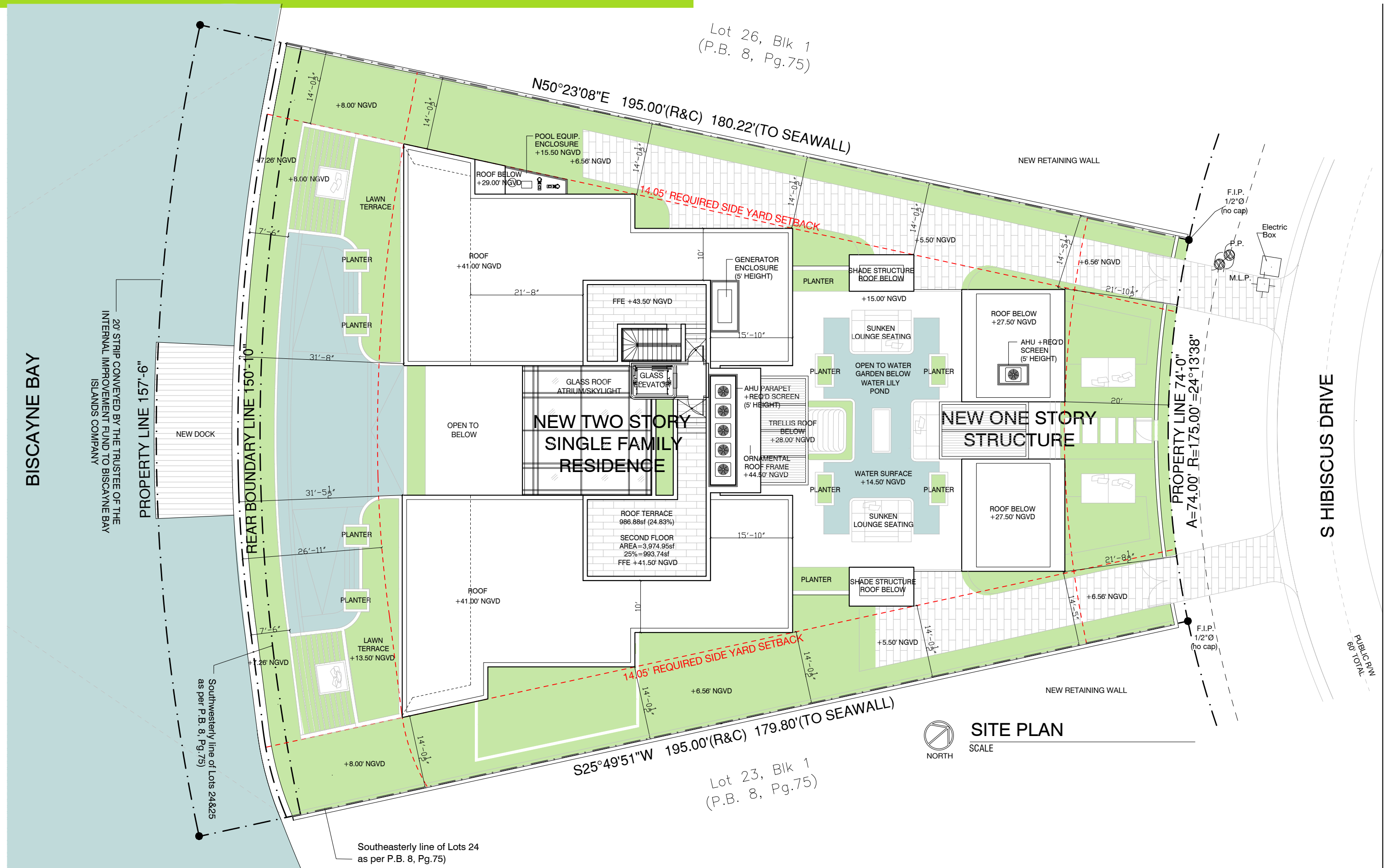


ZONING DATA SHEET

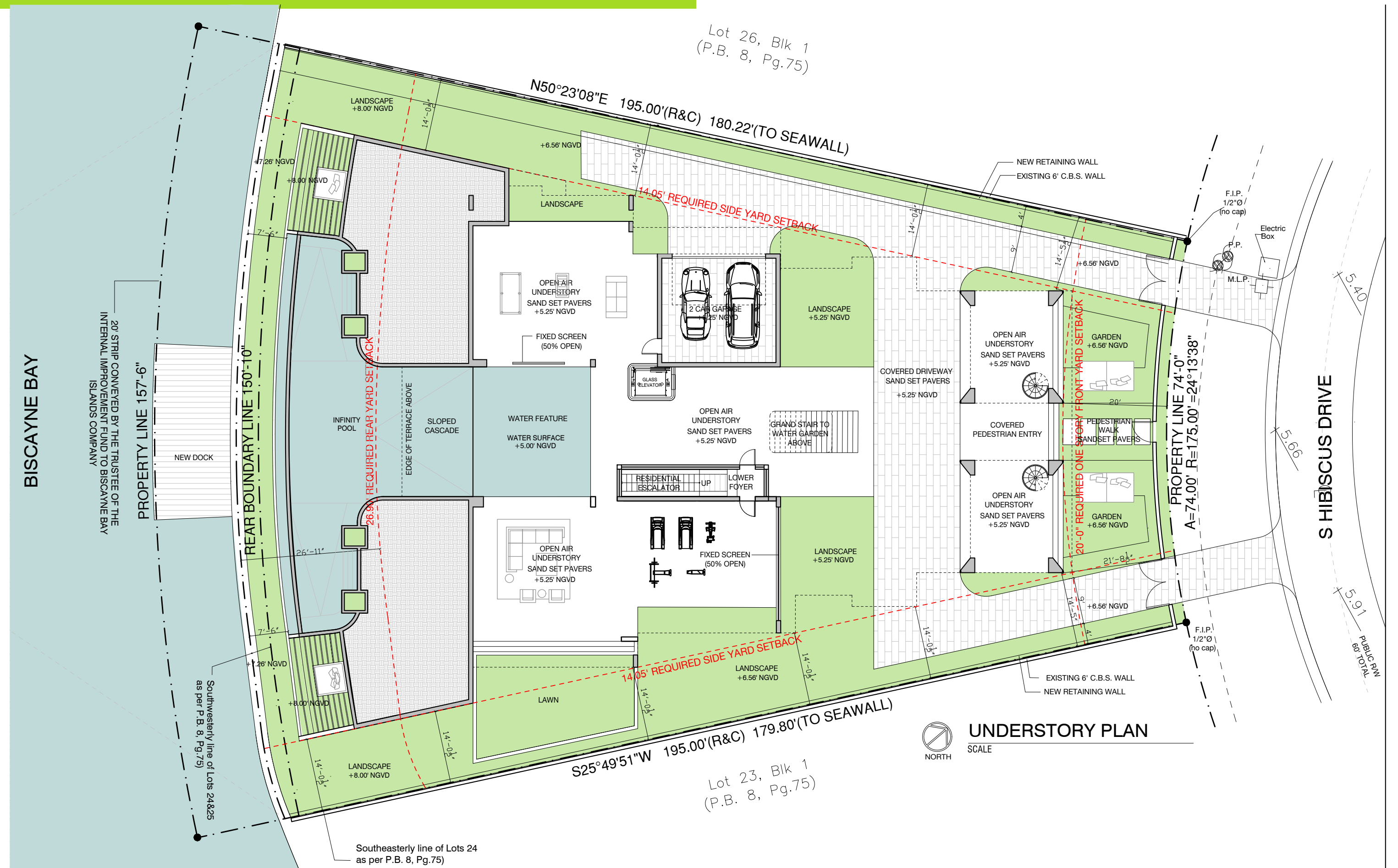
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	420 S HIBISCUS DRIVE MIAMI BEACH FL33139			
2	Folio number(s):	02-3232-006-0210			
3	Board and file numbers :				
4	Year built:	1937	Zoning District:	RS-3	
5	Based Flood Elevation:	+10'-0"NGVD	Grade value in NGVD:	+5.66' NGVD	
6	Adjusted grade (Flood+Grade/2):	+7.83' NGVD	Free board:	+5.00'	
7	Lot Area:	19,687sf			
8	Lot width:	112.42'	Lot Depth:	179.33'	
9	Max Lot Coverage SF and %:	5,906.10sf (30%)	Proposed Lot Coverage SF and %:	5,829.73sf (29.61%)	
10	Existing Lot Coverage SF and %:	TBD	Lot coverage deducted (garage-storage) SF:		
11	Front Yard Open Space SF and %:	1,095.51sf (70.00%)	Rear Yard Open Space SF and %:	2,830.38sf (72.50%)	
12	Max Unit Size SF and %:	9,843.50sf (50%)	Proposed Unit Size SF and %:	9,805.74sf (49.81%)	
13	Existing First Floor Unit Size:	TBD	Proposed First Floor Unit Size:	5,563.88sf	
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)	4,638.10sf (83.20%)	
15		TBD	Proposed Second Floor Unit Size SF and % :	3,974.95sf	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	986.88sf (24.83%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" (28'-0" w/DRB)	TBD	26'-0"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	TBD	20'-0"	N/A
20	Front Second level:	30'-0"	N/A	30'-0"	N/A
21	Side 1:	14.05'	TBD	14.05'	N/A
22	Side 2 or (facing street):	14.05'	TBD	14.05'	N/A
23	Rear:	26.09'	TBD	26.09'	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	N/A
26	Sum of Side yard :	28.10'	TBD	28.10'	3'-0"
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					
All other data information should be presented like the above format					

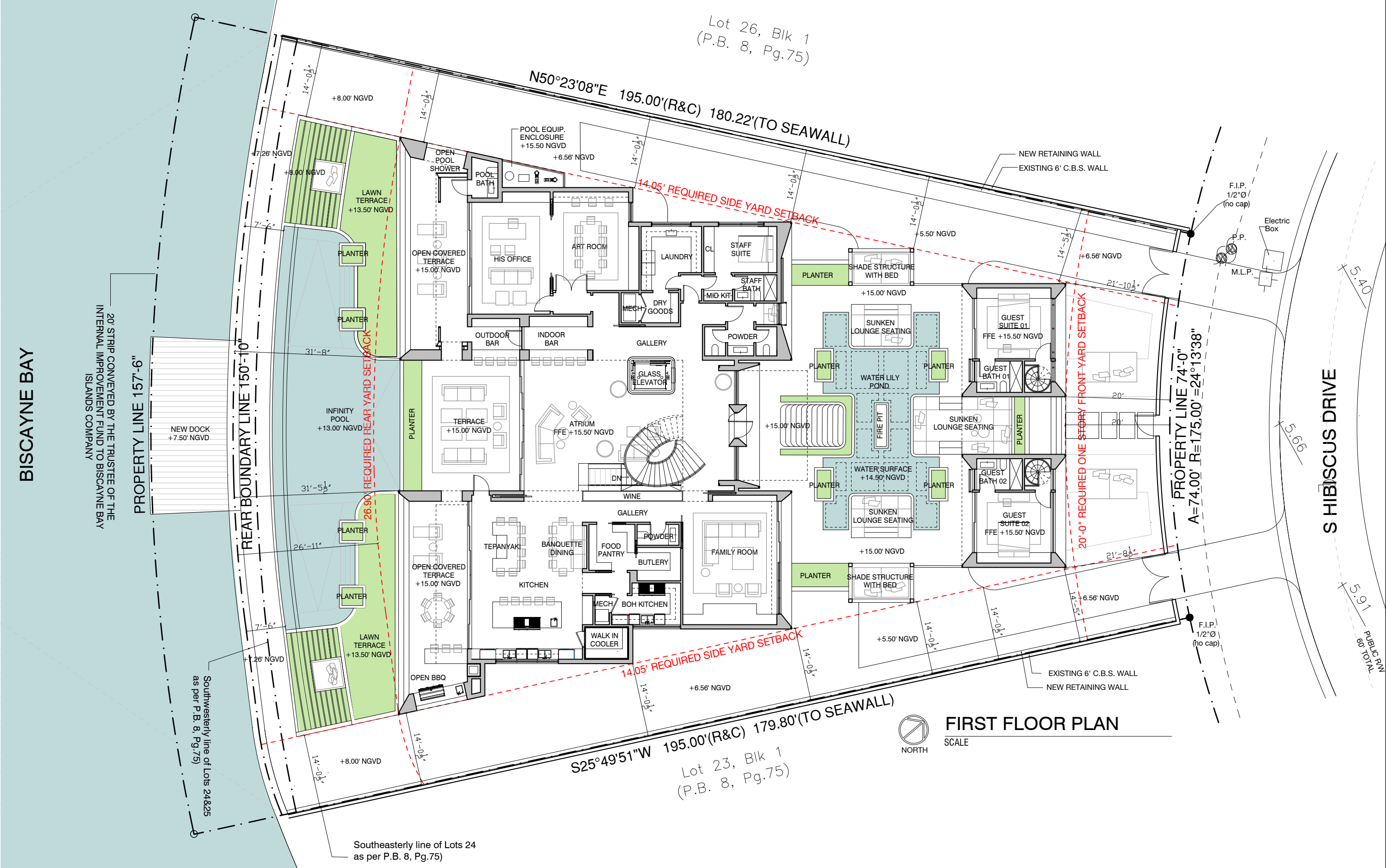
PROPOSED BUILDING - SITE PLAN



PROPOSED BUILDING - UNDERSTORYPLAN

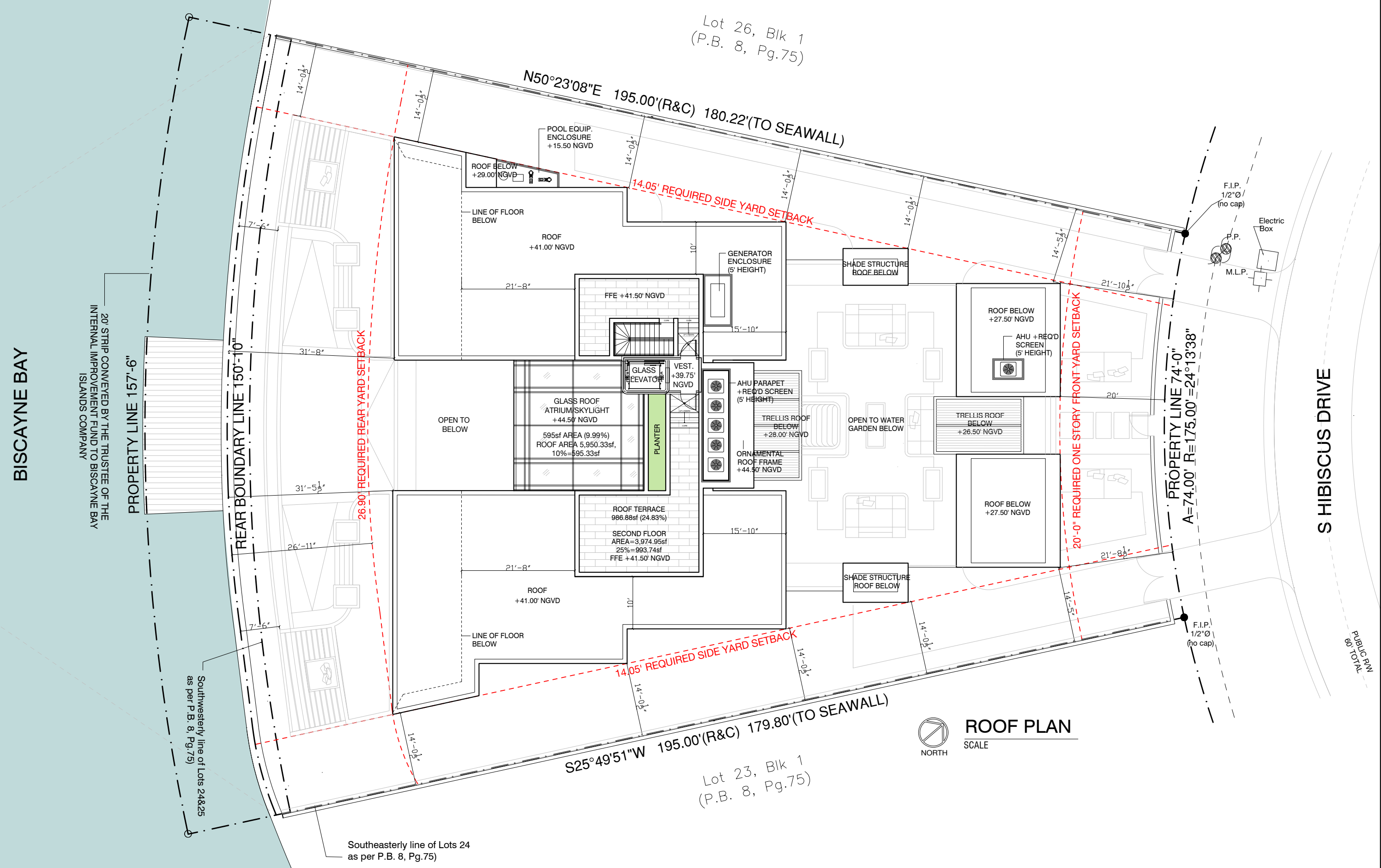


PROPOSED BUILDING - FIRST FLOOR PLAN

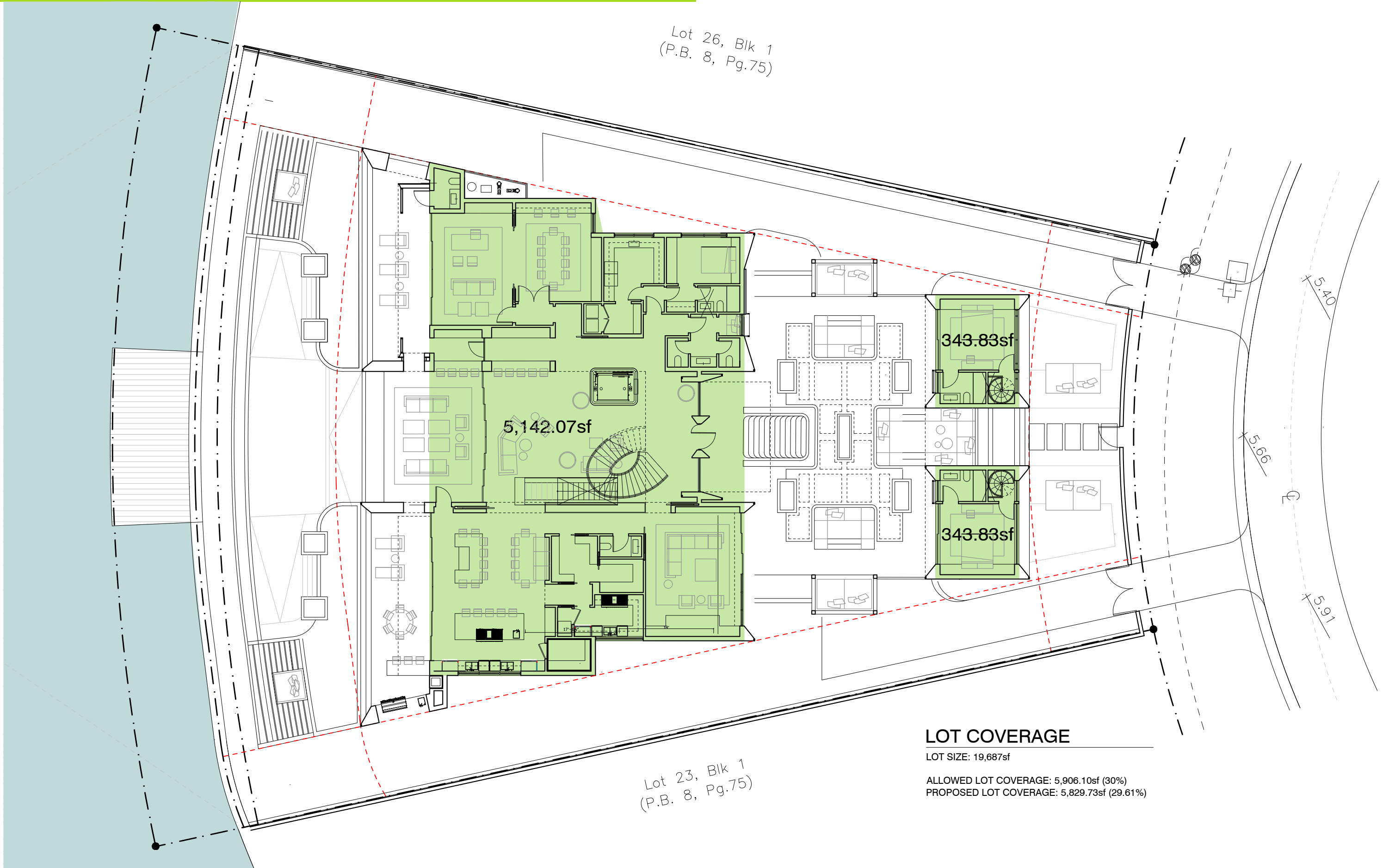


[illegible]

PROPOSED BUILDING - ROOF PLAN

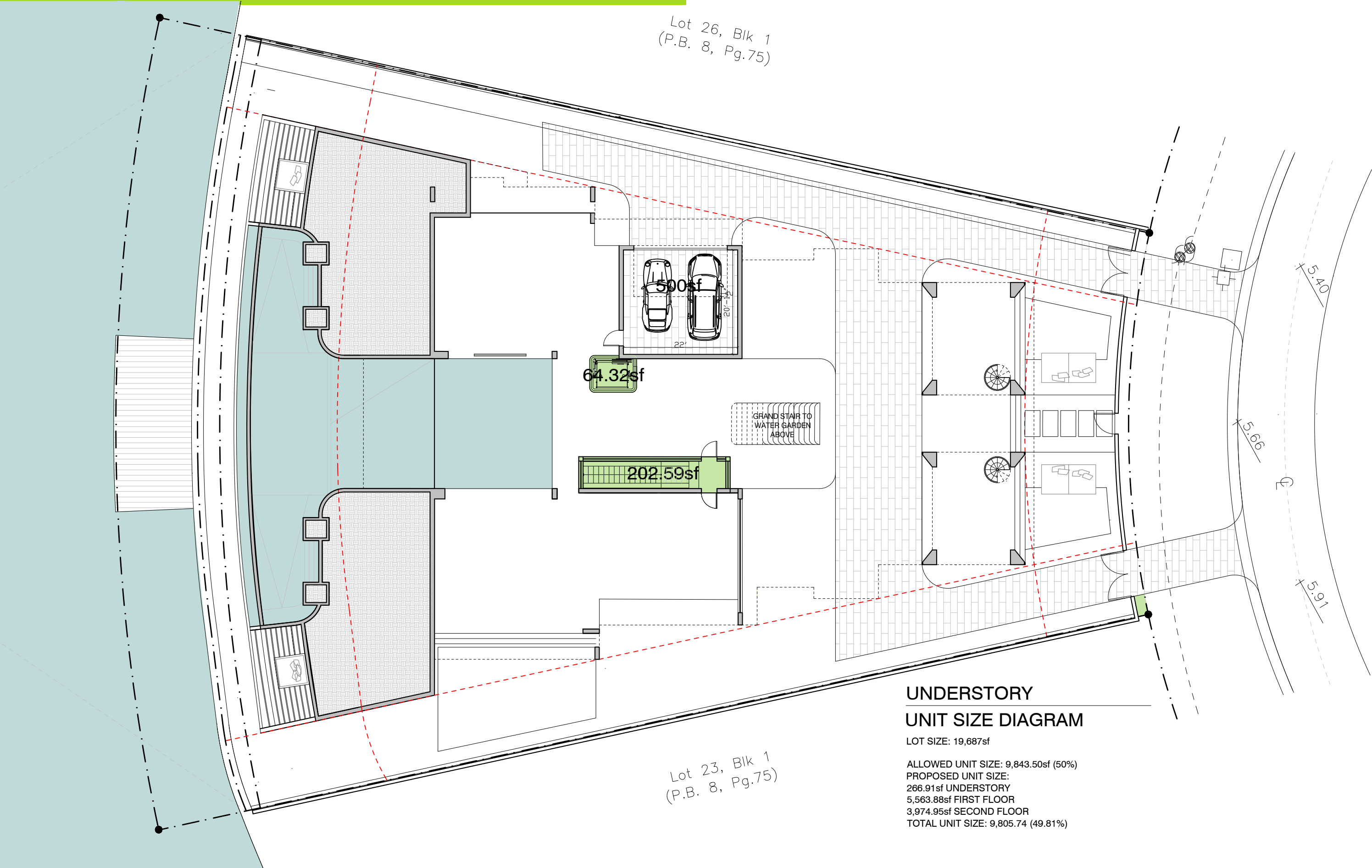


ZONING DIAGRAM - LOT COVERAGE



ZONING DIAGRAM - UNIT SIZE

Lot 26, Blk 1
(P.B. 8, Pg.75)



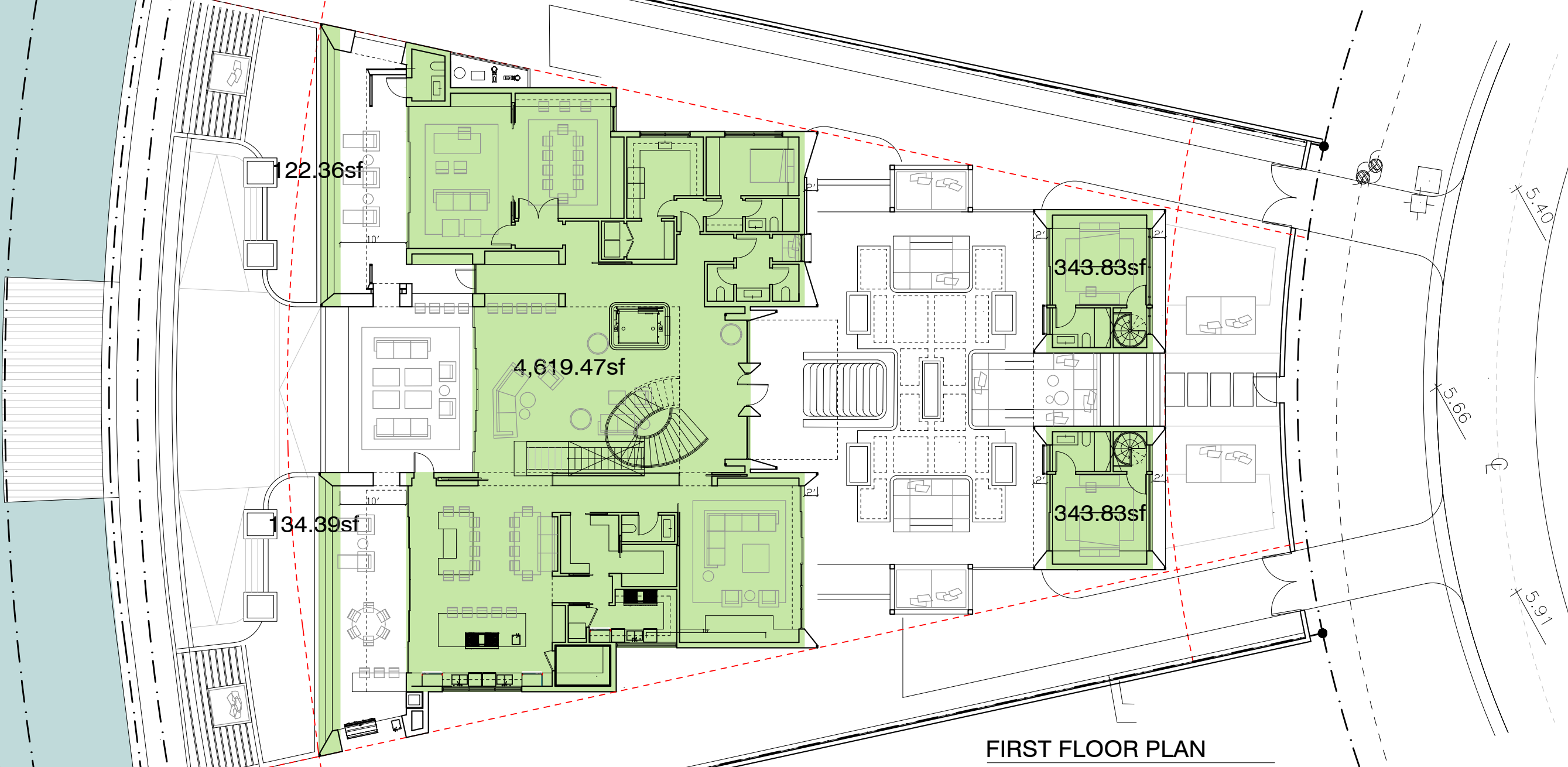
UNDERSTORY
UNIT SIZE DIAGRAM

LOT SIZE: 19,687sf

ALLOWED UNIT SIZE: 9,843.50sf (50%)
PROPOSED UNIT SIZE:
266.91sf UNDERSTORY
5,563.88sf FIRST FLOOR
3,974.95sf SECOND FLOOR
TOTAL UNIT SIZE: 9,805.74 (49.81%)

Lot 23, Blk 1
(P.B. 8, Pg.75)

Lot 26, Blk 1
(P.B. 8, Pg.75)

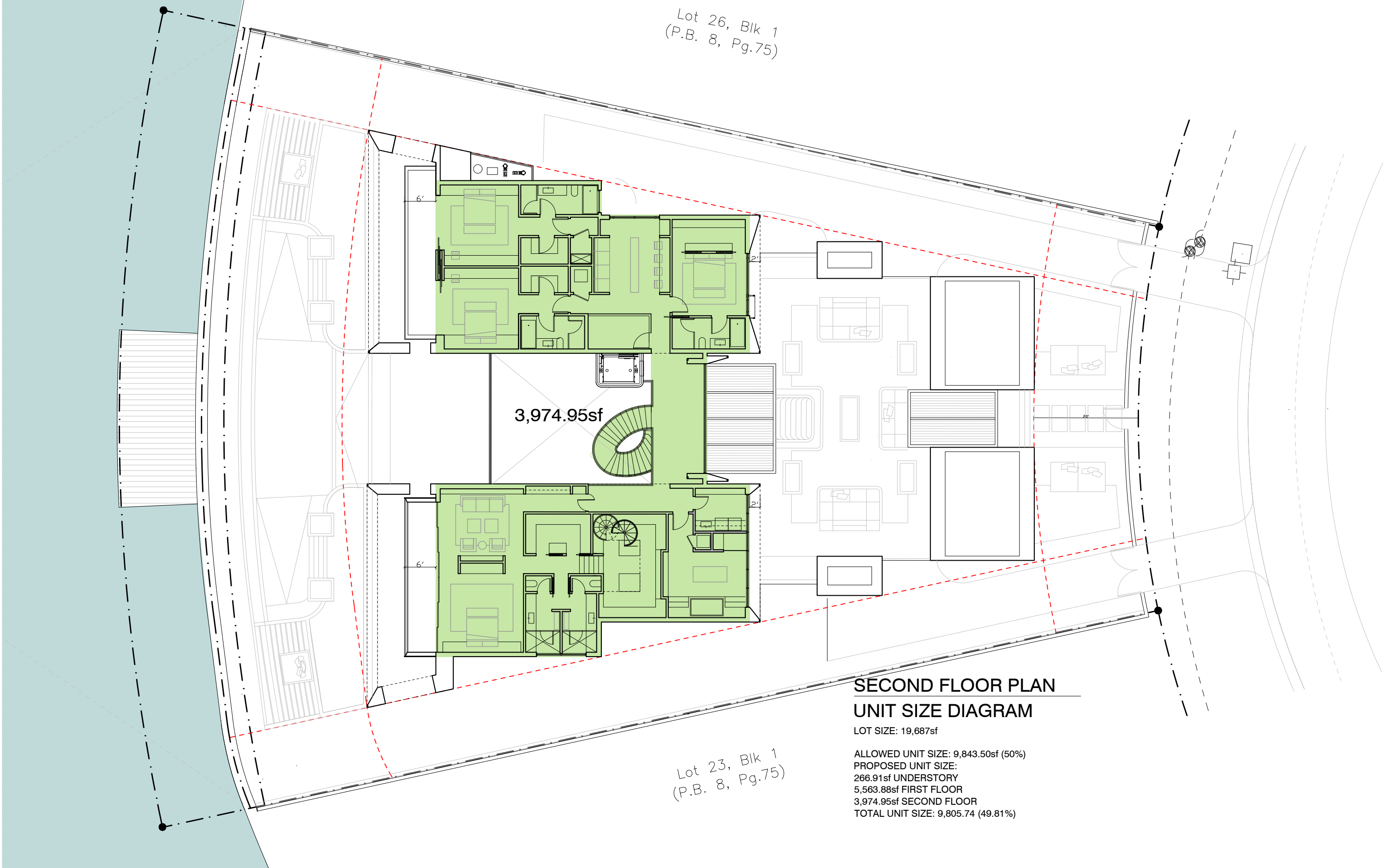


Lot 23, Blk 1
(P.B. 8, Pg.75)

FIRST FLOOR PLAN
UNIT SIZE DIAGRAM

LOT SIZE: 19,687sf

ALLOWED UNIT SIZE: 9,843.50sf (50%)
PROPOSED UNIT SIZE:
266.91sf UNDERSTORY
5,563.88sf FIRST FLOOR
3,974.95sf SECOND FLOOR
TOTAL UNIT SIZE: 9,805.74 (49.81%)



SECOND FLOOR PLAN
UNIT SIZE DIAGRAM

LOT SIZE: 19,687sf

ALLOWED UNIT SIZE: 9,843.50sf (50%)

PROPOSED UNIT SIZE:

266.91sf UNDERSTORY

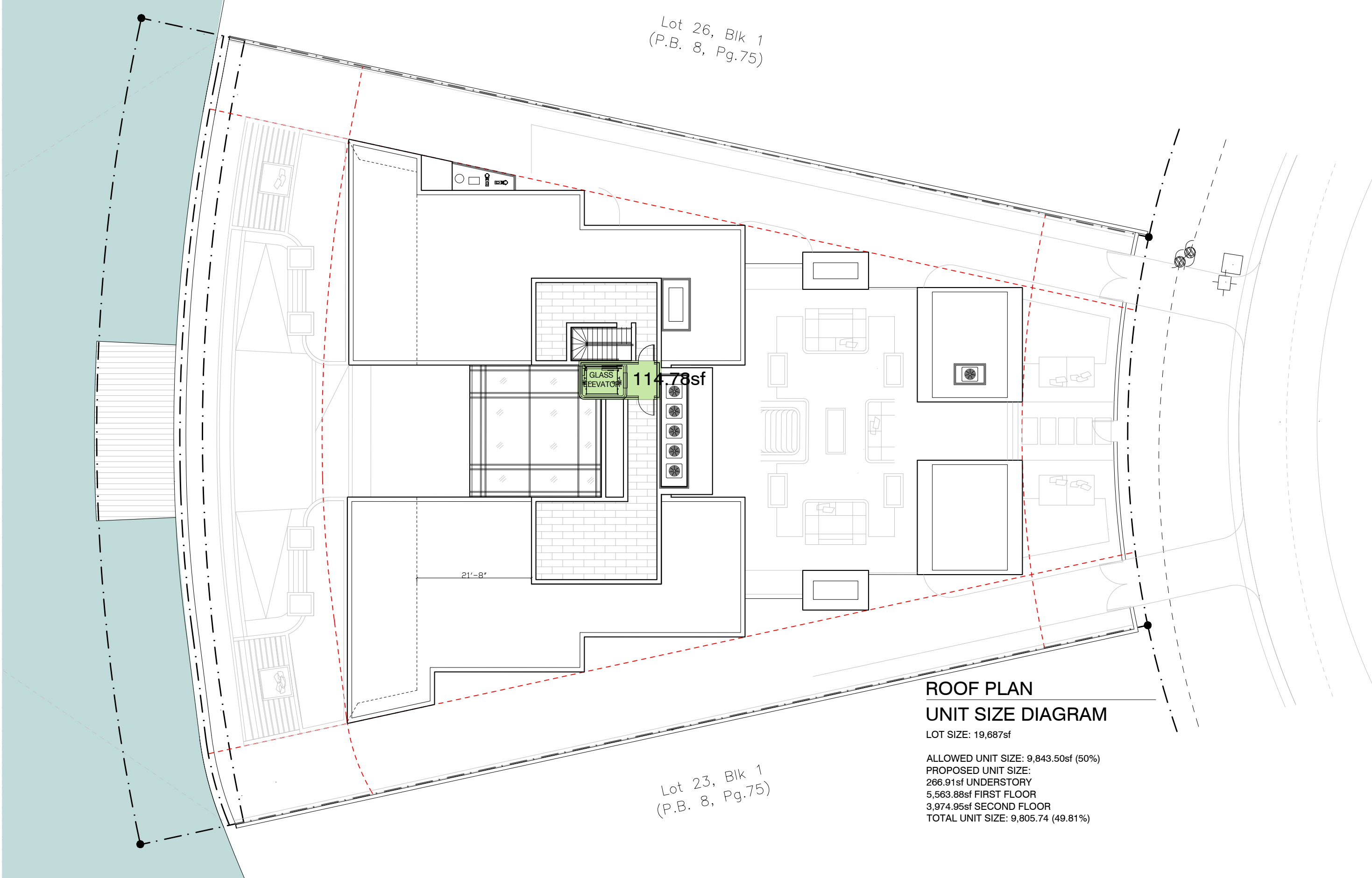
5,563.88sf FIRST FLOOR

3,974.95sf SECOND FLOOR

TOTAL UNIT SIZE: 9,805.74 (49.81%)

ZONING DIAGRAM - UNIT SIZE

Lot 26, Blk 1
(P.B. 8, Pg.75)

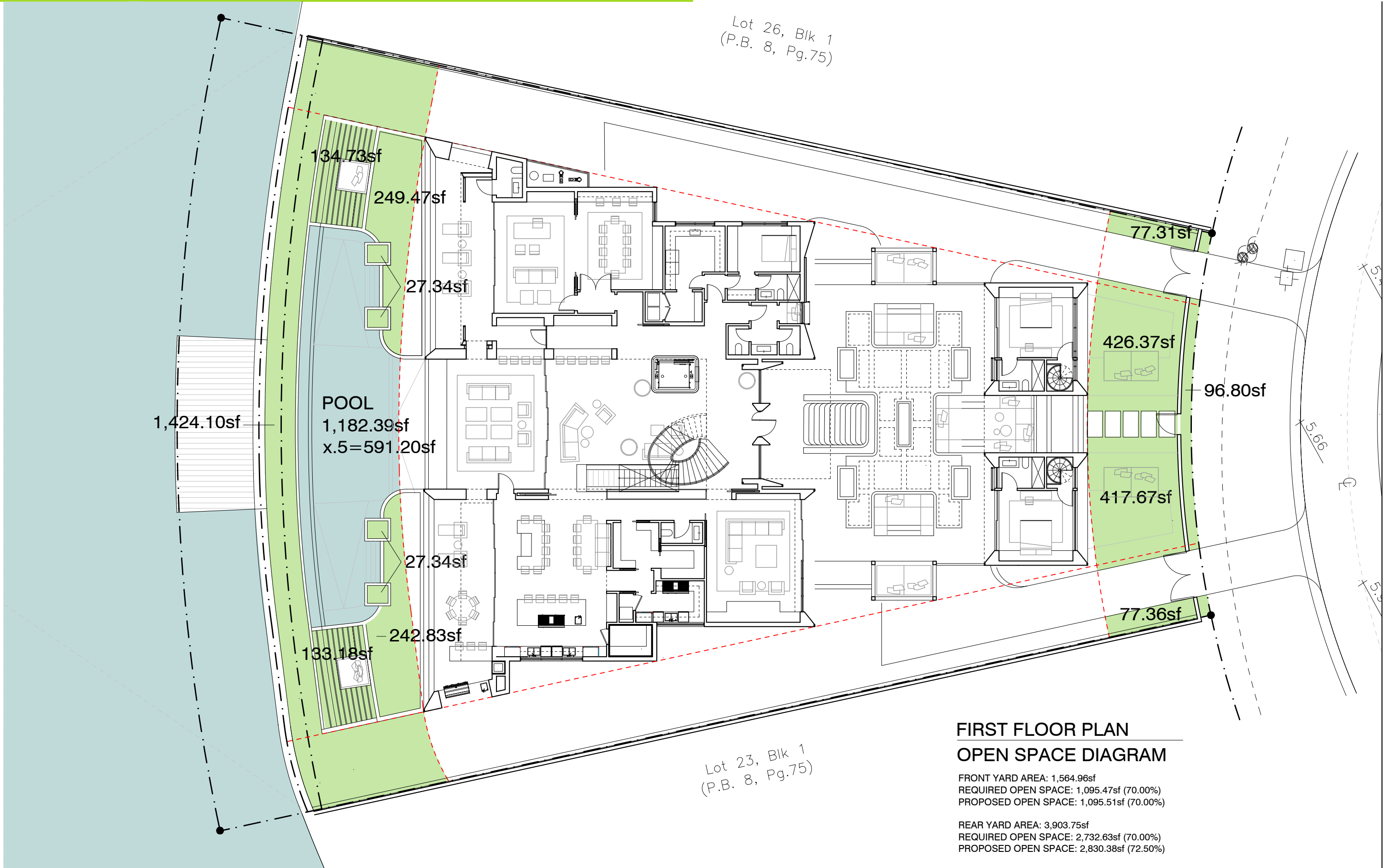


ROOF PLAN
UNIT SIZE DIAGRAM

LOT SIZE: 19,687sf

ALLOWED UNIT SIZE: 9,843.50sf (50%)
PROPOSED UNIT SIZE:
266.91sf UNDERSTORY
5,563.88sf FIRST FLOOR
3,974.95sf SECOND FLOOR
TOTAL UNIT SIZE: 9,805.74 (49.81%)

ZONING DIAGRAM - OPEN SPACE

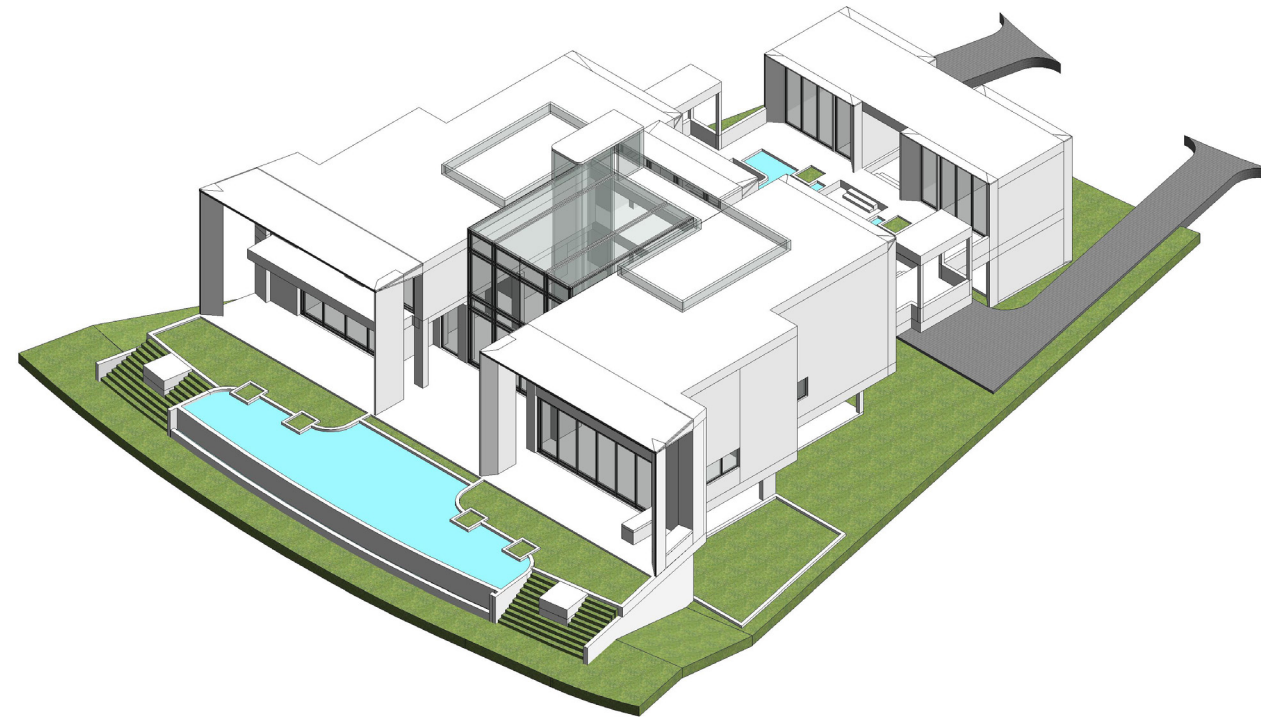
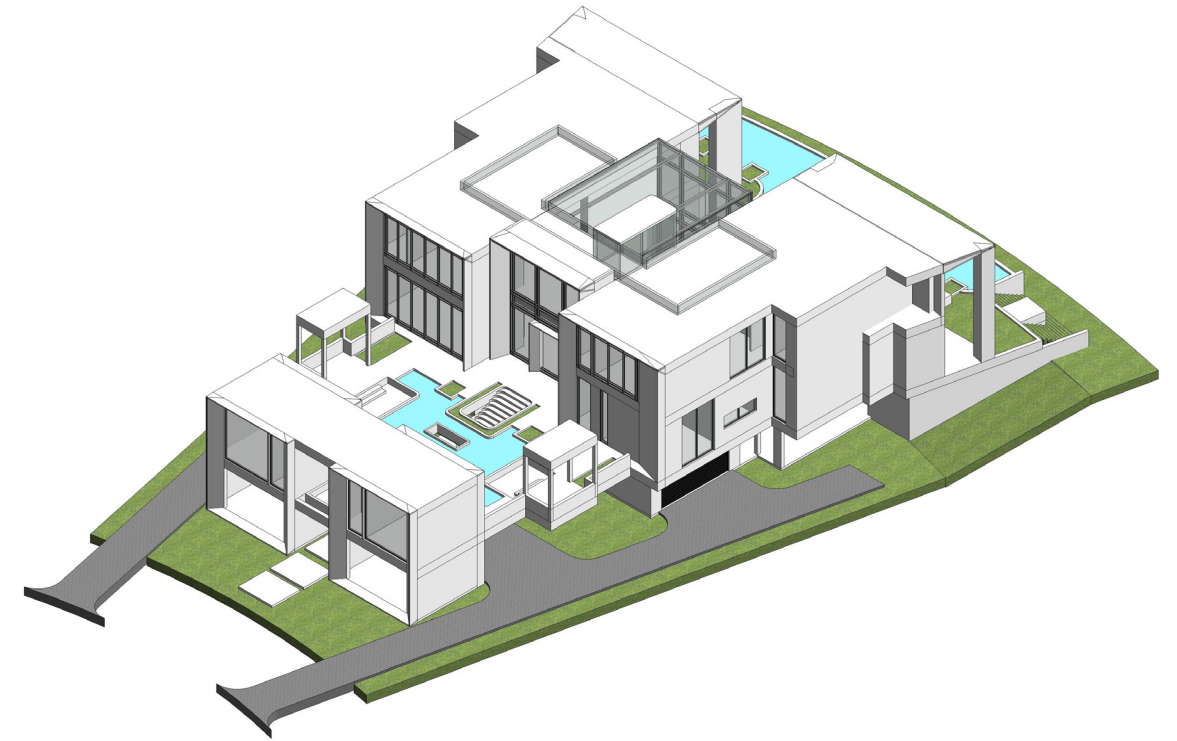
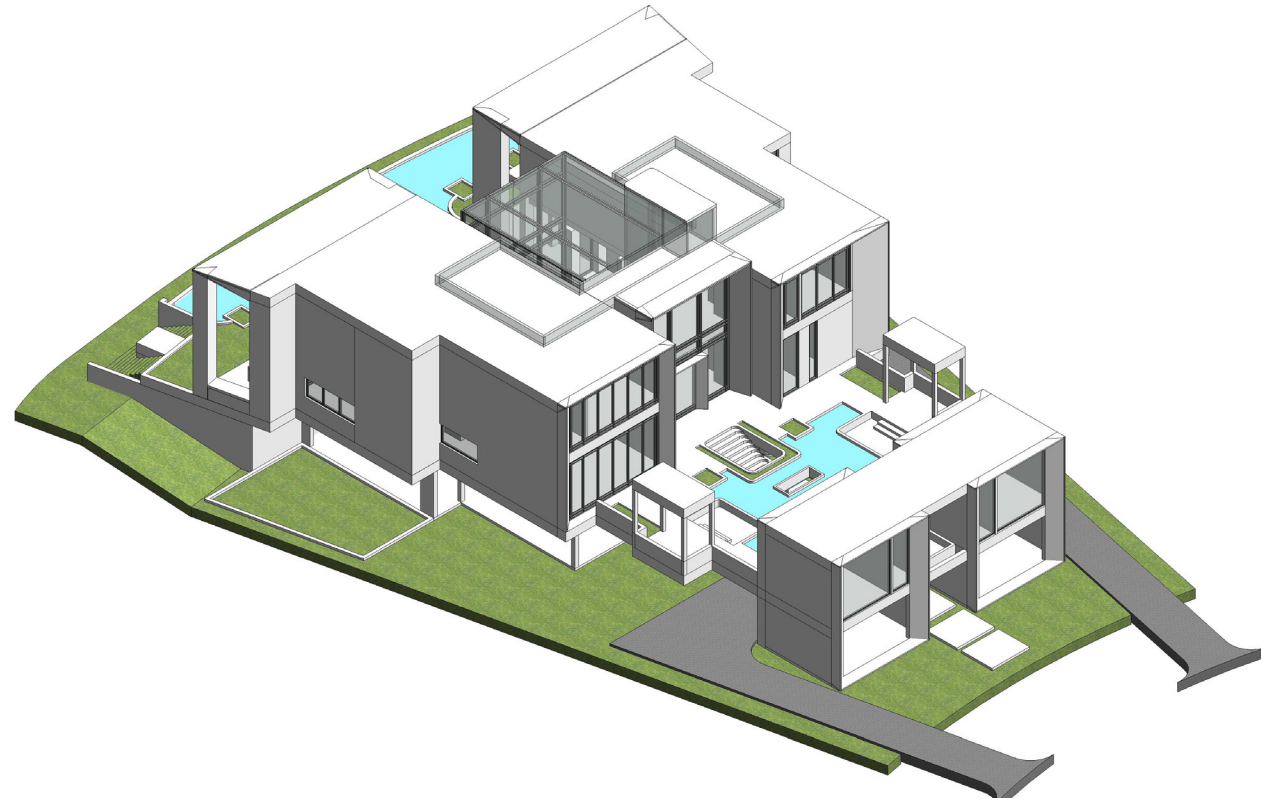


FIRST FLOOR PLAN
OPEN SPACE DIAGRAM

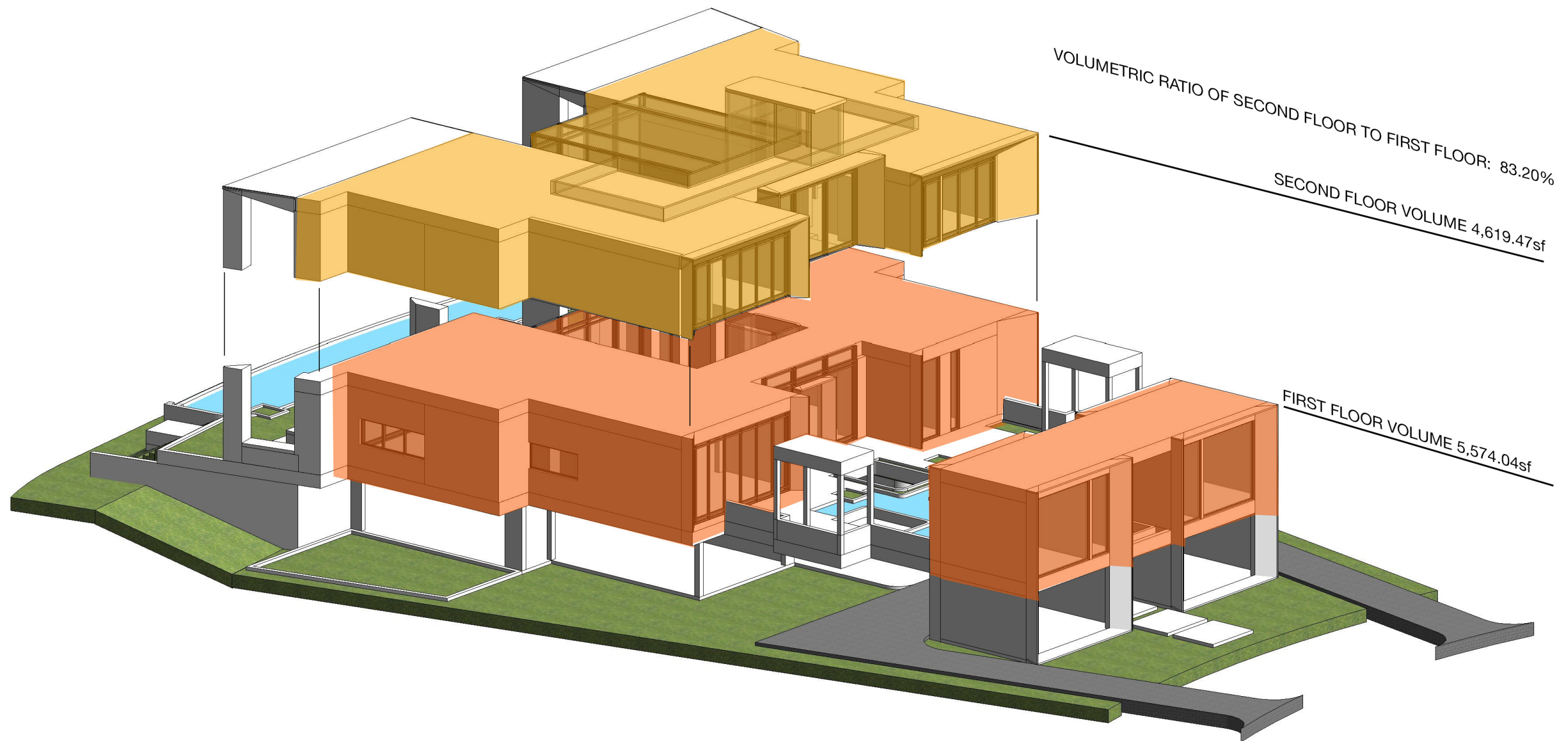
FRONT YARD AREA: 1,564.96sf
REQUIRED OPEN SPACE: 1,095.47sf (70.00%)
PROPOSED OPEN SPACE: 1,095.51sf (70.00%)

REAR YARD AREA: 3,903.75sf
REQUIRED OPEN SPACE: 2,732.63sf (70.00%)
PROPOSED OPEN SPACE: 2,830.38sf (72.50%)

AXONOMETRIC VIEWS

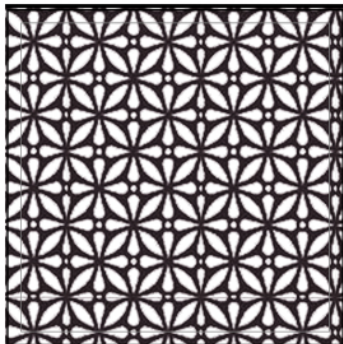


VOLUMETRIC RATIO DIAGRAM





MT1
ALUMINUM MULLIONS
- BRONZE FINISH



MT2
ALUMINUM SCREEN
- BRONZE FINISH



WD1
ALUMINUM WALL
CLADDING- WOOD FINISH



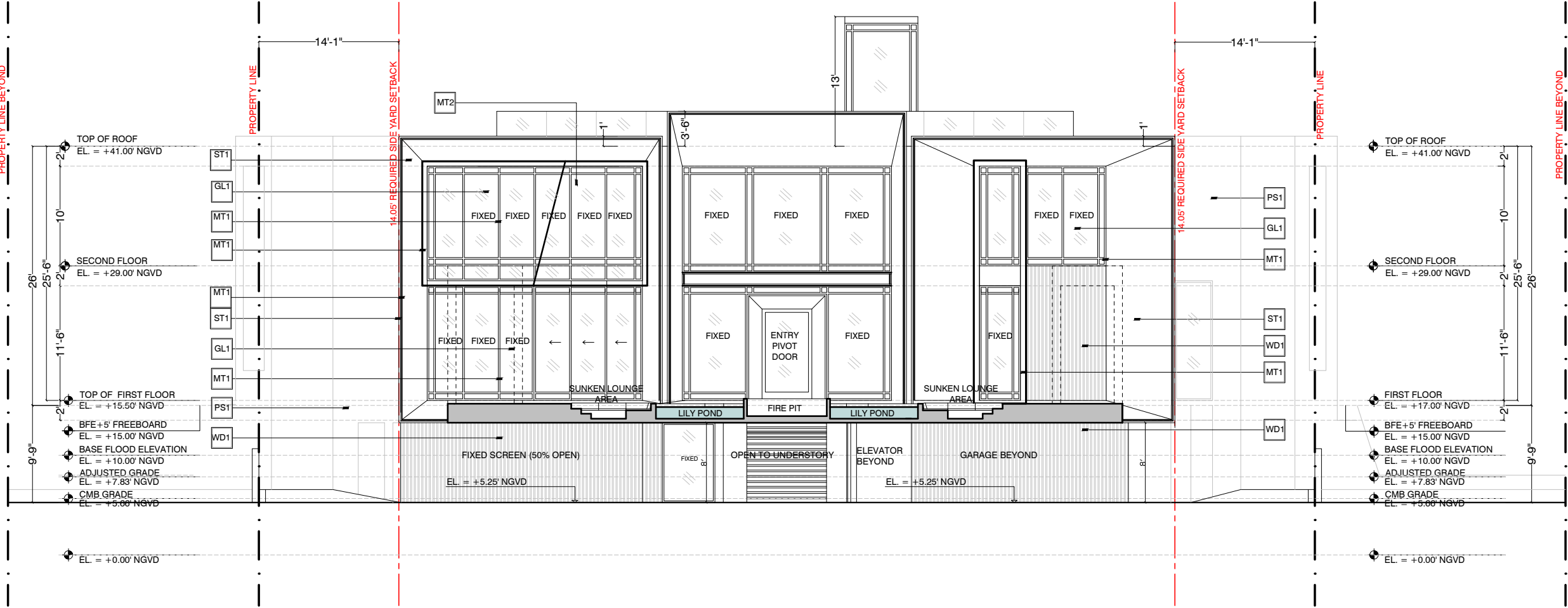
ST1
STONE CLADDING



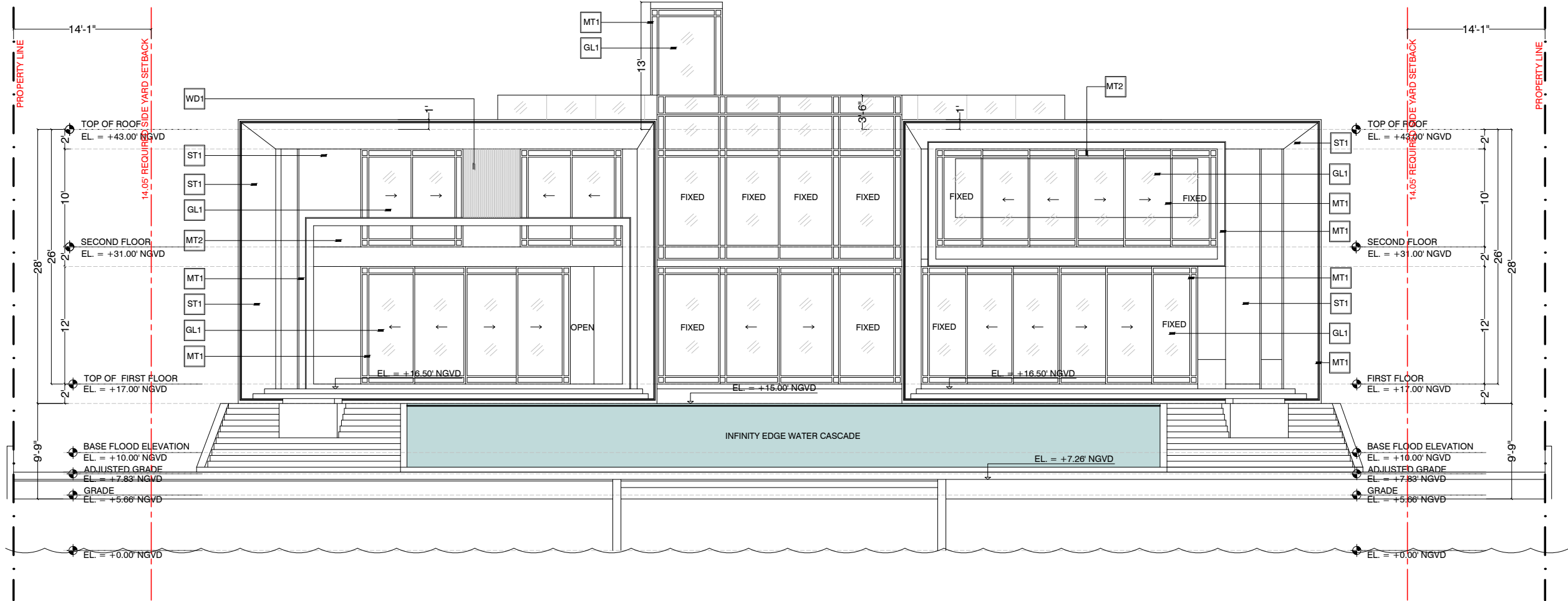
PS1
PAINTED STUCCO
FINISH



GL1
CLEAR IMPACT GLASS

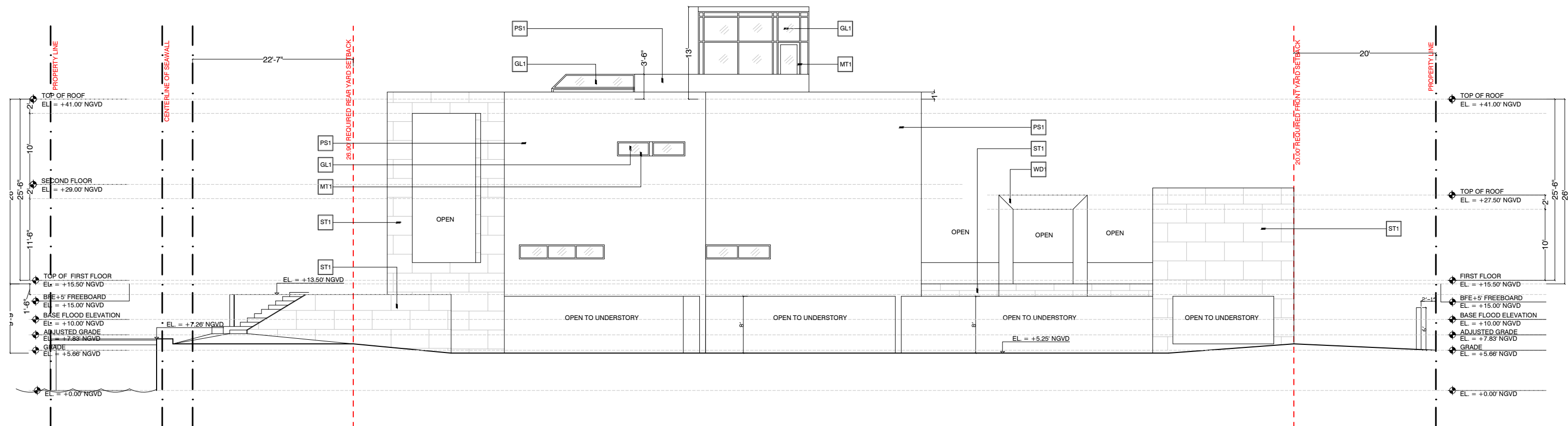


2 NORTH ELEVATION
SCALE - 1/8" = 1'-0"



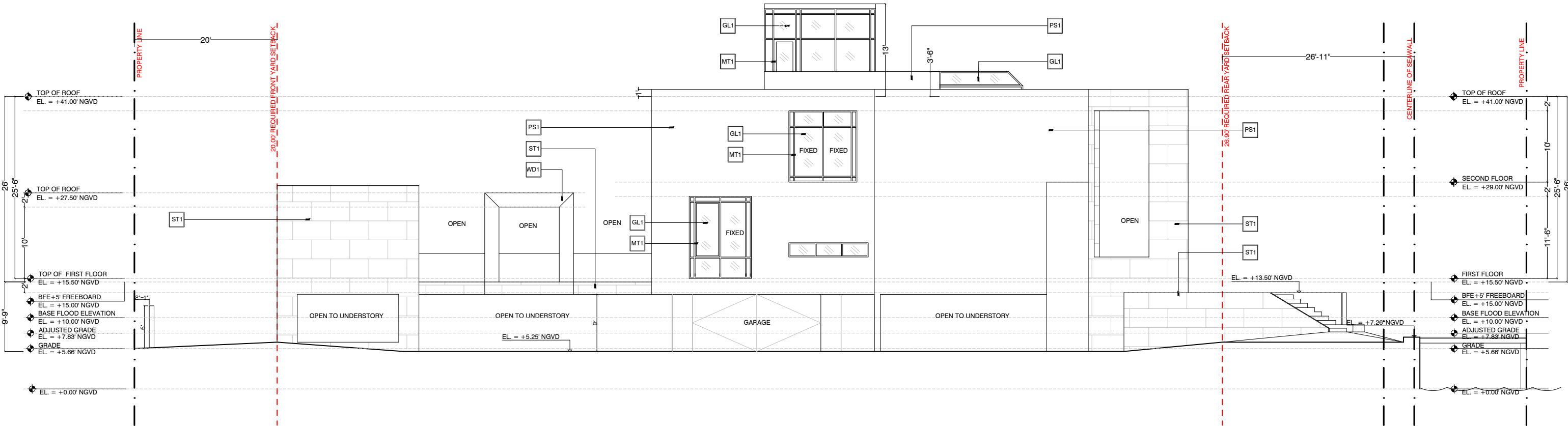
1 SOUTH ELEVATION
SCALE - 1/8" = 1'-0"

ELEVATIONS - EAST



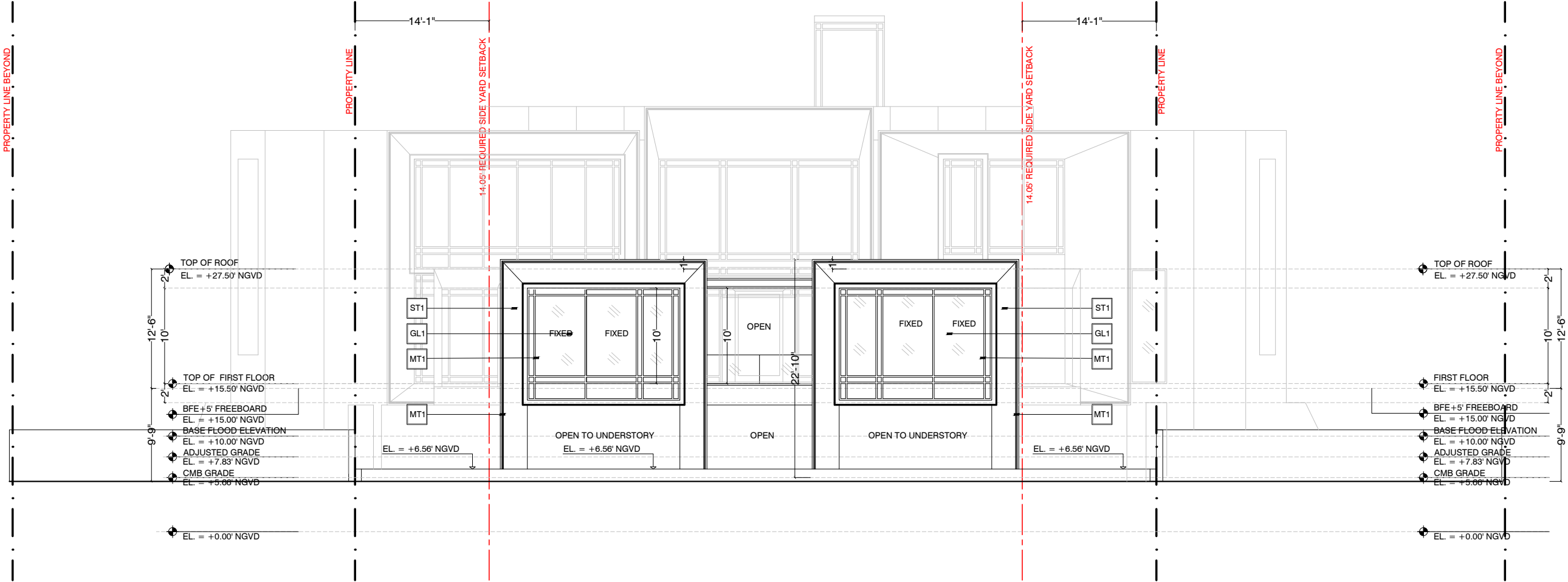
1 EAST ELEVATION

ELEVATIONS - WEST



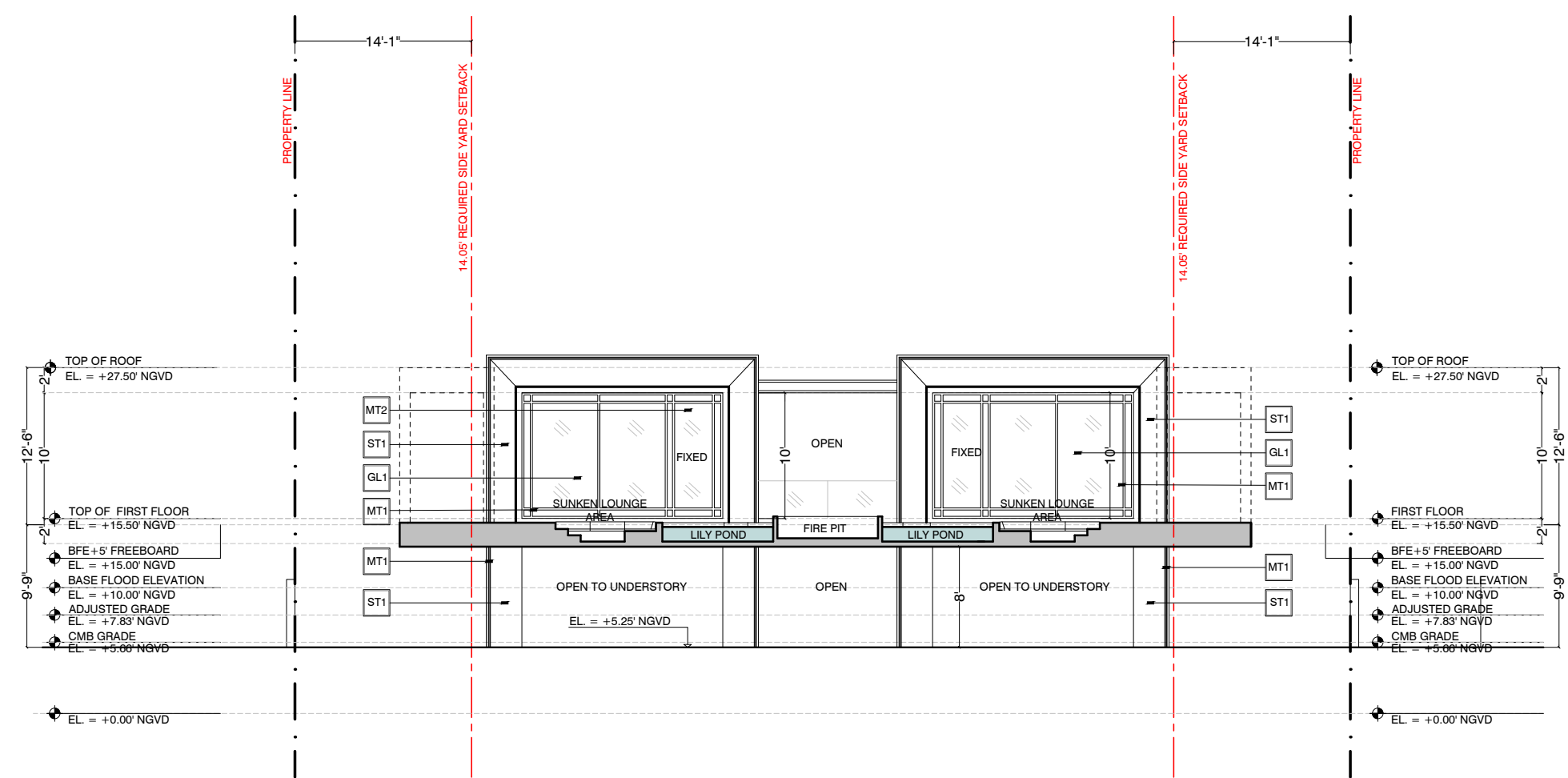
1 WEST ELEVATION
SCALE - 1/8" = 1'-0"

ELEVATIONS - GUEST HOUSE NORTH

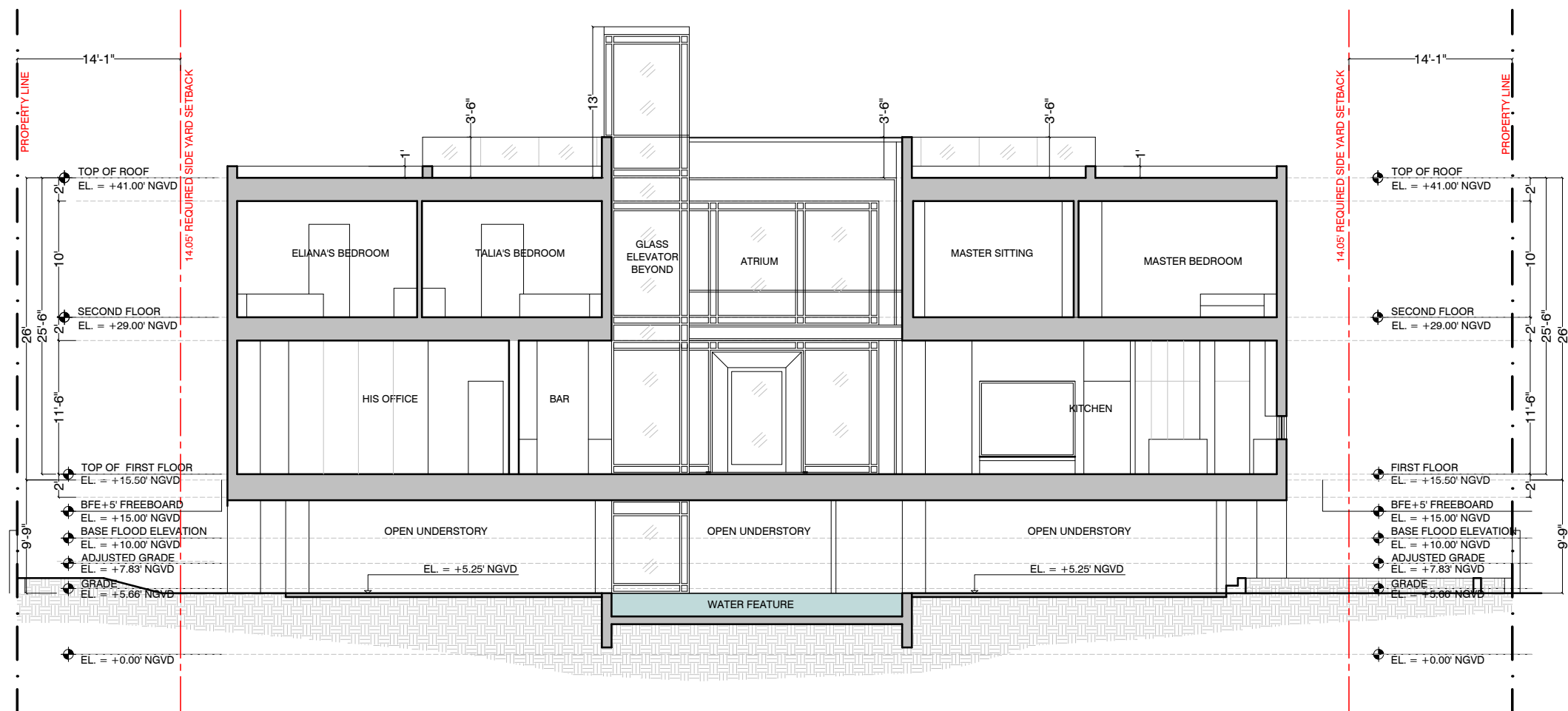


1 NORTH ELEVATION - GUEST HOUSE
SCALE - 1/8" = 1'-0"

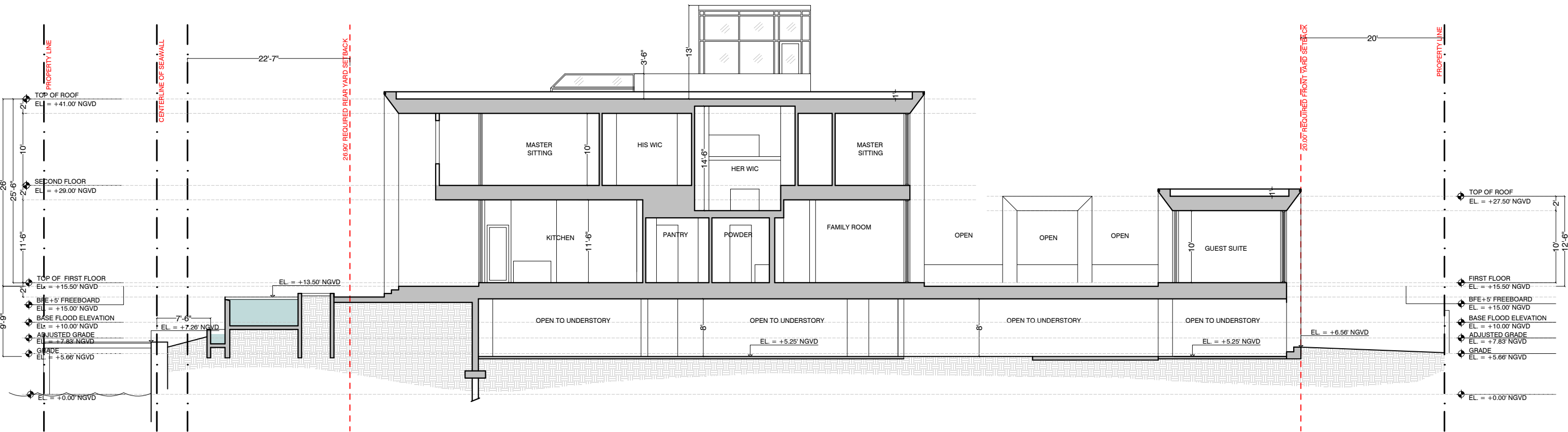
ELEVATIONS - GUEST HOUSE SOUTH



1 SOUTH ELEVATION - GUEST HOUSE
SCALE - 1/8" = 1'-0"

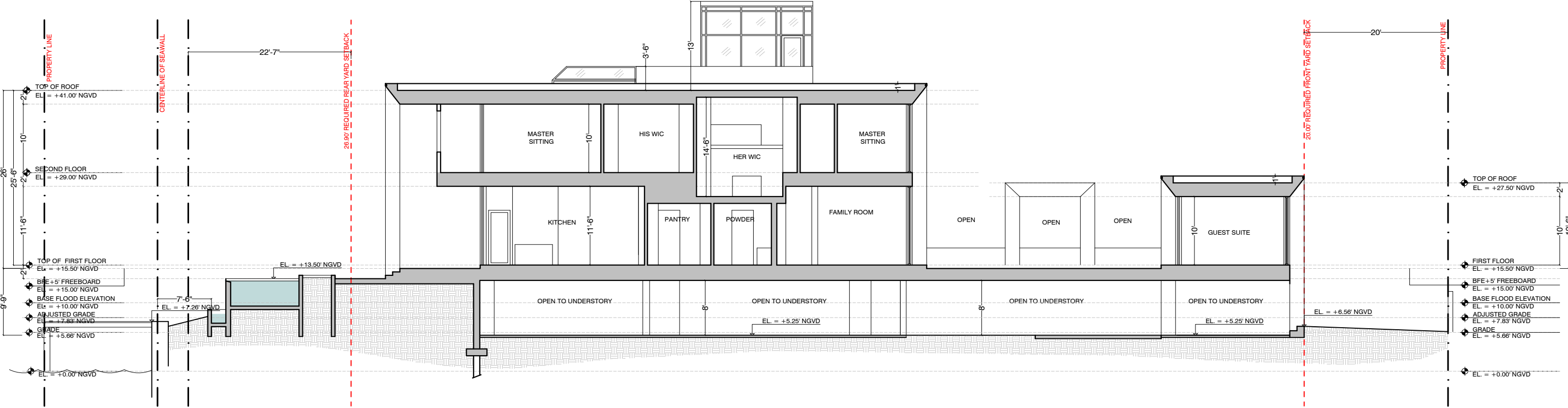


1 TRANSVERSE SECTION
SCALE - 1/8" = 1'-0"



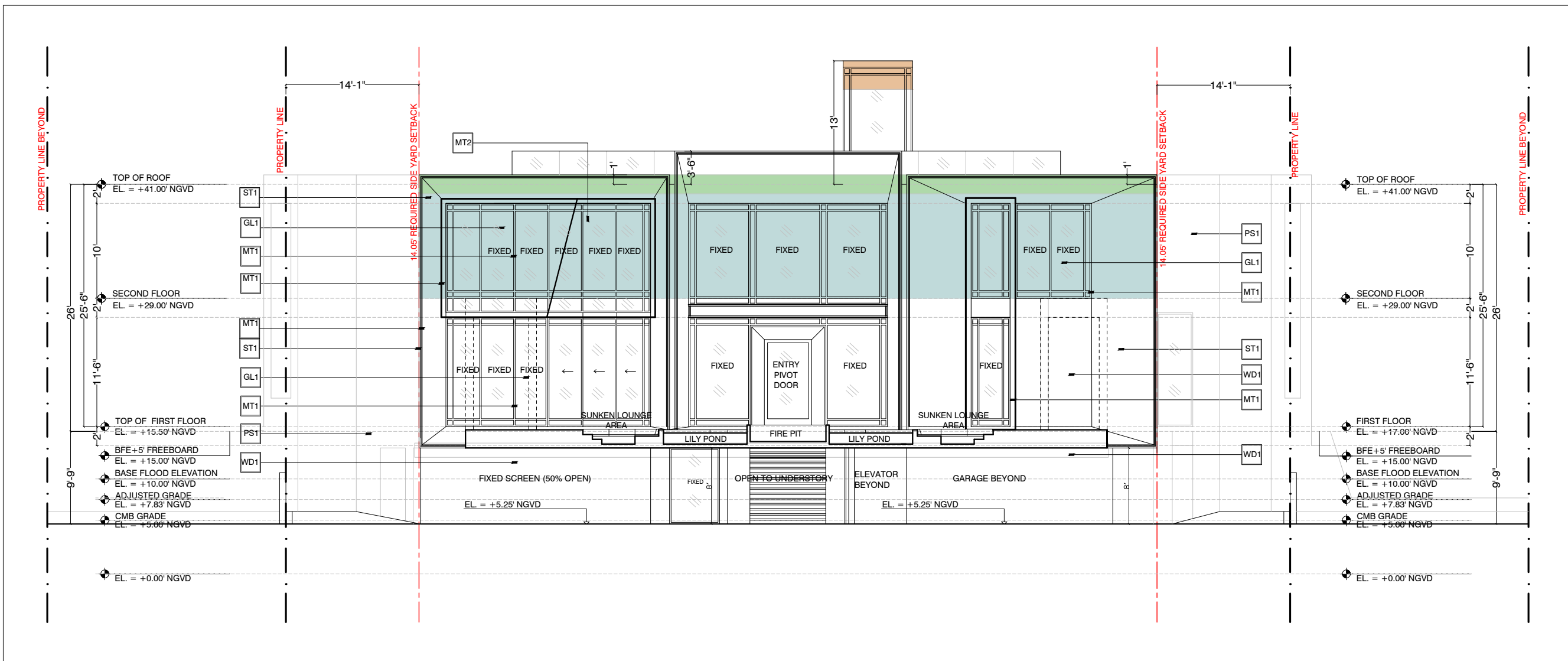
1 LONGITUDINAL SECTION
SCALE - 1/8" = 1'-0"

SECTIONS - LONGITUDINAL



1 LONGITUDINAL SECTION
SCALE - 1/8" = 1'-0"

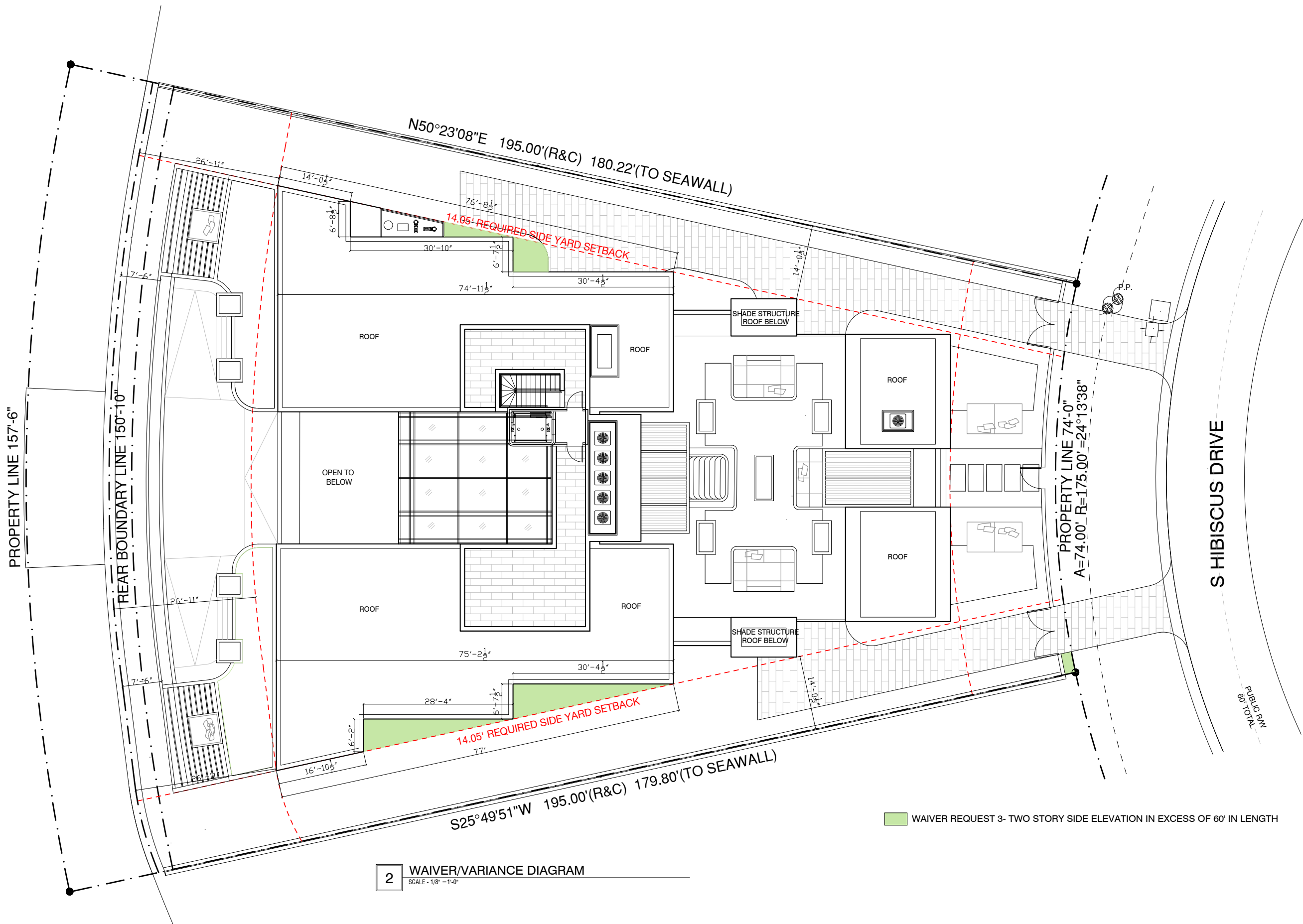
WAIVER/ VARIANCE DIAGRAM



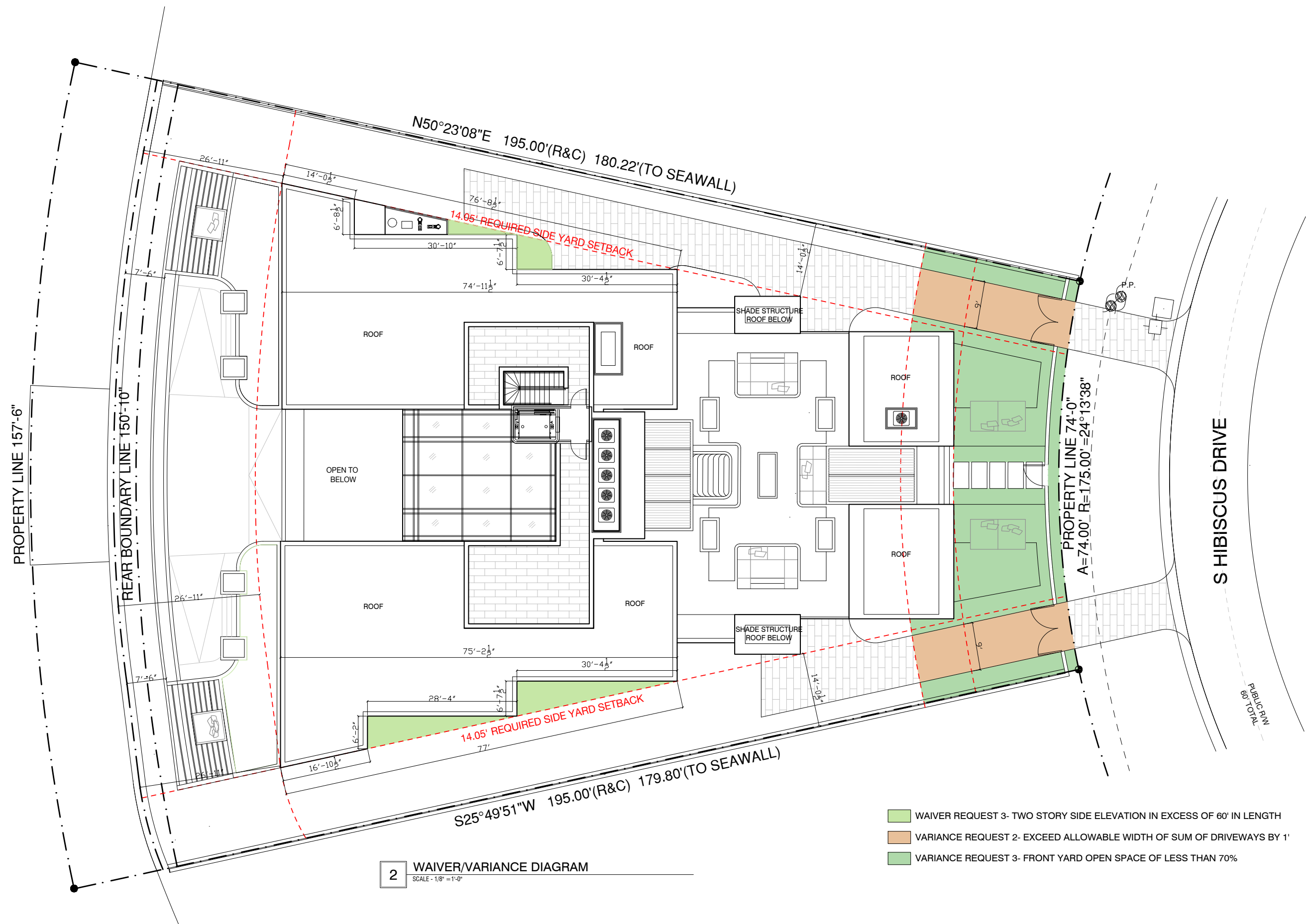
1 HEIGHT WAIVER/VARIANCE DIAGRAM
SCALE - 1/8" = 1'-0"

- WAIVER REQUEST 1- SECOND FLOOR VOLUMETRIC RATIO EXCEEDS 70% OF FIRST FLOOR BY 13.2%
- WAIVER REQUEST 2- ADDITIONAL 2' OF BUILDING HEIGHT
- VARIANCE REQUEST 1- ADDITIONAL 3' OF PROJECTION HEIGHT FOR ELEVATOR OVER RIDE

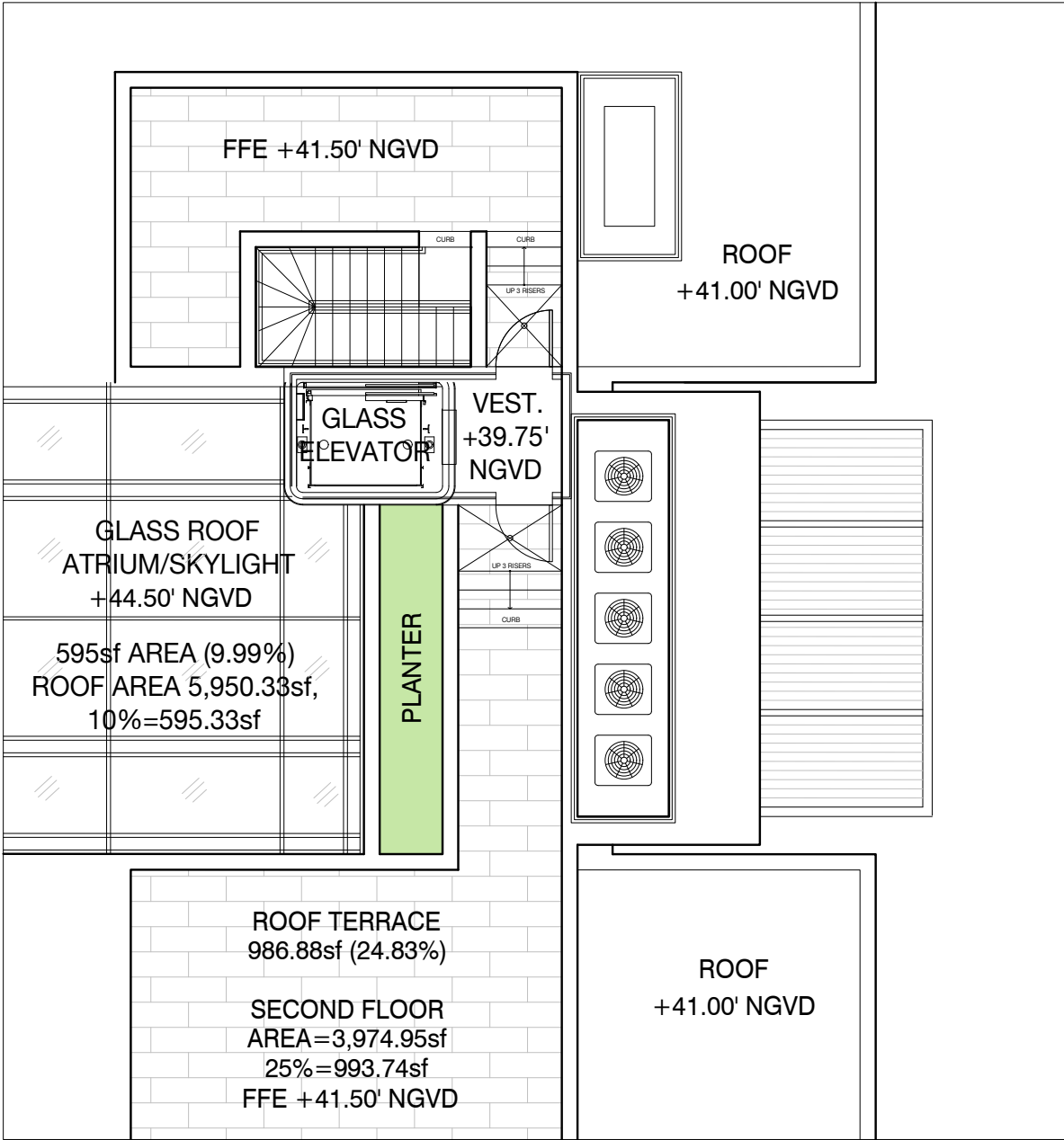
WAIVER/ VARIANCE DIAGRAM



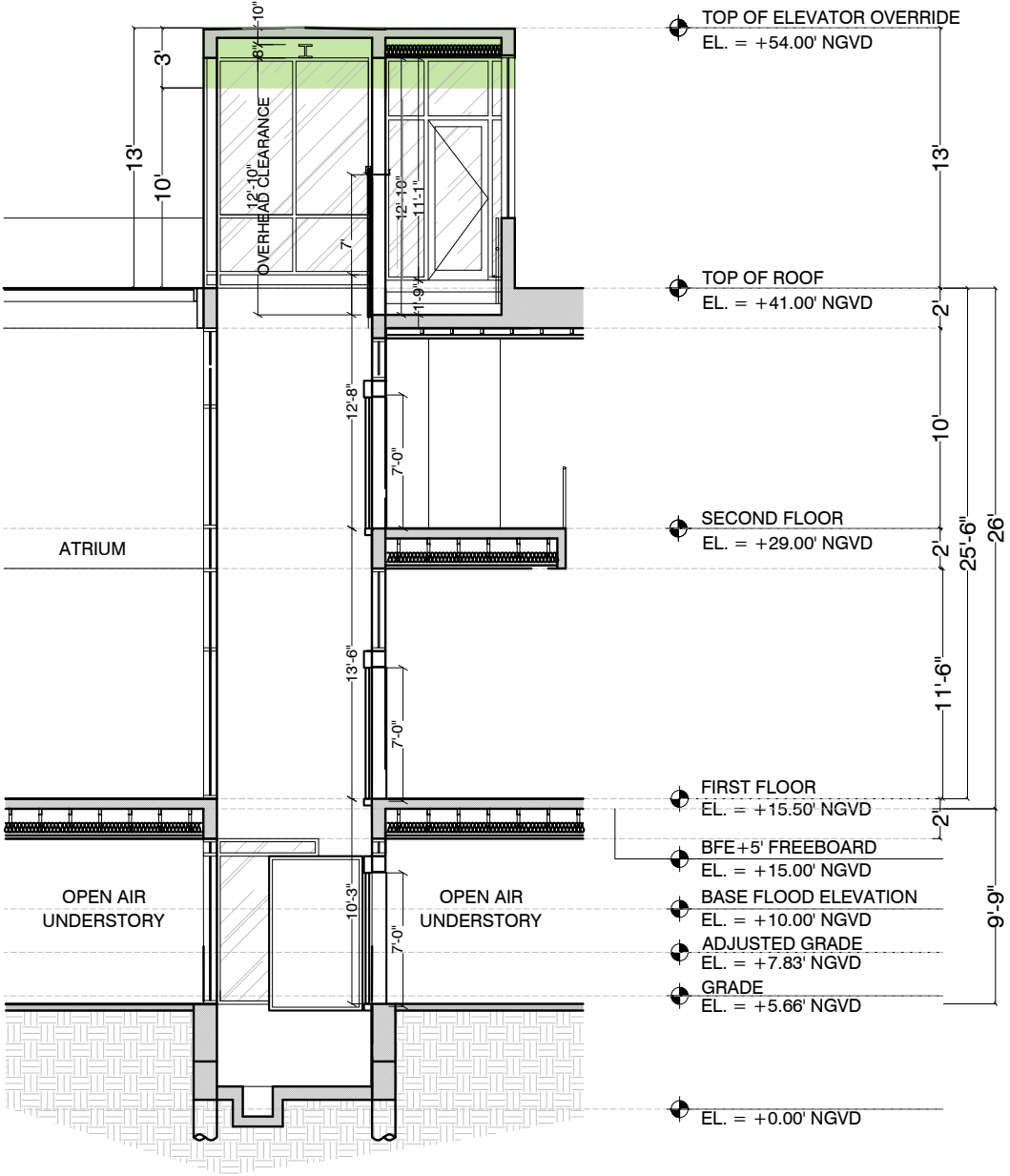
WAIVER/ VARIANCE DIAGRAM



ELEVATOR OVER RIDE DIAGRAM

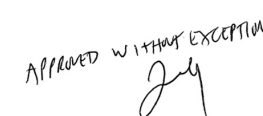


A ELEVATOR ROOF PLAN- PROPOSED
SCALE - 1/4" =1'-0"



B ELEVATOR SECTION- PROPOSED
SCALE - 1/4" =1'-0"

420 SOUTH HIBISCUS
MIAMI BEACH, FLORIDA



FIRST INTERMEDIATE RAIL SUPPORT LOCATION
TO BE LOCATED 14' 0" FROM PIT FLOOR. ALL
OTHER INTERMEDIATE SUPPORTS CANNOT
EXCEED THE MAXIMUM BRACKET SPACING IN
THE RAIL FORCE & BRACKET SPACING DETAIL

CAR R1 = SAFETY APPLICATION
CWT R1 = LOADING OR RUNNING
R2 = LOADING OR RUNNING
REQUIREMENTS FOR RAIL BRACKET
SUPPORT (NOT BY OTIS):
DEFLECTION NOT TO EXCEED 1/8"
BASED ON HORIZONTAL RAIL FORCES.

NOTE J
ROUGH OPENING AT ALL FLOORS, EXCEPT TOP LANDING, EQUALS 7'-10"
TOP LANDING EQUALS 8'-8".

**KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN INC.**

CHECKING IS ONLY FOR GENERAL CONFORMANCE
WITH THE DESIGN CONCEPT OF THE PROJECT AT
GENERAL COMPLIANCE WITH THE INFORMATION
CONTAINED IN THE CONTRACT DOCUMENT.
ANY ACTION SHOW IS SUBJECT TO THE
REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.
CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS
WHICH SHALL BE CONFIRMED AND CORRELATED
AT THE JOB SITE. FABRICATION PROCESSES AND
TECHNIQUES OF CONSTRUCTION, COORDINATION
WITH WORK WITH THAT OF ALL OTHER TRADES, AND
THE SATISFACTORY PERFORMANCE OF HIS WORK
DOES NOT REPRESENT ARCHITECT'S
ASSUMPTION OF LIABILITY FOR DEVIATIONS FROM
THE SPECIFICATIONS.

☒ NO EXCEPTIONS TAKEN

☐ REUSE AND RESUBMIT

☐ MAKE CORRECTIONS REQUIRED

☐ DISCUSSION IN REQUIRED


☐ MAKE CORRECTIONS NOTED

☐ SUBMIT REQUIRED RECORD COPY

SIGNED: JK
DATED: 1-22-2016



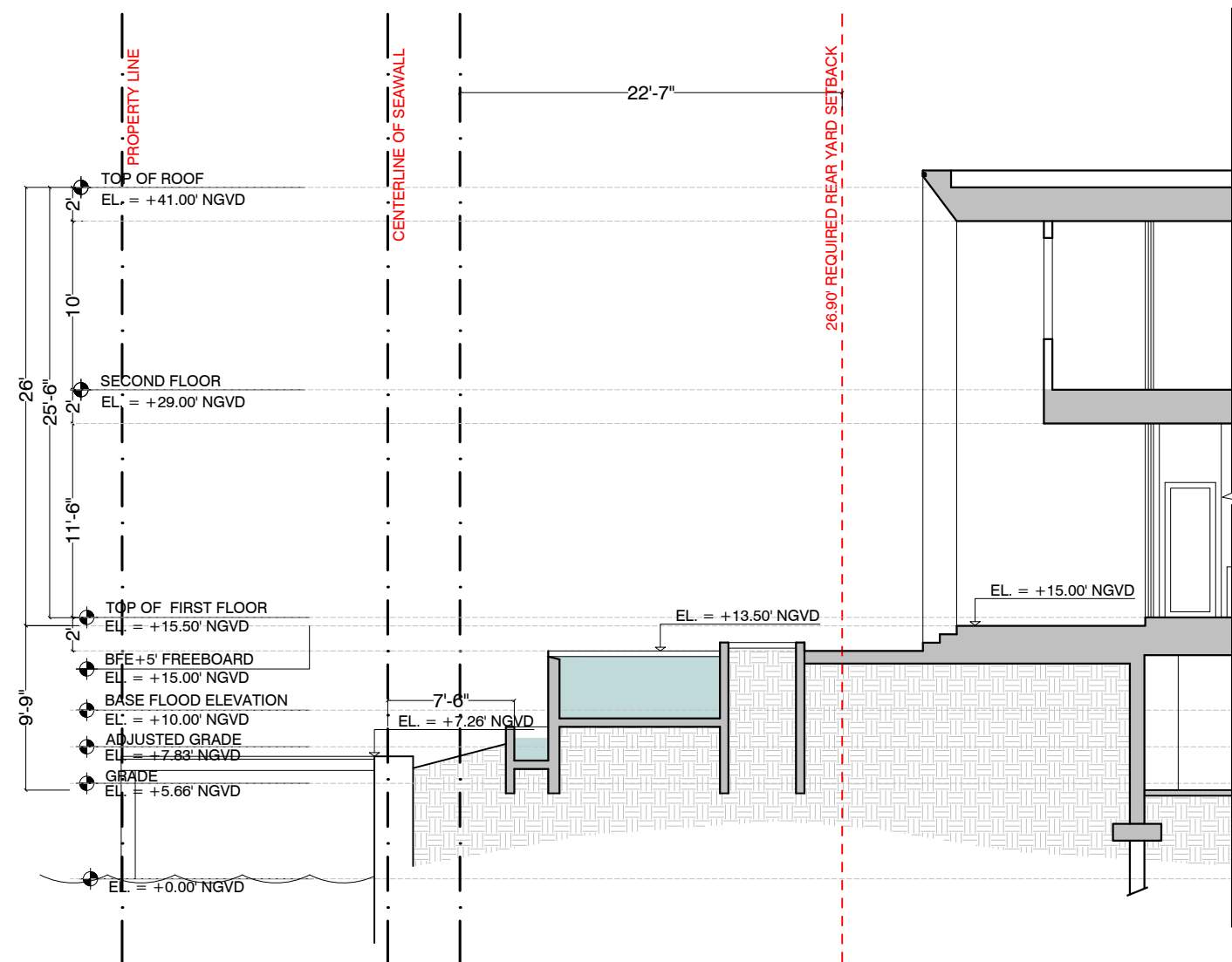
ADEQUATE SUPPORT AT ALL FASTENING POINTS OF ENTRANCE ASSEMBLY REQUIRED. MUST WITHSTAND A HORIZONTAL PULL-OUT FORCE OF 140 LBS. @ EA. FASTENING POINT (8 @ EA. ENTRANCE) INCLUDING SUPPORT FOR CENTER SILL SUPPORT BRACKET (NOT BY OTIS).

APPROVAL	
THIS ARRANGEMENT AND SUPPLEMENTARY NOTES APPROVED	
SIGNED: _____	DATE: _____
<p>THIS WORK AND THE INFORMATION IT CONTAINS ARE THE PROPERTY OF OTIS ELEVATOR COMPANY ("OTIS"). IT IS DELIVERED TO OTHERS ON THE EXPRESS CONDITION THAT IT WILL BE USED ONLY FOR OR ON BEHALF OF OTIS, THAT NEITHER IT NOR THE INFORMATION IT CONTAINS WILL BE REPRODUCED OR DISCLOSED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF OTIS; AND THAT ON DEMAND IT AND ANY COPIES WILL BE PROMPTLY RETURNED TO OTIS.</p> <p>UNPUBLISHED WORK © OTIS ELEVATOR COMPANY 2004 ALL RIGHTS RESERVED.</p>	
<div><div><h1>Gen2®</h1><p>2100# @ 150 F.P.M. SEISMIC 0/1</p></div><div><h2>Otis</h2><p>A United Technologies Company</p></div></div> <div><p>DWG. NO.: G2S 2100-EL</p><p>BUILDING Star Island Residence</p><p>LOCATION 6 Star Island Drive. Miami Beach FL 33139</p><p>CONT. WITH Todd Glaser</p><p>OWNER</p><p>ARCHT. Kobi Karp Architecture</p><p>CONTRACT NO.</p></div>	

Calculation of Minimum and Maximum Yards			
PROPERTY CONDITIONS			
	Waterfront Lot (Yes/No)		YES
	Corner property (Yes/No)		NO
	Sidewalk (yes/no)		NO
	Sidewalk elevation at the centerline of the front of the property		0.000
	Crown of road at center of property (if no sidewalk exists or is proposed)		5.660
	Flood Elevation		10.000
	Freeboard (provided)		5.000
INTERIOR SIDEYARD CONDITIONS			
Indicate yes only for the condition that applies		Max. Yard Elevation	
Yes	Default Condition unless one of the below applies Maximum Yard Elevation		8.160
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?		10.330
	Is the abutting property vacant?		10.330
	Is there a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?		10.000
REAR YARD CONDITIONS			
Indicate yes only for the condition that applies		Max. Yard Elevation	
Yes	Default Condition unless one of the below applies Maximum Yard Elevation		8.160
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?		10.330
	Is the abutting property vacant?		10.330
	Is there a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?		10.000
RESULTS			
Grade	5.66	Front Yard	
Adjusted Grade	7.83	Min Yard Elevation	6.560
30" above Grade	8.16	Max Yard Elevation	8.160
Future Crown of Road	5.25	Interior Side	
Future Adjusted Grade	8.125	Min Yard Elevation	6.560
Minimum Freeboard Elev.	11.000	Max Yard Elevation	8.160
Maximum Freeboard Elev.	15.000	Interior Side	
Minimum Yard Elevation	6.56	Min Yard Elevation	6.560
Min. Garage elevation (for a detached or attached garage, not under the house)	7.83	Max yard Elevation	8.160
Minimum garage ceiling elevation	19.000	Waterfront	
		Min Yard Elevation	6.560
		Max Yard Elevation	15.000

<div>Interior Side Yard</div> <div>Minimum Yard Elevation 6.560</div> <div>Maximum Yard Elevation 8.160</div>	<div>Waterfront</div> <div>Minimum Yard Elevation: 6.560</div> <div>Maximum Yard Elevation: 15.000</div>	<div>Interior Side</div> <div>Minimum Yard Elevation 6.560</div> <div>Maximum Yard Elevation 8.160</div>
<div>Front Yard</div> <div>Minimum Yard Elevation: 6.560</div> <div>Maximum Yard Elevation: 8.160</div>		

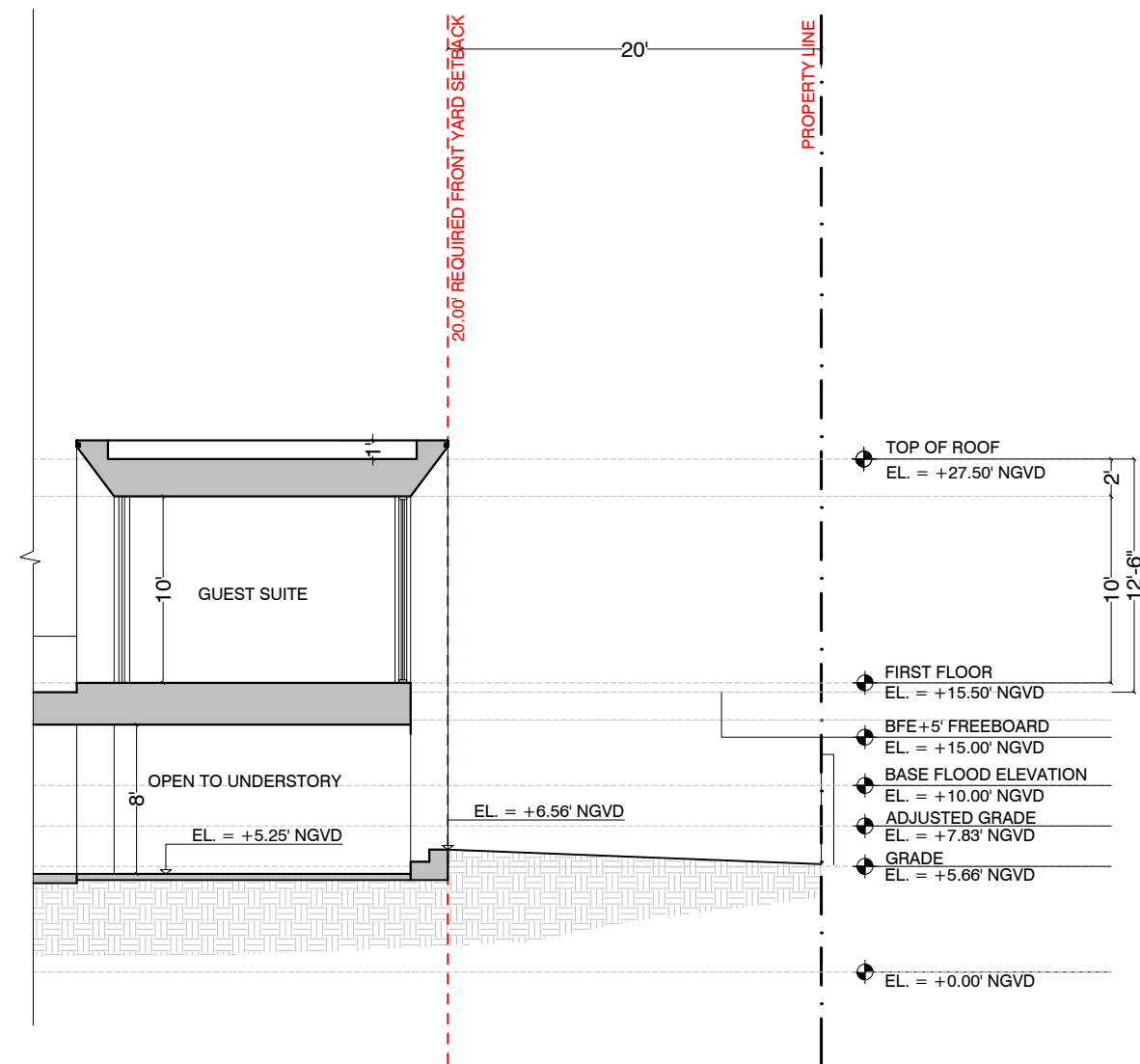
FRONT AND REAR YARD SECTION



1

REAR YARD SECTION

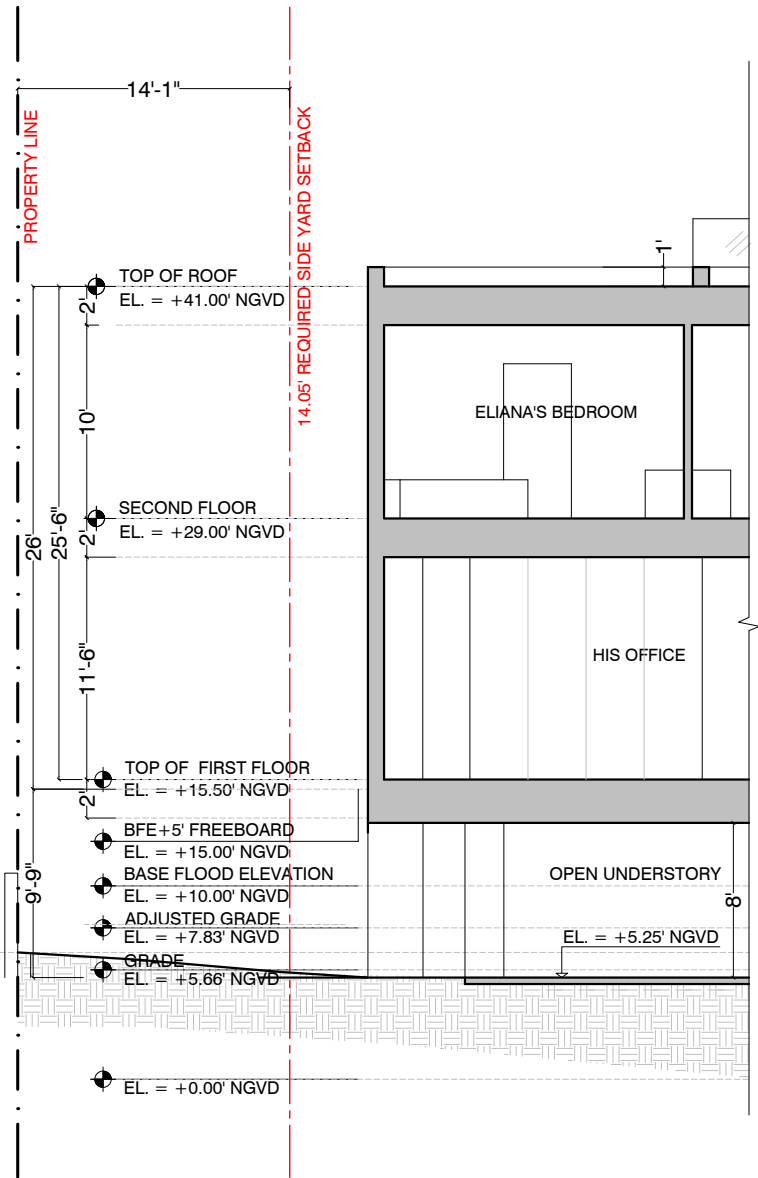
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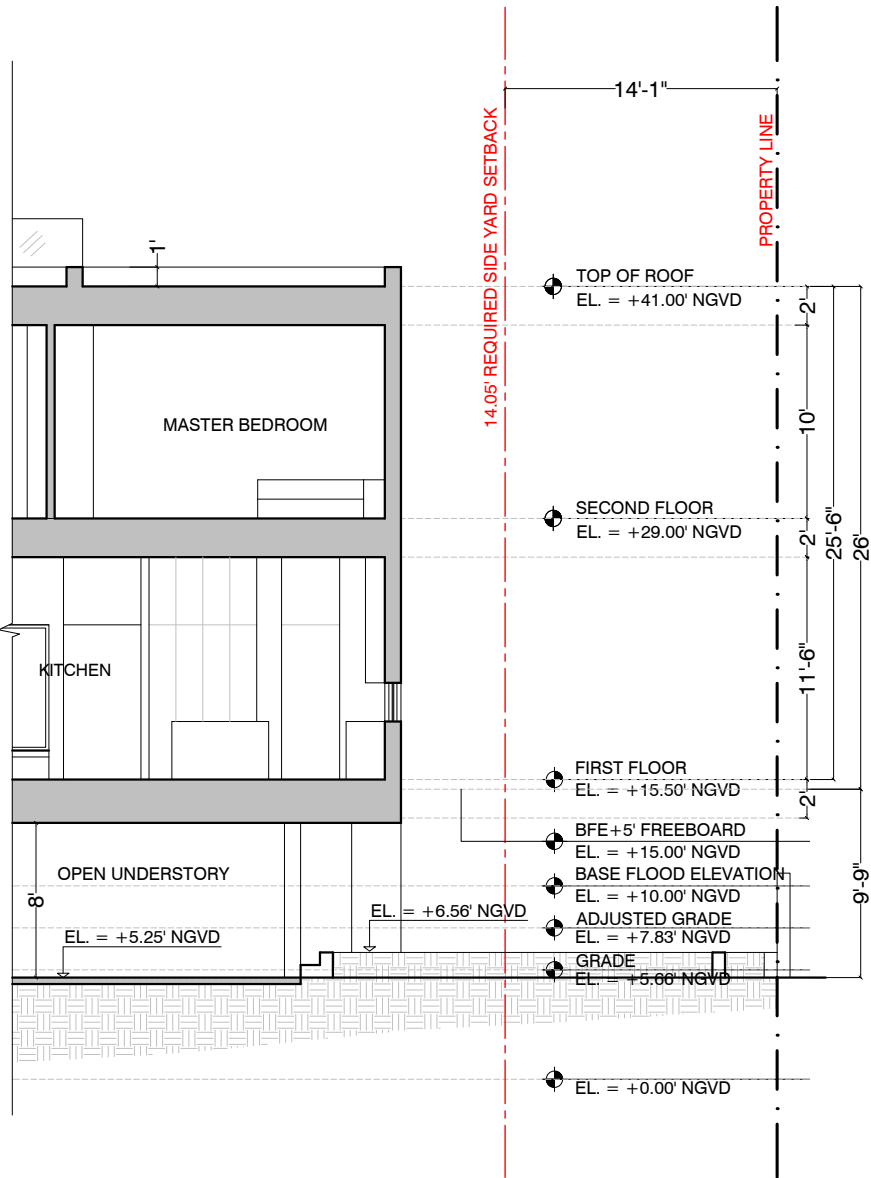
2

FRONT YARD SECTION

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



1 EAST SIDE YARD SECTION
SCALE - 1/8" = 1'-0"



2 WEST SIDE YARD SECTION
SCALE - 1/8" = 1'-0"

GRADING PLAN

