PRIVATE RESIDENCE

11 EAST RIVO ALTO DRIVE MIAMI BEACH, FL 33139

DRB FINAL SUBMITTAL PACKAGE 12-06-2021



ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.

571 NW 28 th St.
Miami , Florida 33127
Tel: (305) 573-1818
Fax: (305) 573-3766

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PRIVATE RESIDENCE

11 EAST RIVO ALTO DRIVE

MIAMI BEACH, FL 33139

Owner: Name Address

Name OWNER
Address OWNER_ADDRESS
Address OWNER_ADDRESS
Fel: OWNER_PHONE
Email OWNER_EMAIL

Consultant: Name Address Address Tel:

Consultant: Name Address Address Tel:

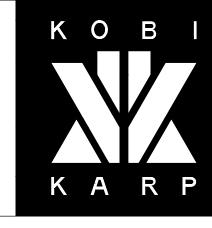
Consultant: Name Address

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818

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COVER SHEET

_	Date	11-15-2021	Sheet No.
_	Scale		A0.00
	Project	2191	



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:	11 EAST RIVO ALTO D	DRIVE, MIAMI BEACH, FL 33139	
2	Folio number(s):	02-3233-001-0540		
3	Board and file numbers :			
4	Year built:(EXISTING TO BE DEMO'D.)	1935	Zoning District:	RS-3
5	Base Flood Elevation:	+10.00' NGVD	Grade value in NGVD: +4.15' NGVD - CROWN (F ROAD
6	Adjusted grade (Flood+Grade/2):		Free board:	
7	Lot Area:	12,900 SF		
8	Lot width:	55'-8" AT 20' SETBACK	Lot Depth: 183'-0" AVERAGE TWO SIDE LENG	STHS
9	Max Lot Coverage SF and %:	3,870 SF (30.00%)	Proposed Lot Coverage SF and %:	3,869 SF (29.99)
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	790 SF (75.16 %)	Rear Yard Open Space SF and %:	2,060 SF (72.66
12	Max Unit Size SF and %:	6,450 SF (50.00 %)	Proposed Unit Size SF and %:	6,449 SF (99.98
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	3,343 SF (51.82
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 requires Board Approval)	
15			Proposed Second Floor Unit Size SF and % :	2,603 SF (40.35
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	632 SF (24.30

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" FLAT		24'-0" FLAT	
18	Setbacks:				
19	Front First level:	20'-0"		47'-7"	
20	Front Second level:	30'-0"		67'-1"	
21	Side 1: EAST SIDE 1:	10'-0" MIN.		10'-1"	
22	Side 2 or (facing street): WEST SIDE 2:	10'-0" MIN.		10'-1"	
23	Rear:	27'-6"		27'-7"	
	Accessory Structure Side 1:	N/A		N/A	
24	Accessory Structure Side 2 or (facing street):	N/A		N/A	
25	Accessory Structure Rear:	N/A		N/A	
26	Sum of side yard :	20'-0" MIN.		20'-2"	
27	Located within a Local Historic District?			Yes or I	No
28	Designated as an individual Historic Single Family Residence Site?			Yes or I	No
29	Determined to be Architecturally Significant?			Yes or I	No
	Additional data or information must be prese	ented in the format outlined	in this section		

Notes:

If not applicable write N/A

App/PlanRev1-16v.1

	INDEX
SHEET NUMBER	SHEET NAME
	ARCHITECTURAL DRAWINGS
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A0.01	PROJECT DATA / DRAWING INDEX & GENERAL NOTES
	SURVEY
A0.02	LOCATION KEY
A0.03	CONTEXT IMAGES
A0.04	CONTEXT IMAGES
A0.05	CONTEXT IMAGES
A1.01	RENDERINGS
A1.02	RENDERINGS
A1.10	ZONING DIAGRAMS — PERVIOUS REQ.
A1.11	ZONING DIAGRAMS — LOT COVERAGE
A1.12	ZONING DIAGRAMS — UNIT SIZE LEVEL 0
A1.13	ZONING DIAGRAMS — UNIT SIZE LEVEL 1
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A1.15	ZONING DIAGRAMS — UNIT SIZE ROOF LEVEL
A1.20	CONTEXT ELEVATIONS
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A2.00	SITE PLAN
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A4.02	WEST & EAST ELEVATIONS
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A4.04	RENDERED WEST & EAST ELEVATIONS
A4.10	AXONOMETRICS
A4.11	AXONOMETRICS
A5.01	SECTIONS
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	LANDSCAPE DRAWINGS
	LANDOUAF L DIVAVVINGO
	CIVIL DRAWINGS
	MEP DRAWINGS

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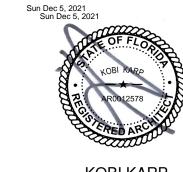
Owner:	
Name	OWNER
Address	OWNER ADDRESS
Address	OWNER ADDRESS
Tel:	OWNER PHONE
Email	OWNER EMAIL

Consultant:
Name
Address
Address
Tel:
Email

Consultant: Name Address Address Tel: Email

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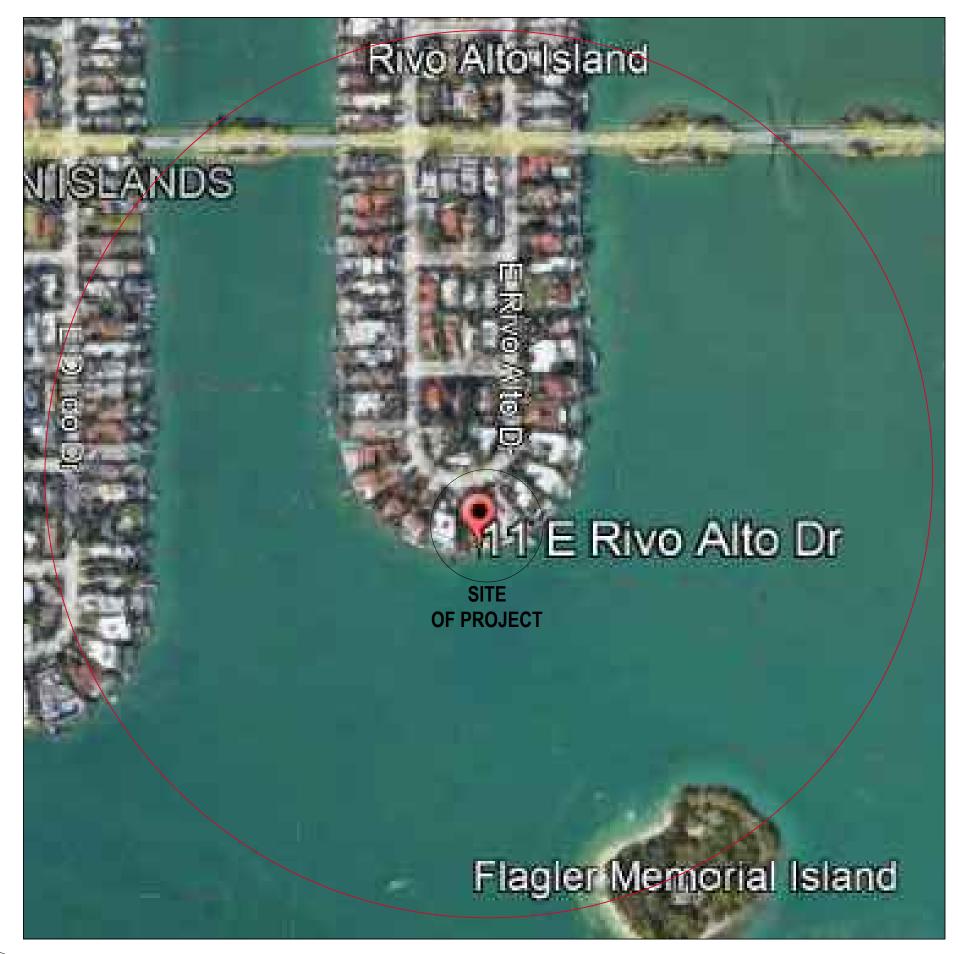






DATA SHEET

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11 E.RIVO ALTO



IMAGES ON SHEET A0.04-CONTEXT

C1 - E. RIVO ALTO - LOOKING EAST C2 - E. RIVO ALTO - 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 - 8 E. RIVO ALTO

N2 - 15 E. RIVO ALTO N3 - 10 E. RIVO ALTO

RADIUS SITE LOCATION & IMAGE KEY PLAN

NO SCALE



C1 - E RIVO ALTO (VIEW TO EAST)



C2 - E RIVO ALTO (VIEW TO WEST)

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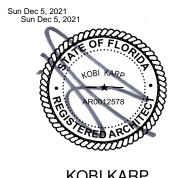
OWNER OWNER_ADDRESS1 OWNER_ADDRESS2 OWNER_PHONE OWNER_EMAIL

Consultant: Address

Consultant: Address Address Tel:

Consultant

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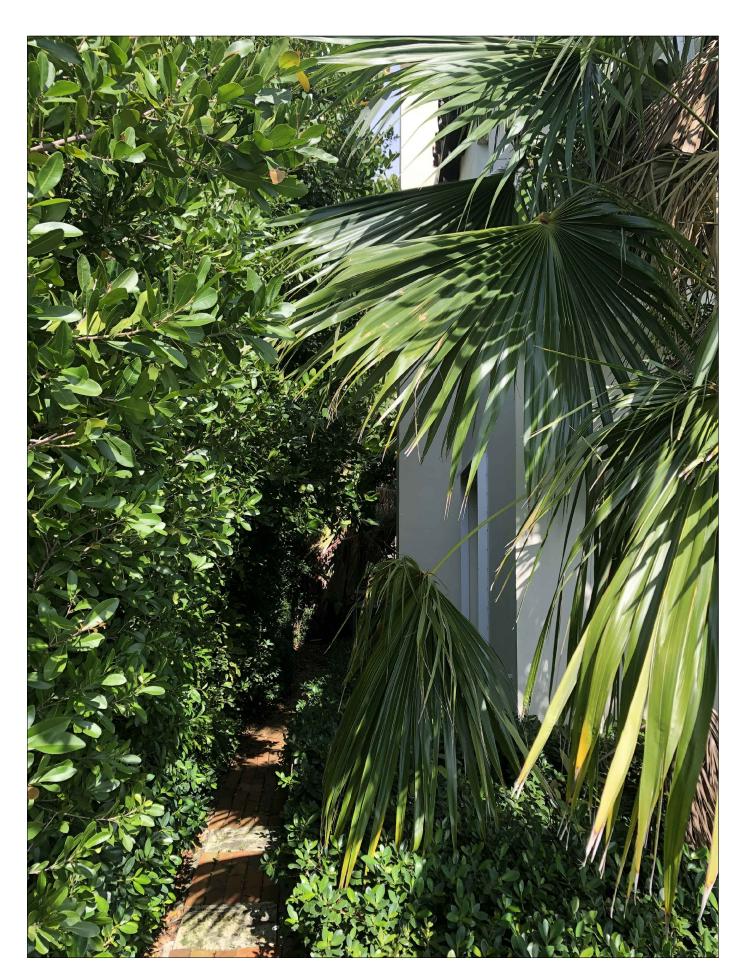


IMAGE KEY

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E1 - 11 E. RIVO ALTO - VIEW TO FRONT (EXISTING STRUCTURE)



E3 - 11. E. RIVO ALTO - VIEW TO WEST SIDE (EXISTING STRUCTURE)



E2 - 11 E. RIVO ALTO - VIEW TO EAST SIDE (EXISTING STRUCTURE)



E4 - 11. E. RIVO ALTO - VIEW TO REAR (EXISTING STRUCTURE)



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MIAMI BEACH, FL 33139

	Owner:	
	Name	OWNER
		•
	Address	OWNER_ADDRES
	Address	OWNER_ADDRES
_	Tel:	OWNER_PHONE
	Email	OWNER_EMAIL

Consultant: Name Address Address Tel:

Consultant: Name

Address Tel: Email

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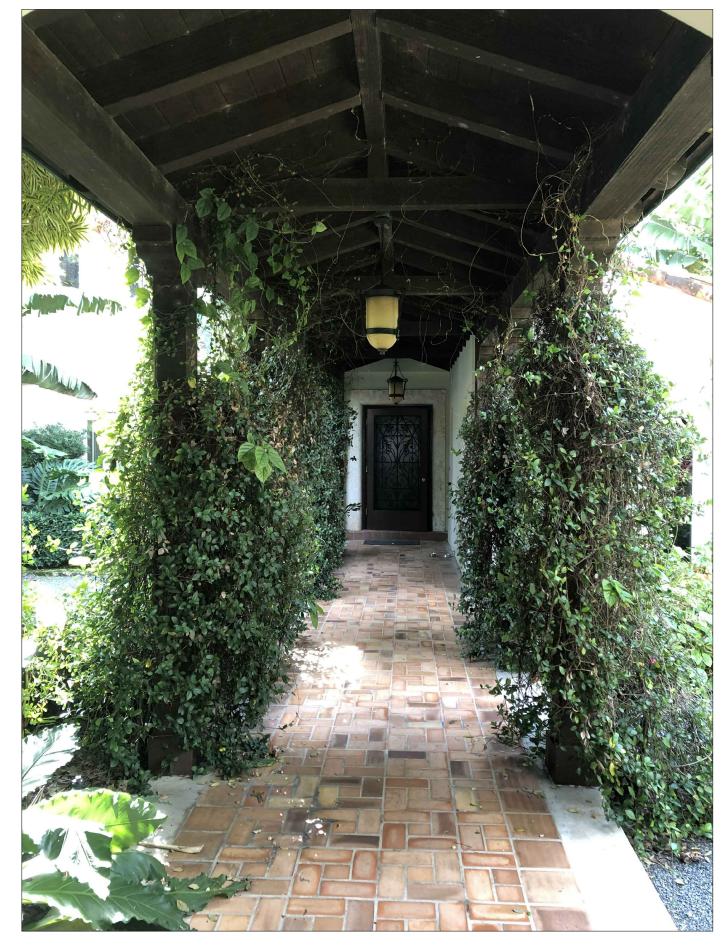


SITE IMAGES

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E5 - 11 E. RIVO ALTO - EXISTING FRONT DOOR DETAIL



E6 - 11 E. RIVO ALTO - EXISTING ENTRY COURTYARD DETAIL

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1 EXISTING CONDITIONS

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Project 2191

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SITE IMAGES



N1 - 8 E. RIVO ALTO (NEIGHBOR)



N3 - 10 E. RIVO ALTO (NEIGHBOR)



N2 - 15 E. RIVO ALTO (NEIGHBOR)

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MIAMI BEACH, FL 33139

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Consultant: Name Address Address Tel: Email

Consultant:
Name
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Address
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Architect:
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OWNER OWNER_ADDRESS1 OWNER_ADDRESS2 OWNER_PHONE OWNER_EMAIL Address Address Tel:

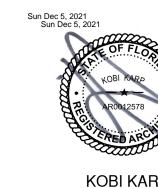
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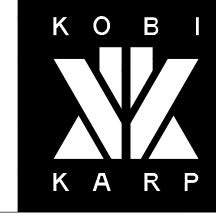
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Address Tel: Email Consultant:

Name Address Address Tel:

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RENDERINGS

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Consultant: Name Address

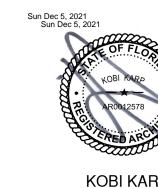
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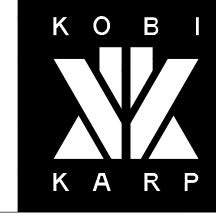
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RENDERING REAR VIEW





RENDERINGS

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