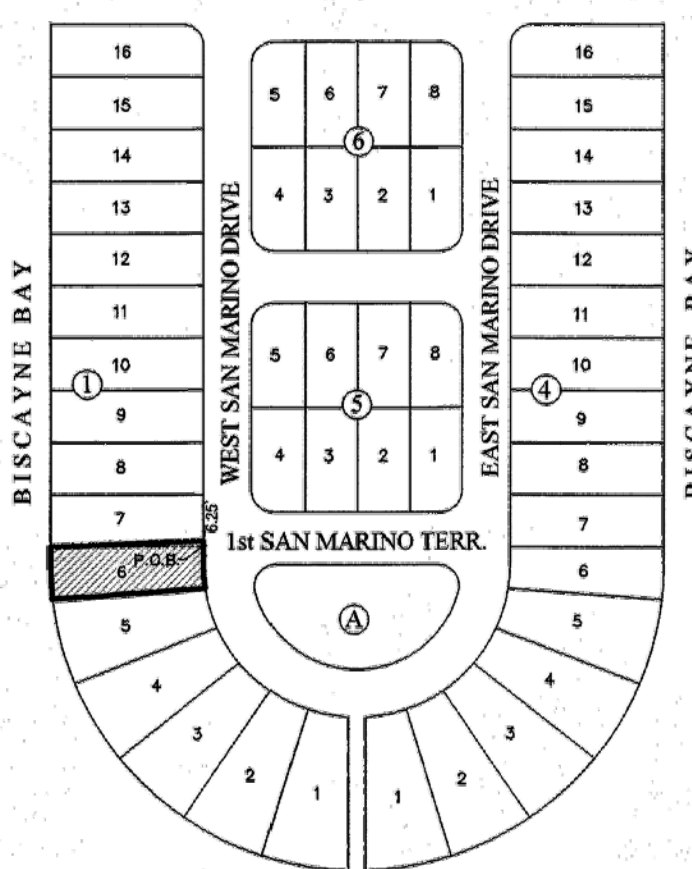
**ASSUMED** **ZZ**

A=40.00' BISCAYNE

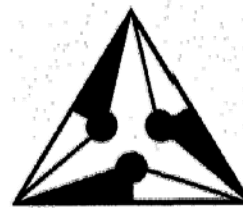


■	CLP	Concrete Light Pole
☆	MLP	Metal Light Pole
—○—		Guy Wire
—○—		Utility Power Pole
—○—		Fire Hydrant
—○—		Water Meter
—○—		Electric Box
—○—		Telephone Box
—○—		Sewer Manhole
—○—		Overhead Utility Lines
—○—		Light Pole
—○—		Gas Valve
—○—		Water Valve
—○—		Water Manhole
—○—		Telephone Manhole
—○—		Monitoring Well
—○—		Chain Link Fence
—○—		Back Flow Preventer

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
C/G	Curb & Gutter
C/L	Center Line
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
DWY.	Driveway
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
I.D.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
M/L	Monument Line
P	Plat
(M)	Measured
(P.B.)	Plat Book
P.C.P.	Permanent Control Point
P.C.	Point of Curvature
PG.	Page
PL	Plaster
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Stake
T.B.M.	Temporary Benchmark
V.G.	Valley Gutter



Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



**J. Bonfill & Associates, Inc.**  
REGISTERED LAND SURVEYORS & MAPPERS  
Florida Certificate of Authorization LB3398  
7100 S.W. 99th Avenue Suite 104  
Miami, Florida 33173 (305) 598-8383

**BOUNDARY SURVEY**  
of  
40 WEST SAN MARINO DRIVE, MIAMI BEACH,  
MIAMI-DADE COUNTY, FLORIDA 33139  
for  
CHOEFF LEVY FISCHMAN ARCHITECTURE DESIGN

[illegible]

CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN  
(t) 305.434.8338  
(f) 305.892.5292  
[www.clfarchitects.com](http://www.clfarchitects.com)

REYNOLDS RESIDENCE  
40 W. SAN MARINO DR.  
MIAMI BEACH, FL 33139

seal

Ralph Choeff  
registered architect  
AR0009679

comm no.  
1639

date:  
09/30/2016

revised:

sheet no.

A-0.3

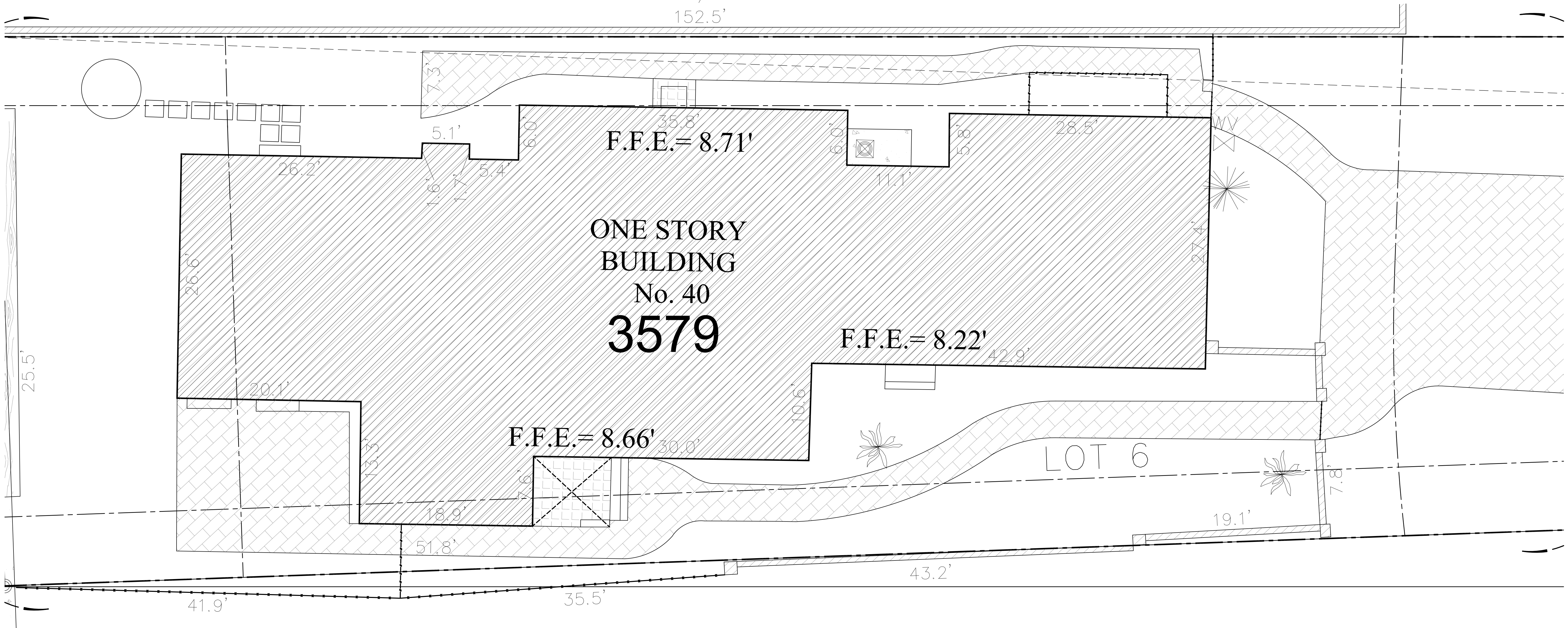
SURVEY PLAN  
SCALE: NTS



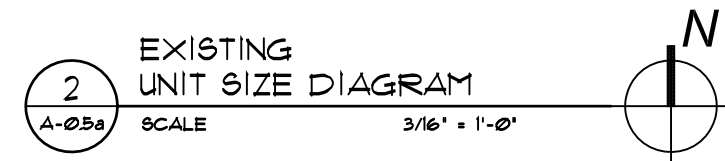


P.O.B.

N 87°57'16" E P/L 175.11'  
152.5'



S 85°54'11" W P/L 175.32'  
LOT 5 BLOCK 1



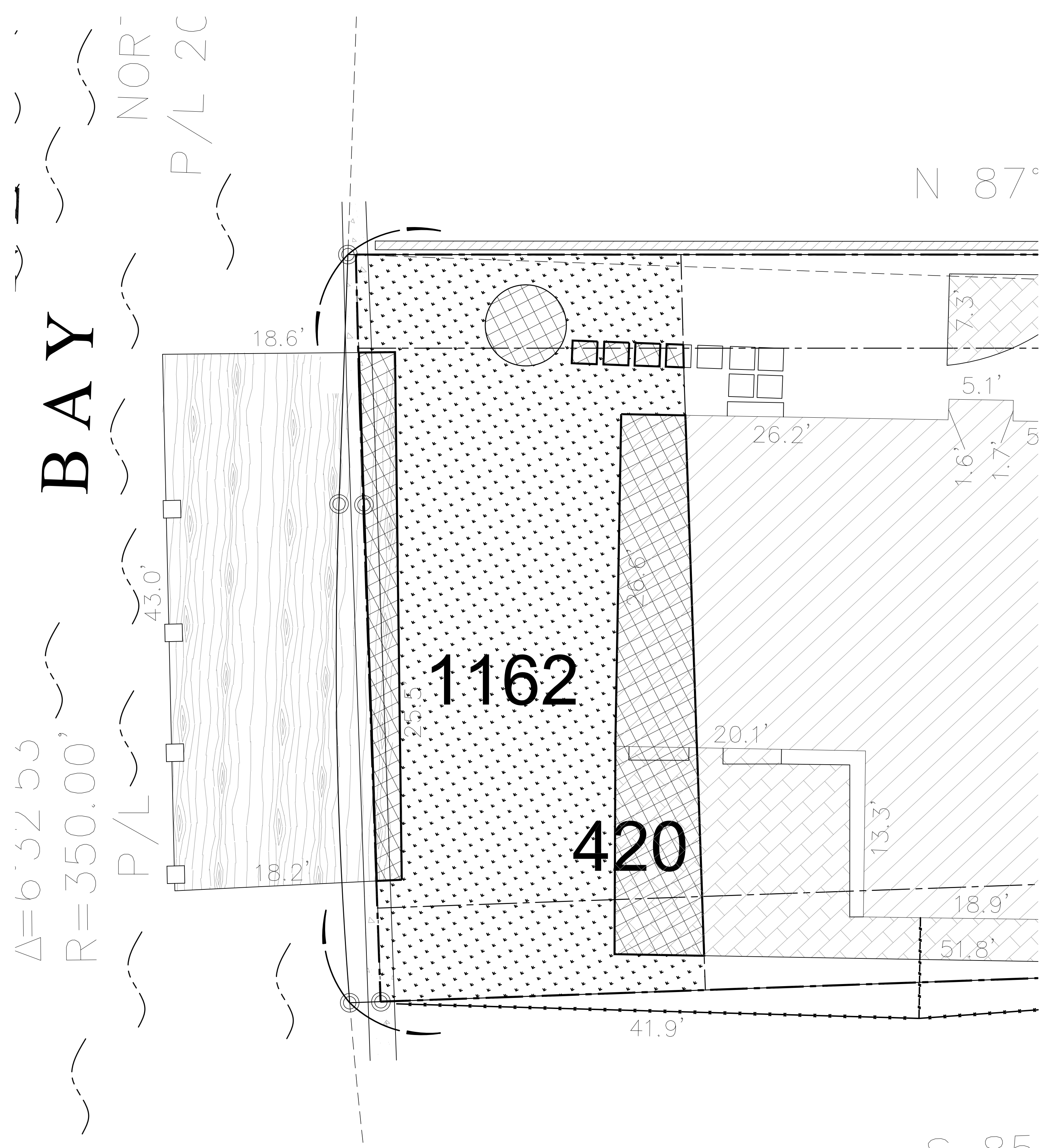
EXISTING SITE DATA	
EXISTING LOT SIZE:	9,823 S. F. (100%)
BUILDING LOT COVERAGE: MAIN HOUSE	3,579 S. F.
TOTAL BLDG. LOT COVERAGE:	3,579 S. F. (26.2%)

EXISTING BUILDING DATA	
MAIN HOUSE UNIT SIZE:	3,579 S. F. N / A
FIRST FLOOR	
SECOND FLOOR	
TOTAL:	3,579 S. F. (26.2%)

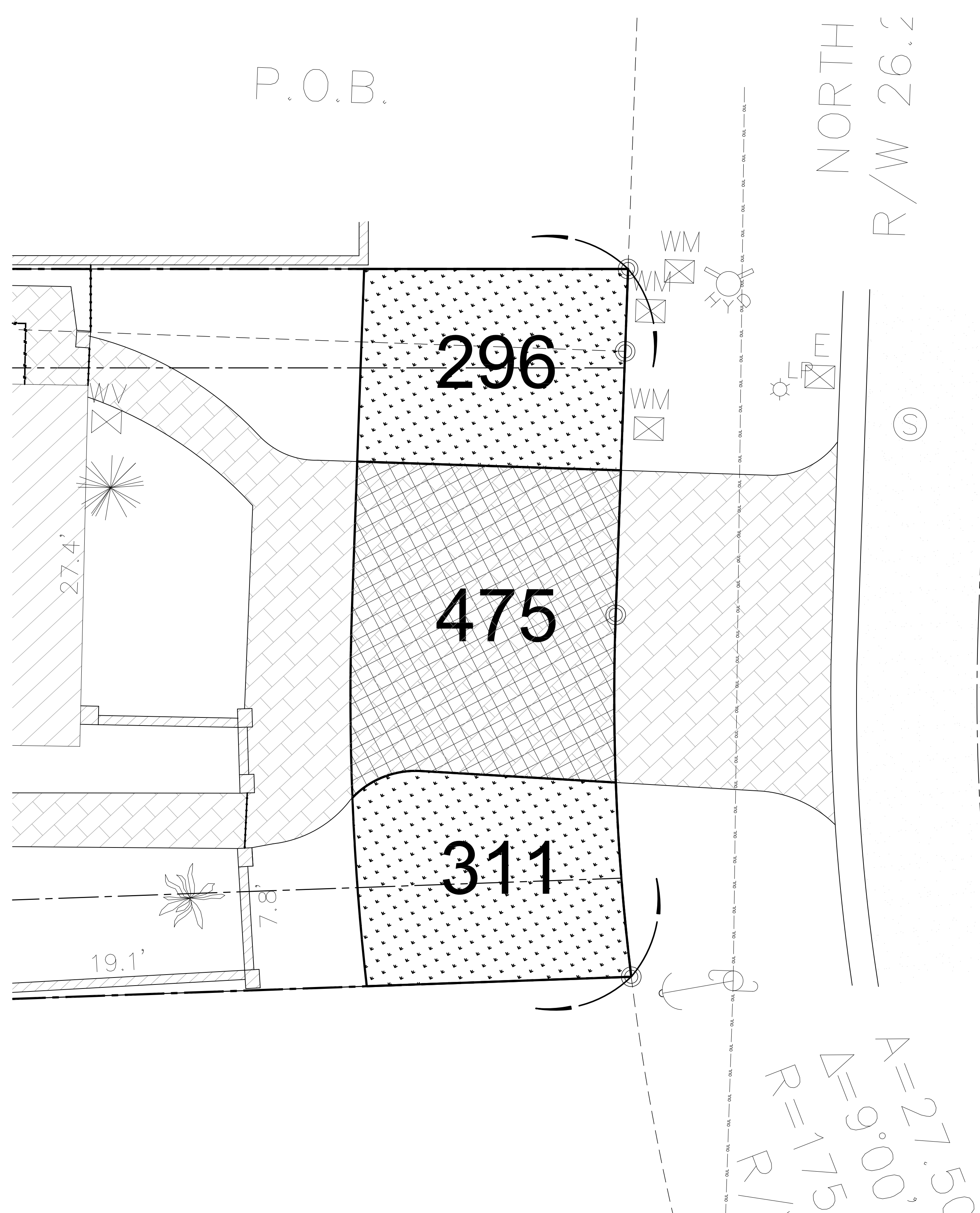
FRONT SETBACK CALCULATIONS		
AREA:	1,082 S. F.	100%
IMPERVIOUS AREA:	475 S. F.	
LANDSCAPE AREA:	607 S. F.	56.1%

REAR SETBACK CALCULATIONS		
AREA:	1,582 S. F.	100%
IMPERVIOUS AREA:	420 S. F.	
LANDSCAPE AREA:	1,162 S. F.	73.5%





3 EXISTING REAR YARD DIAGRAM  
A-0.5a SCALE 3/16" = 1'-0" N



4 EXISTING FRONT YARD DIAGRAM  
A-0.5a SCALE 3/16" = 1'-0" N

EXISTING SITE DATA	
EXISTING LOT SIZE:	9,823 S. F. (100%)
BUILDING LOT COVERAGE: MAIN HOUSE	3,519 S. F.
TOTAL BLDG. LOT COVERAGE:	3,519 S. F. (26.2%)

EXISTING BUILDING DATA	
MAIN HOUSE UNIT SIZE: FIRST FLOOR SECOND FLOOR	3,519 S. F. N / A
TOTAL:	3,519 S. F. (26.2%)

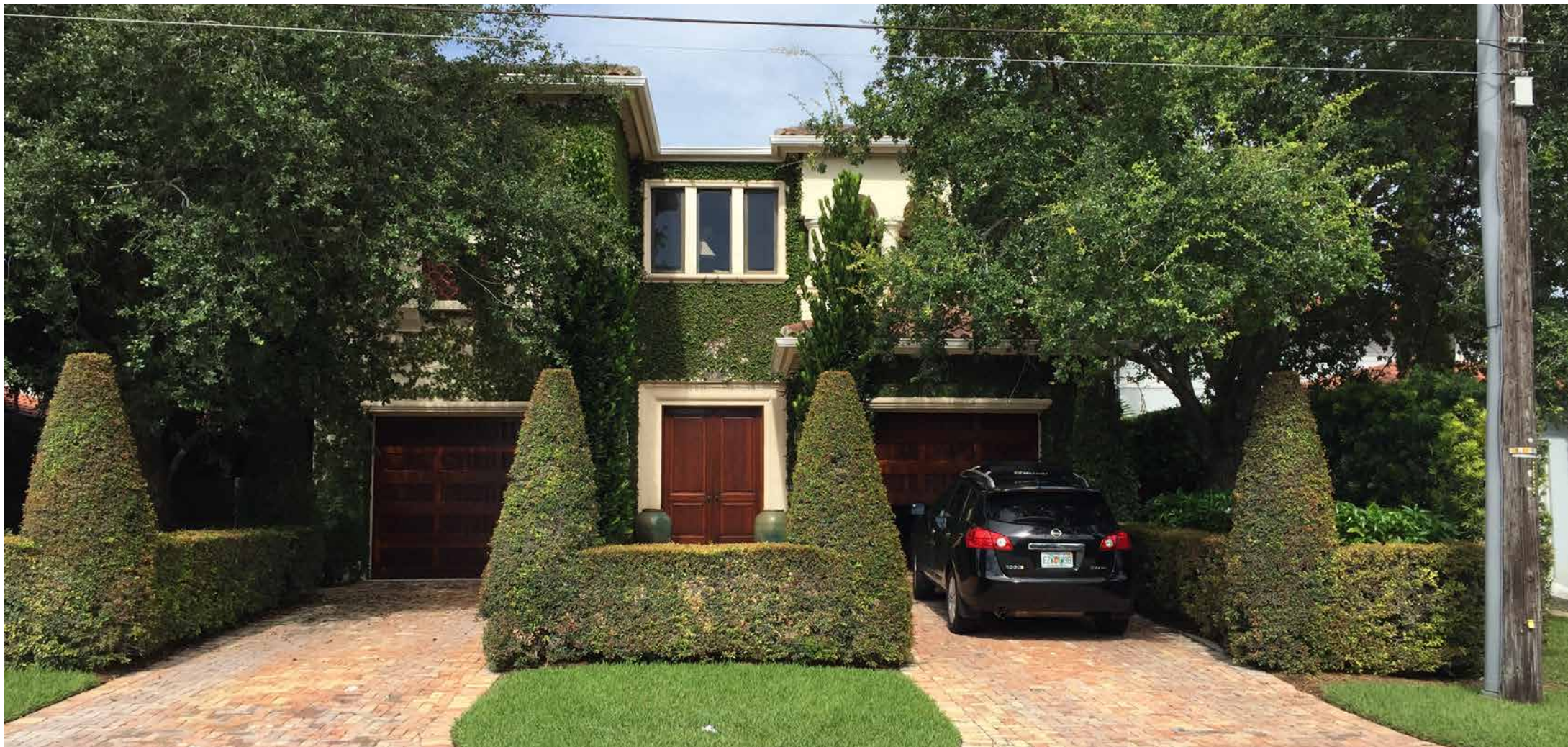
FRONT SETBACK CALCULATIONS		
AREA:	1,082 S. F.	100%
IMPERVIOUS AREA:	475 S. F.	
LANDSCAPE AREA:	607 S. F.	56.1%

REAR SETBACK CALCULATIONS		
AREA:	1,582 S. F.	100%
IMPERVIOUS AREA:	420 S. F.	
LANDSCAPE AREA:	1,162 S. F.	73.5%





Residence 1



Residence 2



Subject Property ( 40 W San Marino Dr )



Residence 3



Residence 4



Residence 5



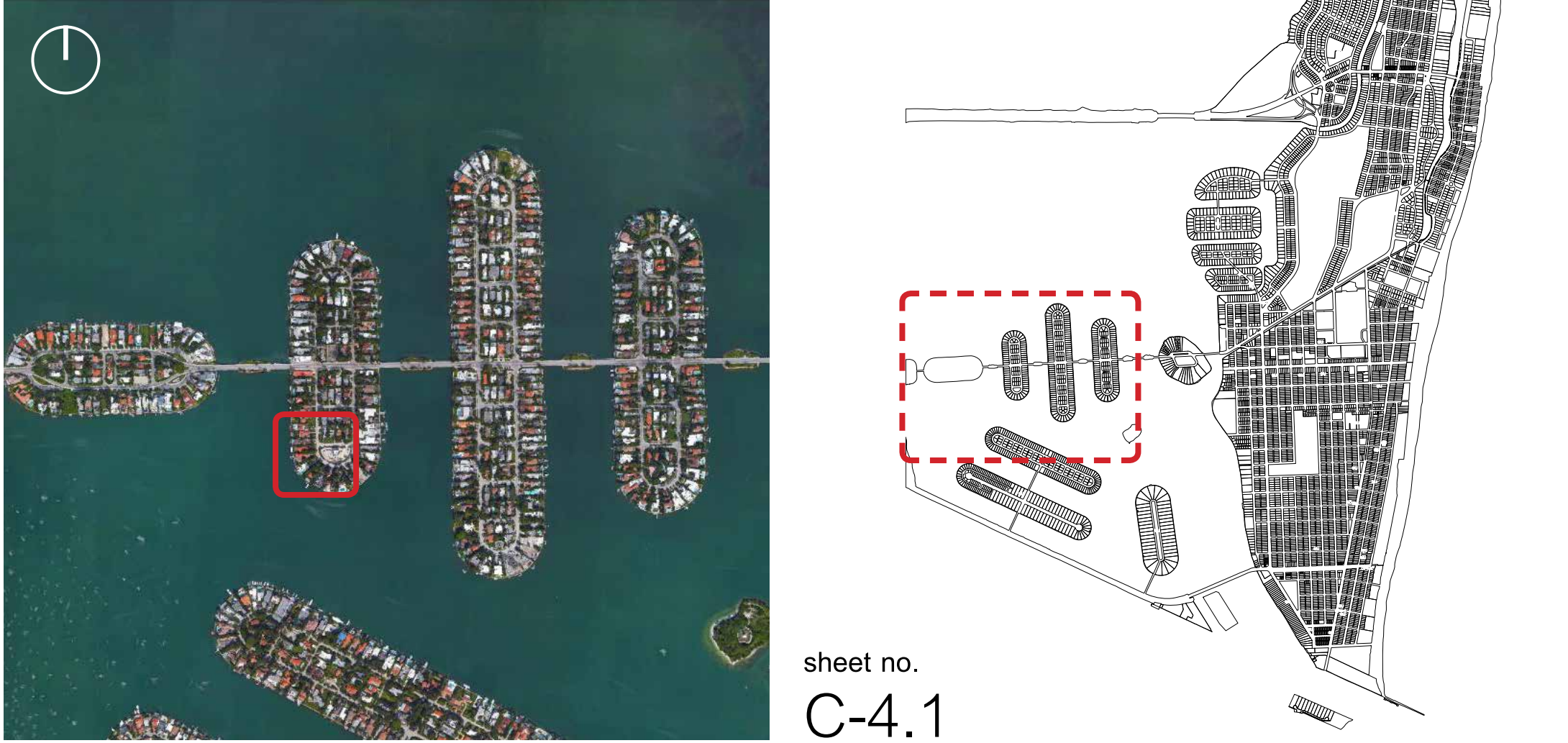
Residence 6



Aerial Photograph of Surrounding Properties



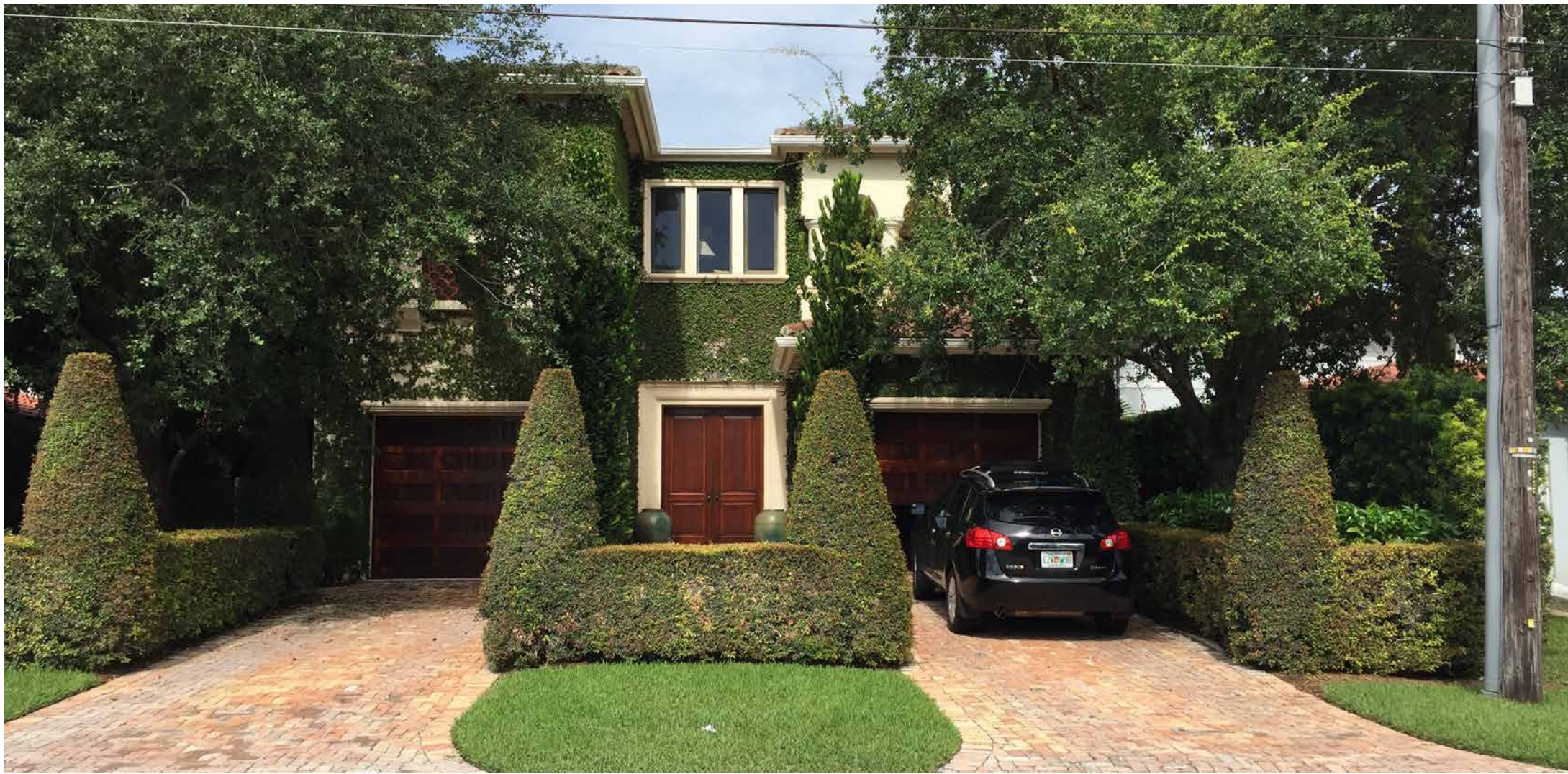
Aerial Photograph of Surrounding Properties







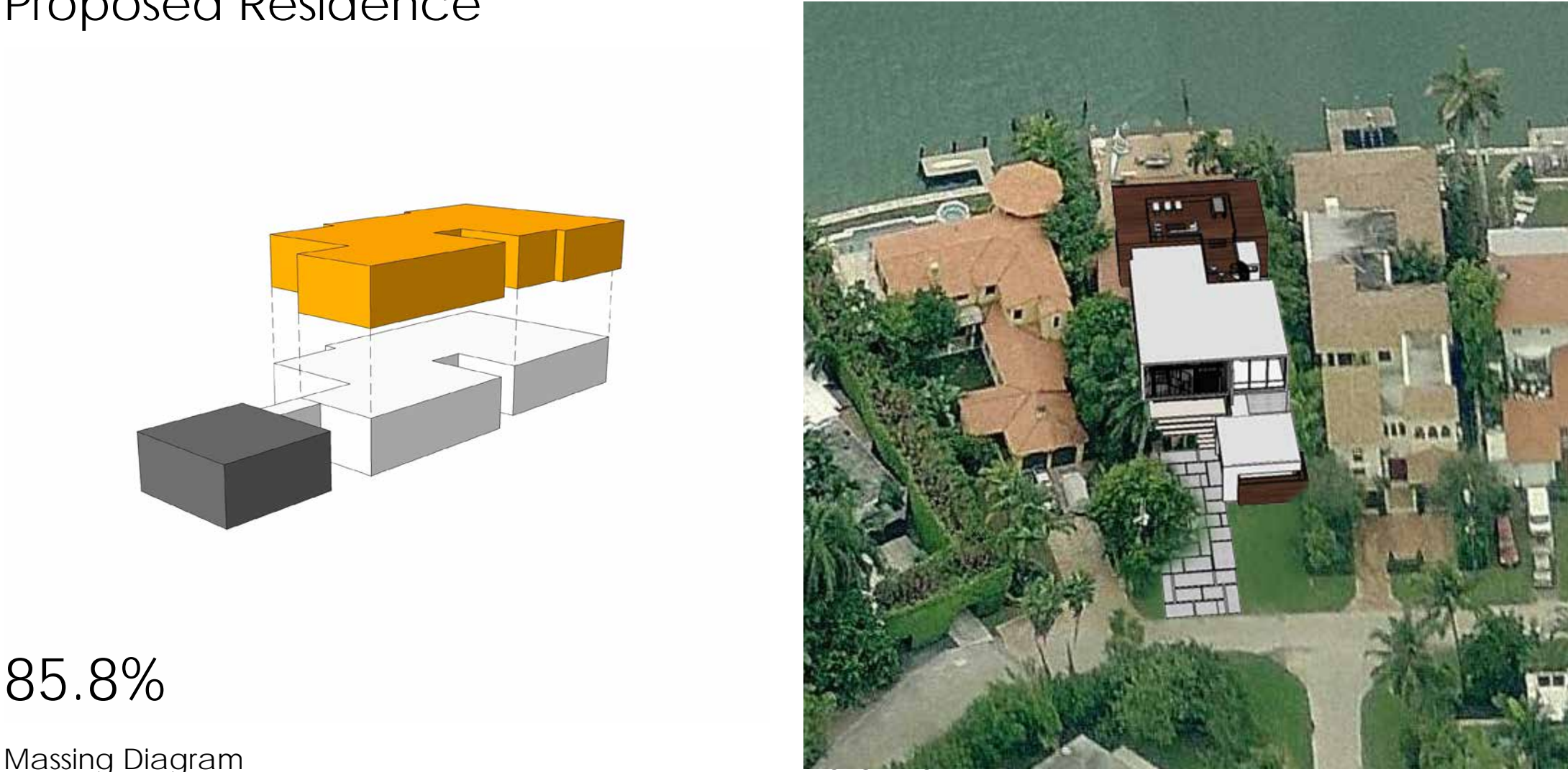
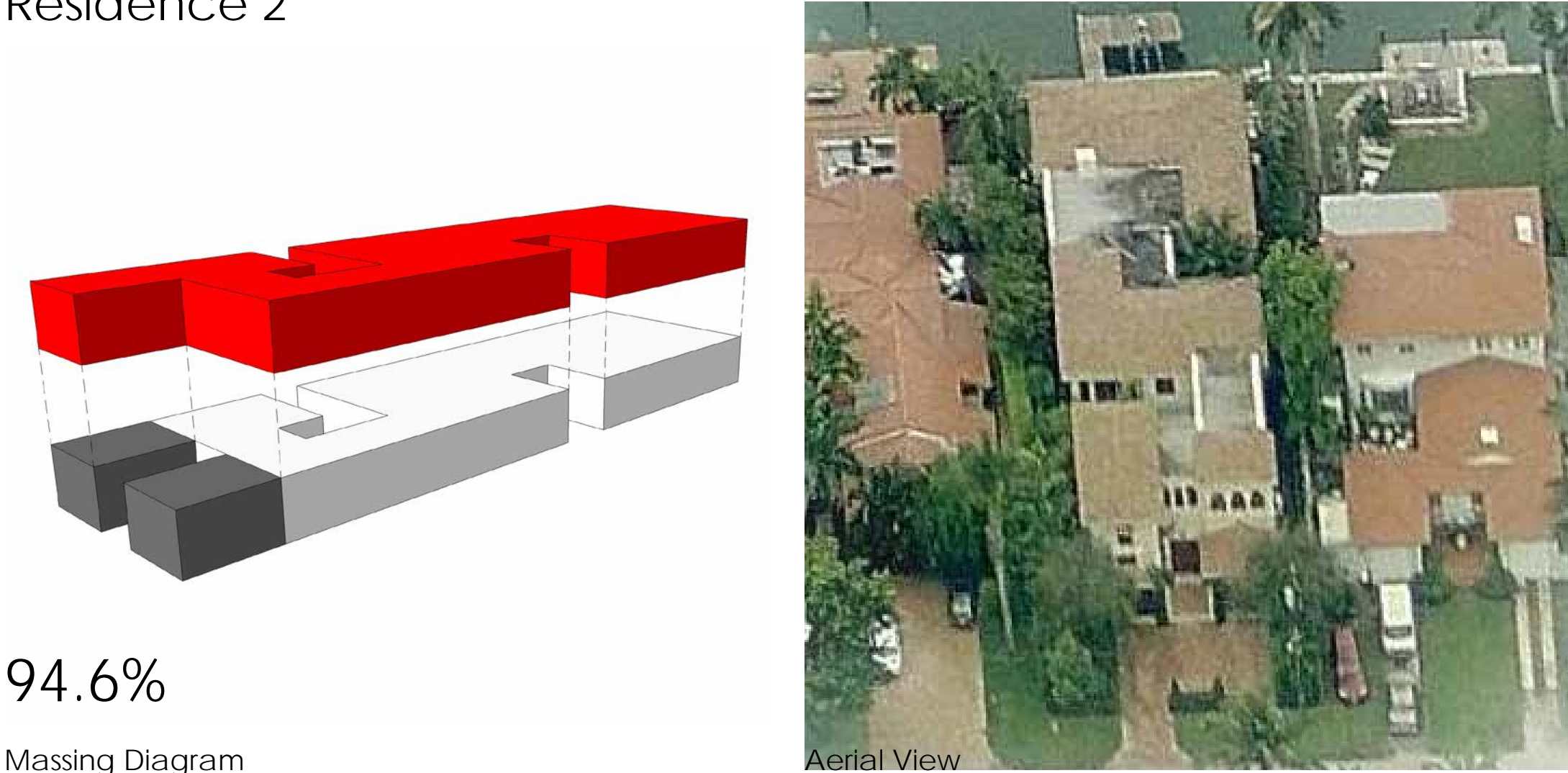
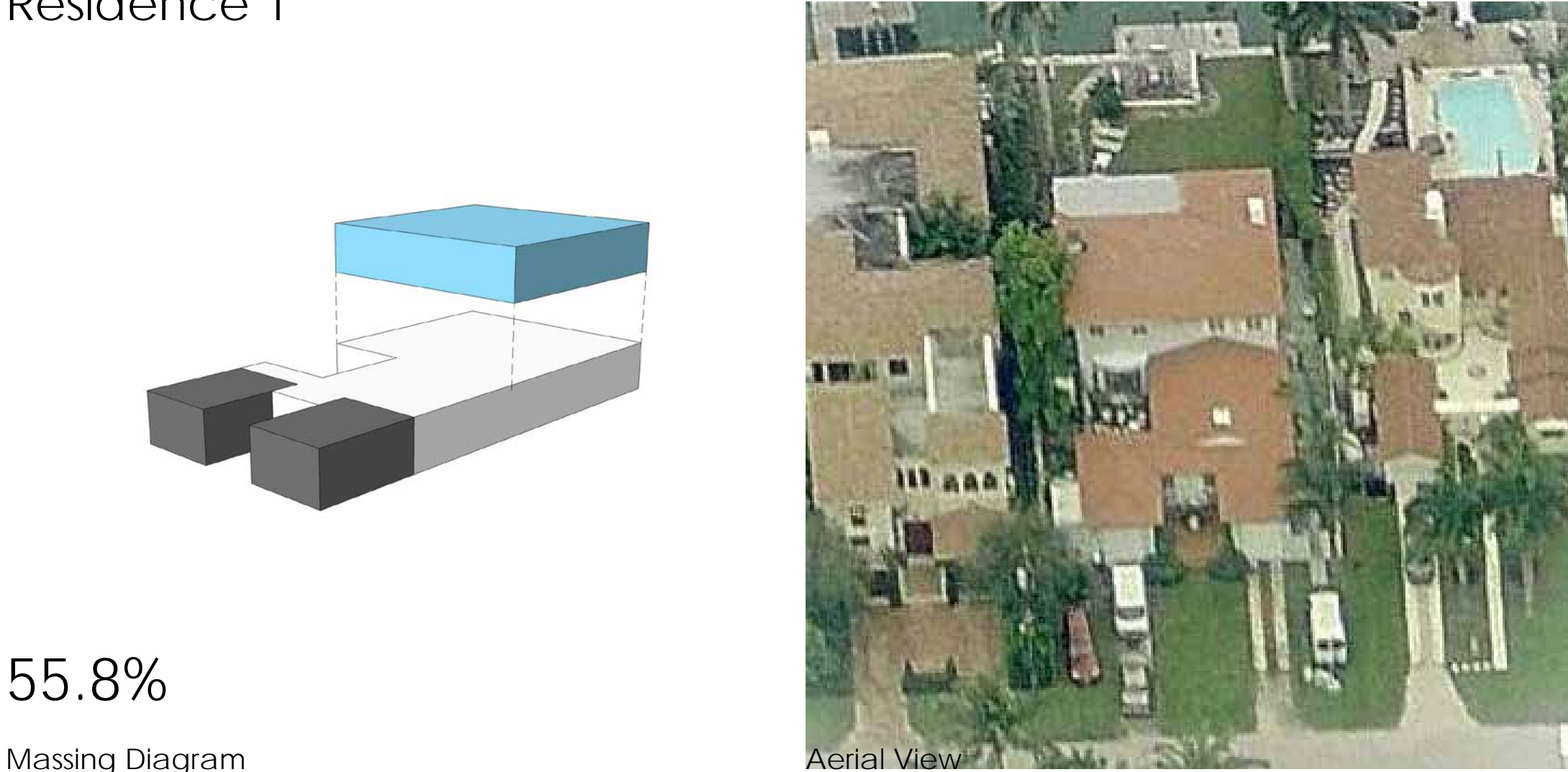
Residence 1



Residence 2



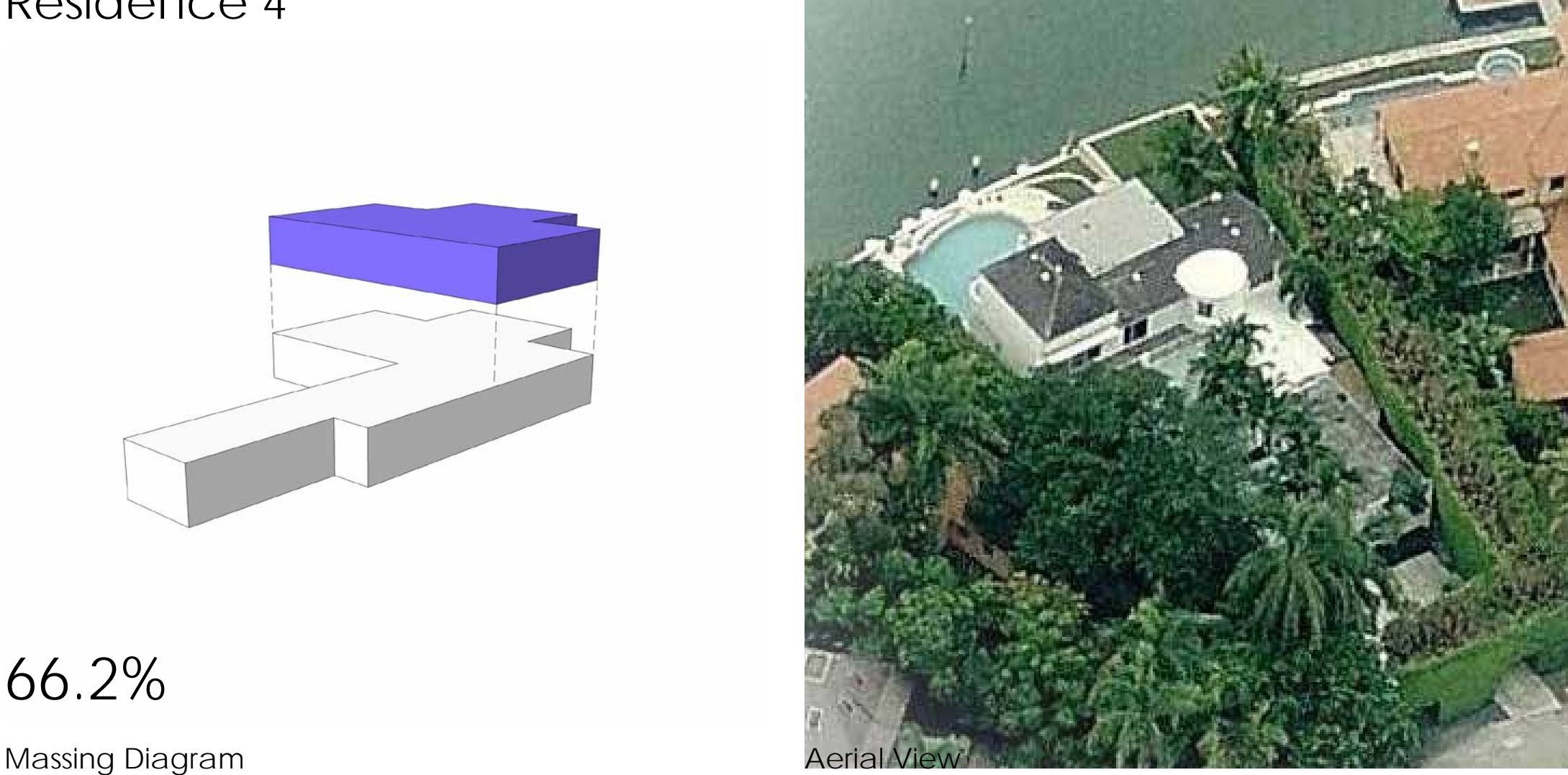
Proposed Residence



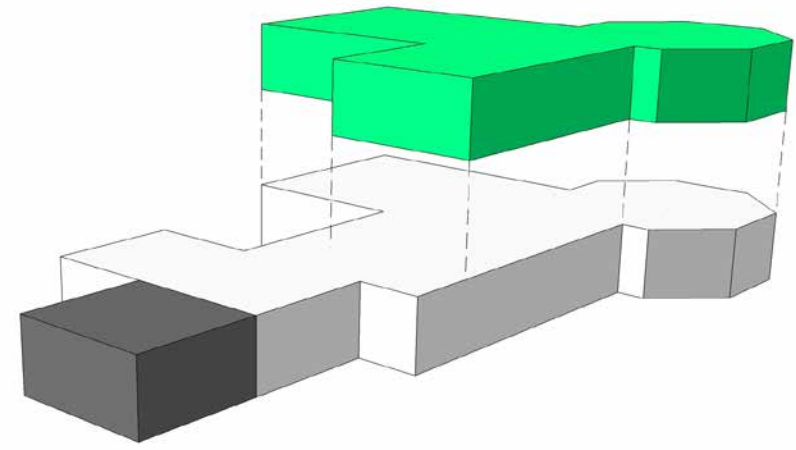
Residence 3



Residence 4







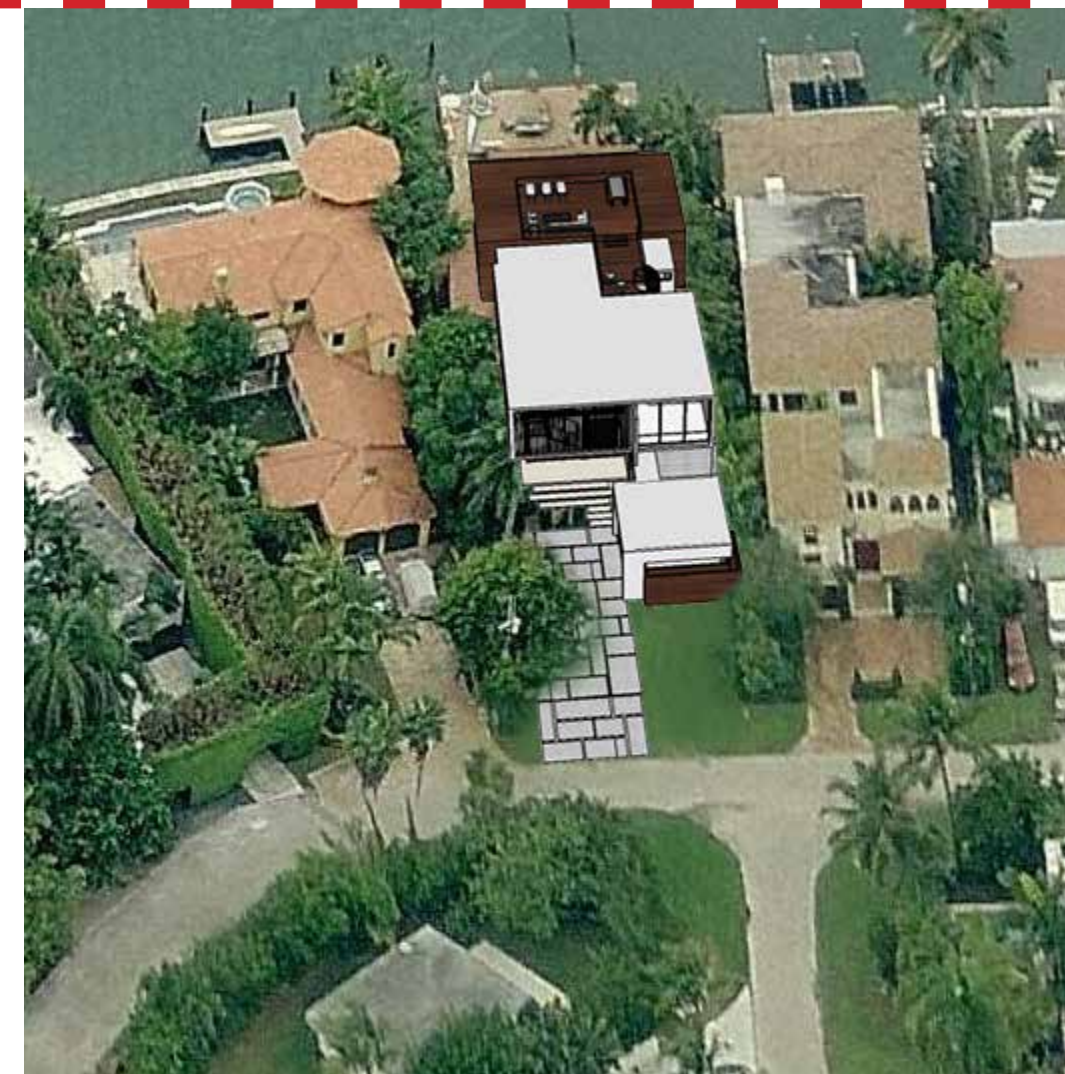
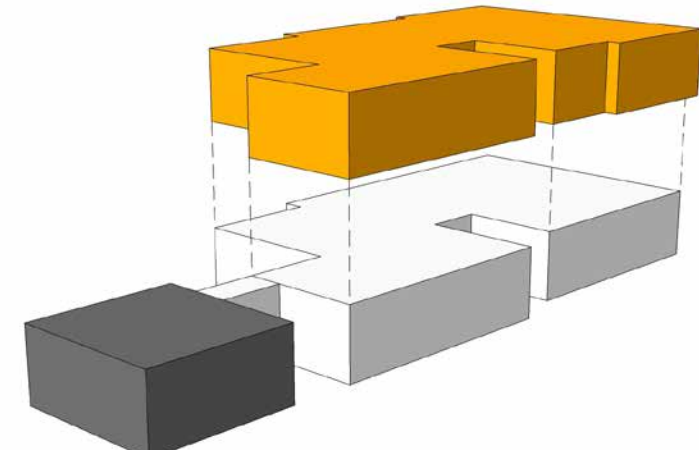
### 34 W San Marino Dr

Adjacent Property

Lot Size: 12,906 Sq. Ft

Approx. Lot Coverage: 28.1%

Approx. First-Second Ratio: 64.5%



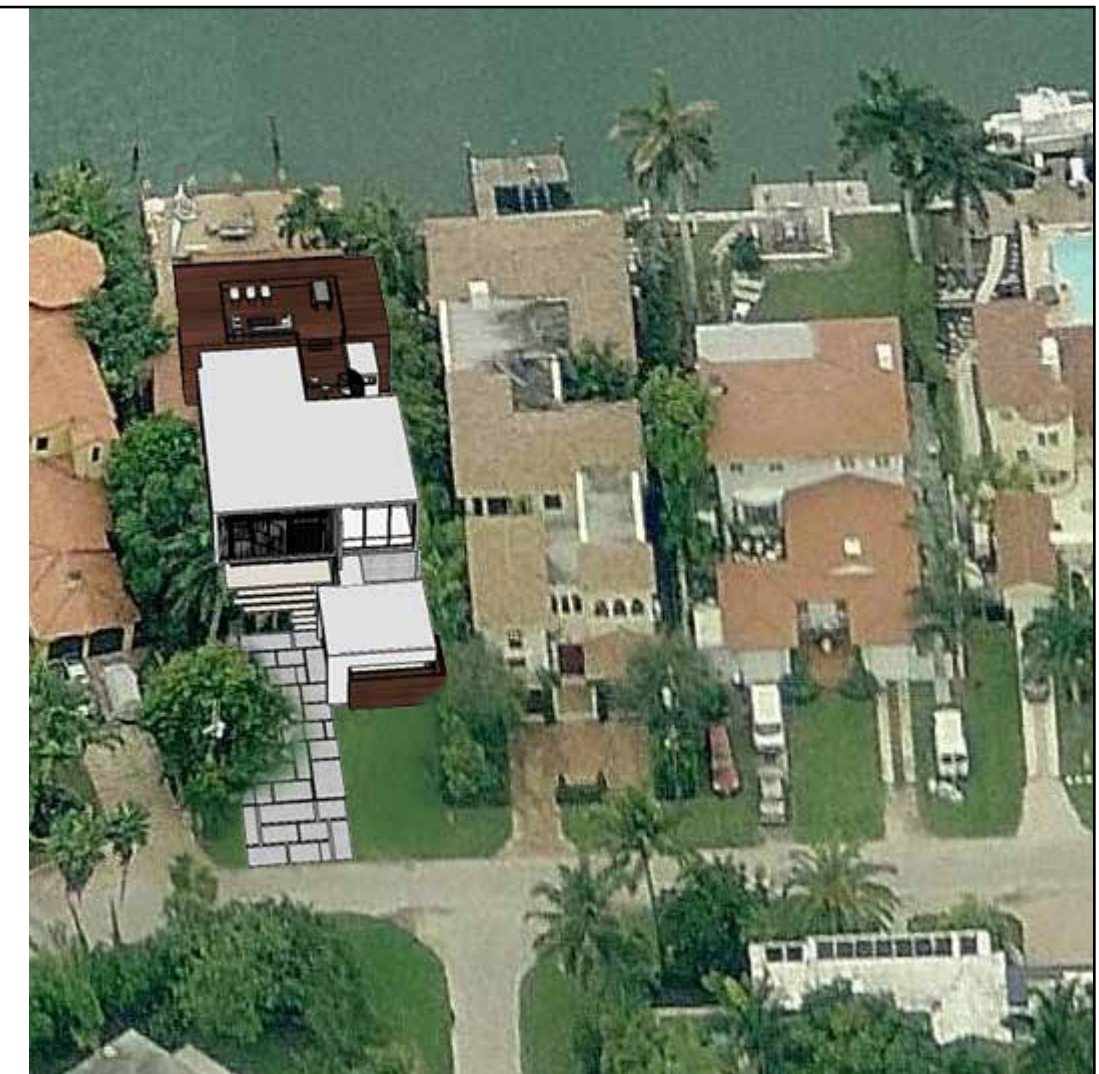
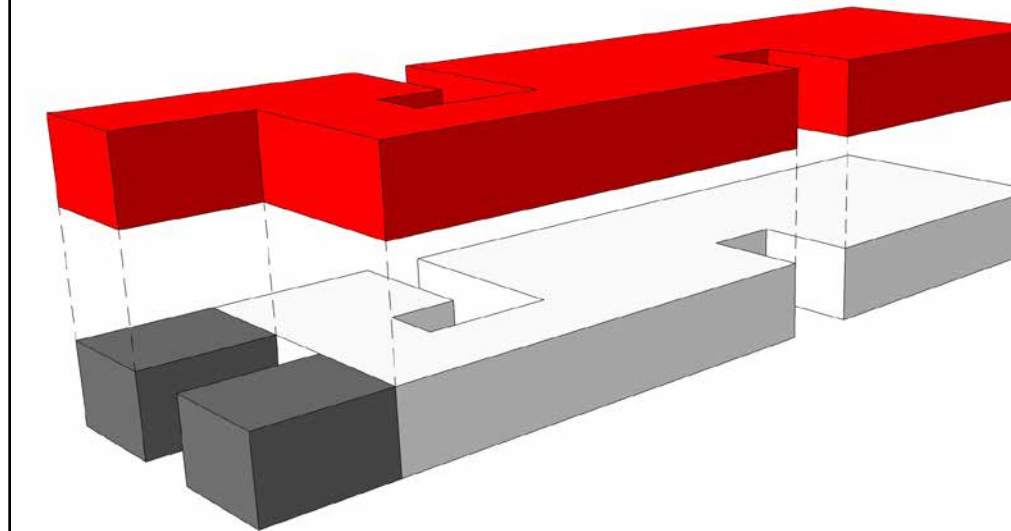
### 40 W San Marino Dr

Proposed Property

Lot Size: 9,823 Sq. Ft

Lot Coverage: 28.0%

First-Second Ratio: 85.8%



### 70 W San Marino Dr

Adjacent Property

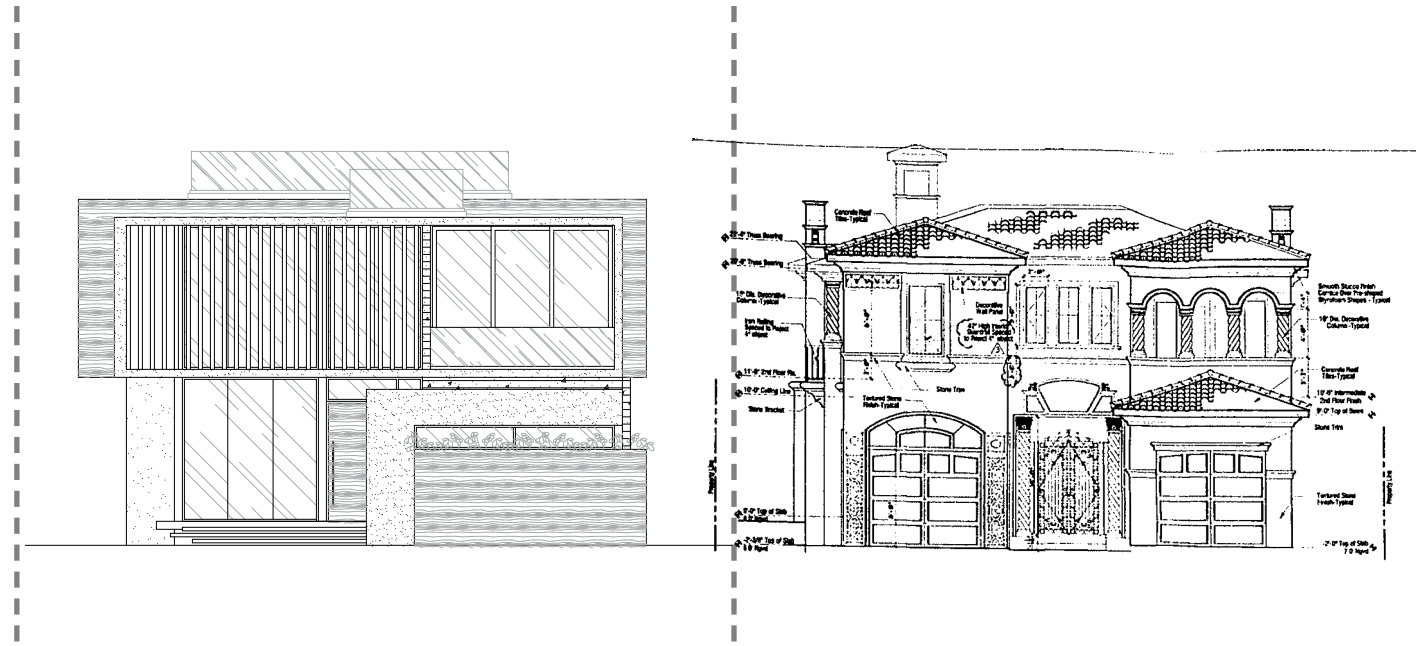
Lot Size: 9,973 Sq. Ft

Approx. Lot Coverage: 36.3%

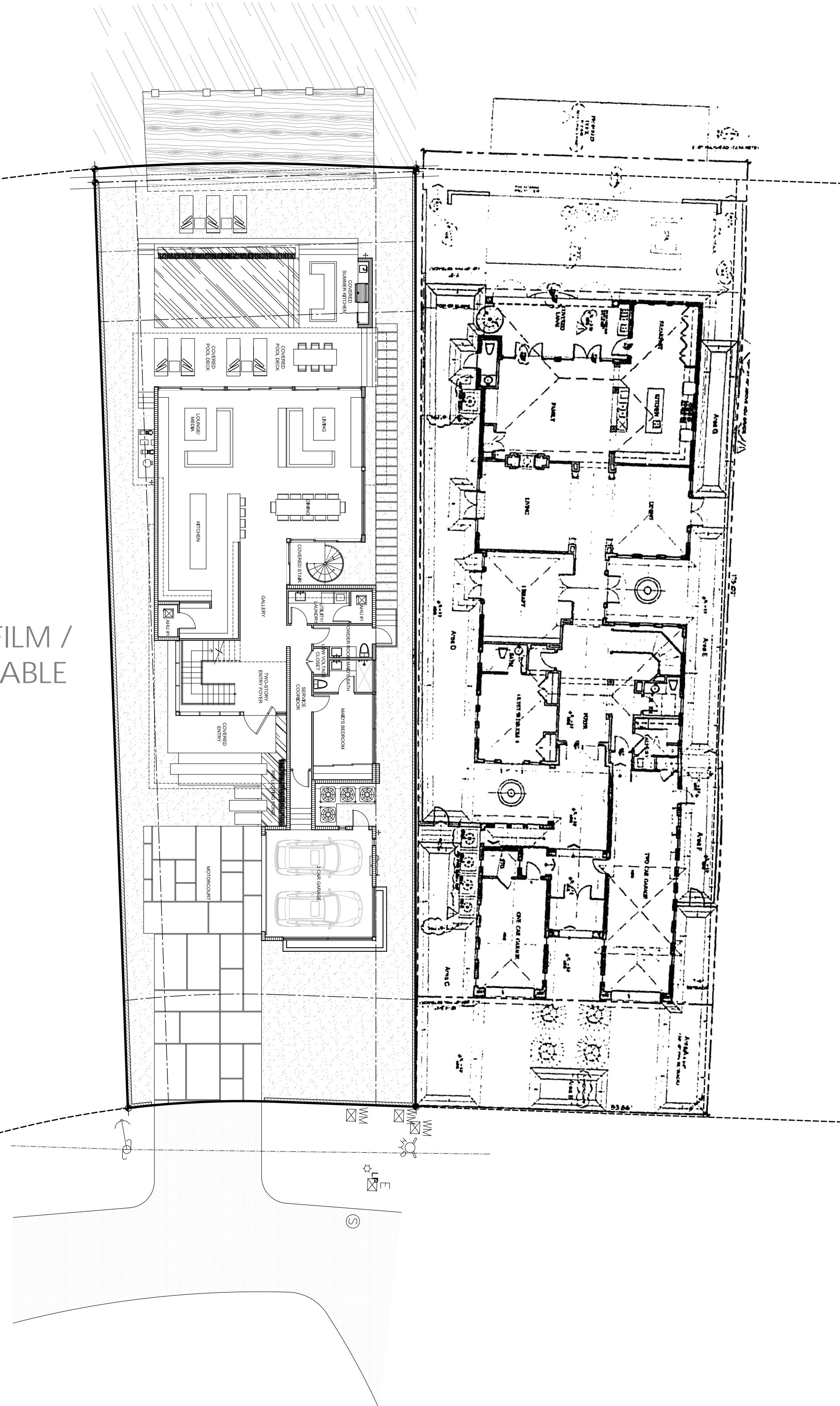
Approx. First-Second Ratio: 94.6%



EXISTING MICROFILM /  
PLAN NOT AVAILABLE



EXISTING MICROFILM /  
PLAN NOT AVAILABLE





#2356-2357

Owner MR. & MRS. R. F. PIERCE

Mailing Address

Permit No. 8354

Lot 6

Block 1

Subdivision San Marino Island

No. 40 West Street San Marino Drive

Date June 6-1936

General Contractor Modern Homes, Inc.

Address

Address 3232-03-0060

Architect L. M. Barrett

Front 32

Depth 91-8

Height

Stories one

Use Residence & Garage

Type of construction C-B-S

Cost \$10,000.00

Foundation conc. pile

Roof

Plumbing Contractor Bell

#9138

Address

Date 6-22-1936

No. fixtures 11

Rough approved by

Date

No. Receptacles

Plumbing Contractor

Address

Date

No. fixtures set

Final approved by

Date

Sewer connection

Septic tank

Make

Date

Electrical Contractor Larkins

# 6822

Address

Date July 10-1936

No. outlets 22

Heaters 1

Stoves 1

Motors 1

Fans

Temporary service

No. Receptacles 27

Rough approved by

Date

Electrical Contractor E. E. Larkin

# 7194

Address

Date Sep. 30-1936

No. fixtures set 22

Final approved by

Date

Date of service Oct. 1-1936

Alterations or repairs PLUMBING PERMIT: # 19292-Trail Septic Tanks-Relay 160' of drain field

Date 2-14-46

BUILDING PERMIT #A 27398

Sea Wall - 80 lin. ft. - Carr-Rudisill-

\$ 3,200... June 1, 1948

ELECTRICAL PERMIT # 30426

Gulf Electric: 1 range outlet - Dec. 19, 1949

BUILDING PERMIT # 32118

Wet sandblasting & painting - Bailey-Lewis Co., contr. \$ 700... March 9, 1950

BUILDING PERMITS

#59600 Geiger Distributors, Inc: 1-3 ton built-up air conditioner with duct system & heating 80-WF holly furnace- \$1500 - July 22, 1959

#64518 Jules Bloch: Roofed Patio Addition Water Side of House - 26 1/4" x 8' - \$700. - April 3, 1961 OK Saperstein 3/22/62

Variance granted by Zoning Board 7/13/61 to permit solid roof screened porch Florida room to extend 8' into front yard setback on waterway.

#89494-Thomas Arrigoni, Inc.-Brick wall, close garage doors, close front entrance and porch-\$4500-12-22-77

#M-04152 - Charles Bros. A/C, Inc. - 5 KW Central heating, a/c central 2 ton - 4/28/78

#13549-Rollande, Inc.-Furnish and install rolladen shutters on exterior of 3 windows and entire screen porch area-\$3000-8-2-78

#24318 8/5/83 REPLACE WINDOWS AND DOORS, PATCHING \$4,000 \$54.00

#91168 1/5/84 owner 85 lf of wall & fence, paving 700 sq ft approx, add 280 sq ft approx conc walk 47 sq ft wood deck, additions and exterior remodeling of 200 sq ft variance 1587/ \$10,000.

PLUMBING PERMITS

#44719 City Plbg: 1 safe waste drain, 1 drywell - July 29, 1959

#44048 Service Plumbing: 1 sewer, size 4" - 11/26/63 OK JENKS 11/26/63

ELECTRICAL PERMIT # 37679 Astor Elec. Service: 1 motor - Oct. 3, 1952 ok 11/12/52 Plaag

#56535 Arc Elec: 4 receptacles, 2 light outlets - April 6, 1961 OK Scarborough 9/1/61

#63844 E & E Electric Contractors: 1 meter change - 8/17/66

#74552-L & M Electric- 10 switch outlets, 8 light outlets, 13 receptacles, 1 fan appl.outlet, 1 a/c window, 15 fixtures-1-27-78

#75220-L and M Electr. Services- 2 switch outlets, 17 light outlets, 1 receptacle, 9 appl. outlets fan, 1 2 1/2 ton motors, 1-5, 1-10 strip heater, 10 fixtures-12-19-78

#78955 10/21/83 Hicky Ent - 20 light outlets, 50 recept, 200A relocate serv size in amps, 1-2 ton air cond

9702

LOT: 6

BLOCK: 1

SUBDIVISION: SAN MARINO

ADDRESS: 40 WEST SAN MARINO DRIVE

ALTERATIONS & ADDITIONS

BUILDING PERMITS FILE NO: 1587 - NOV. 4, 1983 - IRWIN ROTH/OWNER - APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO BUILD TWO ADDITIONS TO AN EXISTING HOUSE: 1. APPLICANT WISHES TO WAIVE 2 ft. 6 IN. OF THE REQUIRED 7 FT. 6 IN. NORTH SIDE YARD SETBACK IN ORDER TO CONSTRUCT A BREAKFAST AREA. 2. APPLICANT REQUESTS THE WAIVING OF 1 FT. 10 IN. OF THE REQUIRED 7 ft. 6 IN. SOUTH SIDE YARD SETBACK IN ORDER TO BUILD A FOYER. APPROVED

#M06615 2/29/84 Temptrol Air Cond - 2 air cond wind (1-3 ton carrier split, 1-2 ton carrier package)

FILE NO: 1598 - MARCH 2, 1984 - CLARIFICATION: DUE TO IRREGULARITY OF THE SUBJECT LOT, APPLICATION WAS AMENDED TO DECREASE THE MINIMUM SETBACK BY FIVE INCHES (5 in.)

#91261 5/9/84 owner adding marsard roof and exterior changes \$2,000.

#25922 9/17/84 V.E.O. Roofing - reroof 40 sqs SPBC 3403 use driveway only \$10,000.00

#26287 12/10/84 Radames Lopez - to construct dock \$8,000.

PLUMBING PERMITS

#61504 4/2/84 S & R Plumbing - 1 rgh, 1 set bath tub, 1 rgh, 1 set bidet, 2 rgh, 2 set lavatory 1 rgh, 1 set clothes washer, 1 rgh, 1 set urinal

#61670 7/30/84 J. Tumpek 1 solar water heater

ELECTRICAL PERMITS

#79455 6/8/84 Hickey Ent - 20 switch, 30 light outlets, 30 recept, 5 appliance outlets, 1 range top, 1 oven, 1 water heater (110V solar) 2-2 ton air cond, 3-5 strip heater 1 antenna, 20 tel outlets, 1 intercom, 3 bath fans, 1 whirlpool tub

LOT: BLOCK: SUBDIVISION: ADDRESS:

ALTERATIONS & ADDITIONS

BUILDING PERMITS

#M07083 12/14/84 Residential Air Cond - central heating, 1-3 ton air cond central replacement

PLUMBING PERMITS

ELECTRICAL PERMITS

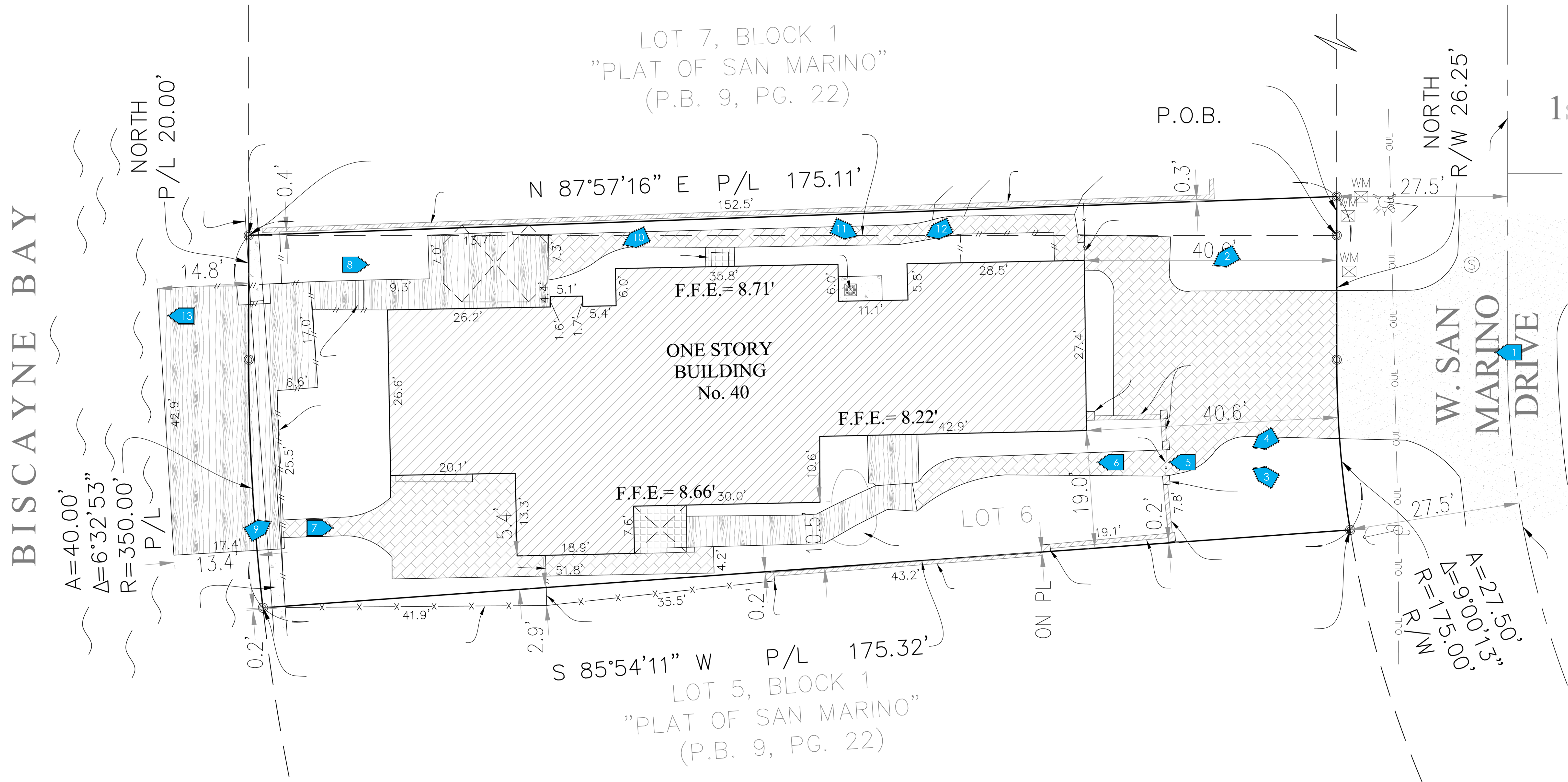
Existing Building Card

sheet no.  
C-4.5

CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN



# Photograph Directory





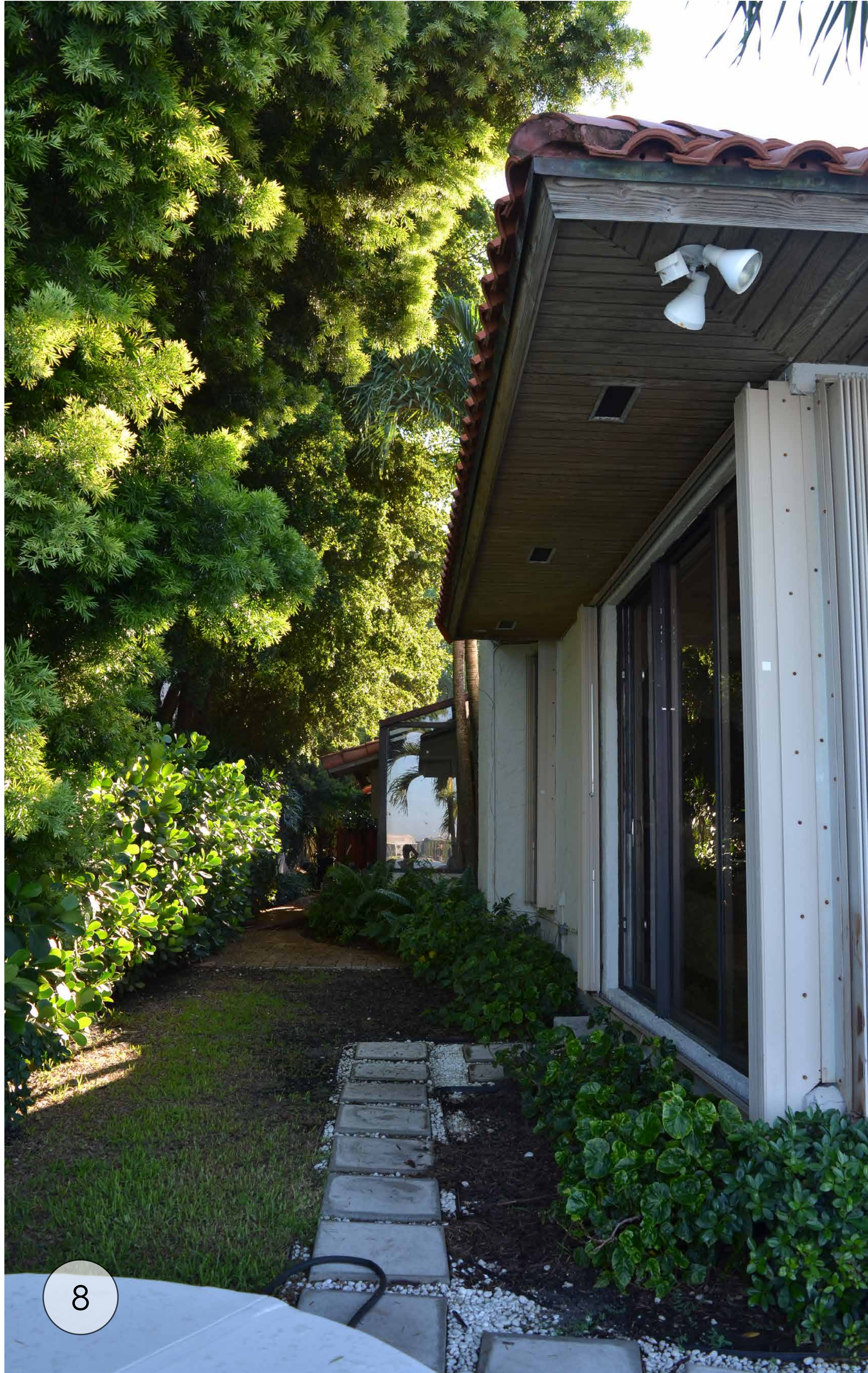


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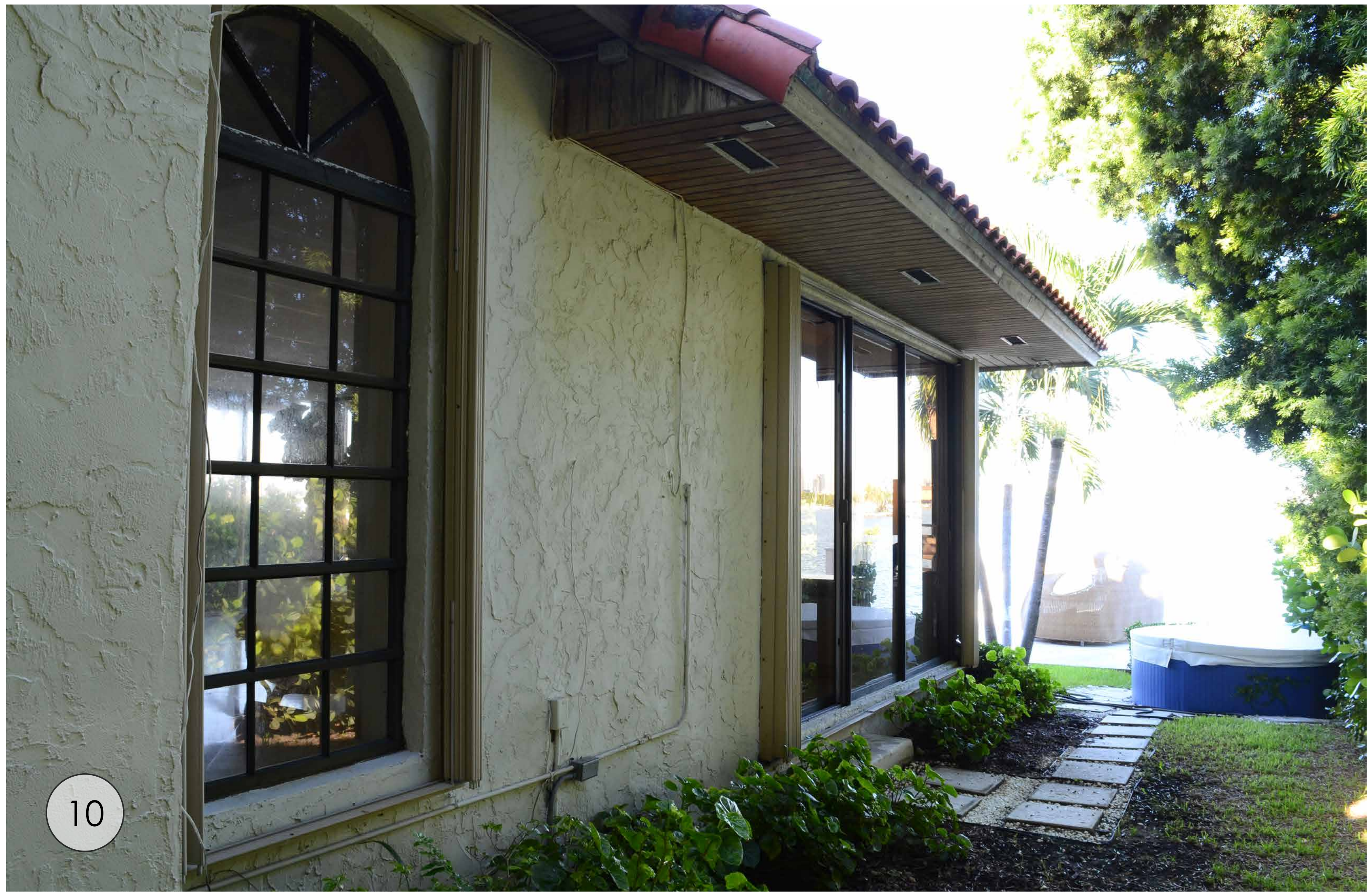
















13