

PRIVATE RESIDENCE

6470 ALLISON ROAD
MIAMI BEACH, FL 33141
FINAL SUBMITTAL
12-15-2023
PB23-0638



6470 ALLISON ROAD. MIAMI BEACH, FLORIDA

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID)

WWW.KOBIKARP.COM

ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
571 NW 28 th St.
Miami , Florida 33127
Tel: (305) 573-1818
Fax: (305) 573-3766

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE, & INTERIOR DESIGN, INC. AIA, © 2022

Phase
FINAL SUBMITTAL

PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
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

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

COVER

Date	12-15-2023	Sheet No.
Scale	--	A0.00
Project	21124	

INDEX	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL DRAWINGS	
A0.00	COVER
A0.01	DRAWING INDEX
A0.02	DATA SHEET – EXISTING LOT
A0.02A	DATA SHEET – PROPOSED LOT
A0.03	DRB RECORDED ORDER
A0.04	IMAGE KEY
A0.05	EXISTING CONDITIONS
A0.06	EXISTING CONDITIONS
A0.07	CONTEXT IMAGES
A0.08	DEMO PLAN
A1.00	DIAGRAMS – PERVIOUS CAL.
A1.01	DIAGRAMS – LOT COVERAGE
A1.02	DIAGRAMS – UNIT SIZE
A2.00	DIAGRAMS – EXISTING LOT
A2.01	DIAGRAMS – PROPOSED LOT
A3.00	MASS EXISTING LOT
A3.00A	MASS PROPOSED LOT
A3.01	PROPOSED LEVEL 2
A4.00	ELEVATIONS
A4.01	ELEVATIONS
A5.00	SECTIONS
A6.00	MASS AXONOMETRIC
A6.01	MASS AXONOMETRIC

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE, & INTERIOR DESIGN, INC. AIA, © 2022

Phase

FINAL SUBMITTAL

PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:

Name
Address
Address
Tel:
Email

Consultant:

Name
Address
Address
Tel:
Email

Consultant:

Name
Address
Address
Tel:
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

KOBI KARP
Lic. # AR0012578

K O B I

K A R P

INDEX

Date	12-15-2023	Sheet No. A0.01
Scale	--	
Project	21124	

MIAMI BEACH

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:	6470 ALLISON ROAD, MIAMI BEACH, FL 33141		
2	Folio number(s):	02-3211-003-0390		
3	Board and file numbers :			
4	Year built:(EXISTING TO BE DEMO'D.)	1935	Zoning District:	RS-3
5	Base Flood Elevation:	+8.00' NGVD	Grade value in NGVD:	+5.24' NGVD - CROWN OF ROAD
6	Adjusted grade (Flood+Grade/2):	+6.62' NGVD	Free board:	+2 = +10.00' NGVD
7	Lot Area:	21,550SF		
8	Lot width:	100'-0"	Lot Depth:	215'-6"
9	Max Lot Coverage SF and %:	6,465 SF (30.00%)	Proposed Lot Coverage SF and %:	6,431 SF (29.84%) (500 SF CREDIT)
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	1,623 SF (81.15 %)	Rear Yard Open Space SF and %:	2,696 SF (83.33 %)
12	Max Unit Size SF and %:	10,775 SF (50.00 %)	Proposed Unit Size SF and %:	10,761 SF (49.93 %)
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	5,879 SF (27.28 %)
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 % :	4,882 SF (22.65 %)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	27'-0" MIDPOINT		29'-0" MIDPOINT	2'-0" WAIVER REQUIRED
18	Setbacks:				
19	Front First level:	20'-0"		20'-0"	
20	Front Second level:	30'-0"		56'-0"	
21	Side 1: NORTH SIDE 1:	12'-6" MIN.		13'-5"	
22	Side 2 or (facing street): SOUTH SIDE 2:	12'-6" MIN.		13'-5"	
23	Rear:	32'-6"		49'-6"	
	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 :	25'-0" MIN.		26'-10"	
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

App/PlanRev1-16v.1



RADIUS SITE LOCATION & IMAGE KEY PLAN

NO SCALE



6470 ALLISON RD.

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Kobi Karp AIA, and MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Kobi Karp Architecture, & Interior Design, Inc. AIA, 01/2022

Phase
FINAL SUBMITTAL

PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
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

K O B I
K A R P

Kobi Karp
Lic. # AR0012578

DATA SHEET
EXISTING LOT

Date	12-15-2023	Sheet No.
Scale	--	A0.02
Project	21124	

MIAMI BEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

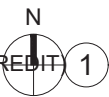
ITEM #	Project Information			
1	Address:	6470 ALLISON ROAD, MIAMI BEACH, FL 33141		
2	Folio number(s):	02-3211-003-0390	File Number: PB23-0638	
3	Board and file numbers :			
4	Year built:(EXISTING TO BE DEMO'D.)	1935	Zoning District:	RS-3
5	Base Flood Elevation:	+8.00' NGVD	Grade value in NGVD: +5.24' NGVD - CROWN OF ROAD	
6	Adjusted grade (Flood+Grade/2):	+6.62' NGVD	Free board:	+2 = +10.00' NGVD
7	Lot Area:	29,631 SF	1	
8	Lot width:	137'-6"	Lot Depth: 215'-6"	
9	Max Lot Coverage SF and %:	8,889.3 SF (30.00%)	Proposed Lot Coverage SF and %:	8,889.3 SF (30.00%)
10	Existing Lot Coverage SF and %:	6,431 SF (29.84%)	Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	1,760 SF (6.55%)	Rear Yard Open Space SF and %:	3,524 SF (12.12%)
12	Max Unit Size SF and %:	14,815 SF (50.00 %)	Proposed Unit Size SF and %:	14,815 SF (50.00%)
13	Existing First Floor Unit Size:	5,592 SF (25.95%)	Proposed First Floor Unit Size:	7,407.5 SF (25.00 %)
14	Existing Second Floor Unit Size	4,771 SF (22.14 %)	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 % :	7,407.5 SF (25.00%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	27'-0" MIDPOINT		29'-0" MIDPOINT	2'-0" WAIVER REQUIRED
18	Setbacks:				
19	Front First level:	20'-0"		40'-0"	
20	Front Second level:	30'-0"		40'-0"	
21	Side 1: NORTH SIDE 1:	13'-11" MIN.		13'-11"	
22	Side 2 or (facing street): SOUTH SIDE 2:	20'-7" MIN.		20'-7"	
23	Rear:	32'-6"		40'-4"	
	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 :	34'-6" MIN.		34'-6" MIN.	
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

App/PlanRev1-16v.1



RADIUS SITE LOCATION & IMAGE KEY PLAN

NO SCALE



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Kobi Karp AIA, and MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Kobi Karp Architecture, & Interior Design, INC. AIA (U) 2022

Phase
FINAL SUBMITTAL

PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
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



Kobi Karp
Lic. # AR0012578

DATA SHEET
PROPOSED LOT

Date	12-15-2023	Sheet No.	1
Scale	--		A0.02A
Project	21124		



6470 ALLISON RD.
SITE
OF PROJECT

IMAGES ON SHEET A0.04-CONTEXT
C1 - ALLISON RD - LOOKING NORTH
C2 - ALLISON RD - LOOKING SOUTH

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

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY
N1 - 6480 ALLISON RD
N2 - 6450 ALLISON RD
N3 - 6475 ALLISON RD
N4 - 6455 ALLISON RD
N5 - 6445 ALLISON RD



C1 - ALLISON RD. (VIEW TO NORTH)



C2 - ALLISON RD. (VIEW TO SOUTH)

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Kobi Karp AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Kobi Karp Architecture, & Interior Design, Inc. AIA, © 2022

Phase
FINAL SUBMITTAL

PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
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

K O B I
K A R P

K O B I K A R P
Lic. # AR0012578

IMAGE KEY

Date	12-15-2023	Sheet No.
Scale	--	A0.04
Project	21124	



E1 - 6470 ALLISON RD - VIEW TO FRONT (EXISTING STRUCTURE)



E2 - 6470 ALLISON RD - VIEW TO NORTH SIDE (EXISTING STRUCTURE)



E3 - 6470 ALLISON RD - VIEW TO SOUTH SIDE (EXISTING STRUCTURE)



E4 - 6470 ALLISON RD - VIEW TO REAR (EXISTING STRUCTURE)

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

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2022

Phase
FINAL SUBMITTAL

PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
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

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

EXISTING CONDITIONS

Date	12-15-2023	Sheet No.
Scale	--	A0.05
Project	21124	



N1 - 6480 ALLISON RD (NEIGHBOR)



N2 - 6450 ALLISON RD (NEIGHBOR)

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY	
N1 - 6480 ALLISON RD	
N2 - 6450 ALLISON RD	
N3 - 6475 ALLISON RD	
N4 - 6455 ALLISON RD	
N5 - 6445 ALLISON RD	



N3 - 6475 ALLISON RD (NEIGHBOR)



N4 - 6455 ALLISON RD (NEIGHBOR)



N5 - 6445 ALLISON RD (NEIGHBOR)

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE, & INTERIOR DESIGN, INC. AIA, © 2022

Phase

FINAL SUBMITTAL

PRIVATE RESIDENCE

6470 ALLISON RD

MIAMI BEACH, FL 33141

Owner:

Name

Address

Address

Tel:

Email

Consultant:

Name

Address

Address

Tel:

Email

Consultant:

Name

Address

Address

Tel:

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

K O B I

K A R P

KOBI KARP

Lic. # AR0012578

CONTEXT IMAGES

Date	12-15-2023	Sheet No.
Scale	--	
Project	21124	

A0.06

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Kobi Karp AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Kobi Karp Architecture, & Interior Design, Inc. AIA, © 2022

Phase

FINAL SUBMITTAL

PRIVATE RESIDENCE

6470 ALLISON RD

MIAMI BEACH, FL 33141

Owner:

Name

Address

Address

Tel:

Email

Consultant:

Name

Address

Address

Tel:

Email

Consultant:

Name

Address

Address

Tel:

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

K O B I

K O B I

K A R P

KOBI KARP

Lic. # AR0012578

AERIAL IMAGES

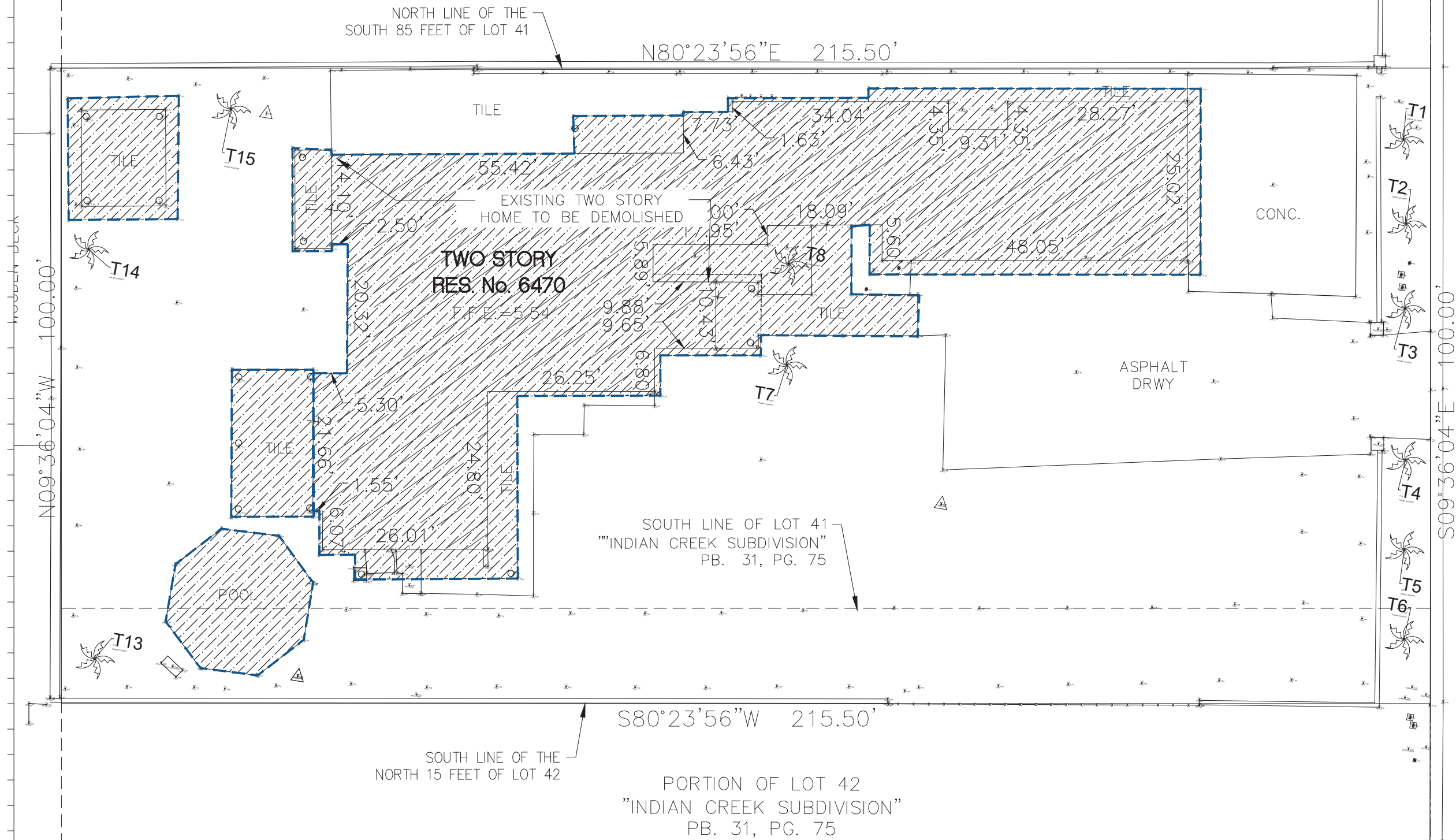
Date	12-15-2023	Sheet No.
Scale	--	A0.07
Project	21124	



1 CONTEXT AERIAL IMAGES

NO SCALE

PORTION OF LOT 40
"INDIAN CREEK SUBDIVISION"
PB. 31, PG. 75



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2022.

Phase
PERMIT SET

PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

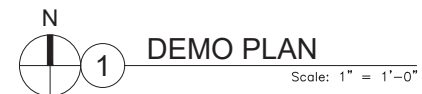
Consultant:
Name
Address
Address
Tel:
Email

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



DEMO PLAN

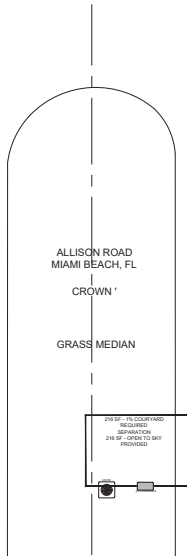
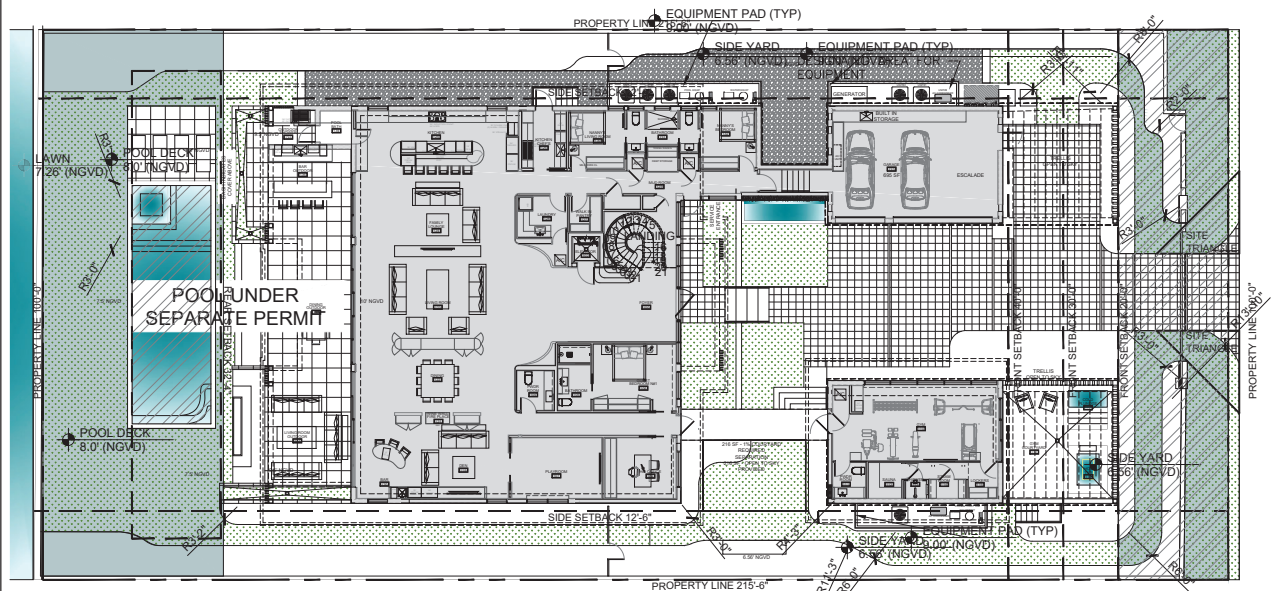
Date	10-30-2023	Sheet No.
Scale	--	A0.08
Project	21124	



EXISTING LOT - PERVIOUS CALCULATION

FRONT YARD PERVIOUS SPACE (20'-0" SETBACK) :2,000 SF
REQUIRED PERVIOUS AREA: 1,000 SF (50%) MIN
PROPOSED PERVIOUS SPACE: 1,128 (56.36%)

REAR YARD PERVIOUS SPACE : (32'-4" SETBACK) :3,258 SF
REQUIRED PERVIOUS AREA: 2,278 SF (70%) MIN.
PROPOSED PERVIOUS SPACE: 2,630 SF (80.72%)



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE, & INTERIOR DESIGN, INC. AIA, © 2022

Phase
FINAL SUBMITTAL

PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
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



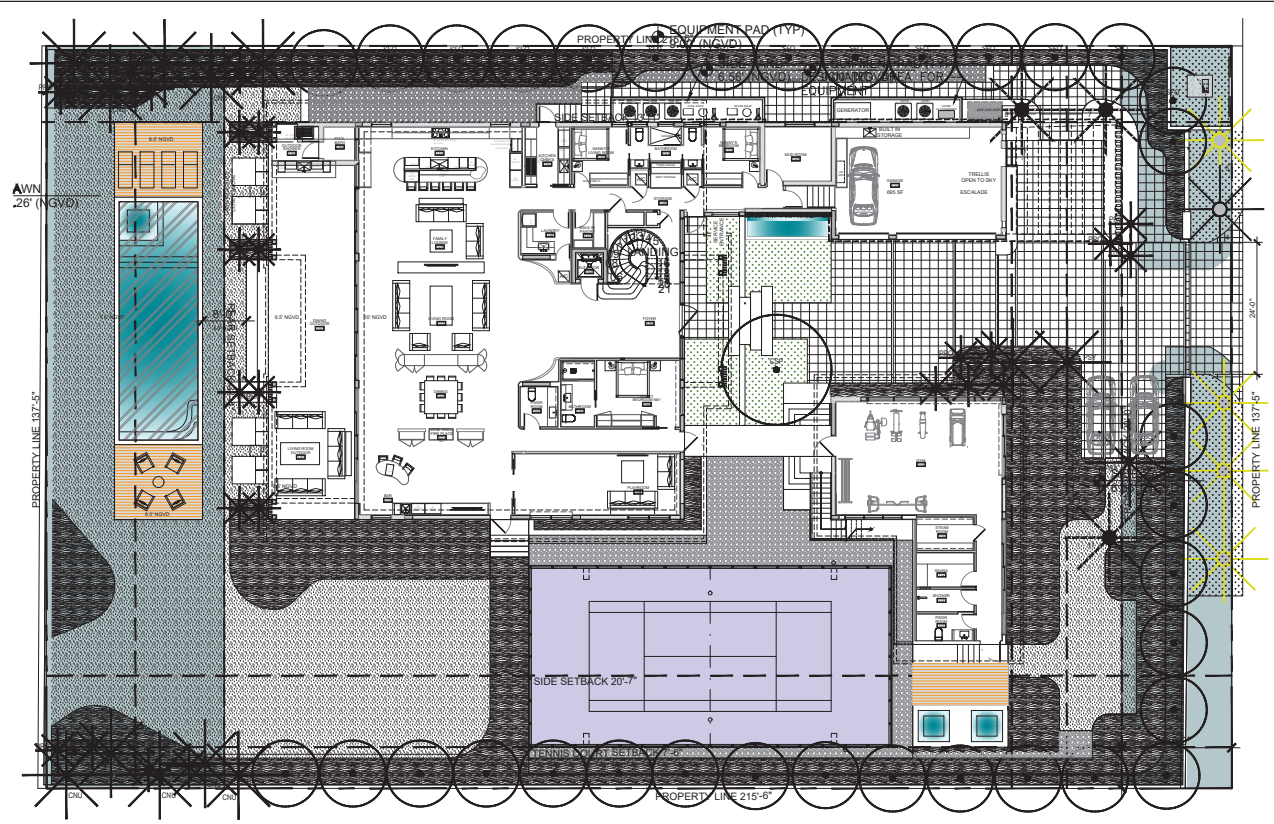
PERVIOUS CALC.

Date	12-15-2023	Sheet No.
Scale	--	A1.00
Project	21124	

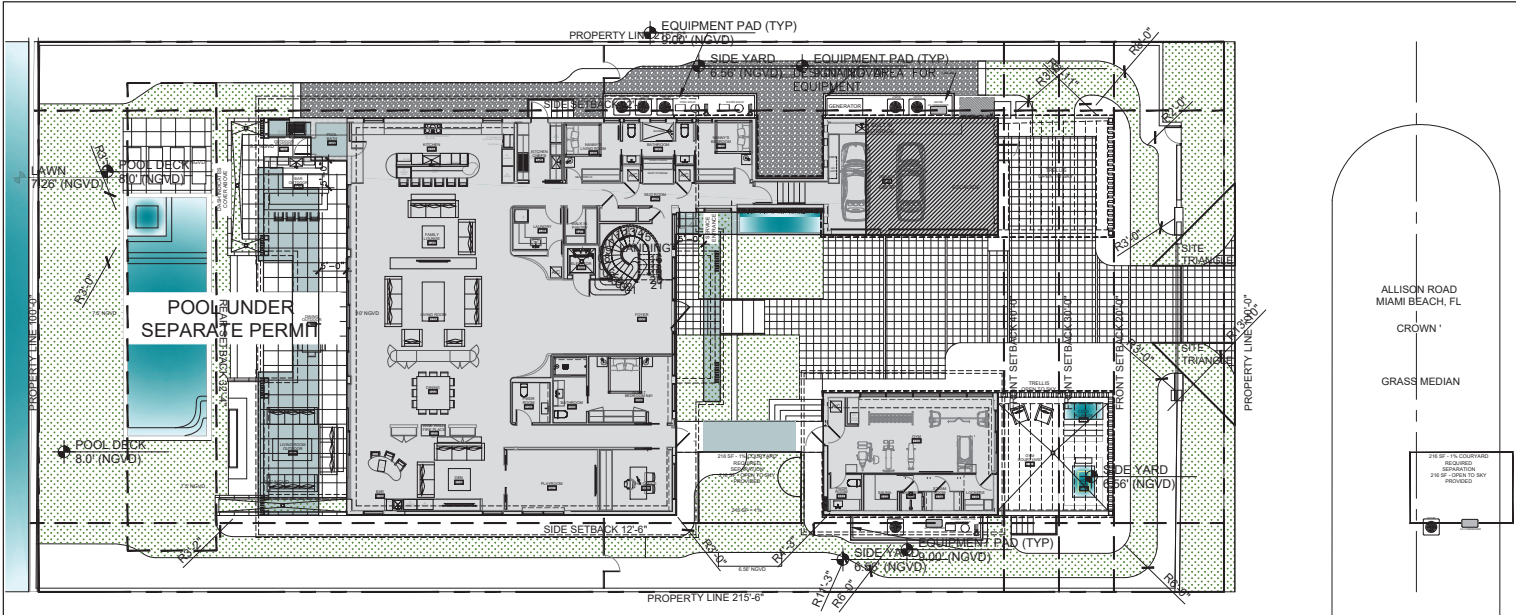
PROPOSED LOT - PERVIOUS CALCULATION

FRONT YARD PERVIOUS SPACE (20'-0" SETBACK) :2,700 SF
REQUIRED PERVIOUS AREA: 1350 SF (50%) MIN
PROPOSED PERVIOUS SPACE: 1,760 SF (65.19%)

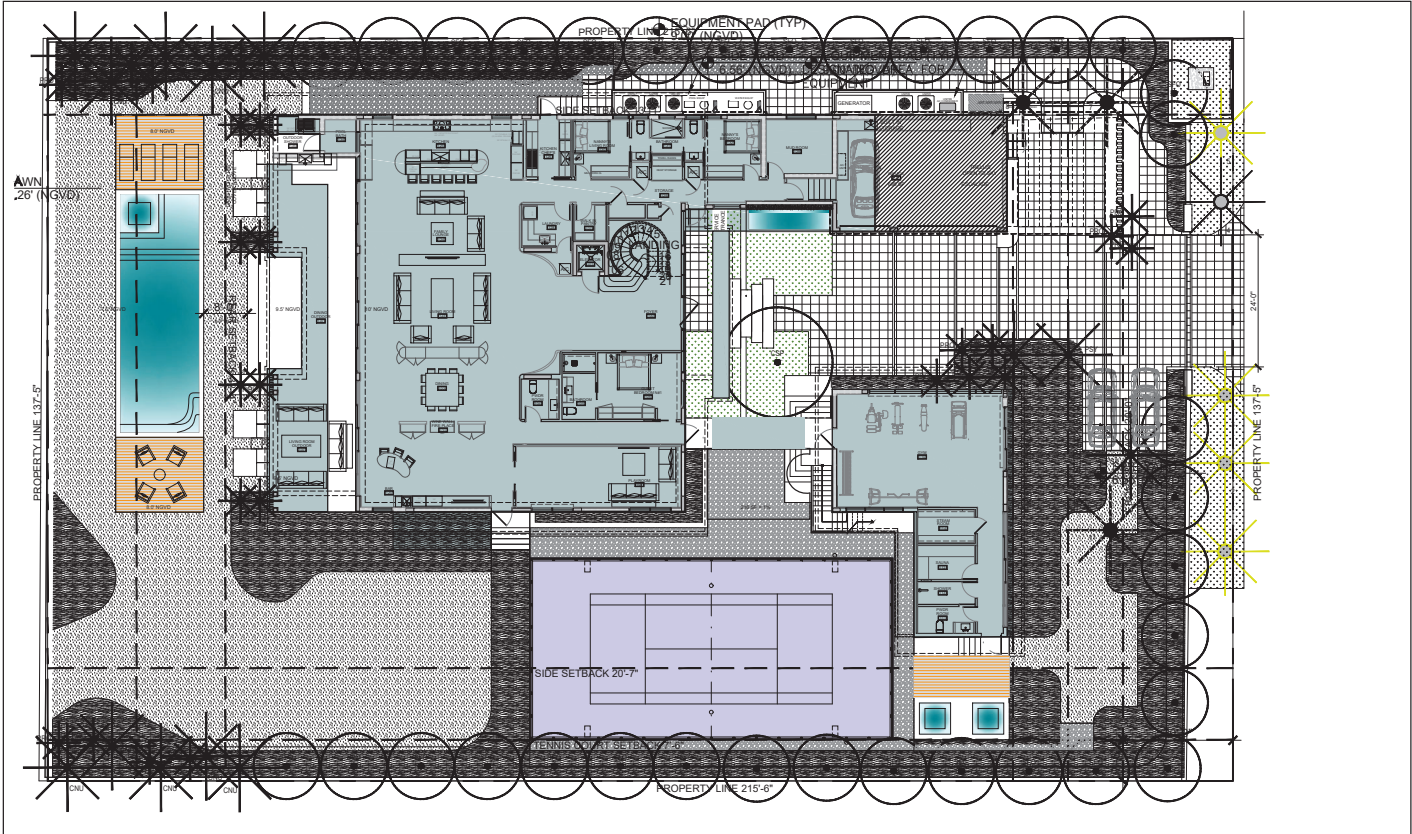
REAR YARD PERVIOUS SPACE (32'-4" SETBACK) :4,370 SF
REQUIRED PERVIOUS AREA: 3,059 SF (70%) MIN.
PROPOSED PERVIOUS SPACE: 3,524 SF (80.64%)



EXISTING LOT- LOT COVERAGE CALCULATION	
LOT SIZE	21,550 SF
MAXIMUM LOT COVERAGE	6,465 SF (30.00%)
MAIN RESIDENCE	6,420 SF
TOTAL	6,420 SF (29.79%)



PROPOSED LOT- LOT COVERAGE CALCULATION	
LOT SIZE	29,631 SF
MAXIMUM LOT COVERAGE	8,889 SF (30.00%)
MAIN RESIDENCE	8,889 SF
TOTAL	8,889 SF (30.00%)



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Kobi Karp AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Kobi Karp Architecture, & Interior Design, Inc. AIA, © 2022

Phase

FINAL SUBMITTAL

PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
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

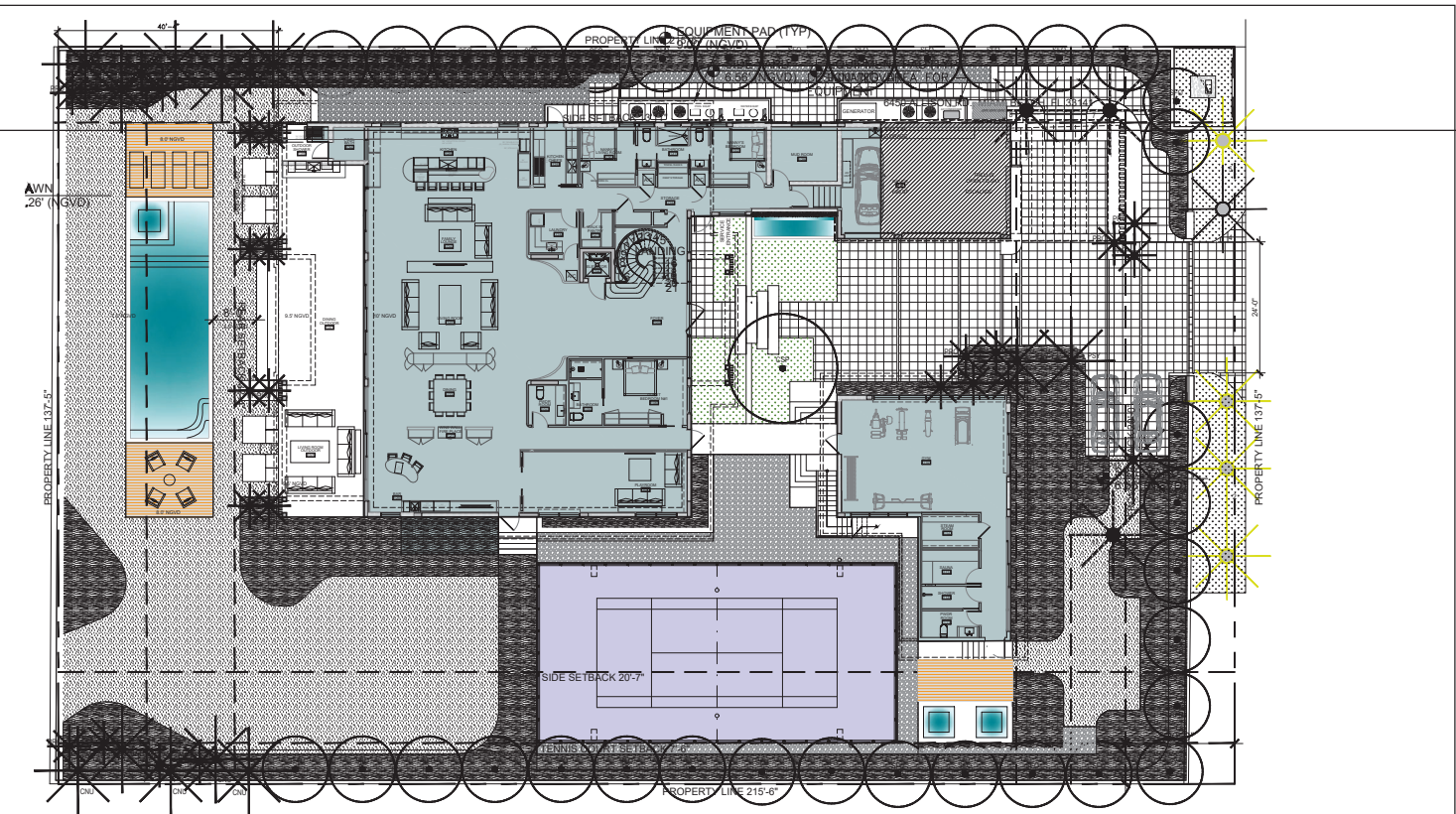
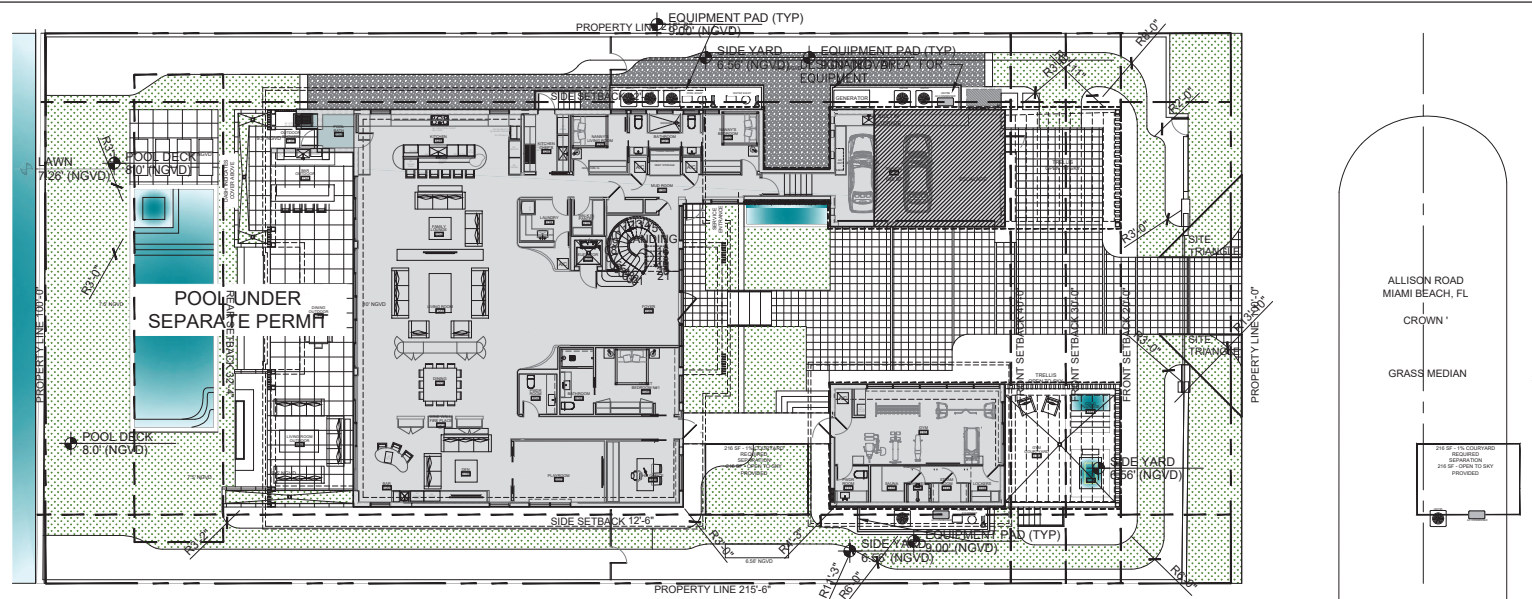


LOT COVERAGE

Date	12-15-2023	Sheet No.
Scale	--	A1.01
Project	21124	

EXISTING LOT - TOTAL UNIT SIZE CALCULATION	
LEVEL 1 MAIN RESIDENCE	5,592 SF
LEVEL 1 GARAGE	500 SF NOT INCLUDED
LEVEL 2 MAIN RESIDENCE	4,771 SF
LEVEL ROOF	0 SF
TOTAL	10,363 SF (48.08%)
EXISTING UNIT SIZE CALCULATION LEVEL 1	
LEVEL 1	5,592 SF
TOTAL	5,592 SF (25.94%)
LOT SIZE =	21,550 SF
MAX	10,775 SF (50.00%)
MAIN RESIDENCE =	10,363 SF (48.08%)

PROPOSED LOT - TOTAL UNIT SIZE CALCULATION	
LEVEL 1 MAIN RESIDENCE	7,407.5 SF
LEVEL 1 GARAGE	500 SF NOT INCLUDED
LEVEL 2 MAIN RESIDENCE	7,407.5 SF
LEVEL ROOF	0 SF
TOTAL	14,815 SF (50.00%)
PROPOSED UNIT SIZE CALCULATION LEVEL 1	
LEVEL 1	7,407.5 SF
TOTAL	7,407.5 SF (25.00%)
LOT SIZE =	29,631 SF
MAX	14,815 SF (50.00%)
MAIN RESIDENCE =	14,815 SF (50.00%)



Rev.	Date	Rev.	Date

Phase
FINAL SUBMITTAL

PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
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

K O B I
K A R P

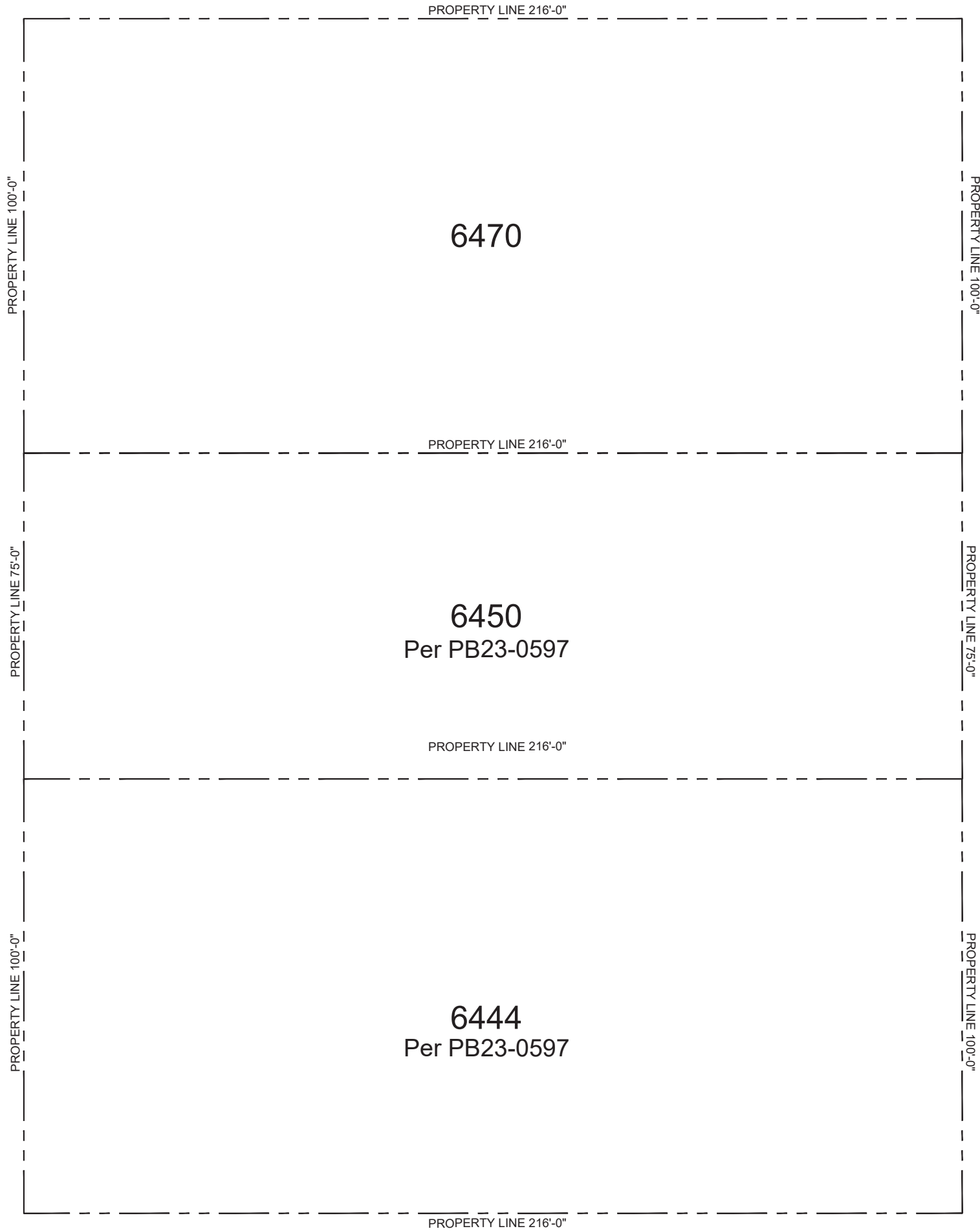
K O B I K A R P
Lic. # AR0012578

UNIT SIZE

Date	12-15-2023	Sheet No.
Scale	--	A1.02
Project	21124	

1 UNIT SIZE

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



EXISTING LOT DIAGRAM

Scale: N/A

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2022

Phase

FINAL SUBMITTAL

PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
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

KOBI KARP
Lic. # AR0012578

K O B I

K A R P

EXISTING LOT DIAGRAM

Date	12-15-2023	Sheet No. A2.00
Scale	--	
Project	21124	