

LOCATION MAP

Scale: N.T.S.



LOCATION MAP

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1672
**NORTH BAY ROAD
RESIDENCE**
5712 North Bay Road
Miami Beach, FL 33140

LANDSCAPE ARCHITECT
URBAN ROBOT LLC

420 Lincoln Road
Suite 600
Miami Beach, FL 33139
O: 786.246.4857

KOBI KARP
**ARCHITECTURE
INTERIOR DESIGN
PLANNING**

2915 Biscayne Boulevard, Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766

AIA ASID NCARB
License #AR0012578
WWW.KOBIKARP.COM

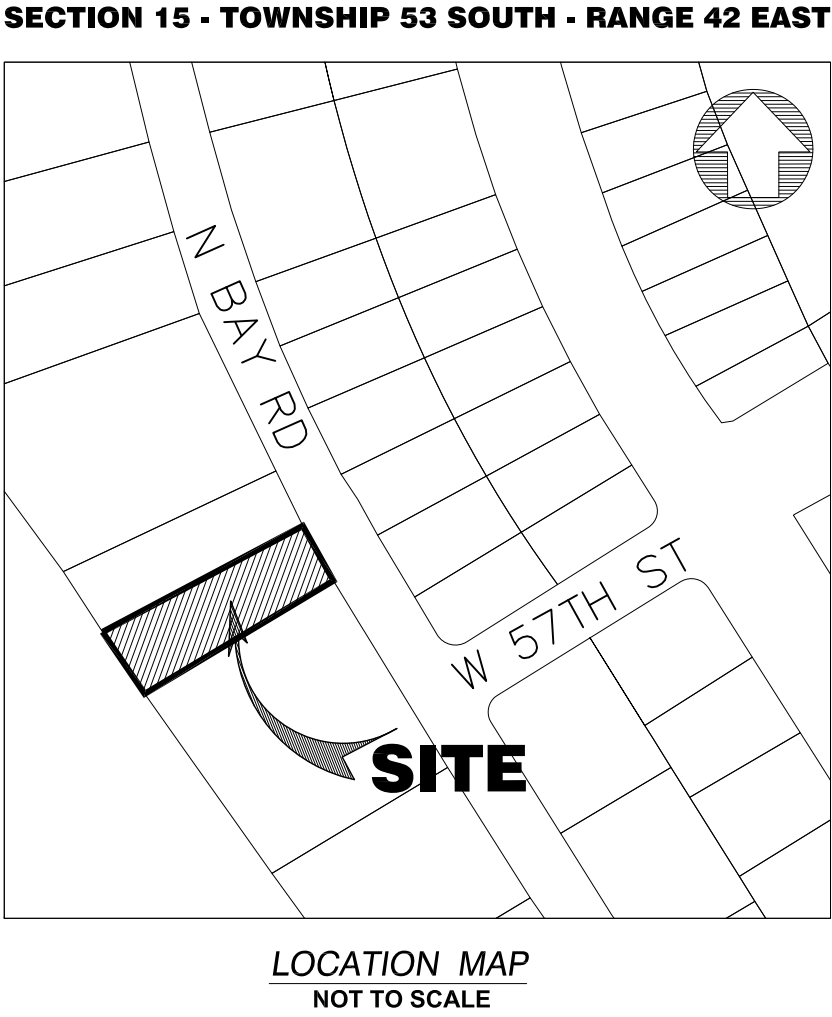
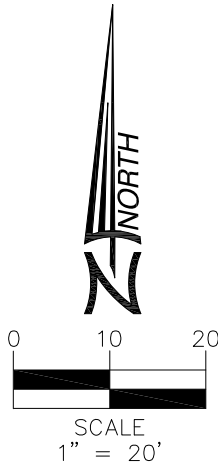
DRB-FINAL SUBMITTAL
01-17-2017
LOCATION MAP
N.T.S.

A 0.03

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DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2016

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
1	PALM	18	50	15
2	PALM	24	20	15
3	PALM	18	50	15
4	PALM	24	20	15
5	PALM	15	30	10
6	PALM	24	20	15
7	PALM	15	30	10
8	PALM	12	30	15
9	TREE	8	20	15
10	PALM	4	30	7
11	SEAGRAPE	6	20	15
12	SEAGRAPE	6	20	15
13	SEAGRAPE	6	20	15
14	SEAGRAPE	6	20	15
15	SEAGRAPE	6	20	15
16	SEAGRAPE	6	20	15
17	SEAGRAPE	6	20	15
18	SEAGRAPE	6	20	15
19	SEAGRAPE	10	20	15
20	SEAGRAPE	10	20	15
21	SEAGRAPE	10	20	15
22	SEAGRAPE	12	20	20
23	SEAGRAPE	14	20	20
24	SEAGRAPE	4	20	10
25	SEAGRAPE	4	20	10
26	SEAGRAPE	6	20	15
27	SEAGRAPE	6	20	15
28	SEAGRAPE	6	20	15
29	SEAGRAPE	6	20	15
30	SEAGRAPE	6	20	15
31	SEAGRAPE	6	20	15
32	SEAGRAPE	6	15	10
33	SEAGRAPE	8	12	7
34	SEAGRAPE	18	50	20
35	SEAGRAPE	20	45	20

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
36	PALM	20	55	20
37	PALM	20	55	20
38	PALM	20	45	20
39	PALM	20	45	20
40	PALM	20	45	20
41	PALM	10	30	15
42	PALM	10	30	15
43	PALM	20	55	20
44	MANGO	12	30	25
45	COCO	15	45	20
46	PALM	12	25	15
47	PALM	12	25	15
48	PALM	12	25	15
49	PALM	12	25	15
50	PALM	18	50	15
51	PALM	12	15	12
52	PALM	18	50	15
53	PALM	12	35	12
54	PALM	12	35	12
55	PALM	12	35	12
56	PALM	12	35	12
57	TREE	15	25	20
58	PALM	10	15	7



Legal Description was furnished by client.

Elevations as shown hereon are based on the North American Vertical Datum (NAVD 1988), as per Miami-Dade County's Benchmark Number D-113, Elevation 3.71 feet, This Benchmark elevation was reduced 1.55 to be converted from (NGVD 1929) to North American Vertical Datum (NAVD 1988) Benchmark Number D-113, Elevation=2.16 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

MEDITERRANEAN ESTATES

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary 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-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: _____
Abraham Hada, PSM
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Original Survey was on November 22, 2016.

SECTION 2) LEGAL DESCRIPTION:

Lot 42, in Block 1A, "LAGORCE 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.

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Southerly Boundary Line with an assumed bearing of S58°48'37"W, said line to be considered a well established and monumental line.

This property appears to be located in Flood Zone "AE" Elevation=8.0, as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C0309, Suffix L, Map Revised Date: September 11, 2009.

LEGEND:	
DRWY	= DRIVEWAY
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
C.M.E.	= CANAL MAINTENANCE EASEMENT
UE	= UTILITY EASEMENT
A	= ARC DISTANCE
BLDG.	= BUILDING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.S.	= CONCRETE CATCH BASIN
CH	= CHORD DISTANCE
CH	= CALCULATED VALUE
(C)	= CLEAR
E	= CENTER LINE
CONC.	= CONCRETE
P.R.C.	= POINT OF REVERSE CURVE
P.C.	= POINT OF CURVATURE
F.N.D.	= FOUND NAIL/DISK
P.C.C.	= POINT OF COMPOUND CURVE
B	= BASELINE
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
INV. EL.	= INVERT ELEVATION
P.B.	= PLAT BOOK
P.C.P.	= PERMANENT CONTROL POINT
CMF	= CORRUGATED METAL PIPE
P.I.	= POINT OF INTERSECTION
B/C	= BLOCK CORNER
R	= RADIUS
RAD.	= RADIAL
RES.	= RESIDENCE
R/W	= RIGHT OF WAY
SEC.	= SECTION
S.I.P.	= SET IRON PIPE
T.O.P.	= TOP OF PIPE
SWK	= SIDEWALK
P.G.	= PAGE
P.O.B.	= POINT OF BEGINNING
E	= ELEVATION
N.T.S.	= NOT TO SCALE
X=8.8	= ELEVATION
W.O.	= WATER OUTLET
BL	= BLOCK
C	= CATCHOUT
M	= MONUMENT LINE
D	= DRAINAGE CATCH BASIN
Δ	= CENTRAL ANGLE
Δ	= CALCULATED VALUE
Δ	= CLEAR
Δ	= CENTER LINE
Δ	= CONCRETE
Δ	= POINT OF REVERSE CURVE
Δ	= POINT OF CURVATURE
Δ	= FOUND NAIL/DISK
Δ	= POINT OF COMPOUND CURVE
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Δ	= RADIAL
Δ	= RESIDENCE
Δ	= RIGHT OF WAY
Δ	= SECTION
Δ	= SET IRON PIPE
Δ	= TOP OF PIPE
Δ	= SIDEWALK
Δ	= PAGE
Δ	= POINT OF BEGINNING
Δ	= ELEVATION
Δ	= NOT TO SCALE
P.T.	= POINT OF TANGENCY
E.N.C.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON REBAR
L.F.E.	= LOWEST FLOOR ELEVATION
C	= CLEANOUT
(M)	= MEASURED VALUE
(R)	= RECORD VALUE
Δ	= SHADE TREE
X-Y-Z	= PALM TREE
X-Y-Z	= TRUNK DIAMETER
Z	= TREE HIGH
Z	= CANOPY DIAMETER
---	= RIGHT OF WAY LINE
---	= PROPERTY LINE
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IMAGES ON SHEET A0.05-CONTEXT
C1 - W 57TH STREET
C2 - NORTH BAY RD-NORTH
C3 - NORTH BAY RD-SOUTH

IMAGES ON SHEET A0.06-NEARBY PROPERTY
N1 - 5701 N BAY RD
N2 - 5711 N BAY RD
N3 - 5715 N BAY RD
N4- 5725 N BAY RD

IMAGES ON SHEET A0.07-NEARBY PROPERTY
N5 - 5735 N BAY RD
N6 - 5740 N BAY RD
N7 - 5718 N BAY RD
N8- 5700 N BAY RD

IMAGES ON SHEET A0.08-EXISTING PROPERTY
E1 - FRONT YARD
E2 - SIDE YARD - NORTH
E3 - SIDE YARD - SOUTH
E4- REAR YARD

IMAGES ON SHEET A0.09-LANDSCAPE BUFFER
L1 - SOUTH LANDSCAPE BUFFER
L2 - SOUTH LANDSCAPE BUFFER
L3 - SOUTH LANDSCAPE BUFFER
L4- SOUTH LANDSCAPE BUFFER





1

W 57T STREET

Scale: N.T.S.



2

NORTH BAY RD - NORTH

Scale: N.T.S.



3

NORTH BAY RD - SOUTH

Scale: N.T.S.

1672

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5712 North Bay Road
Miami Beach, FL 33140

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IMAGES - CONTEXT
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A 0.05

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N1

5701 NORTH BAY RD

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N2

5711 NORTH BAY RD

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N3

5715 NORTH BAY RD

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N4

5725 NORTH BAY RD

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N7 5718 NORTH BAY RD

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N8 5700 NORTH BAY RD

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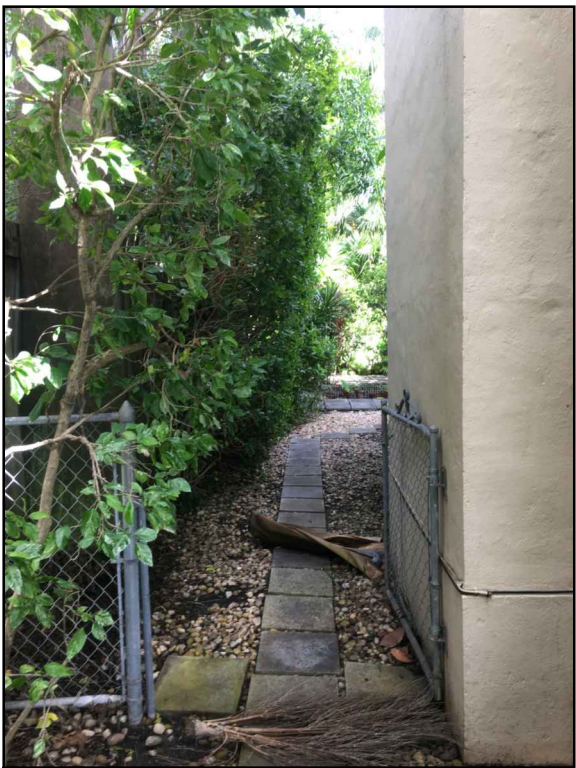
A 0.07

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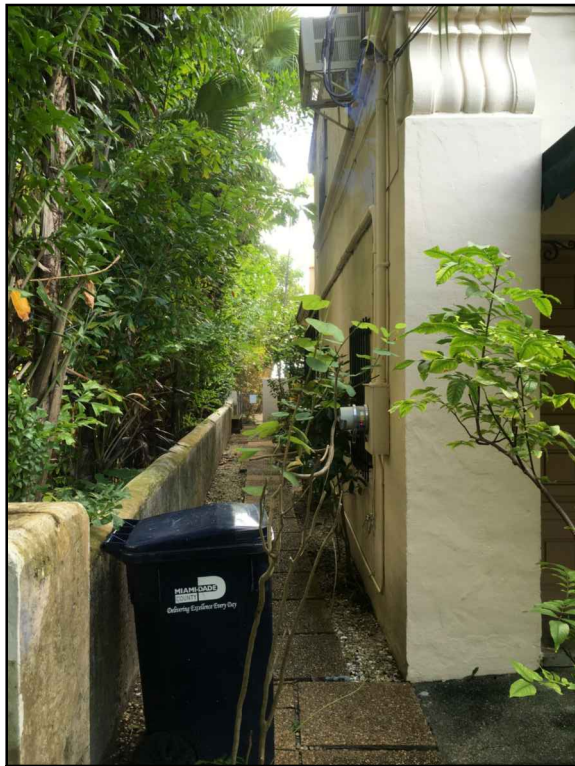
E1 FRONT YARD

Scale: N.T.S.



E2 SIDE YARD - NORTH

Scale: N.T.S.



E3 SIDE YARD - SOUTH

Scale: N.T.S.



E4 REAR YARD

Scale: N.T.S.



L1

SOUTH LANDSCAPE BUFFER

Scale: N.T.S.



L2

SOUTH LANDSCAPE BUFFER

Scale: N.T.S.



L3

SOUTH LANDSCAPE BUFFER

Scale: N.T.S.



L4

SOUTH LANDSCAPE BUFFER

Scale: N.T.S.

1672

NORTH BAY ROAD
RESIDENCE

5712 North Bay Road
Miami Beach, FL 33140

LANDSCAPE ARCHITECT

URBAN ROBOT LLC

420 Lincoln Road
Suite 600
Miami Beach, FL 33139
O: 786.246.4857

KOBI KARP



ARCHITECTURE
INTERIOR DESIGN
PLANNING

2915 Biscayne Boulevard, Suite 200
Miami, Florida 33137
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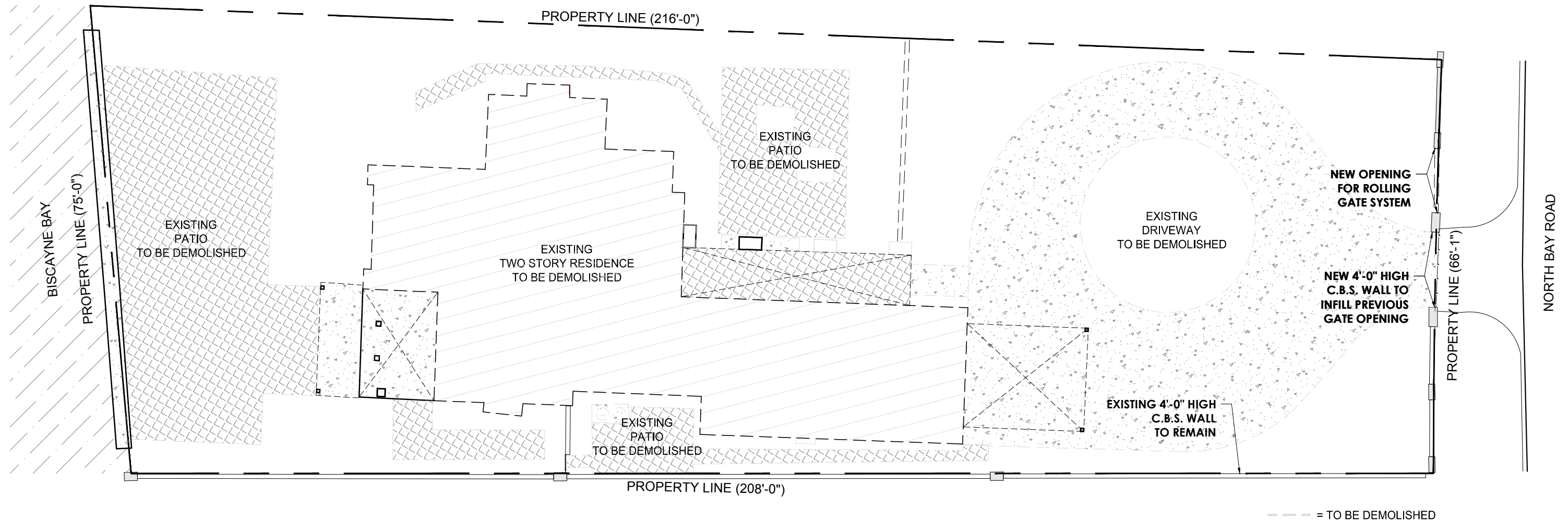
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01-17-2017

IMAGES - LANDSCAPE BUFFER
N.T.S.

A 0.09

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01-17-2017

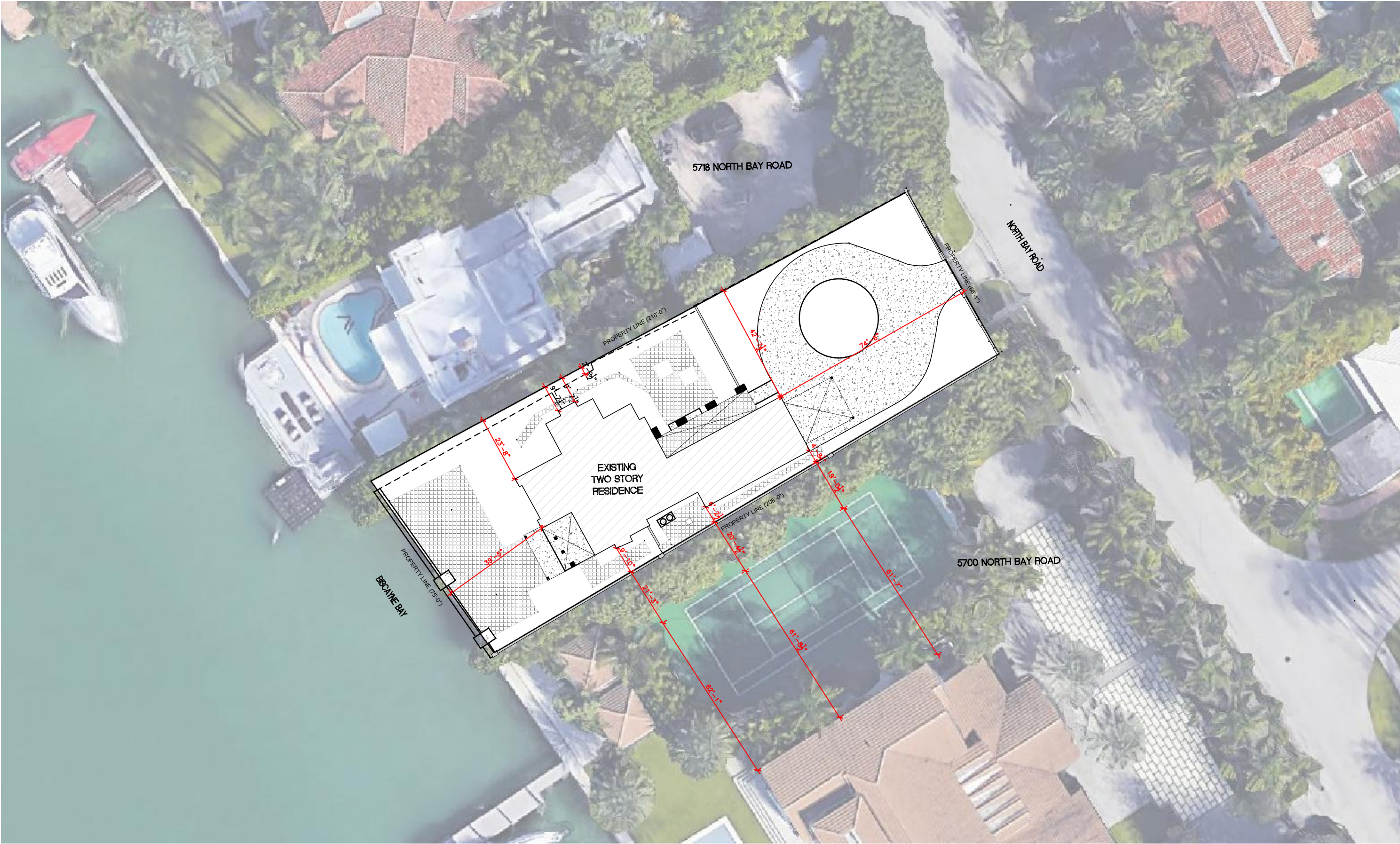
DEMOLITION PLAN

1/16"=1'-0"



A 2.01

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EXISTING SETBACK CONDITIONS

1/16"=1'-0"



A 0.10

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