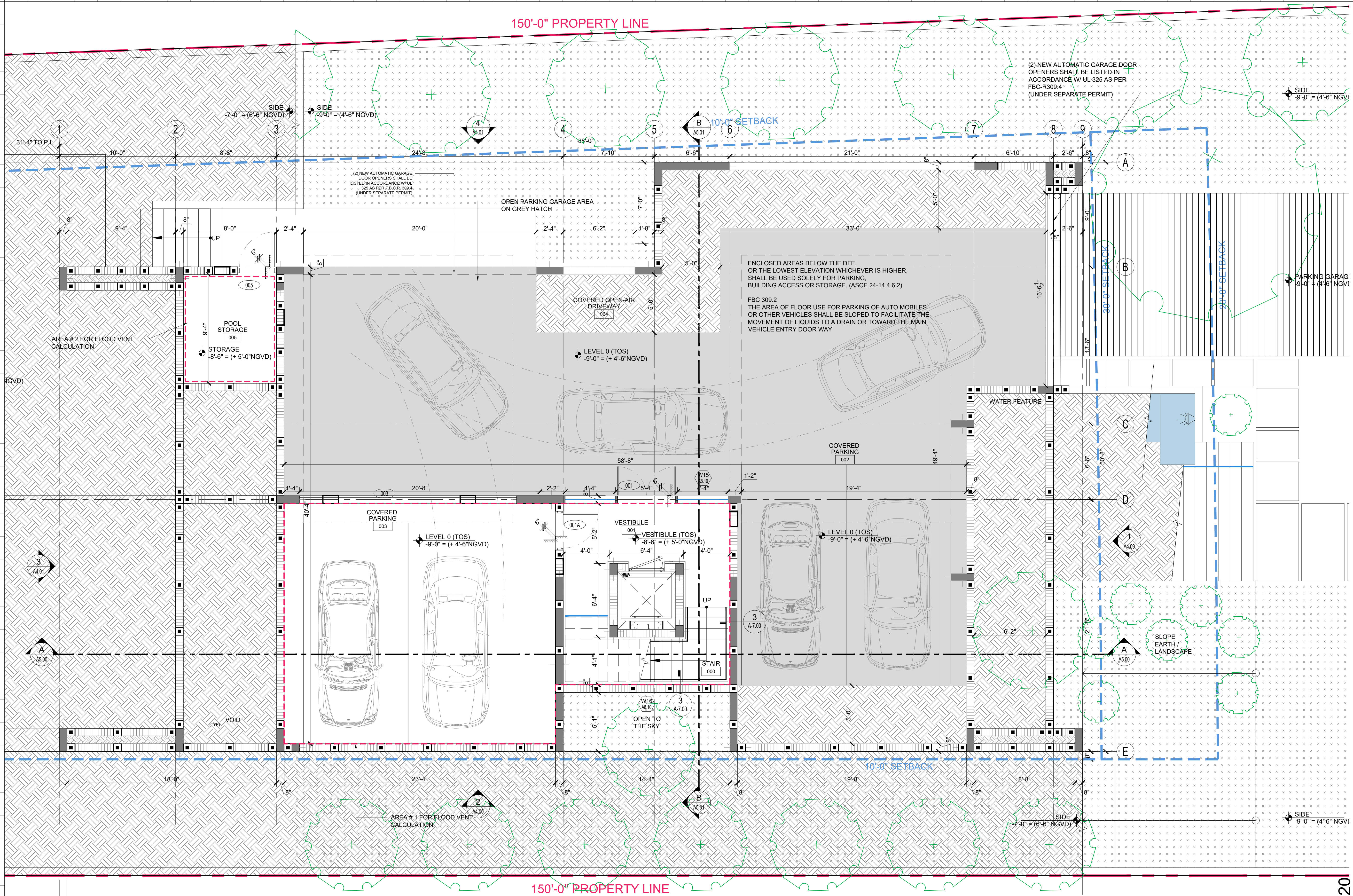




1 FLOOR PLAN - LEVEL 0
SCALE: 1/4" = 1'-0"

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1		9	
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CONSTRUCTION DOCUMENTS

100% Submission

PRIVATE RESIDENCE
1255 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FL 33141

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

Consultant:

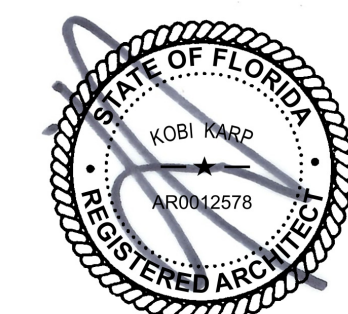
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Architect:

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

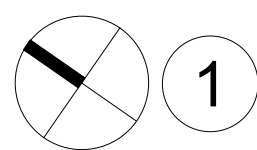
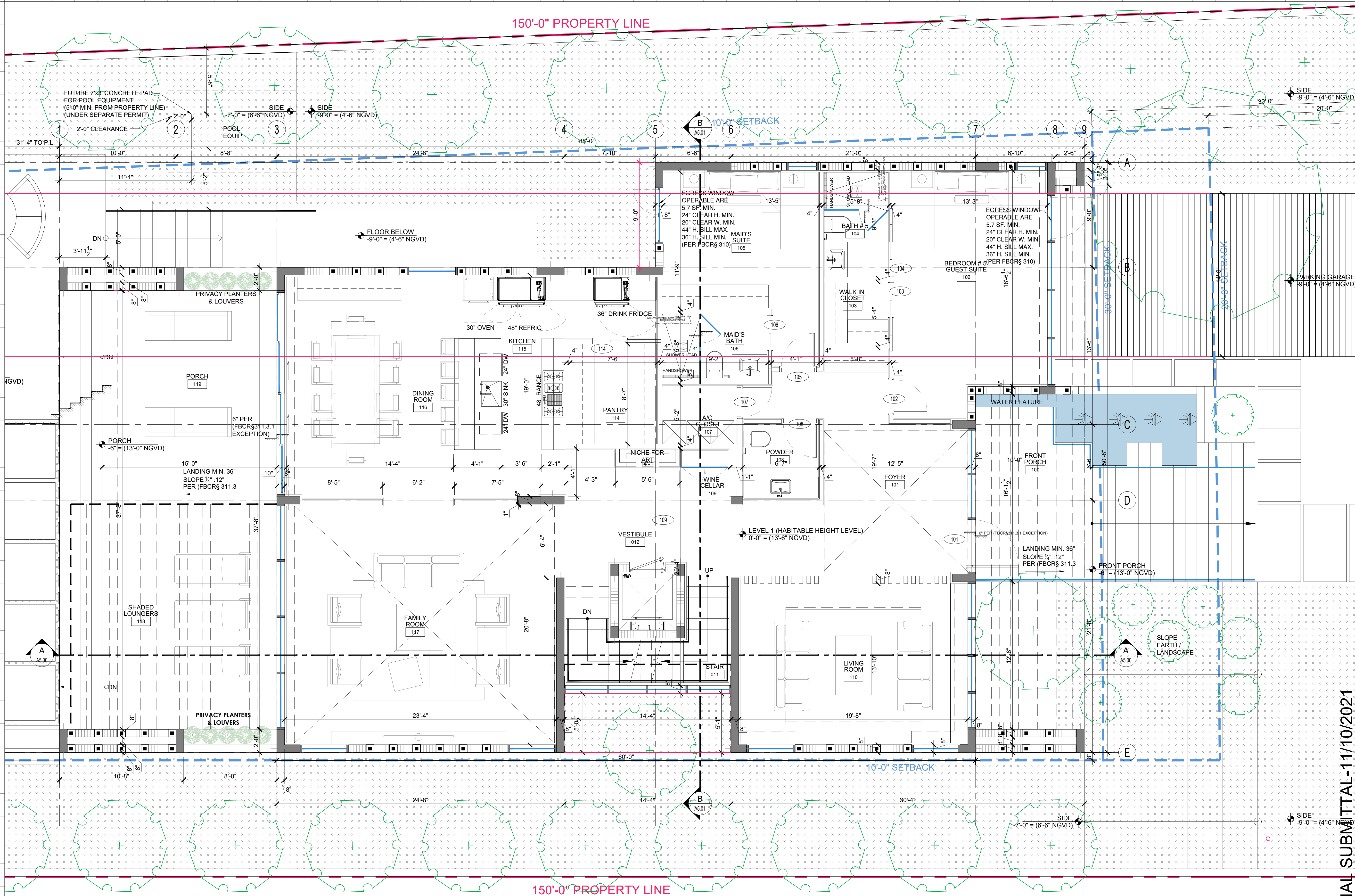


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FLOOR PLAN - LEVEL 0

Date	12-15-2020	Sheet No.
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FLOOR PLAN - LEVEL 1

SCALE: 1/4" = 1'-0"

HABITABLE HEIGHT ELEVATION 0'-0" = 13'-6" NGVD

THE POOL WILL BE UNDER SEPARATE PERMIT.
REF. TO SITE PLAN PAGE A2.01

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PRIVATE RESIDENCE
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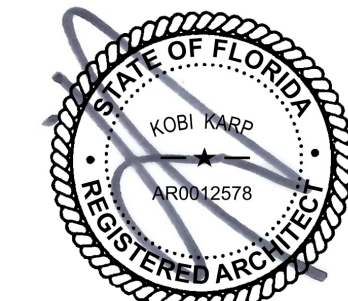
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Address
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Email

Architect:

Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
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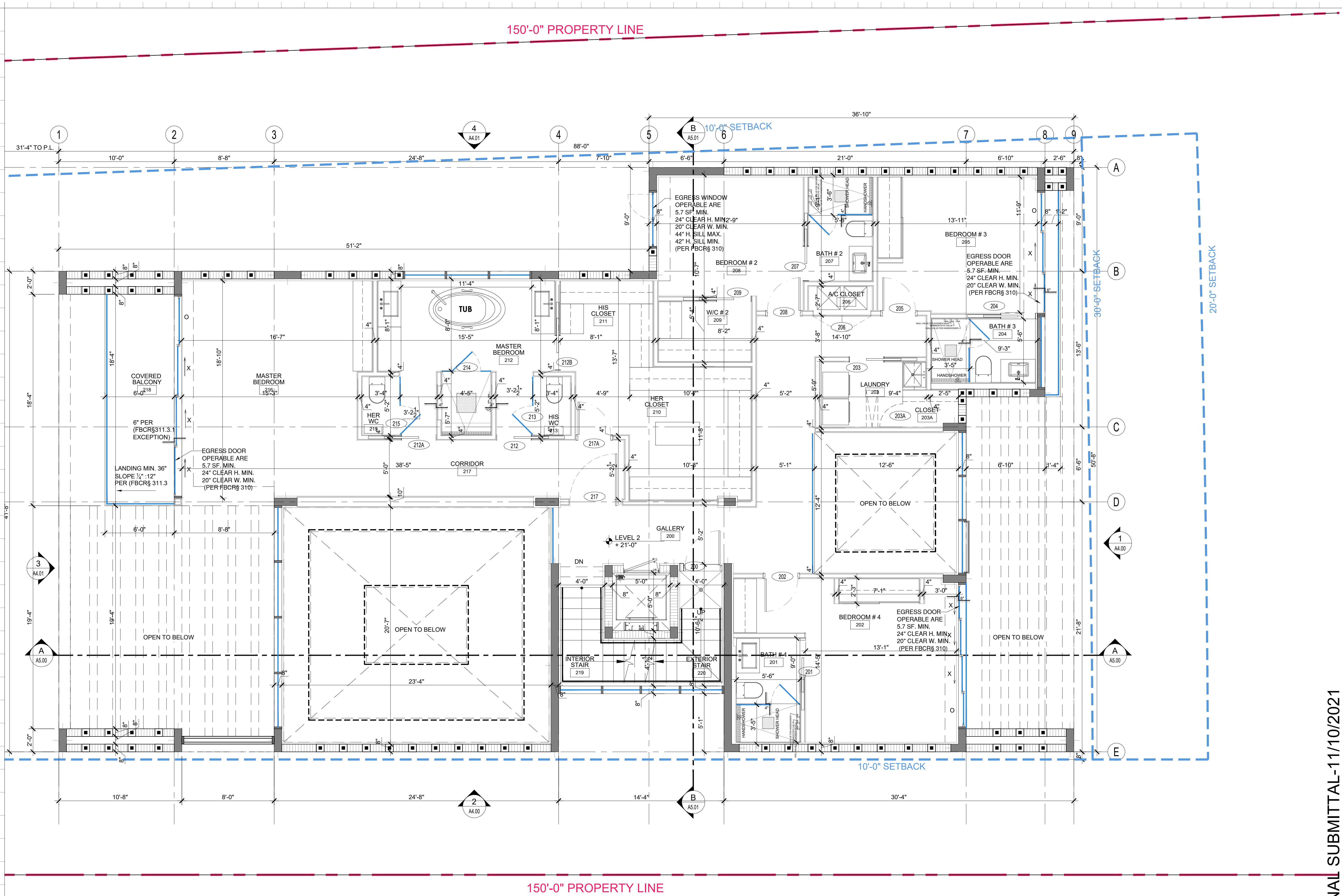
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FLOOR PLAN - LEVEL 1

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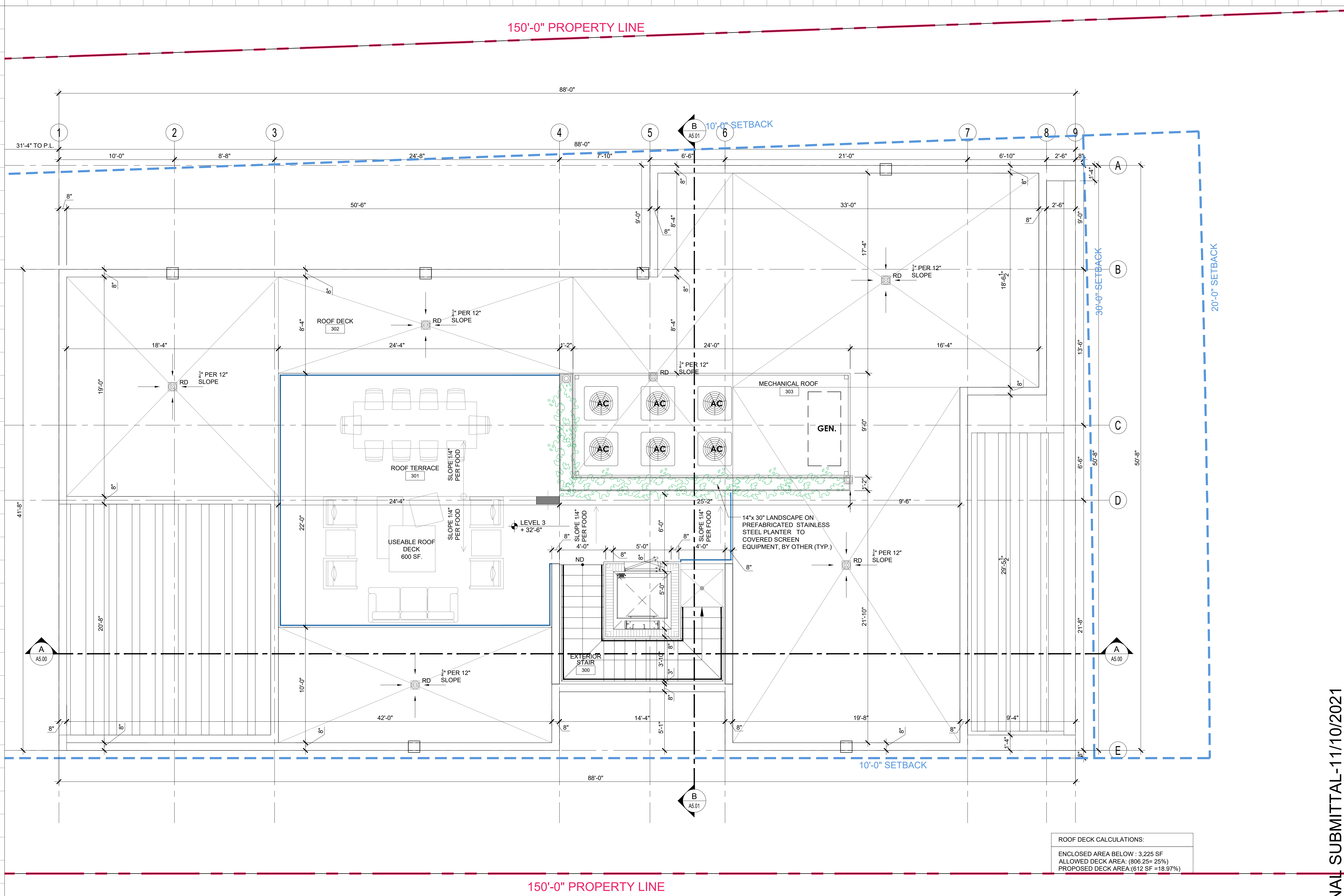
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2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
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FLOOR PLAN - LEVEL 2

Date	10-18-2021	Sheet No.
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ROOF DECK CALCULATIONS:
ENCLOSED AREA BELOW : 3,225 SF
ALLOWED DECK AREA: (806.25= 25%)
PROPOSED DECK AREA:(612 SF = 18.97%)

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Consultant:

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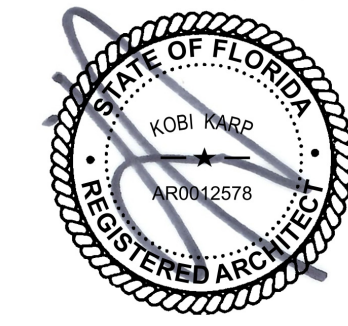
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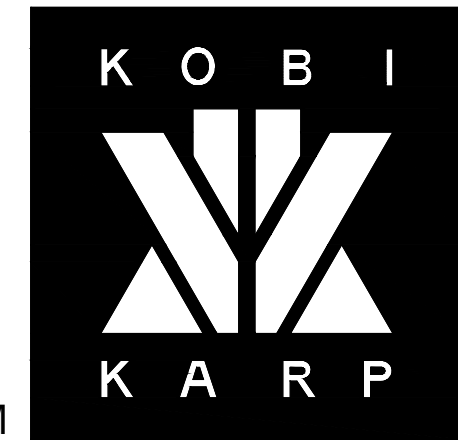
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Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33137 USA
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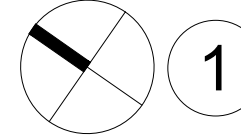


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ROOF PLAN

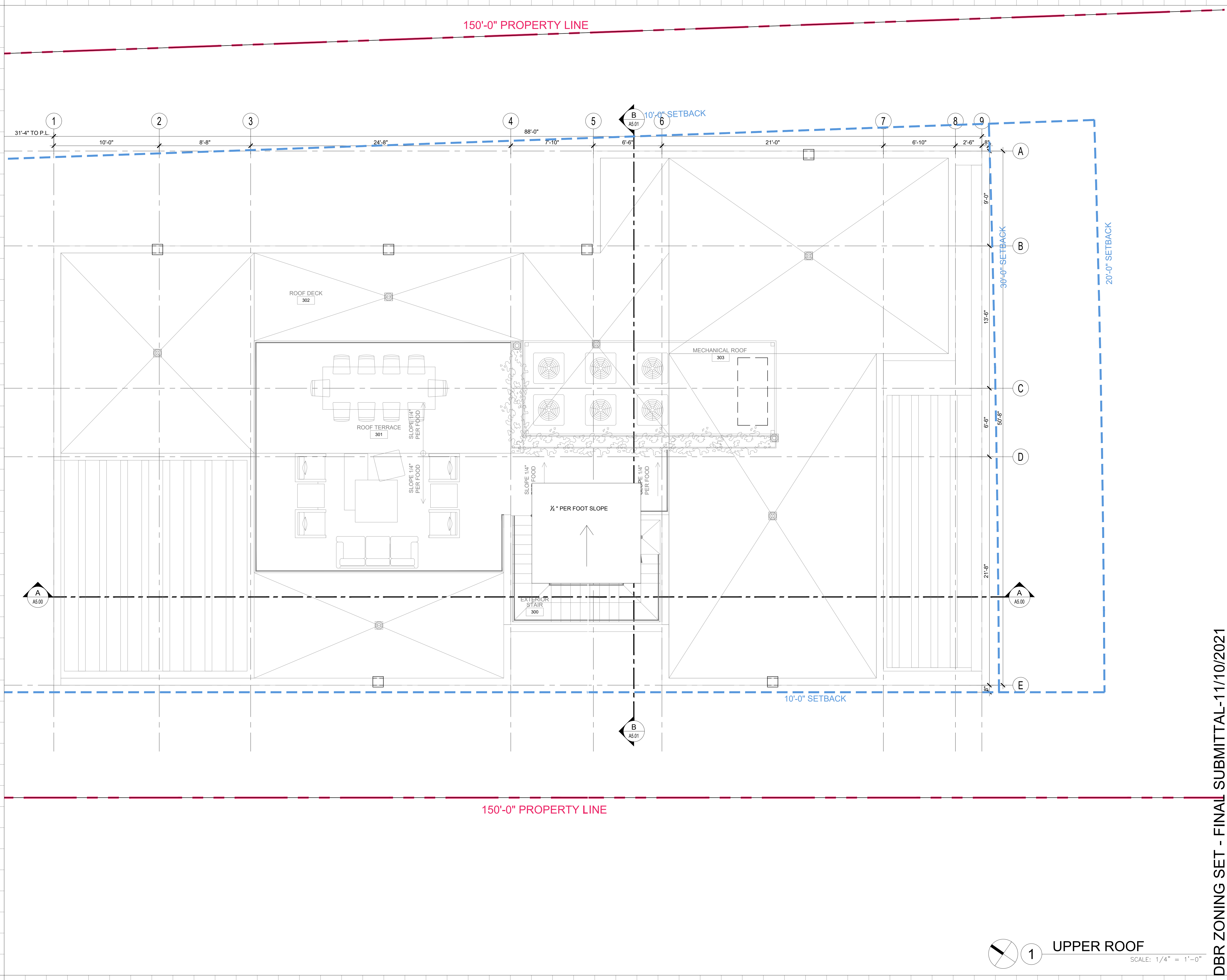
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ROOF PLAN

SCALE: 1/4" = 1'-0"

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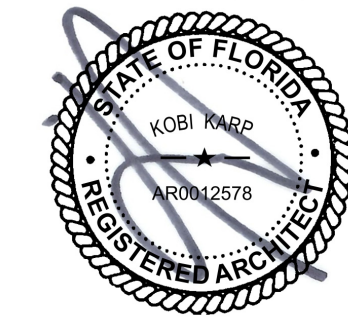
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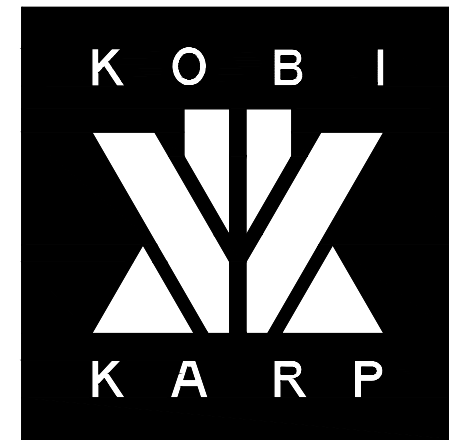
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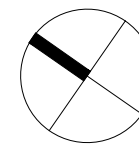


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UPPER ROOF PLAN

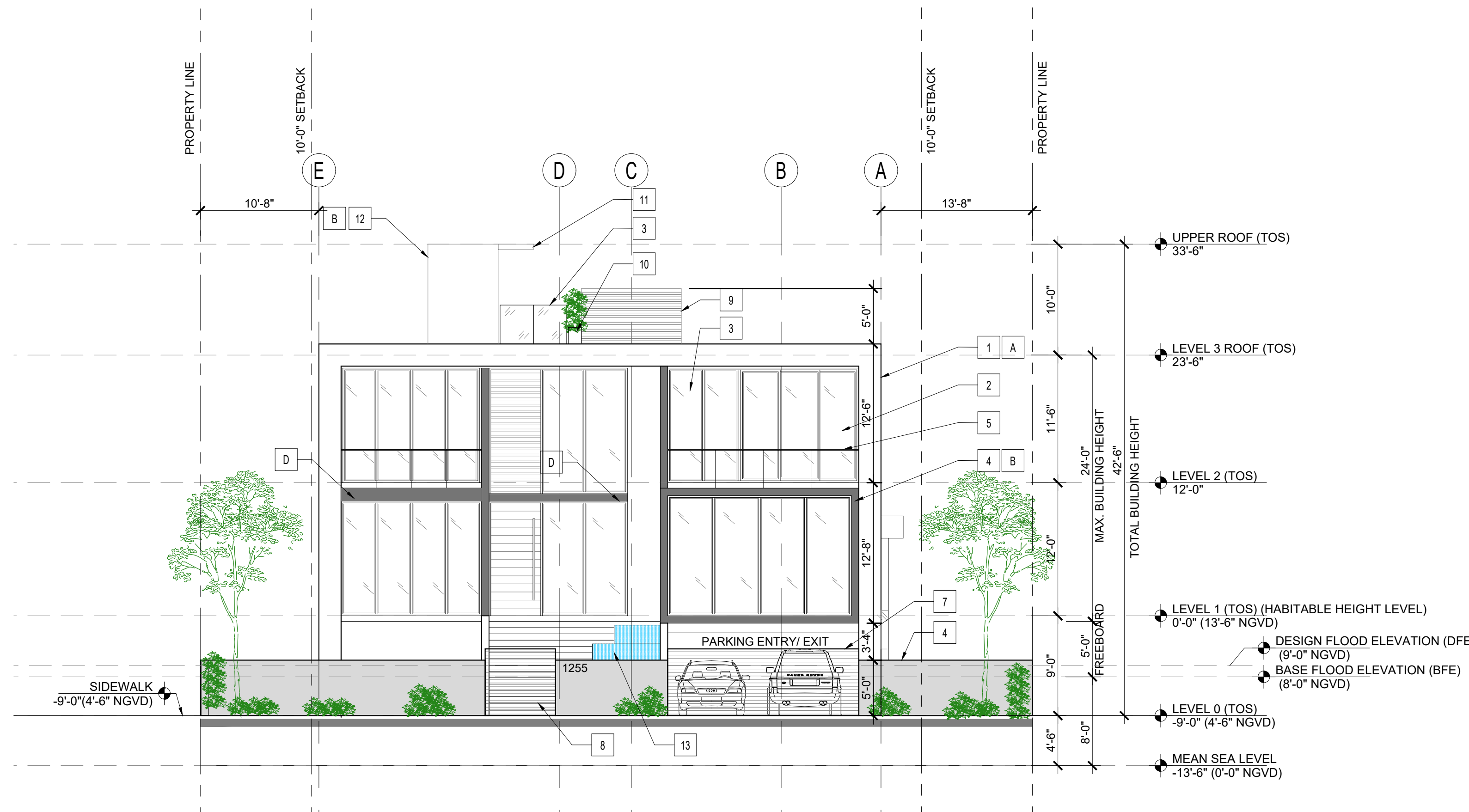
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1 UPPER ROOF

SCALE: 1/4" = 1'-0"

DBR ZONING SET - FINAL SUBMITTAL-11/10/2021



1 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

BLDG ELEVATION NOTES	
1	-CONCRETE OR CMU WALL WITH SMOOTH STUCCO FINISH, COLOR : SW 7006 EXTRA WHITE (LOCATOR #257-C1)
2	-ALUMINUM SLIDING WINDOW (FRAME COLOR : GREY) (TINTED GLASS: GRAY)
3	-ALUMINUM FIX WINDOW (FRAME COLOR : GREY) (TINTED GLASS: GRAY)
4	-METAL CLADDING
5	-GLASS RAILING
6	-6' HEIGHT FENCE
7	-METAL PARKING GATE
8	-METAL ENTRY DOOR
9	-METAL SCREEN TO COVERED THE MECHANICAL EQUIPMENT
10	-PLANTER TO COVERED THE METAL SCREEN
11	-CONCRETE OVERHANG
12	-ELEVATOR HOISTWAY
13	-ENTRY WATER FEATURE
14	-CONCRETE STAIR
15	-METAL LOUVER
16	-EXPOSED CONCRETE WALL COLOR : SEE REFERENCE COLOR BELOW
17	-EXPOSED CONCRETE WALL COLOR : SEE REFERENCE COLOR BELOW
18	-IP WOOD DECK COLOR : SEE REFERENCE COLOR BELOW
19	-POOL DECK PAVER COLOR : SEE REFERENCE COLOR BELOW
20	-ARTIFICIAL GRASS COLOR : SEE REFERENCE COLOR BELOW
21	-METAL BEAM, COVERED WITH CLADDING TO MATCH WINDOW. COLOR : SEE REFERENCE COLOR BELOW
22	-CONCRETE BAR
23	-CONCRETE STEP
24	-SLOPE GROUND TO REDUCE HEIGHT FROM ENTRY LEVEL
25	-ALUMINUM DOOR (FRAME COLOR : GREY) (TINTED GLASS: GRAY)
26	-CONCRETE TRELLIS SYSTEM GC. TO PROVIDE SHOP DWG'S FOR A & E. APPROVAL

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DRB SUBMITTAL

PRIVATE RESIDENCE
1255 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FL 33141

Owner:

PRIVATE RESIDENCE

Consultant:

Name
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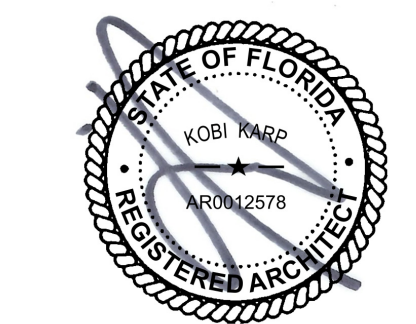
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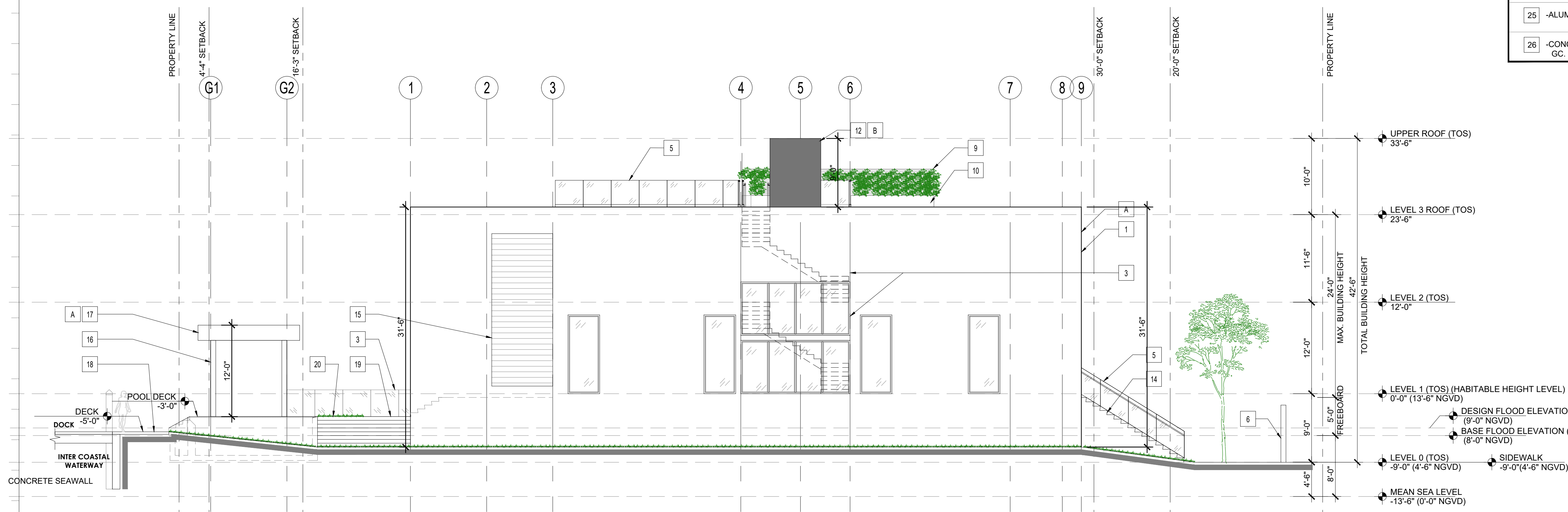


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BUILDING ELEVATION 1 & 2

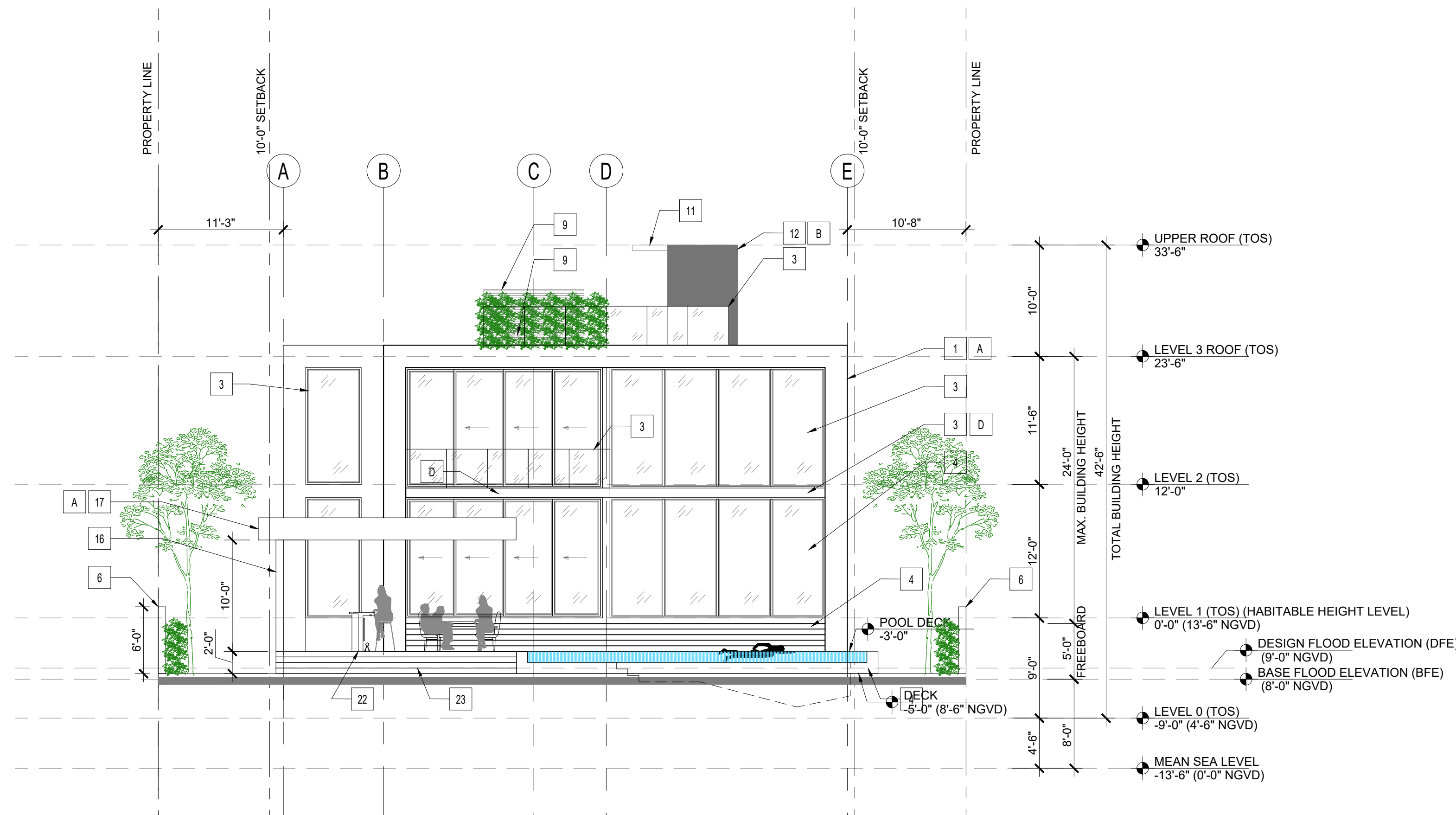
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2 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING ELEVATION 1 & 2
SCALE: 1/8" = 1'-0"

DBR ZONING SET - FINAL SUBMITTAL-11/10/2021



3 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

BLDG ELEVATION NOTES	
1	-CONCRETE OR CMU WALL WITH SMOOTH STUCCO FINISH, COLOR : SW 7006 EXTRA WHIRE (LOCATOR #257-C1)
2	-ALUMINUM SLIDING WINDOW (FRAME COLOR : GREY) (TINTED GLASS: GRAY)
3	-ALUMINUM FIX WINDOW (FRAME COLOR : GREY) (TINTED GLASS: GRAY)
4	-METAL CLADDING
5	-GLASS RAILING
6	-6' HEIGHT FENCE
7	-METAL PARKING GATE
8	-METAL ENTRY DOOR
9	-METAL SCREEN TO COVERED THE MECHANICAL EQUIPMENT
10	-PLANTER TO COVERED THE METAL SCREEN
11	-CONCRETE OVERHANG
12	-ELEVATOR HOISTWAY
13	-ENTRY WATER FEATURE
14	-CONCRETE STAIR
15	-METAL LOUVER
16	-EXPOSED CONCRETE WALL COLOR : SEE REFERENCE COLOR BELOW
17	-EXPOSED CONCRETE WALL COLOR : SEE REFERENCE COLOR BELOW
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19	-POOL DECK PAVER COLOR : SEE REFERENCE COLOR BELOW
20	-ARTIFICIAL GRASS COLOR : SEE REFERENCE COLOR BELOW
21	-METAL BEAM, COVERED WITH CLADDING TO MATCH WINDOW. COLOR : SEE REFERENCE COLOR BELOW
22	-CONCRETE BAR
23	-CONCRETE STEP
24	-SLOPE GROUND TO REDUCE HEIGHT FROM ENTRY LEVEL
25	-ALUMINUM DOOR (FRAME COLOR : GREY) (TINTED GLASS: GRAY)
26	-CONCRETE TRELLIS SYSTEM GC. TO PROVIDE SHOP DWG'S FOR A & E. APPROVAL

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CONSTRUCTION DOCUMENTS

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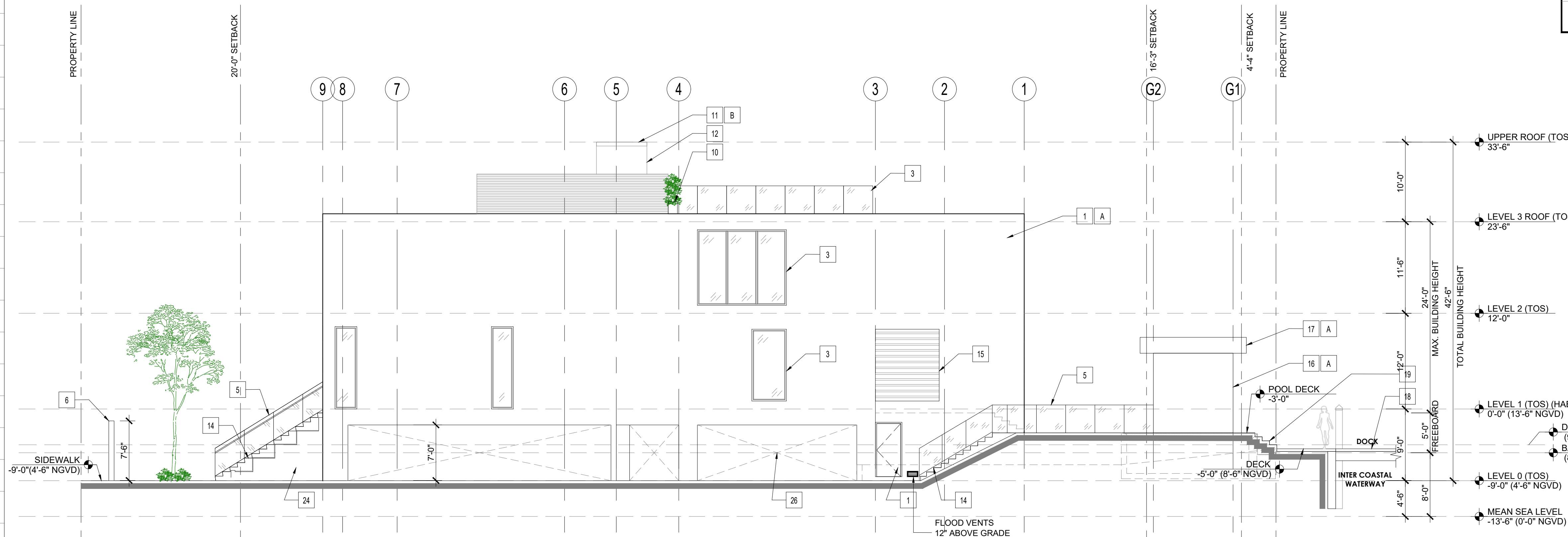
Architect:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
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BUILDING ELEVATION 3 & 4

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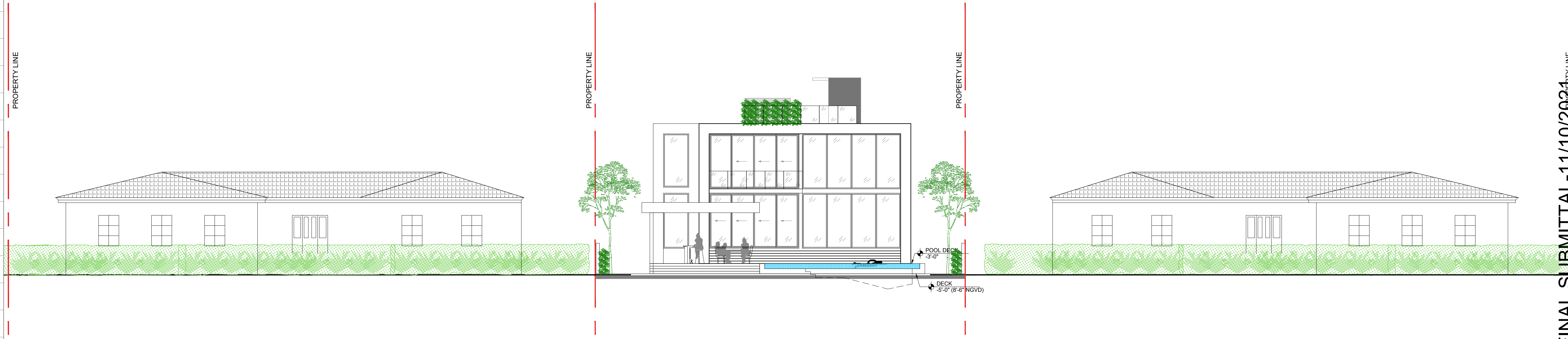
4 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING ELEVATION 3 & 4
SCALE: 1/8" = 1'-0"

PERMIT SET - 12/15/2020



1 CONTEXTUAL ELEVATION FRONT
SCALE: 3/32" = 1'-0"



1 CONTEXTUAL ELEVATION BACK
SCALE: 3/32" = 1'-0"

DBR ZONING SET - FINAL SUBMITTAL-11/10/2021

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CONTEXTUAL ELEVATIONS

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1
ANODIZED GRAY ALUMINUM
GLAZING FRAMES



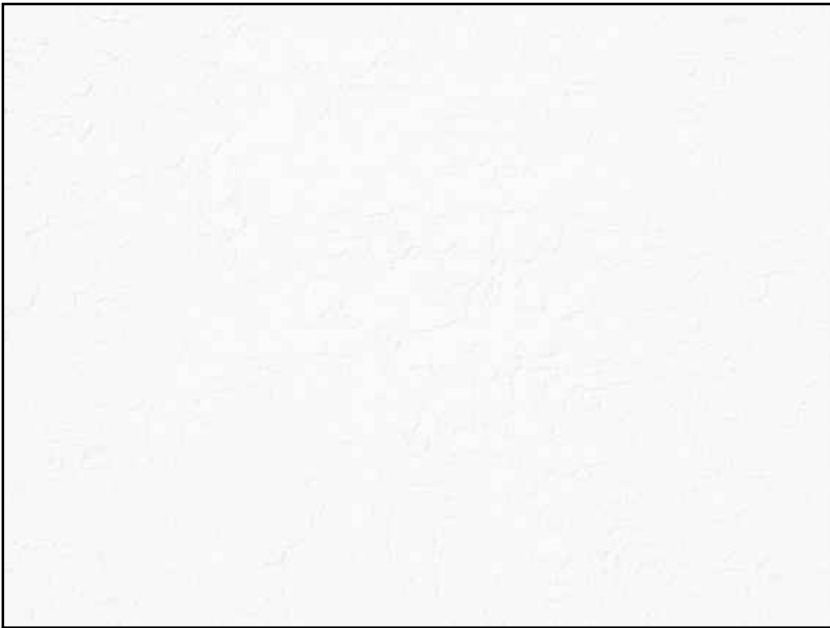
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WOOD CLADDING



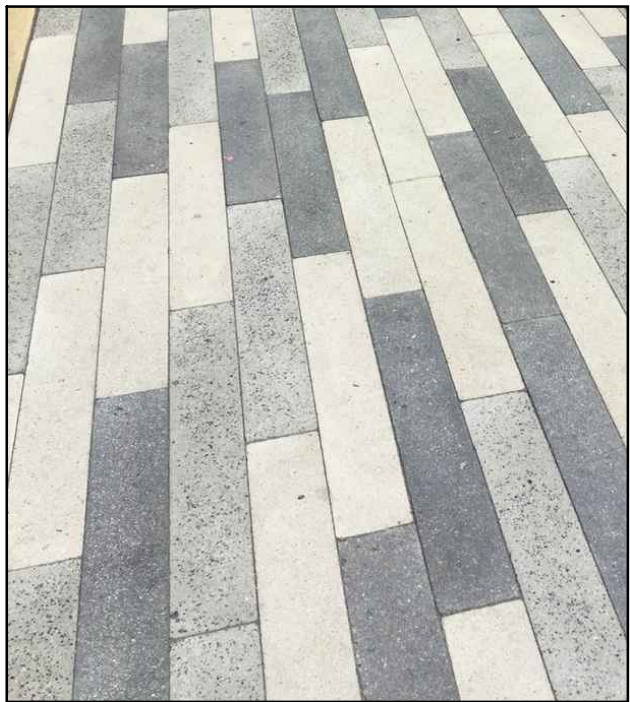
4
TRAVERTINE STONE CLADDING



5
SMOOTH WHITE STUCCO



7
CONCRETE DRIVEWAY PAVERS
GENERAL NOTE
DRIVEWAY AND WALKWAY WITHIN FRONT
YARD SHALL BE OF A HIGH ALBEDO AND
HAVE A LIGHT REFLECTANCE VALUE OF AT
LEAST 0.65 TO MEET URBAN HEAT ISLAND
ORDINANCE REQUIREMENTS



NOTE:
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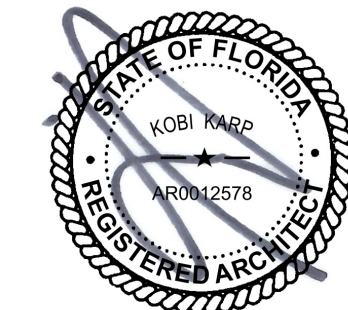
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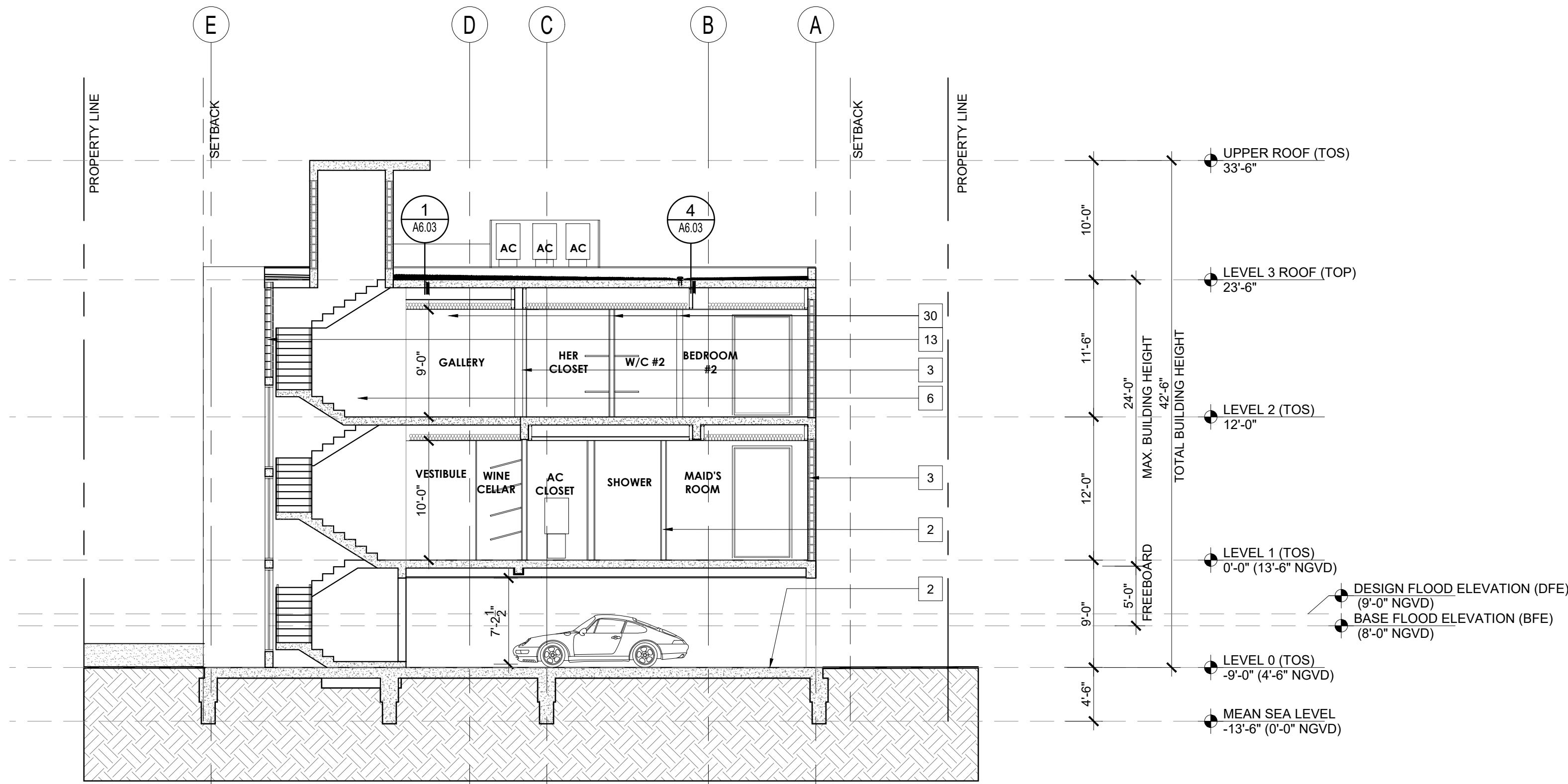
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MATERIAL BOARD

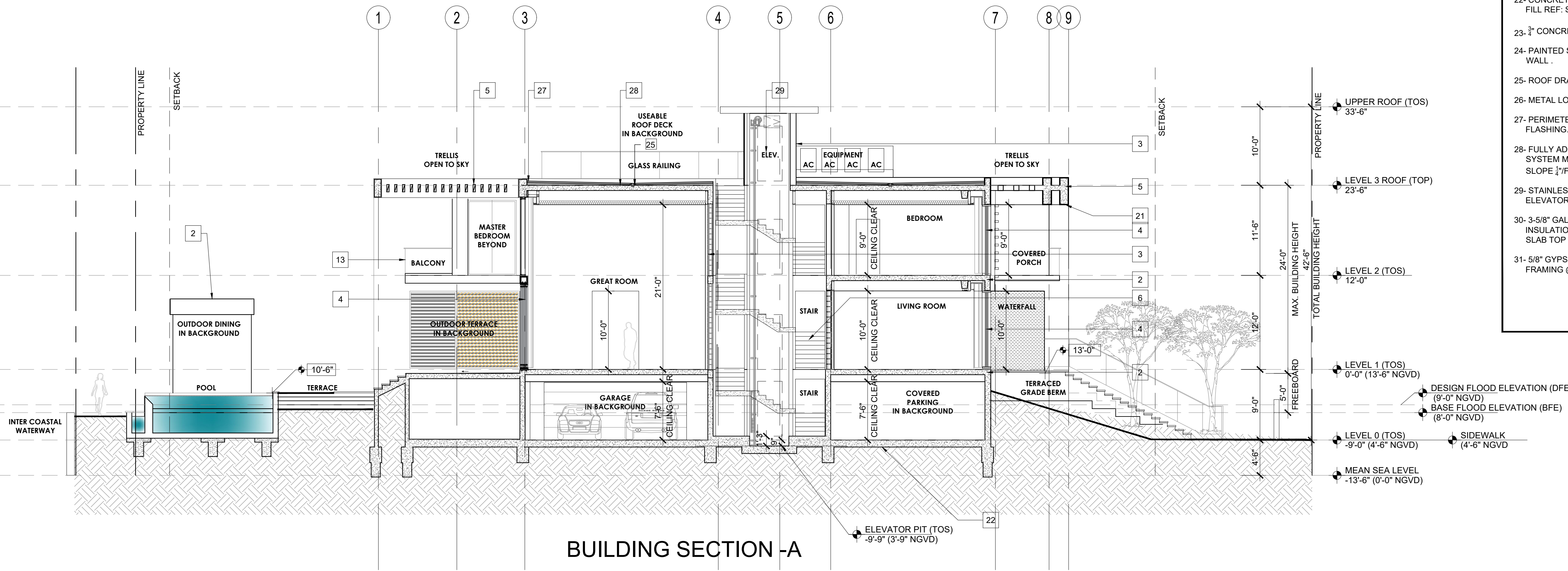
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DBR ZONING SET - FINAL SUBMITTAL-11/10/2021



B BUILDING SECTION B-B

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



A BUILDING SECTION A-A

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

TAG SECTION NOTES

NOT ALL THE NOTES APPLY

- 1- CONCRETE COLUMN (FOR DIM. REFER TO STRUCTURAL DRAWING).
- 2- CONCRETE SLAB.
- 3- CMU WALL
- 4- IMPACT RESISTANT GLAZING SLIDING DOORS.
- 5- CONCRETE TRELLIS SYSTEM (UNDER SEPARATE PERMIT)
- 6- CONCRETE STAIR (UNDER SEPARATE PERMIT)
- 7- IMPACT RESISTANT GLAZING / WINDOW (FOR DIM. REF. TO A8.10)
- 8- NOT USED
- 9- ONE COAT OF PLASTER OVER CLEANED SURFACE AND PREPARED CONCRETE SLAB.
- 10- CONCRETE ARCH. FEATURE BEAM OR EYEBROW (SLOPE TOP 1/4"FT.) REF: STRUCT. DWG'S.
- 11- (2"x4")TECHNOWOOD NATURAL VENEER COATED ALUMINUM TUBE PROFILES
- 12- (6") TECHNOWOOD NATURAL VENEER COATED ALUMINUM FAÇADE SYSTEMS
- 13- 42" HT. A.F.F. SAFETY GLASS CAT II CLEAR GLASS GUARDRAIL.
- 14- CONCRETE STAIR WITH METAL HANDRAIL & GUARDRAIL GC TO PROVIDE SHOP DWG'S FOR A/E APPROVAL..
- 15- EMERGENCY SCUPPER 4" ABOVE DRAIN PLUMB. DWG'S.

TAG SECTION NOTES

NOT ALL THE NOTES APPLY

- 16- VERTICAL METAL MESH SCREEN UNDER SEPARATE PERMIT. PROVIDE SHOP DRAWINGS FOR A/E REVIEW.
- 17- TRENCH DRAIN REF: PLUMBING AND CIVIL DWG'S.
- 18- EXPANSION JOINT, STRUCT. DWG'S.
- 19- PROVIDE WATERPROOFING AT BASEMENT WALLS AND FOUNDATION AS PER WATERPROOFING CONSULTANT SPECS. (TYP.).
- 20- NOT USED
- 21- 3/4" CONTINUOUS STUCCO DRIP (TYP.).
- 22- CONCRETE SLAB ON COMPACTED CLEAN INORGANIC CLEAN FILL REF: STRUCTURAL DWG'S.
- 23- 3/4" CONCRETE SLAB DEPRESSION (TYP.).
- 24- PAINTED STUCCO, (3) COAT FINISH OVER CONCRETE OR CMU WALL.
- 25- ROOF DRAIN REF: PLUMBING DWG'S
- 26- METAL LOUVER REF: MECHANICAL DWG'S.
- 27- PERIMETER ROOF GALV. MTL. FLASHING AND COUNTER FLASHING.
- 28- FULLY ADHERED FIBER REINFORCED SINGLE PLY ROOFING SYSTEM MEMBRANE ON R-30 TAPERED RIGID INSULATION SLOPE 1/4"FT. TO DRAINS. REF: MECH. DWG'S.
- 29- STAINLESS STEEL ELEVATOR DOOR AND FRAME REF: TO ELEVATOR SECTION SHEET A14.00.
- 30- 3-5/8" GALV. MTL. (25GA.) STUD PARTITION @ 24" O/C W/ INSULATION, AS REQUIRED AND BRACED TO CONCRETE SLAB TOP AND BOTTOM. REF. TO SHEET A610.
- 31- 5/8" GYPSUM BOARD, TAPED AND SPARKED ON GALV. MTL. FRAMING @ 24" O.C.

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PRIVATE RESIDENCE
1255 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FL 33141

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

Consultant:

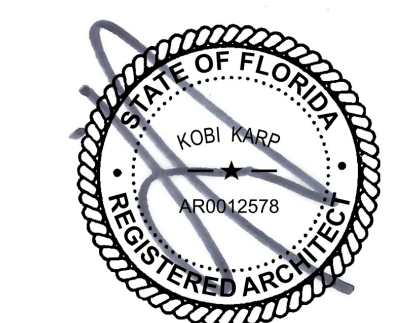
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Architect:

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



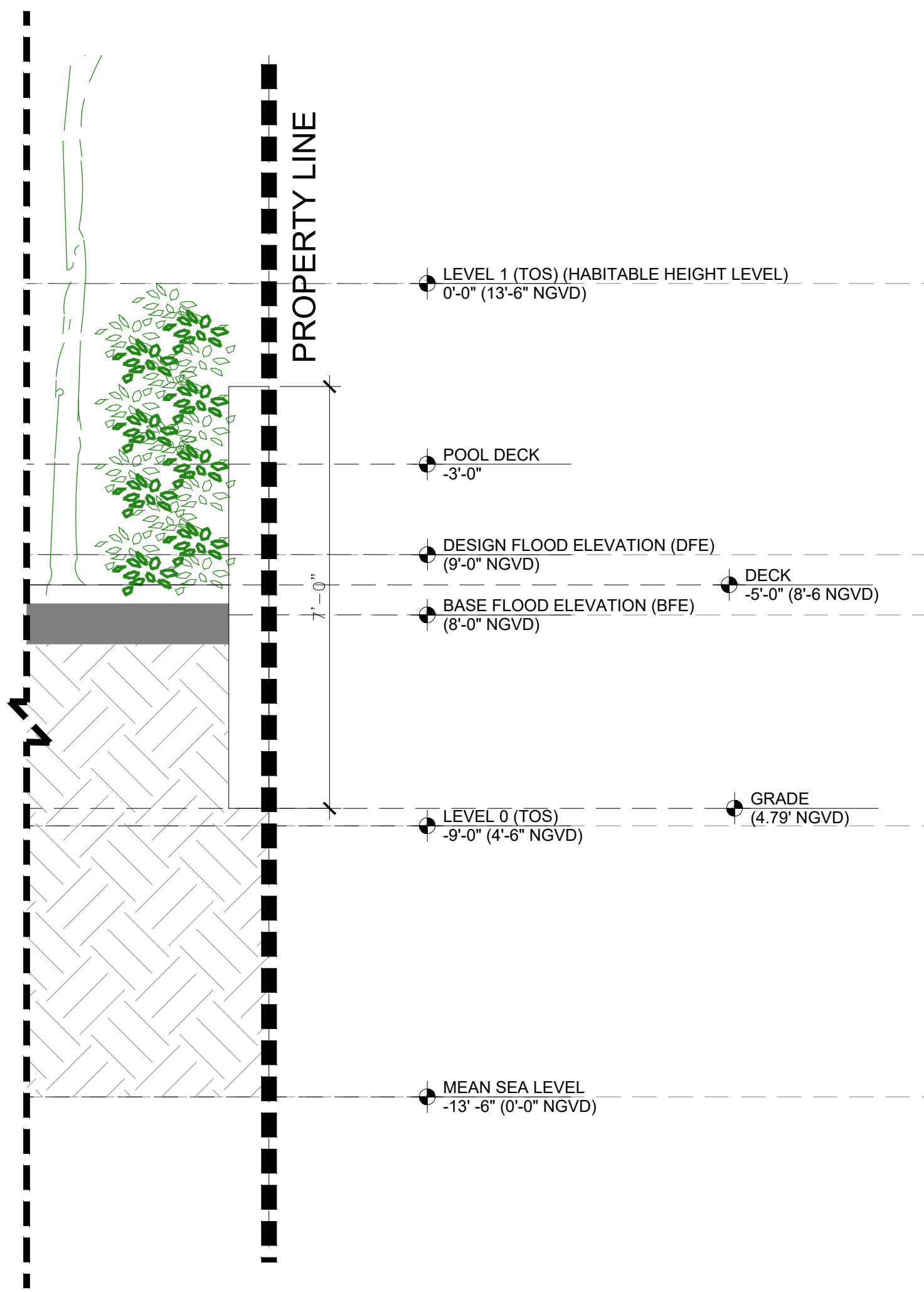
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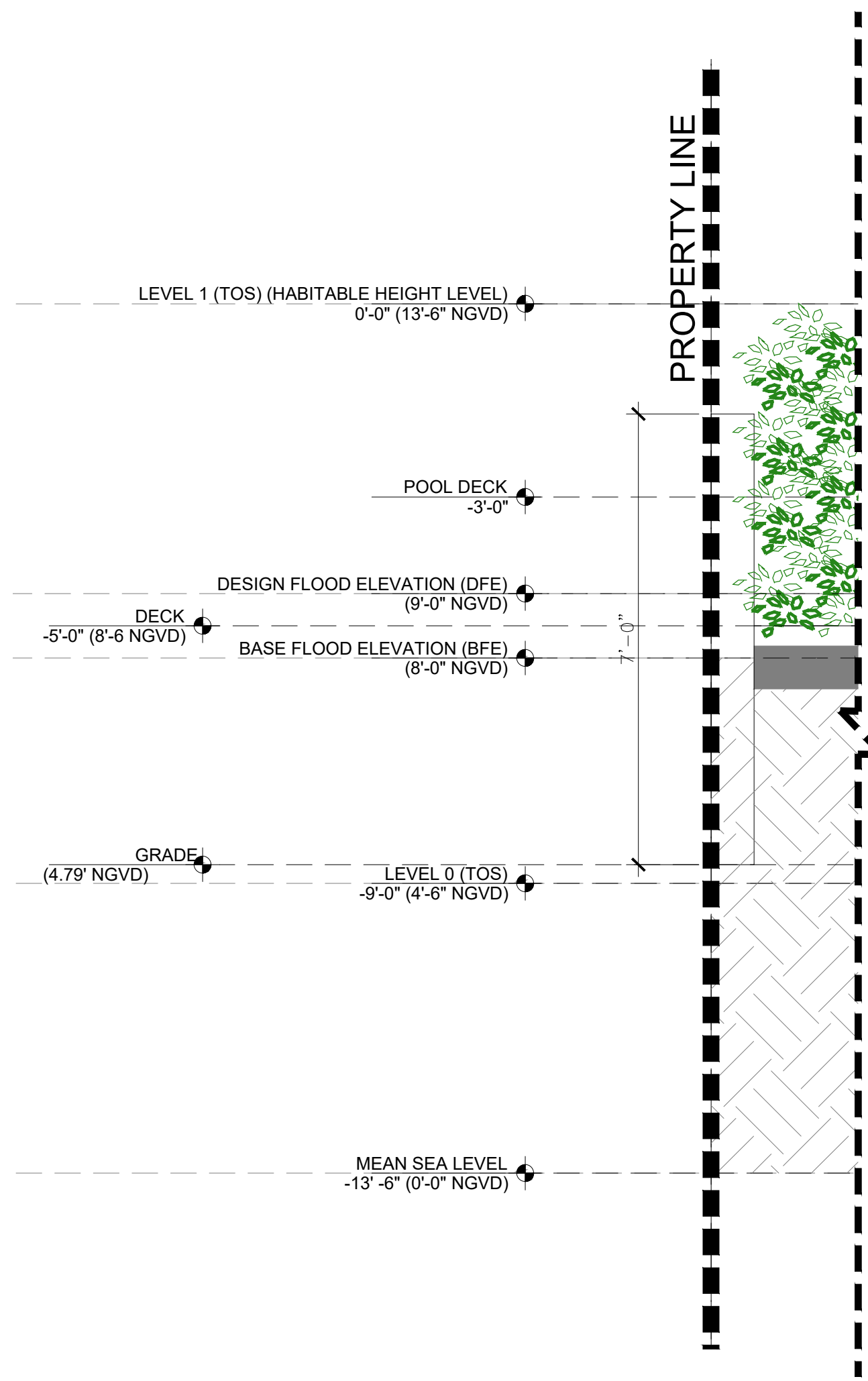
BUILDING SECTIONS

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Scale		A5.01
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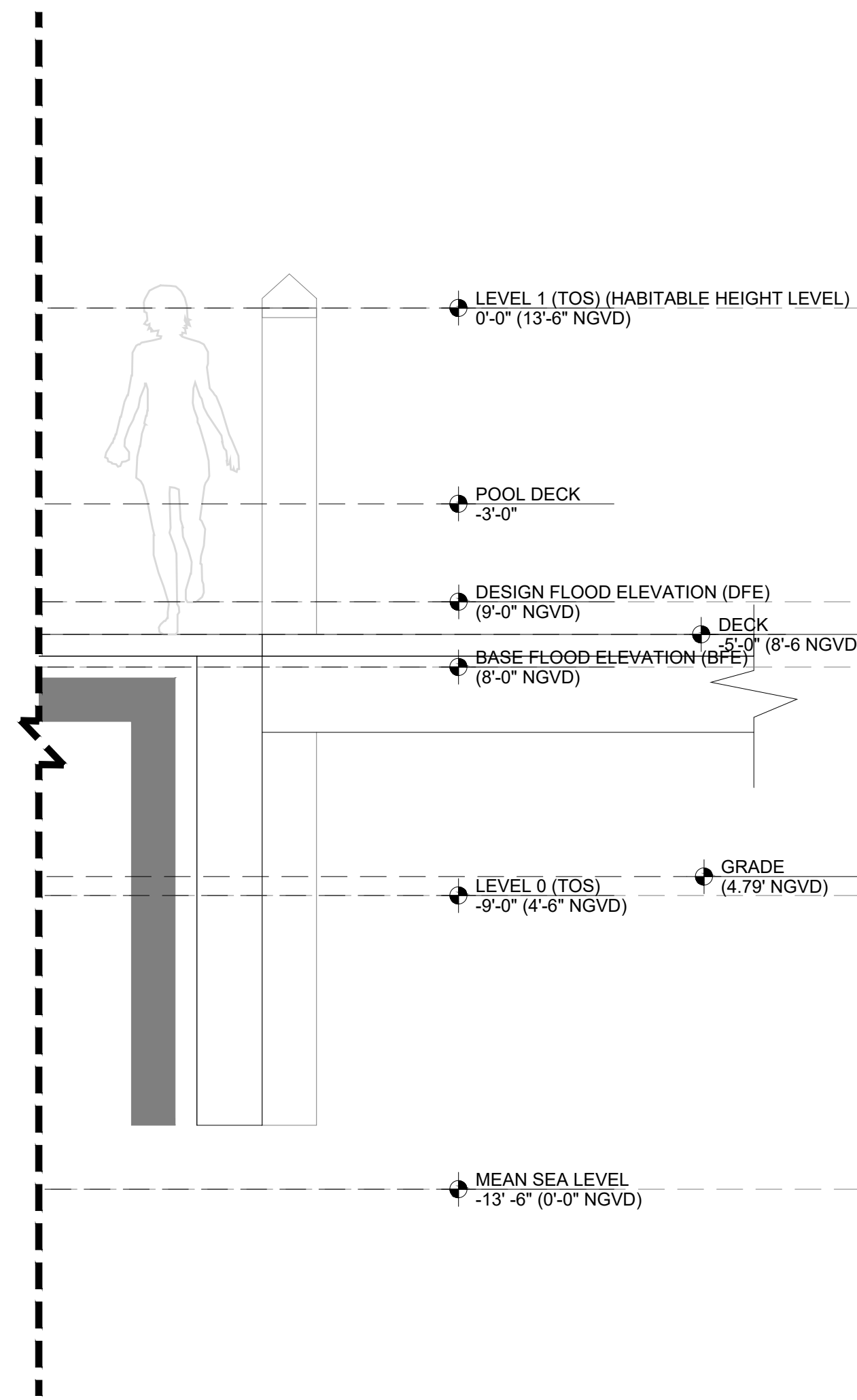
DBR ZONING SET - FINAL SUBMITTAL-11/10/2021



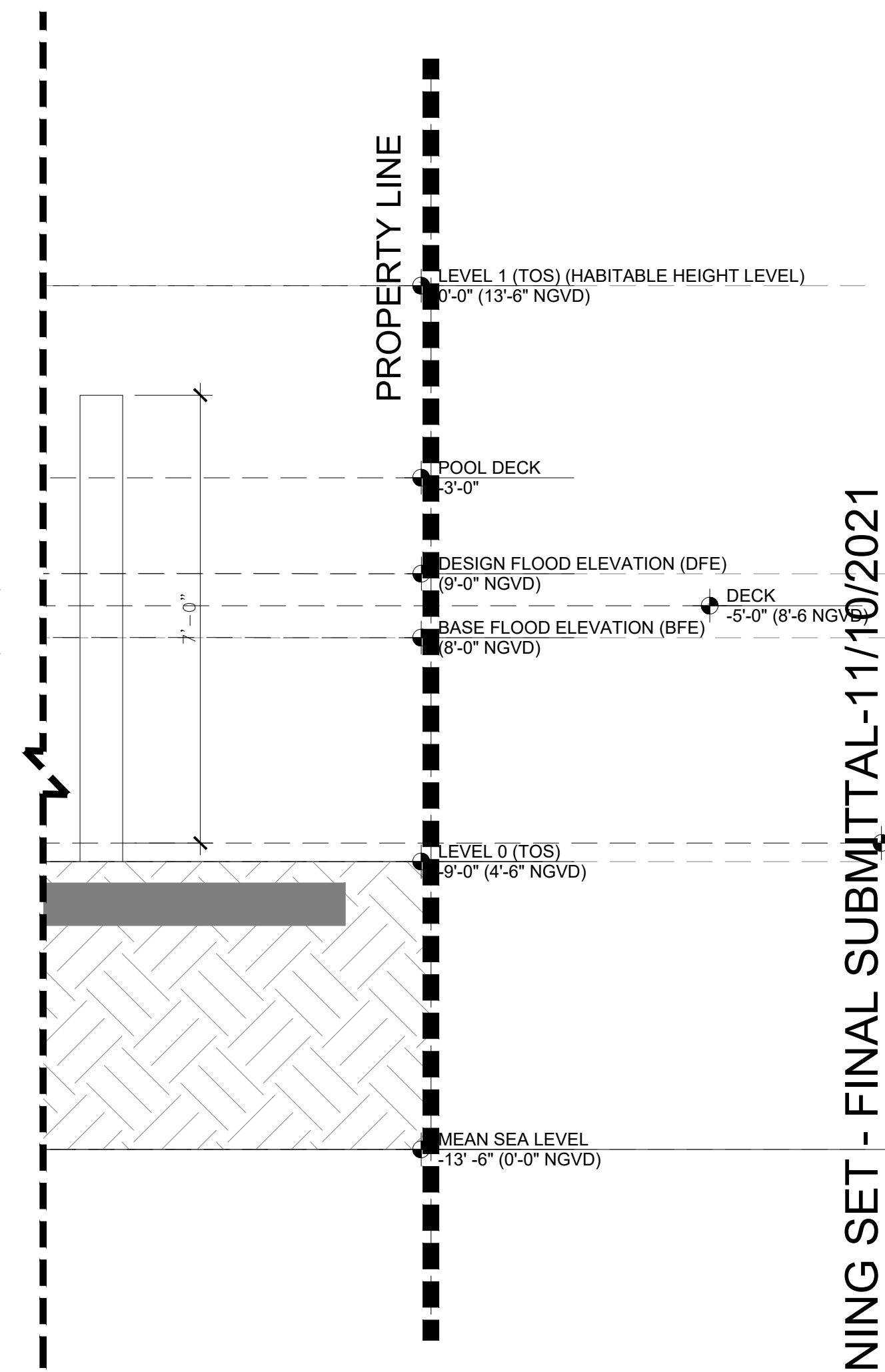
2 PROPOSED REAR YARD SECTION
SCALE: 3/32" = 1'-0"



3 PROPOSED SIDE YARD SECTION
SCALE: 3/32" = 1'-0"



4 PROPOSED BACK YARD SECTION
SCALE: 1/2" = 1'-0"



5 PROPOSED FRONT YARD SECTION
SCALE: 1/2" = 1'-0"

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MIAMI BEACH, FL 33141

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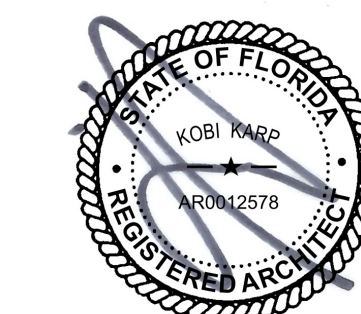
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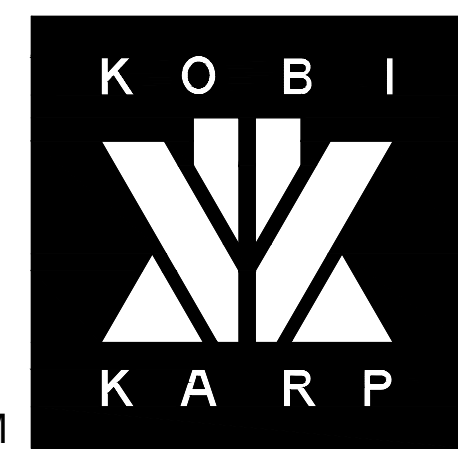
Name
Address
Tel:
Email

Architect:

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



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SITE YARD SECTIONS

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1255 NORTH BISCAYNE POINT ROAD
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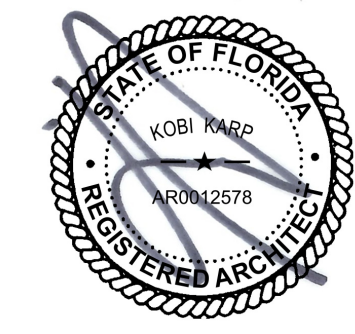
PRIVATE RESIDENCE

Consultant:
Name
Address
Tel:
Email

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Name
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Consultant:
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Tel:
Email

Architect:
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



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RENDERING

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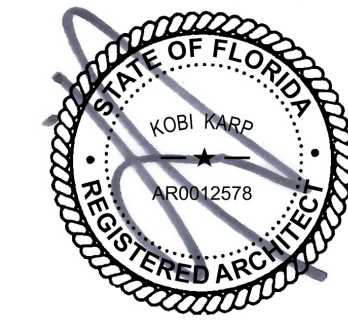
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Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
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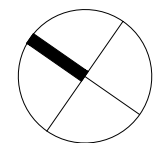
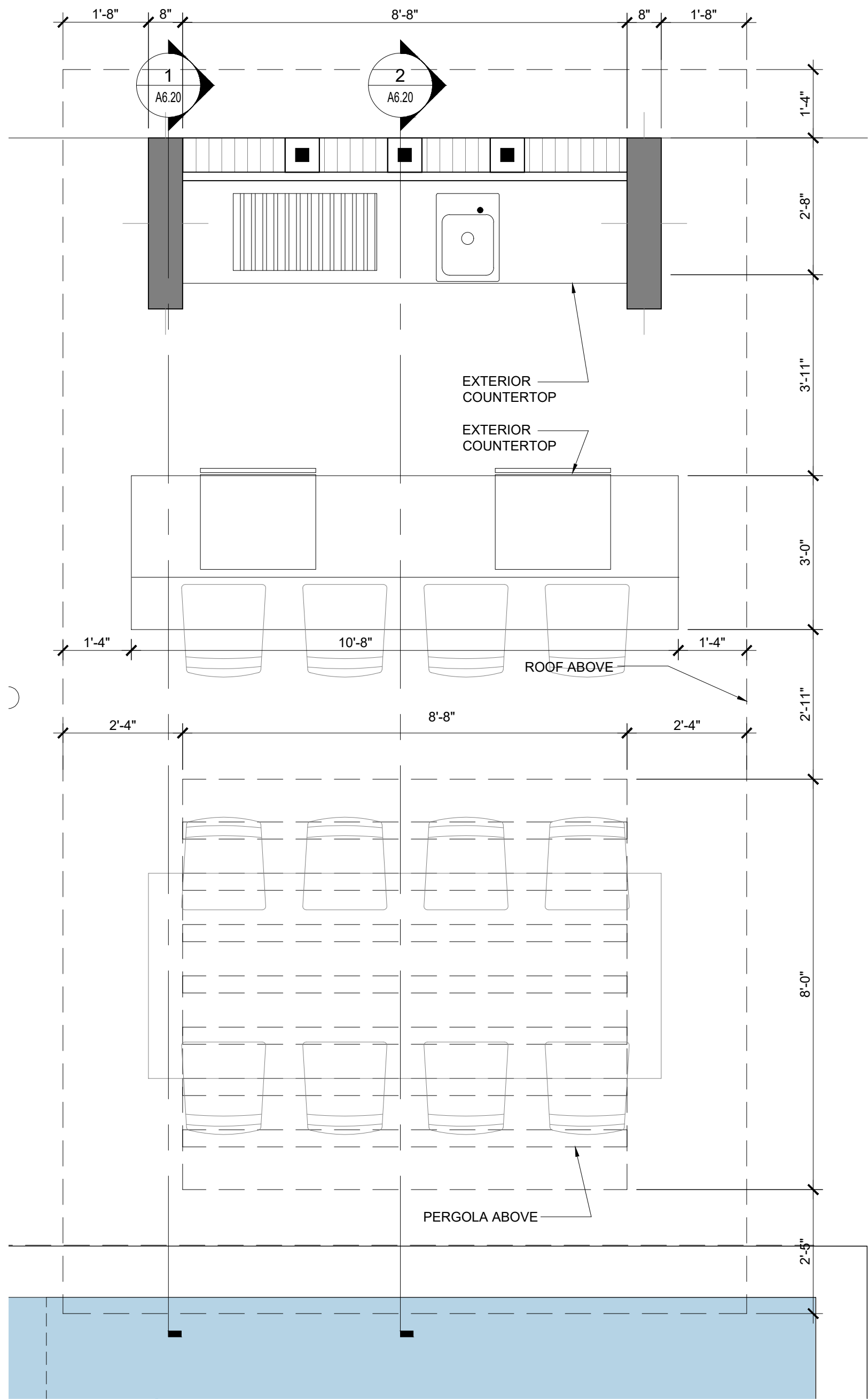


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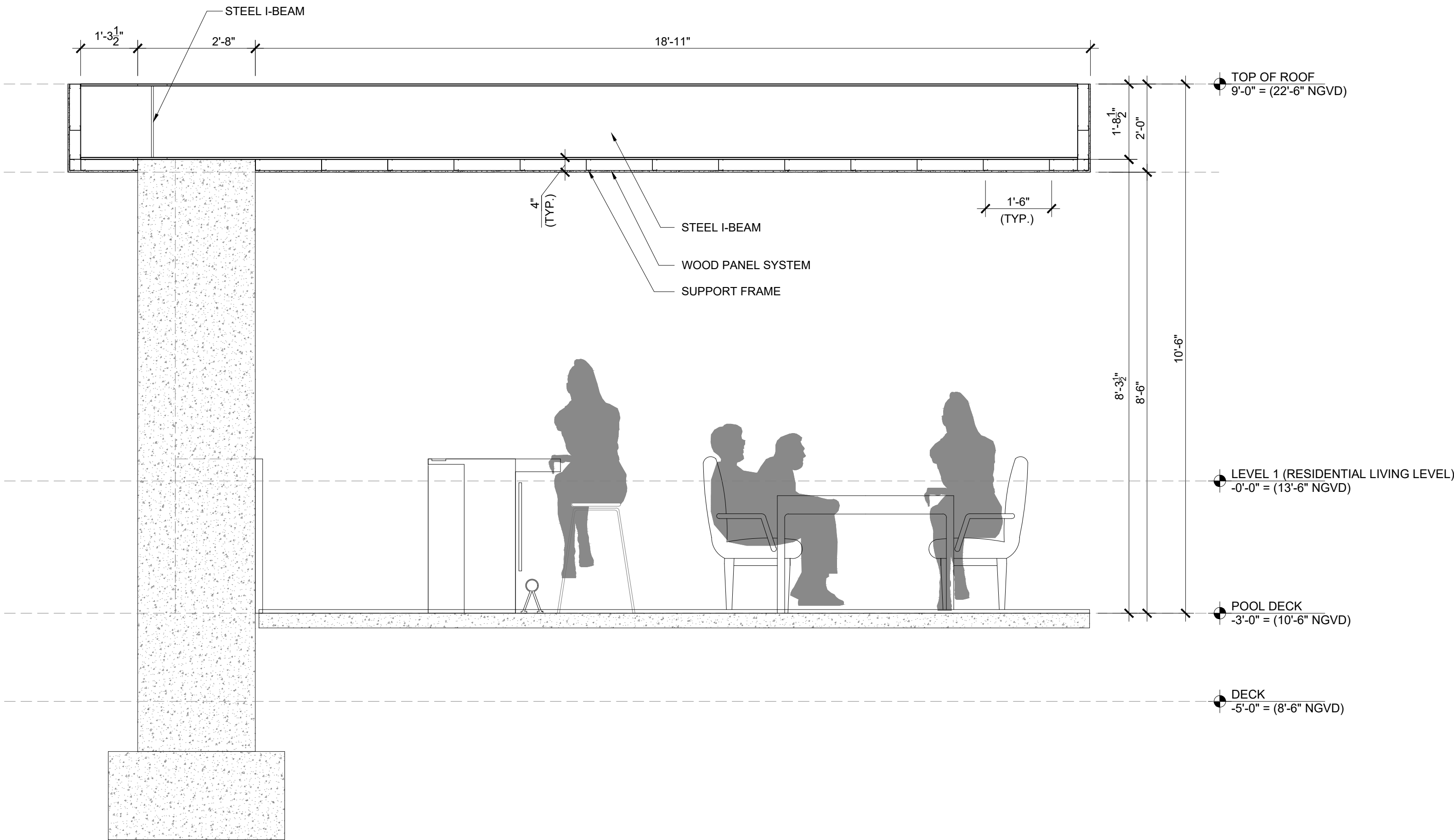
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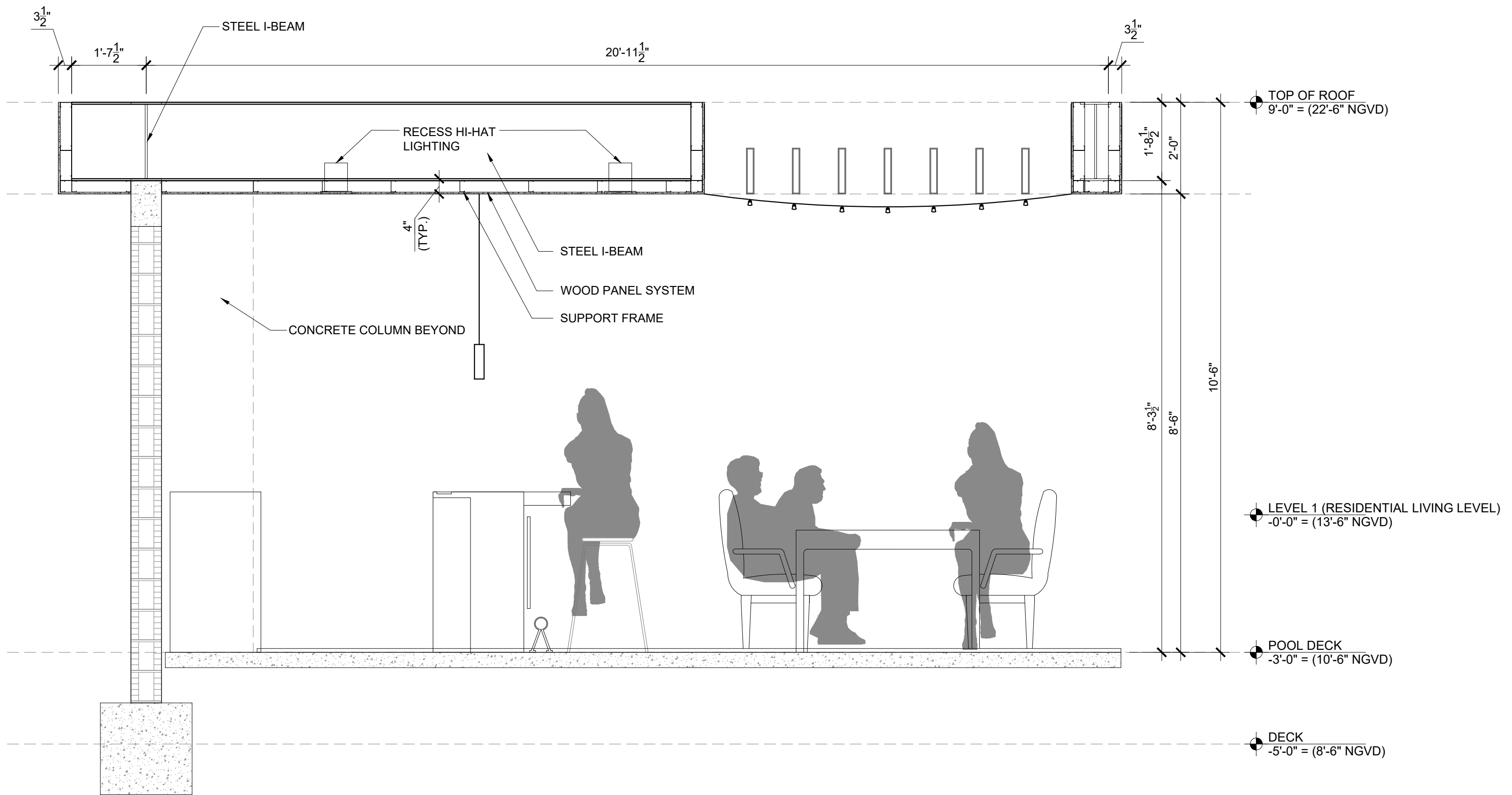
ENLARGED CABANA FLOOR PLAN

SCALE: 1/2" = 1'-0"



1 SECTION 1/A6.20

SCALE: 1/2" = 1'-0"



2 SECTION 2/A6.20

SCALE: 1/2" = 1'-0"

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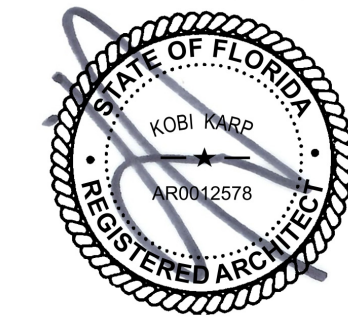
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Name
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Email

Architect:

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



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POOL CABANA DETAILS

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