

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



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:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
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Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street, USA
Miami, Florida 33127
Tel: +1(305) 573 1818
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ARCHITECT
KOBİ KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.

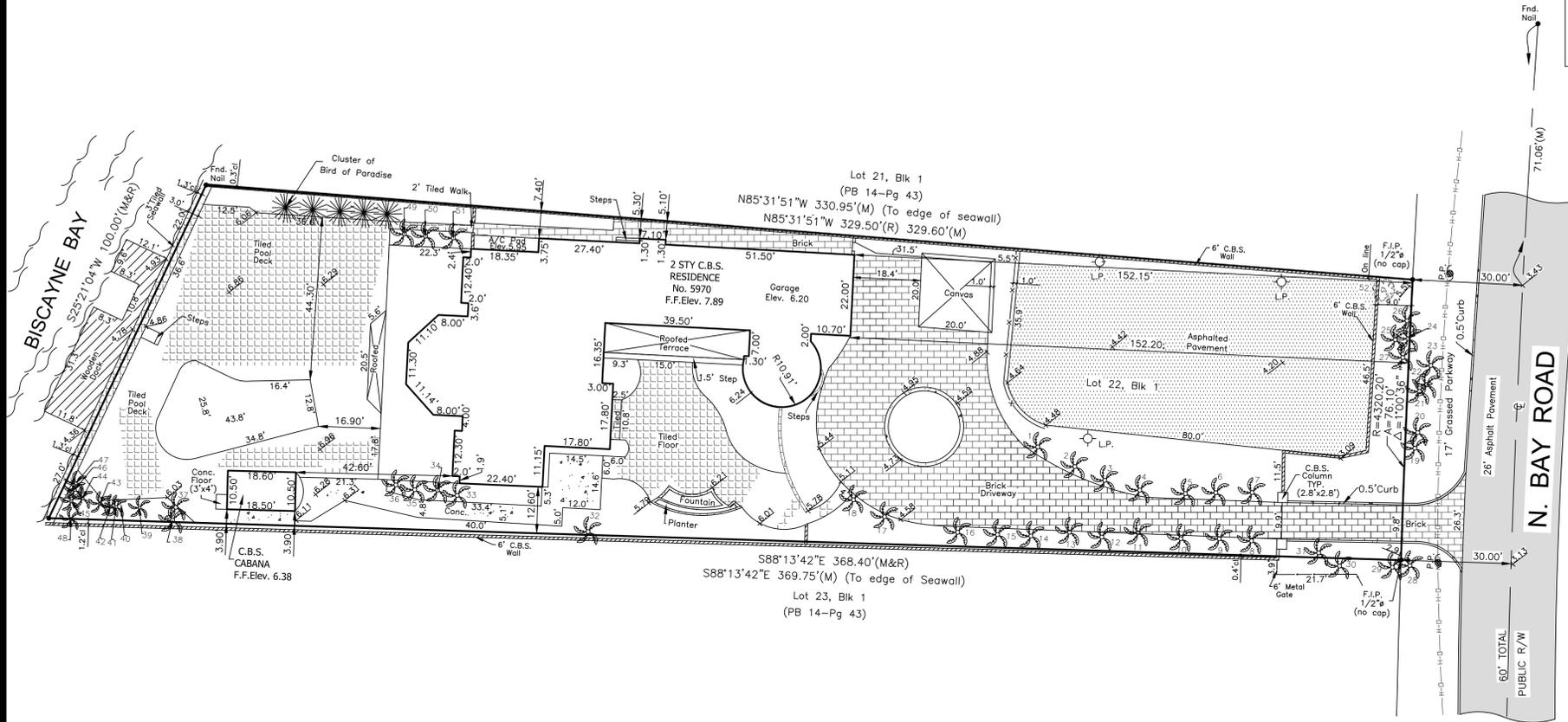
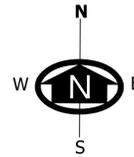
571 NW 28TH ST MIAMI, FL 33127
T: 305.573.1818

COVER

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

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



SITE PICTURE



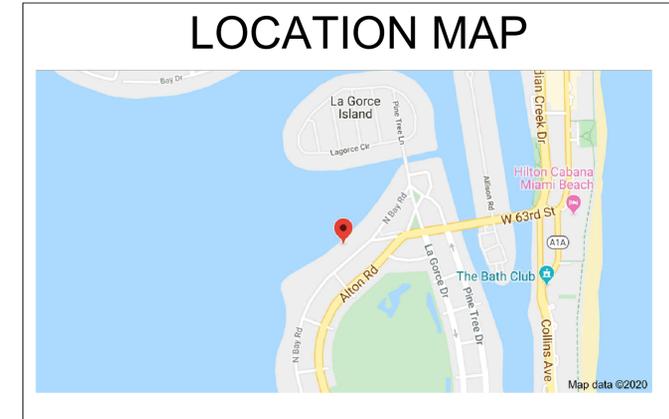
ABBREVIATION (IF ANY APPLIED)

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

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE	CATCH BASIN
STRUCTURE (BLDG.)	MANHOLE
CONCRETE BLOCK WALL	OVERHEAD ELECT.
METAL FENCE	POWER POLE
WOODEN FENCE	LIGHT POLE
CHAIN LINK FENCE	HANDICAP SPACE
WOOD DECK/DOCK	FIRE HYDRANT
ASPHALTED AREAS	EASEMENT LINE
CONCRETE	WATER VALVE
BRICKS OR PAVERS	TV CABLE BOX
ROOFED AREAS	WATER METER
WATER (EDGE OF WATER)	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
- THERE IS NO VISIBLE FLOOD ZONE AE (SEE NOTE 1)
- THERE IS 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

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 MACARTHU	0.4'	18'	6'
26	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	18'	6'
27	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	18'	6'
28	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	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 MACARTHU	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 MACARTHU	0.5'	20'	8'
50	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	18'	6'
51	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	18'	6'
52	WEeping FIG	FICUS BENJAMINA	6.0'	50'	50'

REVISED

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

3195 PONCE DE LEON BLVD, SUITE 200
CORAL GABLES, FL 33134
PHONE: (305) 359-8627
ASOMIAMI.COM

CHECKED BY: E.P.
PAGE No. 1

DRAWN BY: D.G.
FIELD BOOK No.

DESIGNED BY: E.P.
APPROVED BY: E.P.

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

ORDER No.
21-401

SHEET No.
1

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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A2.2	SITE PHOTOS
A2.3	SITE PHOTOS
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5970 NORTH BAY ROAD
MIAMI BEACH, FL 33140

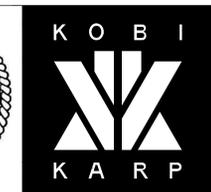
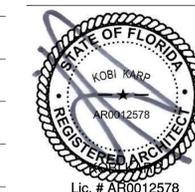
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Consultant:
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Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
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ZONING DATA

Date: 07/14/2021	Sheet No.
Scale: AS INDICATED	A1.0
Project: 5970 N BAY RD	



LOCATION MAP

Scale N.T.S



AERIAL VIEW

Scale N.T.S

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5970 NORTH BAY ROAD
MIAMI BEACH, FL 33140



SITE IMAGE

Scale N.T.S



SITE IMAGE

Scale N.T.S

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

Consultant:
Name:
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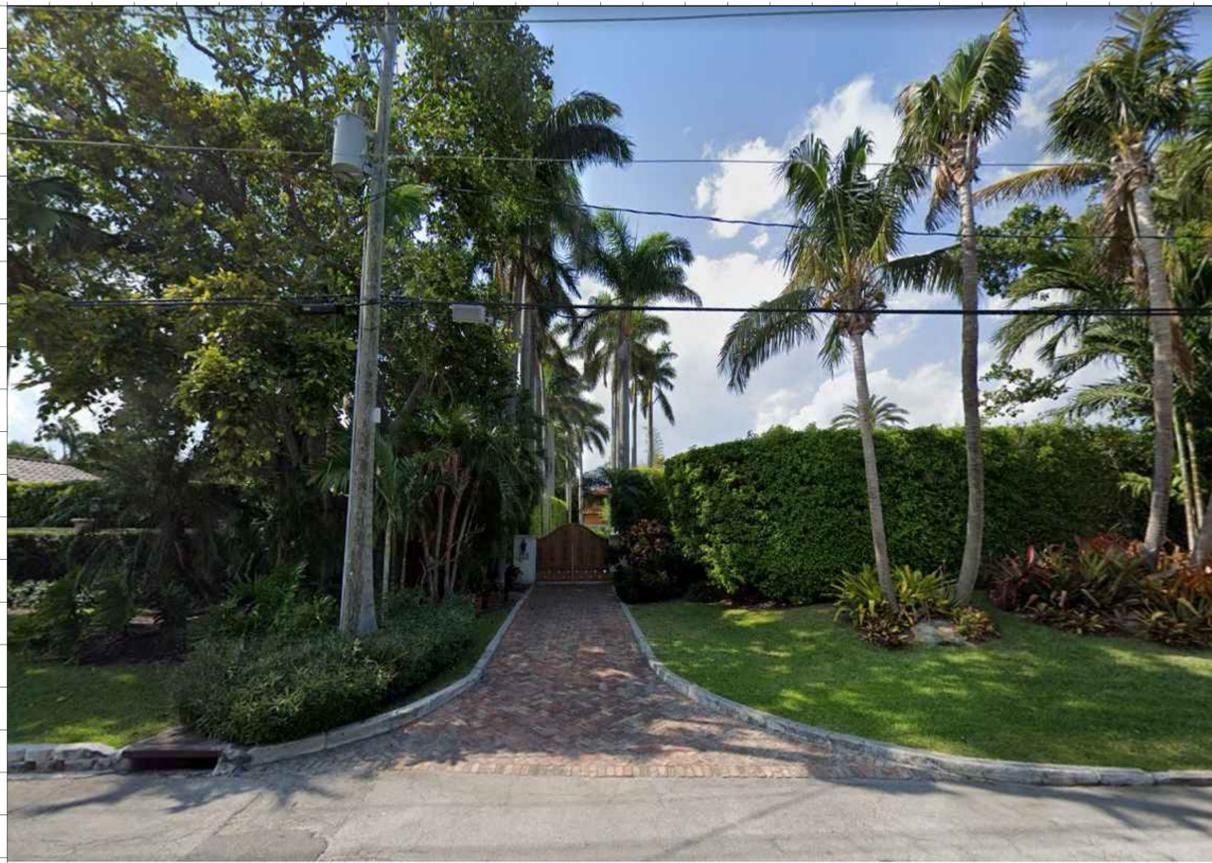
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LOCATION

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



SITE IMAGE

Front of house

Scale N.T.S



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5 SITE IMAGE

Scale N.T.S



4 SITE IMAGE

Scale N.T.S

Owner:
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PROJECT SITE
Exist. Structures

Date	07/14/2021	Sheet No.	A2.1
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8 SITE IMAGE
5987 N Bay Rd, Miami Beach, FL 33140 Scale N.T.S



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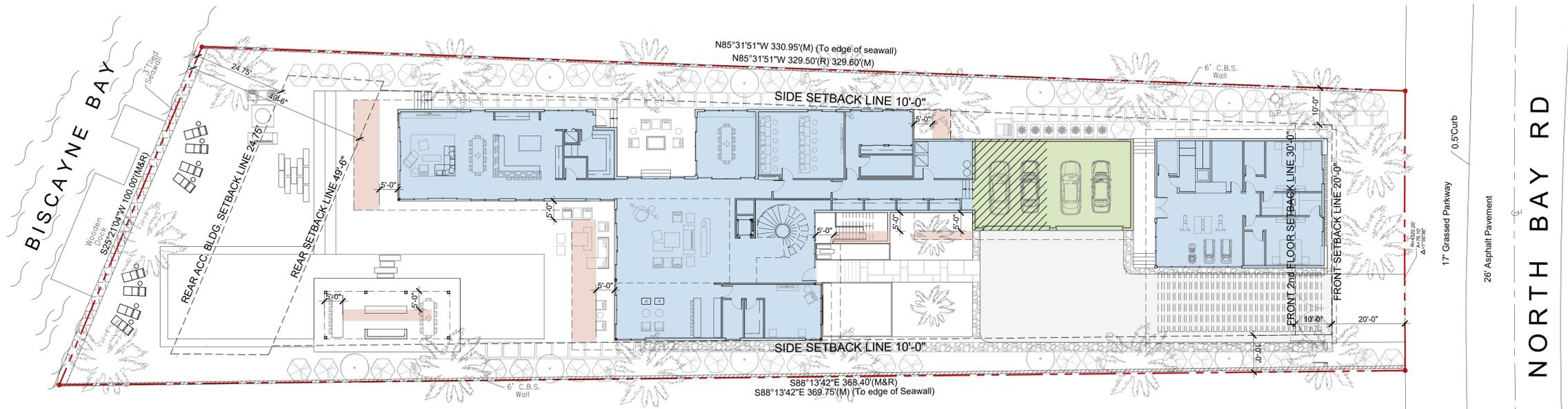


PROJECT SITE
Surrounding Buildings

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

Date	07/14/2021	Sheet No.	A2.3
Scale	AS INDICATED		
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"



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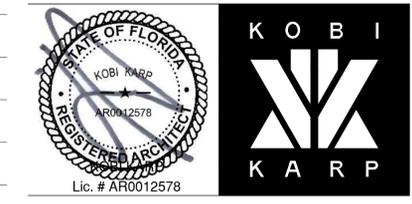
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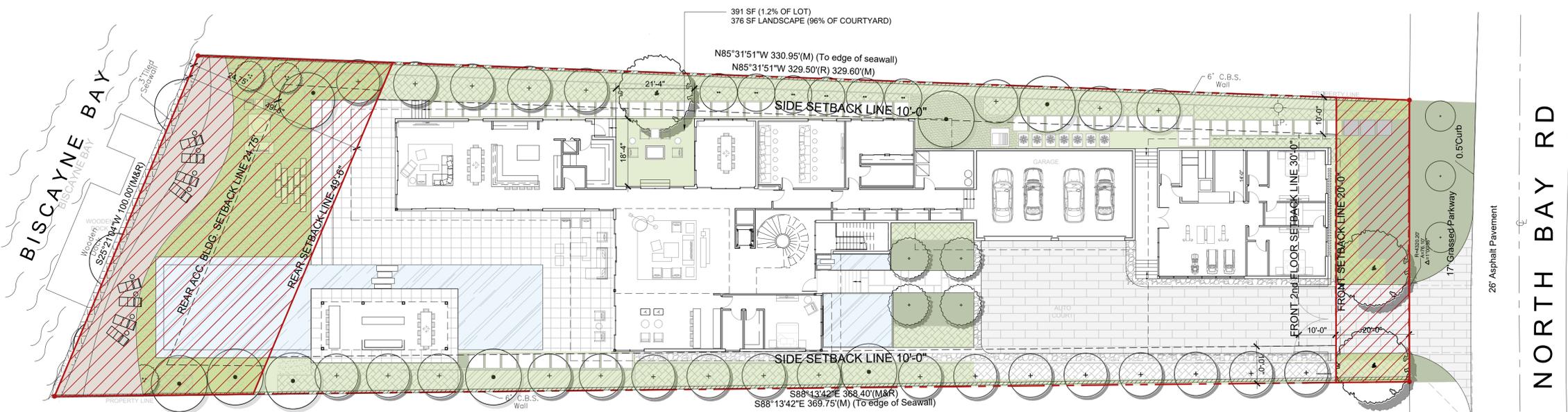
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 Email:

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



ZONING DIAGRAM
 Lot Coverage

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

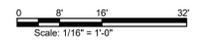


Legend

FRONT YARD AREA	1,526 SF	REAR YARD AREA	4,883 SF
MIN. PERVIOUS AREA (50%)	763 SF	MIN. PERVIOUS AREA (70%)	3,418 SF
PERVIOUS SOIL AREA	1,154 SF	POOL AREA	985 SF
		50% of pool area	493 SF
TOTAL	(76%) 1,154 SF	PERVIOUS SOIL AREA	3,410 SF
		TOTAL	(80%) 3,903 SF

1 PERVIOUS DIAGRAM

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



Rev.	Date	Rev.	Date

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Email: OWNER_EMAIL

Consultant:
Name:
Address:
Address:
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Consultant:
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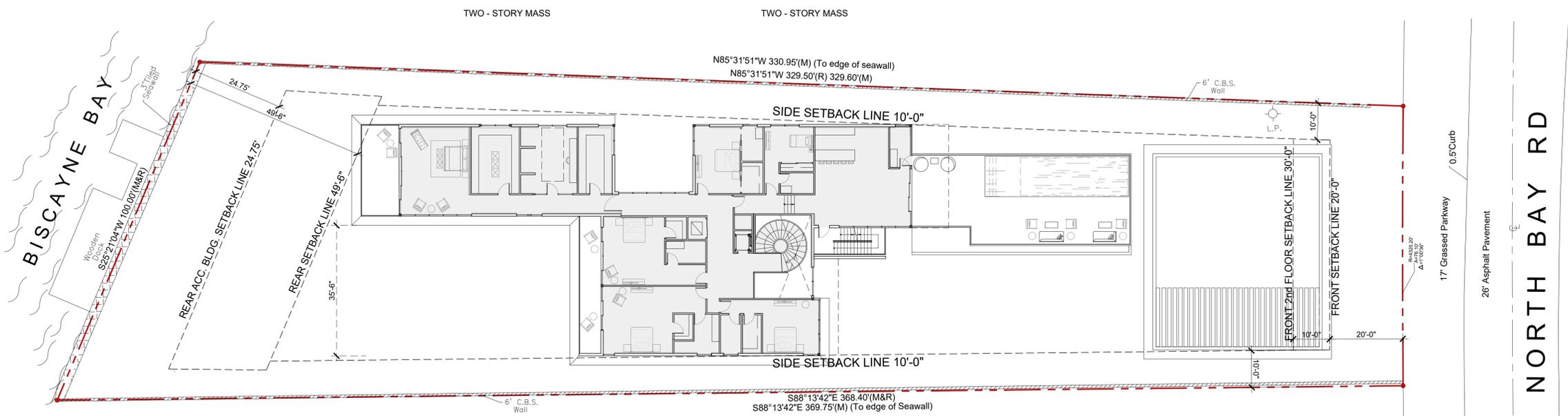
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ZONING DIAGRAM
Pervious

Date	07/14/2021	Sheet No.	A3.1
Scale	AS INDICATED		
Project	5970 N BAY RD		



Second 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 SECOND FLOOR - UNIT SIZE DIAGRAM

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

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

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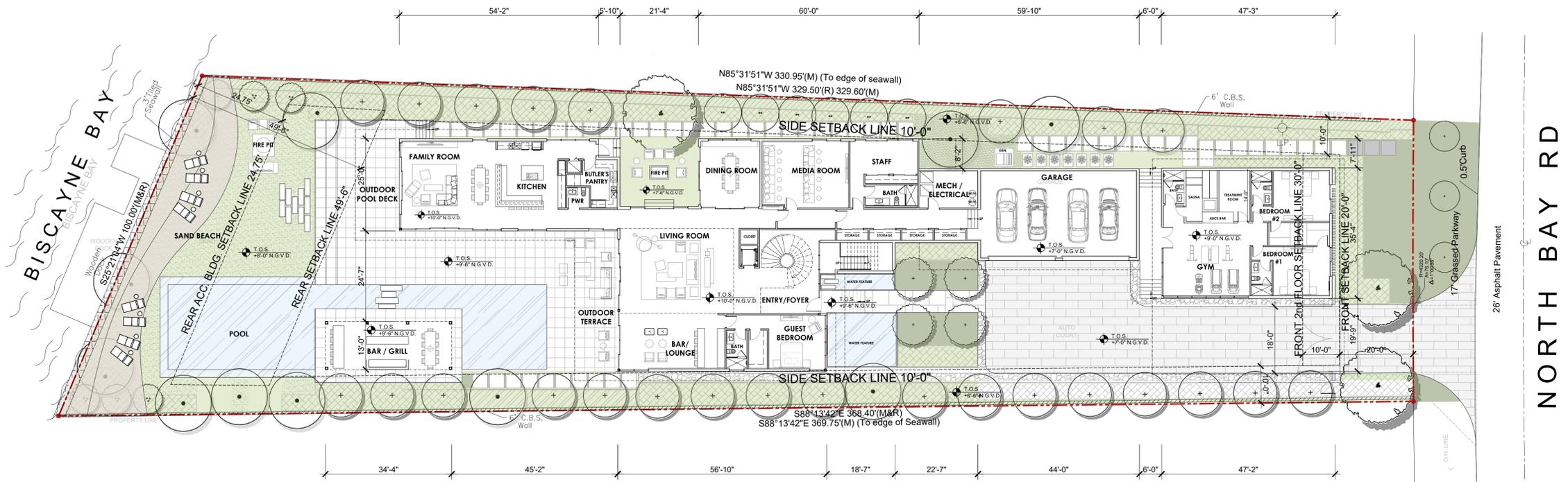
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ZONING DIAGRAM
Unit Size

Date	07/14/2021	Sheet No.	A3.3
Scale	AS INDICATED		
Project	5970 N BAY RD		



1 SITE PLAN

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

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

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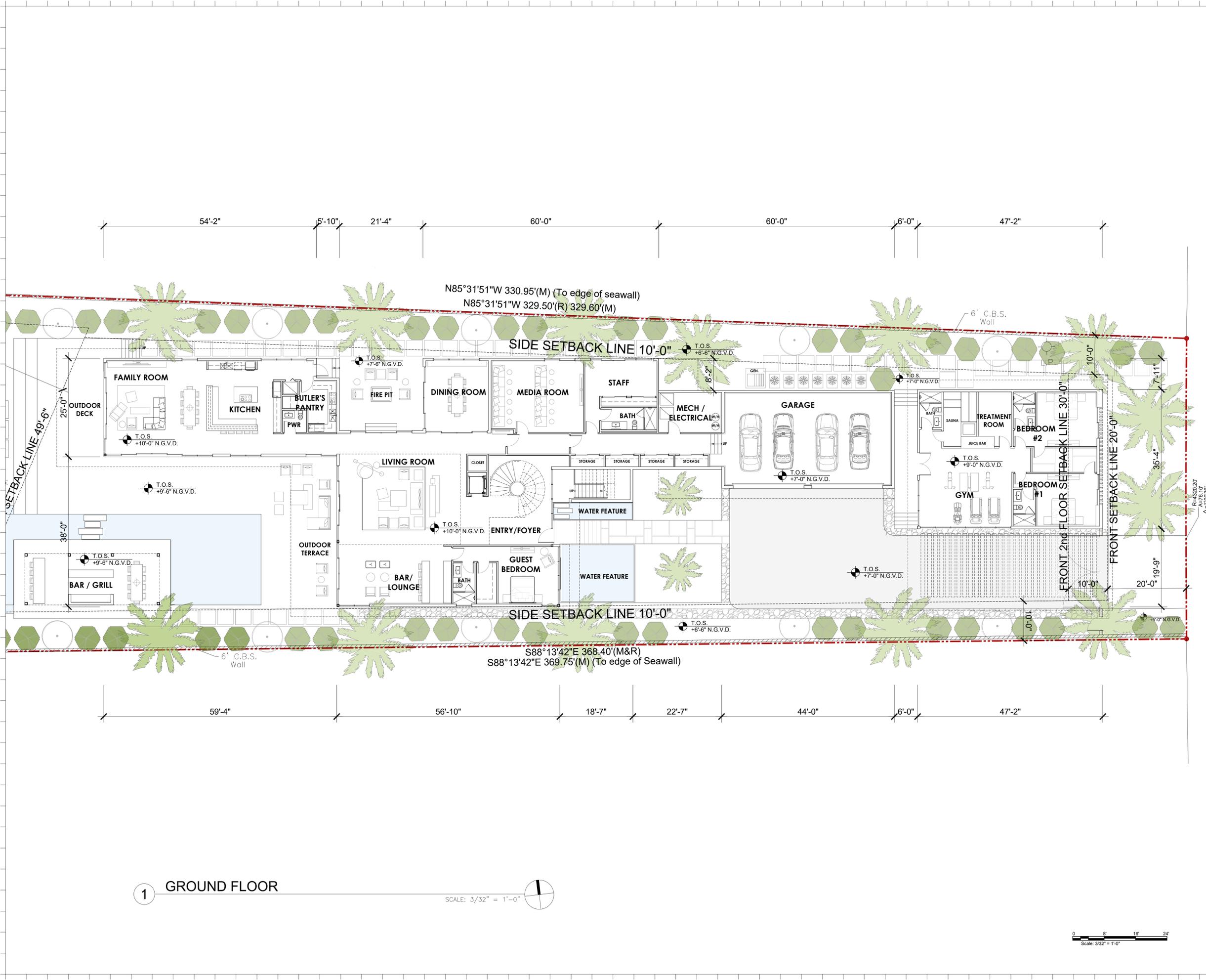
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PROPOSED
 Site plan

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



1 GROUND FLOOR

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



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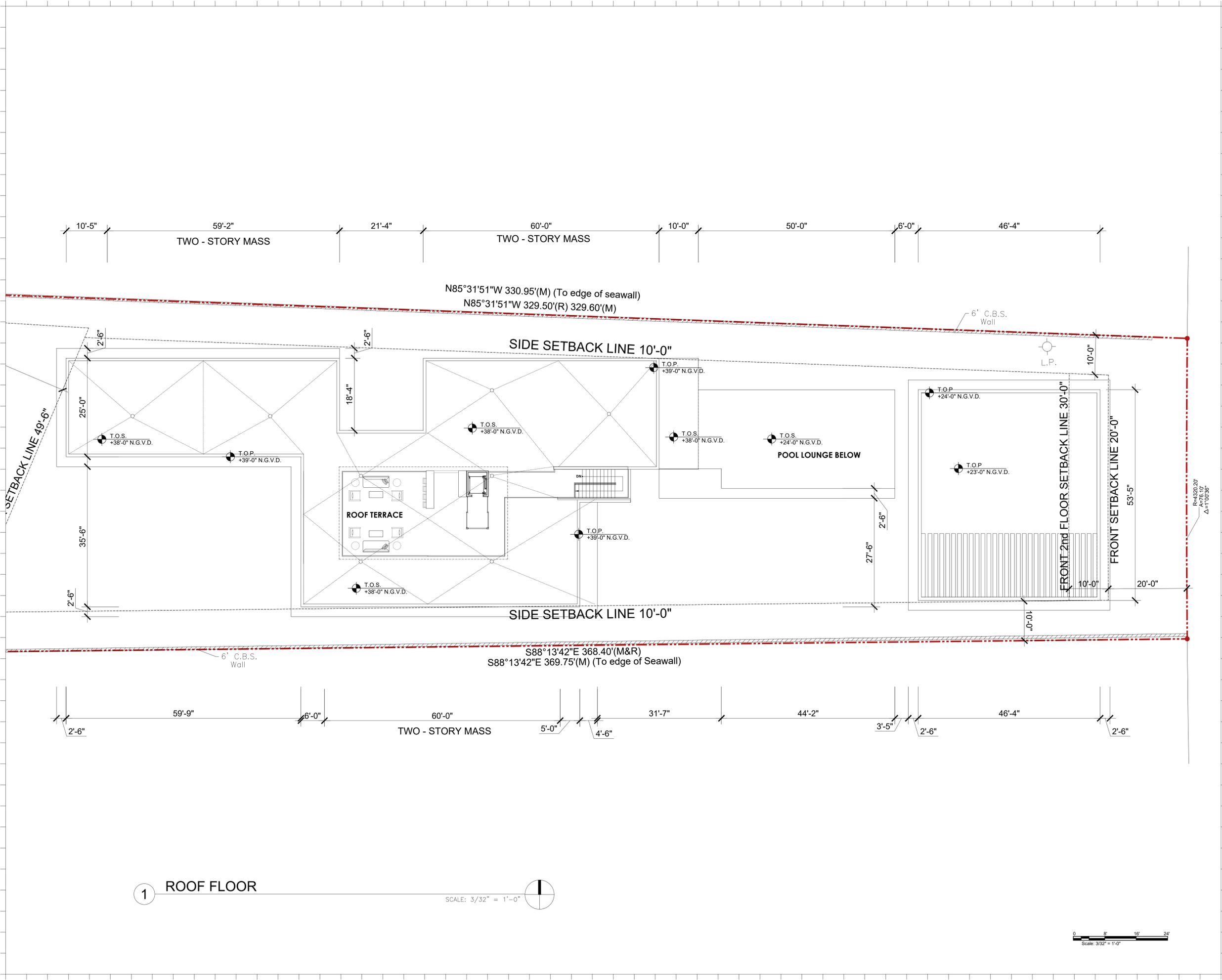
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PROPOSED
 Ground Floor

Date: 07/14/2021	Sheet No. A4.0
Scale: AS INDICATED	
Project: 5970 N BAY RD	



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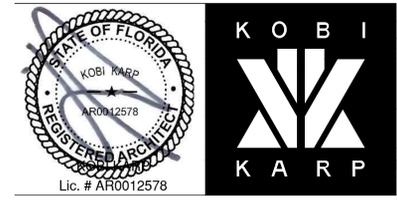
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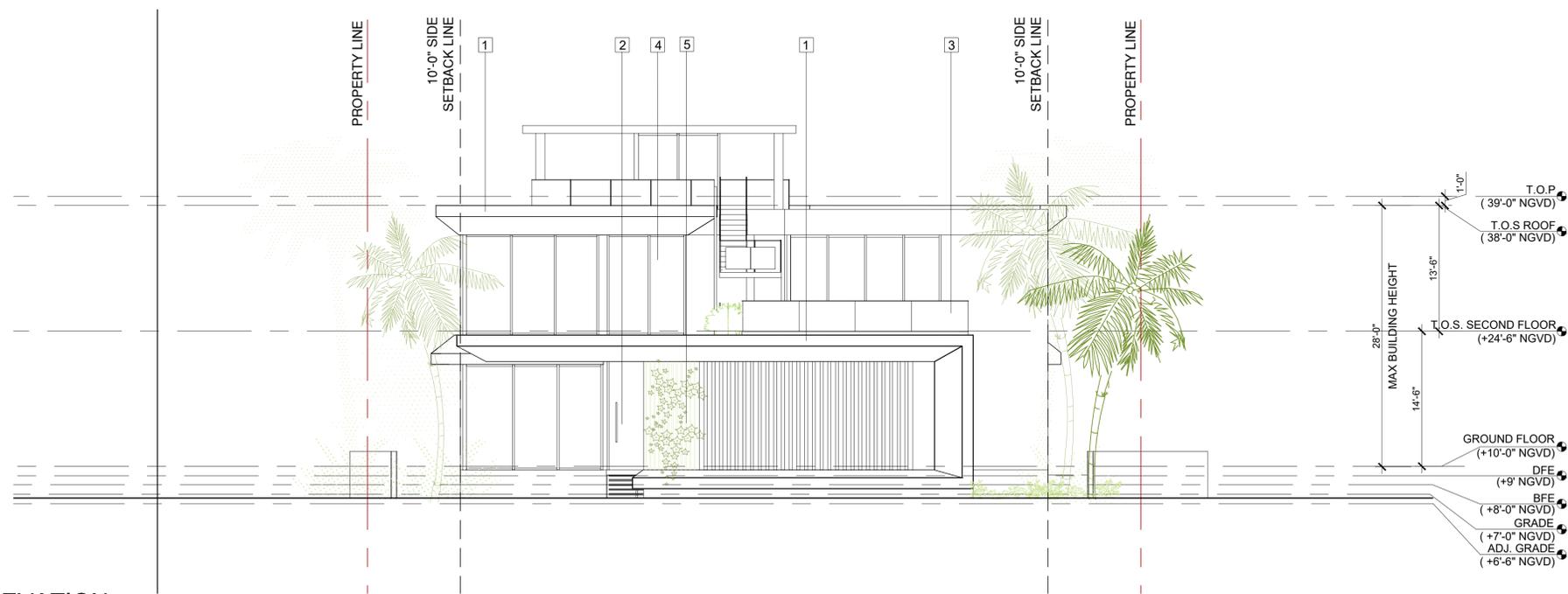
PROPOSED
Roof Floor

Date	07/14/2021	Sheet No.	A4.2
Scale	AS INDICATED		
Project	5970 N BAY RD		

1 ROOF FLOOR

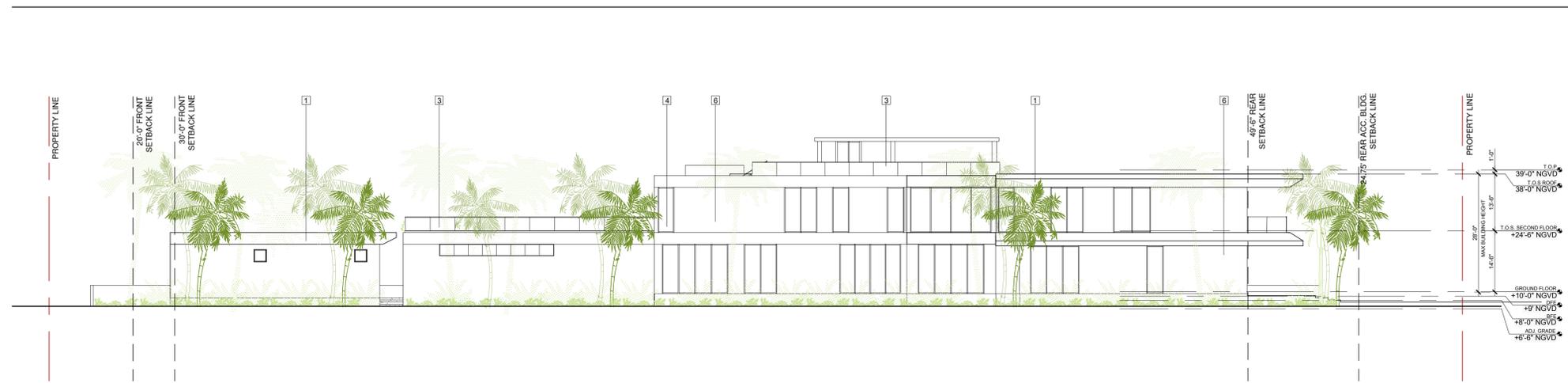
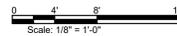
SCALE: 3/32" = 1'-0"





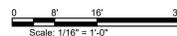
1 FRONT ELEVATION

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



2 SIDE ELEVATION

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



ELEVATION MATERIAL Legend



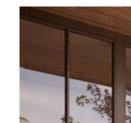
1. TRAVERTINE



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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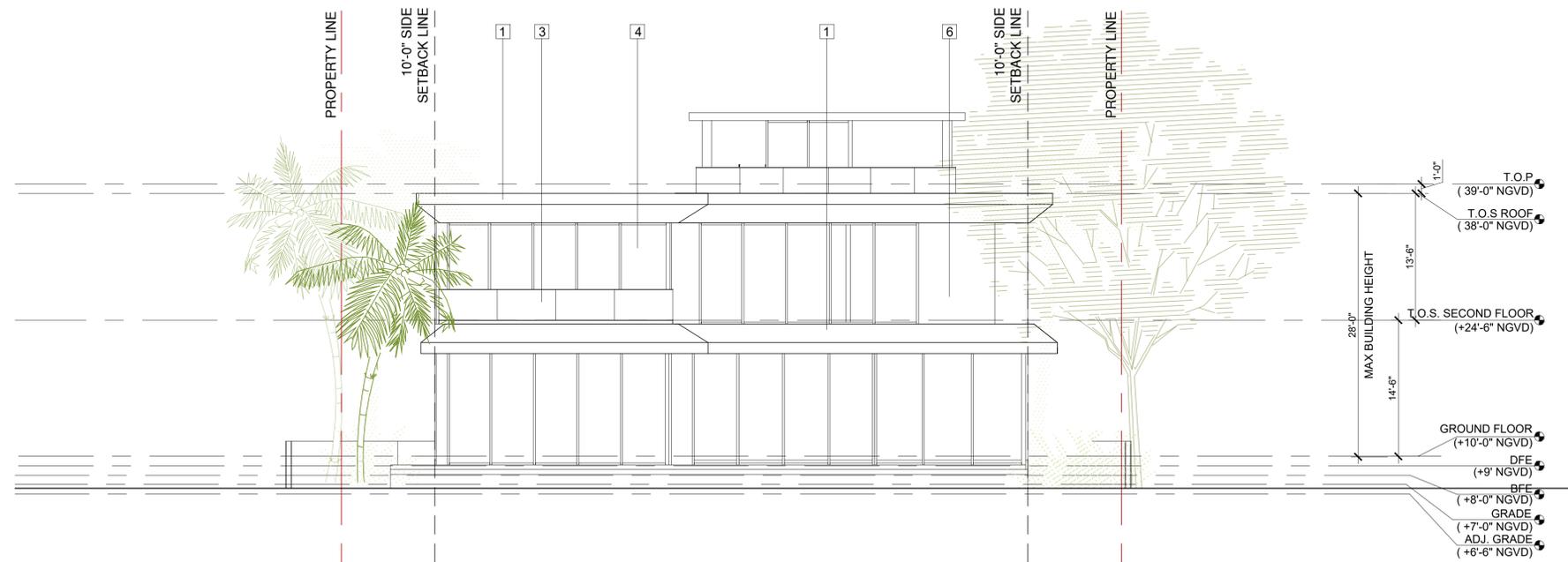
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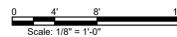
ELEVATIONS
Proposed

Date	07/14/2021	Sheet No.	A5.0
Scale	AS INDICATED		
Project	5970 N BAY RD		



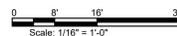
1 REAR ELEVATION

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

Rev.	Date	Rev.	Date

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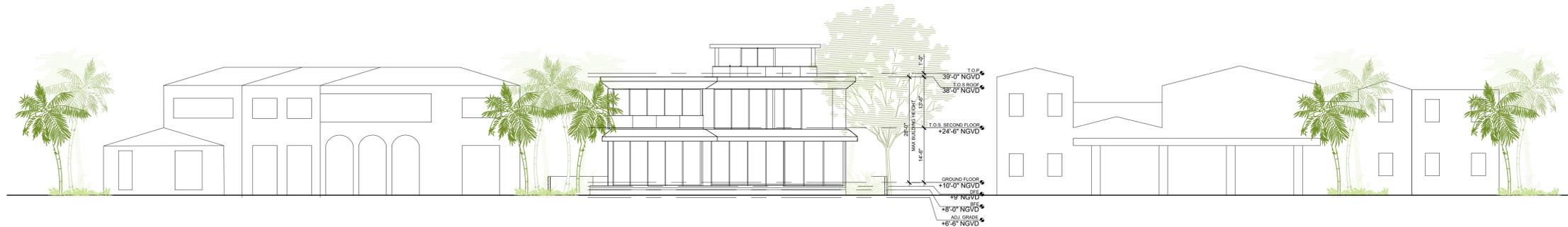
ELEVATIONS
 Proposed

Date	07/14/2021	Sheet No.	A5.1
Scale	AS INDICATED		
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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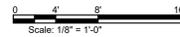
ELEVATIONS
Surroundings

Date	07/14/2021	Sheet No.	A5.2
Scale	AS INDICATED		
Project	5970 N BAY RD		



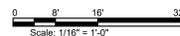
1 REAR ELEVATION

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



2 SIDE ELEVATION

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



ELEVATION MATERIAL Legend



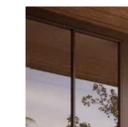
1. TRAVERTINE



2. WOOD PANEL



3. FRAMELESS GLASS RAIL



4. GUNMETAL FRAME GLAZING SYSTEM



5. GREEN WALL



6. PAINTED GRAY STUCCO

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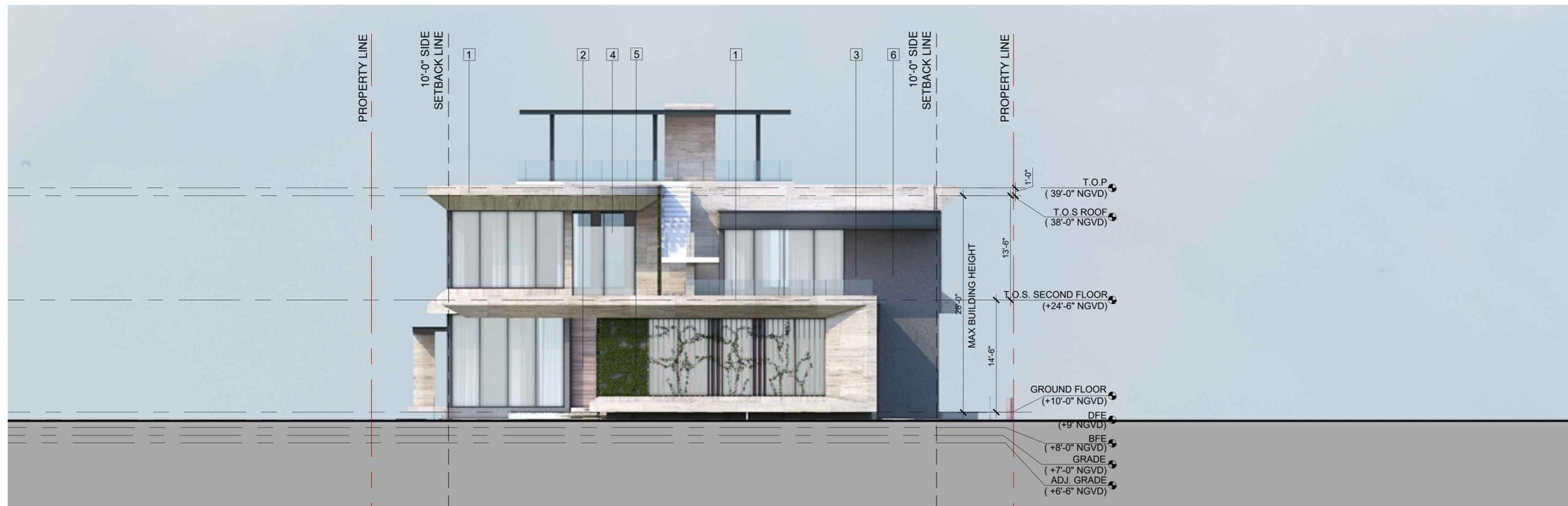
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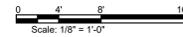
ELEVATIONS
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Date	07/14/2021	Sheet No.	A5.3
Scale	AS INDICATED		
Project	5970 N BAY RD		

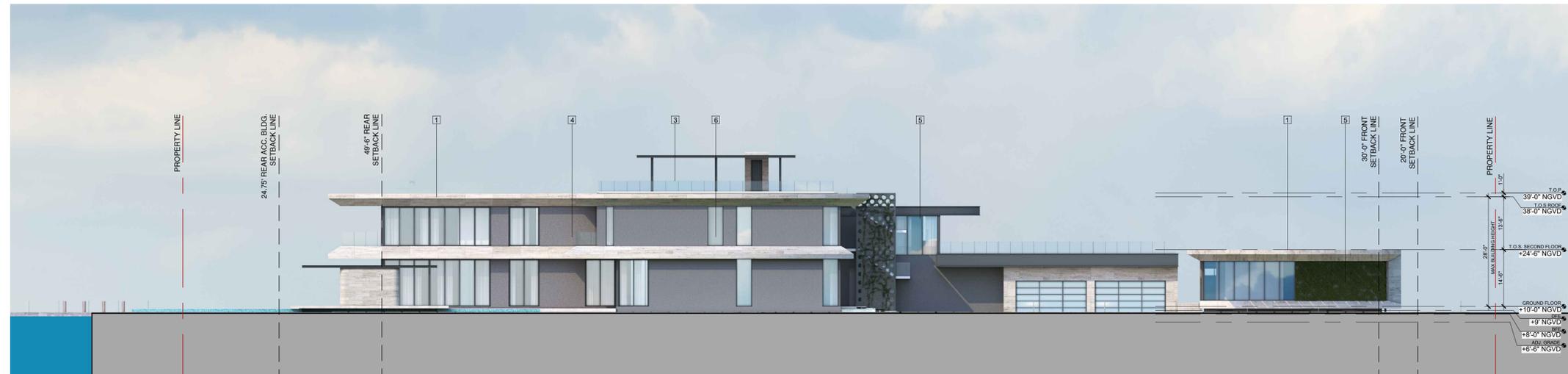


1 FRONT ELEVATION

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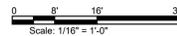


Scale: 1/8" = 1'-0"



2 SIDE ELEVATION

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



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

ELEVATION MATERIAL Legend



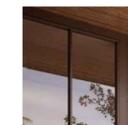
1. TRAVERTINE



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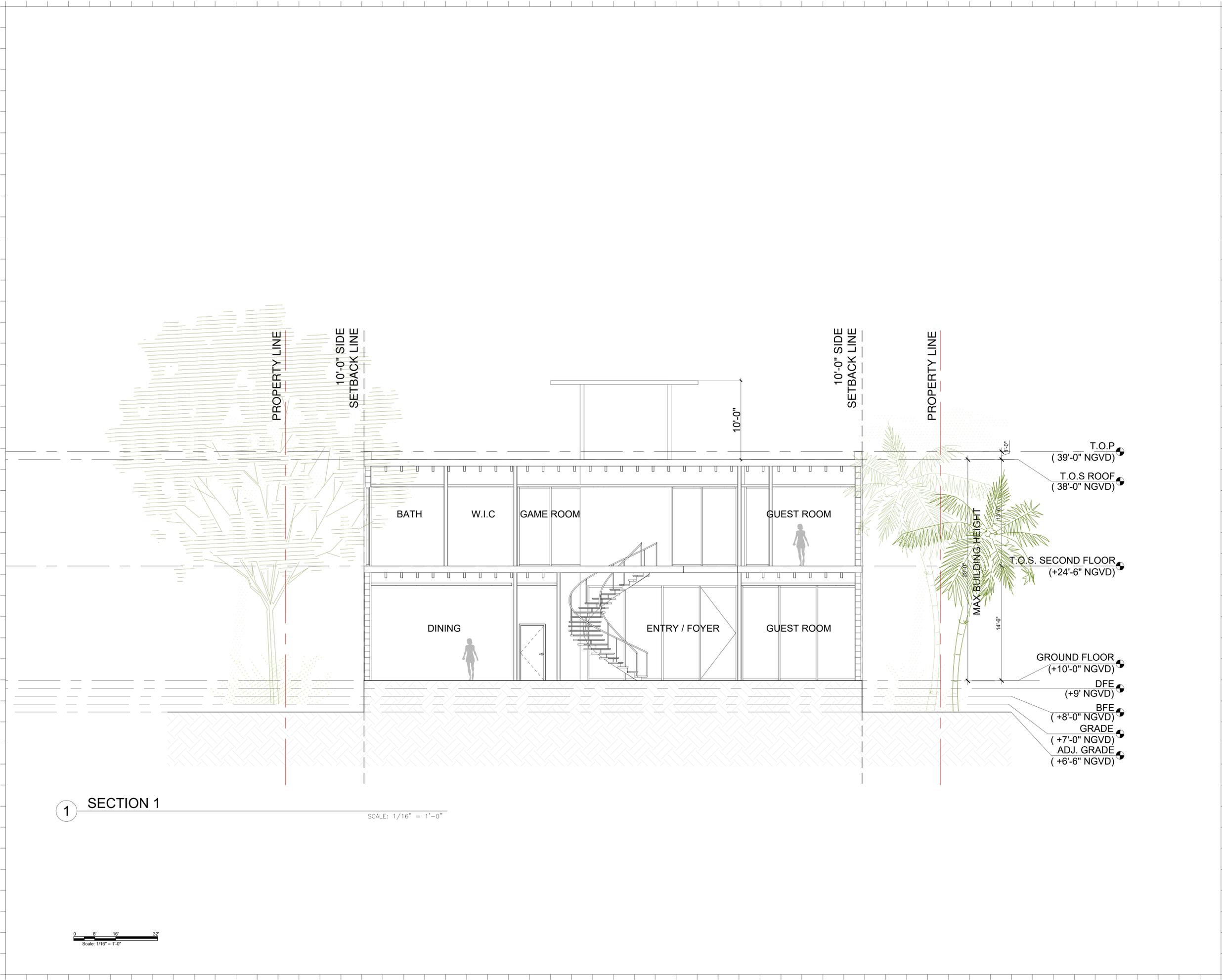
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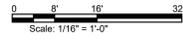
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Date	07/14/2021	Sheet No.	A5.4
Scale	AS INDICATED	A5.4	
Project	5970 N BAY RD	A5.4	



1 SECTION 1

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



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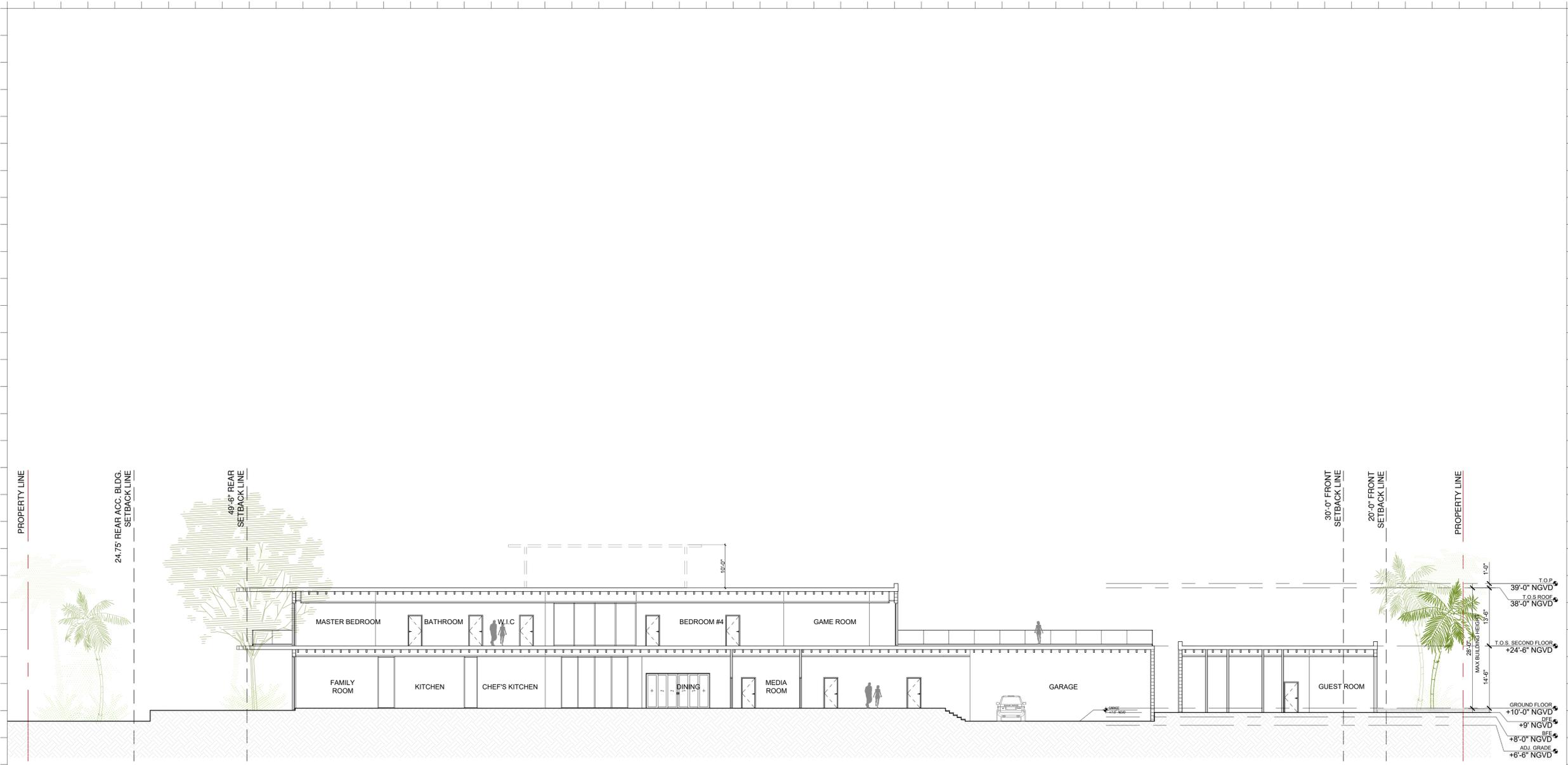
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SECTIONS
Proposed

Date	07/14/2021	Sheet No.	A6.0
Scale	AS INDICATED		
Project	5970 N BAY RD		



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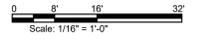


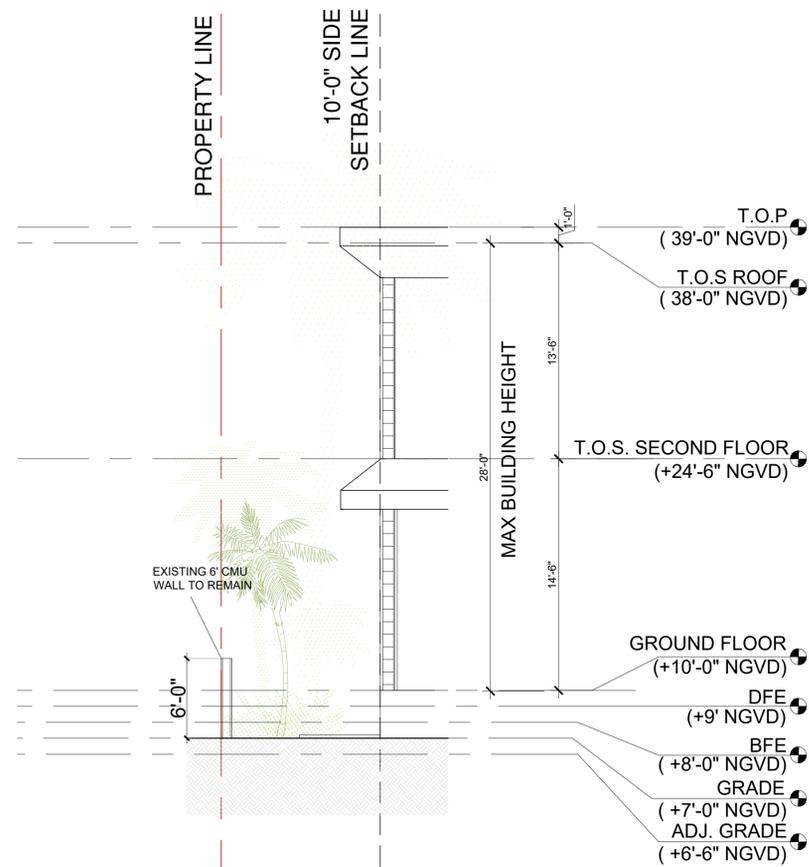
SECTIONS
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Date	07/14/2021	Sheet No.	A6.1
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Project	5970 N BAY RD		

1 SECTION 2

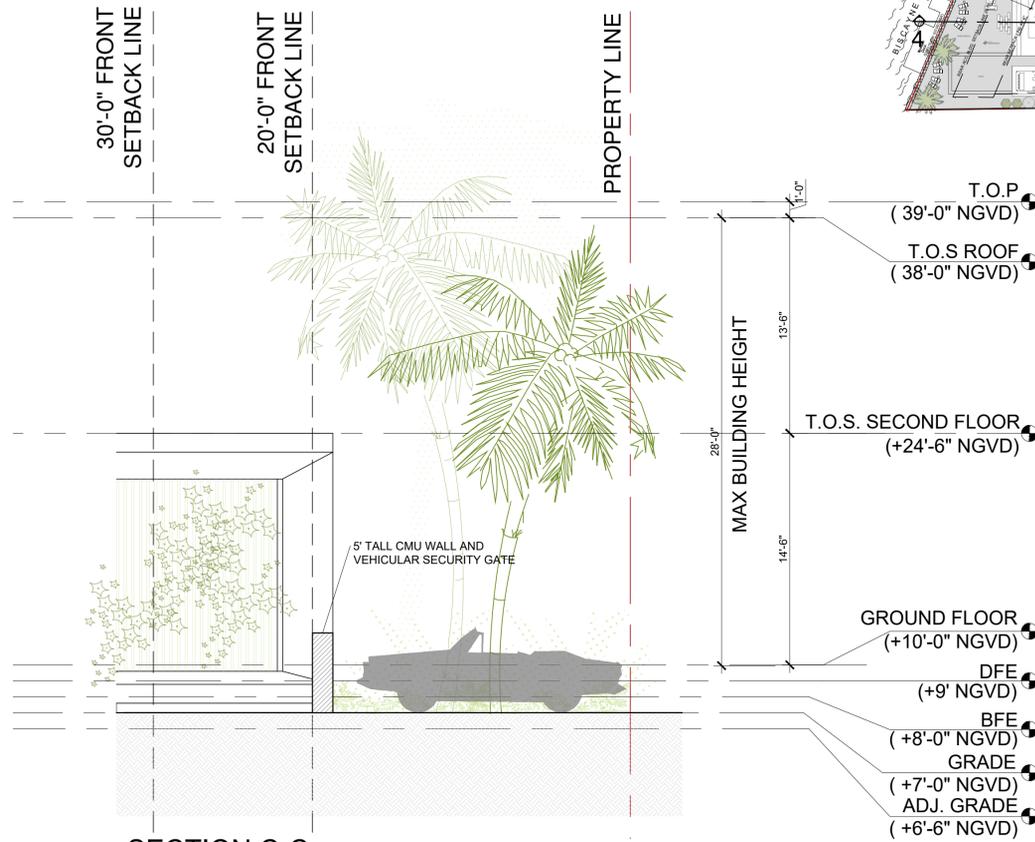
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1 SECTION A-A

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



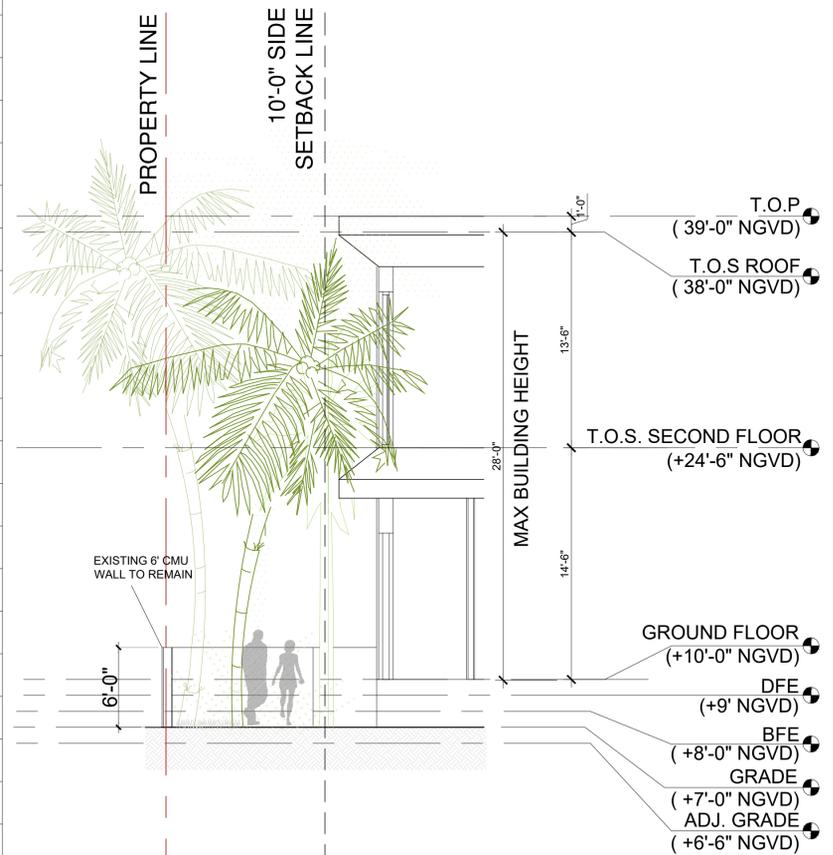
3 SECTION C-C

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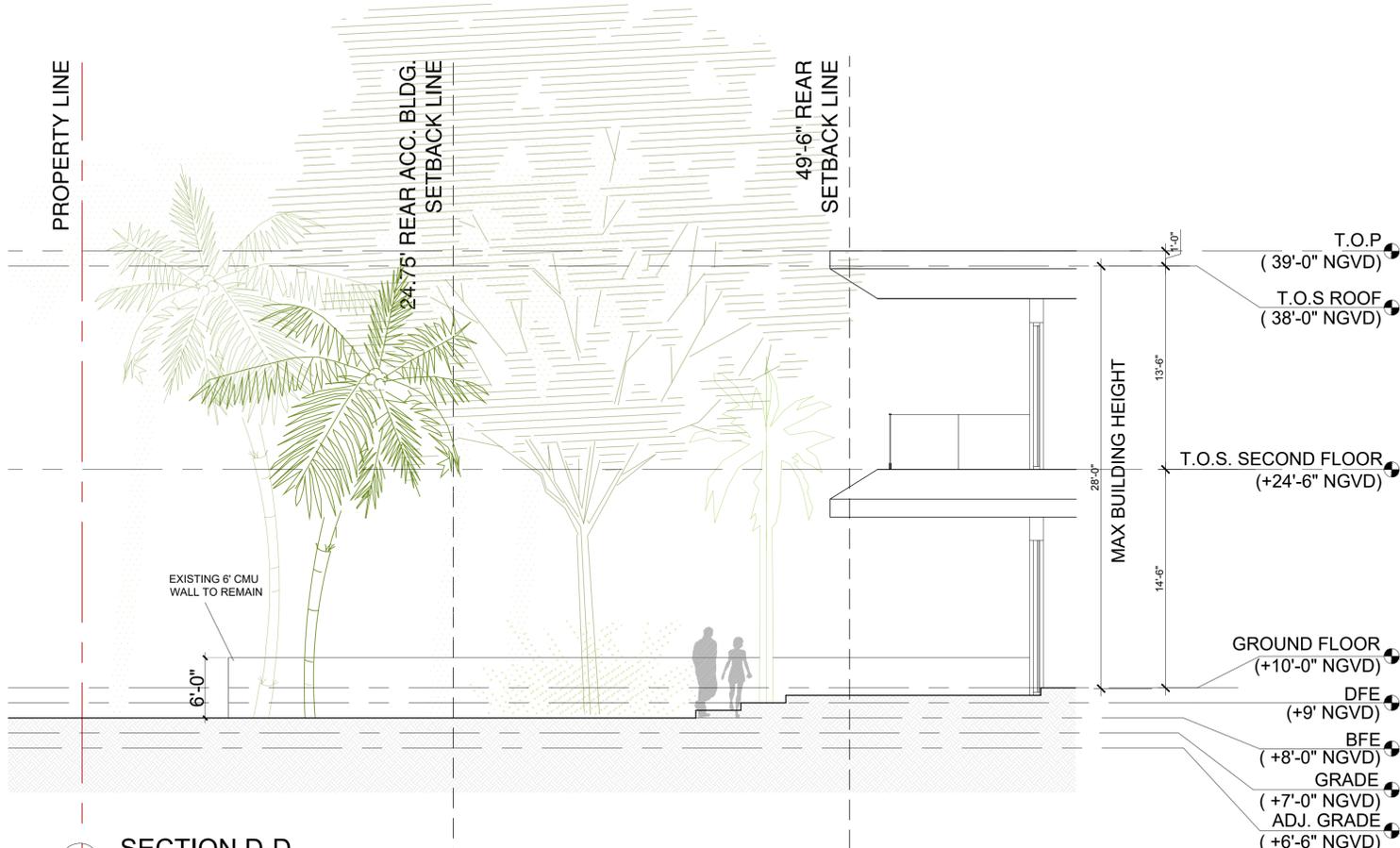
A KEY PLAN

Scale: N.T.S



2 SECTION B-B

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



4 SECTION D-D

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

Rev.	Date	Rev.	Date

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Architect of Record:
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YARD
Sections

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



5970 N. BAY RD. - MIAMI BEACH, FL

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Lic. # AR0012578

RENDERINGS
Front

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

1 FRONT RENDERING

Scale: N.T.S



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RENDERINGS
Rear

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

1 REAR RENDERING

Scale: N.T.S



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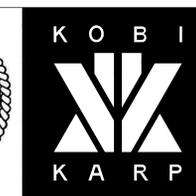
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RENDERINGS
Entrance

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

1 ENTRANCE RENDERING

Scale: N.T.S



5970 N. BAY RD. - MIAMI BEACH, FL

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AXONOMETRIC SE VIEW



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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		

1 AXONOMETRIC VIEW

Scale: N.T.S



5970 N. BAY RD. - MIAMI BEACH, FL

AXONOMETRIC SW VIEW

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AXONOMETRIC
Rear

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

1 AXONOMETRIC VIEW

Scale: N.T.S