

NORTH BAY ROAD RESIDENCE

5350/5370 NORTH BAY ROAD
MIAMI BEACH, FL 33140



5350 NORTH BAY RD - MIAMI BEACH, FLORIDA

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID)



ARCHITECT
**KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.**
2915 BISCAYNE BLVD. SUITE 200
MIAMI, FLORIDA 33137
T: 305.573.1818

LANDSCAPE ARCHITECT
URBAN ROBOT LLC.
420 LINCOLN RD. SUITE 600
MIAMI BEACH, FLORIDA 33139
T: 786.246.4857

SHEET INDEX

A0.00	COVER
	SURVEY 5370 NORTH BAY ROAD
	SURVEY 5350 NORTH BAY ROAD
	SURVEY 5370/5350 NORTH BAY ROAD
A0.01	SFR-ZONING DATA SHEET
A0.02	SFR-ZONING DATA SHEET
A0.03	LOCATION MAP
A0.04	IMAGES KEY PLAN
A0.05	IMAGES - CONTEXT
A0.06	IMAGES - SURROUNDING PROPERTIES
A0.07	IMAGES - SURROUNDING PROPERTIES
A0.08	IMAGES - SURROUNDING PROPERTIES
A0.09	DEMOLITION SITE PLAN
A0.10	HISTORICAL ANALYSIS
A0.11	HISTORICAL ANALYSIS
A0.12	HISTORICAL ANALYSIS
A0.13	HISTORICAL ANALYSIS
A0.14	IMAGES - EXISTING CONDITONS
A0.15	IMAGES - EXISTING CONDITONS
A0.16	IMAGES - EXISTING INTERIOR
A0.17	IMAGES - EXISTING INTERIOR
A0.18	IMAGES - EXISTING INTERIOR
A0.19	PROPOSED RENDERING
A0.20	PROPOSED RENDERING
A0.21	PROPOSED RENDERING
A0.22	CONTEXTUAL RENDERING
A0.23	AXONOMETRIC DIAGRAM
A1.00	PROPOSED ZONING DIAGRAMS
A1.01	PROPOSED ZONING DIAGRAMS
A1.02	PROPOSED ZONING DIAGRAMS
A1.03	PROPOSED ZONING DIAGRAMS
A1.04	PROPOSED ZONING DIAGRAMS
A1.05	PROPOSED ZONING DIAGRAMS
A1.06	PROPOSED ZONING DIAGRAMS
A1.07	PROPOSED ZONING DIAGRAMS
A1.08	PROPOSED ZONING DIAGRAMS
A1.09	EXISTING ZONING DIAGRAMS
A1.10	EXISTING ZONING DIAGRAMS
A1.11	EXISTING ZONING DIAGRAMS
A1.12	EXISTING ZONING DIAGRAMS
A2.00	PROPOSED SITE PLAN
A3.00	PROPOSED GROUND FLOOR
A3.01	PROPOSED SECOND FLOOR
A3.02	PROPOSED ROOF PLAN
A4.00	PROPOSED ELEVATIONS
A4.01	PROPOSED ELEVATIONS
A4.02	PROPOSED RENDERED ELEVATIONS
A4.03	PROPOSED RENDERED ELEVATIONS
A4.04	PROPOSED CONTEXTUAL ELEVATIONS
A5.00	PROPOSED SECTIONS
L100	TREE DISPOSITION PLAN
L200	GROUND FLOOR PLANTING PLAN
L201	SECOND FLOOR PLANTING PLAN
L300	GROUND FLOOR LIGHTING PLAN

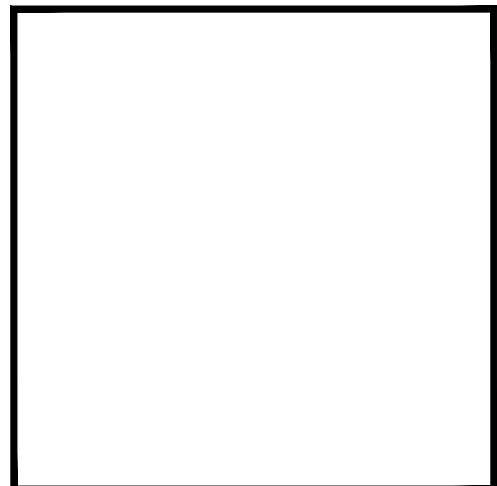
SCOPE OF WORK:
DEMOLISH EXISTING TWO-STORY RESIDENCE
CONSTRUCT NEW TWO-STORY RESIDENCE
PROVIDE NEW LANDSCAPING ON SITE

REVISIONS / SUBMISSIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNREPRODUCED WORK OF KOBI KARP AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA #1_2014

5350/5370 NORTH BAY RD
MIAMI, FL 33140

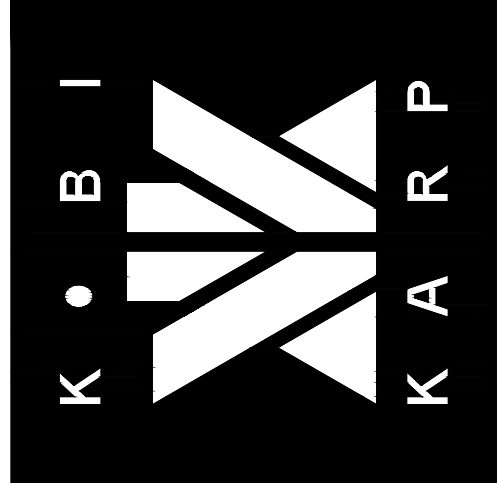
COVER & INDEX



KOBI KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
Miami, Florida 33137
P: 305.573.1818
F: 305.573.3786
WWW.KOBIKARP.COM



DRAWN BY:

CHECKED BY:

DATE: 12.11.2015

A0.00

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016

**EXISTING
(LOT 9 IN BLOCK 14 of "LAGORCE-GOLF SUBDIVISION")**



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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	5370 North Bay Road, Miami Beach, FL 33140		
2	Folio number(s):	02-3215-003-1840		
3	Board and file numbers :	N/A		
4	Year built:	1934	Zoning District: RS-3 (Single- Family Residential Districts)	
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	5.25' NGVD
6	Adjusted grade (Flood+Grade/2):	6.625' NGVD	Free board:	
7	Lot Area:	12,777 SF		
8	Lot width:	79.25'	Lot Depth:	161.00'
9	Max Lot Coverage SF and %:	3,833 SF (30%)	Proposed Lot Coverage SF and %:	N/A
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	N/A	Rear Yard Open Space SF and %:	N/A
12	Max Unit Size SF and %:	6,388 S.F. (50%)	Proposed Unit Size SF and %:	N/A
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	N/A
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A
15			Proposed Second Floor Unit Size SF and % :	N/A
16	Existing Unit Size (Per Miami Dade County Property Appraiser's Website)	N/A	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

	Required	Existing	Proposed	Deficiencies
17	Height: 24' - Flat Roofs 27' - Sloped Roofs	N/A	N/A	N/A
18	Setbacks:			
19	Front First level:	N/A	N/A	N/A
20	Front Second level:	N/A	N/A	N/A
21	Side 1:	N/A	N/A	N/A
22	Side 2 or (facing street):	N/A	N/A	N/A
23	Rear:	N/A	N/A	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A
26	Sum of Side yard :	N/A	N/A	N/A
27	Located within a Local Historic District?	No		
28	Designated as an individual Historic Single Family Residence Site?	No		
29	Determined to be Architecturally Significant?	No		

Notes:
If not applicable write N/A
* Existing to Remain

**EXISTING
(LOT 10 IN BLOCK 14 of "LAGORCE-GOLF SUBDIVISION")**



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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	5350 North Bay Road, Miami Beach, FL 33140		
2	Folio number(s):	02-3215-003-1850		
3	Board and file numbers :	N/A		
4	Year built:	1934	Zoning District: RS-3 (Single- Family Residential Districts)	
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	5.25' NGVD
6	Adjusted grade (Flood+Grade/2):	6.625 NGVD	Free board:	
7	Lot Area:	12,664 SF		
8	Lot width:	82.70'	Lot Depth:	161.20'
9	Max Lot Coverage SF and %:	3,799 SF (30%)	Proposed Lot Coverage SF and %:	N/A
10	Existing Lot Coverage SF and %:	Aprox. 3,600 SF (28.4%)	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:		Rear Yard Open Space SF and %:	N/A
12	Max Unit Size SF and %:	6,332 S.F. (50%)	Proposed Unit Size SF and %:	N/A
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	N/A
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A
15			Proposed Second Floor Unit Size SF and % :	N/A
16	Existing Unit Size (Per Miami Dade County Property Appraiser's Website)	4,431 S.F. (34.99%)	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

	Required	Existing	Proposed	Deficiencies
17	Height: 24' - Flat Roofs 27' - Sloped Roofs	N/A	N/A	None
18	Setbacks:			
19	Front First level:	*	N/A	None
20	Front Second level:	*	N/A	None
21	Side 1:	*	N/A	None
22	Side 2 or (facing street):	*	N/A	None
23	Rear:	*	N/A	None
	Accessory Structure Side 1:	*	N/A	None
24	Accessory Structure Side 2 or (facing street) :	*	N/A	None
25	Accessory Structure Rear:	*	N/A	None
26	Sum of Side yard :	*	N/A	None
27	Located within a Local Historic District?	No		
28	Designated as an individual Historic Single Family Residence Site?	No		
29	Determined to be Architecturally Significant?	No		

Notes:
If not applicable write N/A
* Existing to Remain

REVISIONS / SUBMISSIONS	
1	.
2	.
3	.
4	.
5	.
6	.
7	.
8	.
9	.
10	.
11	.
12	.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBIL KARP, AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBIL KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, 101_2014

5350/6370 NORTH BAY RD
MIAMI, FL 33140

SFR ZONING DATA
EXISTING LOTS

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.573.3118
F: 305.573.5166
WWW.KOBILKARP.COM

KOBIL KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.573.3118
F: 305.573.5166
WWW.KOBILKARP.COM

KOBIL KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.573.3118
F: 305.573.5166
WWW.KOBILKARP.COM

KOBIL KARP
Lic. # AR0012578

KOBIL KARP ARCHITECTURE & INTERIOR DESIGN, INC.

DRAWN BY:
CHECKED BY:
DATE: 12.11.2015

A0.01

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016

**PROPOSED
(LOTS 9 & 10 IN BLOCK 14 of "LAGORCE-GOLF SUBDIVISION")**



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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information		
1	Address:	5370 & 5350 North Bay Road, Miami Beach, FL 33140	
2	Folio number(s):	02-3215-003-1840 & 02-3215-003-1850	
3	Board and file numbers :	N/A	
4	Year built:	1934	Zoning District: RS-3 (Single- Family Residential Districts)
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD: 5.25' NGVD
6	Adjusted grade (Flood+Grade/2):	6.625' NGVD	Free board:
7	Lot Area:	25,442 SF	
8	Lot width:	158.50'	Lot Depth: 160.90'
9	Max Lot Coverage SF and %:	7,632 SF (30%)	Proposed Lot Coverage SF and %: 6,225 SF (24.40%)
10	Existing Lot Coverage SF and %:	Aprox. 3,415 SF (13.42%)	Lot coverage deducted (garage-storage) SF: 420 SF
11	Front Yard Open Space SF and %:	2,710 SF (82.34%)	Rear Yard Open Space SF and %: 2,597 SF (70.41%)
12	Max Unit Size SF and %:	12,721 S.F. (50%)	Proposed Unit Size SF and %: 10,701 SF (42.00%)
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size: 6,135 SF
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval) 4,462 SF (69.2%)
15			Proposed Second Floor Unit Size SF and % : 4,514 SF
16	Existing Unit Size (Per Miami Dade County Property Appraiser's Website)	4,431 SF (17.41%)	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): 1,057 SF (23.68%)

	Required	Existing	Proposed	Deficiencies
17	Height:	24' - Flat Roofs**	N/A	4'-0"
		27' - Sloped Roofs	*	None
18	Setbacks:			
19	Front First level:	20'-0"	25'-0"	20'-0"
20	Front Second level:	30'-0"	57'-7"	33'-10"
21	Side 1:	15'-10" (10%)	N/A	16'-6 1/2"
22	Side 2 or (facing street):	23'-9.5" (15%)	5'-0"	29'-11"
23	Rear:	24'- 2"	37'-10"	24'-10"
	Accessory Structure Side 1:	7'-6"	N/A	18'-2"
24	Accessory Structure Side 2 or (facing street) :	15'-0"	N/A	N/A
25	Accessory Structure Rear:	12'-1" (1/2 Required Rear)	N/A	30'-9 1/2"
26	Sum of Side yard :	29'-7 1/2" (25.2% of 158.50')	N/A	46'-5 1/2"
27	Located within a Local Historic District?		No	
28	Designated as an individual Historic Single Family Residence Site?		No	
29	Determined to be Architecturally Significant?		No	

Notes:

If not applicable write N/A

* Existing to Remain

** Miami Beach Muni Code Sec 142-105 (b)(1): May be increased up to 28'-0" for flat roofs when approved by the DRB

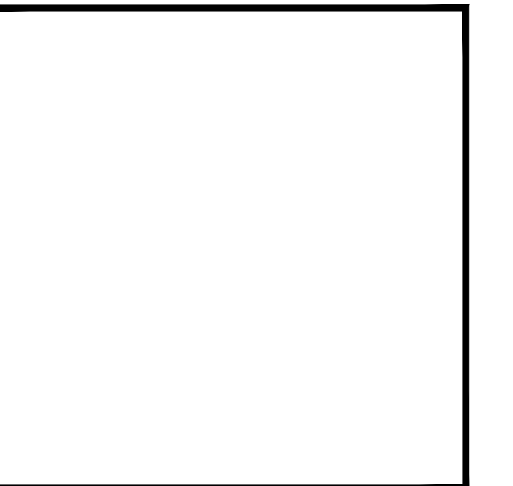
REVISIONS / SUBMISSIONS

1	.	.
2	.	.
3	.	.
4	.	.
5	.	.
6	.	.
7	.	.
8	.	.
9	.	.
10	.	.
11	.	.
12	.	.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 101_2024

5350/6370 NORTH BAY RD
MIAMI, FL 33140

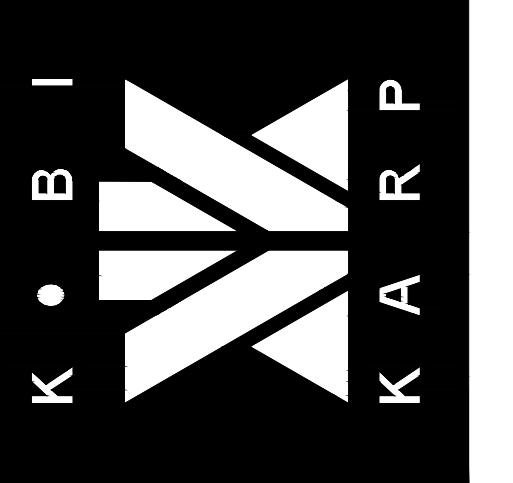
SFR ZONING DATA
PROPOSED LOT



KOBİ KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

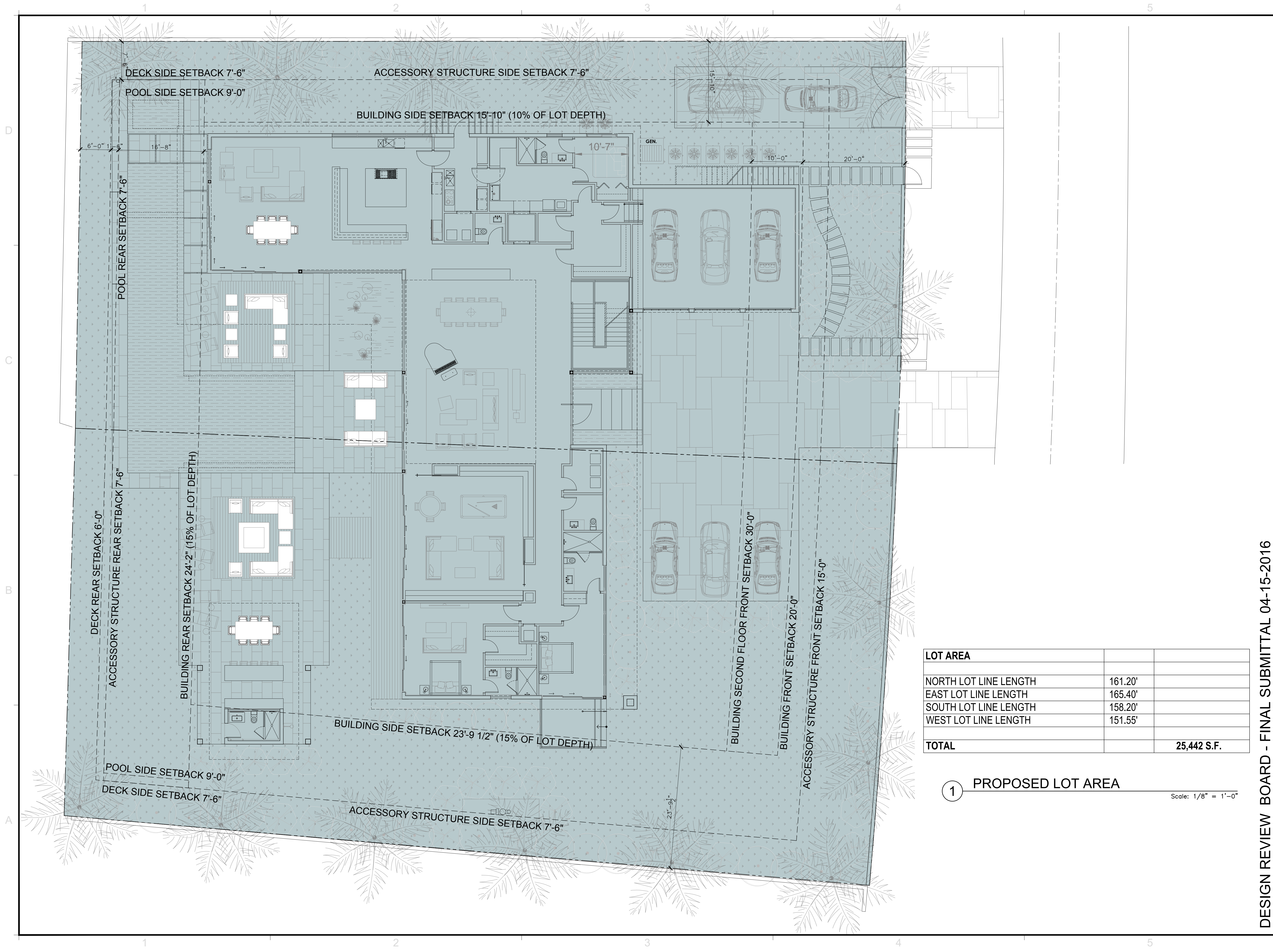
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.5766
WWW.KOBİKARP.COM



DRAWN BY:
CHECKED BY:
DATE: 12.11.2015

A0.02

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016



LOT AREA	
NORTH LOT LINE LENGTH	161.20'
EAST LOT LINE LENGTH	165.40'
SOUTH LOT LINE LENGTH	158.20'
WEST LOT LINE LENGTH	151.55'
TOTAL	25,442 S.F.

① PROPOSED LOT AREA
Scale: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 10_2014

5350/6370 NORTH BAY RD
MIAMI, FL 33140

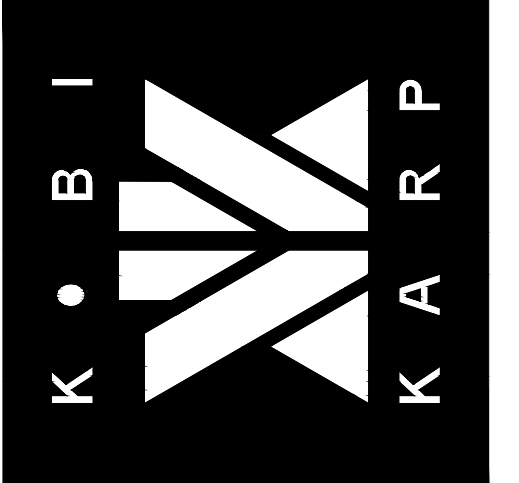
ZONING DIAGRAMS
PROPOSED LOT AREA

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.573.1818
F: 305.573.5766
WWW.KOBIKARP.COM

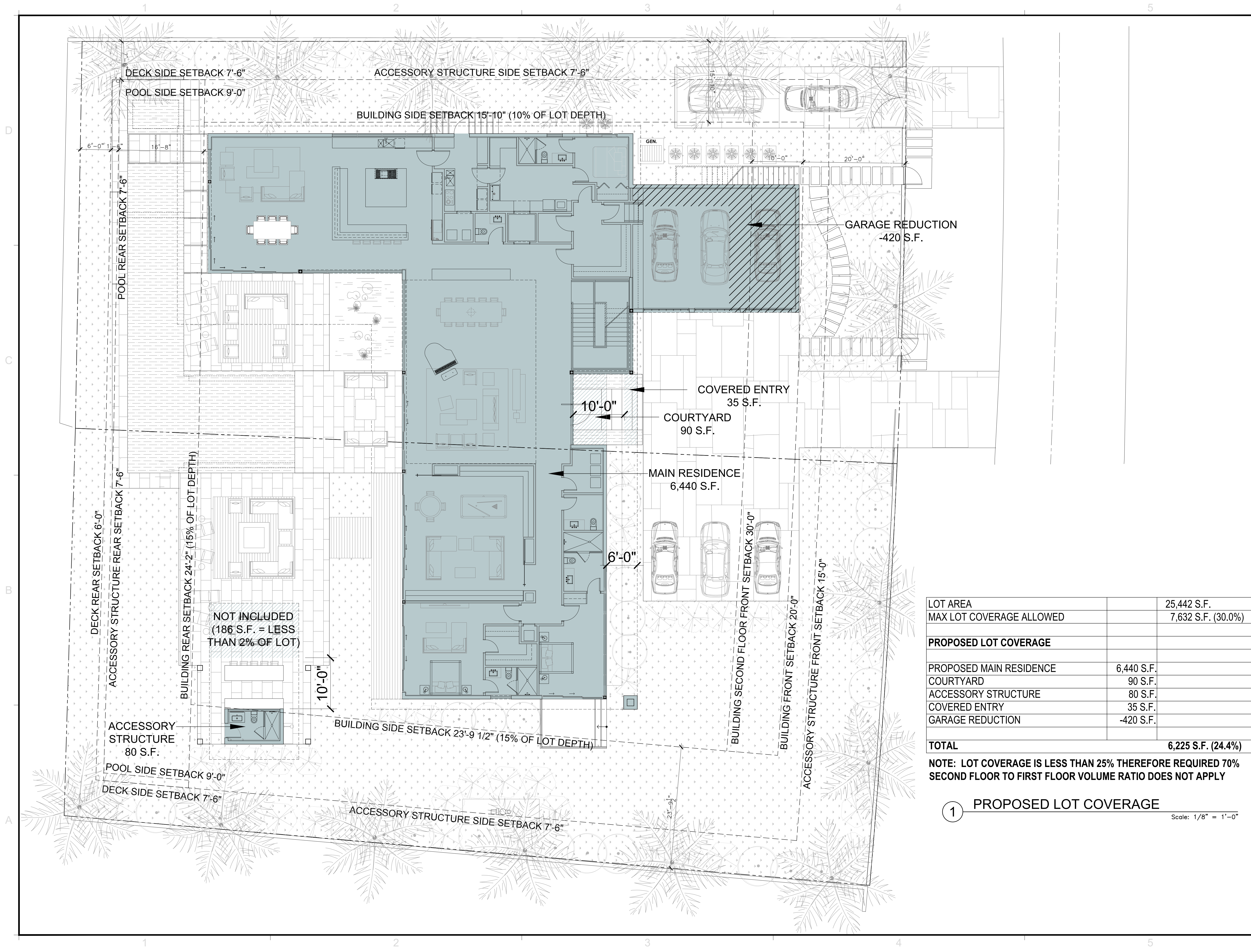
KOBI KARP
Lic. # AR0012578

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016



DRAWN BY:
CHECKED BY:
DATE: 12.11.2015

A1.00



LOT AREA	25,442 S.F.
MAX LOT COVERAGE ALLOWED	7,632 S.F. (30.0%)
PROPOSED LOT COVERAGE	
PROPOSED MAIN RESIDENCE	6,440 S.F.
COURTYARD	90 S.F.
ACCESSORY STRUCTURE	80 S.F.
COVERED ENTRY	35 S.F.
GARAGE REDUCTION	-420 S.F.
TOTAL	6,225 S.F. (24.4%)

NOTE: LOT COVERAGE IS LESS THAN 25% THEREFORE REQUIRED 70% SECOND FLOOR TO FIRST FLOOR VOLUME RATIO DOES NOT APPLY

1 PROPOSED LOT COVERAGE Scale: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOB KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 101 2024

5350/6370 NORTH BAY RD
MIAMI, FL 33140

ZONING DIAGRAMS
PROPOSED LOT COVERAGE

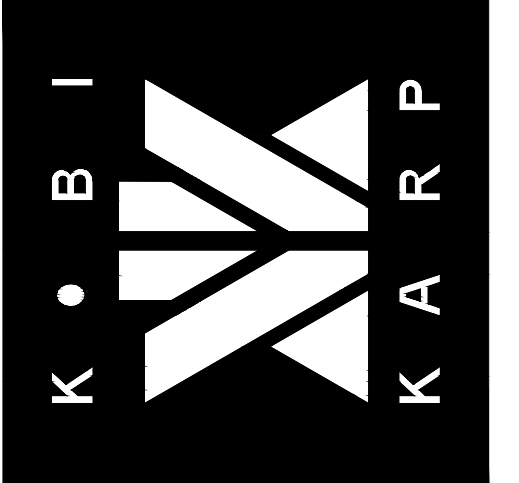
ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.575.3118
F: 305.575.5766
WWW.KOBKARP.COM

KOB KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

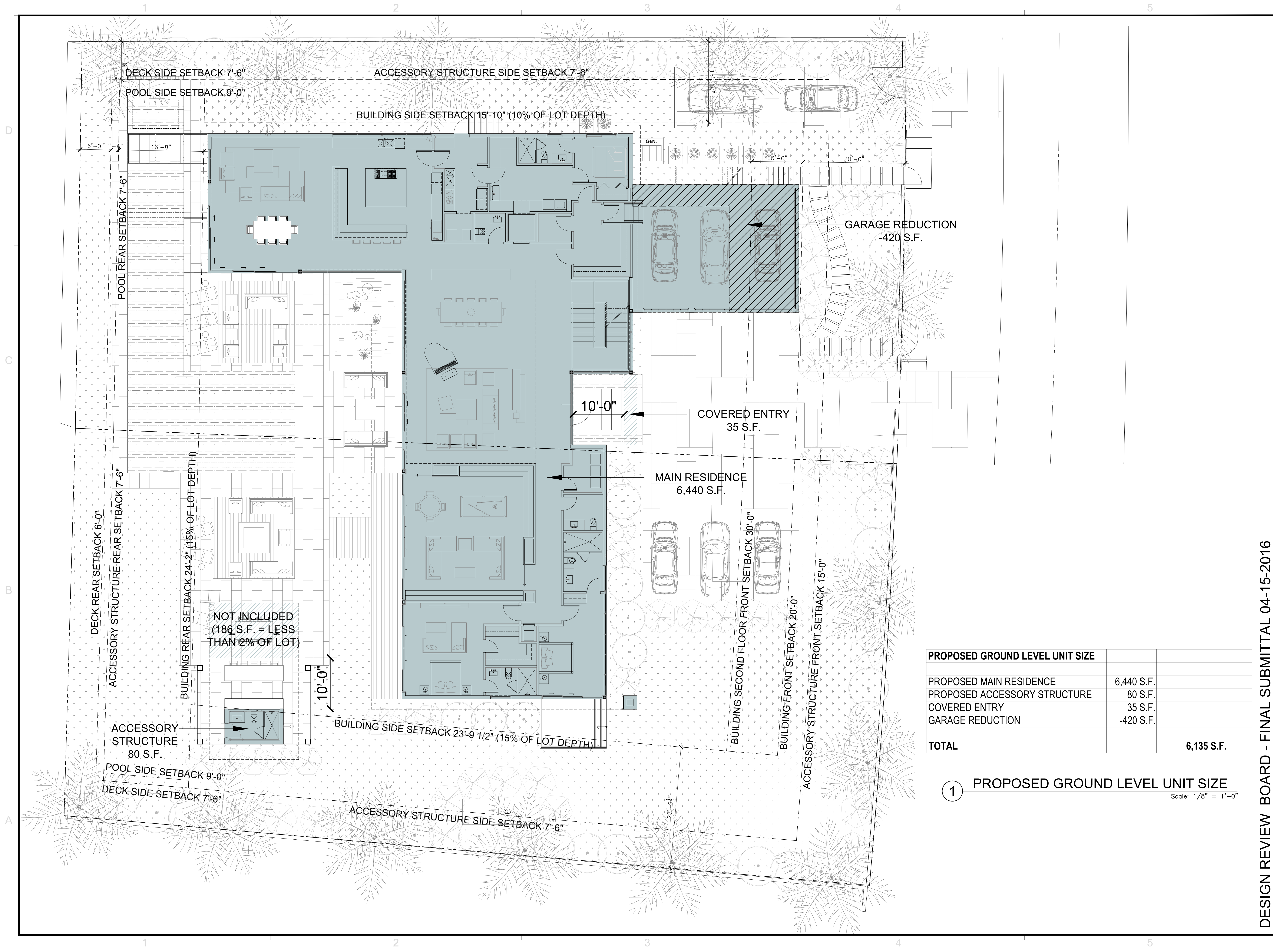
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.575.3118
F: 305.575.5766
WWW.KOBKARP.COM



DRAWN BY:	
CHECKED BY:	
DATE:	12.11.2015

A1.01

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016



PROPOSED GROUND LEVEL UNIT SIZE	
PROPOSED MAIN RESIDENCE	6,440 S.F.
PROPOSED ACCESSORY STRUCTURE	80 S.F.
COVERED ENTRY	35 S.F.
GARAGE REDUCTION	-420 S.F.
TOTAL	6,135 S.F.

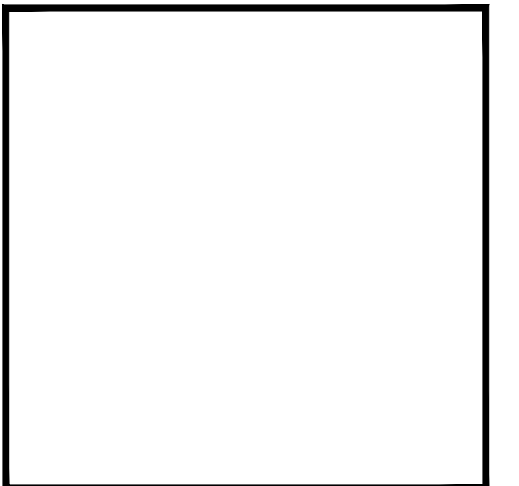
1 PROPOSED GROUND LEVEL UNIT SIZE
Scale: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 101_2024

5350/6370 NORTH BAY RD
MIAMI, FL 33140

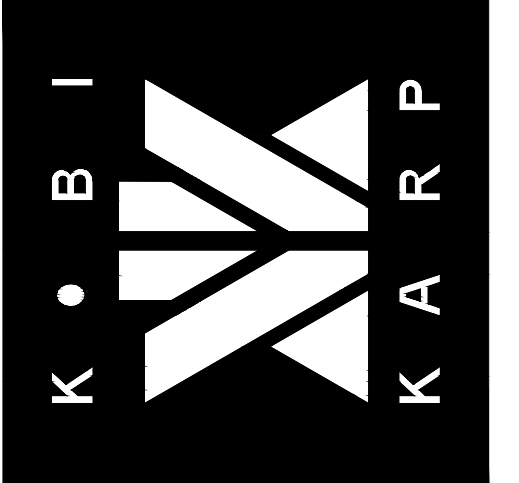
ZONING DIAGRAMS
PROPOSED GROUND LEVEL UNIT SIZE



KOBI KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

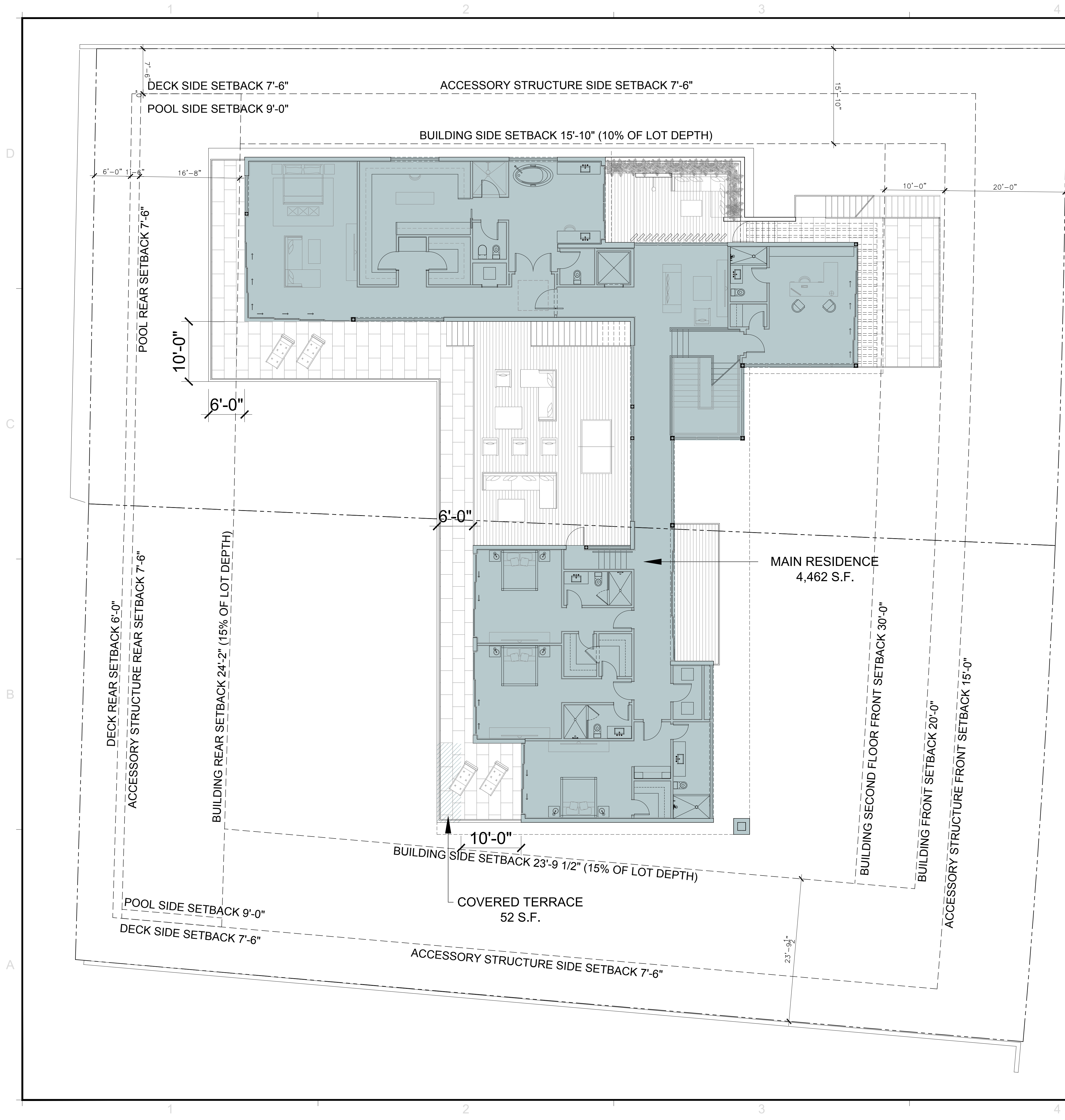
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.575.3118
F: 305.575.5766
WWW.KOBIKARP.COM



DRAWN BY:	
CHECKED BY:	
DATE:	12.11.2015

A1.02

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016



PROPOSED SECOND LEVEL UNIT SIZE		
PROPOSED MAIN RESIDENCE	4,462 S.F.	
PROPOSED COVERED TERRACE	52 S.F.	
TOTAL		4,514 S.F.

1 PROPOSED SECOND LEVEL UNIT SIZE
Scale: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 101 2024

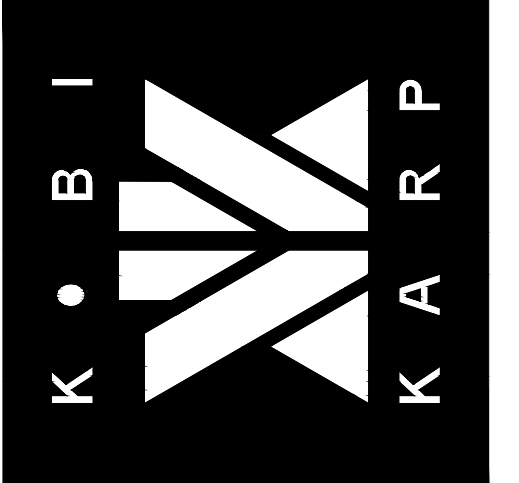
5350/6370 NORTH BAY RD
MIAMI, FL 33140

ZONING DIAGRAMS
PROPOSED SECOND LEVEL UNIT SIZE

KOBI KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

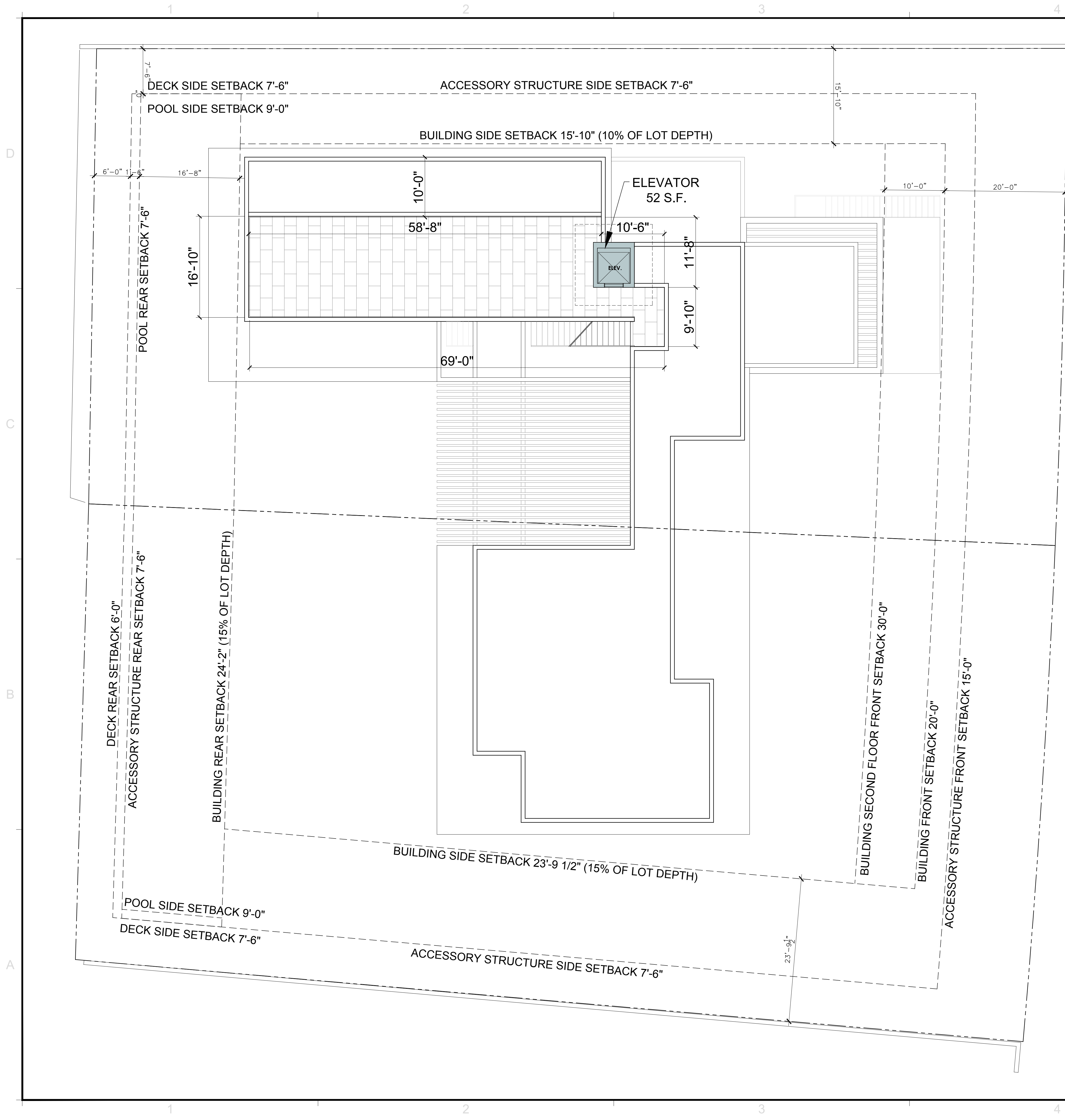
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.5766
WWW.KOBIKARP.COM



DRAWN BY:
CHECKED BY:
DATE: 12.11.2015

A1.03

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016



LOT AREA	25,442 S.F.
MAX UNIT SIZE ALLOWED	12,721 S.F. (50.0%)
PROPOSED OVERALL UNIT SIZE	
TOTAL PROPOSED GROUND FLOOR	6,135 S.F.
TOTAL PROPOSED SECOND FLOOR	4,514 S.F.
TOTAL PROPOSED ROOF	52 S.F.
TOTAL	10,701 S.F. (42.0%)

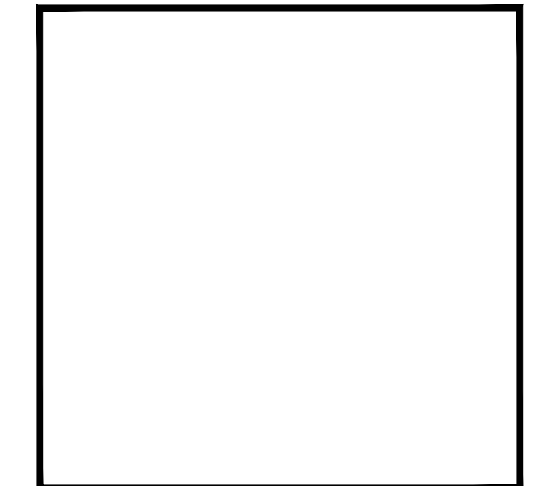
1 PROPOSED ROOF UNIT SIZE
Scale: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 101-2024

5350/6370 NORTH BAY RD
MIAMI, FL 33140

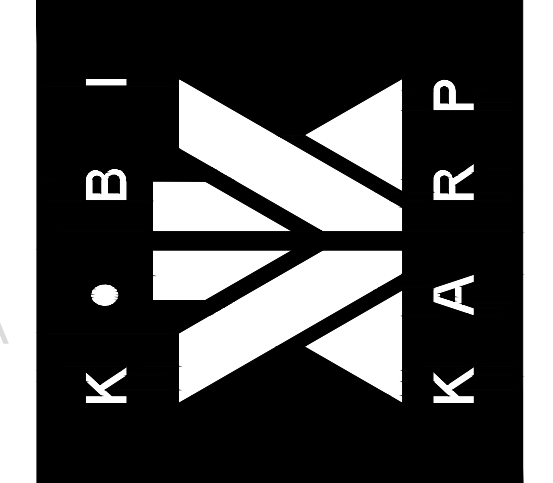
ZONING DIAGRAMS
PROPOSED ROOF UNIT SIZE



KOBI KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

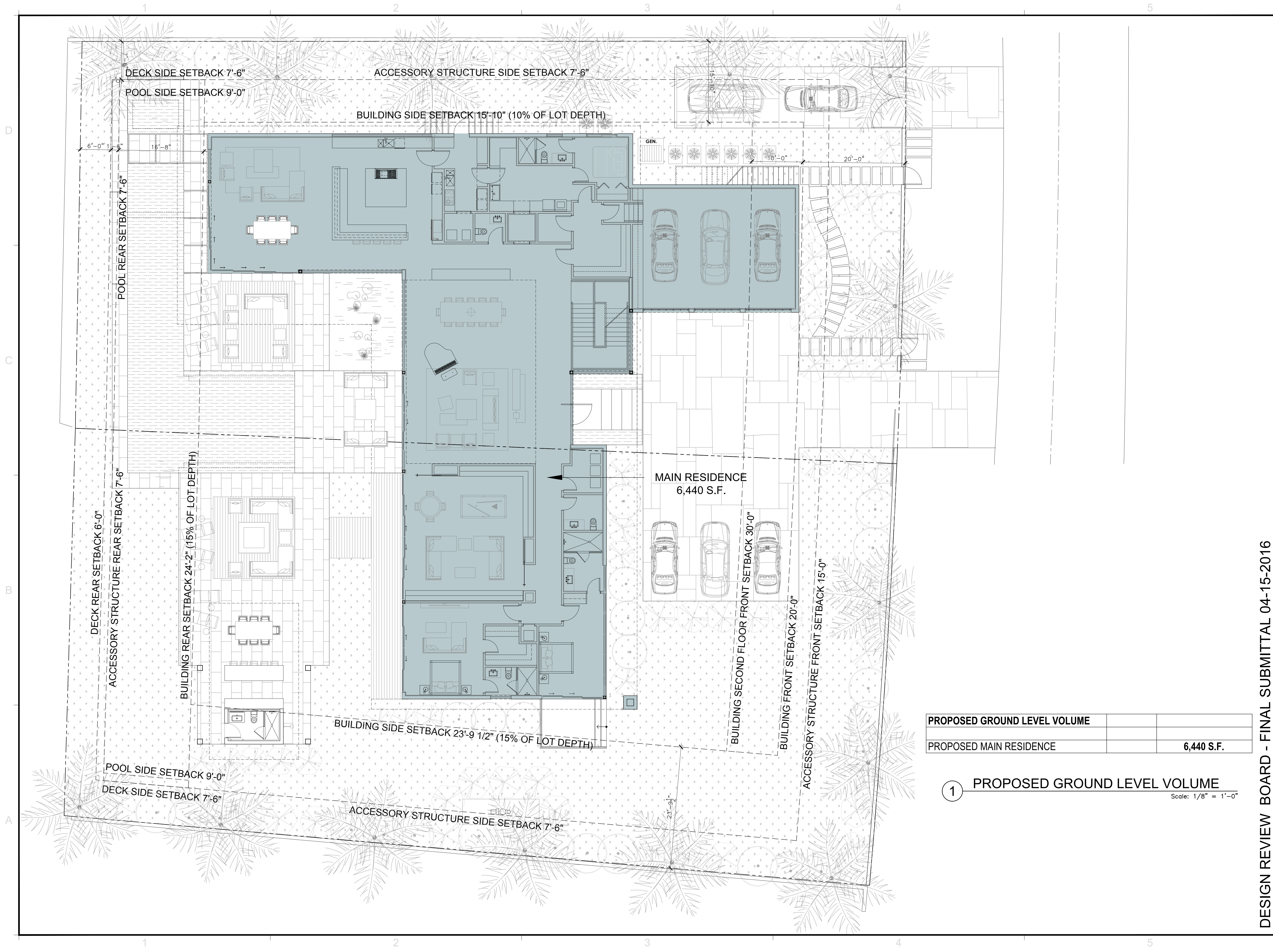
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.573.1818
F: 305.573.5766
WWW.KOBIKARP.COM



DRAWN BY:	
CHECKED BY:	
DATE:	12.11.2015

A1.04

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016



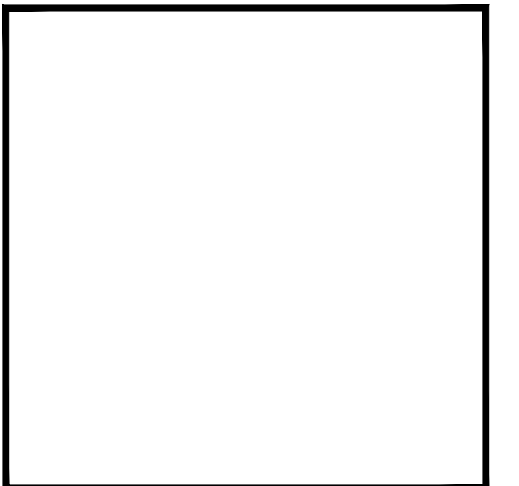
1 PROPOSED GROUND LEVEL VOLUME
Scale: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOB KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 101_2014

5350/6370 NORTH BAY RD
MIAMI, FL 33140

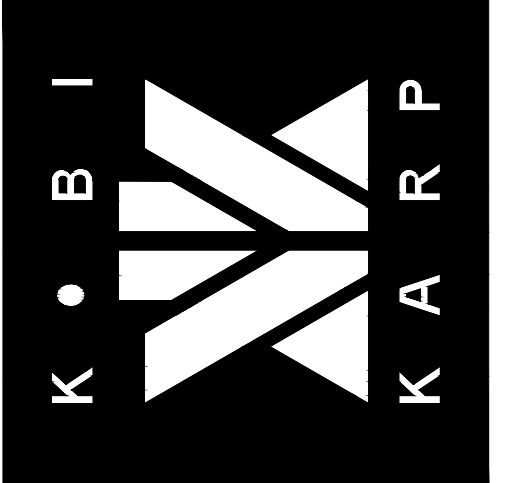
ZONING DIAGRAMS
PROPOSED GROUND LEVEL VOLUME



KOB KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

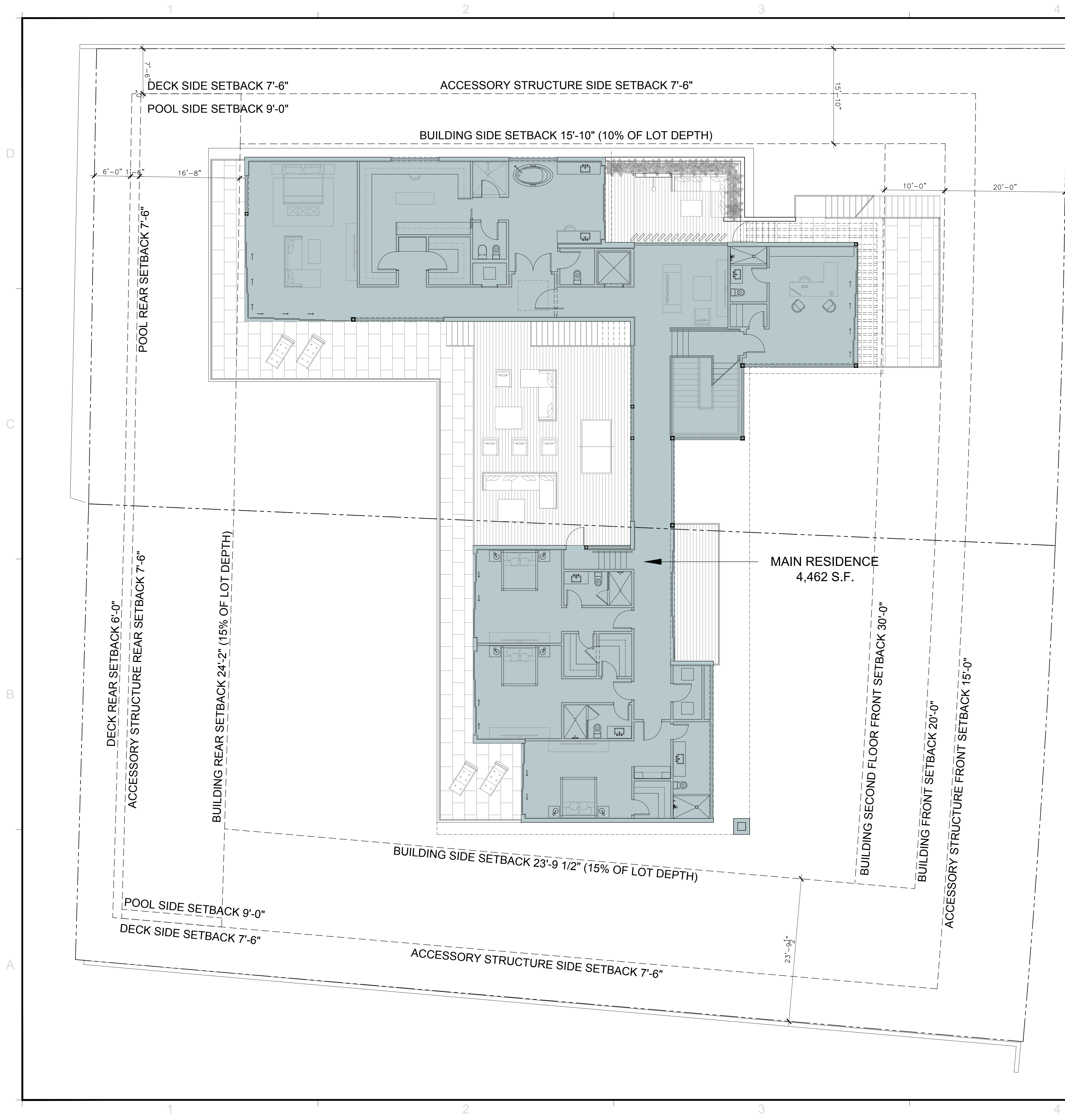
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.573.1818
F: 305.573.5766
WWW.KOBKARP.COM



DRAWN BY:
CHECKED BY:
DATE: 12.11.2015

A1.05

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016



PROPOSED SECOND LEVEL UNIT SIZE	
PROPOSED MAIN RESIDENCE	4,462 S.F.
TOTAL	4,462 S.F.
(4,462 S.F. = 69.2% OF GROUND FLOOR)	

NOTE: LOT COVERAGE IS LESS THAN 25% THEREFORE REQUIRED 70% SECOND FLOOR TO FIRST FLOOR VOLUME RATIO DOES NOT APPLY

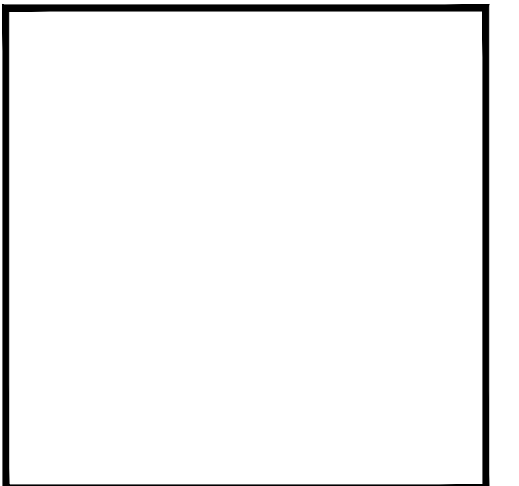
1 PROPOSED SECOND LEVEL VOLUME
Scale: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOB KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 101 2024

5350/6370 NORTH BAY RD
MIAMI, FL 33140

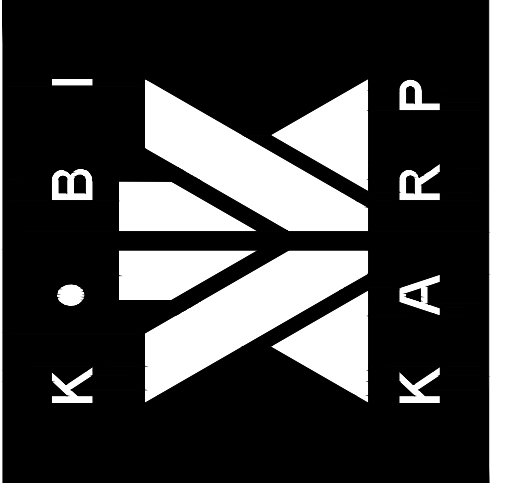
ZONING DIAGRAMS
PROPOSED SECOND FLOOR VOLUME



KOB KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

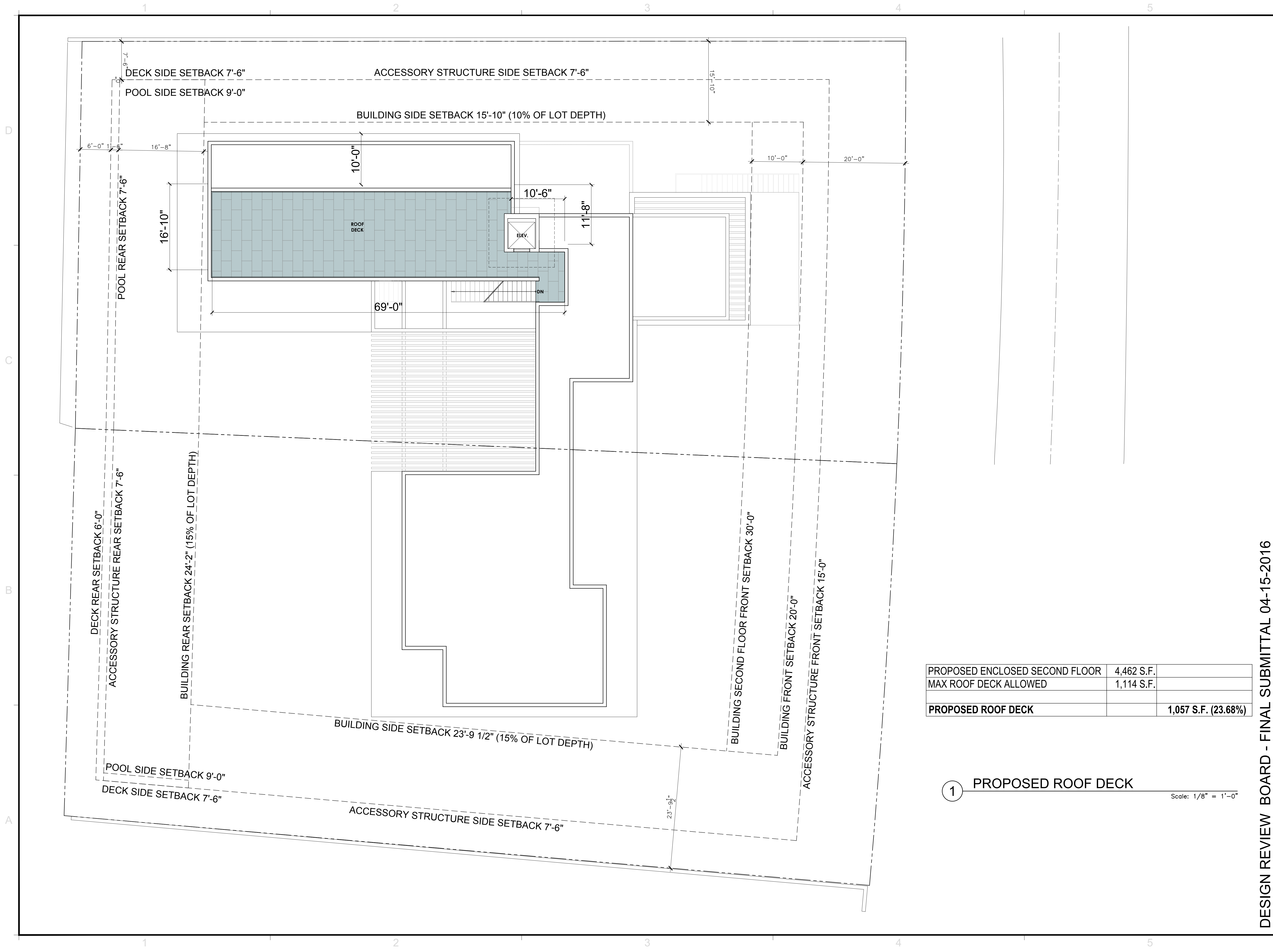
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.5766
WWW.KOBKARP.COM



DRAWN BY:	
CHECKED BY:	
DATE:	12.11.2015

A1.06

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016



PROPOSED ENCLOSED SECOND FLOOR	4,462 S.F.	
MAX ROOF DECK ALLOWED	1,114 S.F.	
PROPOSED ROOF DECK		1,057 S.F. (23.68%)

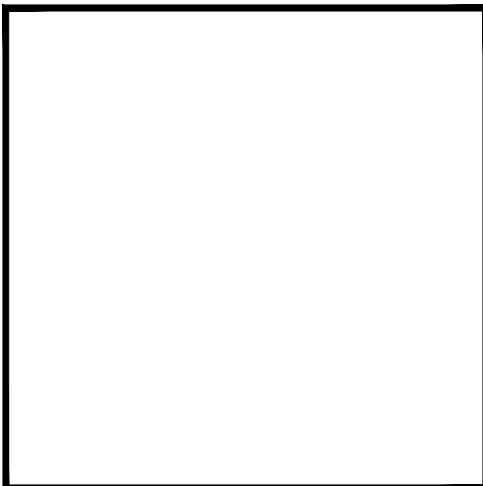
1 PROPOSED ROOF DECK Scale: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 101 2024

5350/6370 NORTH BAY RD
MIAMI, FL 33140

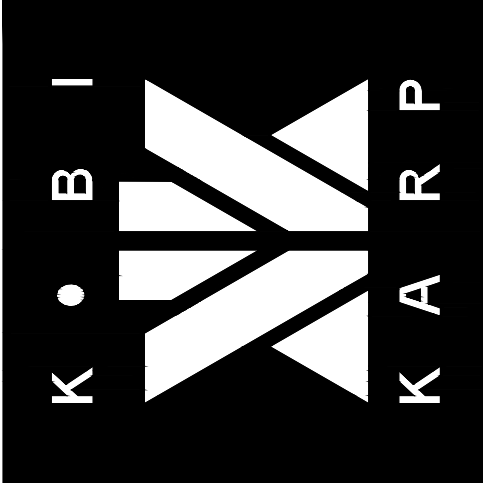
ZONING DIAGRAMS
PROPOSED ROOF DECK



KOBI KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

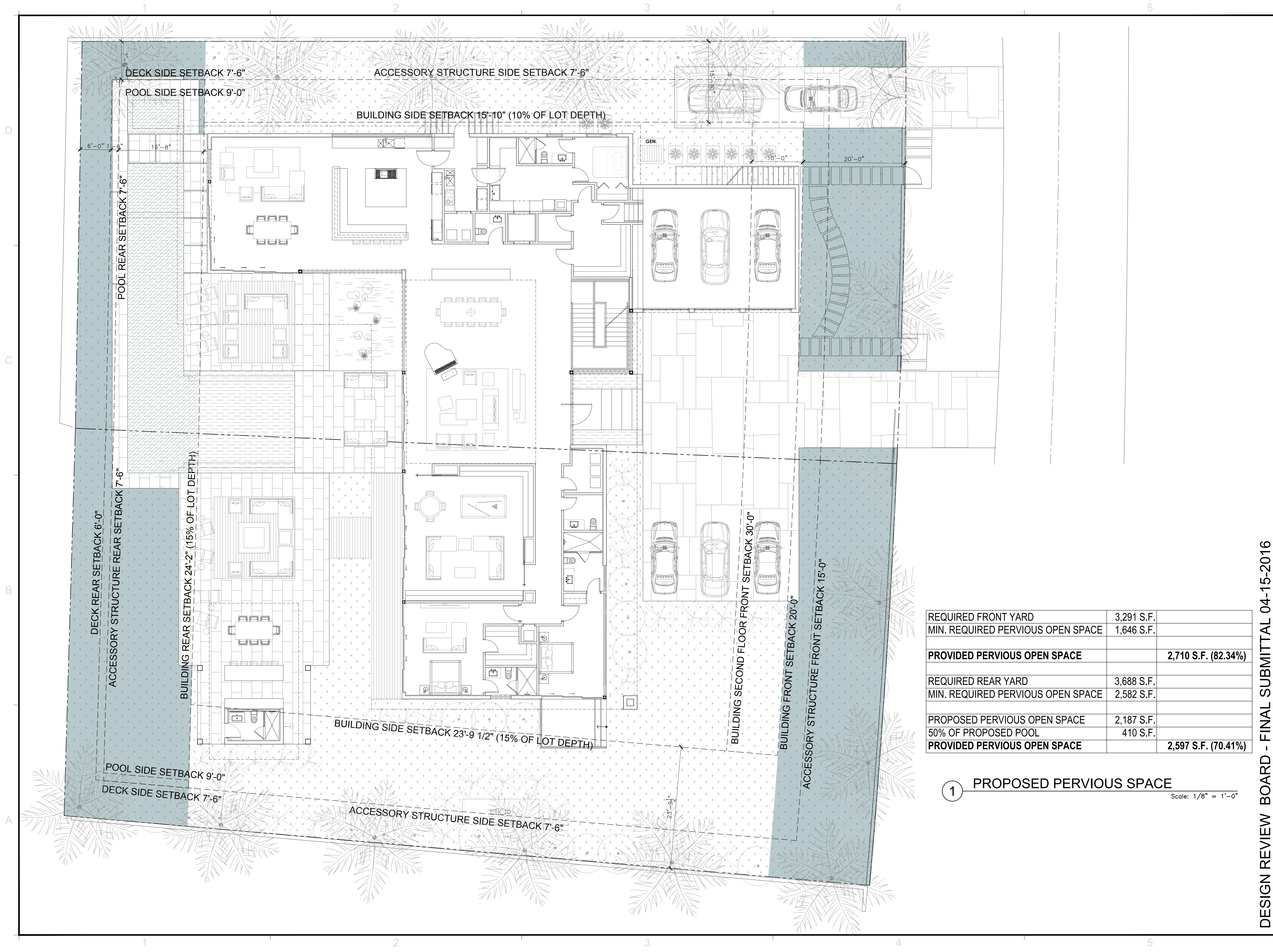
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.575.3188
F: 305.575.5766
WWW.KOBIKARP.COM



DRAWN BY:
CHECKED BY:
DATE: 12.11.2015

A1.07

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016



REQUIRED FRONT YARD	3,291 S.F.
MIN. REQUIRED PERVIOUS OPEN SPACE	1,646 S.F.
PROVIDED PERVIOUS OPEN SPACE	2,710 S.F. (82.34%)
REQUIRED REAR YARD	3,688 S.F.
MIN. REQUIRED PERVIOUS OPEN SPACE	2,582 S.F.
PROPOSED PERVIOUS OPEN SPACE	2,187 S.F.
50% OF PROPOSED POOL	410 S.F.
PROVIDED PERVIOUS OPEN SPACE	2,597 S.F. (70.41%)

① PROPOSED PERVIOUS SPACE
Scale: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 101_2024

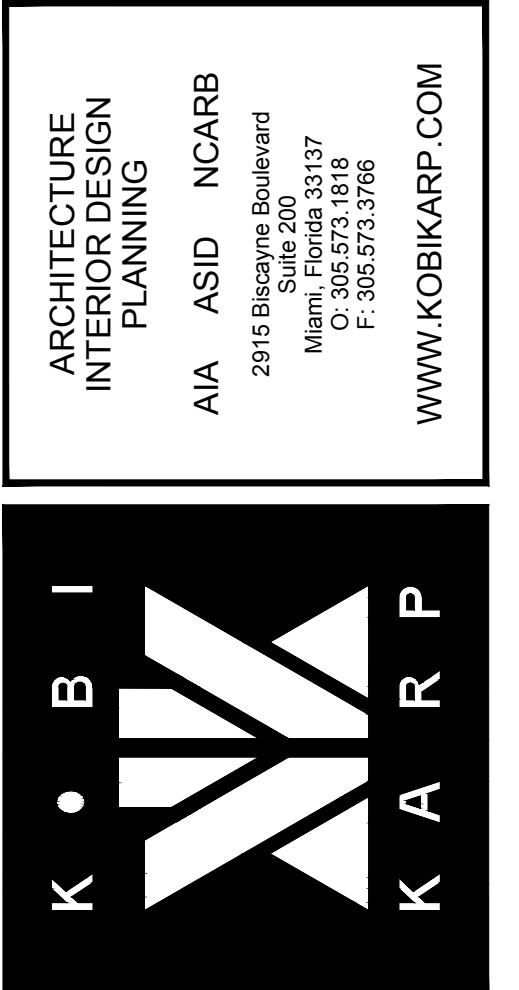
5350/6370 NORTH BAY RD
MIAMI, FL 33140

ZONING DIAGRAMS
PROPOSED PERVIOUS SPACE

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.573.1618
F: 305.573.5766
WWW.KOBIKARP.COM

KOBI KARP
Lic. # AR0012578



DRAWN BY:
CHECKED BY:
DATE: 12.11.2015

A1.08

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016

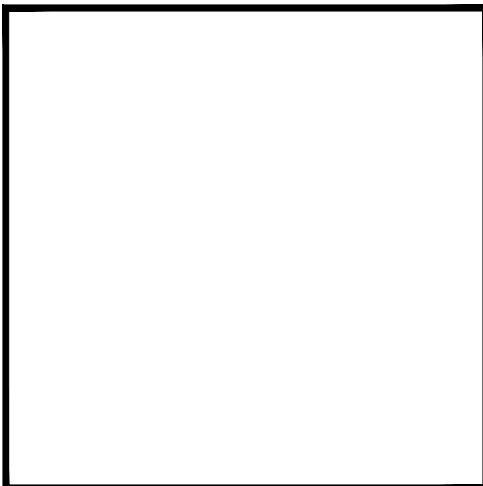
BISCAYNE BAY



REVISIONS / SUBMISSIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

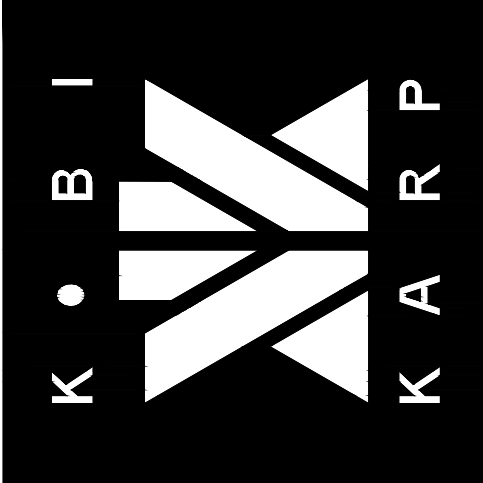
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBBI KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 101_2024

5350/6370 NORTH BAY RD MIAMI, FL 33140	SITE PLAN PROPOSED
---	------------------------------



KOBBI KARP Lic. # AR0012578

ARCHITECTURE INTERIOR DESIGN PLANNING AIA ASID NCARB 2915 Biscayne Boulevard Suite 200 Miami, Florida 33137 C: 305.573.1818 F: 305.573.5766 WWW.KOBBIKARP.COM
--



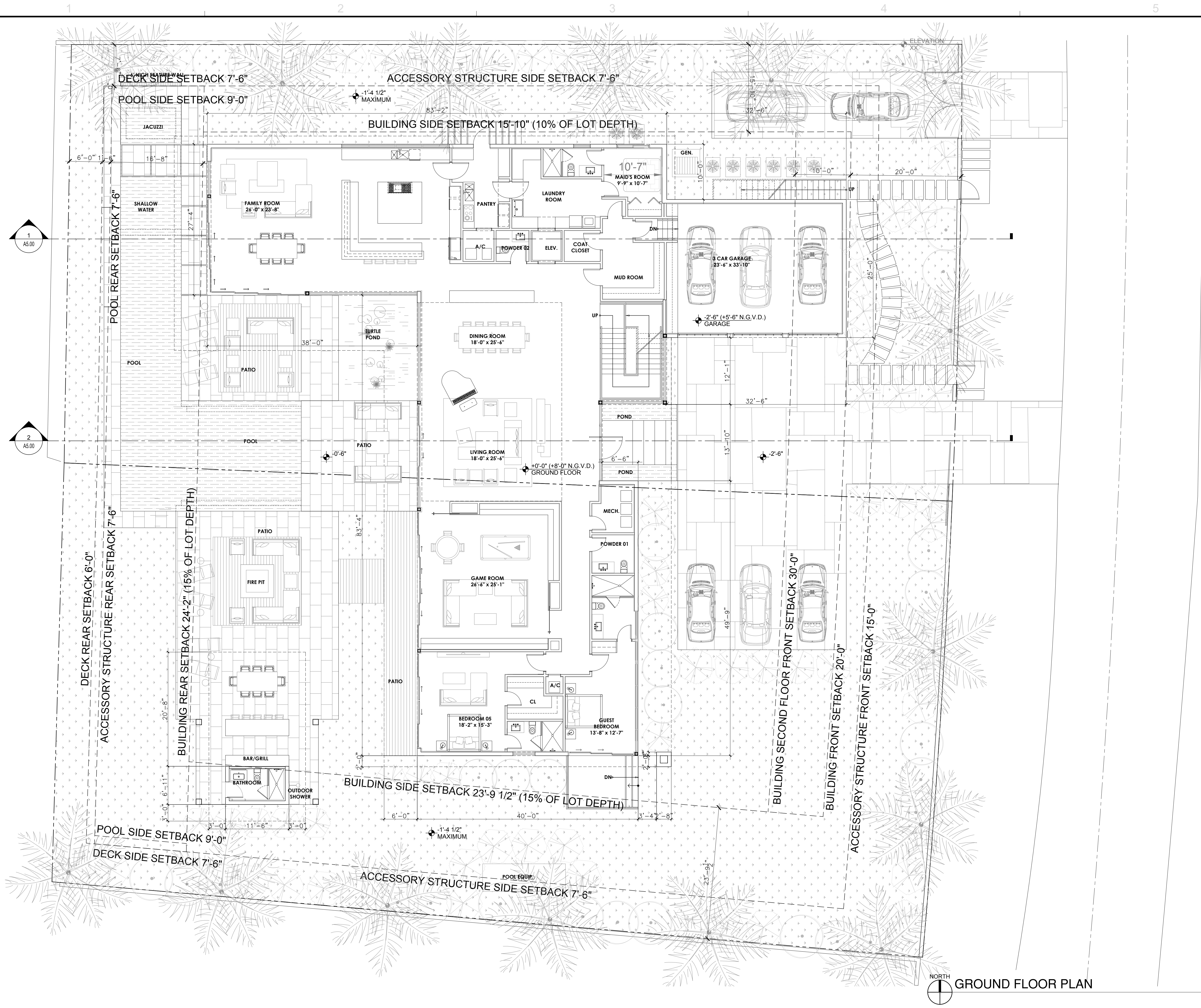
DRAWN BY:	
CHECKED BY:	
DATE:	12.11.2015

A2.00

NORTH
SITE PLAN-PROPOSED

1/32" = 1'-0"

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016



NORTH
GROUND FLOOR PLAN

1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOB KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 101_2024

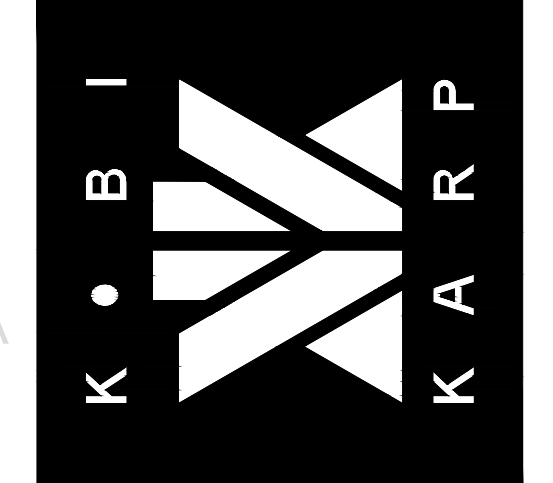
5350/6370 NORTH BAY RD
MIAMI, FL 33140

GROUND LEVEL
FLOOR PLAN

KOB KARP
Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.573.1818
F: 305.573.5766
WWW.KOBKARP.COM



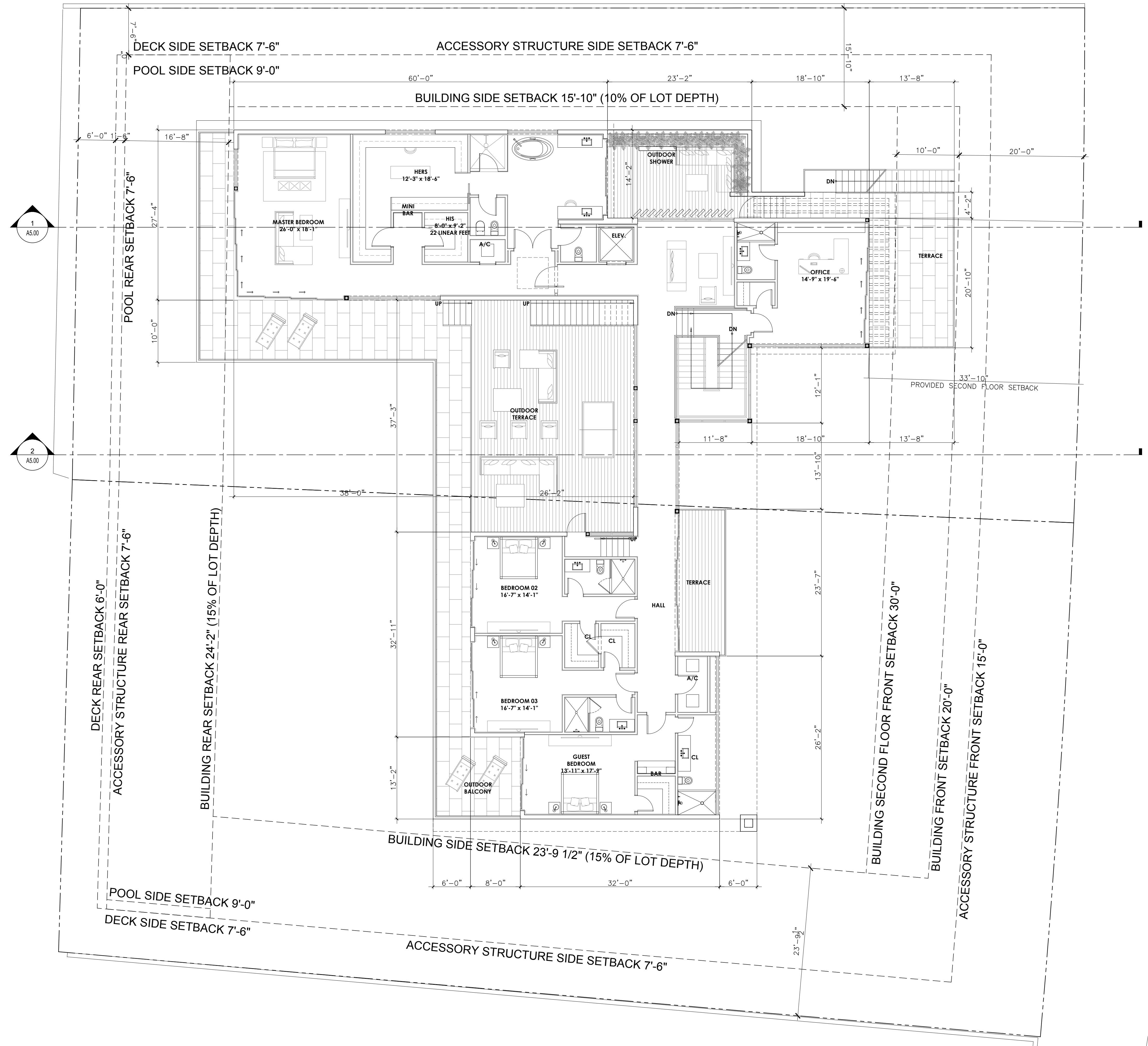
DRAWN BY:
CHECKED BY:
DATE: 12.11.2015

A3.00

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016

1 2 3 4 5

D
C
B
A



NORTH
SECOND FLOOR PLAN

1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 161_2024

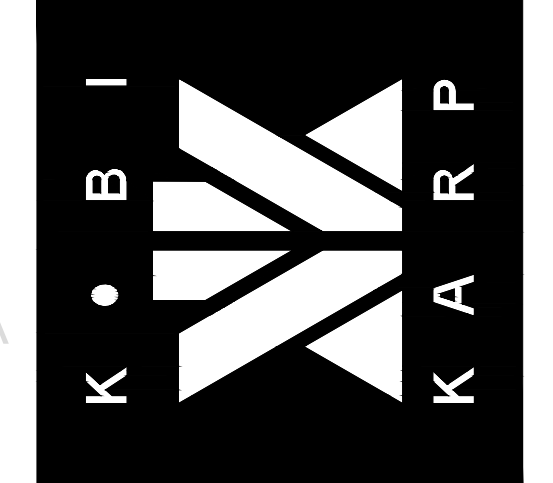
5350/6370 NORTH BAY RD
MIAMI, FL 33140

SECOND LEVEL
FLOOR PLAN

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.573.1818
F: 305.573.5766
WWW.KOBIKARP.COM

ARCHITECTURE
INTERIOR DESIGN
PLANNING



DRAWN BY:
CHECKED BY:
DATE: 12.11.2015

A3.01

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016

KOBI KARP
Lic. # AR0012578

1 2 3 4 5

D
C
B
A



NORTH
ROOF PLAN

1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 101_2024

5350/6370 NORTH BAY RD
MIAMI, FL 33140

ROOF LEVEL
FLOOR PLAN

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.5766
WWW.KOBIKARP.COM

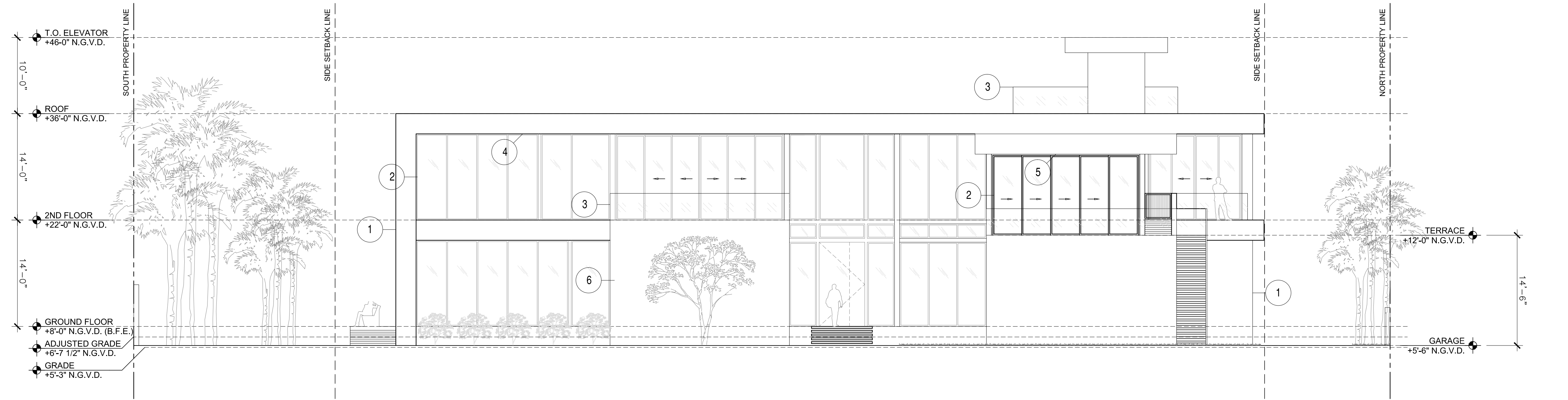
KOBI KARP
Lic. # AR0012578

K O B I K A R P

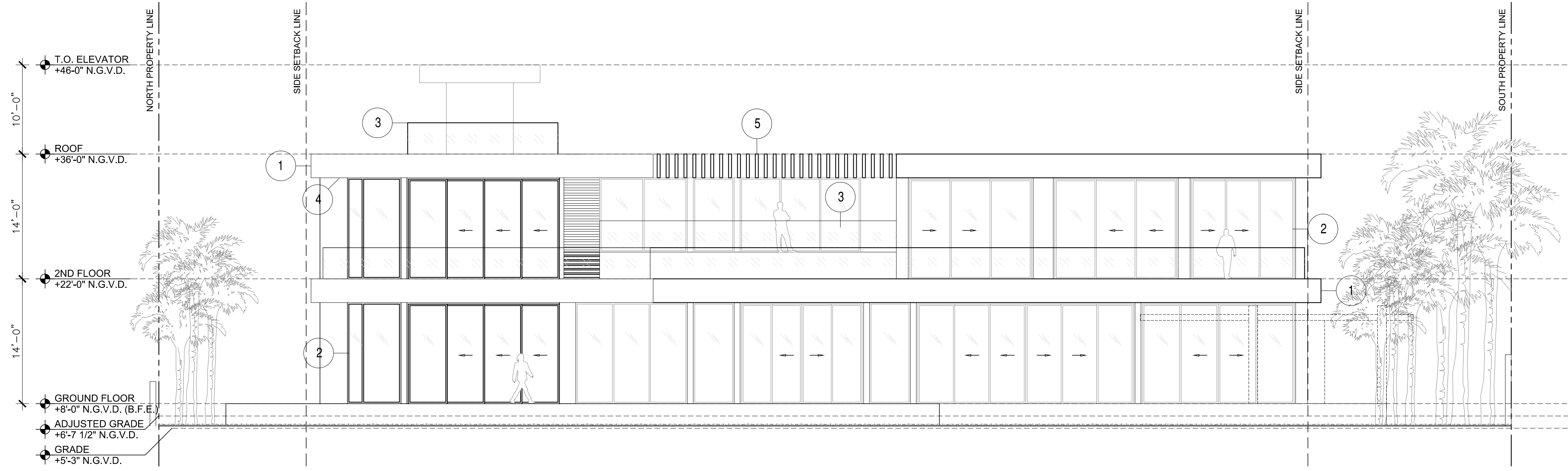
DRAWN BY:
CHECKED BY:
DATE: 12.11.2015

A3.02

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016



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



2 WEST ELEVATION Scale: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND:

	1 — SMOOTH STUCCO FINISH		3 — FRAMELESS GLASS RIALING		5 — ALUMINUM SLATS
	2 — ALUMINUM FRAME		4 — WOOD PLANK SOFFIT		6 — STONE FINISH

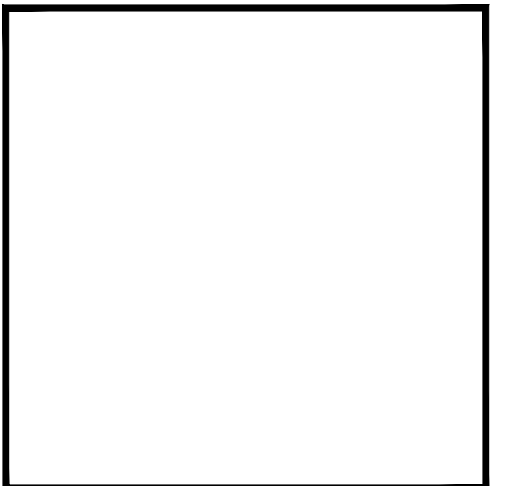
NOTE:
 PER MIAMI BEACH MUNI CODE SEC. 142-105 (b)(1) THE PROPOSED PROJECT IS SEEKING AN INCREASED HEIGHT OF 28'-0" FOR FLAT ROOFS AS OPPOSED TO THE TRADITIONAL 24'-0" HEIGHT REQUESTED OF A PROJECT IN A RS-3 ZONE.

REVISIONS / SUBMISSIONS	
1	.
2	.
3	.
4	.
5	.
6	.
7	.
8	.
9	.
10	.
11	.
12	.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 101_2024

5350/6370 NORTH BAY RD
 MIAMI, FL 33140

ELEVATIONS



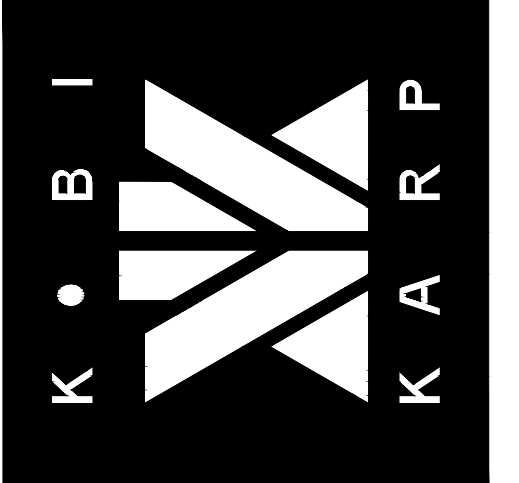
ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AIA ASID NCARB
 2915 Biscayne Boulevard
 Suite 200
 Miami, Florida 33137
 P: 305.573.1818
 F: 305.573.5766
 WWW.KOBIKARP.COM

KOBI KARP
 Lic. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

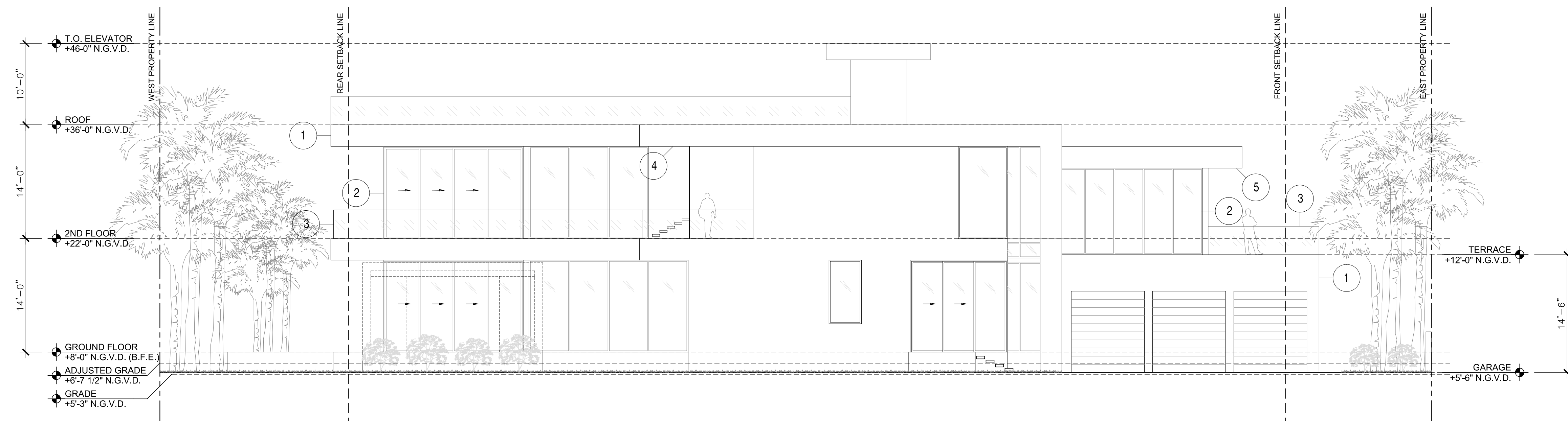
AIA ASID NCARB
 2915 Biscayne Boulevard
 Suite 200
 Miami, Florida 33137
 P: 305.573.1818
 F: 305.573.5766
 WWW.KOBIKARP.COM



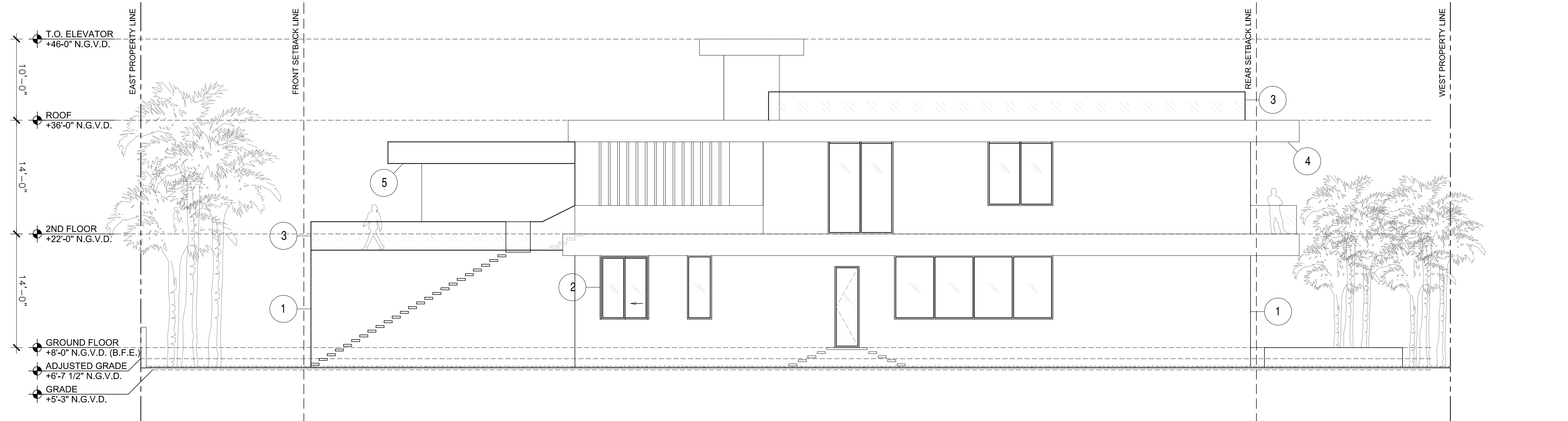
DRAWN BY:
 CHECKED BY:
 DATE: 12.11.2015

A4.00

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016

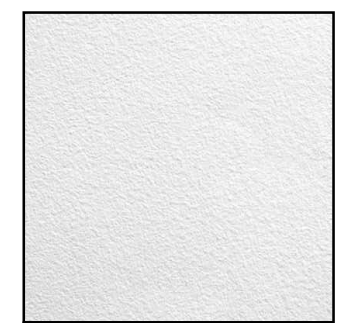
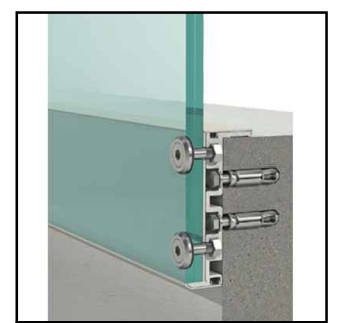
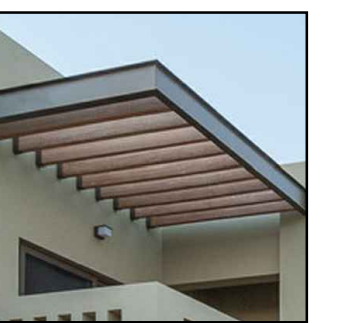





1 SOUTH ELEVATION Scale: 1/8" = 1'-0"



2 NORTH ELEVATION Scale: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND:

	1 — SMOOTH STUCCO FINISH		3 — FRAMELESS GLASS RIALING		5 — ALUMINUM SLATS
	2 — ALUMINUM FRAME		4 — WOOD PLANK SOFFIT		6 — STONE FINISH

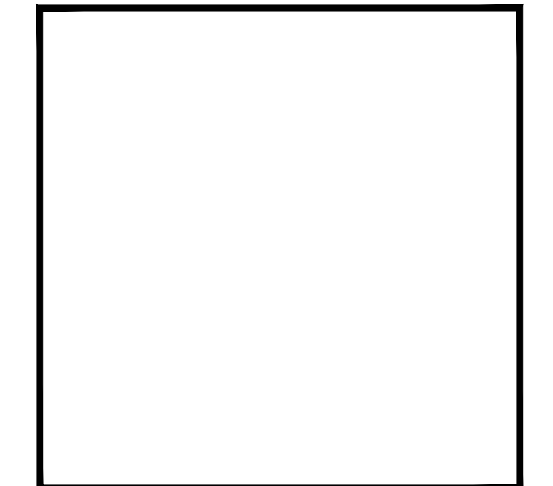
NOTE:
 PER MIAMI BEACH MUNI CODE SEC. 142-105 (b)(1) THE PROPOSED PROJECT IS SEEKING AN INCREASED HEIGHT OF 28'-0" FOR FLAT ROOFS AS OPPOSED TO THE TRADITIONAL 24'-0" HEIGHT REQUESTED OF A PROJECT IN A RS-3 ZONE.

REVISIONS / SUBMISSIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 161_2024

5350/6370 NORTH BAY RD
 MIAMI, FL 33140

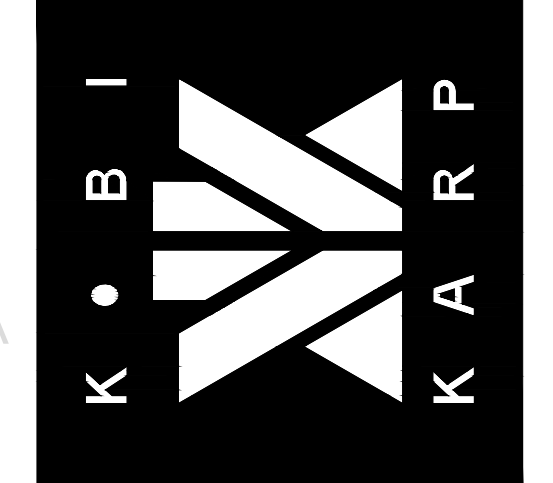
ELEVATIONS



KOBI KARP
 Lic. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

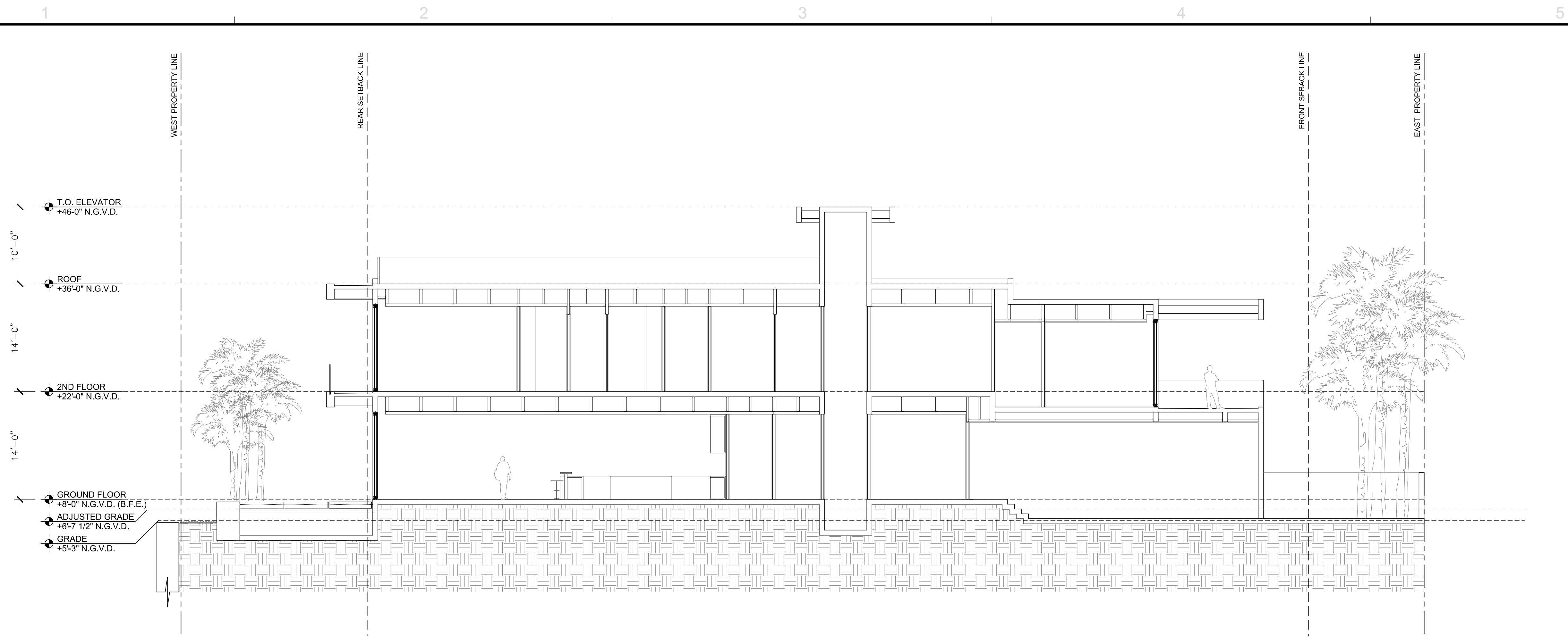
AIA ASID NCARB
 2915 Biscayne Boulevard
 Suite 200
 Miami, Florida 33137
 O: 305.573.1818
 F: 305.573.5766
 WWW.KOBIKARP.COM



DRAWN BY:
 CHECKED BY:
 DATE: 12.11.2015

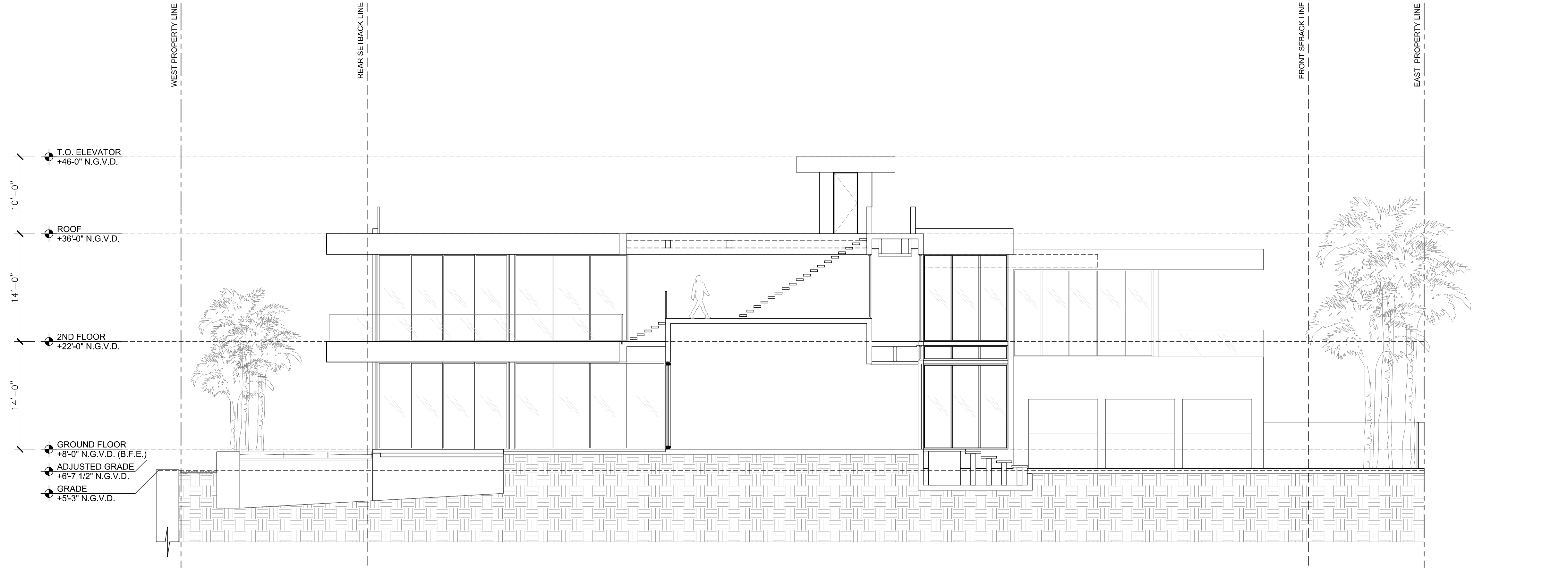
A4.01

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016



1 SECTION

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



2 SECTION

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

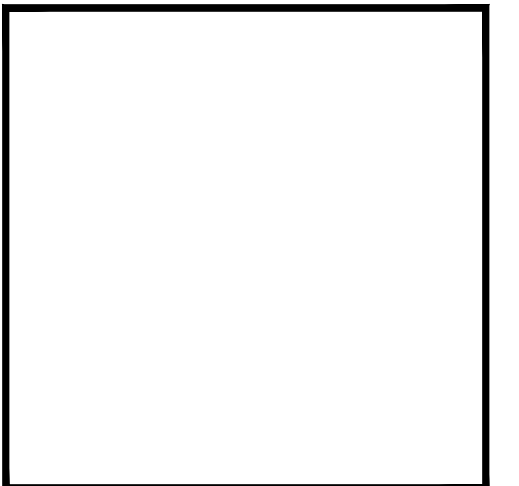
NOTE:
 PER MIAMI BEACH MUNI CODE SEC. 142-105 (b)(1) THE PROPOSED PROJECT IS SEEKING AN INCREASED HEIGHT OF 28'-0" FOR FLAT ROOFS AS OPPOSED TO THE TRADITIONAL 24'-0" HEIGHT REQUESTED OF A PROJECT IN A RS-3 ZONE.

REVISIONS / SUBMISSIONS	
1	.
2	.
3	.
4	.
5	.
6	.
7	.
8	.
9	.
10	.
11	.
12	.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOB KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOB KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA 10_2014

5350/6370 NORTH BAY RD
 MIAMI, FL 33140

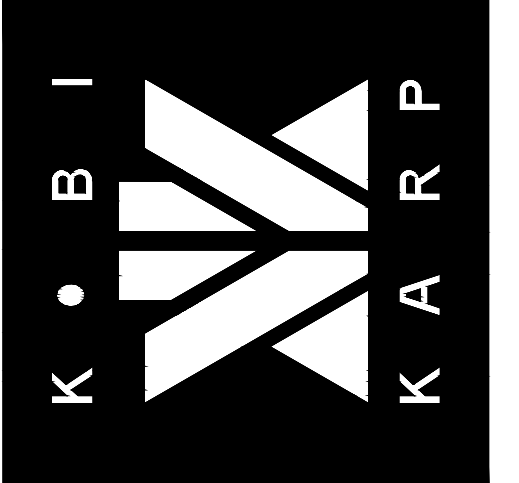
SECTIONS



KOB KARP
 Lic. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AIA ASID NCARB
 2915 Biscayne Boulevard
 Suite 200
 Miami, Florida 33137
 O: 305.573.1818
 F: 305.573.5766
 WWW.KOBKARP.COM



DRAWN BY:
 CHECKED BY:
 DATE: 12.11.2015

A5.00

DESIGN REVIEW BOARD - FINAL SUBMITTAL 04-15-2016