

PRIVATE RESIDENCE

5212 N BAY RD
MIAMI BEACH, FL 33140

DRB 21-0685 FINAL SUBMITTAL - 07-05-2021

SCOPE OF WORK:
NEW 2-STORY SINGLE FAMILY RESIDENCE
SEEKING A 4' HEIGHT WAIVER
SEEKING AN ADD. OPEN SPACE - COURTYARD WAIVER
TO REPLACE AN EXISTING PRE-1942 RESIDENCE



Rev.	Date	Rev.	Date

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ZONING

FINAL DRB 21-0685 SUBMITTAL

RESIDENCE

5212 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

Consultant:

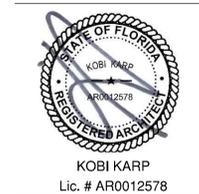
Name
Address
Tel:
Email

Landscape Architect:

CLAD Landscape Architecture & Design
8020 NE 4th Ave., Suite 113
Miami, FL 33138
Tel: +1(305) 573 1818
Fax: +1(786) 536 6076

Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



ARCHITECT
KOBİ KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
571 NW 28TH ST MIAMI, FL 33127
T: 305.573.1818

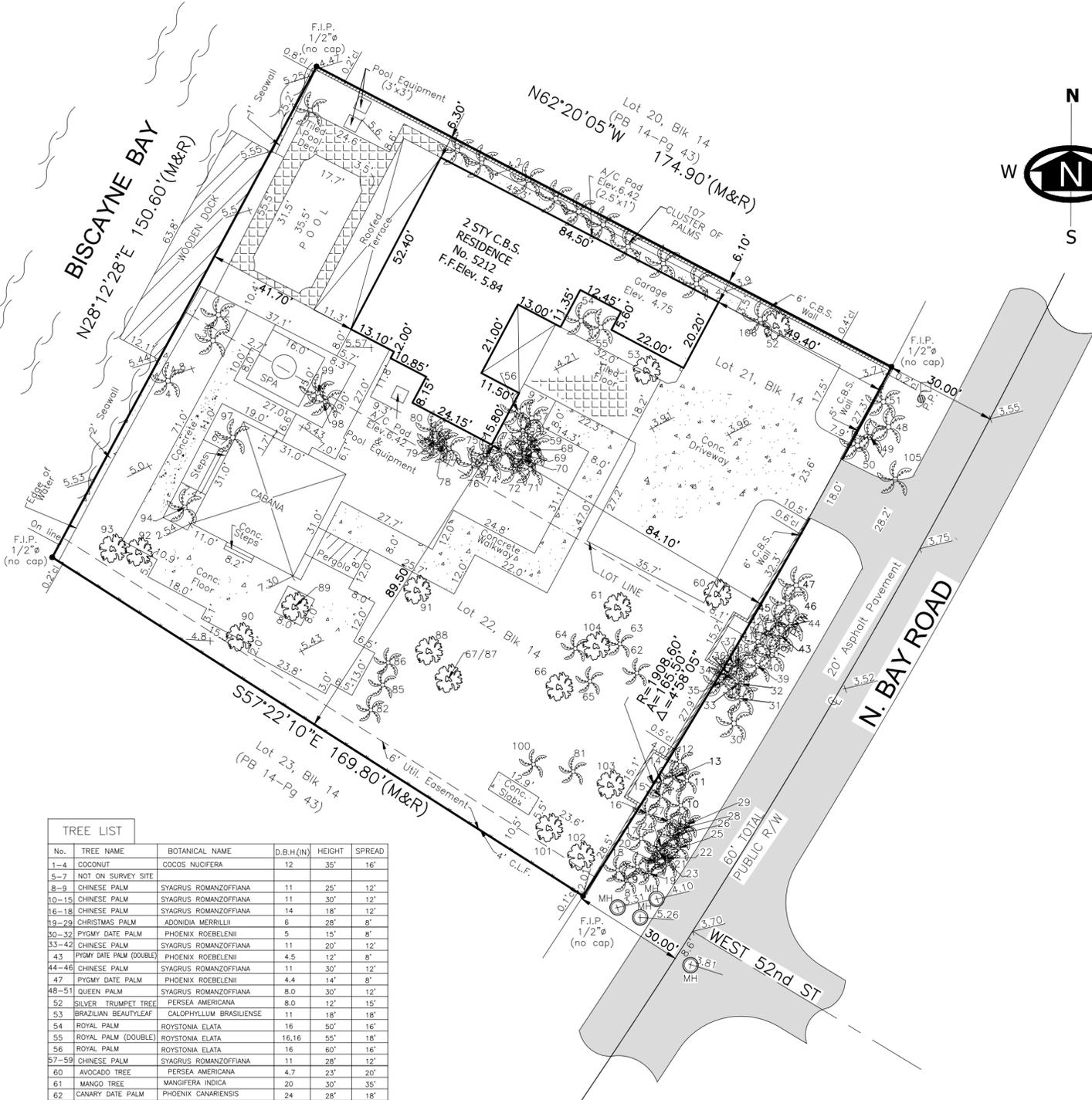
LANDSCAPE ARCHITECT
CLAD
LANDSCAPE ARCHITECTURE & DESIGN
8020 NE 4TH AVE., STUDIO 113, MIAMI, FL 33138
T: 786.536.6076

COVER

Date	07/05/2021	Sheet No.
Scale	AS MENTIONED	A0.00
Project	2030	

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'



TREE LIST

No.	TREE NAME	BOTANICAL NAME	D.B.H.(IN)	HEIGHT	SPREAD
1-4	COCONUT	COCOS NUCIFERA	12	35'	16'
5-7	NOT ON SURVEY SITE				
8-9	CHINESE PALM	SYAGRUS ROMANZOFFIANA	11	25'	12'
10-15	CHINESE PALM	SYAGRUS ROMANZOFFIANA	11	30'	12'
16-18	CHINESE PALM	SYAGRUS ROMANZOFFIANA	14	18'	12'
19-29	CHRISTMAS PALM	ADONIDIA MERRILLII	6	28'	8'
30-32	PYGMY DATE PALM	PHOENIX ROEBELENI	5	15'	8'
33-42	CHINESE PALM	SYAGRUS ROMANZOFFIANA	11	20'	12'
43	PIGMY DATE PALM (DOUBLE)	PHOENIX ROEBELENI	4.5	12'	8'
44-46	CHINESE PALM	SYAGRUS ROMANZOFFIANA	11	30'	12'
47	PYGMY DATE PALM	PHOENIX ROEBELENI	4.4	14'	8'
48-51	QUEEN PALM	SYAGRUS ROMANZOFFIANA	8.0	30'	12'
52	SILVER TRUMPET TREE	PERSEA AMERICANA	8.0	12'	15'
53	BRAZILIAN BEAUTYLEAF	CALOPHYLLUM BRASILIENSE	11	18'	18'
54	ROYAL PALM	ROYSTONIA ELATA	16	50'	16'
55	ROYAL PALM (DOUBLE)	ROYSTONIA ELATA	16,16	55'	18'
56	ROYAL PALM	ROYSTONIA ELATA	16	60'	16'
57-59	CHINESE PALM	SYAGRUS ROMANZOFFIANA	11	28'	12'
60	AVOCADO TREE	PERSEA AMERICANA	4.7	23'	20'
61	MANGO TREE	MANGIFERA INDICA	20	30'	35'
62	CANARY DATE PALM	PHOENIX CANARIENSIS	24	28'	18'
63-64	ROYAL PALM	ROYSTONIA ELATA	16	40'	16'
65	CHINESE PALM	SYAGRUS ROMANZOFFIANA	11	18'	12'
66	JASMINE TREE	RADERMACHERA SPP.	16	25'	20'
67	AVOCADO TREE	PERSEA AMERICANA	4.7	23'	18'
68-74	CHINESE PALM	SYAGRUS ROMANZOFFIANA	11	30'	12'
75-76	CHINESE PALM	SYAGRUS ROMANZOFFIANA	11	10'	12'
77-80	SENEGAL DATE PALM	PHOENIX RECLINATA	CLUSTER	25'	25'
81	SENEGAL DATE PALM	PHOENIX RECLINATA	CLUSTER	16'	20'
82	SABAL PALM	SABAL PALMETTO	12	35'	10'
83-84	NOT ON SURVEY SITE				
85-86	SABAL PALM	SABAL PALMETTO	12	30'	10'
87	AVOCADO TREE	PERSEA AMERICANA	4.7	23'	18'
88	SAPODILLA	MANILKARA ZAPTOA	6,12	20'	25'
89	MAMEY TREE	POUTERIA SAPOTA	7.5	20'	20'
90	TRAVELER'S PALM	RAVENALA MADAGASCARIENSIS	CLUSTER	30'	18'
91	SCREWPIPE	PANDANUS SSP.	7.0	20'	10'
92-93	SEAGRAPE	COCCOLOBA UVIFERA	5,10	20'	25'
94	QUEEN PALM	SYAGRUS ROMANZOFFIANA	8.0	25'	10'
95-96	NOT ON SURVEY SITE				
97	QUEEN PALM	SYAGRUS ROMANZOFFIANA	8.0	25'	12'
98-99	QUEEN PALM	SYAGRUS ROMANZOFFIANA	8.0	25'	8'
100	PINK TRUMPET TREE	TABERBUA HETEROPHYLLA	4.0	16'	10'
101-102	LIME	CITRUS SPP.	3.5	8'	10'
103	STRAWBERRY GUAVA	PSIDUM CATTLEIANUM	8.0	10'	15'
104	JAVA PLUM	SYZYGIUM CUMINI	20	20'	5'
105	PYGMY DATE PALM	PHOENIX ROEBELENI	5	15'	10'
106	ARECA PALM	DYSPIS LUTESCENS	CLUSTER	23'	18'
107	ARECA PALM	DYSPIS LUTESCENS	5	20'	8'

LOCATION MAP

SCALE: NTS



SITE PICTURE



- ABBREVIATION (IF ANY APPLIED)**
- A = CURVE
 - A/C = AIR CONDITIONING UNIT
 - ASPH. = ASPHALT
 - B.M. = BENCH MARK
 - Blk/Corr. = BLOCK CORNER
 - Calc(C) = CALCULATED
 - CB = CATCH BASIN
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - CL = CLEAR
 - CONC. = CONCRETE
 - D.M.E. = DRAINAGE MAINT. EASEMENT
 - Ø = DIAMETER
 - EASMT. = EASEMENT
 - ELEV. = ELEVATION
 - ENC. = ENCROACHMENT
 - F.D/H = FOUND DRILL HOLE
 - F.H. = FIRE HYDRANT
 - F.N/D = FOUND NAIL AND DISC
 - F.I.P. = FOUND IRON PIPE
 - F.S. = FOUND SPRINK
 - L.P. = LIGHT POLE
 - MEAS(M) = MEASURED
 - MH = MANHOLE
 - M = MONUMENT
 - N = NOT TO SCALE
 - P/W = PARAWAY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.C. = POINT OF CURVATURE
 - P.I. = POINT OF INTERSECTION
 - P = PROPERTY LINE
 - P.P. = POWER POLE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.T. = POINT OF TANGENCY
 - RAD. = RADIAL
 - REC (R) = RECORDED
 - R/W = RIGHT OF WAY
 - SEC. = SECTION
 - S.D/H = SET DRILL HOLE
 - S.N/D = SET NAIL AND DISC
 - S.I.P. = SET IRON PIPE
 - S.R.B. = SET REBAR
 - STY = STORY
 - SWK = SIDEWALK
 - T.O.P. = TOP OF BANK
 - U.E. = UTIL. EASEMENT
 - W.P. = WOODEN POLE
 - W = SECTION LINE

- SURVEOR'S LEGEND (IF ANY APPLIED)**
- BOUNDARY LINE
 - STRUCTURE (BLDG.)
 - CONCRETE BLOCK WALL
 - METAL FENCE
 - WOODEN FENCE
 - CHAIN LINK FENCE
 - WOOD DECK/DOCK
 - ASPHALTED AREAS
 - CONCRETE
 - BRICKS OR PAVERS
 - ROOFED AREAS
 - WATER (EDGE OF WATER)
 - CATCH BASIN
 - MANHOLE
 - OVERHEAD ELECT.
 - POWER POLE
 - LIGHT POLE
 - HANDICAP SPACE
 - FIRE HYDRANT
 - EASEMENT LINE
 - WATER VALVE
 - TV-CABLE BOX
 - WM TV-METER
 - CONC. LIGHT POLE

CERTIFIED TO:
BART REINES

- JOB SPECIFIC SURVEYOR NOTES:**
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651-0309L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
 - LAND AREA OF SUBJECT PROPERTY: **27,334 SF (+/-)**
 - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. D-133**, WITH AN ELEVATION OF **3.7 FEET**.
 - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.00°43'27"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF ALTON ROAD., AS SHOWN ON PLAT BOOK 14 AT PAGE 43 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:
NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.
SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.
UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.
THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.
PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.
THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.
THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.
THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.
ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.
IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:
LOTS 21 AND 22, BLOCK 14, OF LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE ADDRESS: 5212 N BAY ROAD, MIAMI BEACH, FL. 33140
JOB NUMBER: 20-834
DATE OF SURVEY: SEPTEMBER 6, 2020 / MAY 3, 2021 (UPDATE)
FOLIO NUMBER: 02-3215-003-1940

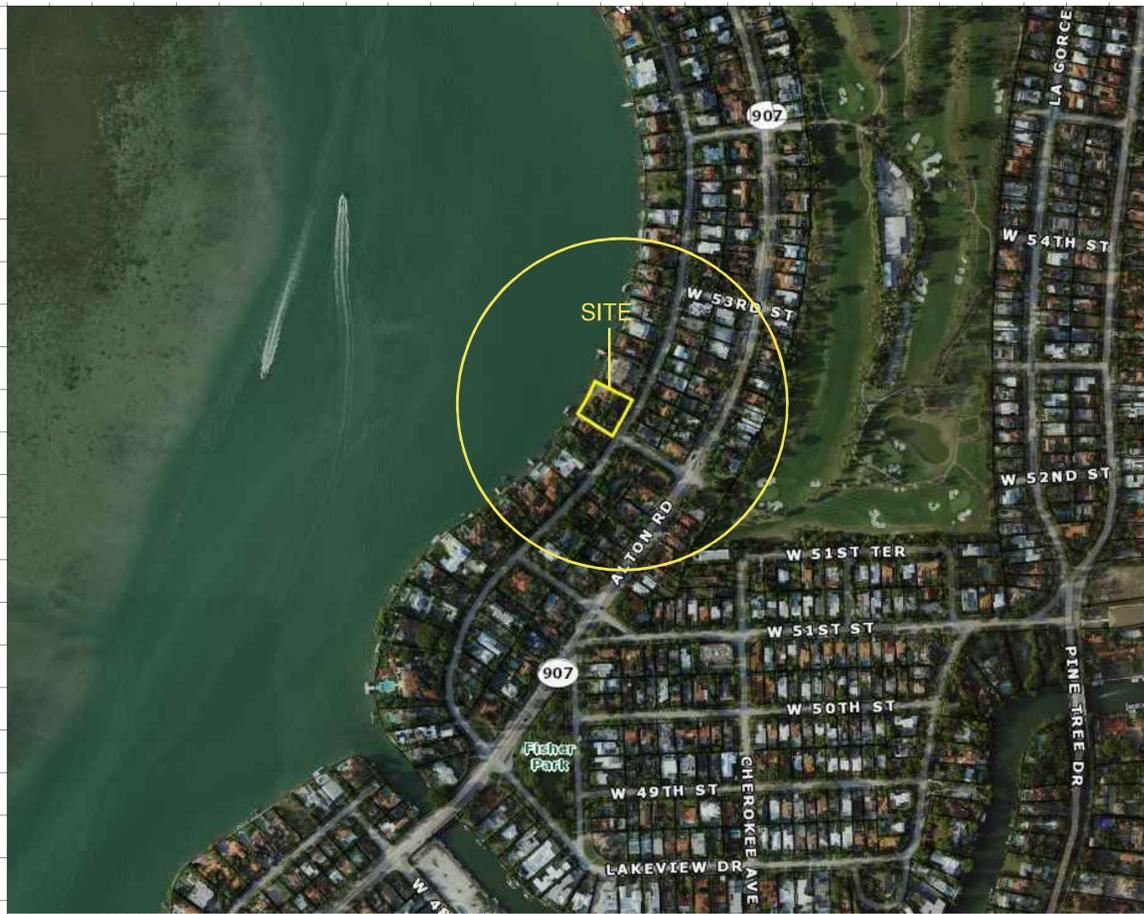
ENCROACHMENTS AND OTHER POINTS OF INTEREST:
-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
-THERE IS A 6' UTIL. EASEMENT ON THE SIDE OF THE SUBJECT PROPERTY

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

American Services of Miami, Corp.
Consulting Engineers . Planners . Surveyors

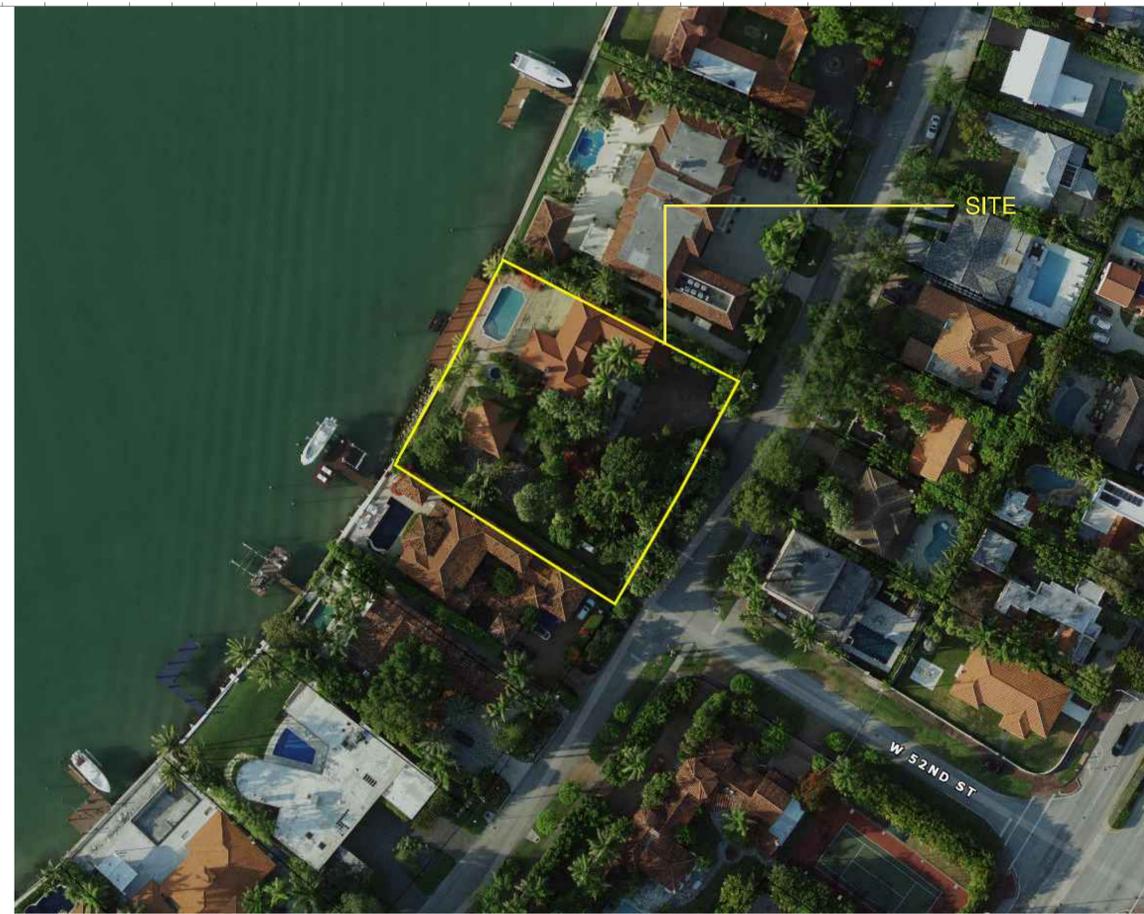
3195 PONCE DE LEON BLVD, SUITE 200
CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM

Ed Pino
PROFESSIONAL LAND SURVEYOR
MAPPER No. 771
DATE: MAY 10, 2021



LOCATION MAP

Scale N.T.S



AERIAL VIEW

Scale N.T.S



SITE PHOTO

Scale N.T.S

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ZONING

FINAL DRB 21-0685 SUBMITTAL

RESIDENCE

5212 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

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Name
Address
Tel:
Email

Landscape Architect:

CLAD Landscape Architecture & Design
8020 NE 4th Ave., Suite 113
Miami, FL 33138
Tel: +1(786) 536 6076

Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



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LOCATION

Date	07/05/2021	Sheet No.	A0.02
Scale	AS MENTIONED		
Project	2030		



LOCATION MAP

Scale N.T.S



SITE

Scale N.T.S



1 5222 N BAY RD

N.T.S



2 5226 N BAY RD

N.T.S

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Lic. # AR0012578



PROJECT SITE
Exist. Structures

Date	07/05/2021	Sheet No.
Scale	AS MENTIONED	A0.03
Project	2030	



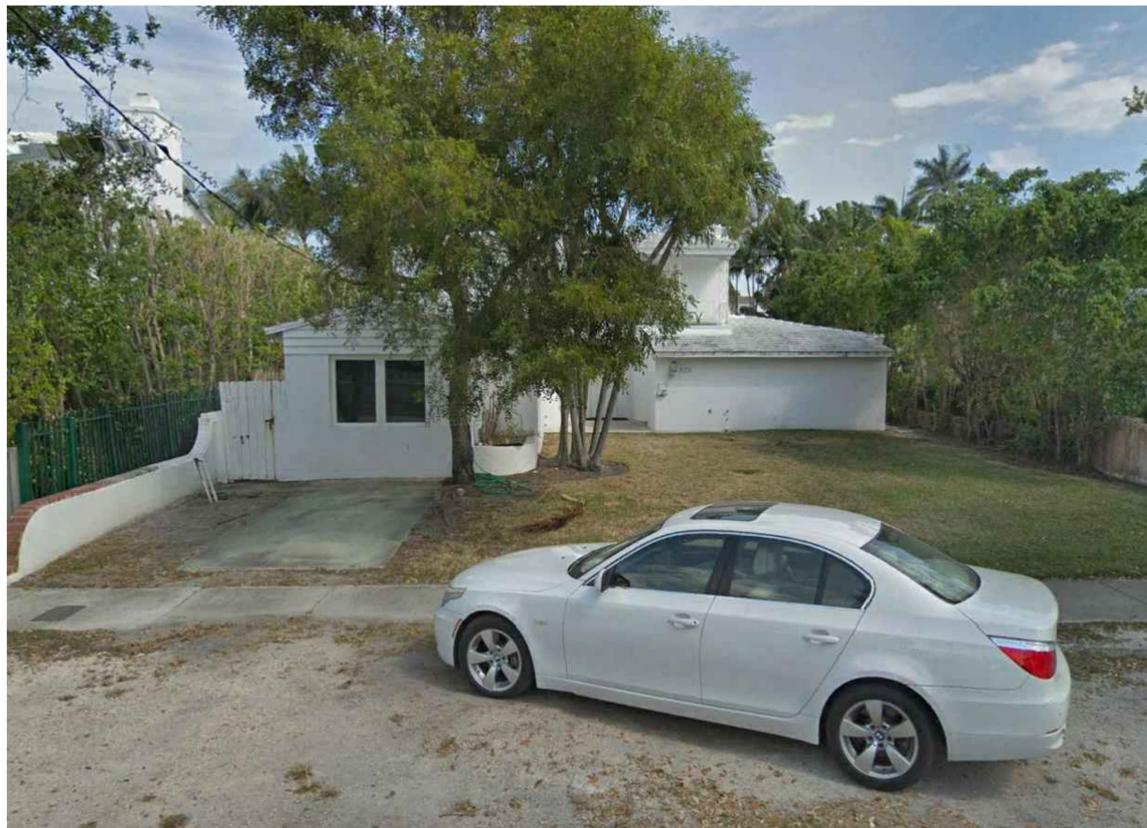
LOCATION MAP

Scale N.T.S



3 5235 N BAY RD

N.T.S



4 5231 N BAY RD

N.T.S



5 5235 N BAY RD

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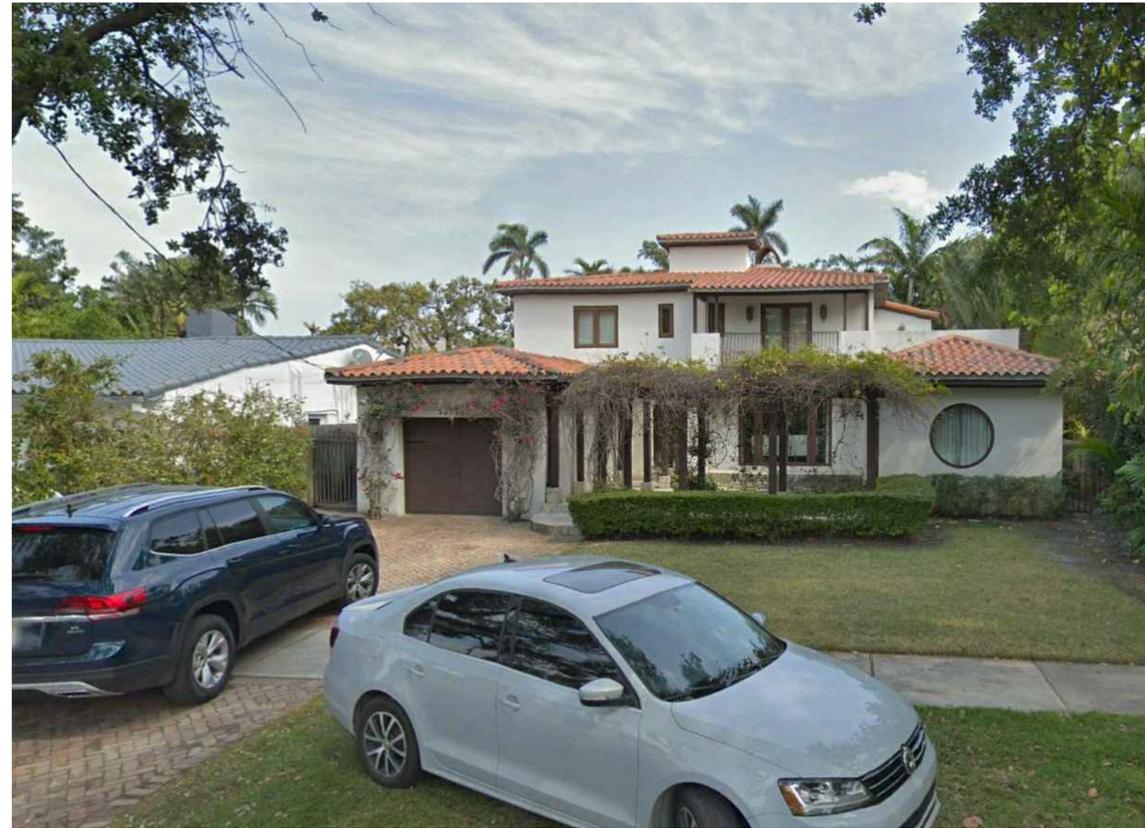
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Project	2030		



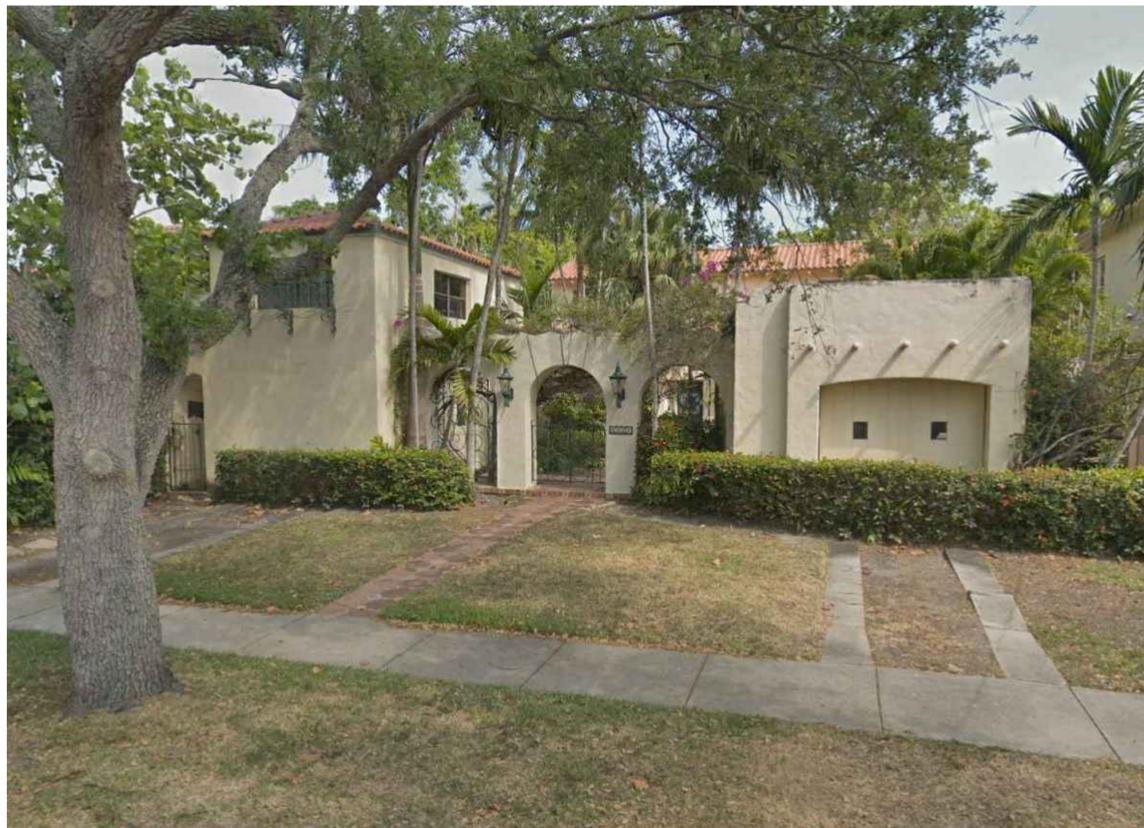
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Scale N.T.S



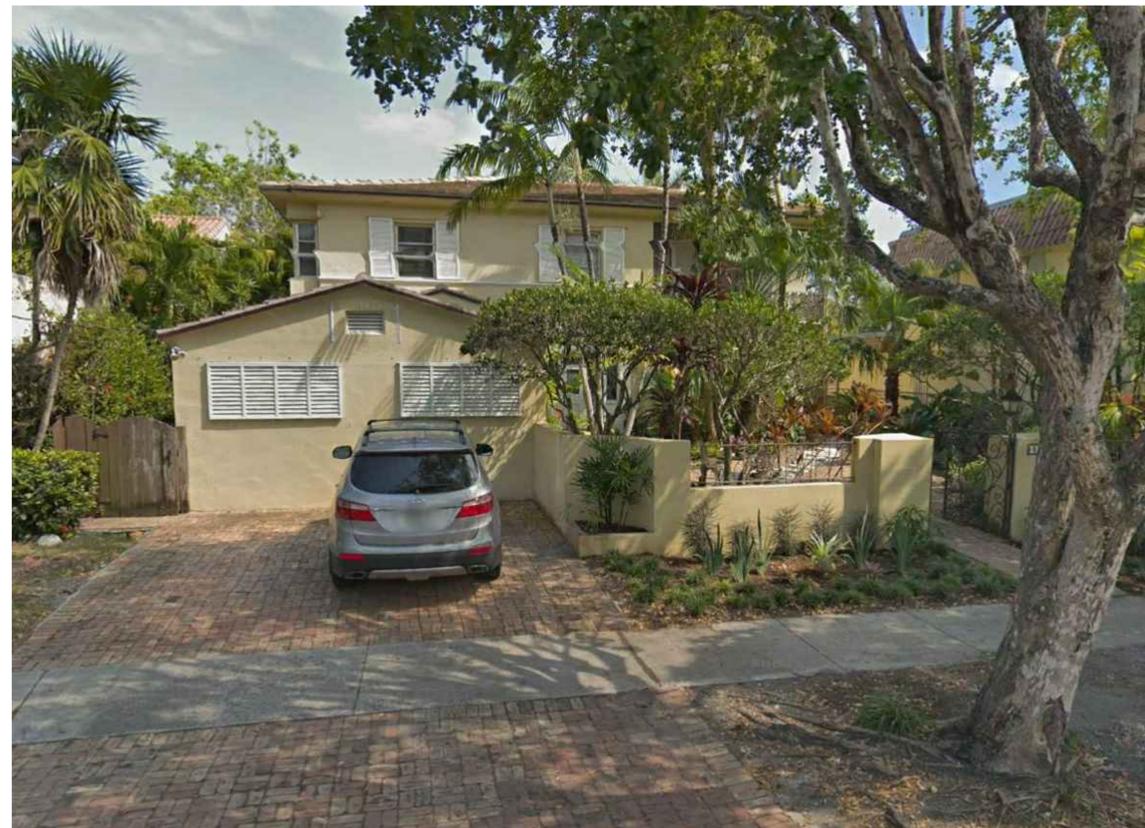
6 5223 N BAY RD

N.T.S



7 5221 N BAY RD

N.T.S



8 5215 N BAY RD

N.T.S

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Date	07/05/2021	Sheet No.
Scale	AS MENTIONED	A0.05
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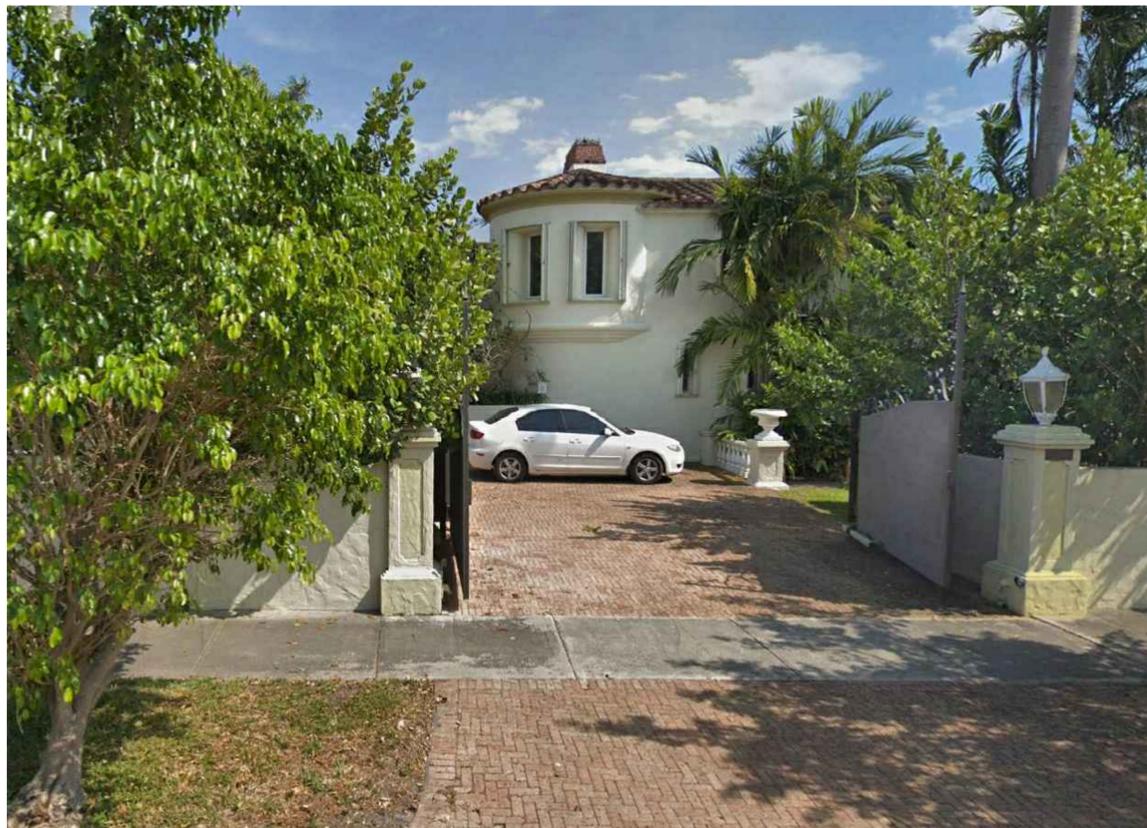
LOCATION MAP

Scale N.T.S



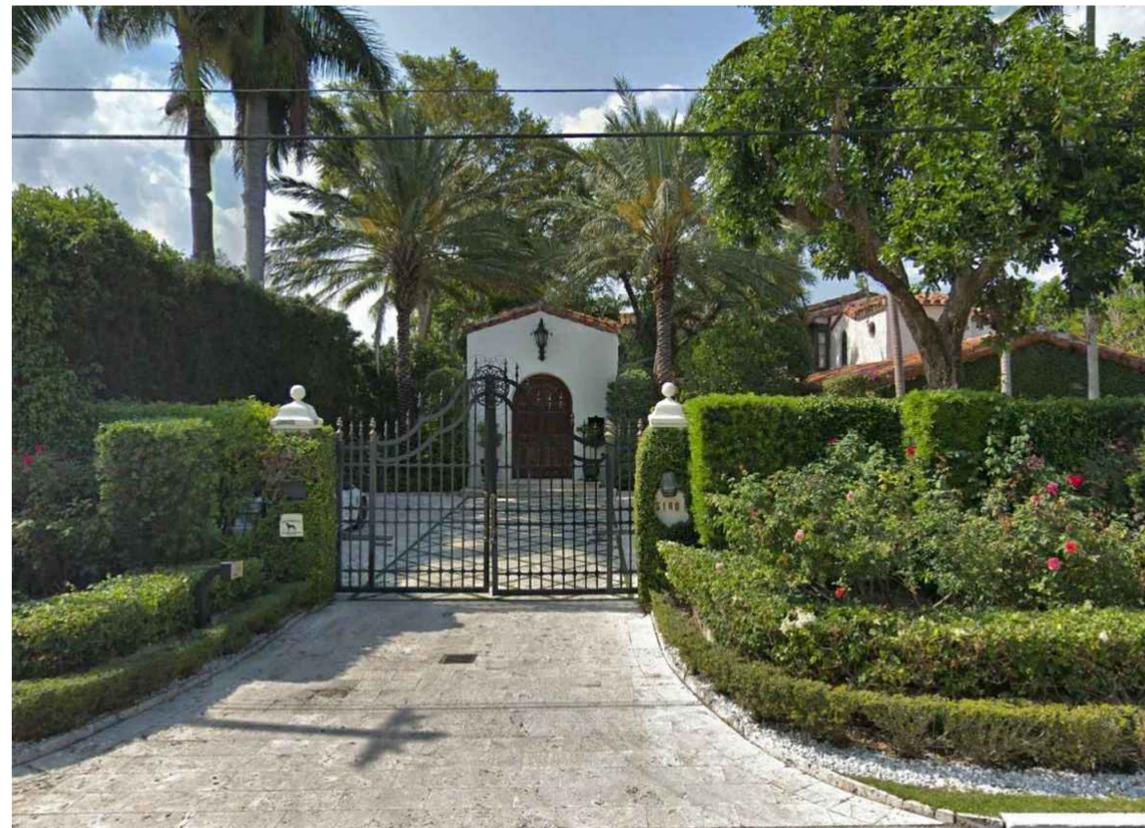
9 5201 N BAY RD

N.T.S



10 5185 N BAY RD

N.T.S



11 5180 N BAY RD

N.T.S

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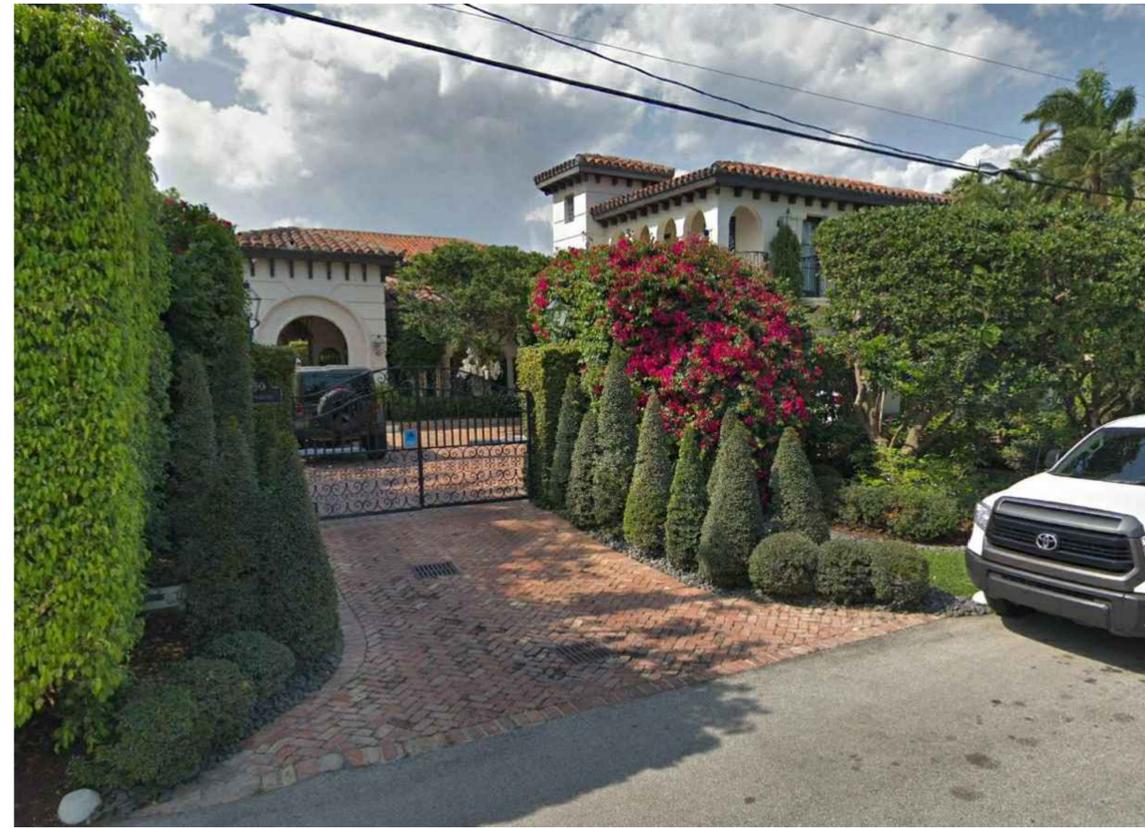
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Exist. Structures

Date	07/05/2021	Sheet No.	A0.06
Scale	AS MENTIONED		
Project	2030		



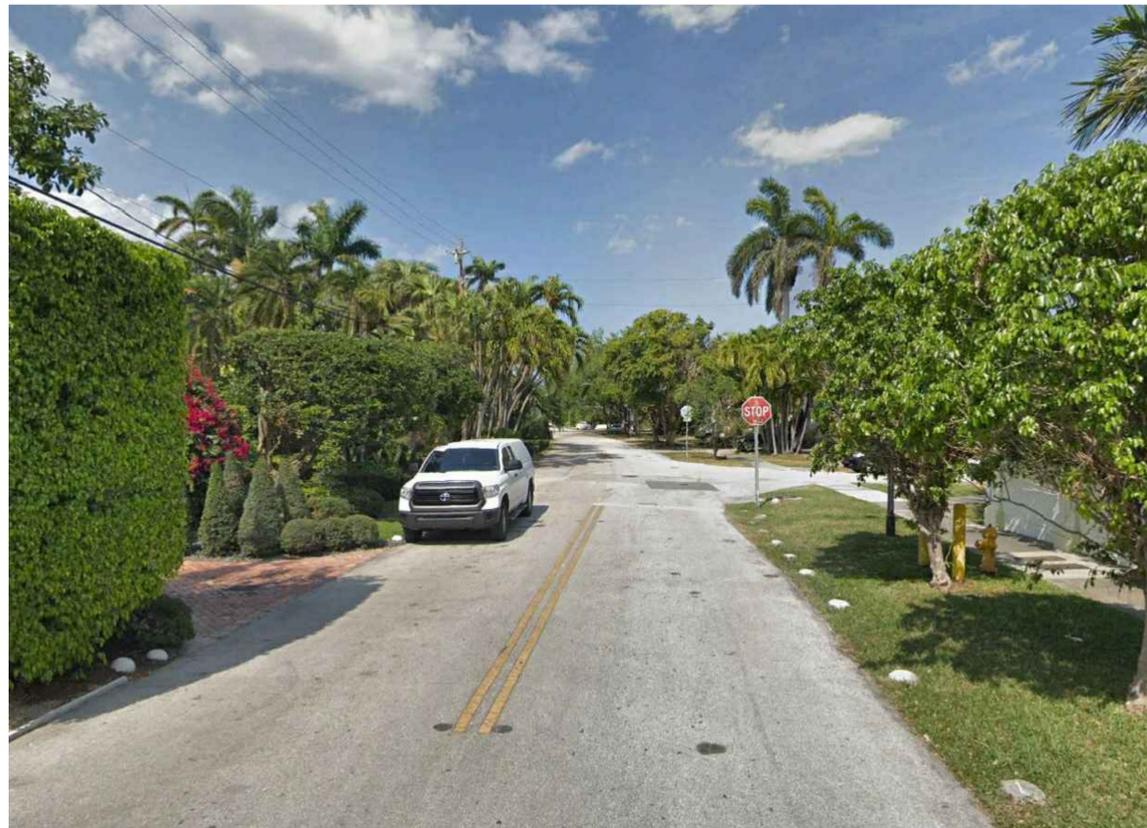
LOCATION MAP

Scale N.T.S



12 5201 N BAY RD

N.T.S



13 N BAY RD - SOUTH STREET VIEW

N.T.S



14 W 52 ND ST - STREET VIEW

N.T.S

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Project	2030		



LOCATION MAP

Scale N.T.S



15 N BAY RD - NORTH STREET VIEW

N.T.S



16 WATERFRONT VIEW

N.T.S

Rev.	Date Rev.	Date

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ZONING

FINAL DRB 21-0685 SUBMITTAL

RESIDENCE

5212 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Landscape Architect:

CLAD Landscape Architecture & Design
8020 NE 4th Ave., Suite 113
Miami, FL 33138
Tel: +1(786) 536 6076

Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578



PROJECT SITE
Exist. Structures

Date	07/05/2021	Sheet No.
Scale	AS MENTIONED	A0.08
Project	2030	



LOCATION MAP

Scale N.T.S



A1 FRONT ELEVATION

N.T.S



A2 FRONT ENTRANCE

N.T.S



B REAR ELEVATION

N.T.S

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ZONING

FINAL DRB 21-0685 SUBMITTAL

RESIDENCE

5212 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

Owner:
PRIVATE RESIDENCE

Consultant:
Name
Address
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Consultant:
Name
Address
Tel:
Email

Landscape Architect:
CLAD Landscape Architecture & Design
8020 NE 4th Ave., Suite 113
Miami, FL 33138
Tel: +1(305) 573 1818
Fax: +1(786) 536 6076

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



PROJECT SITE
Exist. Site

Date	07/05/2021	Sheet No.	A0.09
Scale	AS MENTIONED		
Project	2030		



C NORTH SIDE YARD

N.T.S



D NORTH SIDE YARD

N.T.S

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ZONING

FINAL DRB 21-0685 SUBMITTAL

RESIDENCE

5212 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

Owner:

PRIVATE RESIDENCE

Consultant:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

Landscape Architect:
CLAD Landscape Architecture & Design
8020 NE 4th Ave., Suite 113
Miami, FL 33138
Tel: +1(786) 536 6076

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



PROJECT SITE
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Date	07/05/2021	Sheet No.	A0.10
Scale	AS MENTIONED		
Project	2030		



E1 PERGOLA

N.T.S



E2 CABANA

N.T.S



E3 PATIO

N.T.S



E4 SPA / CABANA

N.T.S

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ZONING

FINAL DRB 21-0685 SUBMITTAL

RESIDENCE
5212 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

Owner:

PRIVATE RESIDENCE

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Landscape Architect:
CLAD Landscape Architecture & Design
8020 NE 4th Ave., Suite 113
Miami, FL 33138
Tel: +1(786) 536 6076

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578



PROJECT SITE
Exist. Site

Date	07/05/2021	Sheet No.	A0.11
Scale	AS MENTIONED		
Project	2030		