

PRIVATE RESIDENCE

5970 N BAY ROAD
MIAMI BEACH, FL 33140

FINAL SUBMITTAL
DRB 21-069 - JULY 05 2021

SCOPE OF WORK:
NEW 2-STORY SINGLE FAMILY RESIDENCE



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

Rev.	Date	Rev.	Date

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PRIVATE RESIDENCE
5970 NORTH BAY ROAD
MIAMI BEACH, FL 33140

Owner:
Name
Address
Tel:
Email

OWNER
OWNER_ADDRESS1
OWNER_ADDRESS2
OWNER_PHONE
OWNER_EMAIL

Consultant:
Name
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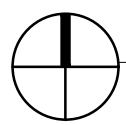
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Architect of Record:
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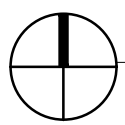
COVER

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



LOCATION MAP

Scale N.T.S



AERIAL VIEW

Scale N.T.S

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LOCATION



SITE IMAGE

Scale N.T.S



SITE IMAGE

Scale N.T.S

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



5970 N. BAY RD. - MIAMI BEACH, FL

AXONOMETRIC SW VIEW

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1 AXONOMETRIC VIEW

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AXONOMETRIC
Rear

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



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AXONOMETRIC SE VIEW



1 AXONOMETRIC VIEW

Scale: N.T.S

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AXONOMETRIC
Front

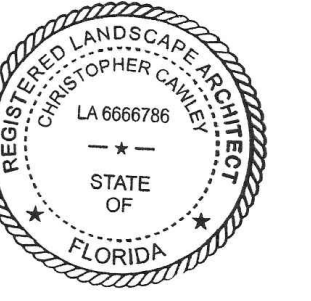
Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A7.3
Project	5970 N BAY RD	



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Florida License LA 6666786

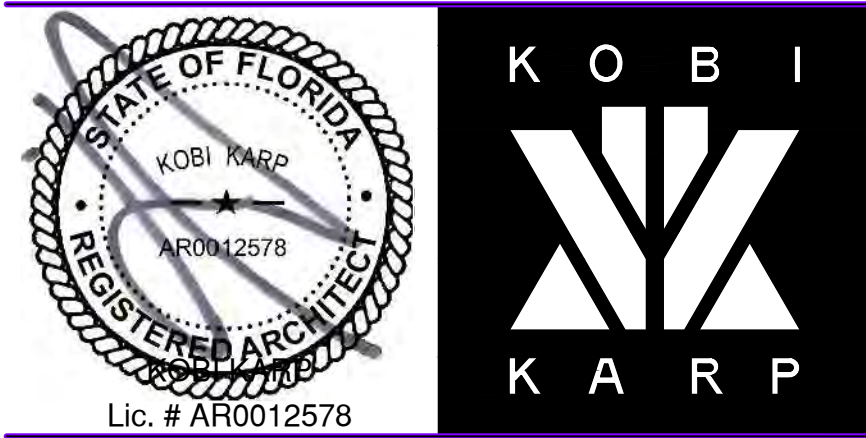
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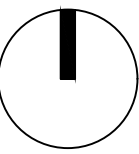
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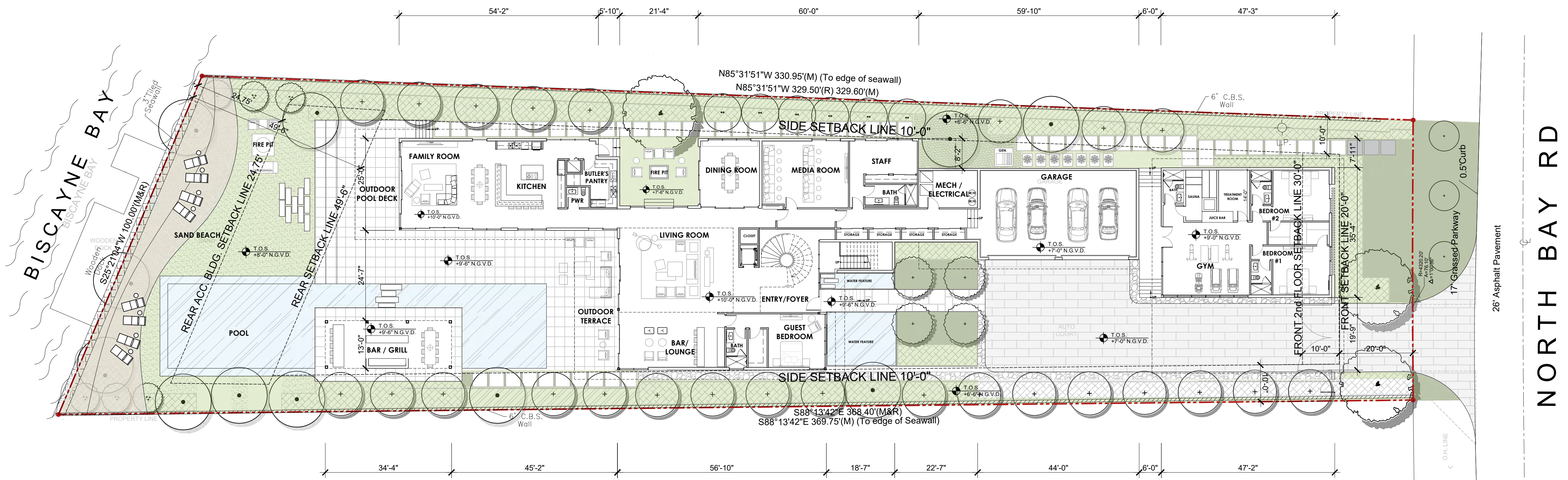


RENDERED GROUND FLOOR LANDSCAPE PLAN



**CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE**
780 NE 69th Street, Suite 200 Miami, Florida 33138
Tel: +1(305) 573 1818
CHRISTOPHERCAWLEY.COM | LIC 2600460

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



1 SITE PLAN

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

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

Rev.	Date	Rev.	Date

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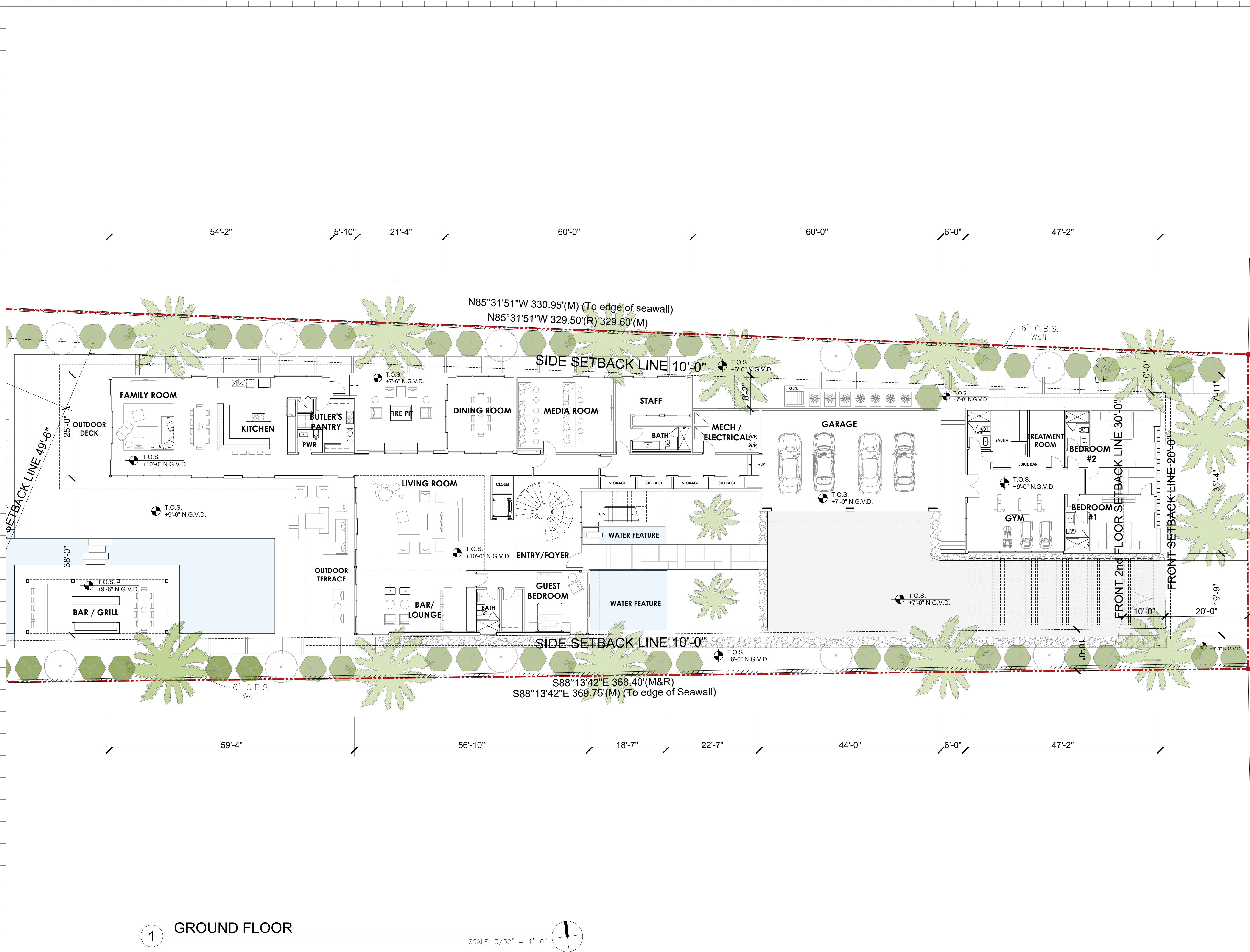
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PROPOSED
Site plan

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



1 GROUND FLOOR

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

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

Rev.	Date	Rev.	Date

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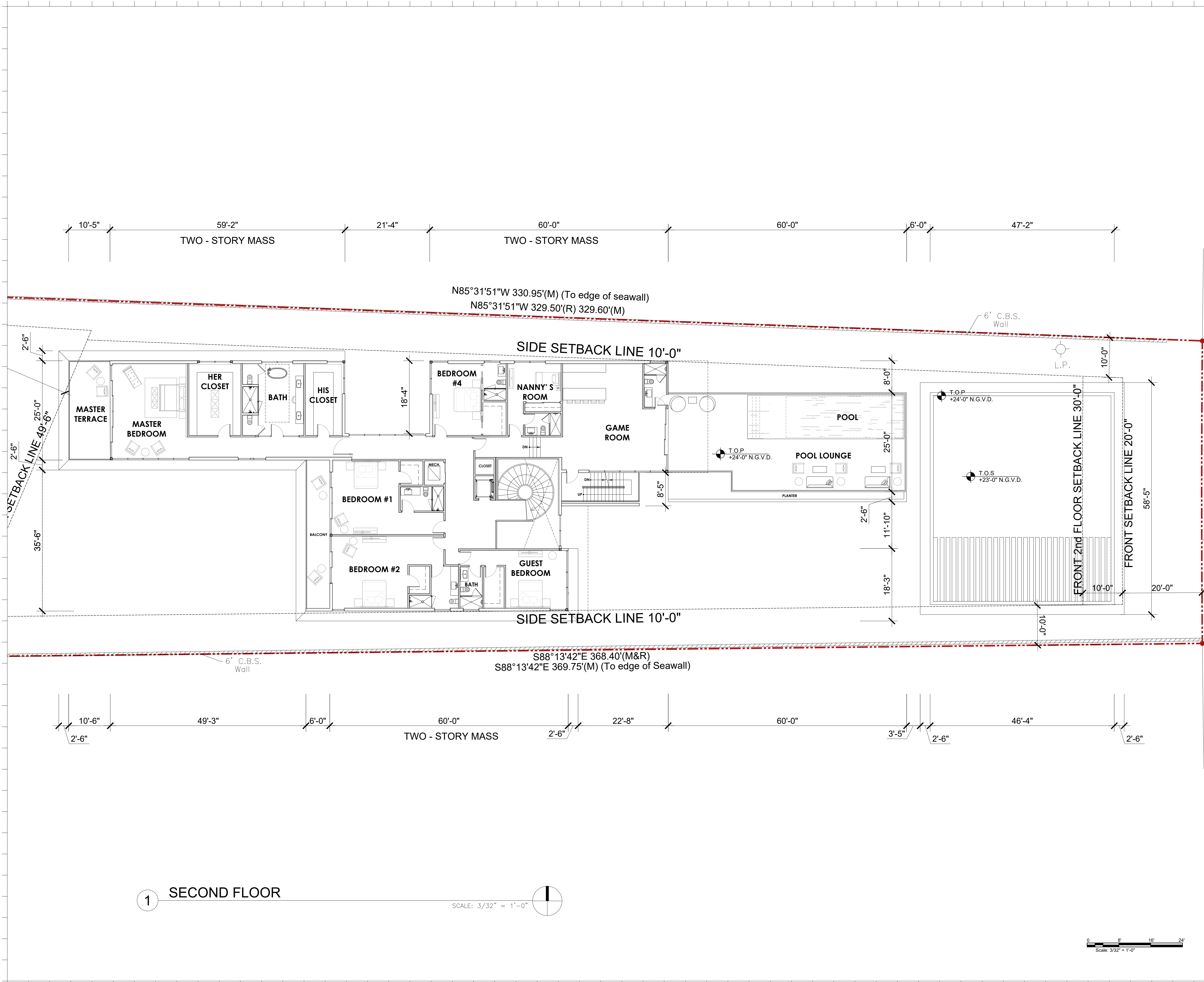
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PROPOSED
Ground Floor

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



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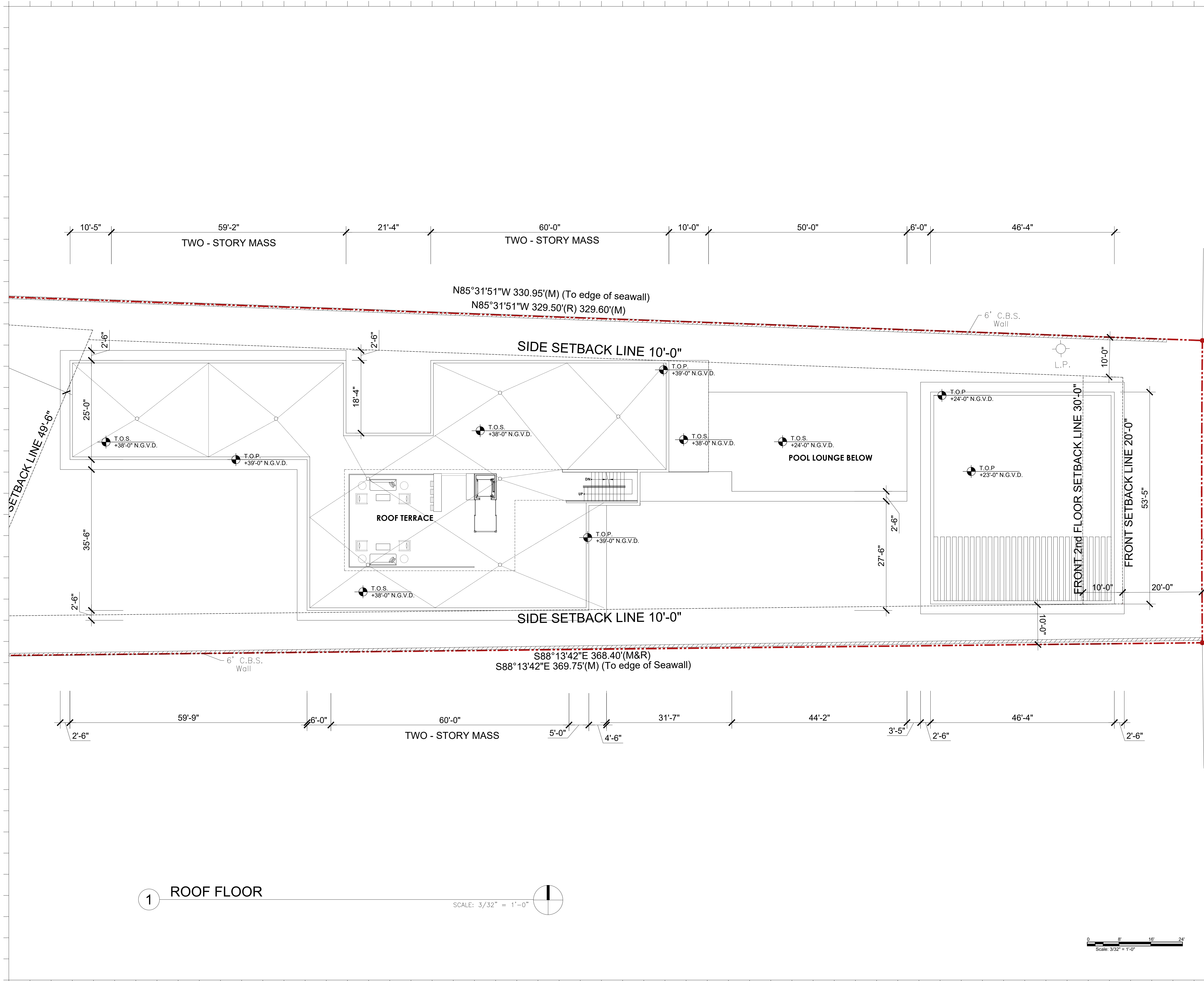
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PROPOSED
Second Floor

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



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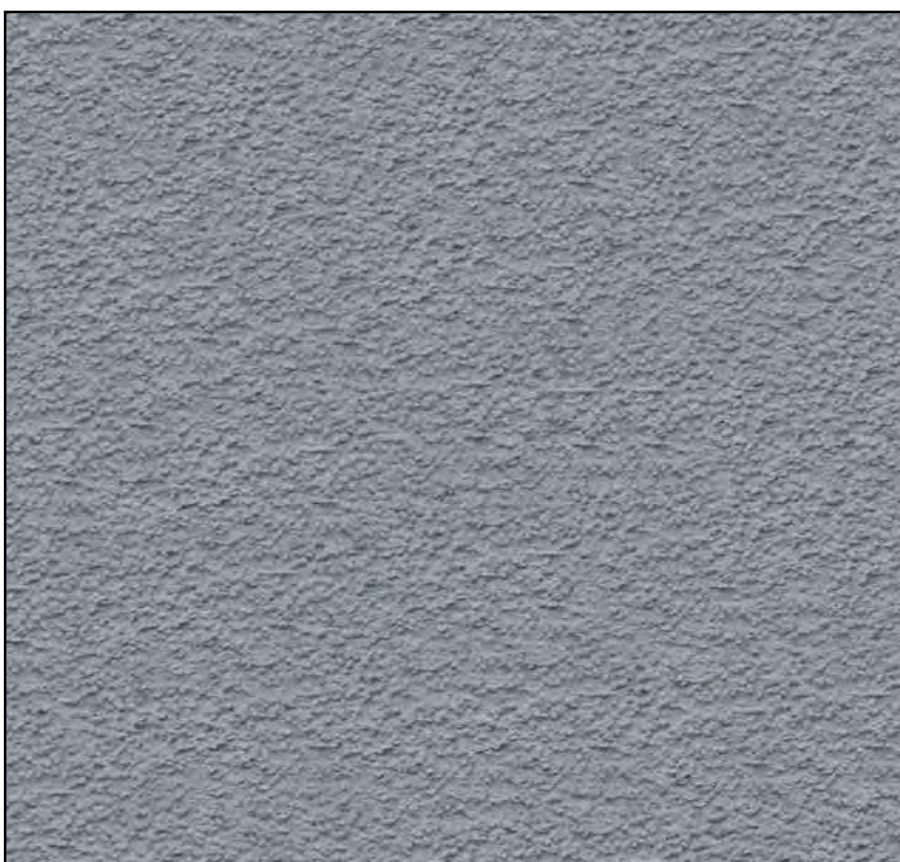


PROPOSED
Roof Floor

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



1. TRAVERTINE
CLADDING



3. GRAY STUCCO



2. NATURAL WOOD



4. GRAY METAL

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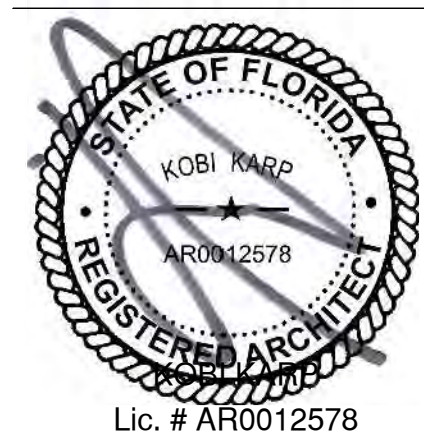
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MATERIALS

Date	07/14/2021	Sheet No.
Scale	AS INDICATED	A7.5
Project	5970 N BAY RD	



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1 FRONT RENDERING

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RENDERINGS
Front

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RENDERINGS
Rear

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1 ENTRANCE RENDERING

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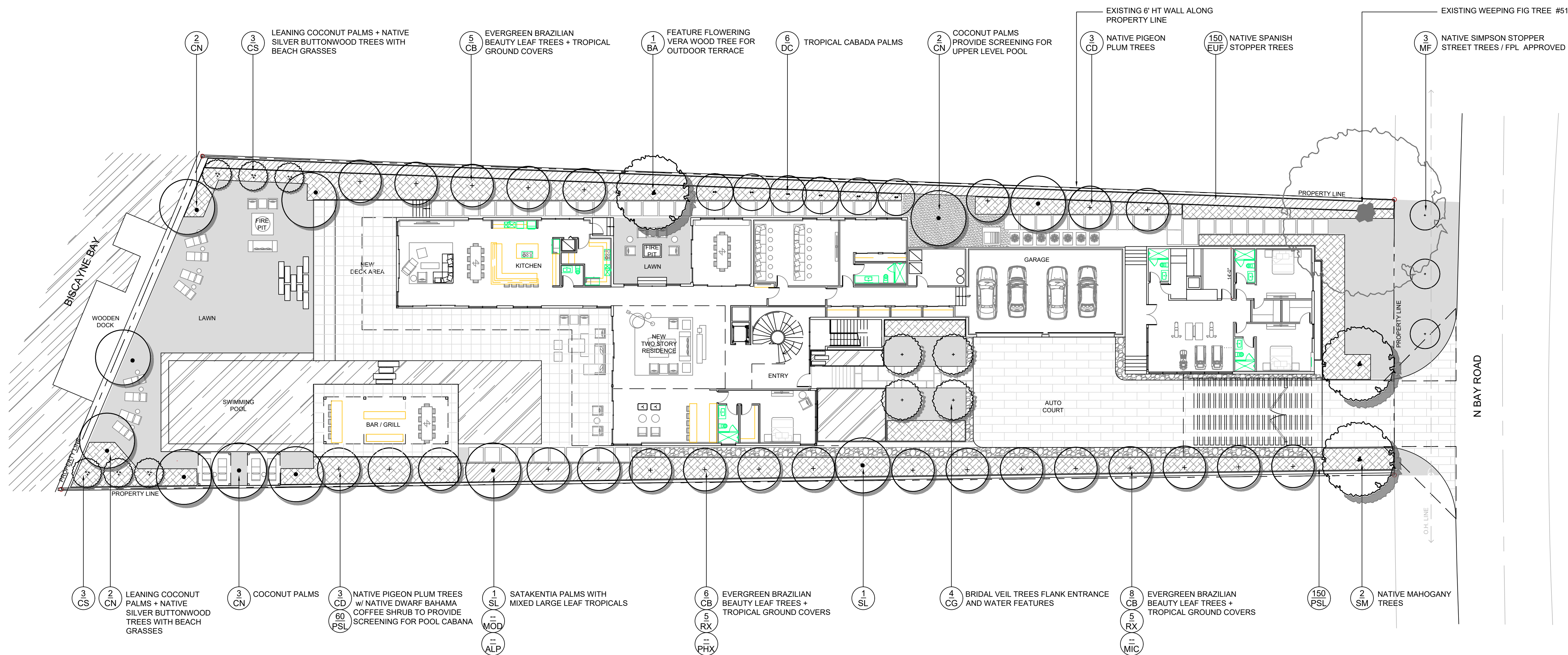
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RENDERINGS
Entrance

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

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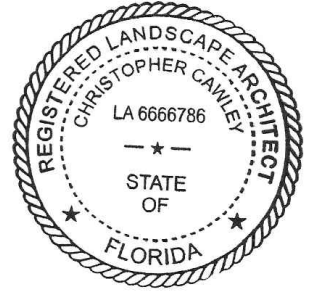


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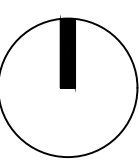
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GROUND FLOOR LANDSCAPE PLAN



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CHRISTOPHERCAWLEY.COM | LIC 2600460

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



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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	5970 N BAY RD, MIAMI BEACH, FL 33140		
2	Folio number(s):	02-3215-003-0200		
3	Board and file numbers :	DRB 21-0691		
4	Year built:	1941	Zoning District:	RS-2
5	Base Flood Elevation:	8'-0" NGVD	Grade value in NGVD:	3.89' NGVD
6	Adjusted grade (Flood+Grade/2):	5.945' NGVD	Free board:	+2.00' NGVD (10'-0" NGVD)
7	Lot Area:	30,800 SF		
8	Lot width:	77'-0"	Lot Depth:	330'-0"
9	Max Lot Coverage SF and %:	9,240 SF (30%)	Proposed Lot Coverage SF and %:	8,450 SF (27%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	7,858 SF
11	Front Yard Open Space SF and %:	1,154 SF (76%)	Rear Yard Open Space SF and %:	3,903 SF (80%)
12	Max Unit Size SF and %:	15,400 (50%)	Proposed Unit Size SF and %:	13,724 SF (45%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	8,366 SF
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)	N/A PER ORDINANCE 2020-4359
15			Proposed Second Floor Unit Size SF and % :	5,275 SF (17%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,300 SF

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

Notes:

If not applicable write N/A

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

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S	SURVEY
A2.0	LOCATION MAP
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A2.2	SITE PHOTOS
A2.3	SITE PHOTOS
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A3.1	ZONING DIAGRAMS - PERVIOUS REQUIREMENTS
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A3.3	ZONING DIAGRAMS - UNIT SIZE REQUIREMENTS
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A7.2	RENDERINGS
A7.3	AXONOMETRIC
A7.4	AXONOMETRIC

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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

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Name
Address
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Consultant:
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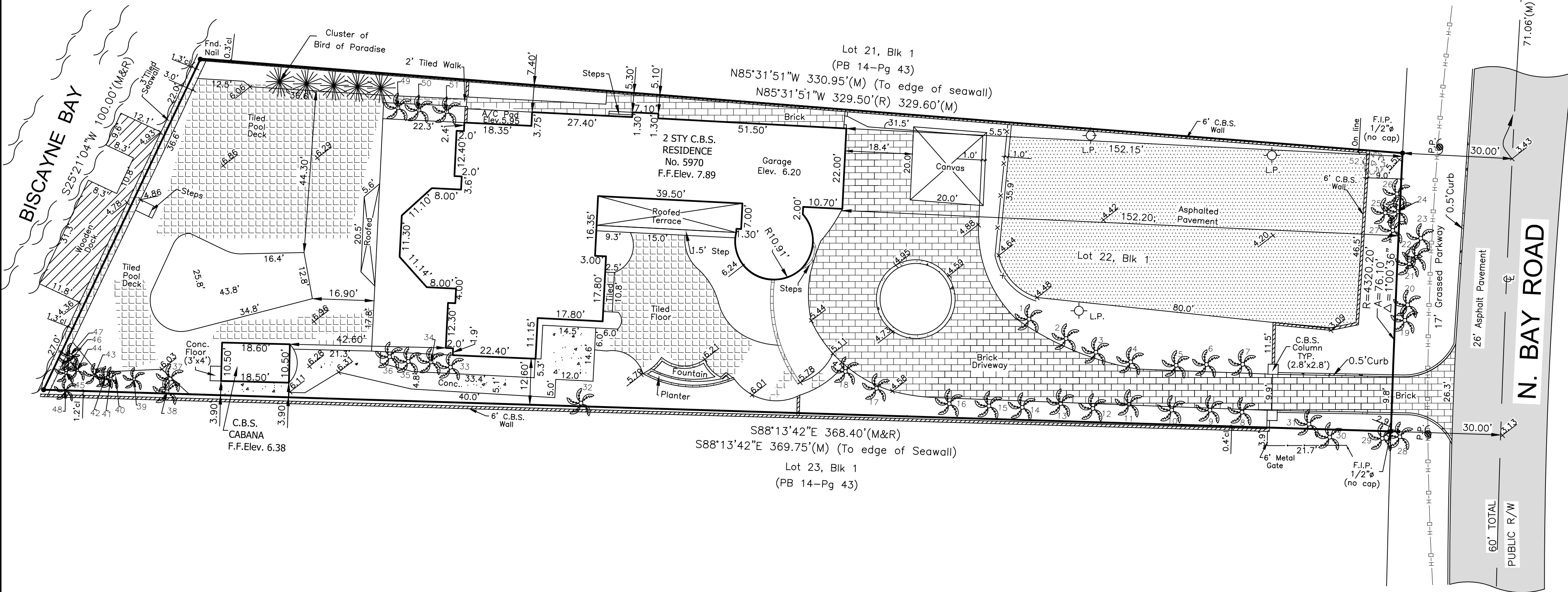
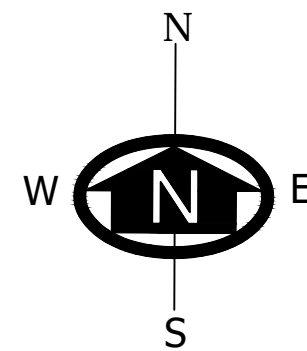


ZONING DATA

Date	07/05/2021	Sheet No. A1.0
Scale	AS INDICATED	
Project	5970 N BAY RD	

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



CERTIFIED TO :
TODD GLASER

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

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-0309L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION OF 8.00 FEET (NGVD)
- LAND AREA OF SUBJECT PROPERTY: 30,800 SF (+/-) (As per property appraiser)
29,413 SF (+/-) (Calculated to edge of seawall)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. A-33, WITH AN ELEVATION OF 8.23 FEET.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.20°10'05"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF W. 59TH ST, AS SHOWN ON PLAT BOOK 14 AT PAGE 43 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.

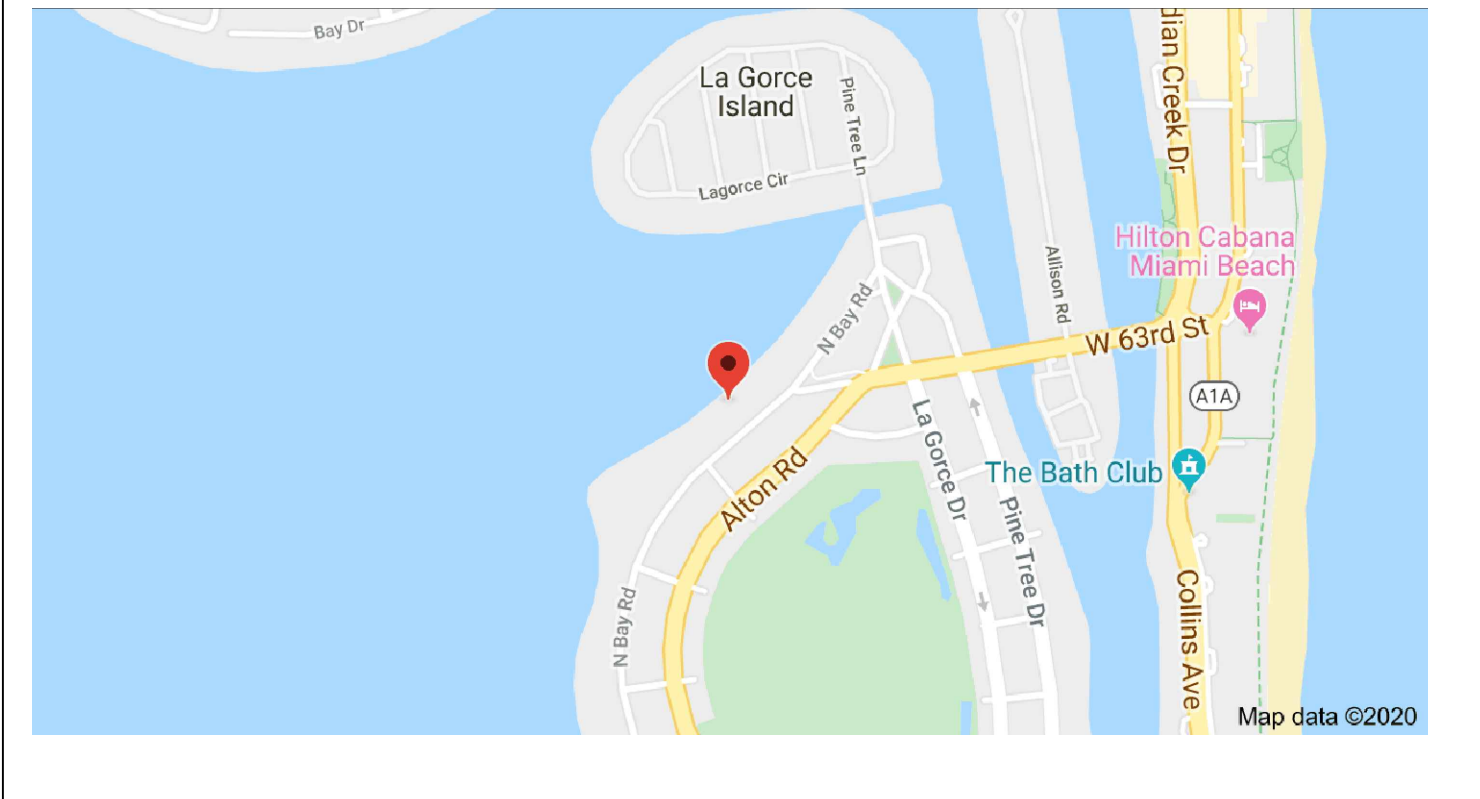
TREE LIST

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

SITE PICTURE



LOCATION MAP



GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/16 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

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

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:

LOT 15, BLOCK 1, OF LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

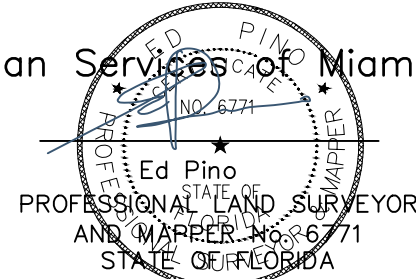
-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
-THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

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

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

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.



DATE: APRIL 23, 2021

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

3195 PONCE DE LEON BLVD. SUITE 200
CORAL GABLES, FL. 33134
PHONE: (305) 598-8827
ASOMIAMI.COM

FOR: TODD GLASER
SCALE: 1"=20'
DATE: 4/23/21
DRAWN BY: D.G.
DESIGNED BY: E.P.
CHECKED BY: E.P.
FIELD BOOK No.
PAGE No. 1

ORDER No.
21-401

SHEET No.
1



SITE IMAGE

Front of house

Scale N.T.S



Rev.	Date	Rev.	Date

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Architect of Record:
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PROJECT SITE
Exist. Structures

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A2.1
Project	5970 N BAY RD	



5 SITE IMAGE

Scale N.T.S



4 SITE IMAGE

Scale N.T.S



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



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MIAMI BEACH, FL 33140



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



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

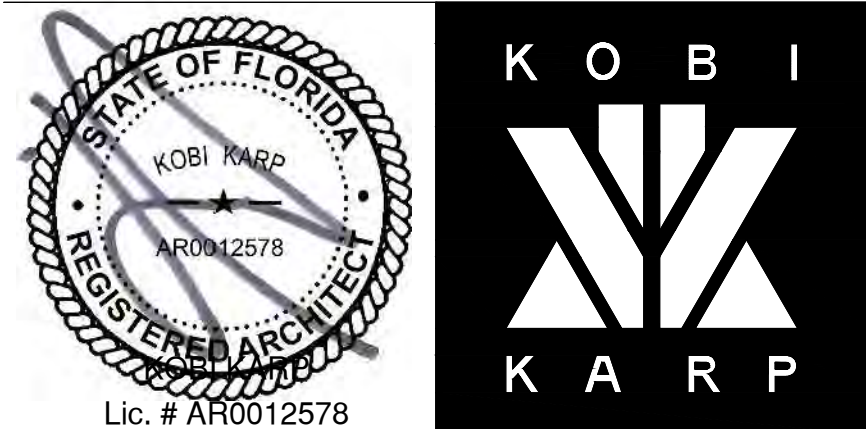
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PROJECT SITE
Surrounding Buildings

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A2.2
Project	5970 N BAY RD	



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



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



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

Rev.	Date	Rev.	Date

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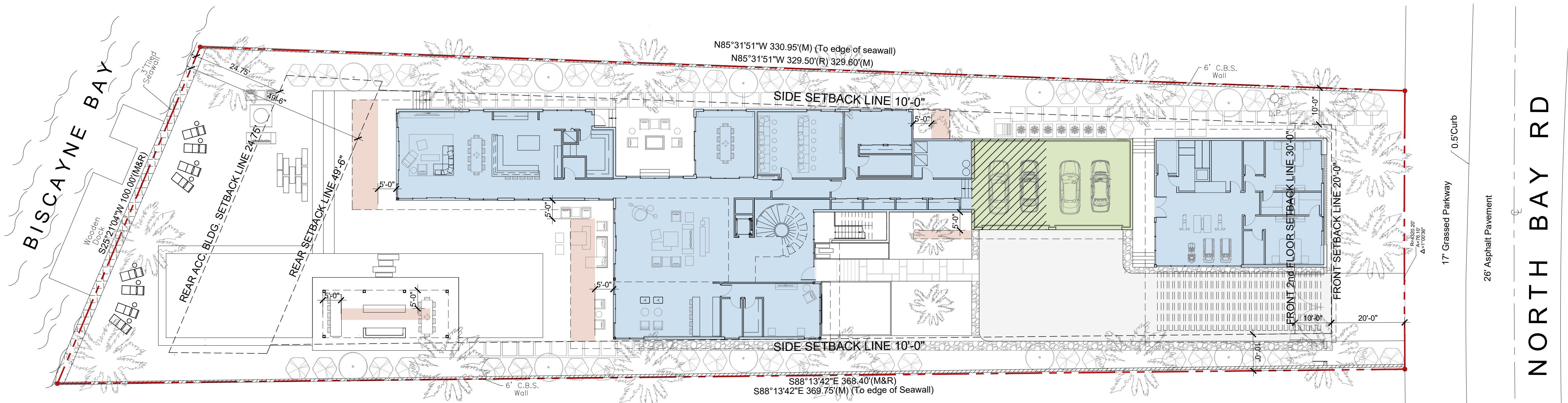
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PROJECT SITE
Surrounding Buildings

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Project	5970 N BAY RD	

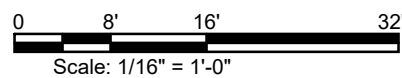
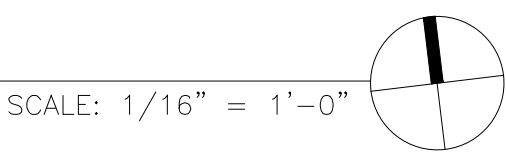


Legend

MAX LOT COVERAGE		30% 9,240 SF
RESIDENCE	7,273 SF	
OVERHANGS	585 SF	
GARAGE	1,092 SF	
Garage deduction	- 500 SF = 592 SF	

TOTAL (27%) 8,450 SF

1 LOT COVERAGE DIAGRAM



Rev.	Date	Rev.	Date

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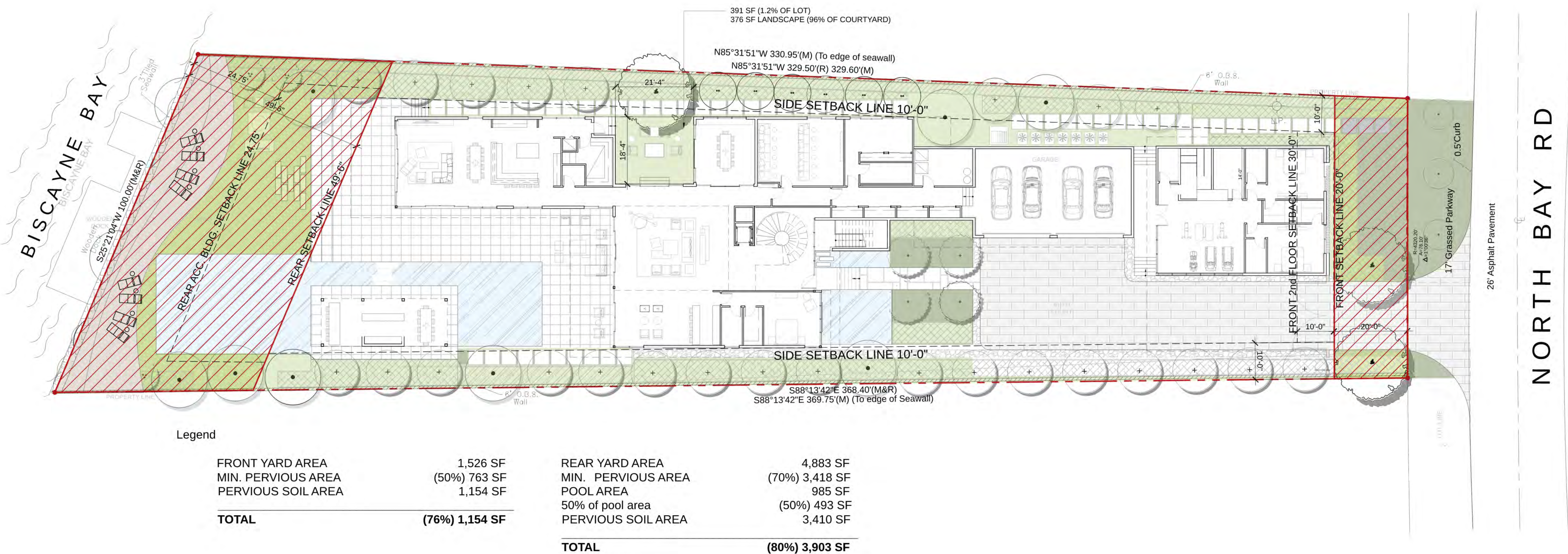
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ZONING DIAGRAM
Lot Coverage

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



1 PERVIOUS DIAGRAM

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

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

Rev. Date Rev. Date

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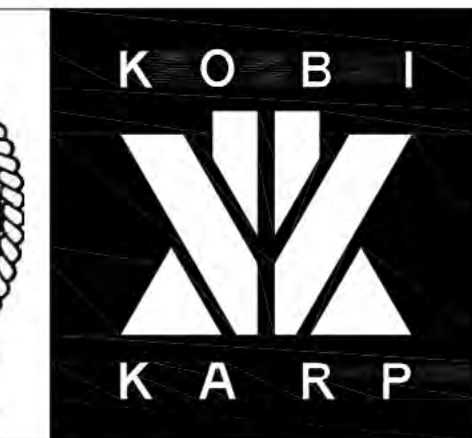
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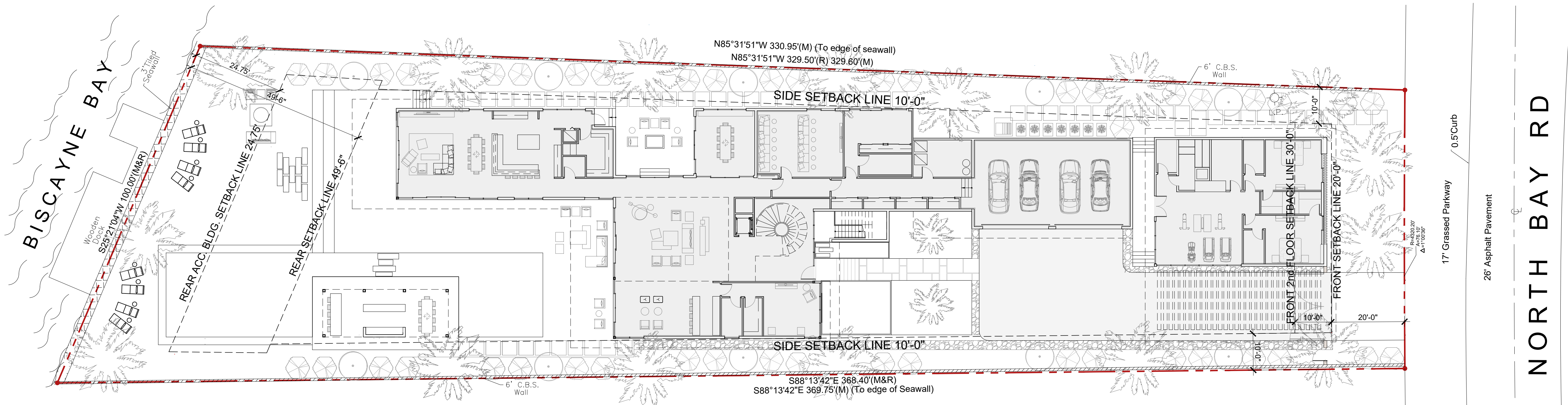
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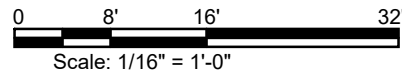
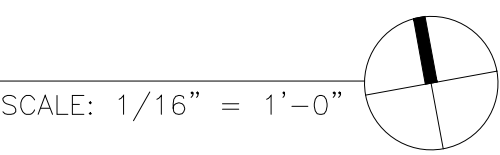
ZONING DIAGRAM
Pervious

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A3.1
Project	5970 N BAY RD	



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

1 GROUND FLOOR - UNIT SIZE DIAGRAM



Rev.	Date	Rev.	Date

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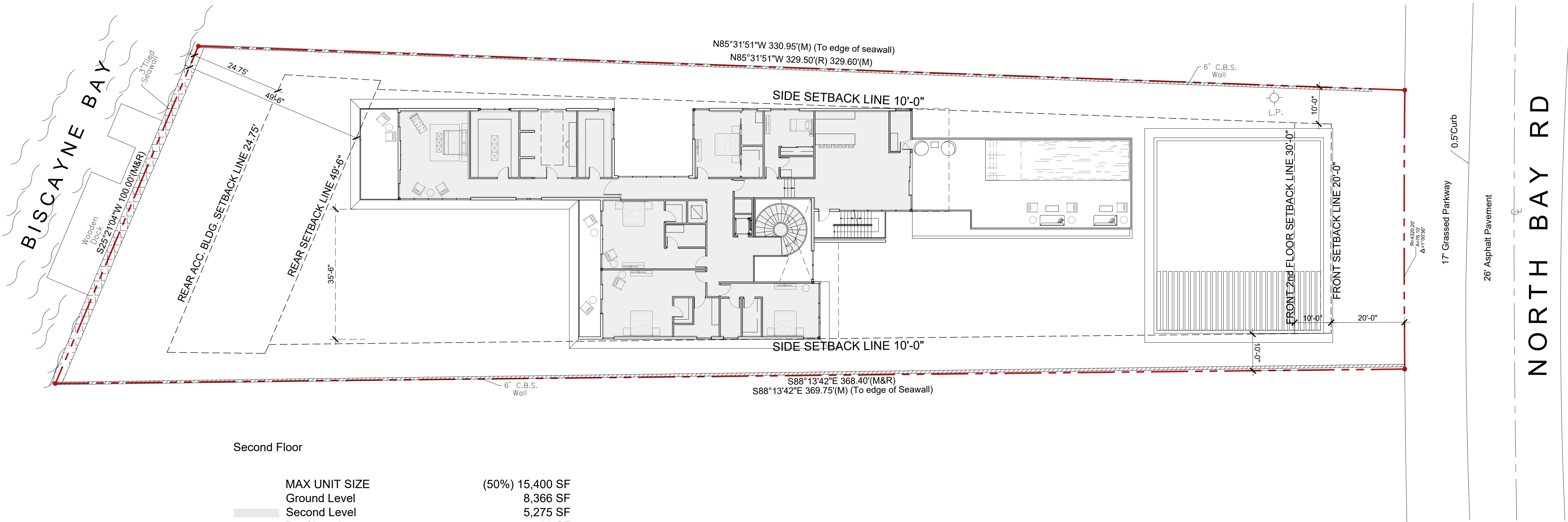
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ZONING DIAGRAM
Unit Size

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



1 SECOND FLOOR - UNIT SIZE DIAGRAM

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

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

Rev.	Date	Rev.	Date

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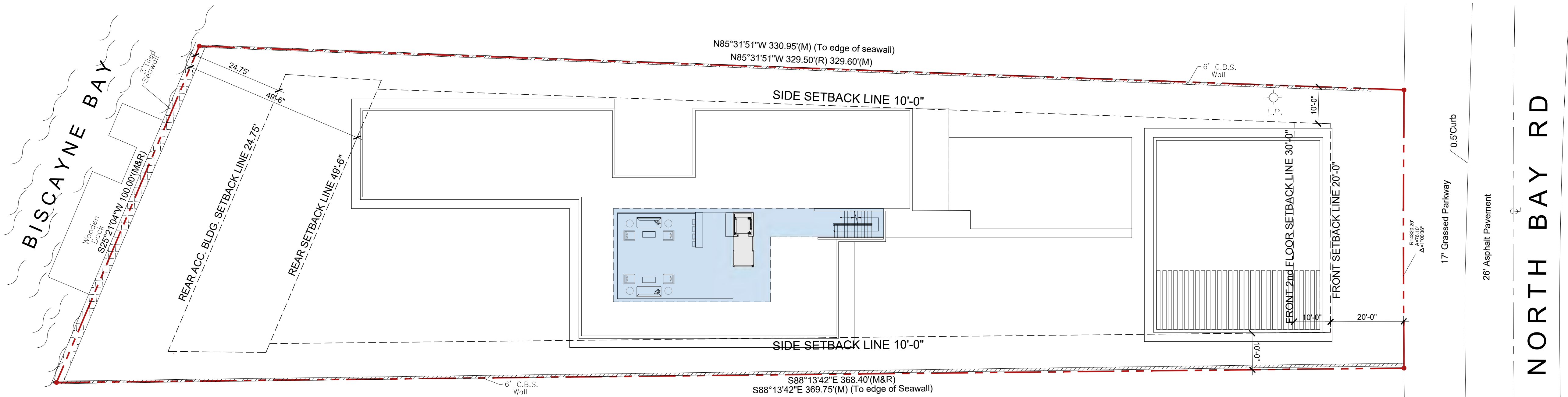
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ZONING DIAGRAM
Unit Size

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A3.3
Project	5970 N BAY RD	



Roof floor

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

TOTAL (45%) 13,724 SF

Legend

MAX roof deck allowed	(25%) 1,341 SF
*25 percent of the enclosed second floor area	
Shadow roof deck	1,300 SF

TOTAL (25%) 1,300 SF

1 ROOF FLOOR - UNIT SIZE DIAGRAM

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

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

Rev.	Date	Rev.	Date

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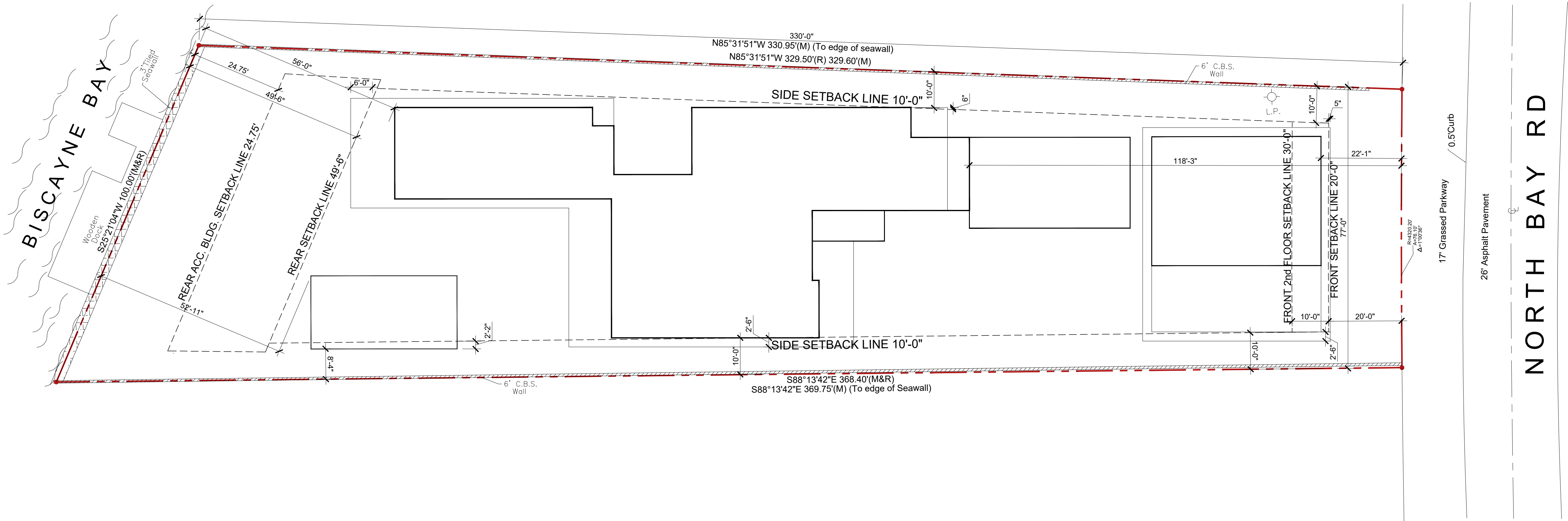
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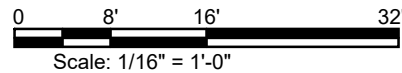
ZONING DIAGRAM
Unit Size

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



1 BUILDING SETBACKS DIAGRAM

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



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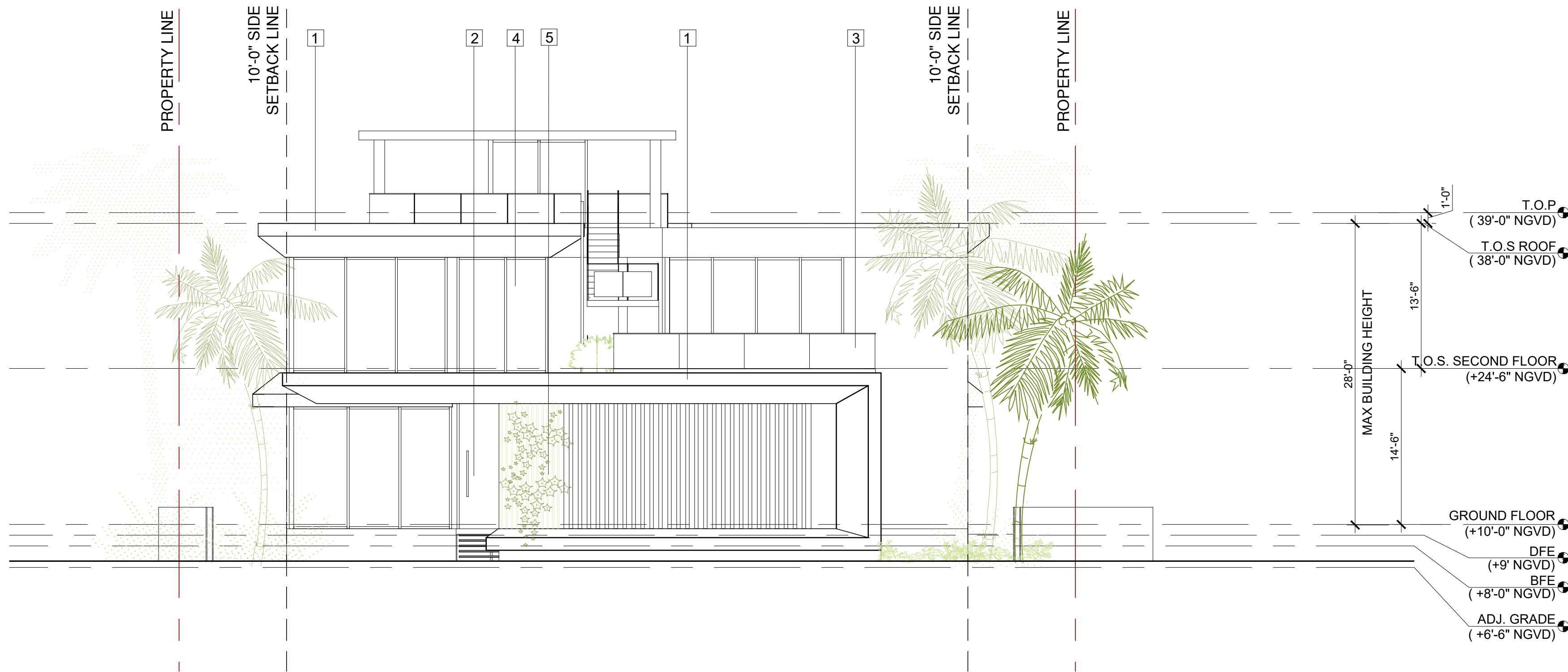
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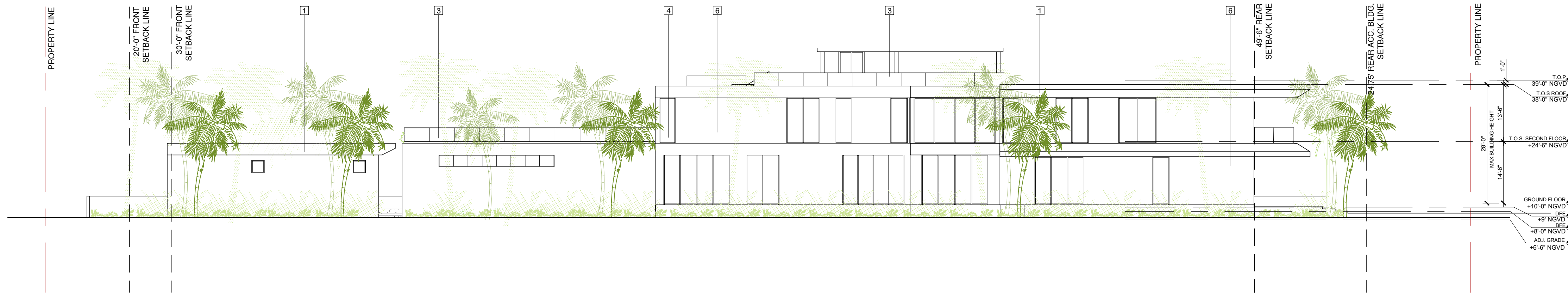
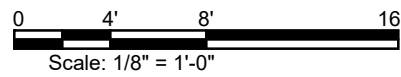
ZONING DIAGRAM
Building Setbacks

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A3.5
Project	5970 N BAY RD	



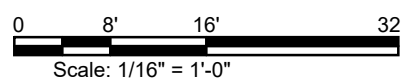
1 FRONT ELEVATION

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



2 SIDE ELEVATION

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



ELEVATION MATERIAL Legend



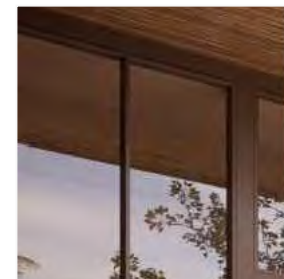
1. TRAVERTINE



2. WOOD PANEL



3. FRAMELESS GLASS RAIL



4. GUNMETAL FRAME GLAZING SYSTEM



5. GREEN WALL



6. PAINTED GRAY STUCCO

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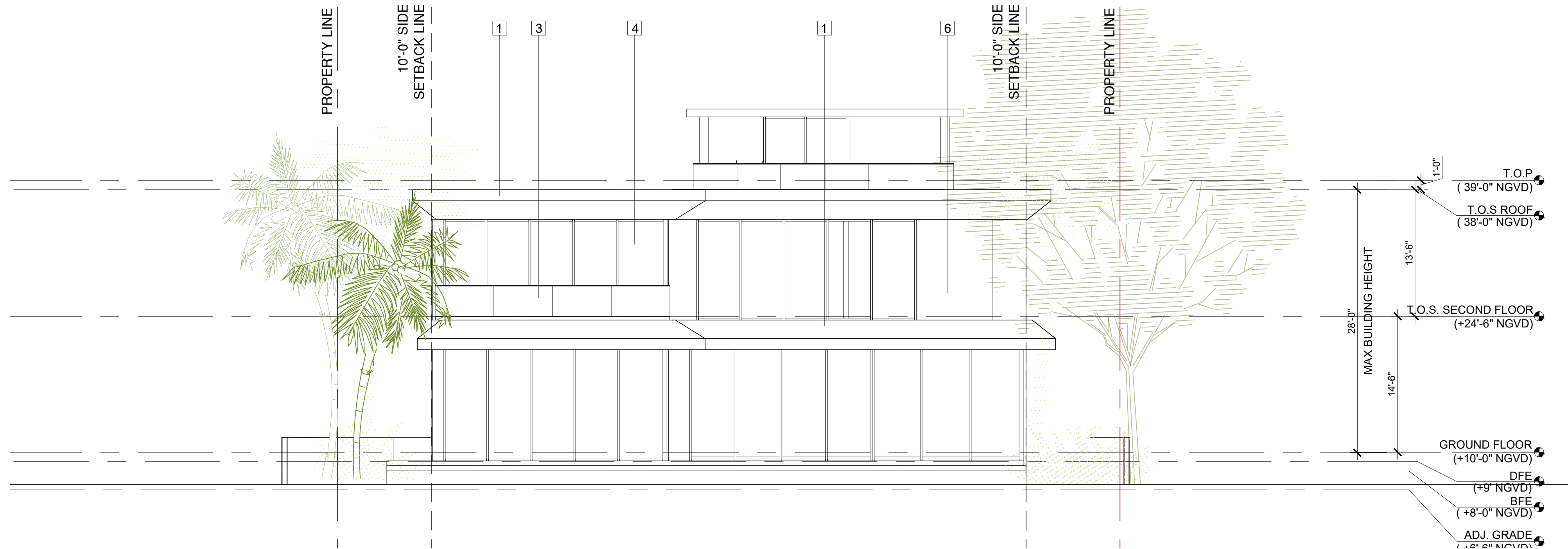
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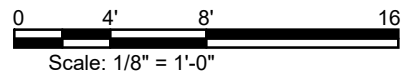
ELEVATIONS
Proposed

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A5.0
Project	5970 N BAY RD	



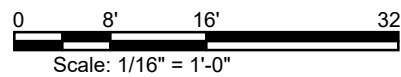
1 REAR ELEVATION

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



2 SIDE ELEVATION

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



ELEVATION MATERIAL Legend

1. TRAVERTINE
2. WOOD PANEL
3. FRAMELESS GLASS RAIL
4. GUNMETAL FRAME GLAZING SYSTEM
5. GREEN WALL
6. PAINTED GRAY STUCCO

Rev.	Date	Rev.	Date

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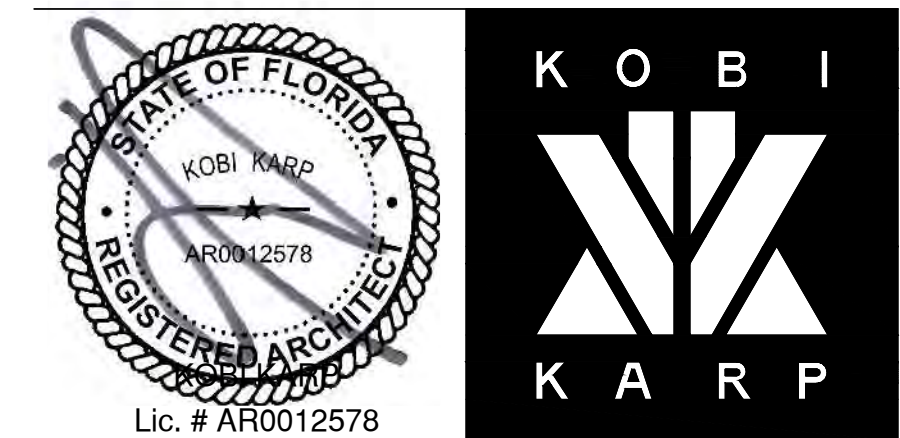
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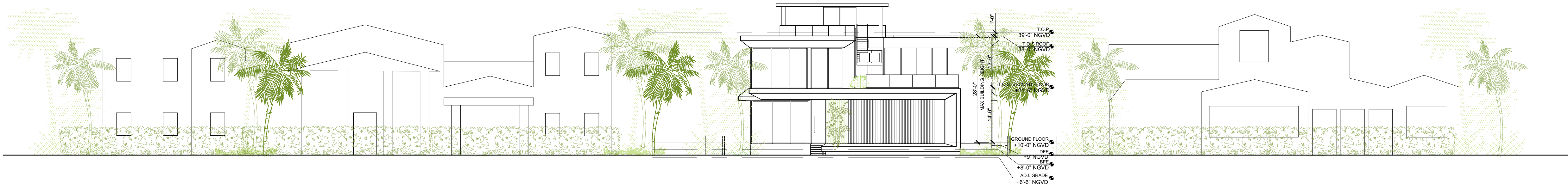
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ELEVATIONS
Proposed

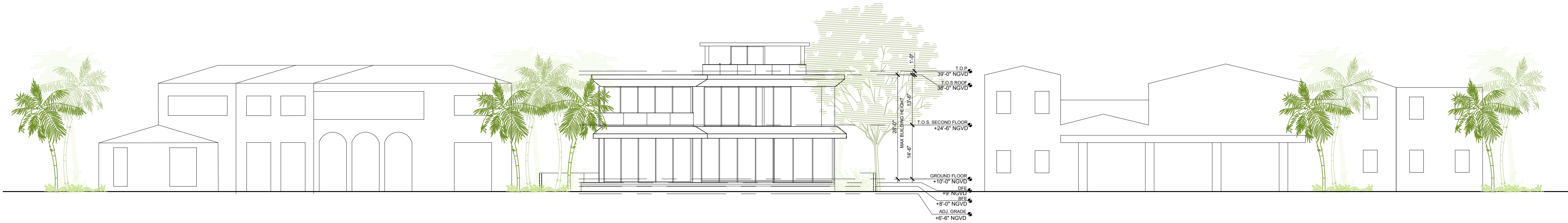
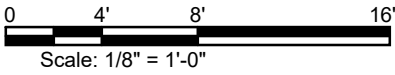
Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A5.1
Project	5970 N BAY RD	



1

FRONT SURROUNDINGS ELEVATION

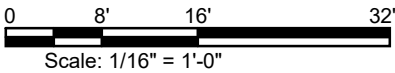
SCALE: 1/8" = 1'-0"



2

REAR SURROUNDINGS ELEVATION

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



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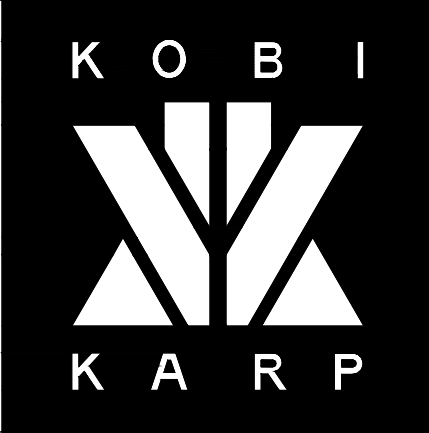
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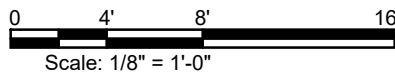
ELEVATIONS
Surroundings

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



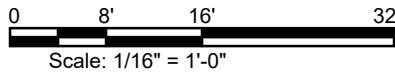
1 REAR ELEVATION

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



2 SIDE ELEVATION

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



ELEVATION MATERIAL Legend



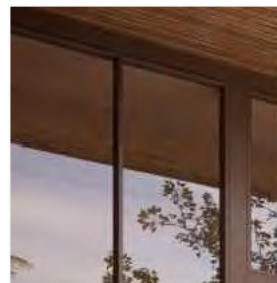
1. TRAVERTINE



2. WOOD PANEL



3. FRAMELESS GLASS RAIL



4. GUNMETAL FRAME GLAZING SYSTEM



5. GREEN WALL



6. PAINTED GRAY STUCCO

Rev.	Date	Rev.	Date

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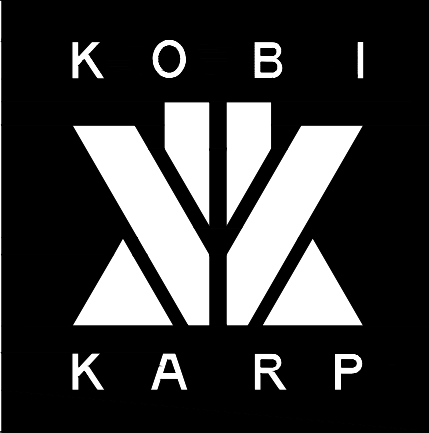
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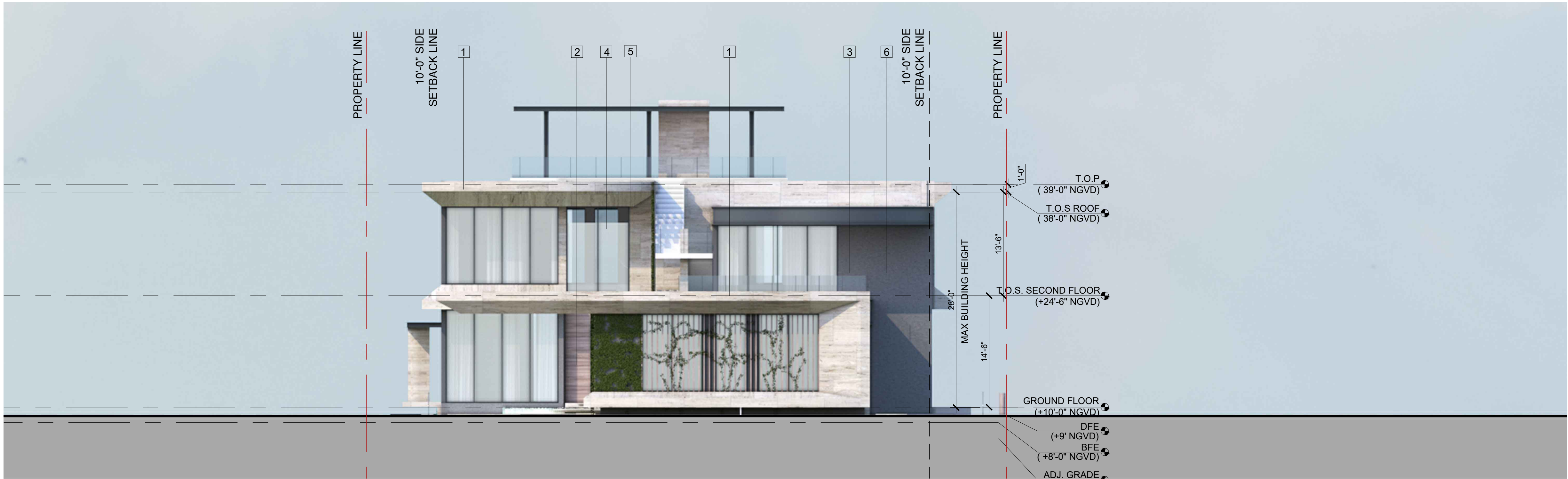
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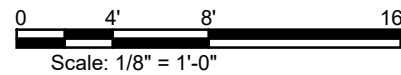
ELEVATIONS
Rendered

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

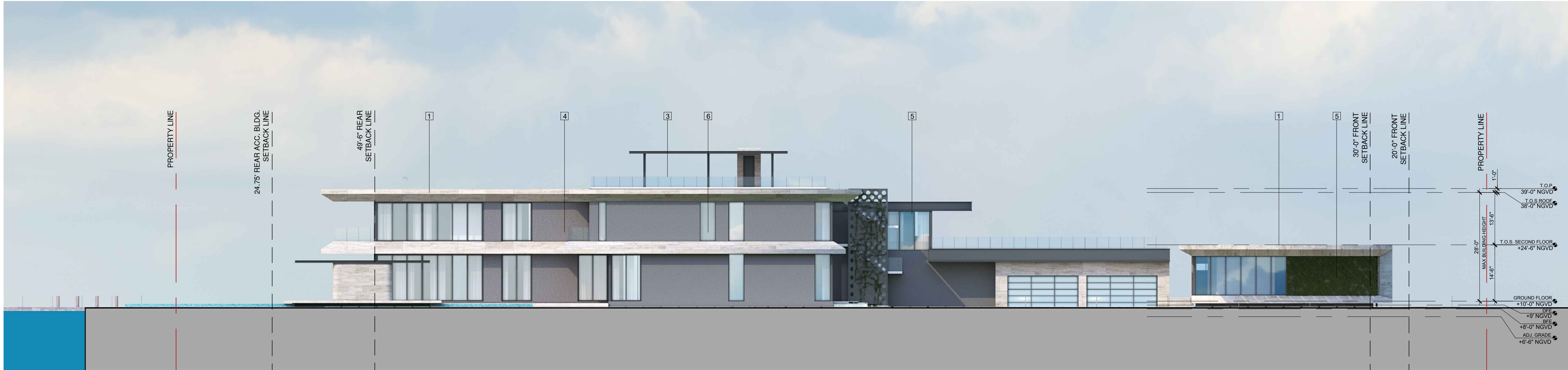


1

FRONT ELEVATION

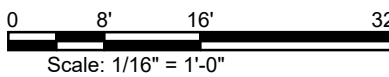


SCALE: 1/8" = 1'-0"



2

SIDE ELEVATION



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

ELEVATION MATERIAL Legend



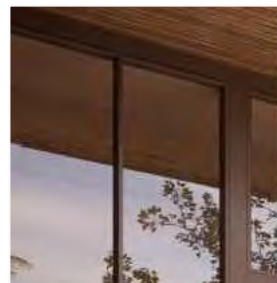
1. TRAVERTINE



2. WOOD PANEL



3. FRAMELESS GLASS RAIL



4. GUNMETAL FRAME GLAZING SYSTEM



5. GREEN WALL



6. PAINTED GRAY STUCCO

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ELEVATIONS
Rendered

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

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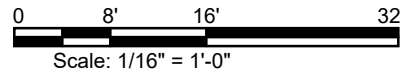


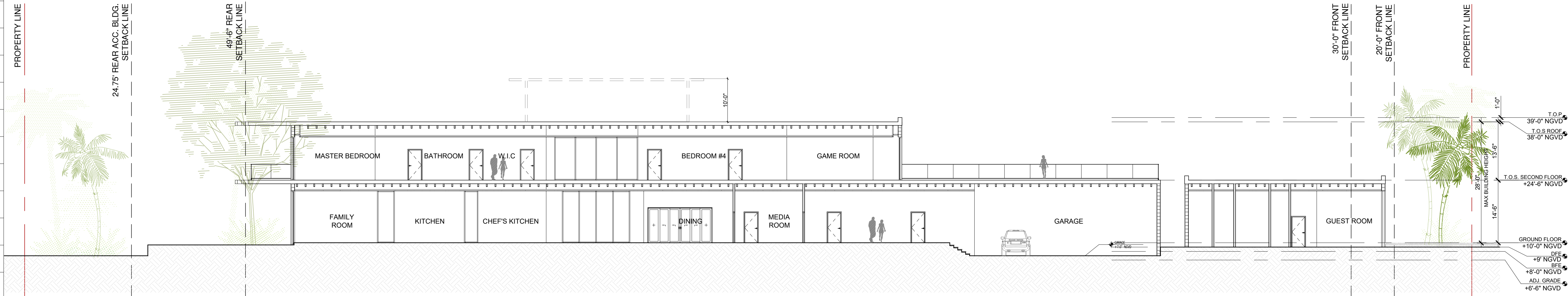
SECTIONS
Proposed

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A6.0
Project	5970 N BAY RD	

1 SECTION 1

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





Rev.	Date	Rev.	Date

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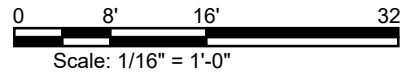


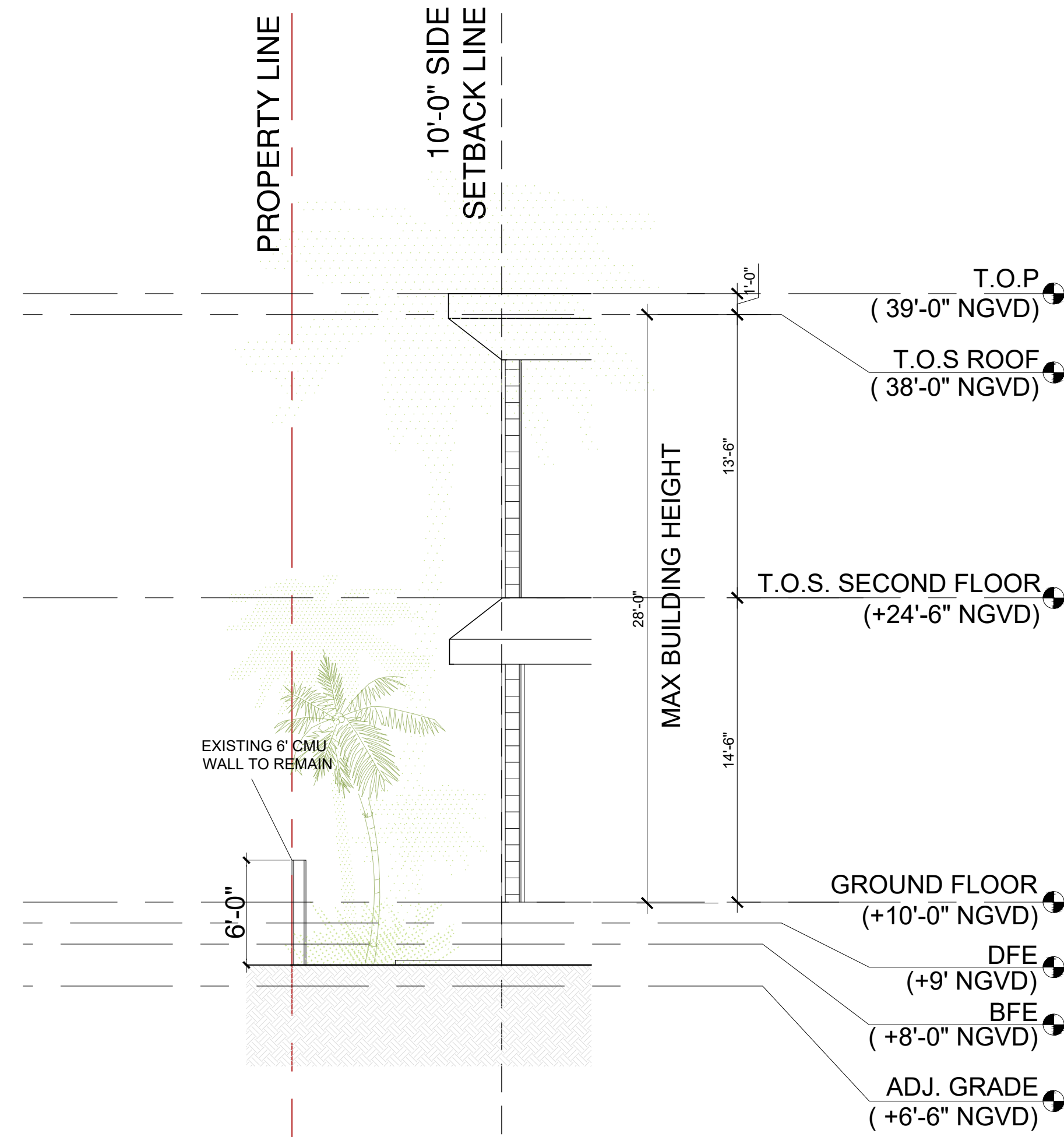
SECTIONS
Proposed

Date	07/05/2021	Sheet No.
Scale	AS INDICATED	A6.1
Project	5970 N BAY RD	

1 SECTION 2

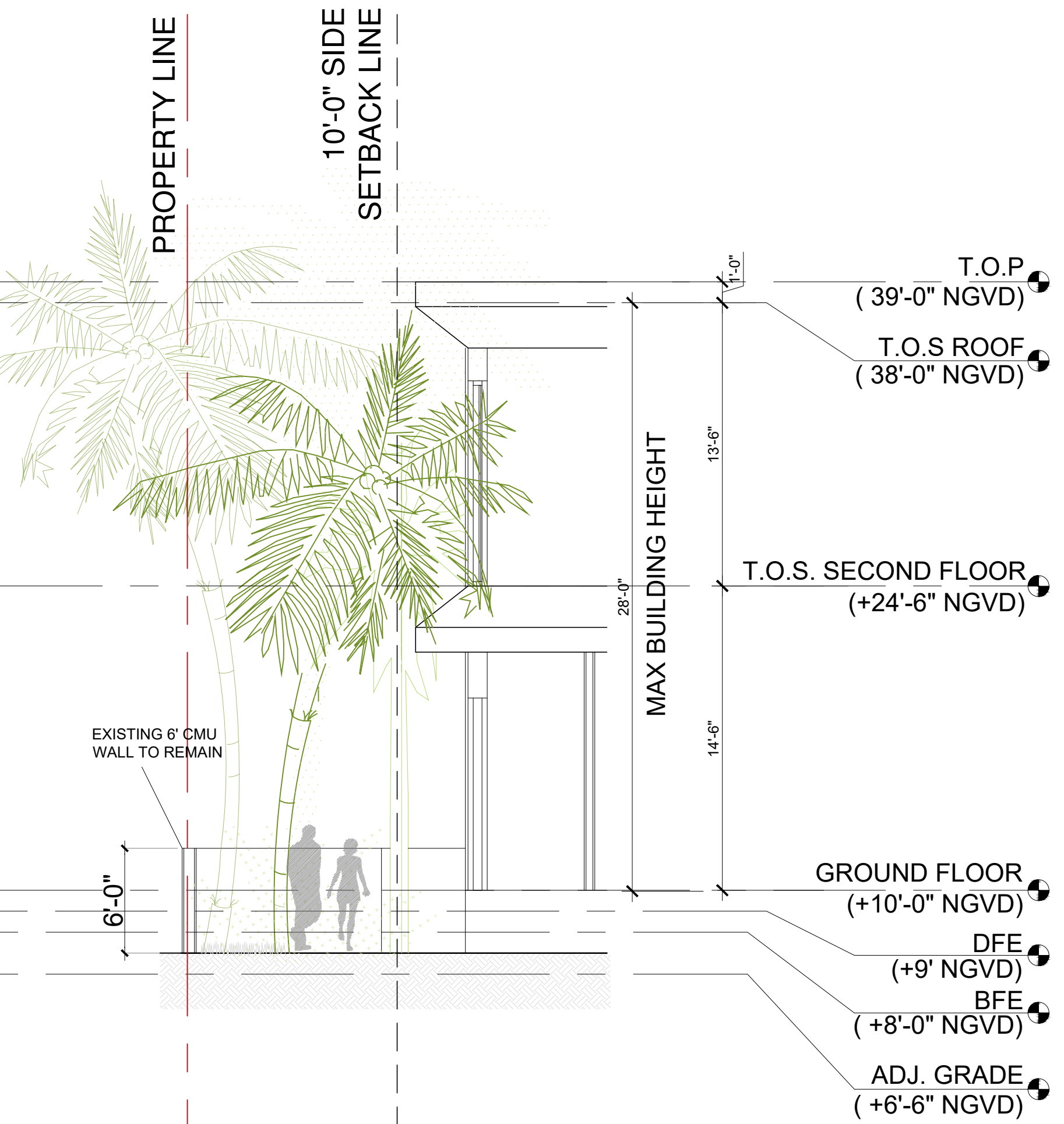
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1 SECTION A-A

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



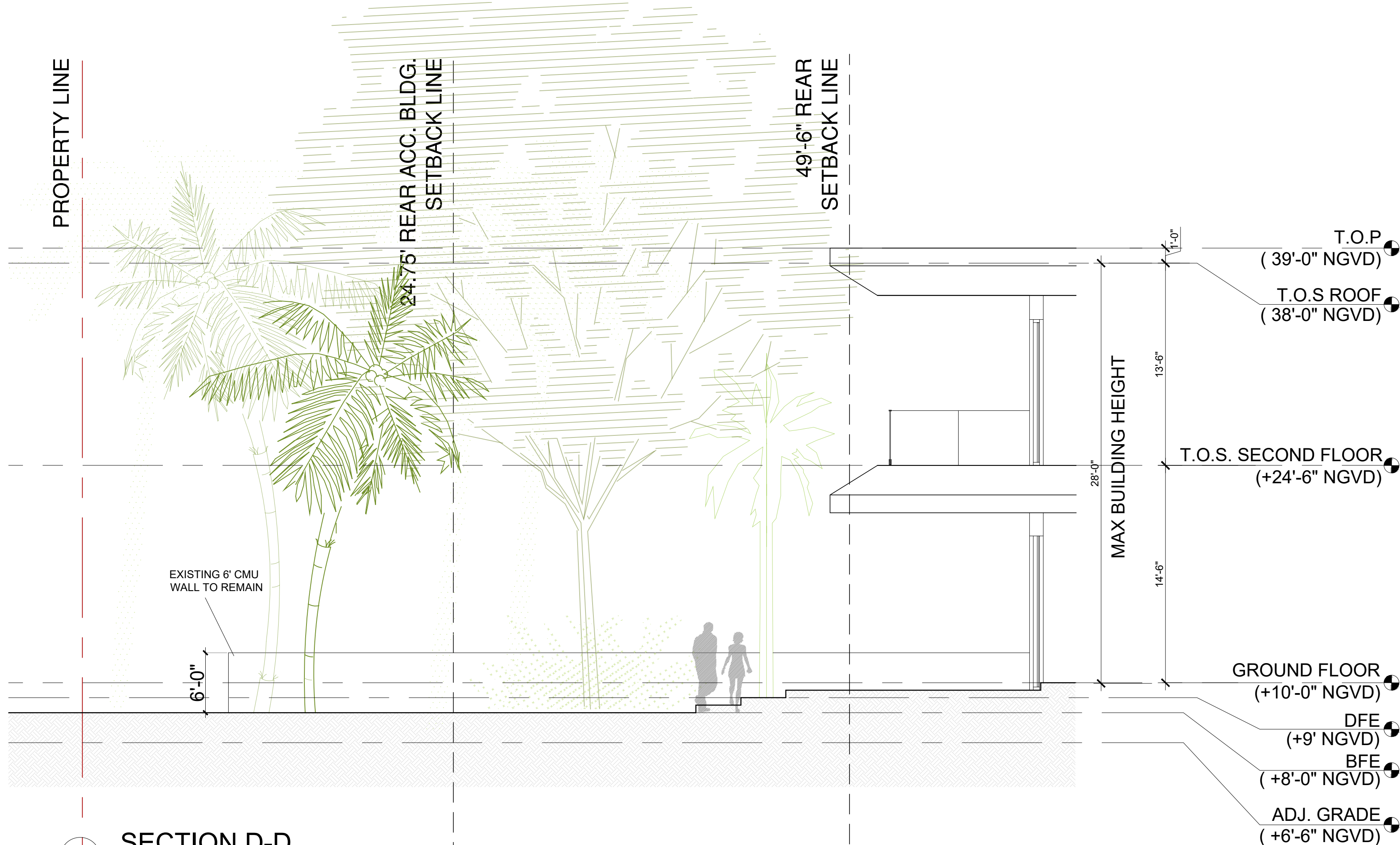
2 SECTION B-B

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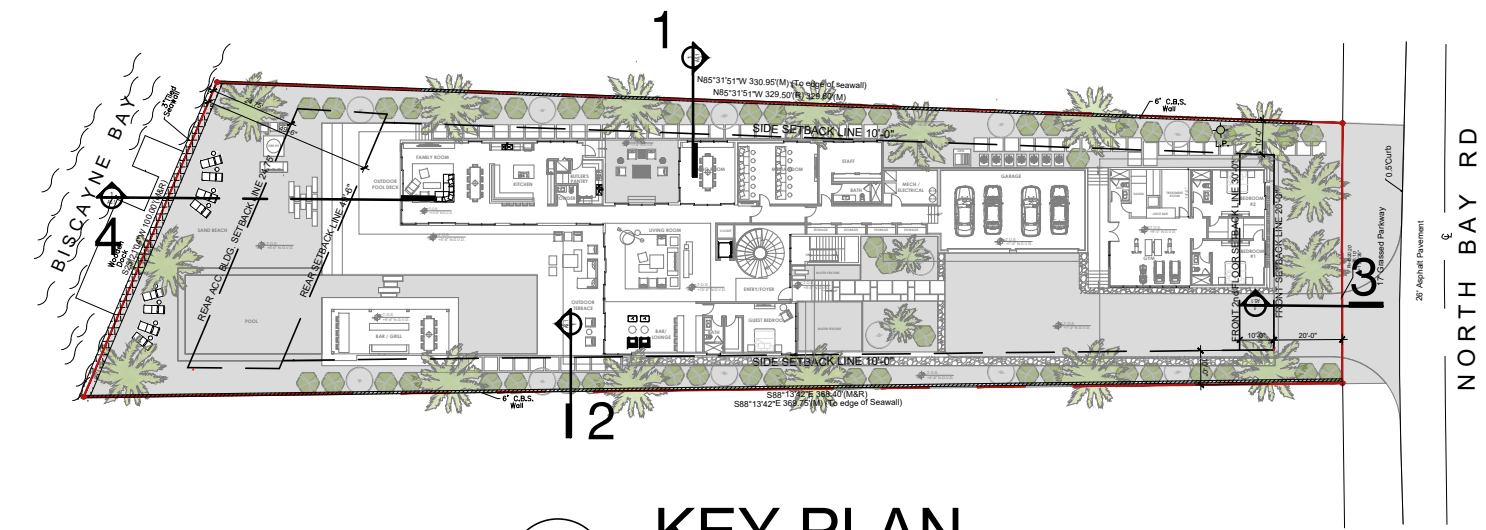
3 SECTION C-C

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



4 SECTION D-D

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



A KEY PLAN

Scale: N.T.S

Rev.	Date	Rev.	Date

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YARD Sections

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



C.M.B. LANDSCAPE FINAL DRB SUBMITTAL 07.06.21

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

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
5970 NORTH BAY ROAD
MIAMI BEACH, FL 33140

EXISTING VEGETATION SUMMARY

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

SCOPE OF WORK

- New landscape design to complement new Residence

INDEX OF SHEETS

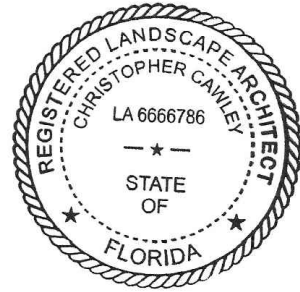
- L0.0 Landscape Cover + Sheet Index
- L1.0 Existing Tree Survey + Disposition Plan
- L1.1 Existing Tree Chart, Mitigation Summary, Notes + Details
- L2.0 Ground Floor Landscape Plan
- L2.1 Second Floor Landscape Plan
- L3.0 Plant List, Landscape Code + Details

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CAWLEY
LANDSCAPE
ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
Tel: +1(305) 573-2861 | F: +1(305) 573-1585
CHRISTOPHER@CAWLEY.COM | LIC: 2800460

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CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

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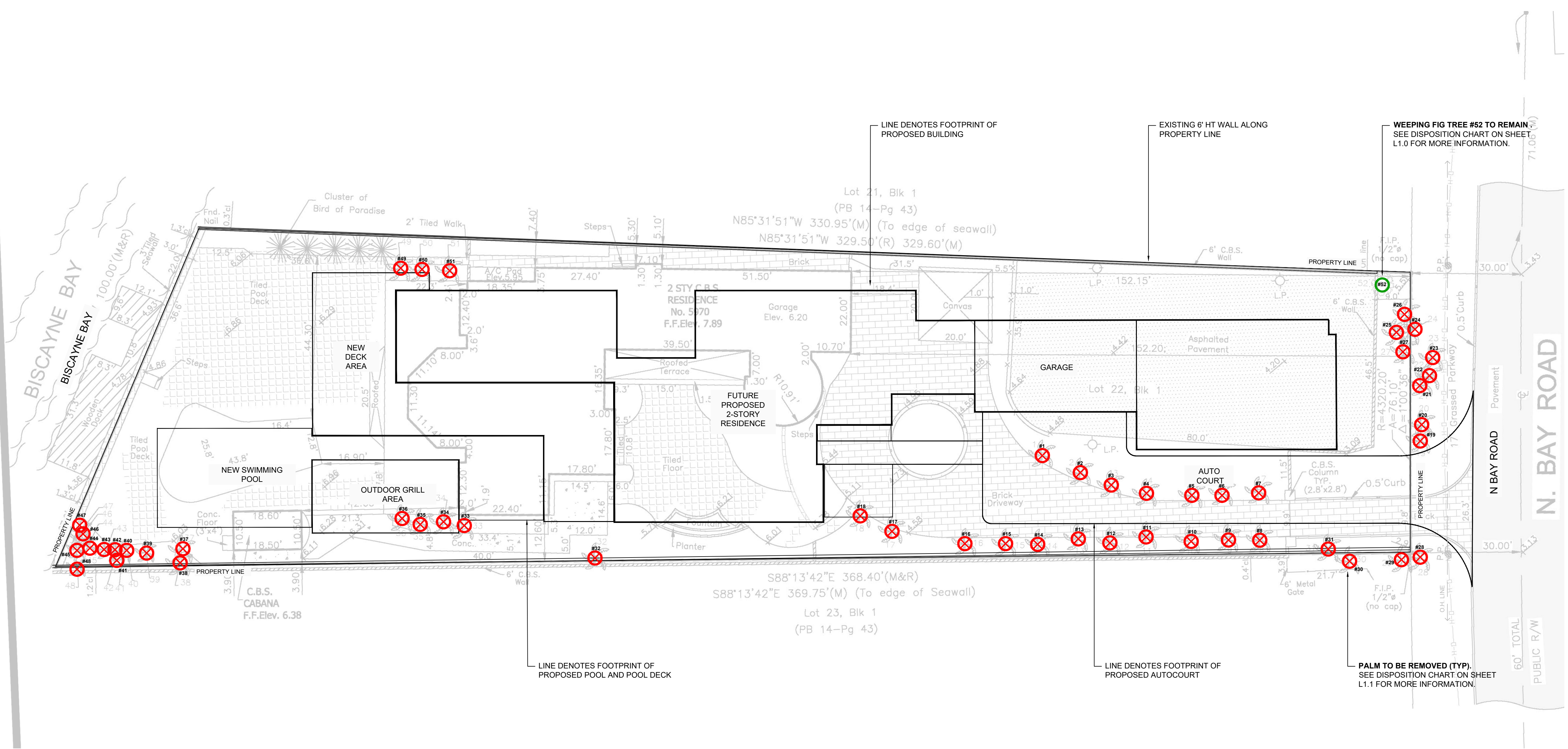
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Date	05/27/2021	Sheet No.
Scale	AS INDICATED	L0.0
Project	5970 N BAY RD	



C.M.B. EXISTING TREE SURVEY LEGEND

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

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

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

EXISTING TREE SURVEY + DISPOSITION PLAN



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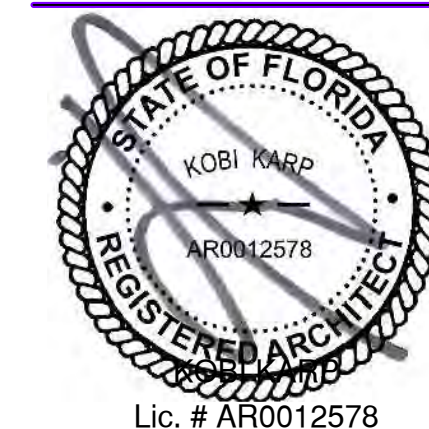
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NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC. WITHOUT URBAN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

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N.T.S.

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

[illegible]

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

TOTAL TREE DBH LOSS: 0"

TOTAL PALMS REMOVED: 51 PALMS

REPLACEMENT TREES REQUIRED:

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

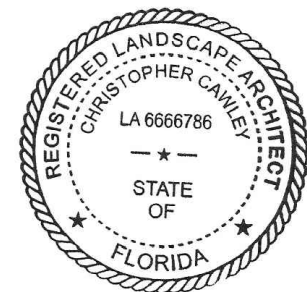
REPLACEMENT TREES PROVIDED: 65 REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH

BREAKDOWN:

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

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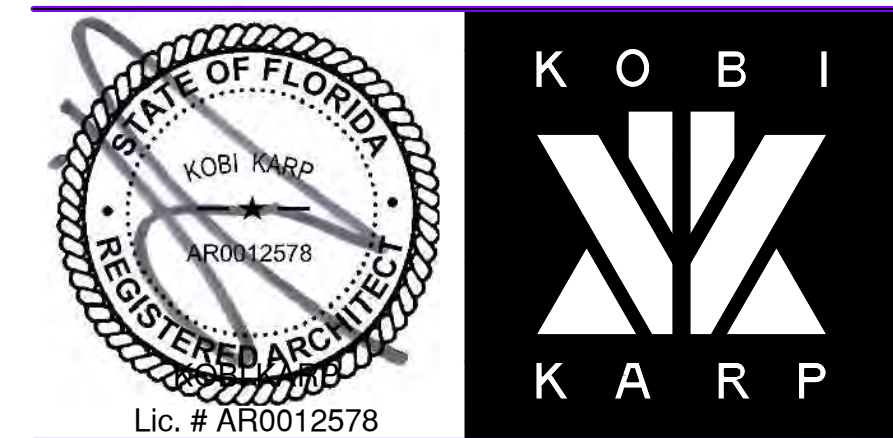
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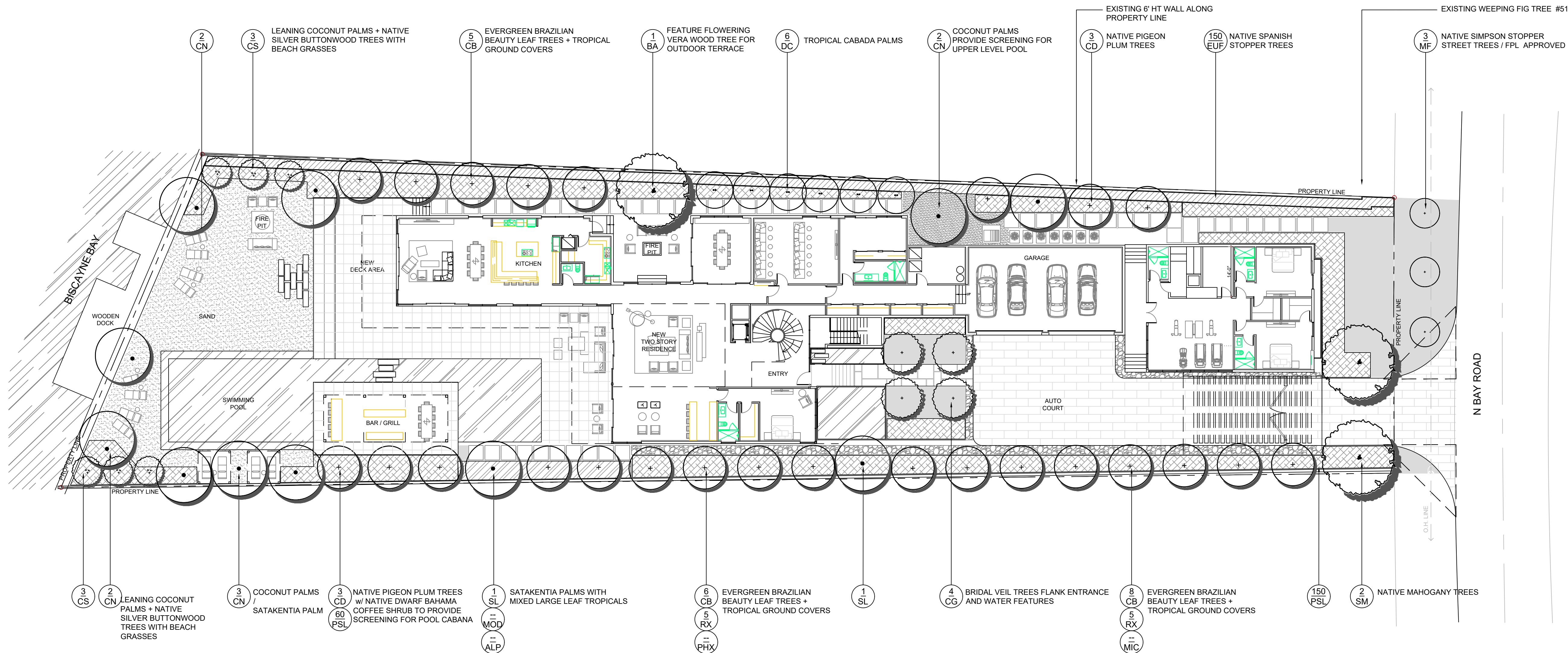
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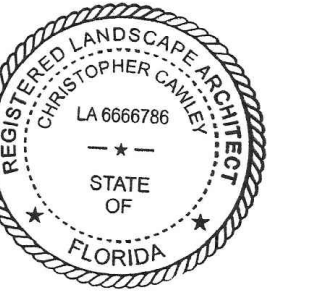
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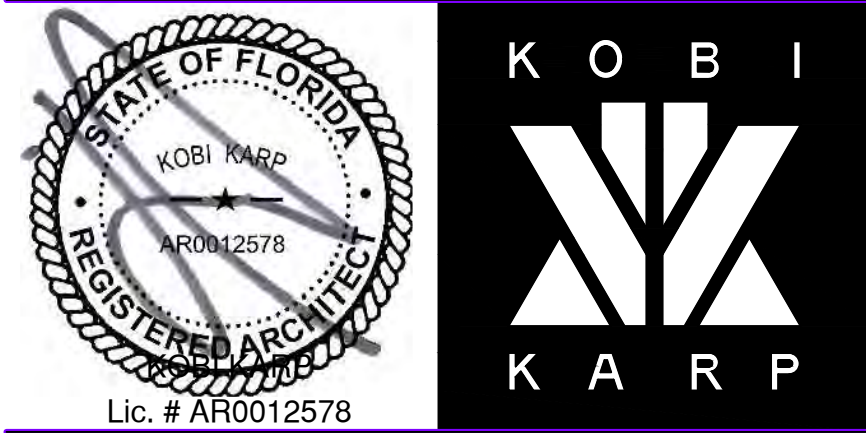
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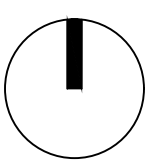
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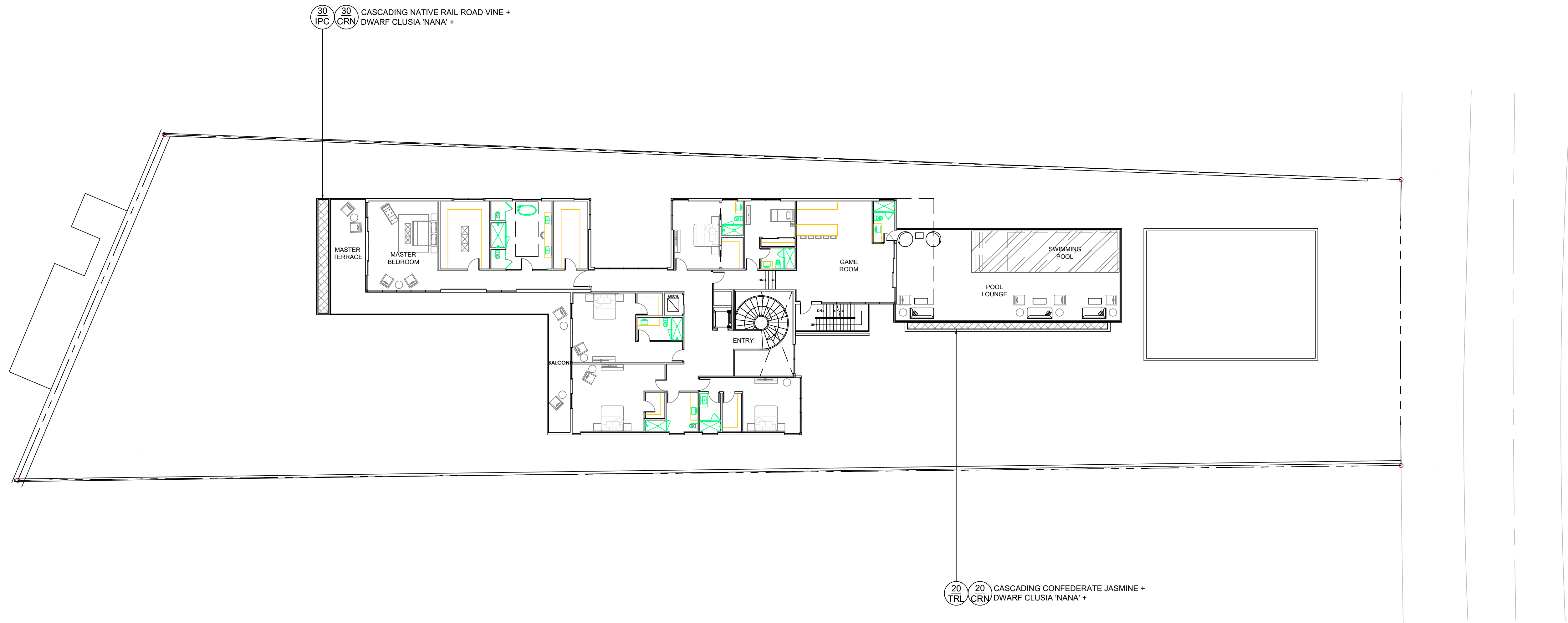


GROUND FLOOR LANDSCAPE PLAN



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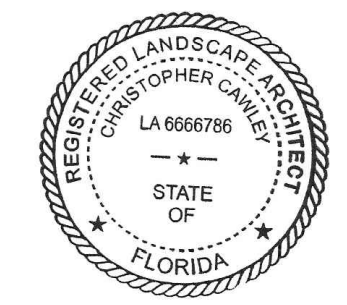
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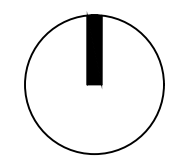
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