

PROPOSED PERVIOUS CALCULATION
REQUIRED FRONT YARD (30'-0" SETBACK)
1,051 SF = 735 SF (70%) MIN. PERVIOUS SPACE REQUIRED
790 (75.16%) PERVIOUS SPACE PROPOSED
REQUIRED REAR YARD
2,835 SF = 1,984 SF (70%) MIN. PERVIOUS SPACE REQUIRED
2,060 SF (72.66%) PERVIOUS SPACE PROPOSED

Rev.	Date	Rev.	Date

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11 EAST RIVO ALTO DRIVE
MIAMI BEACH, FL 33139

Owner:
Name OWNER
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Consultant:
Name
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Architect:
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Sun Dec 5, 2021
Sun Dec 5, 2021

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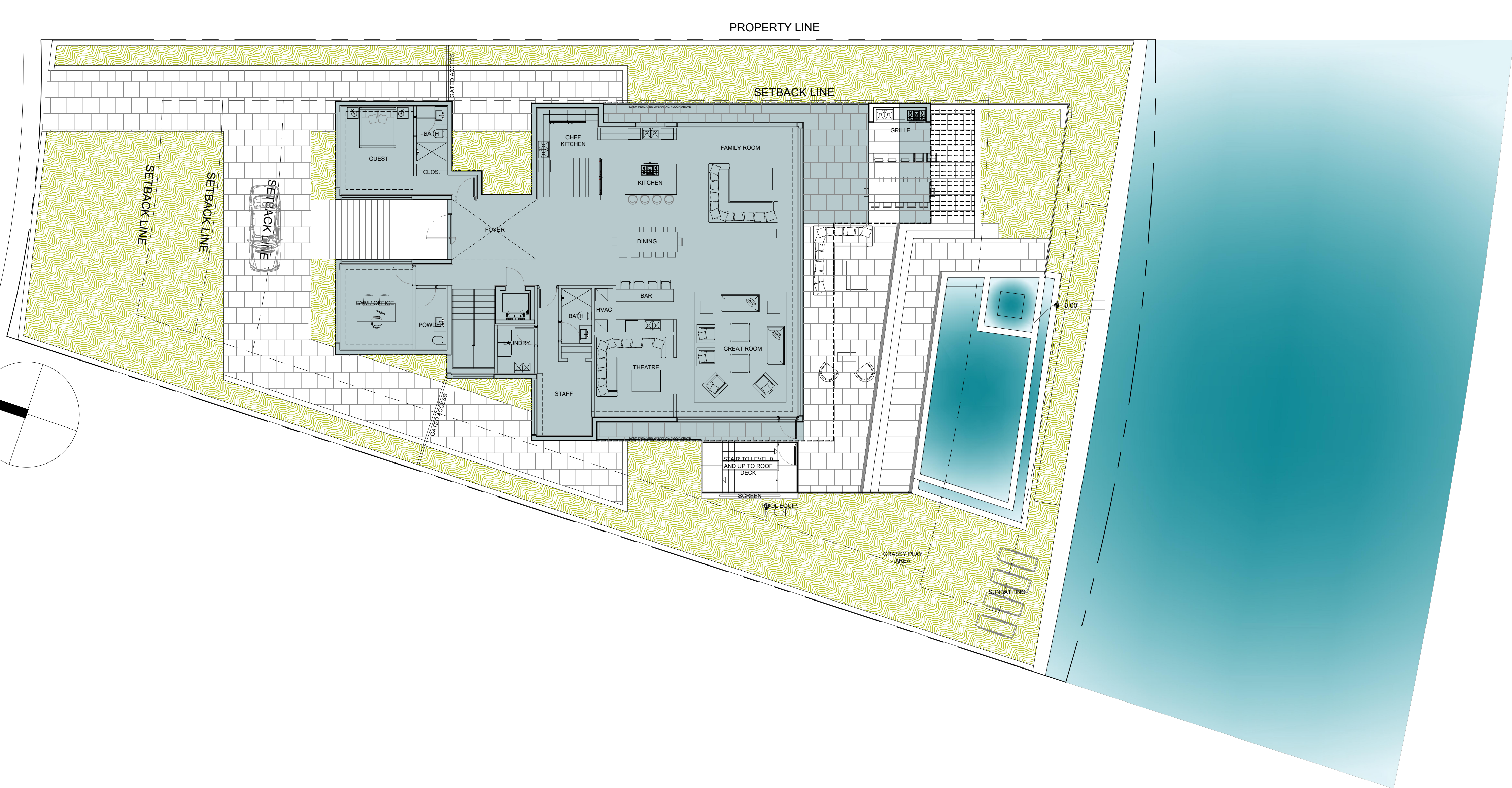
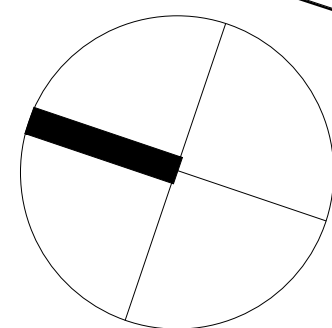
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ZONING DIAGRAMS

Date	11-15-2021	Sheet No.
Scale	--	A1.10
Project	2191	

11 EAST RIVO ALTO DRIVE
MIAMI BEACH, FL 33139
CROWN 4.15'

PLAN
NORTH



PROPOSED LOT COVERAGE CALCULATION

LOT SIZE	
12,900 SF	
MAXIMUM LOT COVERAGE	
3,870 SF (30.00%)	
MAIN RESIDENCE	3,869 SF
TOTAL	3,869 SF (30.00%)

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

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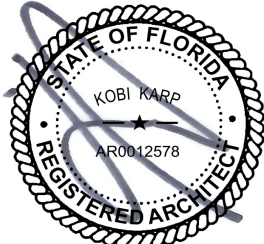
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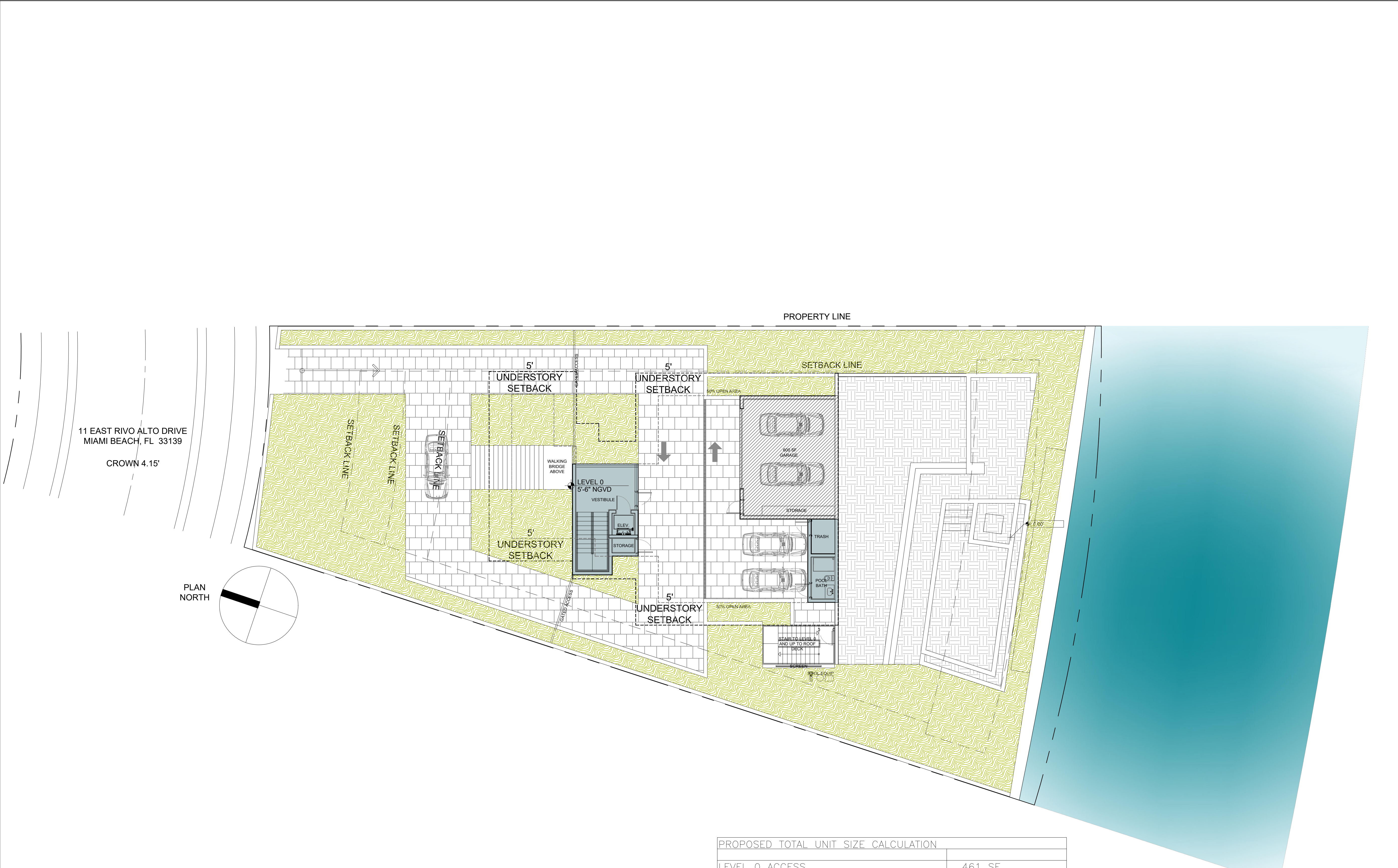


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ZONING DIAGRAMS

Date	11-15-2021	Sheet No.
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PROPOSED TOTAL UNIT SIZE CALCULATION	
LEVEL 0 ACCESS	461 SF
LEVEL 0 GARAGE	600 SF (NOT INCL.)
LEVEL 0 GARAGE OVERAGE	0 SF
LEVEL 1 MAIN RESIDENCE	3,343 SF
LEVEL 2 MAIN RESIDENCE	2,603 SF
LEVEL ROOF	42 SF
TOTAL	6,449 SF (50.00%)

LOT SIZE = 12,900 SF
MAX 6,450 SF
MAIN RESIDENCE = 6,449 SF (50.00%)

PROPOSED UNIT SIZE CALCULATION LEVEL 0	
MAIN RESIDENCE ACCESS	461 SF
GARAGE	600 SF
GARAGE OVERAGE	0 SF
TOTAL	461 SF

1 UNIT SIZES

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

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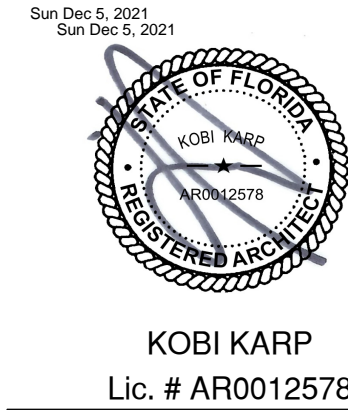
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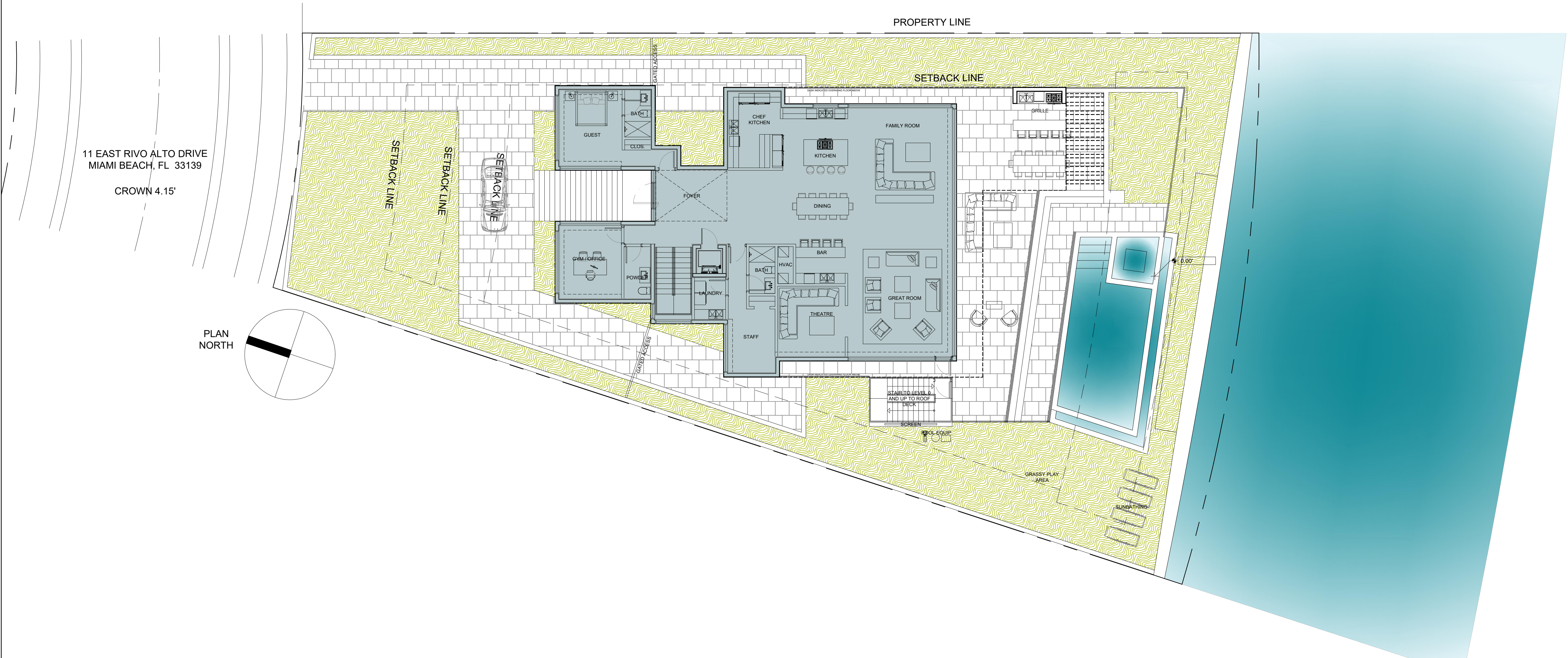
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ZONING DIAGRAMS

Date	11-15-2021	Sheet No.
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PROPOSED UNIT SIZE CALCULATION LEVEL 1		
MAIN RESIDENCE	3,343 SF	
TOTAL	3,343 SF	(51.82%)

1 UNIT SIZES

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Date	11-15-2021	Sheet No.
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PROPOSED UNIT SIZE CALCULATION LEVEL 2		
MAIN RESIDENCE	2,603 SF	
TOTAL	2,603 SF	(40.35%)

1 UNIT SIZES

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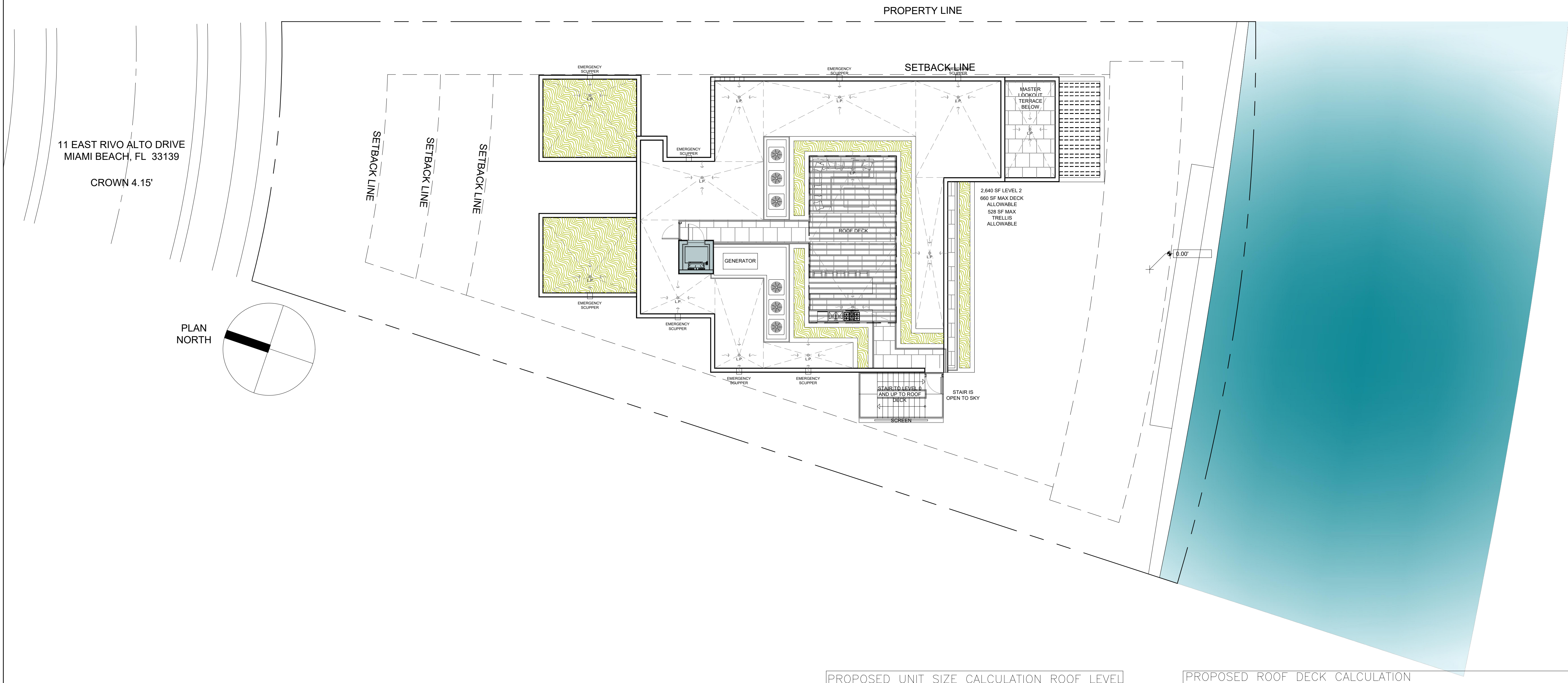
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PROPOSED UNIT SIZE CALCULATION ROOF LEVEL	
ELEVATOR BULKHEAD	42 SF
TOTAL	42 SF

PROPOSED ROOF DECK CALCULATION			
SECOND FLOOR ENCLOSED AREA	2,603 SF		
MAX USEABLE ROOF DECK ALLOWED	650 SF	(25.00%)	
TOTAL PROPOSED USEABLE ROOF DECK	632 SF	(24.30%)	
MAXIMUM TRELLIS 20%	520 SF	(20.00%)	
PROPOSED TRELLIS	520 SF	(20.00%)	

1 UNIT SIZES

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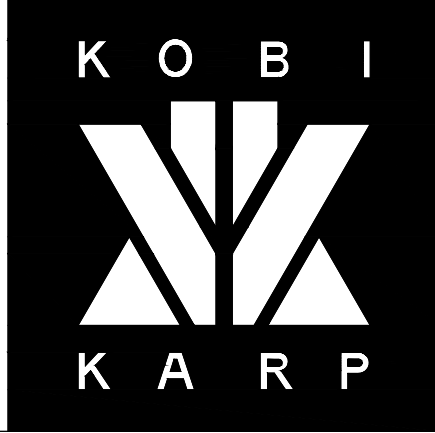
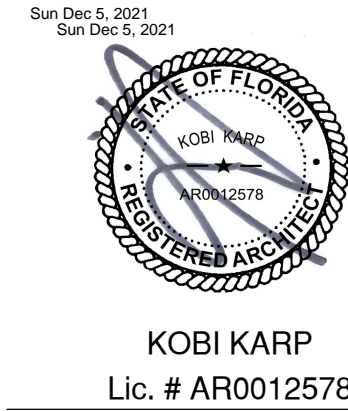
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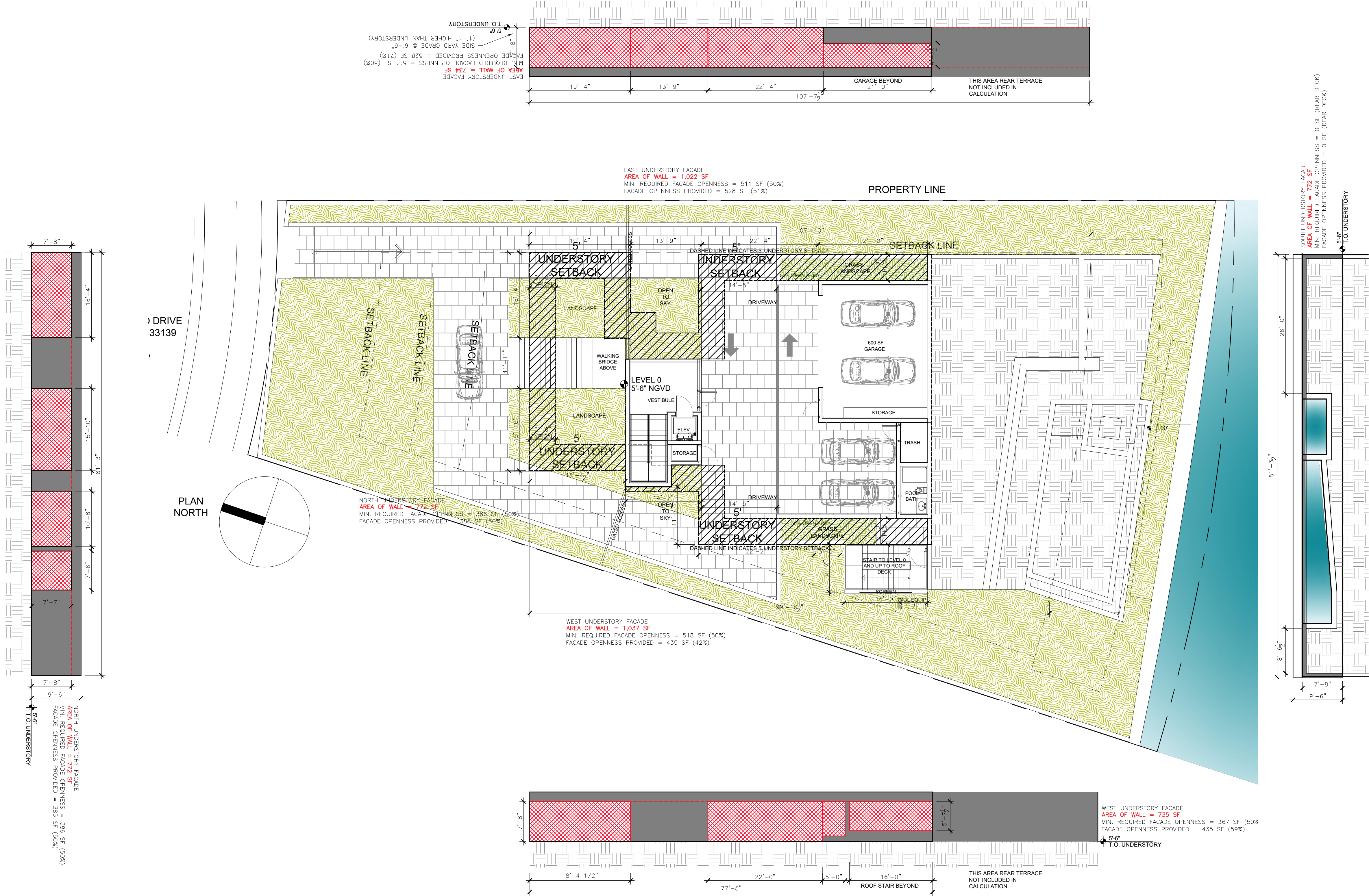
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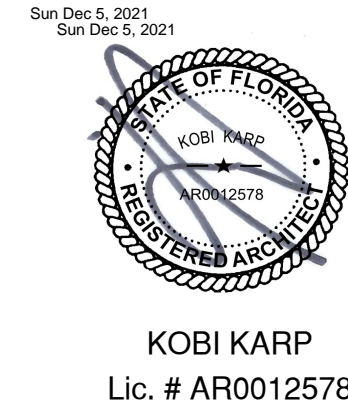
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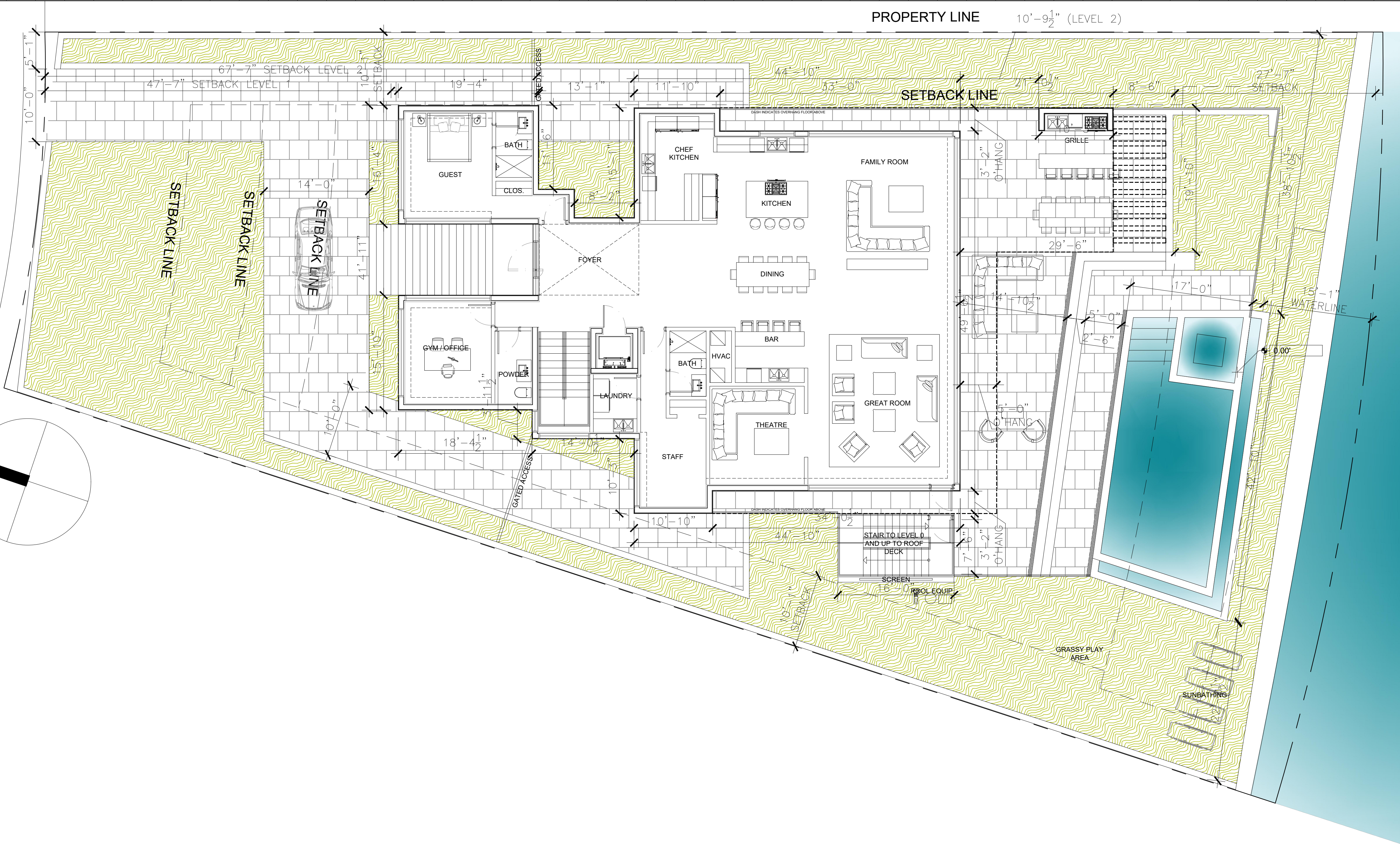
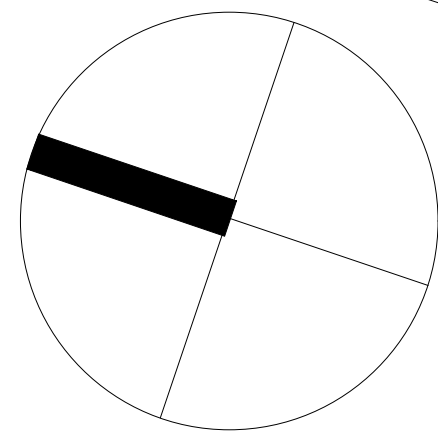
UNDERSTORY DIAGRAM

Date	11-15-2021	Sheet No.
Scale	--	A1.21
Project	2191	

1 EAST RIVO ALTO DRIVE
MIAMI BEACH, FL 33139

CROWN 4.15'

PLAN
NORTH



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Owner:
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Tel.
Email

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OWNER_ADDRESS1
OWNER_ADDRESS2
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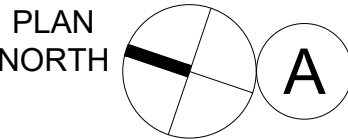
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PROPOSED SITE PLAN

Date	11-15-2021	Sheet No.
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Project	2191	



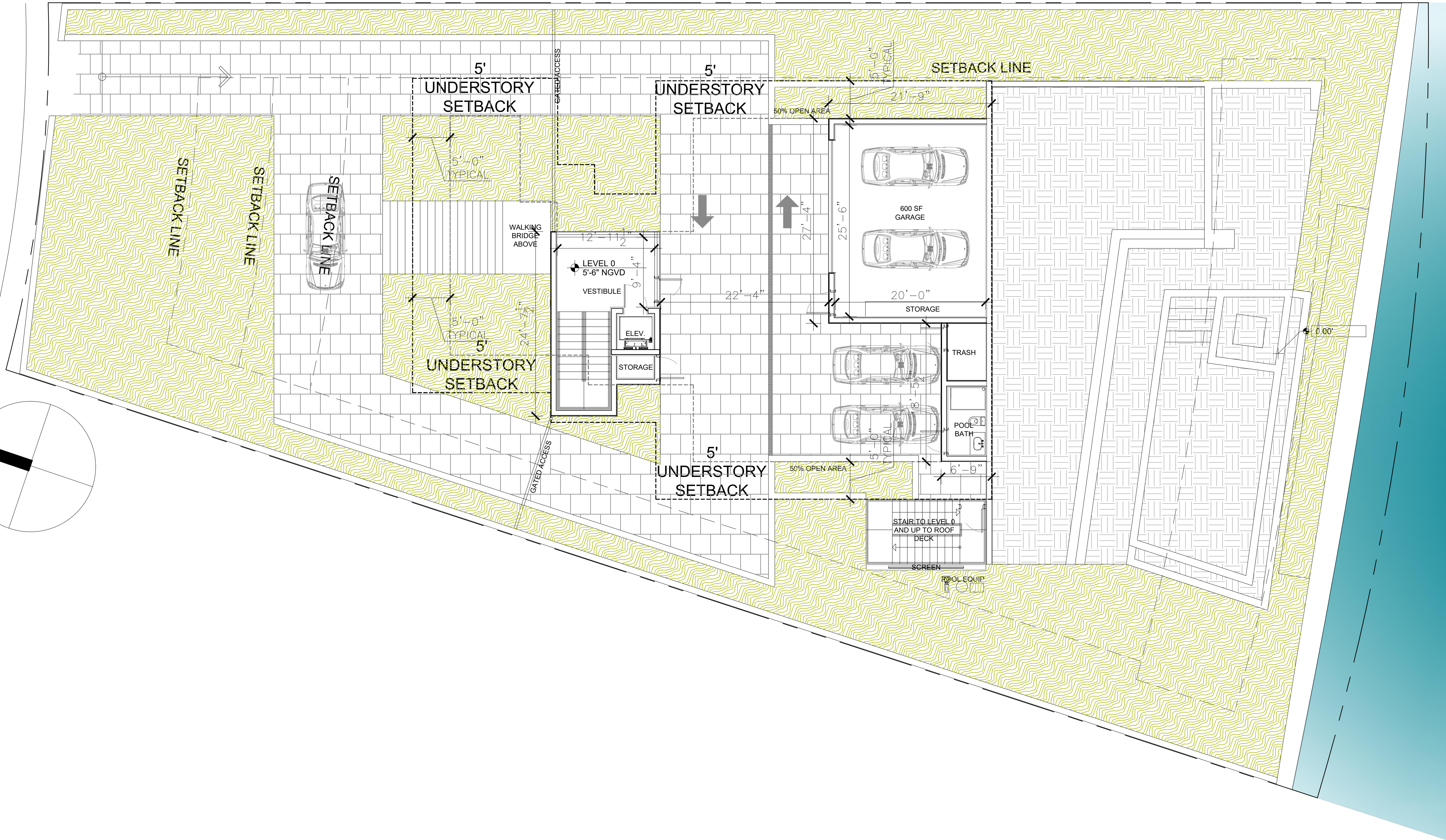
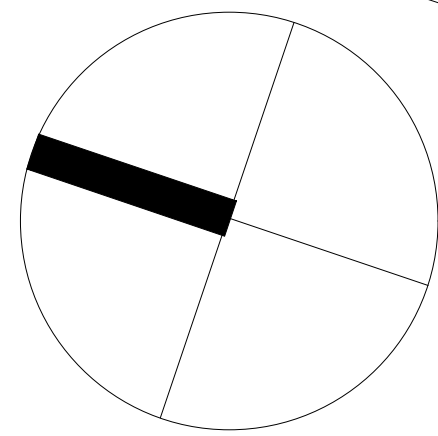
PROPOSED SITE PLAN

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

ST RIVO ALTO DRIVE
MI BEACH, FL 33139

CROWN 4.15'

PLAN
NORTH



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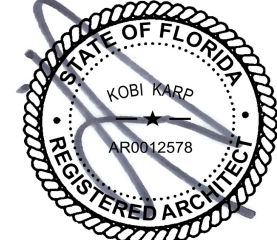
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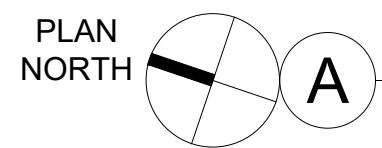
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PROPOSED LEVEL 0



PROPOSED PLANS

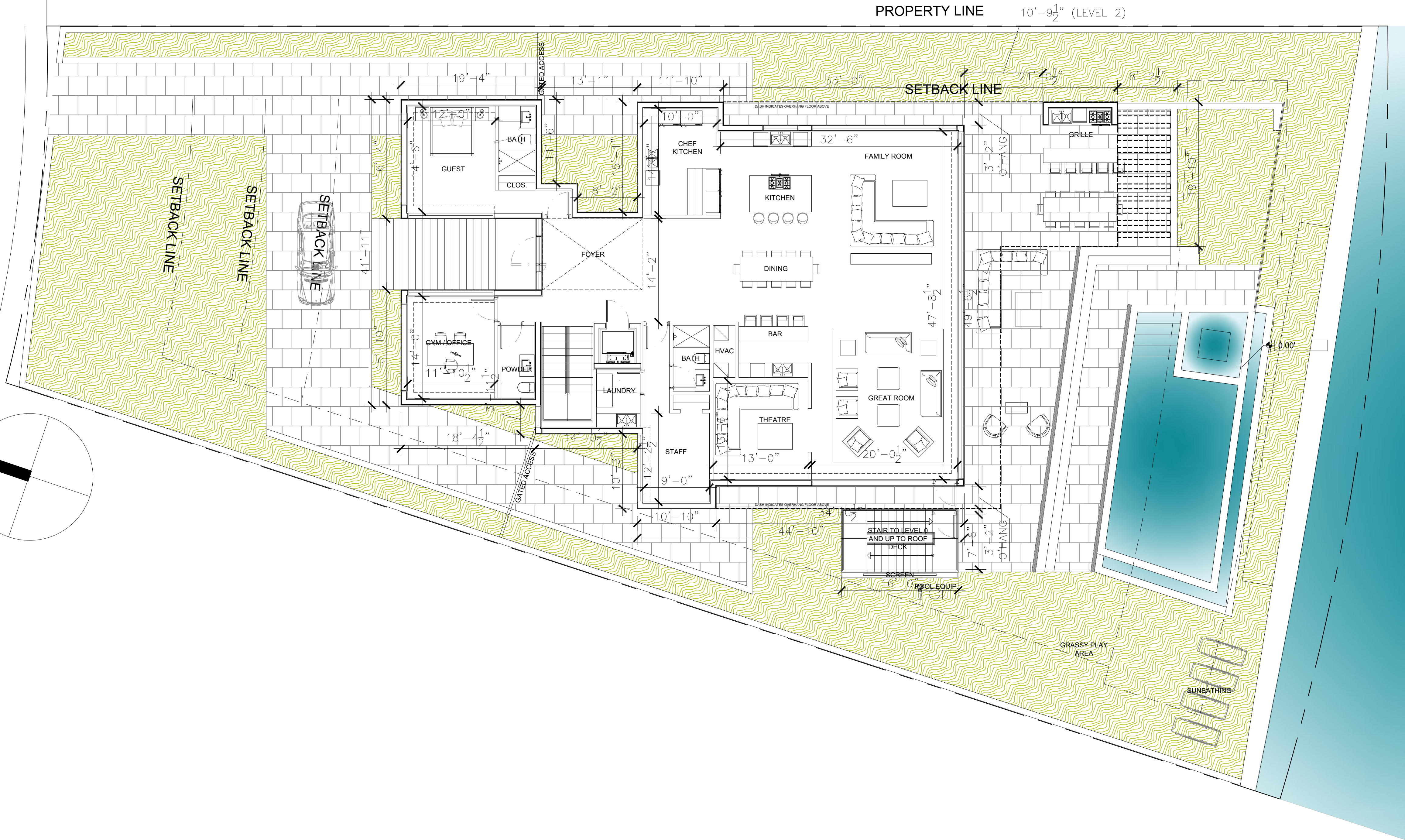
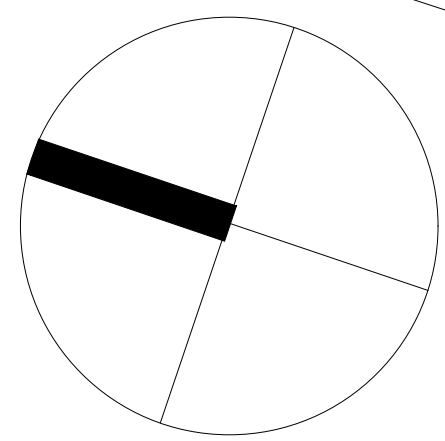
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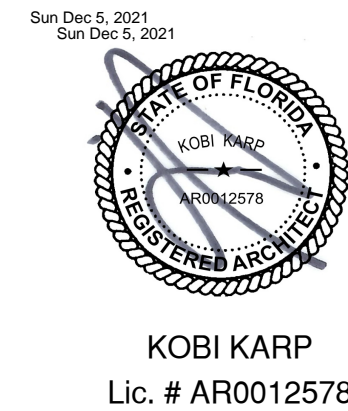
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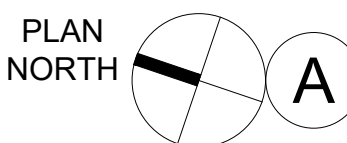
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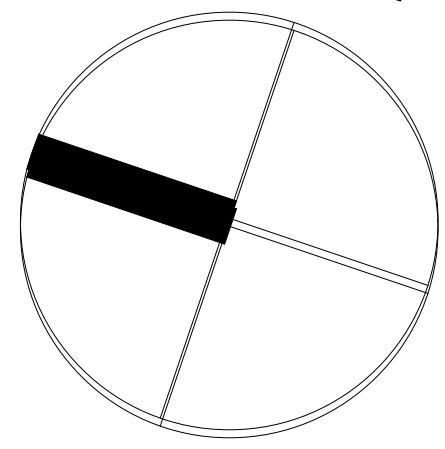
PROPOSED PLANS

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

ST RIVO ALTO DRIVE
MI BEACH, FL 33139

CROWN 4.15'

PLAN
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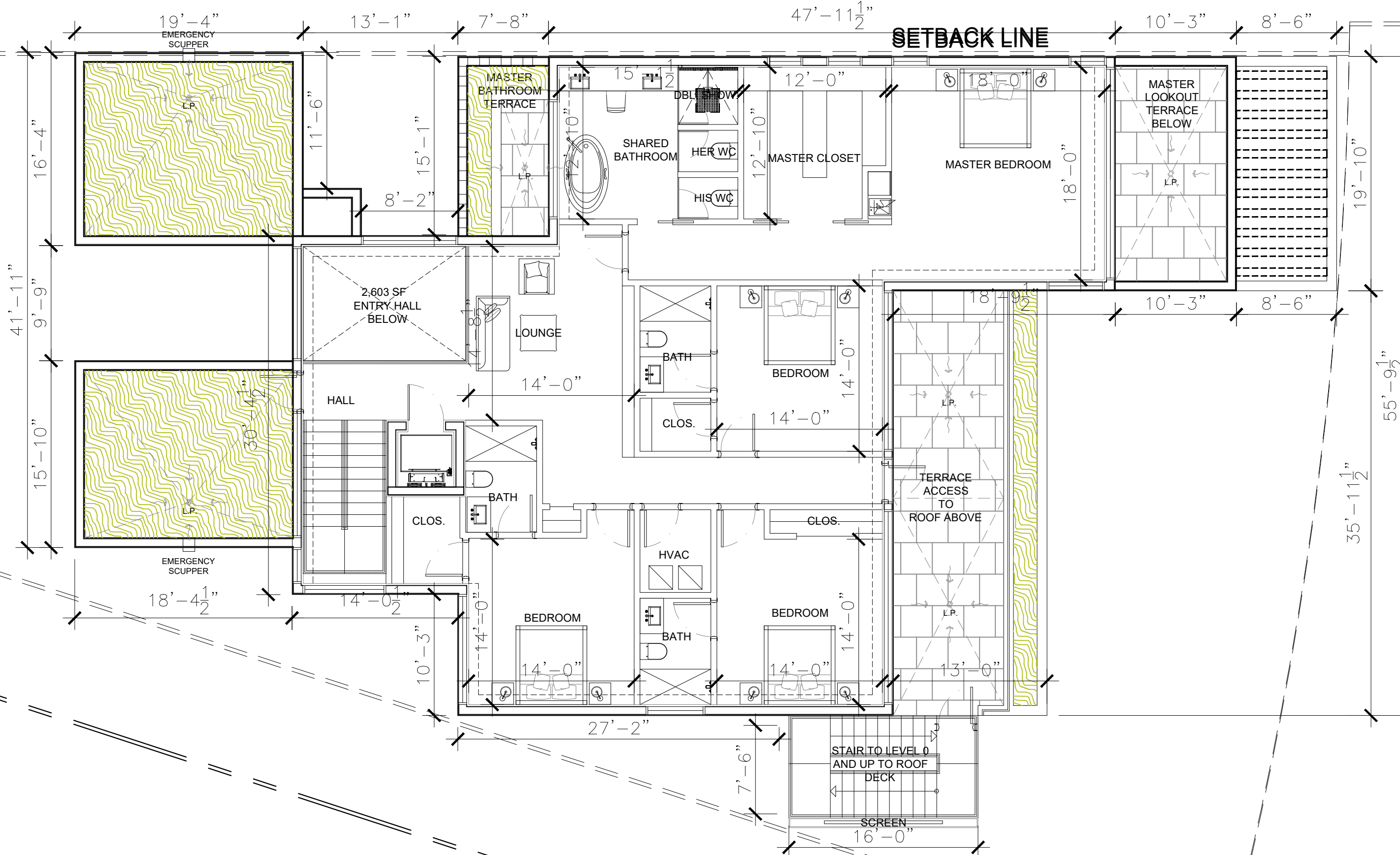
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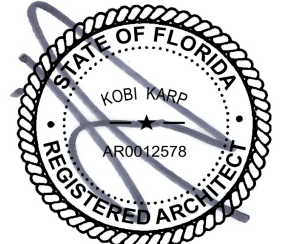
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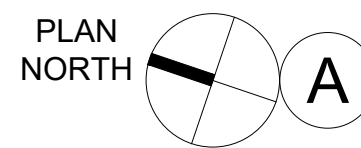


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PROPOSED LEVEL 2

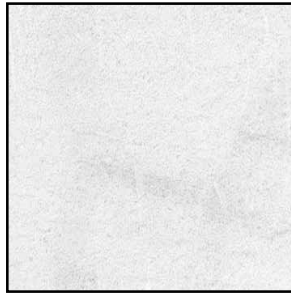
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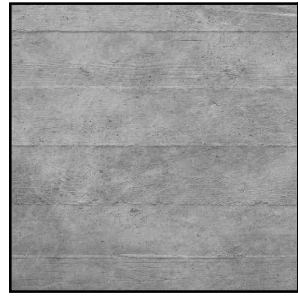
PROPOSED PLANS

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

ELEVATION MATERIAL LEGEND



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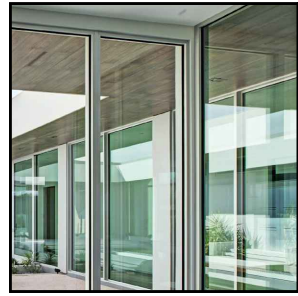
2- FORMED CONCRETE



3- TRAVERTINE



4- WOOD SOFFIT



5- ANODIZED



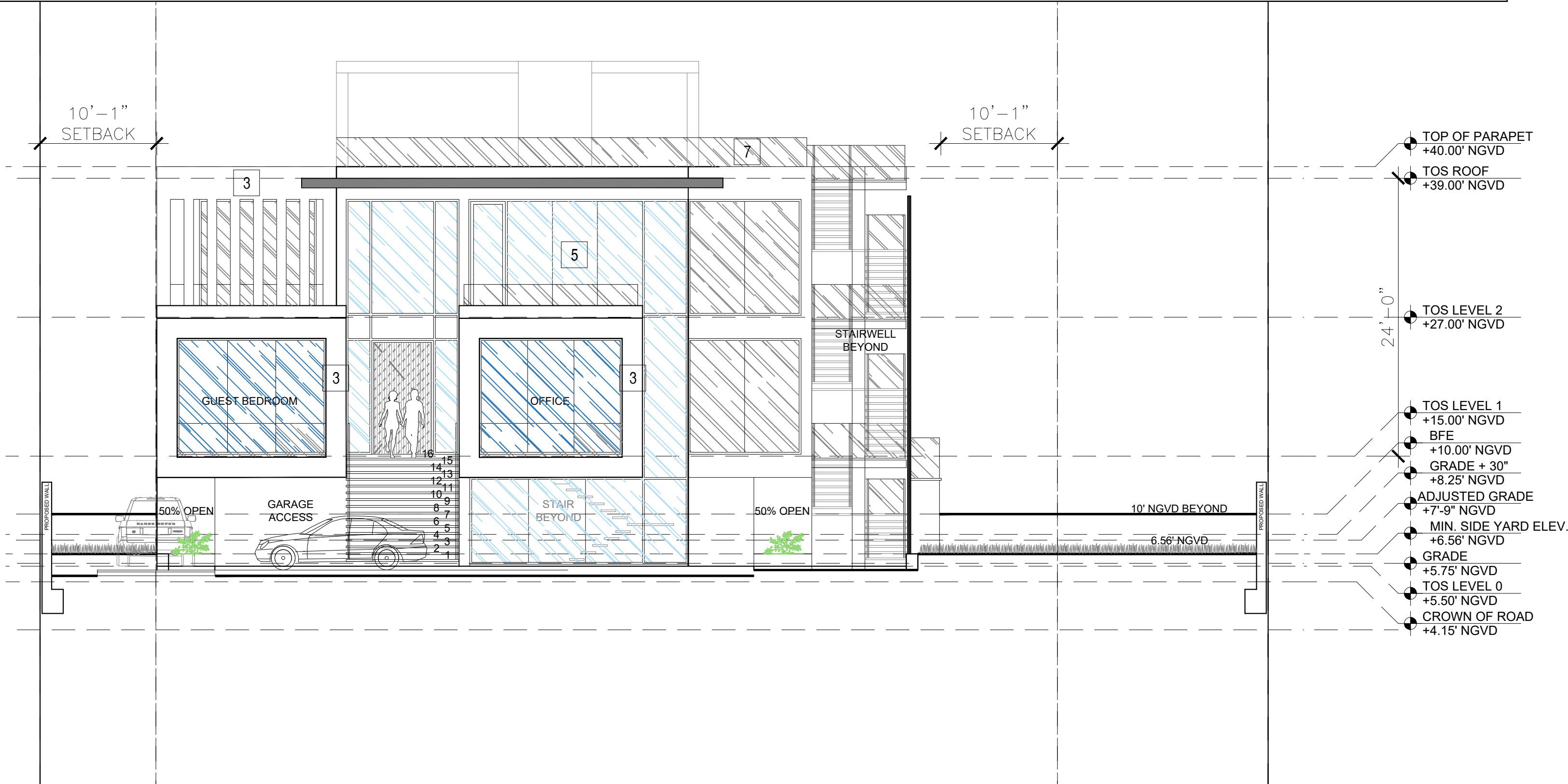
6- LOUVERED SCREEN



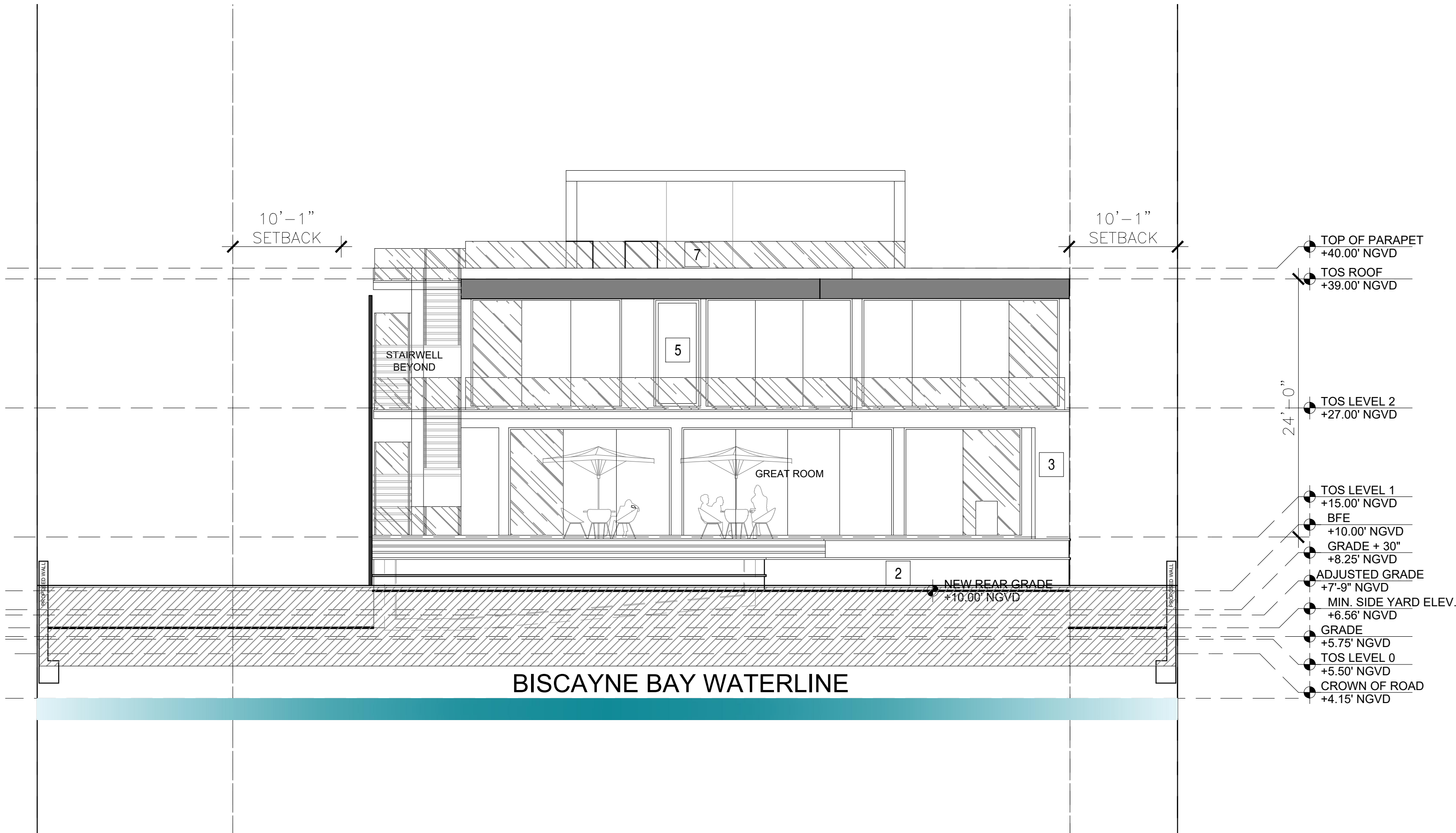
7- RAIL



8- GREEN WALL



A FRONT ELEVATION
Scale: 1/8" = 1'-0"



B REAR ELEVATION
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ELEVATION

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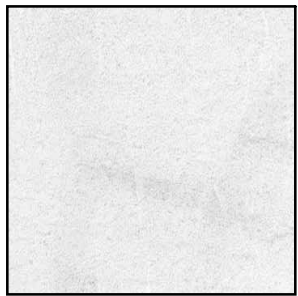


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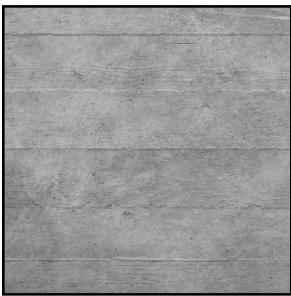
Date	11-15-2021	Sheet No. A4.02
Scale	--	
Project	2191	

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

ELEVATION MATERIAL LEGEND



1 - WHITE STUCCO



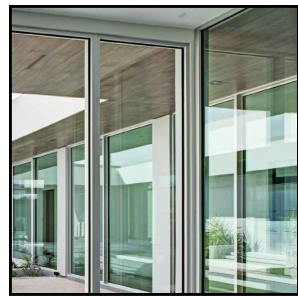
2 - FORMED CONCRETE



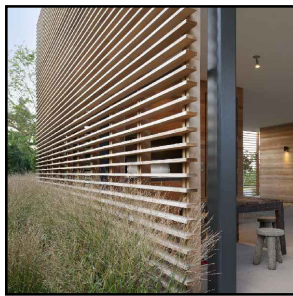
3 - TRAVERTINE



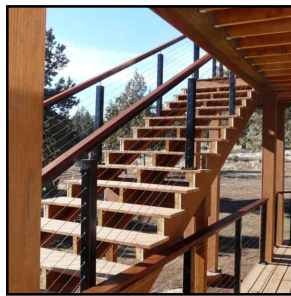
4 - WOOD SOFFIT



5 - ANODIZED



6 - LOUVERED SCREEN



7 - RAIL



8 - GREEN WALL



A FRONT ELEVATION
Scale: 1/8" = 1'-0"



B REAR ELEVATION
Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date

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11 EAST RIVO ALTO DRIVE
MIAMI BEACH, FL 33139

Owner:
Name OWNER
Address OWNER_ADDRESS1
Address OWNER_ADDRESS2
Tel: OWNER_PHONE
Email OWNER_EMAIL

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
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Email

Consultant:
Name
Address
Address
Tel:
Email

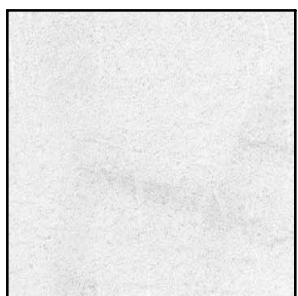
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



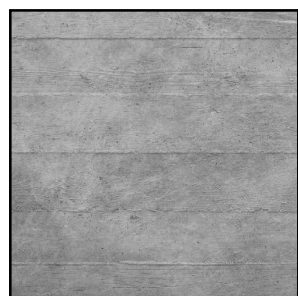
RENDERED ELEVATIONS

Date	11-15-2021	Sheet No.
Scale	--	A4.03
Project	2191	

ELEVATION MATERIAL LEGEND



1- WHITE STUCCO



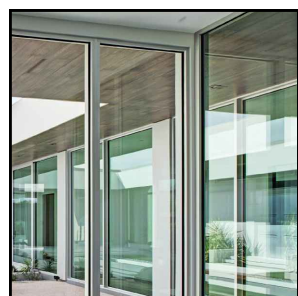
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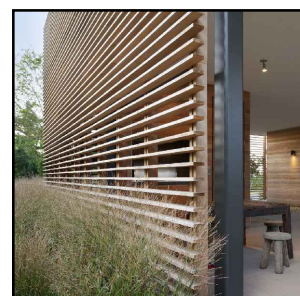
3- TRAVERTINE



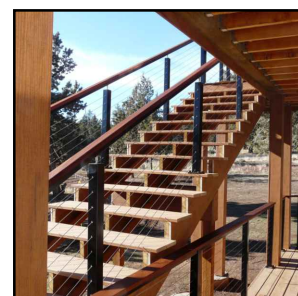
4- WOOD SOFFIT



5- ANODIZED



6- LOUVERED SCREEN



7- RAIL



8- GREEN WALL



- TOP OF PARAPET +40.00' NGVD
- TOS ROOF +39.00' NGVD
- TOS LEVEL 2 +27.00' NGVD
- TOS LEVEL 1 +15.00' NGVD
- BFE +10.00' NGVD
- GRADE + 30" +8.25' NGVD
- ADJUSTED GRADE +7'-9" NGVD
- MIN. SIDE YARD ELEV. +6.56' NGVD
- GRADE +5.75' NGVD
- TOS LEVEL 0 +5.50' NGVD
- CROWN OF ROAD +4.15' NGVD

C EAST ELEVATION

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



- TOP OF PARAPET +40.00' NGVD
- TOS ROOF +39.00' NGVD
- TOS LEVEL 2 +27.00' NGVD
- TOS LEVEL 1 +15.00' NGVD
- BFE +10.00' NGVD
- GRADE + 30" +8.25' NGVD
- ADJUSTED GRADE +7'-9" NGVD
- MIN. SIDE YARD ELEV. +6.56' NGVD
- GRADE +5.75' NGVD
- TOS LEVEL 0 +5.50' NGVD
- CROWN OF ROAD +4.15' NGVD

D WEST ELEVATION

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

Rev.	Date	Rev.	Date

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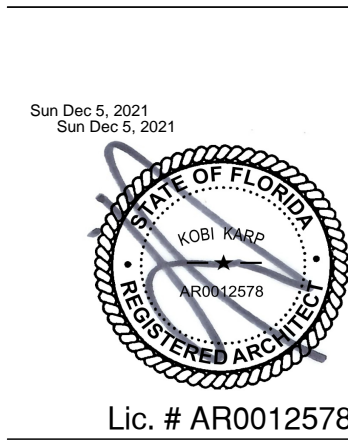
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Address OWNER_ADDRESS2
Tel: OWNER_PHONE
Email OWNER_EMAIL

Consultant:
Name
Address
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Tel:
Email

Consultant:
Name
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Email

Consultant:
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Address
Tel:
Email

Architect:
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RENDERED ELEVATIONS

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Scale	--	A4.04
Project	2191	



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AXONOMETRIC NE VIEW



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A

AXONOMETRIC

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MIAMI BEACH, FL 33139

Owner:
Name: OWNER
Address: OWNER_ADDRESS1
Address: OWNER_ADDRESS2
Tel: OWNER_PHONE
Email: OWNER_EMAIL

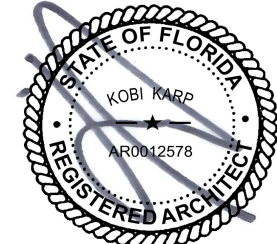
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Consultant:
Name:
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Email:

Consultant:
Name:
Address:
Address:
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Architect:
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AXONOMETRICS

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Project	2191	



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AXONOMETRIC SW VIEW



B AXONOMETRIC

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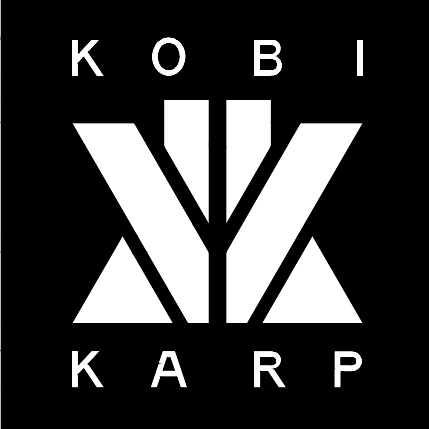
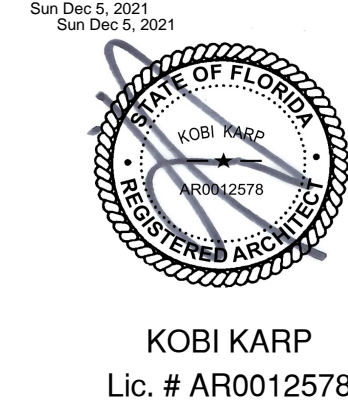
Owner:
Name OWNER
Address OWNER_ADDRESS1
Address OWNER_ADDRESS2
Tel: OWNER_PHONE
Email OWNER_EMAIL

Consultant:
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Consultant:
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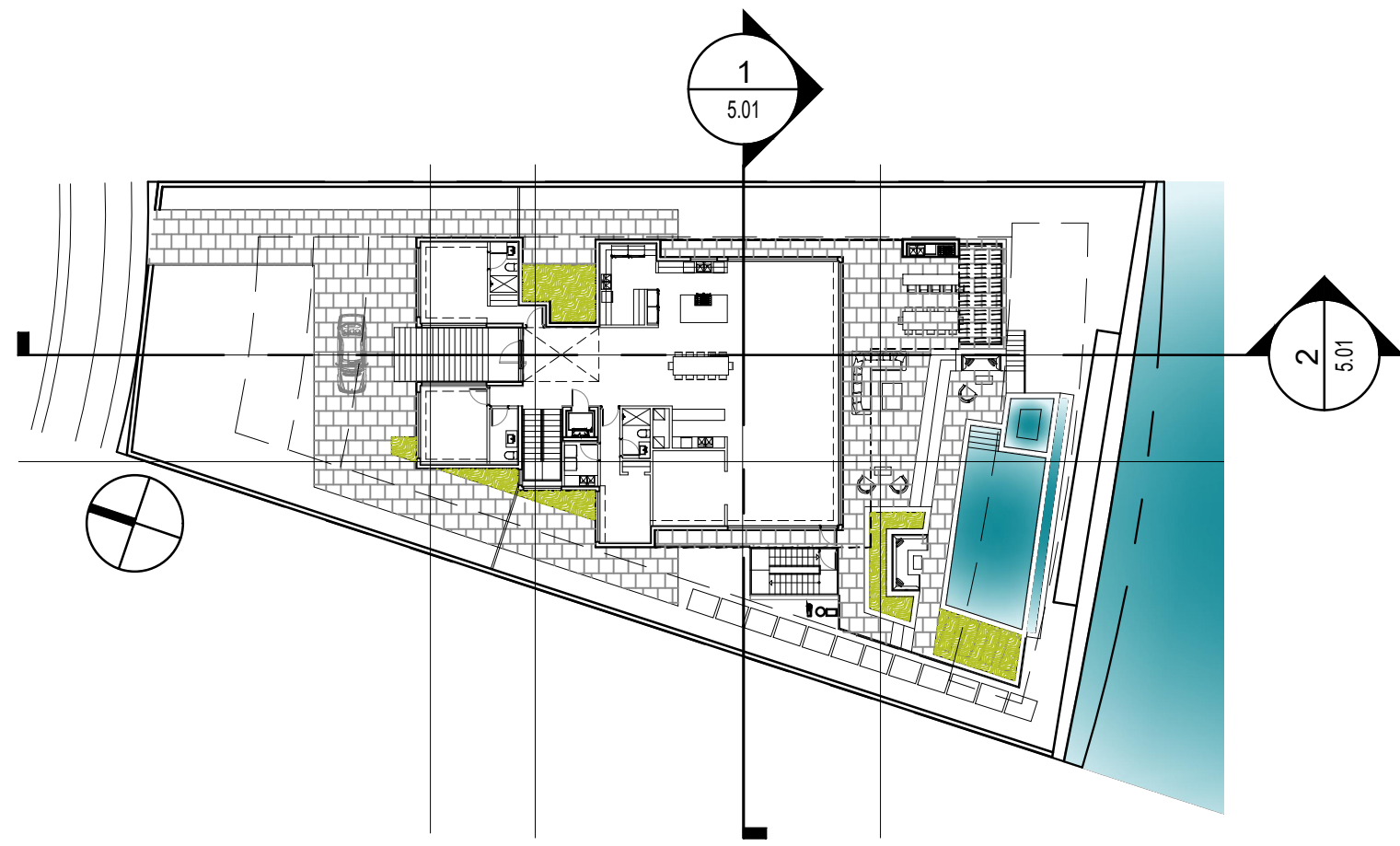
Consultant:
Name
Address
Address
Tel:
Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

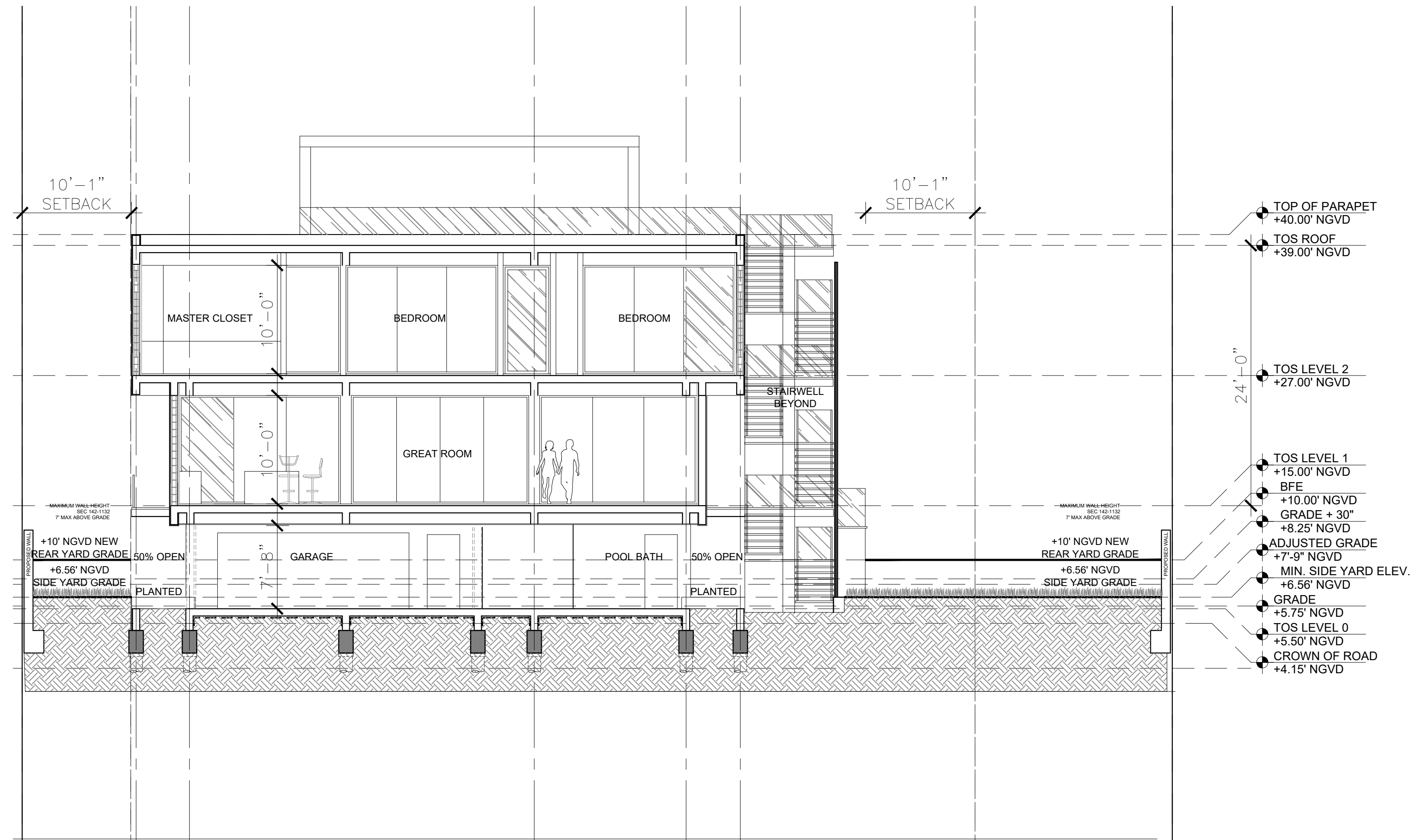


AXONOMETRICS

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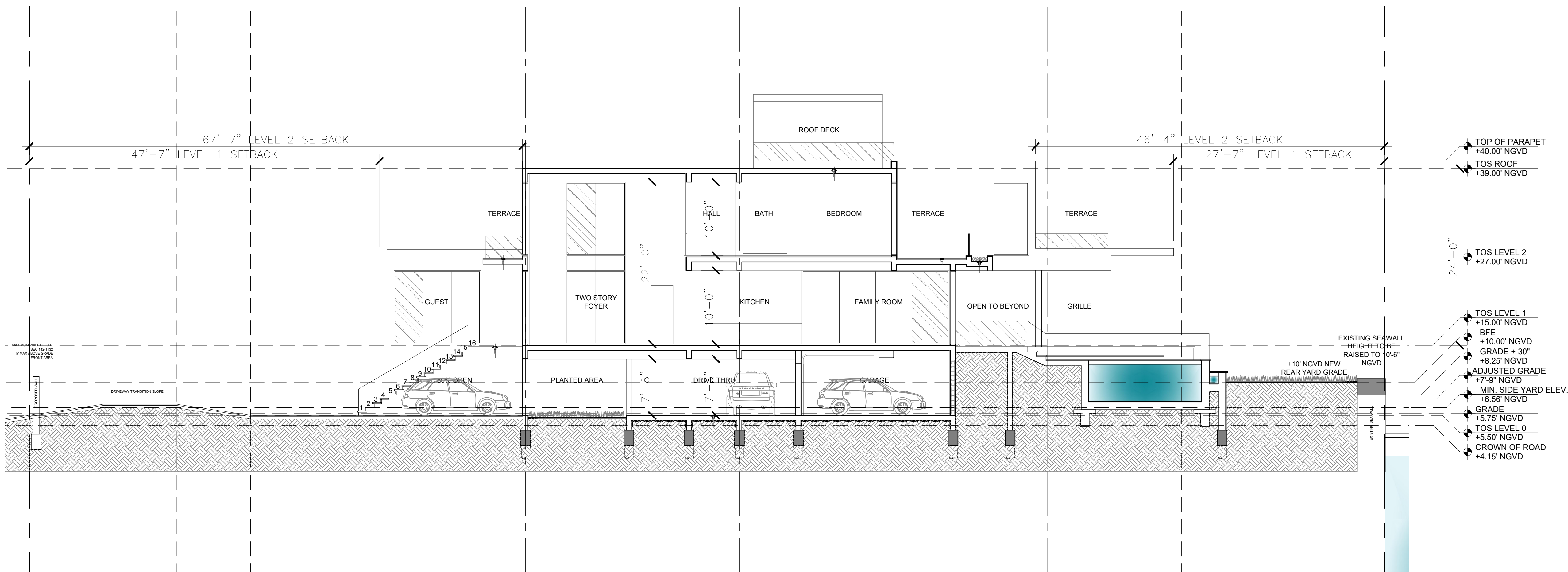


SECTION KEY



SECTION 1

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



SECTION 2

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

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Owner:
Name: OWNER
Address: OWNER ADDRESS1
Address: OWNER ADDRESS2
Tel: OWNER PHONE
Email: OWNER EMAIL

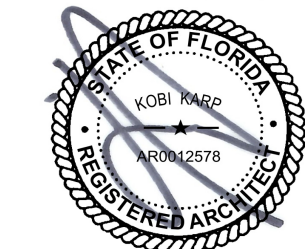
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Consultant:
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Consultant:
Name:
Address:
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Architect:
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Fax: +1(305) 573 3766

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Sun Dec 5, 2021

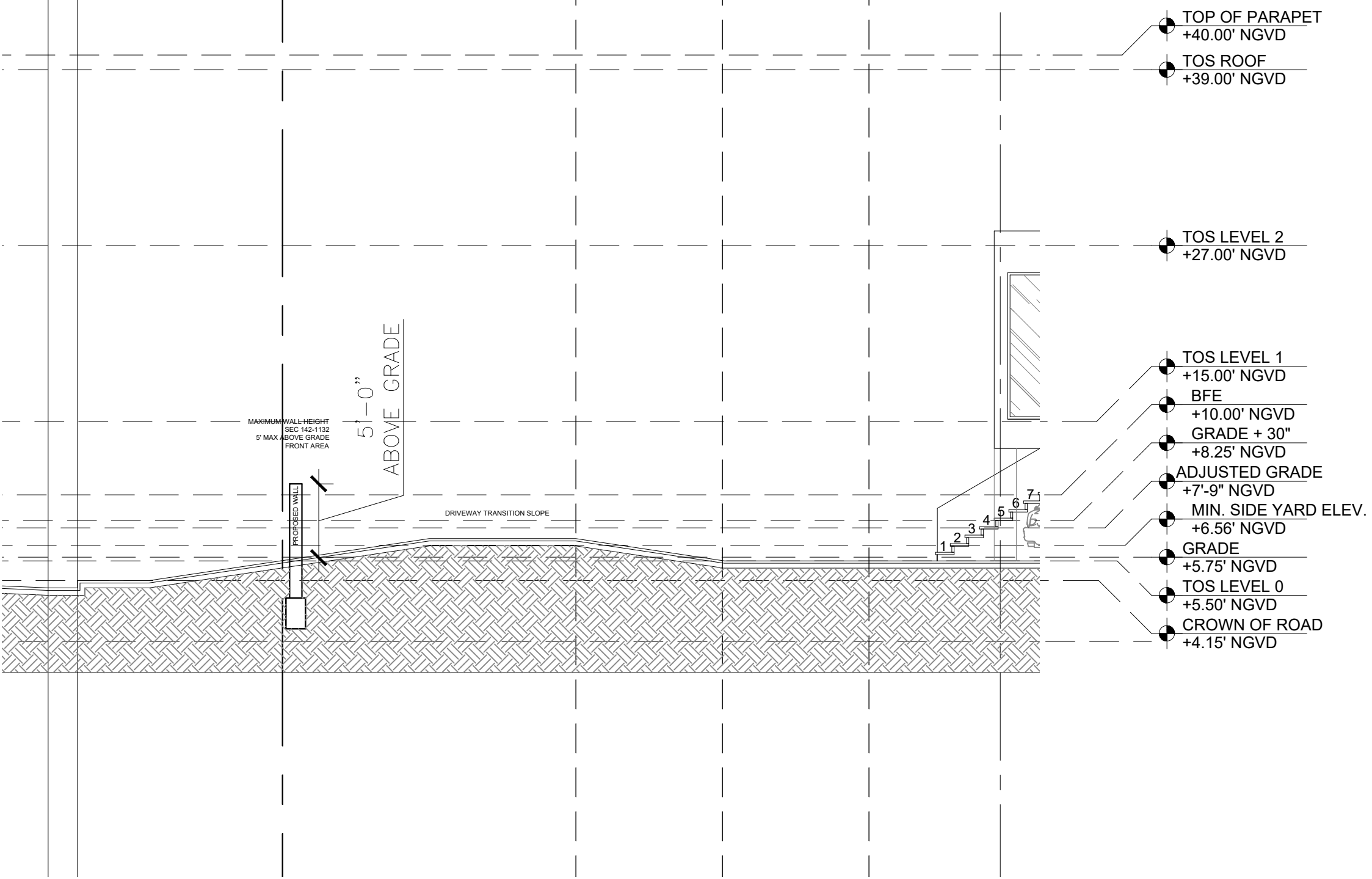


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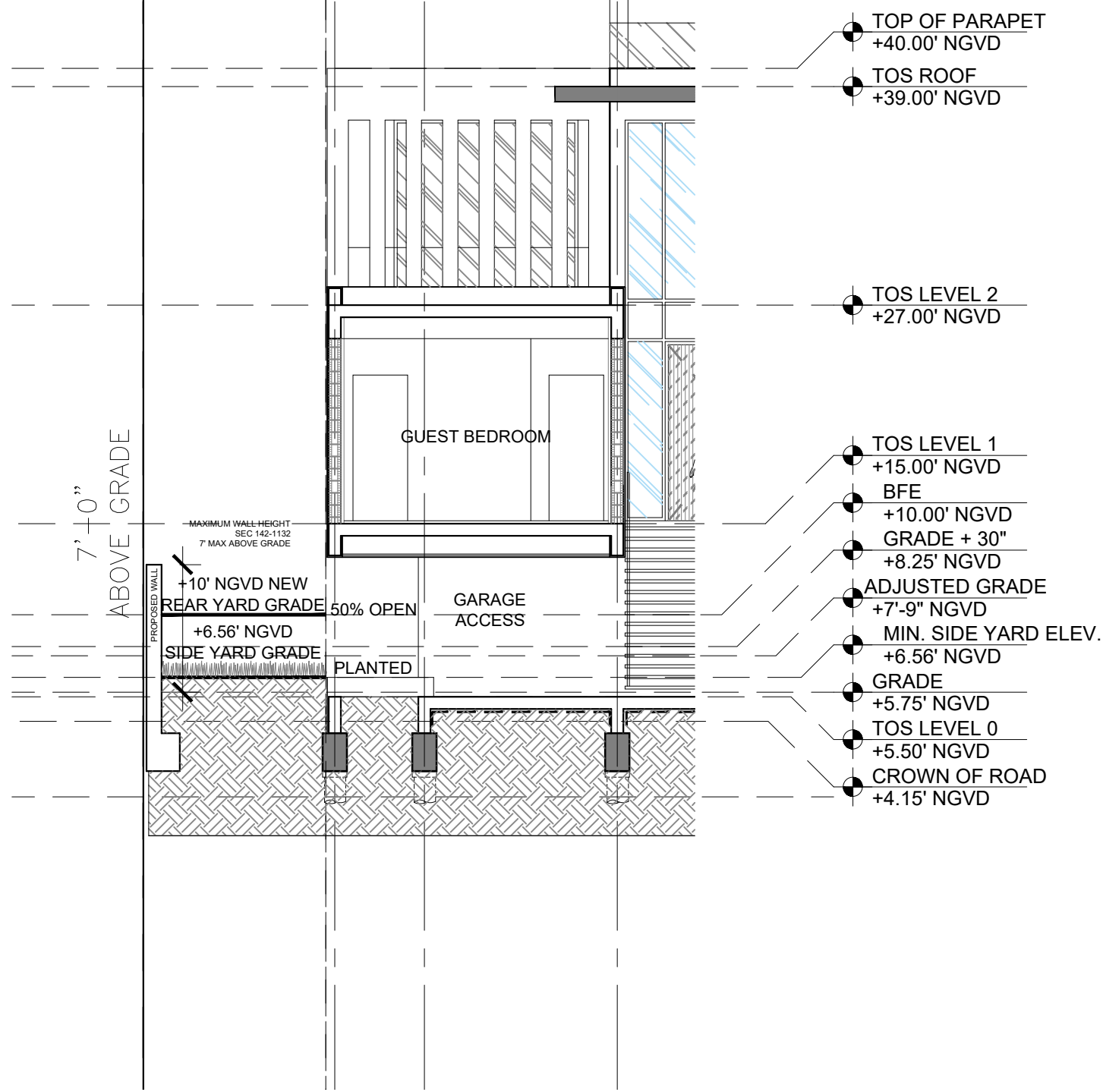


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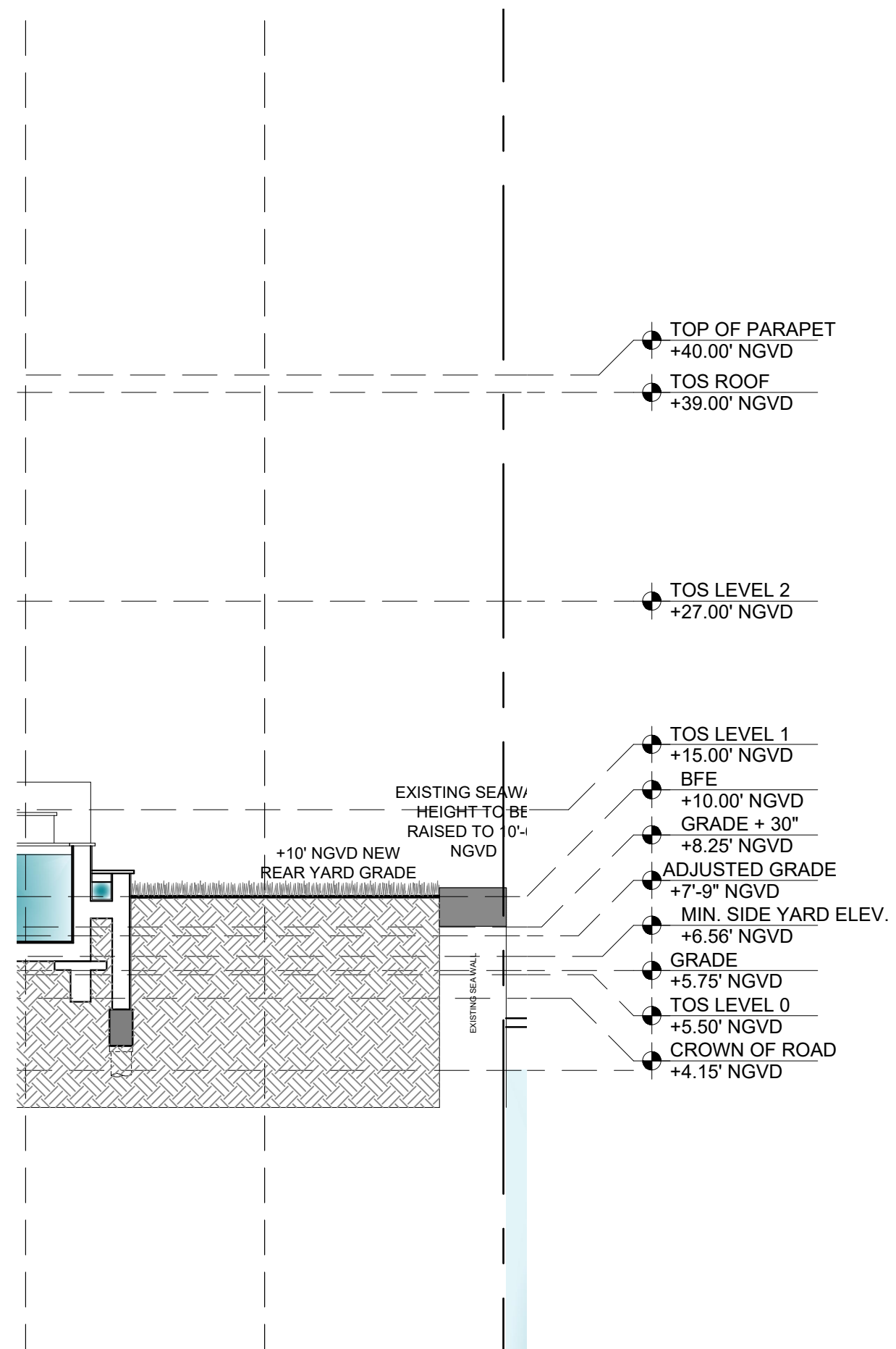
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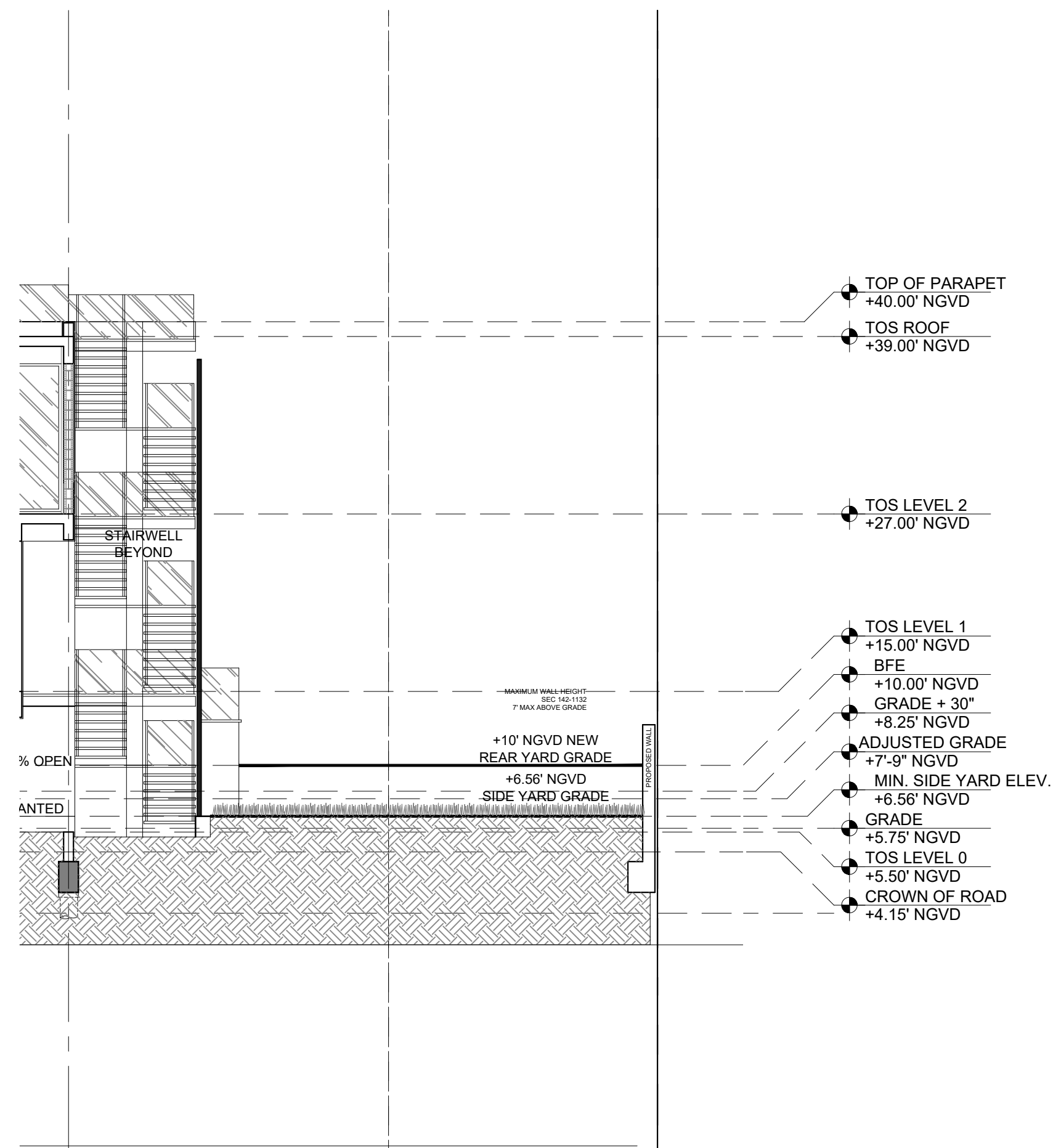
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Scale: 1/8" = 1'-0"



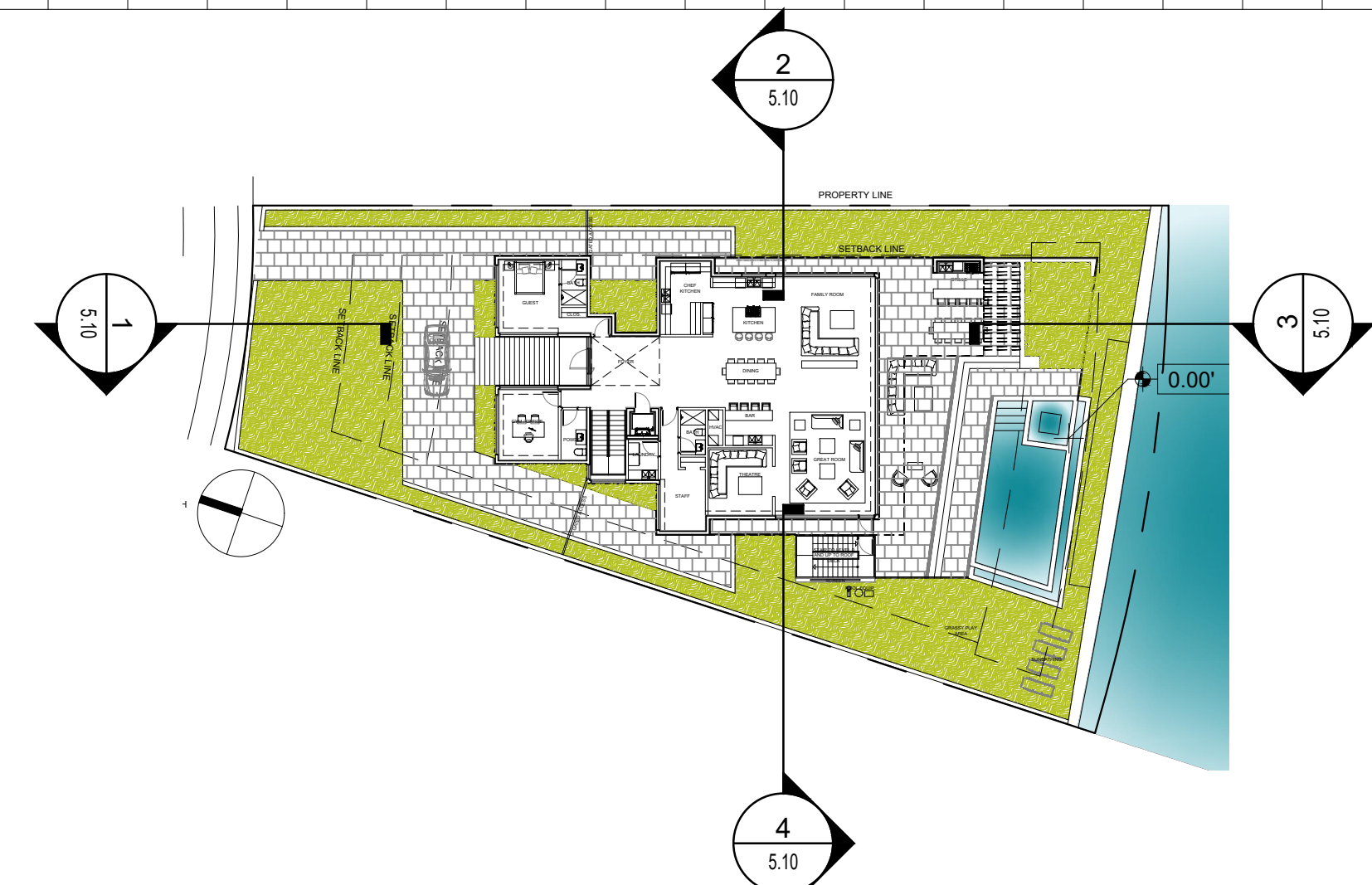
2 EAST SIDEYARD SITE SECTION
Scale: 1/8" = 1'-0"



3 REARYARD SITE SECTION
Scale: 1/8" = 1'-0"



4 WEST SIDEYARD SITE SECTION
Scale: 1/8" = 1'-0"



SECTION LOCATION KEY

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Owner:
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Address OWNER ADDRESS2
Tel: OWNER PHONE
Email OWNER EMAIL

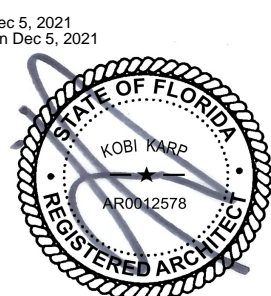
Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Architect:
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SECTION

Date	11-15-2021	Sheet No.
Scale	--	A5.10
Project	2191	