



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 1st 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.

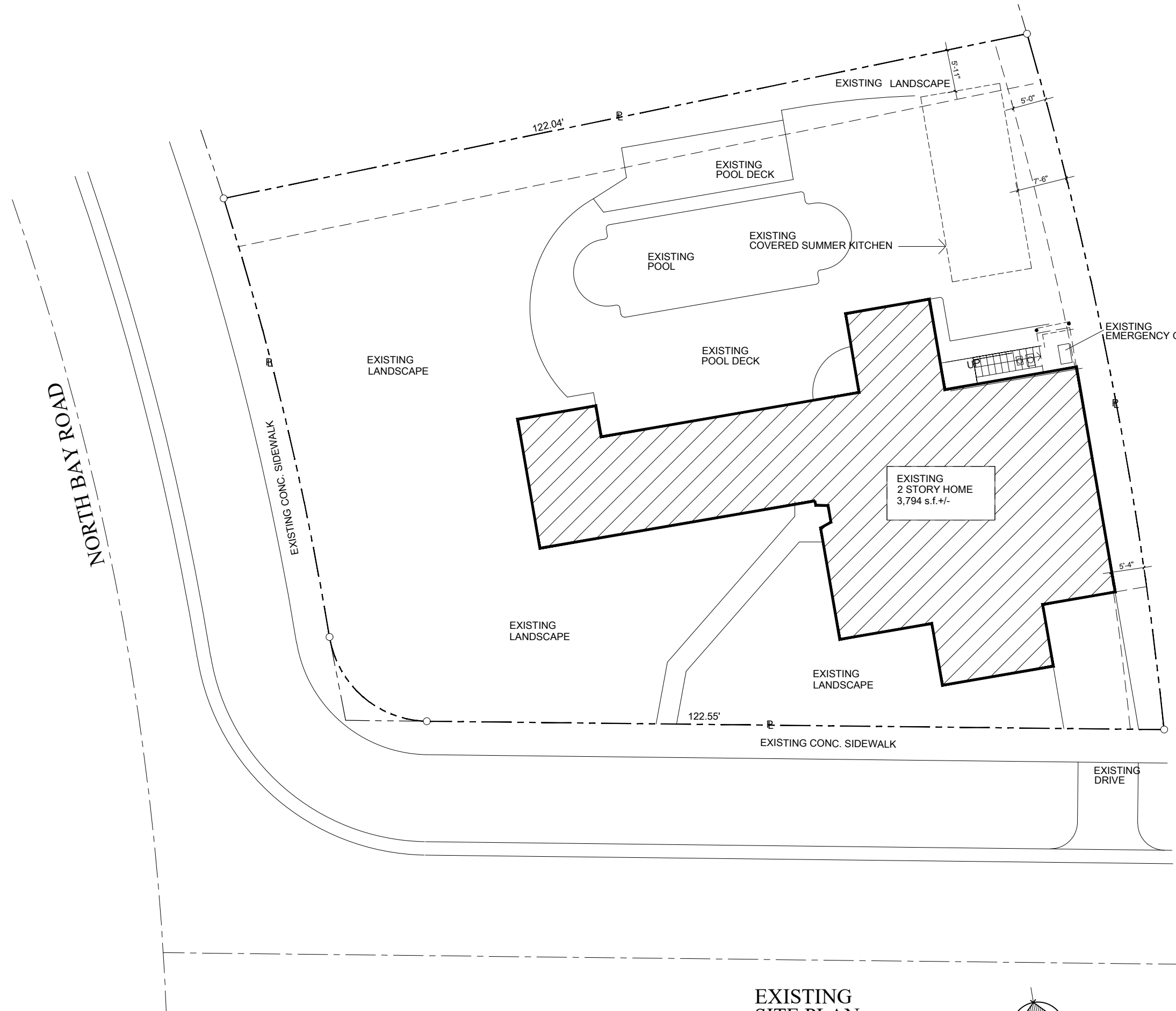
3122 NORTH PINE ISLAND ROAD, SUNRISE, FLORIDA 33351 TEL. (954) 742-0797 FAX (954) 742-3093

Email: Itamar@goldenholz.com

ITAMAR J. GOLDENHOLZ
FL LIC. AR0007817

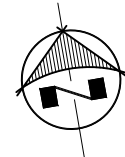


DATE: 10-24-2023
2-9-2024 DRB
3-11-2024 DRB
PROJECT No. 23004
DRB T-1



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

EXISTING SITE PLAN
SCALE: 1" = 10'-0"

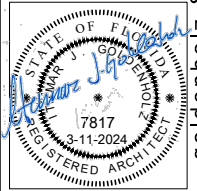


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GOLDENHOLZ RESIDENCE
PROPOSED ADDITION
2701 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140
EXISTING SITE PLAN

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



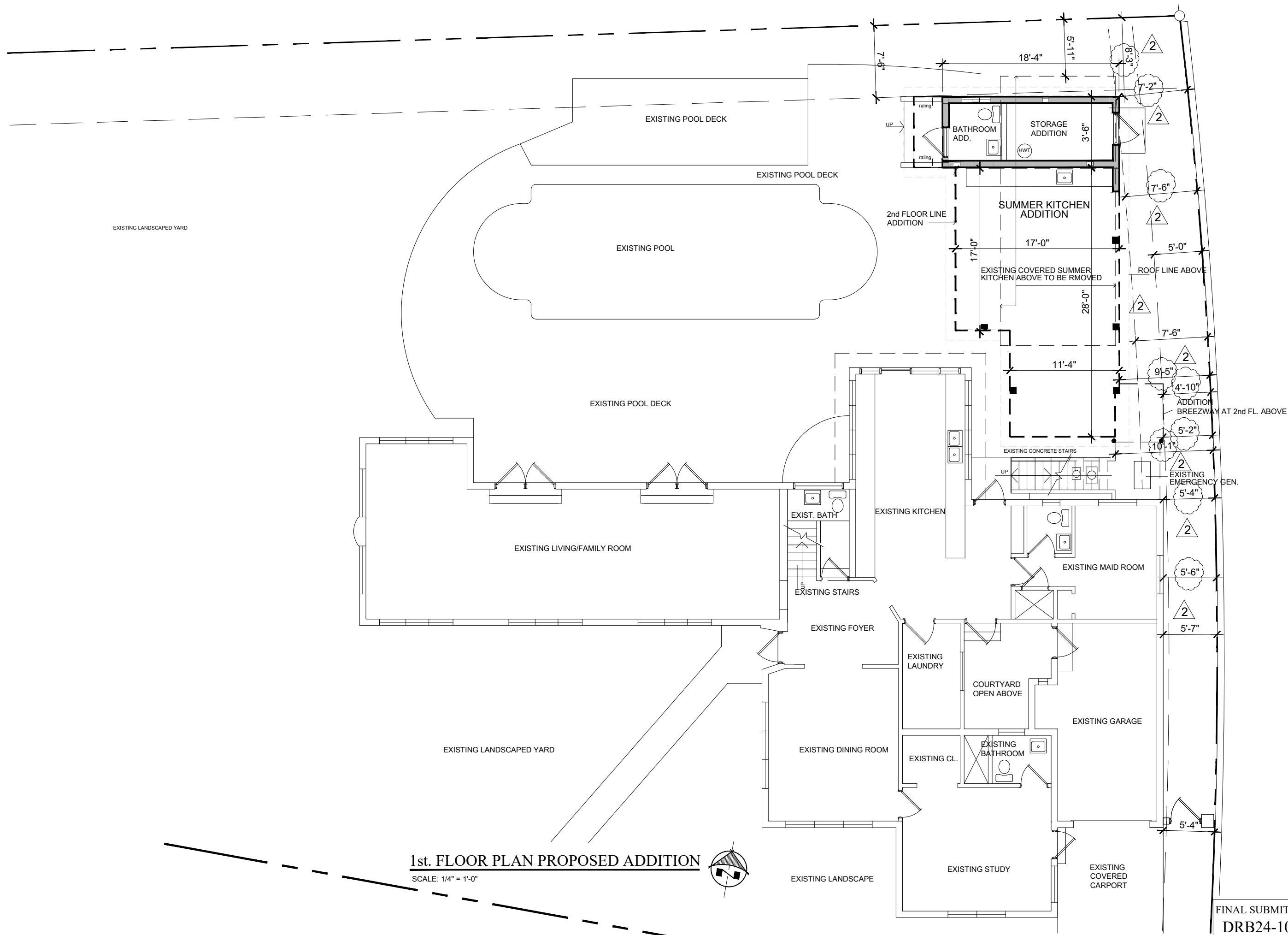
ITAMAR GOLDENHOLZ
FL. LIC. AR0007817



DRB SP-1

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"

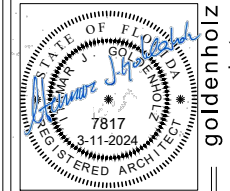


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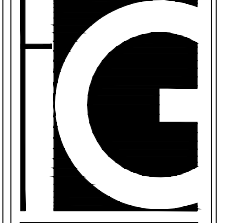
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GOLDENHOLZ RESIDENCE
PROPOSED ADDITION
 2701 NORTH BAY ROAD
 MIAMI BEACH, FLORIDA 33140
PROPOSED FIRST FLOOR PLAN

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

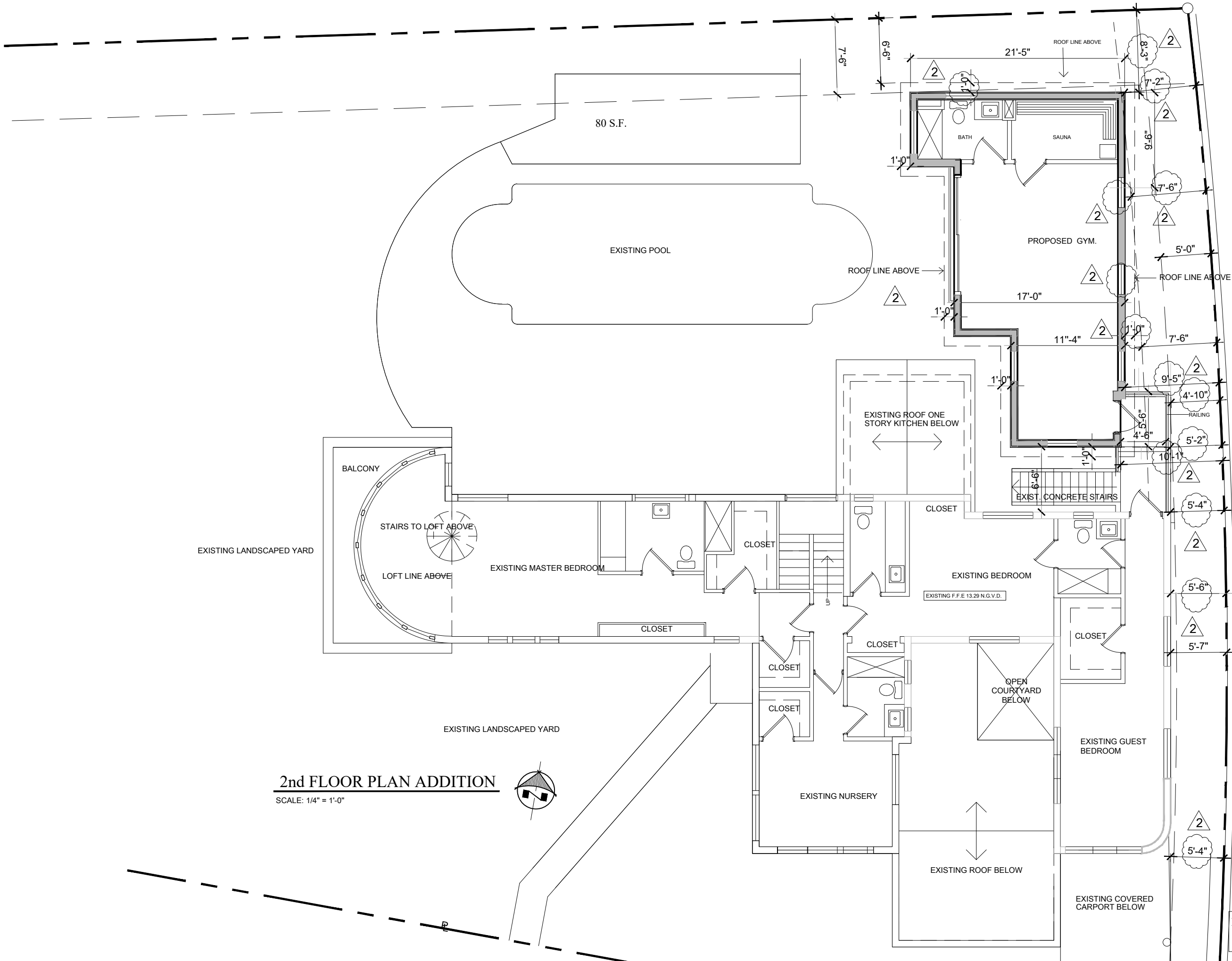


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FL. LIC. AR0007817



DRB A-1
p.n. 23004

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2nd FLOOR PLAN ADDITION
 SCALE: 1/4" = 1'-0"

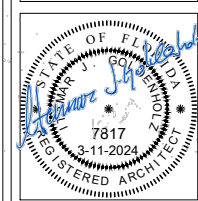


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 RIGHTS IN THESE DRAWINGS. THESE DRAWINGS, SPECIFICATIONS,
 DESIGNS AND PLANS ARE NOT TO BE REPRODUCED OR COPIED IN
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GOLDENHOLZ RESIDENCE
PROPOSED ADDITION
 2701 NORTH BAY ROAD
 MIAMI BEACH, FLORIDA 33140

PROPOSED SECOND FLOOR PLAN

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



ITAMAR GOLDENHOLZ
 FL. LIC. AR0007817



DRB A-2
 p.n. 23004

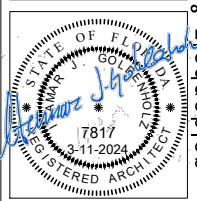
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GOLDENHOLZ RESIDENCE
PROPOSED ADDITION
 2701 NORTH BAY ROAD
 MIAMI BEACH, FLORIDA 33140
PROPOSED ROOF ADDITION PLAN

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



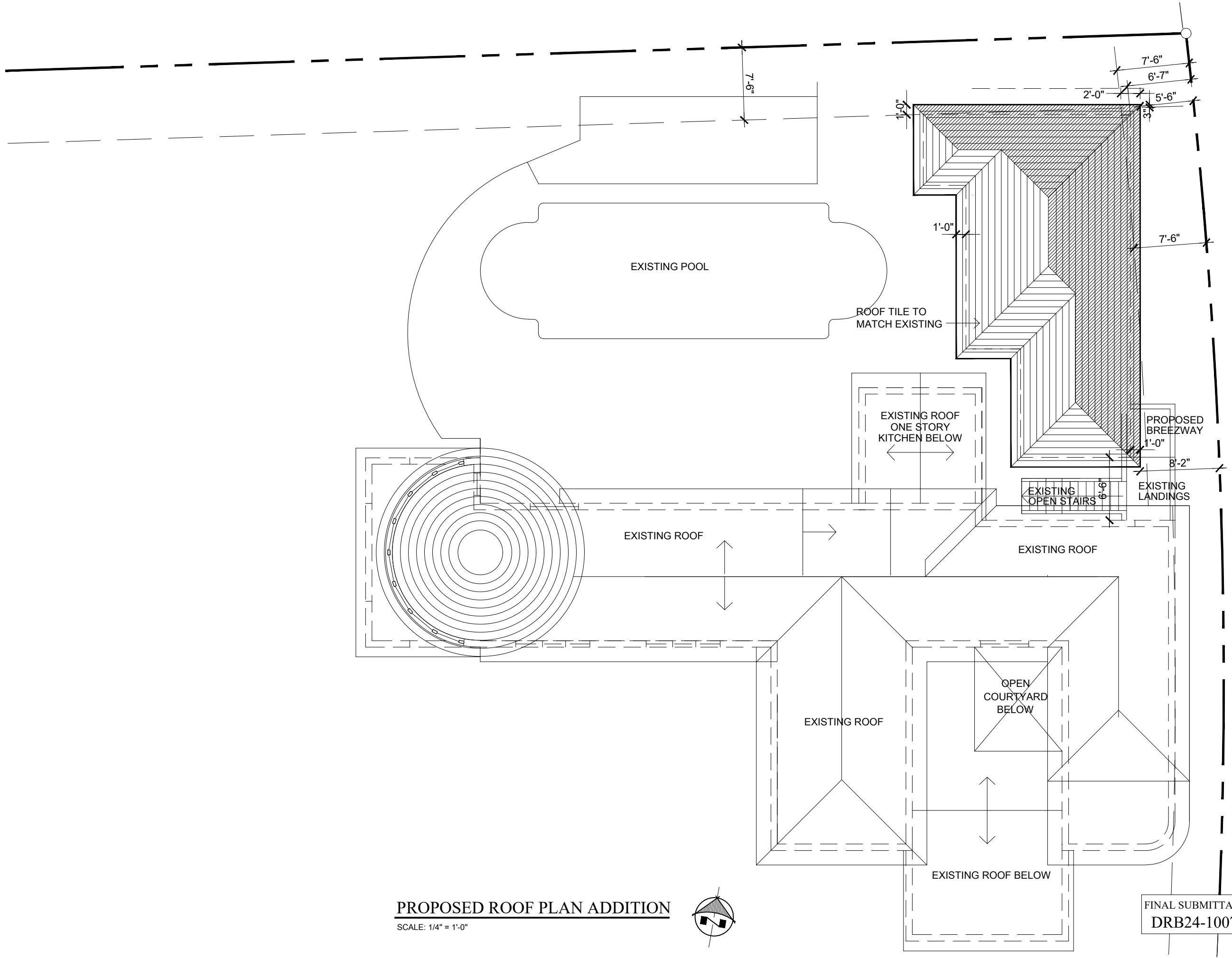
ITAMAR GOLDENHOLZ
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DRB A-3

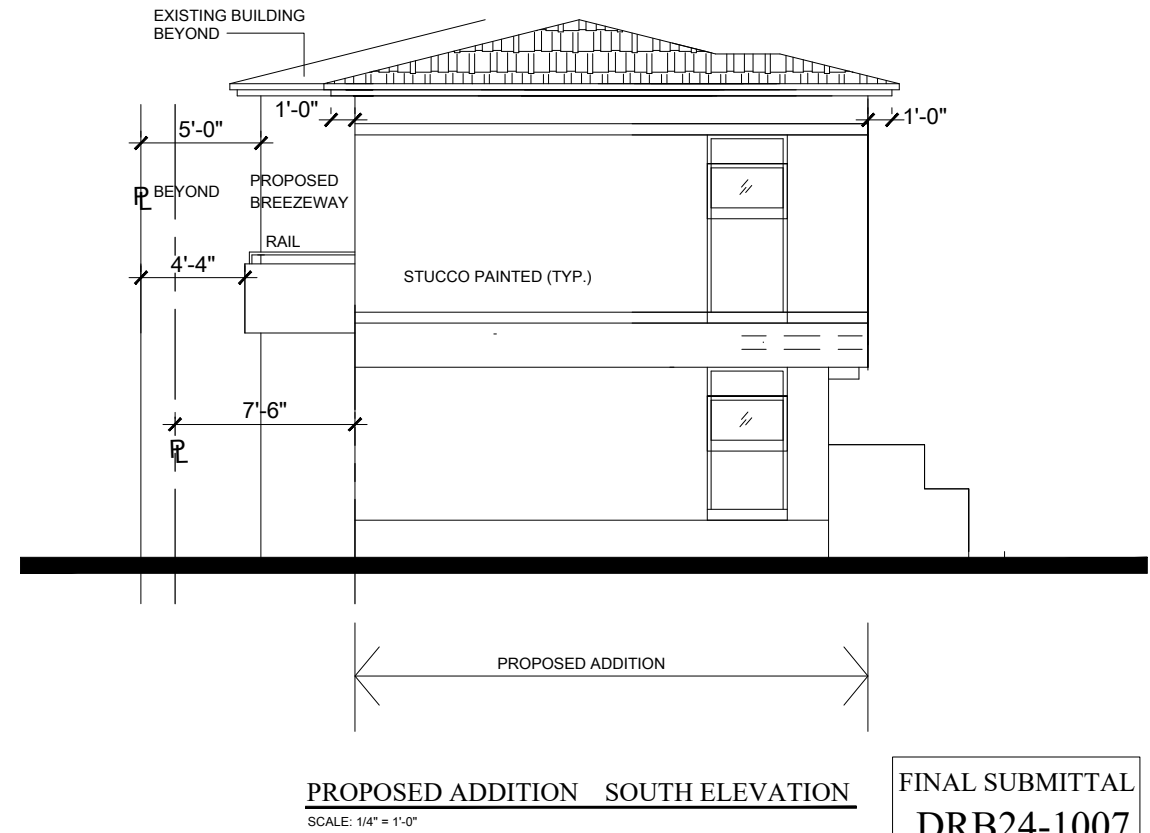
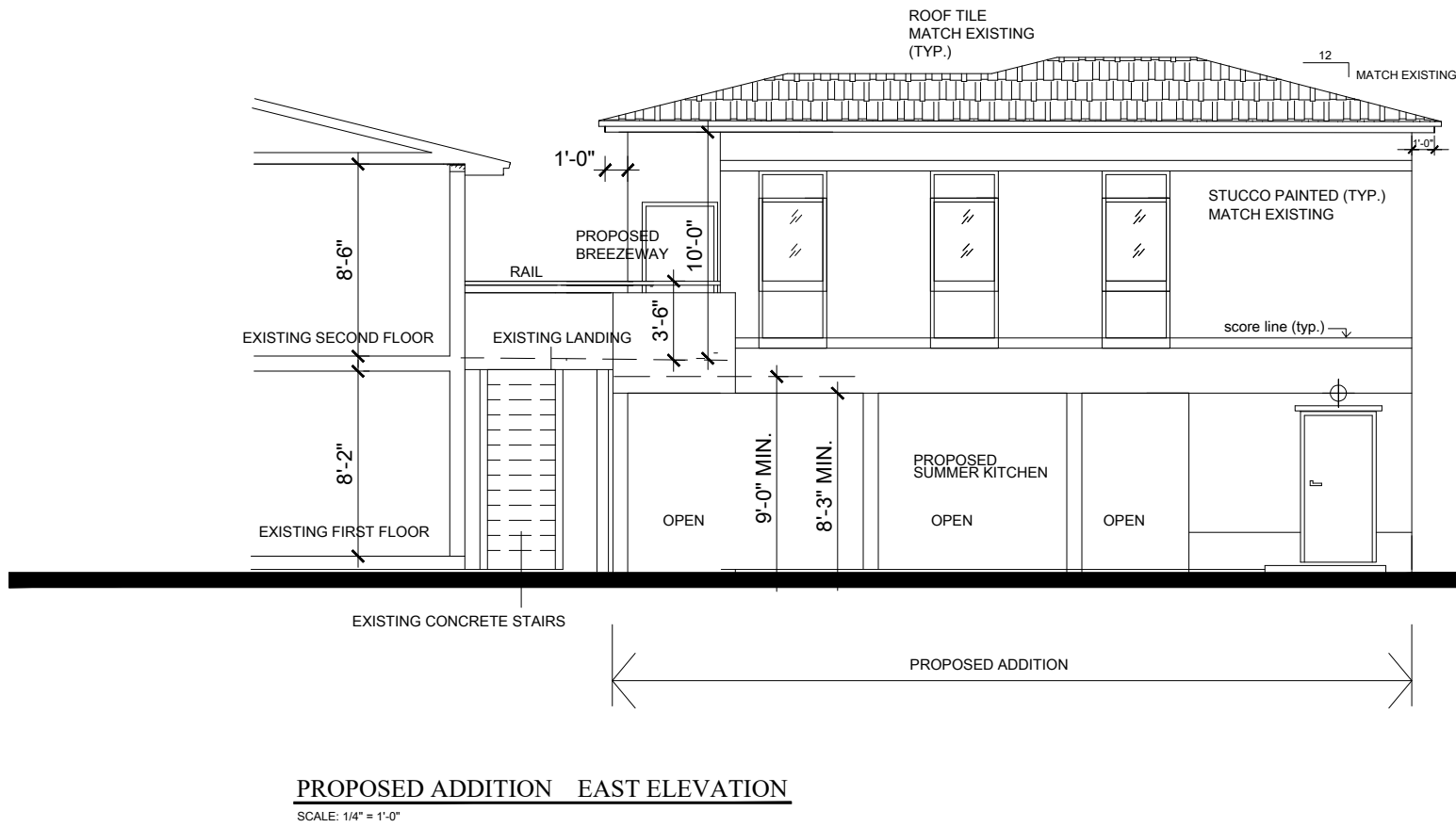
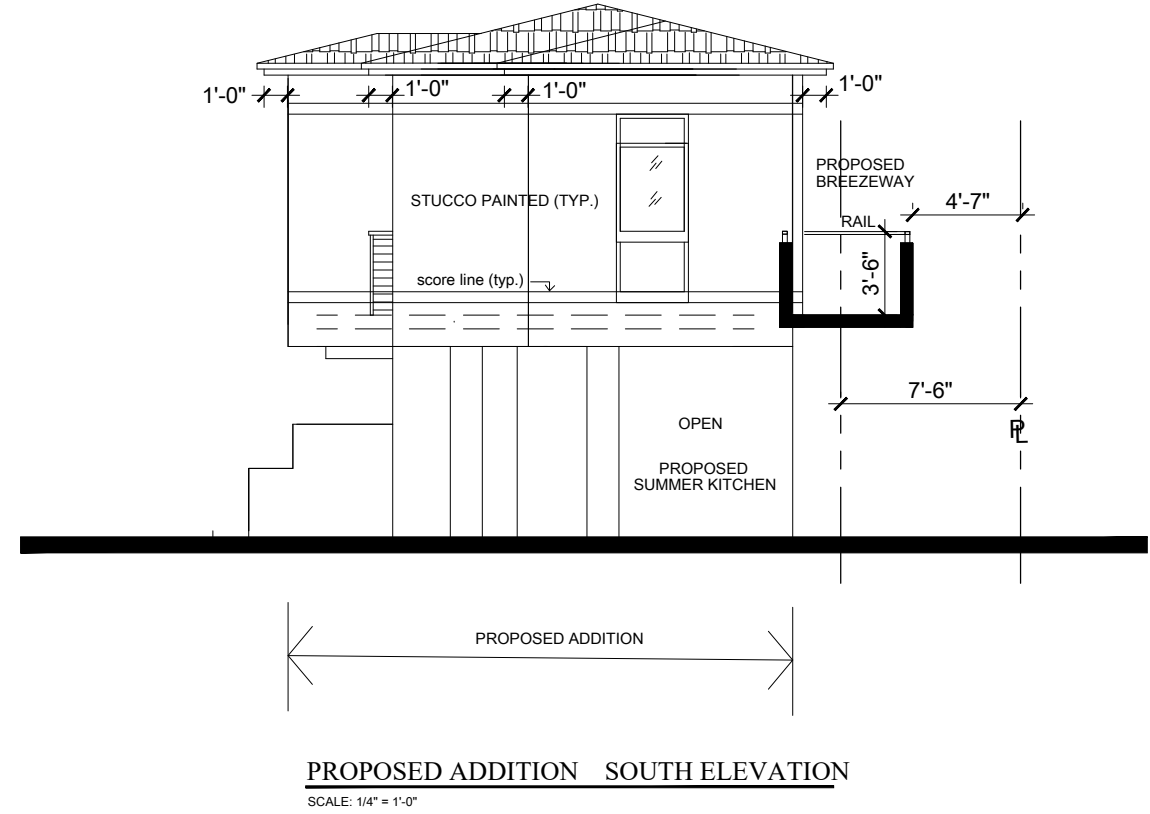
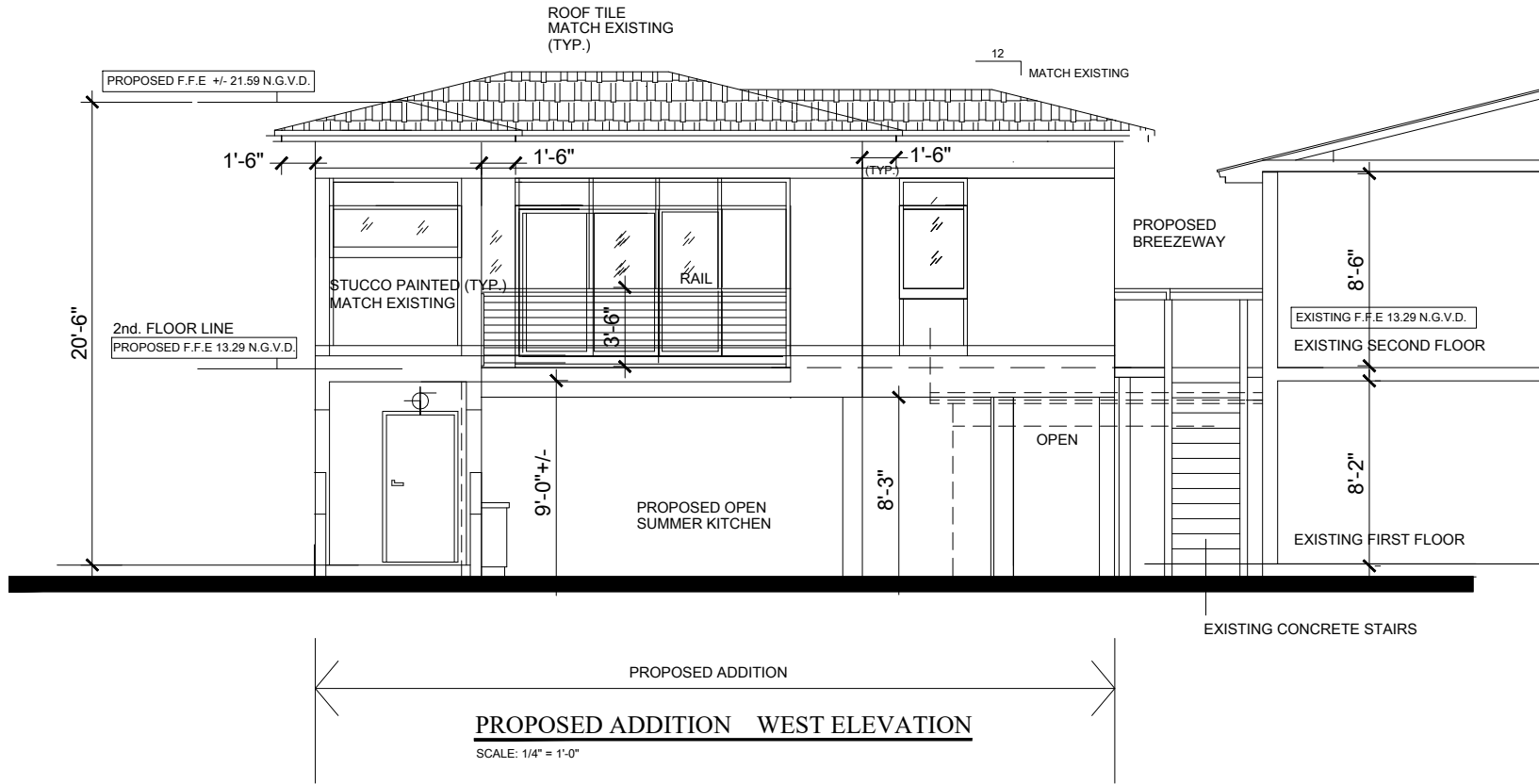
p.n. 23004

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



PROPOSED ROOF PLAN ADDITION
 SCALE: 1/4" = 1'-0"

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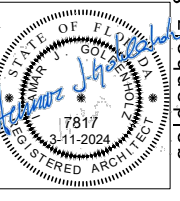
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PROPOSED ROOF ADDITION PLAN

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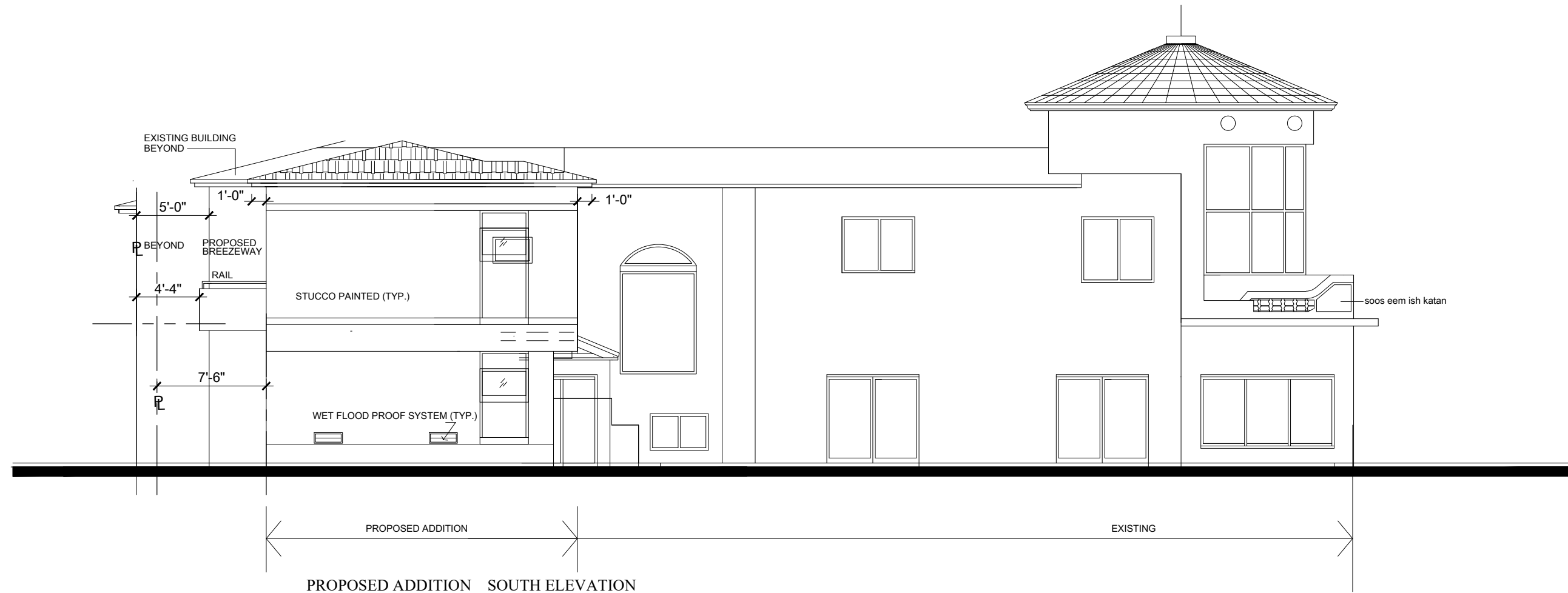
7-25-2023
7-26-2023
8-15-2023
10-24-2023
1-11-2023
1-22-2023
2-9-2024 DRB
3-11-2024 DRB



ITAMAR GOLDENHOLZ
FL. LIC. AR0007817



DRB A-4



PROPOSED ADDITION SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



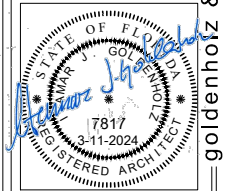
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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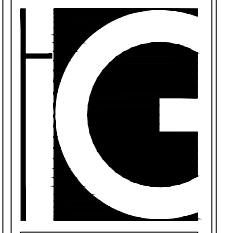
GOLDENHOLZ RESIDENCE
PROPOSED ADDITION
2701 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

PROPOSED ELEVATIONS

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



ITAMAR GOLDENHOLZ
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DRB A-5
p.n. 23004

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JOHN IBARRA & ASSOCIATES, INC.

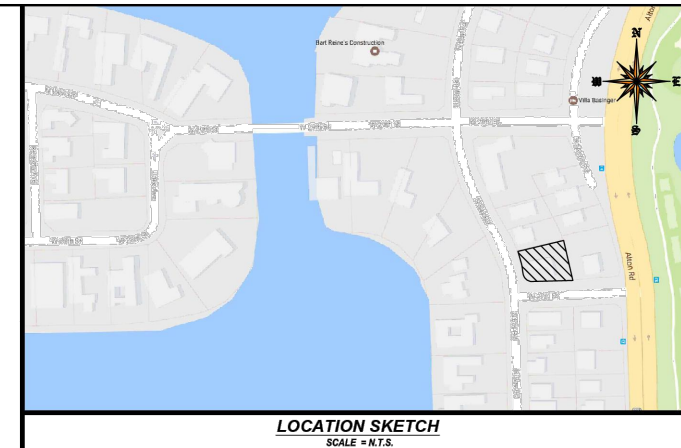
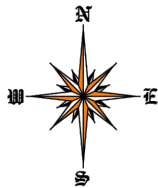
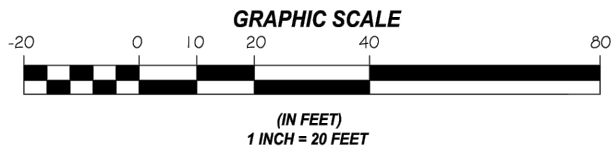
Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33128
PH: (305) 282-0400 FAX: (305) 282-0401

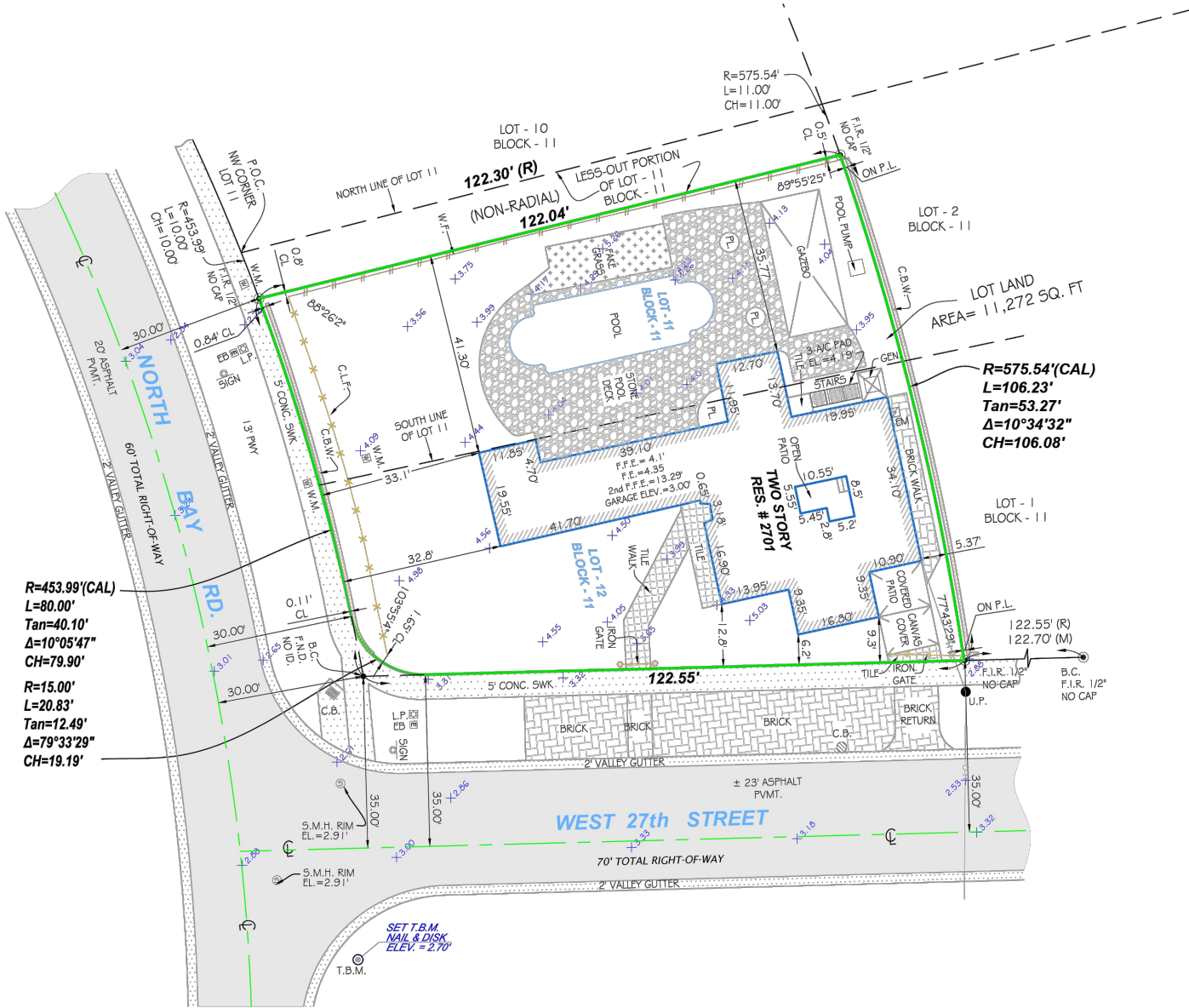
7728 DEL PRADO BLVD. S. SUITE 823 CAPE CORAL, FL 33904
PH: (239) 840-2890 FAX: (239) 840-2894



MAP OF BOUNDARY SURVEY



LOCATION SKETCH
SCALE = N.T.S.



ABBREVIATIONS

- A = ARC
- AC = AIR CONDITIONER PAD
- AE = ANCHOR EASEMENT
- AR = ALUMINUM ROOF
- AS = ALUMINUM SIDING
- ASPH = ASPHALT
- BC = 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
- CB = 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
- CL.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
- FA = 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
- F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
- F.N. = FOUND NAIL
- H. = HIGH OR HEIGHT
- IN.AEG. = INGRESS AND EGRESS EASEMENT
- I.C.V. = IRRIGATION CONTROL VALVE
- IF = IRON FENCE
- L.B. = LICENSED BUSINESS
- L.P. = LIGHT POLE
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LAKE MAINTENANCE EASEMENT
- ' = 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. = NOT A PART OF
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- # = NUMBER
- OS = OFFSET
- O.H. = OVERHEAD
- O.H.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- O.V.R. = OVERLAP
- P.M.T. = PAVEMENT
- PL = PLASTER
- P.L. = PROPERTY LINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.A.C. = POINT OF REVERSE CURVATURE
- P.W. = PARKWAY
- P.M.M. = PROFESSIONAL LAND SURVEYOR
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.P. = POWER POLE
- R. = ROCK
- R.P.S. = ROOF PITCH
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.D. = RECORD DISTANCE
- R.R. = RAIL ROAD
- RES. = RESIDENCE
- R.O.V. = RIGHT-OF-WAY
- R.O. = RADIOS OR RADIAL
- 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
- T.B. = TELEPHONE BOOTH
- T.B.M. = TEMPORARY BENCHMARK
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- T.S.B. = TRAFFIC SIGNAL BOX
- T.S.P. = TRAFFIC SIGNAL POLE
- TH. = TOWNSHIP
- UTL. = 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
- E = CENTERLINE
- 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 PLAT 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 NFP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8 FEET
COMMUNITY: 12051
PLANS: 0317
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

- 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.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION LB # 7806.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1928; MIAMI-DADE COUNTY BENCHMARK #D-131, LOCATOR NO. 3234 NE @ 4CHASE AVE. - 58' NORTH OF OIL & 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 BEEN RECENTLY RECENTLY 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 55-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by
CARLOS M IBARRA
Date: 2023.09.19
11:21:01 -0400
09/13/2023
BY: CARLOS M 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

- O-H- = OVERHEAD UTILITY LINES
- X-X-X-X- = CONCRETE BLOCK WALL
- X-X-X-X- = CHAIN LINK FENCE
- O-O-O-O- = IRON FENCE
- ||-||-||-||- = WOOD FENCE
- ||-||-||-||- = BUILDING SETBACK LINE
- ||-||-||-||- = UTILITY EASEMENT
- ||-||-||-||- = LIMITED ACCESS RAW
- ||-||-||-||- = NON-VEHICULAR ACCESS RAW
- ||-||-||-||- = EXISTING ELEVATIONS

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

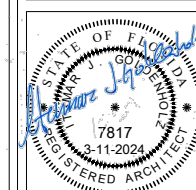
Digitally signed by CARLOS M IBARRA
Date: 2023.09.19 11:21:33 -0400
L.B.# 7806 SEAL

FINAL SUBMITTAL
DRB24-1007

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

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



ITAMAR GOLDENHOLZ
FL. LIC. AR0007817



SUR-1