

1485 CLEVELAND ROAD

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MIAMI BEACH, FL
33141

DRB 19-0489 FINAL SUBMITTAL - JANUARY 6TH, 2020



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

Rev.	Date	Rev.	Date

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Zoning
DRB 19-0489 SUBMITTAL 1-6-2020

PRIVATE RESIDENCE
1485 CLEVELAND RD
Miami Beach, FL 33141

Owner:
PRIVATE

Landscape Architect:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
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Tel:
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Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
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K O B I
K A R P

KOBI KARP
Lic. # AR0012578

COVER

Date	Sheet No.
Scale	A0.00
Project 1953	

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION				
1	ADDRESS:	1485 CLEVELAND RD., MIAMI BEACH, FL 33141			
2	FOLIO NUMBER(S):	02-3203-001-2230			
3	BOARD AND FILE NUMBERS:	N/A			
4	YEAR BUILT:	1954	ZONING DISTRICT:	RS-3 (SINGLE-FAMILY)	
5	BASE FLOOD ELEVATION:	8'-0" NGVD	FUTURE GRADE VALUE IN NGVD :	N/A	
6	GRADE:	5.11' NGVD	ADJUSTED GRADE:	6.55' NGVD	
7	LOT AREA:	11,250 SF	HEIGHT OF FIRST FLOOR:	+9.00' N.G.V.D.	
8	LOT WIDTH:	75'-0"	LOT DEPTH:	150'-0"	
9	MAX LOT COVERAGE SF AND %:	3,375 SF (30.00%)	PROPOSED LOT COVERAGE SF AND %:	2,898 SF (25.76%)	
10	FRONT YARD OPEN SPACE SF AND PERV. % FOR 20'-0" FRONT SETBACK:	785 SF (52.3%)	REAR YARD OPEN SPACE SF AND PERVIOUS %:	1,224.3 SF (72.55%)	
11	N / A				
12	MAX UNIT SIZE SF AND %:	5,625 SF (50.00%) REQUIRED	PROPOSED UNIT SIZE SF AND %:	5,609 SF (49.85%)	
13	EXISTING FIRST FLOOR UNIT SIZE SF AND %:	N/A	PROPOSED FIRST FLOOR UNIT SIZE %:	2,820 SF (25.06%)	
14	EXISTING SECOND FLOOR UNIT SIZE SF AND %:	N/A	PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	2,789 SF (24.79%)	
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
15	HEIGHT:	24'- FLAT ROOFS	N/A	28'-0"	WAIVER #1: +4'-0"
16	SETBACKS:				
	FRONT FIRST LEVEL:	20'-0"	N/A	31'-8"	NONE
	FRONT SECOND LEVEL:	30'-0"	N/A	46'-11"	NONE
17	SIDE 1: WEST	10'-0"	N/A	10'-2"	NONE
18	SIDE 2: EAST	10'-0"	N/A	10'-2"	NONE
19	REAR:	22'-6" (15%)	N/A	27'-3"	NONE
	ACCESSORY STRUCTURE SIDE 1:	7'-6"	N/A	N/A	NONE
20	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	NONE
21	ACCESSORY STRUCTURE REAR:	11'-3" (MIN.)	N/A	N/A	NONE
22	SUM OF SIDE YARD:	18'-9" (25%)	N/A	20'-0"	NONE
23	LOCATED WITHIN A LOCAL HISTORIC DISTRICT):		NO		
24	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?		NO		
25	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?		NO		
26	PROPOSED ENCROACHMENT IN REAR YARD				1'-3" REAR BALCONY
27	PROPOSED ENCROACHMENT IN WEST SIDE YARD				1'-6" ROOF EYEBROW
28	PROPOSED ENCROACHMENT IN EAST SIDE YARD				1'-0" ROOF EYEBROW
29	PROPOSED GROUND FLOOR VOLUME INCLUSIVE OF GARAGE			3,190 SF	
30	PROPOSED SECOND FLOOR VOLUME	2,233 SF (70% OF FIRST FLOOR)		2,789 SF (87.42% OF FIRST FLOOR)	WAIVER #2: SECOND FLOOR VOLUME EXCEEDS 70% OF FIRST FLOOR

NOTES: IF NOT APPLICABLE WRITE N/A

LEGAL DESCRIPTION:

LOT 9, BLOCK 10, OF BISCAYNE POINT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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 A HEIGHT OF 2'-0" AND 8'-0" ABOVE AVERAGE GRADE (5.11' 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

[illegible][illegible]

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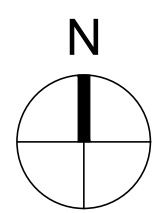


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PROJECT DATA

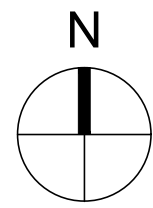
PROPOSED DESIGN

Date	Sheet No. A0.01
Scale	
Project 1953	



1 LOCATION MAP

Scale: N.T.S.



1 CONTEXT MAP

Scale: N.T.S.

Rev.	Date	Rev.	Date

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LOCATION MAP

PROPOSED DESIGN

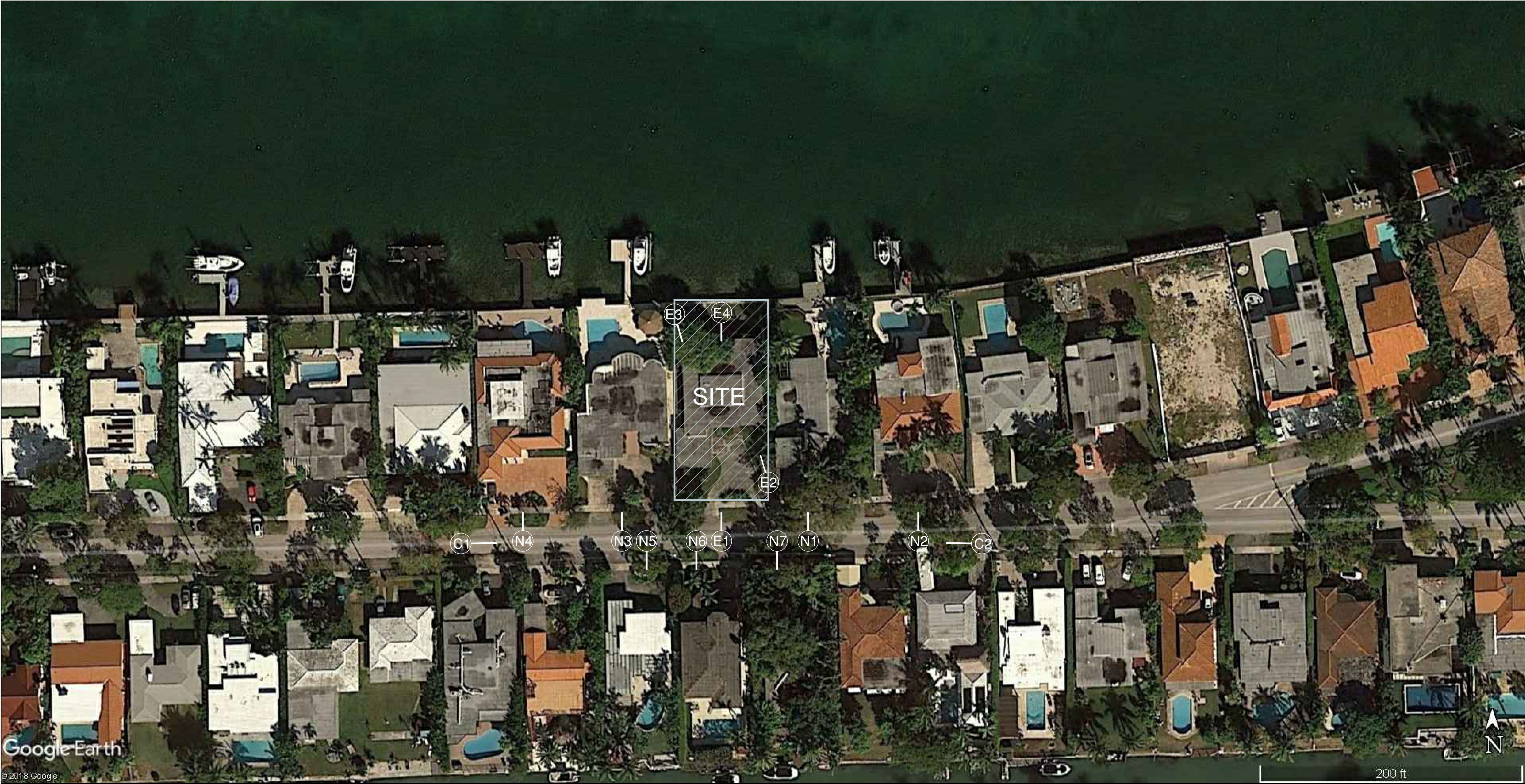
Date	Sheet No.
Scale	A0.02
Project 1953	

IMAGES ON SHEET A0.04-CONTEXT
C1 - CLEVELAND RD. - LOOKING EAST
C2 - CLEVELAND RD. - LOOKING WEST

IMAGES ON SHEET A0.05-EXISTING PROPERTY
E1 - FRONT YARD
E2 - SIDE YARD - EAST
E3 - SIDE YARD - WEST
E4 - REAR YARD

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY
N1 - 1475 CLEVELAND RD.
N2 - 1465 CLEVELAND RD.
N3 - 1495 CLEVELAND RD.
N4 - 1515 CLEVELAND RD.

IMAGES ON SHEET A0.07-NEIGHBOR PROPERTY
N5 - 1500 CLEVELAND RD.
N6 - 1490 CLEVELAND RD.
N7 - 1480 CLEVELAND RD.



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CONTEXT KEY PLAN
PROPOSED DESIGN

Date	Sheet No.
Scale	A0.03
Project 1953	



3 E3 - N.W. CORNER VIEW OF HOUSE
Scale: N.T.S.



4 E4 - REAR VIEW OF HOUSE
Scale: N.T.S.



2 E2 - S.E. CORNER VIEW OF HOUSE
Scale: N.T.S.



1 E1 - FRONT VIEW OF HOUSE
Scale: N.T.S.

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EXISTING HOUSE IMAGES
PROPOSED DESIGN

Date	Sheet No.
Scale	A0.04
Project	1953



2 C2 - CLEVELAND RD. LOOKING WEST
Scale: N.T.S.



1 C1 - CLEVELAND RD. LOOKING EAST
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CONTEXT IMAGES
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Date	Sheet No. A0.05
Scale	
Project 1953	



3 N3 - 1495 CLEVELAND RD
Scale: N.T.S.



4 N4 - 1515 CLEVELAND RD.
Scale: N.T.S.



2 N2 - 1465 CLEVELAND RD.
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1 N1 - 1475 CLEVELAND RD.
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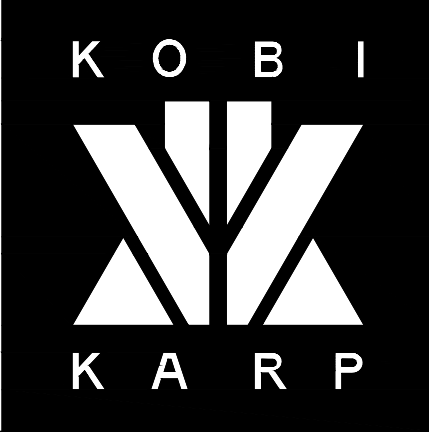
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CONTEXT IMAGES
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Date	Sheet No.
Scale	A0.06
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3 N7 - 1480 CLEVELAND RD
Scale: N.T.S.



2 N6 - 1490 CLEVELAND RD.
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1 N5 - 1500 CLEVELAND RD.
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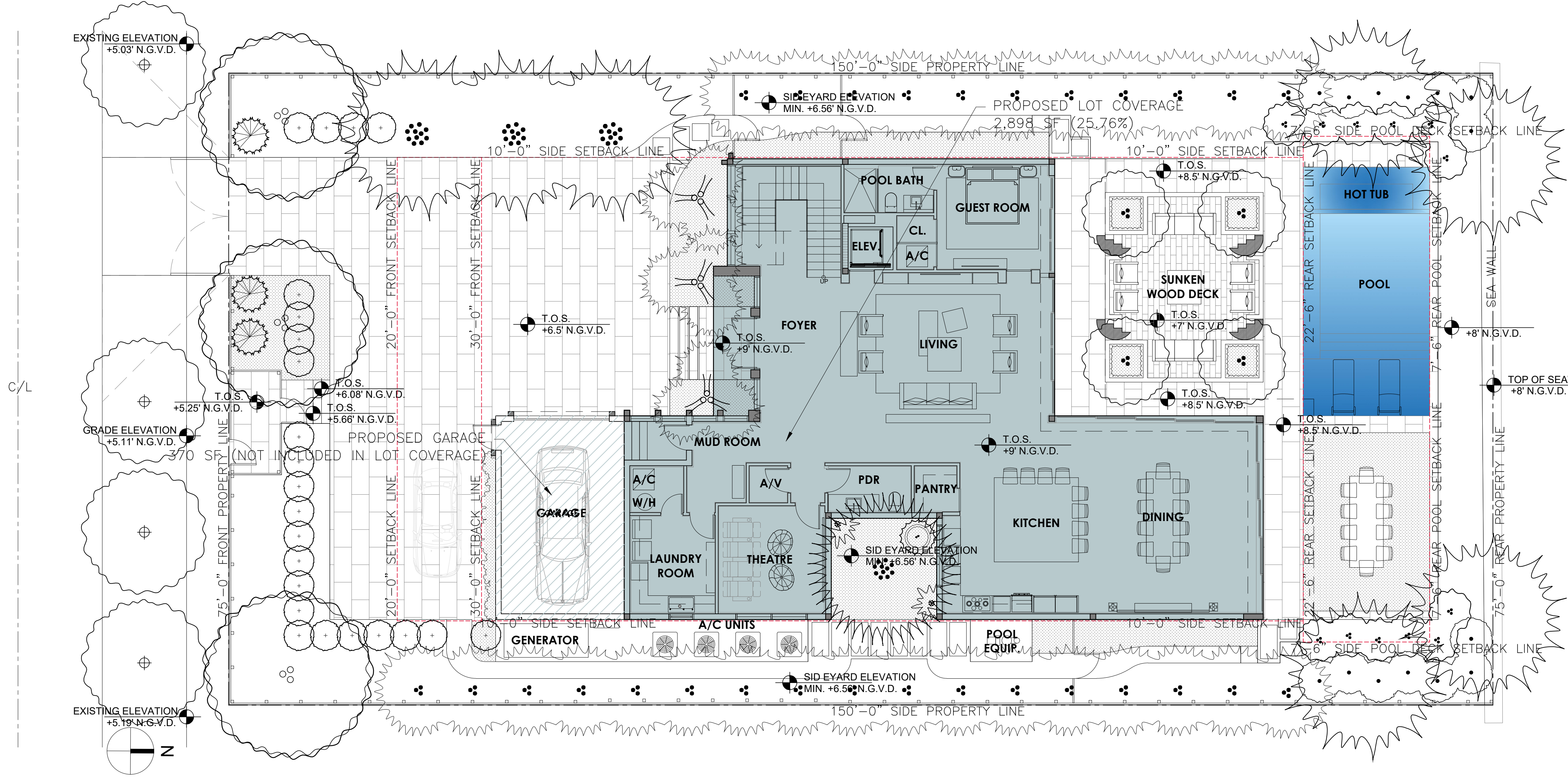
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CONTEXT IMAGES
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Date	Sheet No.
Scale	A0.07
Project 1953	



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

LOT AREA	11,250 SF
MAX LOT COVERAGE ALLOWED (25%)	2,812.5 SF OR (30%) 3,375 SF
MAX LOT COVERAGE PROVIDED	2,898 SF (25.76%)

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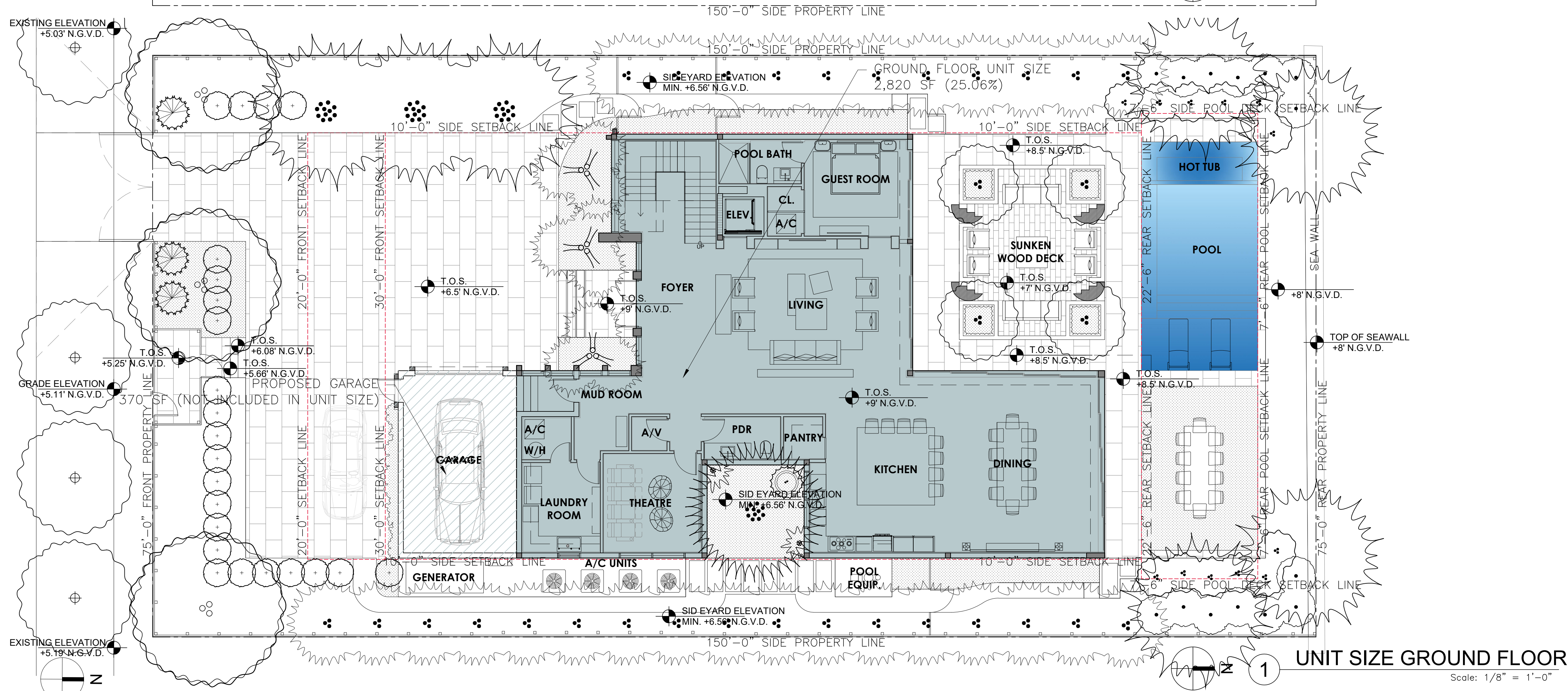
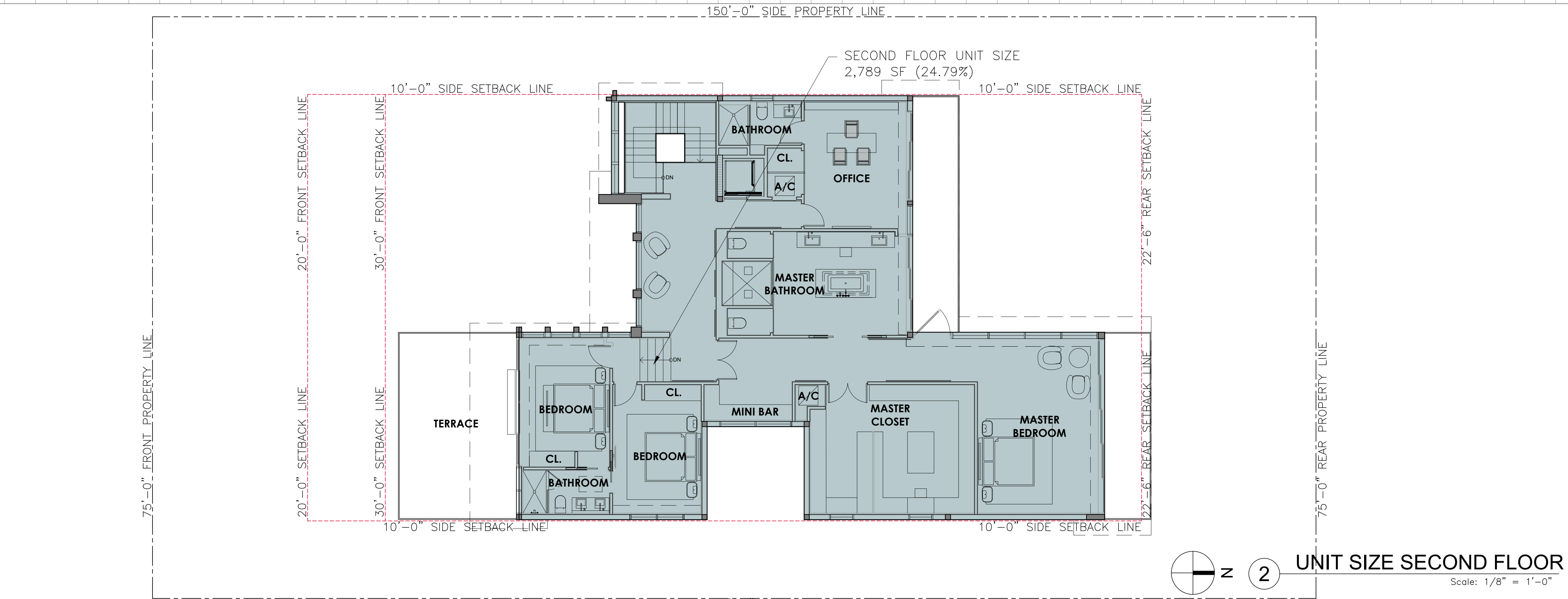
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ZONING DIAGRAMS
PROPOSED DESIGN

Date	Sheet No.
Scale	A0.08
Project 1953	



LOT AREA	11,250 SF
UNIT SIZE ALLOWED (50%)	5,625 SF
UNIT SIZE PROVIDED	5,609 SF PROVIDED (49.85%)

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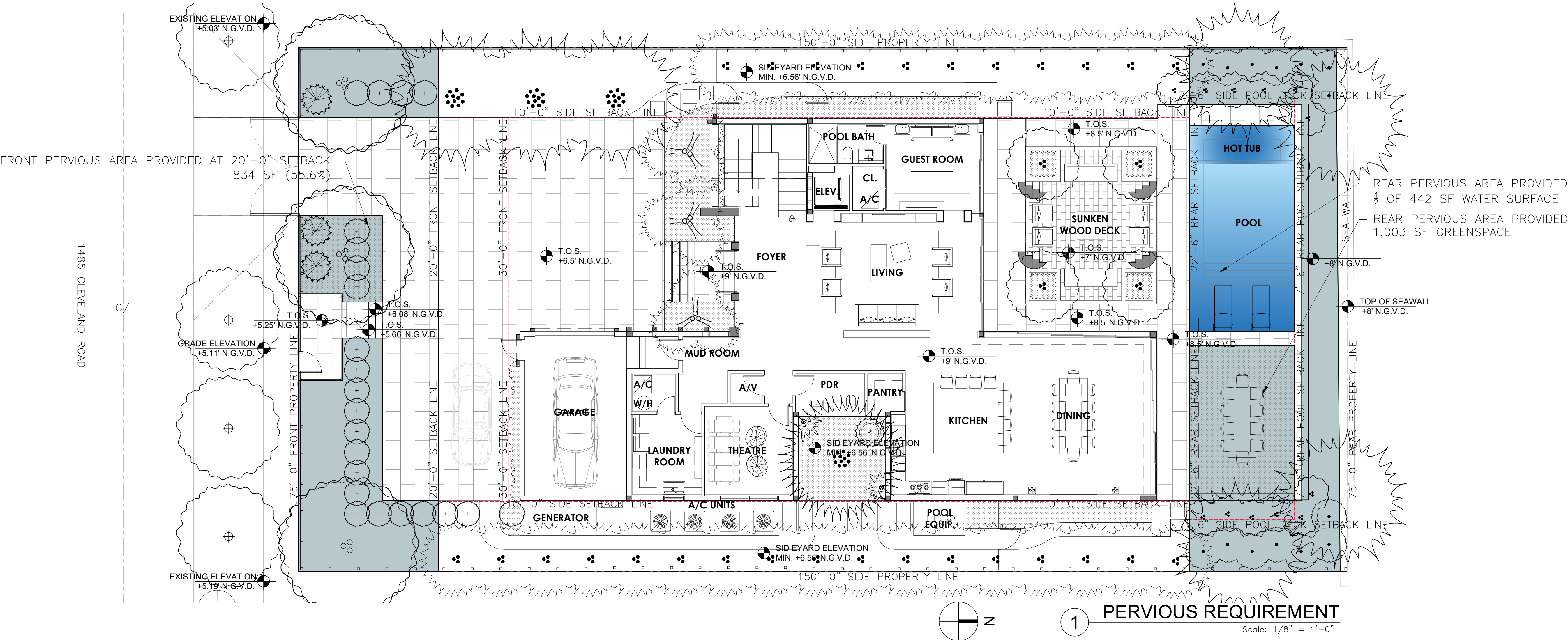
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ZONING DIAGRAMS
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Scale	A0.09
Project	1953



FRONT YARD LANDSCAPE CALCULATIONS:

FRONT YARD (20'-0" FRONT YARD)	1,500 SF
MINIMUM REQUIRED LANDSCAPE AREA IN FRONT YARD (50% PER 142.106 (1)(d)OF ZONING CODE)	750 SF
PROVIDED LANDSCAPE AREA IN FRONT YARD	785 SF (52.3%)

REAR YARD LANDSCAPE CALCULATIONS:

REAR YARD	1,687.5 SF
MINIMUM LANDSCAPE AREA IN REAR YARD (70% PER 142.106 (3) OF ZONING CODE)	1,181.25 SF
PROVIDED LANDSCAPE AREA IN REAR YARD	1,003 SF
50% OF POOL AREA (442 SF x 50%) =	221 SF
TOTAL REAR YARD LANDSCAPE PROVIDED	1,224 SF (72.55%)

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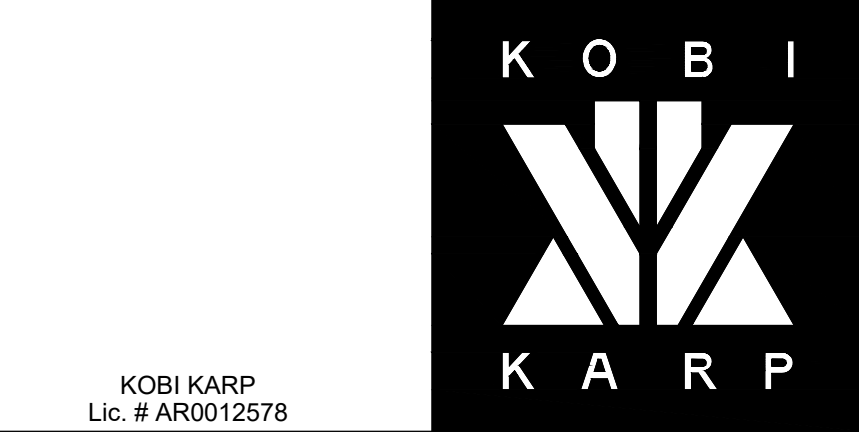
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