

PRIVATE RESIDENCE

5970 N BAY ROAD  
MIAMI BEACH, FL 33140

DRB PRESENTATION

DRB 21-069 - SEPTEMBER 10 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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MIAMI BEACH, FL 33140

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Email OWNER EMAIL

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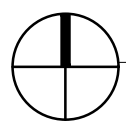
Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street,  
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Fax: +1(305) 573 3766



COVER

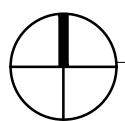
Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A0.0
Project	5970 N BAY RD	





LOCATION MAP

Scale N.T.S



AERIAL VIEW

Scale N.T.S

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SITE IMAGE

Scale N.T.S



SITE IMAGE

Scale N.T.S

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

Consultant:  
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LOCATION

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A2.0
Project	5970 N BAY RD	





5970 N. BAY RD. - MIAMI BEACH, FL

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AXONOMETRIC SE VIEW



1 AXONOMETRIC VIEW

Scale: N.T.S

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AXONOMETRIC  
Front

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A7.3
Project	5970 N BAY RD	





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AXONOMETRIC SW VIEW

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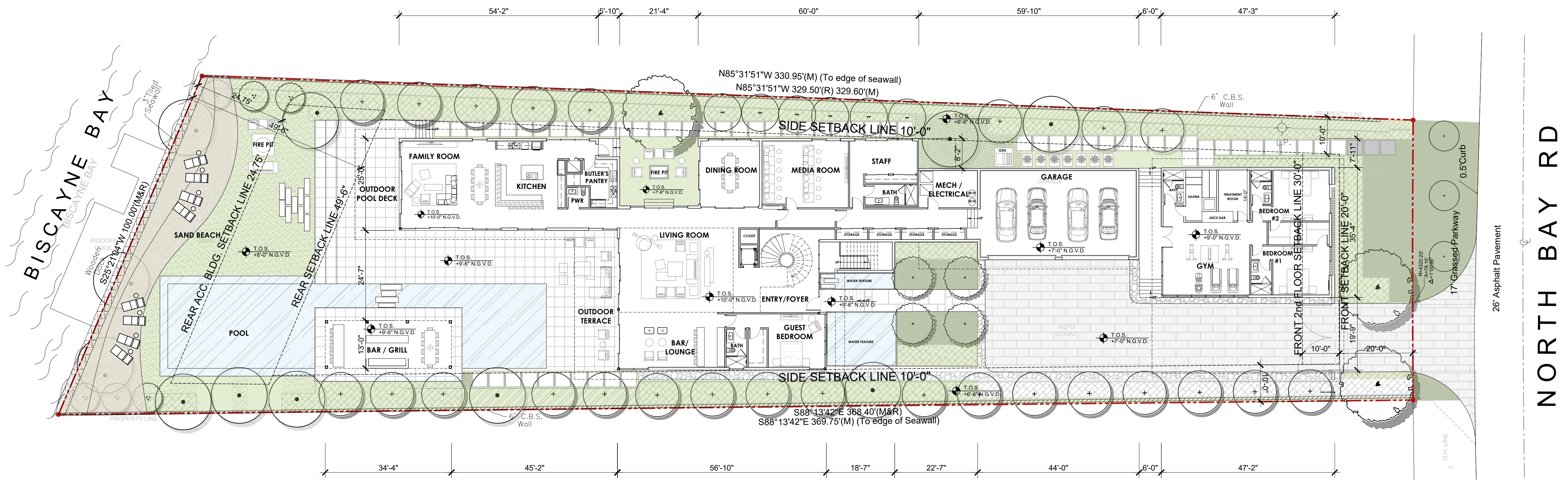


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**AXONOMETRIC**  
Rear

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A7.4
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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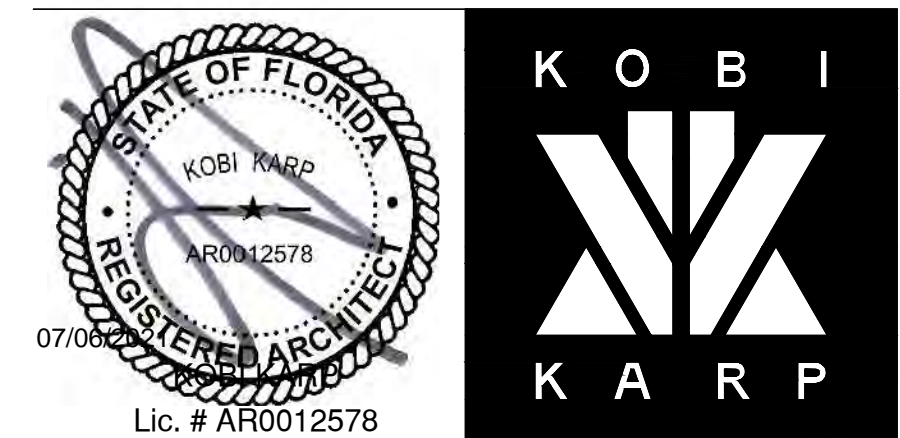
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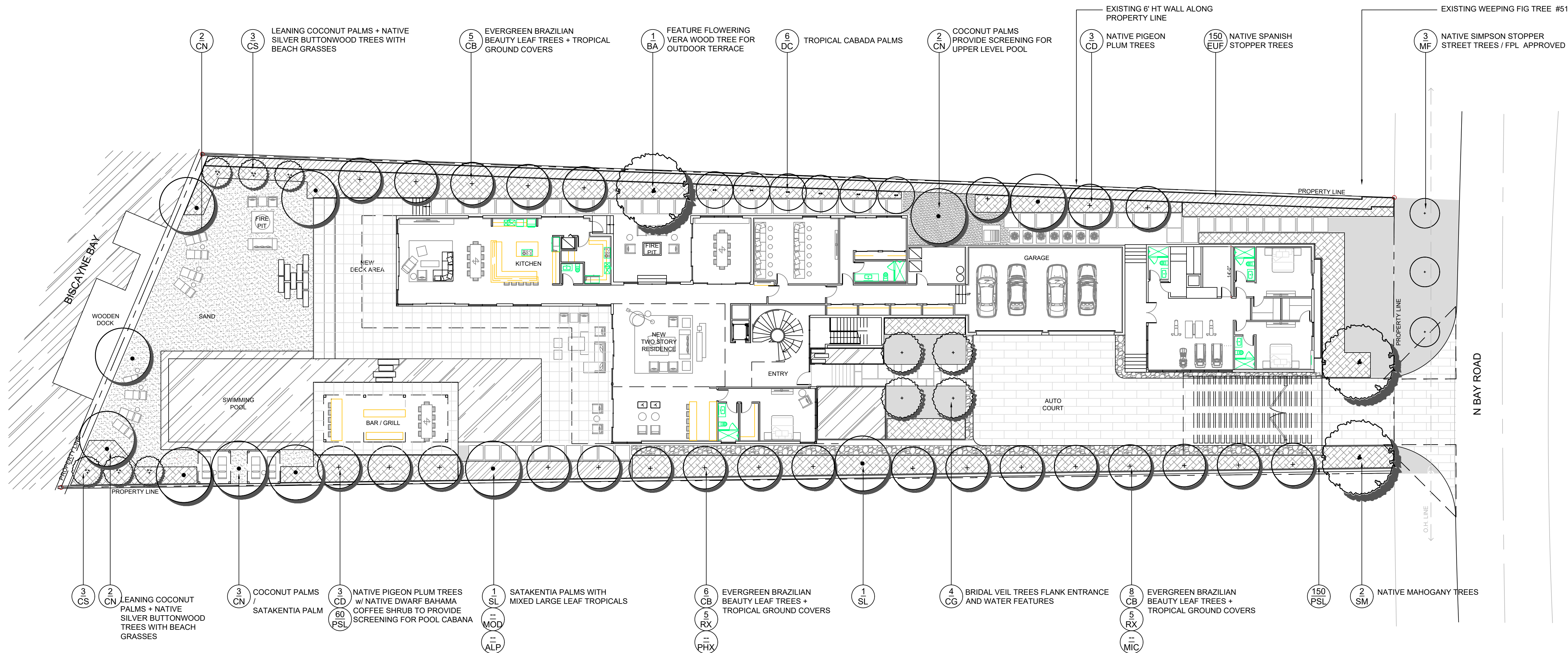
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**PROPOSED**  
Site plan

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	SP1.0
Project	5970 N BAY RD	



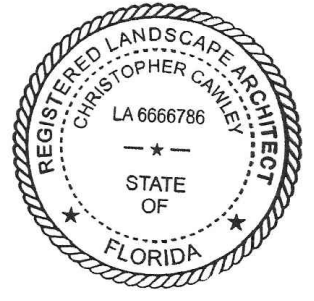


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CHRISTOPHER CAWLEY, RLA  
Florida License LA 6666786

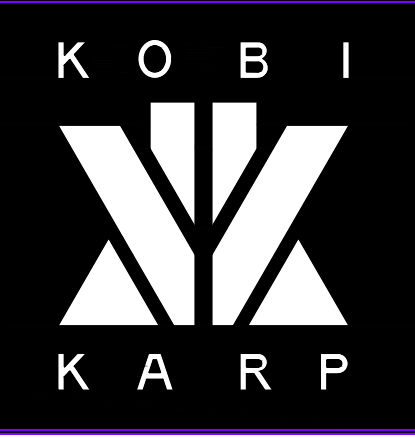
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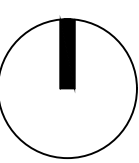
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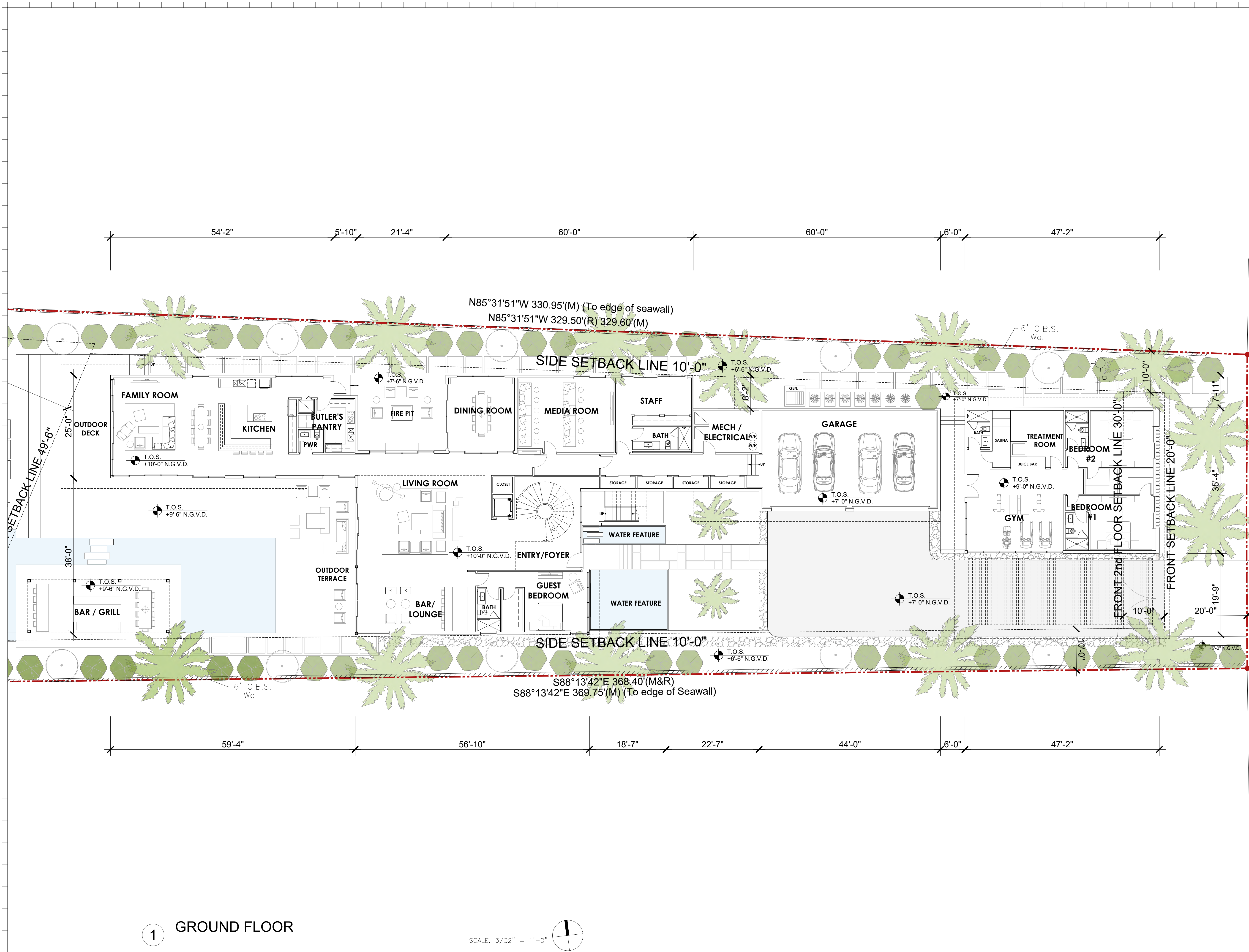
## GROUND FLOOR LANDSCAPE PLAN



**CHRISTOPHER  
CAWLEY  
LANDSCAPE  
ARCHITECTURE**  
780 NE 69th Street, Suite 200 Miami, Florida 33138  
Tel: 786.536.2861 | F: 305.979.1585  
CHRISTOPHERCAWLEY.COM | LIC 2800460

Date	05/27/2021	Sheet No.
Scale	AS INDICATED	<b>L2.0</b>
Project	5970 N BAY RD	





1 GROUND FLOOR

SCALE: 3/32" = 1'-0"

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

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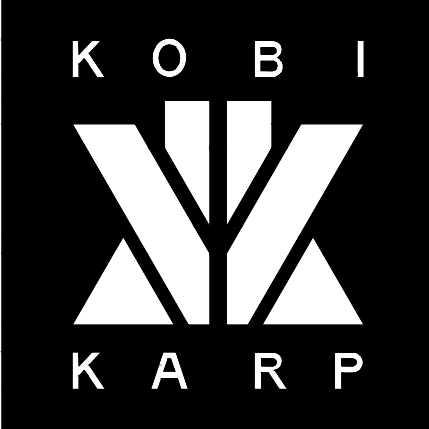
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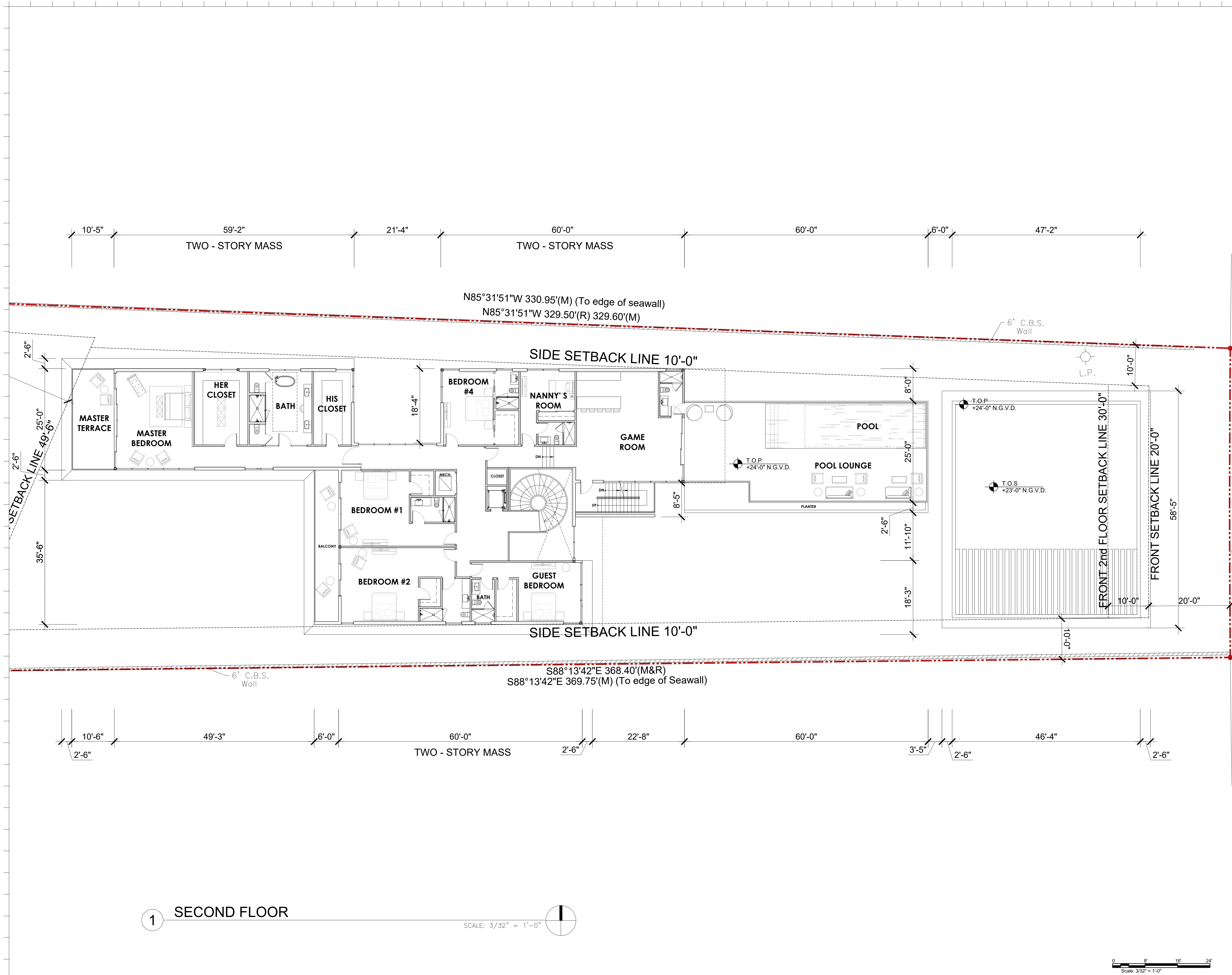
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PROPOSED  
Ground Floor

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A4.0
Project	5970 N BAY RD	





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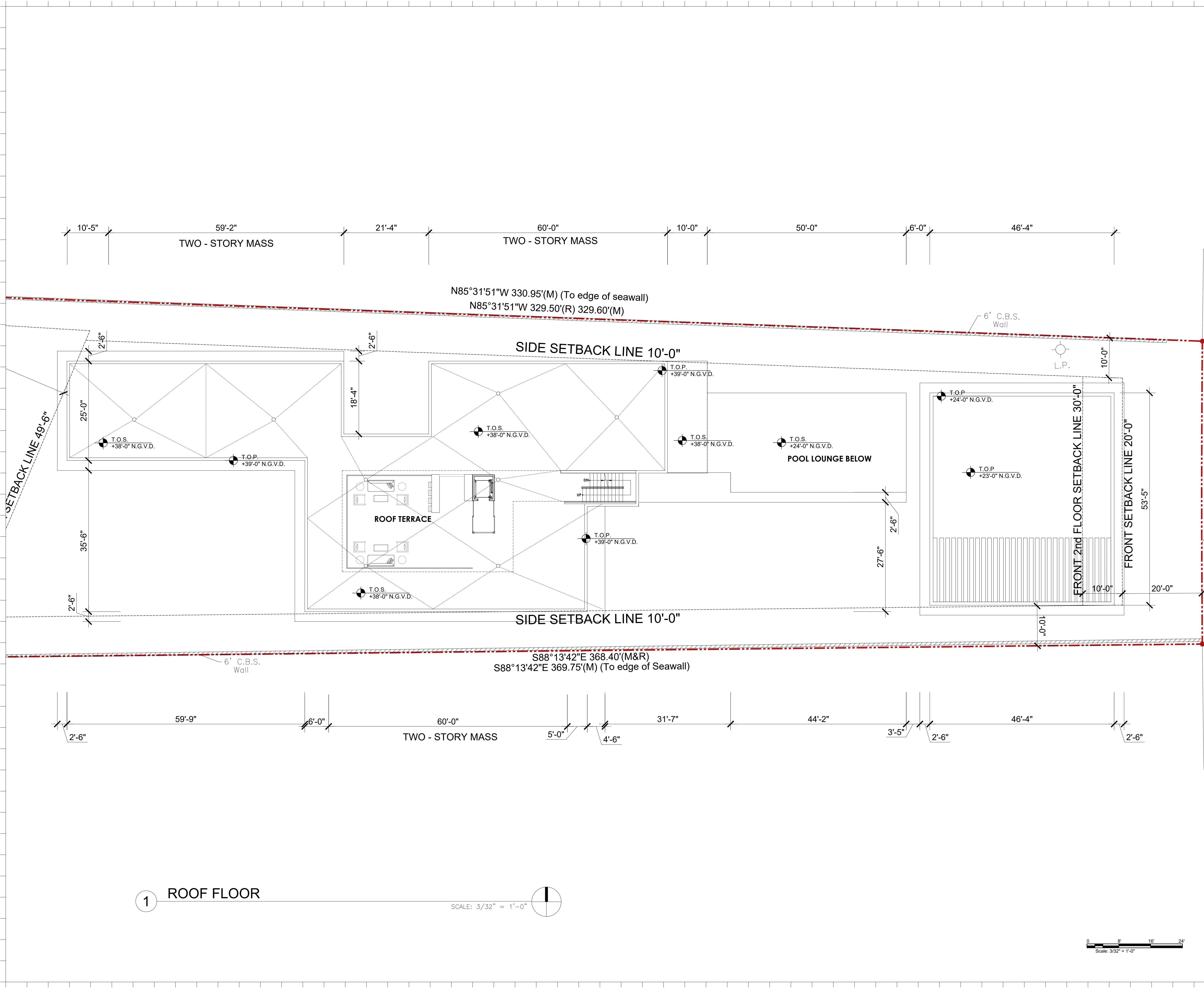
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**PROPOSED**  
Second Floor

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A4.1
Project	5970 N BAY RD	





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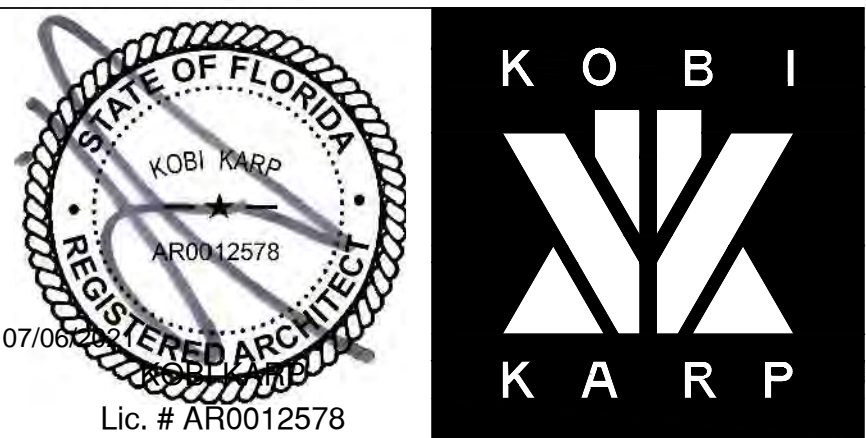
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**PROPOSED**  
**Roof Floor**

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A4.2
Project	5970 N BAY RD	

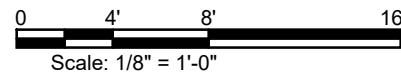




1

REAR ELEVATION

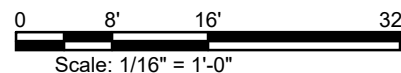
SCALE: 1/8" = 1'-0"



2

SIDE ELEVATION

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



ELEVATION MATERIAL  
Legend



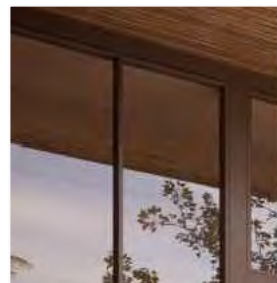
1. TRAVERTINE



2. WOOD PANEL



3. FRAMELESS  
GLASS RAIL



4. GUNMETAL  
FRAME GLAZING  
SYSTEM



5. GREEN WALL



6. PAINTED GRAY  
STUCCO

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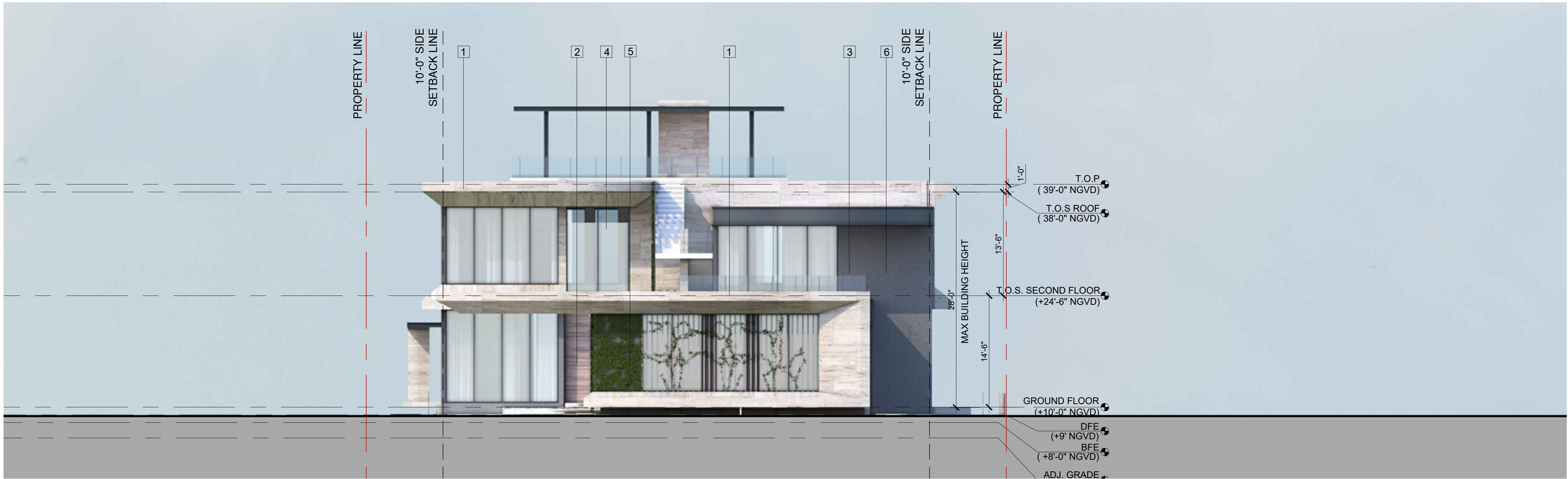
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ELEVATIONS  
Rendered

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A5.3
Project	5970 N BAY RD	

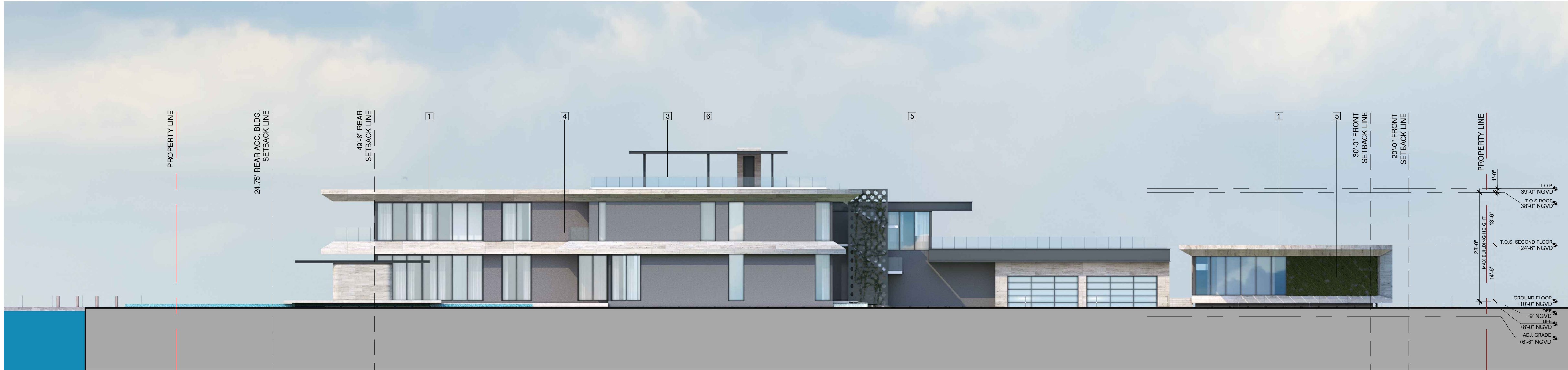
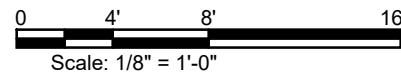




1

FRONT ELEVATION

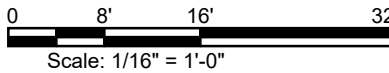
SCALE: 1/8" = 1'-0"



2

SIDE ELEVATION

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



ELEVATION MATERIAL Legend



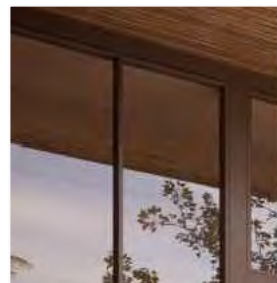
1. TRAVERTINE



2. WOOD PANEL



3. FRAMELESS GLASS RAIL



4. GUNMETAL FRAME GLAZING SYSTEM



5. GREEN WALL



6. PAINTED GRAY STUCCO

Rev.	Date	Rev.	Date

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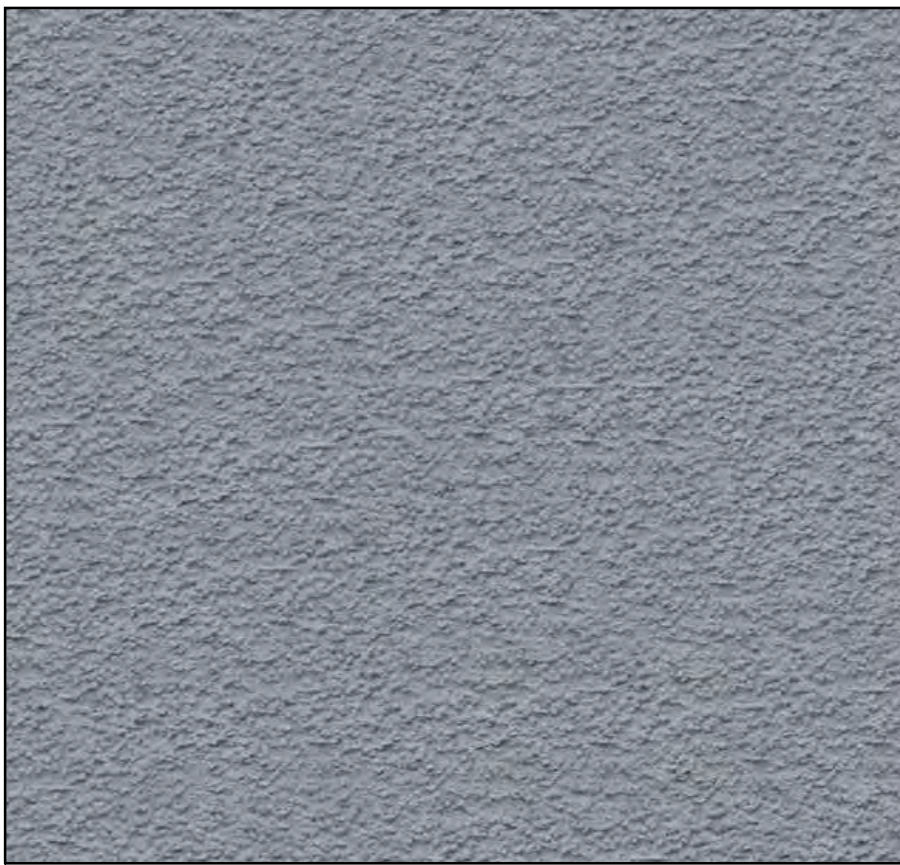
ELEVATIONS  
Rendered

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A5.4
Project	5970 N BAY RD	





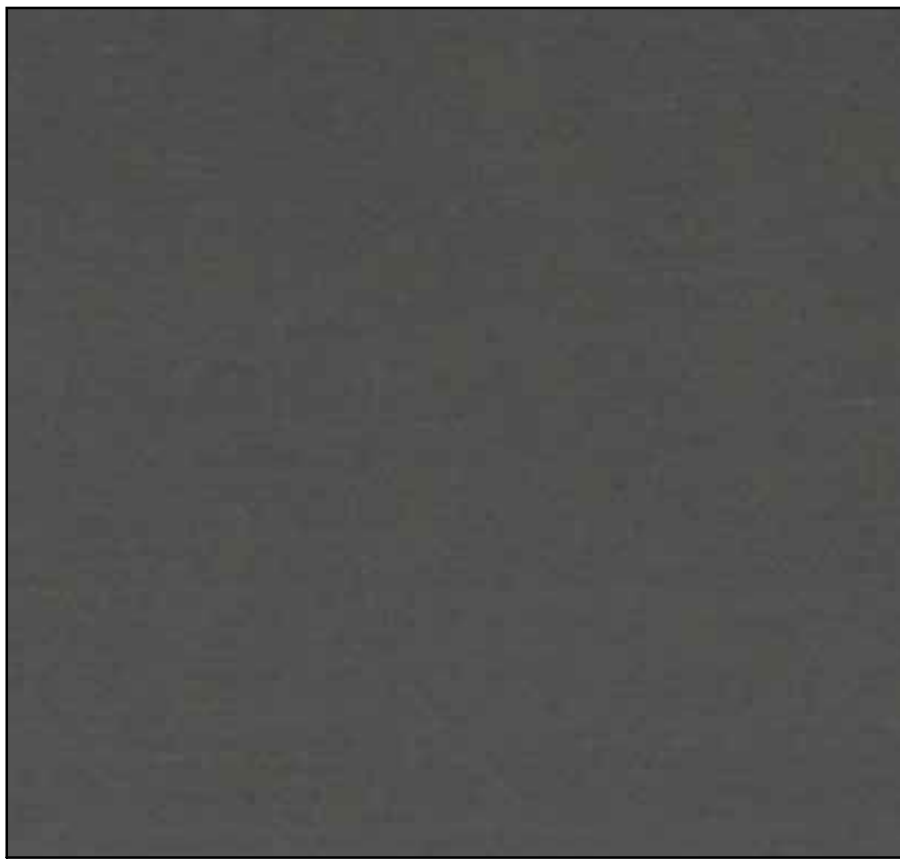
1. TRAVERTINE  
CLADDING



3. GRAY STUCCO



2. NATURAL WOOD



4. GRAY METAL

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MATERIALS

Date	07/14/2021	Sheet No.
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1 FRONT RENDERING

Scale: N.T.S

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RENDERINGS  
Front

Date	07/05/2021	Sheet No.
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1 ENTRANCE RENDERING

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Tel:  
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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



RENDERINGS  
Entrance

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A7.2
Project	5970 N BAY RD	





5970 N. BAY RD. - MIAMI BEACH, FL

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1 REAR RENDERING

Scale: N.T.S

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  
Address  
Address  
Tel:  
Email

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



RENDERINGS  
Rear

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A7.1
Project	5970 N BAY RD	









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 %:	8,450 SF (27%)
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.

INDEX	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL DRAWINGS	
A0.0	COVER
A1.0	ZONING DATA / DRAWING INDEX & GENERAL NOTES
S	SURVEY
A2.0	LOCATION MAP
A2.1	SITE PHOTOS
A2.2	SITE PHOTOS
A2.3	SITE PHOTOS
A3.0	ZONING DIAGRAMS - LOT COVERAGE
A3.1	ZONING DIAGRAMS - PERVIOUS REQUIREMENTS
A3.2	ZONING DIAGRAMS - UNIT SIZE REQUIREMENTS
A3.3	ZONING DIAGRAMS - UNIT SIZE REQUIREMENTS
A3.4	ZONING DIAGRAMS - UNIT SIZE REQUIREMENTS
A3.5	ZONING DIAGRAMS - SETBACKS
SP1.0	SITE PLAN
A4.0	GROUND FLOOR PLAN
A4.1	SECOND FLOOR PLAN
A4.2	ROOF PLAN
A5.0	ELEVATIONS
A5.1	ELEVATIONS
A5.2	ELEVATIONS
A5.3	RENDERED ELEVATIONS
A5.4	RENDERED ELEVATIONS
A6.0	SECTIONS
A6.0	SECTIONS
A6.1	YARD SECTIONS
A7.0	RENDERINGS
A7.1	RENDERINGS
A7.2	RENDERINGS
A7.3	AXONOMETRIC
A7.4	AXONOMETRIC

Rev.	Date	Rev.	Date

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PRIVATE RESIDENCE

5970 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

**Owner:**  
Name  
Address  
Address  
Tel:  
Email

OWNER  
OWNER ADDRESS1  
OWNER ADDRESS2  
OWNER PHONE  
OWNER EMAIL

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

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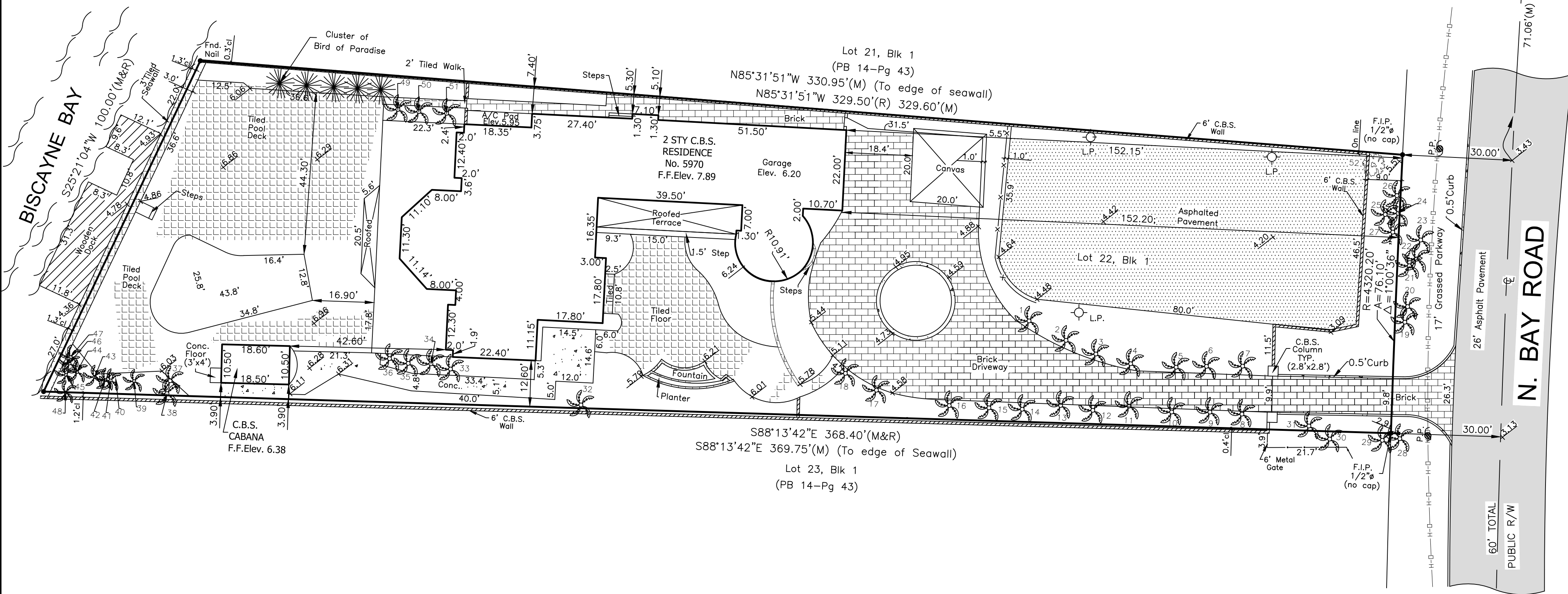
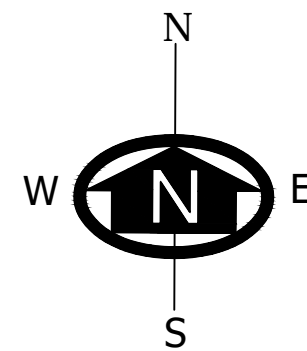
ZONING DATA

Date	07/05/2021	Sheet No. <b>A1.0</b>
Scale	AS INDICATED	
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	PTYCHOSPHERMA MACARTHUR	0.4'	18'	6'
26	MACARTHUR PALM	PTYCHOSPHERMA MACARTHUR	0.4'	18'	6'
27	MACARTHUR PALM	PTYCHOSPHERMA MACARTHUR	0.4'	18'	6'
28	MACARTHUR PALM	PTYCHOSPHERMA MACARTHUR	0.4'	18'	8'
29	ALEXANDER PALM	PTYCHOSPHERMA 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	PTYCHOSPHERMA 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	PTYCHOSPHERMA MACARTHUR	0.5'	20'	8'
50	MACARTHUR PALM	PTYCHOSPHERMA MACARTHUR	0.4'	18'	6'
51	MACARTHUR PALM	PTYCHOSPHERMA MACARTHUR	0.4'	18'	6'
52	WEeping FIG	FICUS BENJAMINA	6.0'	50'	50'

## SITE PICTURE



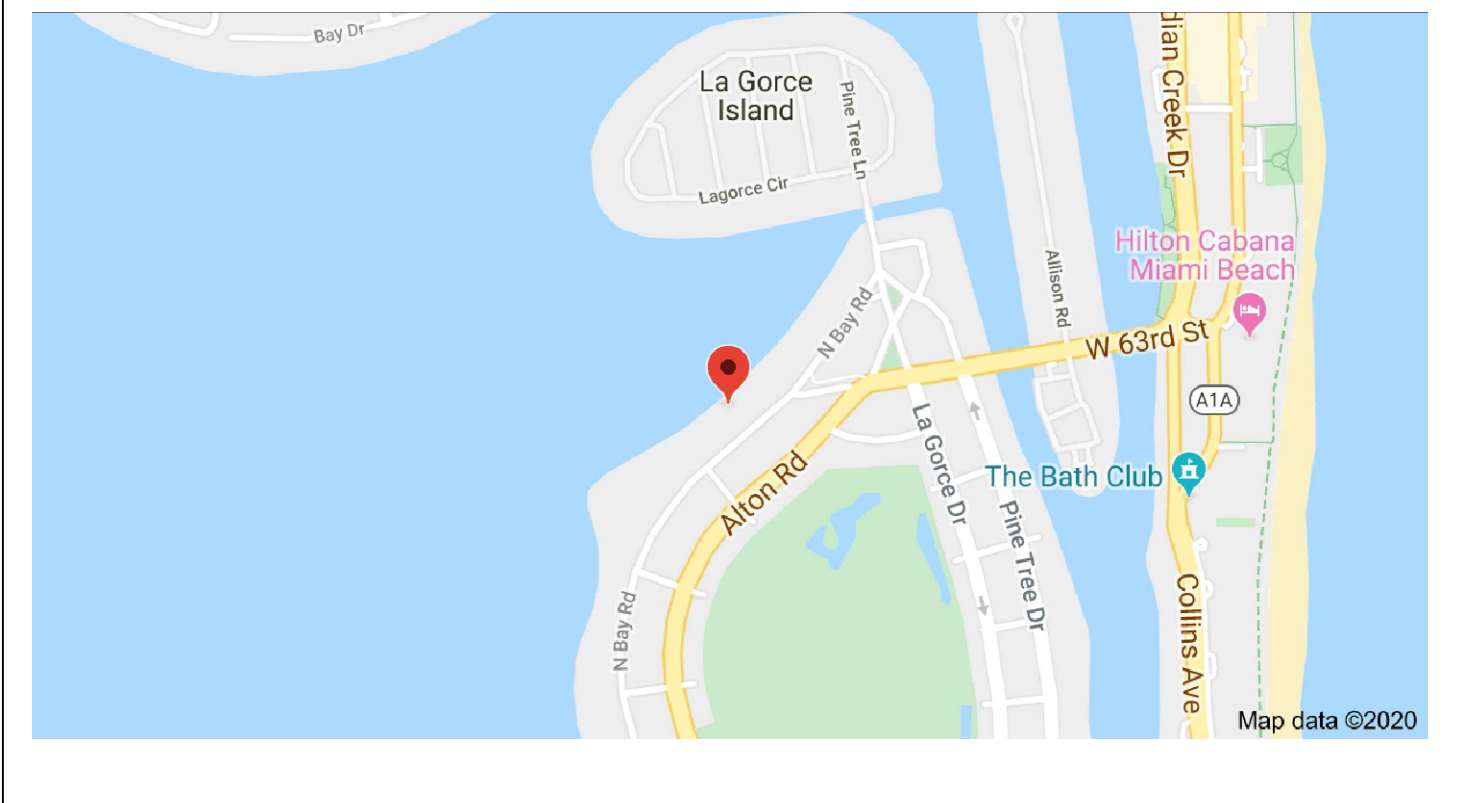
## ABBREVIATION (IF ANY APPLIED)

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  
EASEM. = 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

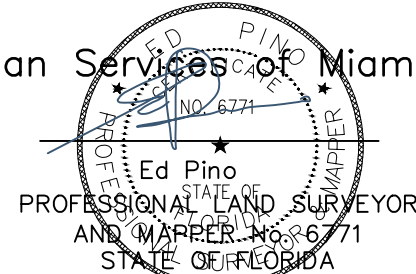
THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

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

07/06/2021

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) 598-8827  
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





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:  
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Tel:  
Email:

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



PROJECT SITE  
Exist. Structures

Date	07/05/2021	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



Rev.	Date	Rev.	Date

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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:**  
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**PROJECT SITE**  
Surrounding Buildings

Date	07/05/2021	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

Rev.	Date	Rev.	Date

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Email:

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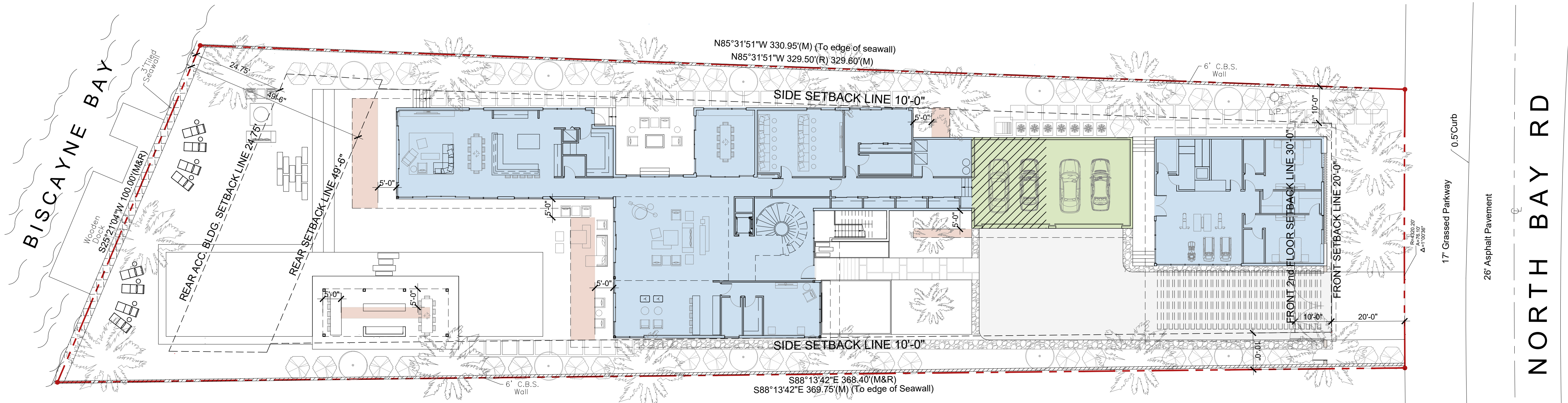
Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street,  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



PROJECT SITE  
Surrounding Buildings

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A2.3
Project	5970 N BAY RD	

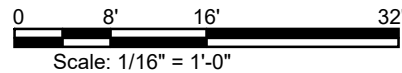




Legend	
MAX LOT COVERAGE 30% 9,240 SF	
RESIDENCE	7,273 SF
OVERHANGS	585 SF
GARAGE	1,092 SF
Garage deduction	- 500 SF = 592 SF
TOTAL (27%) 8,450 SF	

1 LOT COVERAGE DIAGRAM

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



Rev.	Date	Rev.	Date

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Email OWNER EMAIL

Consultant:  
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Address  
Tel.  
Email

Consultant:  
Name  
Address  
Address  
Tel.  
Email

Consultant:  
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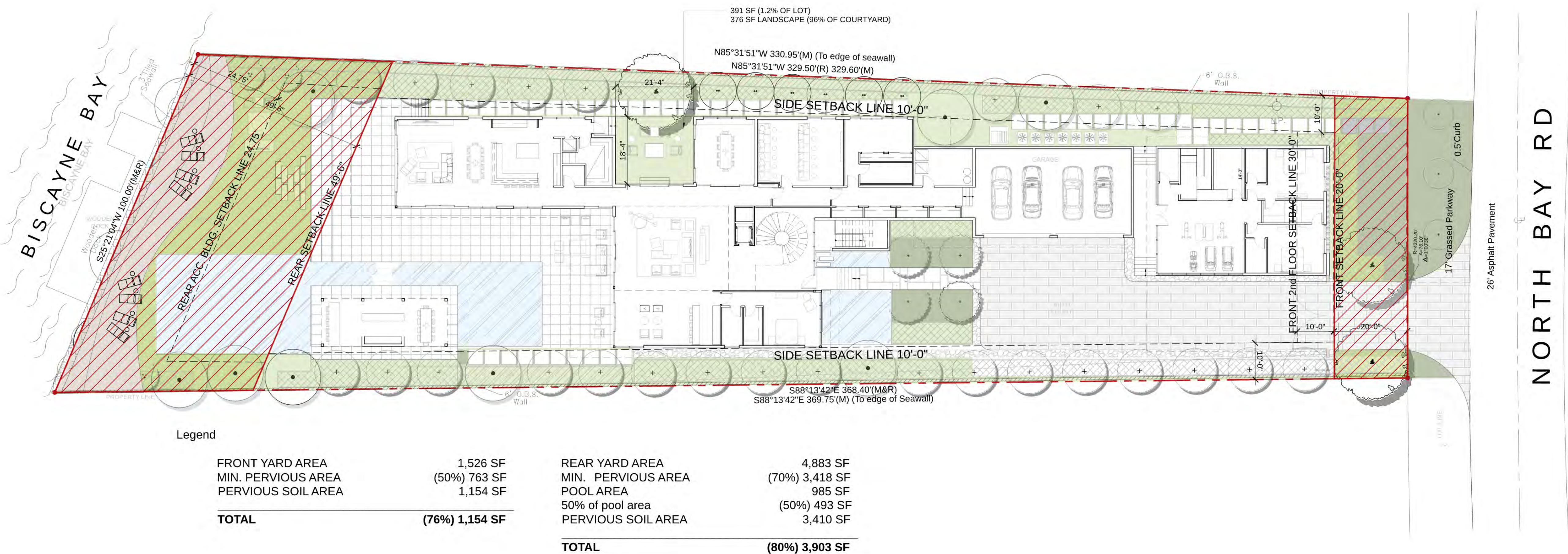
Architect of Record:  
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571 NW 28th Street,  
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ZONING DIAGRAM  
Lot Coverage

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A3.0
Project	5970 N BAY RD	





1 PERVIOUS DIAGRAM

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

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

Rev.	Date	Rev.	Date
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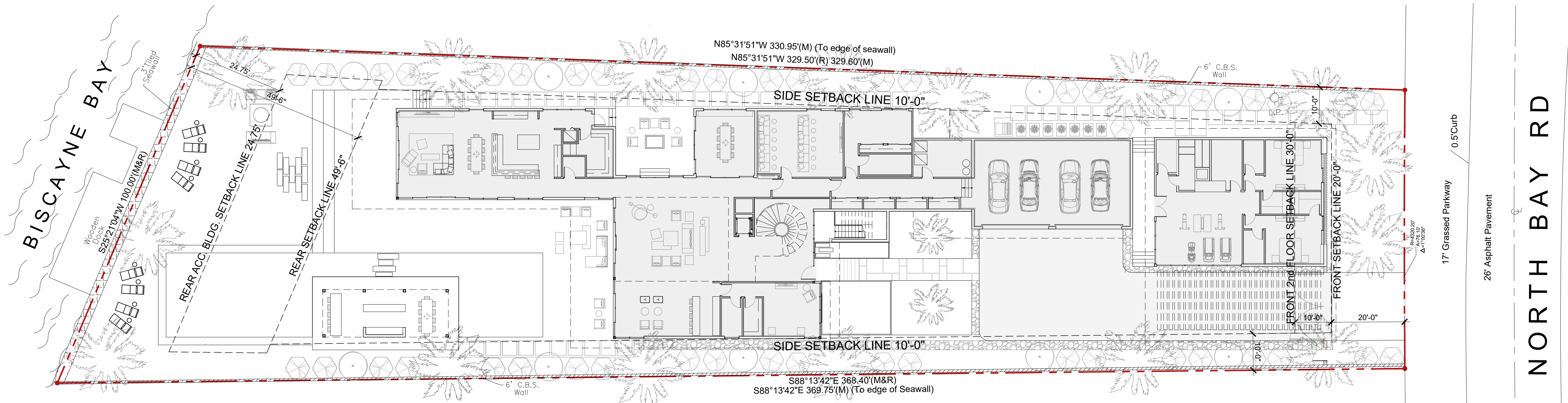
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ZONING DIAGRAM  
Pervious

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A3.1
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"

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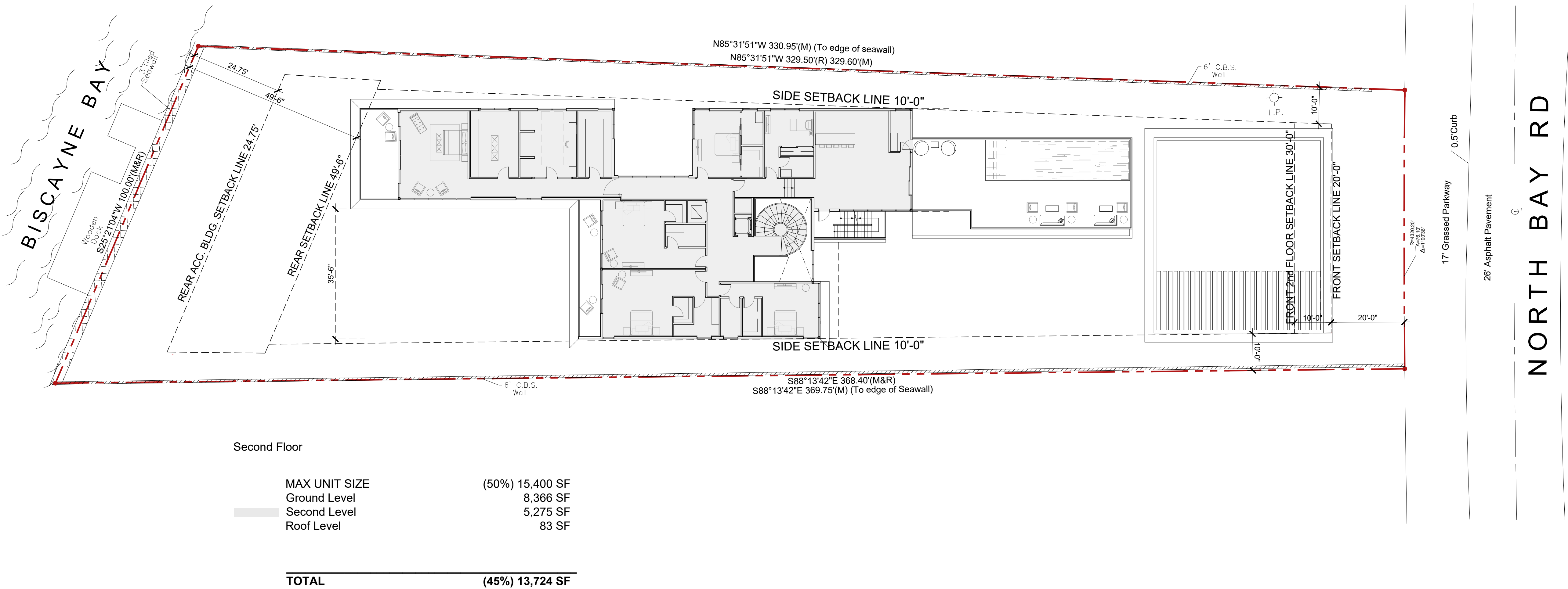
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**ZONING DIAGRAM**  
Unit Size

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A3.2
Project	5970 N BAY RD	





1 SECOND FLOOR - UNIT SIZE DIAGRAM

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

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

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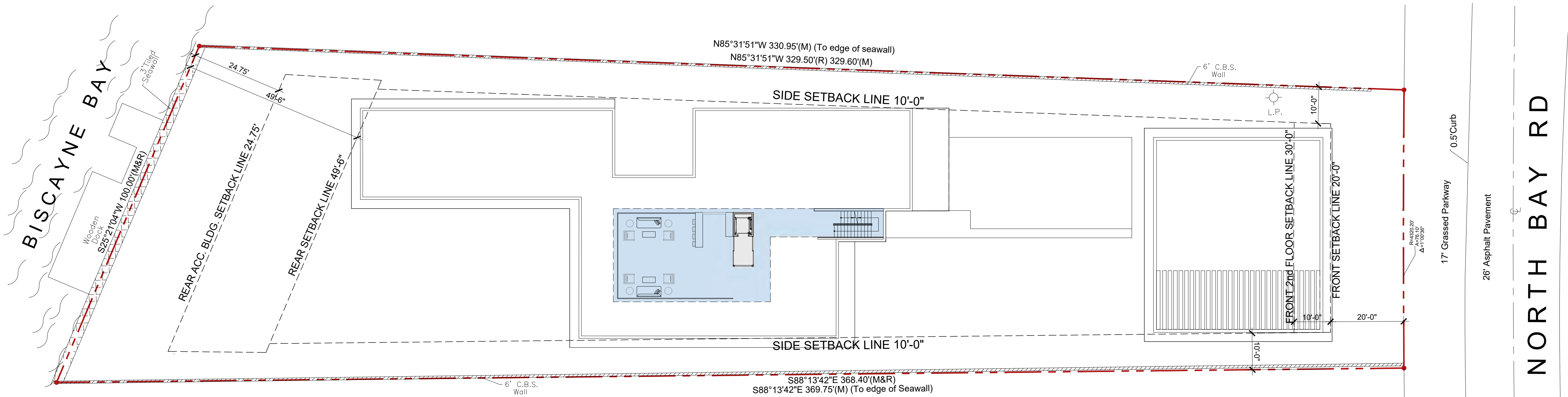
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ZONING DIAGRAM  
Unit Size

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A3.3
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
*25 percent of the enclosed second floor area	
Shadow roof deck	1,300 SF

**TOTAL (25%) 1,300 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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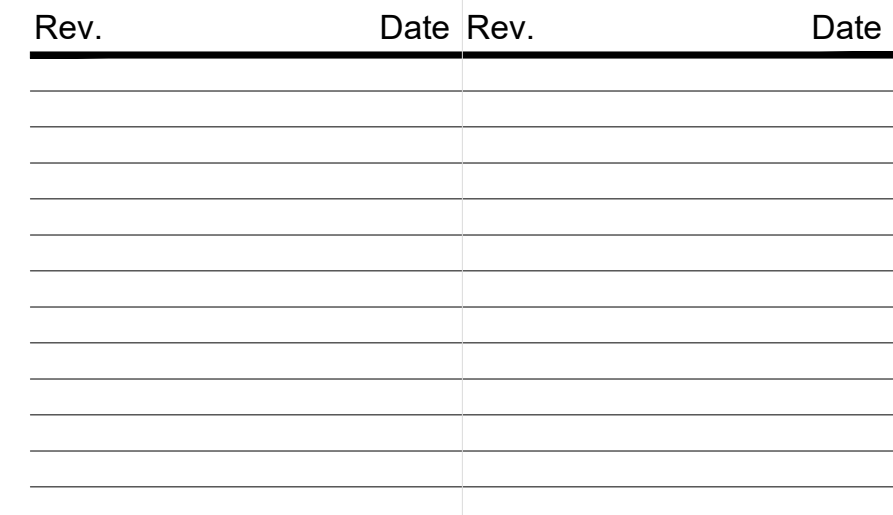
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**ZONING DIAGRAM**  
Unit Size

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	<b>A3.4</b>
Project	5970 N BAY RD	





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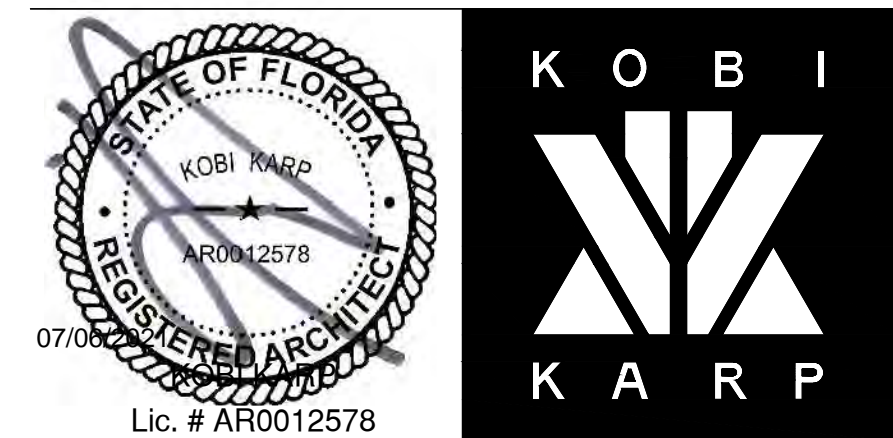
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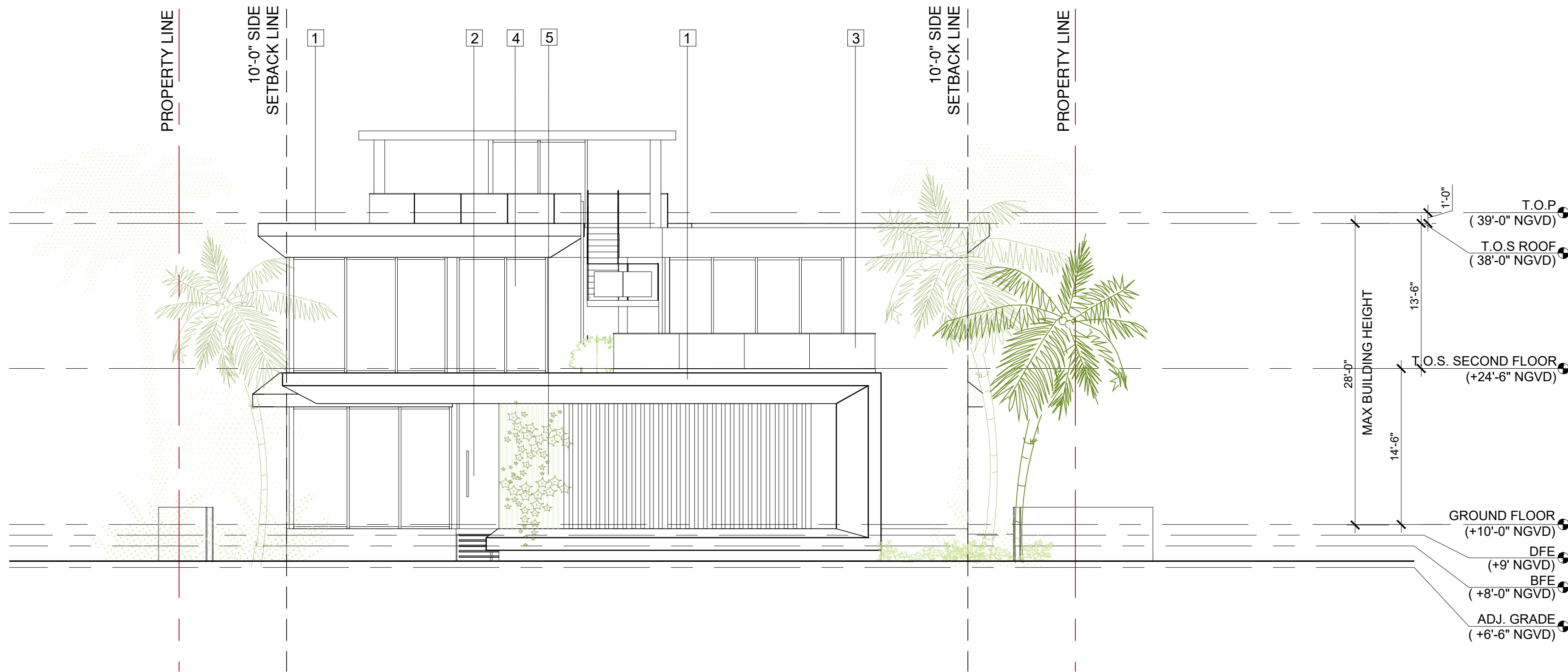


## ZONING DIAGRAM

### Building Setbacks

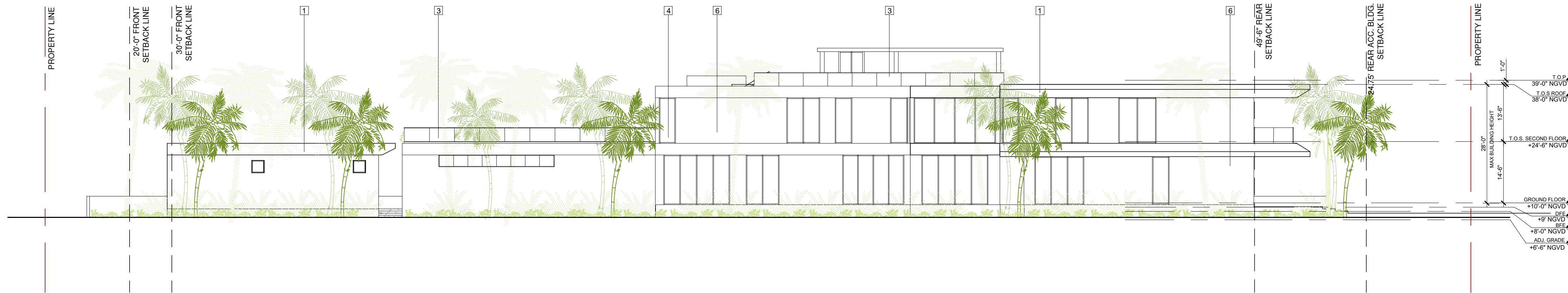
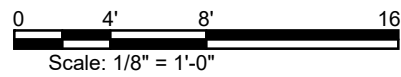
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Project	5970 N BAY RD	





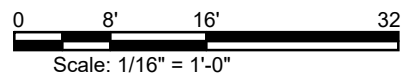
1 FRONT ELEVATION

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



2 SIDE ELEVATION

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



ELEVATION MATERIAL  
Legend



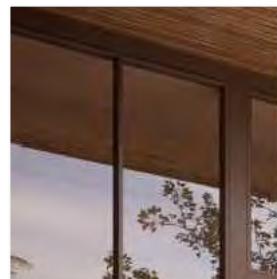
1. TRAVERTINE



2. WOOD PANEL



3. FRAMELESS  
GLASS RAIL



4. GUNMETAL  
FRAME GLAZING  
SYSTEM



5. GREEN WALL



6. PAINTED GRAY  
STUCCO

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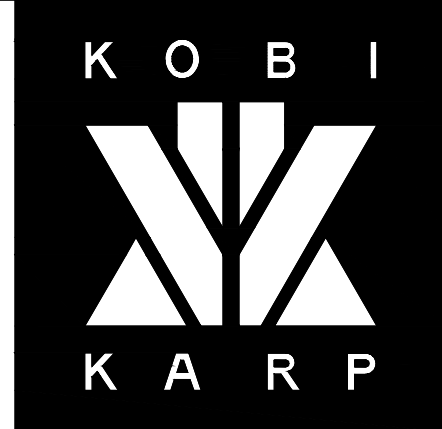
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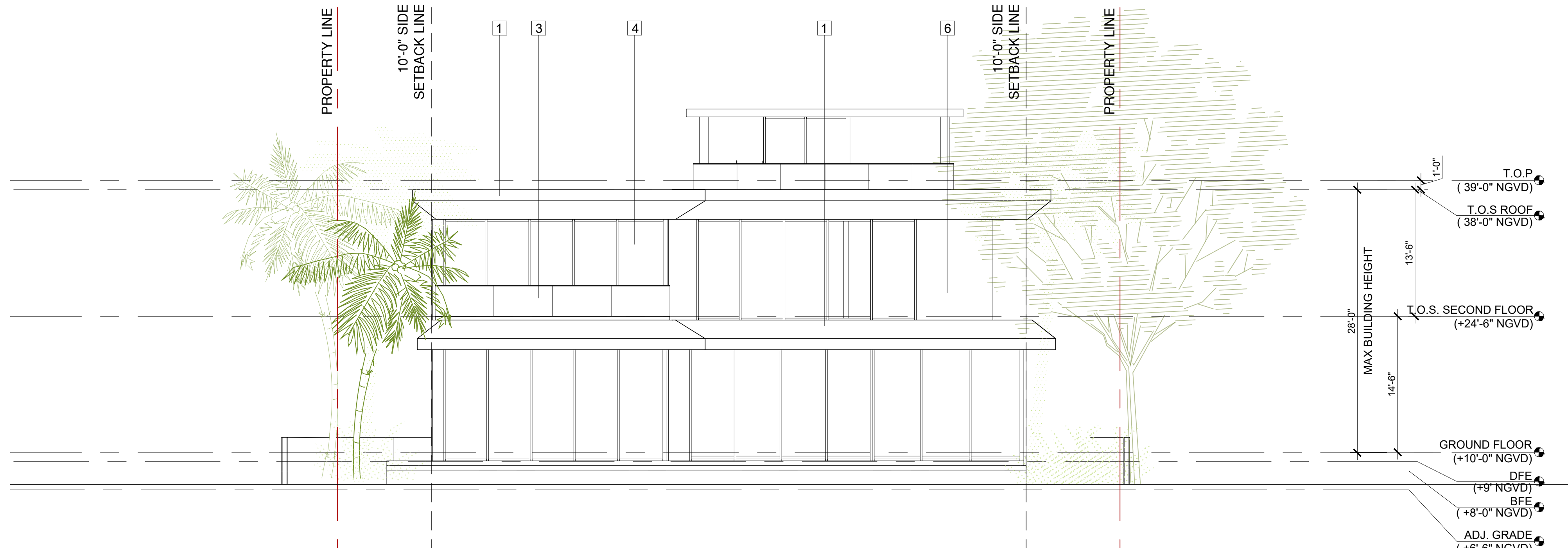
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ELEVATIONS  
Proposed

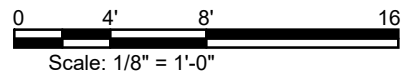
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Scale	AS INDICATED	A5.0
Project	5970 N BAY RD	





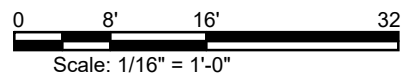
1 REAR ELEVATION

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



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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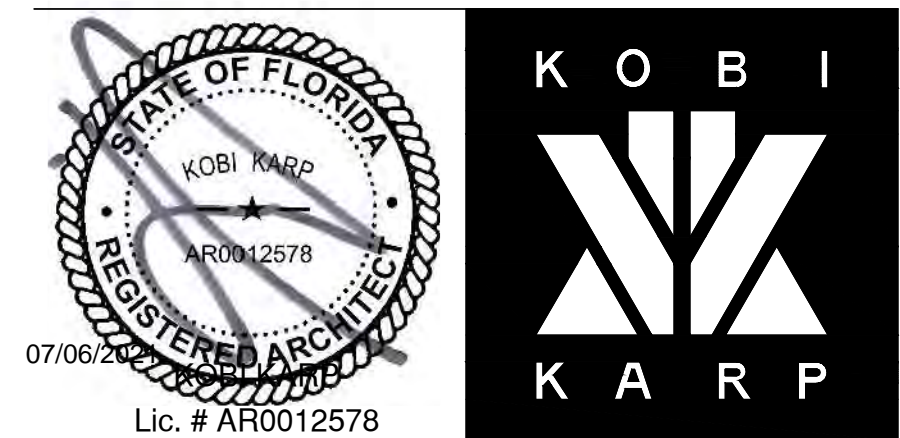
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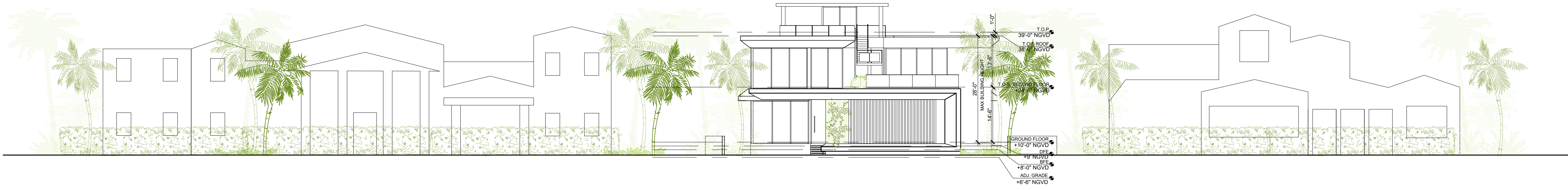
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ELEVATIONS  
Proposed

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A5.1
Project	5970 N BAY RD	

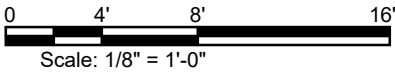




1

FRONT SURROUNDINGS ELEVATION

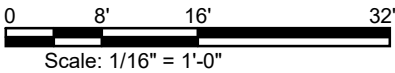
SCALE: 1/8" = 1'-0"



2

REAR SURROUNDINGS ELEVATION

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



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ELEVATIONS  
Surroundings

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A5.2
Project	5970 N BAY RD	



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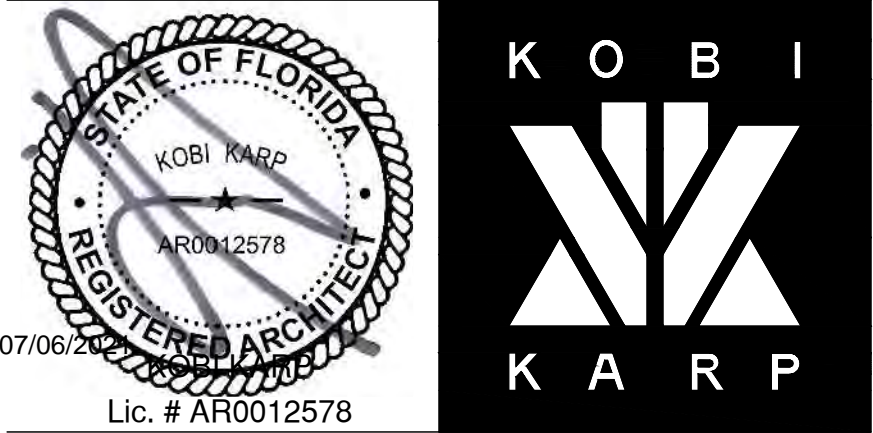
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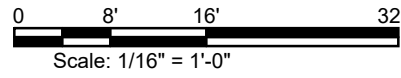


SECTIONS  
Proposed

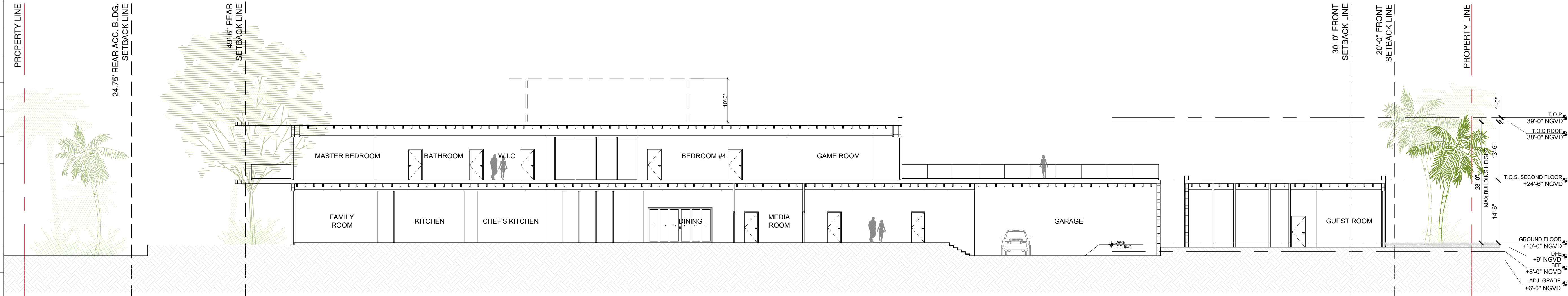
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Scale	AS INDICATED	A6.0
Project	5970 N BAY RD	

1 SECTION 1

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







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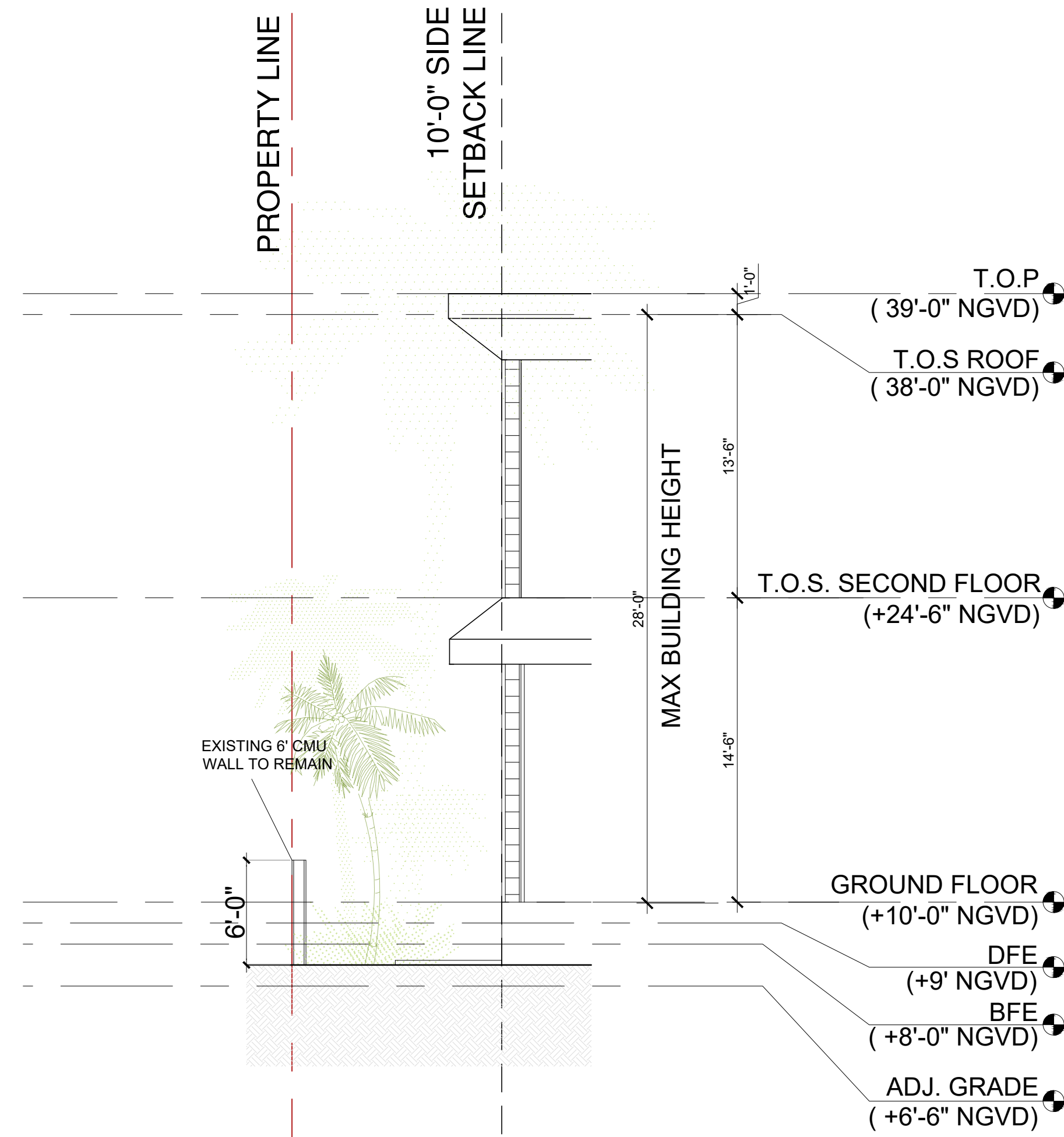
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SECTIONS  
Proposed

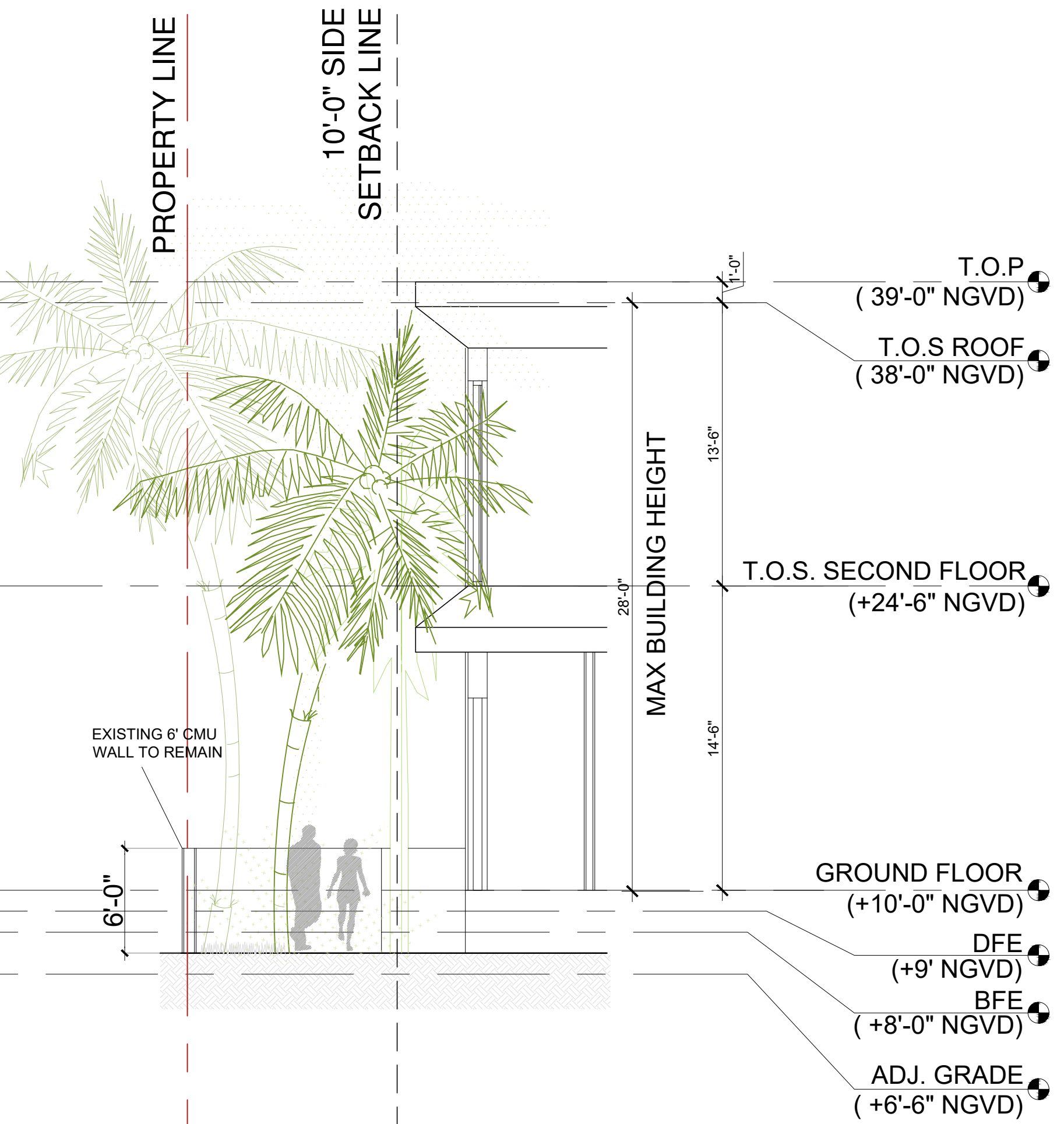
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Project	5970 N BAY RD	





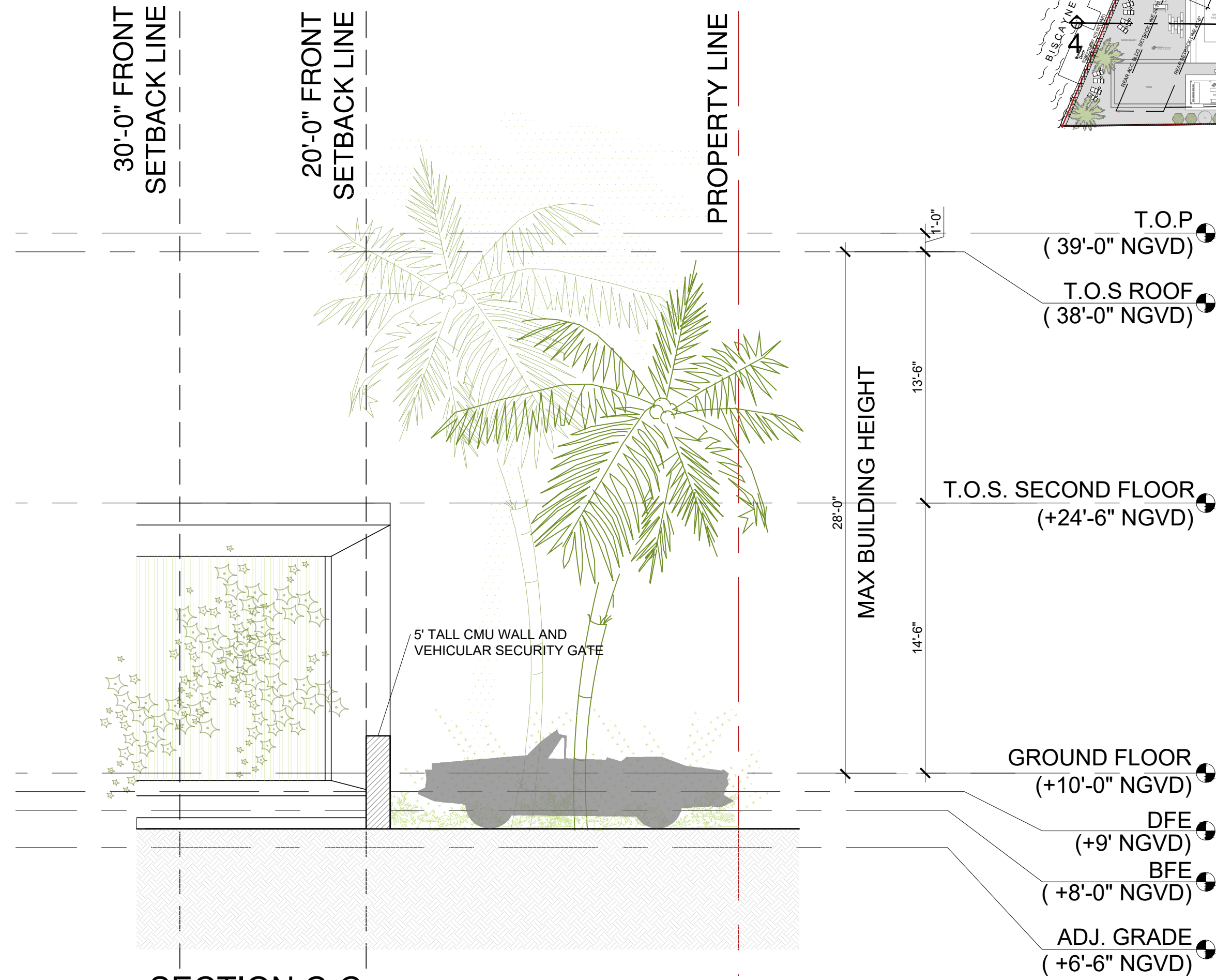
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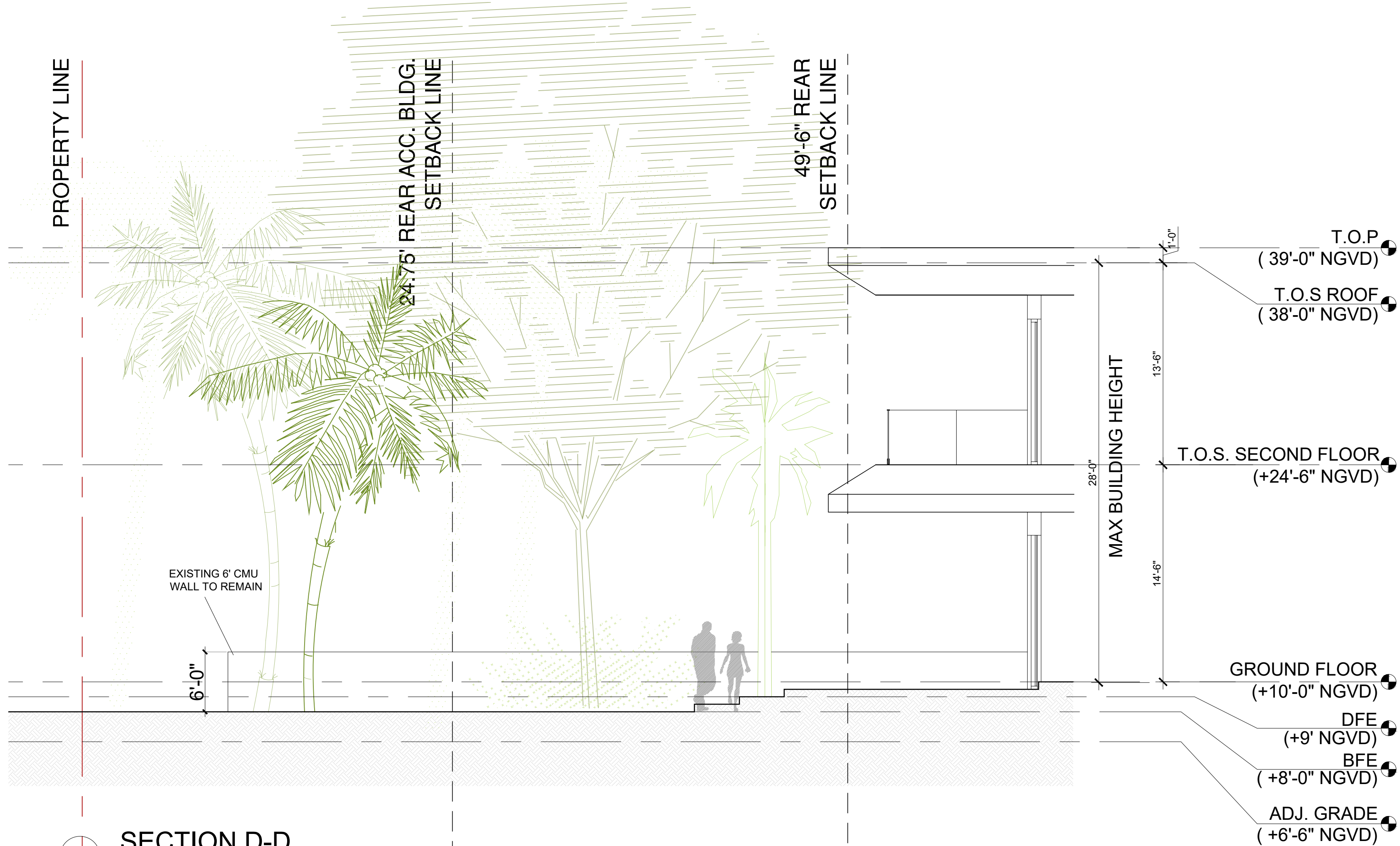
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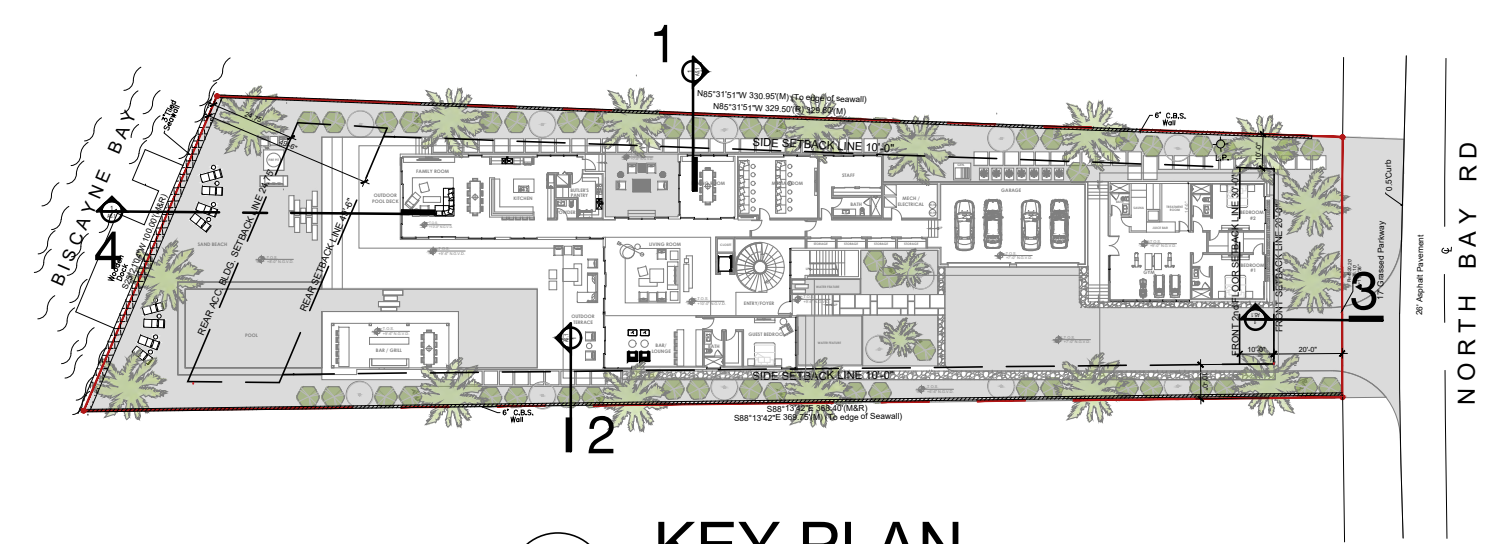
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SCALE: 3/16" = 1'-0"



4 SECTION D-D

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



A KEY PLAN

Scale: N.T.S.

Rev.	Date	Rev.	Date

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YARD  
Sections

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A6.3
Project	5970 N BAY RD	





C.M.B. LANDSCAPE FINAL DRB SUBMITTAL 07.06.21

NEW RESIDENCE | 5970 NORTH BAY ROAD | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS  
5970 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed mostly palms and one tree near the NE and S property line. Please note that the landscape architect is proposing to preserve + protect the weeping fig tree along the east property line. The landscape architect is requesting to remove the remaining vegetation on site. Please note that the landscape architect intends to provide an improved landscape design that shall mitigate for the palm loss by introducing new native trees to the site and meet all landscape requirements set forth by C.M.B. Chapter 126.

SCOPE OF WORK

- New landscape design to complement new Residence

INDEX OF SHEETS

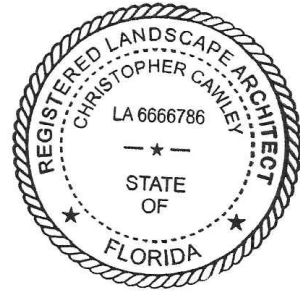
- L0.0 Landscape Cover + Sheet Index
- L1.0 Existing Tree Survey + Disposition Plan
- L1.1 Existing Tree Chart, Mitigation Summary, Notes + Details
- L2.0 Ground Floor Landscape Plan
- L2.1 Second Floor Landscape Plan
- L3.0 Plant List, Landscape Code + Details

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780 NE 69th Street, Suite 200 Miami, Florida 33138  
Tel: +1(305) 573-2861 | F: +1(305) 573-1585  
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MIAMI BEACH, FL 33140



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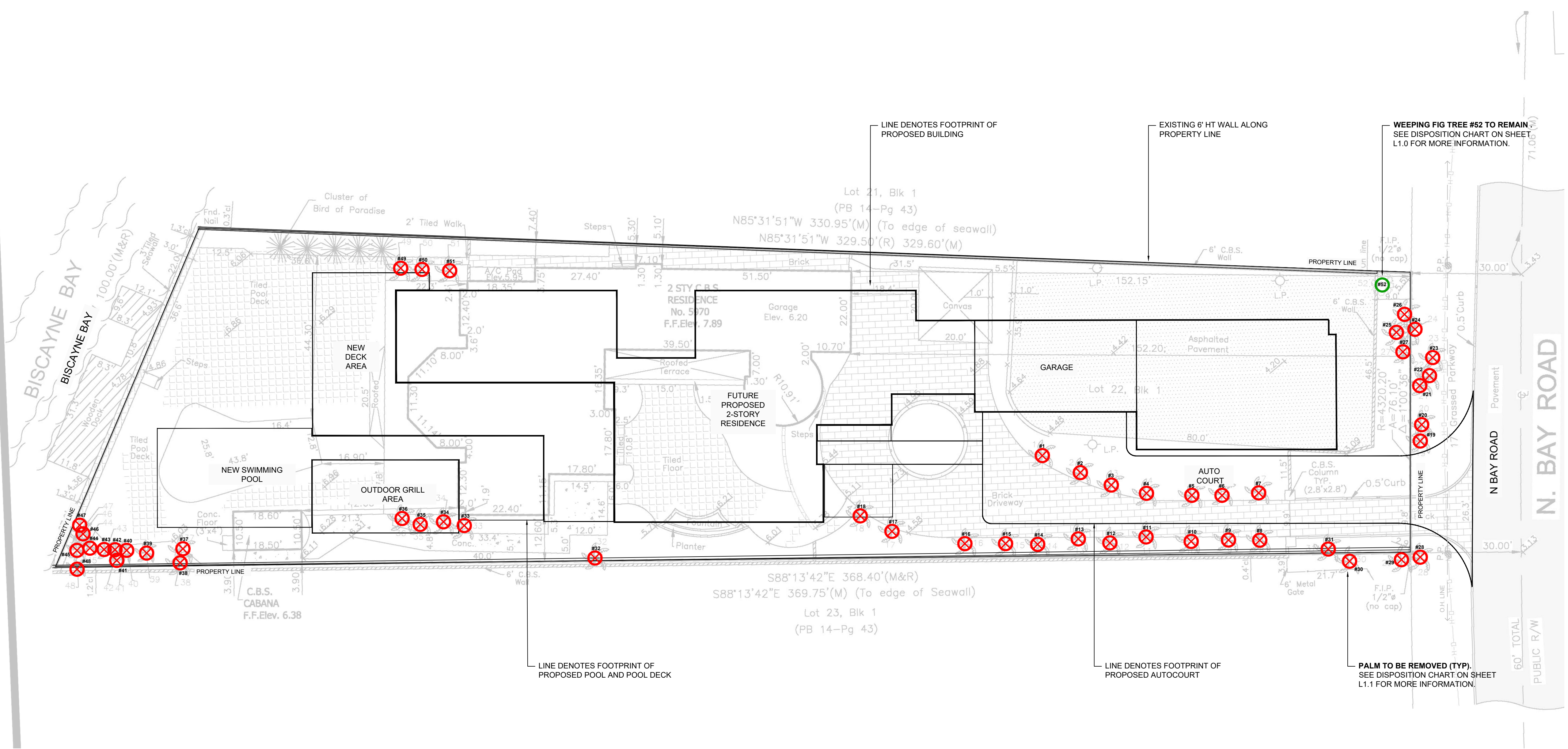
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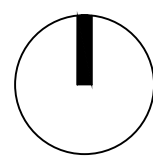
#### C.M.B. EXISTING TREE SURVEY LEGEND

-  TREE or PALM TO BE REMOVED. SEE CHART L1.1.
-  TREE or PALM TO REMAIN. PRESERVE + PROTECT

#### C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

- THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
- EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY AMERICAN SERVICES OF MIAMI, CORP... DATED 04.23.21
- THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 06.06.21
- MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P.W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
- THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.
- THERE ARE NO TREES OR PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.

#### EXISTING TREE SURVEY + DISPOSITION PLAN



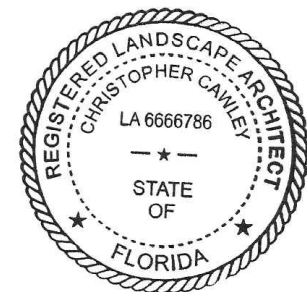
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NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC. WITHOUT URBAN FORESTER APPROVAL.

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC. WITHOUT URBAN FORESTER APPROVAL.



N.T.S.

	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	1	1	0	0
PALMS	51	0	51	0

[illegible]

**TOTAL TREE DBH LOSS: 0" + THE REMOVAL OF (51) PALMS \***  
**TREE MITIGATION REQUIRED: (0) REPLACEMENT TREES @ 12"HT x 2" DBH X 6' SPREAD**  
**PALM MITIGATION REQUIRED: (51) REPLACEMENT TREES @ 12"HT x 2" DBH X 6' SPREAD**

**TOTAL TREE DBH LOSS: 0"**

-----

**TOTAL PALMS REMOVED: 51 PALMS**

**REPLACEMENT TREES REQUIRED:**

**(51) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or (26) REPLACEMENT TREES REQUIRED @ 16' HT + 4" DBH + 8' SPREAD**

**REPLACEMENT TREES PROVIDED: 65 REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH**

**BREAKDOWN:**

- (2) NATIVE MAHOGANY TREES @ 20' HEIGHT + 6" DBH + 10' SPREAD = 6 **REPLACEMENT TREES**
- (15) BRAZILIAN BEAUTYLEAF TREES @ 18' HEIGHT + 6" DBH + 10' SPREAD = 36 **REPLACEMENT TREES**
- (1) VERAWOOD TREE @ 18' HEIGHT + 6" DBH + 10' SPREAD = 3 **REPLACEMENT TREES**
- (4) BRIDAL VEIL TREES @ 16' HEIGHT + 4" DBH + 8" SPREAD = 8 **REPLACEMENT TREES**
- (3) NATIVE PIGEON PLUM TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 3 **REPLACEMENT TREES**
- (6) NATIVE SILVER BUTTWOOD TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 6 **REPLACEMENT TREES**
- (3) NATIVE SIMPSON STOPPER TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 3 **REPLACEMENT TREES**

[illegible]

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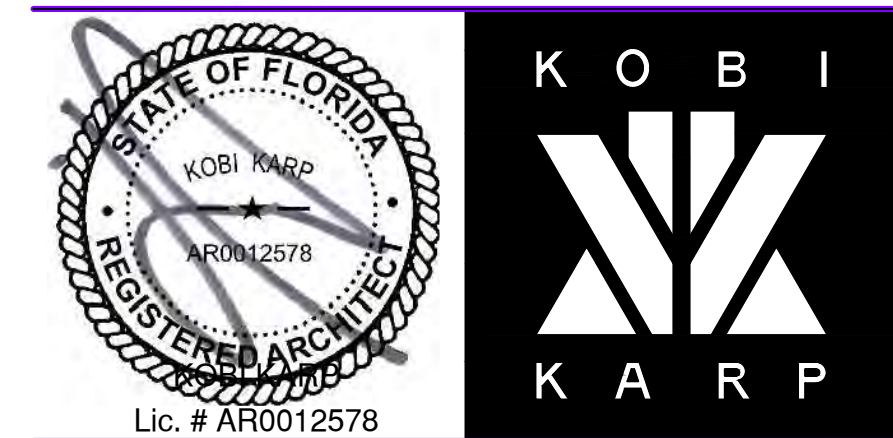
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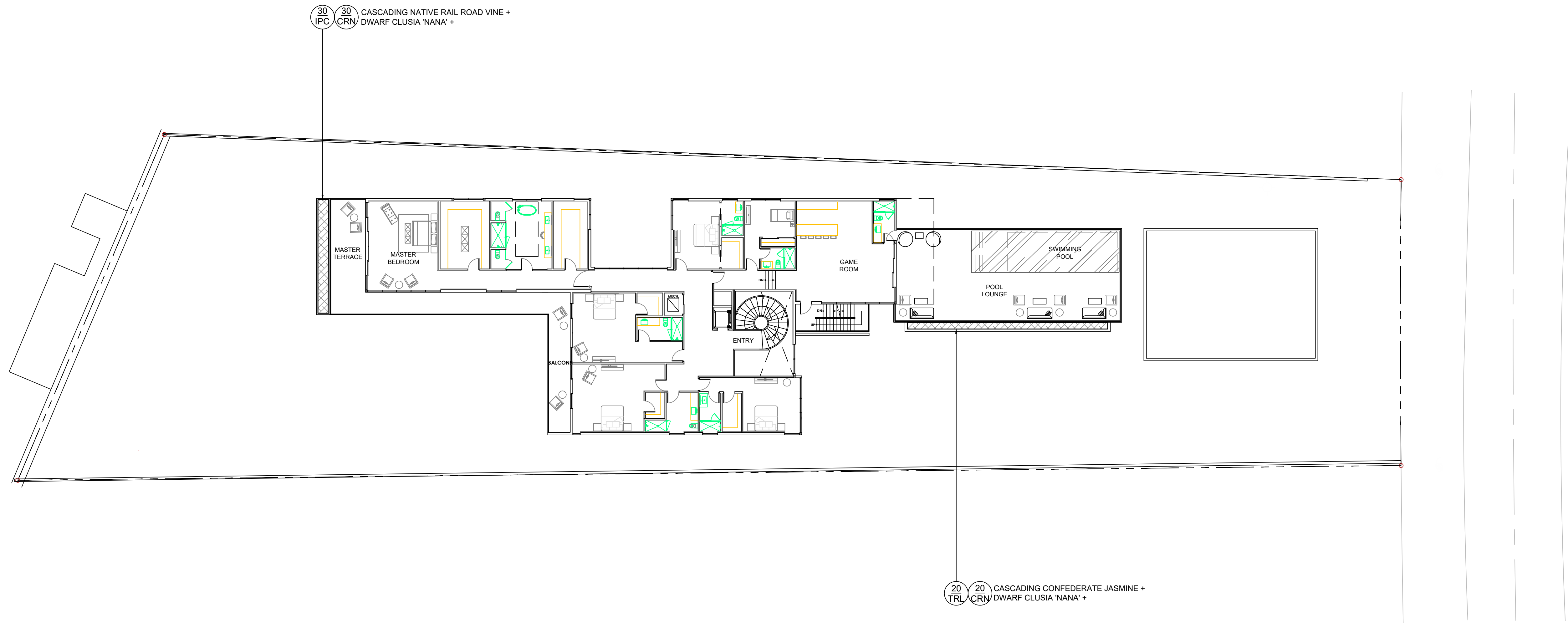


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## EXISTING TREE CHART, MITIGATION SUMMARY, NOTES + DETAILS

Date	05/27/2021	Sheet No.  <b>L1.1</b>
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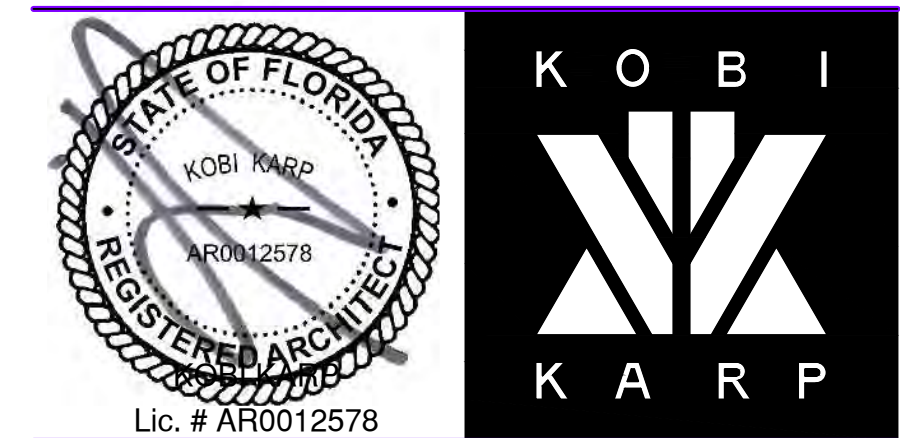
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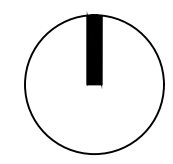
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GROUND FLOOR LANDSCAPE PLAN



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LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

GROUND COVER PLANTING BEDS:  
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

SHRUB AND HEDGE PLANTING AREAS:  
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

TREES, PALMS, SPECIMEN PLANT LOCATION:  
REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED

5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

7. ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE CITY OF MIAMI BEACH TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

8. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM (W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.

9. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH APPROVED NATURAL SHREDDED COCO BROWN MULCH FREE FROM WEEDS AND PESTS. NO 'NUGGETS', 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.

10. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

11. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.

12. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

13. IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

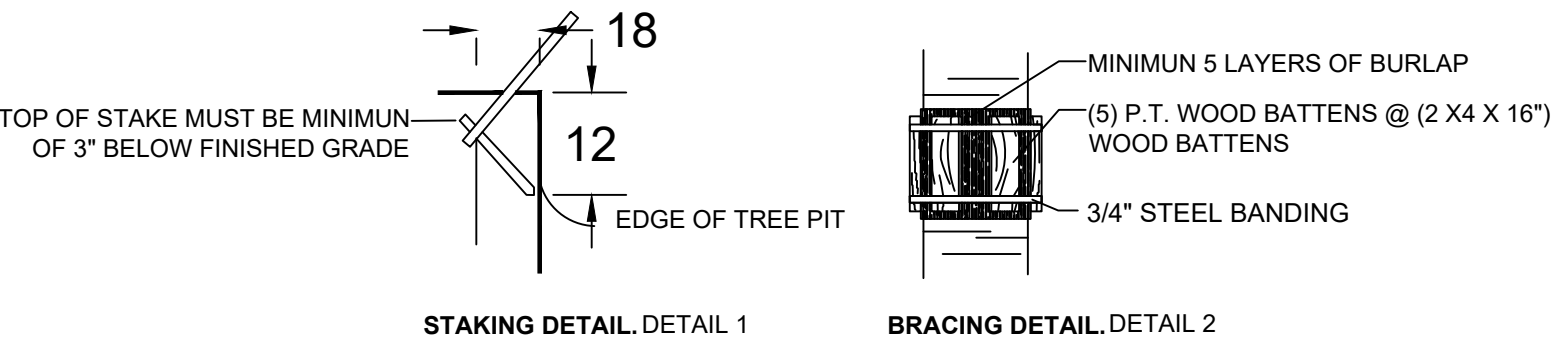
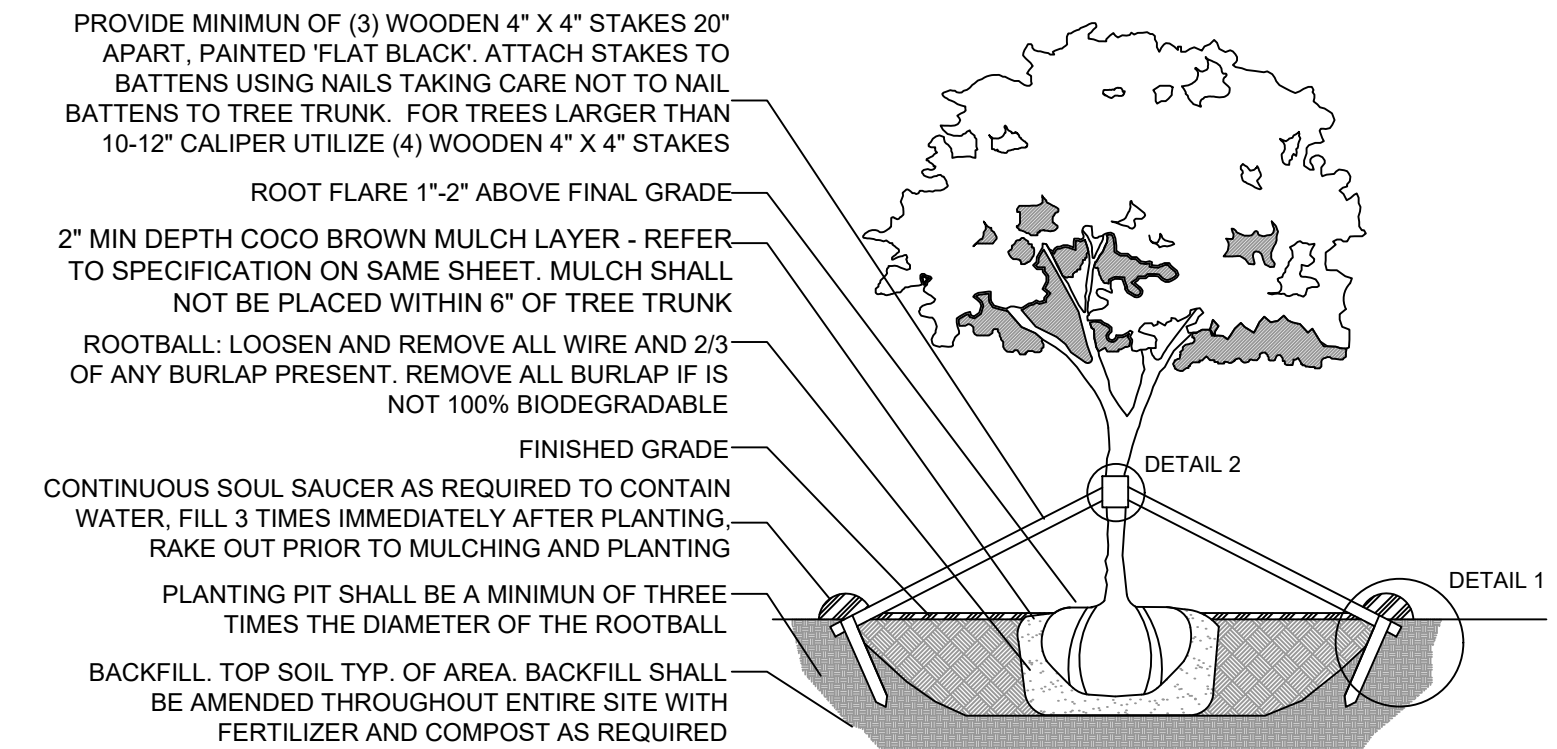
A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.

13. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE SCOTTS AGRIFORM 20-10-5 PLANTING TABS OR APPROVED EQUAL AS RECOMMENDED BY LANDSCAPE CONTRACTOR

14. SHOULD ANY TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A CITY OF MIAMI BEACH CODE, ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.

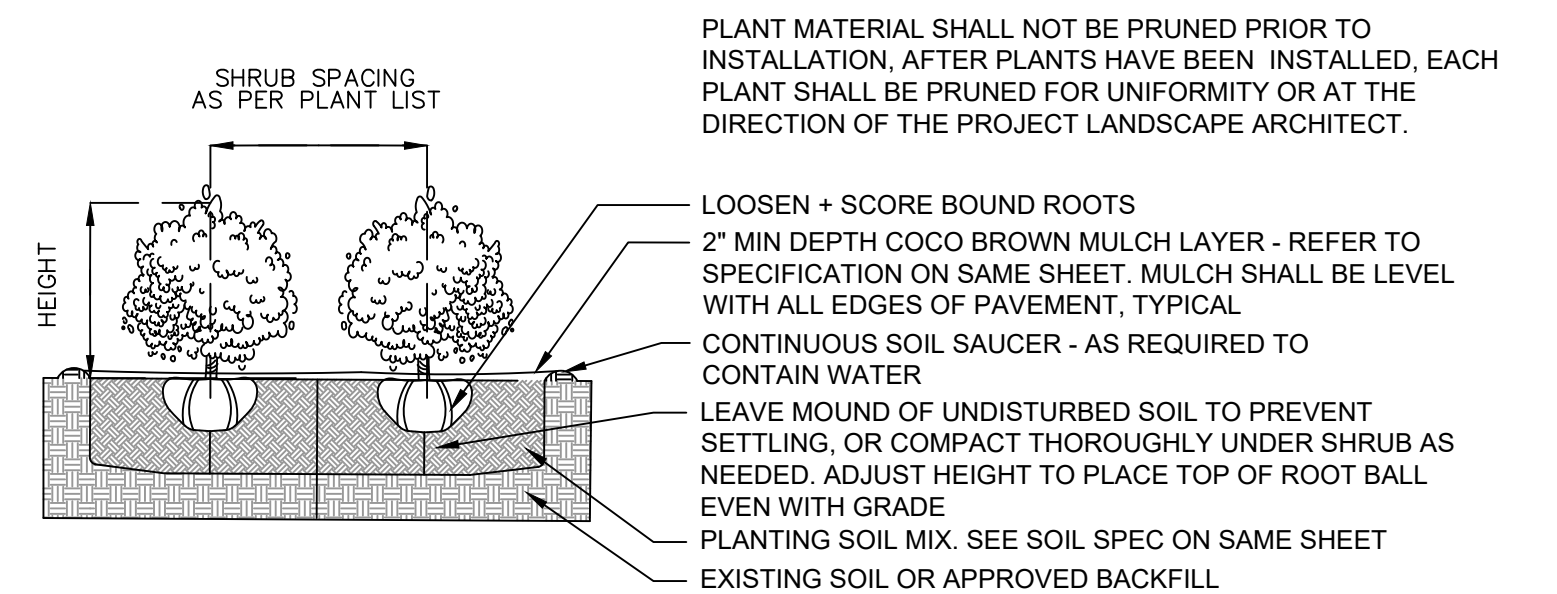
15. ALL TREES + PALMS TO REMAIN OR BE RELOCATED ON SITE IN THE VICINITY OF CONSTRUCTION ACTIVITIES, SHALL BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRICADES INSTALLED AT THE TREE OR PALM DRIP LINE. A TREE PROTECTION FENCE SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING AND SHALL REMAIN IN PLACE UNTIL ON SITE CONSTRUCTION HAS BEEN COMPLETED.

17. MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES + PALMS, ALL MULCH SHALL BE AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.



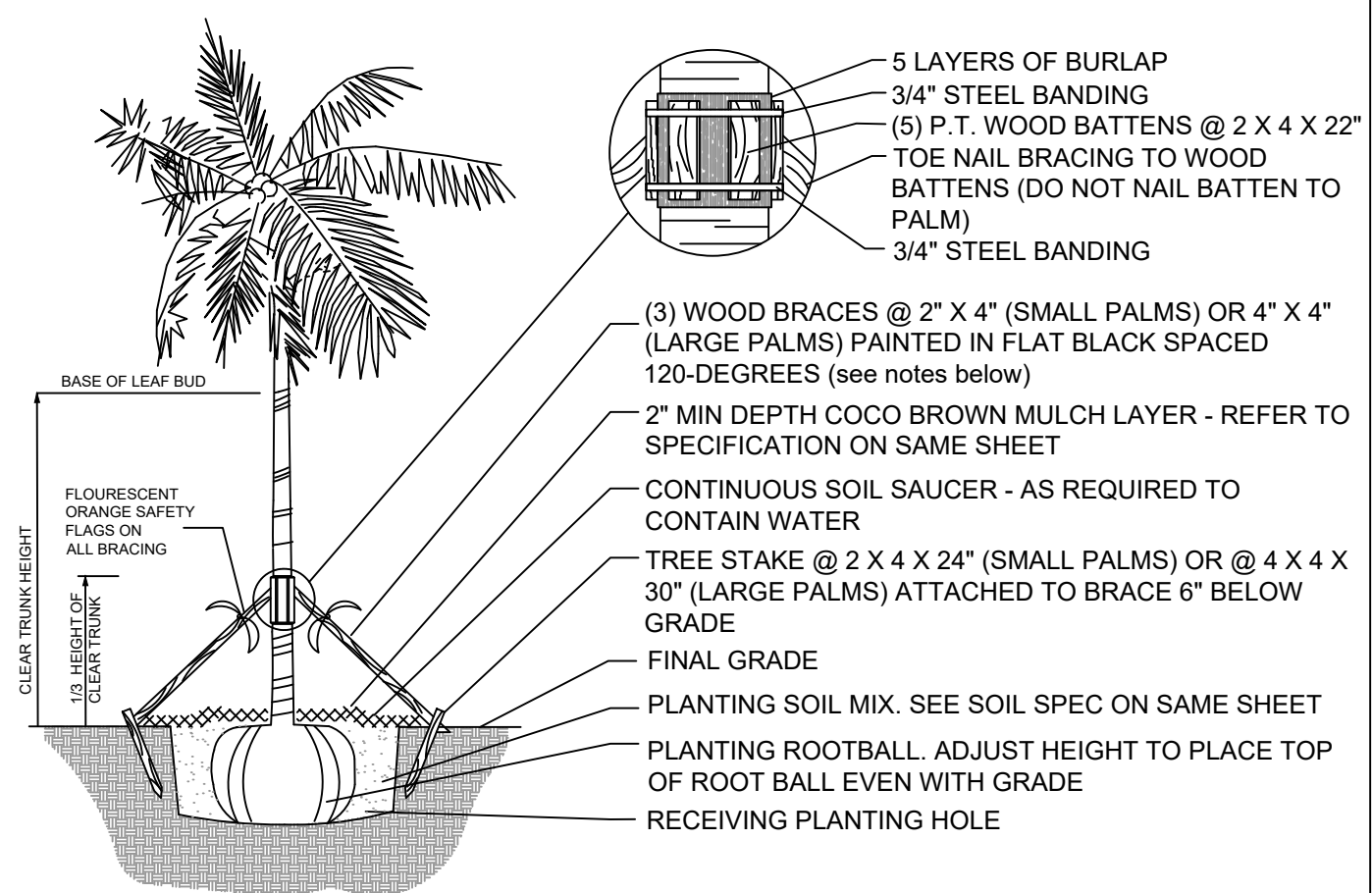
C.M.B. LARGE TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

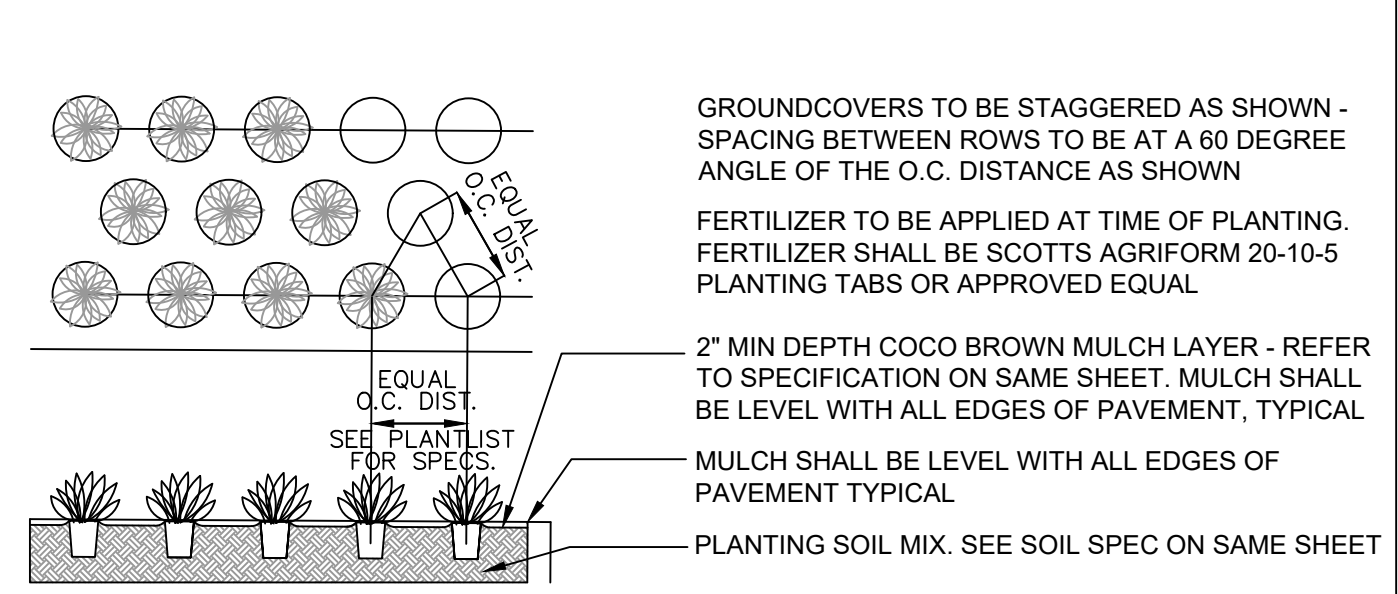
N.T.S.



- NOTES:
1. PALMS OVER 30' GW HEIGHT. USE MINIMUM (4) 4" X 4" BRACING AND STAKES
2. PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE
3. RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL
4. BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE
5. NO SCARRED OR BLACKENED TRUNKS
6. AMENDED SOIL MIX TO BE ADDED AT THE TIME OF PLANTING NEEDED. SHALL CONSIST OF ATLAS PEAT + SOIL MIX 70:30 (COARSE SAND, CANADIAN PEAT, CYPRESS DUST + PERLITE MIX)

C.M.B. PALM PLANTING DETAIL

N.T.S.



GROUND COVER PLANTING DETAIL

LANDSCAPE LEGEND

MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RS1 - RS4 Single Family Home Residential )

ZONING: RS2 LOT SIZE: 30,800 SF ACRES: .71

TREES

FRONT YARD - 2 TREES REQUIRED / 3 TREES PROVIDED  
REAR YARD - 3 TREES REQUIRED / 3 TREES PROVIDED

TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF. 1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA.

30,800 - 6,000 = 24,800 SF = 30 TOTAL TREES REQUIRED / 70 TREES PROVIDED.  
(6 NATIVE PIGEON PLUM TREES + 6 NATIVE SILVER BUTTONWOOD TREES + 2 NATIVE MAHOGANY TREES + 3 NATIVE SIMPSON STOPPER TREES + 19 BEAUTYLEAF TREES + 4 BRIDAL VEILS + 1 VERAWOOD)

DIVERSITY REQUIREMENT

21 - 30 REQUIRED TREES = 6 TREE SPECIES / 7 SPECIES PROVIDED

NATIVE TREES

30% OF REQUIRED TREES OR .30 X 30 = 9 NATIVE TREES REQUIRED / 17 NATIVE TREES PROVIDED (6 NATIVE PIGEON PLUM TREES + 6 NATIVE SILVER BUTTONWOOD TREES + 2 NATIVE MAHOGANY TREES + 3 NATIVE SIMPSON STOPPER TREES)

LOW MAINTENANCE TREES

50% OF REQUIRED TREES OR .50 X 30 = 15 LOW MAINTENANCE REQUIRED / 37 LM TREES PROVIDED (6 NATIVE PIGEON PLUM TREES + 6 NATIVE SILVER BUTTONWOOD TREES + 2 NATIVE MAHOGANY TREES + 3 NATIVE SIMPSON STOPPER TREES + 19 BEAUTYLEAF TREES)

STREET TREE REQUIREMENT

AVERAGE STREET TREE SPACING 20' ON CENTER  
NORTH BAY ROAD: 76 LF / 20 = 4 STREET TREES REQUIRED / 4 STREET TREES PROVIDED (3 NATIVE SIMPSON STOPPER TREES + 1 MAHOGANY TREE)

SHRUBS

12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (34) = 408 SHRUBS REQUIRED / 410 SHRUBS PROVIDED (200 NATIVEW SPANISH STOPPER SHRUBS + 210 NATIVE DWARF BAHAMA COFFEE SHRUBS PROVIDED)

NATIVE SHRUBS

50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 408 = 204 NATIVE SHRUBS REQUIRED / 410 NATIVE SHRUBS PROVIDED (200 NATIVEW SPANISH STOPPER SHRUBS + 210 NATIVE DWARF BAHAMA COFFEE SHRUBS PROVIDED)

LARGE SHRUBS / SMALL TREES

10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 432 = 41 LARGE SHRUBS REQUIRED / 200 LARGE SHRUBS / SMALL TREES PROVIDED (200 NATIVEW SPANISH STOPPER SHRUBS)

NATIVE LARGE SHRUBS / SMALL TREES

50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 41 = 21 NATIVE LARGE SHRUBS REQUIRED / 200 NATIVE LARGE SHRUBS PROVIDED (200 NATIVEW SPANISH STOPPER SHRUBS)

LAWN AREA

50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA

IRRIGATION SYSTEM

100% COVERAGE PROVIDED PURSUANT TO CMB REQUIREMENTS SET IN CHAPTER 126

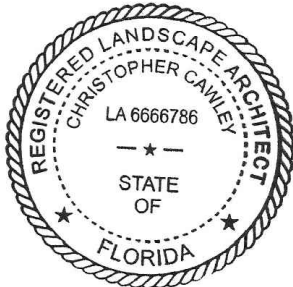
PLANT LIST - 5970 NORTH BAY ROAD

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BA	1	YES	VERAWOOD TREE	Bulnesia arborea	20' ht min, 10' spread min, 6" dbh, standard trunk
CB	19	NO	BRAZILIAN BEAUTYLEAF TREE	Calophyllum brasiliense	18' ht min, 10' spread min, 6" dbh, 5' clear trunk, standard trunk
CD	6	YES	PIGEON PLUM TREE	Coccoloba diversifolia	16' ht min, 8' spread min, 4" dbh, 5' clear trunk standard
CG	4	NO	BRIDAL VEIL TREE	Caesalpinia granadillo	Specimen, 12' ht min, 8' spread min, 4" dbh, multi-trunk
CS	6	YES	SILVER BUTTONWOOD TREE	Conocarpus erectus 'Sericeus'	16' ht min, 8' spread min, 4" dbh, multi-trunk
MF	3	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	16' ht min, 8' spread min, 4" dbh, 5' clear trunk, standard trunk
SM	2	YES	MAHOGANY	Swietenia mahagoni	20' ht min, 10' spread min, 6" dbh, standard trunk
PALMS					
CN	6	NO	COCONUT PALM	Cocos nucifera 'Maypan'	8' gray wood, leaning, Florida Fancy
DC	6	NO	CABADA PALMS	Dypsis cabadae	8' ht, clump, multi-trunk
RX	10	NO	LADY PALMS	Rhapis excelsa	7 gallon, 24" on center, full
SL	5	NO	SATAKENTIA PALM	Satakenia ilikuiensis	15 gallon, 8' height, Florida Fancy
SHRUBS					
CRN	20	NO	DWARF PITCH APPLE	Clusia rosea 'Nana'	15 gallon, 5' height, 2" spread, 30" on center
EUF	200	YES	SPANISH STOPPER SHRUB	Chrysobalanus icaco	15 gallon, 5' height, 2" spread, 30" on center
PSL	210	YES	DWARF BAHAMA COFFEE SHRUB	Psychotria ligustrifolia	7 gallon, 2' - 3' height, 30" spread
GROUNDCOVERS					
ALP	AS REQ.	NO	RED GINGER	Alpinia purpurata	3 gallon, 12" on center, full
ERL	AS REQ.	NO	GOLDEN BEACH CREEPER	Ernodea littoralis	1 gallon, 12" on center, full
IPC	AS REQ.	NO	RAILROAD VINE	Ipomoea pes-caprae	1 gallon, 12" on center, full
LIR	AS REQ.	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full
MIC	AS REQ.	NO	WART FERN	Microsorium scolopendrium	1 gallon, 12" on center, full
MOD	AS REQ.	NO	SWISS CHEESE PLANT	Monstera deliciosa	3 gallon, 24" on center, full
PGC	AS REQ.	NO	PHILODENDRON 'GREEN CONGO'	Same	3 gallon, 18" on center, full
PHX	AS REQ.	NO	PHILODENDRON 'XANADU'	Same	3 gallon, 18" on center, full
PRC	AS REQ.	NO	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, 18" on center, full
PSR	AS REQ.	NO	RED FOUNTAIN GRASS	Pennisetum setaceum 'Rubrum'	1 gallon, 18" on center, full
TRF	AS REQ.	YES	DWARF FAKAHATCHEE	Tripsacum flordiana	1 gallon, 18" on center, full
TRL	AS REQ.	NO	CONFEDERATE JASMINE	Trachelospermum jasminoides	1 gallon, 18" on center, full
SOD, AGGREGATE & MULCH					
MLC			AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH		
SOD			NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS		

Rev.	Date	Rev.	Date
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PRIVATE RESIDENCE

5970 NORTH BAY ROAD  
MIAMI BEACH, FL 33140



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PLANT LIST, LANDSCAPE CODE + DETAILS

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Date	05/27/2021	Sheet No.
Scale	AS INDICATED	L3.0
Project	5970 N BAY RD	