

Date Rev. Date

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PRIVATE RESIDENCE 5970 NORTH BAY ROAD MIAMI BEACH, FL 33140

Owner: Name Address Tel:

OWNER OWNER_ADDRESS1 Address OWNER_ADDRESS2 OWNER_PHONE OWNER_EMAIL 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





COVER

)ate	07/05/2021
scale	AS INDICATED
Project	5970 N BAY RD

Sheet No. A0.0





Scale N.T.S



SITE IMAGE



Scale N.T.S

SITE IMAGE

Rev.	Date	Rev.	Date

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LOCATION

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





Scale: N.T.S

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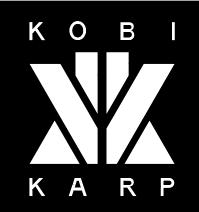
Consultant: Name Address Address Tel: Email

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AXONOMETRIC Rear

07/05/2021 Date Scale AS INDICATED Project 5970 N BAY RD Sheet No. A7.4



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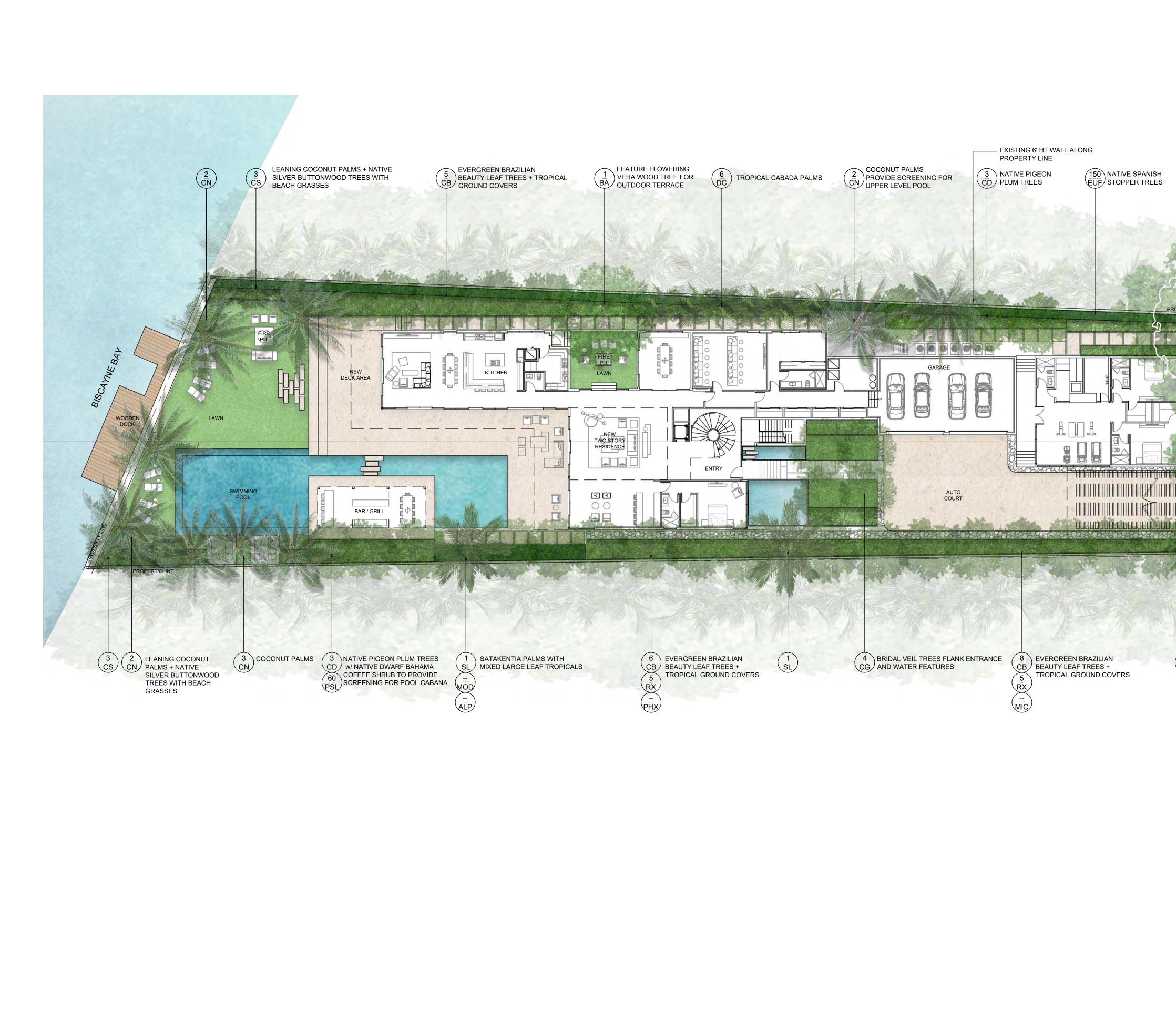




AXONOMETRIC Front

07/05/2021
AS INDICATED
5970 N BAY RD

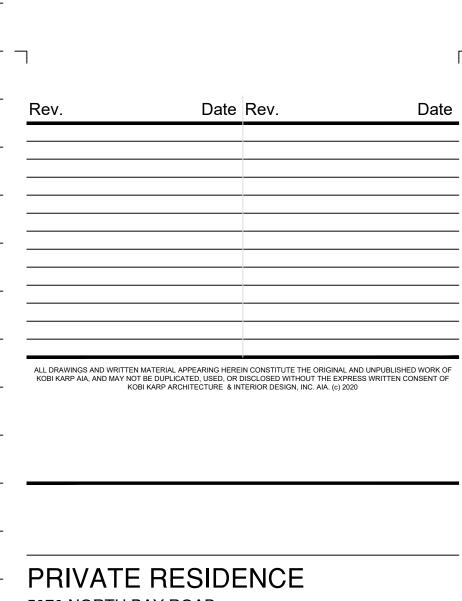
Sheet No.





1/16" = 1'-0"





5970 NORTH BAY ROAD MIAMI BEACH, FL 33140



CHRISTOPHER CAWLEY, RLA Florida License LA 6666786

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

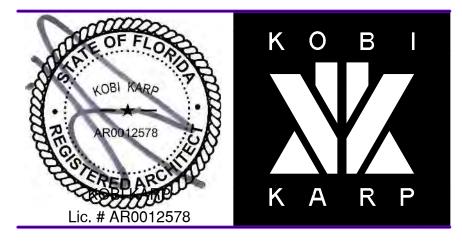
_____ Consultant: Name

Address Address Tel: Email

Consultant: Name Address Address Tel: Email

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



CHRISTOPHER

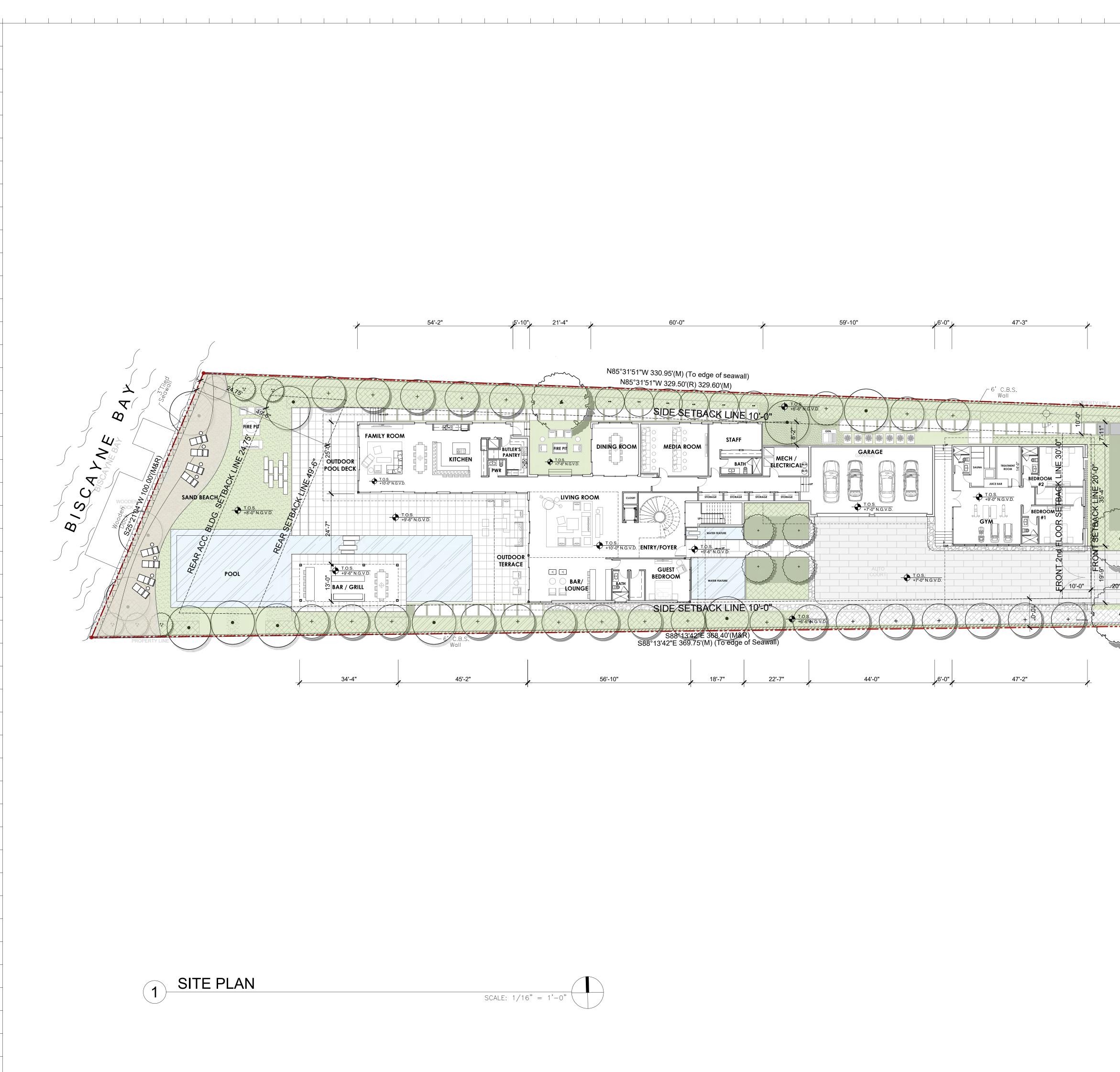
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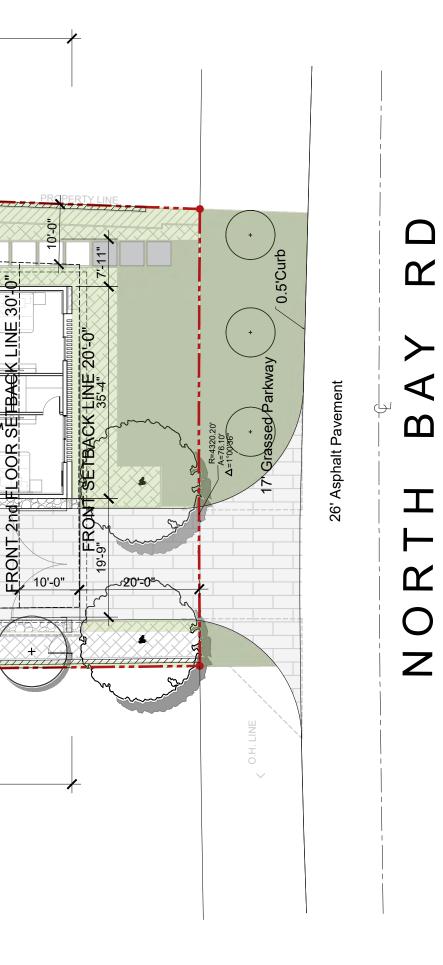
780 NE 69th Street, Suite 200 Miami, Florida 33138 O 786.536.2961 M 305.979.1585

CHRISTOPHERCAWLEY.COM | LC 26000460

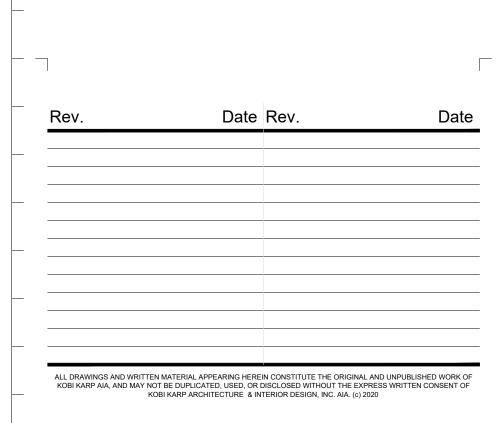
LANDSCAPE

CAWLEY









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

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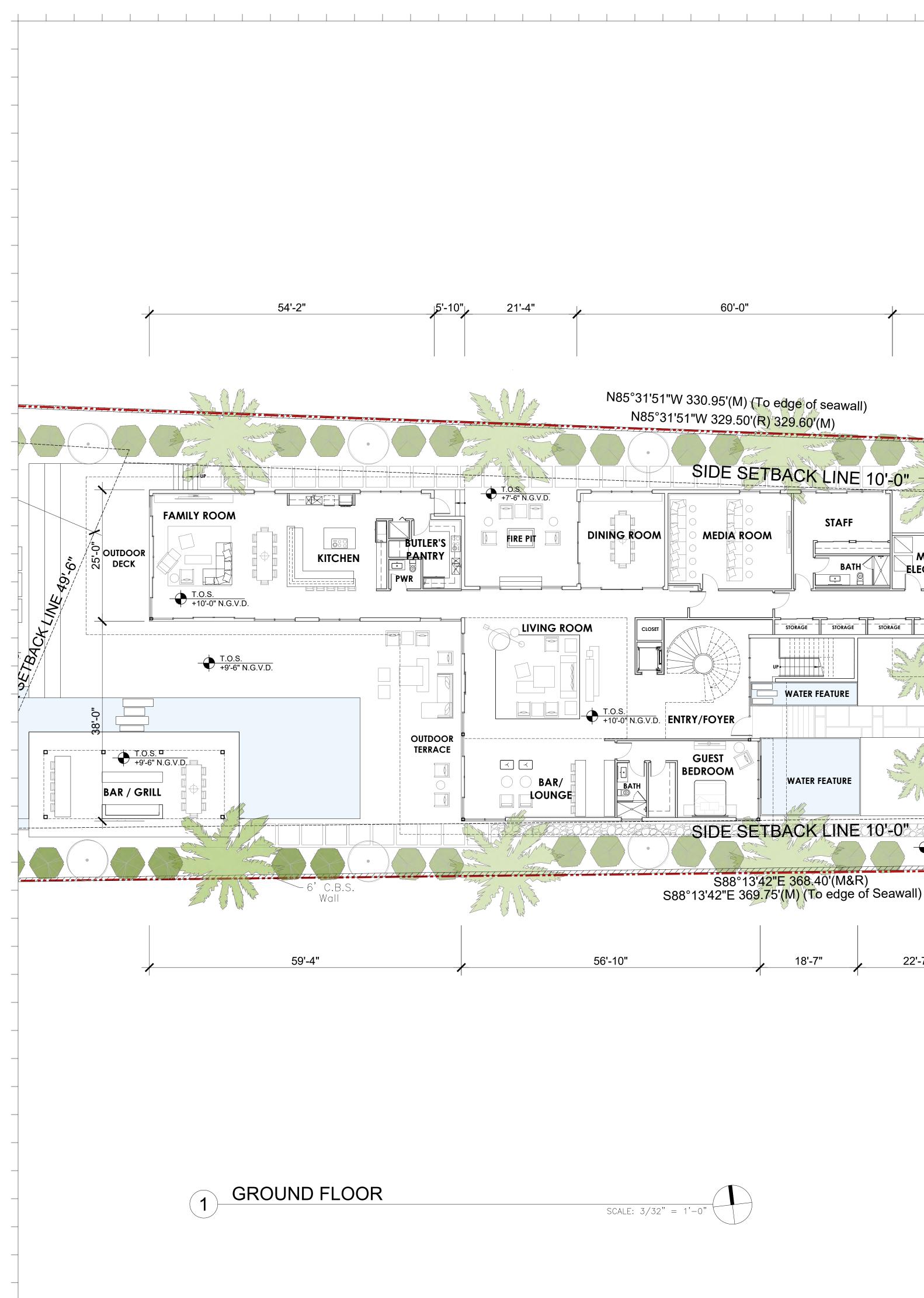




PROPOSED Site plan

Date 07/05/2021

Scale AS INDICATED Project 5970 N BAY RD Sheet No. SP1.0



18'-7"

22'-7"

44'-0"

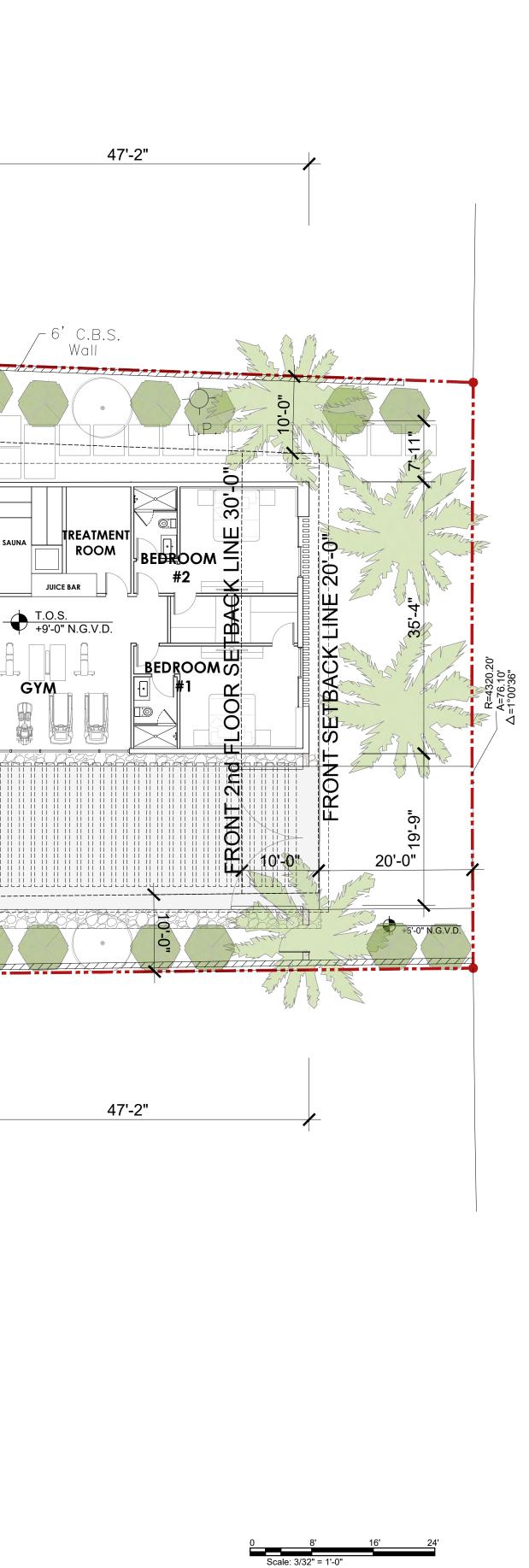
.6'-0"

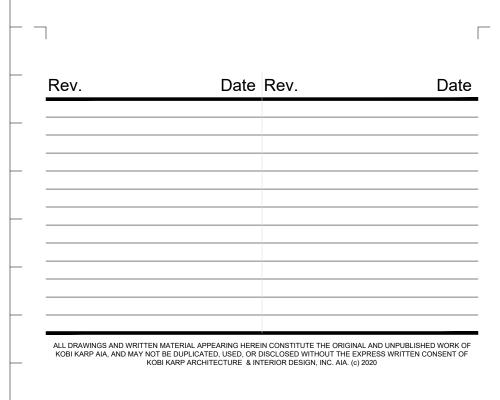
STORAGE STORAGE T.O.S. +7'-0" N.G.V.D. UP+ + WATER FEATURE En En La T.O.S. +7'-0" N.G.V.D. WATER FEATURE SIDE SETBACK LINE 10'-0" T.O.S. +6'-6" N.G.V.D.

N85°31'51"W 330.95'(M) (To edge of seawall) N85°31'51"W 329.50'(R) 329.60'(M) SIDE SETBACK LINE 10'-0" T.O.S. +6'-6"N.G.V.D. 5 +7'-0" N.G.V.D. 00 STAFF **—**— GARAGE -----MECH / BATH ELECTRICAL SAUNA . ç GYM 卽

60'-0"

,6'-0"





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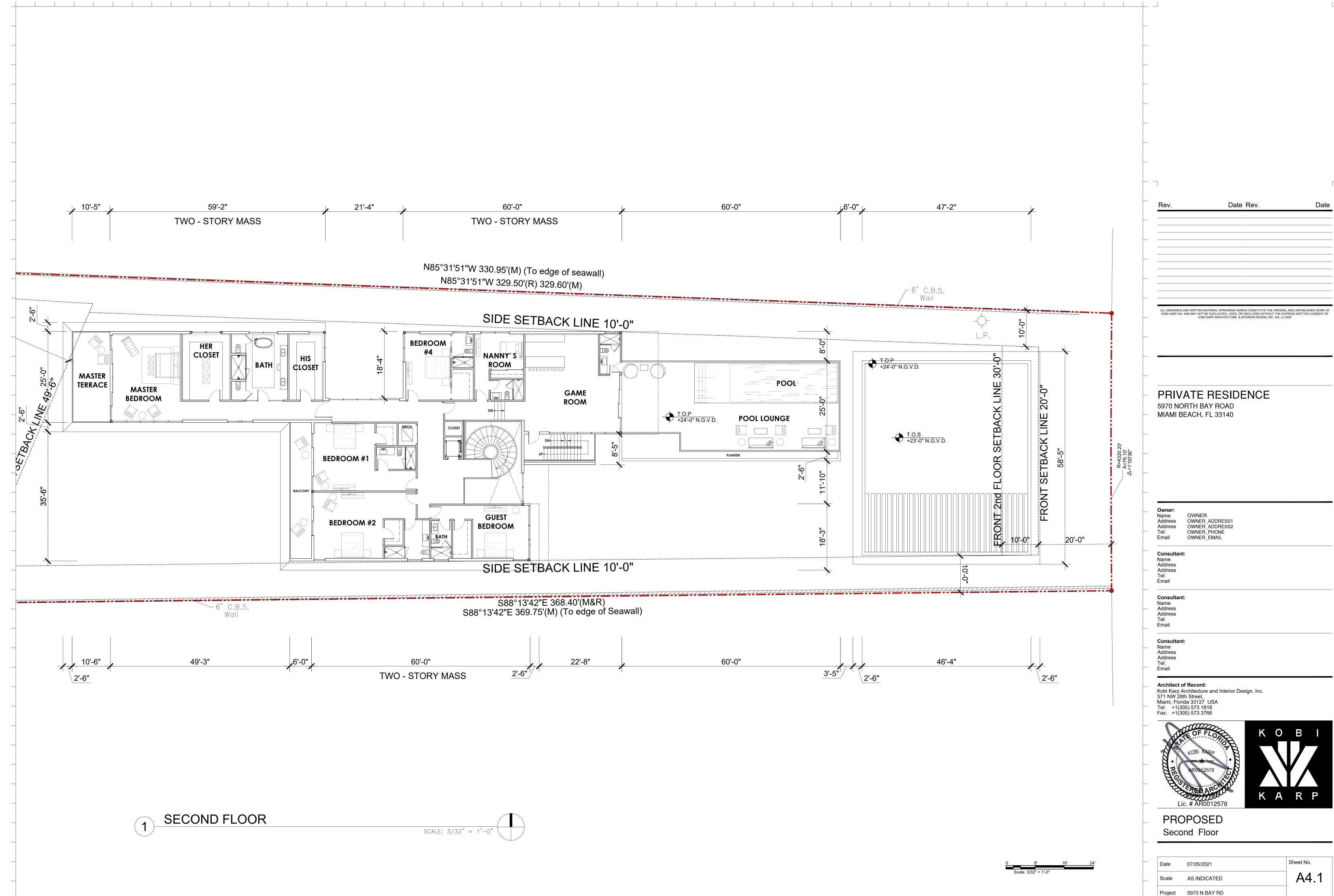




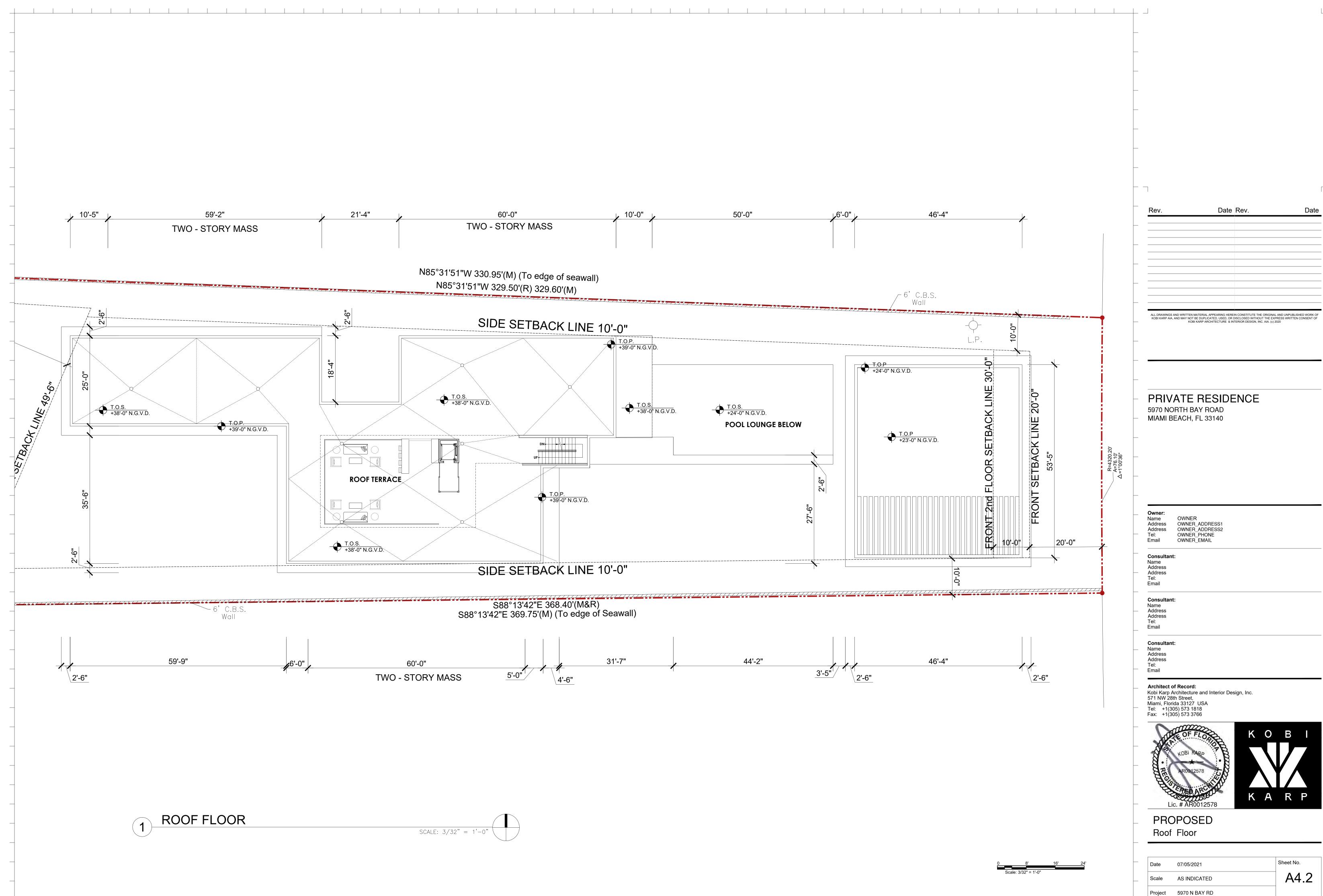
PROPOSED Ground Floor

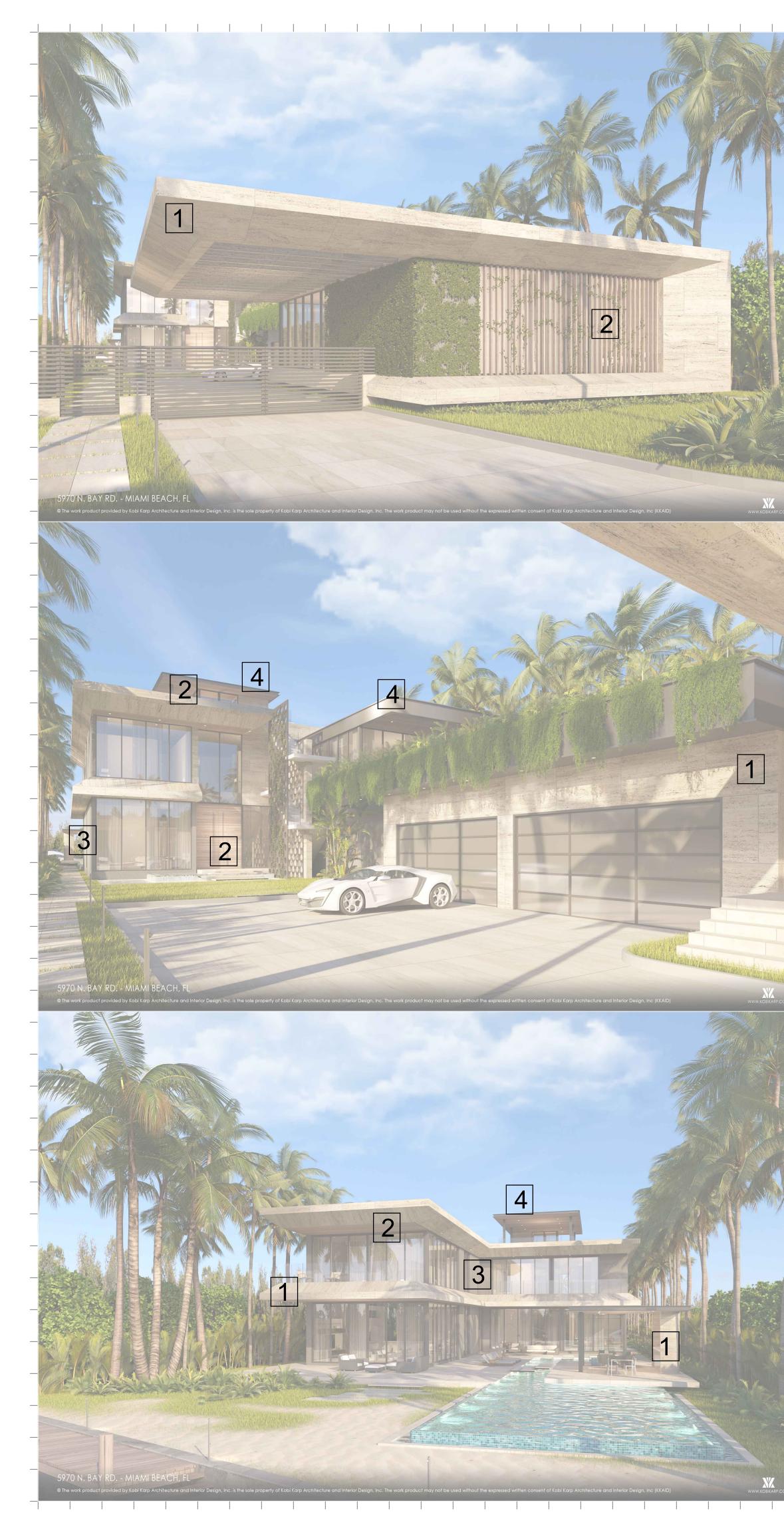
Date 07/05/2021 Scale AS INDICATED Project 5970 N BAY RD

Sheet No. A4.0



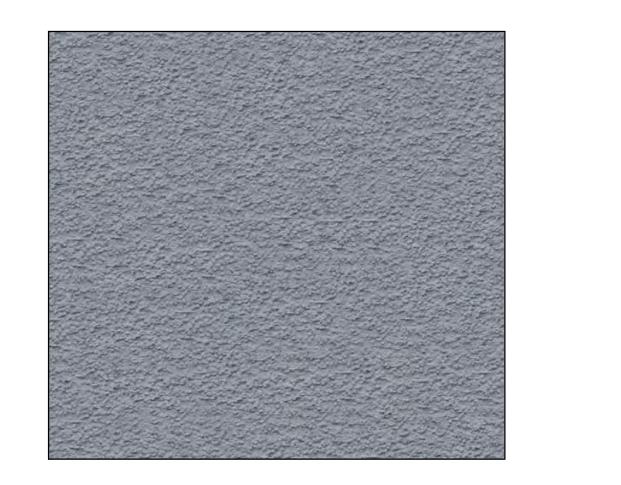


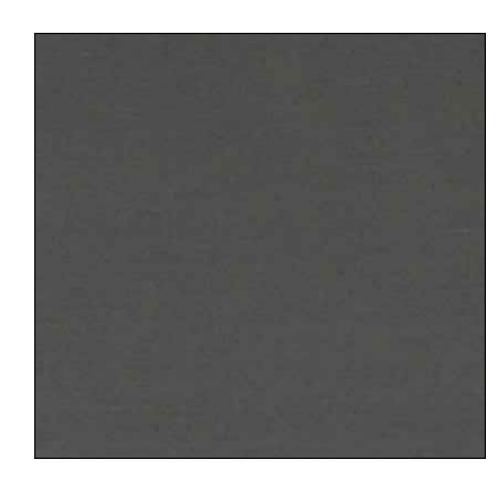






1.TRAVERTINE CLADDING





3. GRAY STUCCO 4. GRAY METAL

Rev.	Date	Rev.	Da

2. NATURAL WOOD

PRIVATE RESIDENCE 5970 NORTH BAY ROAD MIAMI BEACH, FL 33140

Owner: Name Address Address Tel:

Email

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MATERIALS

07/14/2021 Date Scale Project 5970 N BAY RD

AS INDICATED

Sheet No. A7.5



Scale: N.T.S



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RENDERINGS Front

Date 07/05/2021 Scale AS INDICATED Project 5970 N BAY RD

Sheet No. A7.0



Rev.	Date	Rev.	D

PRIVATE RESIDENCE 5970 NORTH BAY ROAD MIAMI BEACH, FL 33140

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Email

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RENDERINGS Rear

07/05/2021

Date Scale Project 5970 N BAY RD

AS INDICATED

Sheet No. A7.1



Rev.	Date	Rev.	D

PRIVATE RESIDENCE 5970 NORTH BAY ROAD MIAMI BEACH, FL 33140

Owner: Name Address Address Tel:

Email

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RENDERINGS Entrance

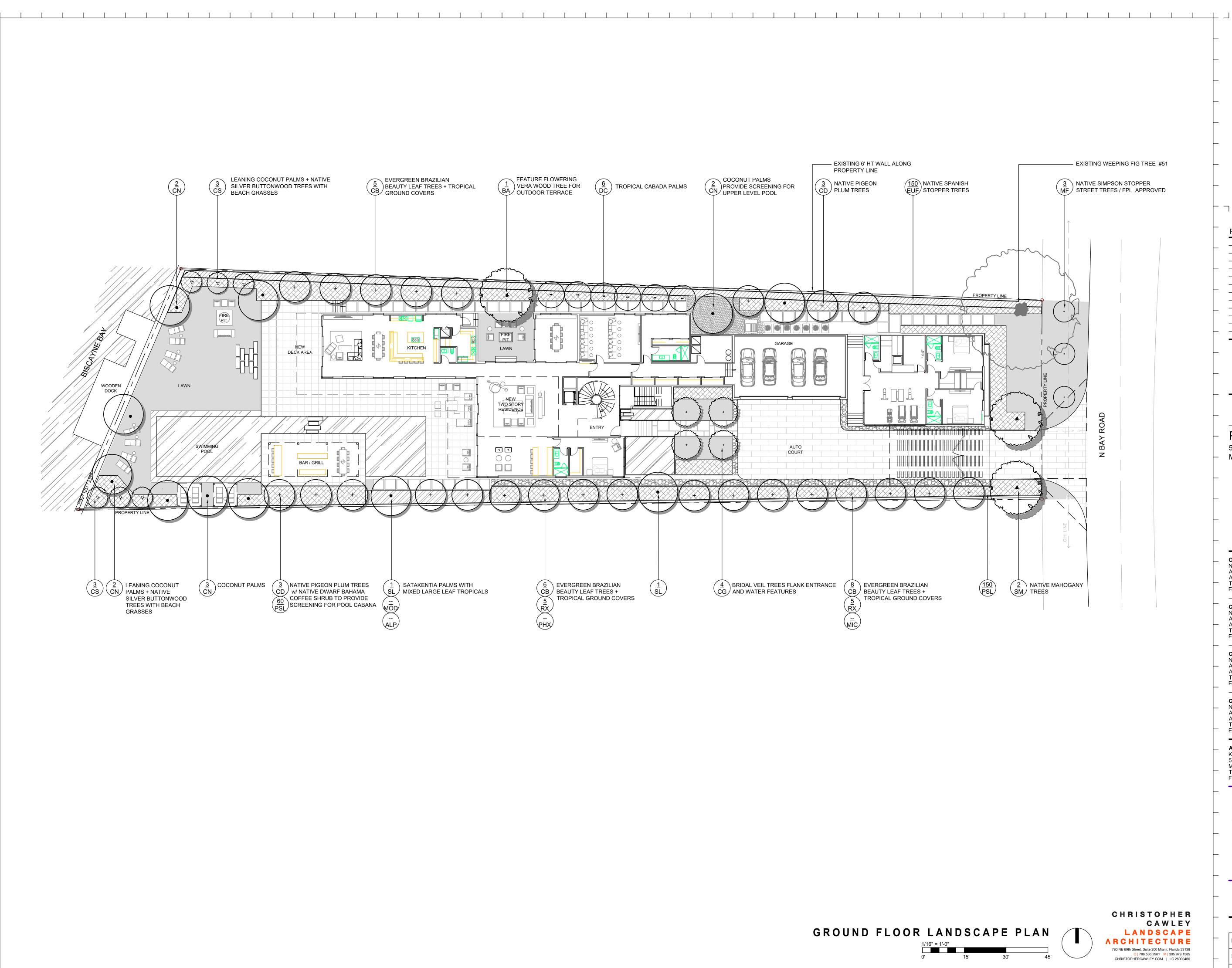
07/05/2021 Date Project 5970 N BAY RD

Scale AS INDICATED

A7.2

Sheet No.

END



Date Rev. Date

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PRIVATE RESIDENCE 5970 NORTH BAY ROAD

MIAMI BEACH, FL 33140



CHRISTOPHER CAWLEY, RLA Florida License LA 6666786

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

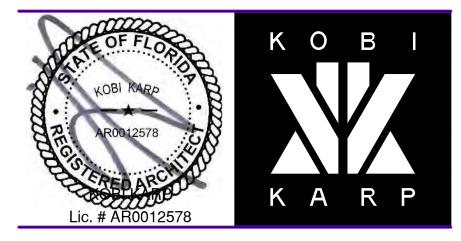
Email Consultant: Name Address

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



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

MIAMIBEACH

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 BEAC	5970 N BAY RD, MIAMI BEACH, FL 33140		
2	Folio number(s):	02-3215-003-0200	02-3215-003-0200		
3	Board and file numbers :	DRB 21-0691	(B 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 vo % (Note: to exceed 70% of home requires Board App	f the first floor of the main	N/A PER ORDINANCE 2020-4359
15					5,275 SF (17%)
16			Proposed Roof Deck Area Maximum is 25% of the er immediately below):	•	1,300 SF
	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	28'- FLAT ROOFS		28'-0"	
10	Sathaaka				

	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 No	0
28	Designated as an individual Historic Single	Family Residence Site?		Yes or No	0
29	Determined to be Architecturally Significa	nt?		Yes or No	0
	Additional data or information must be pr	Additional data or information must be presented in the format outlined in this section			

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 PRIMETER 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				
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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				

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	D MAY NOT BE DUPLICATED, USED, OR	DISCLOSED WITHOUT THE EXPRESS WRITTEN CONS ITERIOR DESIGN, INC. AIA. (c) 2020
PRIVA	TE RESIDE	
	TH BAY ROAD	
	ACH, FL 33140	
	OWNER	
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Name (Address (Address (Tel: (DWNER_ADDRESS1 DWNER_ADDRESS2 DWNER_PHONE	
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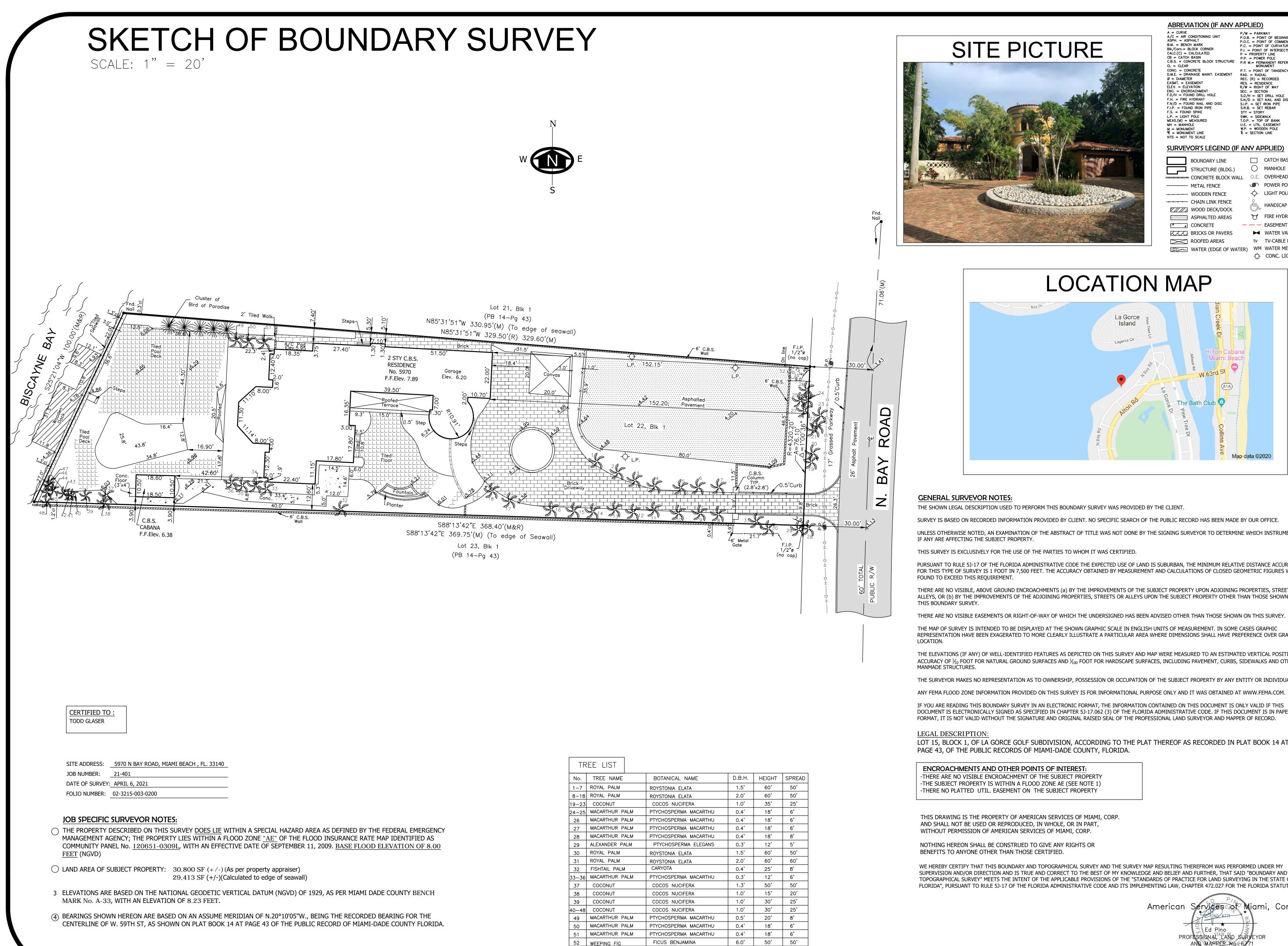
ZONING DATA

Lic. # AR0012578

Date	07/05/2021
Scale	AS INDICAT
Project	5970 N BAY

AS INDICATED 5970 N BAY RD Sheet No.

KARP



TR	EE 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'

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 EXAGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF $\frac{1}{10}$ FOOT FOR NATURAL GROUND SURFACES AND $\frac{1}{100}$ FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION: 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.

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.

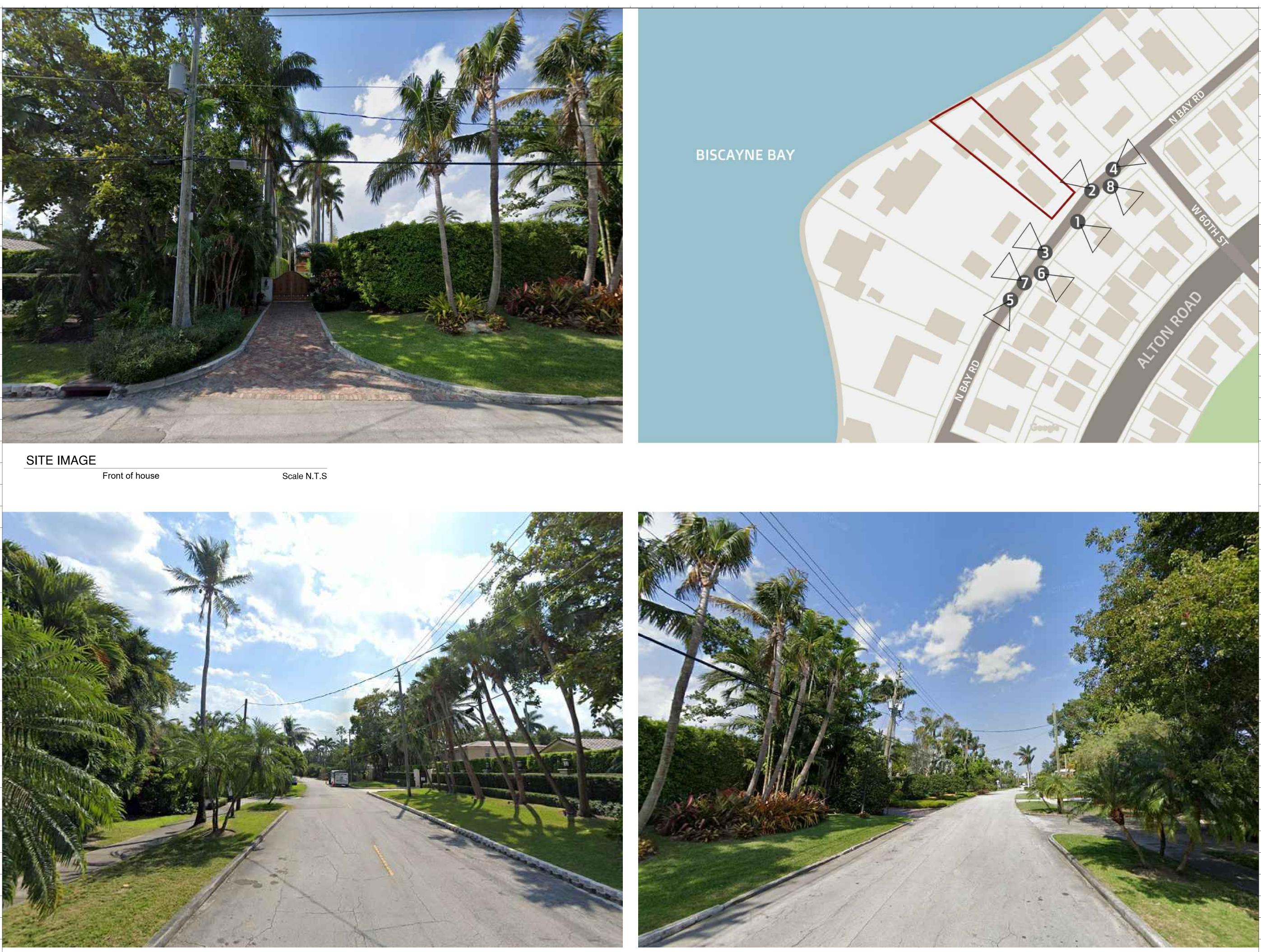
WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE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

	ABREVIATION (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 MAPK P.O.C. = DOINT OF COMMENCEMENT	
E PICTURE	B.M. = BENCH MARK P.C. = POINT OF CURVATURE BIk/Corn.= BLOCK CORNER P.I. = POINT OF INTERSECTION CALC.(C) = CALCULATED P = PROPERTY LINE CB = CATCH BASIN P.P. = POWER POLE	
	C.B.S. = CONCRETE BLOCK STRUCTURE CL = CLEAR CONC. = CONCRETE P.R.M.= PERMANENT REFERENCE MONUMENT P.T. = POINT OF TANGENCY	
	D.M.E. = DRAINAGE MAINT. EASEMENT $RAD. = RADIAL$ $\emptyset = DIAMETER REC. (R) = RECORDED$ EASMT. = EASEMENT RES. = RESIDENCE	
	ELEV. = ELEVATION R/W = RIGHT OF WAY ENC. = ENCROACHMENT SEC. = SECTION F.D/H = FOUND DRILL HOLE S.D/H = SET DRILL HOLE F.H. = FIRE HYDRANT S.N/D = SET NAIL AND DISC	
	$ F.N/D = FOUND NAIL AND DISC \qquad S.I.P. = SET IRON PIPE \\ F.I.P. = FOUND IRON PIPE \qquad S.R.B. = SET REBAR \\ F.S. = FOUND SPIKE \qquad STY = STORY $	
	L.P. = LIGHT POLE SWK. = SIDEWALK MEAS.(M) = MEASURED T.O.P. = TOP OF BANK MH = MANHOLE U.E. = UTIL. EASEMENT	
	M = MONUMENT W.P. = WOODEN POLE M = MONUMENT LINE & SECTION LINE NTS = NOT TO SCALE	
	SURVEYOR'S LEGEND (IF ANY APPLIED) گ	
	BOUNDARY LINE CATCH BASIN	C
	CONCRETE BLOCK WALL O.E. OVERHEAD ELECT.	CORP
Certain Contraction of the second	Metal Fence Dever Pole	ا ک يو ا
	CHAIN LINK FENCE WOOD DECK/DOCK HANDICAP SPACE	IAMI, (Surveyors
	ASPHALTED AREAS & FIRE HYDRANT	MIAMI . Survey
	BRICKS OR PAVERS MATER VALVE	IIA III
	WATER (EDGE OF WATER) WM WATER METER	$ $ W · _{\triangleright}
	中 CONC. LIGHT POLE 3	его в-862 8-862
LOCATION	MAP	S OI Planne BLVD, SUITE FL 33134 AX: (305)59
LOOAHON		I BLVI FL 3: FAX: (COM
La Gorce Cr Lagorce Cr Attonded	time provedy of American Services of Miami, Contrast of Miami, Contras	AMERICAN SERVICES OI Consulting Engineers . Plann 3195 PONCE DE LEON BLVD, SUIT CORAL GABLES, FL 33134 PHONE: (305)598-5101 FAX: (305)59 ASOMIAMI.COM
DR NOTES:	X	
IPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE	L CLILINI.	
ORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE P		
ED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SI IE SUBJECT PROPERTY.	IGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS,	
ELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.		
OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SU (IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AN EQUIREMENT.		
BOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJEC PROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON T		BY: E.P.
SEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVI	SED OTHER THAN THOSE SHOWN ON THIS SURVEY.	KED E

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)

PL	
American Services of Miami,	Corp.
NO 6771	•
PROFESSIONAL TATE AND SURVEYOR	
AND MAPPER HO 86771 STALE OF FREDRICA	

AMERICAN SERV Consulting Engine	3195 PONCE CORAL	PHONE: (305)56 VSC		
			\bigcap	
		СНЕСКЕД ВҮ: Е.Р.	PAGE No. 1	
		DRAWN BY: D.G.	FIELD BOOK No.	
	ASER	DESIGNED BY: E.P.	APPROVED BY: E.P.	
	FOR: TODD GLASER	SCALE: 1"=20'	DATE: 4/23/21	
ORDER 21-40)
	No.			



5 SITE IMAGE

Scale N.T.S



Rev.	Date	Rev.	Date

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

Name Address Address Tel:

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

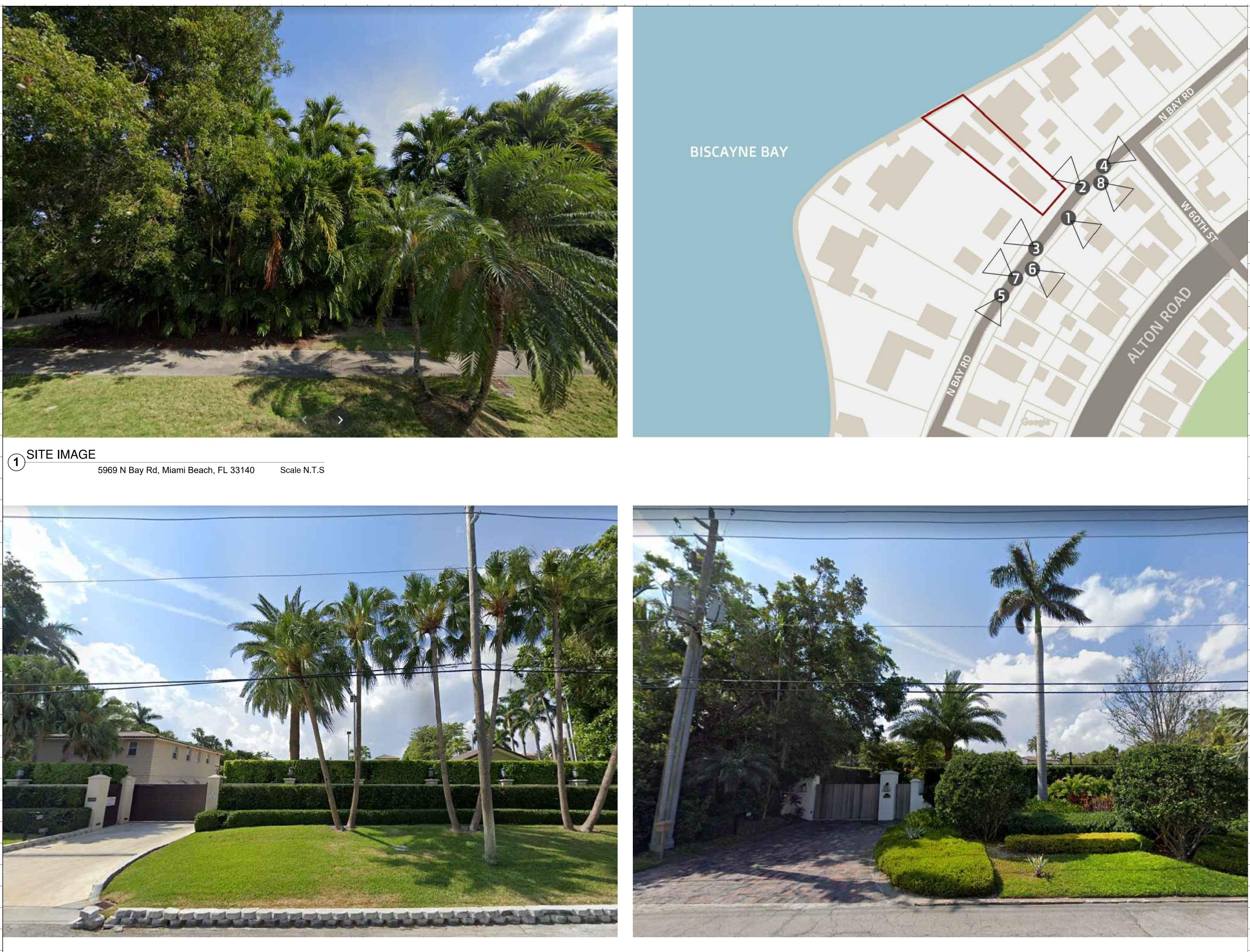
Date	07/05/2021
Scale	AS INDICATE
Project	5970 N BAY I

DICATED N BAY RD Sheet No. A2.1

Consultant: Name Address Address

Tel: Email Consultant:

Email



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

Rev.	Date	Rev.	Date	Э
		DISCLOSED WITHOU	E ORIGINAL AND UNPUBLISHED WORK C IT THE EXPRESS WRITTEN CONSENT OF C. AIA. (c) 2020	

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

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

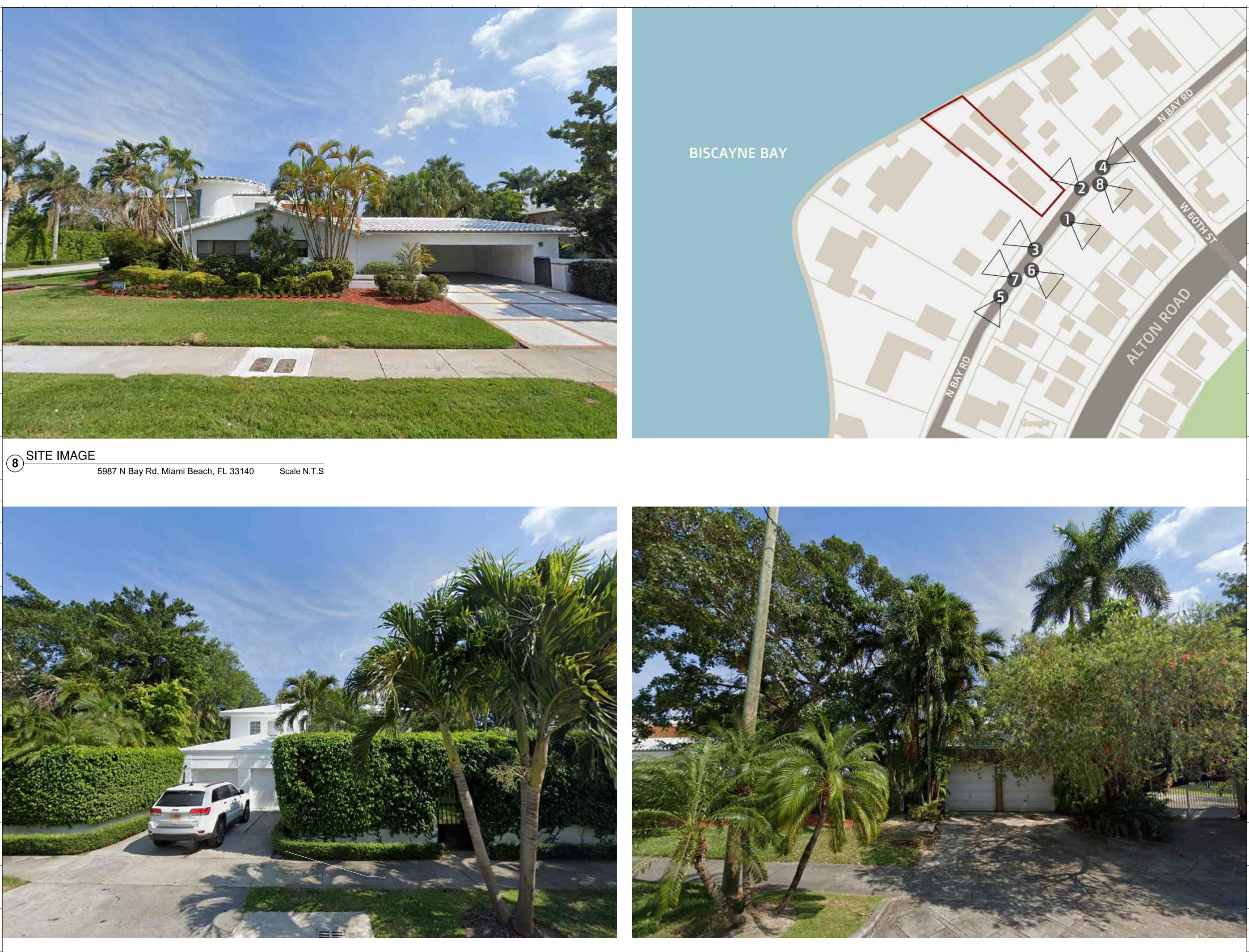


PROJECT SITE Surrounding Buildings

Date	07/05/2021
Scale	AS INDICATED
Project	5970 N BAY RD

K O B I

Sheet No. A2.2



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	Pov	Date
Rev.	Dale	Rev.	Date
			NAL AND UNPUBLISHED WORK O

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

Consultant: Name Address Address Tel: Email

Consultant: Name Address Address Tel: Email

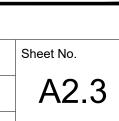
Architect of Record: Kobi Karp Architecture and Interior Design, Inc. 571 NW 28th Street, Miami, Florida 33127 USA Tel: +1(305) 573 1818 Fax: +1(305) 573 3766

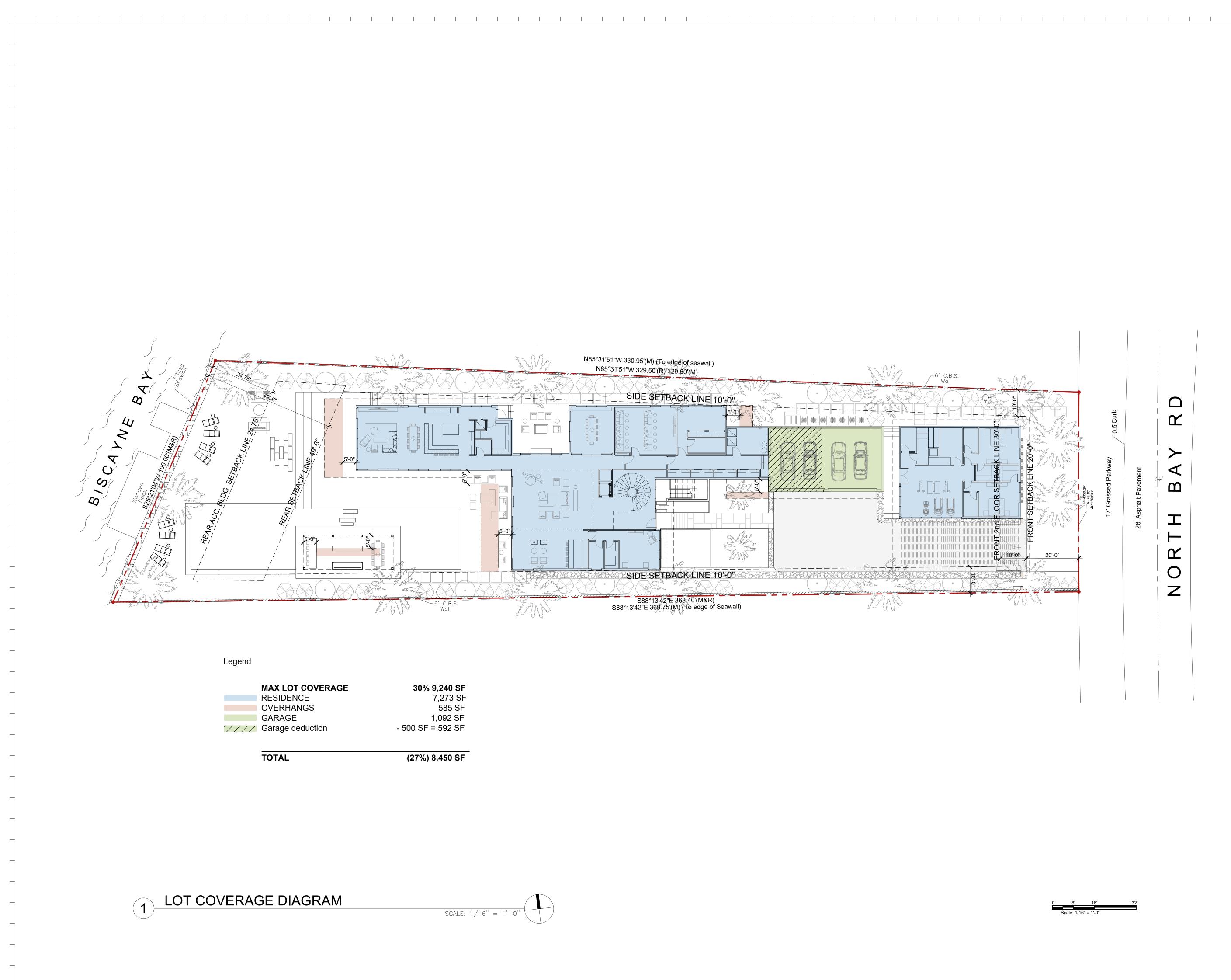


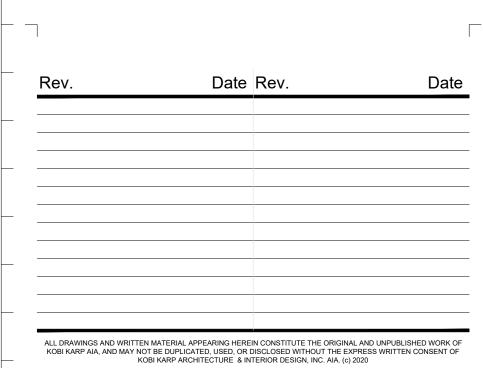
PROJECT SITE Surrounding Buildings

Date	07/05/2021
Scale	AS INDICA
Project	5970 N BA

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PRIVATE RESIDENCE 5970 NORTH BAY ROAD MIAMI BEACH, FL 33140

Owner: Name Address Address Tel:

OWNER OWNER_ADDRESS1 OWNER_ADDRESS2 OWNER_PHONE Email OWNER_EMAIL

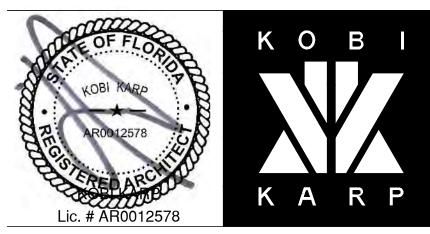
Consultant: Name Address Address Tel:

Consultant: Name Address Address Tel: Email

Email

Consultant: Name Address Address Tel: Email

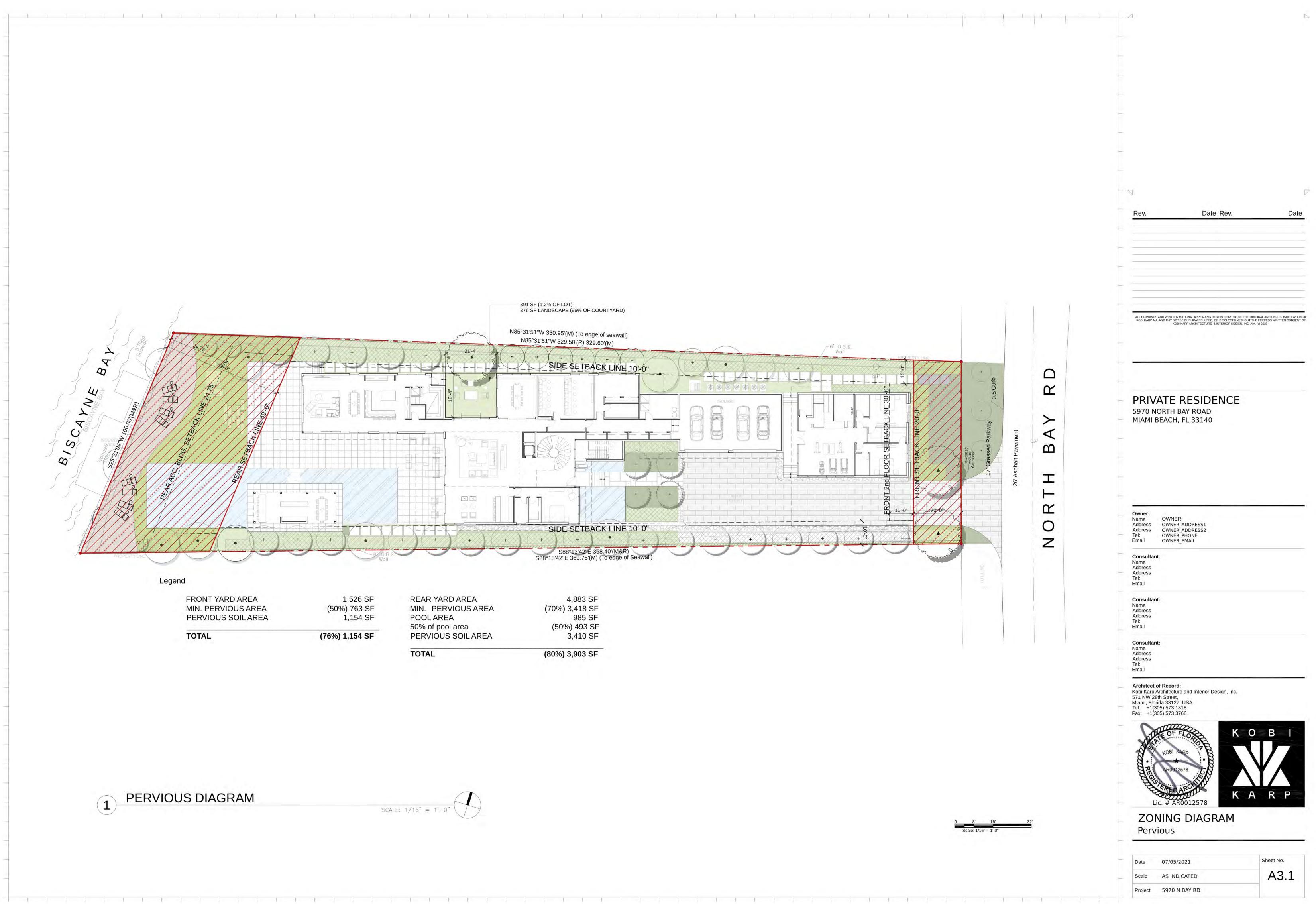
Architect of Record: Kobi Karp Architecture and Interior Design, Inc. 571 NW 28th Street, Miami, Florida 33127 USA Tel: +1(305) 573 1818 Fax: +1(305) 573 3766



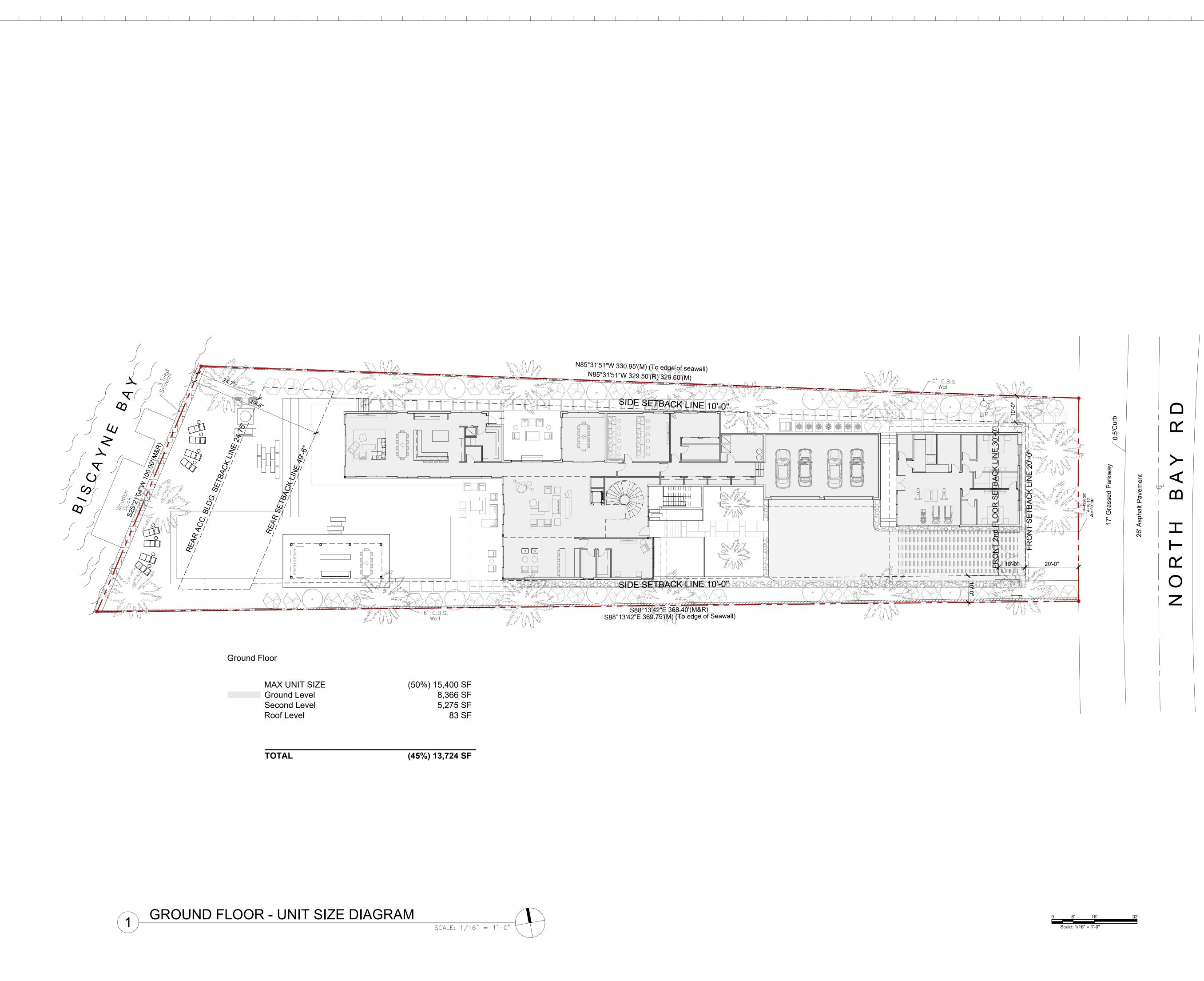
ZONING DIAGRAM Lot Coverage

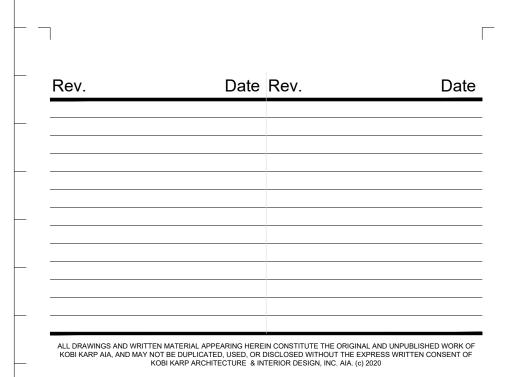
07/05/2021 Date Scale AS INDICATED Project 5970 N BAY RD

Sheet No. A3.0



DTAL	(80%) 3,903 SF
ERVIOUS SOIL AREA	3,410 SF
)% of pool area	(50%) 493 SF
DOL AREA	985 SF
IN. PERVIOUS AREA	(70%) 3,418 SF
EAR YARD AREA	4,883 SF





PRIVATE RESIDENCE 5970 NORTH BAY ROAD MIAMI BEACH, FL 33140

Owner: Name Address Address Tel:

OWNER OWNER_ADDRESS1 OWNER_ADDRESS2 OWNER_PHONE Email OWNER_EMAIL

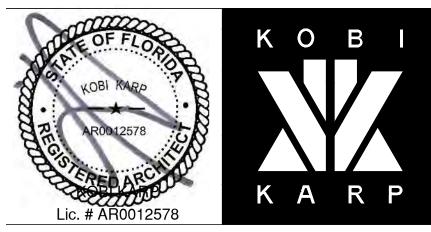
Consultant: Name Address Address Tel:

Consultant: Name Address Address Tel: Email

Email

Consultant: Name Address Address Tel: Email

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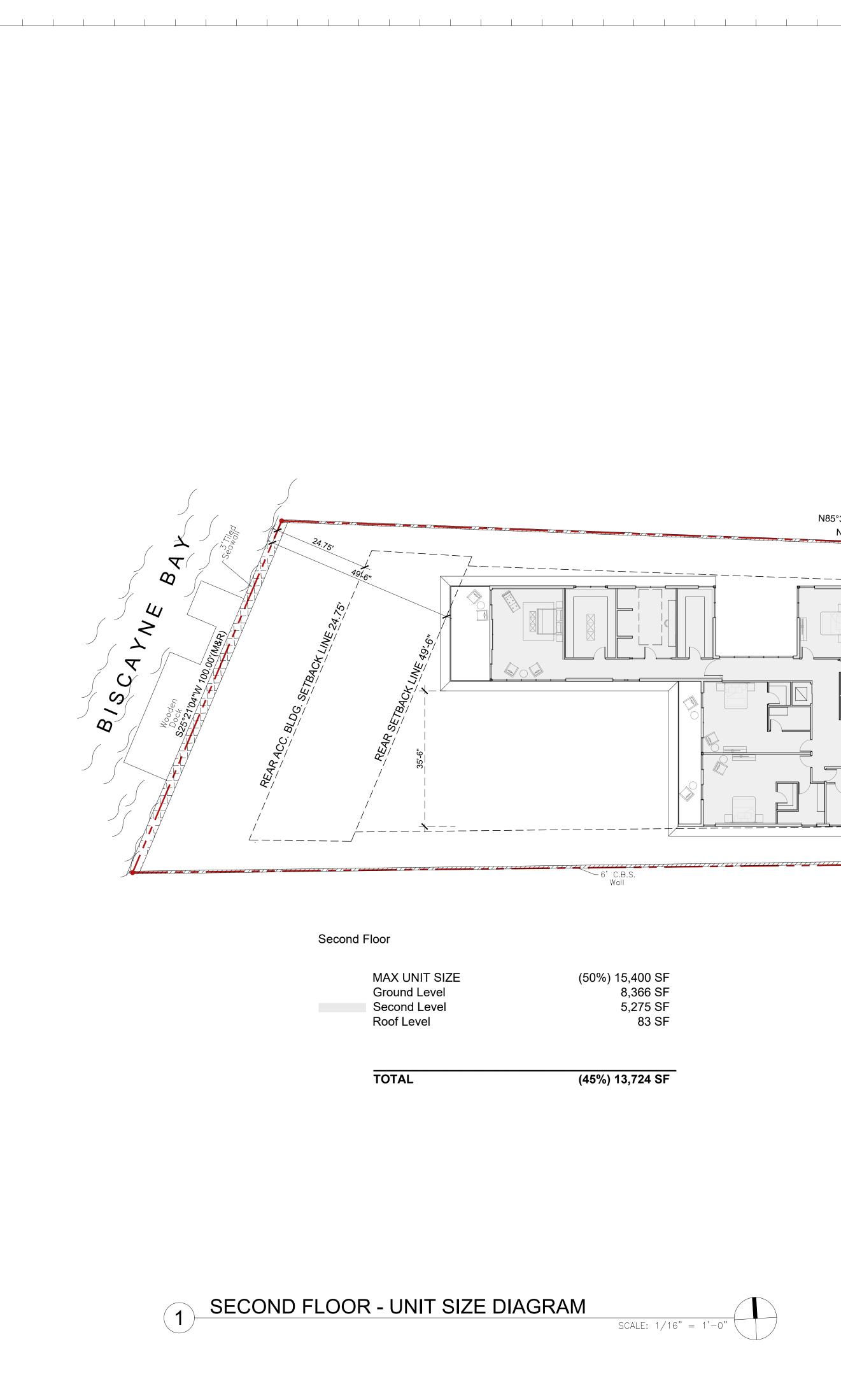


ZONING DIAGRAM Unit Size

07/05/2021 Date Scale AS INDICATED Project 5970 N BAY RD

Sheet No.

A3.2



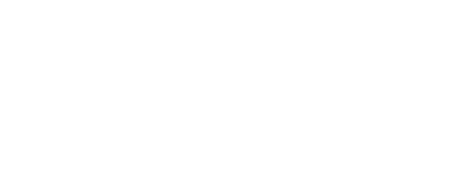
N85°31'51"W 330.95'(M) (To edge of seawall) N85°31'51"W 329.50'(R) 329.60'(M)

SIDE SETBACK LINE 10'-0"

SIDE SETBACK LINE 10'-0"

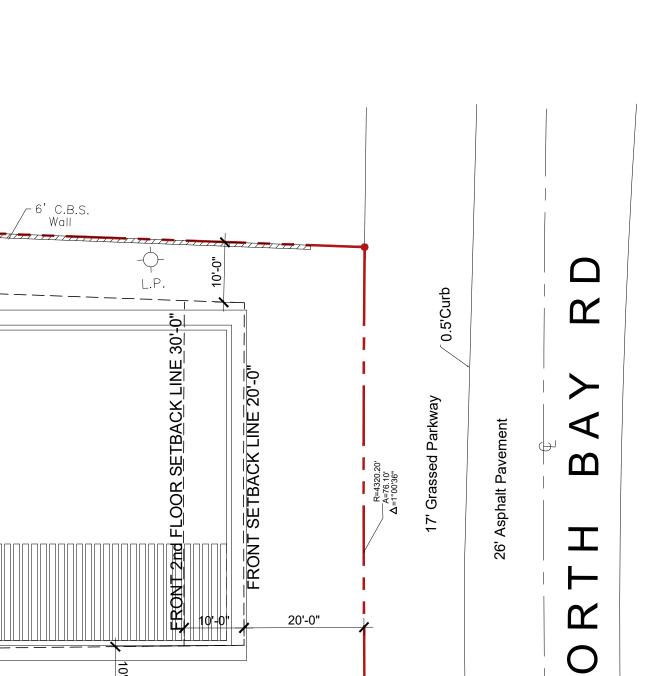
S88°13'42"E 368.40'(M&R) S88°13'42"E 369.75'(M) (To edge of Seawall)





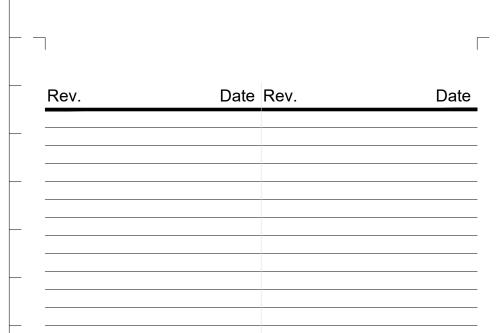






∕-6'C.B.S. Wall

Anner



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PRIVATE RESIDENCE 5970 NORTH BAY ROAD MIAMI BEACH, FL 33140

Owner: Name Address Address Tel:

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Email

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OWNER OWNER_ADDRESS1 OWNER_ADDRESS2 OWNER_PHONE

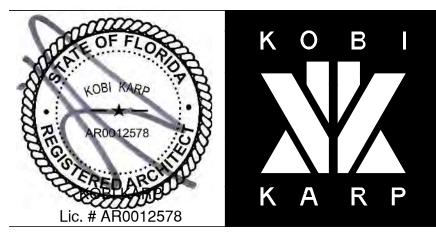
OWNER_EMAIL

Consultant: Name Address Address Tel:

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

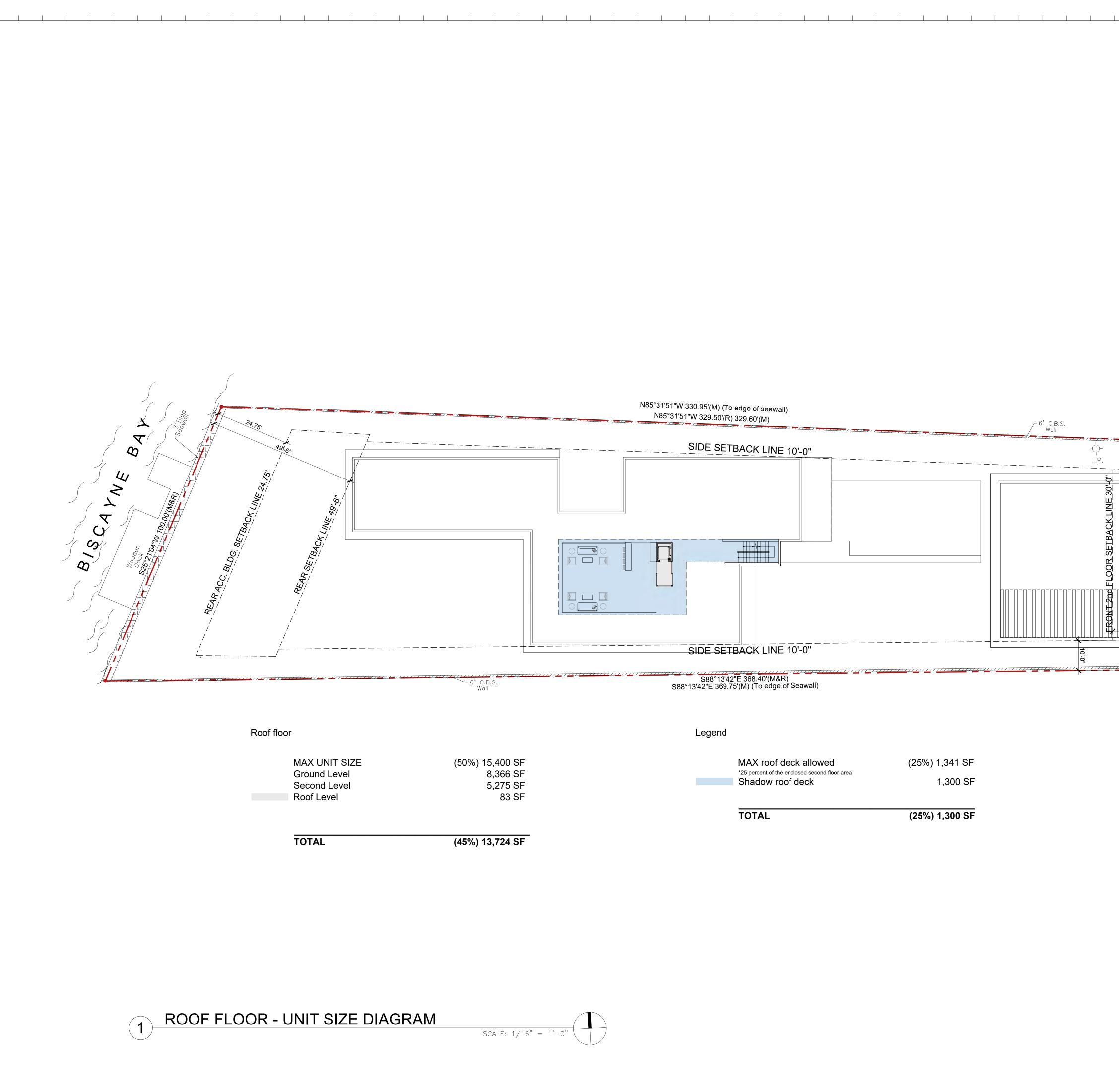


ZONING DIAGRAM Unit Size

Date	07/05/2021
Scale	AS INDICATED
Project	5970 N BAY RD

AS INDICATED

Sheet No. A3.3





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Date Rev. Date

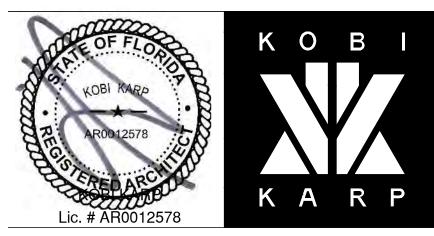
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Email

Email

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ZONING DIAGRAM Unit Size

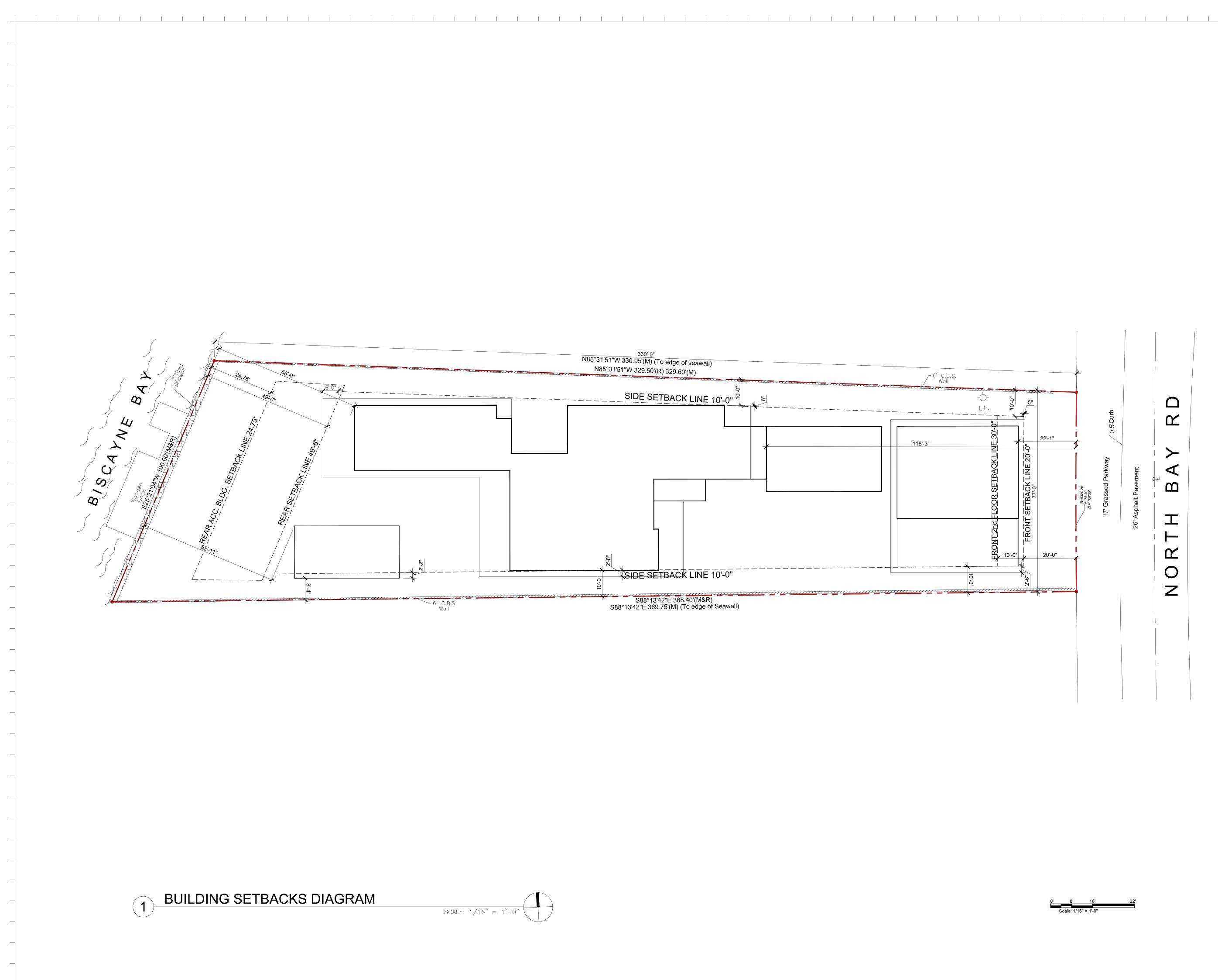
Date 07/05/2021 Scale AS INDICATED Project 5970 N BAY RD

Sheet No. A3.4

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

> Consultant: Name Address Address Tel:

> Consultant: Name Address Address Tel: Email



Date Rev. Date

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Owner: Name Address Address

OWNER OWNER_ADDRESS1 OWNER_ADDRESS2 OWNER_PHONE Tel: Email OWNER_EMAIL

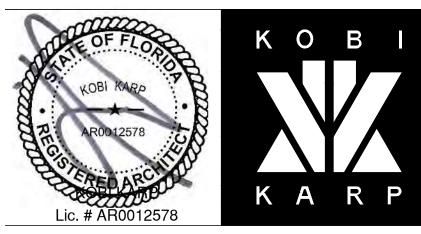
Consultant: Name Address Address Tel:

Consultant: Name Address Address Tel: Email

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Consultant: Name Address Address Tel: Email

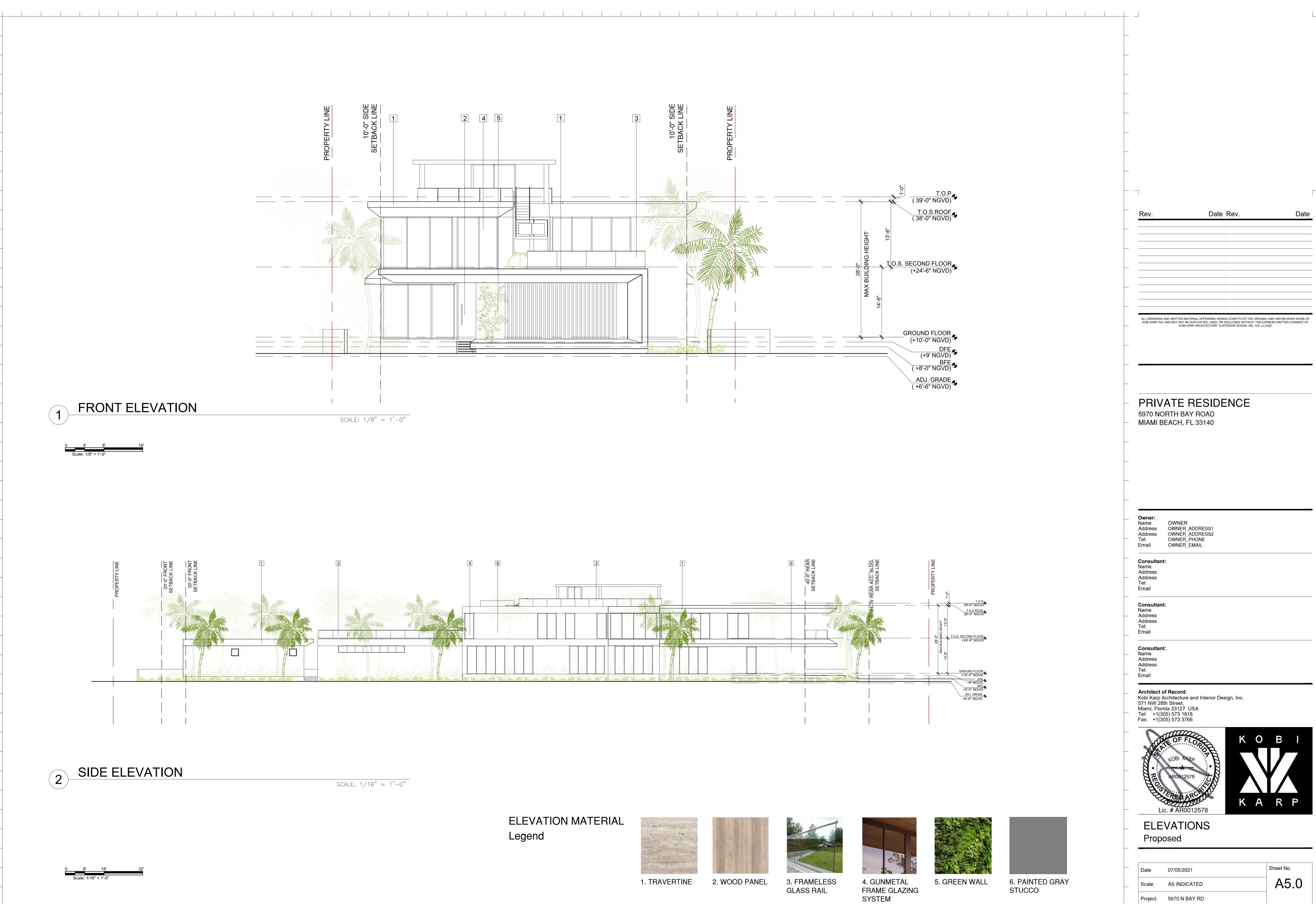
Architect of Record: Kobi Karp Architecture and Interior Design, Inc. 571 NW 28th Street, Miami, Florida 33127 USA Tel: +1(305) 573 1818 Fax: +1(305) 573 3766



ZONING DIAGRAM Building Setbacks

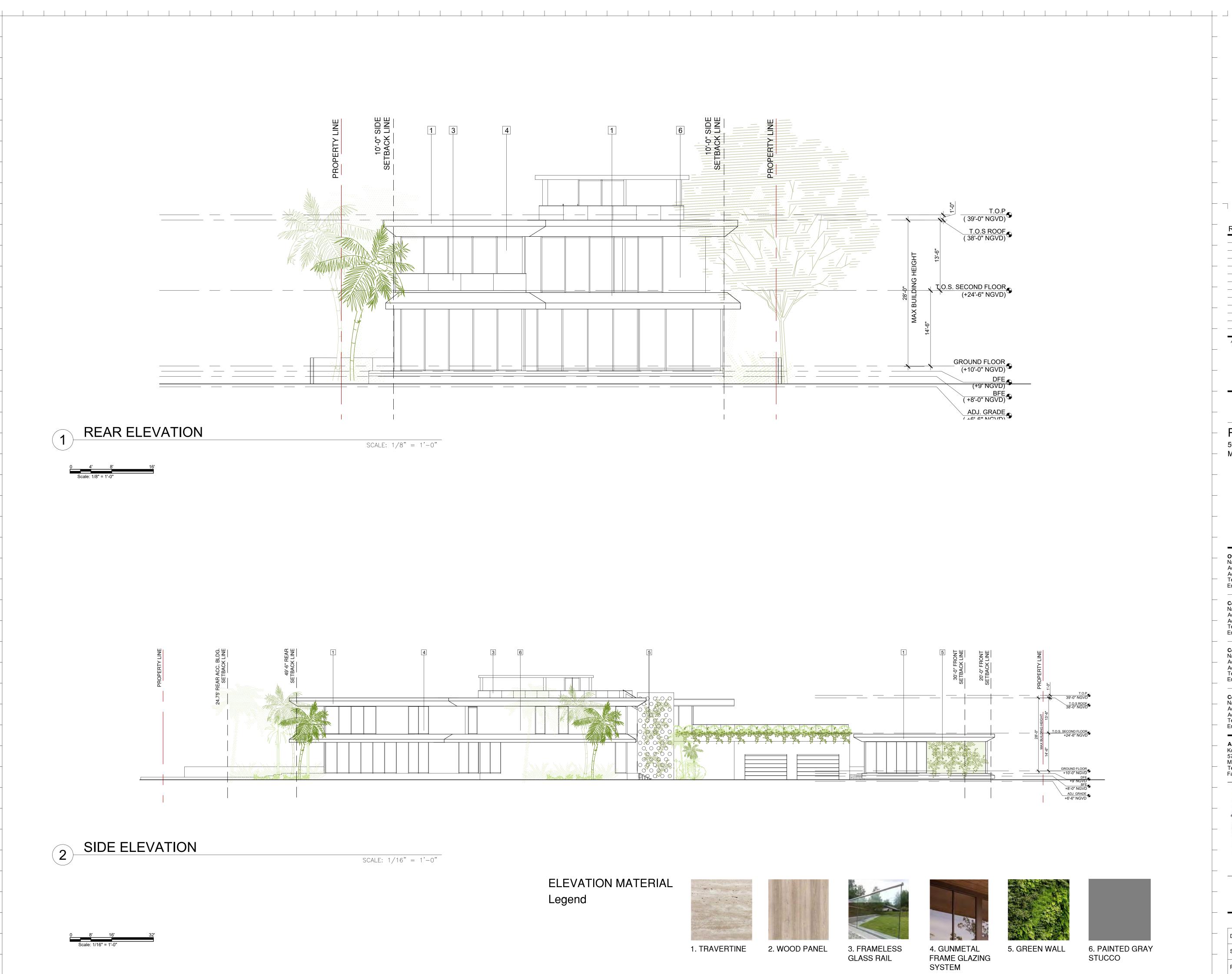
Date 07/05/2021 Scale AS INDICATED Project 5970 N BAY RD

Sheet No. A3.5



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Project 5970 N BAY RD



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-0" FR BACK

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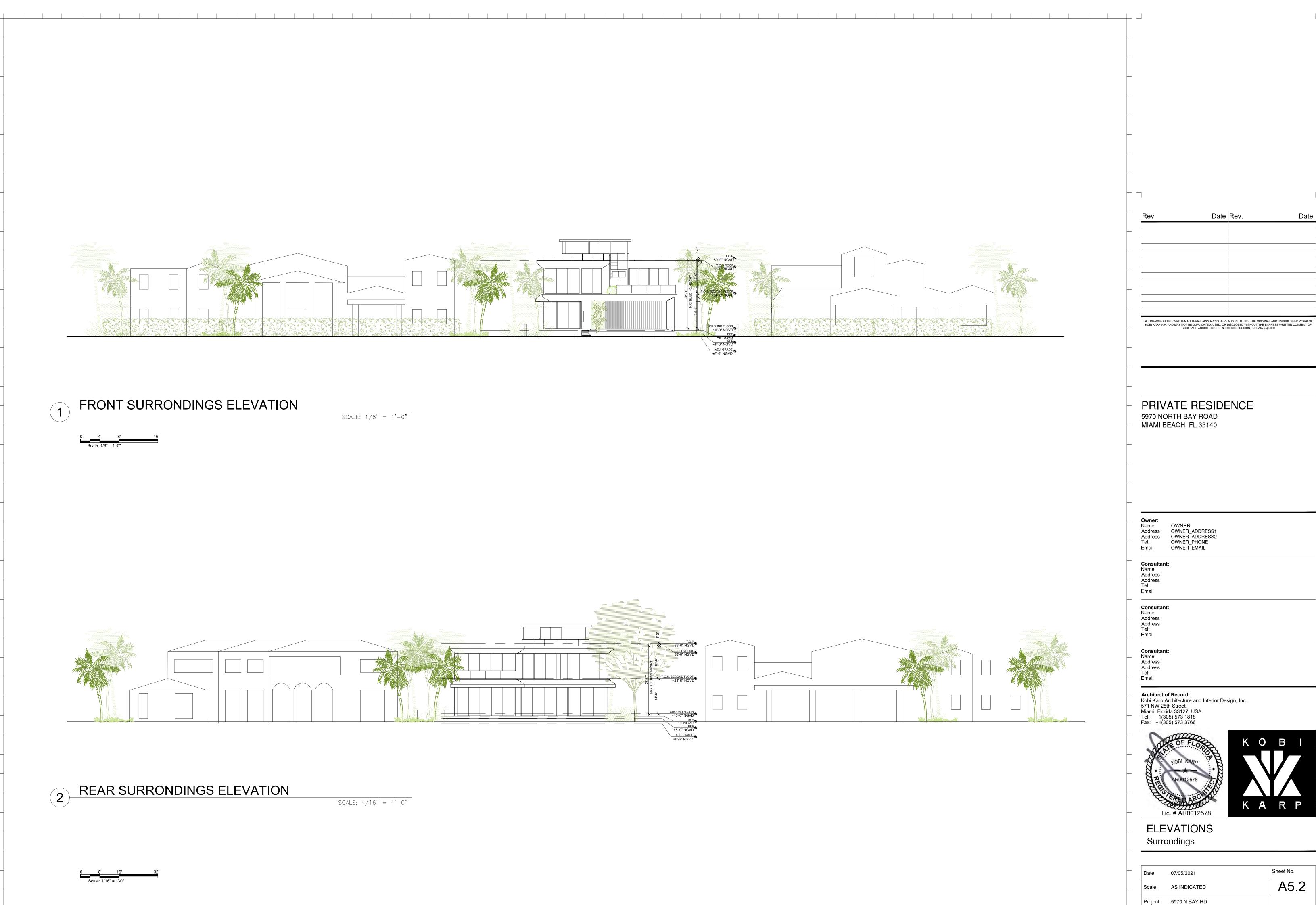
Date Rev. Date ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020 DFE (+9' NGVD) PRIVATE RESIDENCE 5970 NORTH BAY ROAD MIAMI BEACH, FL 33140 **Owner:** Name OWNER OWNER_ADDRESS1 OWNER_ADDRESS2 OWNER_PHONE OWNER_EMAIL Address Address Tel: Email Consultant: Name Address Address Tel: Email **Consultant:** Name Address Address Tel: Email Consultant: Name Address Address Tel: 39'-0" NGVD +T.O.S ROOF 38'-0" NGVD Email T.O.S. SECOND FLOOR +24'-6" NGVD 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 GROUND FLOOR +10'-0" NGVD +9' NGVD +8'-0" NGVD <u>ADJ. GRADE</u> +6'-6" NGVD B K A R P Lic. # AR0012578



Date	07/05/2021
Scale	AS INDICATED
Project	5970 N BAY RD

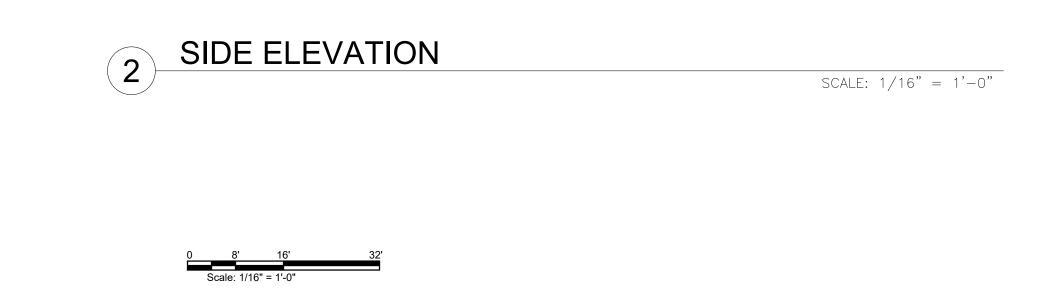
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Scale: 1/8" = 1'-0

ELEVATION MATERIAL Legend









3. FRAMELESS GLASS RAIL

4. GUNMETAL FRAME GLAZING SYSTEM



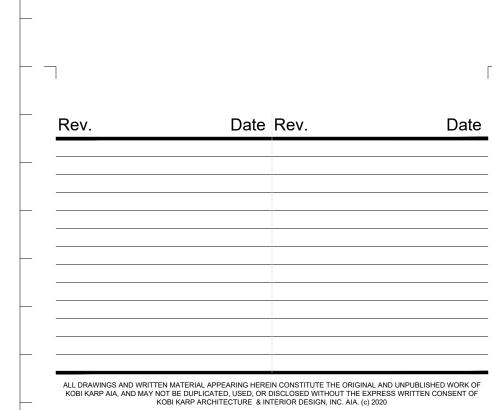




5. GREEN WALL



6. PAINTED GRAY



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

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





ELEVATIONS Rendered

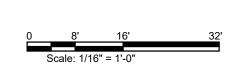
Date07/05/2021ScaleAS INDICATEDProject5970 N BAY RD

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Sheet No.







Legend



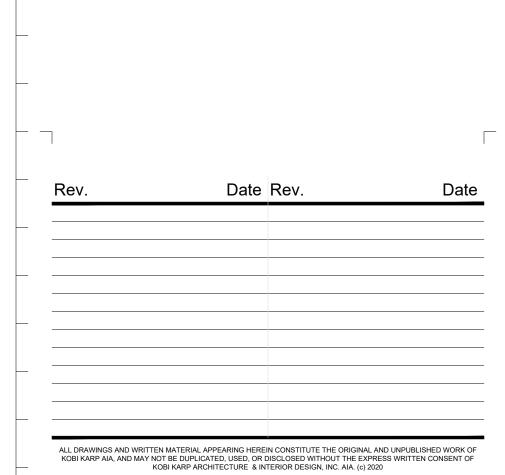






3. FRAMELESS GLASS RAIL

4. GUNMETAL FRAME GLAZING SYSTEM



PRIVATE RESIDENCE 5970 NORTH BAY ROAD MIAMI BEACH, FL 33140

30'-0" FRONT SETBACK LINE 20'-0" FRONT T.O.P 39'-0" NGVD + * T.O.S ROOF 38'-0" NGVD T.O.S. SECOND FLOOR +24'-6" NGVD GROUND FLOOR +10'-0" NGVD DFE +9' NGVD BFE +8'-0" NGVD ADJ. GRADE +6'-6" NGVD





5. GREEN WALL



STUCCO

Owner: Name Address Address Tel:

Email

OWNER OWNER_ADDRESS1 OWNER_ADDRESS2 OWNER_PHONE OWNER_EMAIL

Consultant: Name Address Address Tel: Email

Consultant: Name Address

Consultant: Name Address Address Tel:

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





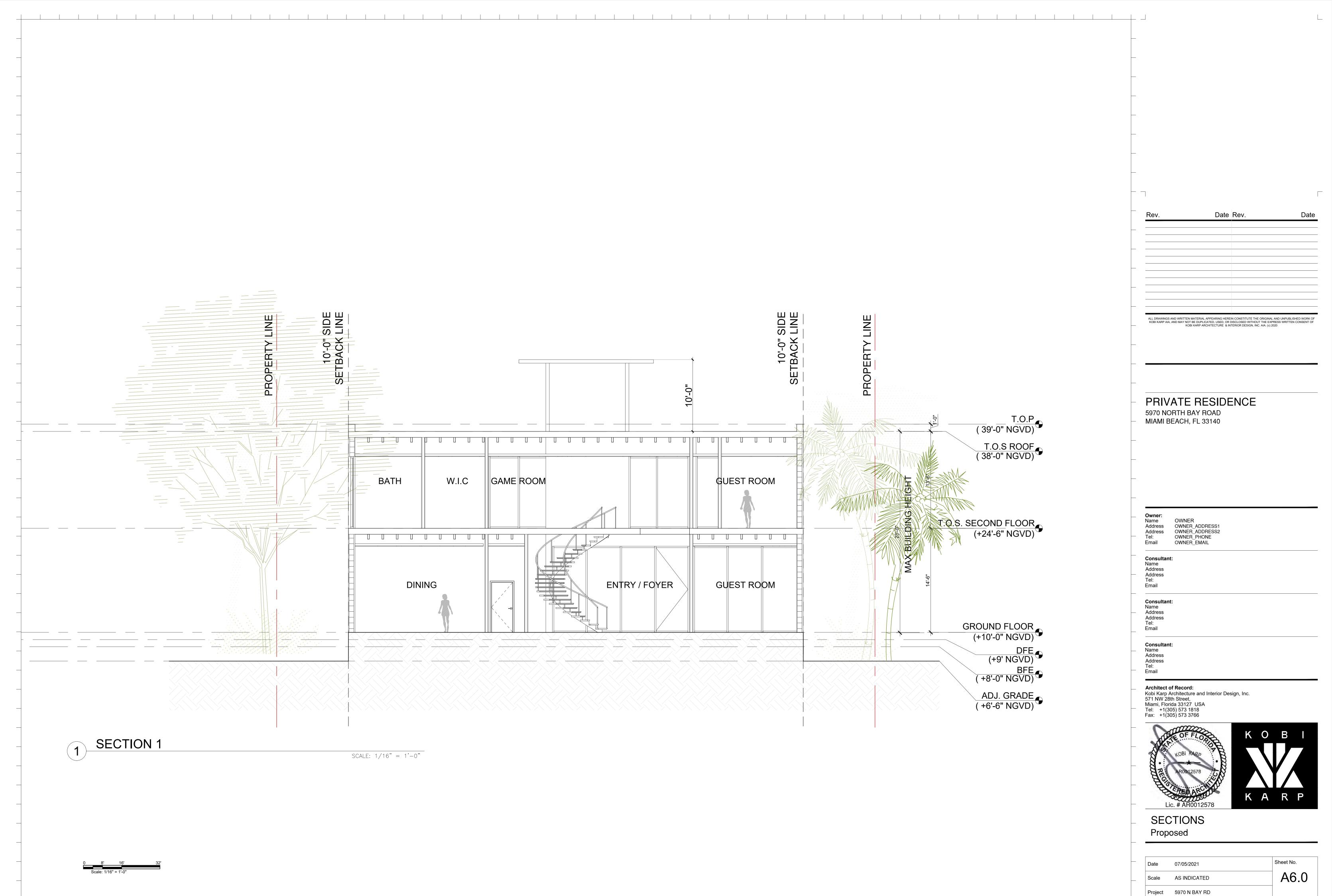
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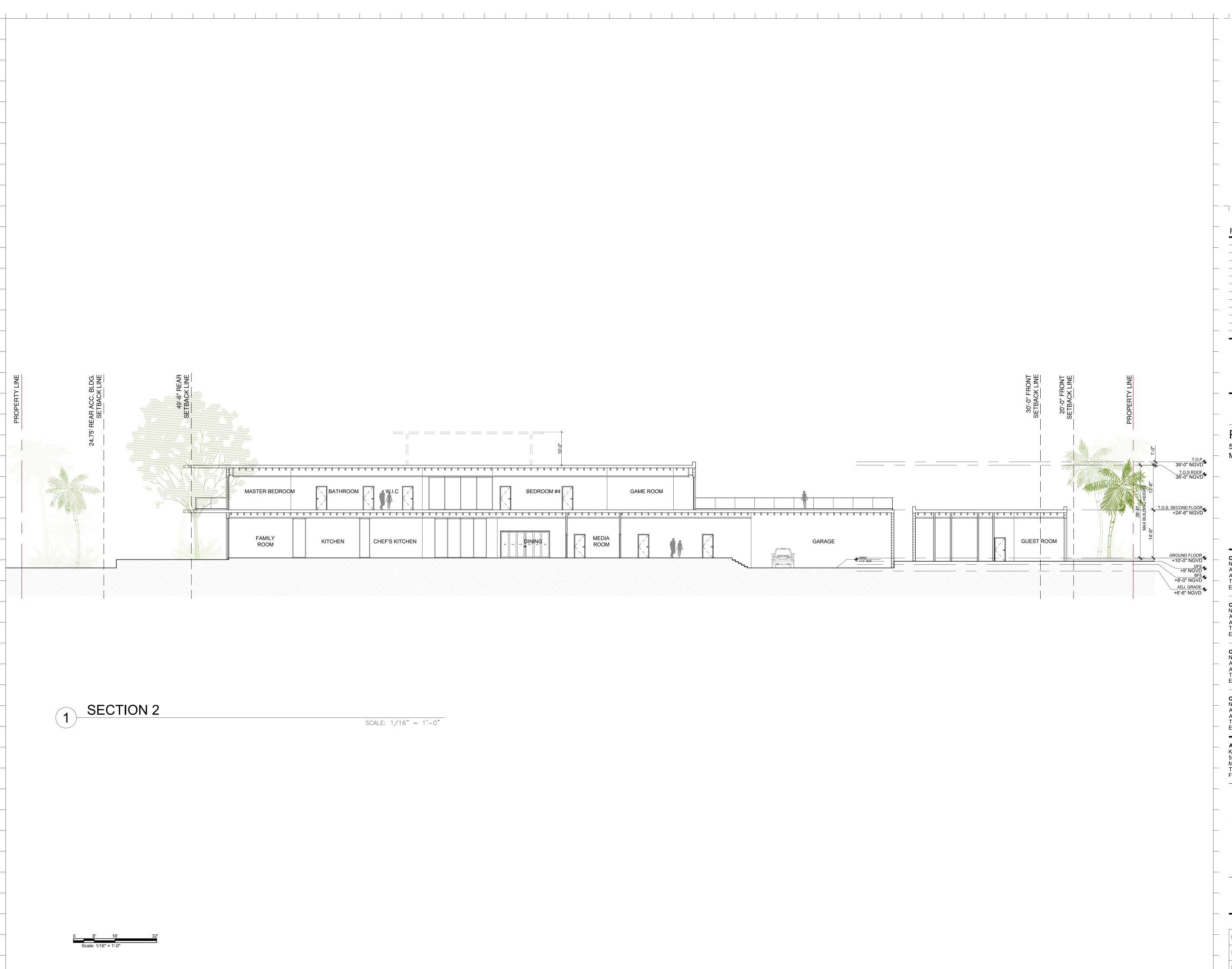
Date	07/05/2021				
Scale	AS INDICAT				
Project	5970 N BAY				

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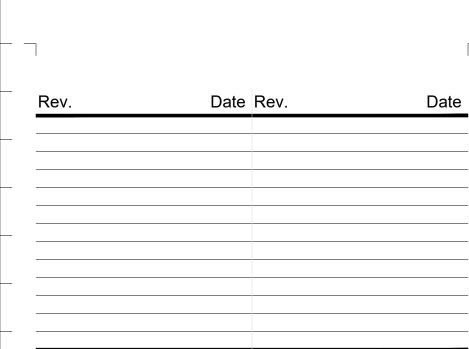
Address Tel: Email _____

Email





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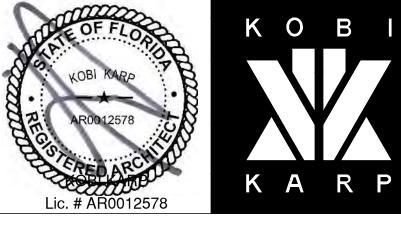
Owner: Name Address Name OWNER Address OWNER_ADDRESS1 Address OWNER_ADDRESS2 Tel: OWNER_PHONE Email OWNER_EMAIL

Consultant: Name Address Address Tel: Email

Consultant: Name Address Address Tel: Email

Consultant: Name Address Address Tel: Email

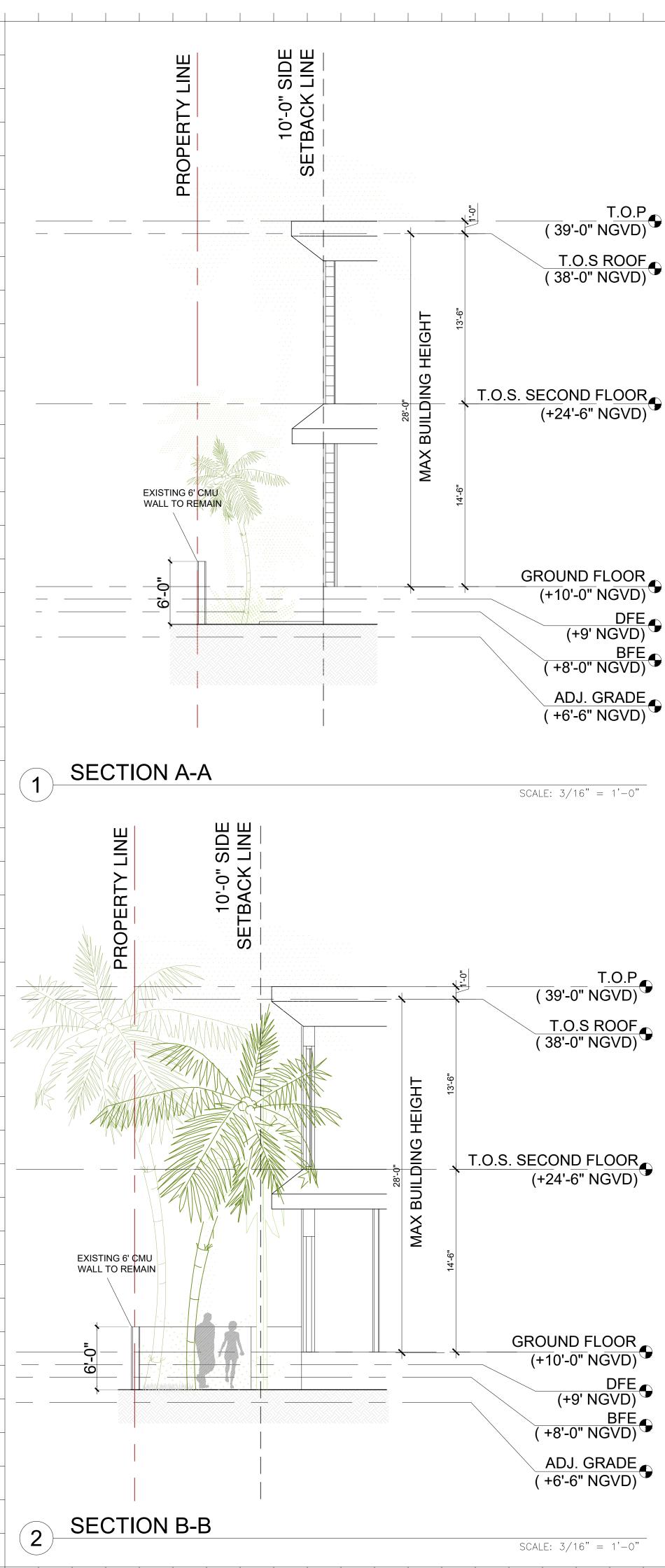
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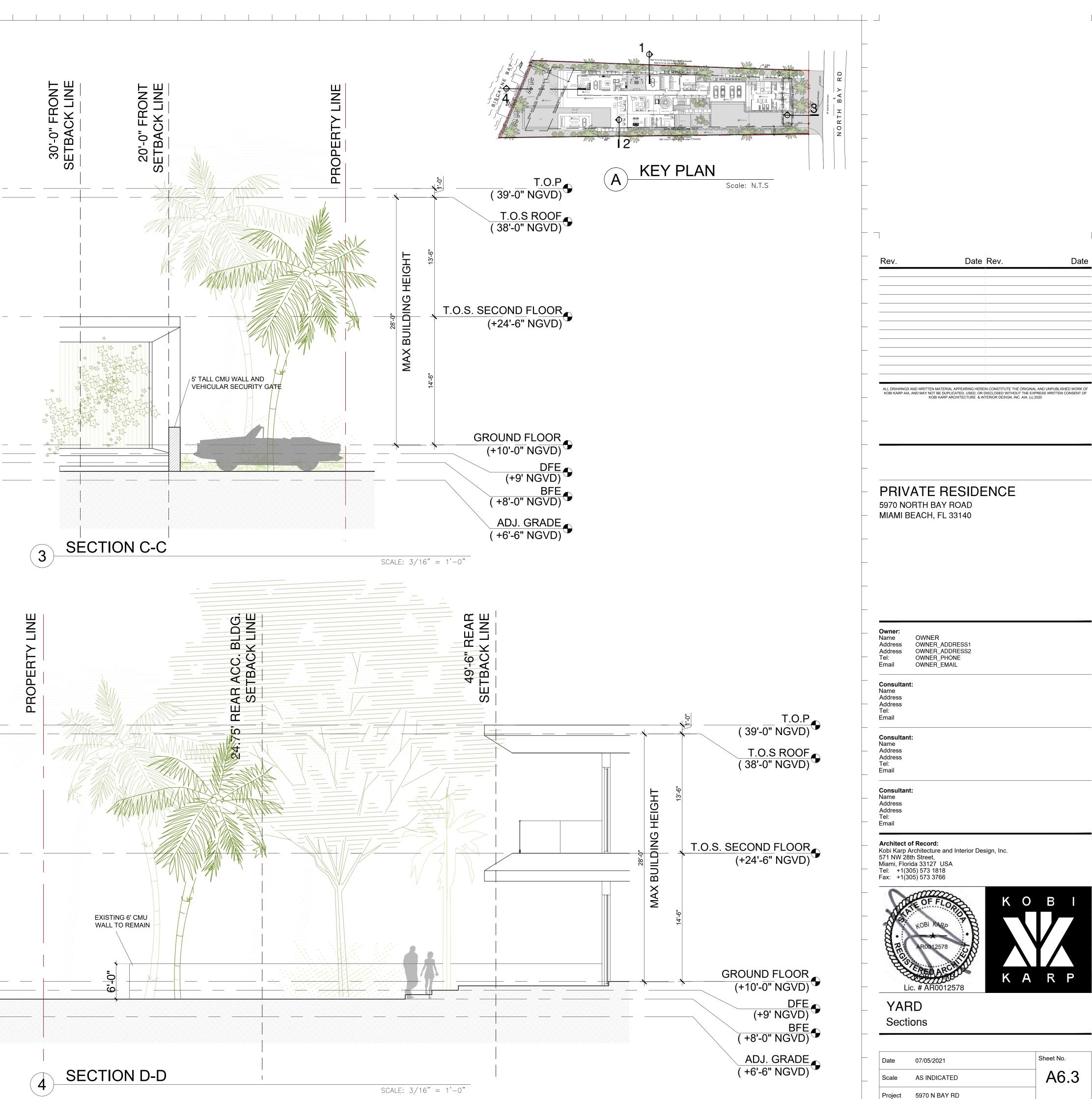


SECTIONS Proposed

Date 07/05/2021 Scale AS INDICATED Project 5970 N BAY RD

Sheet No. A6.1







C.M.B. LANDSCAPE FINAL DRB SUBMITTAL 07.06.21 NEW RESIDENCE | 5970 NORTH BAY ROAD | MIAMI BEACH, FLORIDA

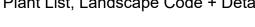
CLIENT / PROPERTY INFORMATION							
PROPERTY ADDRESS 5970 NORTH BAY ROAD MIAMI BEACH, FL 33140	• N						
EXISTING VEGETATION SUMMARY							
The existing vegetation located on the property is composed mostly palms and one tree near the NE and S property line. Please note that the landscape architect 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.							

OPE OF WORK

New landscape design to complement new Residence

EX OF SHEETS

- Landscape Cover + Sheet Index
- Existing Tree Survey + Disposition Plan Existing Tree Chart, Mitigation Summary, Notes + Details
 Ground Floor Landscape Plan
 Second Floor Landscape Plan
- Plant List, Landscape Code + Details





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PRIVATE RESIDENCE 5970 NORTH BAY ROAD MIAMI BEACH, FL 33140



CHRISTOPHER CAWLEY, RLA Florida License LA 6666786

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

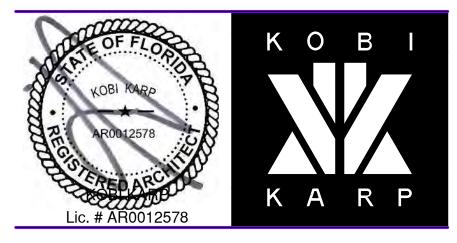
Email Consultant:

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



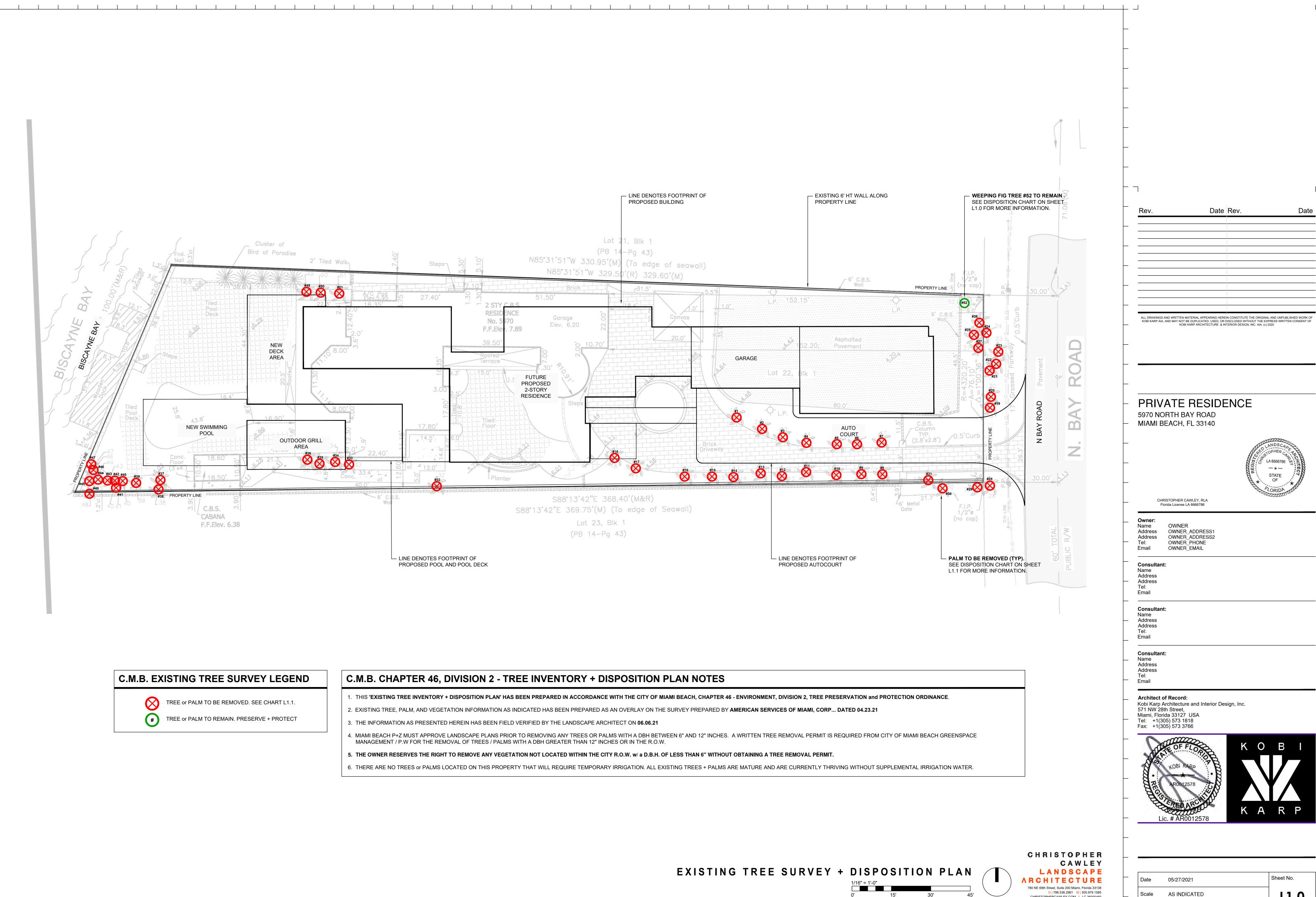
Date Scale Sheet No.

Project 5970 N BAY RD

AS INDICATED

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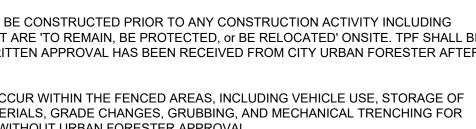
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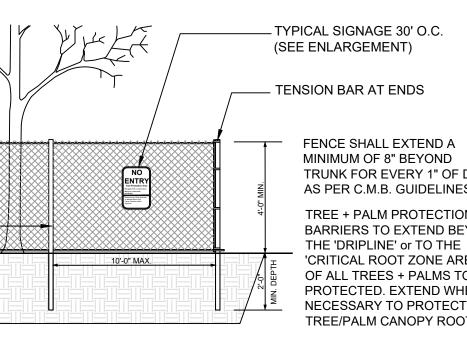
Project 5970 N BAY RD

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TREE + PALM PROTECTION FENCES SHALL GRUBBING FOR ALL TREES OR PALMS THA
MAINTAINED AND SHALL REMAIN UNTIL WE ALL SITE WORK HAS BEEN COMPLETED.
NO ACTIVITY OR DISTURBANCE SHOULD O MATERIALS, DUMPING OF LIQUIDS OR MAT IRRIGATION, ELECTRICAL, LIGHTING, ETC.
NO ENTREY Tree Protection Area Storage of fill, construction, debris or chemicals prohibited. Braires may not be removed or altered without City Urban Forester written approval.
2" CHAIN LINK FABRIC PIPE 2" O.D. GALVANIZED STEEL
C.M.B. TREE + PALM PR

					C.M.B. EXISTIN				POSIT		HART -		SS
	TECTION FENCES SHALL BE L TREES OR PALMS THAT A							1	1				COMMENTS
	HALL REMAIN UNTIL WRITT	TEN APPROVAL HAS BEE	N RECEIVED FROM CITY U	IRBAN FORESTER AFTER	#1 ROYAL PALM	Roystonea elata	+/- 18"	+/- 60'	+/- 50'	FAIR	REMOVE		IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDE
ALL SITE WORK HA	S BEEN COMPLETED.				#1 ROTAL PALM #2 ROYAL PALM	Roystonea elata	+/- 18"	+/- 60'	+/- 50'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDE
	STURBANCE SHOULD OCC	#2 ROTAL PALM #3 ROYAL PALM	Roystonea elata	+/- 18"	+/- 60'	+/- 50'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVID			
	ING OF LIQUIDS OR MATER [RICAL, LIGHTING, ETC. WI]			ICAL TRENCHING FOR	#4 ROYAL PALM	Roystonea elata	+/- 18"	+/- 60'	+/- 50'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVID
					#4 ROTAL PALM	Roystonea elata	+/- 18"	+/- 60'	+/- 50'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVID
)						+/- 18"	+/- 60'	+/- 50'	FAIR			IN CONFLICT WITH SITE DESIGN. MITIGATION PROVID
	LI	1 Witch	/	SIGNAGE 30' O.C.		Roystonea elata	+/- 18"	+/- 60'		FAIR	REMOVE	1 REP. TREE	
			(SEE EN	LARGEMENT)		Roystonea elata			+/- 50'		REMOVE	1 REP. TREE	
Tree Protection Area Storage of fill, construction,					#8 ROYAL PALM	Roystonea elata	+/- 24"	+/- 60'	+/- 50'	FAIR	REMOVE	1 REP. TREE	
debris or chemicals prohibited.				N BAR AT ENDS	#9 ROYAL PALM	Roystonea elata	+/- 24"	+/- 60'	+/- 50'	FAIR	REMOVE	1 REP. TREE	
Barriers may not be removed or altered without City Urban Forester written					#10 ROYAL PALM	Roystonea elata	+/- 24"	+/- 60'	+/- 50'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
approval.			FEN	CE SHALL EXTEND A	#11 ROYAL PALM	Roystonea elata	+/- 24"	+/- 60'	+/- 50'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
SIGN ENLARGEME	ENT A			MUM OF 8" BEYOND	#12 ROYAL PALM	Roystonea elata	+/- 24"	+/- 60'	+/- 50'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
				NK FOR EVERY 1" OF DBH PER C.M.B. GUIDELINES.	#13 ROYAL PALM	Roystonea elata	+/- 24"	+/- 60'	+/- 50'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
2" CHAIN LINK FAE	BRIC — K				#14 ROYAL PALM	Roystonea elata	+/- 24"	+/- 60'	+/- 50'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROV
PIPE 2"				E + PALM PROTECTION	#15 ROYAL PALM	Roystonea elata	+/- 24"	+/- 60'	+/- 50'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROV
GALVANIZED ST			XXXII , THE	DRIPLINE' or TO THE	#16 ROYAL PALM	Roystonea elata	+/- 24"	+/- 60'	+/- 50'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROV
		10'-0" MAX		TICAL ROOT ZONE AREA'	#17 ROYAL PALM	Roystonea elata	+/- 24"	+/- 60'	+/- 50'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
				DTECTED. EXTEND WHERE	#18 ROYAL PALM	Roystonea elata	+/- 24"	+/- 60'	+/- 50'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
				ESSARY TO PROTECT	#19 COCONUT PALM	Cocos nucifera	+/- 12"	+/- 35'	+/- 25'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
				E/PALM CANOPY ROOTS.	#20 COCONUT PALM	Cocos nucifera	+/- 12"	+/- 35'	+/- 25'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVID
C.M.B. TRE	E + PALM PRO	TECTION DET	AIL (CHAINLI	NK)	#21 COCONUT PALM	Cocos nucifera	+/- 12"	+/- 35'	+/- 25'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
				-	#22 COCONUT PALM	Cocos nucifera	+/- 12"	+/- 35'	+/- 25'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
				N.T.S.	#23 COCONUT PALM	Cocos nucifera	+/- 12"	+/- 35'	+/- 25'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
					#24 MACARTHUR PALM	Ptychosperma macarthurii	+/- 5"	+/- 18'	+/- 6'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVID
					#25 MACARTHUR PALM	Ptychosperma macarthurii	+/- 5"	+/- 18'	+/- 6'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVID
					#26 MACARTHUR PALM	Ptychosperma macarthurii	+/- 5"	+/- 18'	+/- 6'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
REE DISPO	OSITION SUMM	IARY			#27 MACARTHUR PALM	Ptychosperma macarthurii	+/- 5"	+/- 18'	+/- 6'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
					#28 MACARTHUR PALM	Ptychosperma macarthurii	+/- 5"	+/- 18'	+/- 6'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
	TOTAL		REMOVE	RELOCATE	#29 ALEXANDER PALM	Ptychosperma elegans	+/- 3"	+/- 12'	+/- 5'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
					#30 ROYAL PALM	Roystonea elata	+/- 18"	+/- 60'	+/- 50'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
REES	1	1	0	0	#31 ROYAL PALM	Roystonea elata	+/- 24"	+/- 60'	+/- 5'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
					#32 FISHTAIL PALM	Caryota mistis	+/- 4"	+/- 25'	+/- 8'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
PALMS	51	0	51	0	#33 MACARTHUR PALM	Ptychosperma macarthurii	+/- 3"	+/- 12'	+/- 6'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
					#34 MACARTHUR PALM	Ptychosperma macarthurii	+/- 3"	+/- 12'	+/- 6'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
					#35 MACARTHUR PALM	Ptychosperma macarthurii	+/- 3"	+/- 12'	+/- 6'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
					#36 MACARTHUR PALM	Ptychosperma macarthurii	+/- 3"	+/- 12'	+/- 6'	FAIR	REMOVE	N/A	SMALL PALM, NO MITIGATION REQUIRED
					#37 COCONUT PALM	Cocos nucifera	+/- 15"	+/-50'	+/- 50'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
					#38 COCONUT PALM	Cocos nucifera	+/- 12"	+/-15'	+/- 20'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
					#39 COCONUT PALM	Cocos nucifera	+/- 12"	+/-30'	+/- 25'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
					#40 COCONUT PALM	Cocos nucifera	+/- 12"	+/-30'	+/- 25'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
					#41 COCONUT PALM	Cocos nucifera	+/- 12"	+/-30'	+/- 25'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
					#42 COCONUT PALM	Cocos nucifera	+/- 12"	+/-30'	+/- 25'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
					#43 COCONUT PALM	Cocos nucifera	+/- 12"	+/-30'	+/- 25'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
					#44 COCONUT PALM	Cocos nucifera	+/- 12"	+/-30'	+/- 25'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
					#45 COCONUT PALM	Cocos nucifera	+/- 12"	+/-30'	+/- 25'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
					#46 COCONUT PALM	Cocos nucifera	+/- 12"	+/-30'	+/- 25'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
					#47 COCONUT PALM	Cocos nucifera	+/- 12"	+/-30'	+/- 25'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
					#48 COCONUT PALM	Cocos nucifera	+/- 12"	+/-30'	+/- 25'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVI
							+/- 6"	+/- 20'	+/- 25'	FAIR	REMOVE	1 REP. TREE	
					#49 MACARTHUR PALM	I F LVGI USDEITHA HIAGAUUUU						I INFE INFE	
					#49 MACARTHUR PALM #50 MACARTHUR PALM	Ptychosperma macarthurii	-						IN CONFLICT WITH SITE DESIGN. MITIGATION PROVID
					#50 MACARTHUR PALM	Ptychosperma macarthurii	+/- 4"	+/- 18'	+/- 6'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVID
							-	+/- 18' +/- 18'					





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

CH. 46 TREE PRESERVATION + PROTECTION / TREE + PALM MITIGATION SUMMARY

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

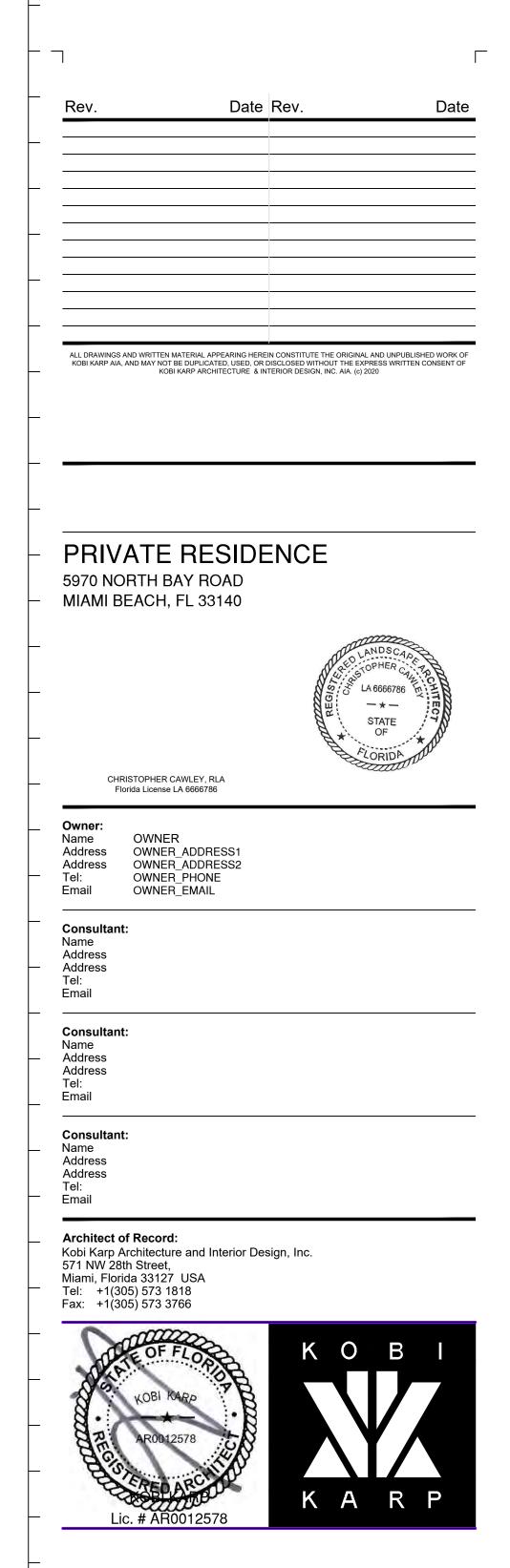
BREAKDOWN:

- (2) NATIVE MAHOGANY TREES @ 20' HEIGHT + 6" DBH + 10' SPREAD = 6 REPLACEMENT TREES

- (19) 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 BUTTONWOOD TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = **6 REPLACEMENT TREES** - (3) NATIVE SIMPSON STOPPER TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 3 REPLACEMENT TREES

EXISTING TREE CHART, MITIGATION SUMMARY, NOTES + DETAILS

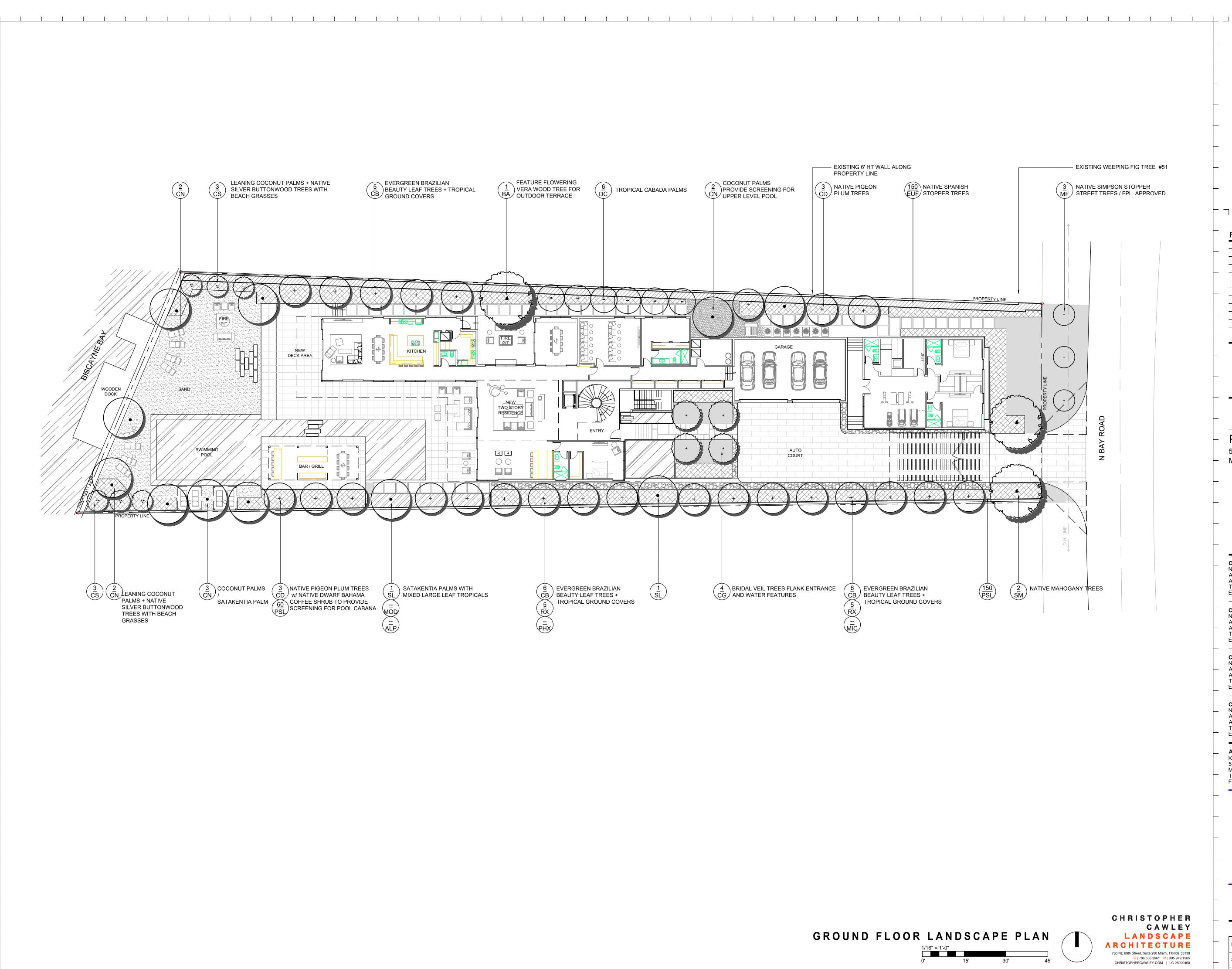




Date 05/27/2021 Scale AS INDICATED Sheet No.

Project 5970 N BAY RD

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PRIVATE RESIDENCE 5970 NORTH BAY ROAD MIAMI BEACH, FL 33140



CHRISTOPHER CAWLEY, RLA Florida License LA 6666786

Owner: Name OWNER OWNER_ADDRESS1 Address Address OWNER_ADDRESS2 OWNER_PHONE Tel:

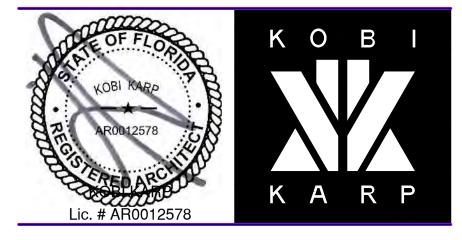
Email OWNER_EMAIL Consultant: Name

Address Address Tel: Email

Consultant: Name Address Address Tel: Email

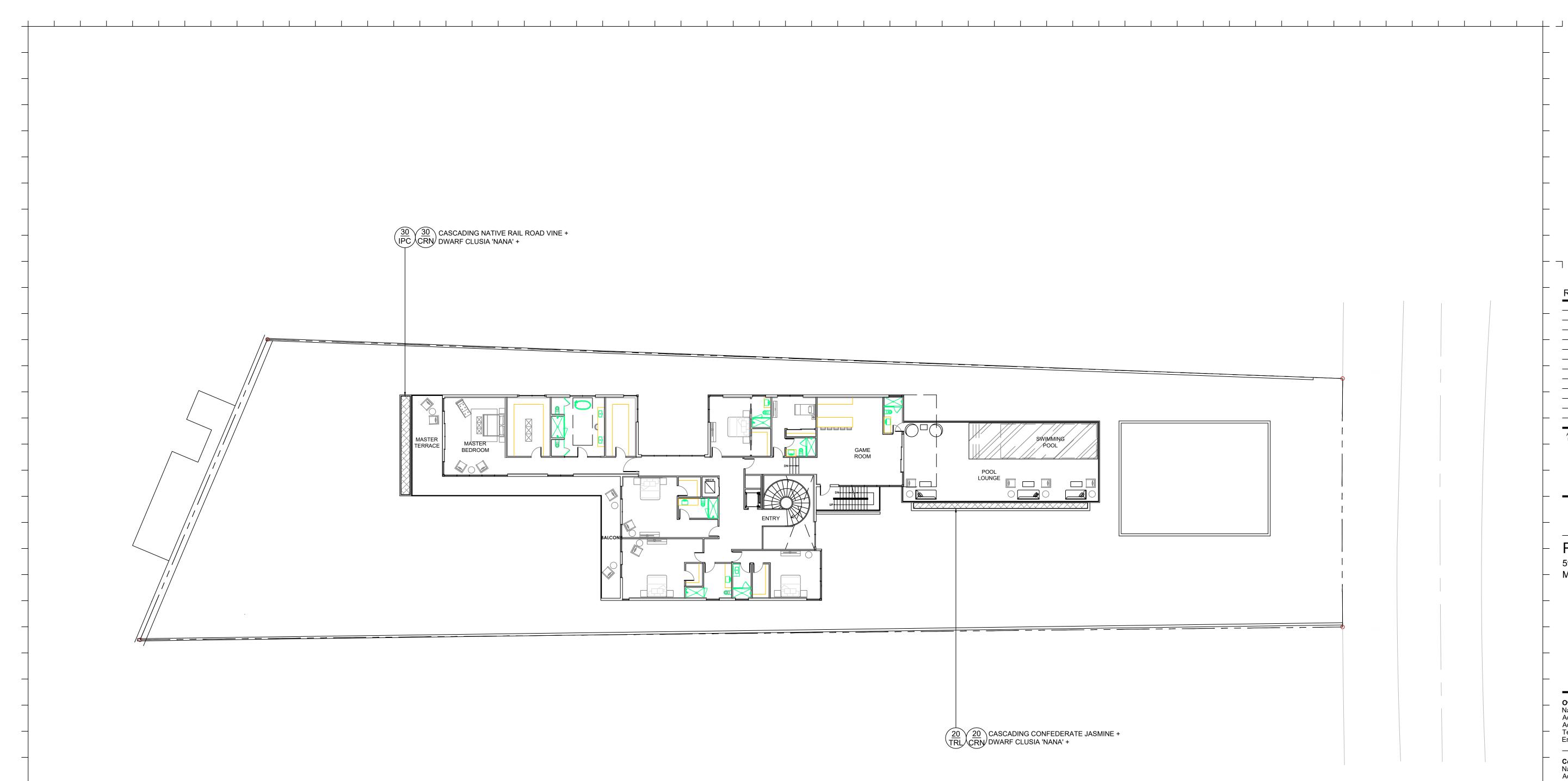
Consultant: Name Address Address Tel: Email

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



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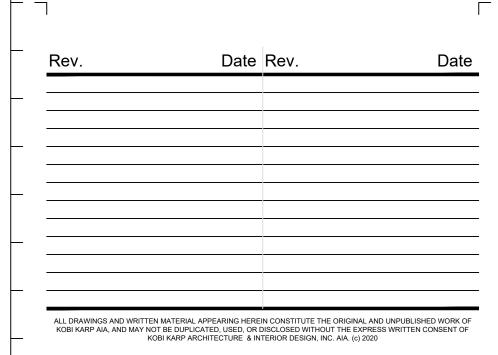
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PRIVATE RESIDENCE 5970 NORTH BAY ROAD MIAMI BEACH, FL 33140



CHRISTOPHER CAWLEY, RLA Florida License LA 6666786

يt: م me OWNER Address OWNER_ADDRESS1 Address OWNER_ADDRESS2 Tel: OWNER_PHONE OWNER_EMAIL

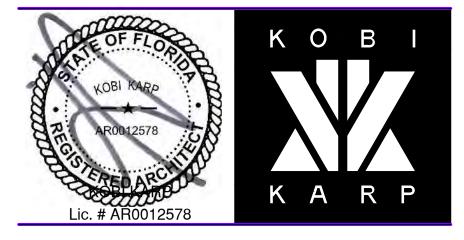
_____ Consultant:

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



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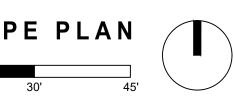
ARCHITECTURE

780 NE 69th Street, Suite 200 Miami, Florida 33138 O | 786.536.2961 M | 305.979.1585 CHRISTOPHERCAWLEY.COM | LC 26000460

LANDSCAPE

CAWLEY

1/16" = 1'-0" 30' 45'



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, ACCENT 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.

GROUNDCOVER 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 MATERIAL 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

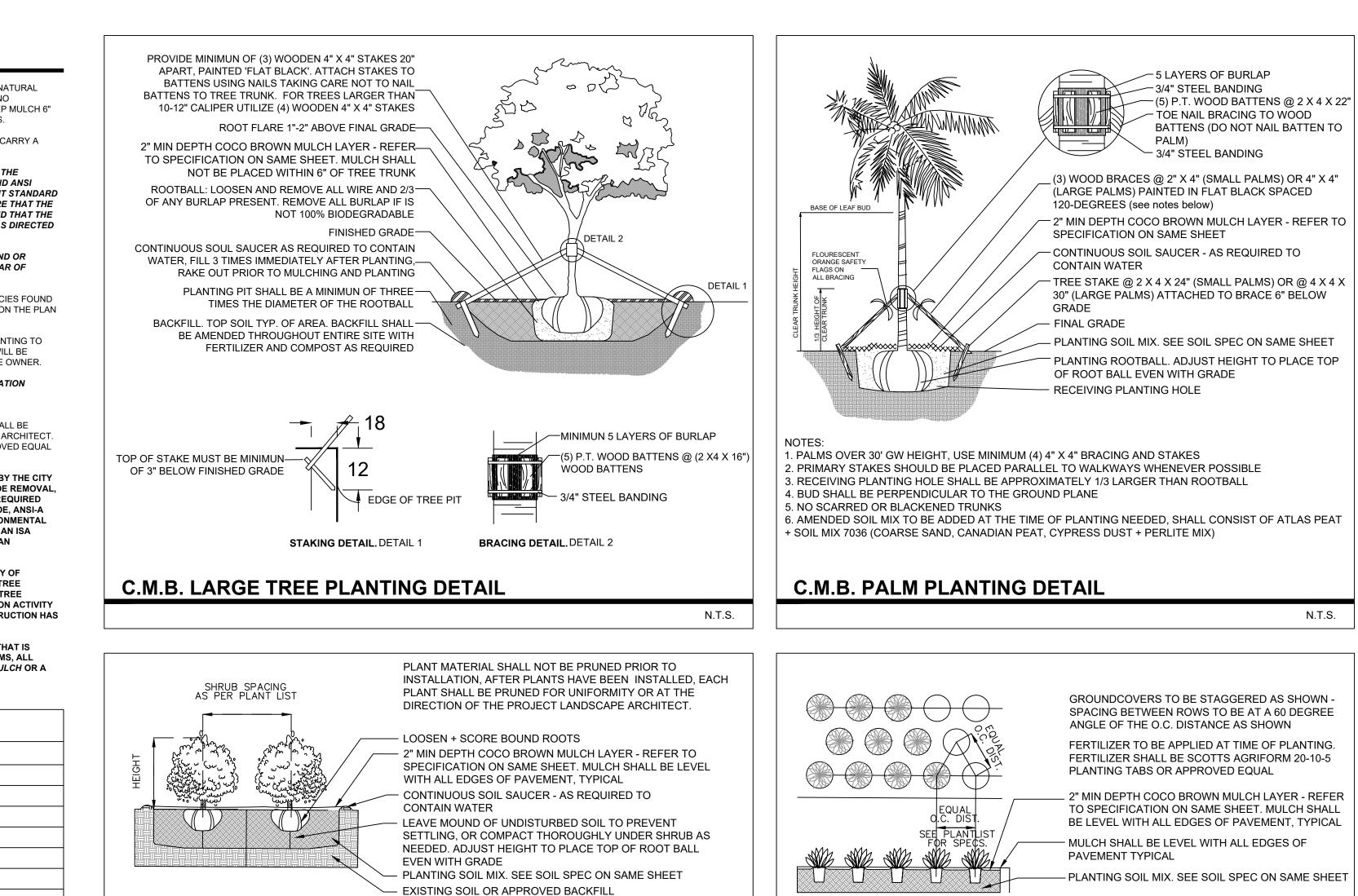
- 5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- 6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF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

PLANT LIST - 5970 NORTH BAY ROAD

- 9. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" with APPROVED NATURAL SHREDDED COCO BROWN MULCH 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 MIAML BEACH CODE ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNIING 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.

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						
СВ	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	5										
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	Satakentia liukiuensis	15 gallon, 8' height, Florida Fancy						
SHRUE	S										
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						
GROU	DCOVER	S									
ALP	AS REQ.	NO	RED GINGER	Alpina 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	Microsorum 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, A	GGREGA	TE & MULO	СН								
MLC	AMERIG	ROW 'PREM	IUM PINEBARK BROWN' SHREDDED MU	LCH							
SOD	OD NATIVE SEA SHORE PASPALLIM LAWAL OVER 2" TOPSOIL RED. SEE PLANTING SPECS										

SOD NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS



SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPE LEGEND

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

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

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, LANDSCAPE CODE + DETAILS

GROUNDCOVER PLANTING DETAIL



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Date Rev.

Date

PRIVATE RESIDENCE 5970 NORTH BAY ROAD MIAMI BEACH, FL 33140



CHRISTOPHER CAWLEY, RLA Florida License LA 6666786

OWNER

Owner: Name Address OWNER ADDRESS1 OWNER ADDRESS2 Address Tel Email

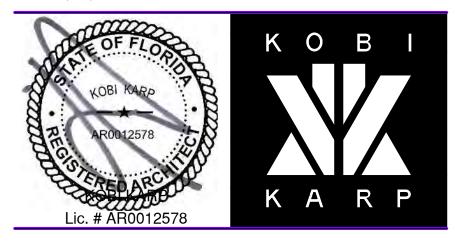
OWNER PHONE OWNER_EMAIL

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Date Scale Project

05/27/2021

AS INDICATED

5970 N BAY RD

Sheet No.

L3.0