



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

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01-17-2017

NORTH AXONOMETRIC N.T.S.

A 0.20

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EAST AXONOMETRIC
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SOUTH AXONOMETRIC
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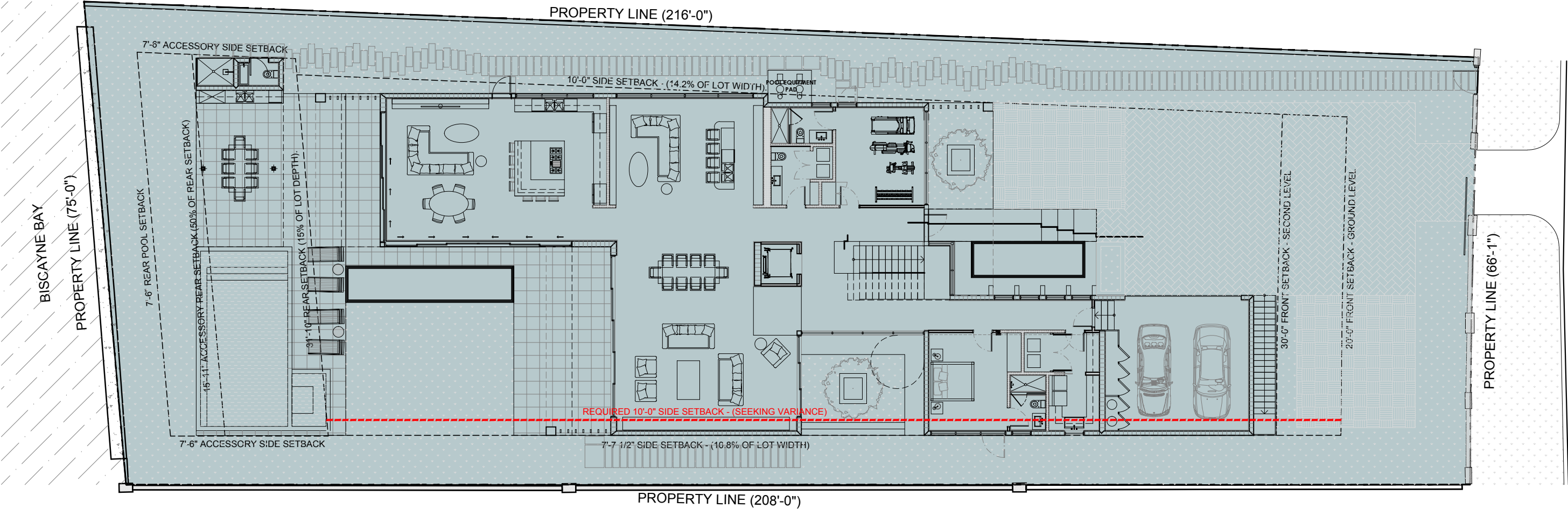
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WEST AXONOMETRIC
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LOT AREA		
NORTH LOT LINE LENGTH	216'-0"	
EAST LOT LINE LENGTH	66'-1"	
SOUTH LOT LINE LENGTH	208'-0"	
WEST LOT LINE LENGTH	75'-0"	
TOTAL		14,895 S.F.

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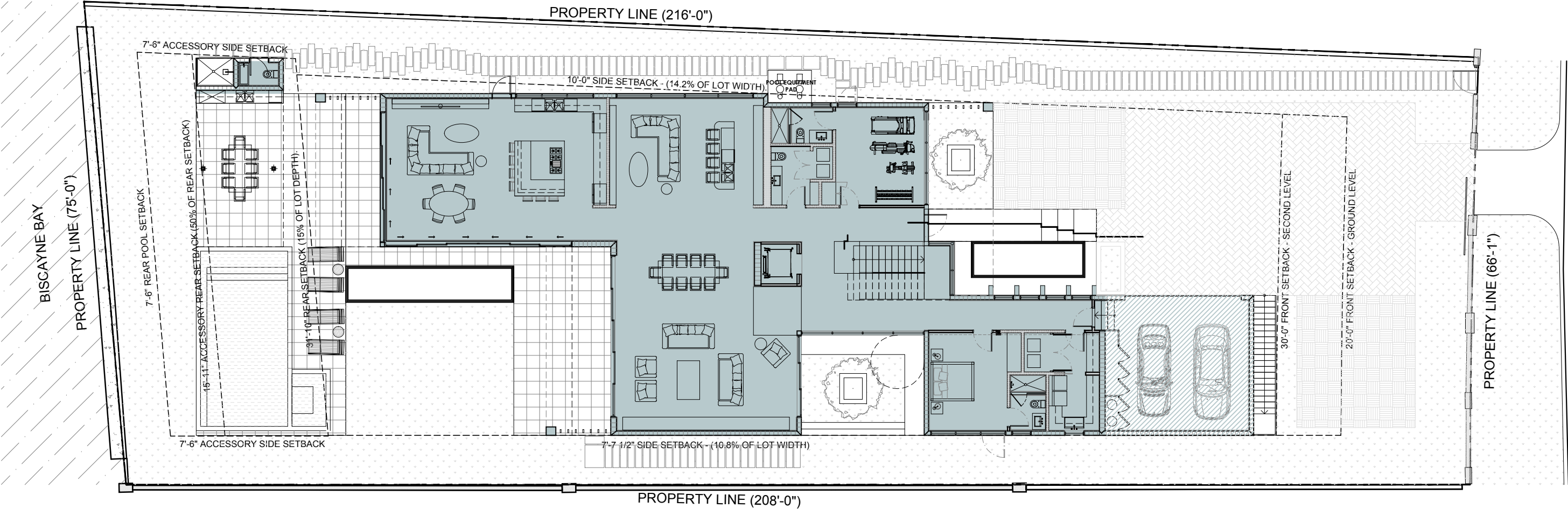
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LOT AREA

1/16"=1'-0"

A 1.00



LOT AREA		14,895 S.F.
MAX LOT COVERAGE ALLOWED		4,469 S.F. (30%)
		3,724 S.F. (25%)
PROPOSED LOT COVERAGE		
PROPOSED MAIN RESIDENCE	4,186 S.F.	
ACCESSORY STRUCTURE CABANA	36 S.F.	
GARAGE REDUCTION	-500 S.F.	
TOTAL		3,722 S.F. (24.9%)

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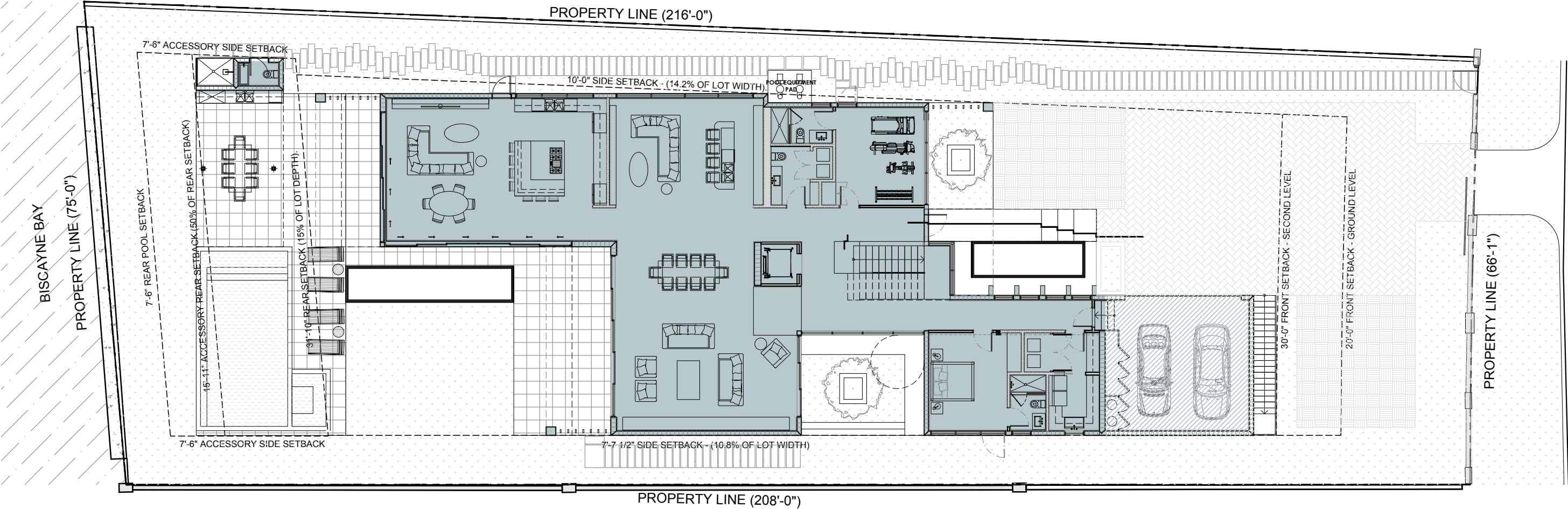
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LOT COVERAGE

1/16"=1'-0"

 **A 1.01**



PROPOSED LEVEL 1 UNIT SIZE		
PROPOSED MAIN RESIDENCE	4,186 S.F.	
CABANA	36 S.F.	
GARAGE REDUCTION	- 500 S.F.	
TOTAL		3,722 S.F.

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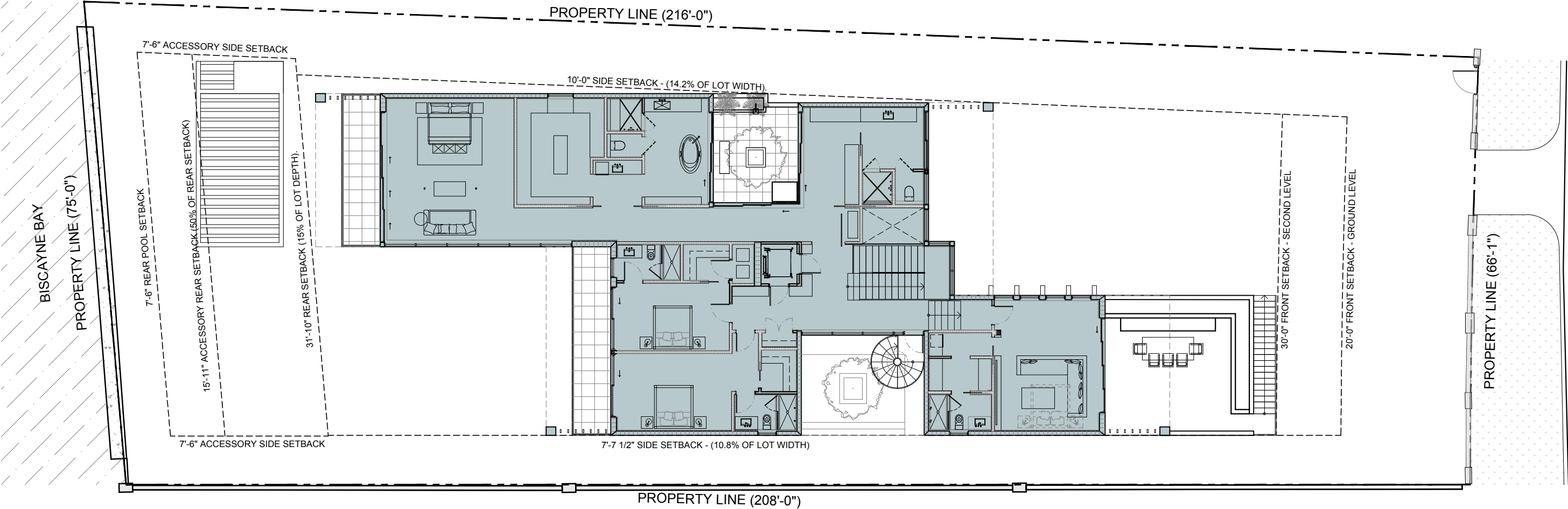
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UNIT SIZE - GROUND FLOOR

1/16"=1'-0"



PROPOSED LEVEL 2 UNIT SIZE		
PROPOSED MAIN RESIDENCE	3,553 S.F.	
TOTAL		3,553 S.F.

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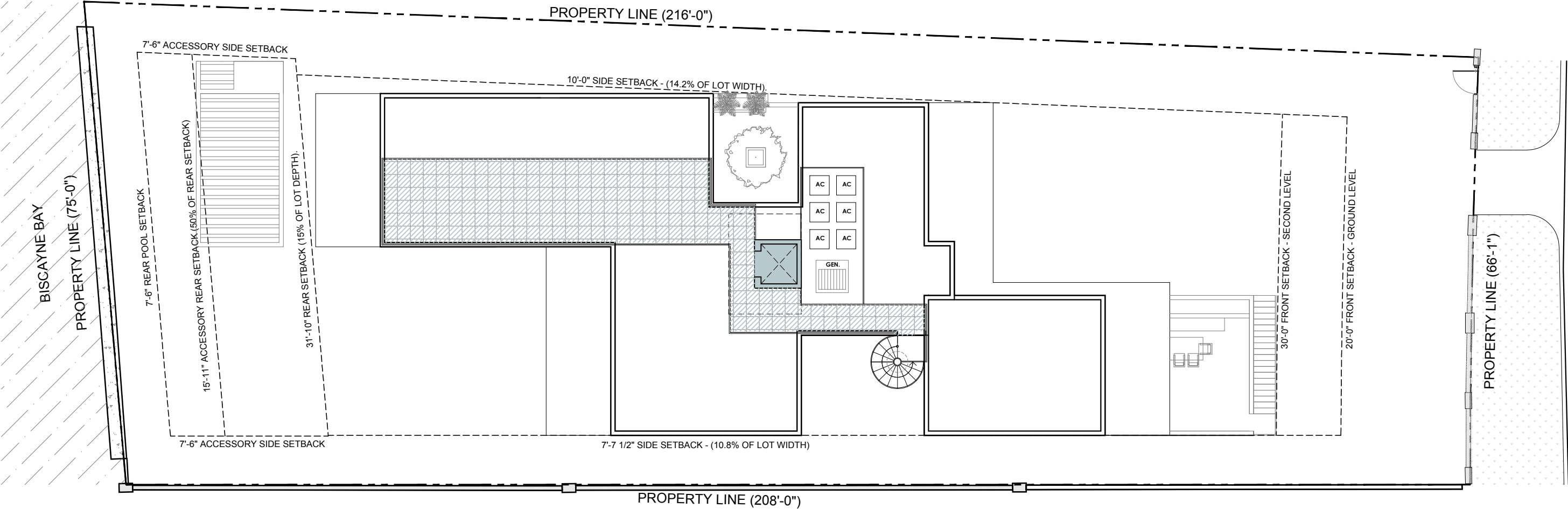
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UNIT SIZE - SECOND FLOOR

1/16"=1'-0"

A 1.03



PROPOSED ENCLOSED SECOND FLOOR		3,553 S.F.
MAX ROOF DECK ALLOWED		888 S.F. (25%)
PROPOSED ROOF DECK		886 S.F. (25%)

PROPOSED LEVEL 3 UNIT SIZE		
ELEVATOR SHAFT	54 S.F.	
TOTAL		54 S.F.

LOT AREA		14,895 S.F.
MAX UNIT SIZE ALLOWED		7,447 S.F. (50%)
PROPOSED UNIT SIZE		
LEVEL 1	3,722 S.F.	
LEVEL 2	3,553 S.F.	
LEVEL 3	54 S.F.	
TOTAL		7,329 S.F. (49.2%)

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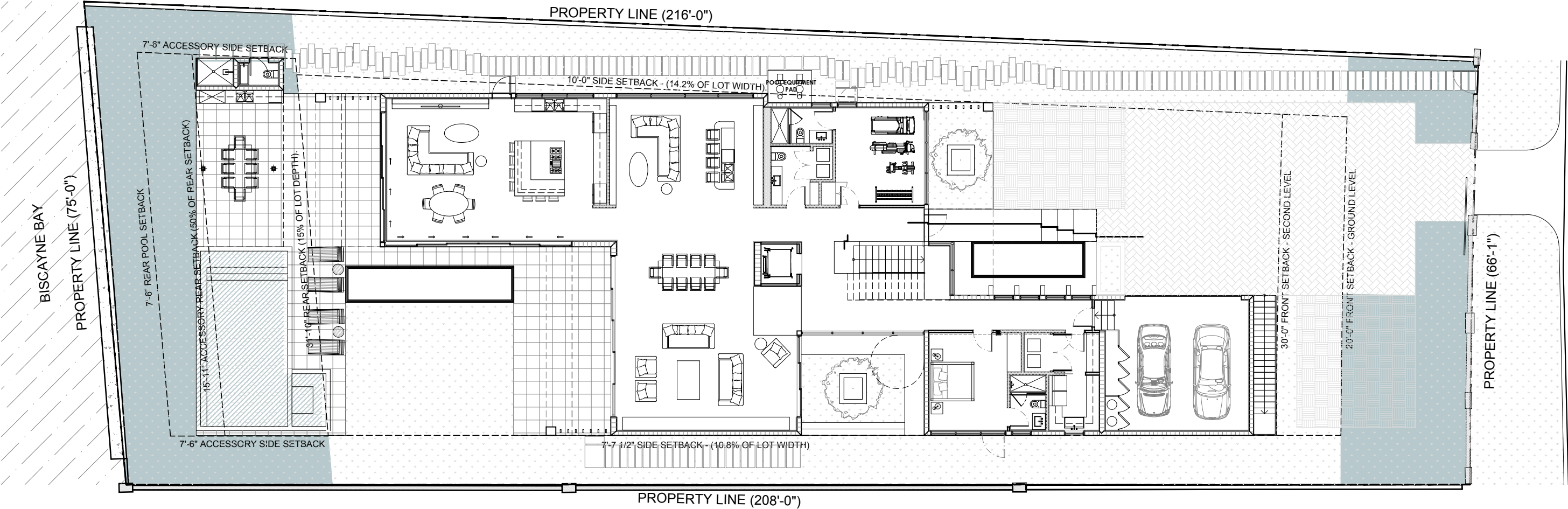
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UNIT SIZE - ROOF

1/16"=1'-0"

A 1.04



TOTAL FRONT YARD AREA		1,330 S.F.
MIN. REQUIRED PERVIOUS OPEN SPACE		665 S.F. (50%)
PROVIDED PERVIOUS OPEN SPACE	844 S.F. (67%)	
TOTAL REAR YARD AREA		2,368 S.F.
MIN. REQUIRED PERVIOUS OPEN SPACE		1,658 S.F. (70%)
REAR YARD	1,410 S.F.	
POOL (510 X 50%)	250 S.F.	
PROVIDED PERVIOUS OPEN SPACE	1,660 S.F. (70%)	

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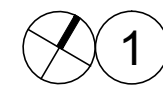
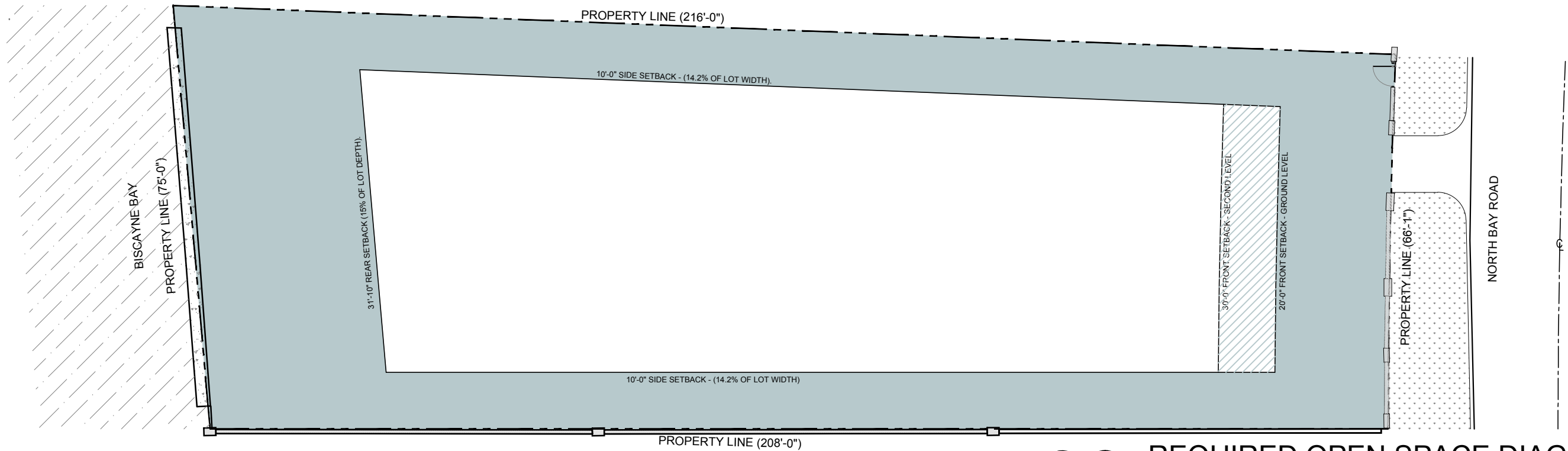
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PERVIOUS CALCULATIONS

1/16"=1'-0"

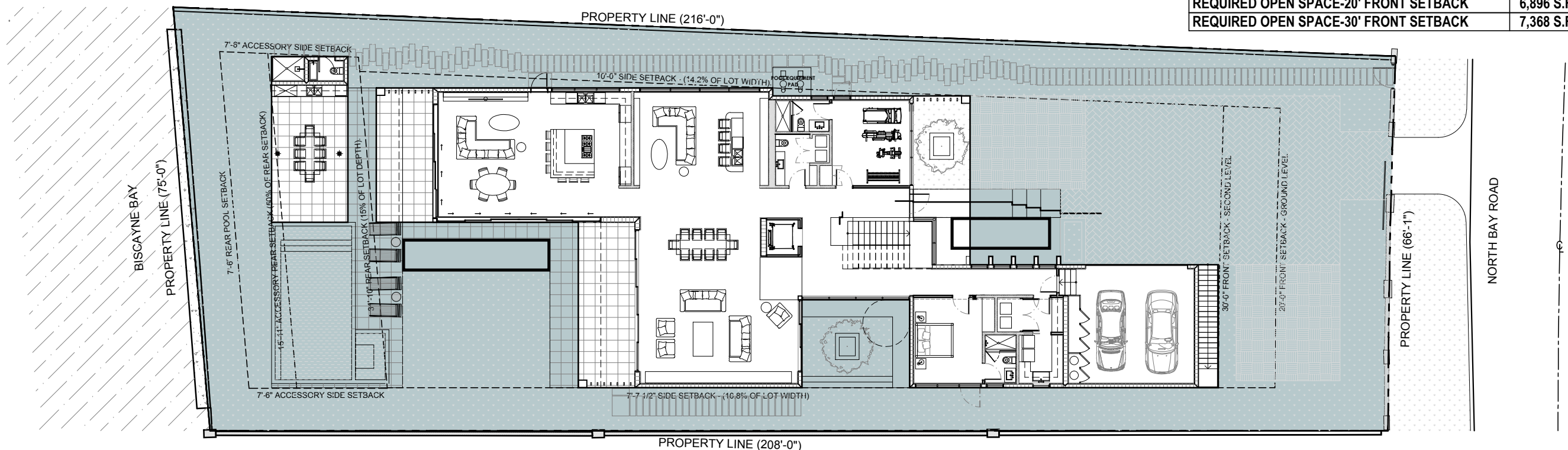
A 1.05



REQUIRED OPEN SPACE DIAGRAM

Scale: N.T.S.

REQUIRED OPEN SPACE-20' FRONT SETBACK	6,896 S.F. (46.30%)
REQUIRED OPEN SPACE-30' FRONT SETBACK	7,368 S.F. (49.46%)



PROPOSED OPEN SPACE DIAGRAM

Scale: N.T.S.

PROPOSED OPEN SPACE	9,395 S.F. (63.07%)
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OPEN SPACE DIAGRAMS
N.T.S.



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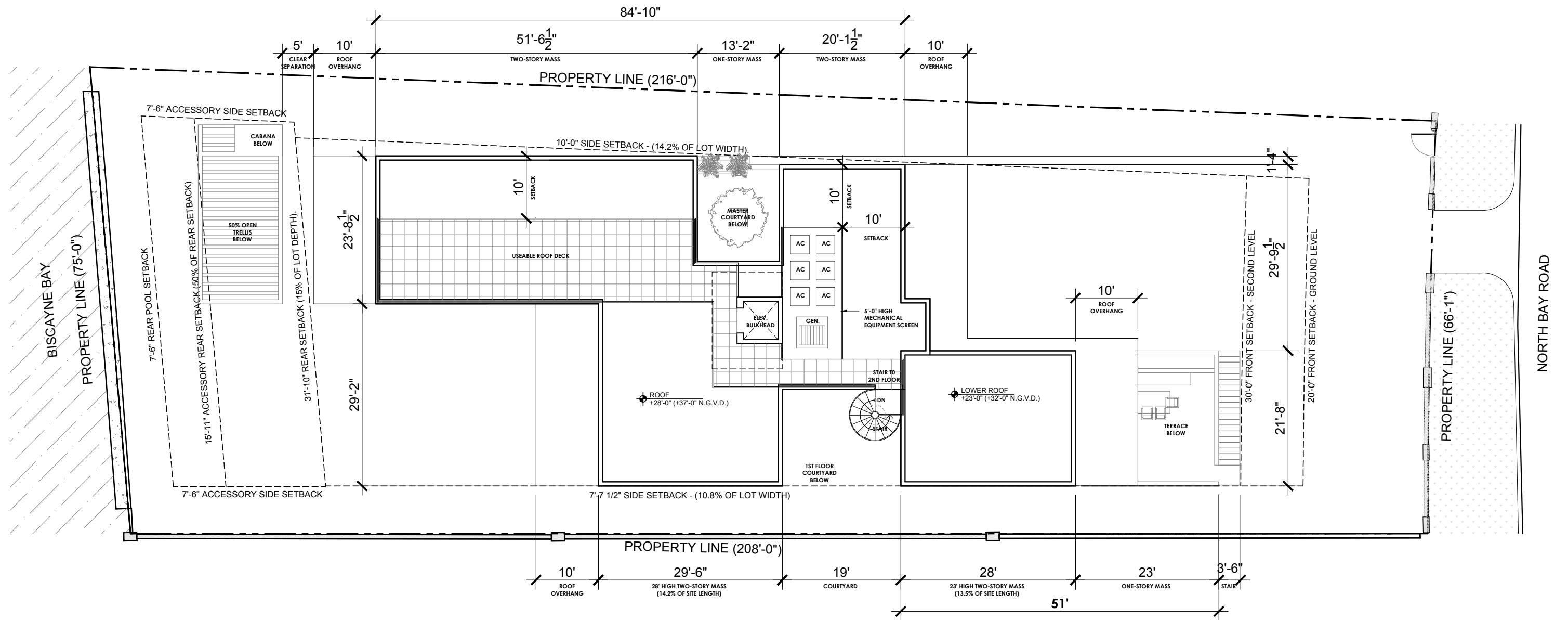
PROPOSED SITE PLAN

1/64"=1'-0"



A 2.02

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FLOOR PLAN - ROOF

1/16"=1'-0"



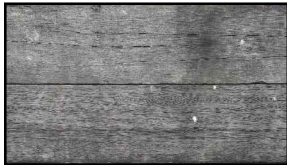
A 3.03

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ELEVATION MATERIAL LEGEND

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



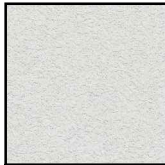
1 GRAY WOOD TEXTURE



2 BRONZE TEXTURE



3 HORIZONTAL GRAY STACKED STONE



4 SMOOTH STUCCO

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ELEVATIONS
1/16"-1'-0"

A 4.01



ELEVATION MATERIAL LEGEND

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



1 GRAY WOOD TEXTURE



2 BRONZE TEXTURE



3 HORIZONTAL GRAY STACKED STONE



4 SMOOTH STUCCO

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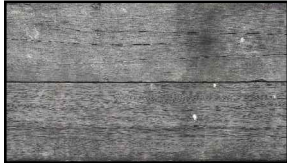
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1/16"=1'-0"

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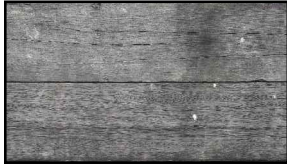


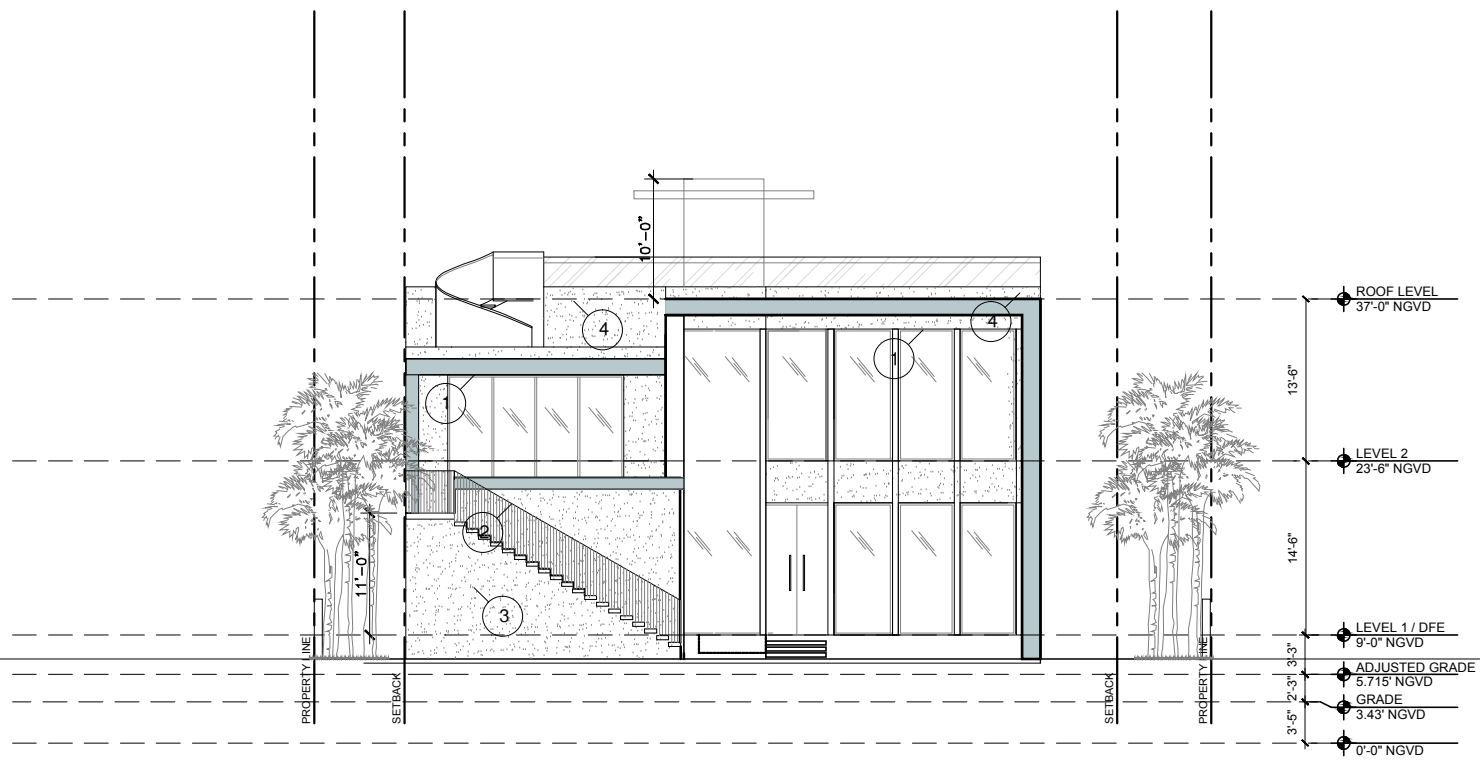
1 SOUTH ELEVATION
Scale: 1/16" = 1'-0"

ELEVATION MATERIAL LEGEND					
	1—GRAY WOOD TEXTURE		2—BRONZE TEXTURE		3—HORIZONTAL GRAY STACKED STONE
					4—SMOOTH STUCCO



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

ELEVATION MATERIAL LEGEND					
	1—GRAY WOOD TEXTURE		2—BRONZE TEXTURE		3—HORIZONTAL GRAY STACKED STONE
					4—SMOOTH STUCCO



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

ELEVATION MATERIAL LEGEND



1 GRAY WOOD TEXTURE



2 BRONZE TEXTURE



3 HORIZONTAL GRAY STACKED STONE



4 SMOOTH STUCCO

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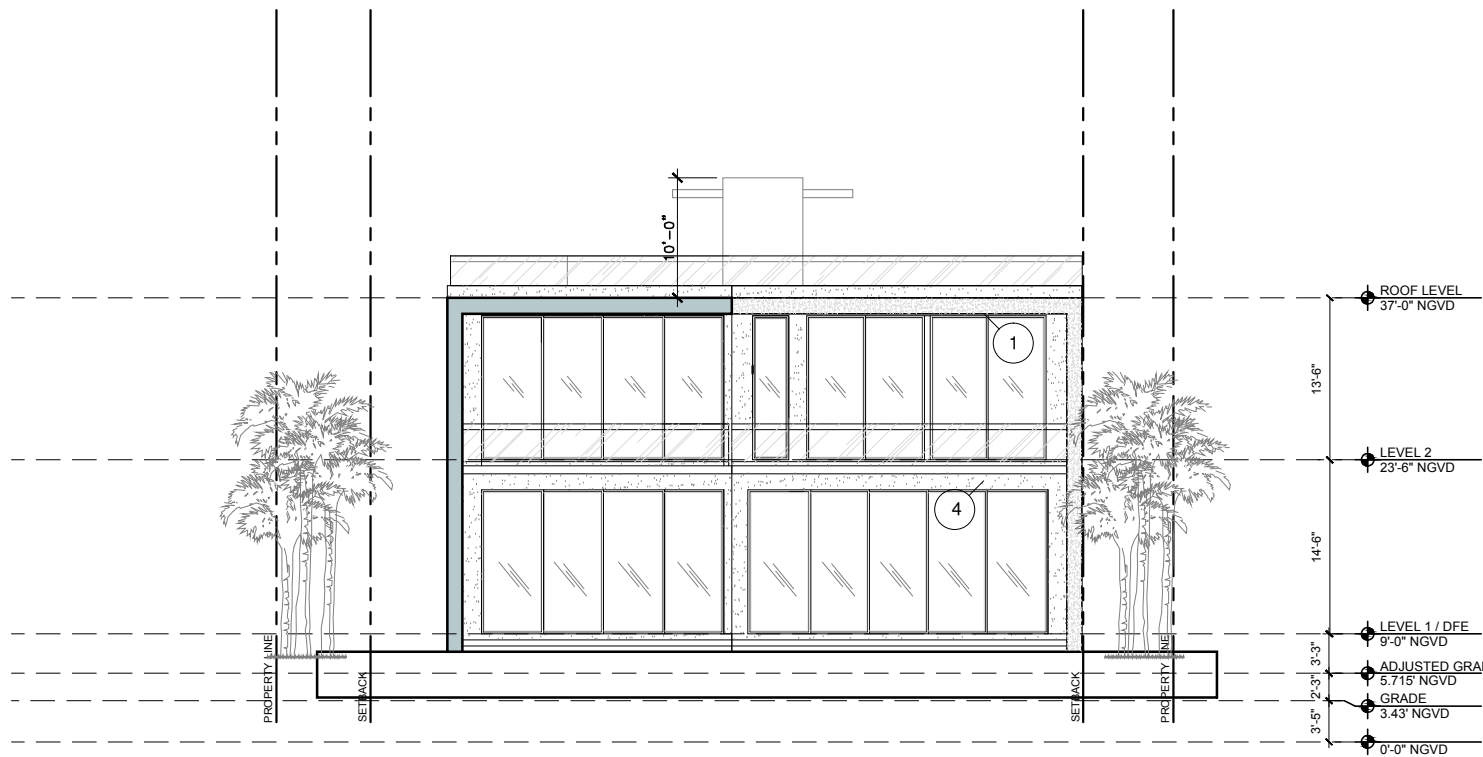
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1/16"-1'-0"

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1 WEST ELEVATION
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ELEVATION MATERIAL LEGEND



1—GRAY WOOD TEXTURE



2—BRONZE TEXTURE



3—HORIZONTAL GRAY STACKED STONE



4—SMOOTH STUCCO

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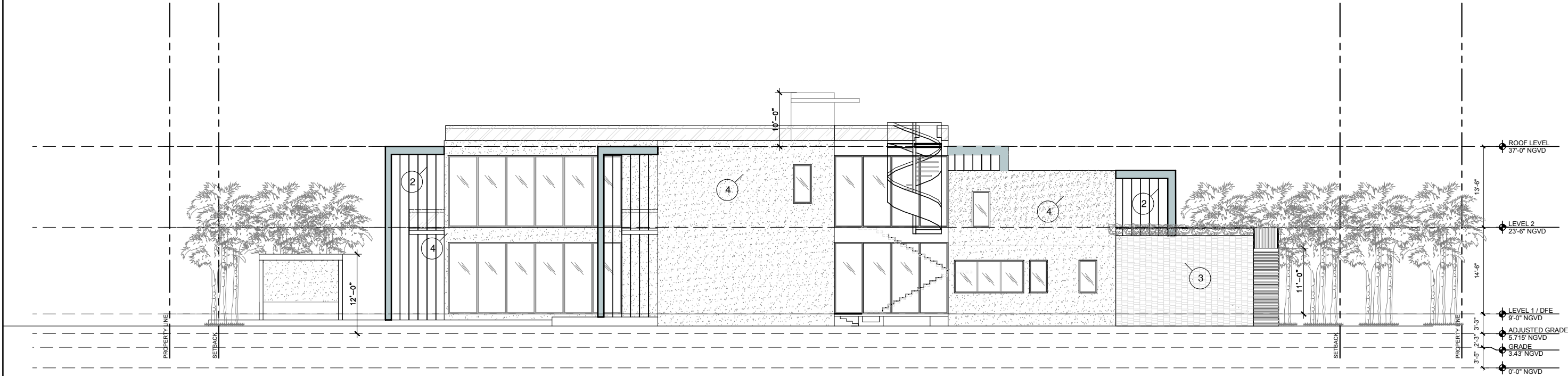
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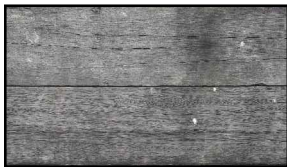
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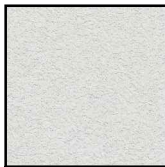
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2—BRONZE TEXTURE



3—HORIZONTAL GRAY STACKED STONE



4—SMOOTH STUCCO

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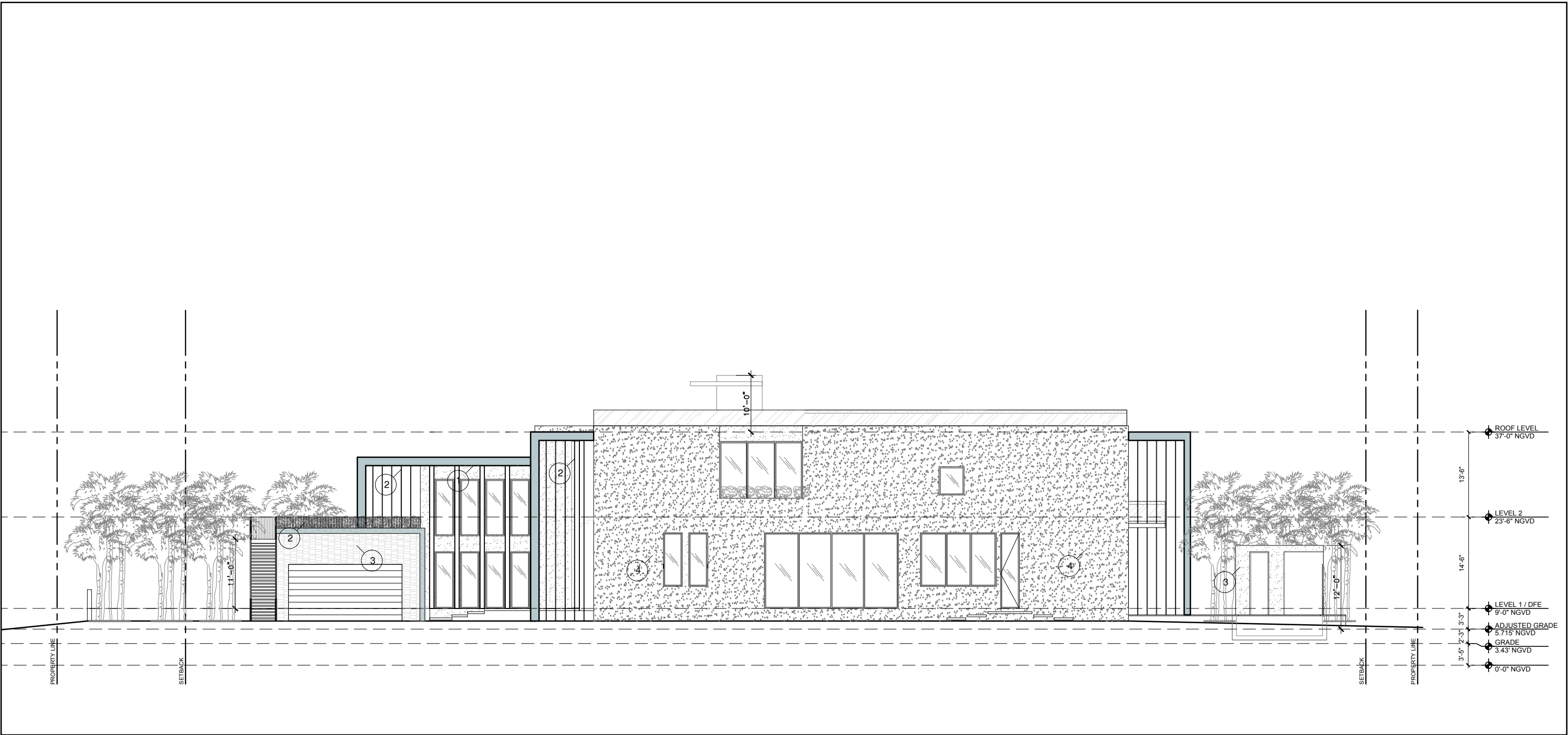
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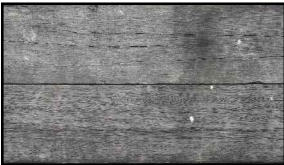
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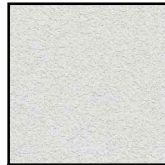
1—GRAY WOOD TEXTURE



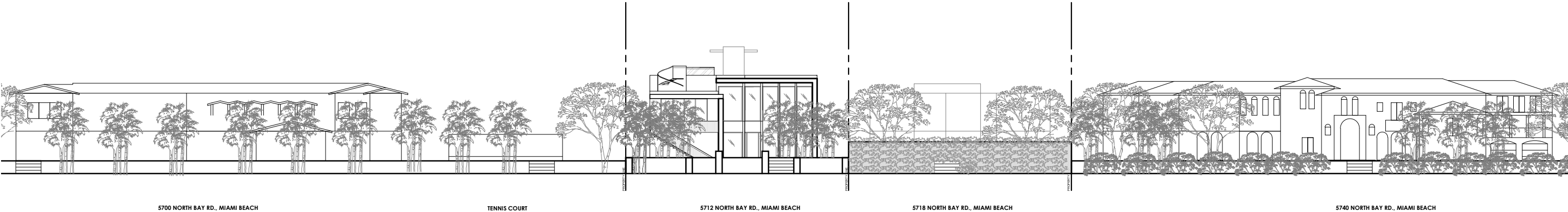
2—BRONZE TEXTURE



3—HORIZONTAL GRAY STACKED STONE



4—SMOOTH STUCCO



5700 NORTH BAY RD., MIAMI BEACH

TENNIS COURT

5712 NORTH BAY RD., MIAMI BEACH

5718 NORTH BAY RD., MIAMI BEACH

5740 NORTH BAY RD., MIAMI BEACH

1 CONTEXTUAL ELEVATION

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

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
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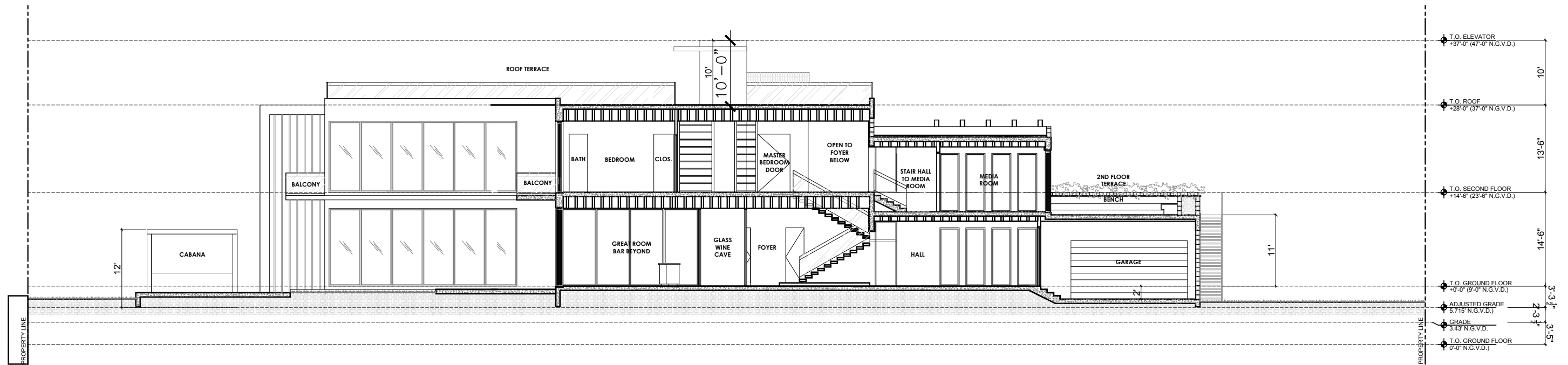
DRB-FINAL SUBMITTAL
01-17-2017

CONTEXTUAL ELEVATION

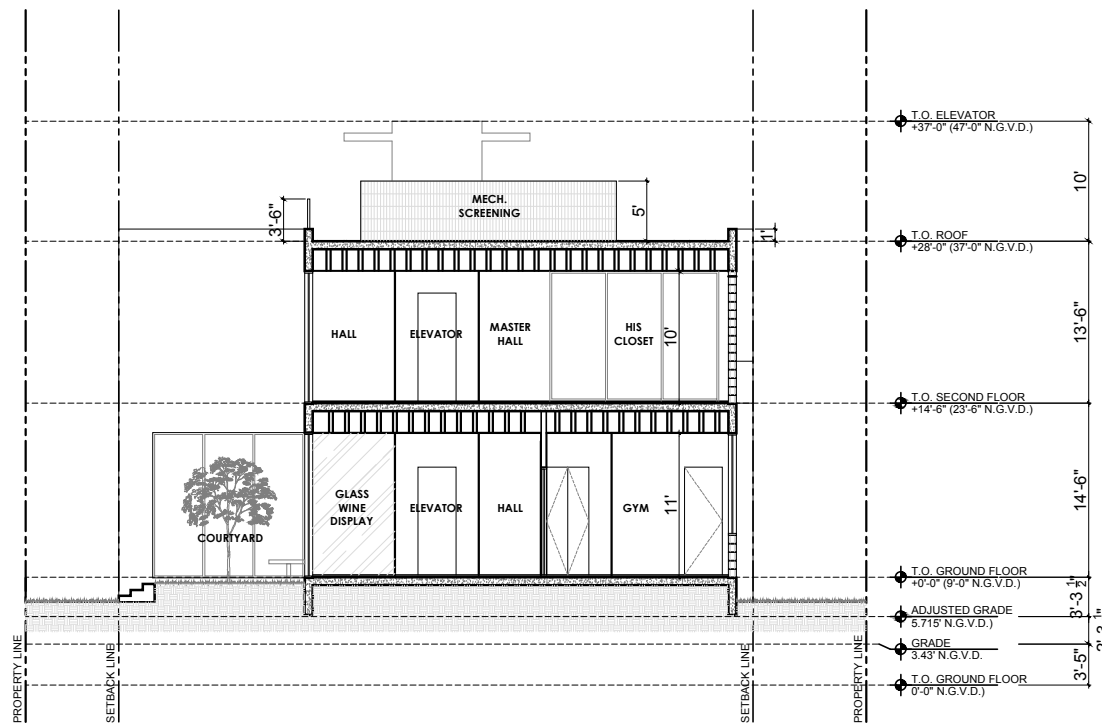
1/32"-1'-0"

A 4.03

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



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

1672

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DRB-FINAL SUBMITTAL
01-17-2017

SECTIONS

1/16"=1'-0"

A 5.01