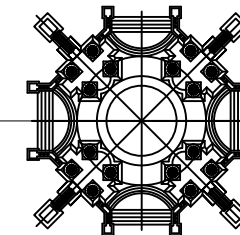




Z.W. JAROSZ ARCHITECT, P.A.

3326 MARY STREET SUITE 500
COCONUT GROVE, FLORIDA 33133
305.446.0888 WWW.JAROSZARCH.COM



Submittals/Revisions

[illegible]

SCOPE OF WORK:

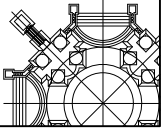
1. NEW GAZEBO ADDITION-PROPOSAL
2. NEW JACUZZI- PROPOSAL

EXISTING SITE DATA - 4712NBR

RS-3 SINGLE FAMILY DETACHED

GROSS LOT AREA:		17,067.00 SQ. FT.
LOT COVERAGE:		
ALLOWED	EXISTING-AS PER CURRENT CODE	
(17,067 x 30%) 5,120.10 SQ. FT.	LOT COVERAGE EXISTING..... 6,019.21 SQ. FT. 35.27%	
UNIT SIZE:		
ALLOWED	EXISTING	
(17,067 x 50.0%) 8,533.50 SQ. FT.	MAIN HOUSE 1ST FLOOR..... 4,515.76 SQ. FT. INCLUDING PROJECTIONS MAIN HOUSE 2ND FLOOR3,538.27 SQ. FT. INCLUDING PROJECTIONS GARAGE DISCOUNT..... -500 SQ. FT. TOTAL..... 7,554.03 SQ. FT. 44.26%	
BUILDING SETBACKS:		
	ALLOWED	EXISTING
FRONT SETBACK:	20'- 0" (WEST)	20'-0" (WEST)
SIDE SETBACK: (Property width measured @ 20' front setback 99'-8" x 0.25% = 24'-11")	10'-10" MIN. 16'-3" TOTAL	10'- 11" (NORTH) 21'- 10" (SOUTH)
REAR SETBACK: (15% of lot depth, 20' min., 50' max. Whichever is greater) (155.90'+159.20' / 2) x 15%	23'-7 1/2" (EAST)	29'-4" (EAST)

POOL SETBACKS:		
	ALLOWED	EXISTING
REAR SETBACK:	7'- 6" MIN.	11'- 4" (EAST)
SIDE SETBACK:	9'- 0" MIN.	16'- 0" (NORTH)
BUILDING HEIGHT:		
	ALLOWED	EXISTING
HEIGHT	31'-0" from BFE	31'- 0" from BFE
FRONT YARD CALCULATION:		
	ALLOWED	EXISTING
PAVED AREA:	2,020.34 SQ.FT. x 65% = 1,313.22 SQ. FT.	597.27 SQ. FT. (45.48%)
REAR YARD CALCULATION:		
	ALLOWED	EXISTING
PAVED AREA:	2,726.93 SQ. FT. x 30% = 818.08 SQ. FT.	505. 96 SQ. FT. (18.55%)
ELEVATION VALUES		
	GRADE ADJUSTED GRADE BASE FLOOR ELEVATION	4.29' NGVD 5.64' NGVD 7.00' NGVD



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PROJECT / SHEET TITLE

4712NBR RESIDENCE
4712 North Bay Road, Miami Beach, FL 33140

EXISTING AREA CALCULATIONS

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION
11.08.16	First Submittal	
11.18.16	Second Submittal	
11.21.16	Final Submittal	

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1603-4712

DATE: NOV 07, 2013

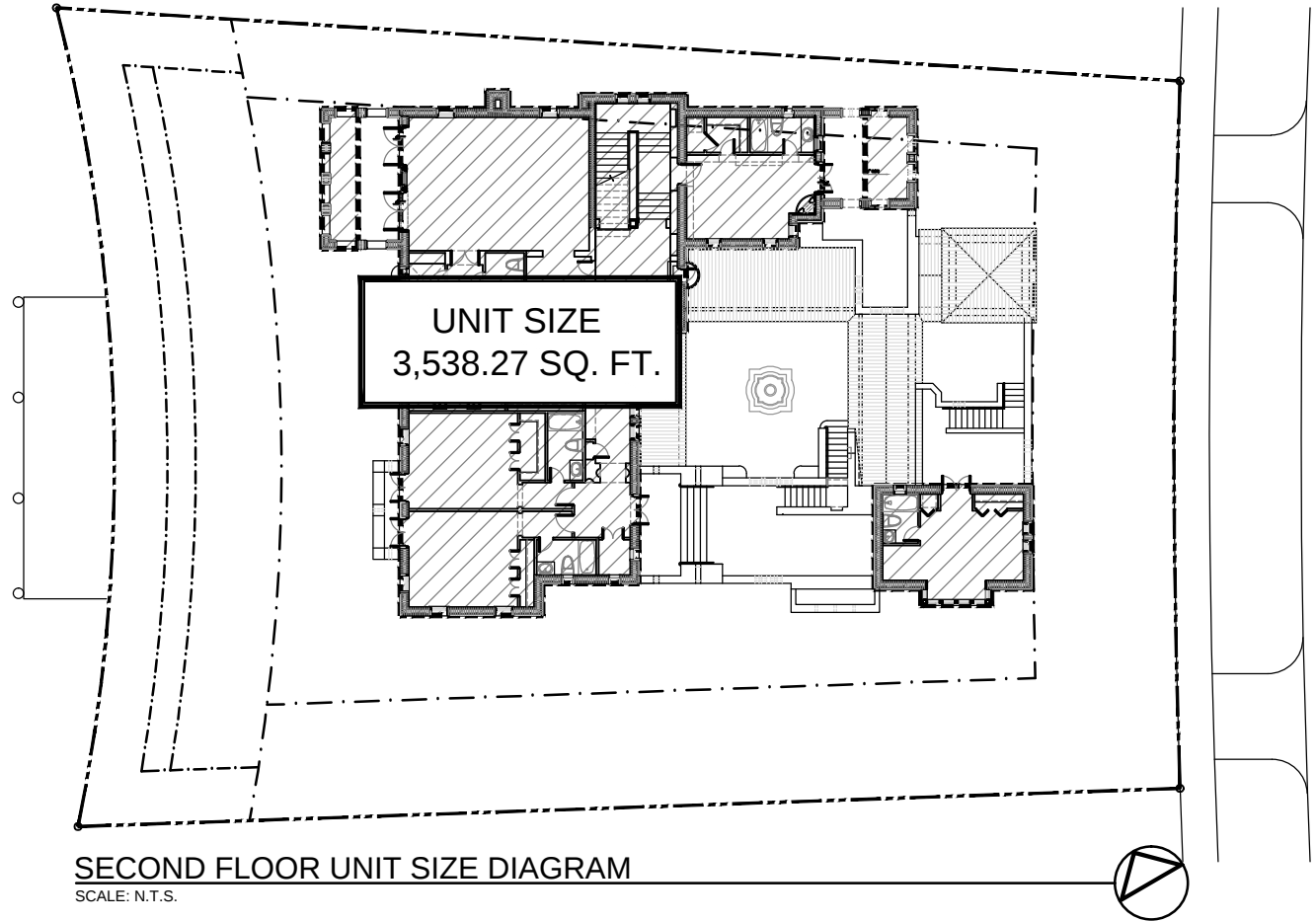
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CHECKED BY: ZJ

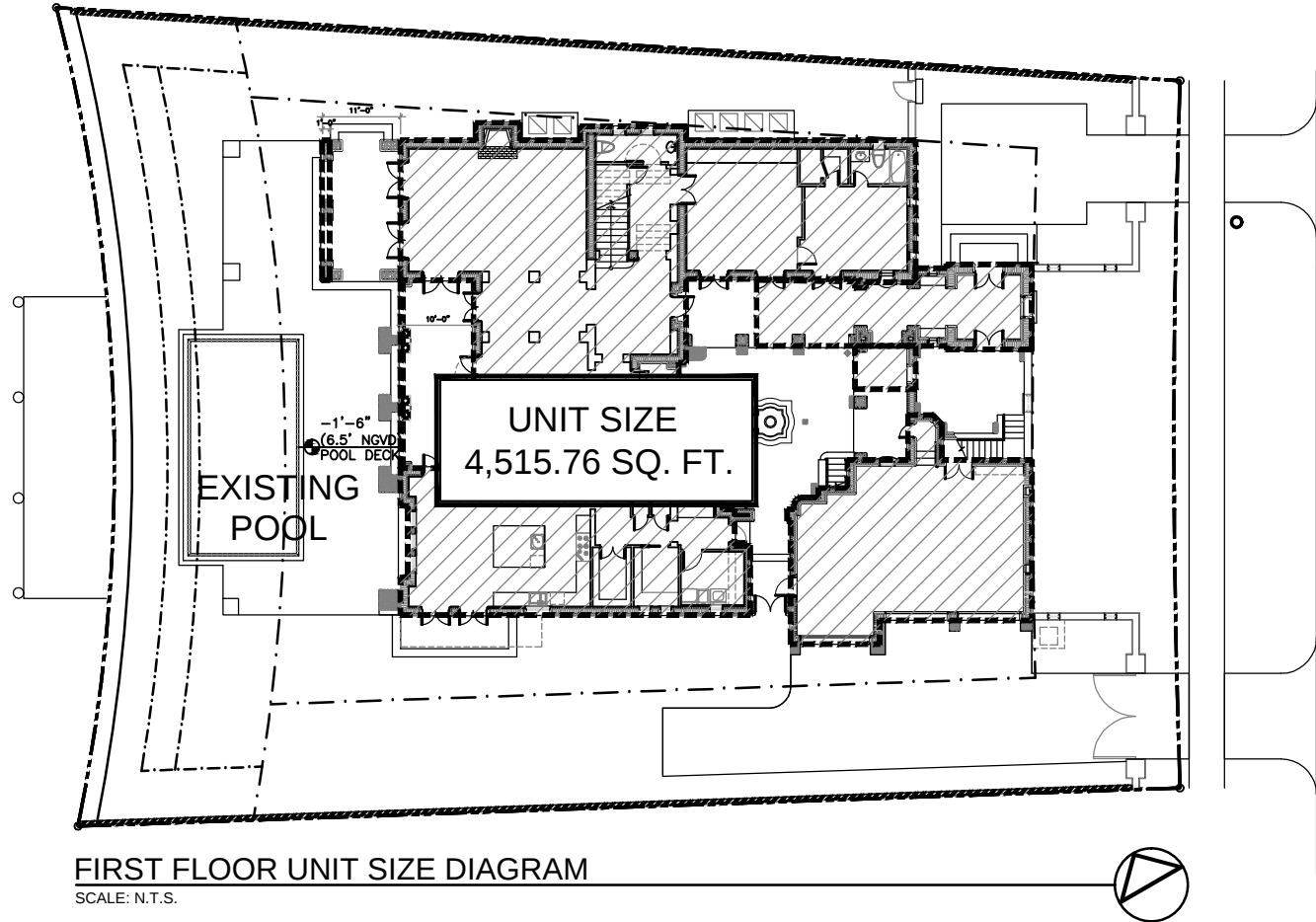
SCALE: AS SHOWN

SHEET

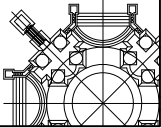
A0.02



SECOND FLOOR UNIT SIZE DIAGRAM
SCALE: N.T.S.



FIRST FLOOR UNIT SIZE DIAGRAM
SCALE: N.T.S.



Z.W. JAROSZ ARCHITECT, P.A.

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COCONUT GROVE, FLORIDA 33133
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PROJECT / SHEET TITLE

4712NBR RESIDENCE
4712 North Bay Road, Miami Beach, FL 33140

EXISTING AREA DIAGRAMS

LIC. AR8223

REVISIONS	
NO.	DESCRIPTION
11.08.16	First Submittal
11.18.16	Second Submittal
11.21.16	Final Submittal

1603-4712

DATE: NOV 07, 2013

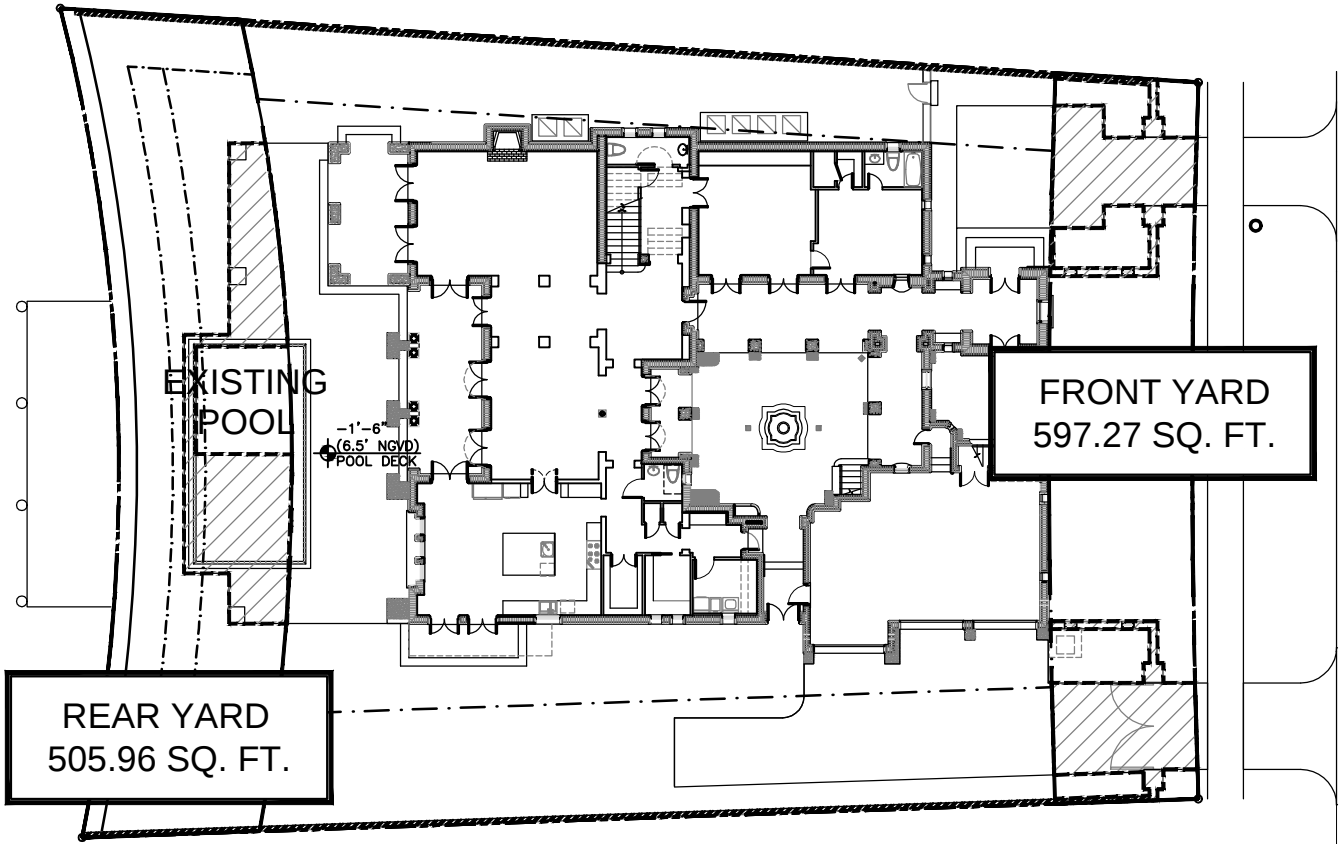
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CHECKED BY: ZJ

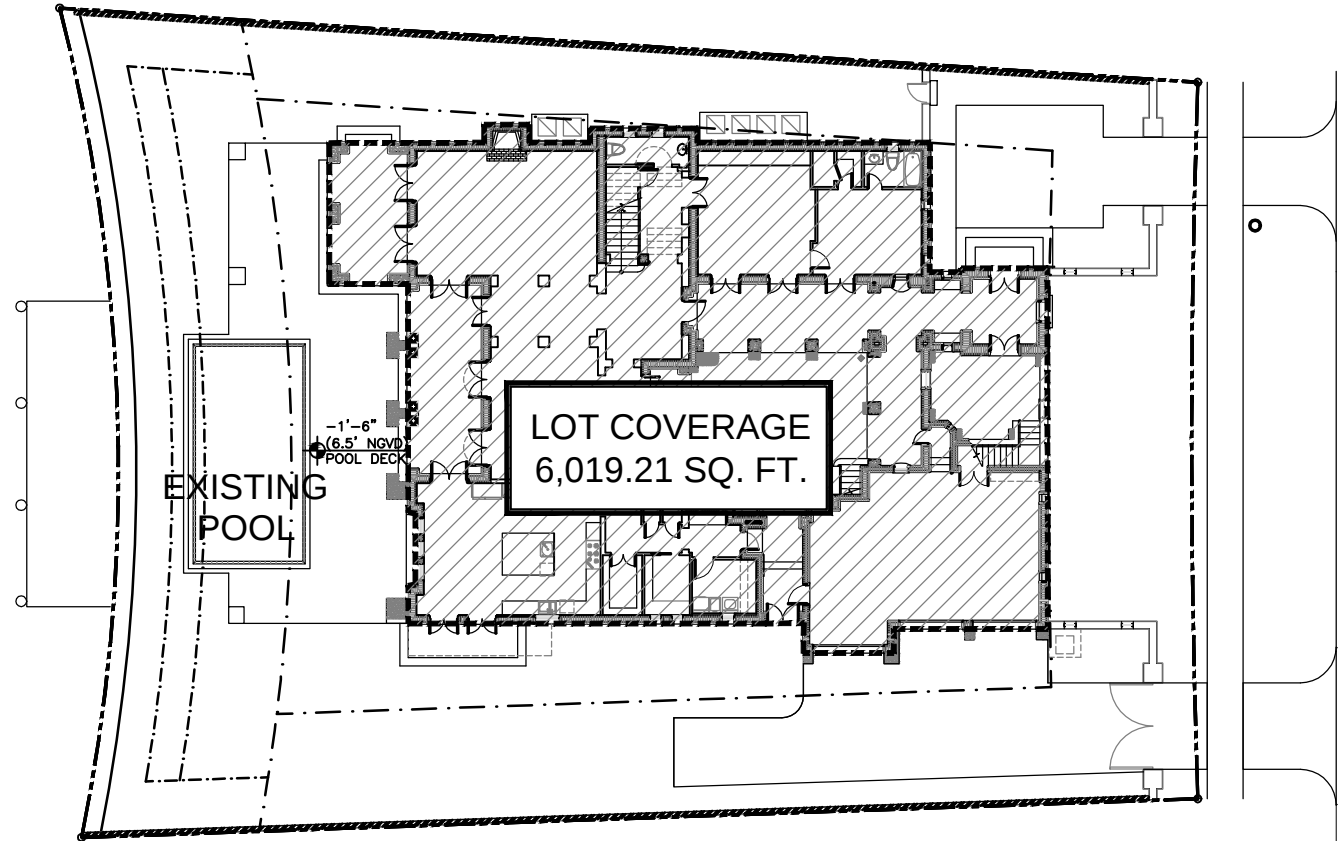
SCALE: AS SHOWN

SHEET

A0.03



YARD CALCULATIONS
SCALE: N.T.S.



LOT COVERAGE DIAGRAM
SCALE: N.T.S.

REVISIONS		
NO.	DATE	DESCRIPTION
1	11.08.16	First Submittal
2	11.18.16	Second Submittal
3	11.21.16	Final Submittal

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1603-4712

DATE:	NOV 07, 2013
DRAWN BY:	RS
CHECKED BY:	ZJ
SCALE:	AS SHOWN

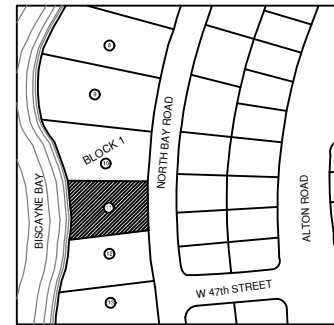
1. NEW GAZEBO ADDITION-PROPOSAL
2. NEW JACUZZI- PROPOSAL

ALL FLOOR PLANS DIMENSIONS ARE
ROUGH TO ROUGH

ALL FLOOR PLANS DIMENSIONS ARE
ROUGH TO ROUGH

[illegible]

LOT 11, BLOCK 1 OF NAUTILUS SUBDIVISION ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT
PAGE 95 OF THE PUBLIC RECORDS MIAMI-DADE COUNTY,
FLORIDA

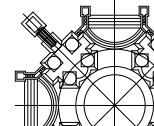


SCALE: N.T.S.



Z.W. JAROSZ ARCHITECT, P.A.

3326 MARY STREET SUITE 500
COCONUT GROVE, FLORIDA 33133



PROJECT / SHEET TITLE

4712NBR RESIDENCE
4712 North Bay Road, Miami Beach, FL 33140

EXISTING SITE PLAN

LIC. AR8223

REVISIONS

[illegible]

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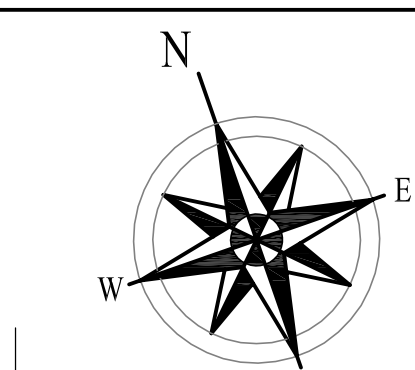
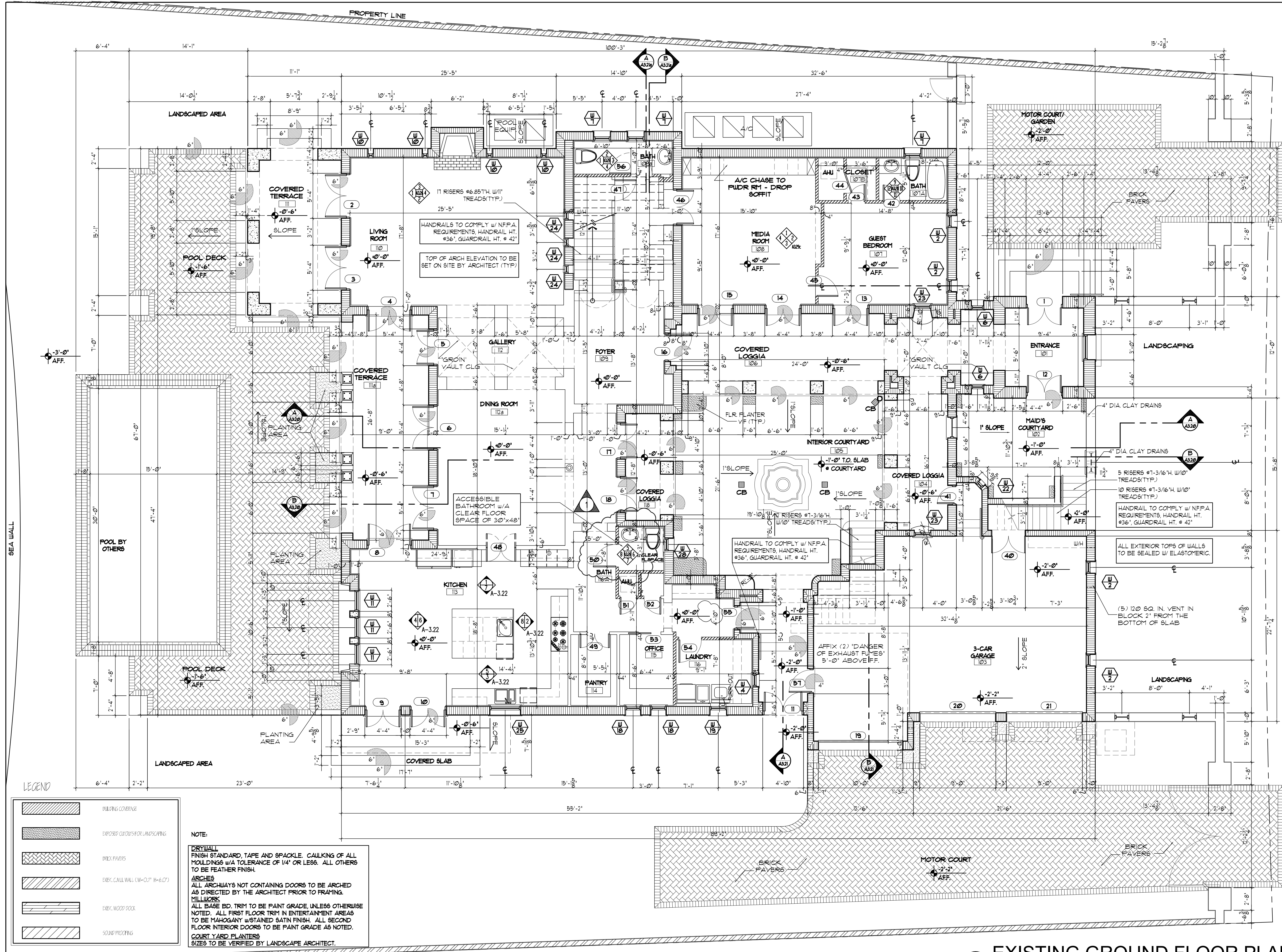
1603-4712

DATE:	NOV 07, 2013
DRAWN BY:	RS
CHECKED BY:	ZJ
SCALE:	AS SHOWN
SHEET	

A1.01

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





JAROSZ ARCHITECTS, P.A.
AR 8223
3326 MARY STREET
COCONUT GROVE, FLORIDA 33133
TELE (305) 446-0888

Elison Residence
4712 North Bay Road
Miami Beach, Florida

FIRST FLOOR PLAN

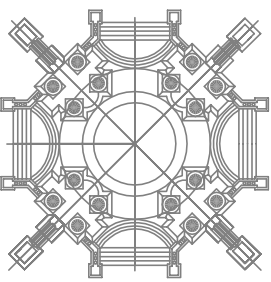
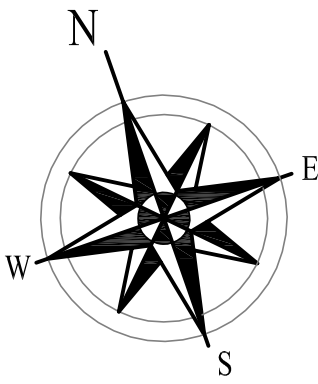
CONSTRUCTION SET
5/2/03

Revisions		
No.	Date	Description
1	1/20/03	ACCESSIBILITY COMMENTS
2	2/10/03	CONSTRUCTION REVISIONS
3	03/14/03	
4	03/25/03	
5	03/29/03	

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0203-ELI	
Date	3/10/03
Drawn by	L.M.A./J.H.
Checked by	J.W.
Scale	3/16"=1'-0"
A-2.01	
CAD ID:	

1 EXISTING GROUND FLOOR PLAN
SCALE: 3/16"=1'-0"



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Elison Residence
4712 North Bay Road
Miami Beach, Florida

SECOND FLOOR PLAN

CONSTRUCTION SET
5/2/03

Lic. # AR8223

Revisions

No.	Date	Description
1	01/21/03	BLDG. DEPT.
2	03/14/03	COMMENTS
3	03/25/03	
4	03/29/03	

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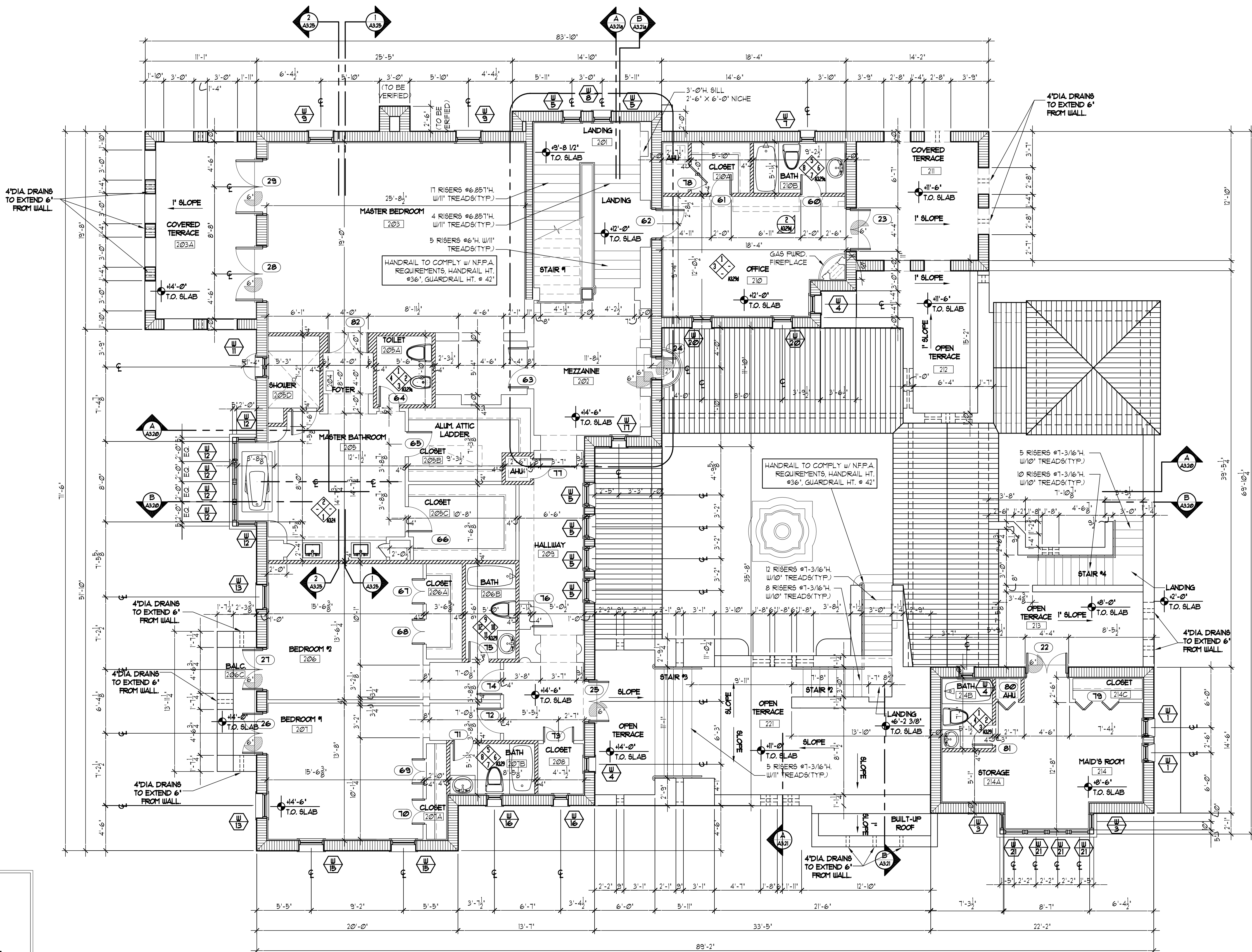
0203-ELI

Date	3/10/03
Drawn by	VYLM
Checked by	ZWJ
Scale	3/16"=1'-0"

Sheet

A-2.02

CAD ID:



2 EXISTING SECOND FLOOR PLAN

SCALE:

3/16"=1'-0"

NOTE:

DRYWALL
FINISH STANDARD, TAPE AND SPACKLE. CAULKING OF ALL MOLDINGS w/A TOLERANCE OF 1/4" OR LESS. ALL OTHERS TO BE FEATHER FINISH.

ARCHES
ALL ARCHWAYS NOT CONTAINING DOORS TO BE ARCHED AS DIRECTED BY THE ARCHITECT PRIOR TO FRAMING.

MILLWORK
ALL BASE BD. TRIM TO BE PAINT GRADE, UNLESS OTHERWISE NOTED. ALL FIRST FLOOR TRIM IN ENTERTAINMENT AREAS TO BE MAHOGANY w/STAINED SATIN FINISH. ALL SECOND FLOOR INTERIOR DOORS TO BE PAINT GRADE AS NOTED.



Ellison Residence
4712 North Bay Road
Miami Beach, Florida

ROOF PLAN

CONSTRUCTION SET
5/2/03

Lic. # AR8223

Revisions

[illegible]

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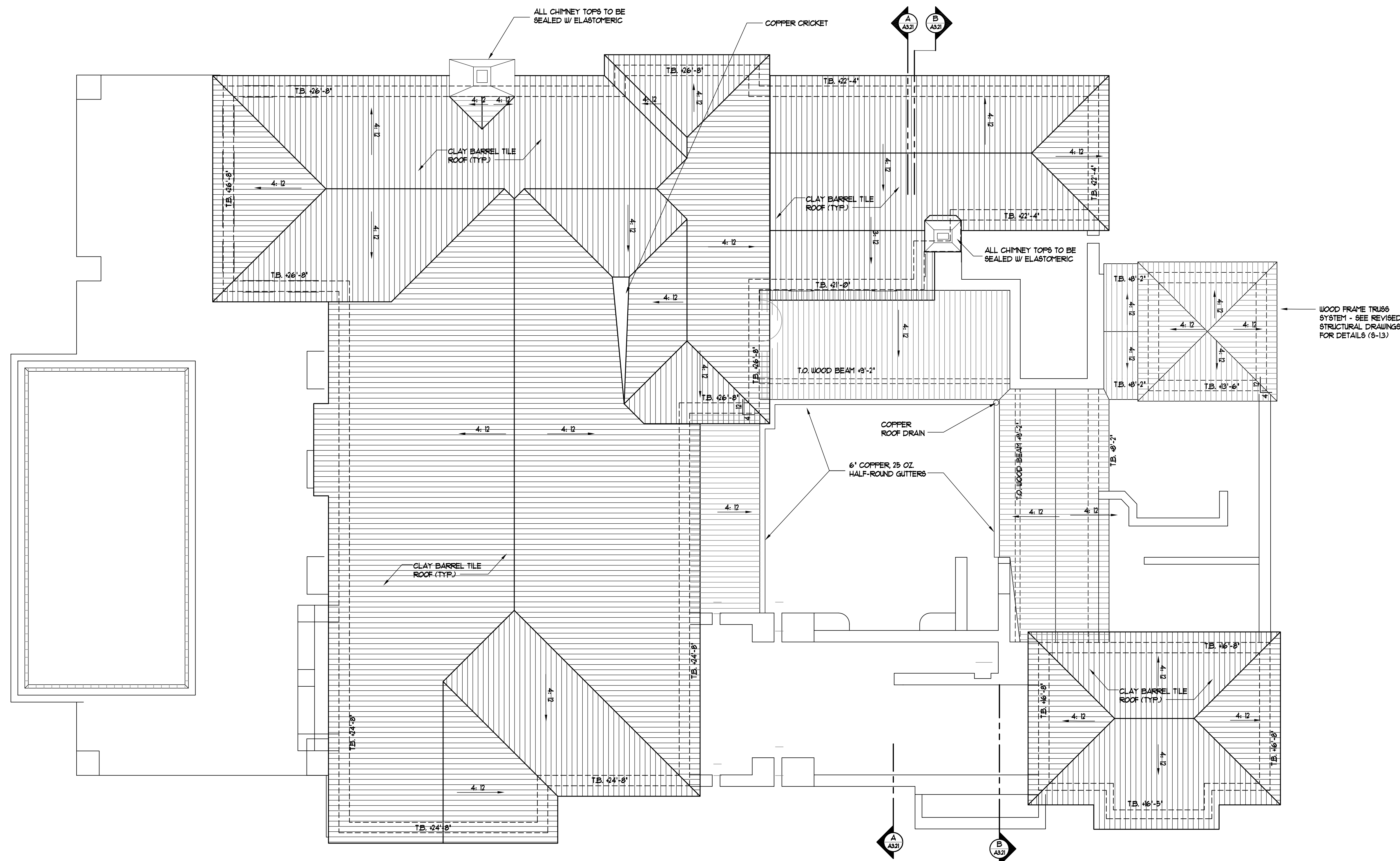
0203-ELI

Date	3/10/03
Drawn by	L.M.
Checked By	Z.J.
Scale	3/16" = 1'-0"

Sheet

A2.03

CAD ID:A2.0



EXISTING ROOF PLAN

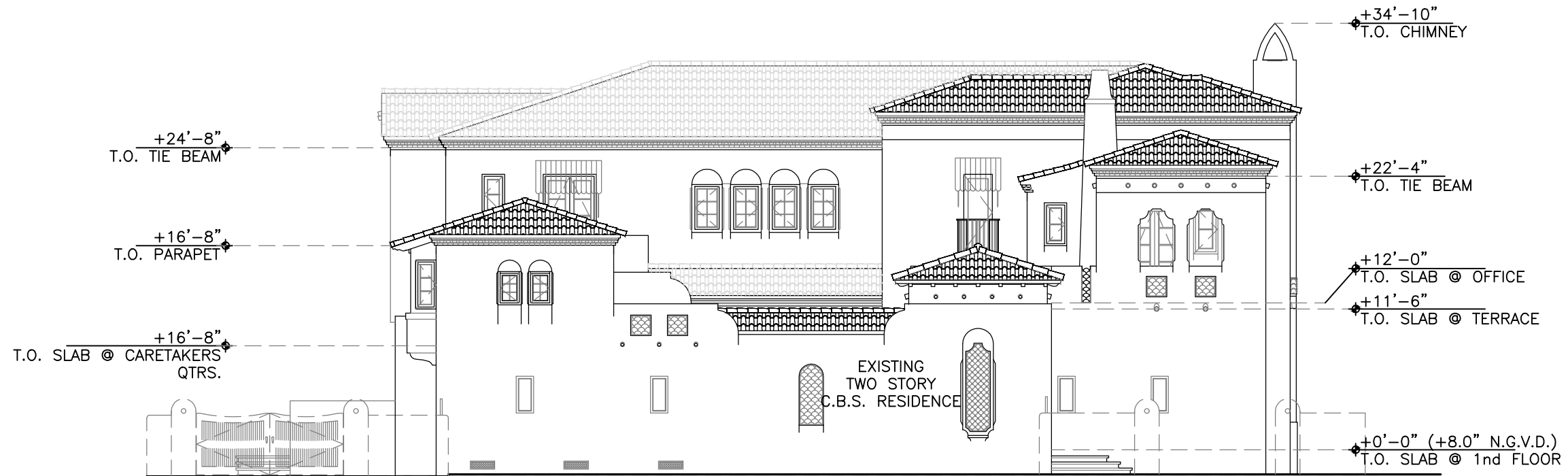
$$3/16' = 1' - 0'$$



NO.	DATE	DESCRIPTION
1	11.08.16	First Submittal
2	11.18.16	Second Submittal
3	11.21.16	Final Submittal

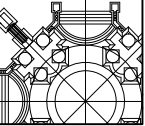


2 PROPOSED EAST ELEVATION
A3.07 SCALE: 3/32" = 1'-0"



1 EXISTING EAST ELEVATION
A3.07 SCALE: 3/32" = 1'-0"

Z.W. JAROSZ ARCHITECT, P.A.
3326 MARY STREET SUITE 500
COCONUT GROVE, FLORIDA 33133
305.446.0888 WWW.JAROSZARCH.COM



PROJECT /
SHEET TITLE

4712 NBR RESIDENCE
4712 North Bay Road, Miami Beach, FL 33140
EAST EXISTING AND PROPOSED
ELEVATION

LIC. AR8223

REVISIONS		
NO.	DATE	DESCRIPTION
1	11.08.16	First Submittal
2	11.18.16	Second Submittal
3	11.21.16	Final Submittal

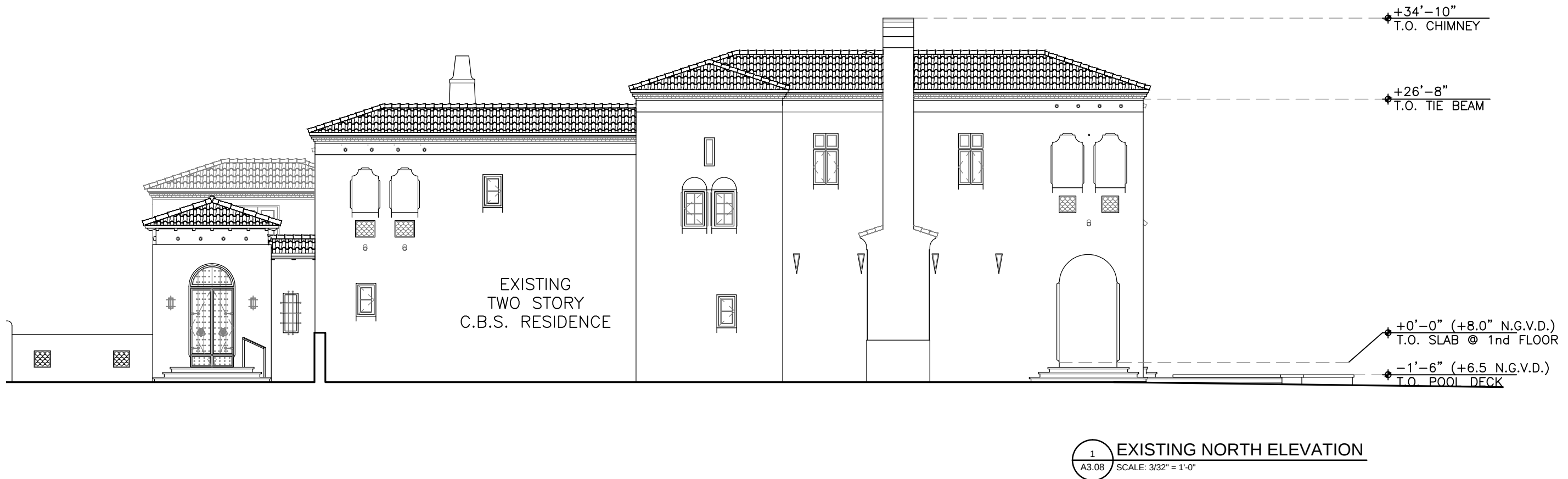
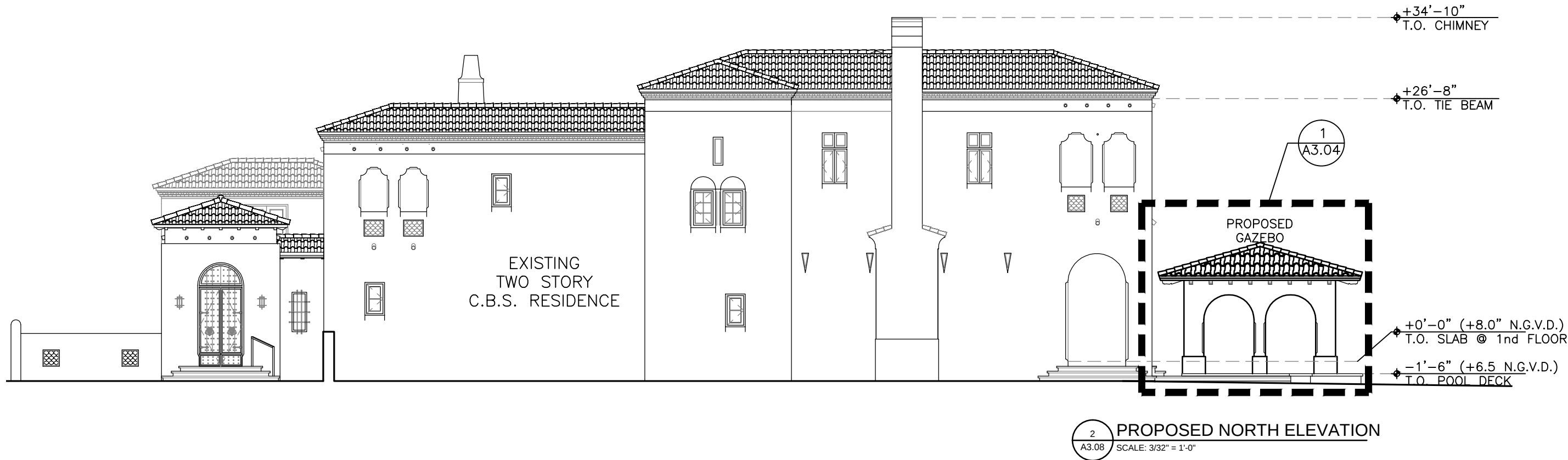
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1603-4712

DATE:	NOV 07, 2013
DRAWN BY:	RS
CHECKED BY:	ZJ
SCALE:	AS SHOWN

SHEET

A3.07



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COCONUT GROVE, FLORIDA 33133
305.446.0888 WWW.JAROSZARCH.COM

PROJECT / SHEET TITLE
4712 NBR RESIDENCE
4712 North Bay Road, Miami Beach, FL 33140
NORTH ELEVATION-PROPOSED GAZEBO AND JACUZZI

LIC. AR8223

REVISIONS		
NO.	DATE	DESCRIPTION
1	11.08.16	First Submittal
2	11.18.16	Second Submittal
3	11.21.16	Final Submittal

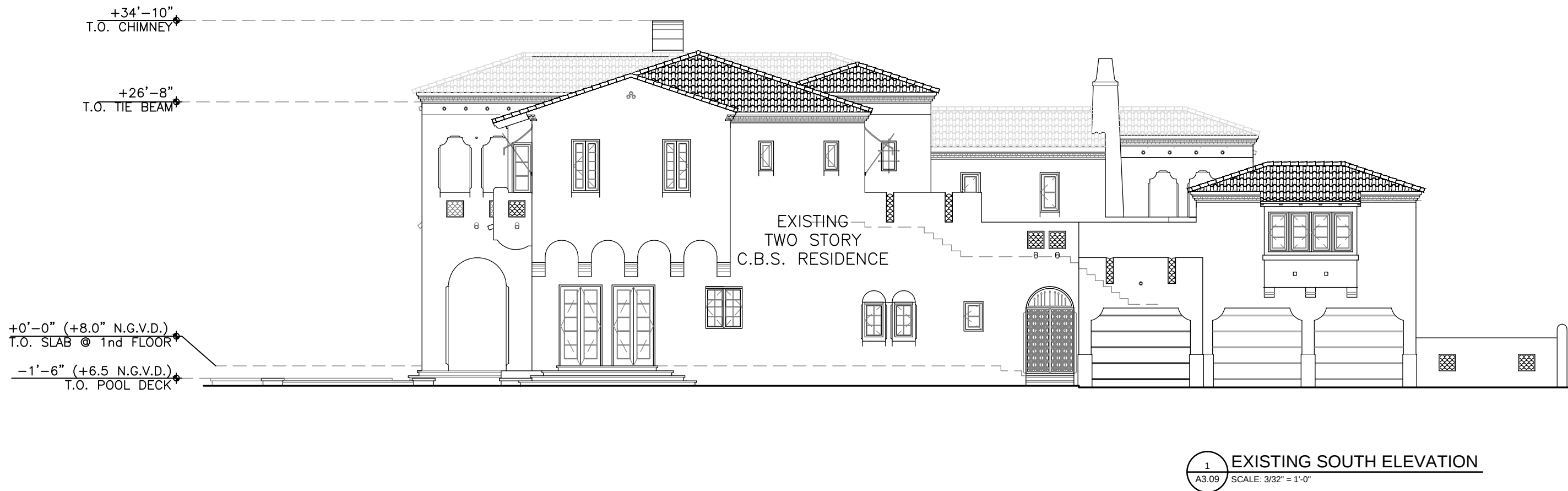
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1603-4712

DATE:	NOV 07, 2013
DRAWN BY:	RS
CHECKED BY:	ZJ
SCALE:	AS SHOWN

SHEET

A3.08



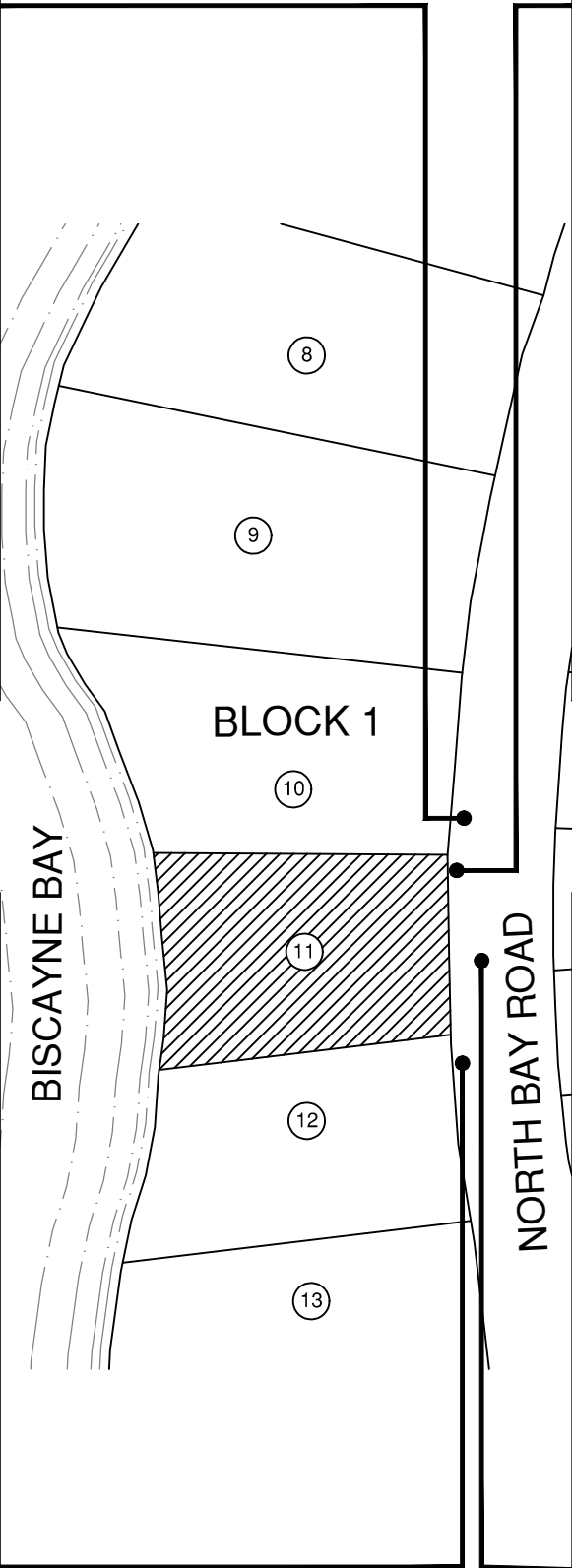
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1603-4712

DATE:	NOV 07, 2013
DRAWN BY:	RS
CHECKED BY:	ZJ
SCALE:	AS SHOWN

SHEET
A3.09



LOCATION PLAN
SCALE: N.T.S.



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3326 MARY STREET SUITE 500
COCONUT GROVE, FLORIDA 33133
305.446.0888 WWW.JAROSZARCH.COM

PROJECT / SHEET TITLE

4712NBR RESIDENCE
4712 North Bay Road, Miami Beach, FL 33140
SITE IMAGES-EAST VIEW

LIC. AR8223

REVISIONS

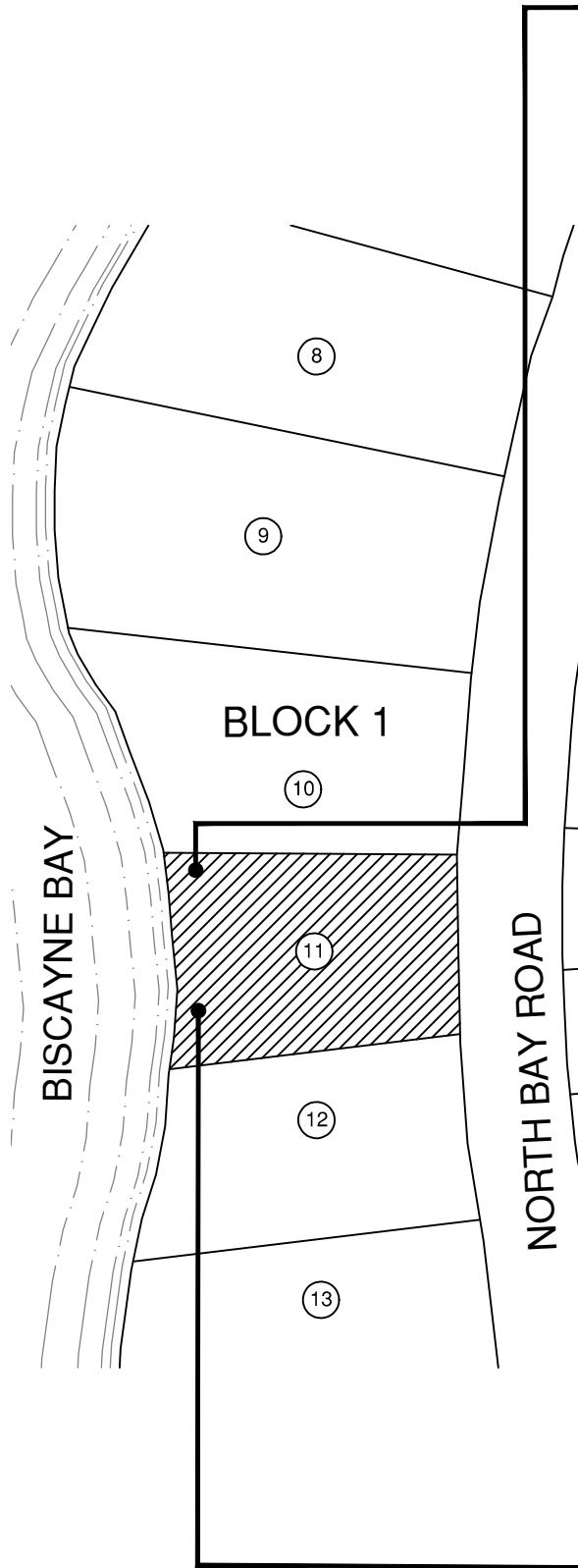
NO.	DATE	DESCRIPTION
1	11.08.16	First Submittal
2	11.18.16	Second Submittal
3	11.21.16	Final Submittal

1603-4712

DATE: NOV 07, 2013
DRAWN BY: RS
CHECKED BY: ZJ
SCALE: AS SHOWN

SHEET

A4.01



LOCATION PLAN
SCALE: N.T.S.



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COCONUT GROVE, FLORIDA 33133
305.446.0888 WWW.JAROSZARCH.COM

PROJECT / SHEET TITLE

4712NBR RESIDENCE
4712 North Bay Road, Miami Beach, FL 33140
SITE IMAGES-WEST VIEW

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION
1	11.08.16	First Submittal
2	11.18.16	Second Submittal
3	11.21.16	Final Submittal

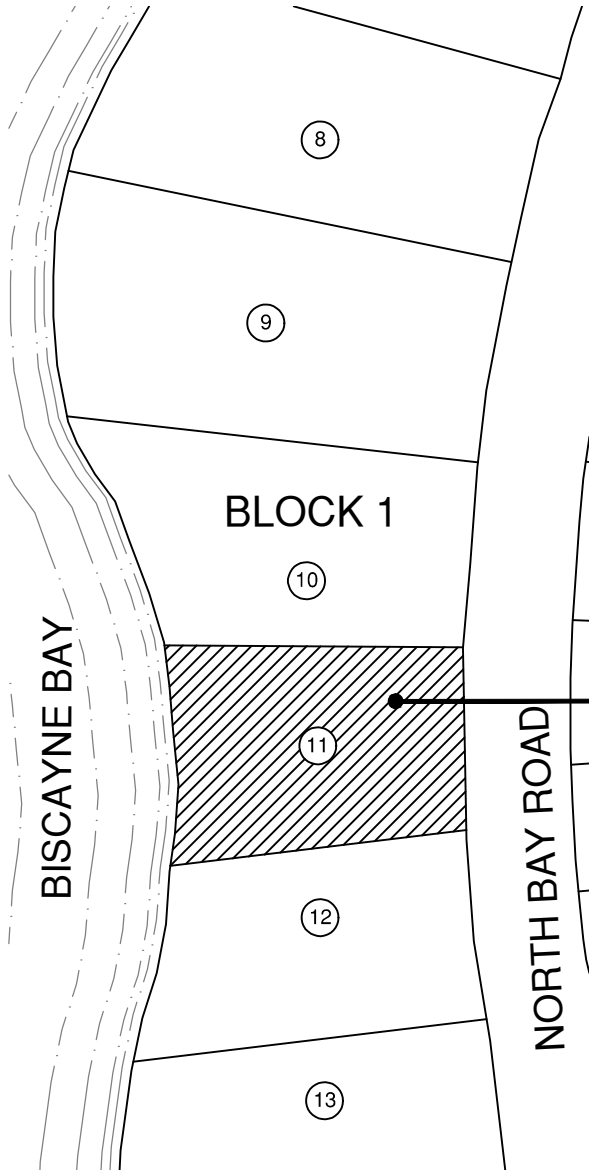
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1603-4712

DATE:	NOV 07, 2013
DRAWN BY:	RS
CHECKED BY:	ZJ
SCALE:	AS SHOWN

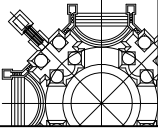
SHEET

A4.02



LOCATION PLAN
SCALE: N.T.S.





Z.W. JAROSZ ARCHITECT, P.A.

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COCONUT GROVE, FLORIDA 33133
305.446.0888 WWW.JAROSZARCH.COM

PROJECT / SHEET TITLE

4712NBR RESIDENCE
4712 North Bay Road, Miami Beach, FL 33140
SITE IMAGES-PLAN VIEWS

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION
	11.08.16	First Submittal
Δ	11.18.16	Second Submittal
	11.21.16	Final Submittal

1603-4712

DATE: NOV 07, 2013

DRAWN BY: RS

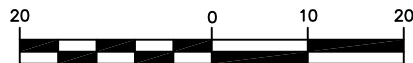
CHECKED BY: ZJ

SCALE: AS SHOWN

SHEET

A4.03

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GRAPHIC SCALE (In Feet)
1 inch = 20 ft.

LEGAL DESCRIPTION:

LOT 11 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

159.2' (PLAT) $\pm$ 161.5' (M)
(TO EDGE OF WATER) (RADIAL)

LOT 10
BLOCK 1

FOUND P-K
NAIL/DISC

R=930.50'
L=96.88'
 $\Delta=5^{\circ}57'55''$
96.83'(C)
96.93'(M)

FOUND P-K
NAIL/DISC

FOUND P-K
NAIL/DISC

FOUND P-K
NAIL/DISC

FOUND P-K
NAIL/DISC

FOUND P-K
NAIL/DISC

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NAIL/DISC

FOUND P-K
NAIL/DISC

FOUND P-K
NAIL/DISC



LOCATION MAP NOT TO SCALE

ORIGINATION BENCHMARK
MIAMI-DADE MONUMENT
"D-132"
N.G.V.D. 1929 ELEVATION = 8.23
N.A.V.D. 1988 ELEVATION = 6.68

FLOOD ZONE: AE
COMMUNITY NUMBER: 120651
PANEL: 12086C0309
SUFFIX: L
BASE FLOOD ELEVATION: 7
F.I.R.M. DATE: 9-11-2009

LOT CONTAINS 17,067 SQUARE FEET
OR 0.39 ACRES MORE OR LESS

TOPOGRAPHY SURVEY OF
4712 NORTH BAY ROAD
MIAMI BEACH, FL 33140
PREPARED FOR
4712 NBR, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Project C-14343
Date 10-20-2016
Scale 1" = 20'
Sheet 1 OF 1

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net



LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

Kenneth J. Osborne PSM #6415

THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS:

1. UPDATE BOUNDARY SURVEY; ADDED ORIGINATION BENCH MARK WITH ELEVATION; ADDED FINISH FLOOR ELEVATIONS; ADDED TOPOGRAPHY... 10-20-2016
2. CONVERTED ELEVATIONS TO N.G.V.D. 1929 DATUM... 10-26-2016

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER	N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
C	CALCULATED	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
CL	CENTERLINE	OHL	OVERHEAD UTILITIES
Δ	CENTRAL / DELTA ANGLE	P.C.	POINT OF CURVATURE
X.XX	EXISTING ELEVATION	P-K	PARKER KYLON NAIL
I.D.	IDENTIFICATION	PSM	PROFESSIONAL SURVEYOR MAPPER
L	LENGTH	R	RADIAL / RADIUS
LB	LICENSED BUSINESS	R/W	RIGHT OF WAY
M	MEASURED / FIELD VERIFIED		