

# Sunset Island Residence

1753-1771 North View Drive  
Miami Beach, FL 33140

## DRB FINAL SUBMITTAL \_DECEMBER 07 2020

DRB CASE FILE NUMBER: DRB20-0597

An amendment to the Single Family LDR's took effect October 14, 2020;  
this application was initiated in September and shall comply with the previous Single Family District LDR's

### Scope of Work:

Demolition of 2 Pre-1942 Structures  
1 New 2-Story Single Family Residence



ARCHITECT  
**KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.**  
58 NW 28TH ST.  
MIAMI, FL 33127  
T: 305.5731818

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Rev.	Date	Rev.	Date

### DRB SUBMISSION

**RESIDENCE**  
1753-1771 North View Dr.  
MIAMI BEACH, FL 33140

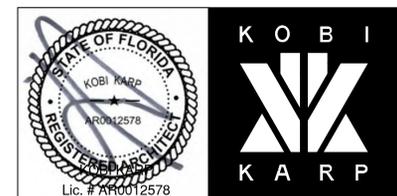
**Owner:**  
Name: Sunset Islands Land Trust  
Address: 1771 N View Dr  
Address: Miami Beach, FL 33140  
Tel: -  
Email: -

**Landscape Architect**  
Name: Raymond Jungles, Inc.  
Address: 2964 Aviation Ave.  
Address: Miami, FL 33133  
Tel: 305-858-6777  
Email: -

**Consultant:**  
Name: -  
Address: -  
Address: -  
Tel: -  
Email: -

**Consultant:**  
Name: -  
Address: -  
Address: -  
Tel: -  
Email: -

**Architect of Record:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28TH ST.  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



### COVER

Date	12/07/2020	Sheet No.	
Scale	--		A-0.00
Project	2023		

# SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION				
1	ADDRESS:	1753-1771 N VIEW DRIVE , MIAMI BEACH, FL 33140			
2	FOLIO NUMBER(S):	02-3228-001-0500 , 02-3228-001-0490			
3	BOARD AND FILE NUMBERS:	N/A			
4	YEAR BUILT:	1937, 1938, 1998 (1753 N View Drive) 1937, 1959, 2002 (1771 N View Drive)	ZONING DISTRICT:	RS-2 (SINGLE-FAMILY)	
5	BASE FLOOD ELEVATION:	8'-0" NGVD	FUTURE GRADE VALUE IN NGVD :	N/A	
6	GRADE:	4'-0" NGVD	FREE BOARD:	+5'-0"	
7	LOT AREA:	73,091 SF	HEIGHT OF GROUND FLOOR:	+13'-0" N.G.V.D.	
8	LOT WIDTH:	247'-5"	LOT DEPTH:	229'-11"	
9	MAX LOT COVERAGE SF AND %:	21,927SF (30.00%)	PROPOSED LOT COVERAGE SF AND %:	14,590 SF (19.96%)	
10	EXISTING LOT COVERAGE SF:	11,000 SF APPROX	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	N/A	
11	FRONT YARD OPEN SPACE SF AND %:	3,189 SF. (66.5%)	REAR YARD OPEN SPACE SF AND %:	9,735SF (71.1%)	
12	MAX UNIT SIZE SF AND %:	36,545 SF (50.00%)	PROPOSED UNIT SIZE SF AND %:	25,317 SF (34.64%)	
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE:	12,214 SF	
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED UNDERSTORY UNIT SIZE:	2,178 SF	
			PROPOSED ROOF LEVEL UNIT SIZE:	106 SF	
15		N/A	PROPOSED SECOND FLOOR UNIT SIZE:	10,819 SF	
16	EXISTING UNIT SIZE (PER MIAMI DADE COUNTY PROPERTY APPRAISER'S WEB SITE)	5,285 SF (1771 N VIEW DR.) + 10,813 SF (1753 N VIEW DR.)= 16,098 SF	PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	2,423 SF (24.9%)	
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	28'- FLAT ROOFS	N/A	28'-0"	NONE
18	SETBACKS:				
19	FRONT FIRST LEVEL:	20'-0"	N/A	42'-11"	NONE
20	FRONT SECOND LEVEL:	30'-0"	N/A	42'-2"	NONE
21	SIDE 1: NORTH	32'-2" (13% Lot Width)	N/A	32'-2"	NONE
22	SIDE 2: SOUTH	29'-8" (15% Lot Width)"	N/A	48'-2"	NONE
23	REAR:	34'-6" (15% Lot Depth)	N/A	35'-7 "	NONE
	ACCESSORY STRUCTURE SIDE 1:	7'-6"	N/A	7'-6"	NONE
24	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	NONE
25	ACCESSORY STRUCTURE REAR:	17'-3" (50 % rear setback)	N/A	17'-9"	NONE
26	SUM OF SIDE YARD:	80'-3" (25%)	N/A	32'-2" + 29 -8" = 61'-10" (25%)	NONE
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT):		NO		
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?		NO		
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?		NO		

NOTES: IF NOT APPLICABLE WRITE N/A

Rev.	Date	Rev.	Date

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## DRB SUBMISSION

**RESIDENCE**  
1753-1771 North View Dr.  
MIAMI BEACH, FL 33140

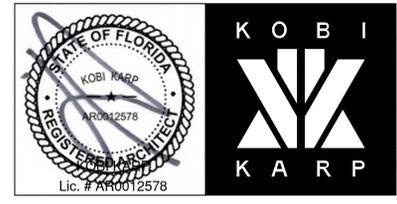
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Name: Raymond Jungles, Inc.  
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**Consultant:**  
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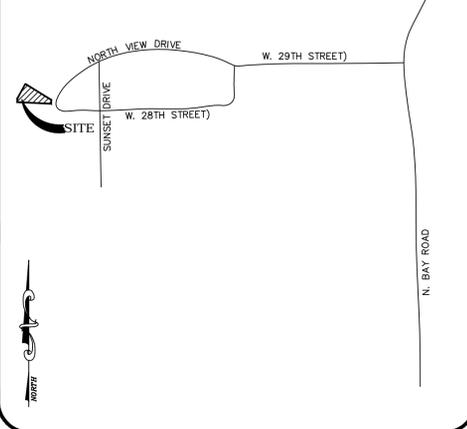
**Architect of Record:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28TH ST.  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



### ZONING-DATA

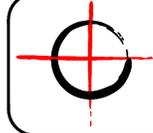
Date: 12/07/2020	Sheet No.
Scale: --	A-0.01
Project: 2023	

VICINITY MAP:  
NOT TO SCALE



# ALTA/NSPS LAND TITLE SURVEY

NOTE: TREE DESCRIPTIONS SHOWN HERE ARE GENERAL IN NATURE AND SHOULD BE VERIFIED



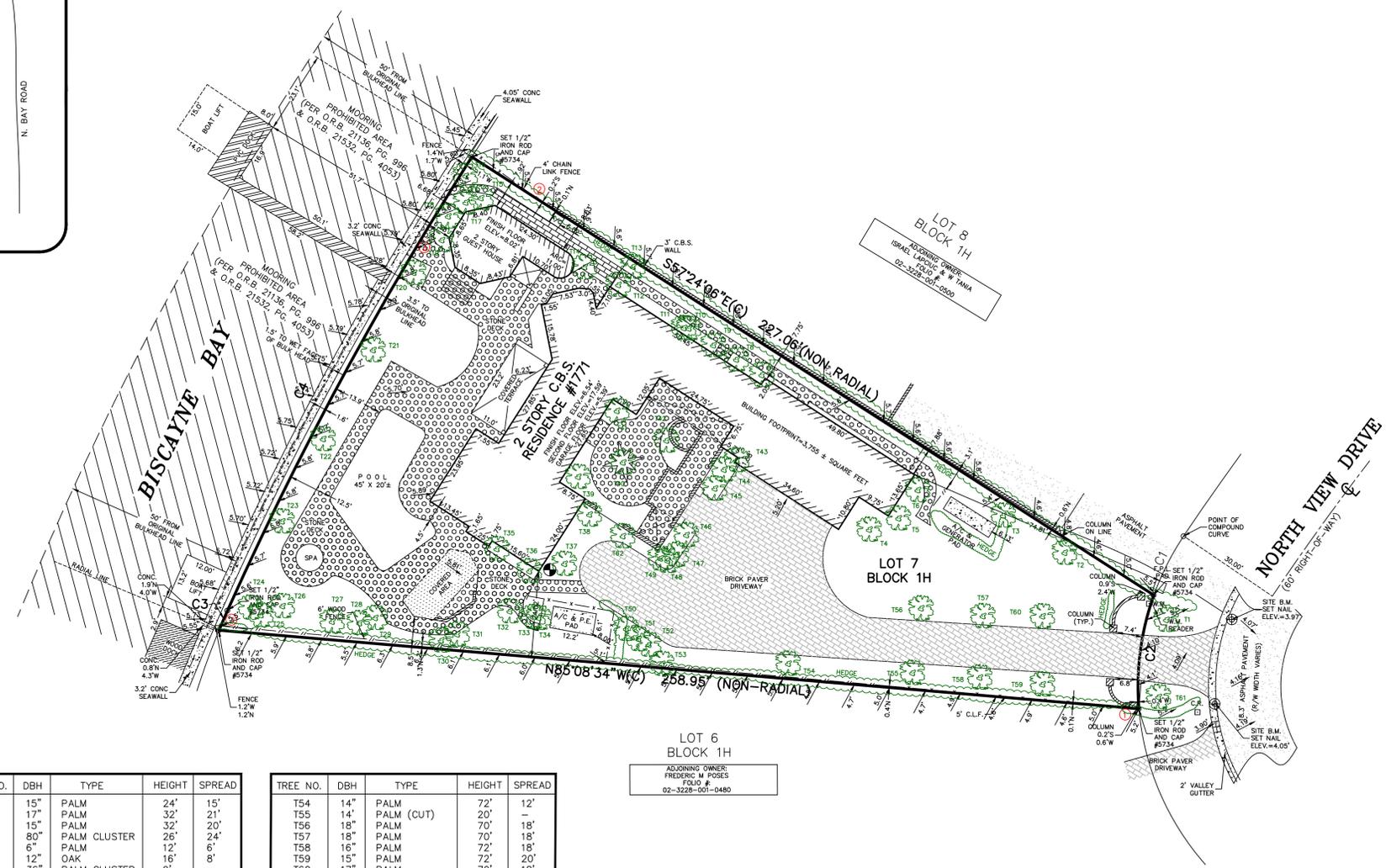
**PINNELL SURVEY, INC.**  
PROFESSIONAL SURVEYORS AND MAPPERS  
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A  
COCONUT CREEK, FLORIDA 33073  
PHONE: (954)418-4940 FAX: (954)418-4941  
LICENSED BUSINESS #6887

**PROJECT ADDRESS: 1771 NORTH VIEW DRIVE  
MIAMI BEACH, FLORIDA 33140**

**LEGAL DESCRIPTION:**  
LOT 7, IN BLOCK 1H, OF 3RD REVISED PLAT OF SUNSET ISLANDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**ENCROACHMENT NOTES:**

- ① - COLUMN CROSSES OVER THE SOUTHERLY PROPERTY LINE.
- ② - 4 FOOT CHAIN LINK FENCE CROSSES OVER THE NORTHERLY PROPERTY LINE.
- ③ - STONE DECK AND 6 FOOT WOOD FENCE CROSS OVER THE WESTERLY PROPERTY LINE.



**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	75.00'	14°09'54"	18.54'	N26°56'46"E(C)
C2	75.00'	24°39'11"	32.27'	S07°32'14"W(C)
C3	210.00'	01°38'03"	5.99'	N23°24'23"E(C)
C4	982.64'	08°24'16"	144.14'	N28°25'32"E(C)

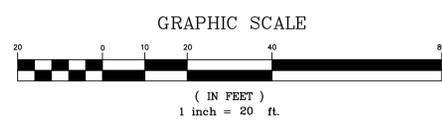
**LEGEND:**

- B.C.R. = BROWARD COUNTY RECORDS
- B.M. = BENCHMARK
- C = CALCULATED MEASUREMENT
- CL = CENTERLINE
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.L.F. = CHAIN LINK FENCE
- C.R. = CABLE RISER
- CONC. = CONCRETE
- C.L.P. = CONCRETE LIGHT POLE
- C.P.P. = CONCRETE POWER POLE
- D = DEED MEASUREMENT
- E.S. = ELECTRIC SERVICE
- F.P.L. = FLORIDA POWER & LIGHT
- G.A. = GUY ANCHOR
- G.V. = GATE VALVE
- L.P. = LIGHT POLE
- M = MEASURED
- M.C. = METAL COVER
- M-D.C.R. = MIAMI-DADE COUNTY RECORDS
- M.H. = MANHOLE
- M.W. = MONITORING WELL
- NAVD = NORTH AMERICAN VERTICAL DATUM
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. = OFFICIAL RECORDS BOOK
- P = PLAT MEASUREMENT
- P.B. = PLAT BOOK
- P.E. = POOL EQUIPMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.P. = POWER POLE
- TYP. = TYPICAL
- W.M. = WATER METER
- o/s = OFFSET
- A/C = AIR CONDITIONING UNIT
- HP = HANDICAPPED PARKING
- FH = FIRE HYDRANT
- UP = UTILITY POLE
- IG/EG = LOCATION OF INGRESS/EGRESS
- LBM = LOCATION OF BUILDING HEIGHT MEASUREMENT
- ER = ENCROACHMENT REFERENCE
- SE = SPOT ELEVATIONS

TREE NO.	DBH	TYPE	HEIGHT	SPREAD
T1	15"	PALM	24'	15'
T2	17"	PALM	32'	21'
T3	15"	PALM	32'	20'
T4	80"	PALM CLUSTER	26'	24'
T5	6"	PALM	12'	6'
T6	12"	OAK	16'	8'
T7	36"	PALM CLUSTER	9'	-
T8	36"	PALM CLUSTER	9'	-
T9	30"	PALM CLUSTER	9'	-
T10	36"	PALM CLUSTER	9'	-
T11	6"	PALM	16'	6'
T12	30"	PALM CLUSTER	9'	-
T13	5"	PALM	35'	7'
T14	46"	PALM CLUSTER	10'	-
T15	4"	PALM	18'	6'
T16	7"	PALM	17'	10'
T17	4"	PALM	22'	5'
T18	44"	OAK	12'	14'
T19	4"	PALM	22'	5'
T20	22"	PALM	32'	25'
T21	28"	PALM	30'	20'
T22	26"	PALM	36'	20'
T23	30"	PALM	36'	20'
T24	10"	PALM	24'	15'
T25	9"	PALM	20'	14'
T26	10"	PALM	22'	15'
T27	11"	PALM	34'	16'
T28	10"	PALM	28'	16'
T29	9"	PALM	32'	17'
T30	24"	PALM	58'	16'
T31	9"	PALM	22'	14'
T32	80"	PALM CLUSTER	14'	-
T33	9"	PALM	26'	12'
T34	80"	PALM CLUSTER	14'	-
T35	4"	PALM	20'	5'
T36	4"	PALM	22'	6'
T37	4"	PALM	25'	7'
T38	5"	PALM	27'	6'
T39	8"	PALM	22'	12'
T40	4"	OAK	16'	16'
T41	8"	PALM	25'	12'
T42	6"	PALM	11'	5'
T43	4"	PALM	10'	6'
T44	4"	PALM	24'	7'
T45	7"	PALM	9'	6'
T46	6"	PALM	8'	5'
T47	5"	PALM	10'	7'
T48	4"	PALM	32'	8'
T49	8"	PALM	12'	6'
T50	12"	PALM	26'	14'
T51	35"	PALM	12'	10'
T52	9"	PALM	26'	15'
T53	16"	PALM	66'	15'

TREE NO.	DBH	TYPE	HEIGHT	SPREAD
T54	14"	PALM	72'	12'
T55	14"	PALM (CUT)	20'	-
T56	18"	PALM	70'	18'
T57	18"	PALM	70'	18'
T58	16"	PALM	72'	18'
T59	15"	PALM	72'	20'
T60	17"	PALM	70'	18'
T61	16"	PALM	22'	15'
T62	4"	PALM	24'	7'

ADJOINING OWNER:  
FREDERIC M. POSES  
TITLE # 02-3228-001-0480



**SCHEDULE "B" TITLE NOTES:**

THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 8410997, DATED APRIL 28, 2020 @ 11:00 P.M.

ITEMS 1 THROUGH 7 IN SCHEDULE B - SECTION II ARE STANDARD EXCEPTIONS, MORTGAGES, TERMS AND CONDITIONS AND LIENS THAT ARE NOT MATTERS OF SURVEY.

ITEM 8; RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF 3RD REVISED PLAT OF SUNSET ISLANDS, RECORDED IN PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 9; EASEMENT(S) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, REFERENCED IN BILL OF SALE RECORDED IN DEED BOOK 1754, PAGE 341. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 10; INTENTIONALLY DELETED.

ITEM 11; BOARD ORDER NO. 03-13, OF THE MIAMI-DADE COUNTY ENVIRONMENTAL QUALITY CONTROL BOARD, AS RECORDED IN OFFICIAL RECORDS BOOK 21136, PAGE 996. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 12; CONDITIONAL USE PERMIT, AS RECORDED IN OFFICIAL RECORDS BOOK 21213, PAGE 4112. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 13; DECLARATION OF DEED RESTRICTION, AS RECORDED IN OFFICIAL RECORDS BOOK 21532, PAGE 4053. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 14; DECLARATION OF RESTRICTIVE COVENANT, AS RECORDED IN OFFICIAL RECORDS BOOK 23667, PAGE 1848. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 15; ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 27495, PAGE 4832. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 16; THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS IS NOT INSURED. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 17; SURVEY PREPARED BY JASON H. PINNELL, PSM NO. 5734, FOR PINNELL SURVEYING, INC., UNDER JOB NO. 19-1650, REVISED ON 05/04/20, AND DATED 05/15/20, SHOWS THE FOLLOWING:

- C.B.S. WALL OF UNDETERMINED OWNERSHIP LIES NORTH OF THE NORTHERLY BOUNDARY OF THE SUBJECT PROPERTY AND WITHIN THE ADJOINING LOT.
- CHAIN LINK FENCE CROSSES OVER THE NORTHERLY BOUNDARY OF THE PROPERTY AND INTO THE ADJOINING LOT.
- BRICK PAVEMENT DRIVEWAY CROSSES OVER THE EASTERLY BOUNDARY OF THE PROPERTY AND INTO THE RIGHT-OF-WAY OF NORTH VIEW DRIVE.
- CHAIN LINK AND WOOD FENCES OF UNDETERMINED OWNERSHIP LIE NORTHERLY OF THE SOUTHERLY BOUNDARY OF THE PROPERTY AND WITHIN THE SUBJECT LOT.
- COLUMN CROSSES OVER THE SOUTHERLY BOUNDARY OF THE PROPERTY AND INTO THE ADJOINING LOT.
- STONE DECK AND WOOD FENCE CROSS OVER THE WESTERLY BOUNDARY OF THE PROPERTY, AND LIE WESTWARD OF BISCAYNE BAY.
- CONCRETE SEAWALL LIES BEYOND THE PLATTED WESTERLY LOT LINE AND WITHIN THE WATERS OF BISCAYNE BAY.

ITEM 18; THIS POLICY AND ANY ENDORSEMENTS THERETO DO NOT INSURE ANY PORTION

**GENERAL NOTES:**

- TYPE OF SURVEY: BOUNDARY
- IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- THE MIAMI-DADE COUNTY TAX I.D. NUMBER FOR THE PROPERTY SHOWN HEREON IS 02-3228-001-0480 AND IS CURRENTLY OWNED BY SPANISH ROSE LLC.
- THE AREA OF THE PROPERTY SHOWN HEREON IS 21,373 SQUARE FEET (0.4907 ACRES) MORE OR LESS.
- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 85°08'34" WEST ALONG THE SOUTH LINE OF LOT 7, BLOCK 1H, P.B. 40, PG. 8, M-D.C.R.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 8 FEET, AS SHOWN ON F.I.R.M. MAP 125651-0317-L, BEARING A MAP EFFECTIVE DATE OF 09/11/09 AND AN INDEX MAP REVISION DATE OF 09/11/09.
- UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- REFERENCE BENCHMARK: CMB 58-04, ELEVATION=1.69' NAVD 88 / ELEVATION = 3.24' NGVD '29
- REFERENCE BENCHMARK: ELEVATION DATUM WAS CONVERTED FROM NAVD 1988 TO NGVD 1929 USING CORPSCON 6.0.1.
- FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- DATE FIELDWORK PERFORMED: 08/19/19 (FIELD BOOK 601, PAGE 45)
- DRAWN BY: J.H.P. & Q.D.I. CHECKED BY: J.H.P. & O.C.

**CERTIFICATION:**

TO:

GREENBERG TRAUER, P.A.  
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MIAMI-DADE COUNTY STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(g), 7(b)(1), 8(LOCATION OF SUBSTANTIAL FEATURES PER VISUAL ABOVE-GROUND, ON-SITE OBSERVATION; NO LANDSCAPED AREAS ARE LOCATED), 9, 11(LOCATION OF UTILITIES PER VISUAL ABOVE-GROUND, ON-SITE OBSERVATION), 13 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2019 AND UPDATED MAY 14, 2020.

06/30/20

JASON H. PINNELL  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5734 - STATE OF FLORIDA

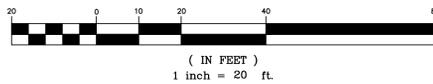
**REVISIONS:**

REVISION	DATE	CHECKED BY
UPDATE, REVISED SURVEY TO ALTA/NSPS	05/04/20	O.C.
REVISED SCHEDULE "B" TITLE NOTES	05/21/20	O.C.
ADD TREES AND ADDITIONAL ELEVATIONS(201136)	06/29/20	O.C.

**PROJECT NAME:** JOB NO.: 19-1650



GRAPHIC SCALE



CURVE DATA:

- C1: RADIUS=982.64'(P)  
DELTA=07°34'04.45"(P)  
CHORD=129.70'(P)
- C2: RADIUS=982.64'(P)  
DELTA=07°34'04.45"(P)  
CHORD=129.70'(P)
- C3: RADIUS=757.64'(P)  
DELTA=07°34'04.45"(P)  
CHORD=100.00'(P)
- C4: RADIUS=757.64'(P)  
DELTA=06°10'00.29"(P)  
CHORD=81.50'(P)
- C5: RADIUS=75.00'  
DELTA=14°09'53.56"  
CHORD=18.50'  
ARC=18.54'(C)  
C.B.=S26°56'46"W(C)

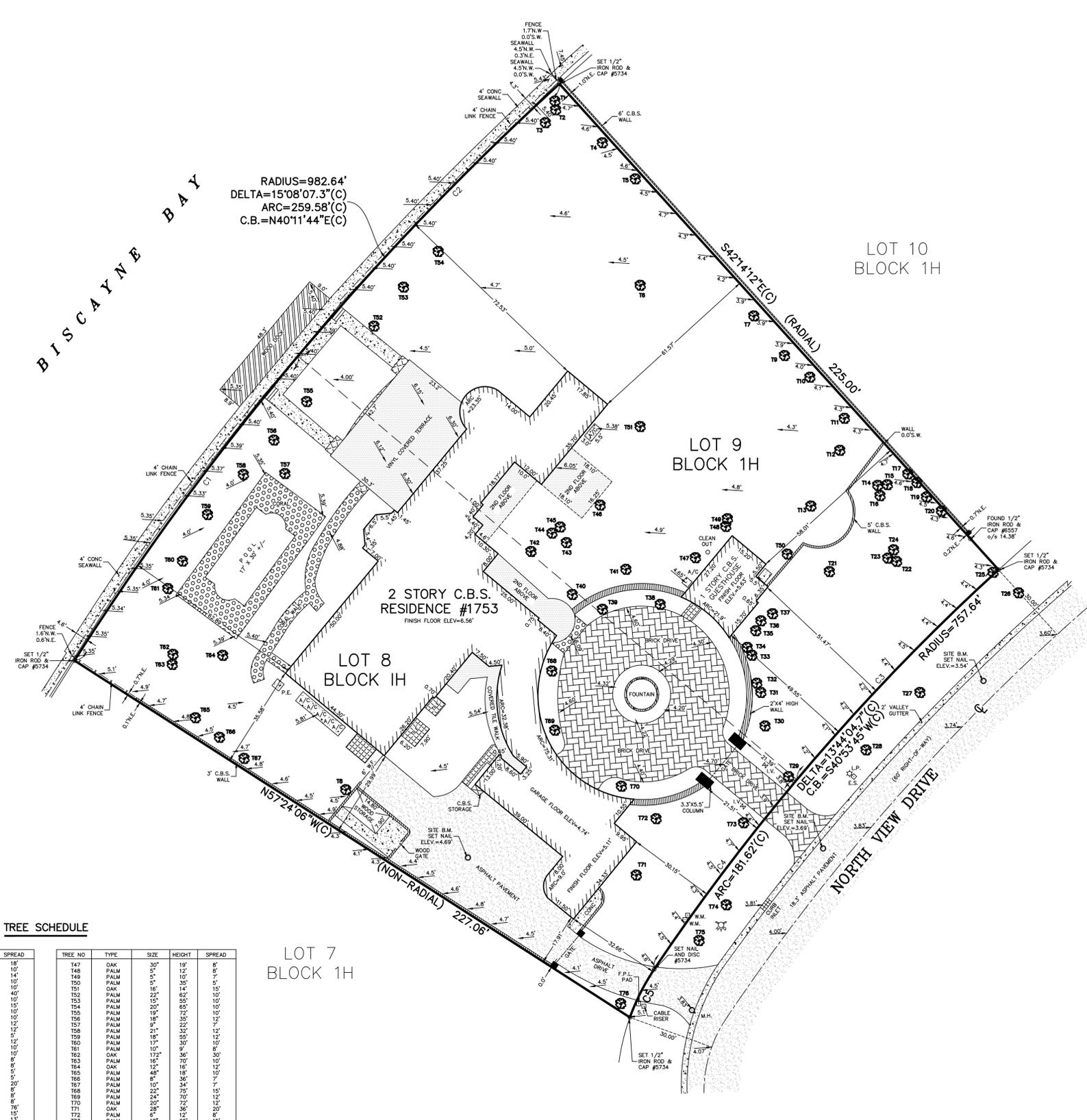
LEGEND:

- B.M. = BENCHMARK
- B.C.R. = BROWARD COUNTY RECORDS
- C = CALCULATED MEASUREMENT
- C. = CENTERLINE
- C.B. = CHORD BEARING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.L.F. = CHAIN LINK FENCE
- C.O. = CLEAN OUT
- CONC. = CONCRETE
- C.L.P. = CONCRETE LIGHT POLE
- C.R. = CABLE RISER
- D = DEED MEASUREMENT
- E.S. = ELECTRIC SERVICE
- ELEV. = ELEVATION
- F.P.L. = FLORIDA POWER & LIGHT
- G.A. = GUY ANCHOR
- I.V. = IRRIGATION VALVE
- L.P. = LIGHT POLE
- M = MEASURED
- M-D.C.R. = MIAMI-DADE COUNTY RECORDS
- M.H. = MANHOLE
- NAVD = NORTH AMERICAN VERTICAL DATUM
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. = OFFICIAL RECORDS BOOK
- P. = PLAT MEASUREMENT
- P.B. = PLAT BOOK
- P.E. = POOL EQUIPMENT
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- T.P. = TYPICAL
- W.M. = WATER METER
- P.P. = POWER POLE
- A/C = AIR CONDITIONING UNIT
- o/s = OFFSET
- W.F. = WOOD FENCE
- H.C.P. = HANDI-CAPPED PARKING
- F.H. = FIRE HYDRANT
- U.P. = UTILITY POLE
- S.E. = SPOT ELEVATION
- T.N. = TREE AND TREE NUMBER

TREE SCHEDULE

TREE NO	TYPE	SIZE	HEIGHT	SPREAD
11	SEA GRAPE	7"	40'	18'
12	SEA GRAPE	5"	36'	14'
13	PALM	5"	14'	10'
14	PALM	9"	14'	10'
15	PALM	10"	14'	10'
16	AVOCADO	32"	24'	40'
17	PALM	11"	10'	10'
18	PAPAYA	15"	24'	15'
19	PALM	10"	10'	10'
20	PALM	10"	10'	10'
21	PALM	10"	10'	10'
22	PALM	10"	10'	10'
23	PALM	10"	10'	10'
24	PALM	10"	10'	10'
25	PALM	10"	10'	10'
26	PALM	10"	10'	10'
27	PALM	10"	10'	10'
28	PALM	10"	10'	10'
29	PALM	10"	10'	10'
30	PALM	10"	10'	10'
31	PALM	10"	10'	10'
32	PALM	10"	10'	10'
33	PALM	10"	10'	10'
34	PALM	10"	10'	10'
35	PALM	10"	10'	10'
36	PALM	10"	10'	10'
37	PALM	10"	10'	10'
38	PALM	10"	10'	10'
39	PALM	10"	10'	10'
40	PALM	10"	10'	10'
41	OAK	15"	12'	10'
42	PALM	14"	12'	10'
43	PALM	7"	22'	8'
44	PALM	5"	20'	8'
45	PALM	7"	20'	8'
46	OAK	36"	18'	10'

TREE NO	TYPE	SIZE	HEIGHT	SPREAD
147	OAK	30"	19'	8'
148	PALM	5"	12'	8'
149	PALM	5"	10'	7'
150	PALM	5"	10'	5'
151	OAK	16"	14'	12'
152	PALM	22"	62'	10'
153	PALM	15"	55'	10'
154	PALM	20"	65'	10'
155	PALM	19"	72'	10'
156	PALM	18"	35'	12'
157	PALM	9"	22'	7'
158	PALM	21"	32'	12'
159	PALM	18"	35'	12'
160	PALM	15"	30'	10'
161	PALM	10"	7'	8'
162	OAK	17"	36'	30'
163	PALM	16"	9'	7'
164	OAK	12"	16'	12'
165	PALM	48"	18'	10'
166	PALM	8"	35'	7'
167	PALM	10"	34'	7'
168	PALM	10"	25'	15'
169	PALM	24"	70'	12'
170	PALM	26"	72'	12'
171	OAK	28"	36'	20'
172	PALM	6"	12'	8'
173	PALM	18"	65'	15'
174	PALM	23"	52'	18'
175	PALM	18"	49'	15'
176	PALM	17"	45'	16'



**PINNELL SURVEY, INC.**  
PROFESSIONAL SURVEYORS AND MAPPERS  
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A  
COCONUT CREEK, FLORIDA 33073  
PHONE: (954)418-4940 FAX: (954)418-4941  
LICENSED BUSINESS #6657

PROJECT ADDRESS: 1753 NORTH VIEW DRIVE  
MIAMI BEACH, FLORIDA 33140

CERTIFY TO:  
1. TBD  
2. GREENBERG TRAUIG, P.A.  
3. CHICAGO TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:  
LOTS 8 AND 9, IN BLOCK 1H, OF 350 REVISED PLAT OF SUNSET ISLANDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENCROACHMENT NOTES:  
NONE VISIBLE.

AREA OF PROPERTY = 51,718 SQUARE FEET (1.1873 ACRES) +/-

GENERAL NOTES:  
1) TYPE OF SURVEY: BOUNDARY  
2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.  
3) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.  
4) THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.  
5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.  
6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NGVD '29, UNLESS OTHERWISE NOTED.  
7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.  
8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.  
9) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.  
10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).  
11) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 8 FEET, AS SHOWN ON F.I.R.M. MAP 120651-0317-L, BEARING A MAP EFFECTIVE DATE OF 09/11/09 AND AN INDEX MAP REVISION DATE OF 09/11/09.  
12) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.  
13) REFERENCE BENCHMARK: CMB SI-04, ELEVATION=11.69' NAVD '88 / ELEVATION = 3.24' NGVD '29  
14) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NAVD 1988 TO NGVD 1929 USING CORPSCON 6.0.1.  
15) TREE DESCRIPTIONS SHOWN HEREON ARE ESTIMATED, GENERAL IN NATURE AND SHOULD BE VERIFIED.  
16) DATE FIELDWORK PERFORMED: 07/22/20 (FIELD BOOK 614, PAGE 74)  
17) DRAWN BY: Q.D.I. CHECKED BY: J.P.

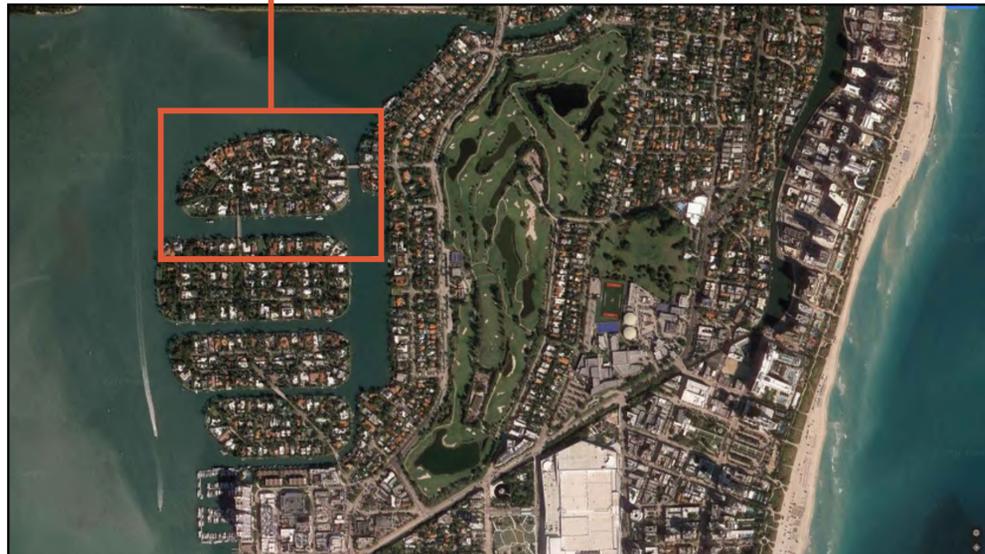
CERTIFICATION:  
THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

JASON H. PINNELL  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5734 - STATE OF FLORIDA

REVISIONS:

REVISION	DATE	CHECKED BY

PROJECT NAME: JOB NO.: 20-1313



Rev.	Date	Rev.	Date

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**DRB SUBMISSION**

**RESIDENCE**  
 1771 North View Dr.  
 MIAMI BEACH, FL 33140

**Owner:**  
 Name: OWNER  
 Address: OWNER\_ADDRESS1  
 Address: OWNER\_ADDRESS2  
 Tel: OWNER\_PHONE  
 Email: OWNER\_EMAIL

**Consultant:**  
 Name:  
 Address:  
 Tel:  
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**Consultant:**  
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KOBİ KARP  
 Lic. # AR0012578

LOCATION\_MAP

Date	10/09/2020	Sheet No.	A-0.02
Scale	--		
Project	--		



① N View Drive Looking SW  
n.t.s.



② N View Drive Looking NW  
n.t.s.



③ N View Drive Looking NE  
n.t.s.



④ Image Key Map  
n.t.s.

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**Landscape Architect**  
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Tel: 305-858-6777  
Email: -

**Consultant:**  
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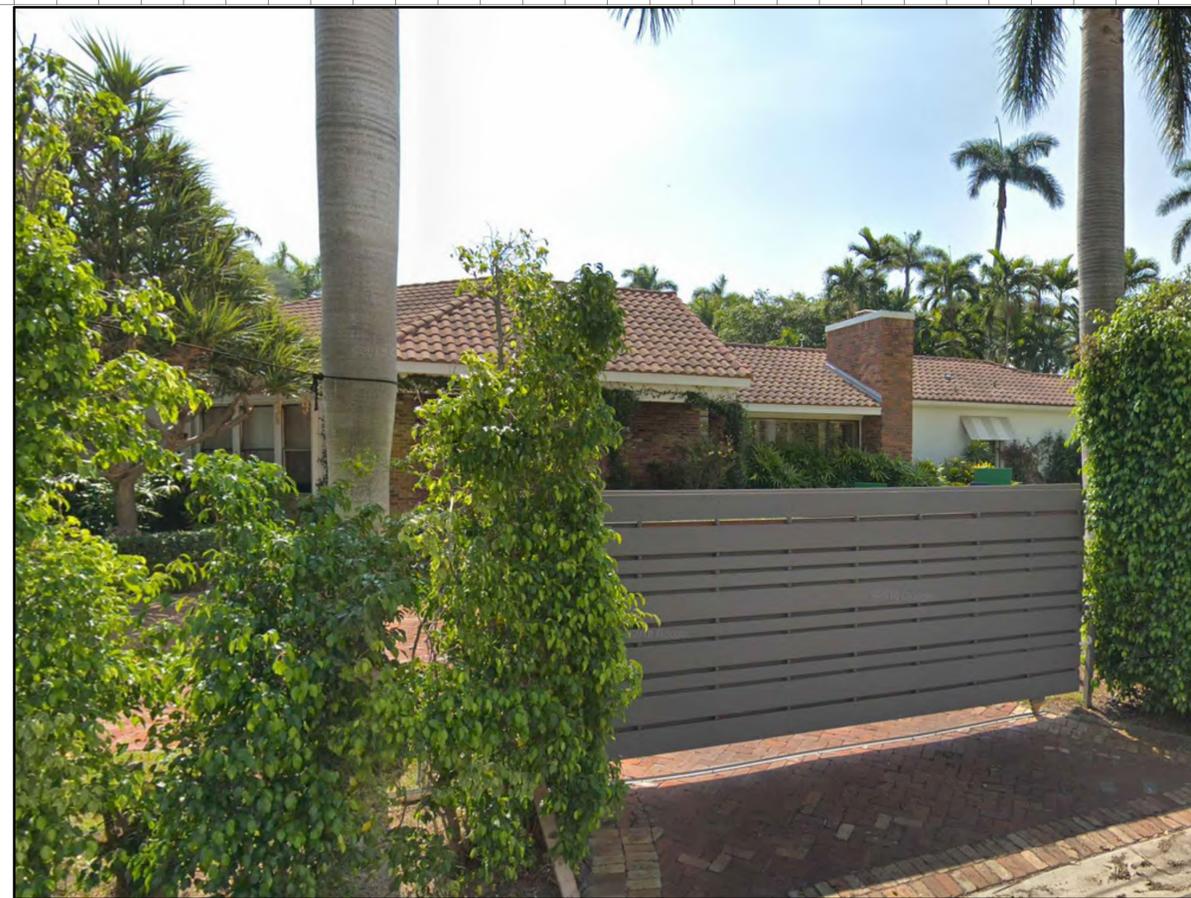


**CONTEXT\_IMAGES**

Date	12/07/2020	Sheet No.	A-0.03
Scale	-		
Project	2023		



① 1717 N View Drive n.t.a.



② 1730 N View Drive n.t.a.



③ 1758 N View Drive n.t.a.



④ Image Key Map n.t.a.

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**NEIGHBORING\_IMAGES**

Date	12/07/2020	Sheet No.	A-0.04
Scale	- - -		
Project	2023		



① Img 1 n.t.a.



② Img 2 n.t.a.



③ Img 3 n.t.a.



④ Image Key Map n.t.a.

Rev.	Date	Rev.	Date

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**EXISTING\_IMAGES**  
**1753\_N\_VIEW\_DRIVE**

Date	12/07/2020	Sheet No.	A-0.05
Scale	- -		
Project	2023		



① Img 4 n.t.a.



③ Img 6 n.t.a.



② Img 5 n.t.a.



④ Image Key Map n.t.a.

Rev.	Date	Rev.	Date

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**EXISTING\_IMAGES**  
**1753\_N\_VIEW\_DRIVE**

Date	12/07/2020	Sheet No.	A-0.06
Scale	-		
Project	2023		



① Img 7 n.t.a.



② Img 8 n.t.a.



③ Img 9 n.t.a.



④ Image Key Map n.t.a.

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**EXISTING\_IMAGES**  
**1771\_N\_VIEW\_DRIVE**

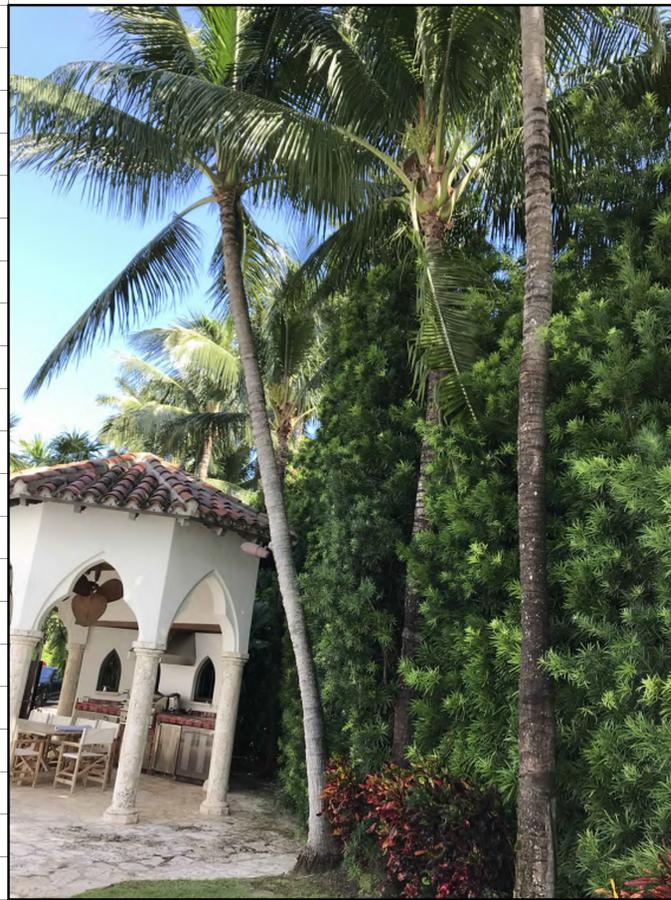
Date	12/07/2020	Sheet No.	A-0.07
Scale	- - -		
Project	2023		



① Img 10 n.t.a.



② Img 11 n.t.a.



③ Img 12 n.t.a.



④ Image Key Map n.t.a.

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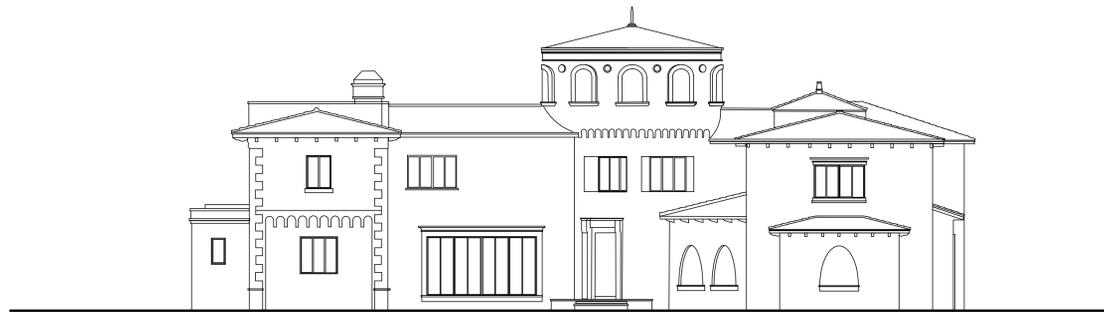
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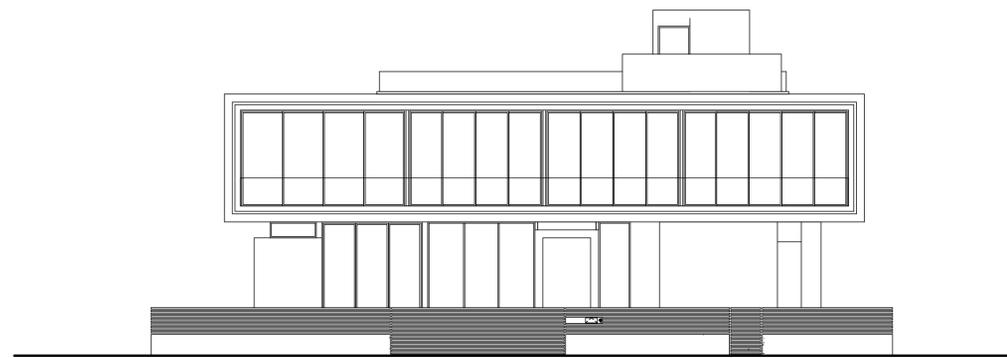


**EXISTING\_IMAGES**  
**1771\_N\_VIEW\_DRIVE**

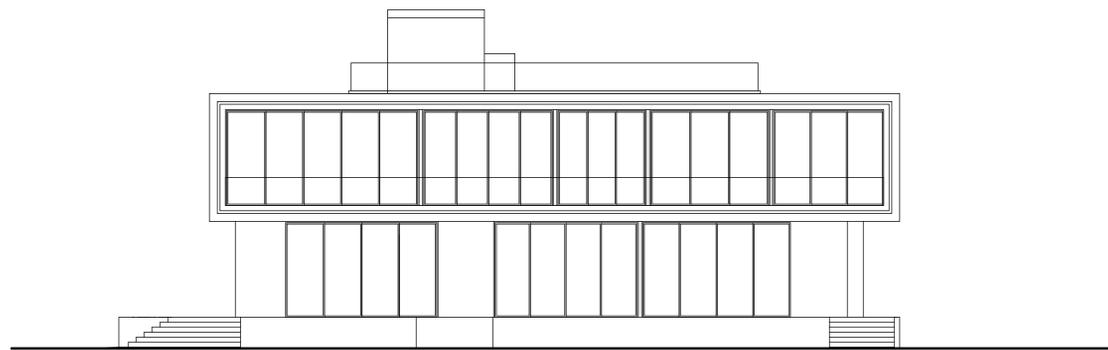
Date	12/07/2020	Sheet No.	A-0.08
Scale	- -		
Project	2023		



① FRONT 1758 W 28 ST



② FRONT 1717 NORTH VIEW DRIVE



③ REAR 1717 NORTH VIEW DRIVE



④ REAR 1758 W 28 ST



Rev.	Date	Rev.	Date

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**CONTEXT\_ELEVATIONS**  
CONCEPT-DESIGN

Date	12/07/2020	Sheet No.	A-0.09
Scale	.. 3/32"=1'-0"		
Project	2023		

LOT AREA	73091 SQ. FT.
ENCLOSED STRUCTURES	13471 SQ. FT.
2% OF LOT AREA	1462 SQ. FT.
COVERED AREAS	2581 SQ. FT.
PORTION OF COVERED AREAS EXCEEDING 10 FT.	907 SQ. FT.
COVERED AREA EXCEEDING 2% OF LOT = 2581-1462	= 1119 SQ. FT.
TOTAL LOT COVERAGE (sf) = 13471+1119	14,590 SQ. FT.
LOT COVERAGE (%)	19.96%



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 MIAMI BEACH, FL 33140

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**ZONING-DIAGRAMS**

**1 ZONING DIAGRAM - LOT COVERAGE**  
 OLD CODE

Date	12/07/2020	Sheet No.	A-1.01
Scale	1/4"=1'-0"		
Project	2023		

**TOTAL UNIT SIZE CALCULATION**

Unit Size Ground Level	2178 SQ. FT.
Unit Size 1st Level	12214 SQ. FT.
Unit Size 2nd Level	10819 SQ. FT.
Unit Roof	106 SQ. FT.
<b>TOTAL UNIT SIZE</b>	<b>25,317 SQ. FT.</b>

PRINCIPAL STRUCTURE UNIT SIZE	9269 SQ. FT.
AREAS EXCEEDING 10' FROM THE PRINCIPAL STRUCTURE	1163 SQ. FT.
ACCESSORY BUILDING	454 SQ. FT.
GYM / GUESTHOUSE	1328 SQ. FT.
<b>TOTAL UNIT SIZE</b>	<b>12214 SQ. FT.</b>

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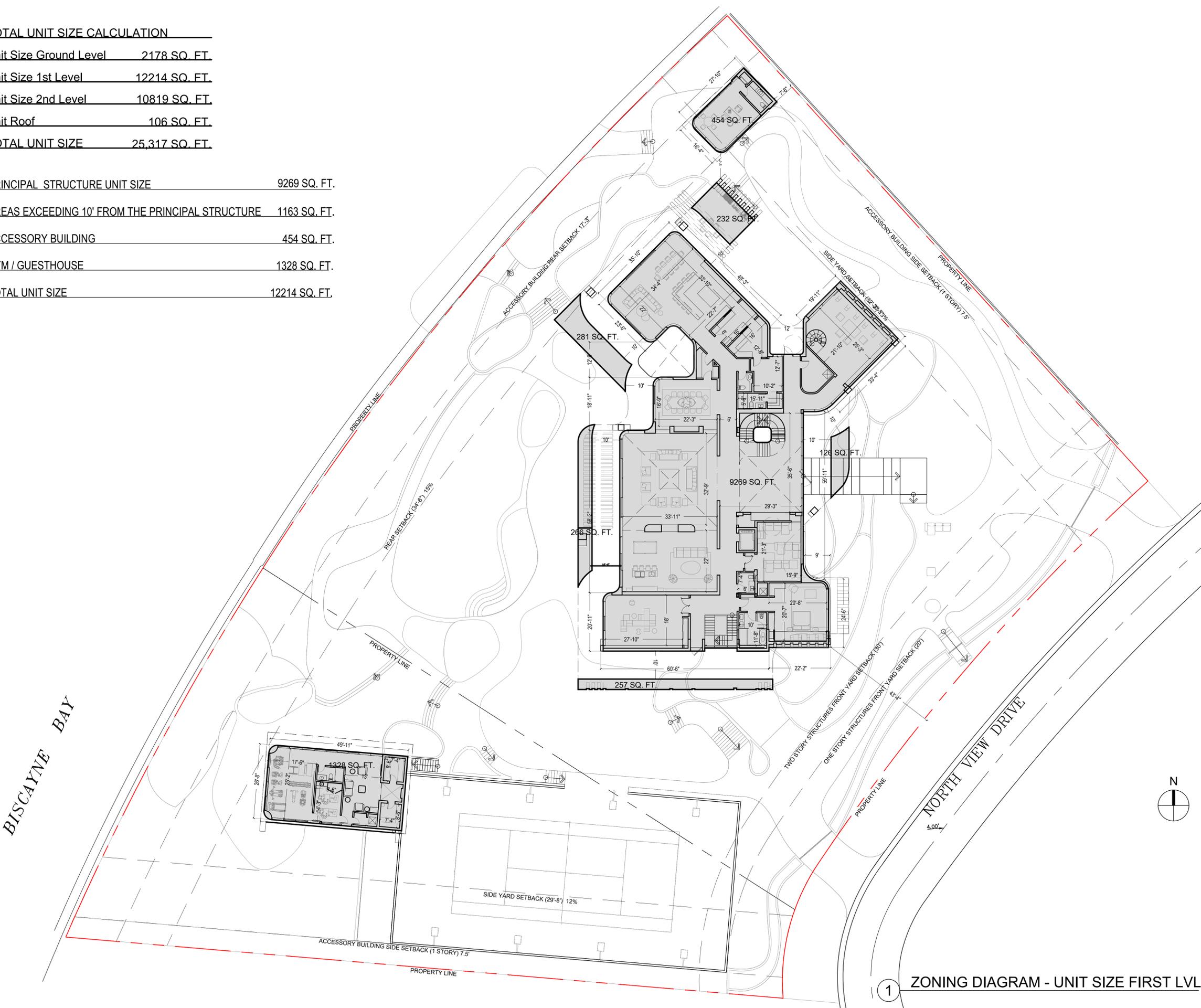
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**ZONING-DIAGRAMS**

Date	12/07/2020	Sheet No.	A-1.02
Scale	1/46"=1'-0"		
Project	2023		



**1 ZONING DIAGRAM - UNIT SIZE FIRST LVL**

PRINCIPAL STRUCTURE UNIT SIZE	8957 SQ. FT.
COVERED BALCONIES EXCEEDING 6'	349 SQ. FT.
GYM / GUESTHOUSE	1513 SQ. FT.
TOTAL UNIT SIZE	10,819 SQ. FT.

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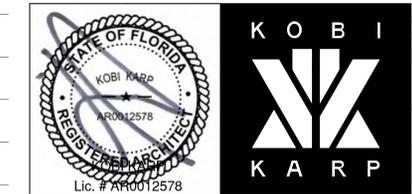
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**ZONING-DIAGRAMS**

Date	12/07/2020	Sheet No.	A-1.03
Scale	1/46"=1'-0"		
Project	2023		



1 ZONING DIAGRAM - UNIT SIZE 2ND LEVEL



Unit Size Roof	106 SQ. FT.
Unit Size 2nd Level (main struct.)	8957 SQ. FT.
Roof Deck Area	2140 SQ. FT. (23.9%)
Decorative Structure	1609 SQ. FT. (18.0 %)



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**ZONING-DIAGRAMS**

**1 ZONING DIAGRAM - UNIT SIZE ROOF**

Date	12/07/2020	Sheet No.	A-1.05
Scale	1/4"=1'-0"		
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REAR YARD AREA	13681 SQ. FT.
MINIMUM PERVIOUS AREA	9576 SQ. FT. (70 %)
POOL AREA	1013 SQ. FT.
50 % OF POOL AREA	506 SQ. FT.
PERVIOUS SOIL AREA	9229 SQ. FT.
TOTAL PERVIOUS AREA	9735 SQ. FT. (71.1 %)



FRONT YARD AREA	4797 SQ. FT.
MINIMUM PERVIOUS AREA	2398 SQ. FT. (50%)
PERVIOUS AREA	3189 SQ. FT. (66.5%)

1 ZONING DIAGRAM - PERVIOUS AREA

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ZONING-DIAGRAMS

Date	12/07/2020	Sheet No.	A-1.06
Scale	1/4"=1'-0"		
Project	2023		

Lot Depth = 229'-11"  
 Rear Setback = 229'-11" X 0.15 = 34'-6"  
 Accessory Building Rear Setback = 34'-6" X 0.5 = 17'-3"

Lot Width = 247'-5"  
 Side Setback 1 (12%) = 247'-5" X 0.12 = 29'-8"  
 Side Setback 2 (13%) = 247'-5" X 0.13 = 32'-2"

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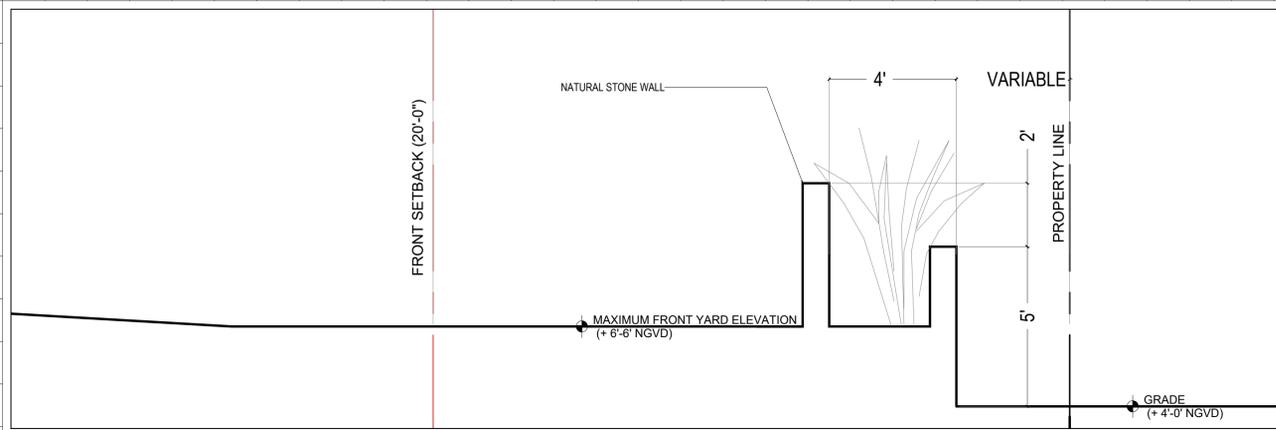


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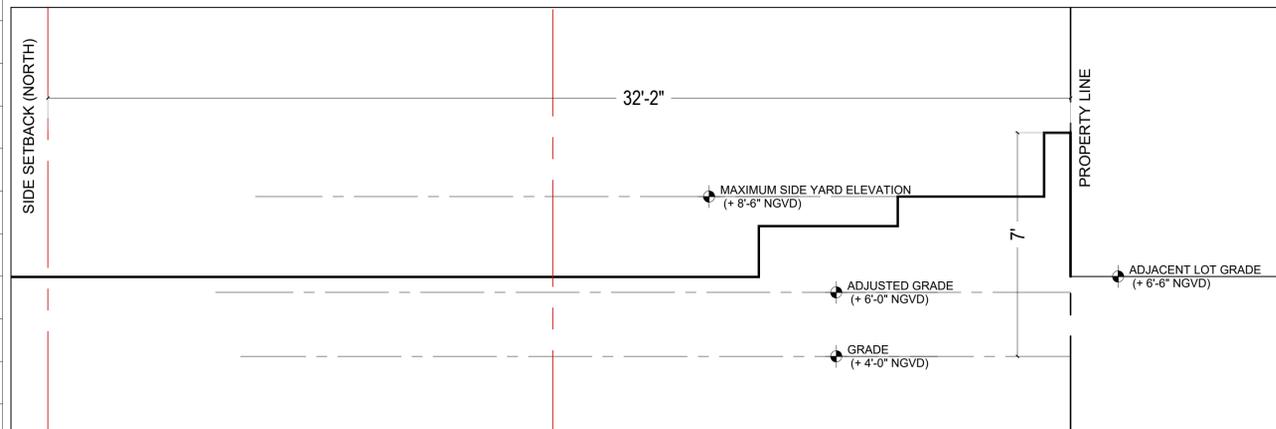
**1 SETBACK DIAGRAM**

Date	12/07/2020	Sheet No.	A-1.07
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Project	2023		

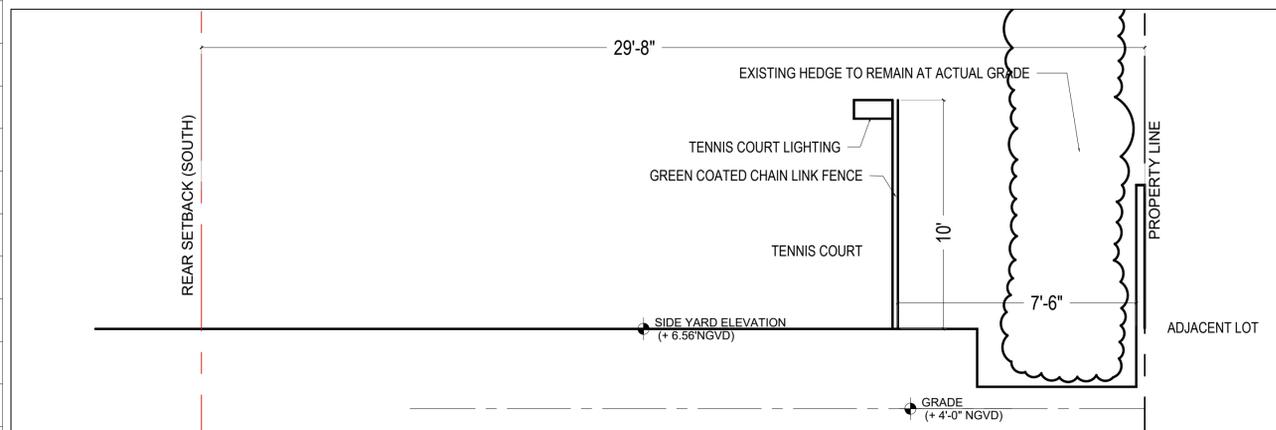
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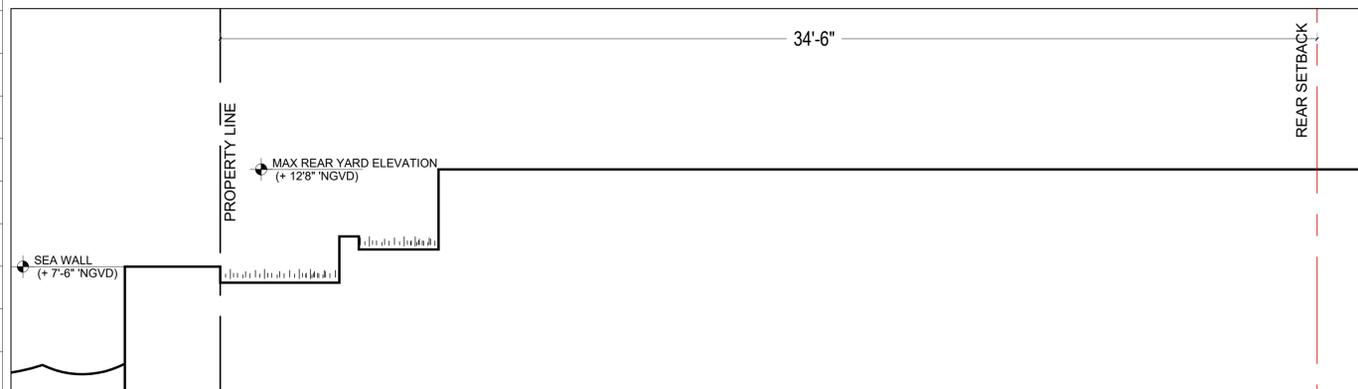
2 FRONT YARD DIAGRAMATIC SECTION  
3/8"=1'



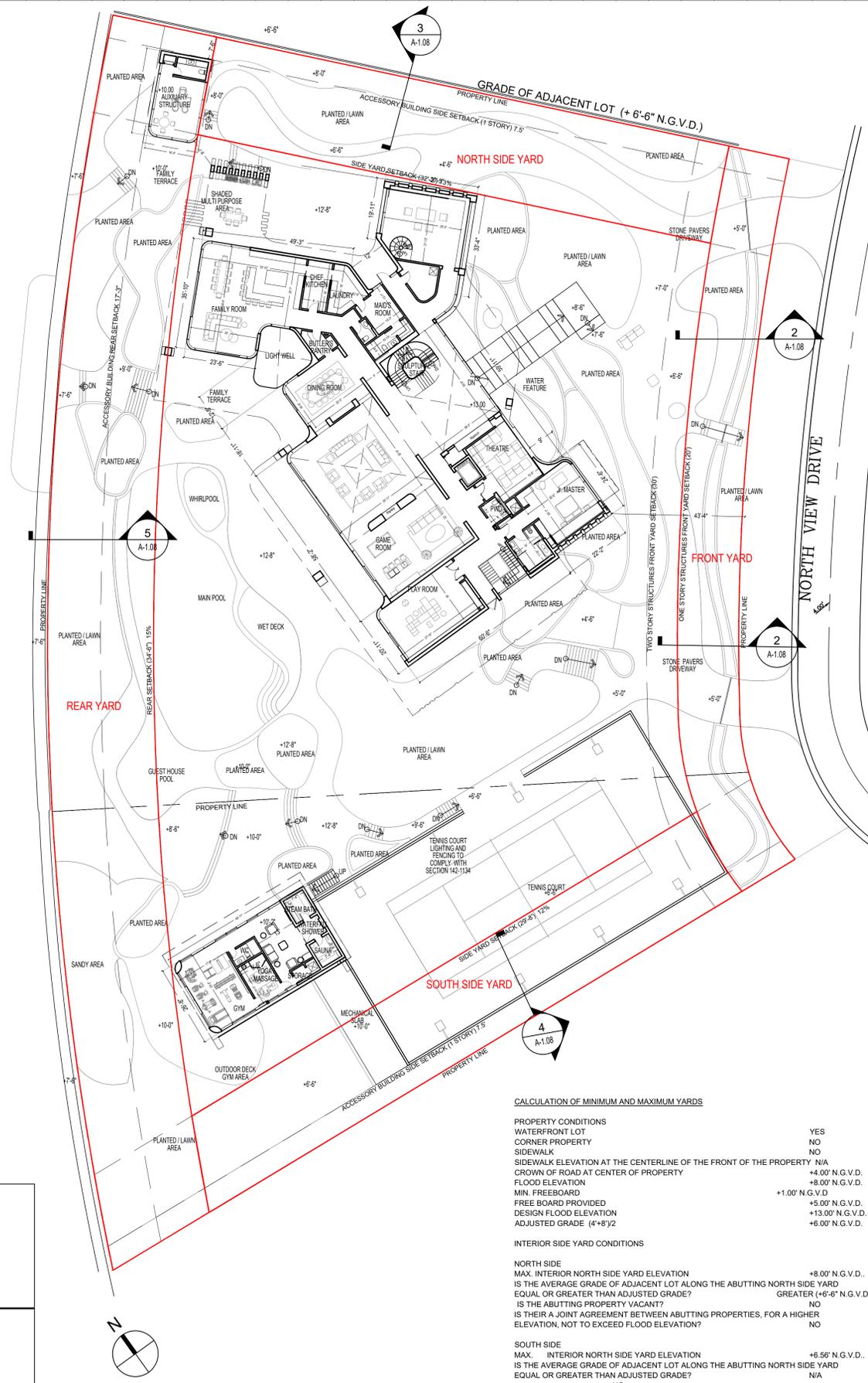
3 NORTH SIDE YARD DIAGRAMATIC SECTION  
3/8"=1'



4 SOUTH SIDE YARD DIAGRAMATIC SECTION  
3/8"=1'



5 REAR YARD DIAGRAMATIC SECTION  
3/8"=1'



1 ZONING DIAGRAM - YARD ELEVATIONS  
3/64" = 1'

**CALCULATION OF MINIMUM AND MAXIMUM YARDS**

PROPERTY CONDITIONS	YES	NO
WATERFRONT LOT	NO	NO
CORNER PROPERTY	NO	NO
SIDEWALK	N/A	N/A
SIDEWALK ELEVATION AT THE CENTERLINE OF THE FRONT OF THE PROPERTY	+4.00' N.G.V.D.	+8.00' N.G.V.D.
CROWN OF ROAD AT CENTER OF PROPERTY	+8.00' N.G.V.D.	+13.00' N.G.V.D.
FLOOD ELEVATION	+13.00' N.G.V.D.	+13.00' N.G.V.D.
MIN. FREEBOARD	+1.00' N.G.V.D.	+1.00' N.G.V.D.
FREE BOARD PROVIDED	+5.00' N.G.V.D.	+5.00' N.G.V.D.
DESIGN FLOOD ELEVATION	+13.00' N.G.V.D.	+13.00' N.G.V.D.
ADJUSTED GRADE (4'+8")/2	+6.00' N.G.V.D.	+6.00' N.G.V.D.
<b>INTERIOR SIDE YARD CONDITIONS</b>		
<b>NORTH SIDE</b>		
MAX. INTERIOR NORTH SIDE YARD ELEVATION	+8.00' N.G.V.D.	+8.00' N.G.V.D.
IS THE AVERAGE GRADE OF ADJACENT LOT ALONG THE ABUTTING NORTH SIDE YARD EQUAL OR GREATER THAN ADJUSTED GRADE?	GREATER (+6'-6" N.G.V.D.)	NO
IS THE ABUTTING PROPERTY VACANT?	NO	NO
IS THEIR A JOINT AGREEMENT BETWEEN ABUTTING PROPERTIES, FOR A HIGHER ELEVATION, NOT TO EXCEED FLOOD ELEVATION?	NO	NO
<b>SOUTH SIDE</b>		
MAX. INTERIOR NORTH SIDE YARD ELEVATION	+6.56' N.G.V.D.	+6.56' N.G.V.D.
IS THE AVERAGE GRADE OF ADJACENT LOT ALONG THE ABUTTING NORTH SIDE YARD EQUAL OR GREATER THAN ADJUSTED GRADE?	N/A	N/A
IS THEIR A JOINT AGREEMENT BETWEEN ABUTTING PROPERTIES, FOR A HIGHER ELEVATION, NOT TO EXCEED FLOOD ELEVATION?	NO	NO
<b>REAR YARD CONDITIONS</b>		
MAX. REAR YARD ELEVATION	+12'-8" N.G.V.D.	+12'-8" N.G.V.D.
MIN. REAR YARD ELEVATION	+7.00' N.G.V.D.	+7.00' N.G.V.D.

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**ZONING-DIAGRAMS**

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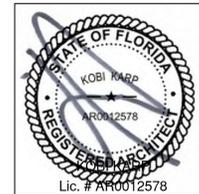
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NE\_AXONOMETRIC

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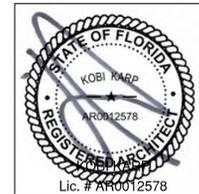
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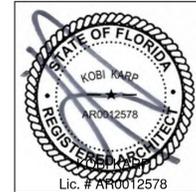
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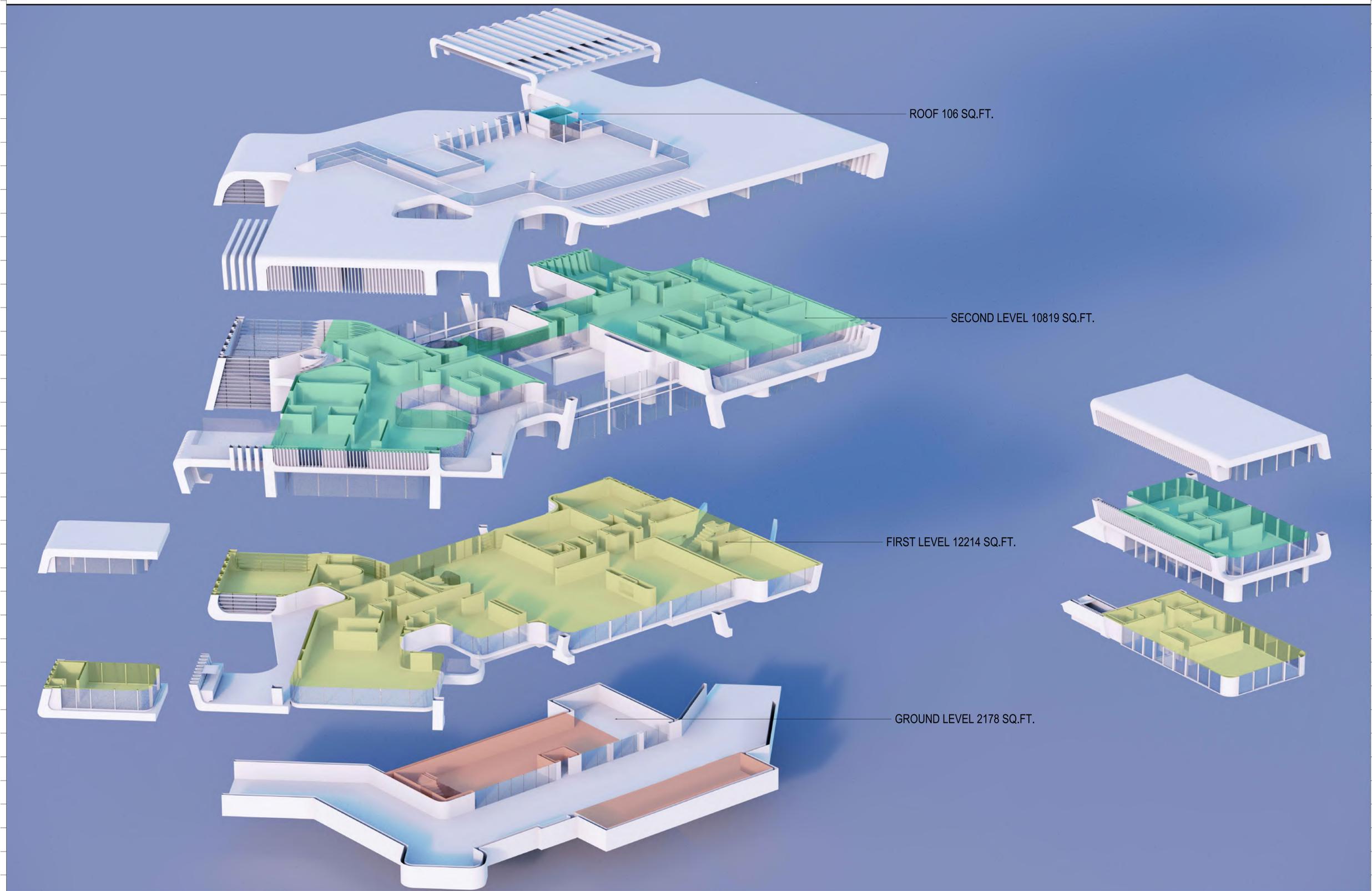
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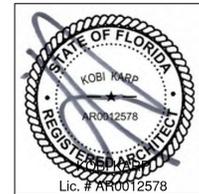
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 MIAMI BEACH, FL 33140

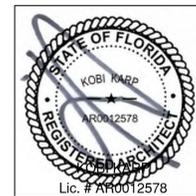
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 Name: Sunset Islands Land Trust  
 Address: 1771 N View Dr  
 Address: Miami Beach, FL 33140  
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 Email: -

**Landscape Architect**  
 Name: Raymond Jungles, Inc.  
 Address: 2964 Aviation Ave.  
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**Consultant:**  
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**REAR\_RENDERING**

Date	12/07/2020	Sheet No.	A-1.16
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Sunset Residence - Miami Beach, FL

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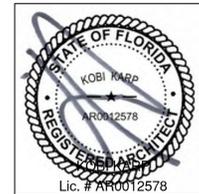
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**REAR\_RENDERING**

Date	12/07/2020	Sheet No.	A-1.17
Scale	- -		
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NOTE: Driveways and parking areas must be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114-1 of City of Miami Beach

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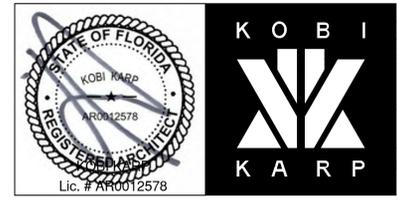
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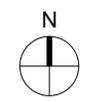
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**PROPOSED-PLANS**  
 CONCEPT-DESIGN

Date	12/07/2020	Sheet No.	A-3.01
Scale	1/4"=1'-0"		
Project	2023		

1 FIRST LEVEL PLAN





BISCAYNE BAY



1 PLAN SECOND LEVEL

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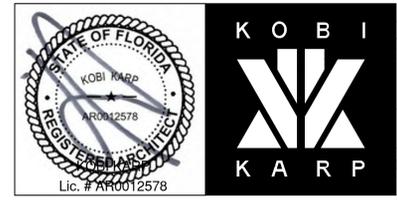
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### PROPOSED-PLANS CONCEPT-DESIGN

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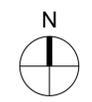
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### PROPOSED-PLANS CONCEPT-DESIGN

Date	12/07/2020	Sheet No.	A-3.03
Scale	1/4"=1'-0"		
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1 GROUND LEVEL PLAN





BISCAYNE BAY



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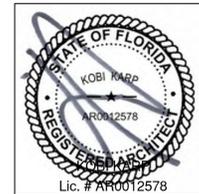
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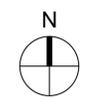
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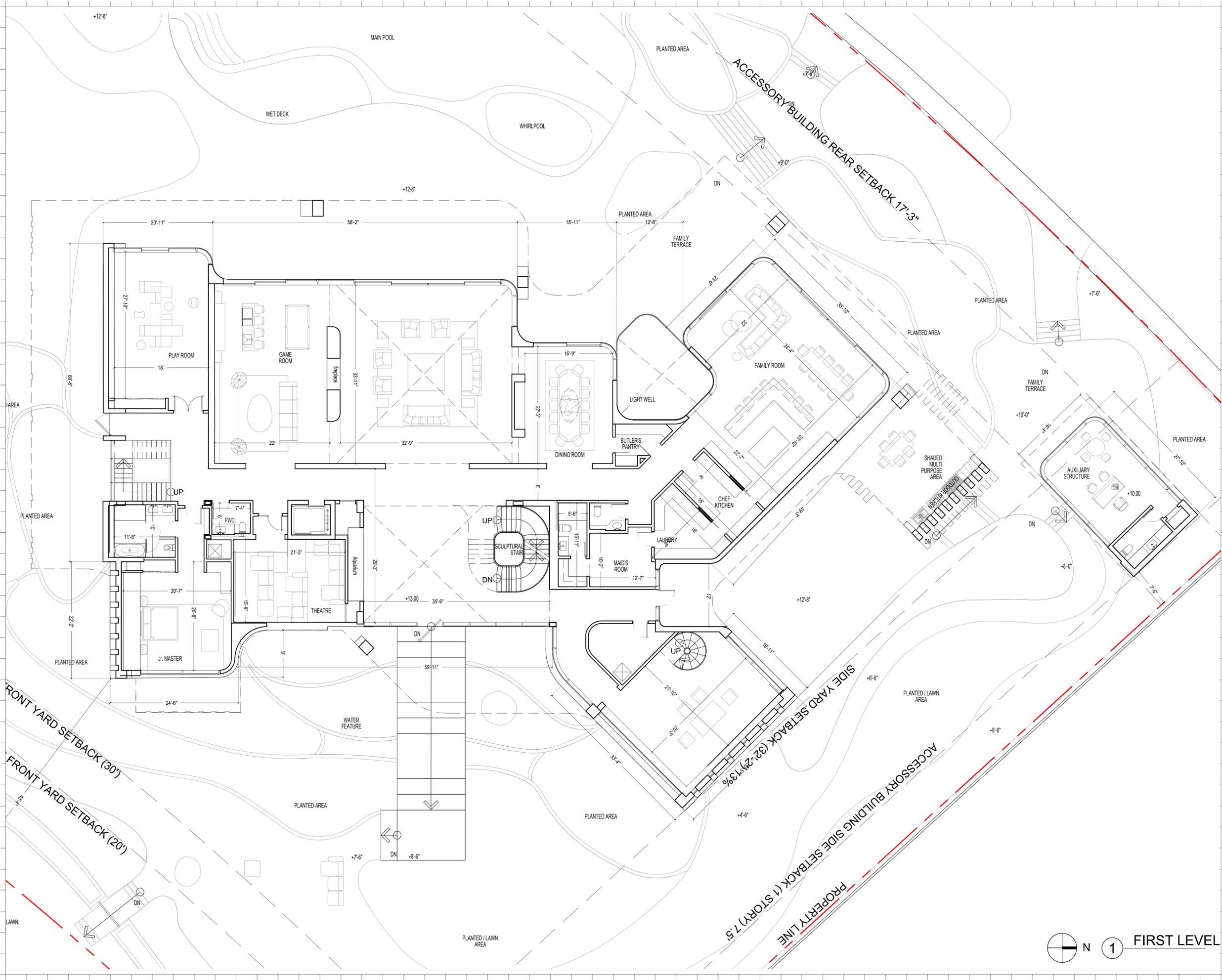


### PROPOSED-PLANS CONCEPT-DESIGN

Date	12/07/2020	Sheet No.	A-3.04
Scale	1/4"=1'-0"		
Project	2023		

1 ROOF PLAN





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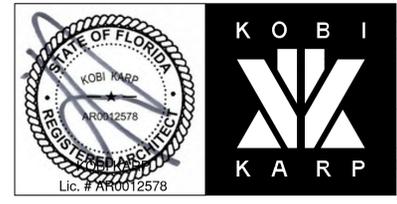
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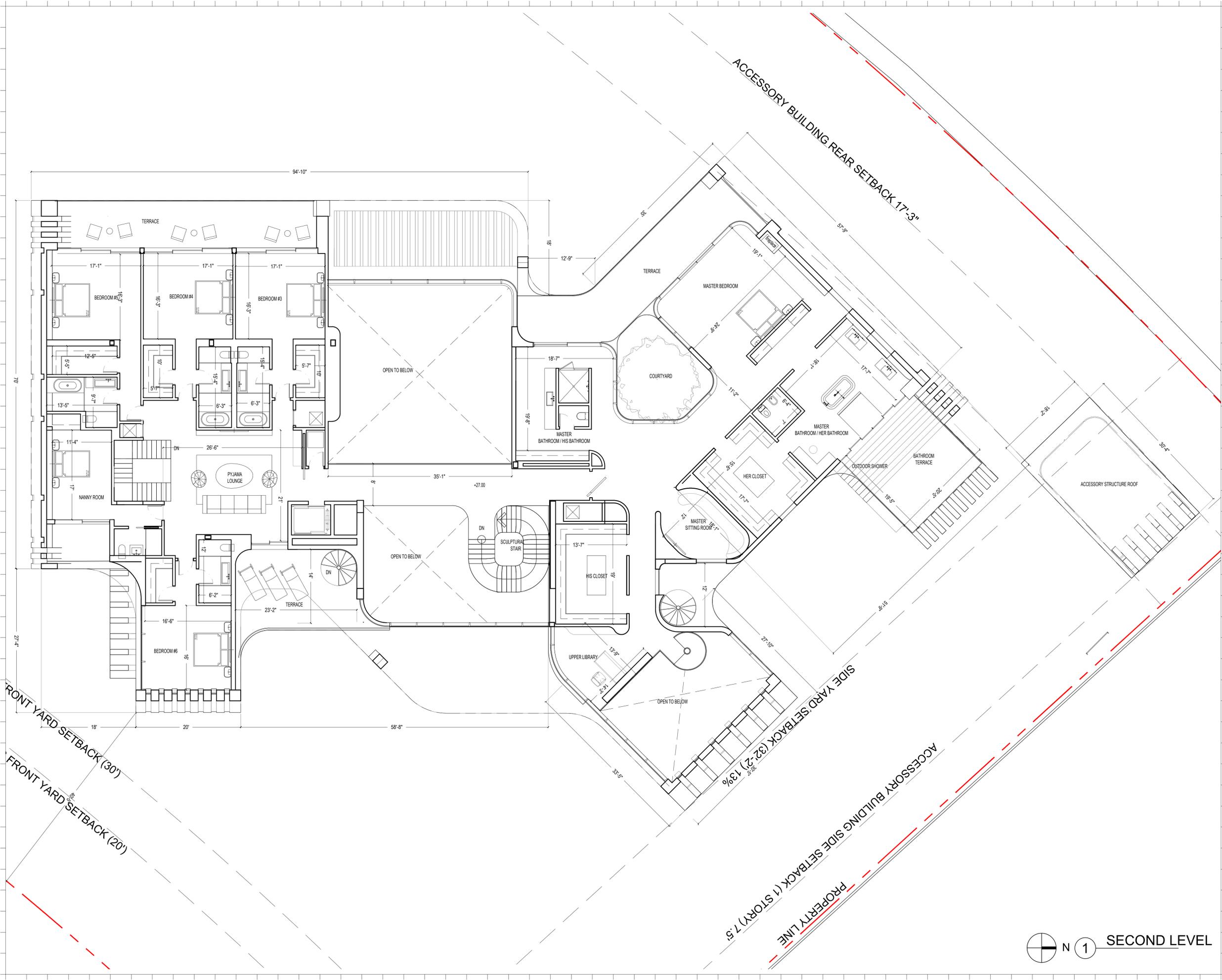
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**PROPOSED-PLANS**  
 CONCEPT-DESIGN

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1 SECOND LEVEL



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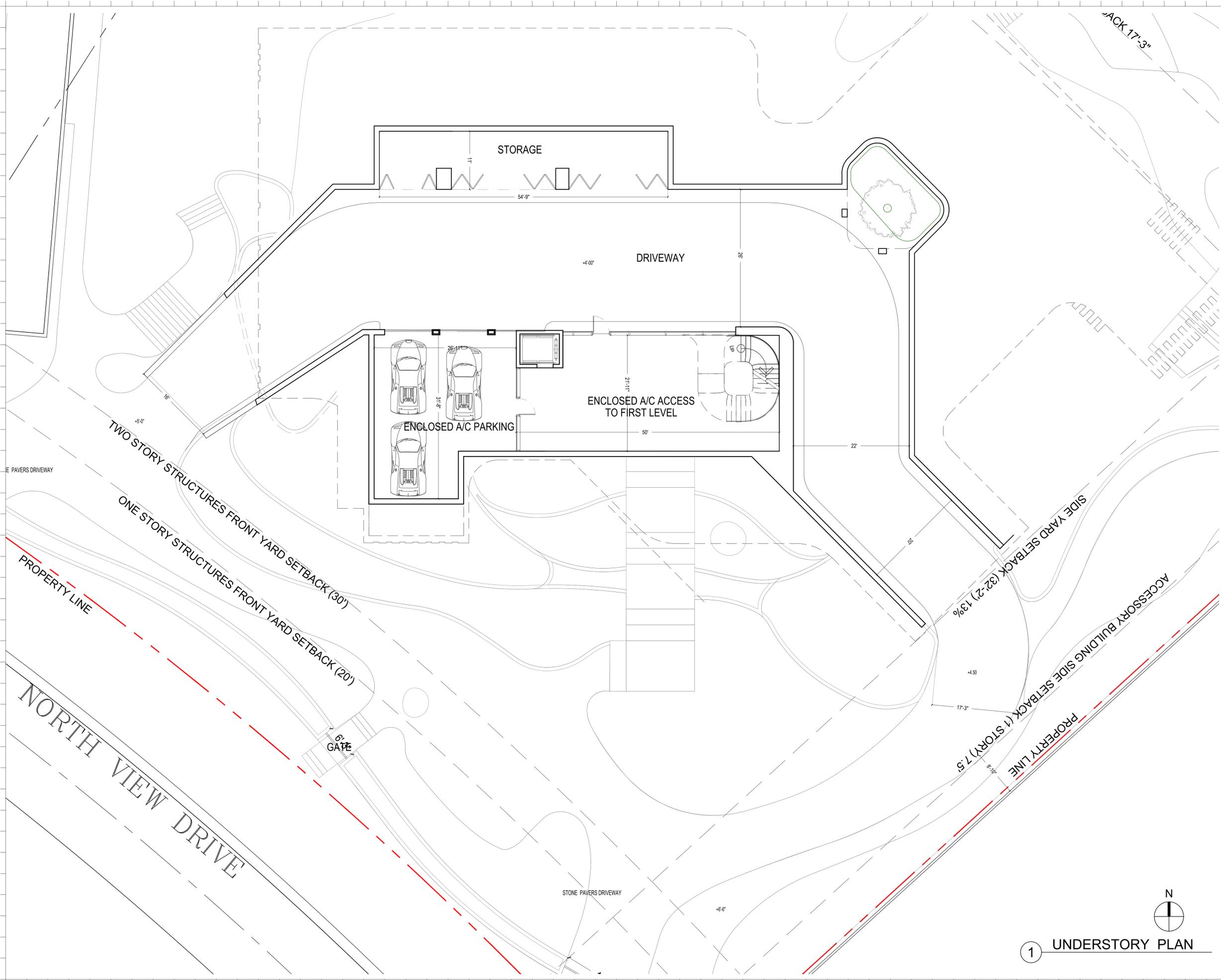
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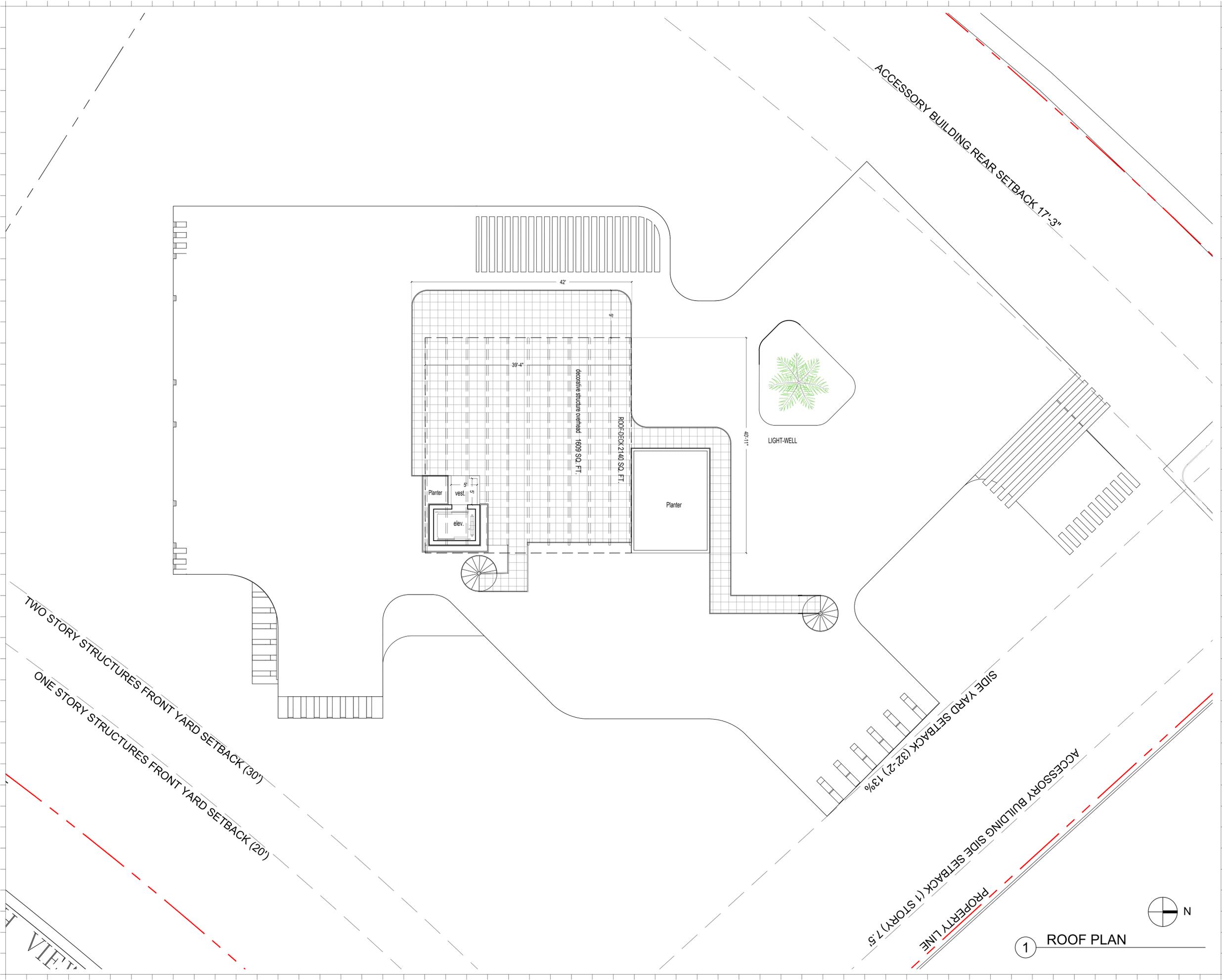
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**PROPOSED-PLANS**  
 CONCEPT-DESIGN

**1 UNDERSTORY PLAN**

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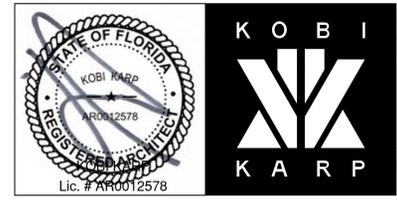
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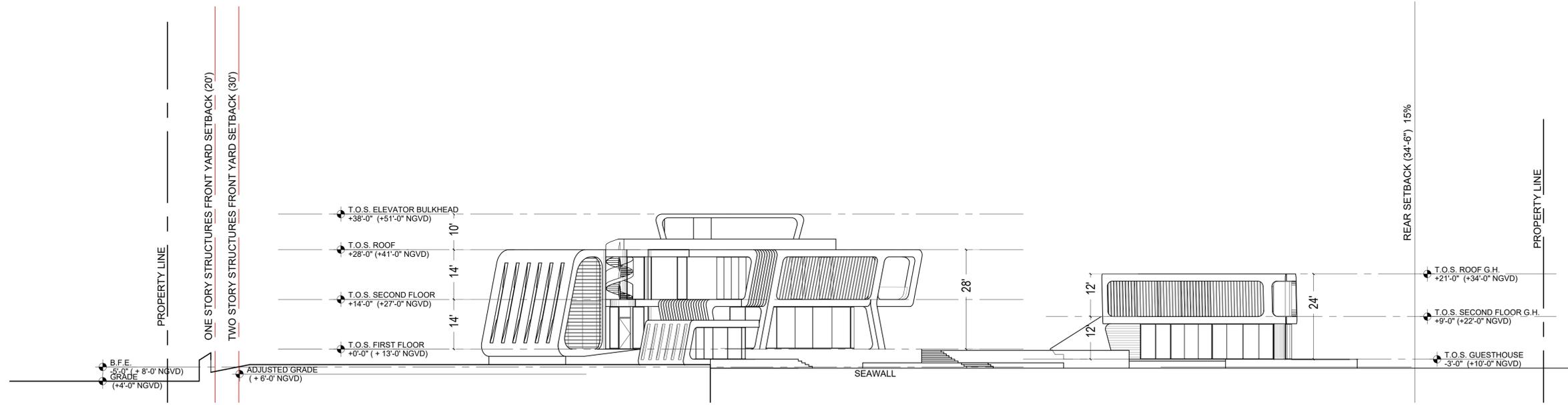
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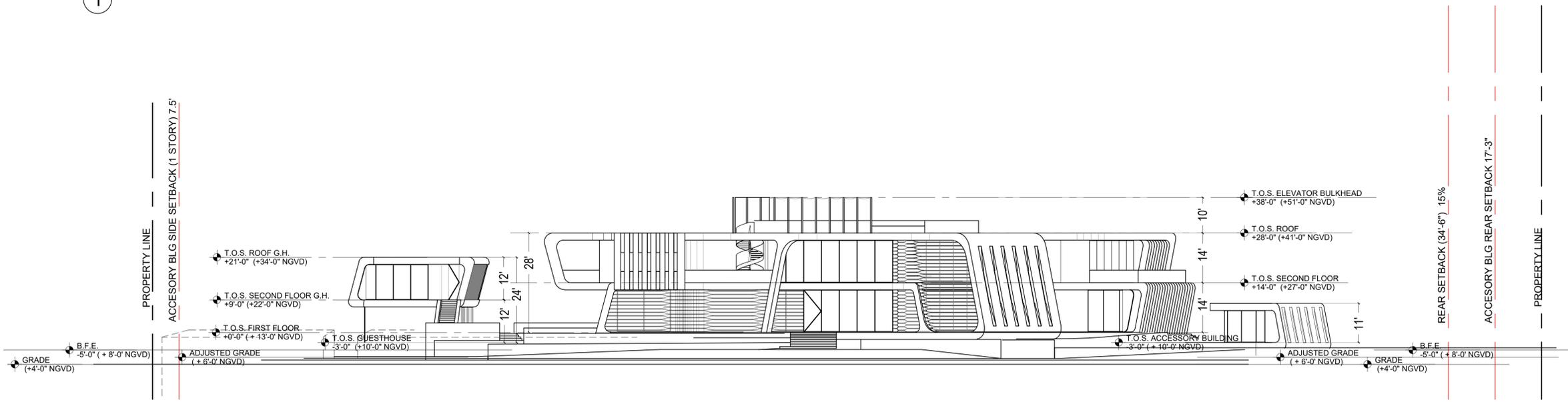
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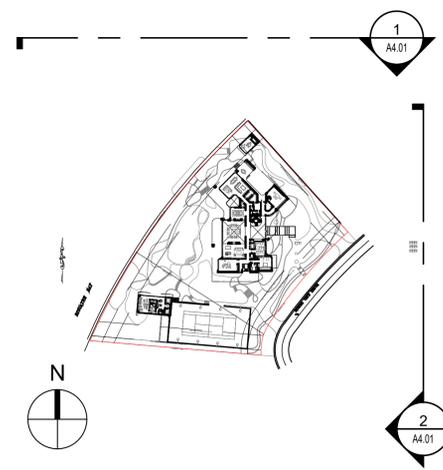
1 ROOF PLAN



1 ELEVATION NORTH



2 ELEVATION EAST



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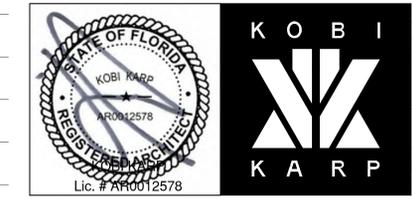
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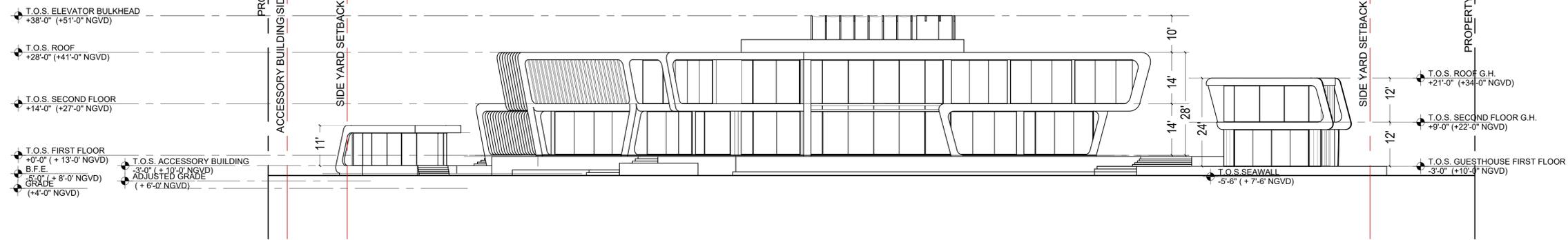
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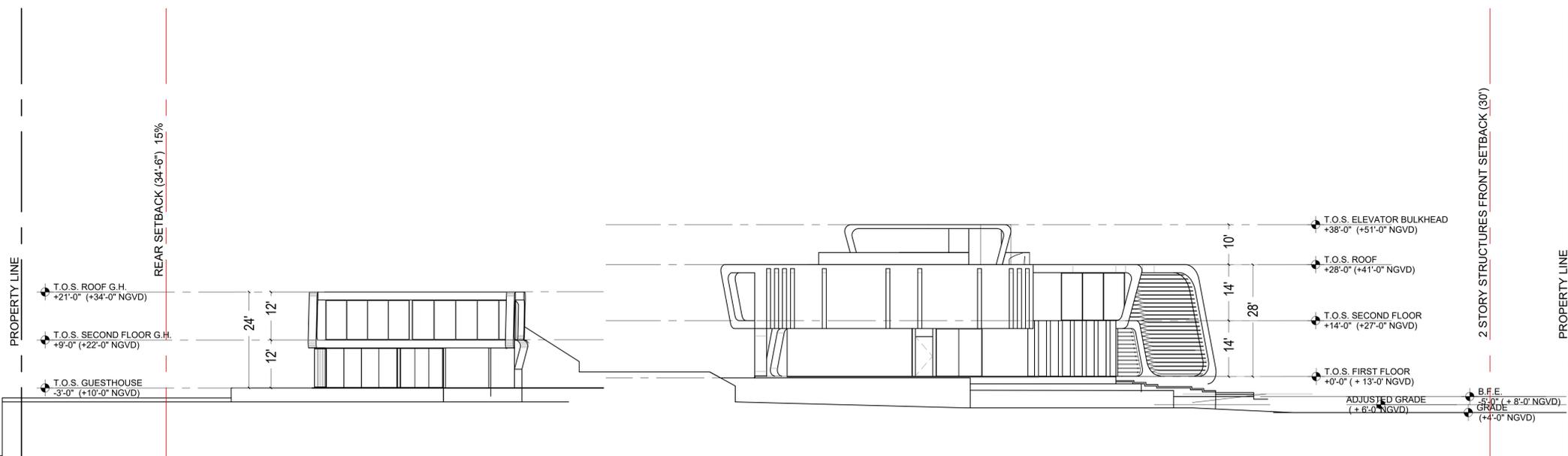


**ELEVATIONS**  
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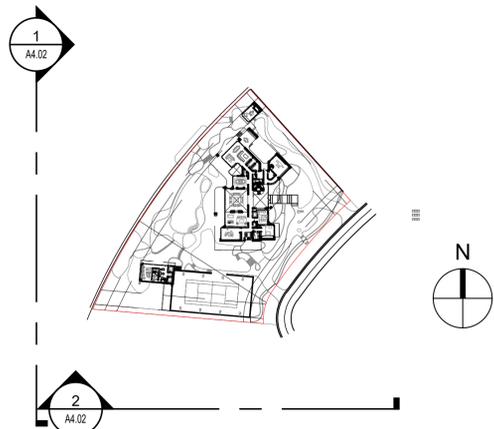
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1 ELEVATION WEST



2 ELEVATION SOUTH



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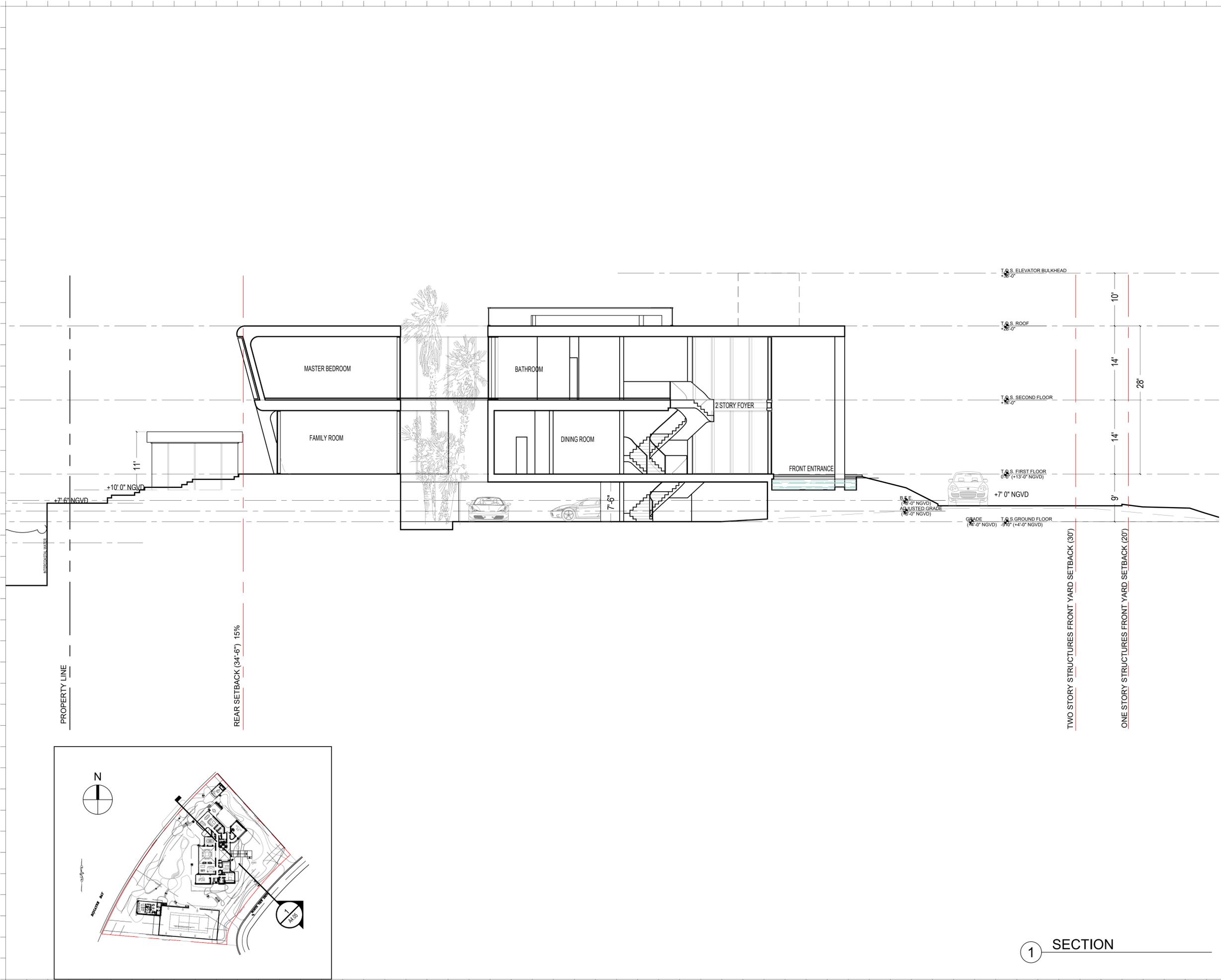
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ELEVATIONS  
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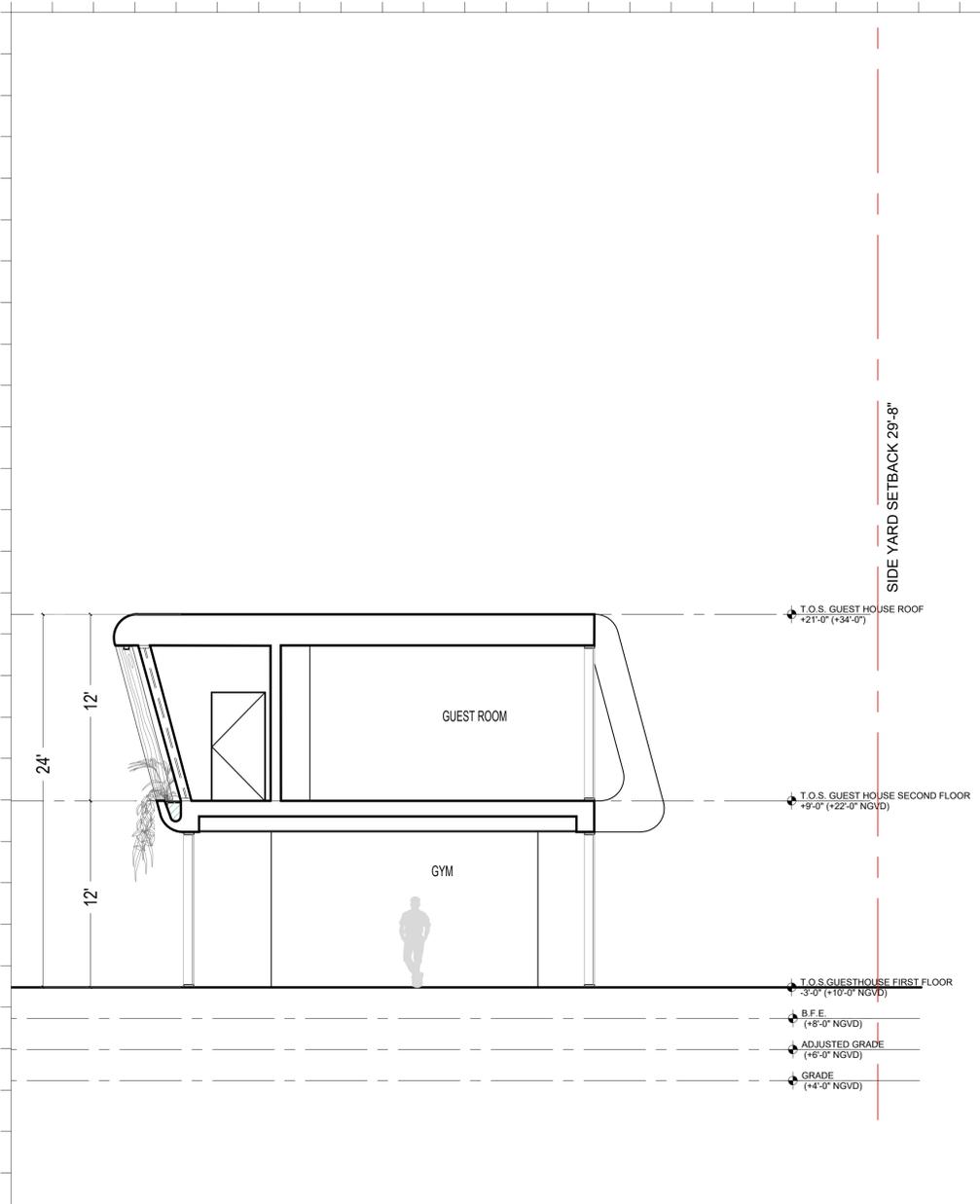
**Architect of Record:**  
 Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28TH ST.  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766



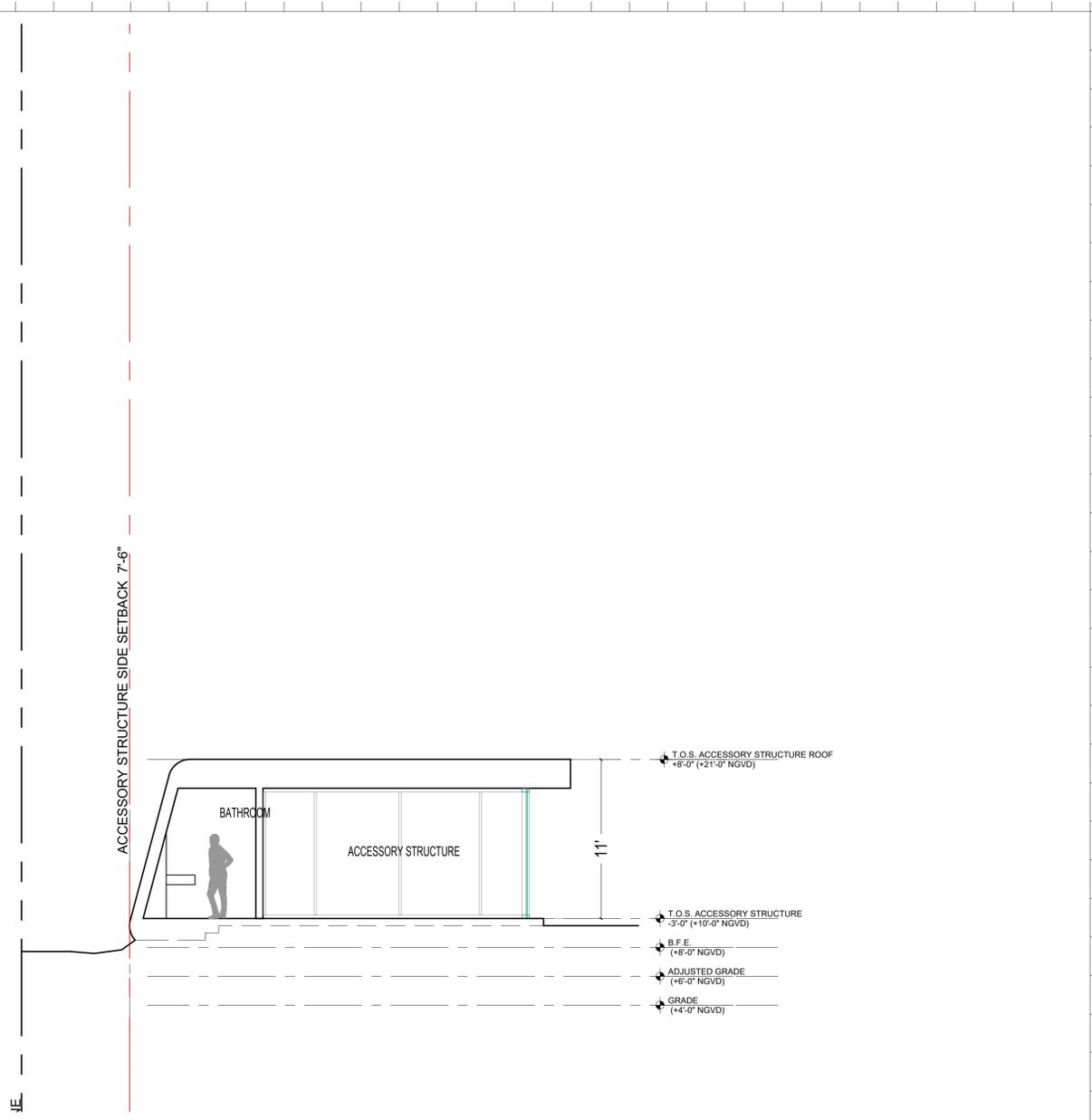
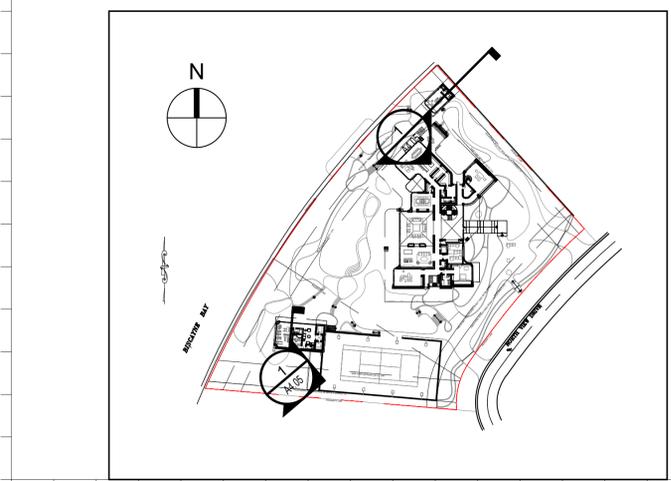
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 CONCEPT-DESIGN

Date	12/07/2020	Sheet No.	A-4.03
Scale	1/8"=1'-0"		
Project	2023		

1 SECTION



1 GUEST HOUSE SECTION



2 ACCESSORY STRUCTURE SECTION

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**RESIDENCE**  
1753-1771 North View Dr.  
MIAMI BEACH, FL 33140

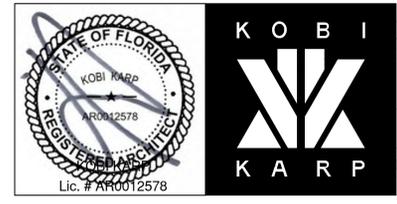
**Owner:**  
Name: Sunset Islands Land Trust  
Address: 1771 N View Dr  
Address: Miami Beach, FL 33140  
Tel: -  
Email: -

**Landscape Architect**  
Name: Raymond Jungles, Inc.  
Address: 2964 Aviation Ave.  
Address: Miami, FL 33133  
Tel: 305-858-6777  
Email: -

**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

**Consultant:**  
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ELEVATION  
CONCEPT-DESIGN

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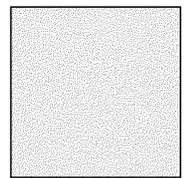
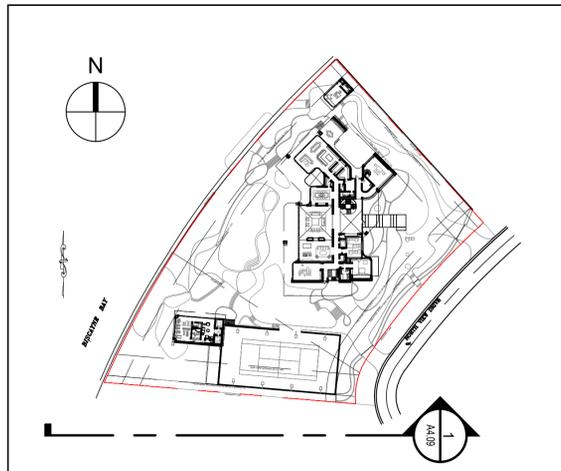
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**SOUTH-ELEVATION**



**A** WHITE PAINTED STUCCO



**B** NATURAL WOOD VENEERED POLYMER CLADDING



**C** GUNMETAL FRAME GLAZING SYSTEM



**D** NATURAL WOOD BRISE-SOLEIL



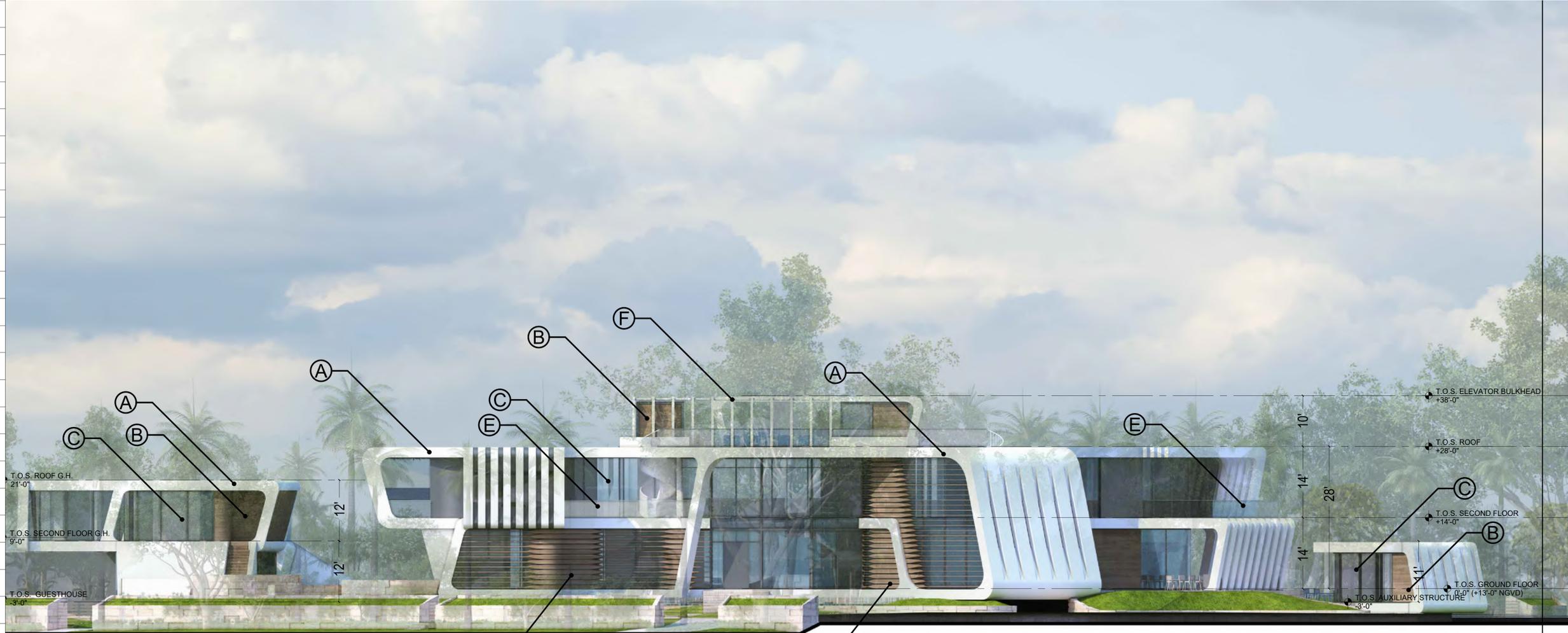
**E** FRAMELESS HAND-RAIL



**F** WHITE PAINTED METAL STRUCTURE

**1 SOUTH ELEVATION**

Date	12/07/2020	Sheet No.	A-4.05
Scale	3/32"=1'-0"		
Project	2023		



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**Consultant:**  
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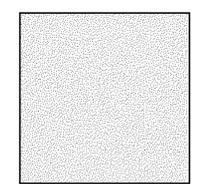
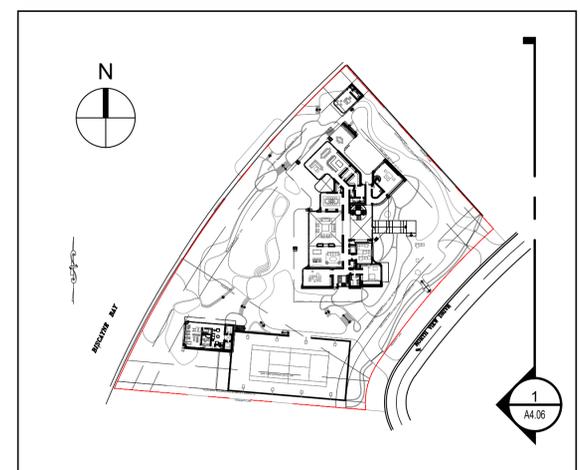
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Fax: +1(305) 573 3766



**EAST-ELEVATION**

Date	12/07/2020	Sheet No.	A-4.06
Scale	1/4" = 1'-0"		
Project	2023		

**1 EAST ELEVATION**



**A** WHITE PAINTED STUCCO



**B** NATURAL WOOD VENEERED POLYMER CLADDING



**C** GUNMETAL FRAME GLAZING SYSTEM



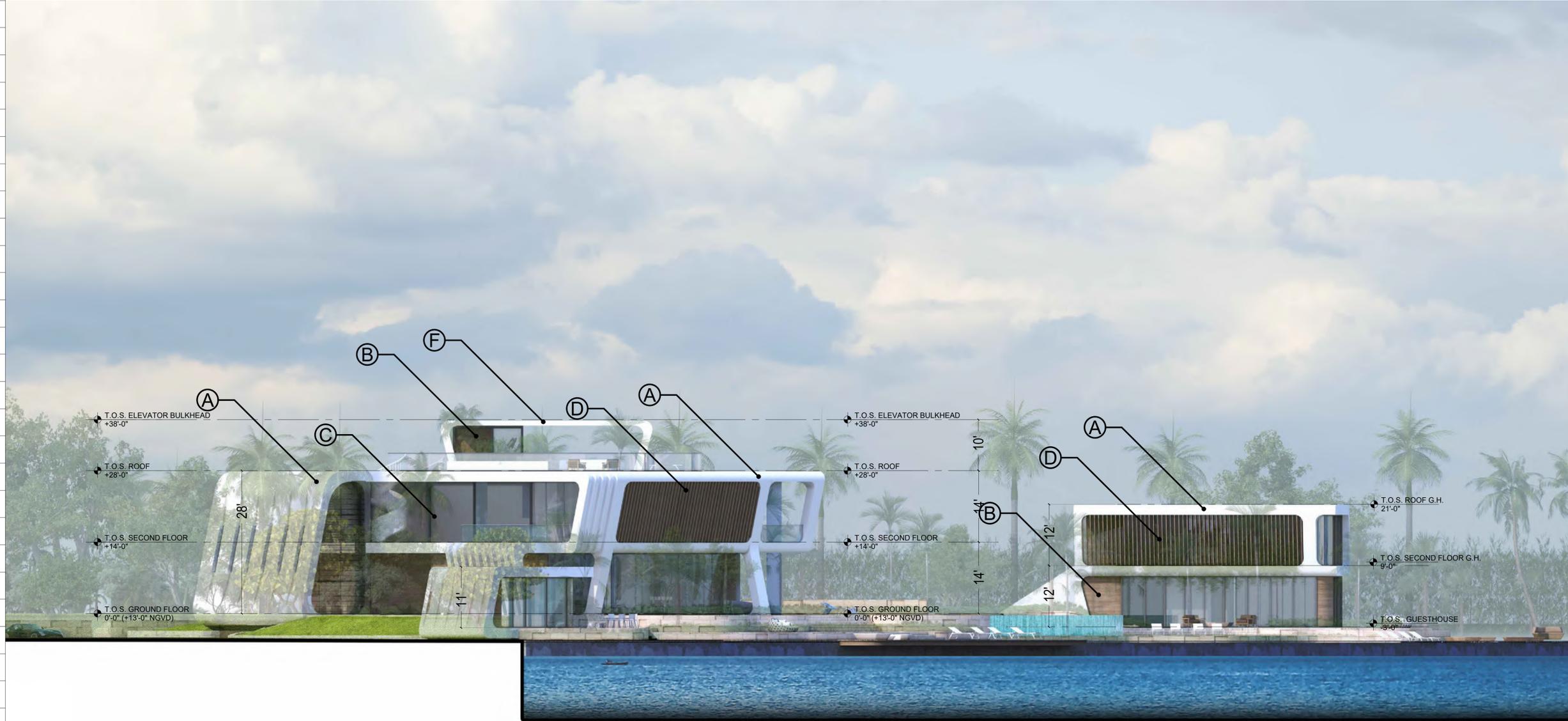
**D** NATURAL WOOD BRISE-SOLEIL



**E** FRAMELESS HAND-RAIL



**F** WHITE PAINTED METAL STRUCTURE



Rev.	Date	Rev.	Date

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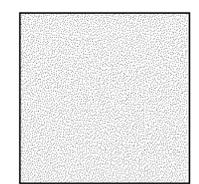
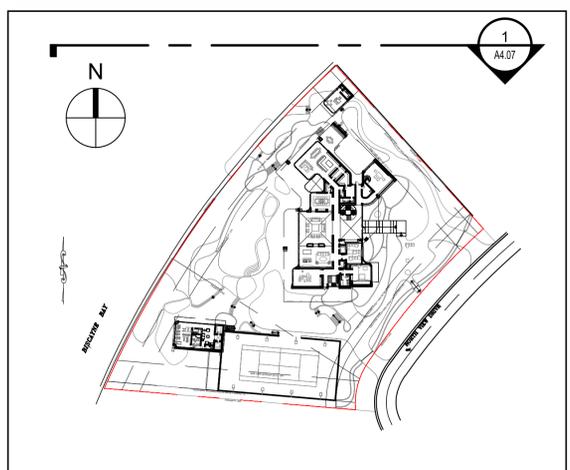
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 Fax: +1(305) 573 3766



**NORTH-ELEVATION**



**A** WHITE PAINTED STUCCO



**B** NATURAL WOOD VENEERED POLYMER CLADDING



**C** GUNMETAL FRAME GLAZING SYSTEM



**D** NATURAL WOOD BRISE-SOLEIL



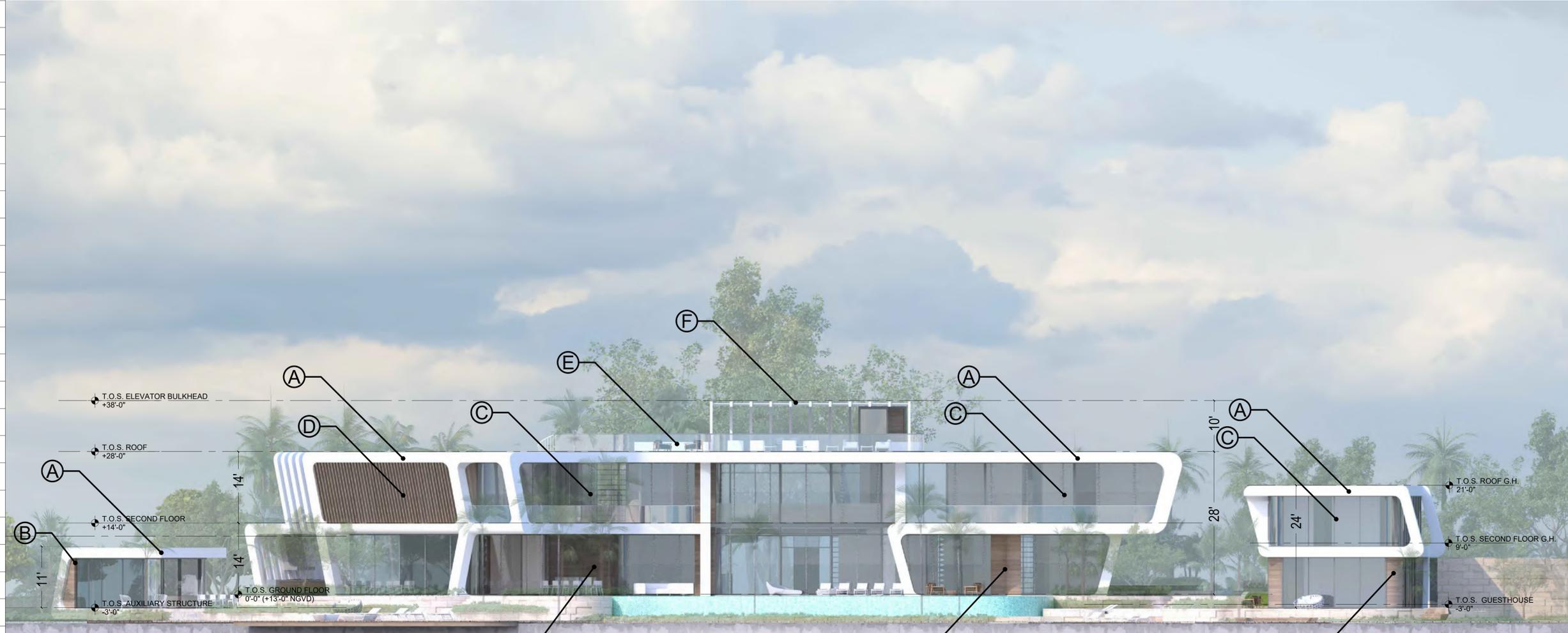
**E** FRAMELESS HAND-RAIL



**F** WHITE PAINTED METAL STRUCTURE

**1 NORTH ELEVATION**

Date	12/07/2020	Sheet No.	A-4.07
Scale	.. 3/32"=1'-0"		
Project	2023		



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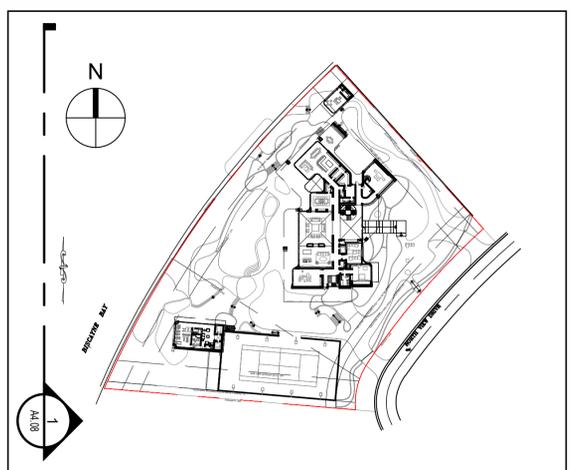
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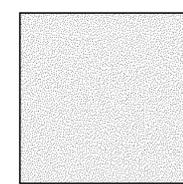
**Consultant:**  
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 571 NW 28TH ST.  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766



**WEST-ELEVATION**



-   
**A** WHITE PAINTED STUCCO
-   
**B** NATURAL WOOD VENEERED POLYMER CLADDING
-   
**C** GUNMETAL FRAME GLAZING SYSTEM
-   
**D** NATURAL WOOD BRISE-SOLEIL
-   
**E** FRAMELESS HAND-RAIL
-   
**F** WHITE PAINTED METAL STRUCTURE

**1 WEST ELEVATION**

Date	12/07/2020	Sheet No.	A-4.08
Scale	1/8" = 1'-0"		
Project	2023		



### FEATURES & SPECIFICATIONS

**APPLICATION** — The new Center Court Pro Series luminaires are designed as a superior lighting solution for tennis courts utilizing the most efficient technology available.

**CONSTRUCTION** — The fixture housing is constructed of durable formed aluminum with all seams welded and sealed to withstand the harshest of environments. The flat tempered glass lens is sealed in place and a one-piece door gasket is provided for weather tight protection. ETL listed for wet locations.

**FINISH** — A Super Durable Polyester powder coat finish is electrostatically applied in our state of the art paint facility. Standard colors available: Black, Bronze, US Green, White. Custom colors available upon request.

**OPTICAL SYSTEM** — State of the art Enhanced High Performance Reflector uses specular faceted high gloss components and a tempered flat lens which utilizes the highest light transmission glass technology for the best optics in the industry. The lamp is oriented vertically for maximum life and efficiency.

**ELECTRICAL SYSTEM** — Available in 450 thru 1000W standard metal halide and pulse-start metal halide. Comes standard with 4KV pulse rated mogul base sockets. Each 60HZ CWA multi-tap, 480V, or 5-tap ballast is pre-wired and installed for convenience. 50HZ ballast available upon request.

**MOUNTING** — Standard mounting options include single, twin 70" and 180", quad 70" and 90" Davit and 7" Up Thr Straight Arms.

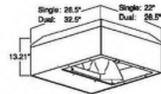
Catalog Number	
Project	
Type	



### Center Court Pro Tennis Shoebox LSBV SERIES



Fixture shown with DV190 Davit Arm which is ordered separately.



### ORDERING INFORMATION

Choose the bold face options for the appropriate luminaire configuration for your application and enter on the line above each fixture attribute. Accessories may be factory installed, depending on the particular necessary choices, but will be ordered as a separate line item.

Example: **LSBV66A1-PS-BZ**

Series	Reflector	Wattage/Source	Voltage	Lamp	Pulse-Start	Finish
<b>LSBV</b>	<b>G</b> Type IV Premium Forward Throw	<b>1</b> 1000W Metal Halide <b>6</b> 775W PS Metal Halide <b>7</b> 450W PS Metal Halide <b>10</b> 575W PS Metal Halide <b>11</b> 875W PS Metal Halide	<b>A</b> Multi-Tap <sup>1</sup> <b>B</b> 480V <b>C</b> 5-Tap <sup>2</sup>	<b>1</b> Single <b>2</b> Dual	<b>PS</b> Pulse-Start	<b>BK</b> Black <b>BZ</b> Bronze <b>GR</b> OD Green <b>USG</b> US Green <b>WH</b> White <b>SP</b> Special

### Accessories (Order as separate line items)

DV190	Single Davit Arm	CC27-2180	Double Straight Arm at 180° with 7" Up Thr	NOTES: 1 Multi-Tap Ballast in 120V, 200V, 240V, & 277V. 2 Fixture is pre-wired for 50HZ. Alternate voltages will require field adjustment. 3 Custom RAL color matching is available. Contact your Techlight sales representative for additional information. 4 To be used in conjunction with DV or CCS arms to aid in future leveling.
DV2190	Double Davit Arm at 180°	CC27-2190	Double Straight Arm at 180° with 7" Up Thr	
DV270	Double Davit Arm at 70°	CC27-270	Double Straight Arm at 70° with 7" Up Thr	
DV470	Quad Davit Arm at 70°	CC27-470	Quad Straight Arm at 90° with 7" Up Thr	
DV490	Quad Davit Arm at 90°	CC27-490	Quad Straight Arm at 90° with 7" Up Thr	
CC27-190	Single Straight Arm with 7" Up Thr			

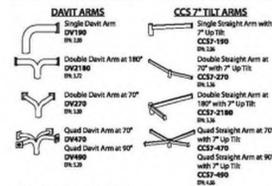
www.techlightusa.com

\*All dimensions and specifications are subject to change without notice.\*\*

REV: 20120819-01

### LSBV Center Court Pro Tennis Shoebox

#### MOUNTING ACCESSORIES



#### ADDITIONAL ACCESSORIES

#### ADDITIONAL FIXTURE EPA INFORMATION

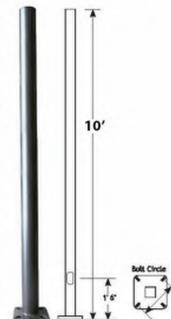
Single Hg Fixture EPA (ft.²) - 2.50  
Approx. Weight - 65 lbs.  
Dual Hg Fixture EPA (ft.²) - 3.00  
Approx. Weight - 95 lbs.

Fixture Configuration	EPA's			
	7" CCS Arm	7" CCS Arm	7" CCS Arm	7" CCS Arm
1 Hg	4.5	5.0	4.56	5.06
2 Hg	8.72	9.72	8.36	9.36
3 Hg	7.55	8.46	7.91	8.82
4 Hg	13.73	15.43	13.19	14.89



Techlight, Inc.  
2707 Satsuma Drive  
Dallas, TX, 75229  
Phone: 214-350-0591, 800-225-0727, Fax:  
www.techlight.com

### RSP ROUND STRAIGHT POLE



#### Pole

The pole shaft is fabricated from hot rolled carbon steel having a minimum yield of 55,000 PSI and conforms to ASTM A500 grade C requirements. The shaft construction is a single piece of formed steel welded longitudinally. The hand hole is located 1' 6" above the pole base. A ground lug is provided standard.

#### Anchor Base

The anchor base is fabricated from a structural quality hot rolled carbon steel plate that has a minimum yield strength of 36,000 PSI. The anchor base telescopes the pole shaft and has a circumferential weld on the top and bottom.

#### Base Cover

A full base cover is provided which encapsulates the base plate and anchor bolts to provide a clean transition from pier to pole.

#### Finish

The pole is finished with a Super Durable Powdercoat Paint. Multiple colors available. Galvanizing and T-Guard treatments available upon request. Additional warranty extensions available with these treatments.

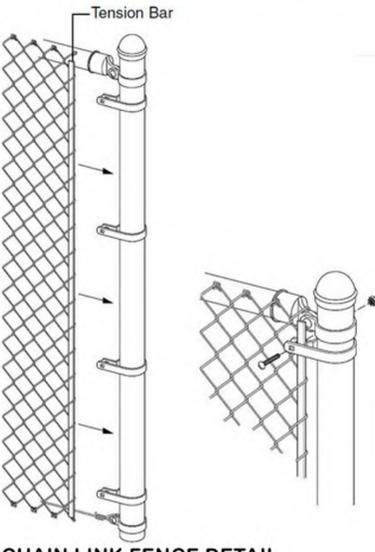
RSP Round Straight Pole	Pole Height	Shaft Size	Wall Gauge	Direct Burial	Finish	Mounting	Max EPA (1.3 MPH Gust)	Ball Circle	Anchor Bolt Size	Shipping Weight (lbs)	
RSP	50	3	11	(A)	(B)	(C)	11.3	5.0	7.5"	75"x18"x3"	50
RSP	50	4	11	(A)	(B)	(C)	21.4	17.0	13.0"	75"x18"x3"	50

Finish	UV Monitor
BK - Black	T238 - 3 3/8" OD Iron
BZ - Bronze	T278 - 3 3/8" OD Iron
GR - OD Green	T312 - 3 1/2" OD Iron (Standard)
USG - US Green	PC - Pulse Cap Only
WH - White	SM - D10 One Side
UV - Galvanized	SM2 - D10 2 Sides at 90°
UV - Galvanized & Painted	SM3 - D10 2 Sides at 180°
UV - T-Guard Internal Coating	SM4 - D10 2 Sides at 90°
UV - T-Guard Internal Coating	SM5 - D10 2 Sides at 180°
UV - T-Guard Internal Coating	SM6 - D10 3 Sides at 120°
UV - T-Guard Internal Coating	SM7 - D10 3 Sides at 90°
UV - Special	

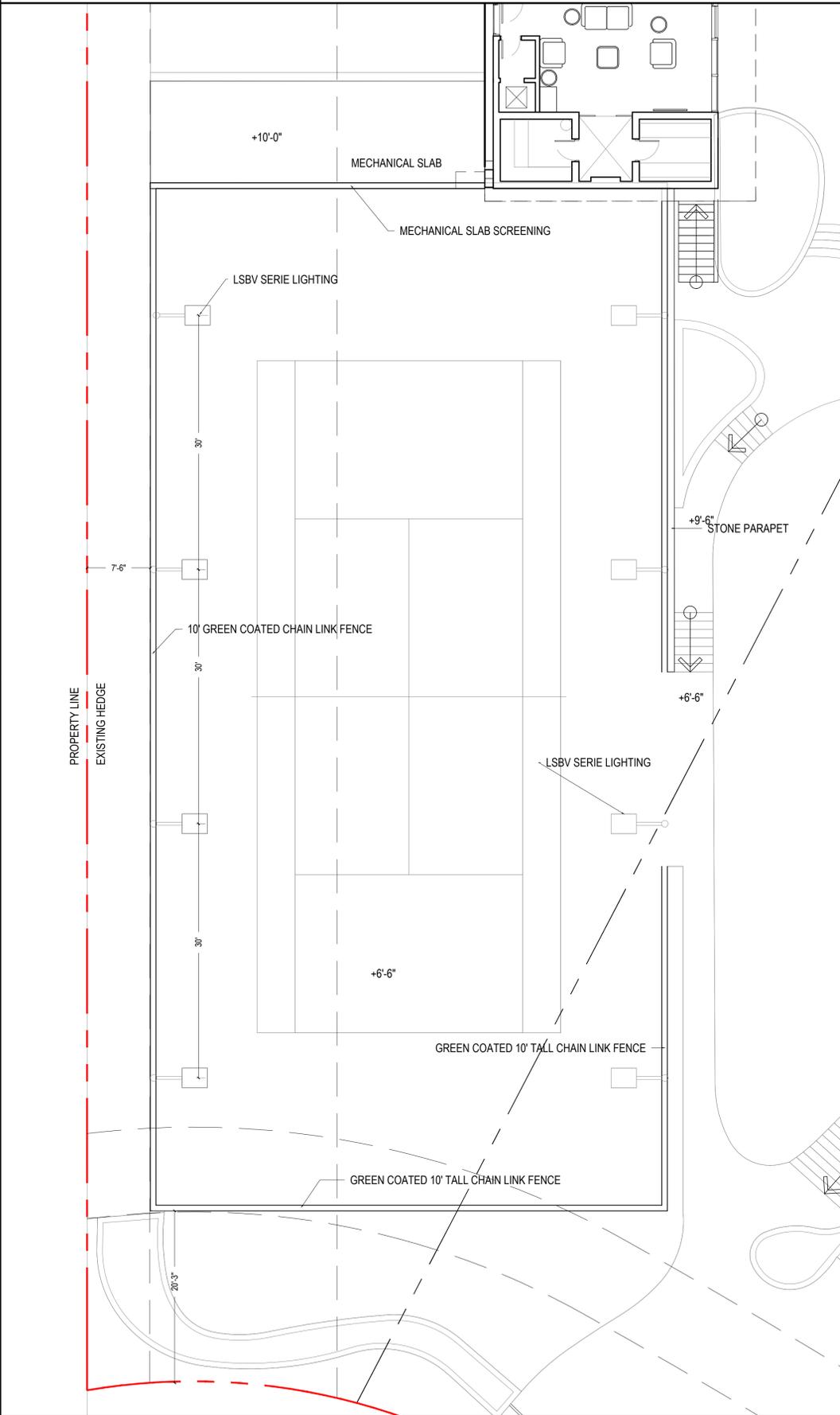
TECHLIGHT 2707 SATSUMA DR • DALLAS, TX



### GREEN COATED CHAIN LINK FENCE



CHAIN LINK FENCE DETAIL



1 TENNIS COURT PLAN 1/8"=1'

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### DRB SUBMISSION

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MIAMI BEACH, FL 33140

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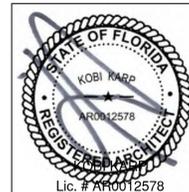
#### Consultant:

Name: -  
Address: -  
Tel: -  
Email: -

#### Consultant:

Name: -  
Address: -  
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**Architect of Record:**  
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### TENNIS COURT CONCEPT-DESIGN

Date	12/07/2020	Sheet No.	A-5.01
Scale	--		
Project	2023		