

PRIVATE RESIDENCE

5970 N BAY ROAD
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DRB 21-069 - JULY 14 2021

SCOPE OF WORK:
NEW 2-STORY SINGLE FAMILY RESIDENCE



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

Rev.	Date	Rev.	Date

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PRIVATE RESIDENCE
5970 NORTH BAY ROAD
MIAMI BEACH, FL 33140

Owner:
Name
Address
Tel:
Email

OWNER
OWNER_ADDRESS1
OWNER_ADDRESS2
OWNER_PHONE
OWNER_EMAIL

Consultant:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

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

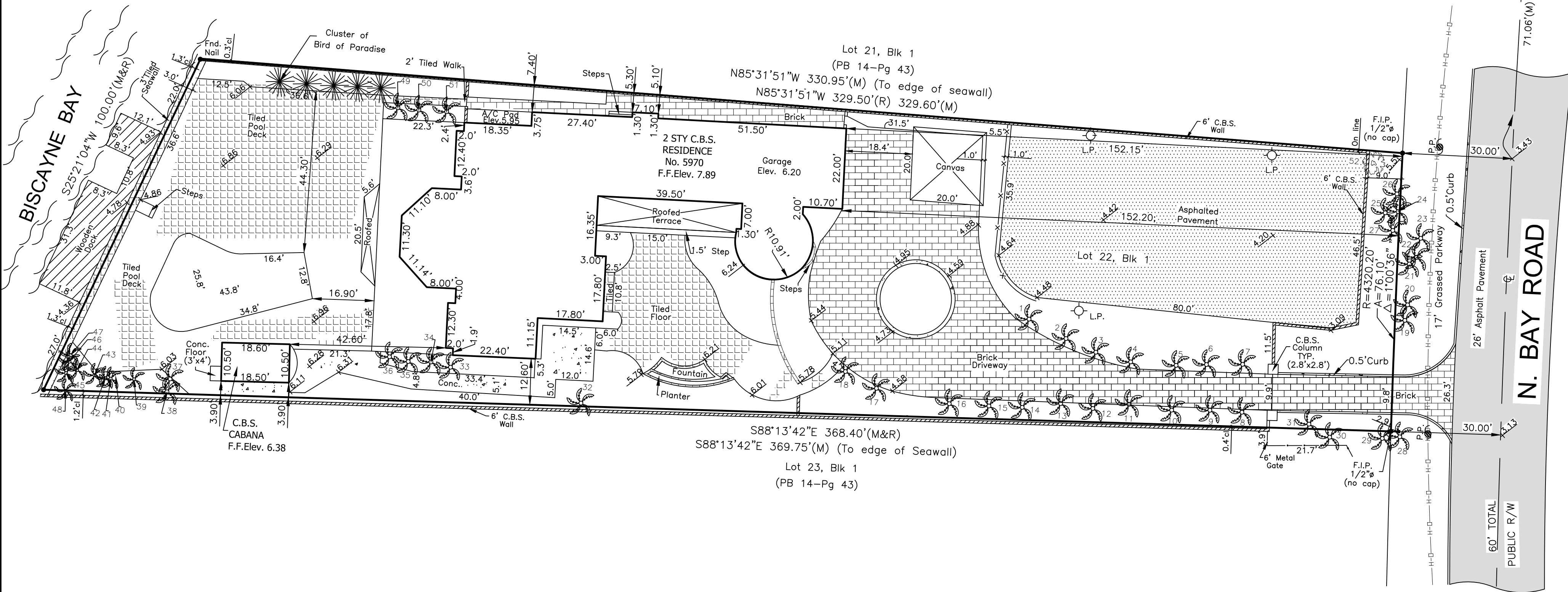
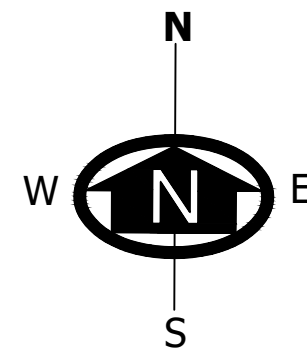


COVER

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A0.0
Project	5970 N BAY RD	

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



CERTIFIED TO :
TODD GLASER

SITE ADDRESS: 5970 N BAY ROAD, MIAMI BEACH, FL. 33140
JOB NUMBER: 21-401
DATE OF SURVEY: APRIL 6, 2021
FOLIO NUMBER: 02-3215-003-0200

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: **30,800 SF (+/-)**(As per property appraiser)
29,413 SF (+/-)(Calculated to edge of seawall)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. A-33**, WITH AN ELEVATION OF **8.23 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.20°10'05"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF W. 59TH ST, AS SHOWN ON PLAT BOOK 14 AT PAGE 43 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.

TREE LIST

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1-7	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	50'
8-18	ROYAL PALM	ROYSTONIA ELATA	2.0'	60'	50'
19-23	COCONUT	COCOS NUCIFERA	1.0'	35'	25'
24-25	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	18'	6'
26	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	18'	6'
27	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	18'	6'
28	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	18'	8'
29	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	12'	5'
30	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	50'
31	ROYAL PALM	ROYSTONIA ELATA	2.0'	60'	60'
32	FISHTAIL PALM	CARYOTA	0.4'	25'	8'
33-36	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.3'	12'	6'
37	COCONUT	COCOS NUCIFERA	1.3'	50'	50'
38	COCONUT	COCOS NUCIFERA	1.0'	15'	20'
39	COCONUT	COCOS NUCIFERA	1.0'	30'	25'
40-48	COCONUT	COCOS NUCIFERA	1.0'	30'	25'
49	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.5'	20'	8'
50	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	18'	6'
51	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	18'	6'
52	WEeping FIG	FICUS BENJAMINA	6.0'	50'	50'

SITE PICTURE



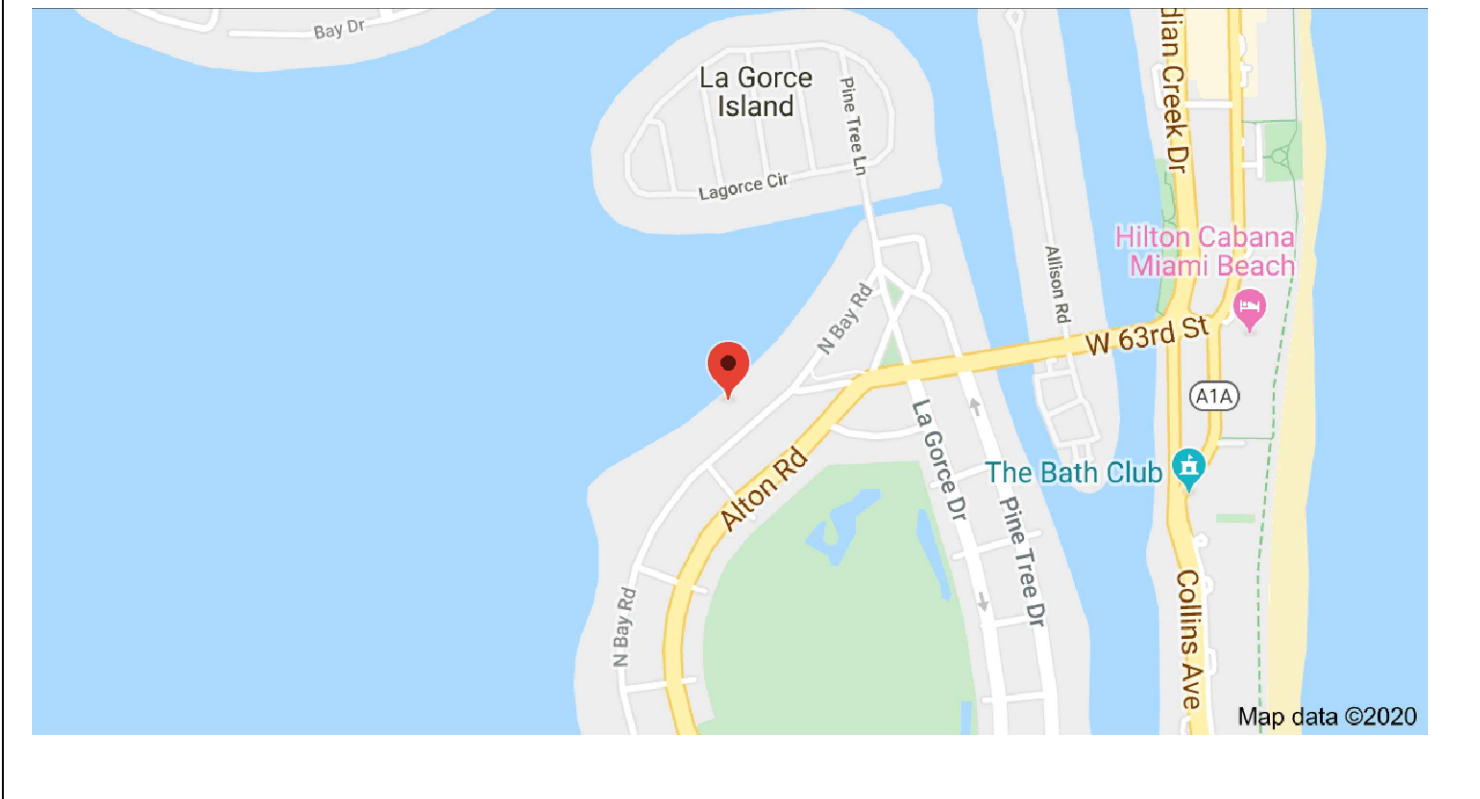
ABBREVIATION (IF ANY APPLIED)

A = CURVE
A/C = AIR CONDITIONING UNIT
ASPH. = ASPHALT
B.M. = BENCH MARK
BK/COM = BLOCK CORNER
CALC(C) = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL = CLEAR
CONC. = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
EASEMT. = 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 SPIKE
L.P. = LIGHT POLE
MEAS(M) = MEASURED
MH = MANHOLE
M = MONUMENT
N = NOT TO SCALE
P/W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.L. = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.D/H = SET DRILL HOLE
S.D/M = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY. = STORY
SW. = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
E = SECTION LINE

SURVEYOR'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 WATER METER
CONC. LIGHT POLE

LOCATION MAP



GENERAL SURVEYOR NOTES:

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 53-17 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 1/16 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 53-17.062 (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:

LOT 15, BLOCK 1, 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.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

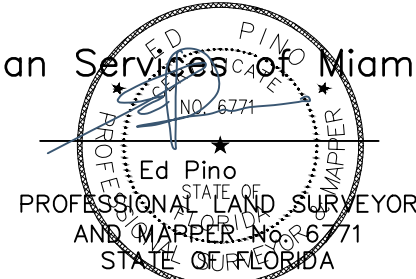
-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
-THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

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 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.



DATE: APRIL 23, 2021

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

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

FOR: TODD GLASER

SCALE: 1"=20'
DATE: 4/23/21

DRAWN BY: D.G.
FIELD BOOK No.

CHECKED BY: E.P.
PAGE No. 1

ORDER No.
21-401

SHEET No.
1



Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	5970 N BAY RD, MIAMI BEACH, FL 33140		
2	Folio number(s):	02-3215-003-0200		
3	Board and file numbers :	DRB 21-0691		
4	Year built:	1941	Zoning District:	RS-2
5	Base Flood Elevation:	8'-0" NGVD	Grade value in NGVD:	3.89' NGVD
6	Adjusted grade (Flood+Grade/2):	5.945' NGVD	Free board:	+2.00' NGVD (10'-0" NGVD)
7	Lot Area:	30,800 SF		
8	Lot width:	77'-0"	Lot Depth:	330'-0"
9	Max Lot Coverage SF and %:	9,240 SF (30%)	Proposed Lot Coverage SF and %:	8,502 SF (28%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	7,858 SF
11	Front Yard Open Space SF and %:	1,154 SF (76%)	Rear Yard Open Space SF and %:	3,903 SF (80%)
12	Max Unit Size SF and %:	15,400 (50%)	Proposed Unit Size SF and %:	13,724 SF (45%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	8,366 SF
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)	N/A PER ORDINANCE 2020-4359
15			Proposed Second Floor Unit Size SF and % :	5,275 SF (17%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,300 SF

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	28'- FLAT ROOFS		28'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		22'-1"	
20	Front Second level:	30'-0"		118'-3"	
21	Side 1:	10'-0" MIN.		10'-0"	
22	Side 2 or (facing street):	10'-0" MIN.		10'-0"	
23	Rear:	15% OF 330'-0" = 49.5'		56'-0"	
	Accessory Structure Side 1: NORTH	7'-6"		N/A	
24	Accessory Structure Side 2 or (facing street) : SOUTH	7'-6"		N/A	
25	Accessory Structure Rear:	15'-5"		N/A	
26	Sum of side yard :	20'-0" (25% of Lot Width)		20'-0" (25% of Lot Width)	
27	Located within a Local Historic District?			Yes or <input type="checkbox"/> No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or <input type="checkbox"/> No	
29	Determined to be Architecturally Significant?			Yes or <input type="checkbox"/> No	
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A

NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A 15'-0" TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN HEIGHT OF 2'-0" AND 8'-0" ABOVE AVERAGE GRADE (5.935' N.G.V.D) MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION.
THE SIDE OF THE PROPERTY SHALL BE GRADED IN A MANNER TO RETAIN ALL RAINWATER ON THE PROPERTY WITH THE USE OF INTERCEPTOR SWALES AROUND THE PERIMETER OF THE SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES AND THE AREA ADJACENT TO THE CANAL WILL BE GRADED TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO THE CANAL.
SWIMMING POOL SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTION R4101.17.1.1 THROUGH R4101.17.1.14 OF THE FLORIDA BUILDING CODE, 2010 RESIDENTIAL. POOL, EQUIPMENT AND POOL BARRIER ARE UNDER A SEPARATE PERMIT.

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A2.3	SITE PHOTOS
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A3.1	ZONING DIAGRAMS - PERVIOUS REQUIREMENTS
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Rev.	Date	Rev.	Date

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PRIVATE RESIDENCE

5970 NORTH BAY ROAD
MIAMI BEACH, FL 33140

Owner:
Name OWNER
Address OWNER ADDRESS1
Address OWNER ADDRESS2
Tel: OWNER PHONE
Email OWNER EMAIL

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

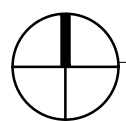
Consultant:
Name
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Address
Tel:
Email

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
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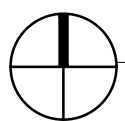
ZONING DATA

Date	07/14/2021	Sheet No. A1.0
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Project	5970 N BAY RD	



LOCATION MAP

Scale N.T.S



AERIAL VIEW

Scale N.T.S

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PRIVATE RESIDENCE

5970 NORTH BAY ROAD
MIAMI BEACH, FL 33140

Owner:
Name OWNER
Address OWNER_ADDRESS1
Address OWNER_ADDRESS2
Tel: OWNER_PHONE
Email OWNER_EMAIL

Consultant:
Name
Address
Address
Tel:
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 Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



LOCATION



SITE IMAGE

Scale N.T.S



SITE IMAGE

Scale N.T.S

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A2.0
Project	5970 N BAY RD	



SITE IMAGE

Front of house

Scale N.T.S



Rev.	Date	Rev.	Date

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PRIVATE RESIDENCE
5970 NORTH BAY ROAD
MIAMI BEACH, FL 33140



5 SITE IMAGE

Scale N.T.S



4 SITE IMAGE

Scale N.T.S

Owner:
Name: OWNER
Address: OWNER_ADDRESS1
Address: OWNER_ADDRESS2
Tel: OWNER_PHONE
Email: OWNER_EMAIL

Consultant:
Name: ...
Address: ...
Address: ...
Tel: ...
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 Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



PROJECT SITE
Exist. Structures

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A2.1
Project	5970 N BAY RD	



① SITE IMAGE
5969 N Bay Rd, Miami Beach, FL 33140 Scale N.T.S



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PRIVATE RESIDENCE
5970 NORTH BAY ROAD
MIAMI BEACH, FL 33140



③ SITE IMAGE
5940 N Bay Rd, Miami Beach, FL 33140 Scale N.T.S



② SITE IMAGE
5980 N Bay Rd, Miami Beach, FL 33140 Scale N.T.S

Owner:
Name: OWNER
Address: OWNER_ADDRESS1
Address: OWNER_ADDRESS2
Tel: OWNER_PHONE
Email: OWNER_EMAIL

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

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

Consultant:
Name:
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Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
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PROJECT SITE
Surrounding Buildings

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A2.2
Project	5970 N BAY RD	



8 SITE IMAGE
5987 N Bay Rd, Miami Beach, FL 33140 Scale N.T.S



6 SITE IMAGE
5940 N Bay Rd, Miami Beach, FL 33140 Scale N.T.S



7 SITE IMAGE
5940 N Bay Rd, Miami Beach, FL 33140 Scale N.T.S

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5970 NORTH BAY ROAD
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Owner:
Name: OWNER
Address: OWNER_ADDRESS1
Address: OWNER_ADDRESS2
Tel: OWNER_PHONE
Email: OWNER_EMAIL

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

Consultant:
Name:
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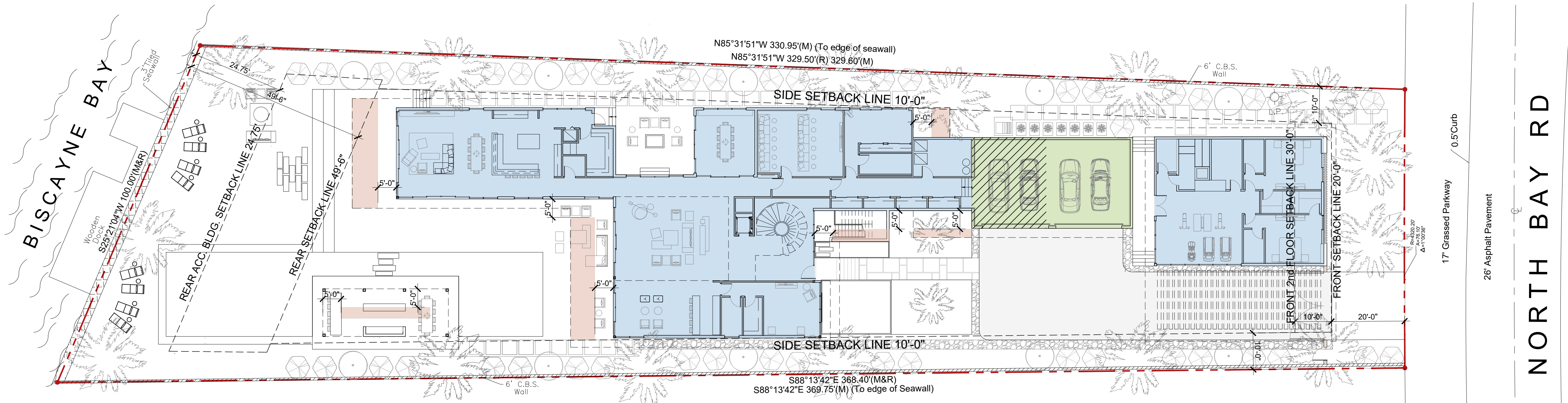
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PROJECT SITE
Surrounding Buildings

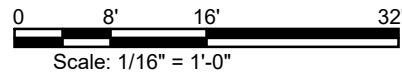
Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A2.3
Project	5970 N BAY RD	



Legend	
MAX LOT COVERAGE 30% 9,240 SF	
RESIDENCE	7,273 SF
OVERHANGS	637 SF
GARAGE	1,092 SF
Garage deduction	- 500 SF = 592 SF
TOTAL (28%) 8,502 SF	

1 LOT COVERAGE DIAGRAM

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



Rev.	Date	Rev.	Date

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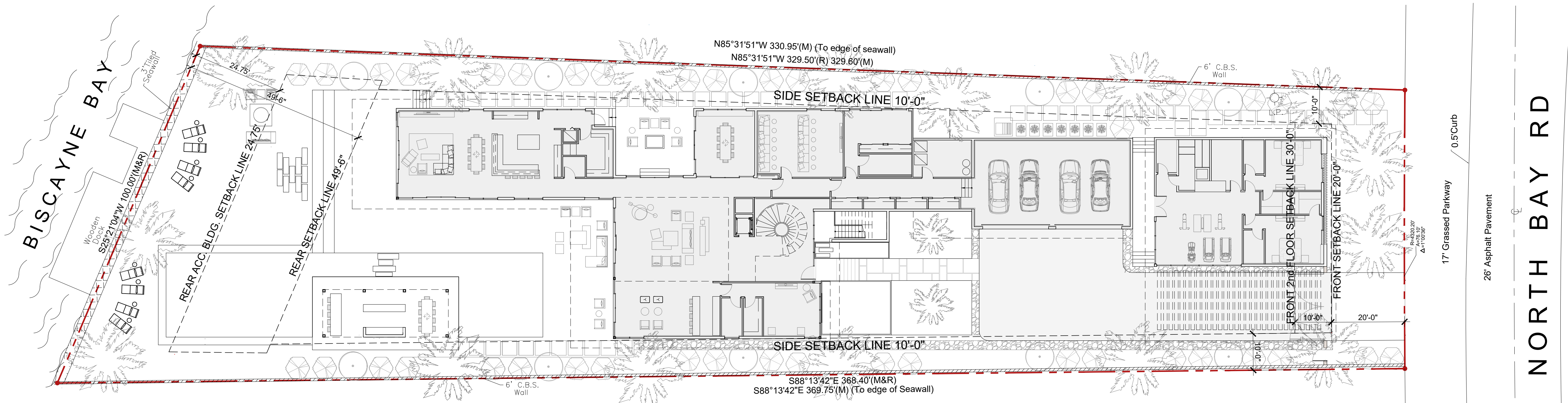
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ZONING DIAGRAM
Lot Coverage

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A3.0
Project	5970 N BAY RD	



Ground Floor	
MAX UNIT SIZE	(50%) 15,400 SF
Ground Level	8,366 SF
Second Level	5,275 SF
Roof Level	83 SF
TOTAL	
	(45%) 13,724 SF

1 GROUND FLOOR - UNIT SIZE DIAGRAM

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

0 8' 16' 32'
Scale: 1/16" = 1'-0"

Rev.	Date	Rev.	Date

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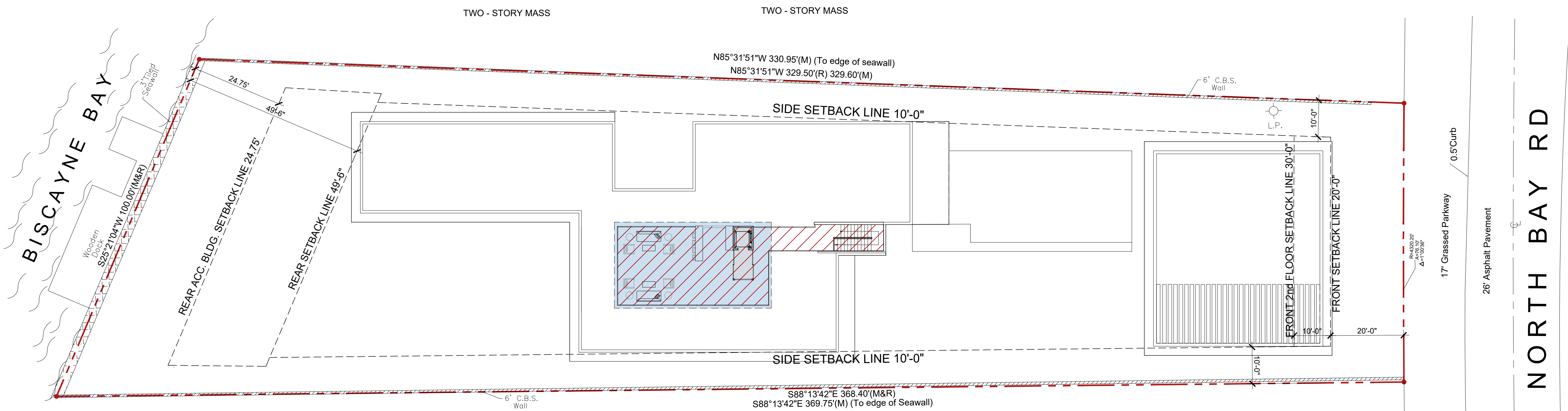
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ZONING DIAGRAM
Unit Size

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A3.2
Project	5970 N BAY RD	



Roof floor		
MAX UNIT SIZE	(50%)	15,400 SF
Ground Level		8,366 SF
Second Level		5,275 SF
Roof Level		83 SF
TOTAL		
	(45%)	13,724 SF

Legend		
MAX roof deck allowed	(25%)	1,341 SF
Shade structure	(20%)	1,095 SF
TOTAL		
ROOF DECK	(22%)	1,110 SF
SHADE STRUCTURE	(19%)	1,000 SF

1 ROOF FLOOR - UNIT SIZE DIAGRAM

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

0 8' 16' 32'
Scale: 1/16" = 1'-0"

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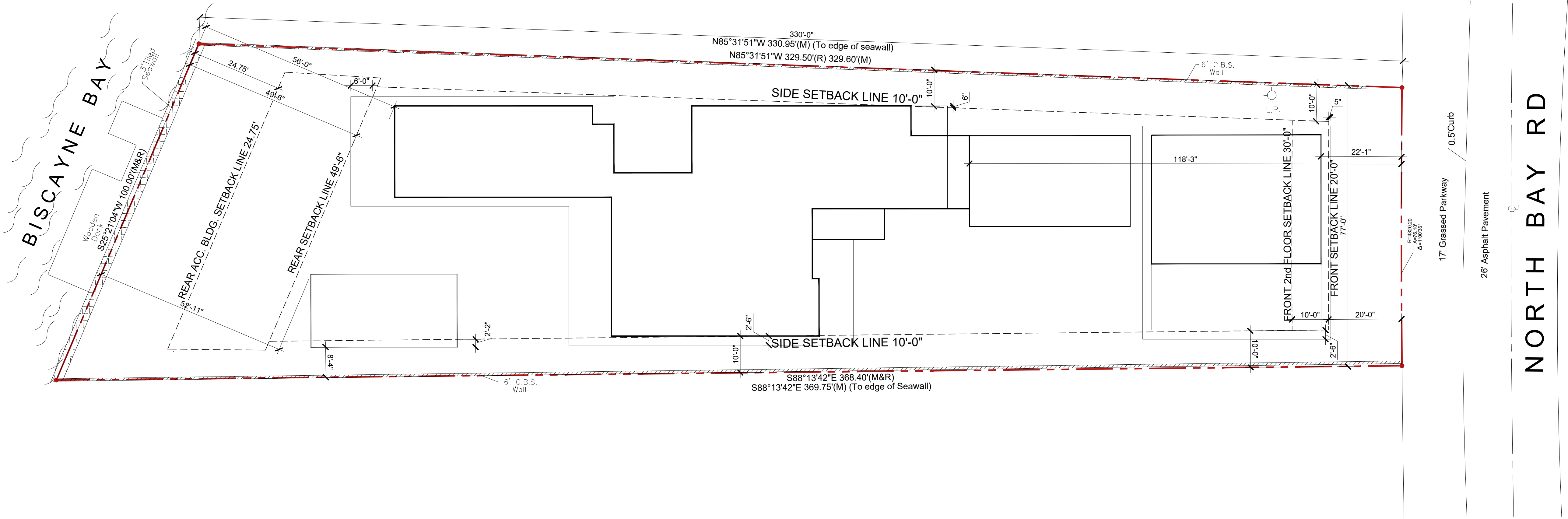
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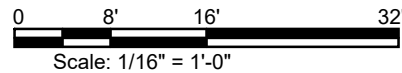
ZONING DIAGRAM
Unit Size

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A3.4
Project	5970 N BAY RD	



1 BUILDING SETBACKS DIAGRAM

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



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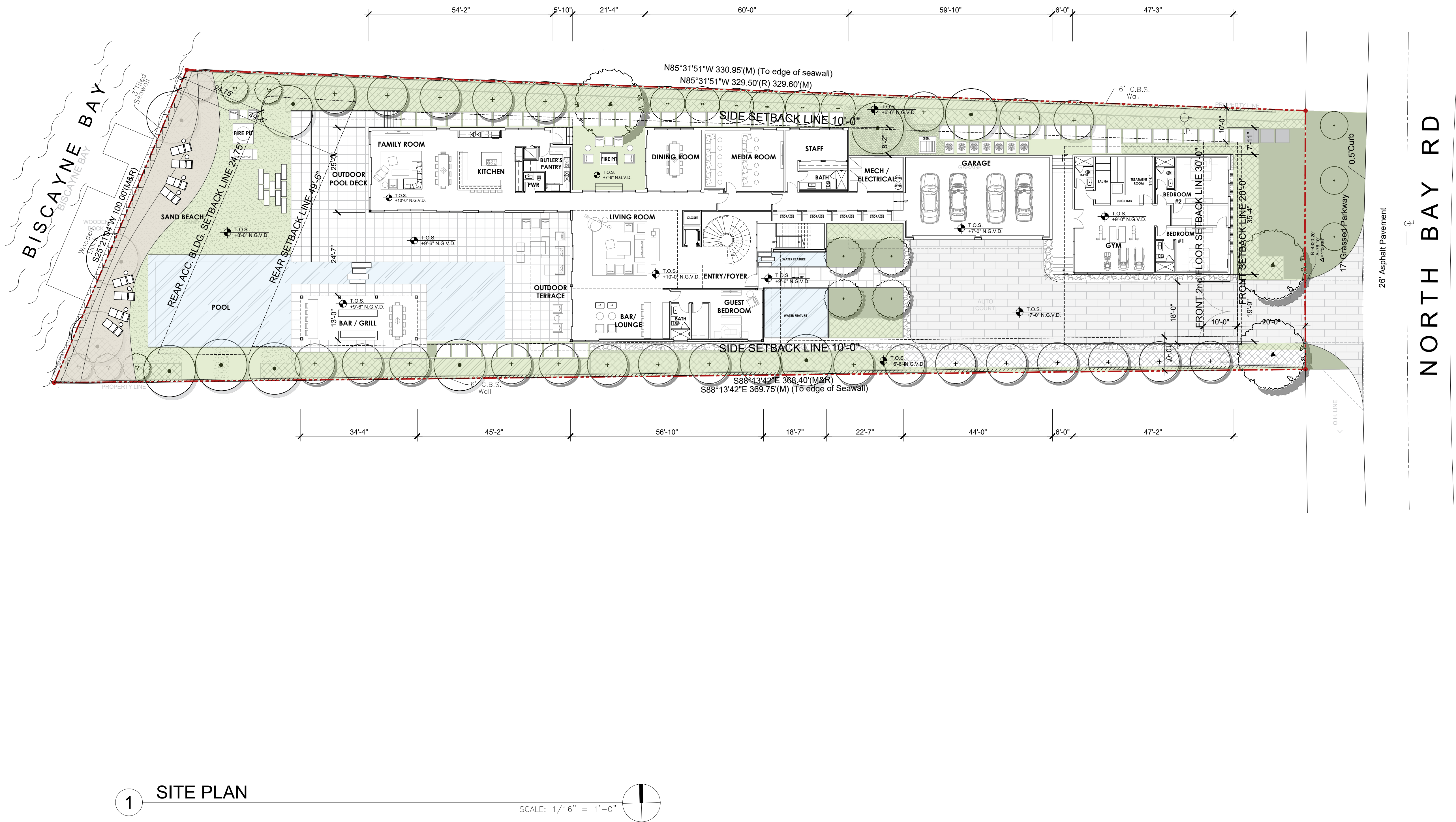
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ZONING DIAGRAM
Building Setbacks

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A3.5
Project	5970 N BAY RD	



1 SITE PLAN

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

0 8' 16' 24'
Scale: 3/32" = 1'-0"

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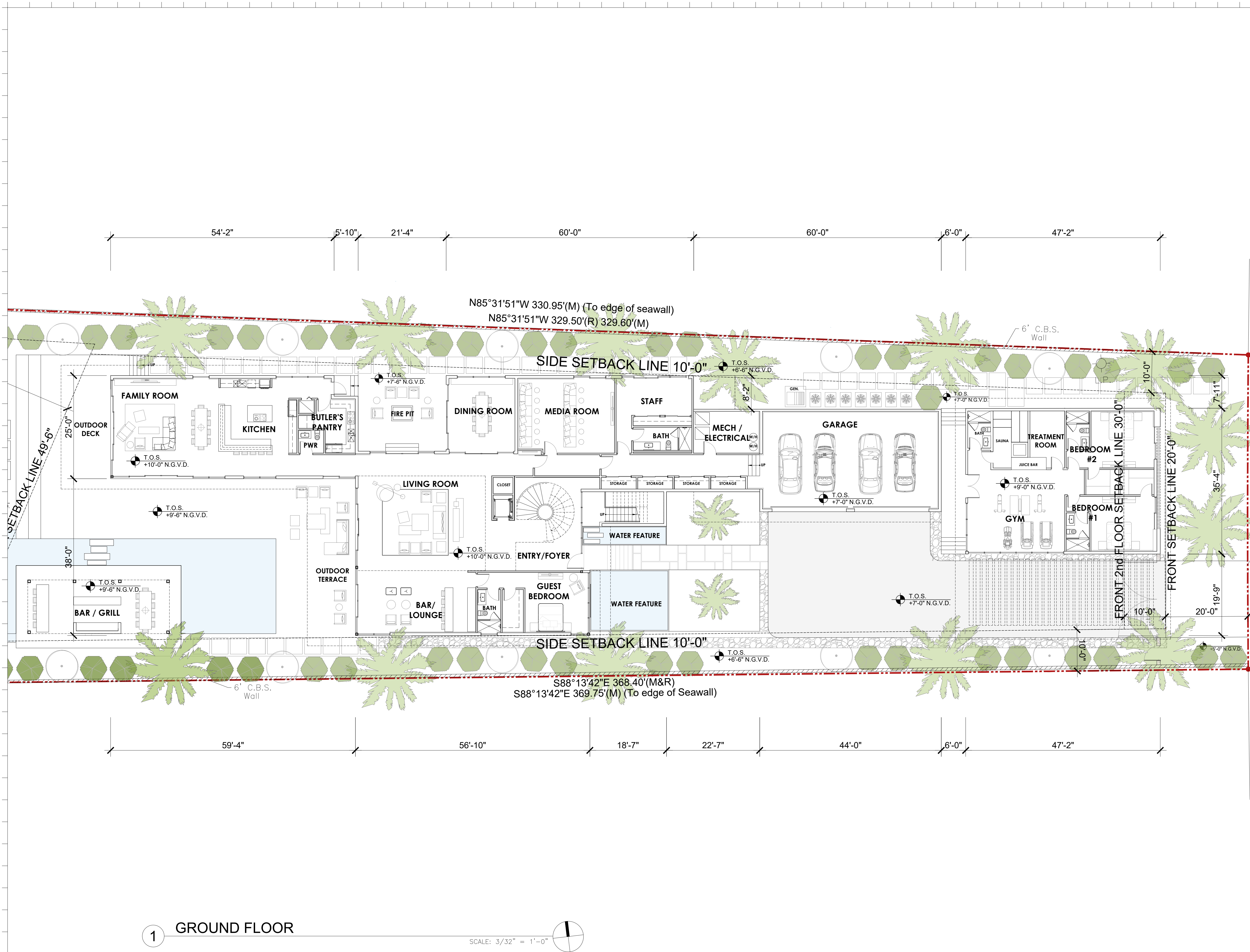
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PROPOSED
Site plan

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	SP1.0
Project	5970 N BAY RD	



Rev.	Date	Rev.	Date

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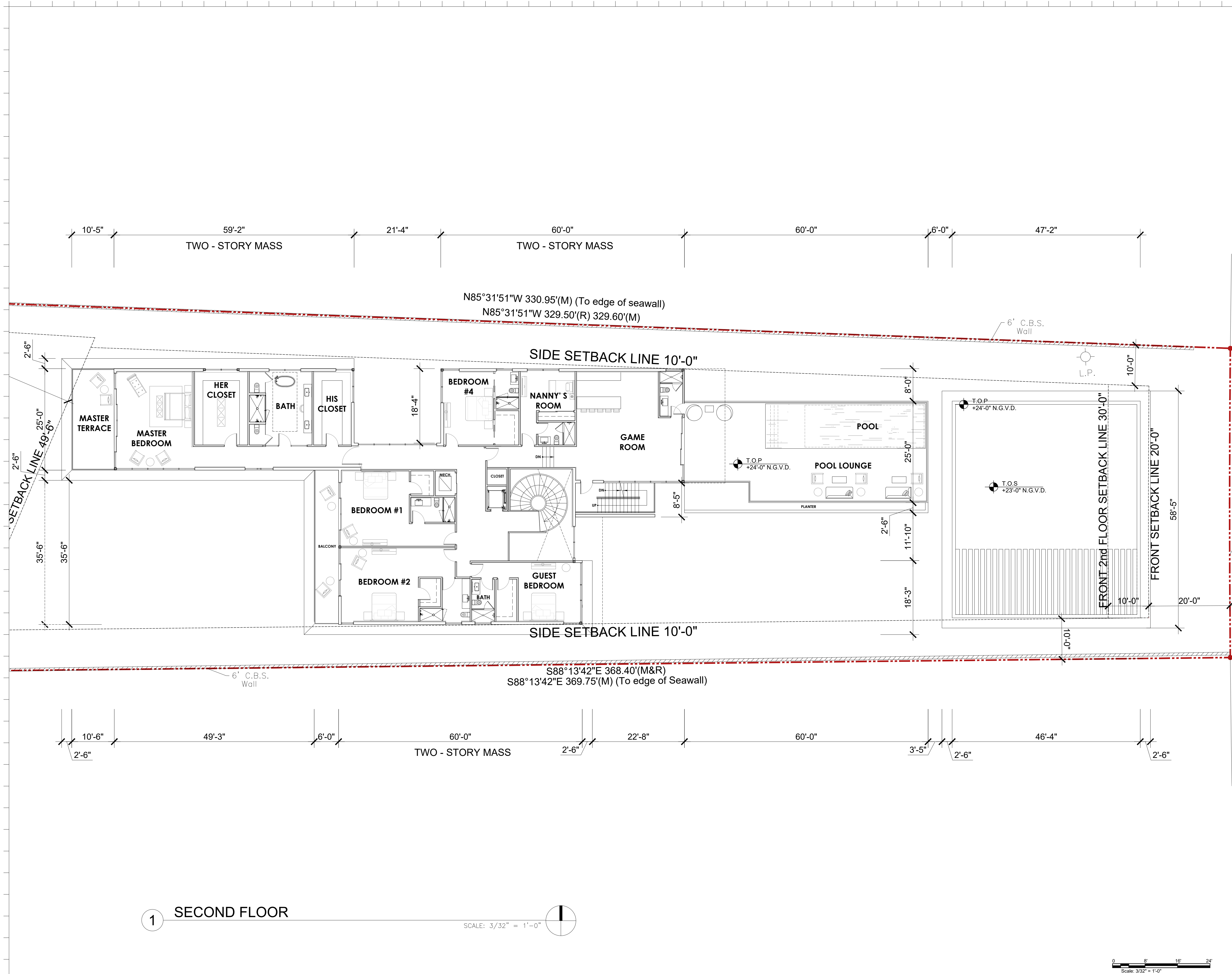
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PROPOSED
Ground Floor

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Scale	AS INDICATED	A4.0
Project	5970 N BAY RD	



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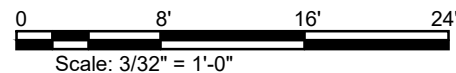
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PROPOSED
Second Floor

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A4.1
Project	5970 N BAY RD	



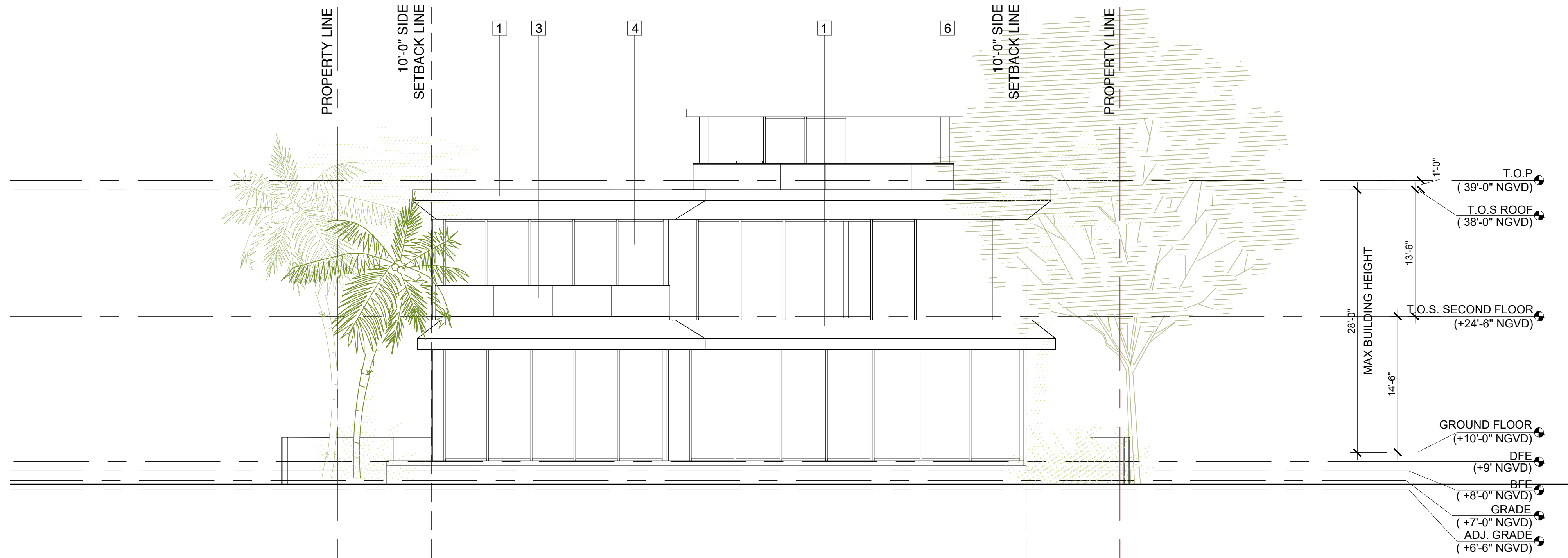
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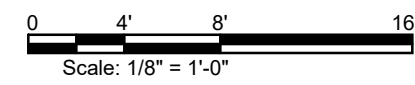


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Project	5970 N BAY RD	



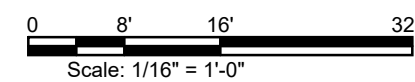
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SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION

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



ELEVATION MATERIAL Legend



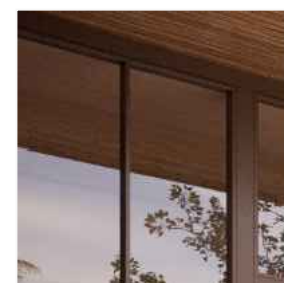
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2. WOOD PANEL



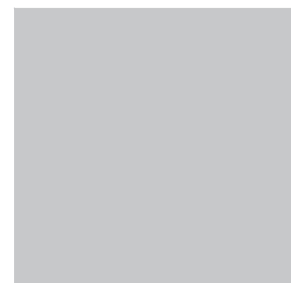
3. FRAMELESS GLASS RAIL



4. GUNMETAL FRAME GLAZING SYSTEM



5. GREEN WALL



6. PAINTED GRAY STUCCO

Rev.	Date	Rev.	Date

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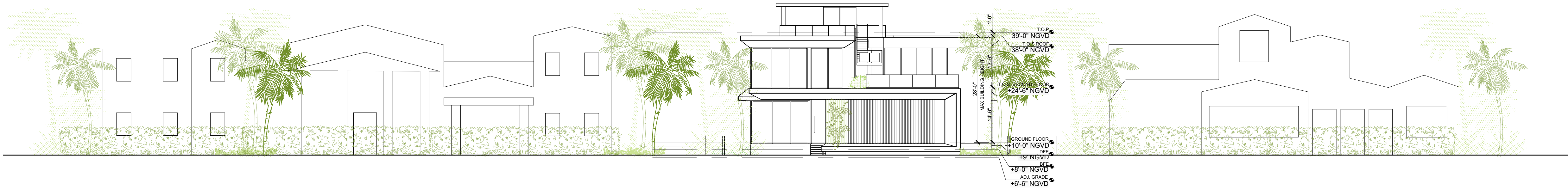
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ELEVATIONS
Proposed

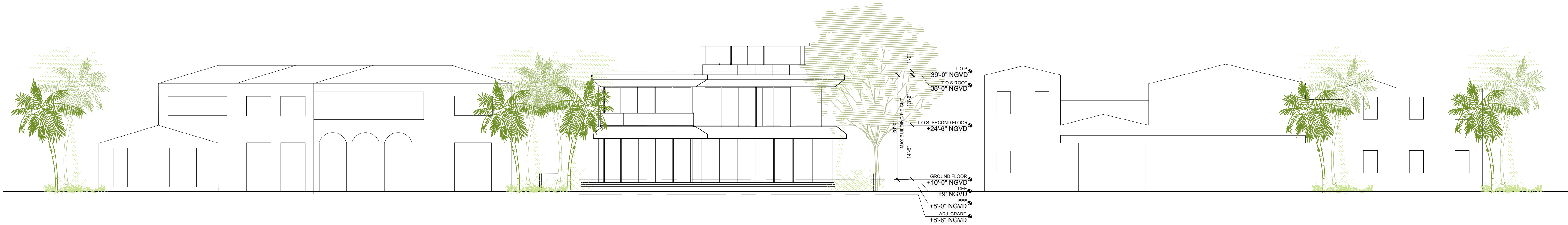
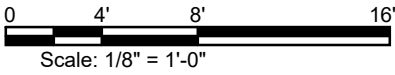
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Scale	AS INDICATED	A5.1
Project	5970 N BAY RD	



1

FRONT SURROUNDINGS ELEVATION

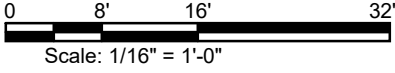
SCALE: 1/8" = 1'-0"



2

REAR SURROUNDINGS ELEVATION

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



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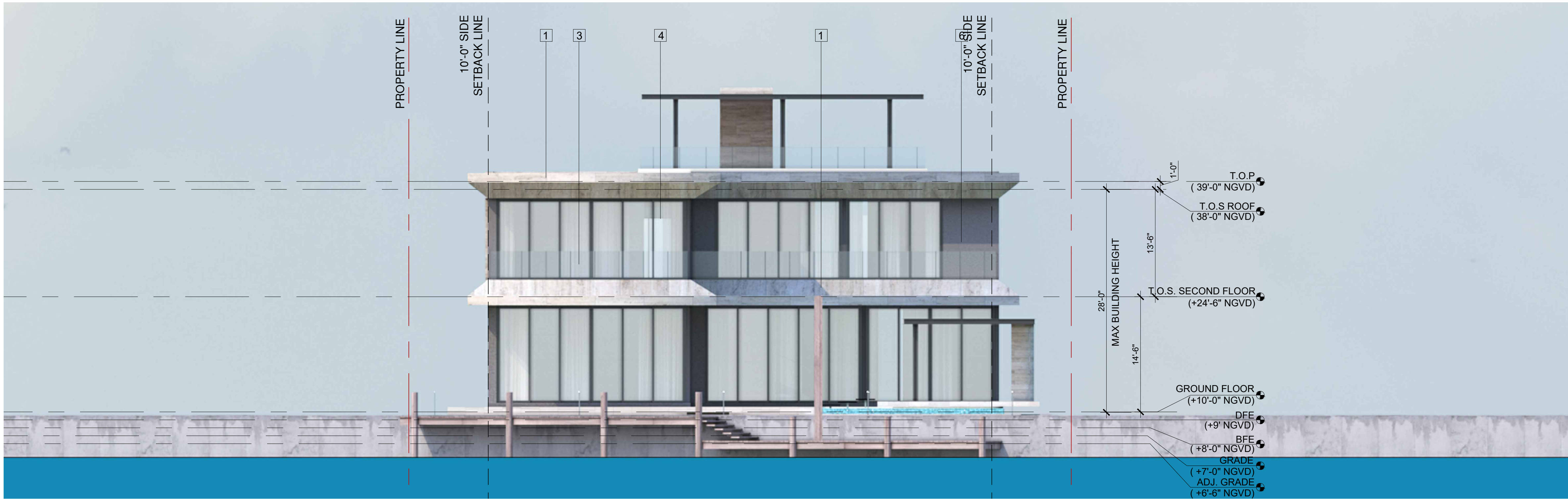
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ELEVATIONS
Surroundings

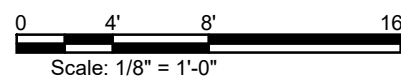
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Scale	AS INDICATED	A5.2
Project	5970 N BAY RD	



1

REAR ELEVATION

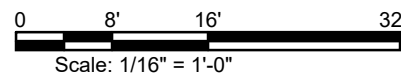
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2

SIDE ELEVATION

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



ELEVATION MATERIAL Legend



1. TRAVERTINE



2. WOOD PANEL



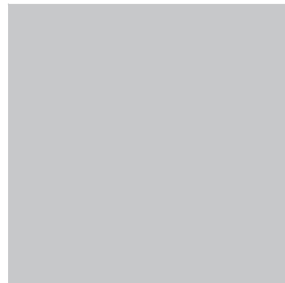
3. FRAMELESS GLASS RAIL



4. GUNMETAL FRAME GLAZING SYSTEM



5. GREEN WALL



6. PAINTED GRAY STUCCO

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ELEVATIONS
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Scale	AS INDICATED	A5.3
Project	5970 N BAY RD	

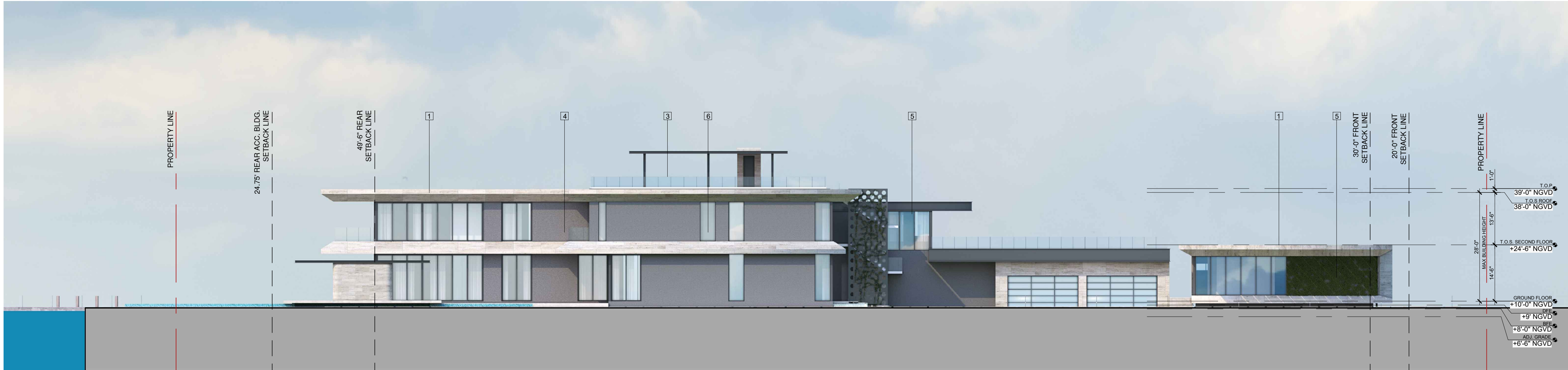


1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

Scale: 1/8" = 1'-0"



2 SIDE ELEVATION

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

0 8' 16' 32'

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

ELEVATION MATERIAL
Legend



1. TRAVERTINE



2. WOOD PANEL



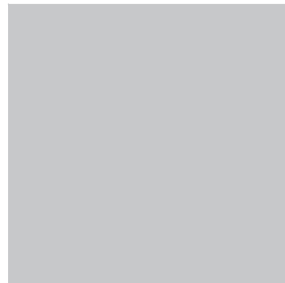
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FRAME GLAZING
SYSTEM



5. GREEN WALL



6. PAINTED GRAY
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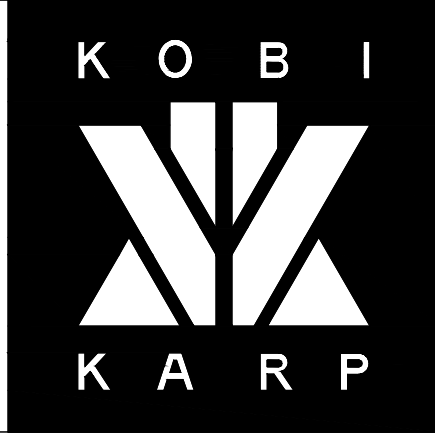
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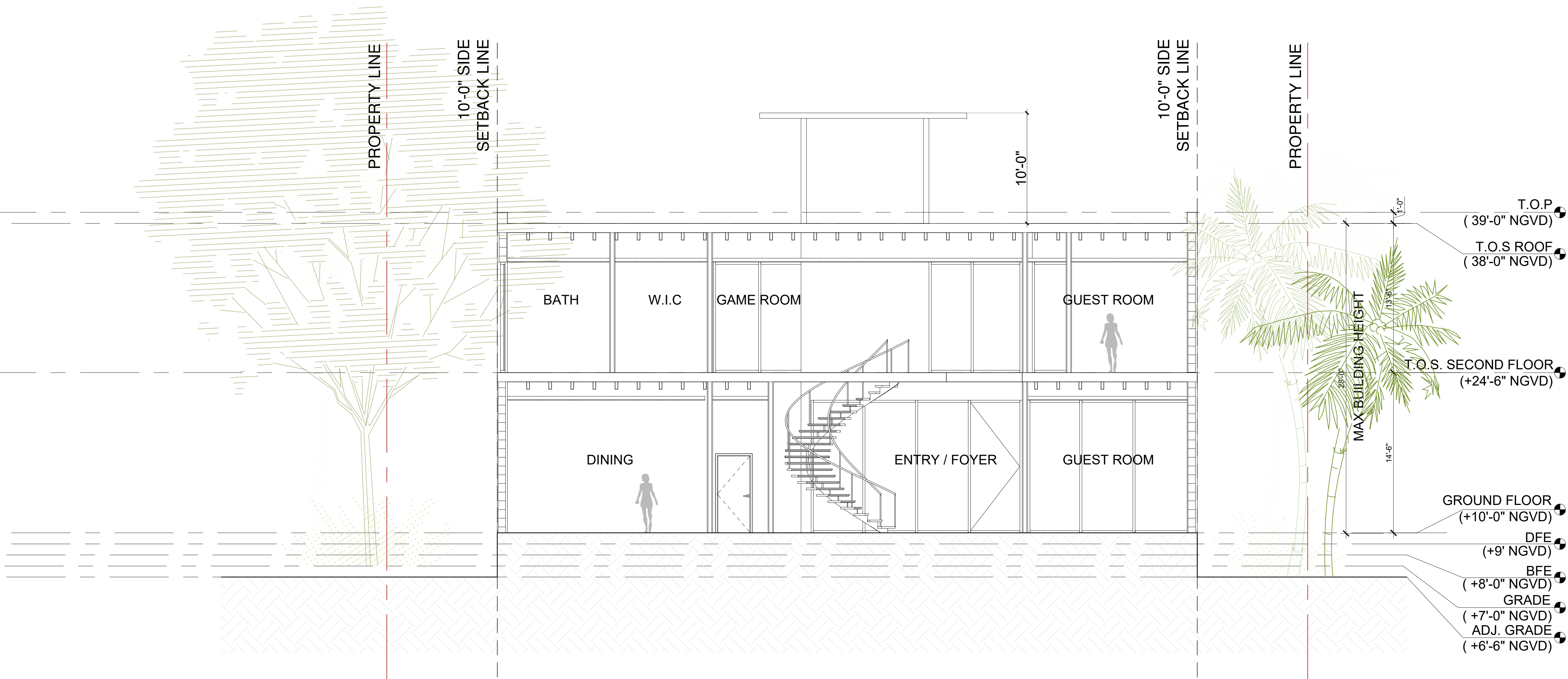
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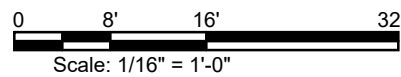
ELEVATIONS
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Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A5.4
Project	5970 N BAY RD	



1 SECTION 1

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



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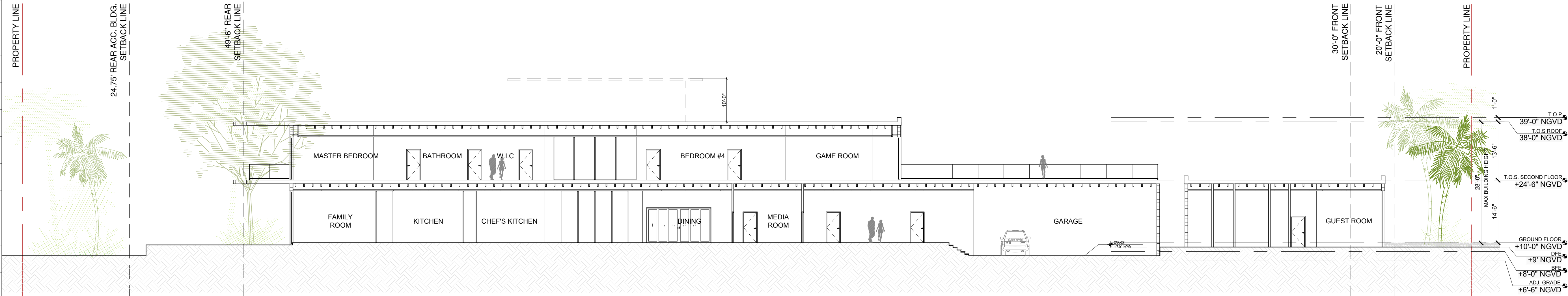
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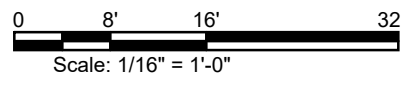
SECTIONS
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1 SECTION 2

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



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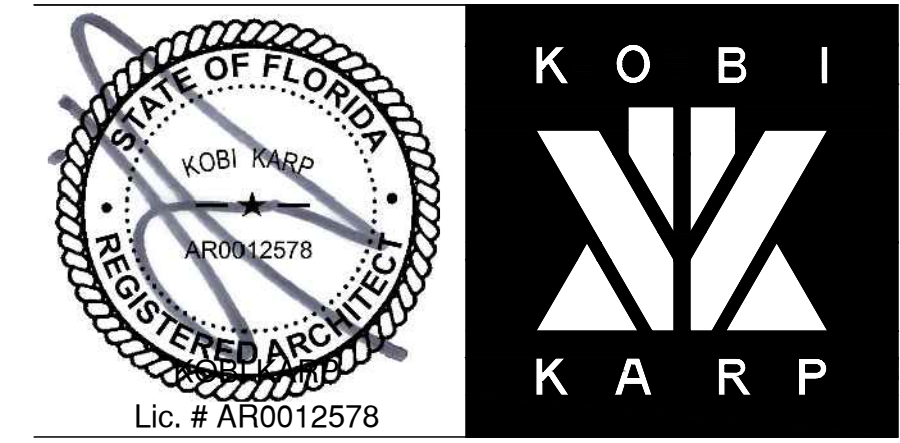
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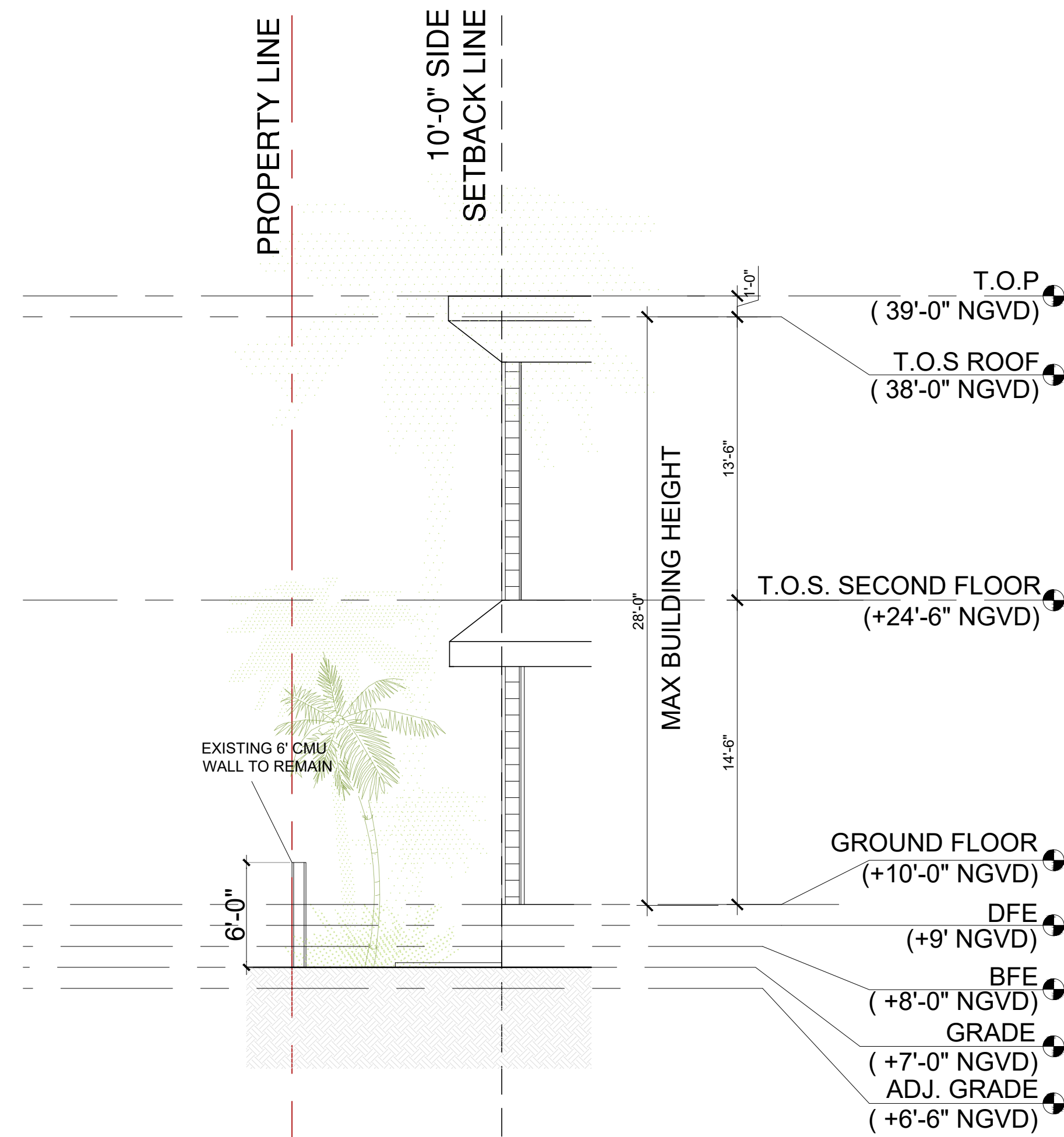
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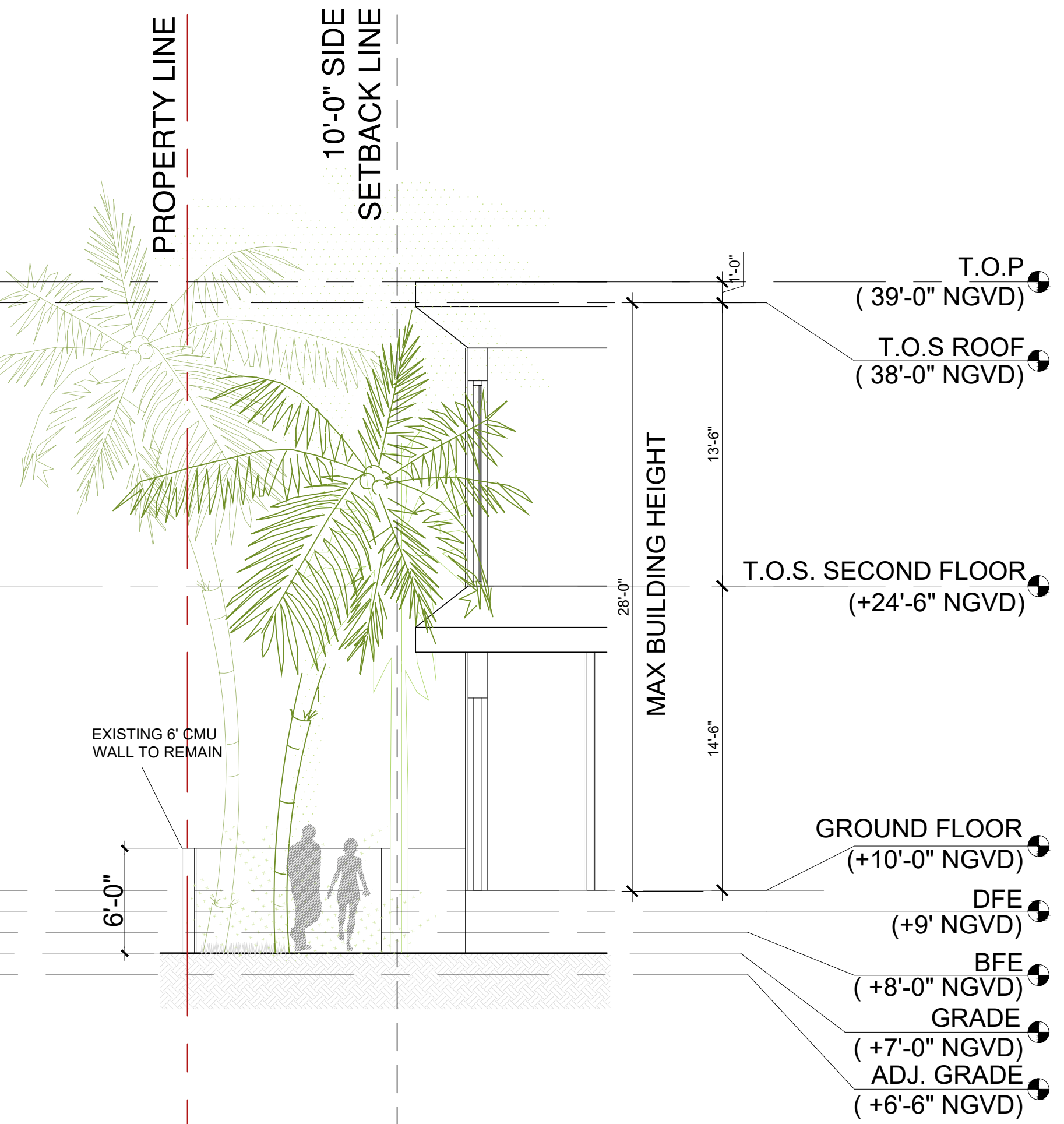
SECTIONS
Proposed

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A6.1
Project	5970 N BAY RD	



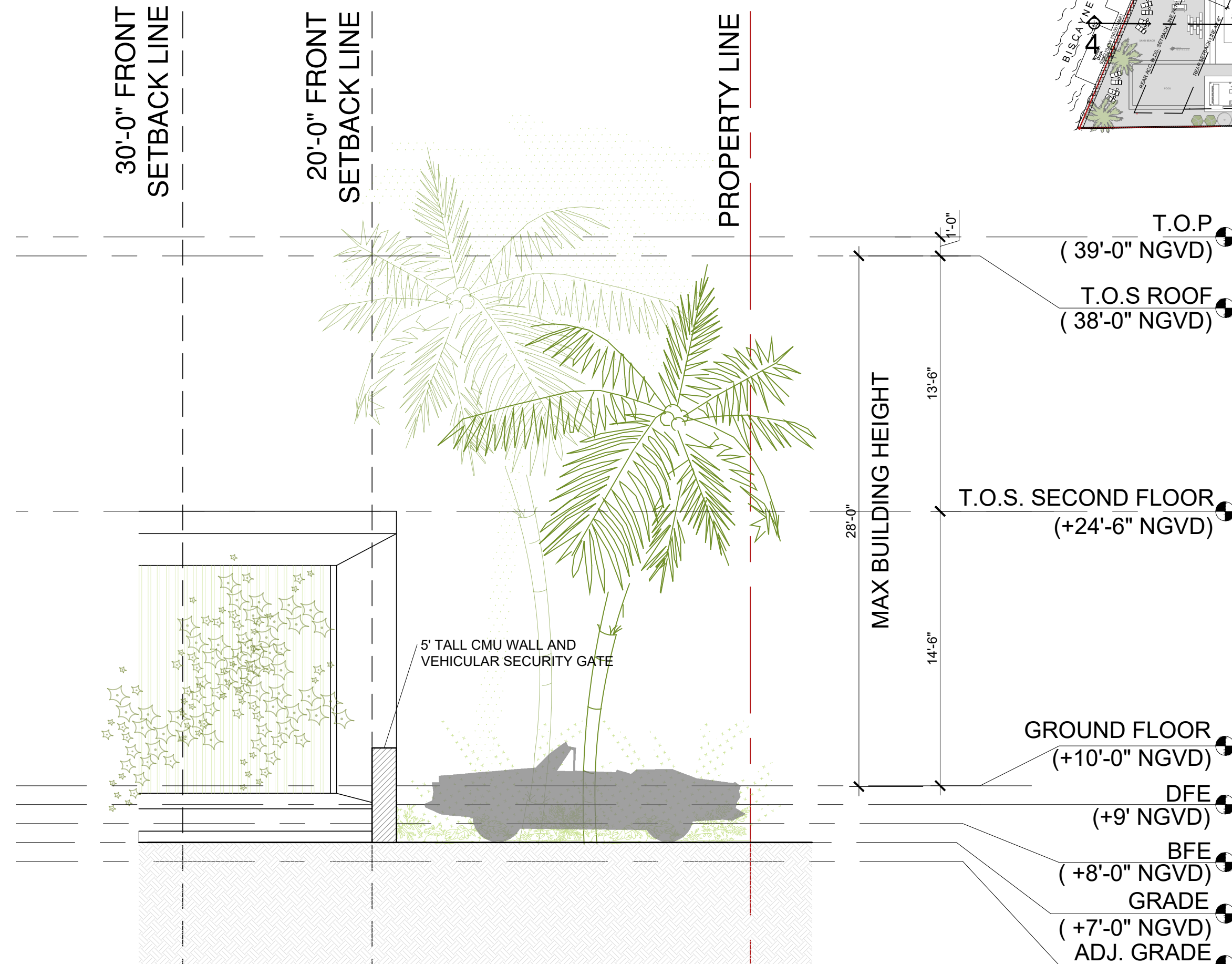
1 SECTION A-A

SCALE: 3/16" = 1'-0"



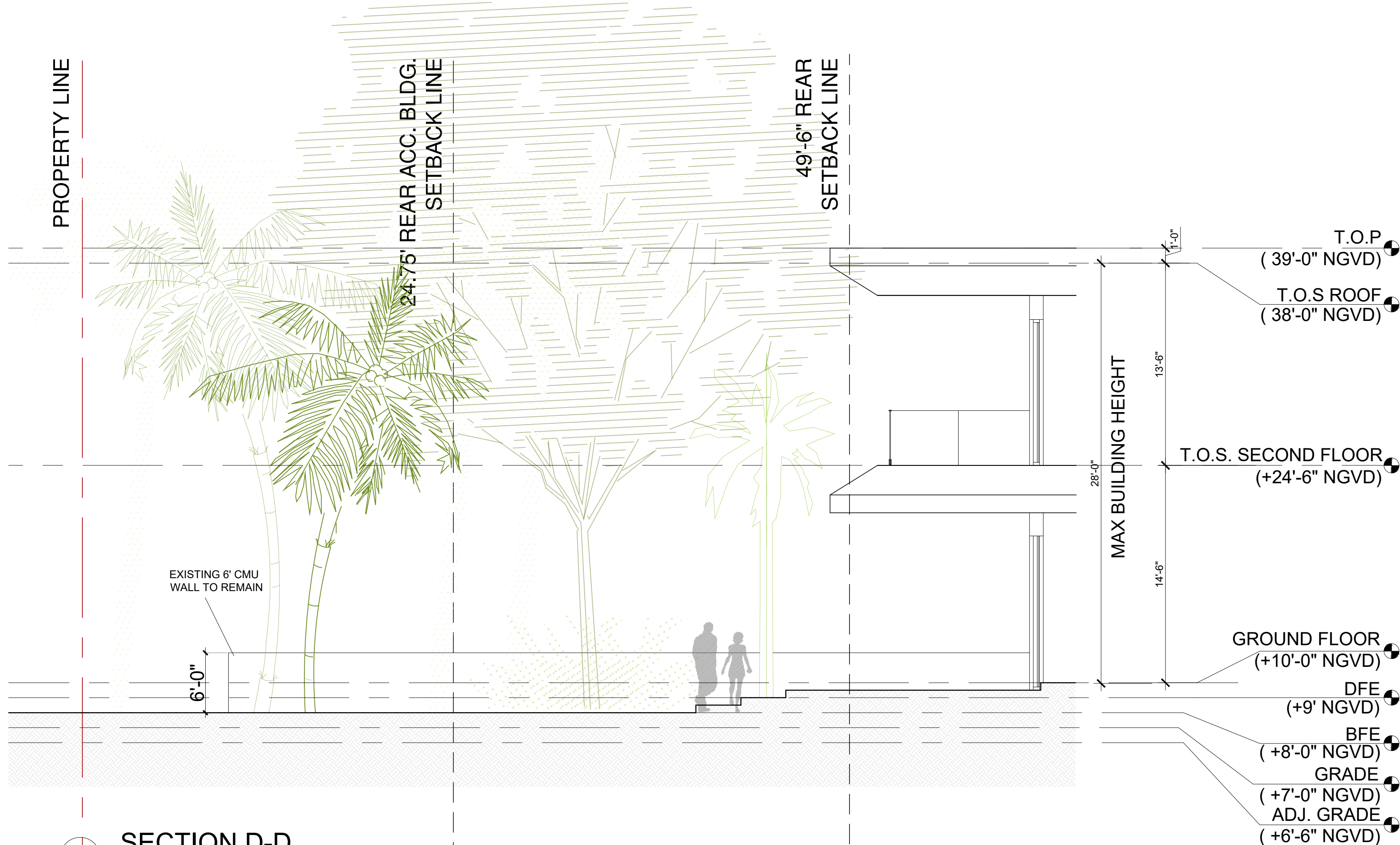
2 SECTION B-B

SCALE: 3/16" = 1'-0"



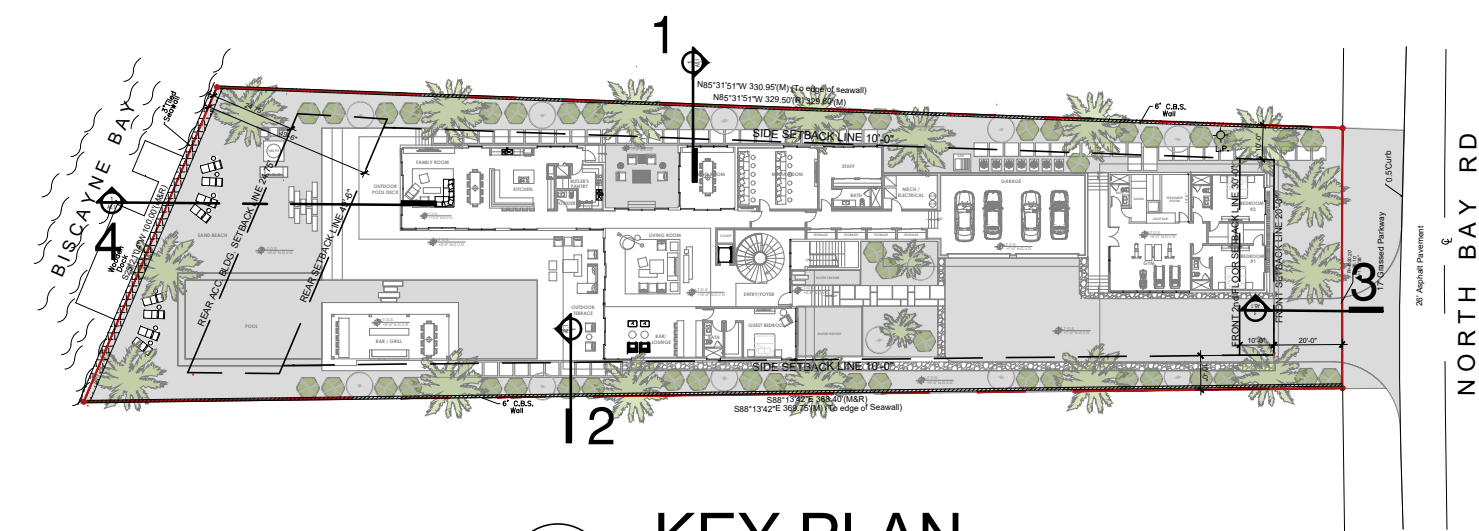
3 SECTION C-C

SCALE: 3/16" = 1'-0"



4 SECTION D-D

SCALE: 3/16" = 1'-0"



A KEY PLAN

Scale: N.T.S

Rev.	Date	Rev.	Date

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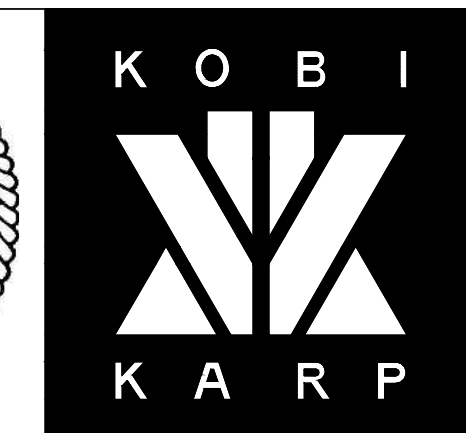
Owner:
Name: OWNER
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Address: OWNER ADDRESS2
Tel: OWNER PHONE
Email: OWNER EMAIL

Consultant:
Name:
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YARD Sections

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A6.3
Project	5970 N BAY RD	



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1 FRONT RENDERING

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RENDERINGS
Front

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A7.0
Project	5970 N BAY RD	



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1 REAR RENDERING

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RENDERINGS
Rear

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A7.1
Project	5970 N BAY RD	



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1 ENTRANCE RENDERING

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RENDERINGS
Entrance

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A7.2
Project	5970 N BAY RD	



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AXONOMETRIC SE VIEW



1 AXONOMETRIC VIEW

Scale: N.T.S

Rev.	Date	Rev.	Date

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AXONOMETRIC
Front

Date	07/14/2021	Sheet No. A7.3
Scale	AS INDICATED	
Project	5970 N BAY RD	



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AXONOMETRIC SW VIEW

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1 AXONOMETRIC VIEW

Scale: N.T.S

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AXONOMETRIC
Rear

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A7.4
Project	5970 N BAY RD	