

1771 PURDY AVE

1771 PURDY AVE
MIAMI BEACH, FL
33139

DESIGN REVIEW BOARD FINAL SUBMITTAL
09-06-2022



ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.

571 NW 28TH STREET
MIAMI, FLORIDA 33127
T: 305.573.1818

Rev.	Date	Rev.	Date

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DRB FINAL SUBMITTAL

DRB21-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

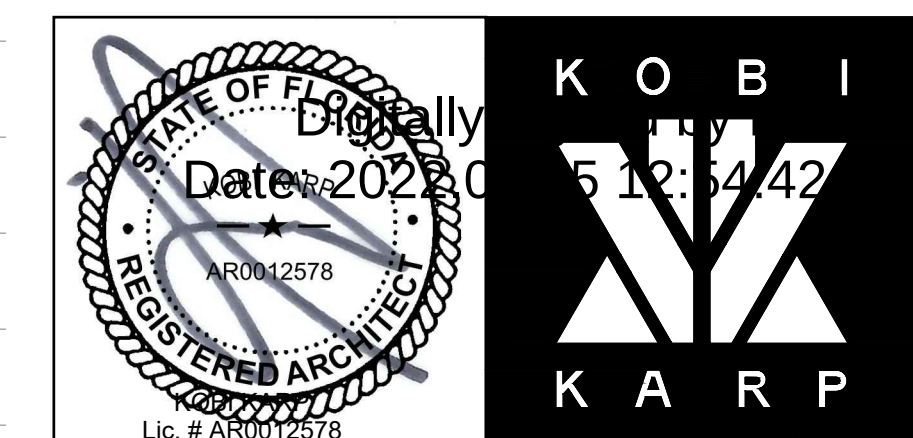
Name
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Architect:

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



COVER SHEET

Date: 08-08-2022	Sheet No.
Scale	A0.00
Project: 2192	

CD-2 COMMERCIAL MEDIUM INTENSITY DISTRICT - ZONING DATA SHEET



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

305.673.7550
MULTIFAMILY RESIDENTIAL - ZONING DATA SHEET



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

305.673.7550

ITEM #	Project Information					
1	Address:		1771 Purdy Avenue Miami Beach Florida 33139			
2	Board and file numbers :					
3	Folio number(s):		02-3233-012-0570			
4	Year constructed:		1940	Zoning District:	CD-2	
5	Based Flood Elevation:		8'-0"	Grade value in NGVD:	4'-8"	
6	Adjusted grade (Flood+Grade/2):		6'-4"	Lot Area:	3,750 SF	
7	Lot width:		50'-0"	Lot Depth:	75'-0"	
8	Minimum Unit Size		1,742 SF	Average Unit Size	2,167 SF	
9	Existing use:		Residential	Proposed use:	Mixed Use	
	Zoning Information / Calculations		Maximum	Existing	Proposed	Deficiencies
10	Height		55'-0"	N/A	55'-0"	
11	Number of Stories		5	1	5	
12	FAR		7,500 SF	N/A	7,499 SF	
13	Gross square footage		N/A	1,431 SF	13,672 SF	
14	Square Footage by use		N/A			
15	Number of units Residential		3			
16	Number of units Hotel		N/A			
17	Number of seats		N/A			
18	Occupancy load		N/A			
	Setbacks		Required	Existing	Proposed	Deficiencies
	Subterranean:					
21	Front Setback:		5'-0"	N/A	N/A	
22	Side Setback:		5'-0"	N/A	N/A	
23	Side Setback:		5'-0"	N/A	N/A	
24	Side Setback facing street:		5'-0"	N/A	N/A	
25	Rear Setback:		5'-0"	N/A	N/A	
	At Grade Parking:					
26	Front Setback:		5'-0"	N/A	44'-6"	
27	Side Setback:		5'-0"	N/A	5'-0"	
28	Side Setback:		5'-0"	N/A	5'-0"	
29	Side Setback facing street:		5'-0"	N/A	N/A	
30	Rear Setback:		5'-0"	N/A	5'-0"	
	Pedestal:					
31	Front Setback:		0'-0"	N/A	0'-0"	
32	Side Setback:		0'-0"	N/A	0'-0"	
33	Side Setback:		0'-0"	N/A	0'-0"	
34	Side Setback facing street:		0'-0"	N/A	0'-0"	
35	Rear Setback:		5'-0"	N/A	5'-0"	
	Tower:					
36	Front Setback:		0'-0"	N/A	0'-0"	
37	Side Setback:		0'-0"	N/A	0'-0"	

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
38	Side Setback:	0'-0"	N/A	0'-0"	
39	Side Setback facing street:	0'-0"	N/A	0'-0"	
40	Rear Setback:	5'-0"	N/A	21'-2"	

	Parking	Required	Existing	Proposed	Deficiencies
41	Parking district	Parking District No. 5	Parking District No. 5	Parking District No. 5	
42	Total # of parking spaces	6	N/A	6	
43	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	6	N/A	6	
44	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
45	Parking Space Dimensions	8'-6" x 18'-0"	N/A	8'-6" x 18'-0"	
46	Parking Space configuration (45o, 60o, 90o, Parallel)			90o	
47	ADA Spaces	0	N/A	0	
48	Tandem Spaces				
49	Drive aisle width	22'-0"		22'-0"	
50	Valet drop off and pick up	N/A	N/A	N/A	
51	Loading zones and Trash collection areas	N/A	N/A	N/A	
52	Bicycle parking, location and Number of racks	NONE	N/A	20 LONG-TERM	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
53	Type of use				
54	Number of seats located outside on private property				
55	Number of seats inside				
56	Total number of seats				
57	Total number of seats per venue (Provide a separate chart for a breakdown calculation)				
58	Total occupant content				
59	Occupant content per venue (Provide a separate chart for a breakdown calculation)				

60	Proposed hours of operation	
61	Is this an NIE? (Neighborhood Impact establishment, see CMB 141-1361)	
62	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	
63	Is this a contributing building?	No
64	Located within a Local Historic District?	No
	Additional data or information must be presented in the format outlined in this section	

Notes:
If not applicable write N/A

PARKING REQUIREMENT:
 · REQUIRED PARKING: 2 SPACES PER RESIDENTIAL UNIT x 3 = 6 SPACES
 · 6 PARKING SPACES TOTAL REQUIRED

PARKING PROVIDED:

- PROVIDED PARKING: 1 SPACE PER RESIDENTIAL UNIT
- 6 PARKING SPACES TOTAL PROVIDED WITH LIFTS.

NOTES: IF NOT APPLICABLE WRITE N/A

PROJECT WILL NEED CUP APPROVAL FOR INCORPORATION OF MECHANICAL LIFTS.

[illegible][illegible]

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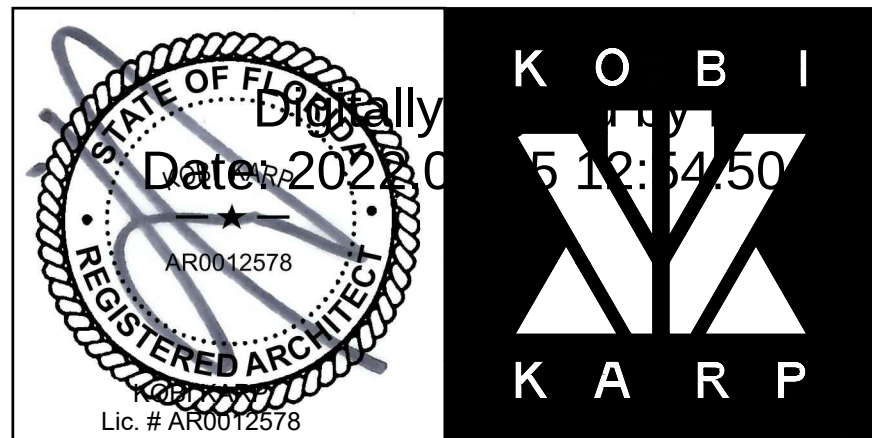
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ZONING DATA

Date 08-08-2022	Sheet No. A0.01
Scale	
Project 2192	



LOCATION MAP

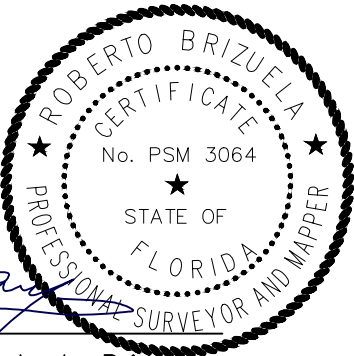
- 1) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 2) LOCATION AND IDENTIFICATION OF UTILITIES IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT.
- 3) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 4) TYPE OF SURVEY. "BOUNDARY SURVEY"
- 5) THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED BY THE SURVEYOR OF RECORD.
- 6) ALL RIGHT OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
- 7) LANDS SURVEYED AS DESCRIBED.
- 8) NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS NOTED.

I HEREBY CERTIFY: THAT THE ATTACHED "SKETCH OF SURVEY" OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND THAT THERE ARE NO ENCROACHMENTS OTHER THAN THOSE SHOWN, AND MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J- 17, OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

WEST ONE-HALF (W $\frac{1}{2}$) OF LOT 8, BLOCK 16, OF ISLAND VIEW SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, AT PAGE 115,
OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

BASE FLOOD ELEVATION

COMMUNITY NUMBER	120651
PANEL NUMBER	0317
SUFFIX	L
DATE OF FIRM INDEX	09-11-2009
FIRM ZONE	AE
BASE FLOOD ELEV.	8.0'



Roberto Brizuela
Professional Surveyor and Mapper # 3064
State of Florida.

LEGEND

P.R.M. - PERMANENT REFERENCE MONUMENT	U.E. - UTILITY EASEMENT
P.C.P. - PERMANENT CONTROL POINT	W.F. - WOOD FENCE
F.I.P. - FOUND IRON PIPE	M.- MEASURE
S.I.P. - SET IRON PIPE 1/2" STAMPED	R.- RECORD
F.D.H. - FOUND DRILL HOLE	S.N.D. - SET NAIL & DISC STAMPED P.L.S
S.D.H. - SET DRILL HOLE	F.N.D. - FOUND NAIL & DISC
C/L - CENTER LINE	C.B.S.- CONCRETE BLOCK STRUCTURE
RES. - RESIDENCE	ENC. - ENCROACHMENT
L.F.E. - LOWEST FLOOR ELEVATION	R/W.- RIGHT OF WAY
F.F.E. - FINISH FLOOR ELEVATION	CL.- CLEAR

ADDRESS :
1771 PURDY AVENUE, MIAMI BEACH,
FLORIDA. 33139

ROBERTO R. BRIZUELA & ASSOCIATES
OFFICE: Land Surveyors
 7315 WEST FLAGLER STREET, MIAMI, FL. 33144
 PHONE:(305) 551-4393 - FAX: (305) 266-6112

SHEET TITLE:

BOUNDARY SURVEY

REVISIONS:		
No.	DATE	DESCRIPTION
1		
2		
3		
4		
DATE: 08-16-2021		DRAWN BY: TOM
CHECK BY R.B.		SCALE: INDICATE

JOB No.

2108-1129

NOTE: THIS SURVEY HAS BEEN PREPARED FOR EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.



BOUNDARY SURVEY

SCALE: 1"=20'



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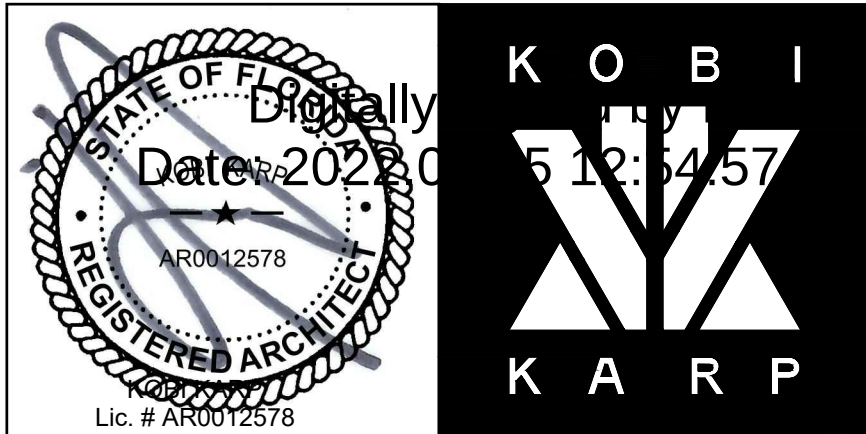
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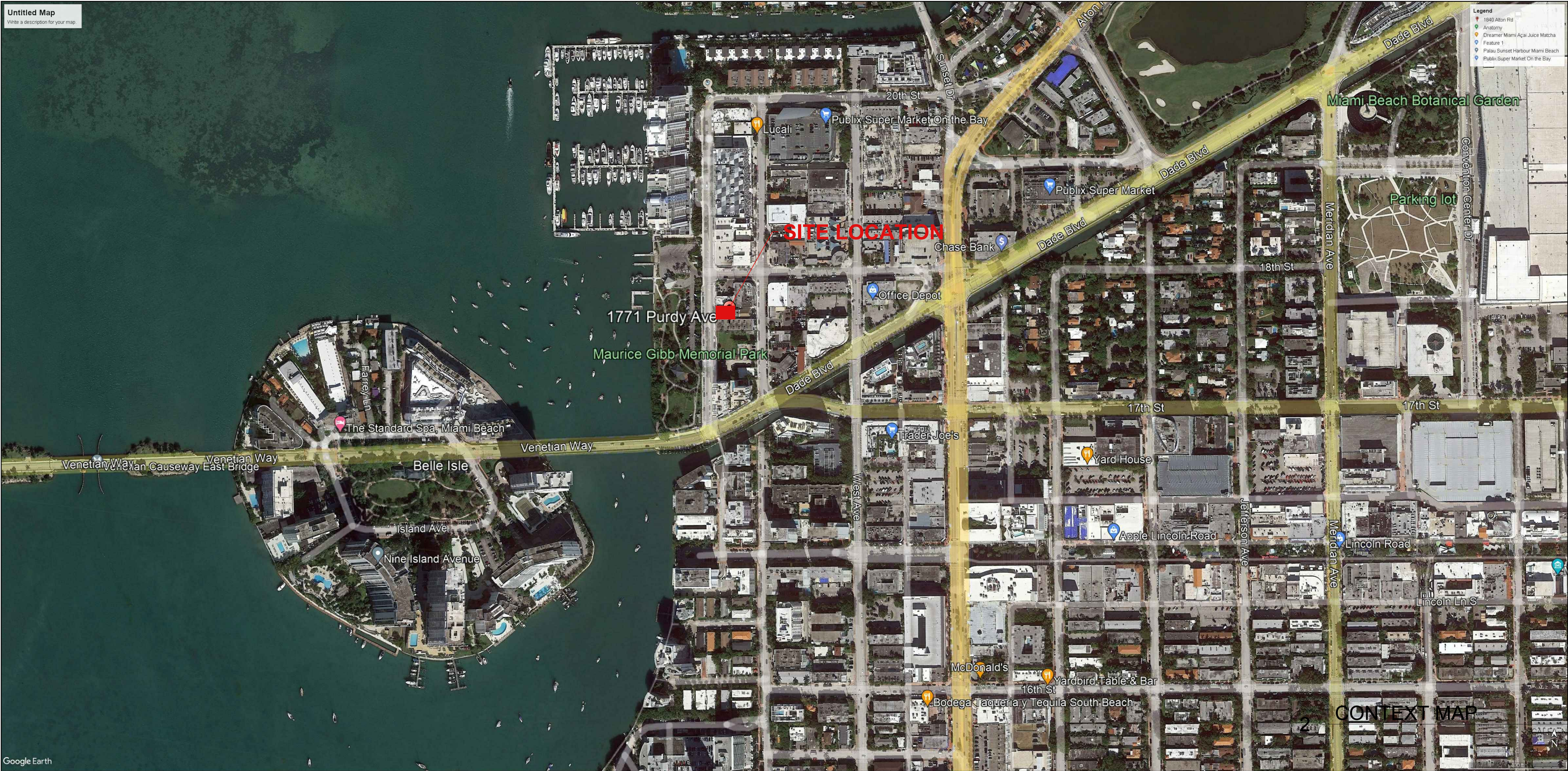
Architect:

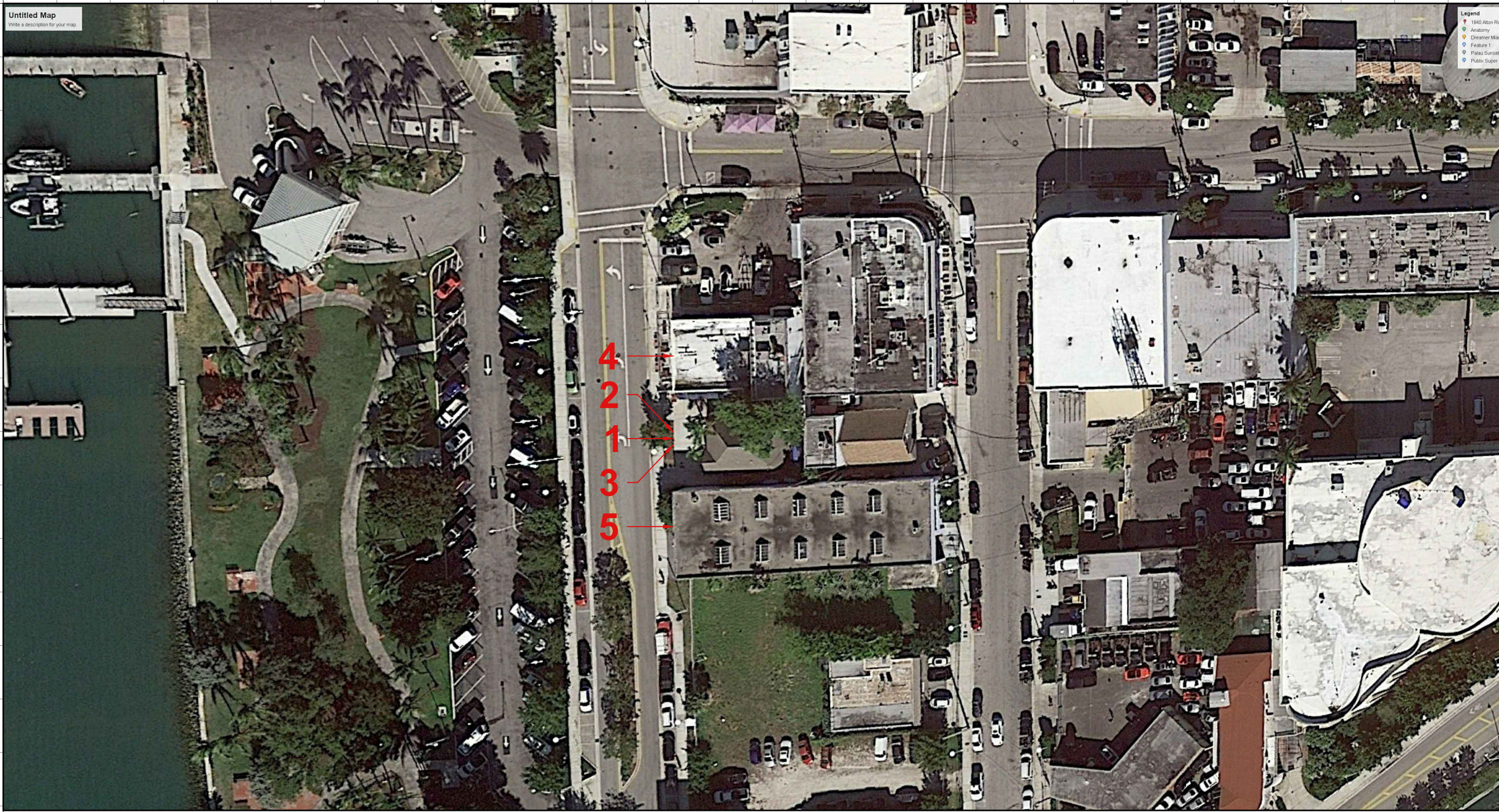
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LOCATION MAP

Date: 08-08-2022	Sheet No.
Scale	A0.02
Project: 2192	





1 SITE IMAGE (1771 PURDY AVE)
SCALE: N.T.S.



5 CONTEXT IMAGE (1752 BAY RD)
SCALE: N.T.S.



2 SITE IMAGE (1771 PURDY AVE)
SCALE: N.T.S.



4 CONTEXT IMAGE (1787 PURDY AVE)
SCALE: N.T.S.



3 SITE IMAGE (1771 PURDY AVE)
SCALE: N.T.S.

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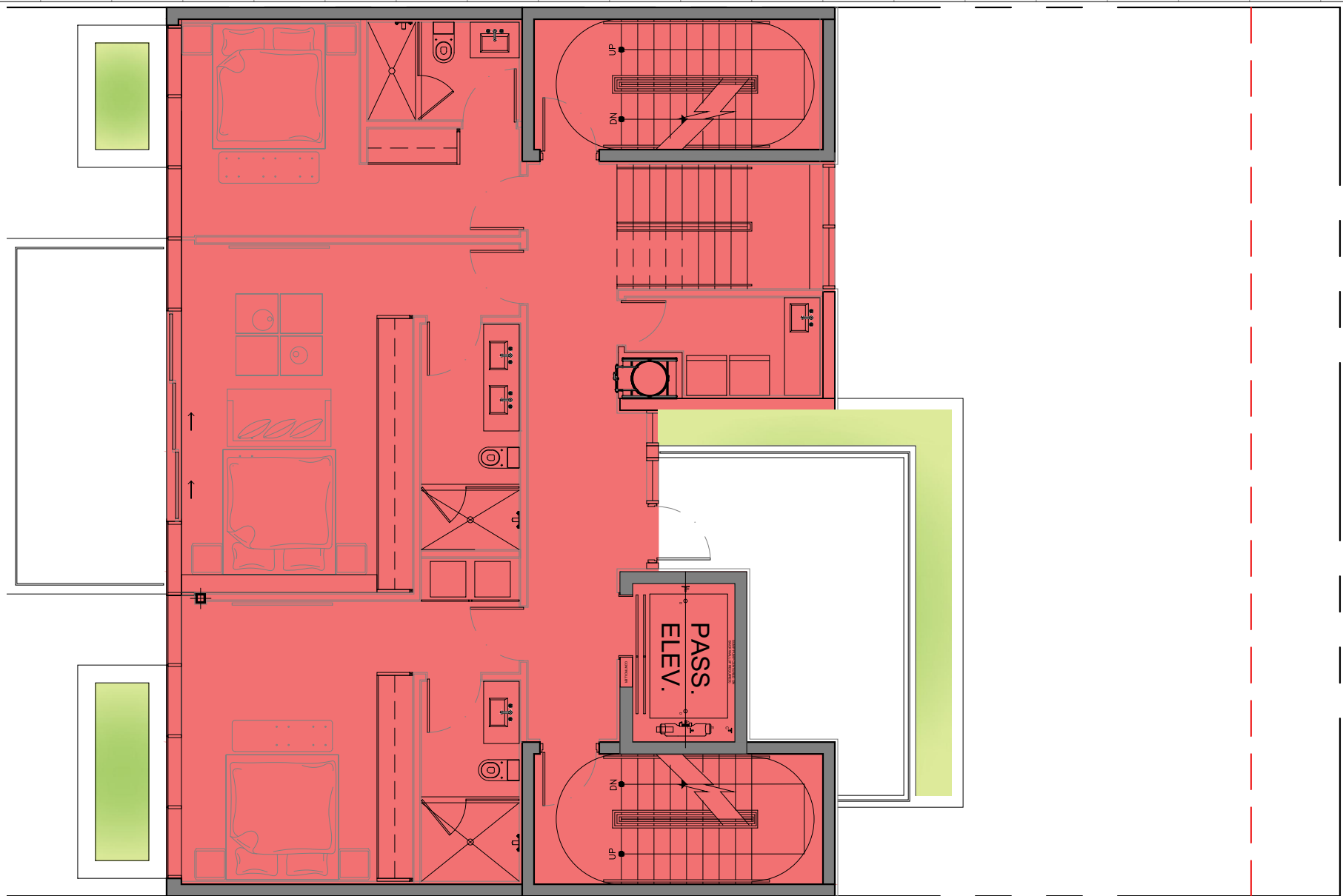
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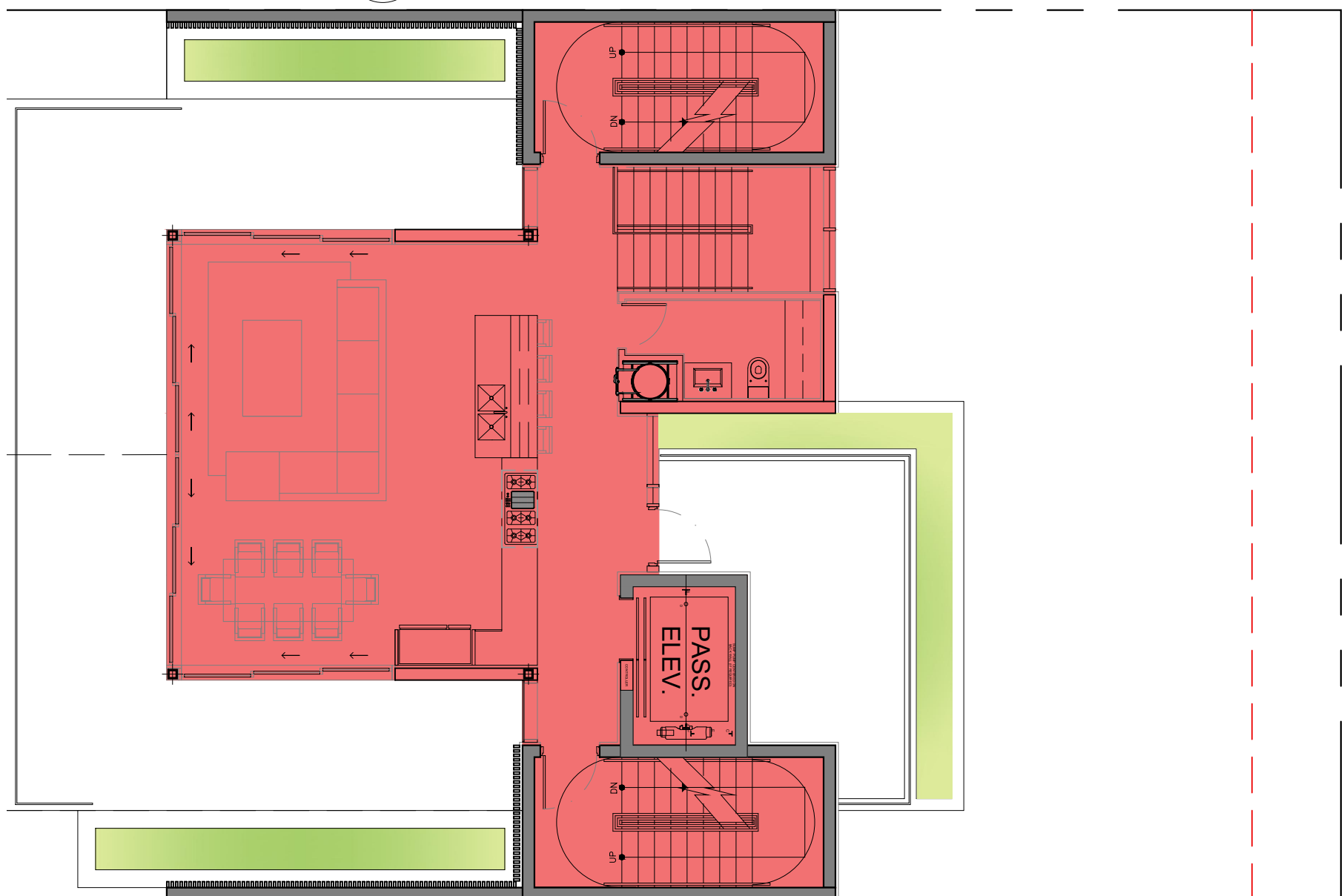


CONTEXT IMAGES

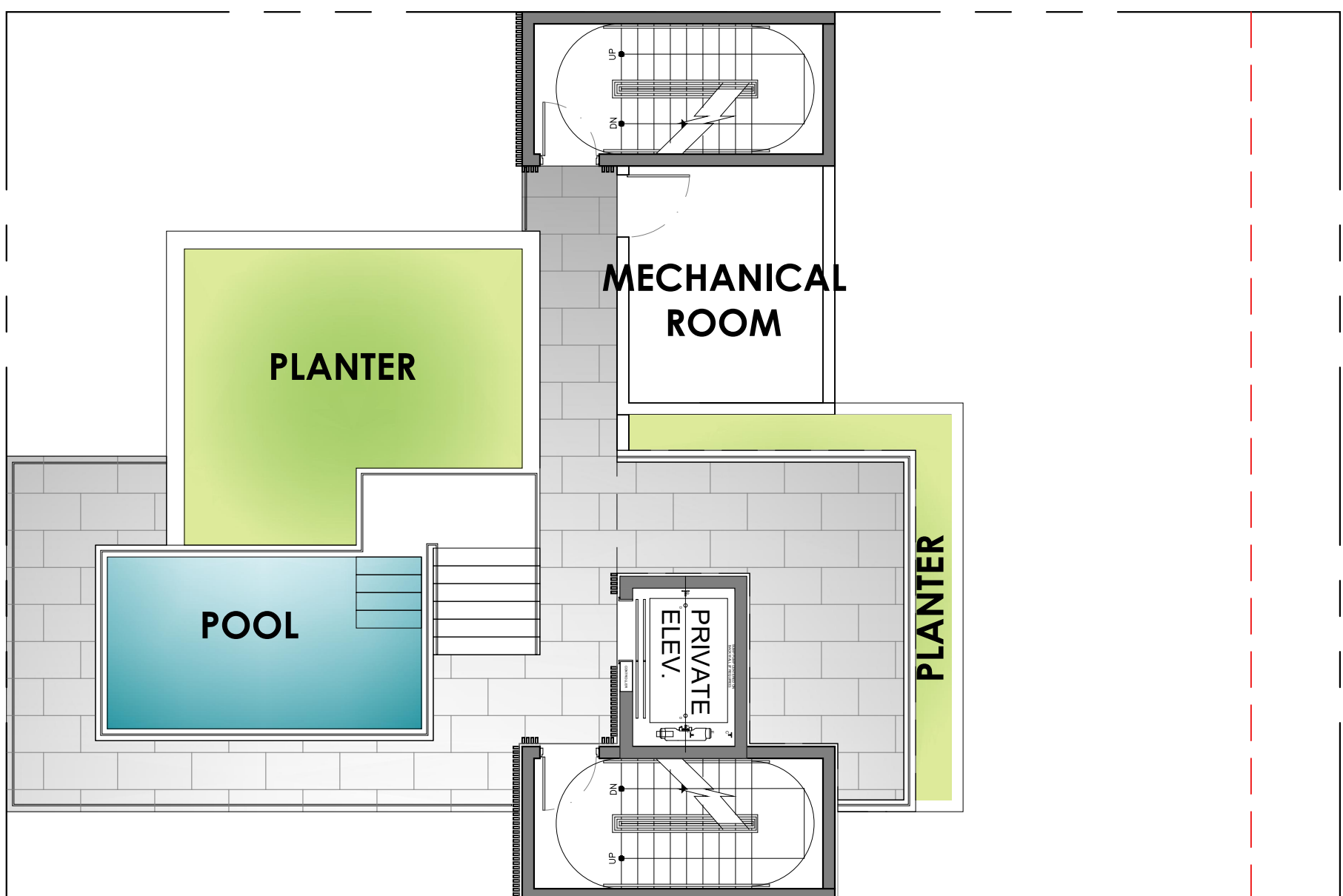
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Scale	A0.03
Project 2192	



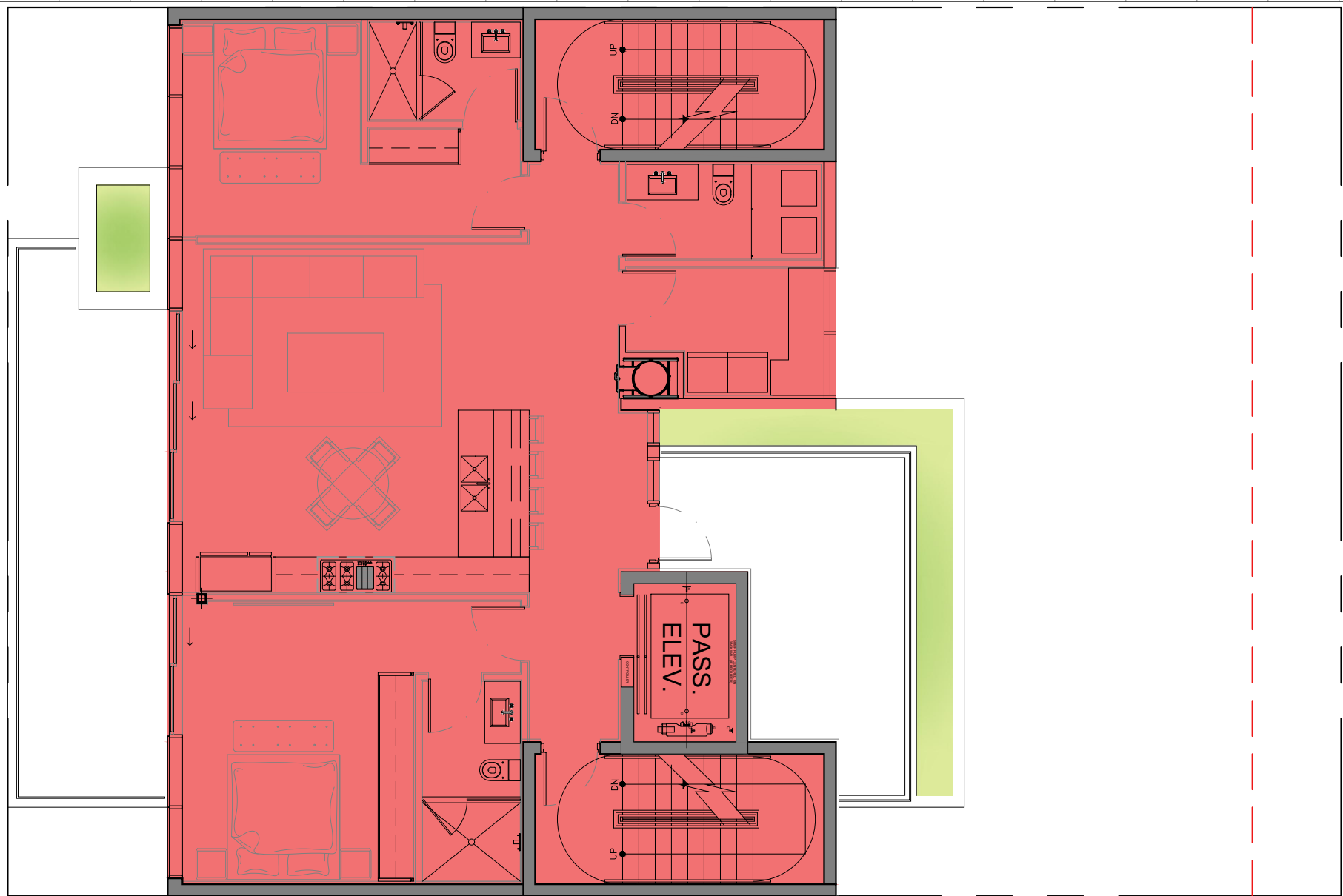
4 LEVEL 4 FAR 1,742 SF



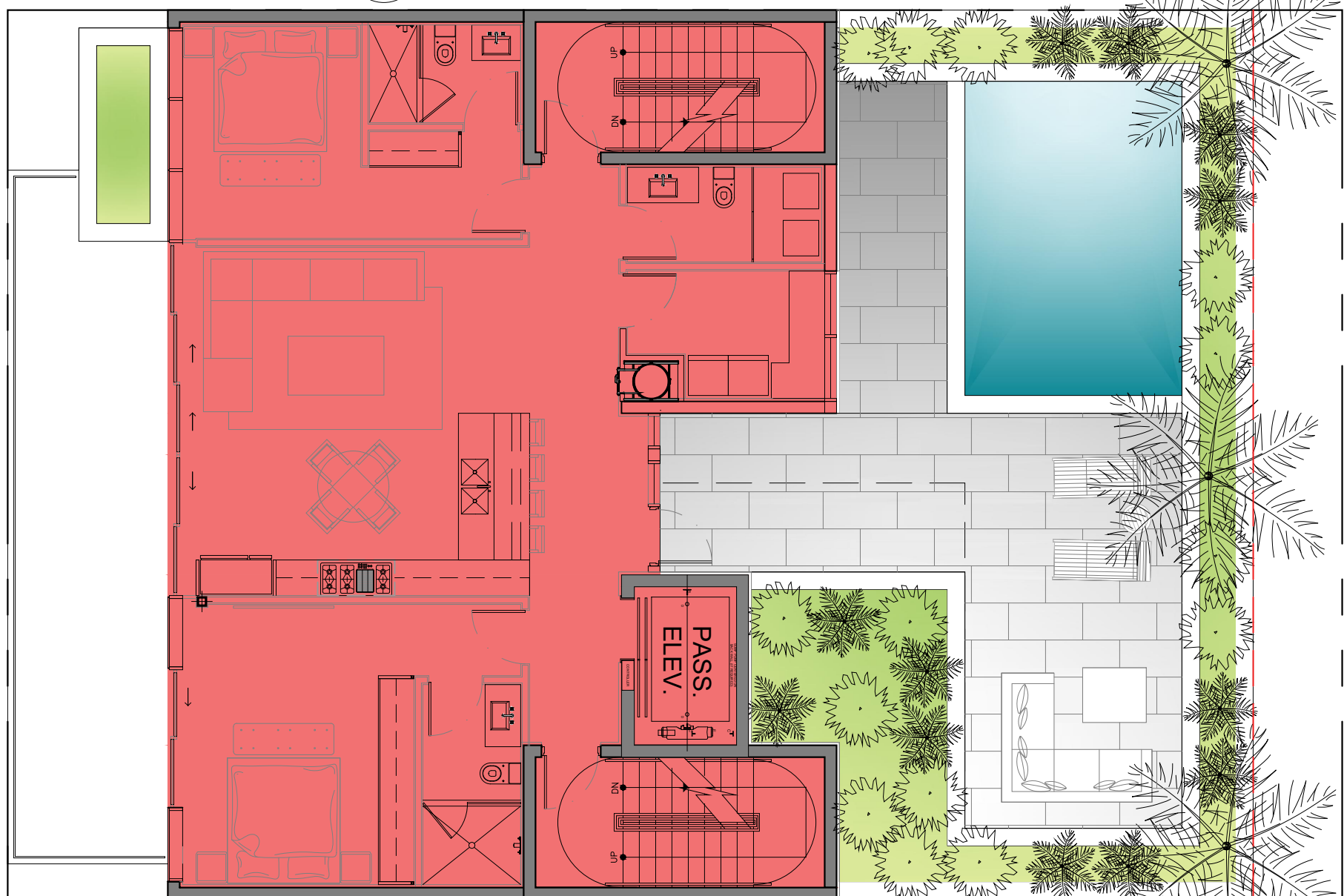
5 LEVEL 5 FAR 1,275 SF



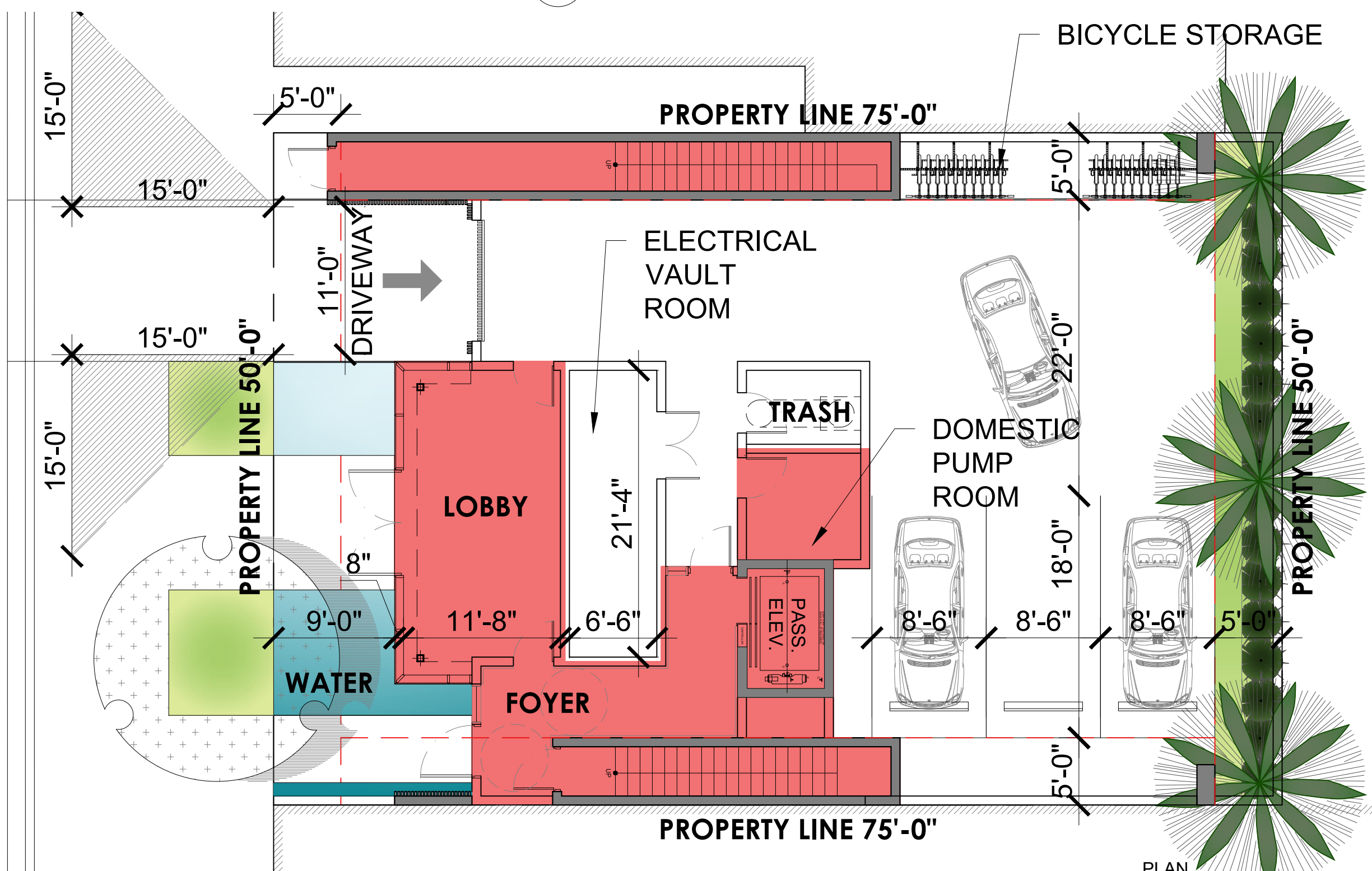
6 ROOFTOP FAR 0 SF



3 LEVEL 3 FAR 1,742 SF



2 LEVEL 2 FAR 1,742 SF



1 GROUND FLOOR FAR 998 SF

FAR CALCULATION

	GROUND FLOOR = 998 SF
	SECOND FLOOR = 1,742 SF
	THIRD FLOOR = 1,742 SF
	FOURTH FLOOR = 1,742 SF
	FIFTH FLOOR PENTHOUSE = 1,275 SF
	TOTAL FAR PROVIDED = 7,499 SF
	TOTAL FAR ALLOWED = 7,500 SF

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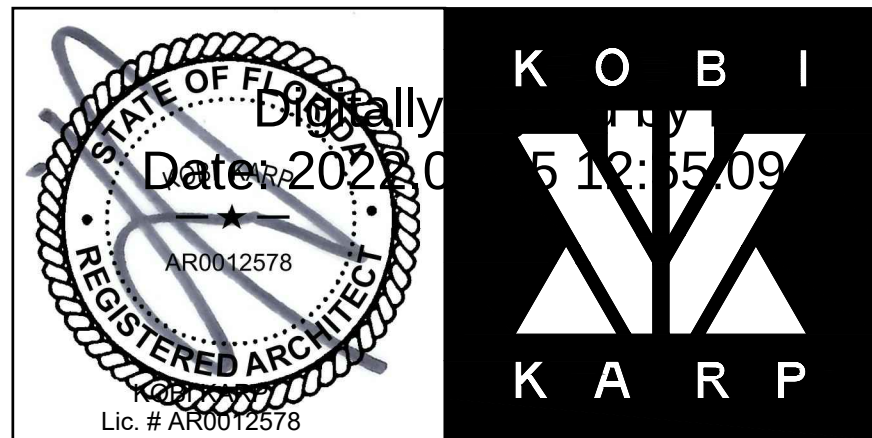
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FAR DIAGRAMS

Date: 08-08-2022	Sheet No.
Scale	A0.04
Project: 2192	



1 S.W. AXONOMETRIC RENDERING
SCALE: N.T.S.

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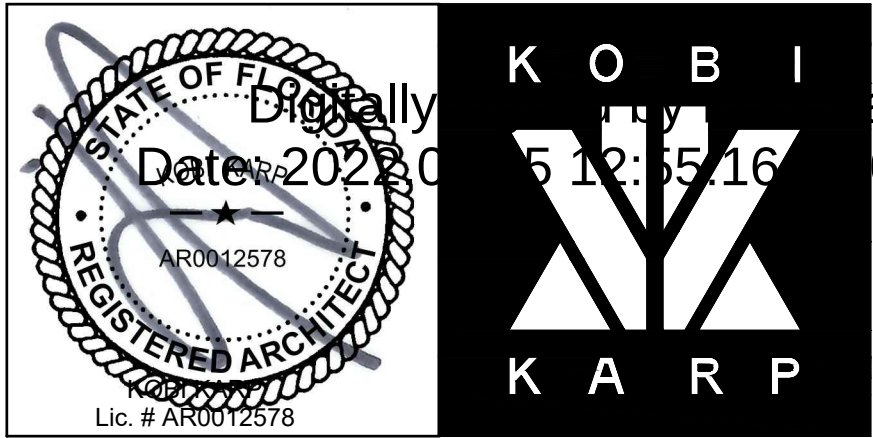
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AXONOMETRIC RENDERING

Date 08-08-2022	Sheet No.
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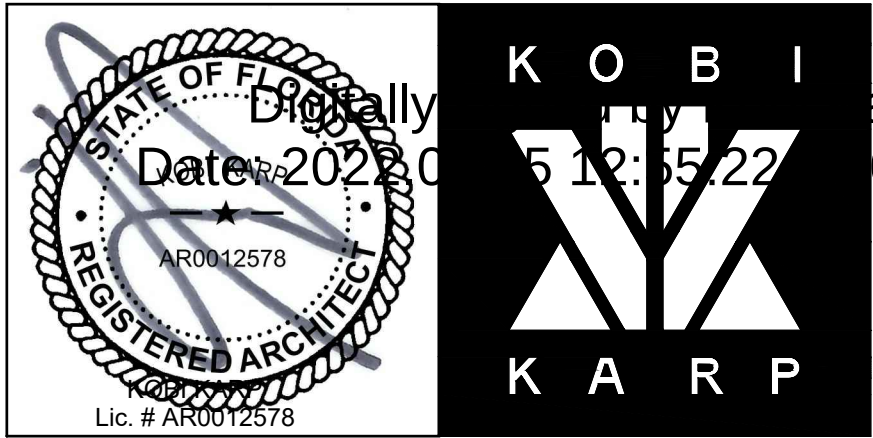
PRIVATE

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AXONOMETRIC RENDERING

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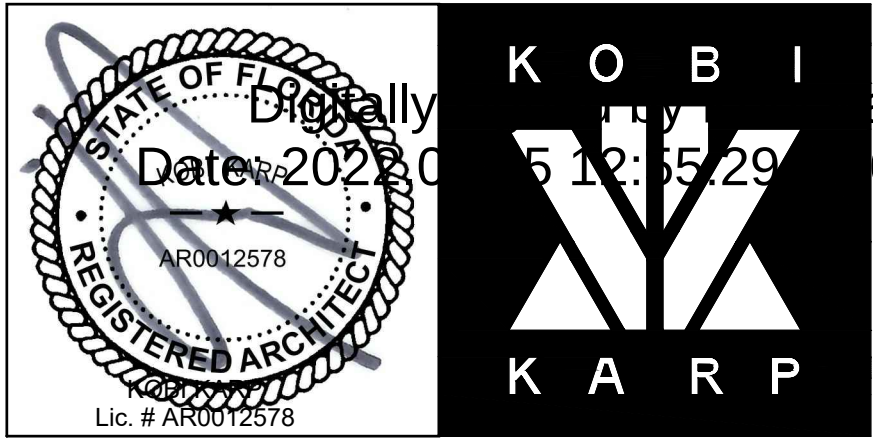
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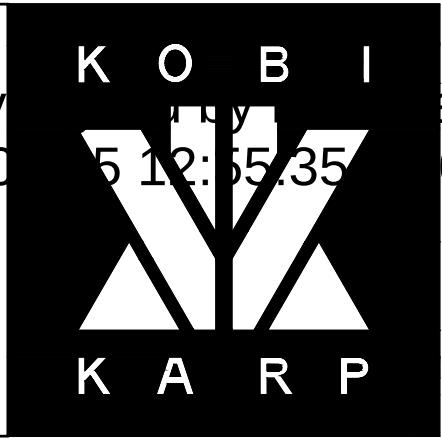
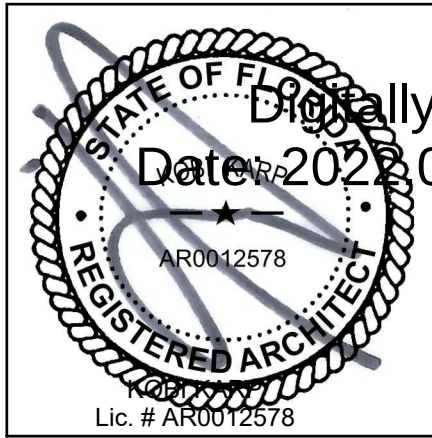
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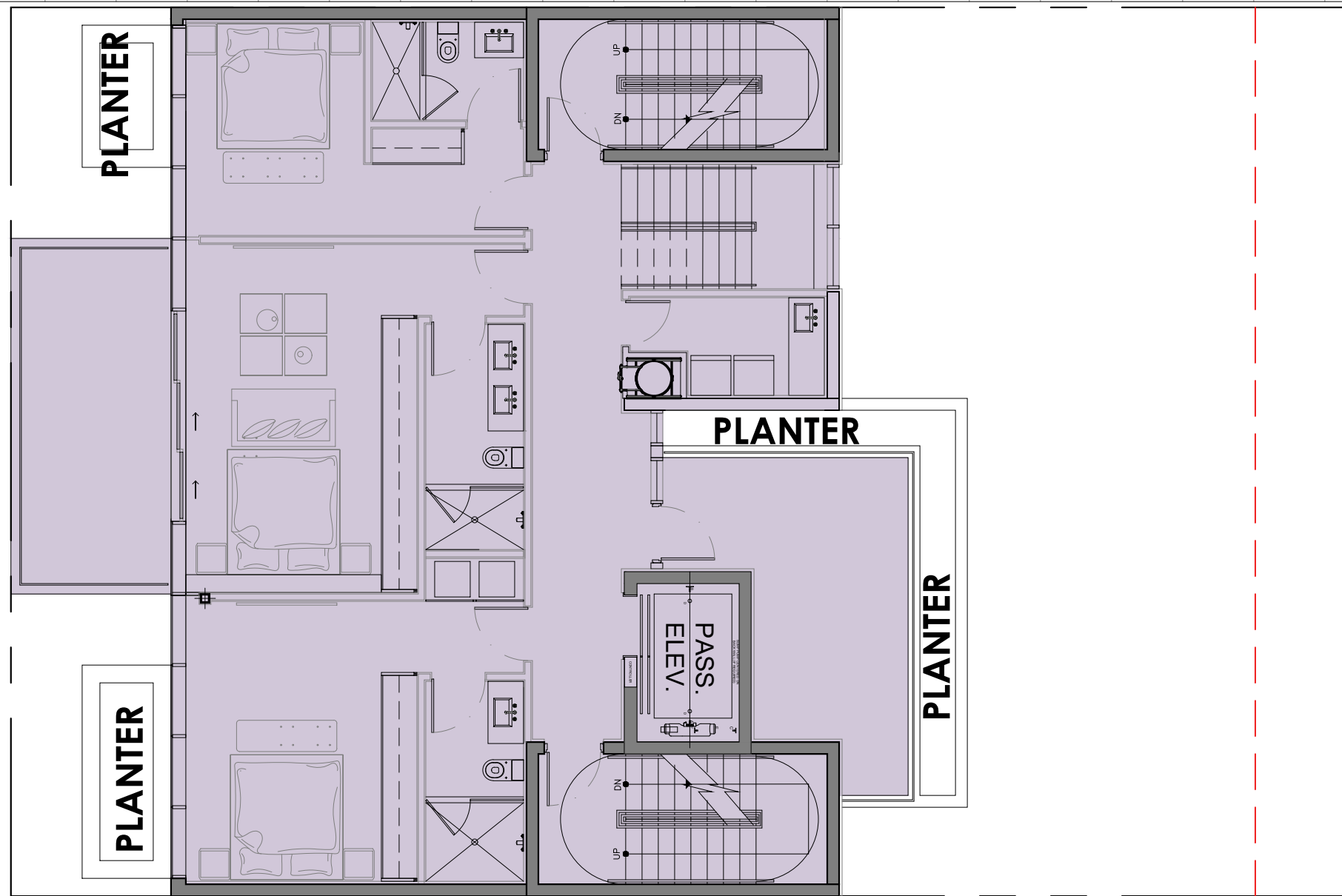
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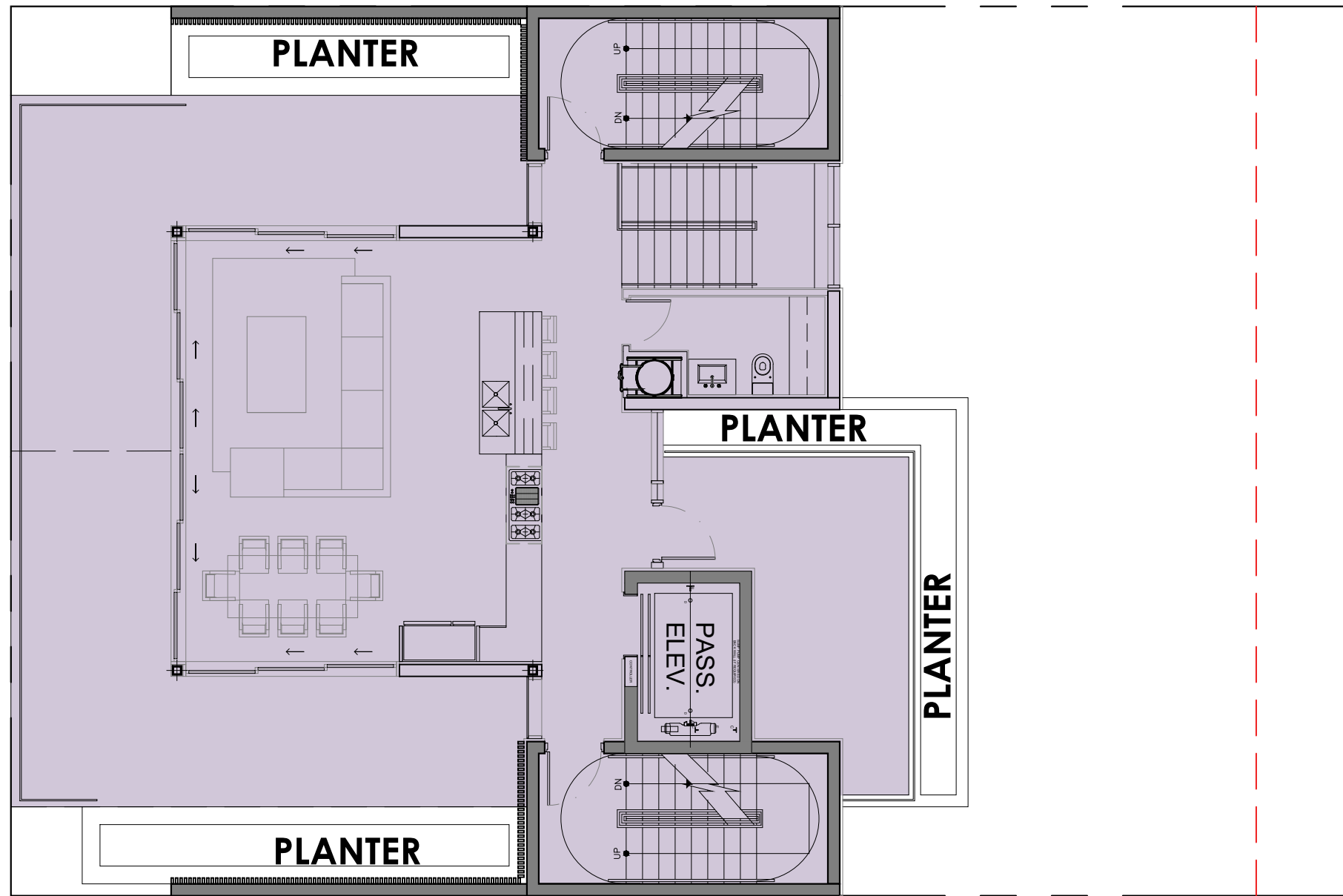


AXONOMETRIC RENDERING

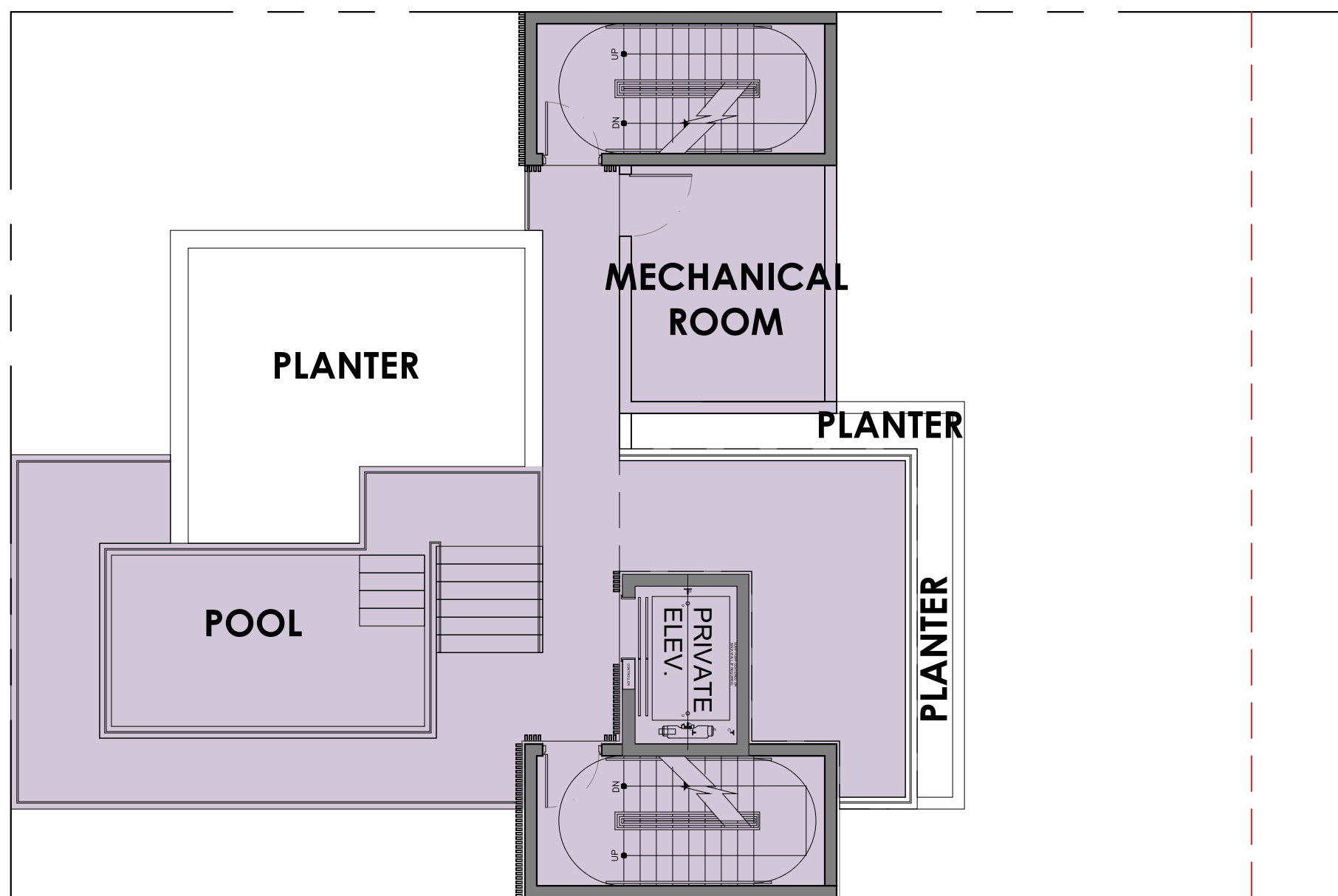
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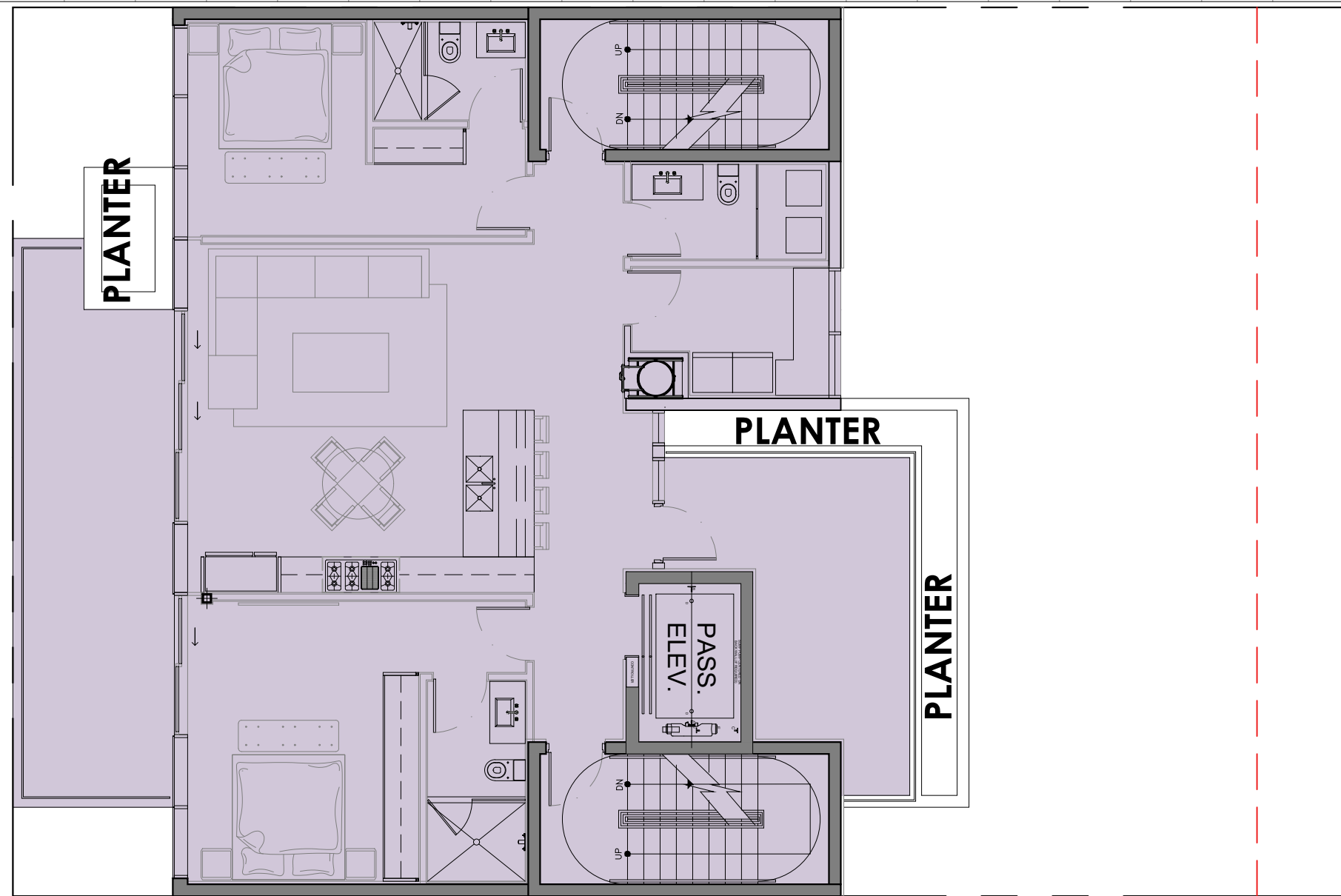
4 LEVEL 4



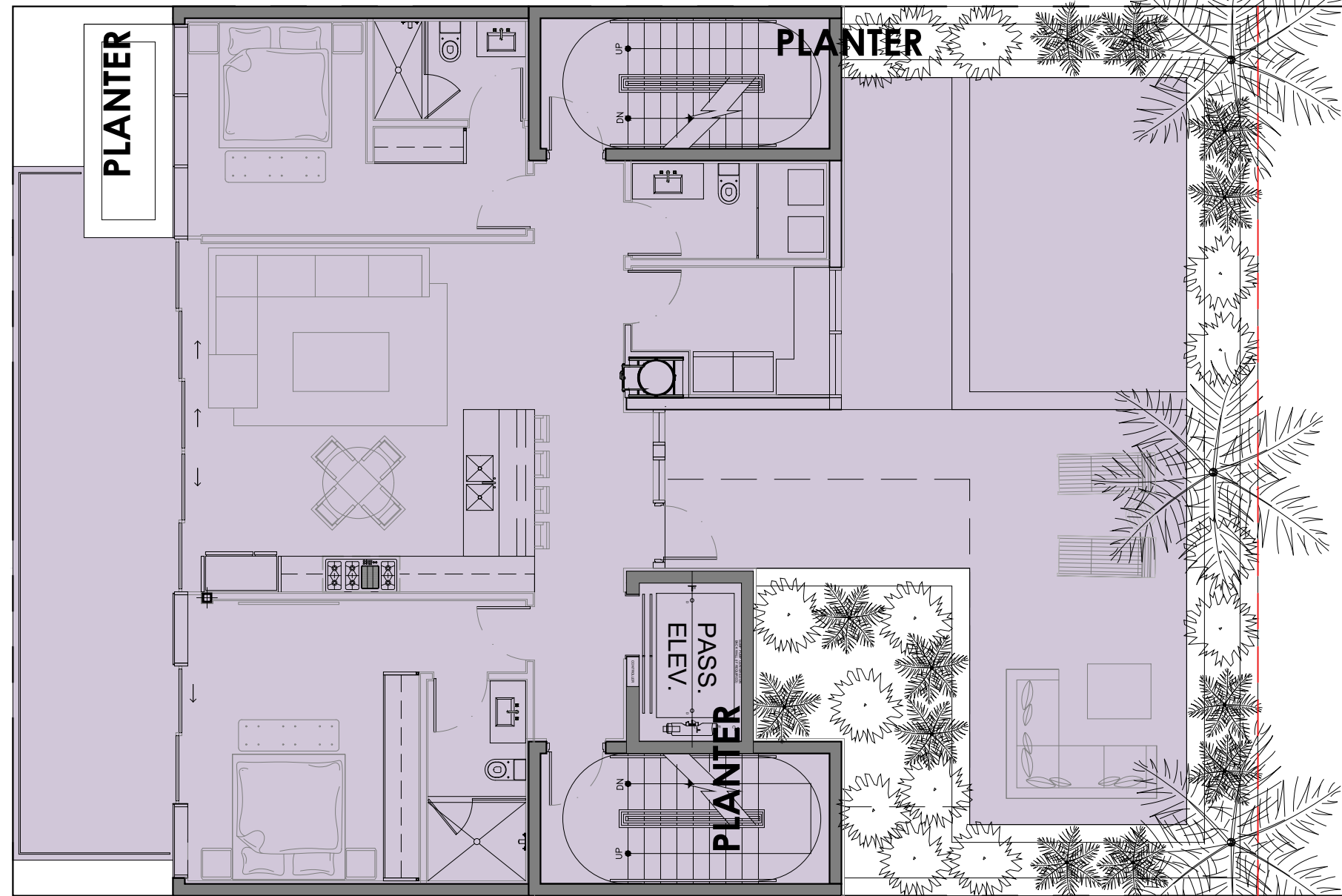
5 LEVEL 5



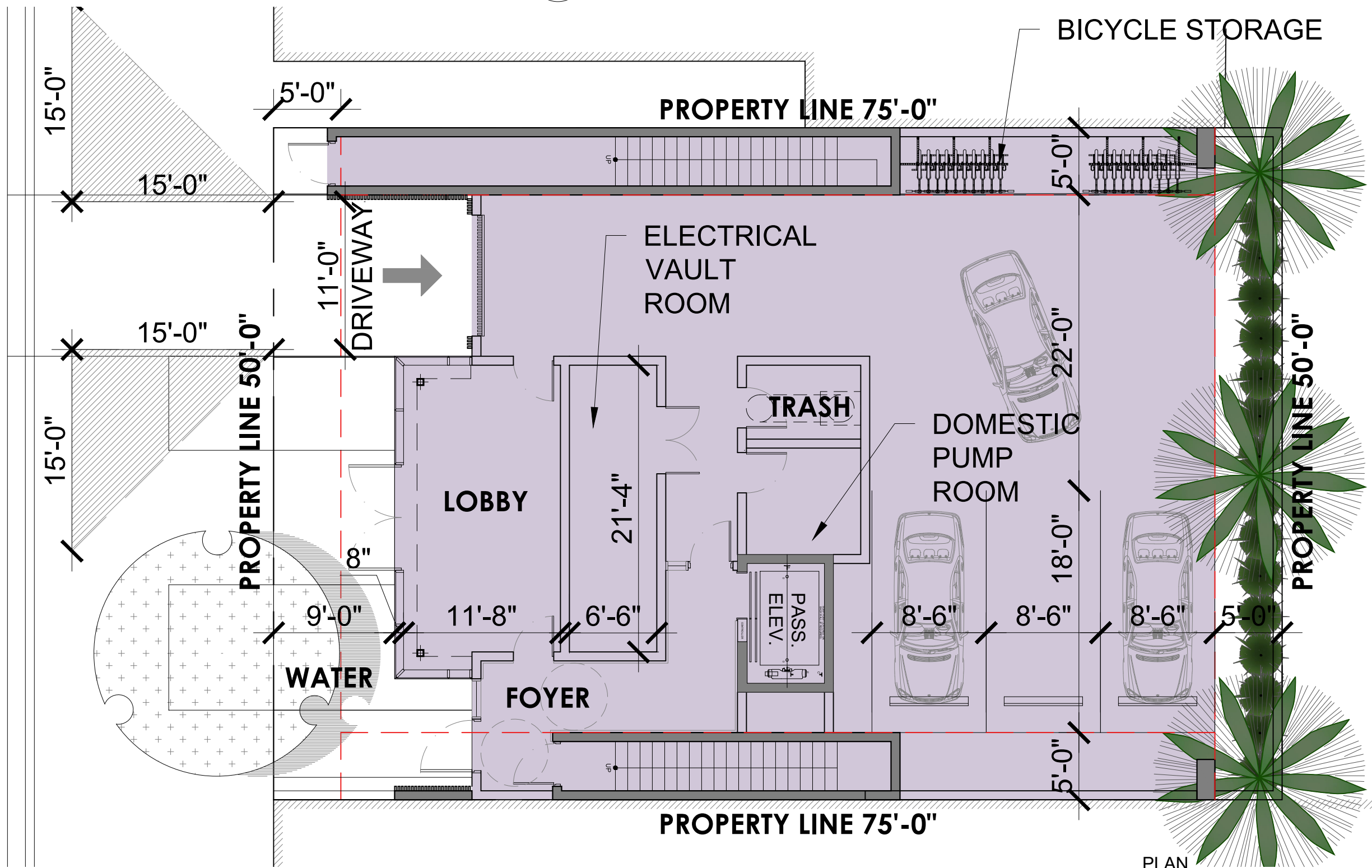
6 ROOFTOP



3 LEVEL 3



2 LEVEL 2



1 GROUND FLOOR

GROSS AREA CALCULATION

	GROUND FLOOR = 2,958 SF
	SECOND FLOOR = 2,873 SF
	THIRD FLOOR = 2,194.5 SF
	FOURTH FLOOR = 2,106.5 SF
	FIFTH FLOOR PENTHOUSE = 2,113 SF
	ROOFTOP = 1,427 SF
TOTAL GROSS FLOOR AREA = 13,672 SF	

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MULTIFAMILY RESIDENCE

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

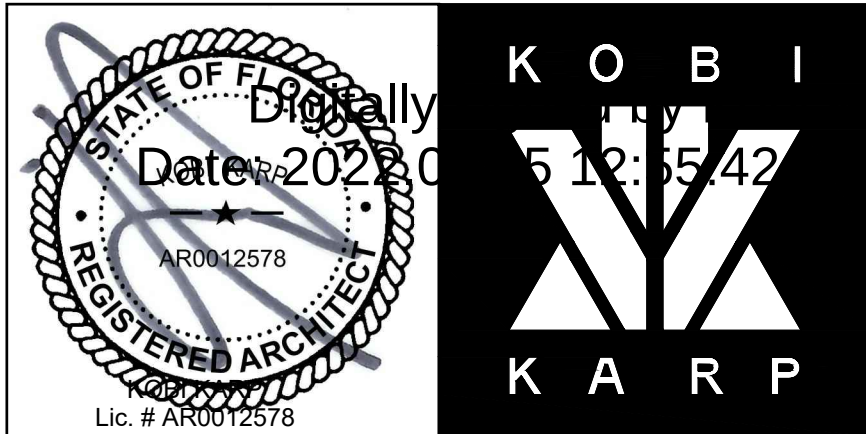
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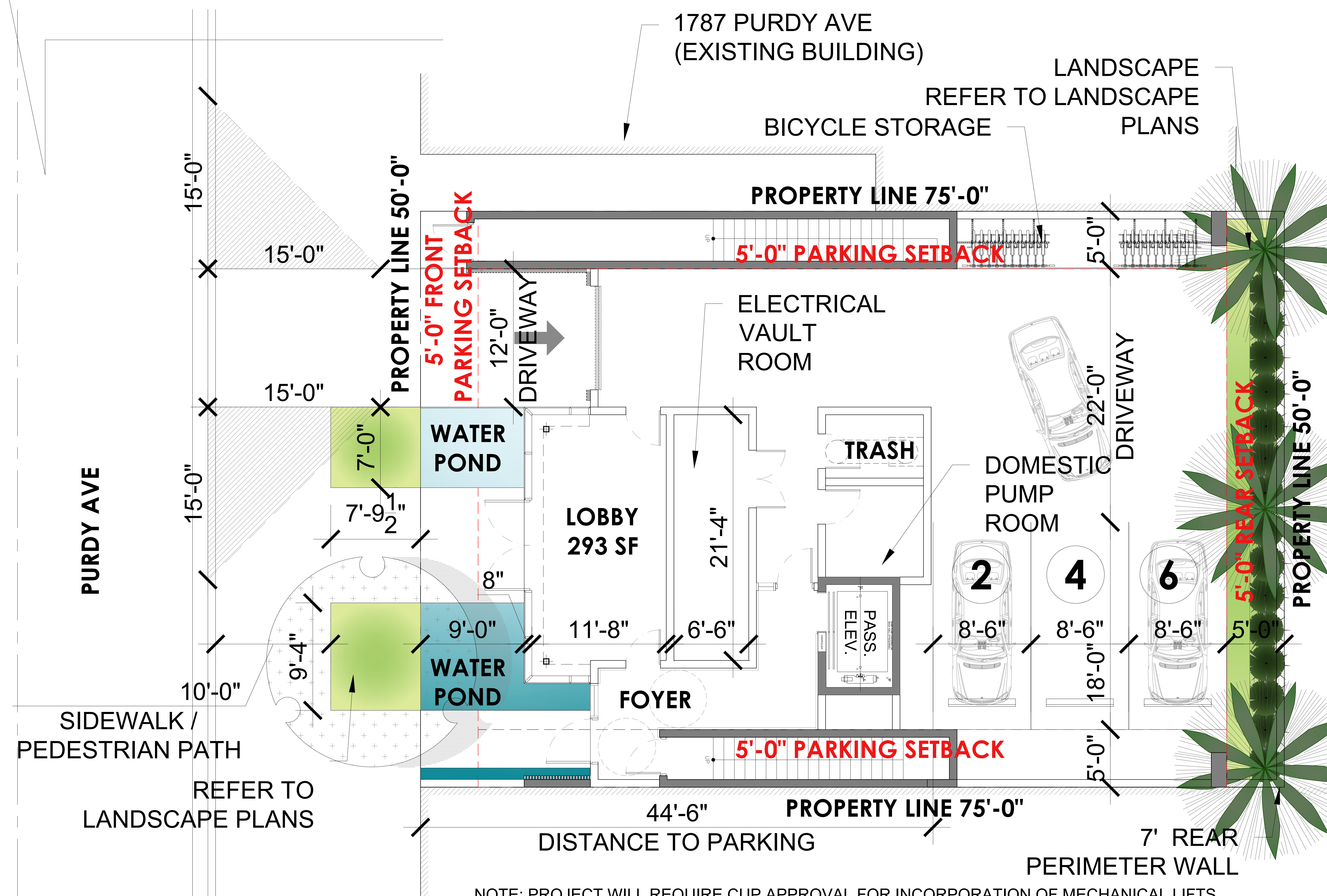
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GROSS FLOOR AREA DIAGRAMS

Date: 08-08-2022	Sheet No.
Scale	A0.09
Project: 2192	



NOTE: PROJECT WILL REQUIRE CUP APPROVAL FOR INCORPORATION OF MECHANICAL LIFTS.

- PUBLIC WORKS:**
- A. REPLACE THE SIDEWALK ALONG THE ENTIRE FRONTAGE OF THE PROPERTY.
 - B. RECONSTRUCT THE SWALE / SOD ALONG THE ENTIRE FRONTAGE OF THE PROPERTY.
 - C. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (12 FEET WIDE)
 - D. LANDSCAPE IMPROVEMENTS WITHIN THE RIGHT OF WAY REQUIRE PRELIMINARY APPROVALS FROM CMB PLANNING DEPARTMENT AND PARKS (GREEN MANAGEMENT) DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.
 - E. ALL CONSTRUCTION AND / OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND / OR EASEMENTS WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT.

1 SITE PLAN
SCALE: 1/4" = 1'-0"
PLAN NORTH

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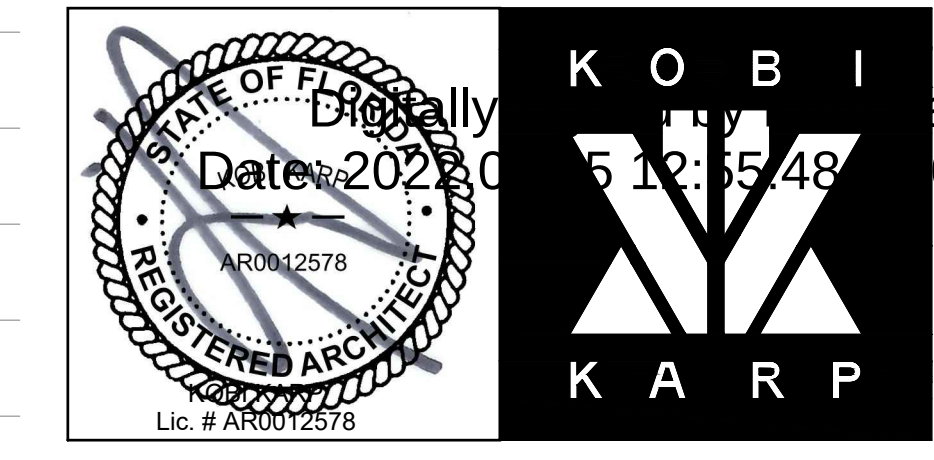
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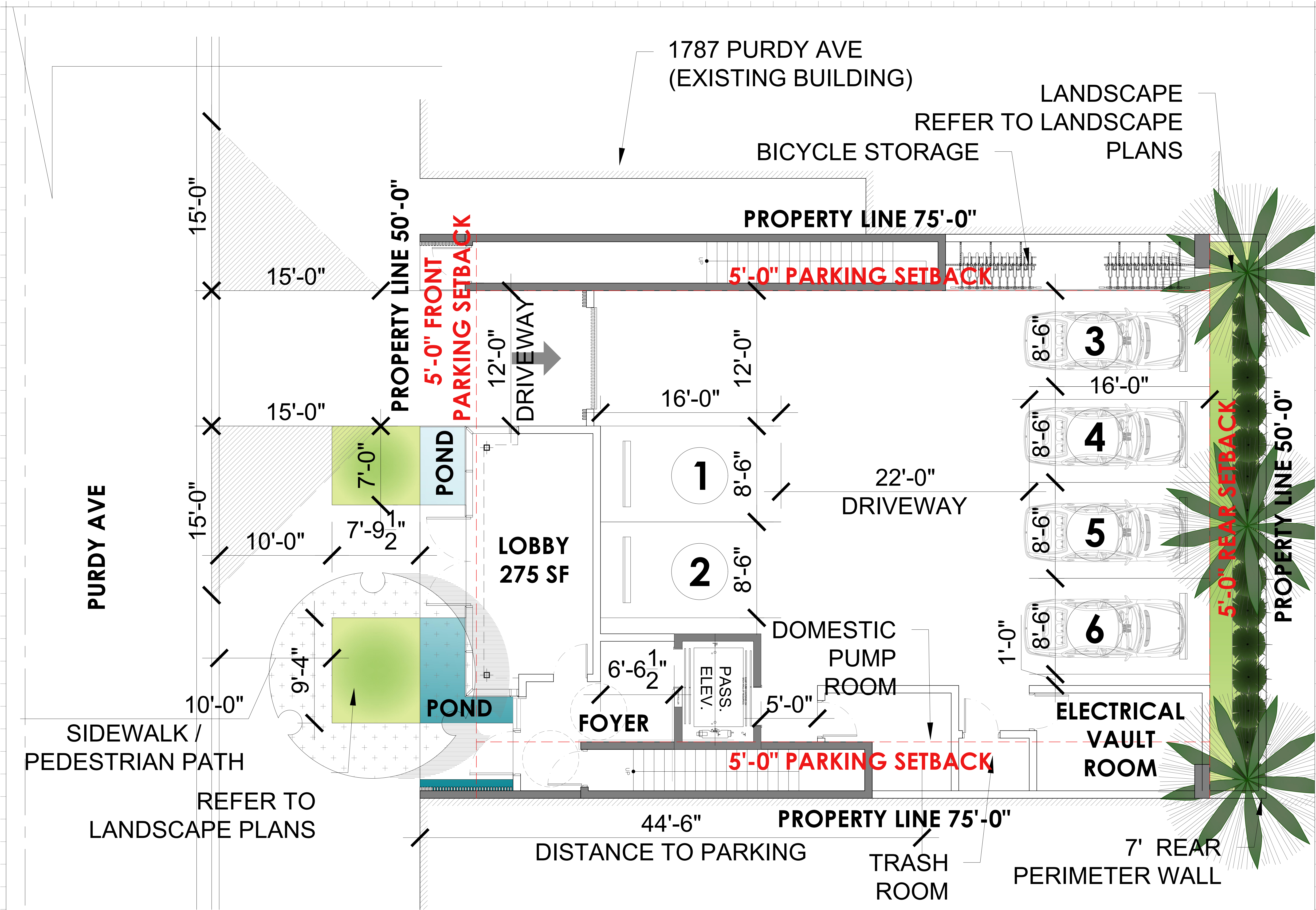
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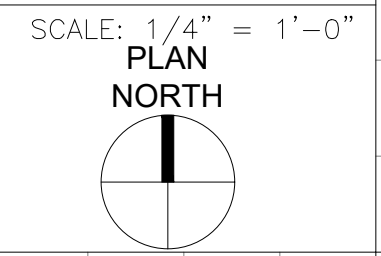


SITE PLAN	
Date 08-08-2022	Sheet No. A2.00
Scale	
Project 2192	



- PUBLIC WORKS:
- A. REPLACE THE SIDEWALK ALONG THE ENTIRE FRONTAGE OF THE PROPERTY.
 - B. RECONSTRUCT THE SWALE / SOD ALONG THE ENTIRE FRONTAGE OF THE PROPERTY.
 - C. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (12 FEET WIDE)
 - D. LANDSCAPE IMPROVEMENTS WITHIN THE RIGHT OF WAY REQUIRE PRELIMINARY APPROVALS FROM CMB PLANNING DEPARTMENT AND PARKS (GREEN MANAGEMENT) DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.
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1 ALTERNATE SITE PLAN WITHOUT LIFTS



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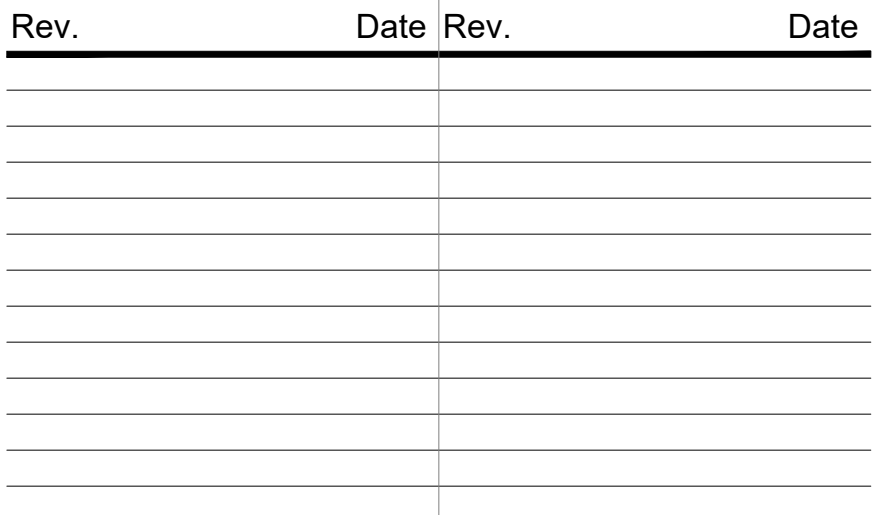
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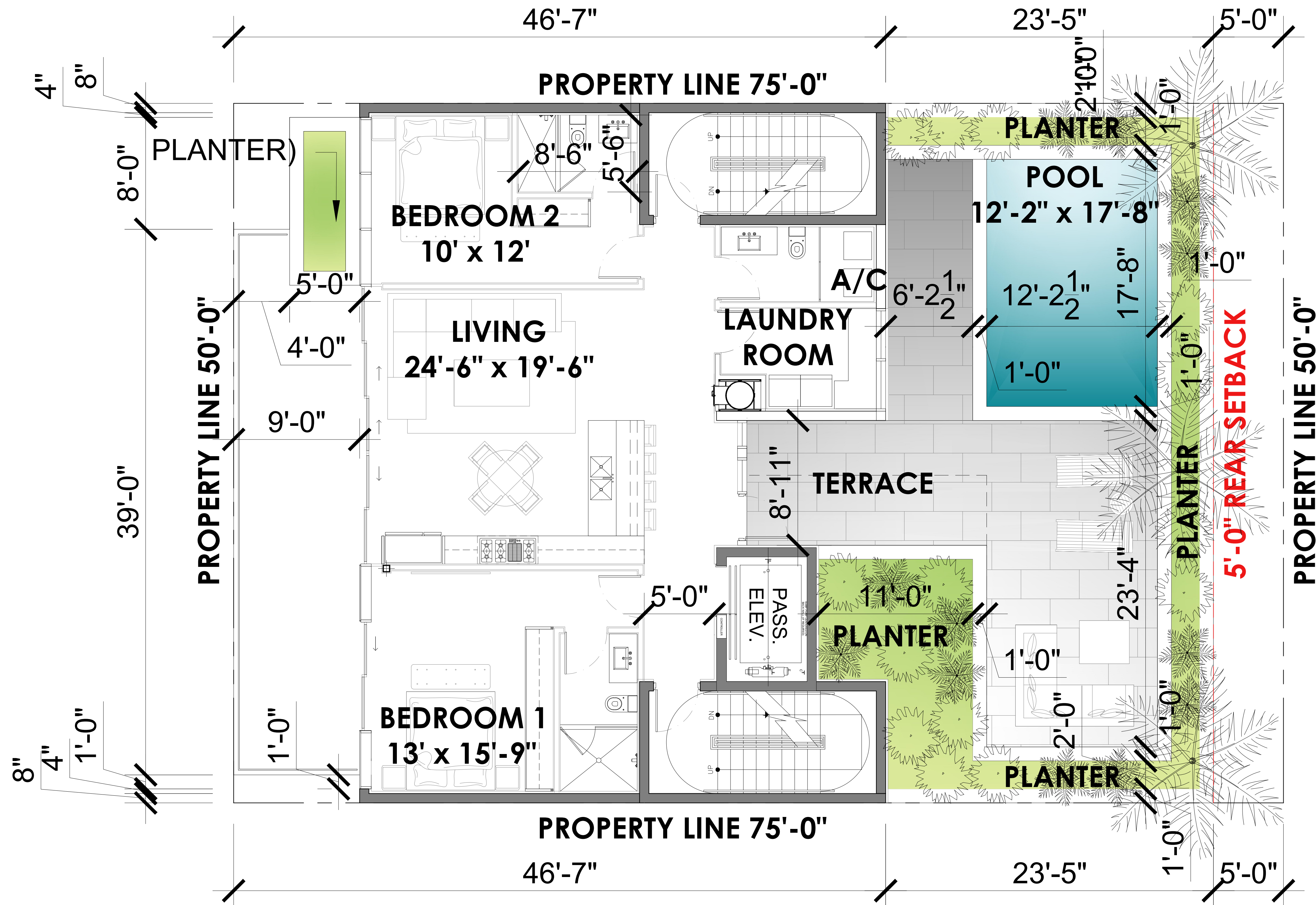
SITE PLAN

Date 08-08-2022	Sheet No.
Scale	A2.00
Project 2192	






A3.00



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



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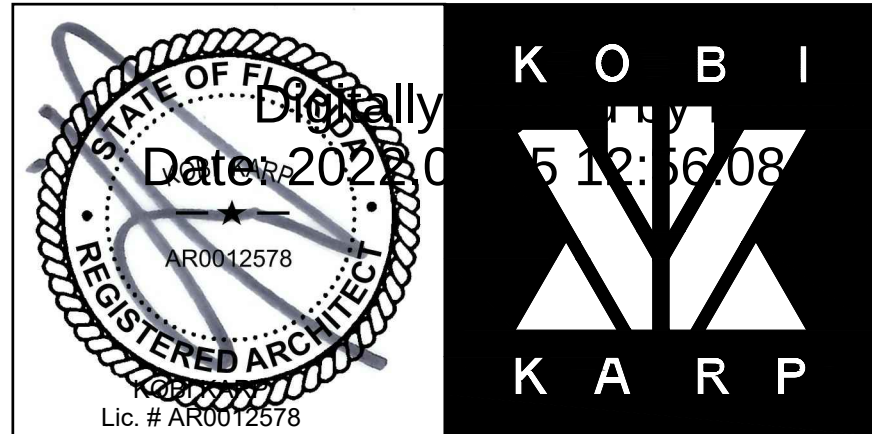
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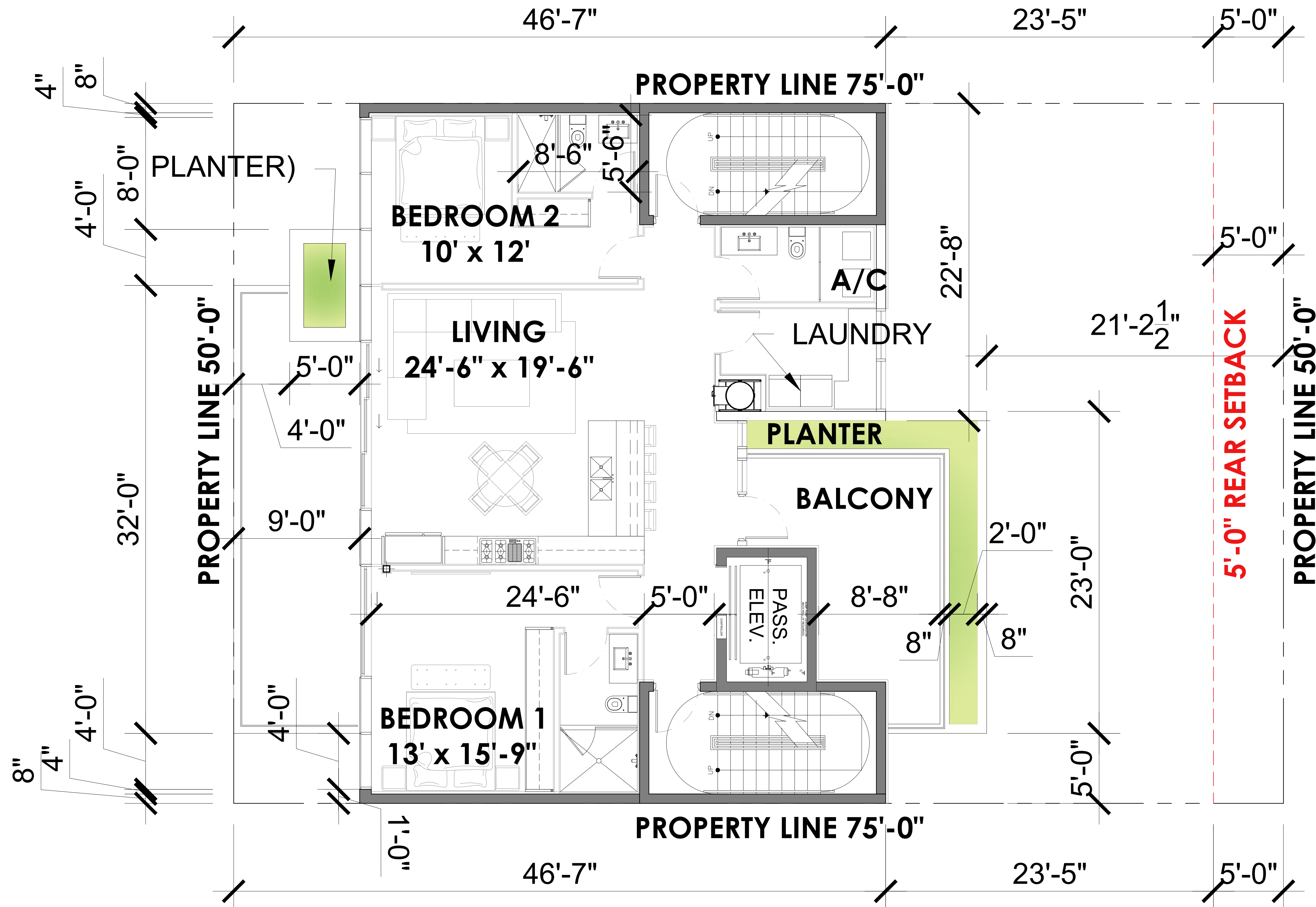
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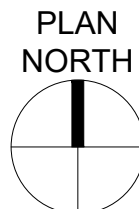
SECOND FLOOR

Date: 08-08-2022	Sheet No.
Scale:	A3.01
Project: 2192	



1 THIRD FLOOR

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



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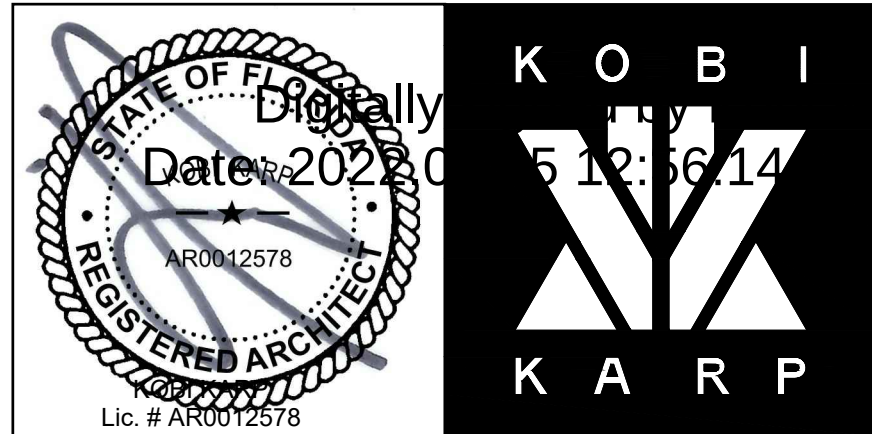
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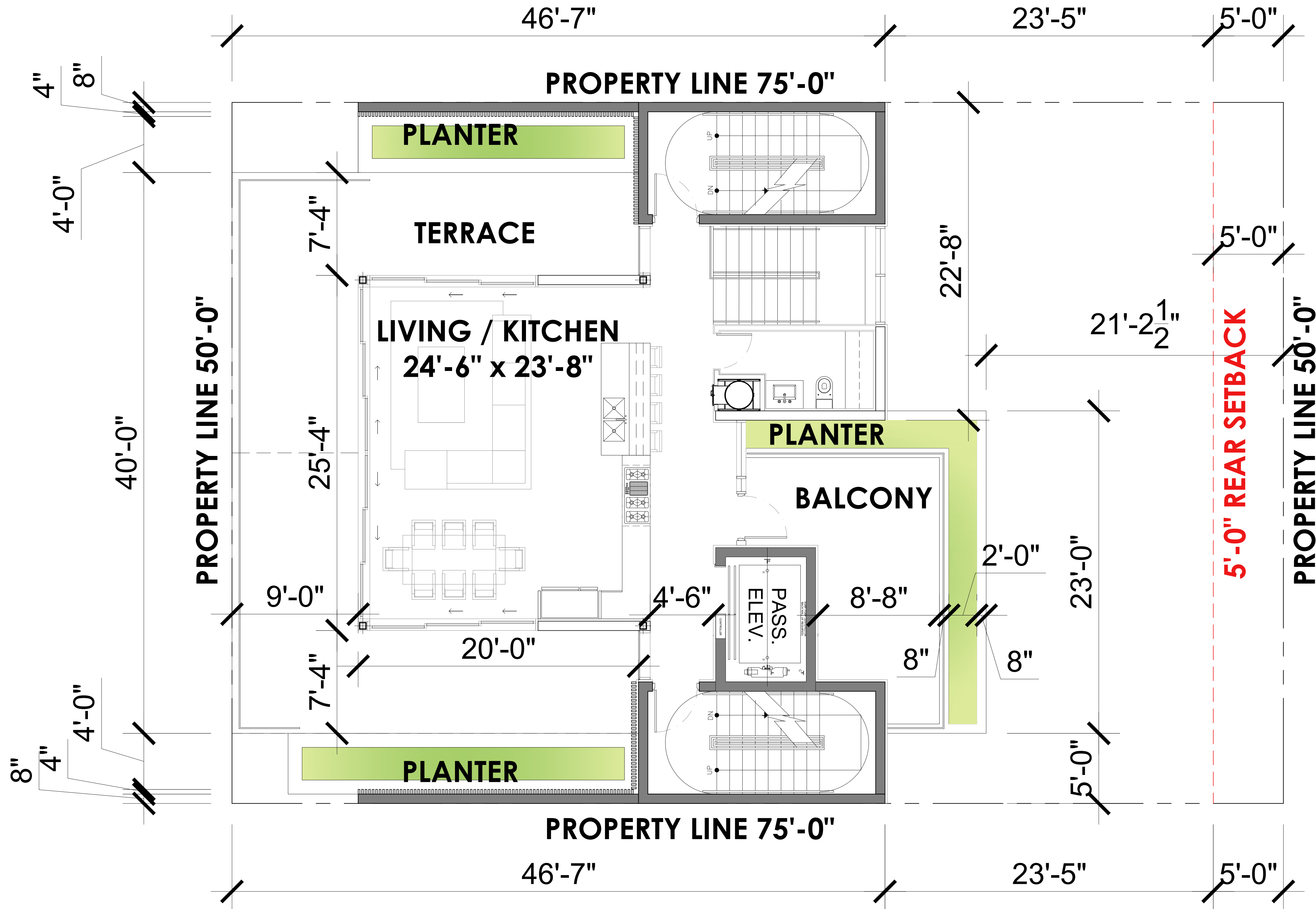


THIRD FLOOR

Date 08-08-2022	Sheet No.
Scale	A3.02
Project 2192	

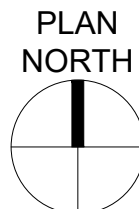


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Project 2192	



1 FIFTH FLOOR

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



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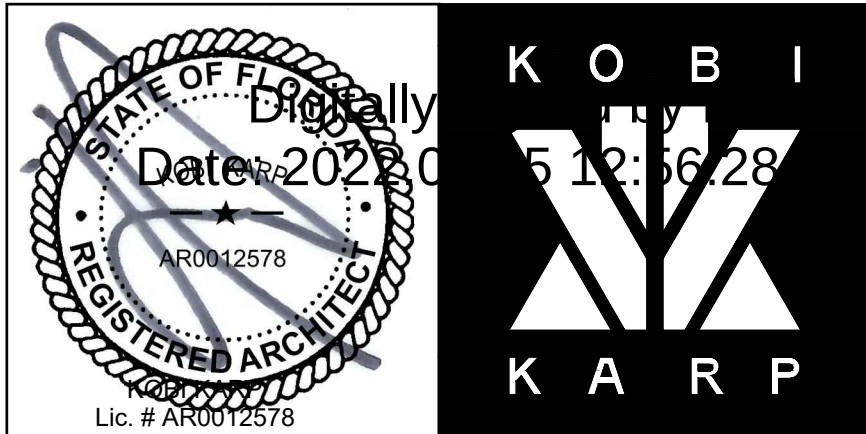
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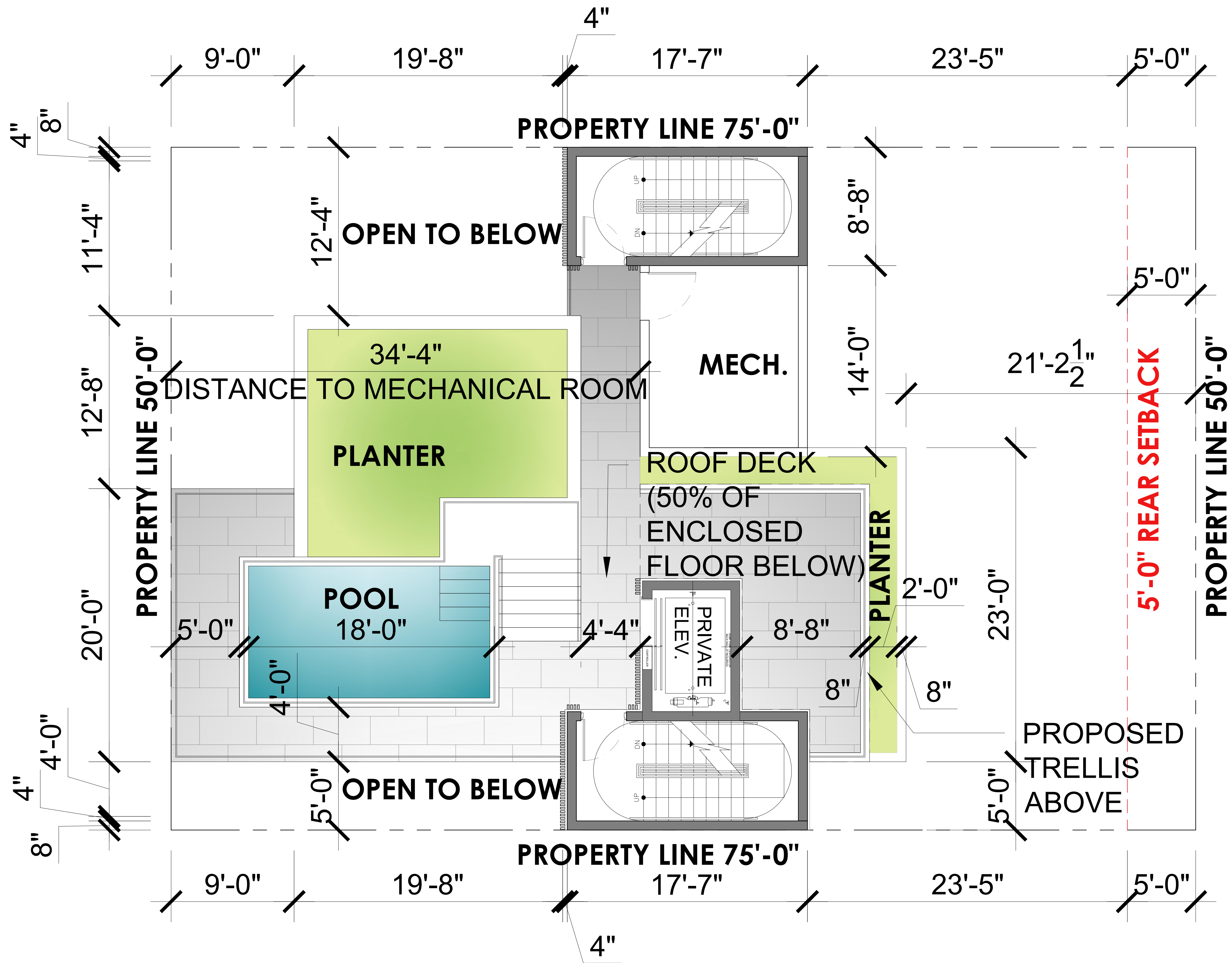
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LEVEL 5

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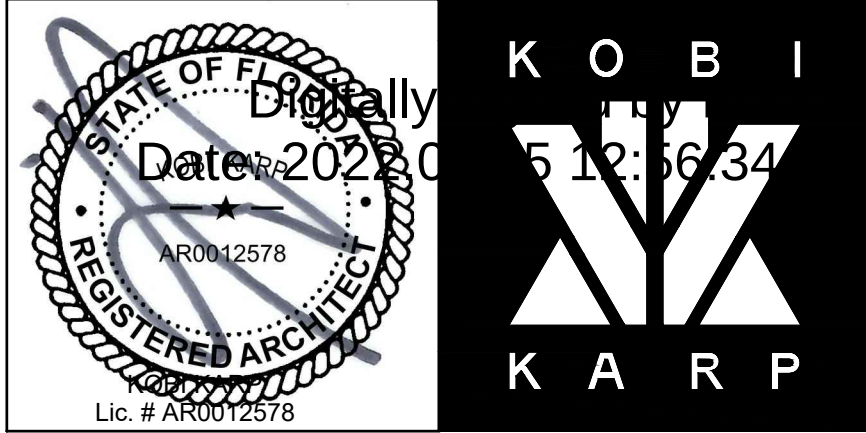
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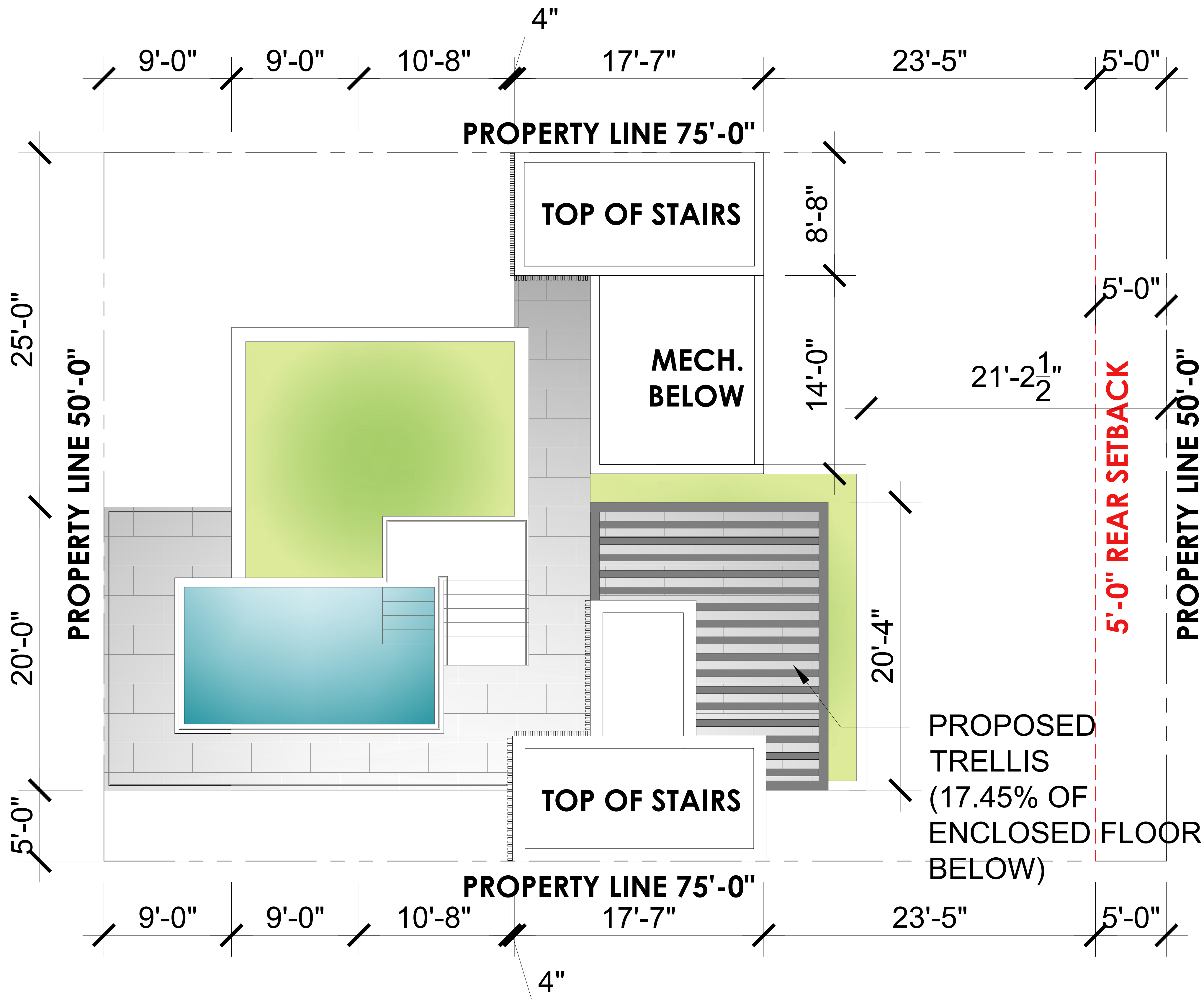
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ROOFTOP

Date 08-08-2022	Sheet No.
Scale	A3.05
Project 2192	



1 UPPER ROOFTOP (TOP VIEW)
SCALE: 1/4" = 1'-0"

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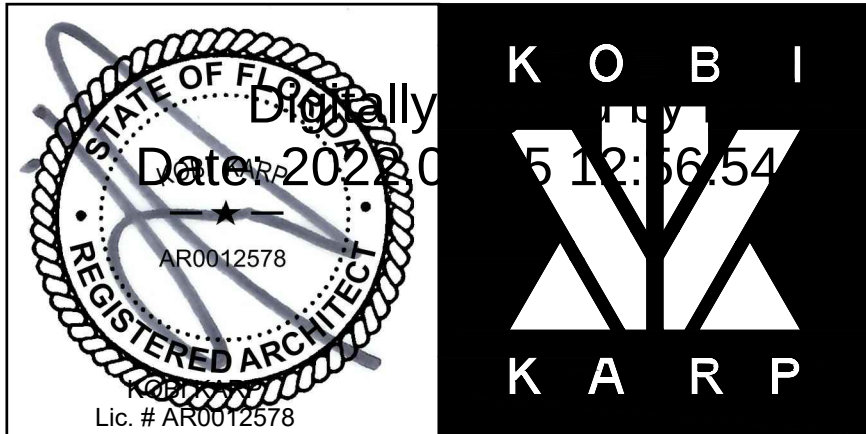
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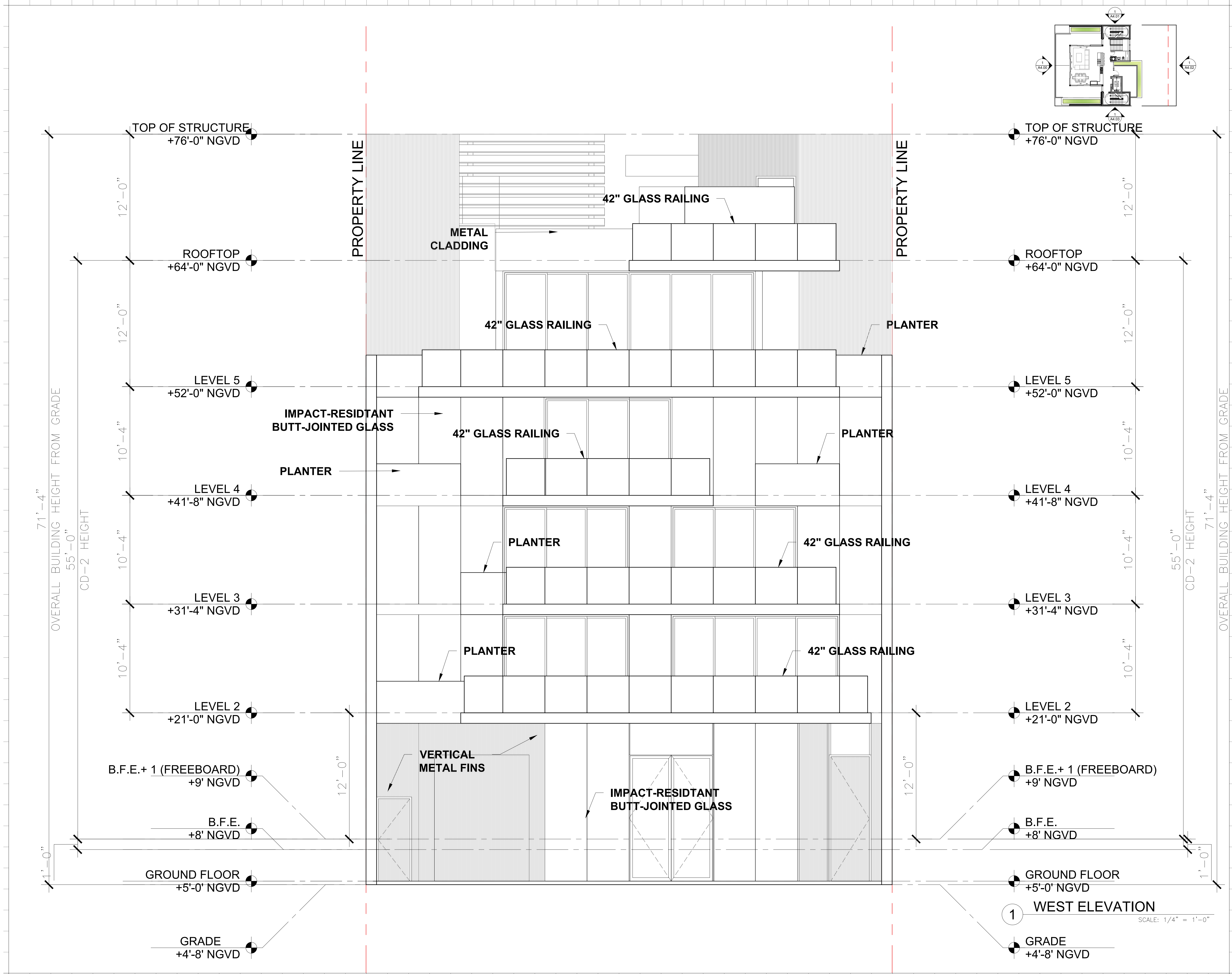
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UPPER ROOFTOP (TOP VIEW)

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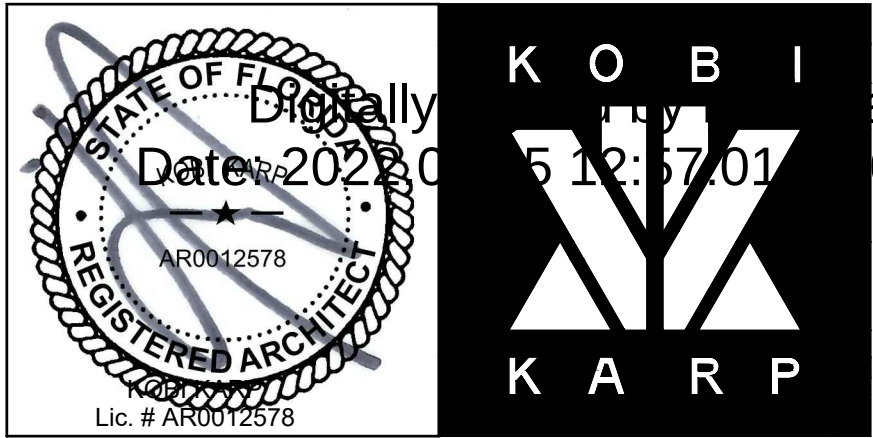
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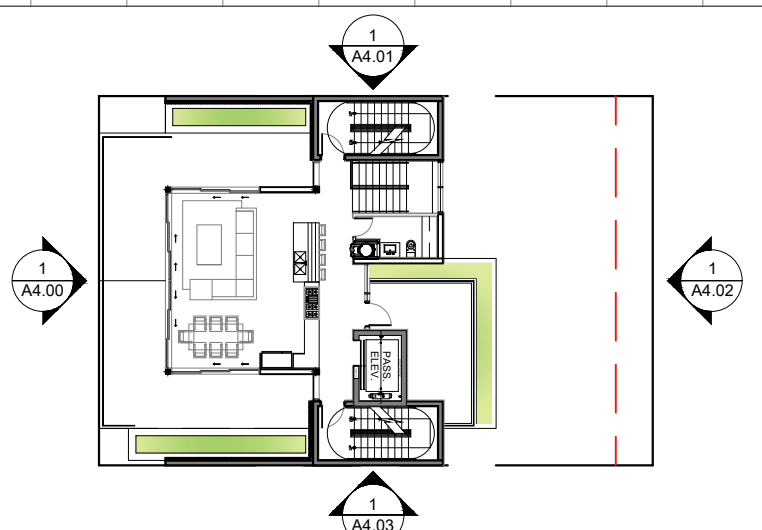
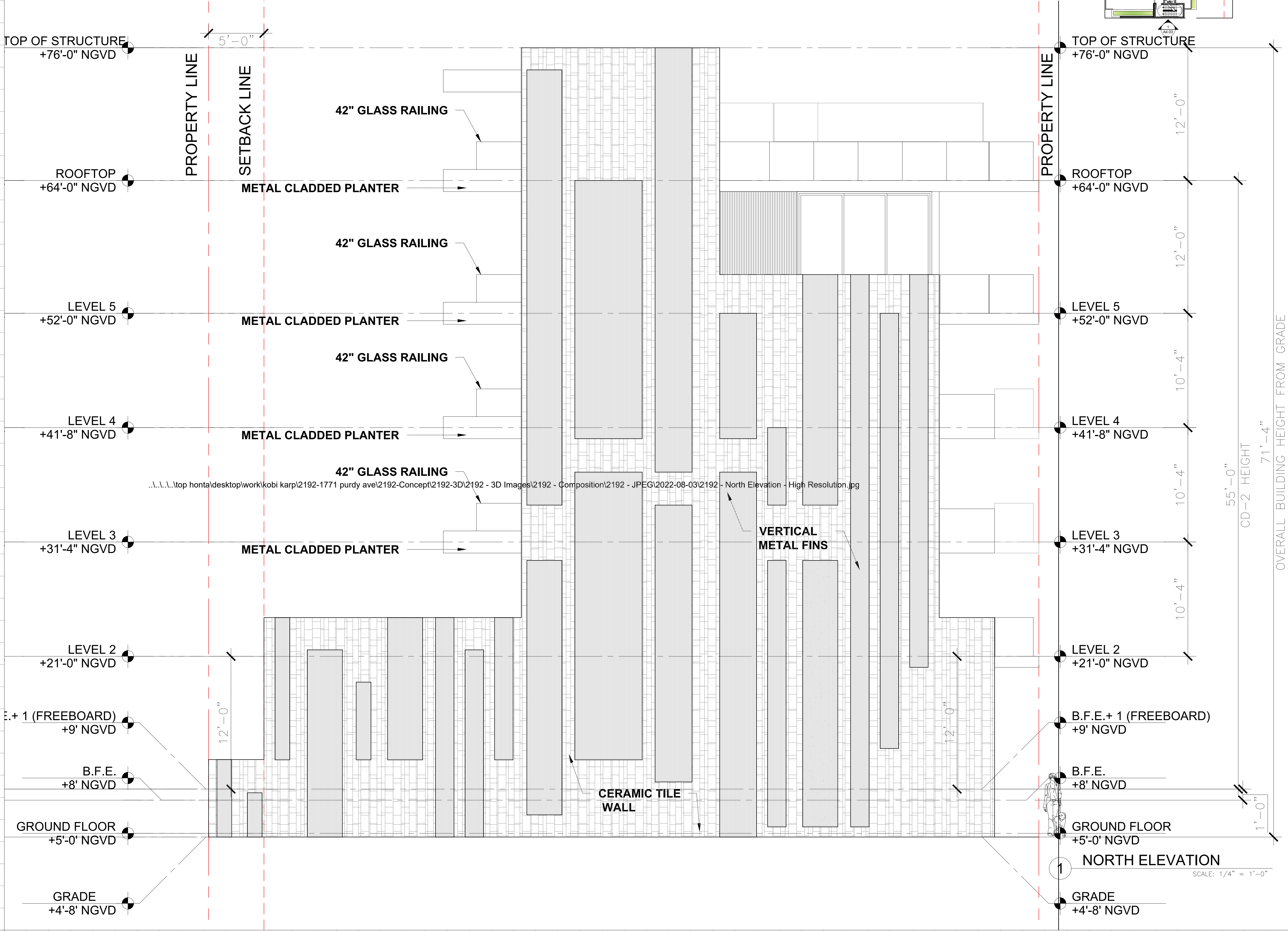
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ELEVATION

Date 08-08-2022	Sheet No.
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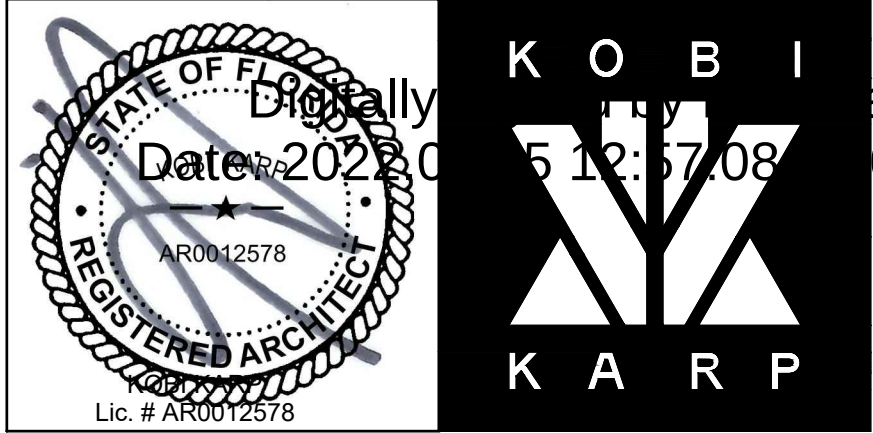
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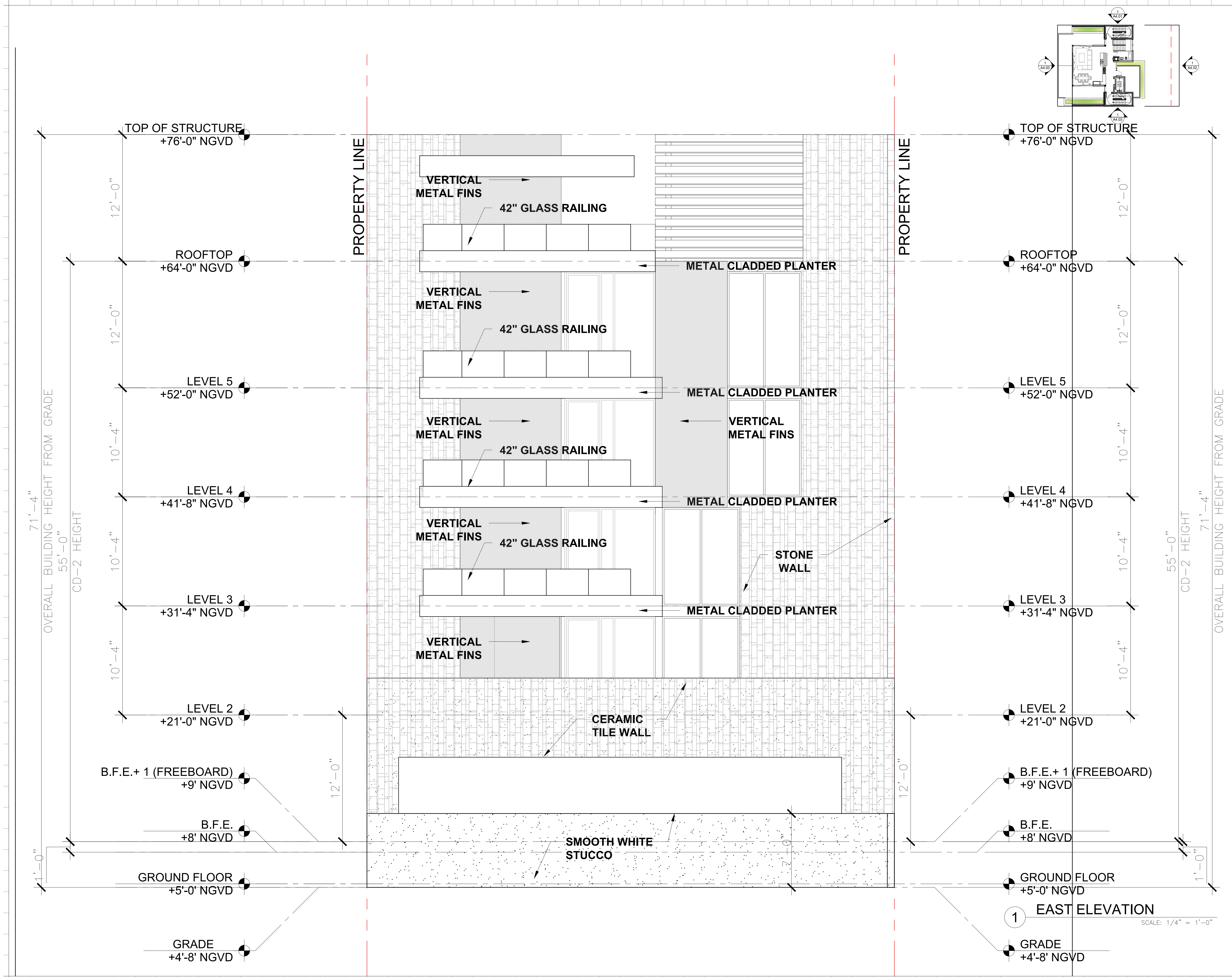
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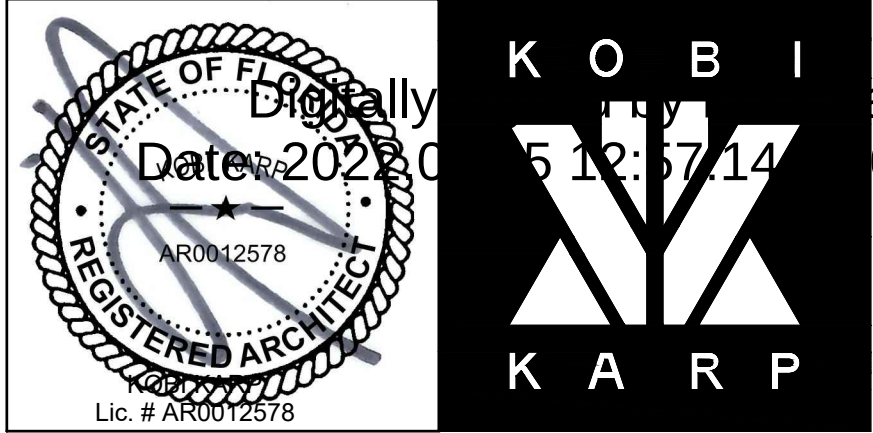
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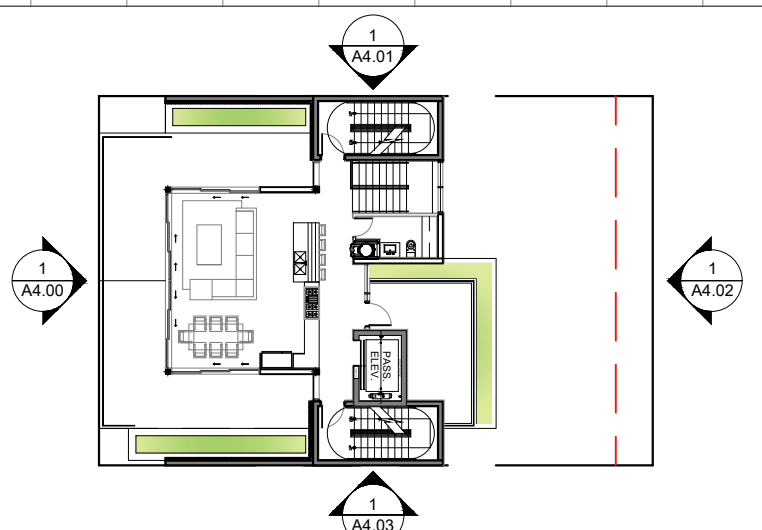
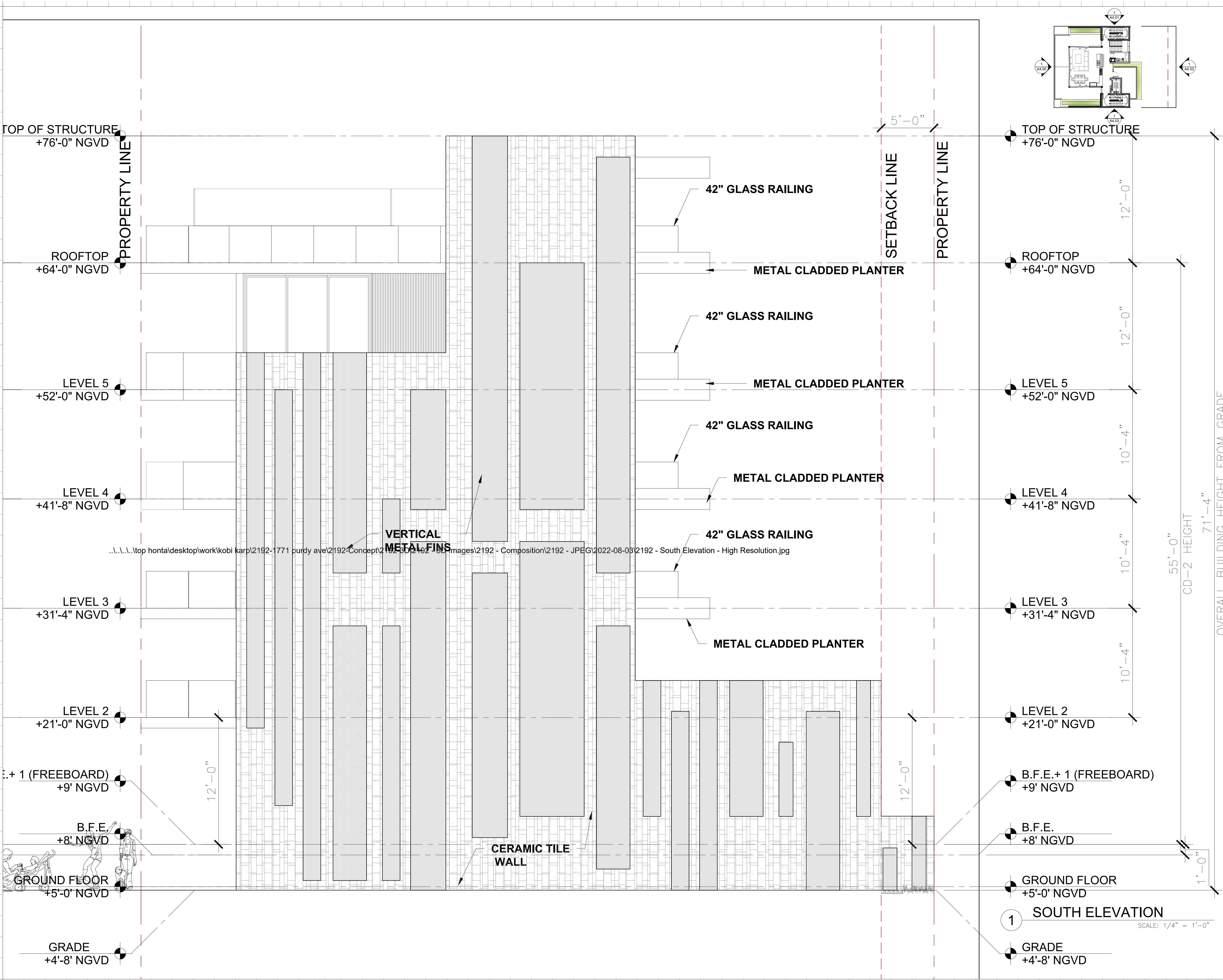
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ELEVATION

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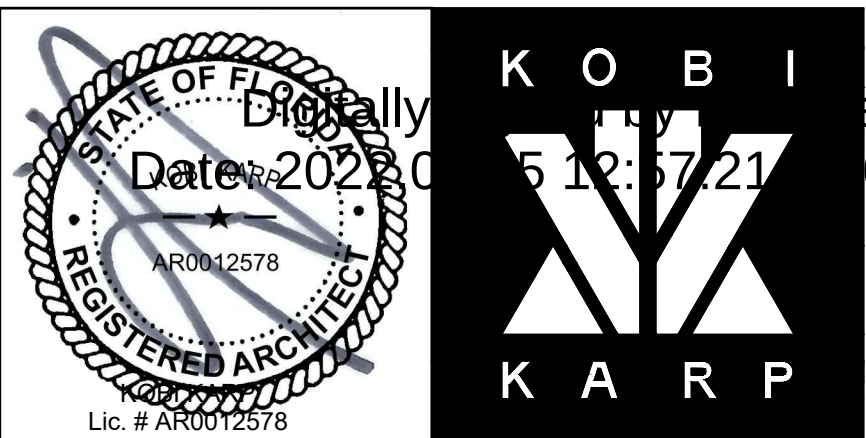
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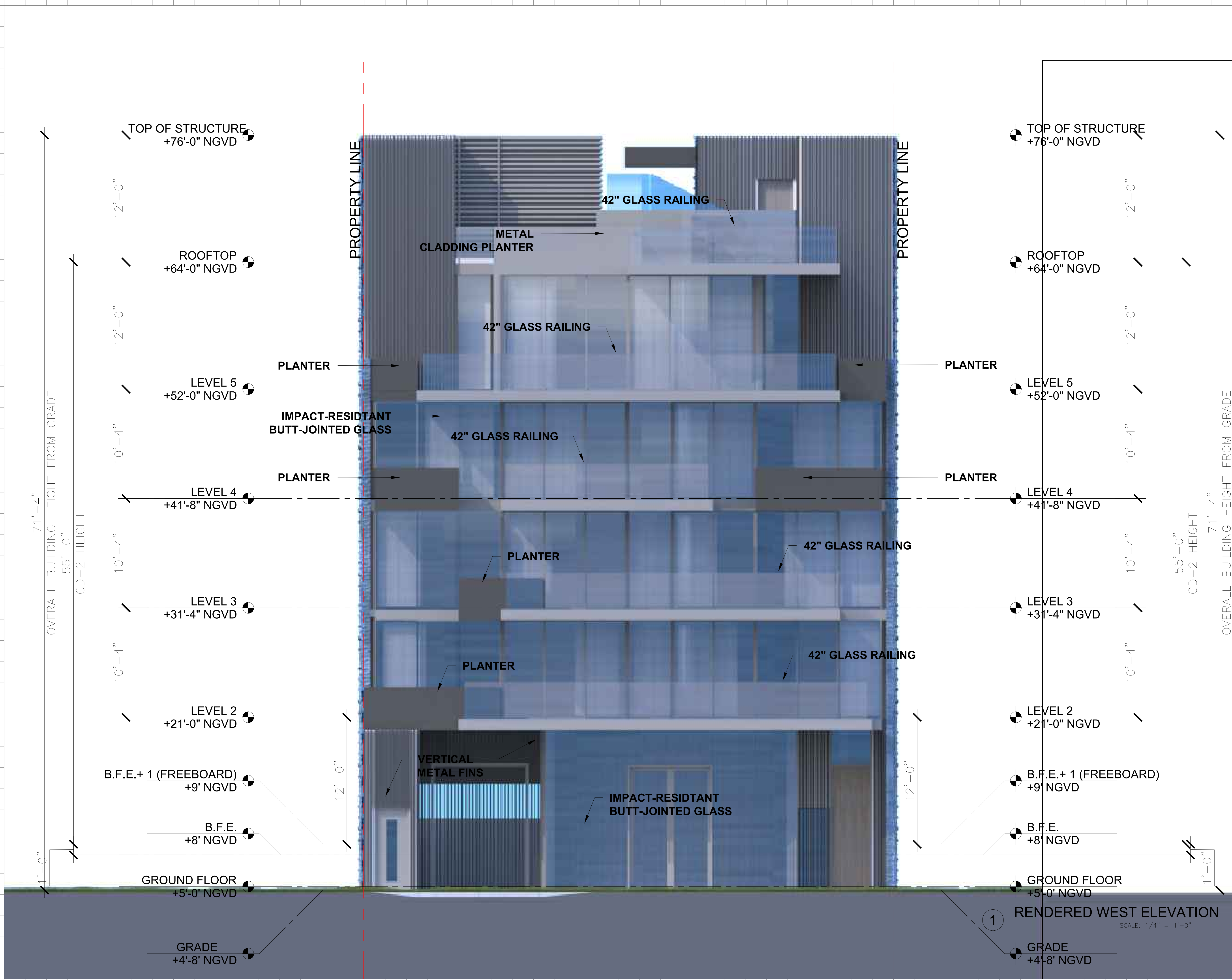
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ELEVATION

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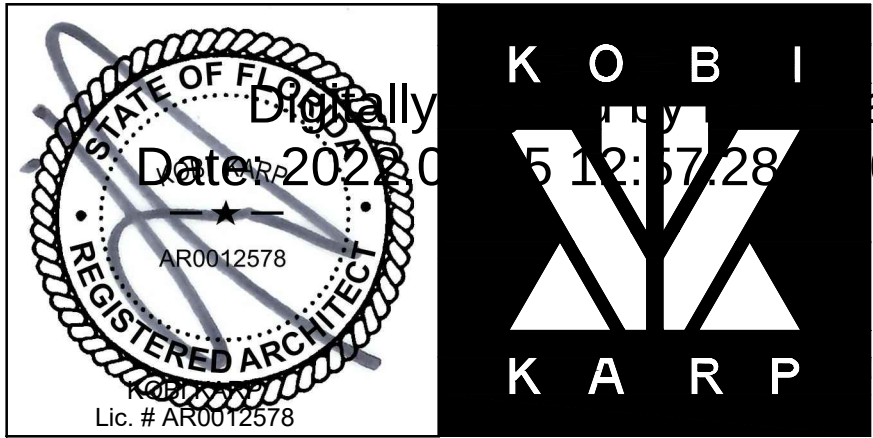
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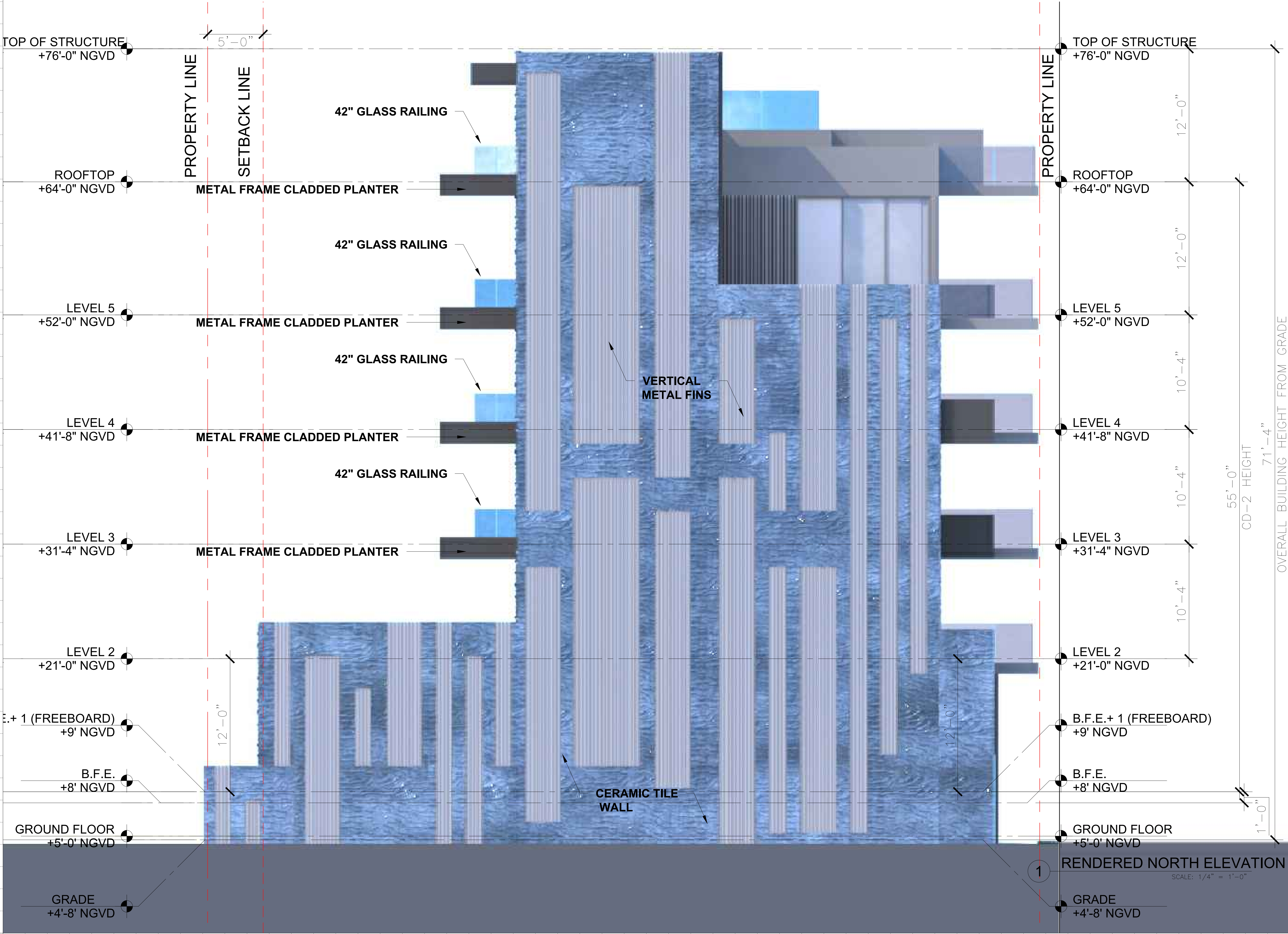
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RENDERED ELEVATION

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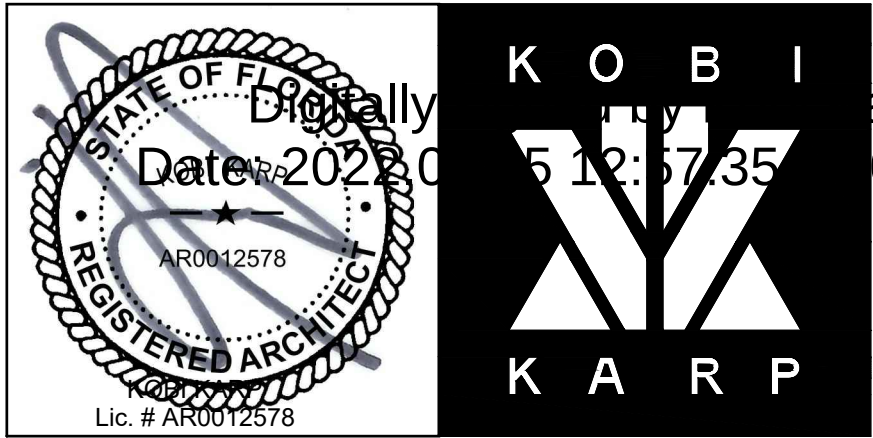
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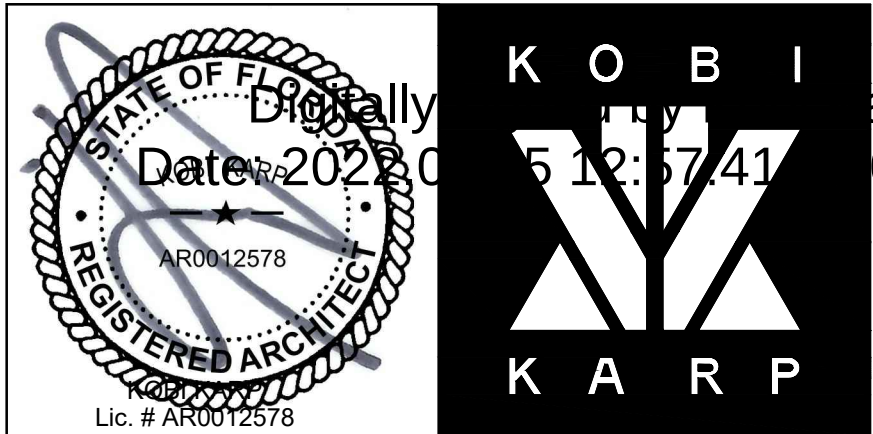
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RENDERED ELEVATION

Date 08-08-2022	Sheet No.
Scale	A4.06
Project 2192	

TOP OF STRUCTURE
+76'-0" NGVD

PROPERTY LINE

ROOFTOP
+64'-0" NGVD

LEVEL 5
+52'-0" NGVD

LEVEL 4
+41'-8" NGVD

LEVEL 3
+31'-4" NGVD

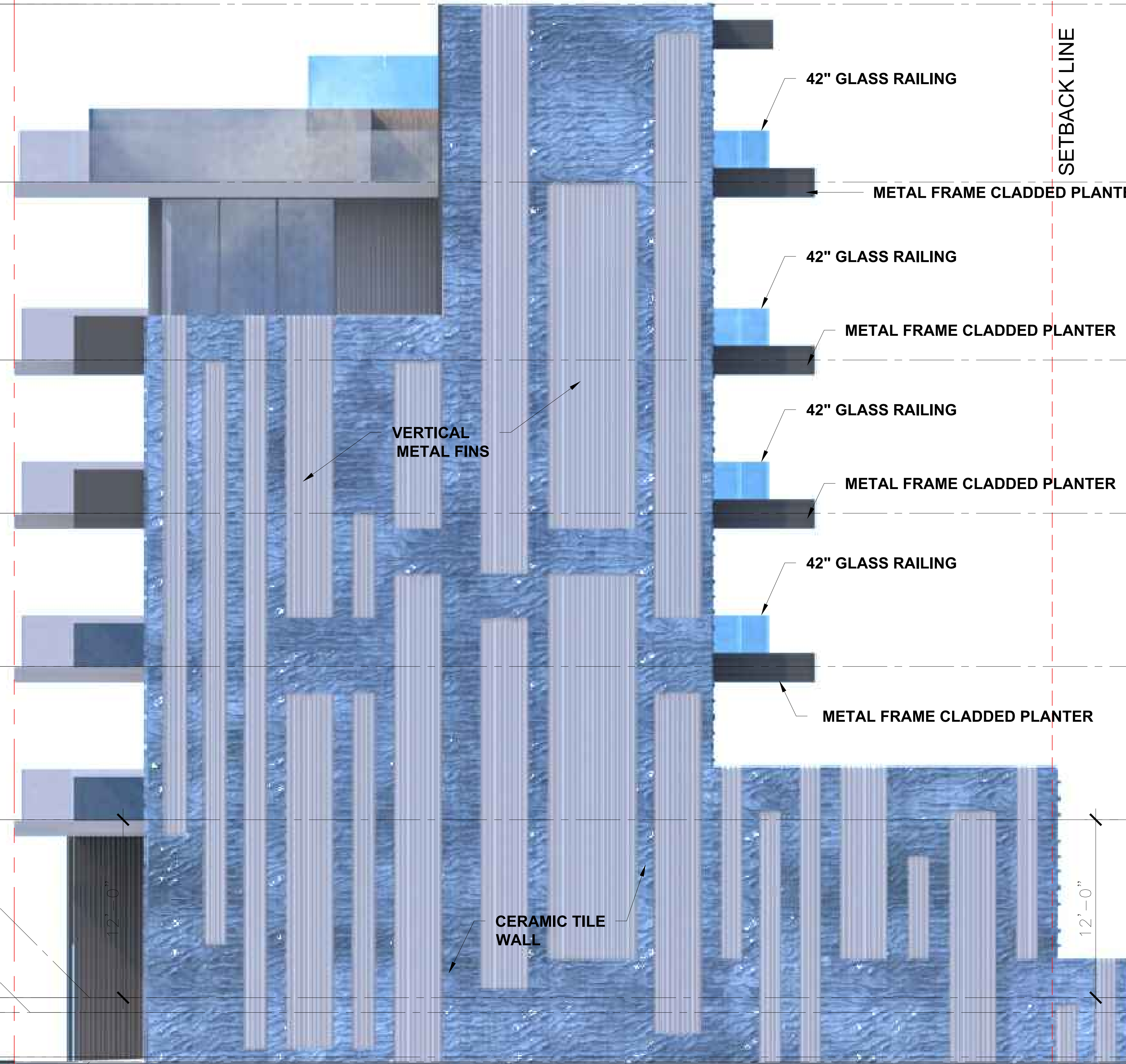
LEVEL 2
+21'-0" NGVD

E.+ 1 (FREEBOARD)
+9' NGVD

B.F.E.
+8' NGVD

GROUND FLOOR
+5'-0" NGVD

GRADE
+4'-8" NGVD



5'-0"

SETBACK LINE

PROPERTY LINE

TOP OF STRUCTURE
+76'-0" NGVD

12'-0"

ROOFTOP
+64'-0" NGVD

12'-0"

LEVEL 5
+52'-0" NGVD

10'-4"

LEVEL 4
+41'-8" NGVD

10'-4"

LEVEL 3
+31'-4" NGVD

10'-4"

LEVEL 2
+21'-0" NGVD

10'-4"

B.F.E.+ 1 (FREEBOARD)
+9' NGVD

B.F.E.
+8' NGVD

1'-0"

GROUND FLOOR
+5'-0" NGVD

GRADE
+4'-8" NGVD

55'-0" HEIGHT

71'-4" OVERALL BUILDING HEIGHT FROM GRADE

CD-2 HEIGHT

12'-0"

1'-0"

42" GLASS RAILING

METAL FRAME CLADDED PLANTER

42" GLASS RAILING

METAL FRAME CLADDED PLANTER

42" GLASS RAILING

METAL FRAME CLADDED PLANTER

42" GLASS RAILING

METAL FRAME CLADDED PLANTER

VERTICAL METAL FIN

CERAMIC TILE WALL

1 RENDERED SOUTH ELEVATION

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

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MULTIFAMILY RESIDENCE

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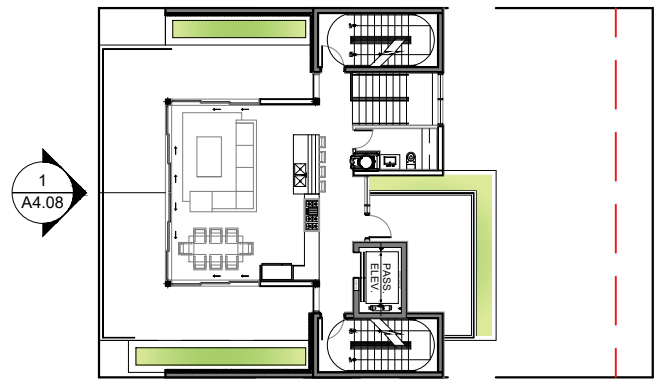
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RENDERED ELEVATION

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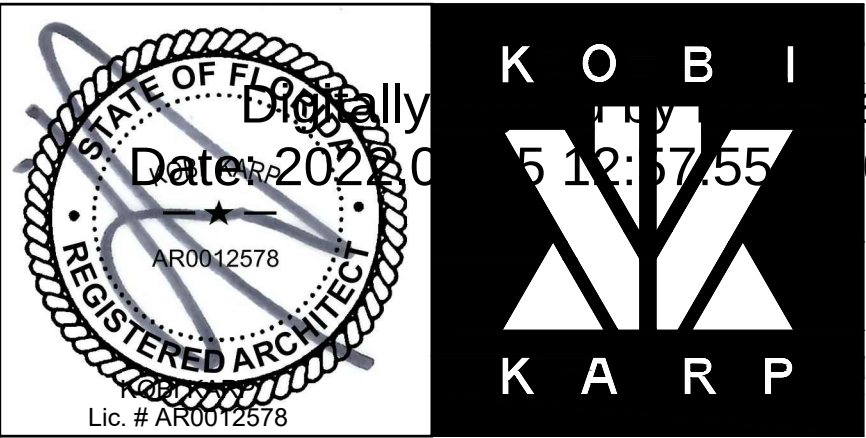
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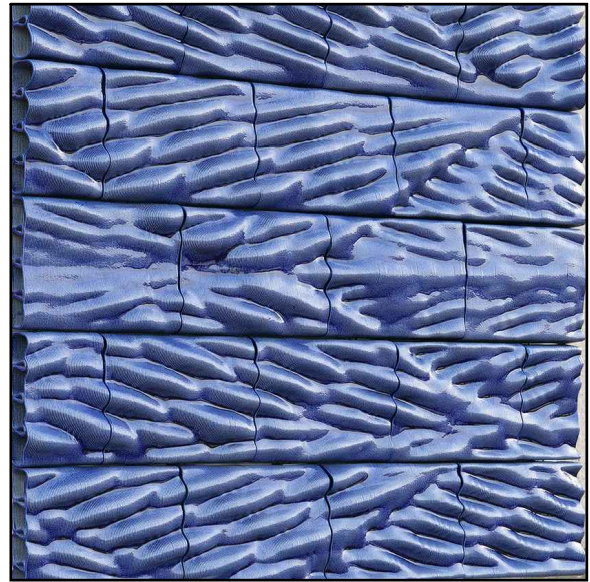


1 CONTEXTUAL FRONT ELEVATION

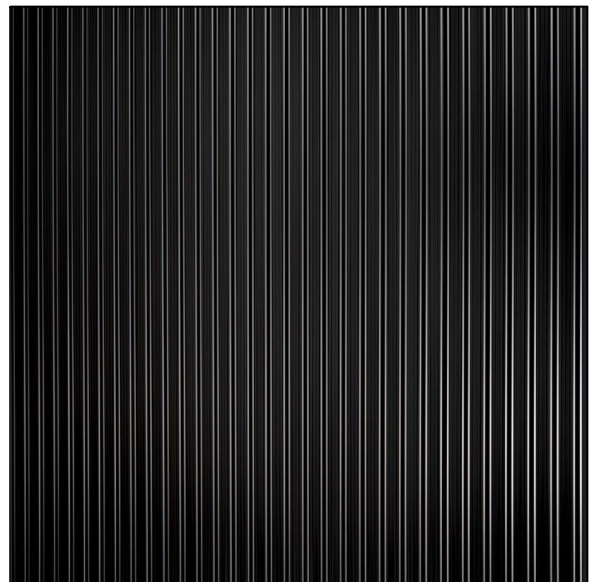
SCALE: 1/16" = 1'-0"

CONTEXTUAL ELEVATION

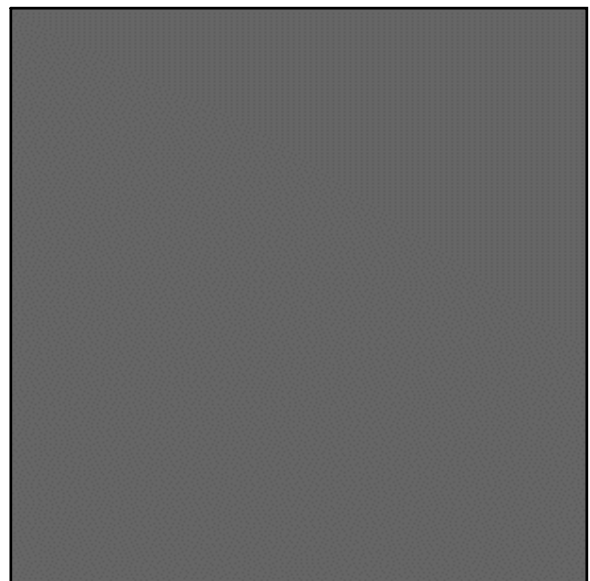
Date 08-08-2022	Sheet No.
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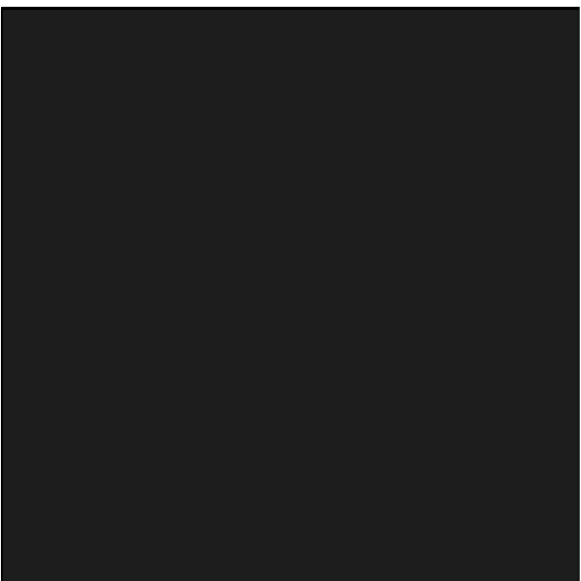
CERAMIC TILE PANEL



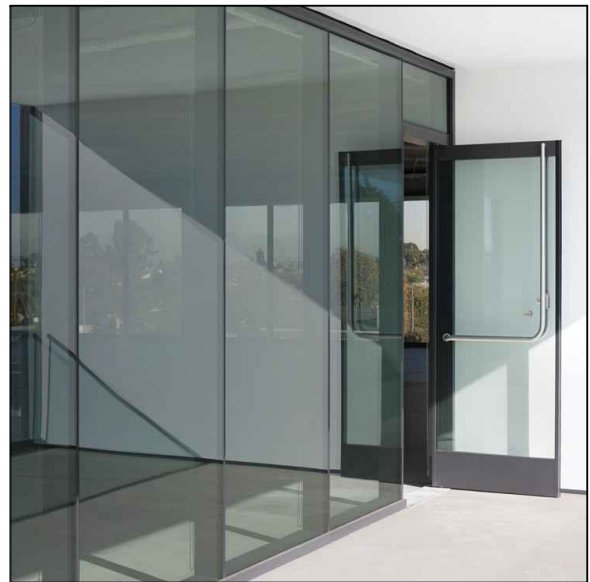
BLACK TEXTURED VERTICAL METAL SIDING



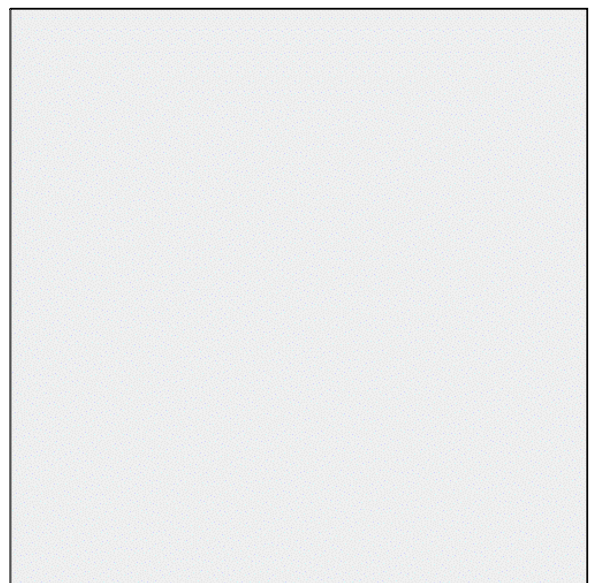
GREY METAL FRAME PANEL



BLACK METAL FRAME PANEL



BUTT-JOINTED IMPACT RESISTANT GLASS



WHITE STUCCO

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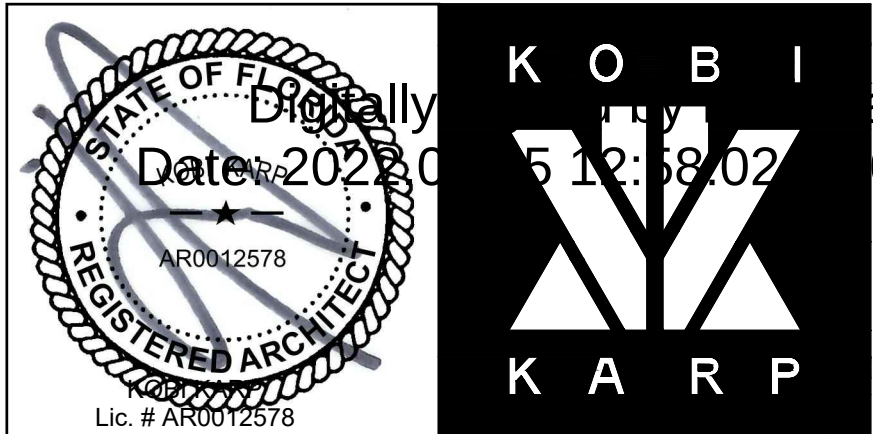
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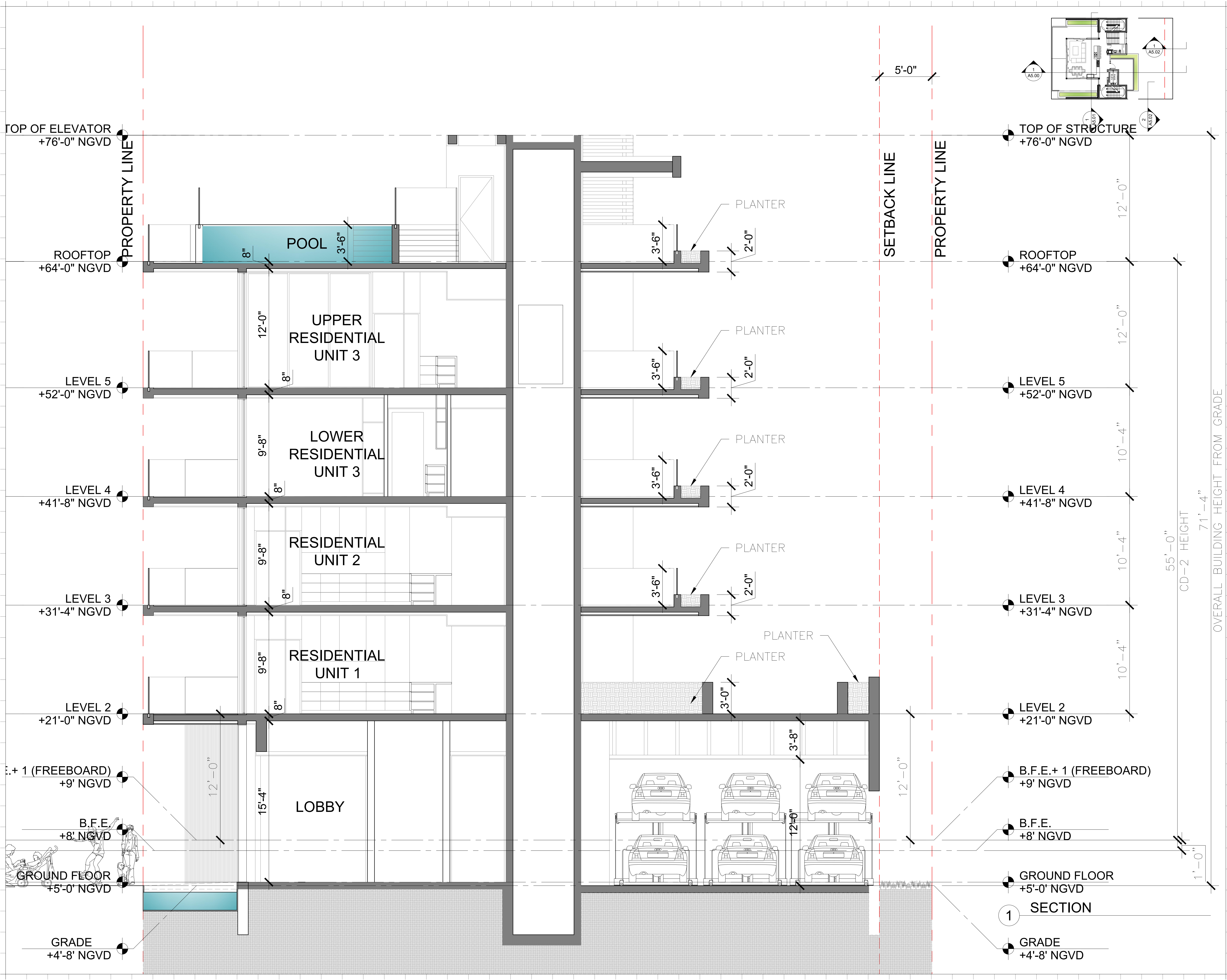
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MATERIAL BOARD

Date 08-08-2022	Sheet No.
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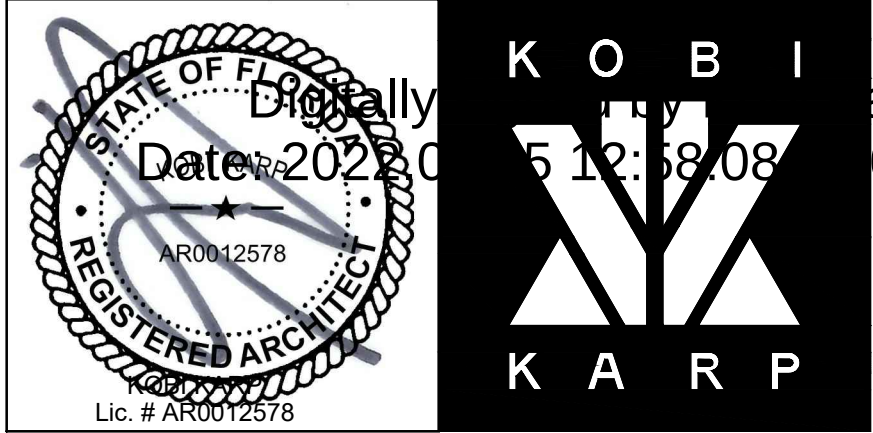
PRIVATE

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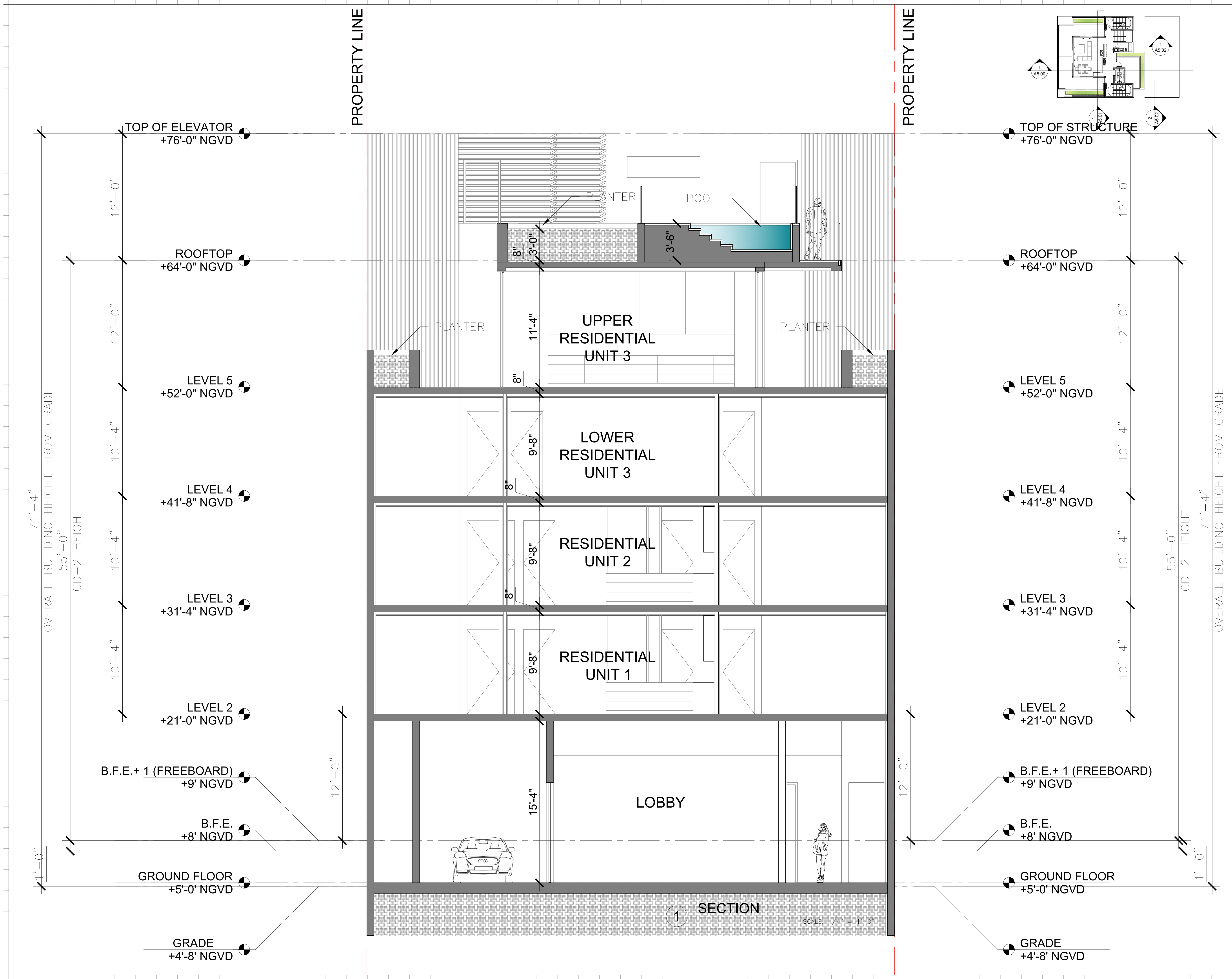
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SECTION

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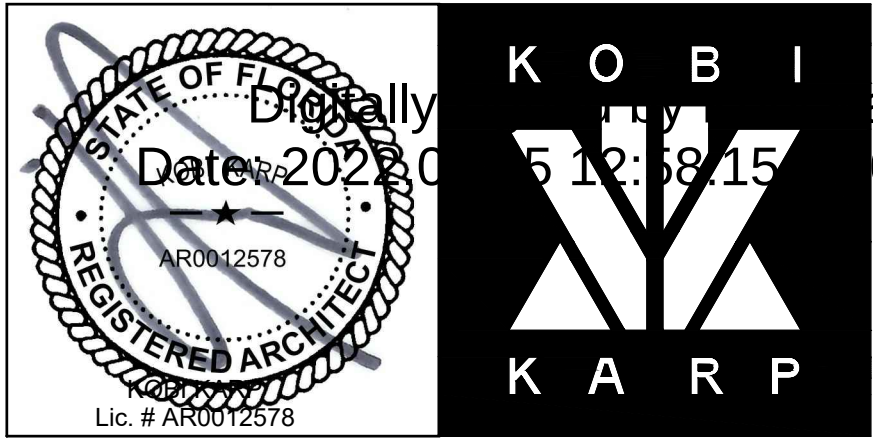
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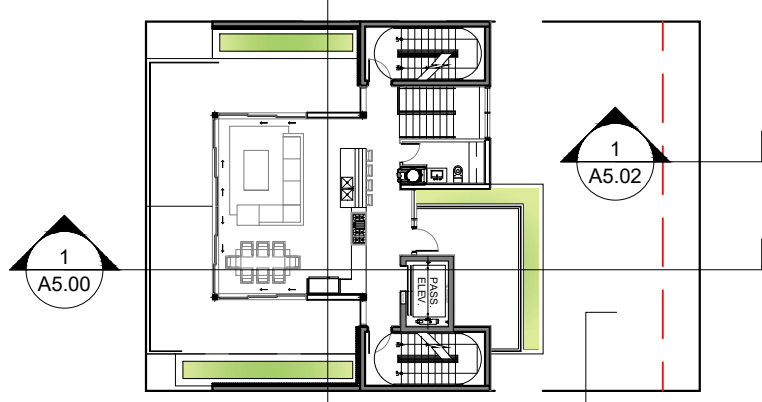
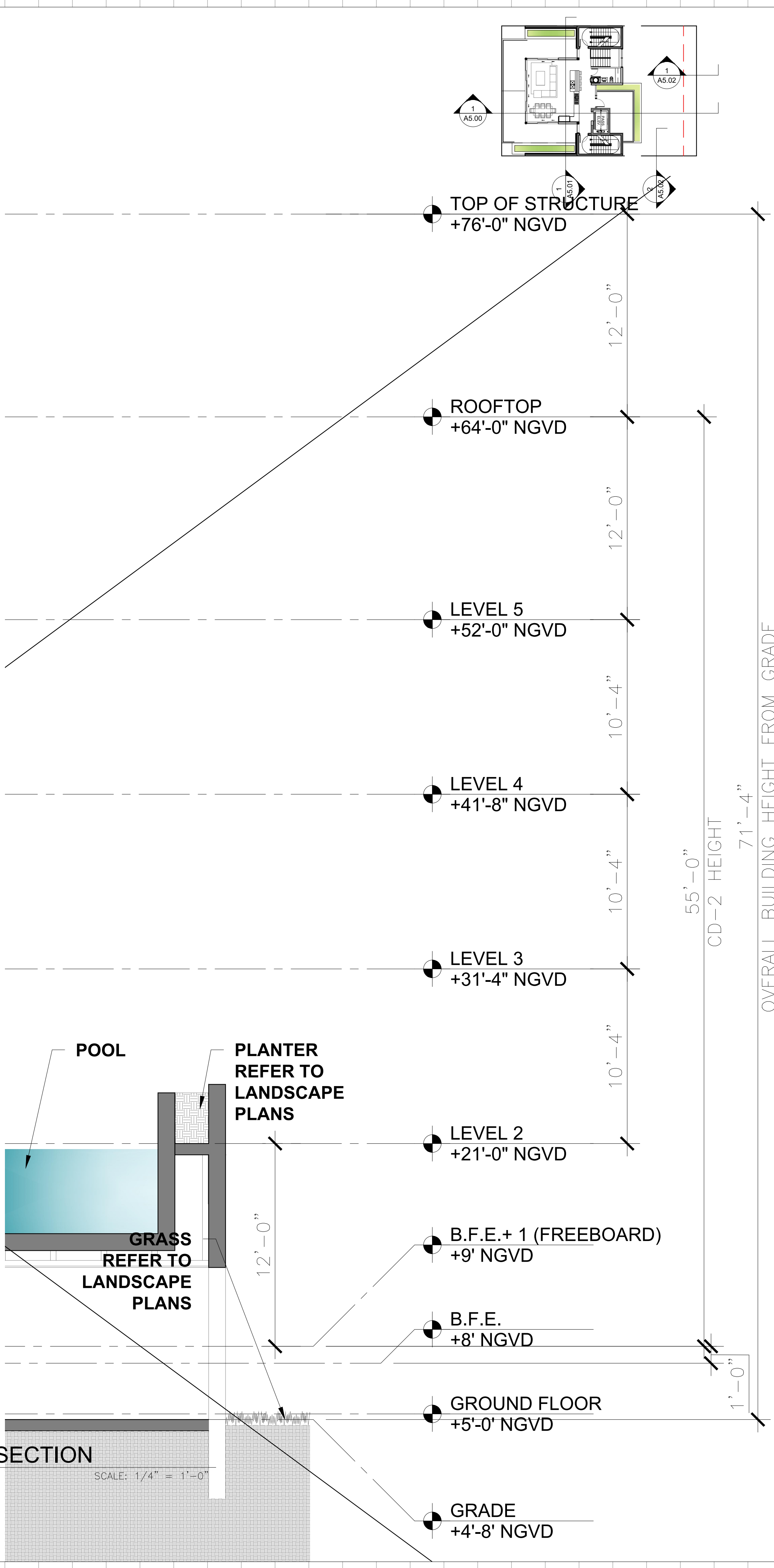
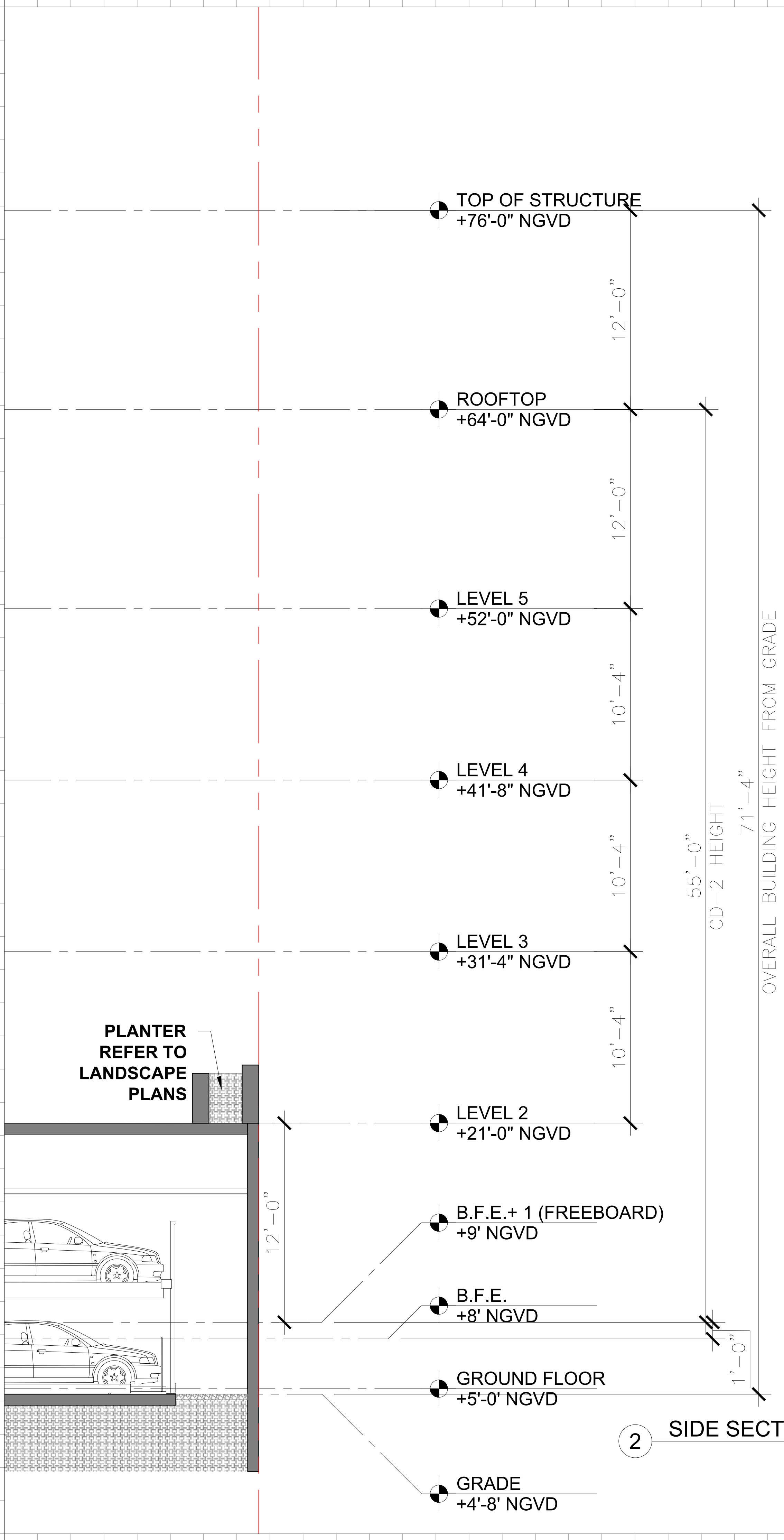
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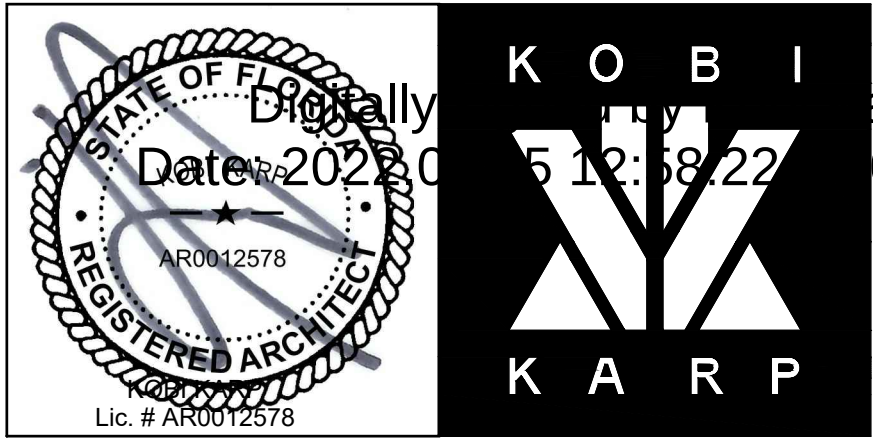
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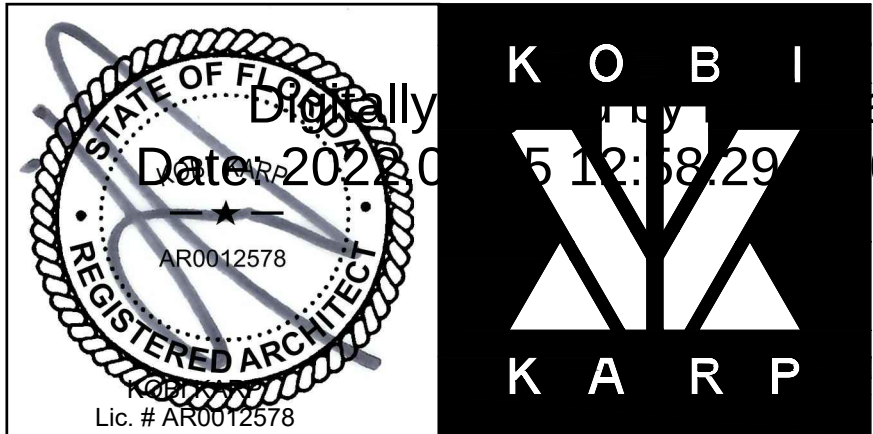
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RENDERING

Date 08-08-2022	Sheet No.
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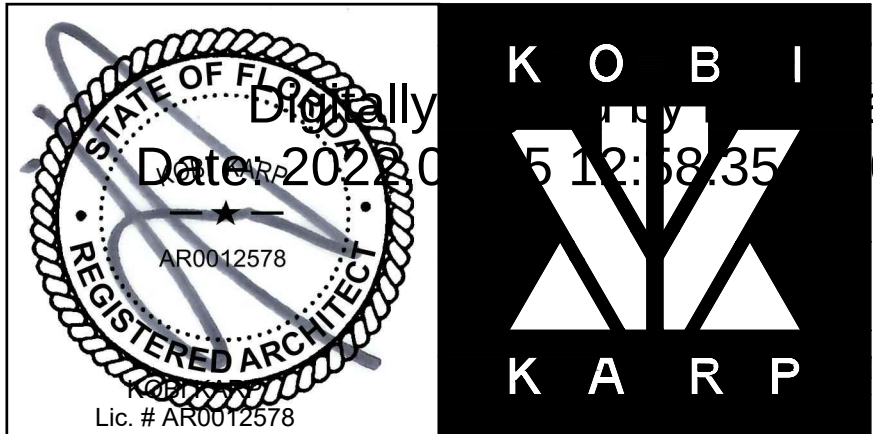
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1 RENDERING

SCALE: N.T.S.

RENDERING

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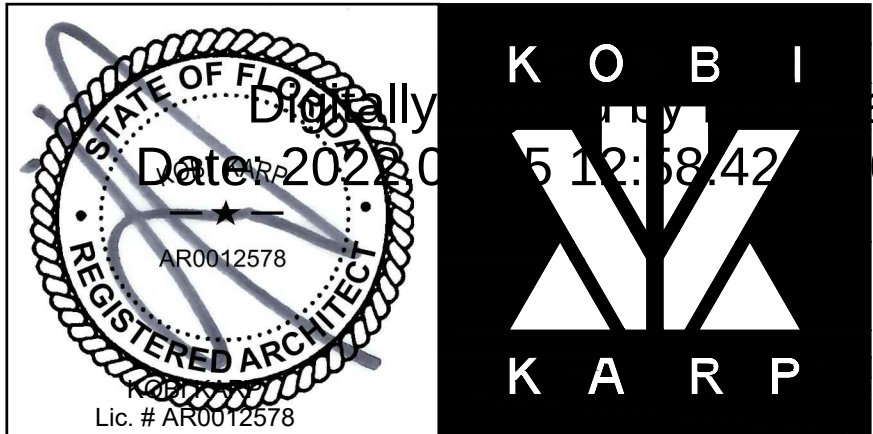
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RENDERING

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