

PRIVATE RESIDENCE

1255 N BISCAYNE POINT ROAD, MIAMI BEACH, FL 33141
ZONING PACKAGE
DRB FINAL SUBMITTAL 12/06/2021

SCOPE OF WORK

NEW CONSTRUCTION OF A 2 STORY RESIDENTIAL
BUILDING .



1255 N Biscayne Point Rd, Florida

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COVER SHEET

Date	12-06-2021	Sheet No.
Scale		A0.00
Project	1942	

DBR ZONING SET - FINAL SUBMITTAL-12/06/2021



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:	1255 N BISCAYNE POINT ROAD, MIAMI BEACH , FL 33141-1703		
2	Folio number(s):	02-3203-001-2410		
3	Board and file numbers :	NOT APPLICABLE		
4	Year built:	NOT APPLICABLE	Zoning District:	RS-3
5	Base Flood Elevation:	ZONE AE 8.0' NGVD	Grade value in NGVD:	4.79' NGVD
6	Adjusted grade (Flood+Grade/2):	8.0' NGVD +1' = 9.0' NGVD	Free board:	N/A
7	Lot Area:	REQ. 10,000 SF. MIN. / PROPOSED 10,844 SF		
8	Lot width:	50' MIN. / PORPOSED 75'	Lot Depth:	REQ. N/A. / PROPOSED 150'
9	Max Lot Coverage SF and %:	REQ. 30 % = (3,253 SF) MAX.	Proposed Lot Coverage SF and %:	PROPOSED 30% = (3,253 SF.)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	REQ. 50% OF FRONT YARD = 813 SF. PROPOSED 1,618 SF.	Rear Yard Open Space SF and %:	REQ. 50% OF REAR YARD = 163 SF. PROPOSED 676 SF
12	Max Unit Size SF and %:	REQ. 50% = 5,422 SF	Proposed Unit Size SF and %:	PROPOSED 5,422 SF. = 50% PROPOSED (2,810 SF.)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	PROPOSED (2,307 SF.) =82% OF THE FIRST FLOOR
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)	PROPOSED (2,307 SF.) =82% OF THE FIRST FLOOR
15			Proposed Second Floor Unit Size SF and % :	3,465 SF (25.43%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	826.5 SF (23.68%)

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	24'- FLAT ROOFS		24'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		30'-0"	
20	Front Second level:	30'-0"		30'-0"	
21	Side 1:	7'-5" MIN.		7'-5"	
22	Side 2 or (facing street):	N/A		N/A	
23	Rear:	15% OF LOT DEPTH MIN. = 22.5'		31'-0"	
	Accessory Structure Side 1:		N/A		
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear:				
26	Sum of side yard :				
27	Located within a Local Historic District?			Yes or ☐ No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or ☐ No	
29	Determined to be Architecturally Significant?			Yes or ☐ No	
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A

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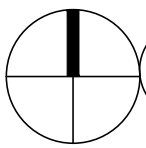
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PROJECT DATA

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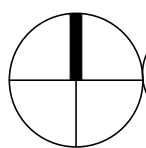
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1

LOCATION MAP-1/2 MI RADIUS

Scale: N.T.S.



2

LOCATION MAP

Scale: N.T.S.

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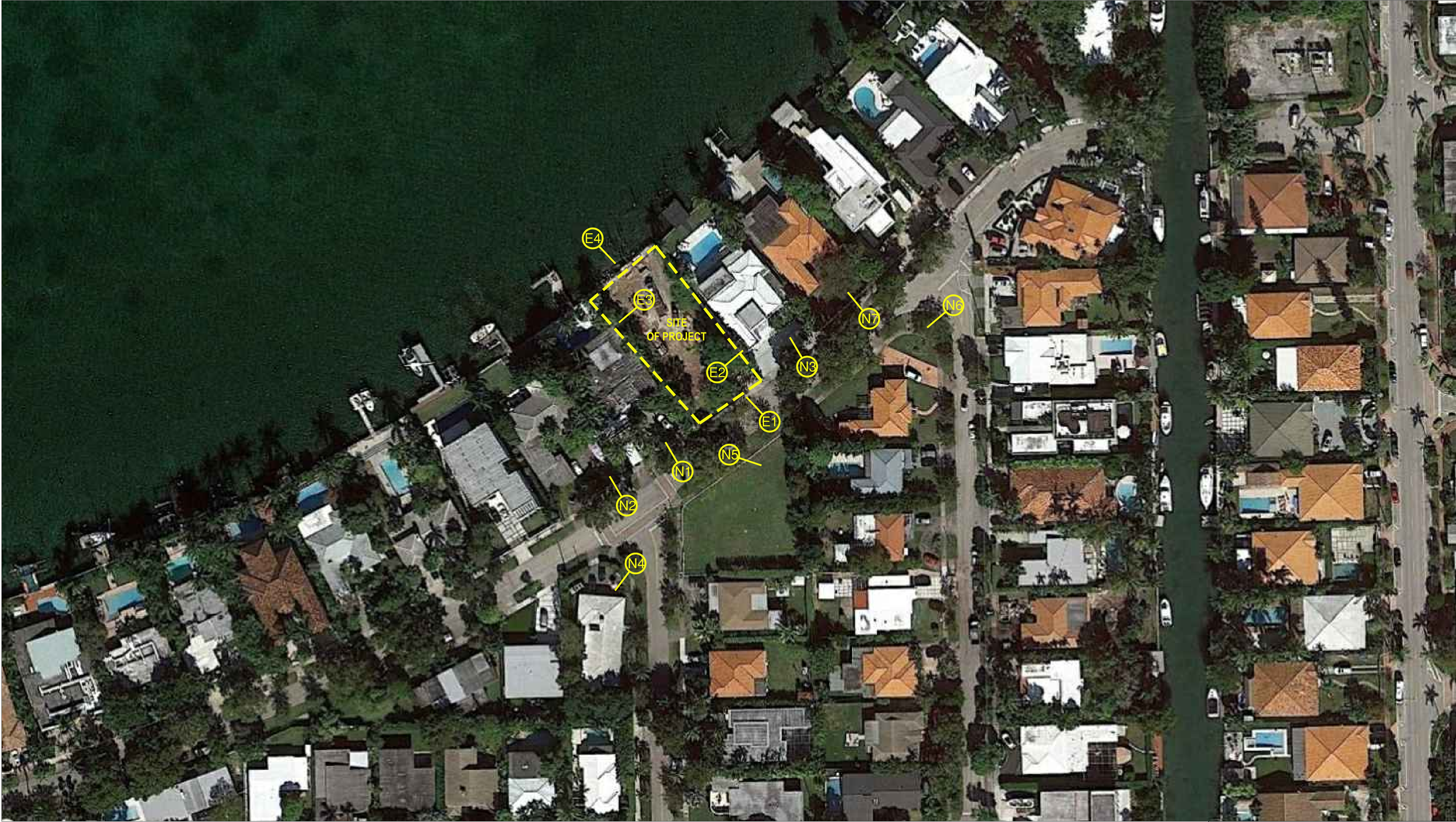
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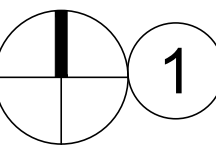


LOCATION MAP

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 1
IMAGE KEY PLAN
Scale: N.T.S.

IMAGES ON SHEET A0.04-CONTEXT
C1 - W 57TH ST
C2 - PINE TREE DR - NORTH
C3 - PINE TREE DR - SOUTH

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

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY
N1 - 5681 PINE TREE DR
N2 - 5699 PINE TREE DR
N3 - 5701 PINE TREE DR
N4 - 5655 PINE TREE DR

IMAGES ON SHEET A0.07-NEARBY PROPERTY
N5 - 5641 PINE TREE DR
N6 - 5640 PINE TREE DR
N7 - 5650 PINE TREE DR
N8 - 5656 PINE TREE DR

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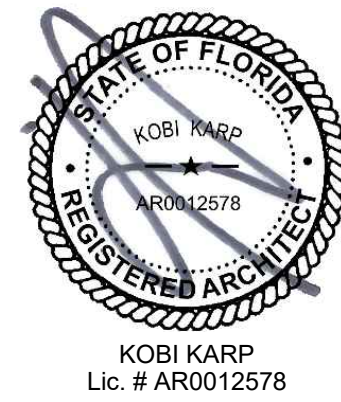


IMAGE KEY PLAN

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1 E1
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2 E2
Scale: N.T.S.



3 E3
Scale: N.T.S.



4 E4
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EXISTING SITE

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1 N1
Scale: N.T.S.



2 N2
Scale: N.T.S.



3 N3
Scale: N.T.S.



4 N4
Scale: N.T.S.

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NEIGHBORING HOME IMAGES

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1 N5
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2 N6
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3 N7
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4 N8
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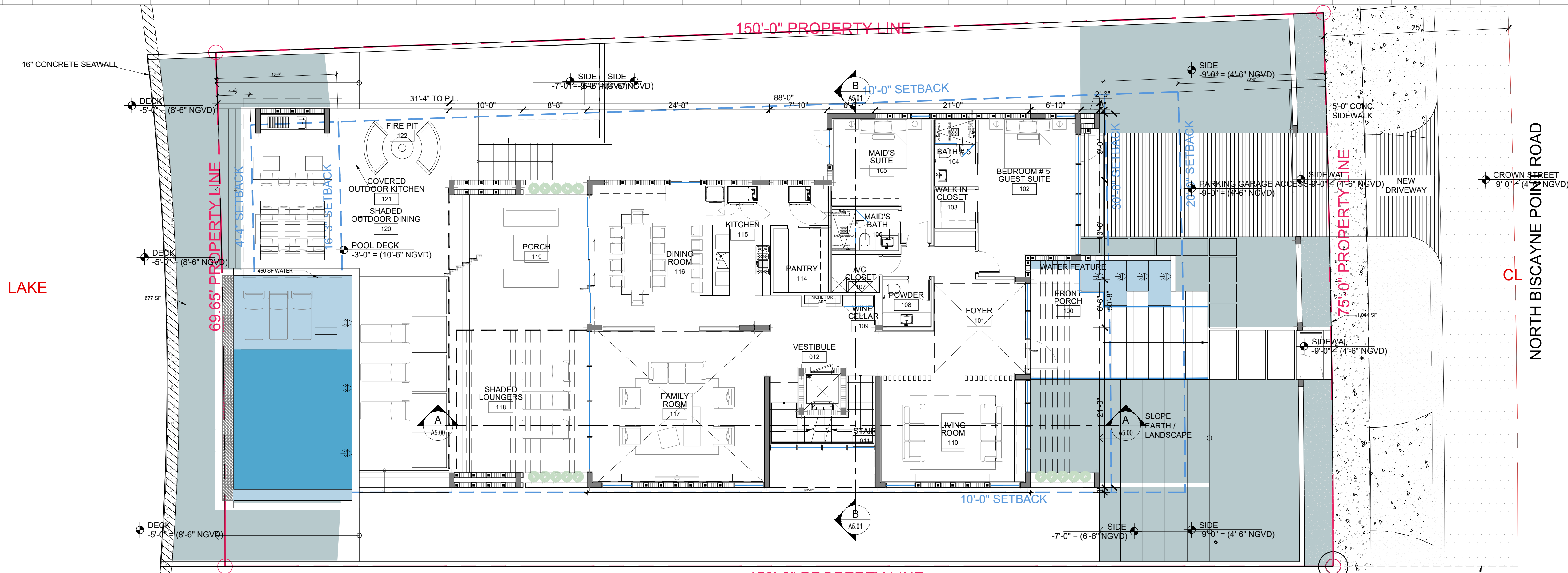
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NEIGHBORING HOME IMAGES

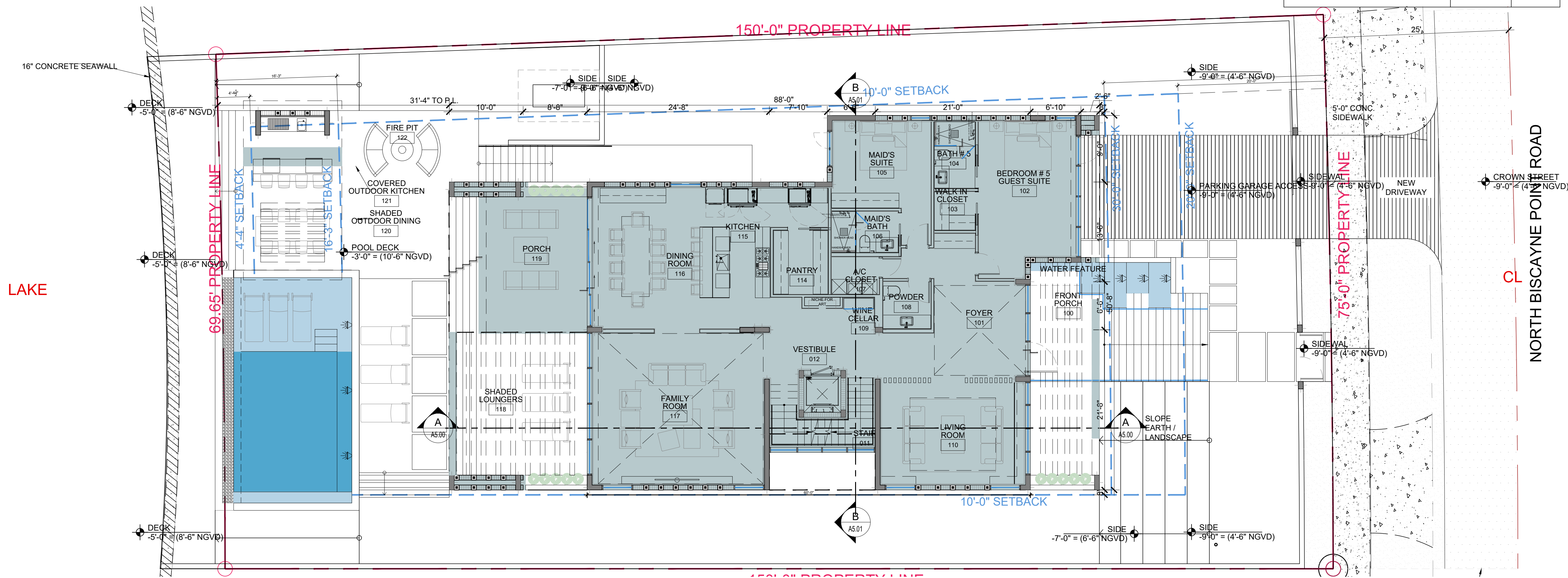
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1 PERVIOUS CALCULATIONS
Scale: 1/8"=1'-0"

TOTAL LOT AREA: 10,844SF		
PERVIOUS CALCULATION	REQUIRED	PROVIDED
PERVIOUS (MIN 30% OF LOT AREA)	3253 SF	4,610 SF
FRONT YARD	813 SF	1618 SF
REAR YARD	163 SF	676SF



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

LOT COVERAGE CALCULATIONS		
LOT AREA	10,844 SF	
MAXIMUM ALLOWED	3,253 SF (30.00%)	
PROVIDED	3,208 SF	

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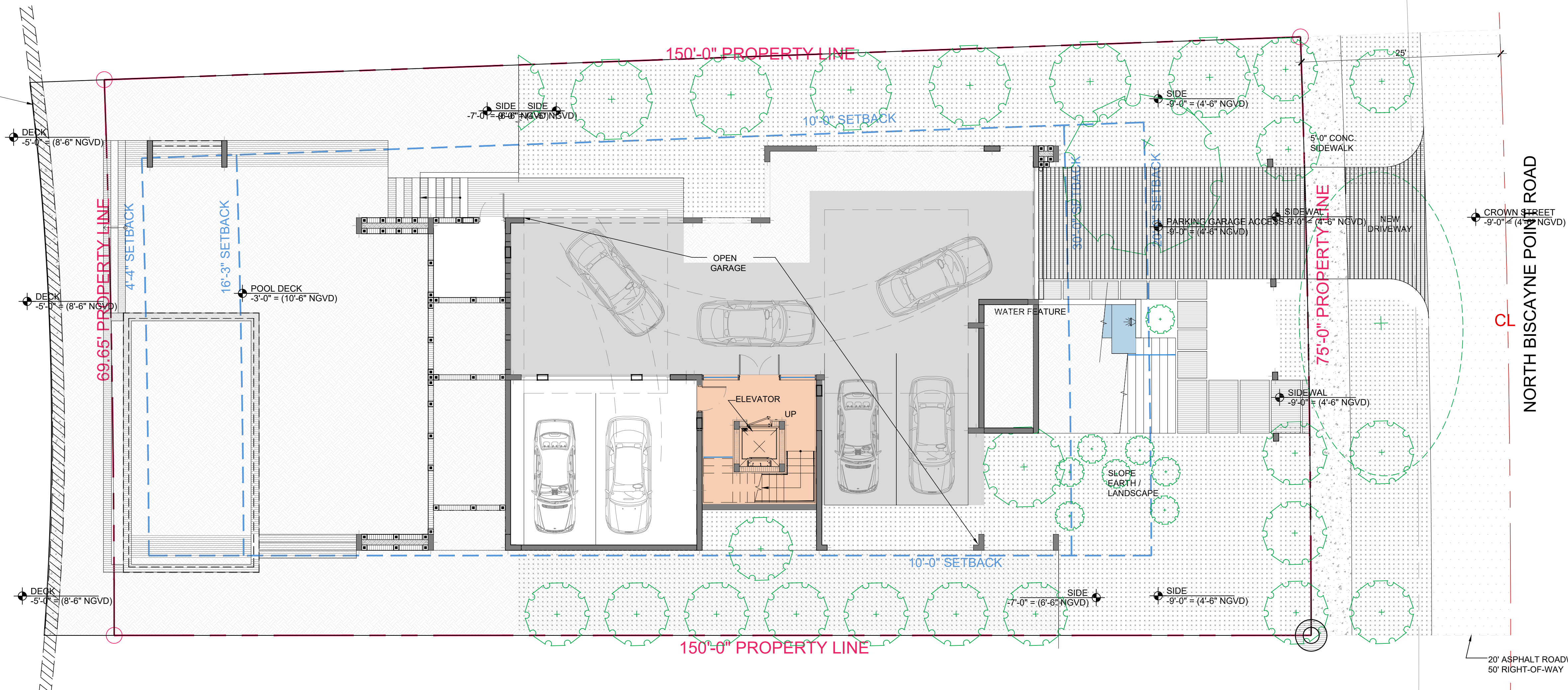


PERVIOUS & LOT COVERAGE DIAGRAMS

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LAKE

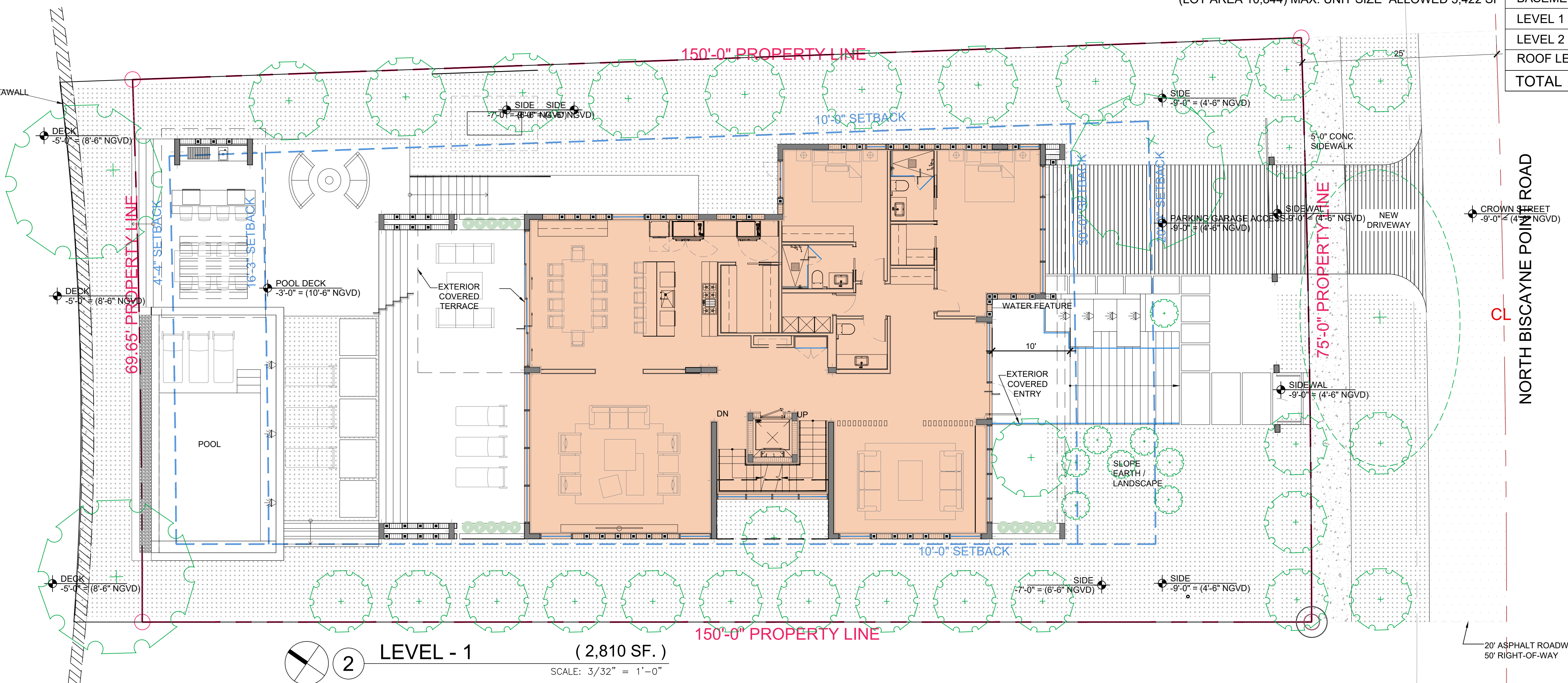
LAKE



1 LEVEL - 0 (265 SF.) SCALE: 3/32" = 1'-0"

(LOT AREA 10,844) MAX. UNIT SIZE ALLOWED 5,422 SF

UNIT SIZE CALCULATION	
LEVEL	AREA PROVIDED
BASEMENT	265 SF
LEVEL 1	2,810 SF
LEVEL 2	2,307 SF
ROOF LEVEL	40 SF
TOTAL	5,422 SF



2 LEVEL - 1 (2,810 SF.) SCALE: 3/32" = 1'-0"

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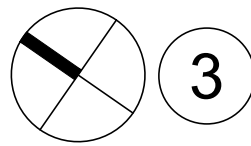
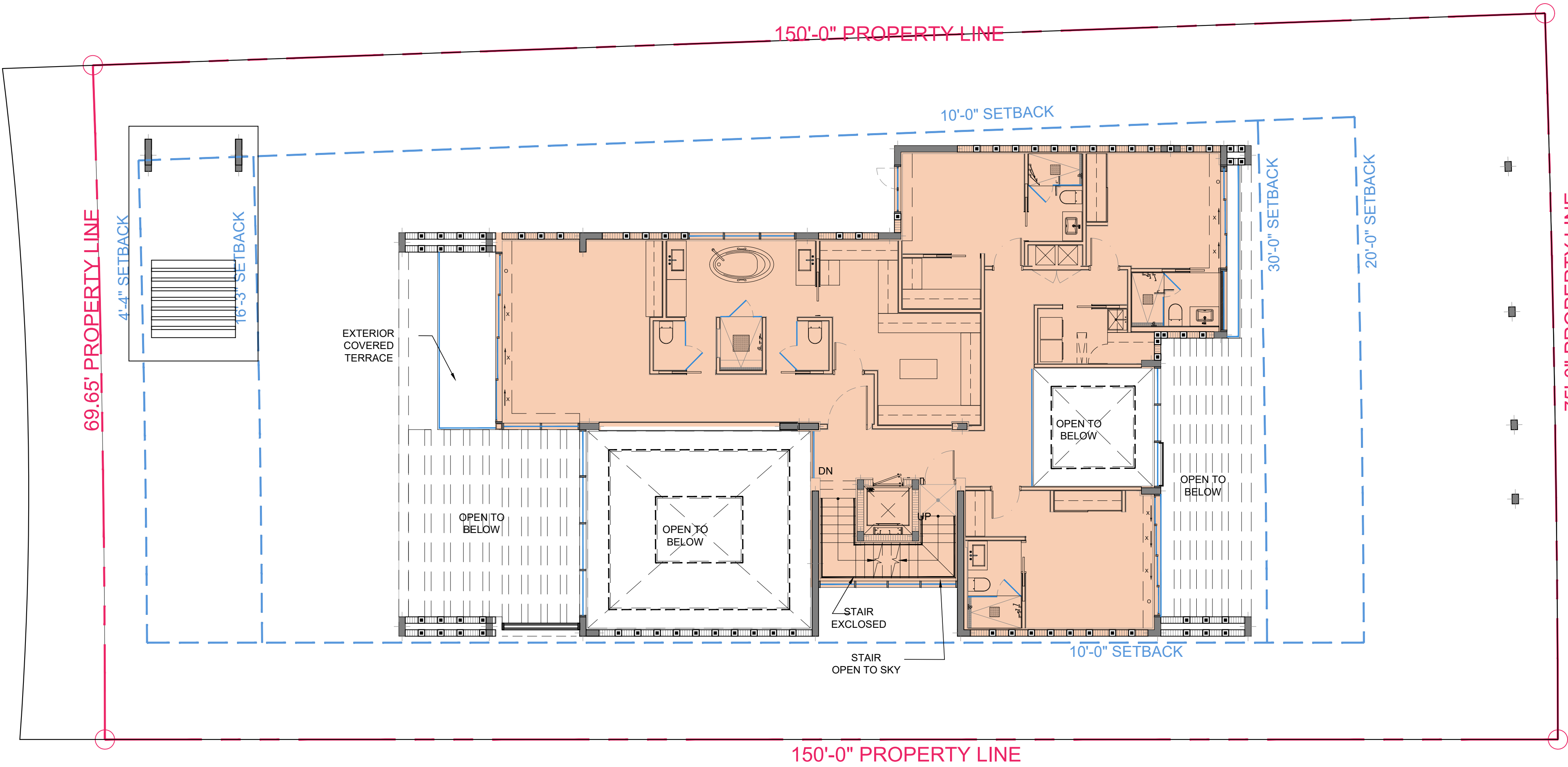


UNIT SIZE CALCULATION

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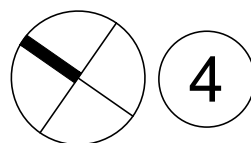
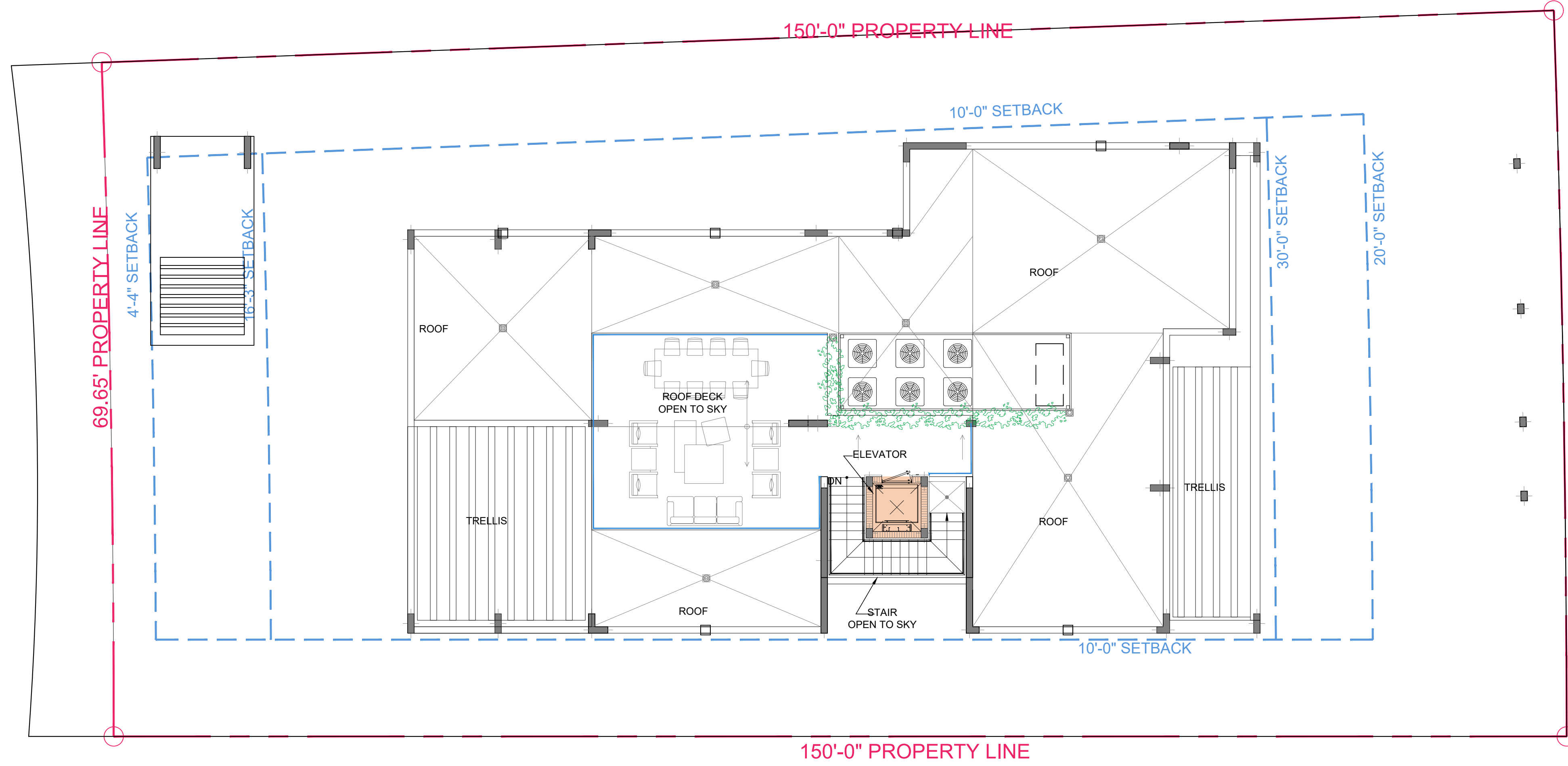
LAKE



3 LEVEL 2 (2,307 SF.)

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

LAKE



4 ROOF LEVEL (40 SF.)

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

UNIT SIZE CALCULATION	
LEVEL	AREA PROVIDED
BASEMENT	265 SF
LEVEL 1	2,810 SF
LEVEL 2	2,307 SF
ROOF LEVEL	40 SF
TOTAL	5,422 SF

(LOT AREA 10,844) MAX. UNIT SIZE ALLOWED 5,422 SF

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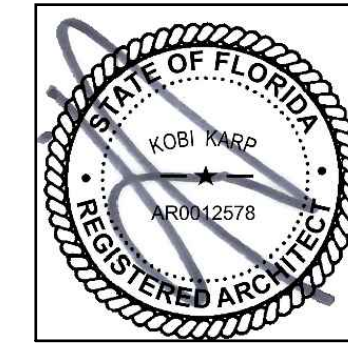
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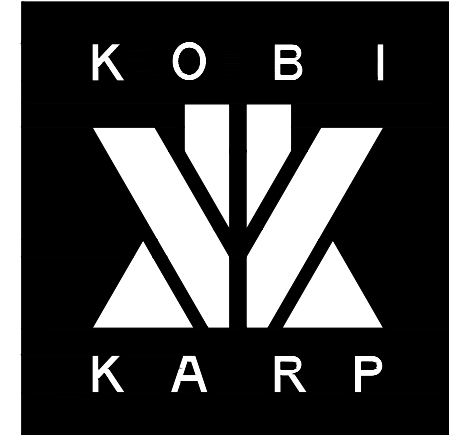
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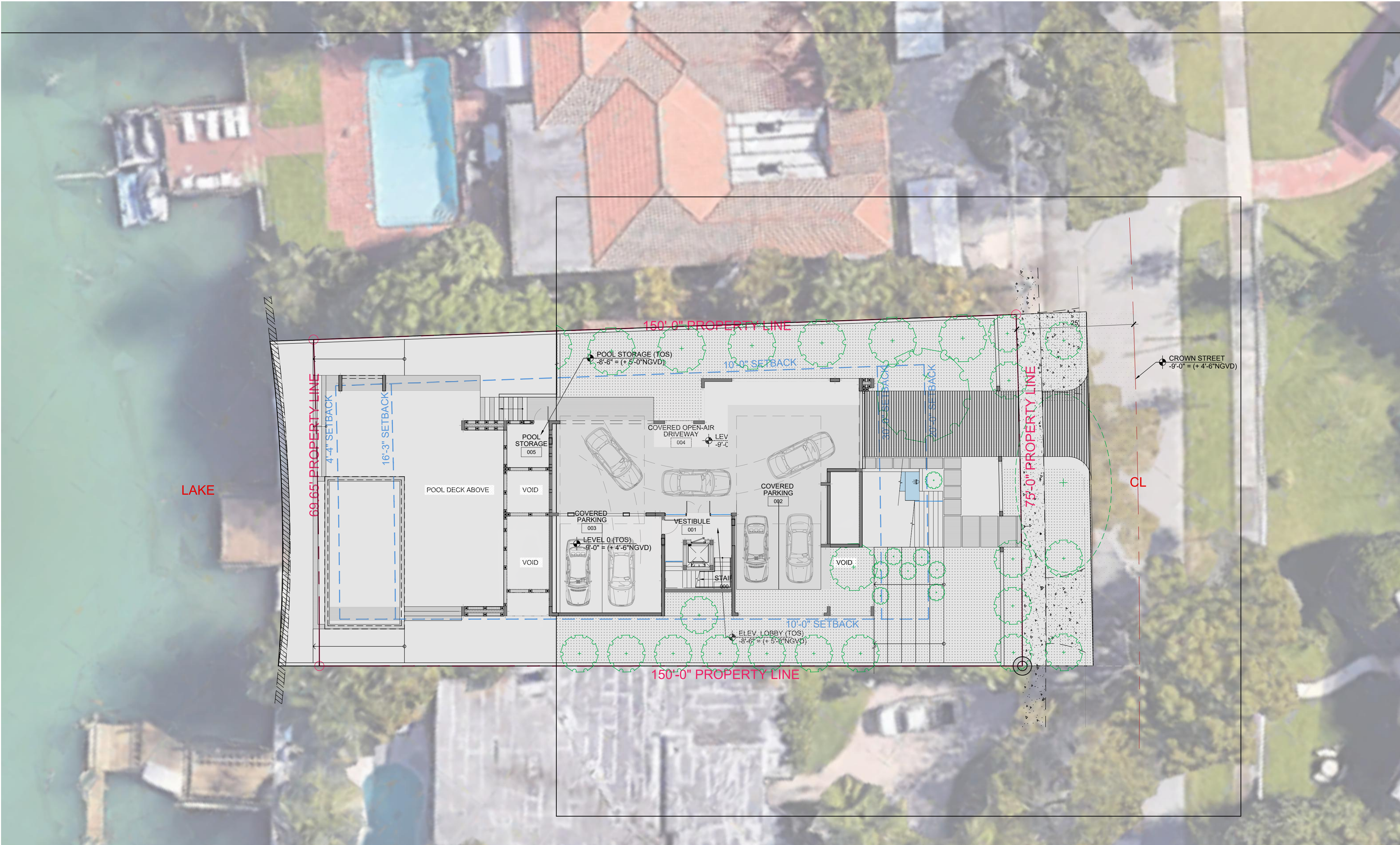
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UNIT SIZE CALCULATION

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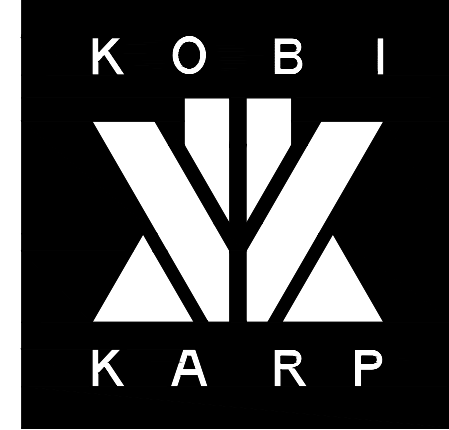
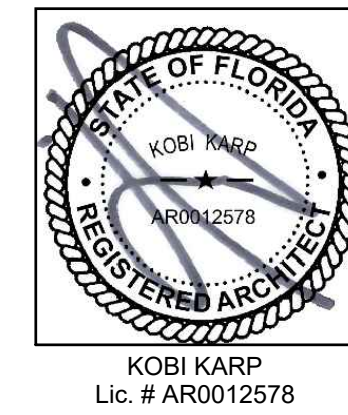
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Consultant:

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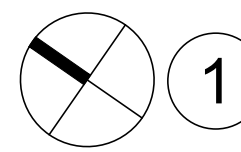
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Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



SITE PLAN - LEVEL 0

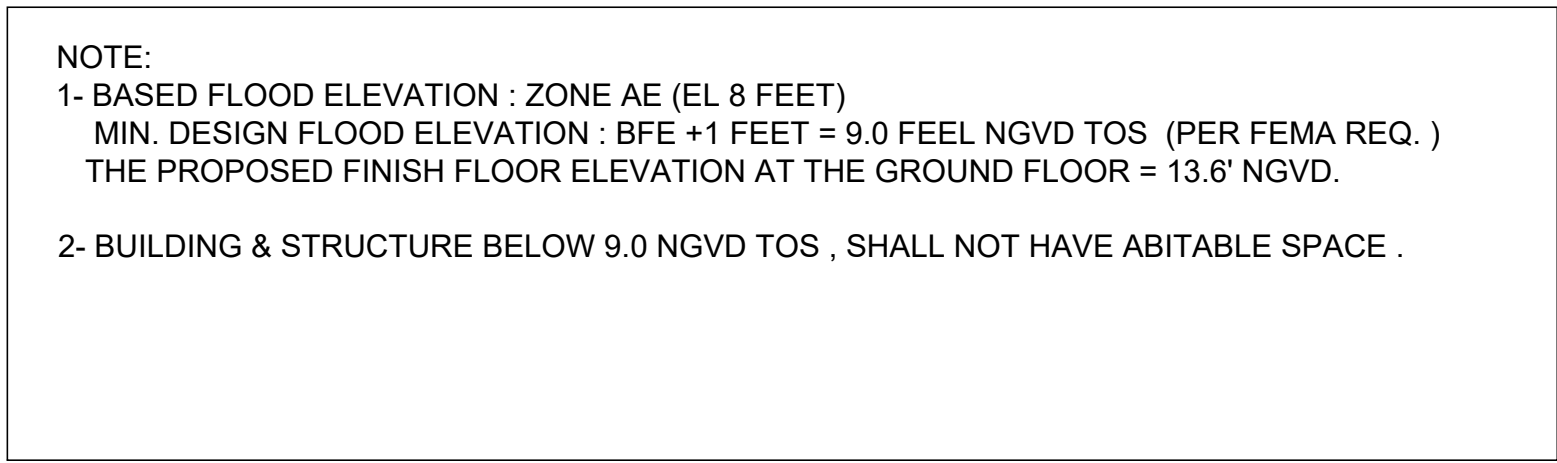
Date	12-06-2021	Sheet No.
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Project	1942	



SITE PLAN - LEVEL 0

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

DBR ZONING SET - FINAL SUBMITTAL-12/06/2021



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DRB SUBMITTAL

PRIVATE RESIDENCE

1255 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FL 33141

Owner:

PRIVATE RESIDENCE

Consultant

Name _____

Address
Address

Tel:

Email

Consultant

Name	Address
------	---------

Address

Tel: 555-5555

Email

Consultant

Name
Address

Address

Tel:
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Architect:
Kobi Karp

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KOBI KARP
Lic. # AR001257

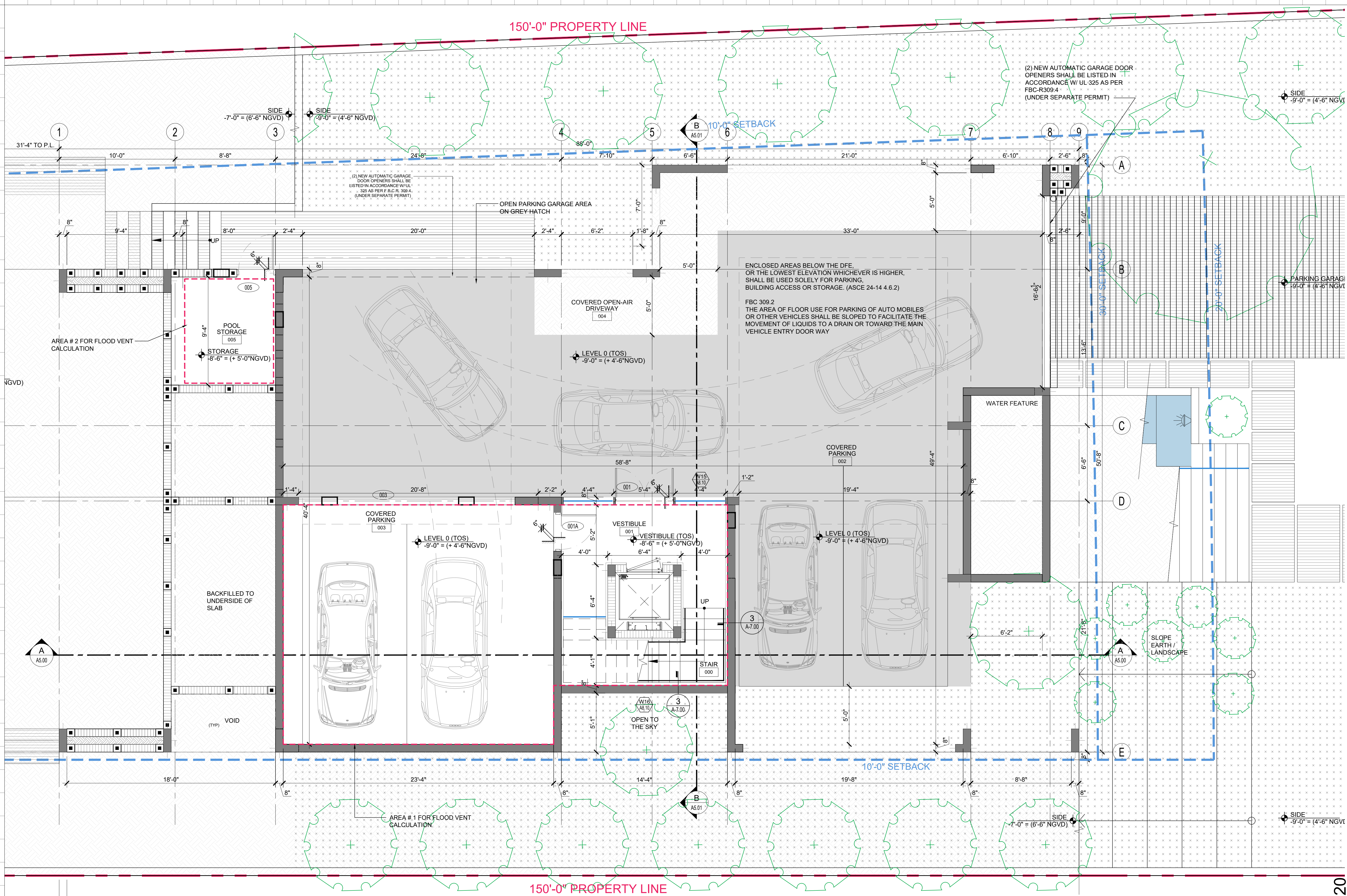


SITE PLAN - LEVEL 1

Date	12-06-2021	Sheet No. A2.01
Scale		
Project	1942	

DBR ZONING SET - FINAL SUBMITTAL-12/06/2021

 **SITE PLAN - LEVEL 1**
SCALE: 3/32" = 1'-0"



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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
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CONSTRUCTION DOCUMENTS

100% Submission

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Consultant:
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Email

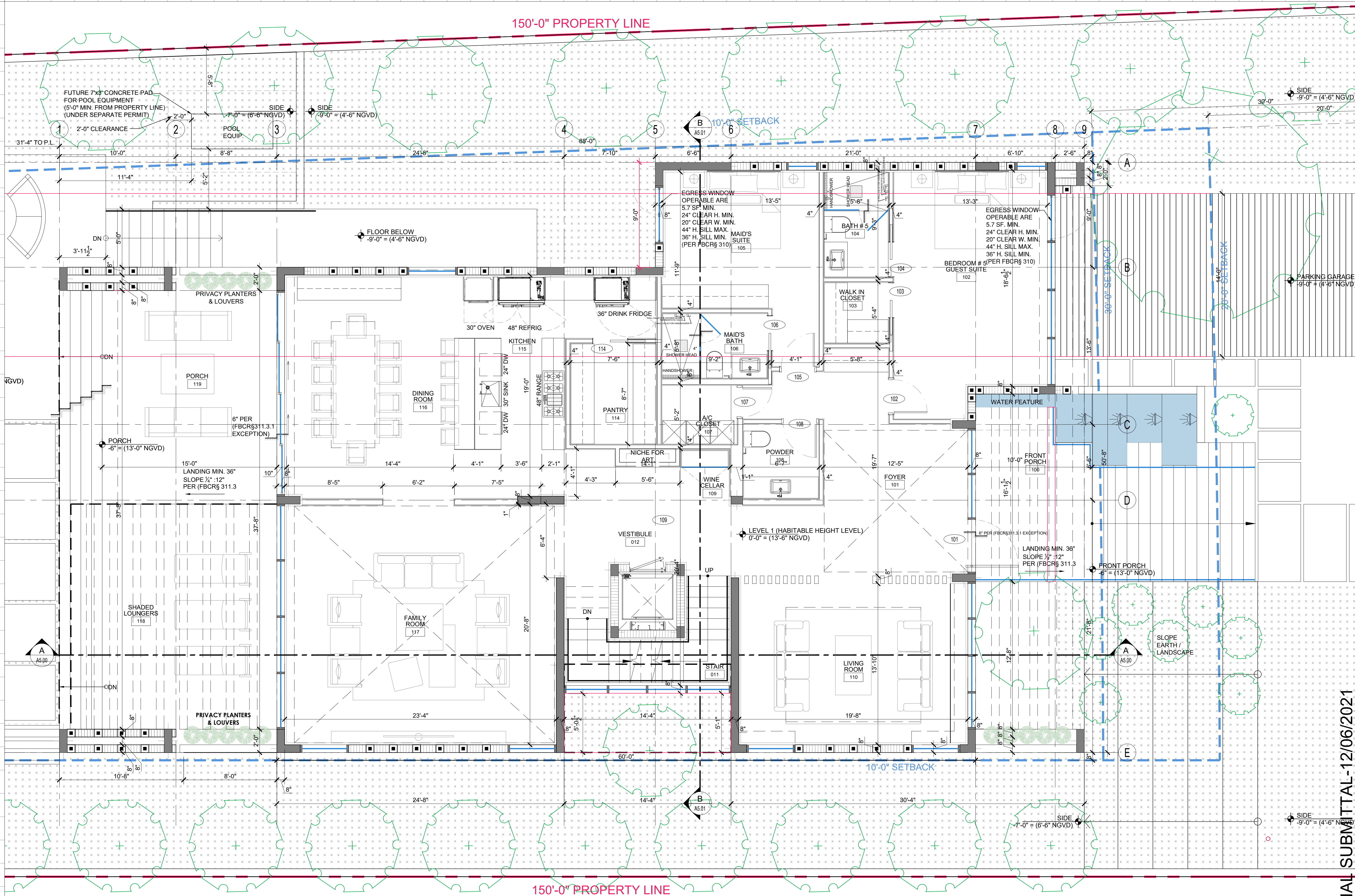
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FLOOR PLAN - LEVEL 0

Date	12-15-2020	Sheet No.
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Project	1942	

PERMIT SET - 12/15/2020



1 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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1		9	
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PRIVATE RESIDENCE
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MIAMI BEACH, FL 33141

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PRIVATE RESIDENCE

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Address

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Architect:

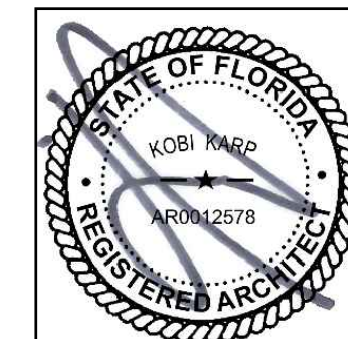
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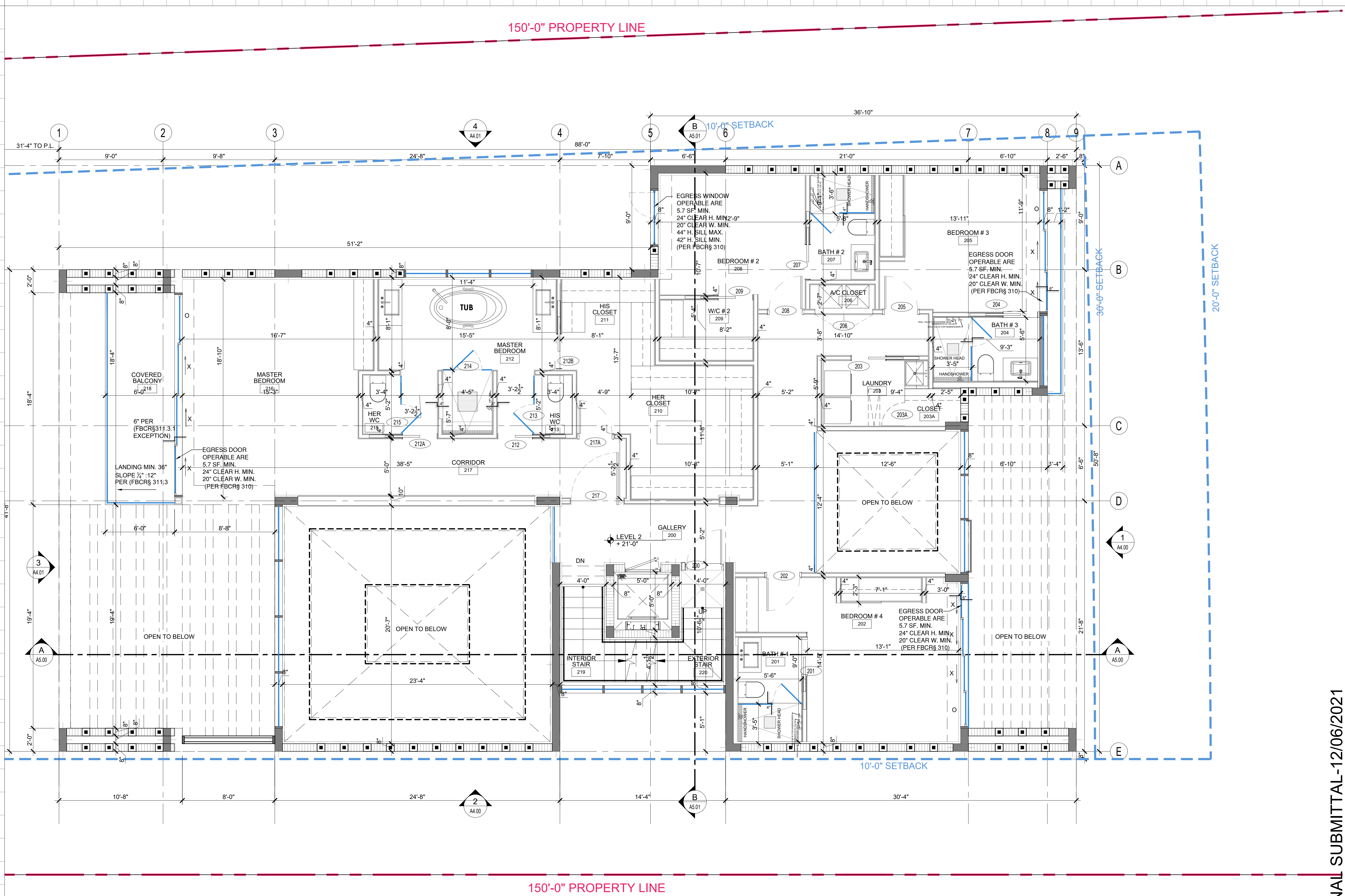
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FLOOR PLAN - LEVEL 1

Date	12-06-2021	Sheet No.
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DBR ZONING SET - FINAL SUBMITTAL-12/06/2021



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PRIVATE RESIDENCE

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Email

Consultant:

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Consultant:

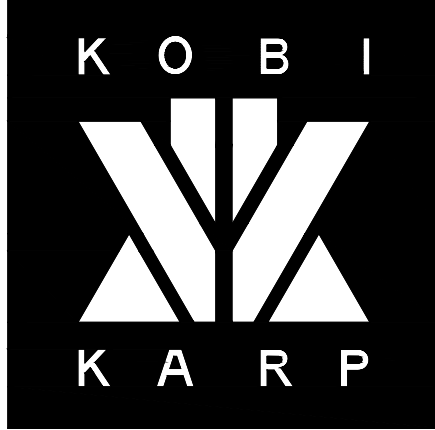
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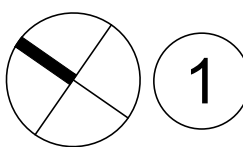


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FLOOR PLAN - LEVEL 2

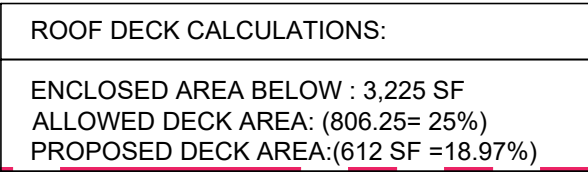
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Project	1942	



FLOOR PLAN - LEVEL 2

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

DBR ZONING SET - FINAL SUBMITTAL-12/06/2021

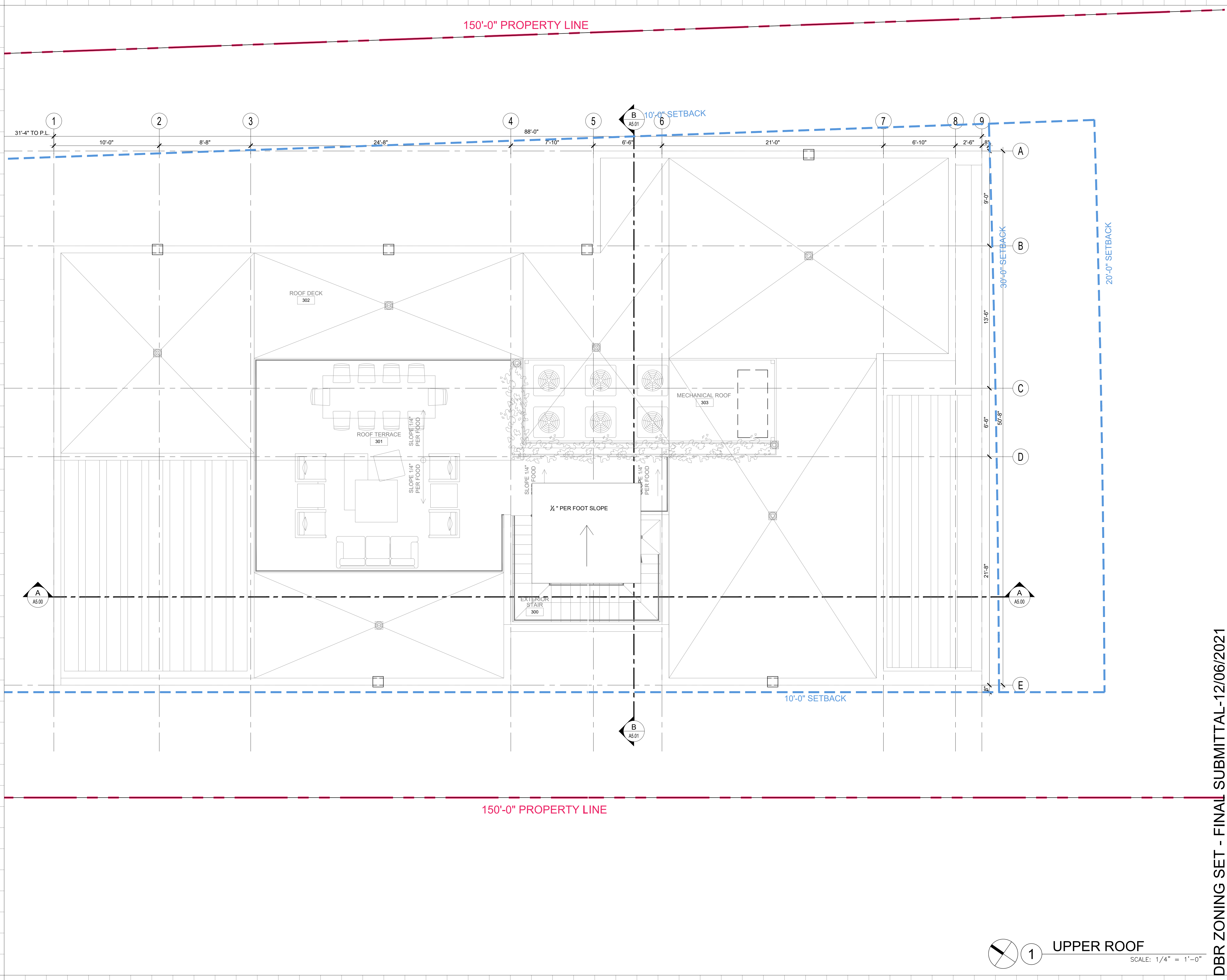


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Date	12-06-2021	Sheet No. A3.03
Scale		
Project	1942	

1 ROOF PLAN

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



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Consultant:

Name
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Consultant:

Name
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Email

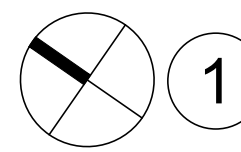
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UPPER ROOF PLAN

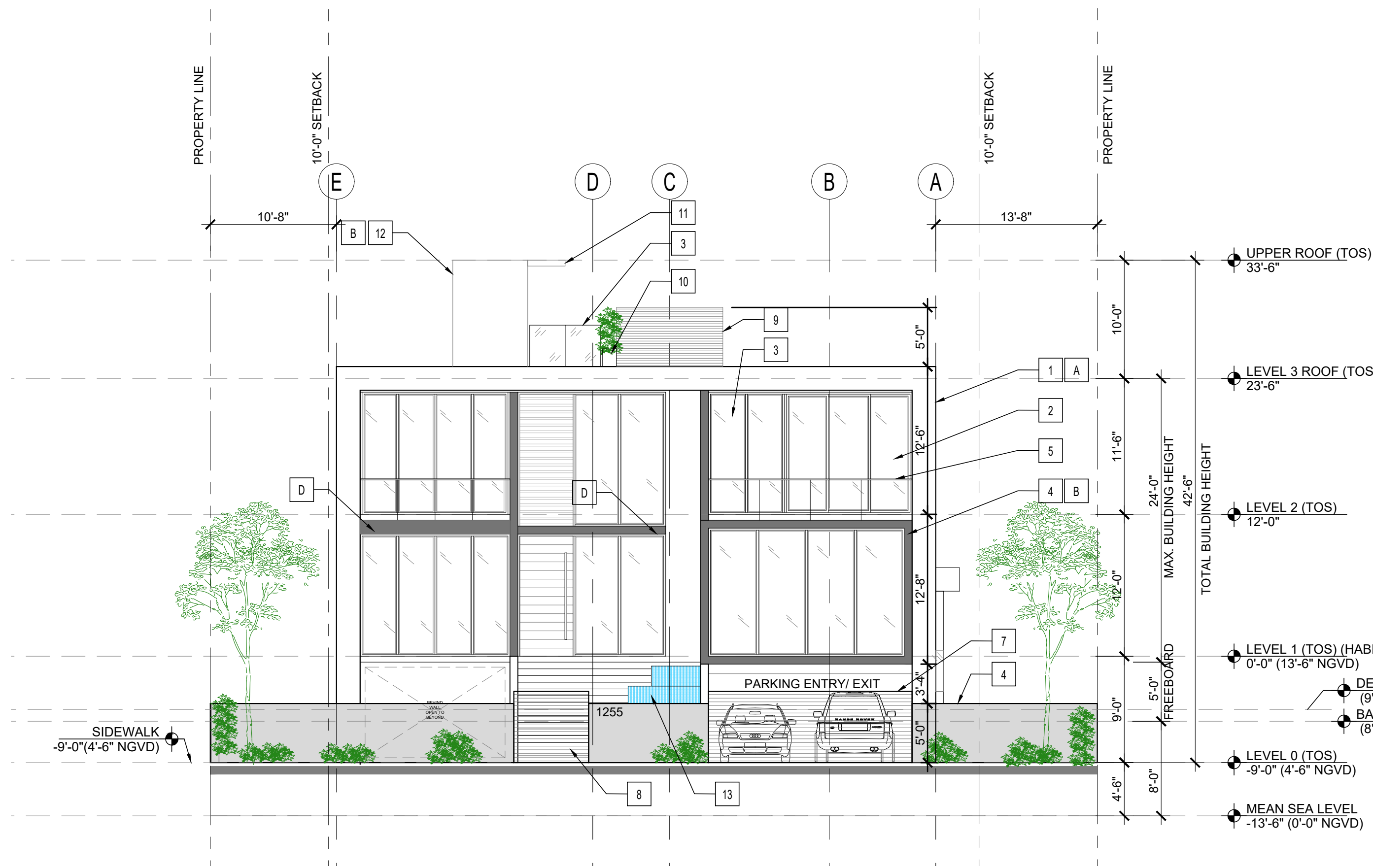
Date	12-06-2021	Sheet No.
Scale		A3.04
Project	1942	



UPPER ROOF

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

DBR ZONING SET - FINAL SUBMITTAL-12/06/2021



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

BLDG ELEVATION NOTES	
1	-CONCRETE OR CMU WALL WITH SMOOTH STUCCO FINISH, COLOR : SW 7006 EXTRA 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
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

Rev.	Date	Rev.	Date
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MIAMI BEACH, FL 33141

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Name
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Consultant:

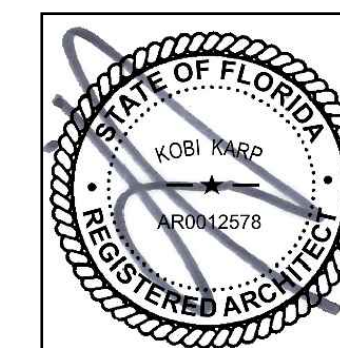
Name
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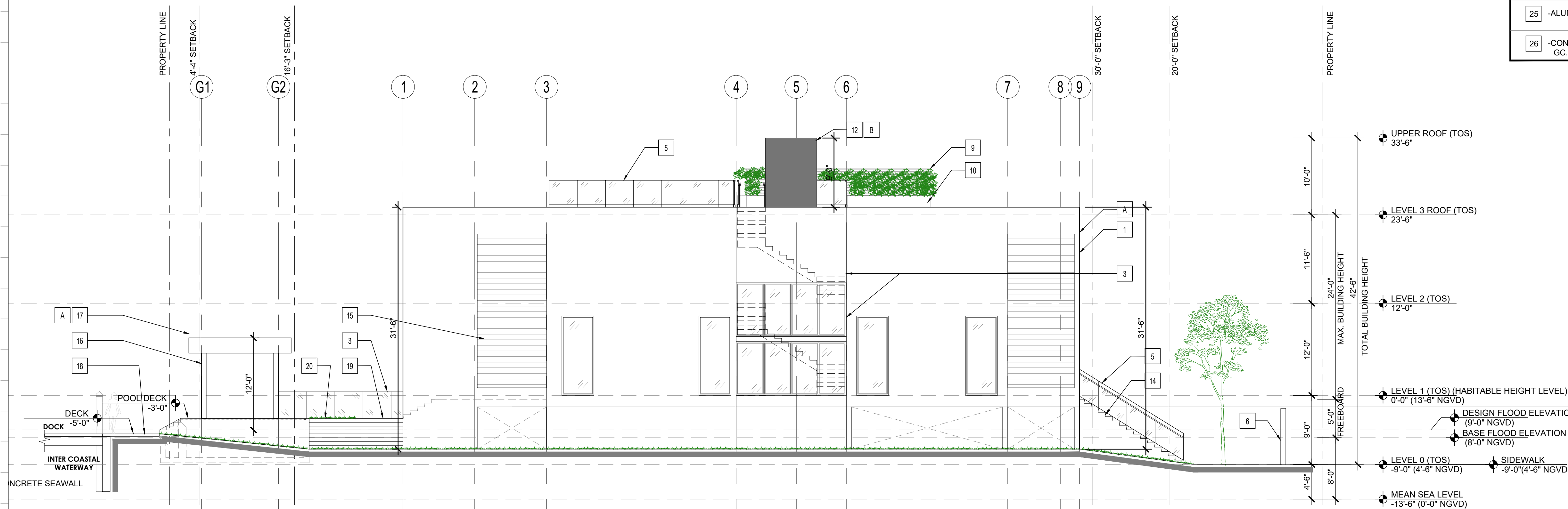


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BUILDING ELEVATION 1 & 2

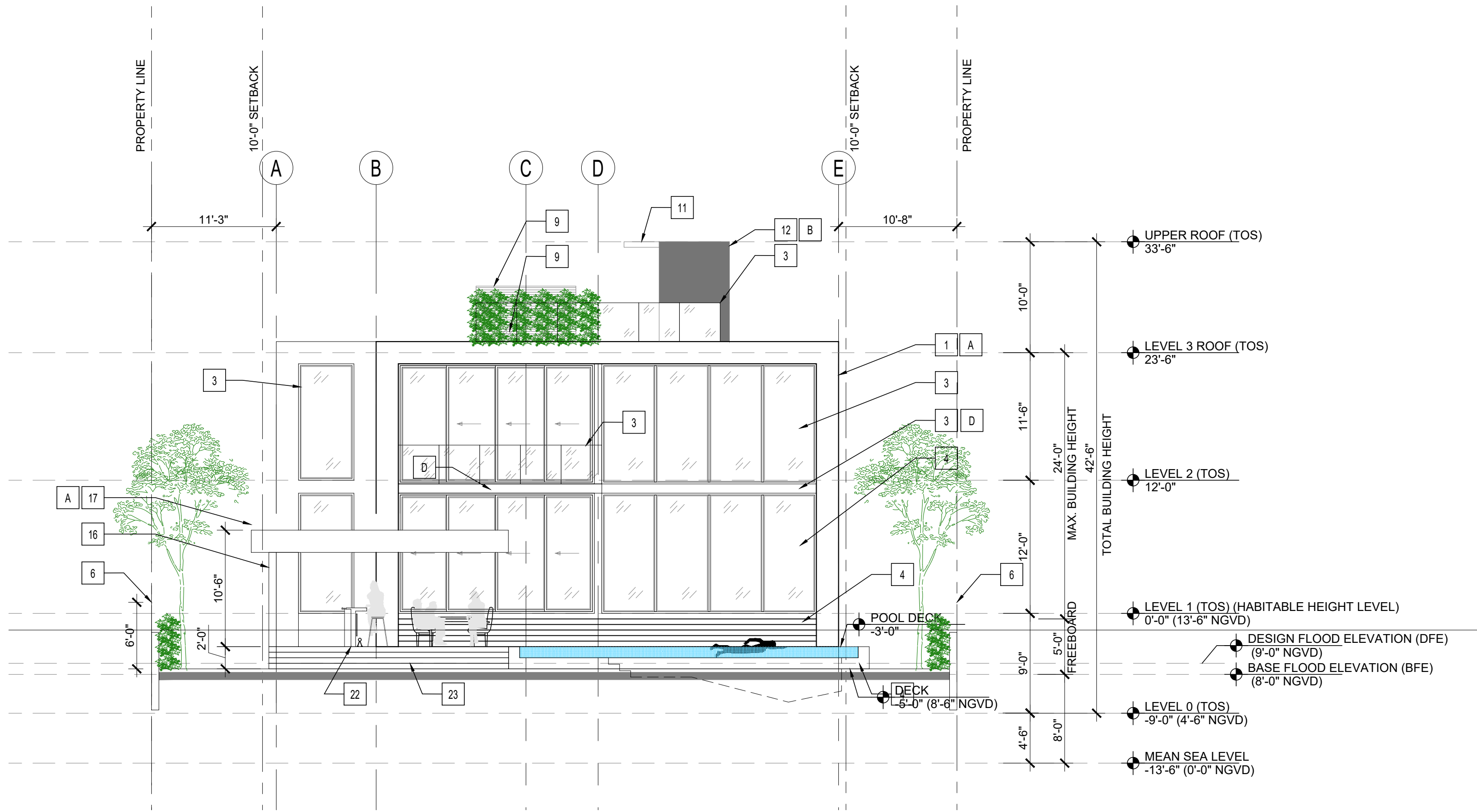
Date	12-06-2021	Sheet No.
Scale		A4.00
Project	1942	



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

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

DBR ZONING SET - FINAL SUBMITTAL-12/06/2021



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
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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
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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

100% Submission

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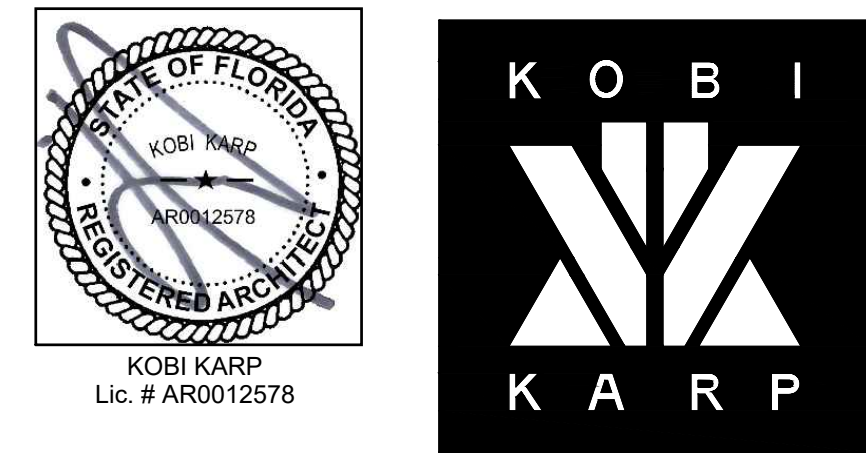
PRIVATE RESIDENCE

Consultant:
Name
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Tel:
Email

Consultant:
Name
Address
Tel:
Email

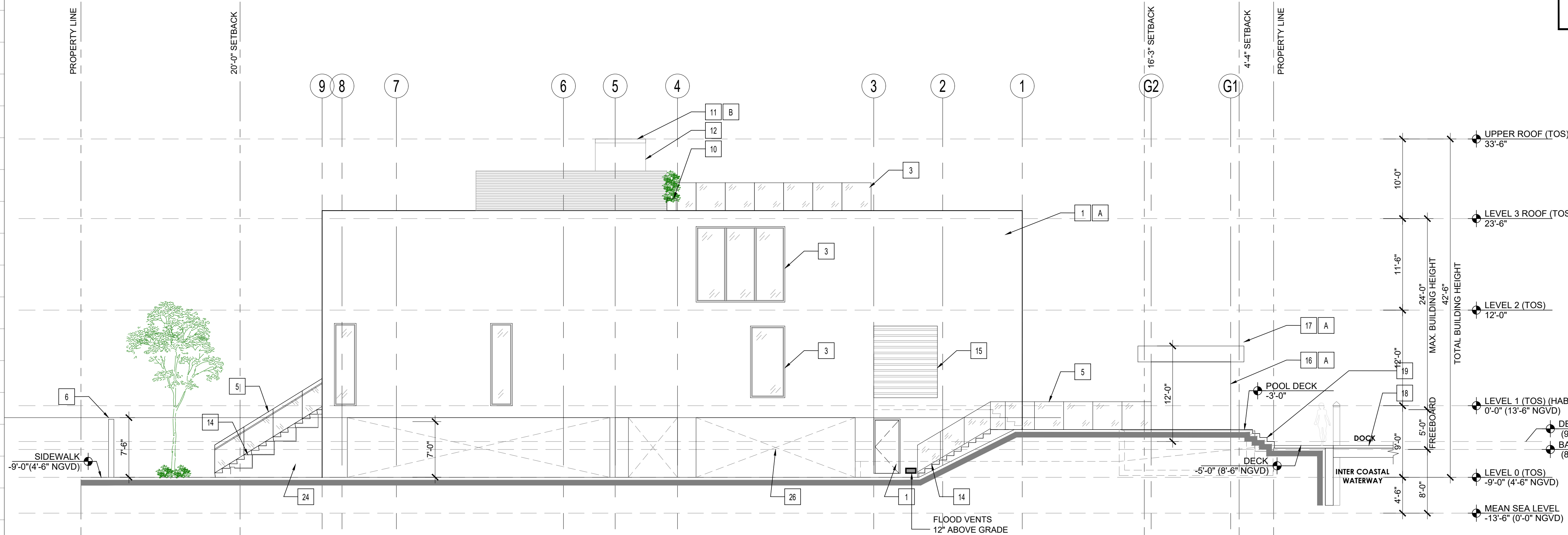
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BUILDING ELEVATION 3 & 4

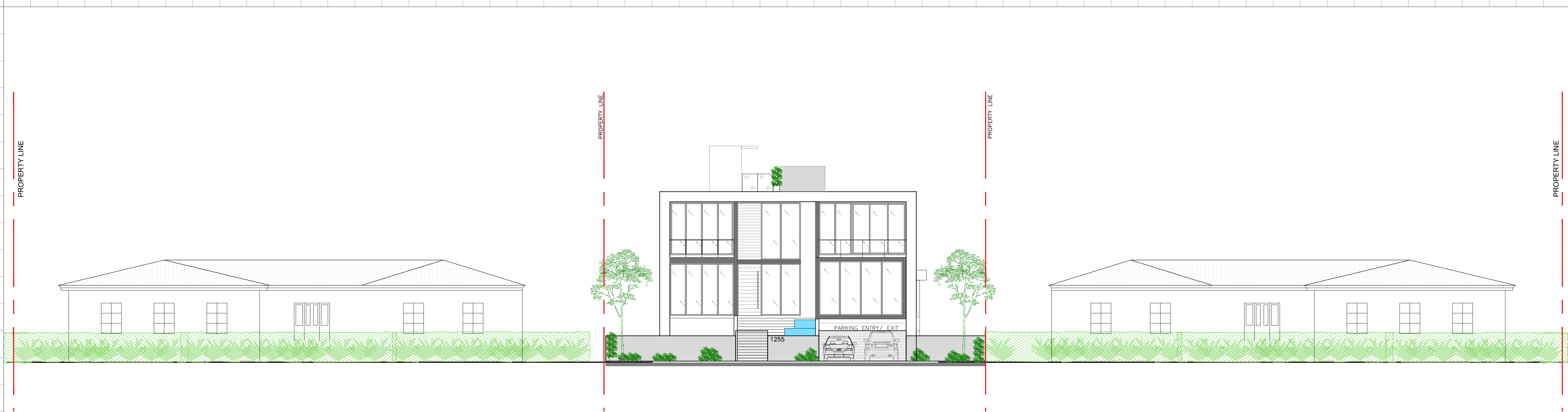
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Project	1942	



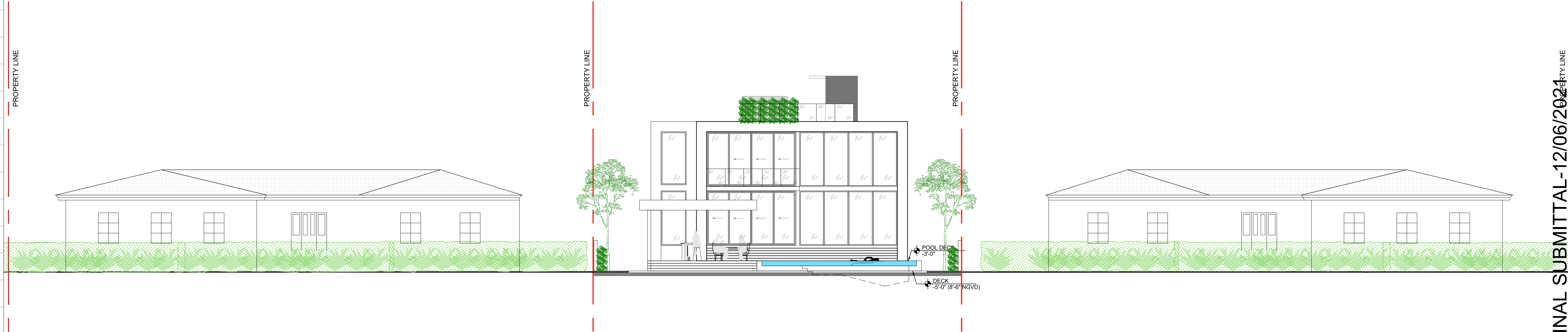
4 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

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"

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
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CONTEXTUAL ELEVATIONS

Date	12-06-2021	Sheet No.
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DBR ZONING SET - FINAL SUBMITTAL-12/06/2021



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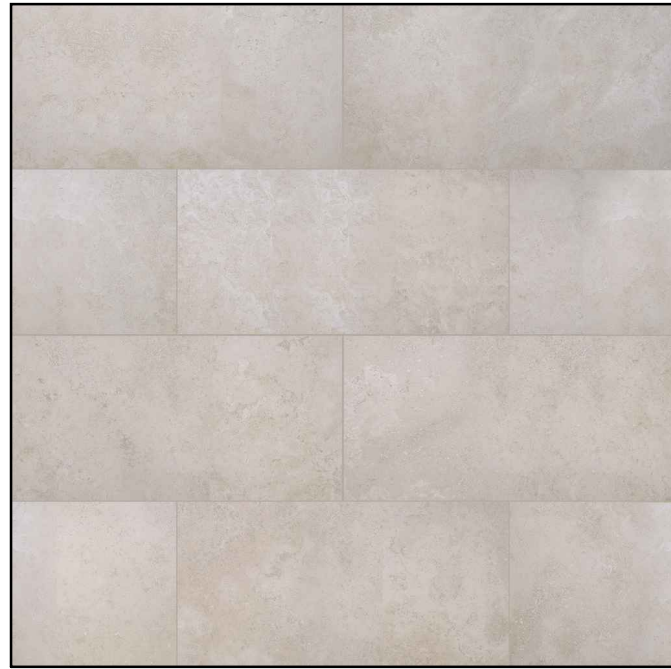
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ANODIZED GRAY ALUMINUM
GLAZING FRAMES



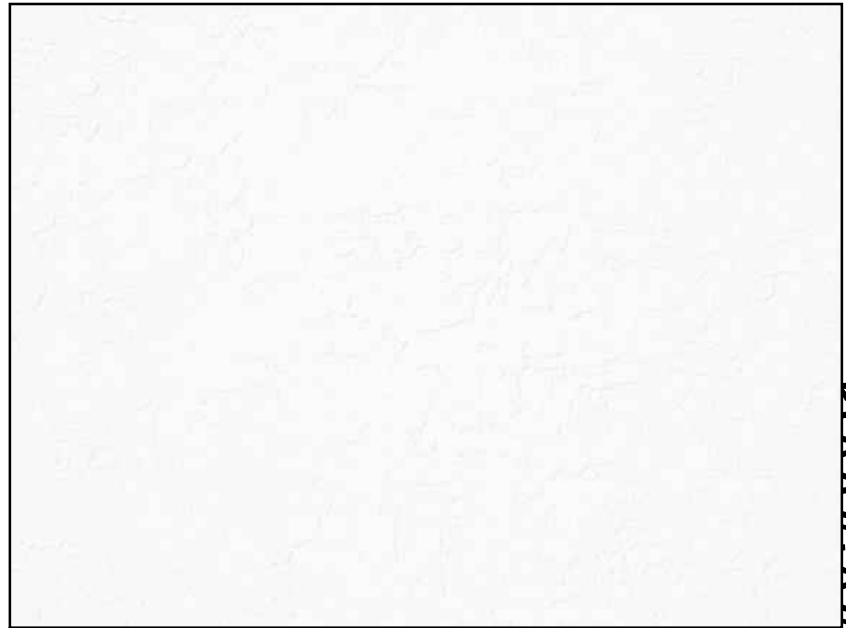
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WOOD CLADDING



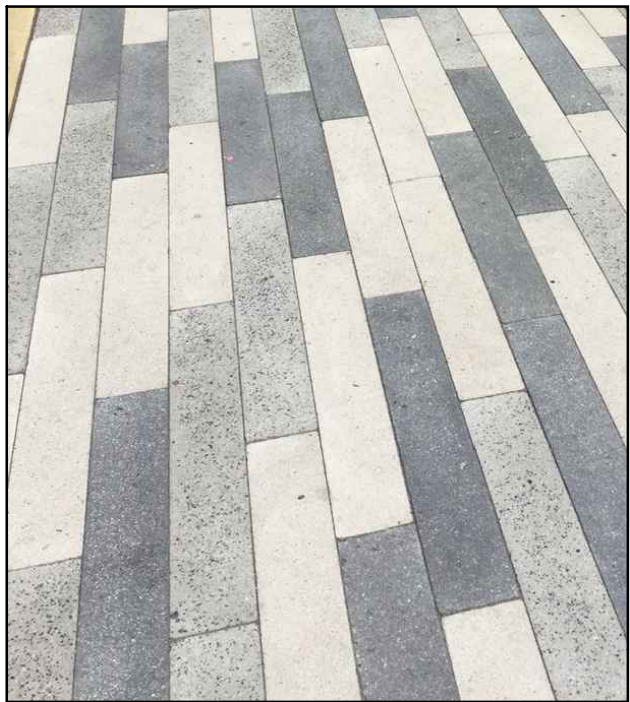
4
TRAVERTINE STONE CLADDING



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:
RENDERINGS ARE PROVIDED
HEREIN FOR DESIGN INTENT
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THEY ARE NOT INTENDED FOR
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COORDINATION.

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MIAMI BEACH, FL 33141

Owner:

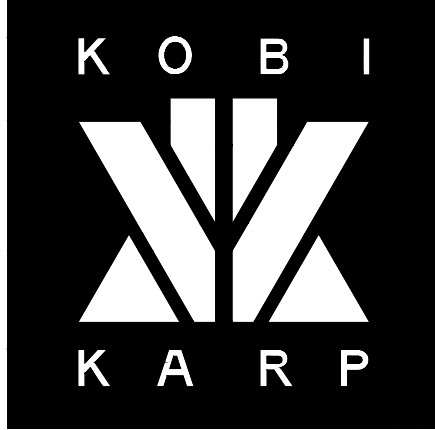
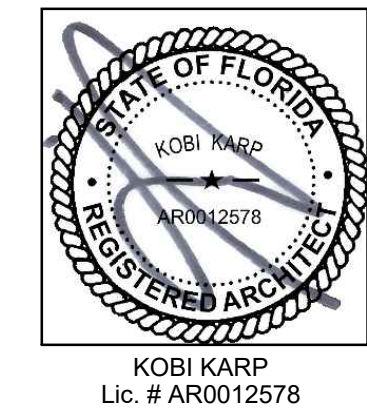
PRIVATE RESIDENCE

Consultant:
Name
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Consultant:
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Consultant:
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Tel:
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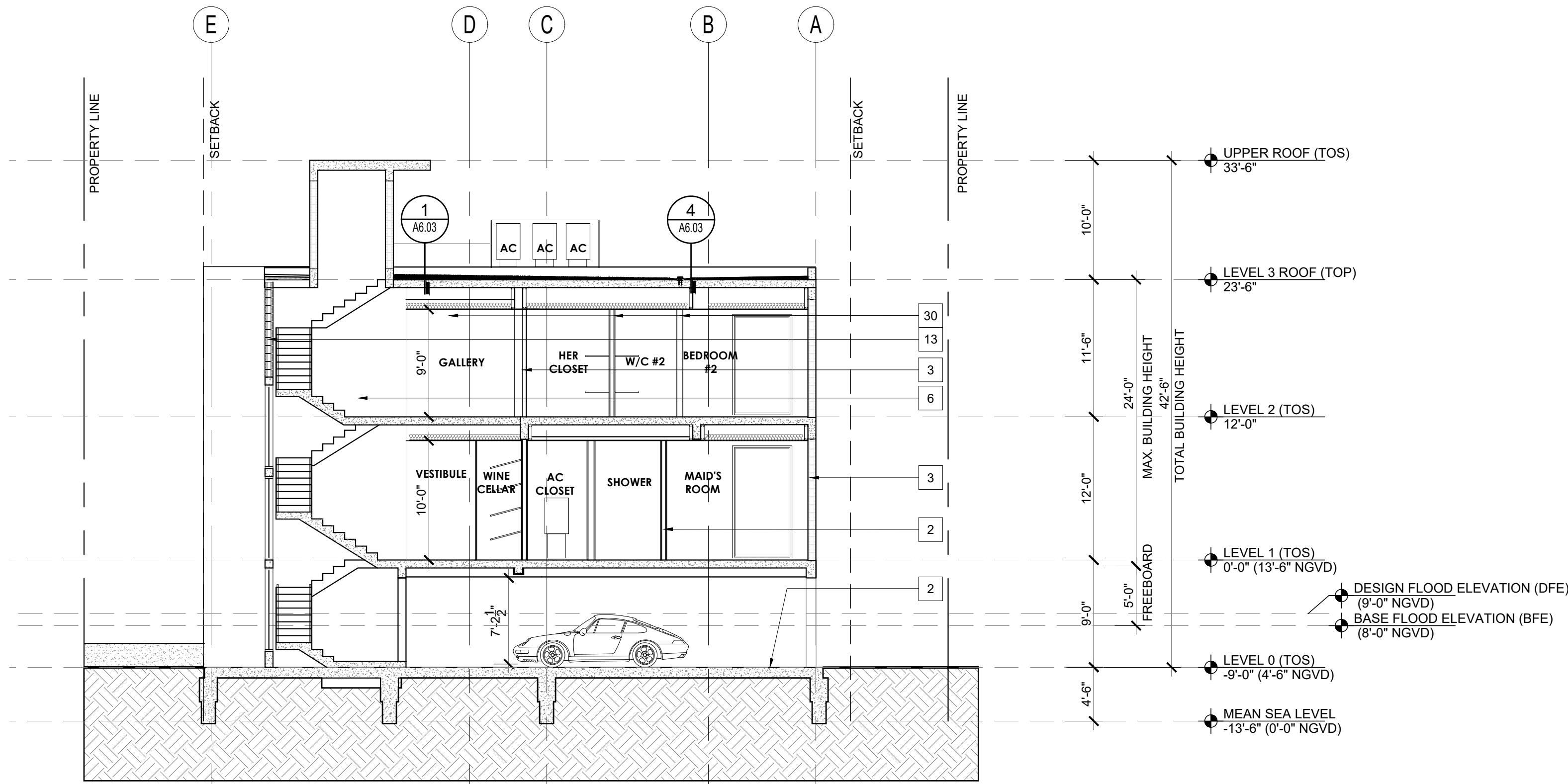
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MATERIAL BOARD

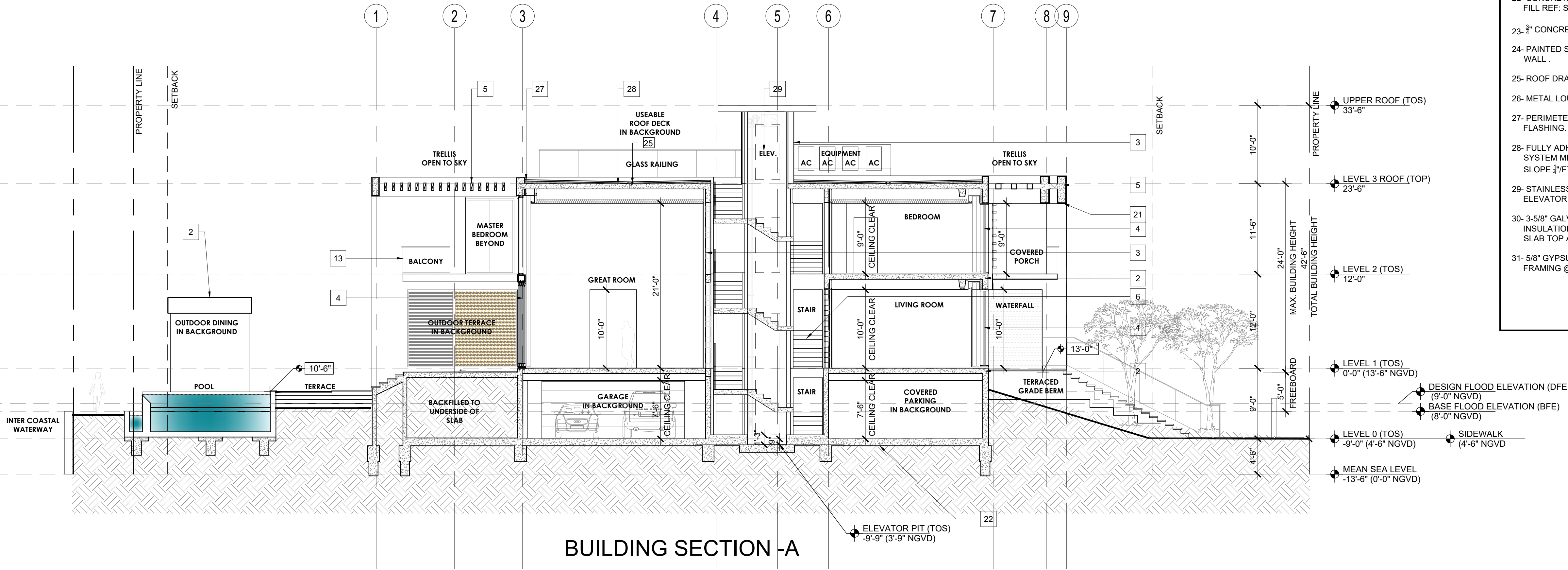
Date	12-06-2021	Sheet No.
Scale		A4.10
Project	1942	

DBR ZONING SET - FINAL SUBMITTAL-12/06/2021



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 3/4"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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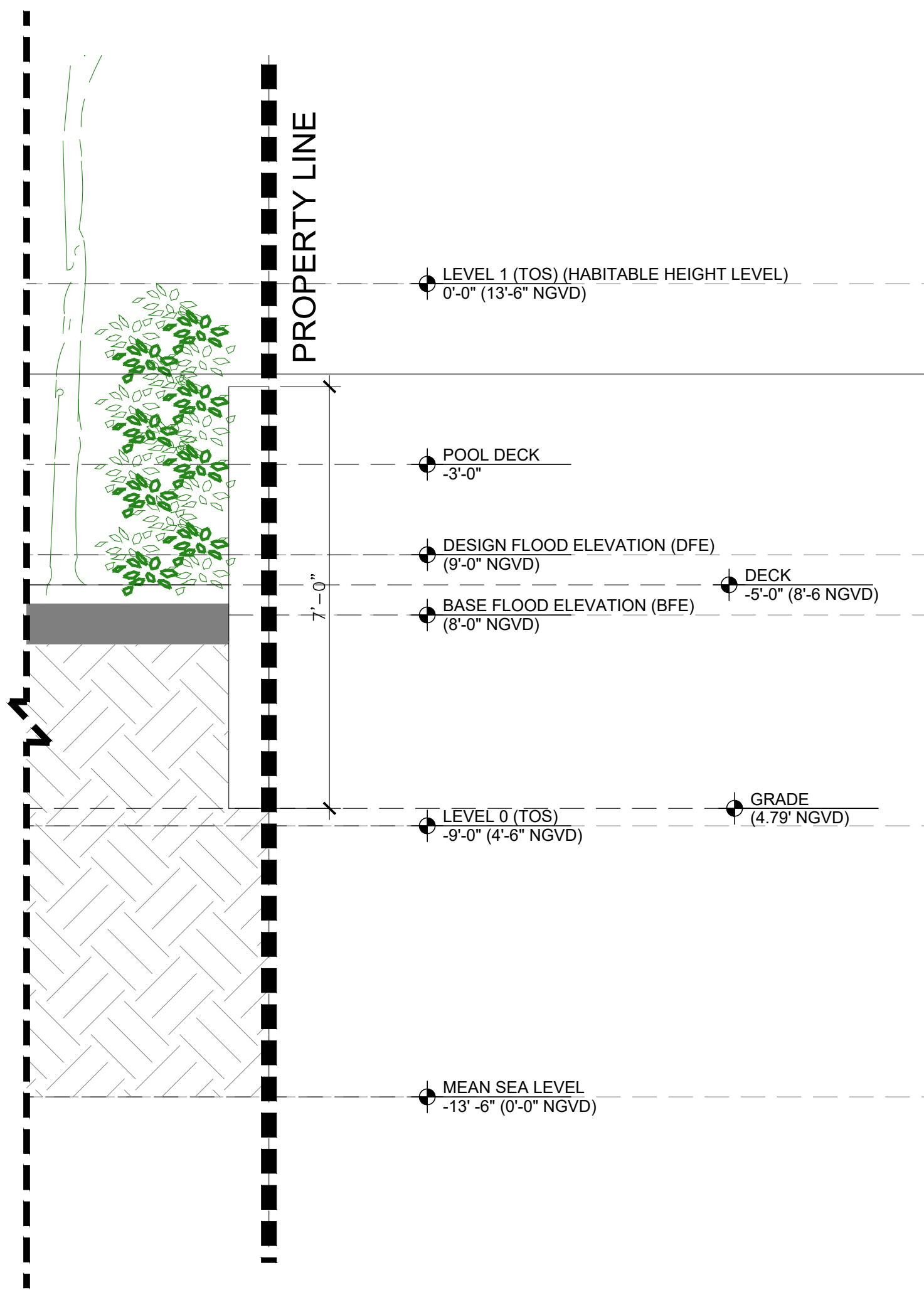
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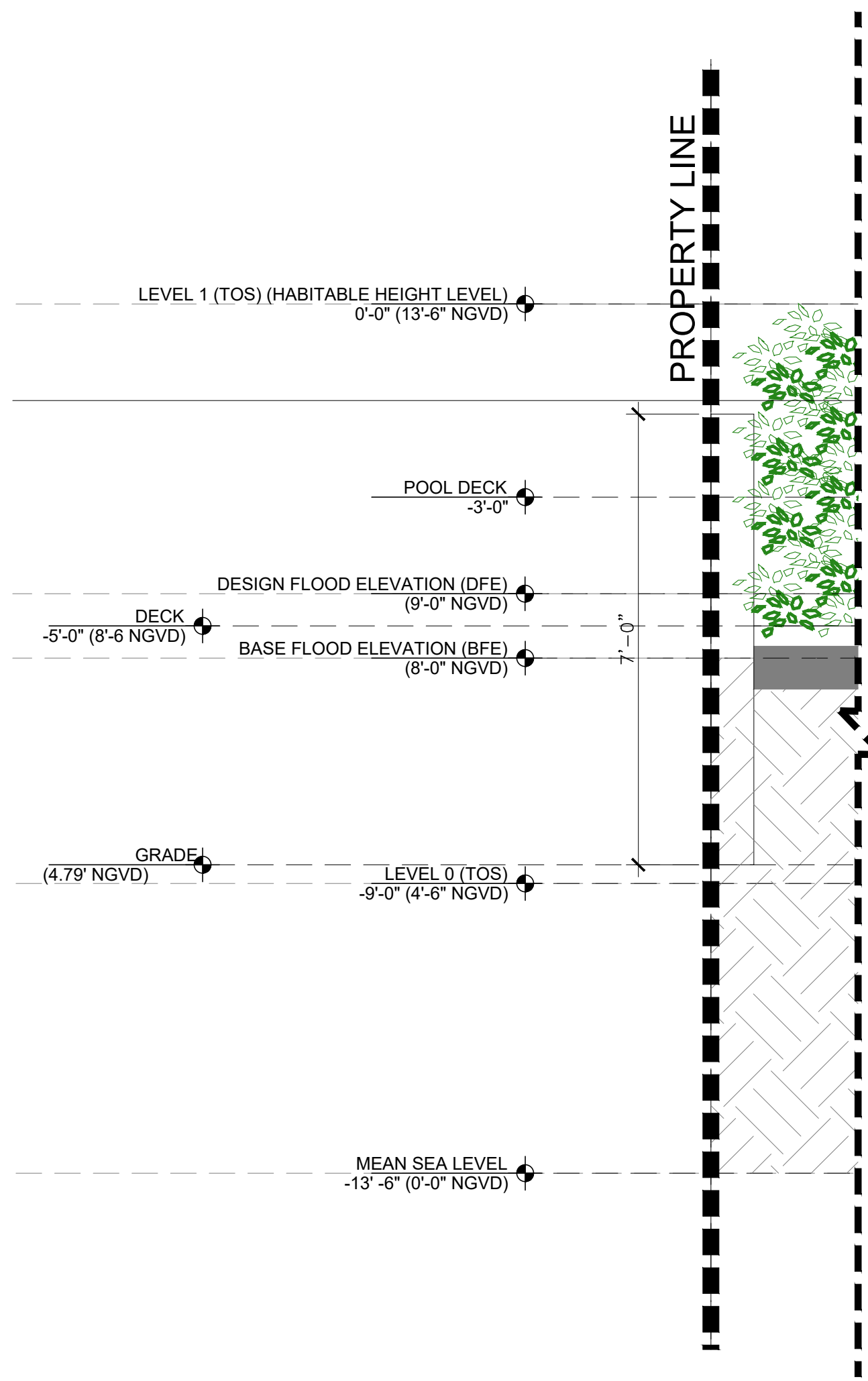
BUILDING SECTIONS

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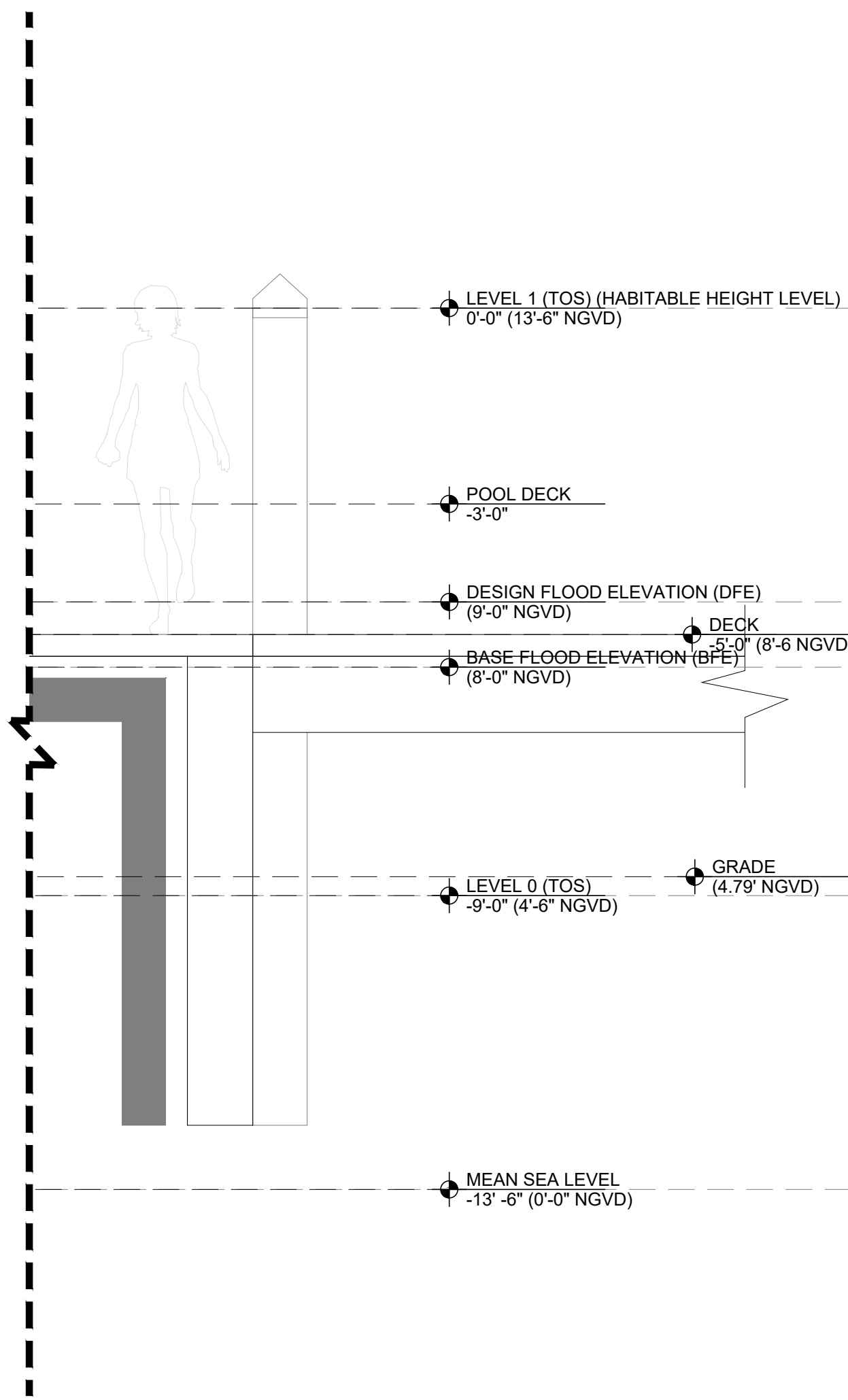
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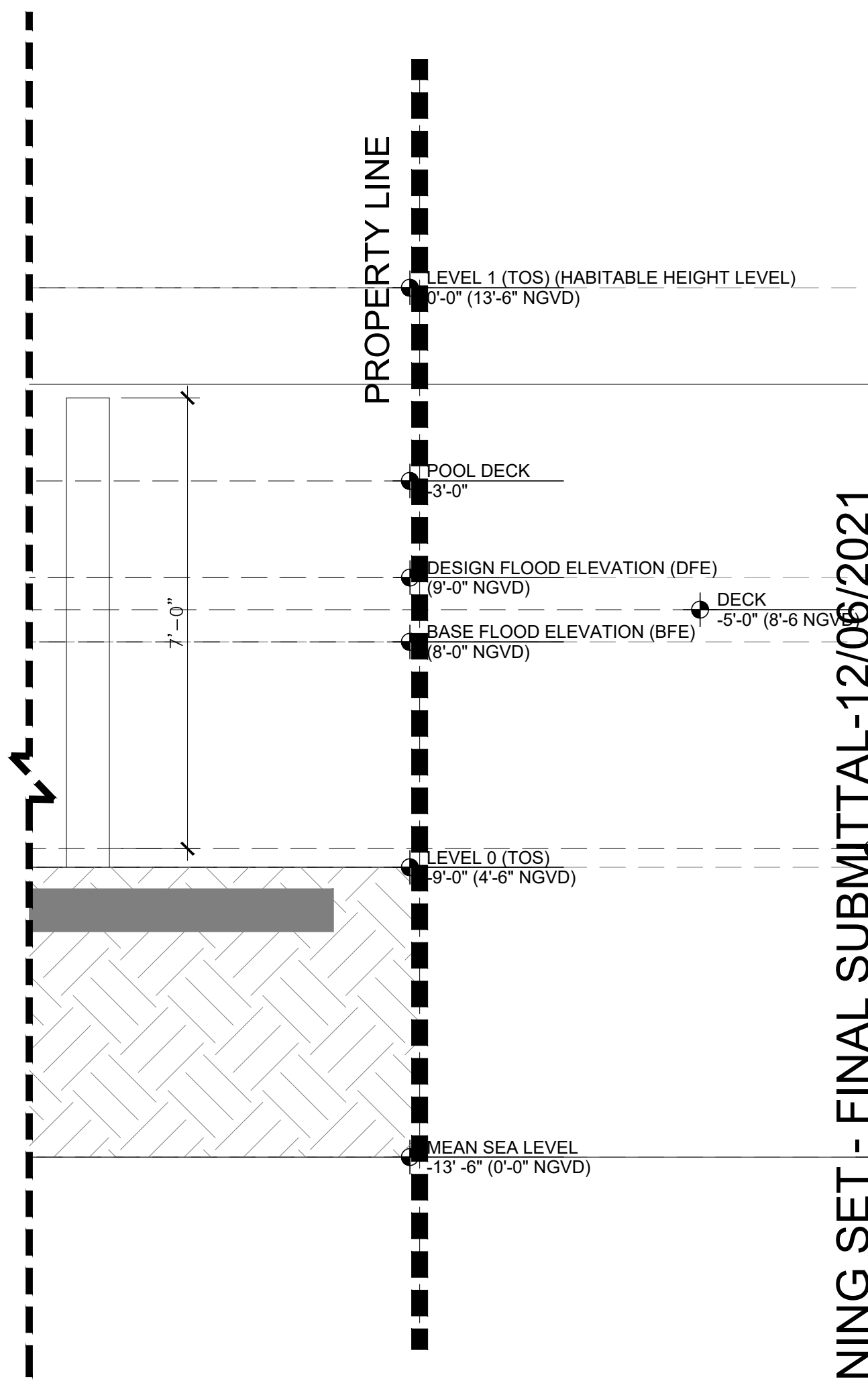
2 PROPOSED REAR YARD SECTION
SCALE: 3/32" = 1'-0"



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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SITE YARD SECTIONS

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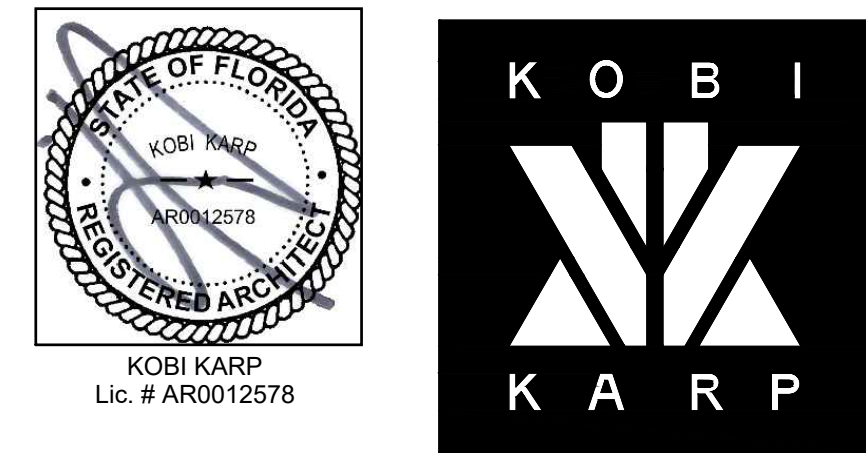
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RENDERING

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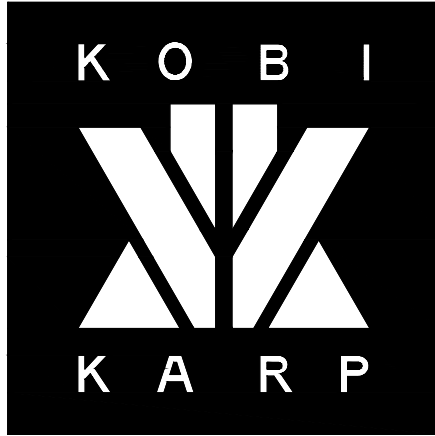
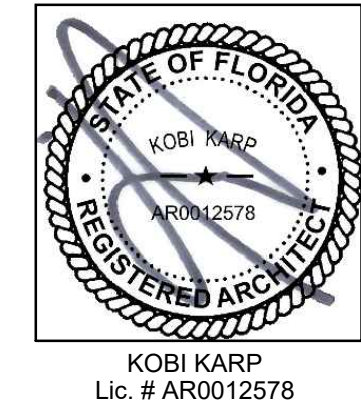
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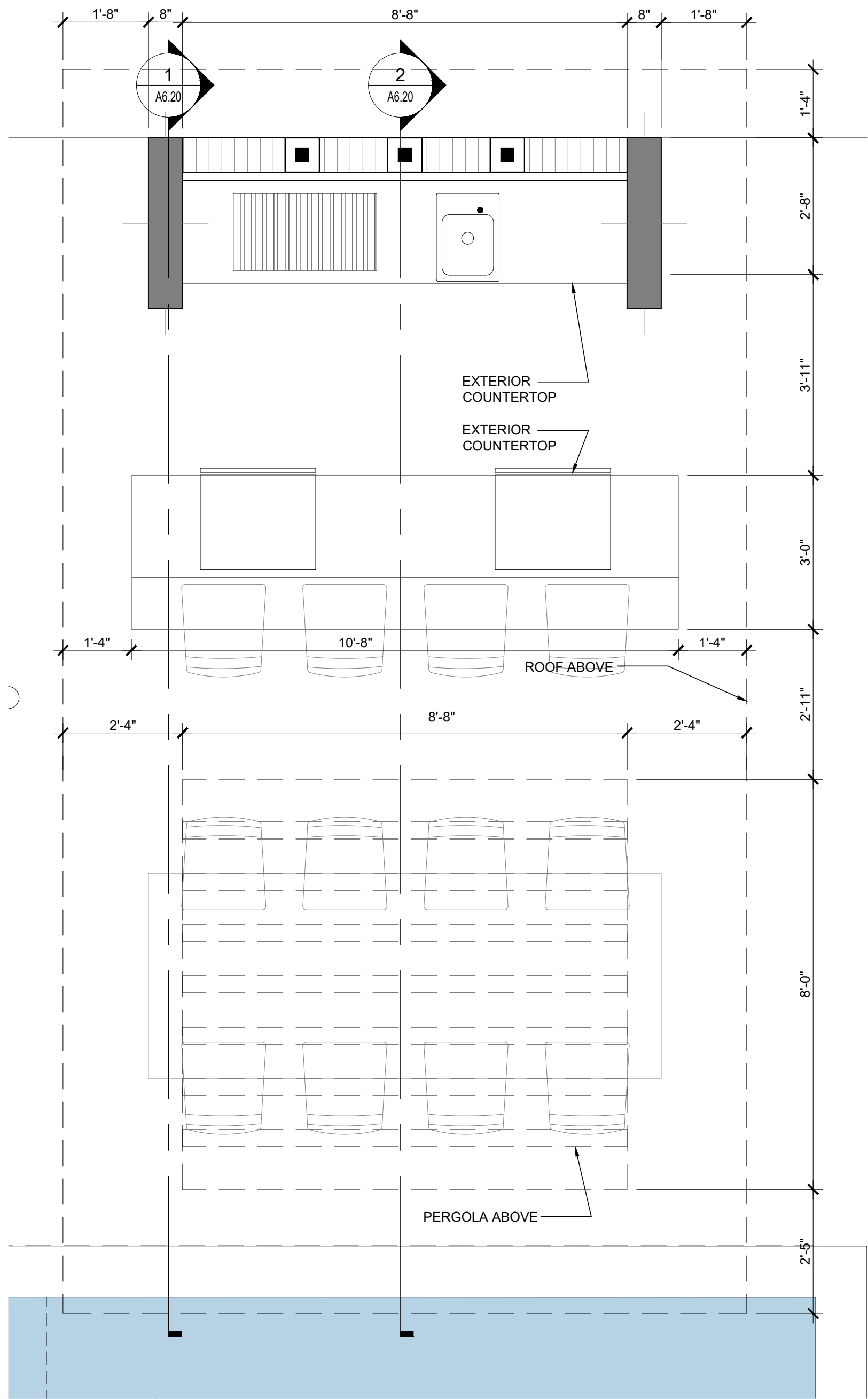
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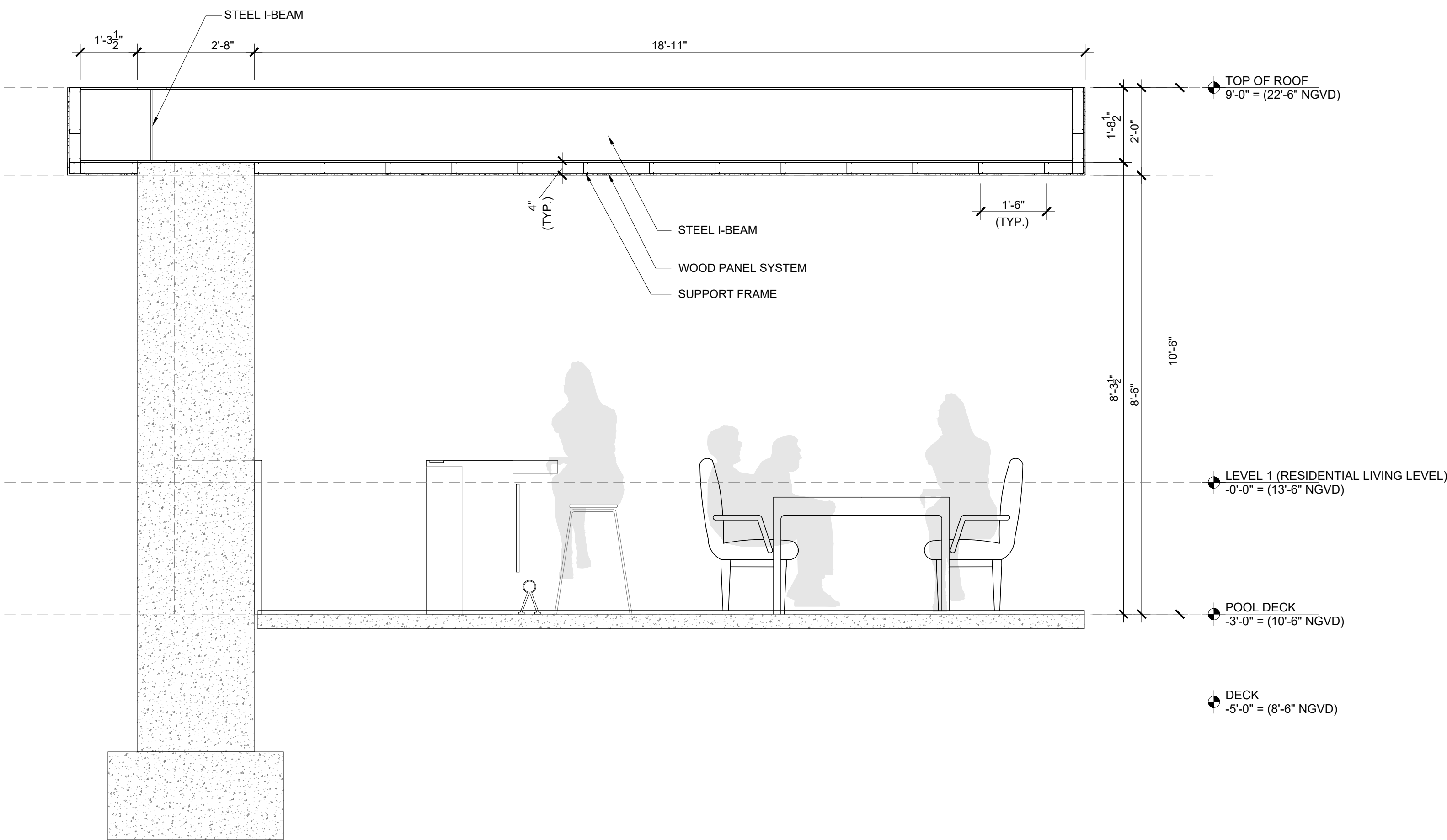
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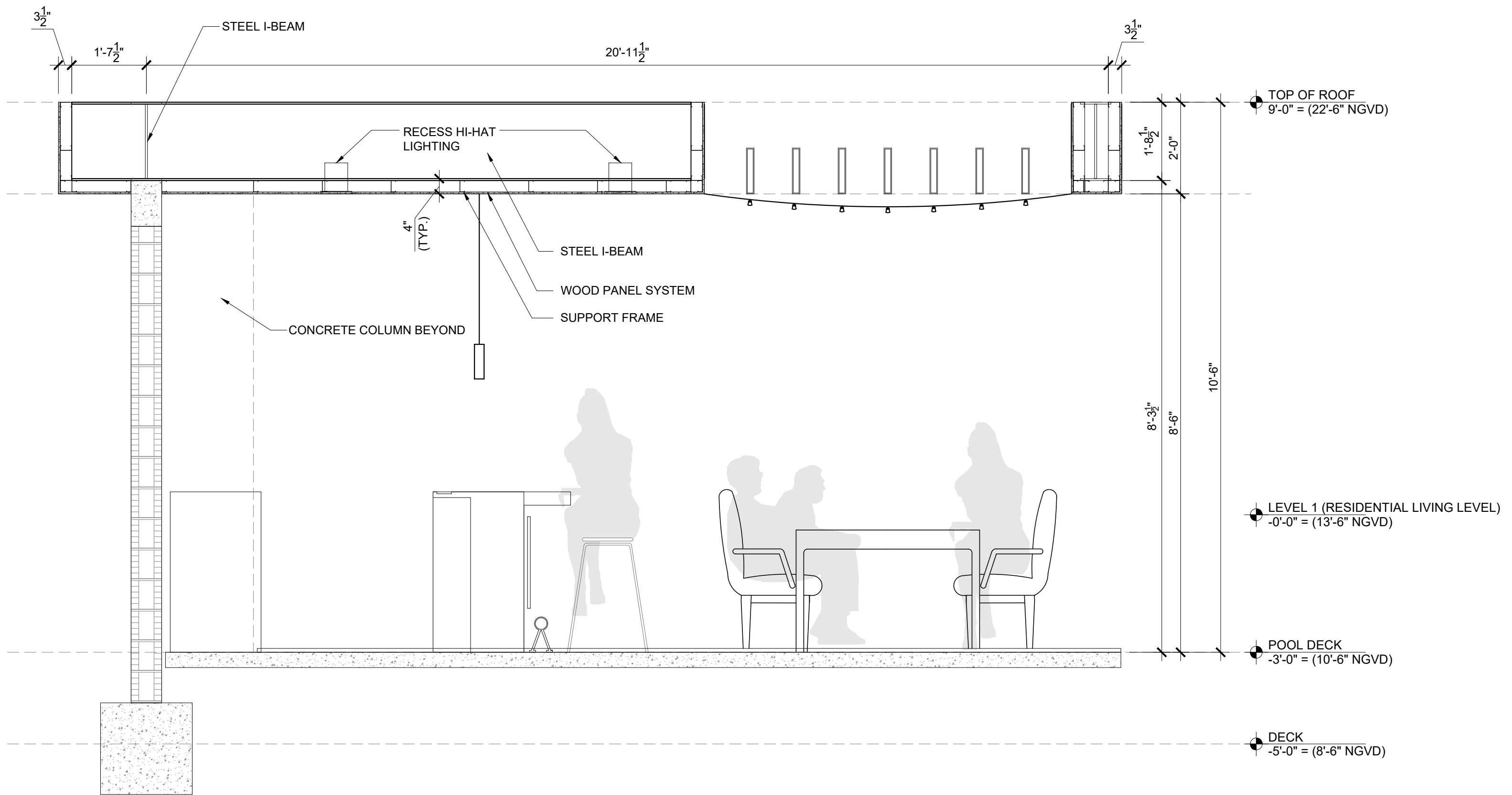
PERMIT SET - 12/15/2020



ENLARGED CABANA FLOOR PLAN
SCALE: 1/2" = 1'-0"



SECTION 1/A6.20
SCALE: 1/2" = 1'-0"



SECTION 2/A6.20
SCALE: 1/2" = 1'-0"

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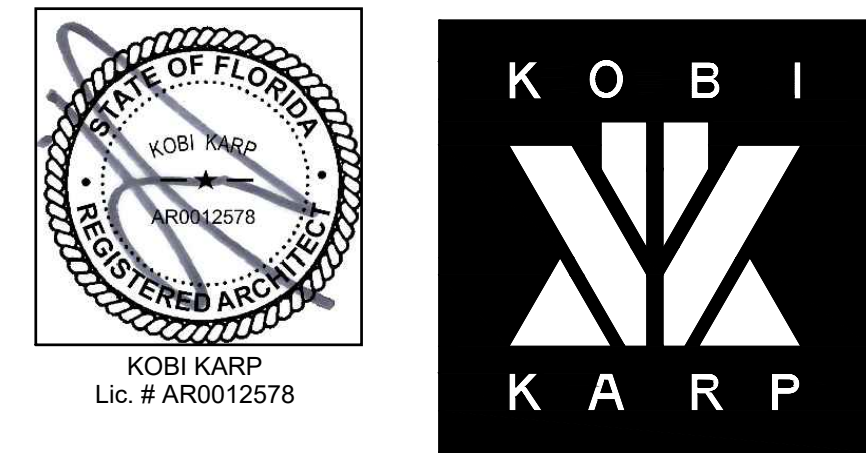
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POOL CABANA DETAILS

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