

# 420 W 51 ST. RESIDENCE

420 W 51 ST.  
MIAMI BEACH, FL 33140  
FOLIO #02-3222-022-1570  
FILE. NO PB21-0447  
PLANNING BOARD SET - 06/01/2021



420 W 51 St.- MIAMI BEACH, FL

© 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)

WWW.KOBIKARP.COM

ARCHITECT  
KOBI KARP ARCHITECTURE  
AND INTERIOR DESIGN, INC.

571 NW 28TH ST  
MIAMI, FL 33127  
T: 305.573.1818

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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. © 2020

## PLANNING BOARD

100% Submission

420 W 51st St  
MIAMI BEACH, FL 33140

Owner:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



KOBI KARP  
Lic. # AR0012578



## COVER

Date	06-01-2021	Sheet No.
Scale		A0.00
Project	2144	





Planning Department, 1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	420 W 51 ST, MIAMI BEACH, FL 33140		
2	Folio number(s):	02-3222-022-1570	LAKE VIEW SUB	
3	Board and file numbers :	NOT APPLICABLE		
4	Year built:	N/A	Zoning District:	RS-2
5	Base Flood Elevation:	8'-0" NGVD	Grade value in NGVD:	5.41' NGVD
6	Adjusted grade (Flood+Grade/2):	6.70' NGVD	Free board:	13'-0" NGVD
7	Lot Area:	28,317 SF		
8	Lot width:	115'-0"	Lot Depth:	249' - 2"
9	Max Lot Coverage SF and %:	8,495 SF (30.00%)	Proposed Lot Coverage SF and %:	8,481 (29.95%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	7,981 (28.18%)
11	Front Yard Open Space SF and %:	1,634 (42.5%) VARIANCE REQ.	Rear Yard Open Space SF and %:	1,343 SF (71.5%)
12	Max Unit Size SF and %:	14,158 SF (50.00%)	Proposed Unit Size SF and %:	12,393 SF (43.76%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	7,018 SF (24.78%)
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)	N/A PER ORDINANCE 2020-4359
15			Proposed Second Floor Unit Size SF and % :	4,668 SF (16.48%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,160 SF (24.85%)

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	24'- FLAT ROOFS		26'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		126'-0"	
20	Front Second level:	30'-0"		126'-0"	
21	Side 1:	16' MIN.		22'-2"	
22	Side 2 or (facing street):	12'-8" MIN.		12'-10"	
23	Rear:	15% OF 249'-2" = 37'-4"		42'-7"	
24	Accessory Structure Side 1:	7'-6"		N/A	
	Accessory Structure Side 2 or (facing street) :	7'-6"		N/A	
	Accessory Structure Rear:	12'-0"		N/A	
26	Sum of side yard :	28'-8" (25% OF LOT WIDTH)		31'-6"	
27	Located within a Local Historic District?			Yes or <input type="checkbox"/> No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or <input type="checkbox"/> No	
29	Determined to be Architecturally Significant?			Yes or <input type="checkbox"/> No	
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A

LEGAL DESCRIPTION:

Lot 17, in Block 31, "LAKE VIEW SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 42, of the Public Records of Miami-Dade County Florida.

Containing 28,317 Square Feet or 0.65 Acres, more or less, by calculations.

INDEX	
SHEET NUMBER	SHEET NAME
A0.00	COVER SHEET
S	SURVEY
A0.01	INDEX OF DRAWINGS AND DATA SHEET
A0.02	CONTEXTUAL ANALYSIS
A0.03	CONTEXTUAL ANALYSIS
A0.04	CONTEXTUAL ANALYSIS
A0.05	CONTEXTUAL ANALYSIS
A0.06	NEIGHBORHOOD MAP
A0.07	NEIGHBORHOOD MAP
A0.08	NEIGHBORHOOD MASSING
A0.09	MASSING STUDIES
A0.10	MASSING STUDIES
A0.11	MASSING
A0.12	MASSING AERIAL
A0.13	MASSING AERIAL
A1.01	ZONING DIAGRAM
A1.02	ZONING DIAGRAM
A1.03	ZONING DIAGRAM
A1.04	RESTRICTION DIAGRAM
A2.01	SITE PLAN
A3.00	LEVEL 0 FLOOR PLAN
A3.01	LEVEL 1 FLOOR PLAN
A3.02	LEVEL 2 FLOOR PLAN
A3.03	ROOF LEVEL PLAN
A4.00	CONTEXT ELEVATION
A4.01	ELEVATION
A4.02	ELEVATION
A4.03	ELEVATION
A5.01	SECTIONS
A5.02	SECTIONS
A6.00	RENDERING
A6.01	RENDERING
A6.02	RENDERING
A6.03	RENDERING

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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP P.A. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. P.A. (c) 2020

PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

Owner:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



KOBİ KARP  
Lic. # AR0012578



INDEX

Date	06-01-2021	Sheet No. <b>A0.01</b>
Scale		
Project	2144	





SITE

#	ADDRESS	LOT SIZE (SF)	ADJ. SF	UNIT SIZE	PLUS 20%	UNIT SIZE
1	4969 LAKEVIEW DR	19,530	5,684	29.1%	6,820.8	34.9%
2	4985 LAKEVIEW DR	20,500	3,329	16.2%	3994.8	19.5%
3	5005 LAKEVIEW DR	47,540	5,971	12.6%	7,165.2	15.1%
4	5045 LAKEVIEW DR	33,150	8,494	25.6%	10,192.8	30.7%
5	5030 PINE TREE DR	23,900	4,253	17.8%	5,103.6	21.4%
6	5011 PINE TREE DR	82,714	49,261	59.6%	49,628.4	60.0%
						NEW APPROVAL 2/2021 AND MAX OF 60% ONLY (NOT PLUS 20%)
7	5101 PINE TREE DR	40,300	16,313	40.5%	19,575.6	48.6%
						NEW HOME SIZE FROM 2020 PROP TAX RECORDS
8	5111 PINE TREE DR	68,876		0	0	0
						VACANT
AVERAGE		42,063.75	13,329.29	28.8%	14,640.17	32.9%

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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP İAİ, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. İAİ. © 2020

PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

Owner:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



CONTEXTUAL ANALYSIS

Date	06-01-2021	Sheet No.
Scale		A0.02
Project	2144	



1



4969 LAKEVIEW DR

2



4985 LAKEVIEW DR

3



5005 LAKEVIEW DR

4



5045 LAKEVIEW DR

5



5030 PINETREE DR

6



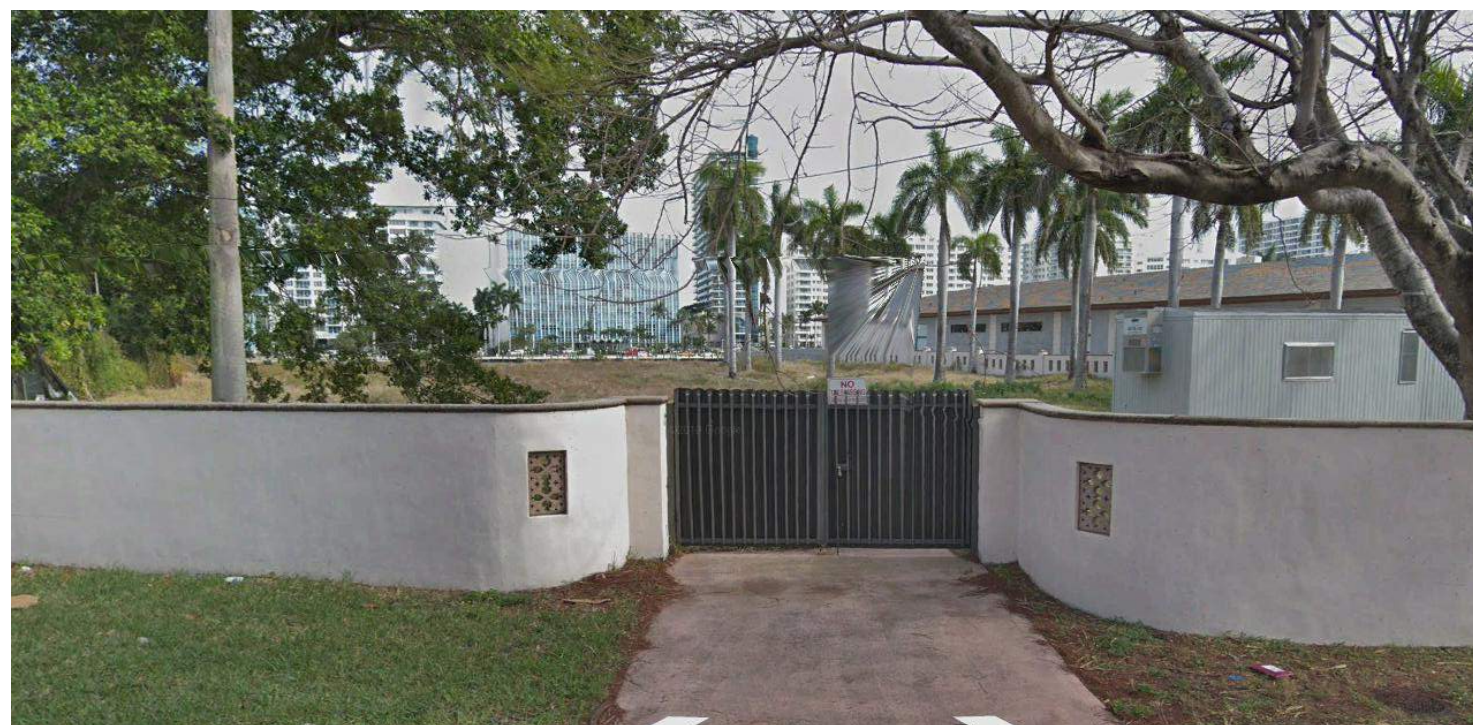
5011 PINETREE DR

7



5101 PINETREE DR

8



5111 PINETREE DR



SITE

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

Rev.	Date	Rev.	Date

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, © 2020

PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

Owner:

Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Consultant:

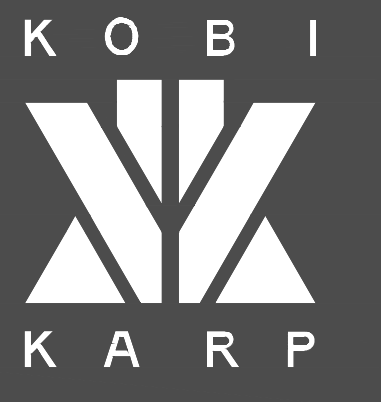
Name  
Address  
Tel:  
Email

Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



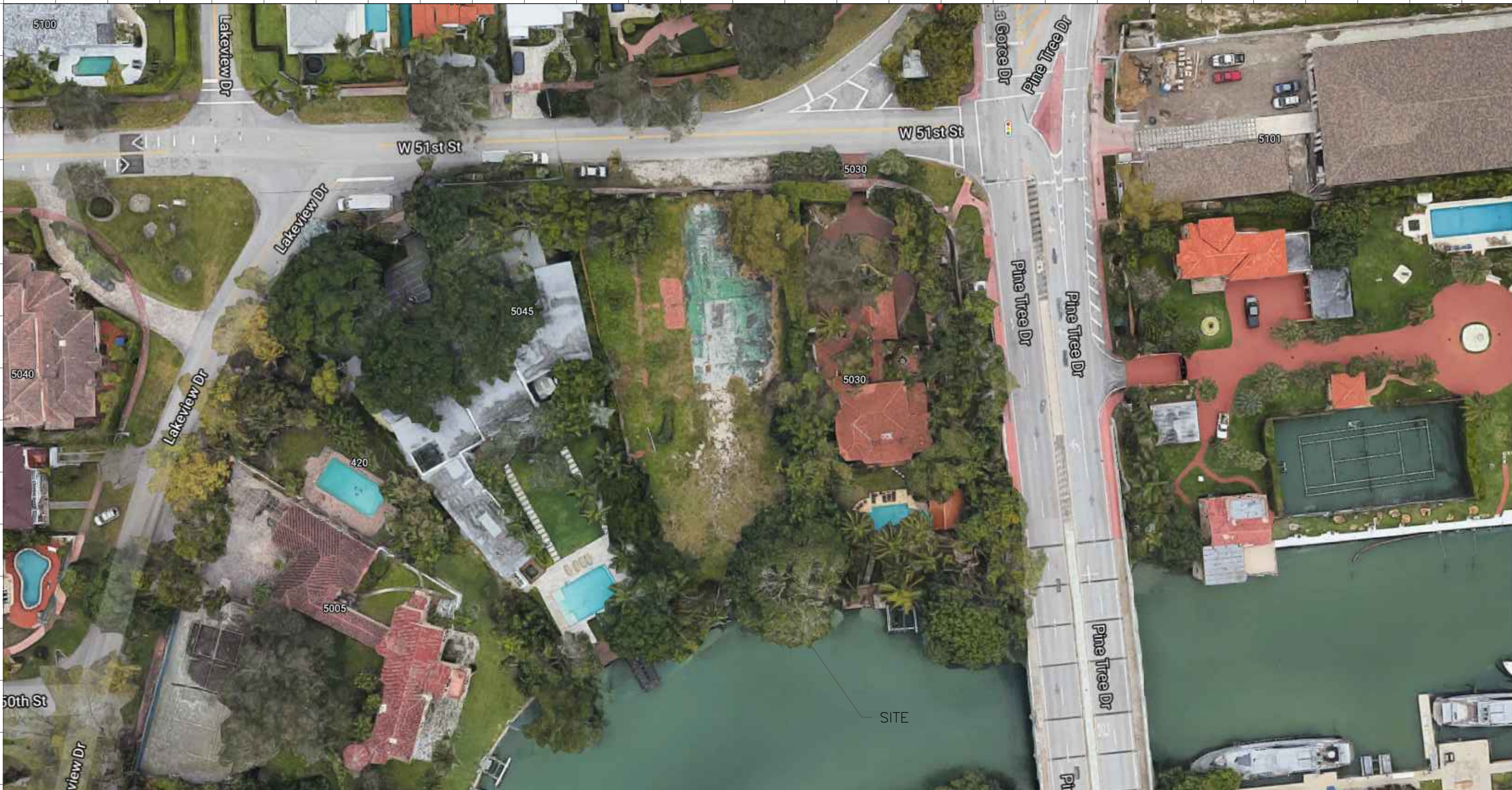
KOBİ KARP  
Lic. # AR0012578



CONTEXTUAL ANALYSIS

Date	06-01-2021	Sheet No.
Scale		A0.03
Project	2144	





SITE AERIAL



SITE AERIAL - FRONT



SITE AERIAL - REAR



SITE - STREET VIEW

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

Rev.	Date	Rev.	Date

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, © 2020

PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

Owner:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



KOBİ KARP  
Lic. # AR0012578



CONTEXTUAL ANALYSIS

Date	06-01-2021	Sheet No.
Scale		A0.04
Project	2144	





EXTERIOR VIEW FROM THE STREET



VIEW OF INTERIOR TENNIS COURT TO THE STREET



VIEW OF INTERIOR TENNIS COURT TO THE WATERWAY



VIEW OF WATERWAY

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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP P.A. AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. P.A. © 2020

PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

Owner:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



K O B I



K A R P

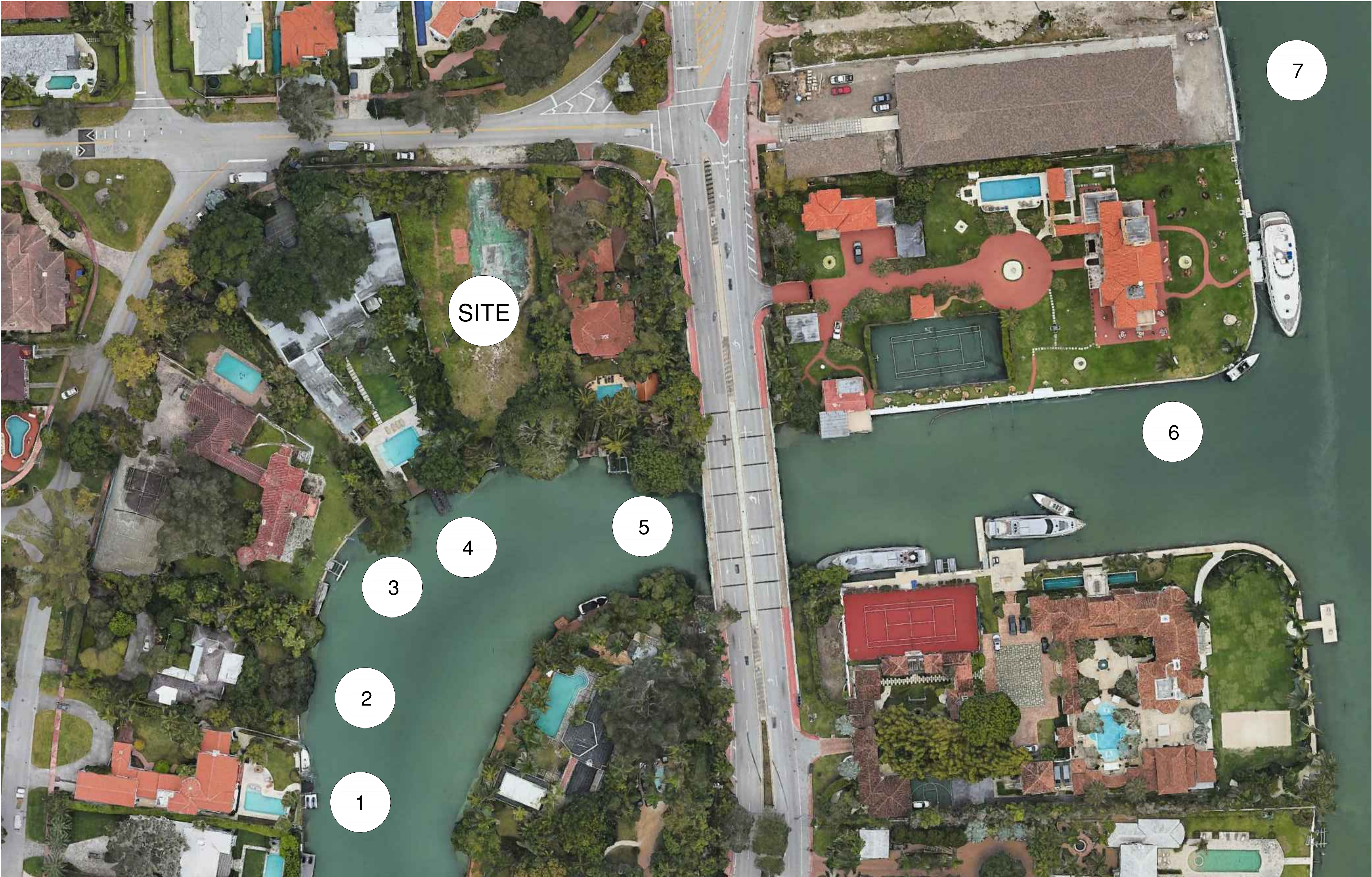
KOBİ KARP  
Lic. # AR0012578

CONTEXTUAL ANALYSIS

Date	06-01-2021	Sheet No.
Scale		A0.05
Project	2144	



LOCATION MAP 1



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

Rev.	Date	Rev.	Date

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. © 2020

PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

Owner:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



KOBİ KARP  
Lic. # AR0012578

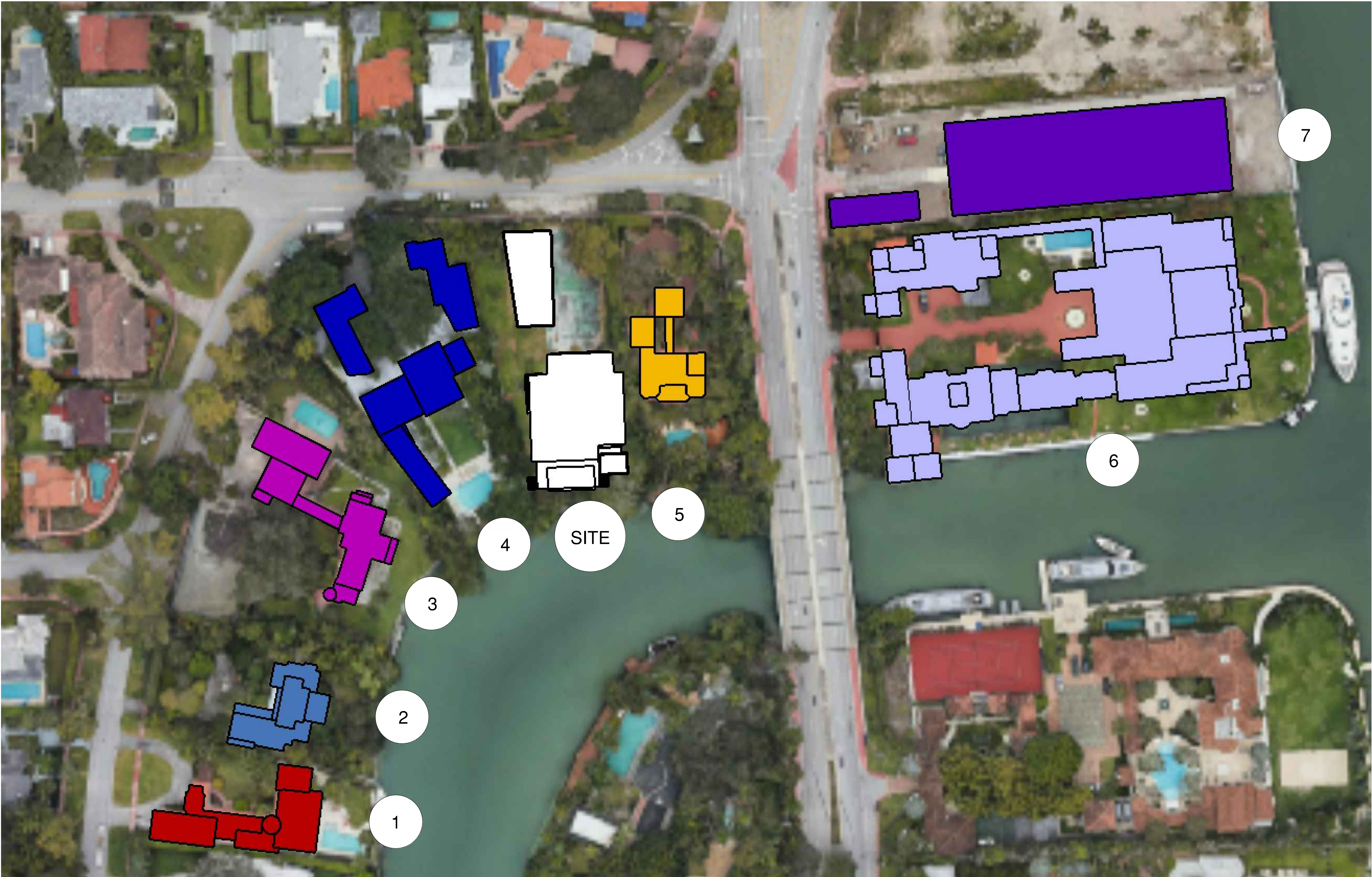


NEIGHBORHOOD MAP

Date	06-01-2021	Sheet No.
Scale		A0.06
Project	2144	



LOCATION MAP 2



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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP İAİ, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. İAİ. (İ) 2020

PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

Owner:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



KOBİ KARP  
Lic. # AR0012578



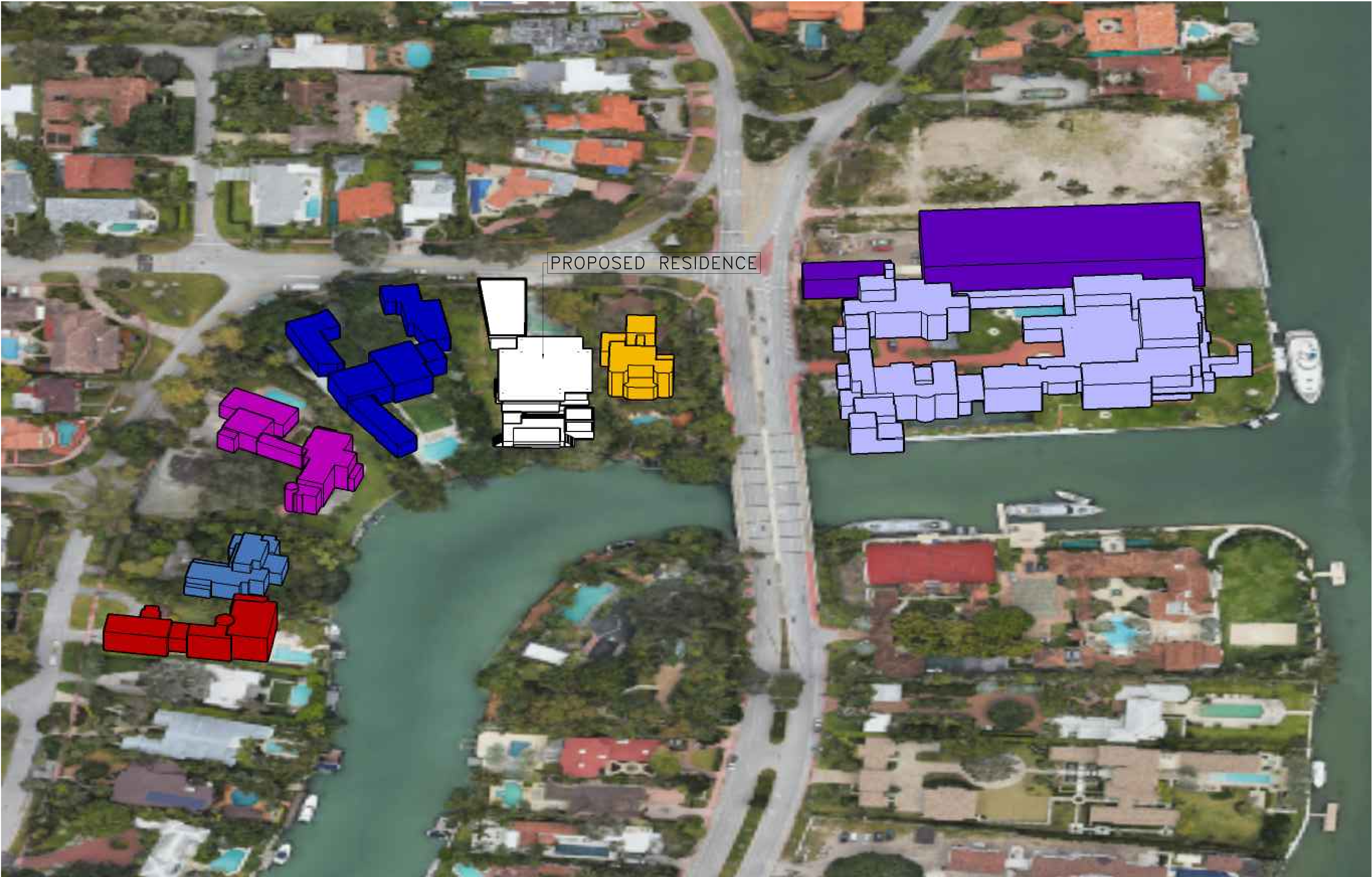
NEIGHBORHOOD MAP

Date	06-01-2021	Sheet No.
Scale		A0.07
Project	2144	



PROPOSED RESIDENCE

420 W 51 ST  
LOT SIZE: 28,317 Sq.Ft



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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP İAİ, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. İAİ. © 2020

PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

**Owner:**  
Name  
Address  
Tel:  
Email

**Consultant:**  
Name  
Address  
Tel:  
Email

**Consultant:**  
Name  
Address  
Tel:  
Email

**Consultant:**  
Name  
Address  
Tel:  
Email

**Architect of Record:**  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



NEIGHBORHOOD MASSING

Date	06-01-2021	Sheet No.
Scale		A0.08
Project	2144	



RESIDENCE 1 - 4969 LAKEVIEW DR

LOT SIZE: 19,530 Sq.Ft  
ADJ. SF: 5,684 Sq.Ft  
PLUS 20%: 6,820.8 Sq.Ft



RESIDENCE 3 - 5005 LAKEVIEW DR

LOT SIZE: 47,540 Sq.Ft  
ADJ. SF: 5,971 Sq.Ft  
PLUS 20%: 7,165.2 Sq.Ft



RESIDENCE 2 - 4985 LAKEVIEW DR

LOT SIZE: 20,500 Sq.Ft  
ADJ. SF: 3,329 Sq.Ft  
PLUS 20%: 3,994 Sq.Ft



RESIDENCE 4 - 5045 LAKEVIEW DR

LOT SIZE: 33,150 Sq.Ft  
ADJ. SF: 8,494 Sq.Ft  
PLUS 20%: 10,192.8 Sq. Ft



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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP P.A. AND MAY NOT BE DUPLICATED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. P.A. © 2020

PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

**Owner:**  
Name  
Address  
Tel:  
Email

**Consultant:**  
Name  
Address  
Tel:  
Email

**Consultant:**  
Name  
Address  
Tel:  
Email

**Consultant:**  
Name  
Address  
Tel:  
Email

**Architect of Record:**  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



KOBİ KARP  
Lic. # AR0012578



MASSING STUDIES

Date	06-01-2021	Sheet No.
Scale		A0.09
Project	2144	



RESIDENCE 5 - 5030 PINETREE DR

LOT SIZE: 23,900 Sq.Ft  
ADJ. SF: 4,253 Sq.Ft  
PLUS 20%: 5,103.6 Sq.Ft



RESIDENCE 7 - 5101 PINETREE DR

LOT SIZE: 40,300 Sq.Ft  
ADJ. SF: 16,313 Sq.Ft  
PLUS 20%: 19,575 Sq.Ft



RESIDENCE 6 - 5011 PINETREE DR - FUTURE RESIDENCE

LOT SIZE: 82,939 Sq.Ft  
ADJ. SF: 49,261 Sq.Ft  
PLUS 20%: 49,628.4 Sq.Ft



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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP İAİ, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. İAİ. (c) 2020

PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

Owner:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



MASSING STUDIES

Date	06-01-2021	Sheet No.
Scale		A0.10
Project	2144	



PROPOSED RESIDENCE - 420 W 51 ST

LOT SIZE: 28,317 Sq.Ft  
ADJ. SF: 12,393 Sq.Ft  
PLUS 20%: 14,871.6 Sq.Ft



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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. © 2020

PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

Owner:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



MASSING

Date	06-01-2021	Sheet No.
Scale		A0.11
Project	2144	



MASSING AERIAL - NW



MASSING AERIAL - NE



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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP İAİ, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. İAİ. © 2020

PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

Owner:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



MASSING AERIAL

Date	06-01-2021	Sheet No.
Scale		A0.12
Project	2144	



MASSING AERIAL - SW



MASSING AERIAL - SE



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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. © 2020

PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

Owner:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

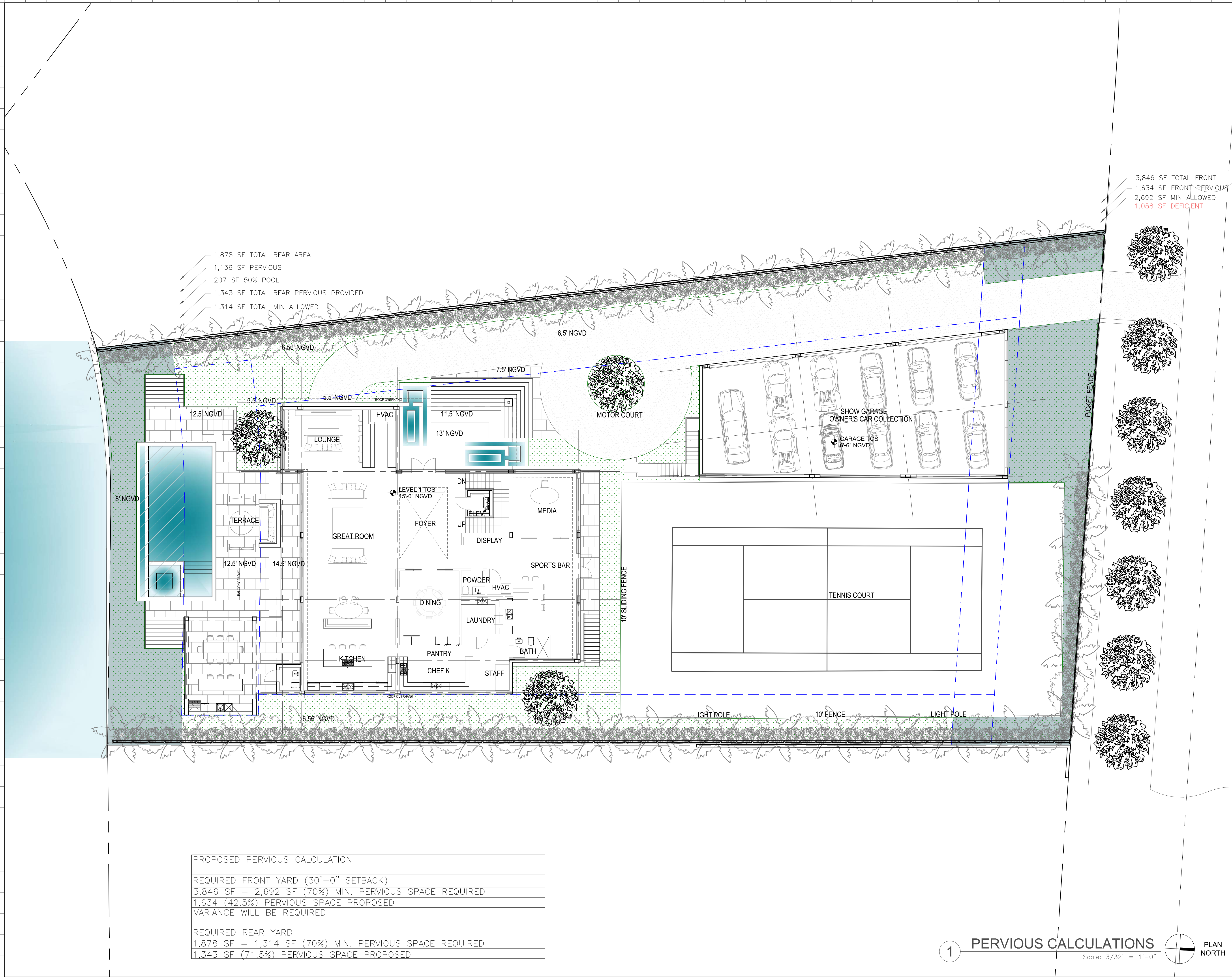
Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



MASSING AERIAL

Date	06-01-2021	Sheet No.
Scale		A0.13
Project	2144	





PROPOSED PERVIOUS CALCULATION
REQUIRED FRONT YARD (30'-0" SETBACK)
3,846 SF = 2,692 SF (70%) MIN. PERVIOUS SPACE REQUIRED
1,634 (42.5%) PERVIOUS SPACE PROPOSED
VARIANCE WILL BE REQUIRED
REQUIRED REAR YARD
1,878 SF = 1,314 SF (70%) MIN. PERVIOUS SPACE REQUIRED
1,343 SF (71.5%) PERVIOUS SPACE PROPOSED

3,846 SF TOTAL FRONT  
1,634 SF FRONT PERVIOUS  
2,692 SF MIN. ALLOWED  
1,058 SF DEFICIENT

1,878 SF TOTAL REAR AREA  
1,136 SF PERVIOUS  
207 SF 50% POOL  
1,343 SF TOTAL REAR PERVIOUS PROVIDED  
1,314 SF TOTAL MIN. ALLOWED

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

Rev.	Date	Rev.	Date

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. © 2020

PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

Owner:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



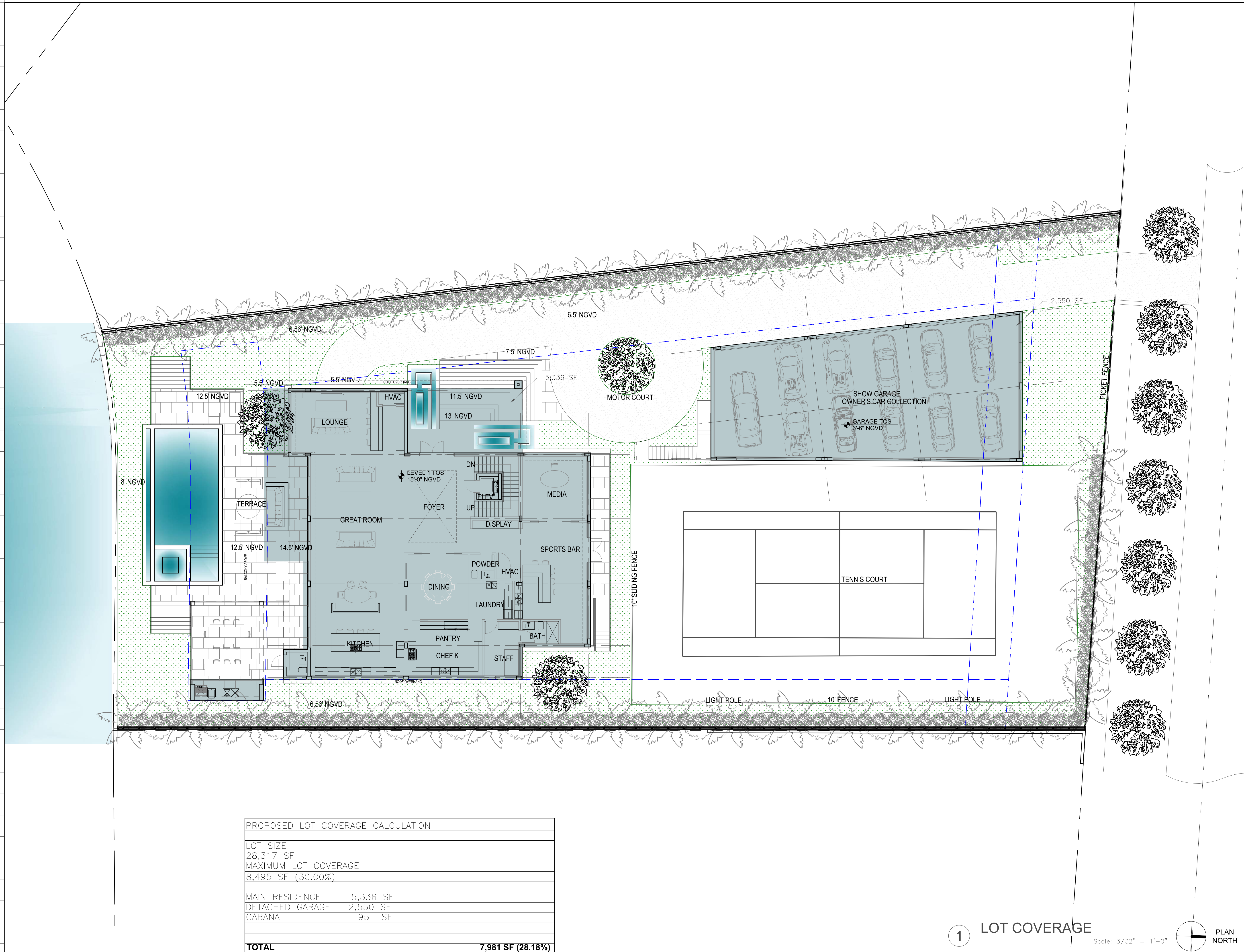
KOBİ KARP  
Lic. # AR0012578



ZONING DIAGRAMS

Date	06-01-2021	Sheet No.
Scale		A1.01
Project	2144	





PROPOSED LOT COVERAGE CALCULATION	
LOT SIZE	28,317 SF
MAXIMUM LOT COVERAGE	8,495 SF (30.00%)
MAIN RESIDENCE	5,336 SF
DETACHED GARAGE	2,550 SF
CABANA	95 SF
TOTAL	7,981 SF (28.18%)

1 LOT COVERAGE

Scale: 3/32" = 1'-0"

PLAN NORTH

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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC., AIA. © 2020

PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

Owner:

Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



KOBİ KARP  
Lic. # AR0012578



ZONING DIAGRAMS

Date	06-01-2021	Sheet No.	A1.02
Scale			
Project	2144		