

# PRIVATE RESIDENCE

6470 ALLISON ROAD  
MIAMI BEACH, FL 33141

DRB24-1033  
DRB FINAL SUBMITTAL PACKAGE - 11-03-2024



ARCHITECT  
 KOBI KARP ARCHITECTURE  
 AND INTERIOR DESIGN, INC.  
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Rev.	Date	Rev.	Date

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Owner:  
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Architect:  
 Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28th Street,  
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KOBI KARP  
Lic. # AR0012578

COVER

Date	11-03-2024	Sheet No.	A0.00
Scale	--		
Project	21124		

DRAWING INDEX		
PROJECT:	21124	21124 ALLISON RD
DATE:	11/01/2024	
		<b>Delta (Revision):</b>
Discipline	Sheet	Description
<b>Landscape</b>		
	TD1	TREE DISPOSITION PLAN
	TD3	TREE DISPOSITION DETAIL & DATA
	LO	LOT COVERAGE DIAGRAMS
	L1	HARDSCAPE PLAN
	LP1	LANDSCAPE PLAN
	LP2	LANDSCAPE INSTALL DETAILS
	LP3	LANDSCAPE REQUIREMENT CLACULATIONS
<b>Arch.</b>		
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	A0.01A	DRB RECORDED ORDER
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	A0.02A	IMAGE KEY
	A0.03	EXISTING CONDITIONS
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	A1.33	AXO
	A1.34	AXO
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	A1.36	EXPLODED AXO
	A1.37	EXPLODED AXO
	A2.01	SITE PLAN
	A3.00	PROPOSED LEVEL 1
	A3.01	PROPOSED LEVEL 2
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	A4.00	ELEVATIONS
	A4.01	ELEVATIONS
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	A4.04	RENDERED ELEVATIONS
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	A6.10	ENLARGED FRONT GATE, SECTION & DETAILS

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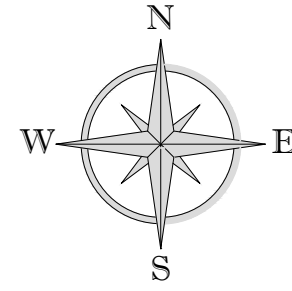


**DRAWING INDEX**

Date	11-03-2024	Sheet No.	A0.01
Scale	--		
Project	21124		

# SPECIFIC PURPOSE SURVEY

SCALE: 1" = 20'



SURVEYOR'S LEGEND (IF ANY APPLIED)		ABBREVIATION (IF ANY APPLIED)	
	BOUNDARY LINE	ARC	CURVE
	STRUCTURE (BLDG.)	A/C	AIR CONDITIONING UNIT
	CONCRETE BLOCK WALL	ASPH.	ASPHALT
	METAL FENCE	B.M.	BENCH MARK
	WOODEN FENCE	Bk/Cor.	BLOCK CORNER
	CHAIN LINK FENCE	Calc.(C)	CALCULATED
	WOOD DECK/DOCK	CB	CATCH BASIN
	ASPHALTED AREAS	C.B.S.	CONCRETE BLOCK STRUCTURE
	CONCRETE	CL	CLEAR
	BRICKS OR PAVERS	CONC.	CONCRETE
	ROOFED AREAS	D.M.E.	DRAINAGE MAINT. EASEMENT
	WATER (EDGE OF WATER)	Ø	DIAMETER
	AIR CONDITIONER	ELEV.	ELEVATION
	CATCH BASIN	ENC.	ENCROACHMENT
	MANHOLE	F.D/H	FOUND DRILL HOLE
	O.E. OVERHEAD ELECT.	F.H.	FIRE HYDRANT
	POWER POLE	F.N/D	FOUND NAIL AND DISC
	LIGHT POLE	F.I.P.	FOUND IRON PIPE
	HANDICAP SPACE	F.S.	FOUND SPIKE
	FIRE HYDRANT	L.P.	LIGHT POLE
	EASEMENT LINE	MEAS.(M)	MEASURED
	WATER VALVE	MH	MANHOLE
	WATER METER	M	MONUMENT
	CONC. LIGHT POLE	M.L.	MONUMENT LINE
	POOL PUMP	MNTS	NOT TO SCALE
	WATER HEATER	R	RADIUS
		P/W	PARKWAY
		P.O.B.	POINT OF BEGINNING
		P.O.C.	POINT OF COMMENCEMENT
		P.I.	POINT OF INTERSECTION
		P.L.	PROPERTY LINE
		P.P.	POWER POLE
		P.R.M.	PERMANENT REFERENCE MONUMENT
		P.T.	POINT OF TANGENCY
		RAD.	RADIAL
		REC. (R)	RECORDED
		RES.	RESIDENCE
		EASMT.	EASEMENT
		R/W	RIGHT OF WAY
		S.E.C.	SECTION
		S.D/H	SET DRILL HOLE
		S.N/D	SET NAIL AND DISC
		S.I.P.	SET IRON PIPE
		S.R.B.	SET REBAR
		STY	STORY
		SWK.	SIDEWALK
		T.O.P.	TOP OF BANK
		U.E.	UTIL. EASEMENT
		W.P.	WOODEN POLE
		S	SECTION LINE
		Δ	DELTA
		C	CALCULATED

SITE ADDRESS: 6470 ALLISON RD., MIAMI BEACH, FL. 33141  
 JOB NUMBER: 23-628  
 DATE OF SURVEY: JUNE 30, 2023 / OCTOBER 28, 2023 ( UPDATE) / FEBRUARY 8, 2024 (SPOT)  
 FOLIO NUMBER: 02-3211-003-0390 AND A PORTION OF 02-3211-003-0400

- JOB SPECIFIC SURVEYOR NOTES:**
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 12086C-0326L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
  - LAND AREA OF SUBJECT PROPERTY: **21,600 SF (+/-)** ORIGINAL LOT COMBINED LOTS 29,631 SF (+/-)
  - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. A-33**, WITH AN ELEVATION OF **8.23 FEET**.
  - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.09°38'43"E, AS PER GPS COORDINATES BEING THE RECORDED BEARING FOR THE CENTERLINE OF ALLISON RD., AS SHOWN ON PLAT BOOK 31 AT PAGE 75 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

**GENERAL SURVEYOR NOTES:**

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/40 FOOT FOR HARDCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

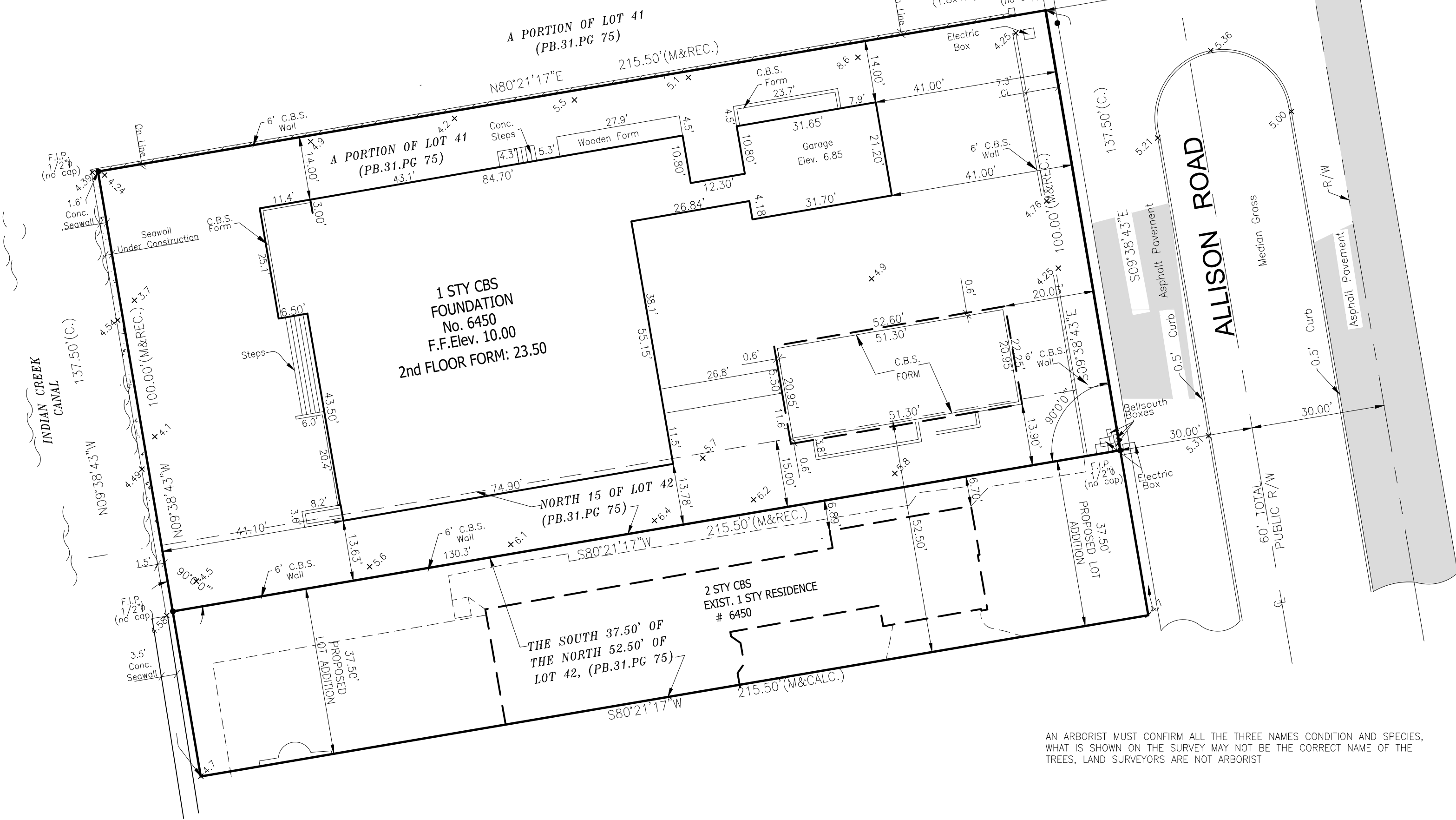
IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

AN ARBORIST MUST CONFIRM ALL THE THREE NAMES CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES, LAND SURVEYORS ARE NOT ARBORIST

**ENCROACHMENTS AND OTHER POINTS OF INTEREST:**

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
- THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

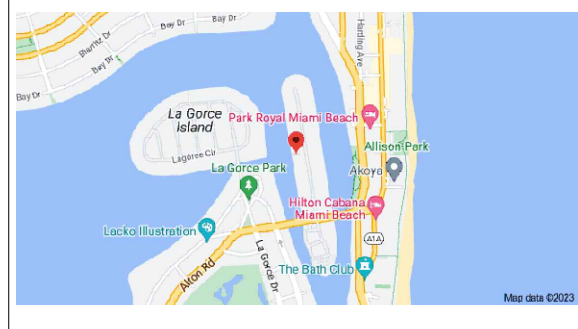
WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.



**LEGAL DESCRIPTION:**  
 THE SOUTH 85 FEET OF LOT 41 AND THE NORTH 15 FEET OF LOT 42, INDIAN CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,  
 AND  
 THE SOUTH 37.50 FEET OF THE NORTH 52.50 FEET OF LOT 42, INDIAN CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## LOCATION MAP

SCALE: NTS



**American Services of Miami, Corp.**  
 Consulting Engineers . Planners . Surveyors

266 GIRALDA AVENUE  
 CORAL GABLES, FL 33134  
 PHONE: (305)598-5101 FAX: (305)598-8627  
 ASOMIAMI.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, PSM ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ED PINO  
 NO. 6771  
 PROFESSIONAL LAND SURVEYOR AND MAPPER OF THE STATE OF FLORIDA

DATE: MARCH 7, 2024

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CFN: 20220547168 BOOK 33279 PAGE 4948  
DATE: 07/08/2022 11:25:51 AM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CT

**DESIGN REVIEW BOARD**  
City of Miami Beach, Florida

MEETING DATE: June 7, 2022

PROPERTY/FOLIO: 6470 Allison Road / 02-3211-003-0390

FILE NO: DRB22-0802

IN RE: An application for Design Review Approval for the construction of a new two-story single-family home, including one or more waivers, to replace an existing architecturally significant pre-1942 residence.

LEGAL: South 85 Feet of Lot 41 & North 15 Feet of Lot 42 of "Indian Creek Subdivision" according to the plat thereof as recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.

APPLICANT: Martin Markowitz, TRS

**ORDER**

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. **Design Review**

A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 5, 9 and 19 in Section 118-251 of the Miami Beach Code.

C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Sea Level Rise Criteria 1 and 10 in Section 133-50(a) of the Miami Beach Code.

D. The project would be consistent with the criteria and requirements of Section 118-251 and/or Section 133-50(a) if the following conditions are met:

- Revised elevation, site plan, and floor plan drawings for the proposed new home shall be submitted, at a minimum, such drawings shall incorporate the following:

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a. The proposed height requirement **shall not be** waived as proposed for the centrally located 2-story sloped roof. A maximum waiver of **two (2) feet** shall be approved, with a **maximum height of 29'-0"** for the central sloped roof structure.

b. Additional fenestration shall be provided along the south elevation to break up the expanse of stone cladding, in a manner to be reviewed and approved by staff.

c. The color for the proposed roof shall consist of a lighter gray finish, subject to the review and approval of staff.

d. The color of the proposed metallic trellis frames located at the front of the property shall consist of a lighter finish, and the design shall be further developed to increase the spacing of the smaller vertical elements, subject to the review and approval of staff.

e. An alternative to the proposed glass railing shall be explored, in a manner to be reviewed and approved by staff.

f. The final design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

g. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding plans shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plans shall comply with Chapter 26-Landscape Requirements of the Miami Beach Code and shall incorporate the following:

- The landscaping at the entrance to the home shall be further enhanced, subject to the review and approval of staff.
- The trees proposed along the north and south property walls shall be moved farther away from the north and south walls, in a manner to be reviewed and approved by staff.
- Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.

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d. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.

e. Prior to any site demolition work, a tree protection fence following the City standard shall be installed for trees scheduled to remain subject to the review and approval of the City Urban Forester.

f. Any necessary root and tree branch pruning with a diameter at breast height (DBH) of 2" or greater shall be approved by the City Urban Forester prior to any tree work.

g. Any tree identified to be in good overall condition shall be retained, and protected in its current location if it is not in conflict with the proposed home, or it shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.

h. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.

i. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.

j. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.

k. Any proposed new street trees shall be of a planting species consistent or similar with existing street trees in the immediate area or consistent with any master street tree plan for the area, subject to the review and approval of the City Urban Forester.

l. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of the Public Works Department.

m. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

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n. The utilization of root barriers and Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.

o. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-252, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. **Variance(s)**

A. No variance(s) were filed as part of this application.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. **General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.**

A. All new construction over 7,000 square feet shall be required to be, at a minimum, certified as LEED Gold by USGBC. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant to Chapter 133 of the City Code. This fee is set as a percentage of the cost of construction.

B. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

C. During construction work, the applicant shall maintain gravel at the front of the construction site within the first 15'-0" of the required front yard, and including the swale (subject to the review and approval of Public Works), to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way.

D. During the course of construction, all vehicles, including, but not limited to all personal vehicles, shall park within the confines of the private property, the swale directly abutting the construction site, or at alternate overflow parking sites that are

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**Architect:**  
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not on-street metered spaces and not zoned RS. Additionally, parking of any vehicles shall be prohibited in the travel lanes of all streets.

E. Prior to the issuance of a building permit for the new home, a construction fence shall be installed along all property lines, in accordance with Section 142-876 of the City Code. "Vacant and abandoned properties and construction sites." However, along the front property line, such fence shall consist of an opaque screening, a minimum of eight (8) feet tall (as measured from adjacent grade), which may include plywood or aluminum panels, or the equivalent solid construction on a wood or metal frame, with a continuous color finish, and concrete foundations. Only rolling gates or rigid folding panels shall be permitted. Swinging gates shall not be permitted. Such fence shall not encroach into the right-of-way.

F. All allowable construction signage shall be attached to or situated behind the construction fence, and shall be limited to one (1) sign, not to exceed four (4) square feet, in accordance with Section 138-133 of the City Code.

G. The building and parking departments shall approve a construction parking plan prior to the issuance of any building permit, including applicable demolition permits for the project.

H. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.

I. The contractor(s) shall ensure that the street and the swale directly abutting the construction site remains free of debris and refuse at all times; at a minimum, the contractor(s) shall inspect and clear the street and swale areas before leaving at the end of each day.

J. This order shall be enforced by the Building, Planning, Parking and Code Compliance Departments.

K. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.

L. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

M. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

N. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Department approval.

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O. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

P. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

Q. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Private Residence, 6470 Allison Road", as prepared by Kobi Karp Architecture and Interior Design, Inc., signed and dated April 11, 2022, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of

DR  
MK

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CFN: 20220547168 BOOK 33279 PAGE 4954

Page 7 of 7  
DRB22-0802 - 6470 Allison Road  
June 7, 2022

the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated 7/6/2022 | 5:40 PM EDT

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:  
Michael Belush, AICP  
Chief of Planning and Zoning  
For Chairman

BY: MICHAEL BELUSH, AICP  
Chief of Planning and Zoning  
For Chairman

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 6th day of July, 2022, by Michael Belush, Chief of Planning and Zoning of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

LIBRETH BUENO  
MY COMMISSION # 14183248  
EXPIRES: December 12, 2022  
Bonded This Notary Public Underwater

Notary:  
Print Name: Steven Kellstein  
Notary Public, State of Florida  
My Commission Expires: 12/12/22  
Commission Number: 441522043

(NOTARIAL SEAL)

Approved As To Form: Steven Kellstein ( 7/6/2022 | 5:20 PM EDT )  
City Attorney's Office: 1186408627249

Filed with the Clerk of the Design Review Board on: Jessica Gonzalez ( 7/7/2022 | 7:42 AM EDT )

DR  
MK



**DRB RECORDED ORDER**

Date	11-03-2024	Sheet No.	A0.01A
Scale	--		
Project	21124		



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

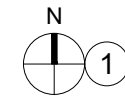
**SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET**

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:	29,631SF		
8	Lot width:	137'-6"	Lot Depth:	215'-6"
9	Max Lot Coverage SF and %:	8,890 SF (30.00%)	Proposed Lot Coverage SF and %:	6,945 SF (23.44%) (500 SF CREDIT)
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	2,349 SF (85.42 %)	Rear Yard Open Space SF and %:	3,136 SF (70.56%)
12	Max Unit Size SF and %:	14,815 SF (50.00 %)	Proposed Unit Size SF and %:	11,363 SF (49.93 %)
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	5,984 SF (20.20%)
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 % :	5,379 SF (18.15 %)
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"		41'-0"	
20	Front Second level:	30'-0"		41'-0"	
21	Side 1: NORTH SIDE 1:	12'-6" MIN.		13'-10.5"	
22	Side 2 or (facing street): SOUTH SIDE 2:	12'-6" MIN.		28'-6"	
23	Rear:	32'-6"		41'-0"	
	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% MIN.		42'-4.5"	
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				

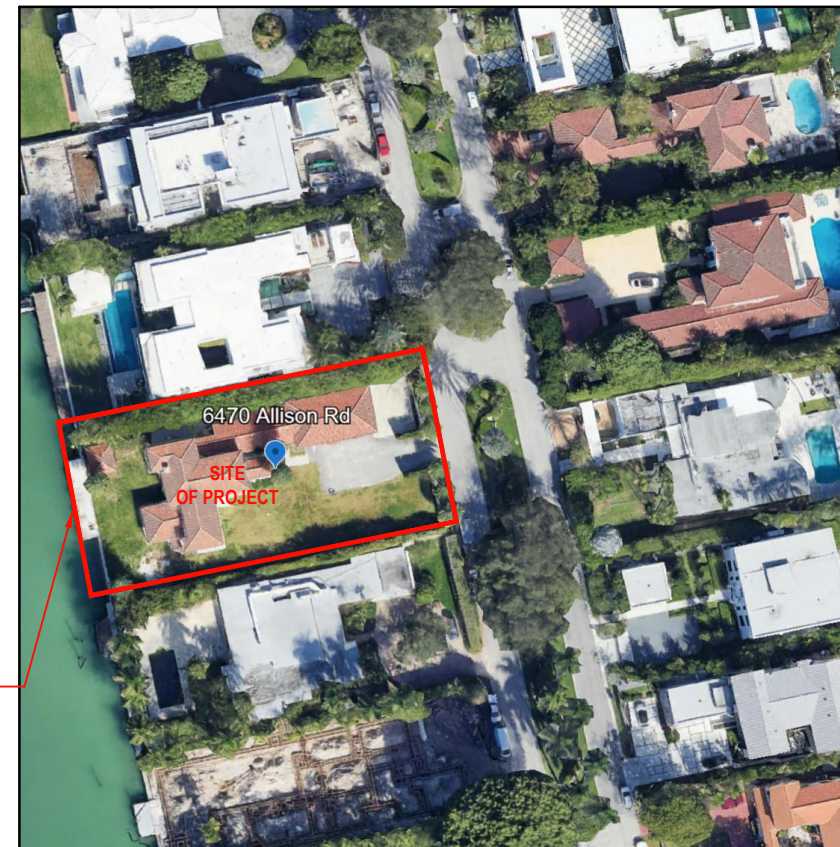
**Notes:**  
 If not applicable write N/A

App/PlanRev1-16v.1



**RADIUS SITE LOCATION & IMAGE KEY PLAN**

NO SCALE



6470 ALLISON RD.

Rev.	Date	Rev.	Date

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DRB24-1033

**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



**DATA SHEET**

Date	11-03-2024	Sheet No.	A0.02
Scale	--		
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

**RADIUS SITE LOCATION & IMAGE KEY PLAN**

NO SCALE



C1 - ALLISON RD. (VIEW TO NORTH)



C2 - ALLISON RD. (VIEW TO SOUTH)

Rev.	Date	Rev.	Date

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**PRIVATE RESIDENCE**  
6470 ALLISON RD.  
MIAMI BEACH, FL 33141

<b>Owner:</b> Name Address Address Tel: Email
<b>Consultant:</b> Name Address Address Tel: Email
<b>Consultant:</b> Name Address Address Tel: Email
<b>Consultant:</b> Name Address Address Tel: Email
<b>Architect:</b> 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

KOBİ KARP  
Lic. # AR0012578

**IMAGE KEY**

Date	11-03-2024	Sheet No.	A0.02A
Scale	--		
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

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DRB24-1033

PRIVATE RESIDENCE  
6470 ALLISON RD.  
MIAMI BEACH, FL 33141

Owner:  
Name  
Address  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
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KOBİ KARP  
Lic. # AR0012578



① EXISTING CONDITIONS

NO SCALE

EXISTING CONDITIONS

Date	11-03-2024	Sheet No.	A0.03
Scale	--		
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

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DRB24-1033

**PRIVATE RESIDENCE**  
6470 ALLISON RD.  
MIAMI BEACH, FL 33141

**Owner:**  
Name  
Address  
Address  
Tel:  
Email

**Consultant:**  
Name  
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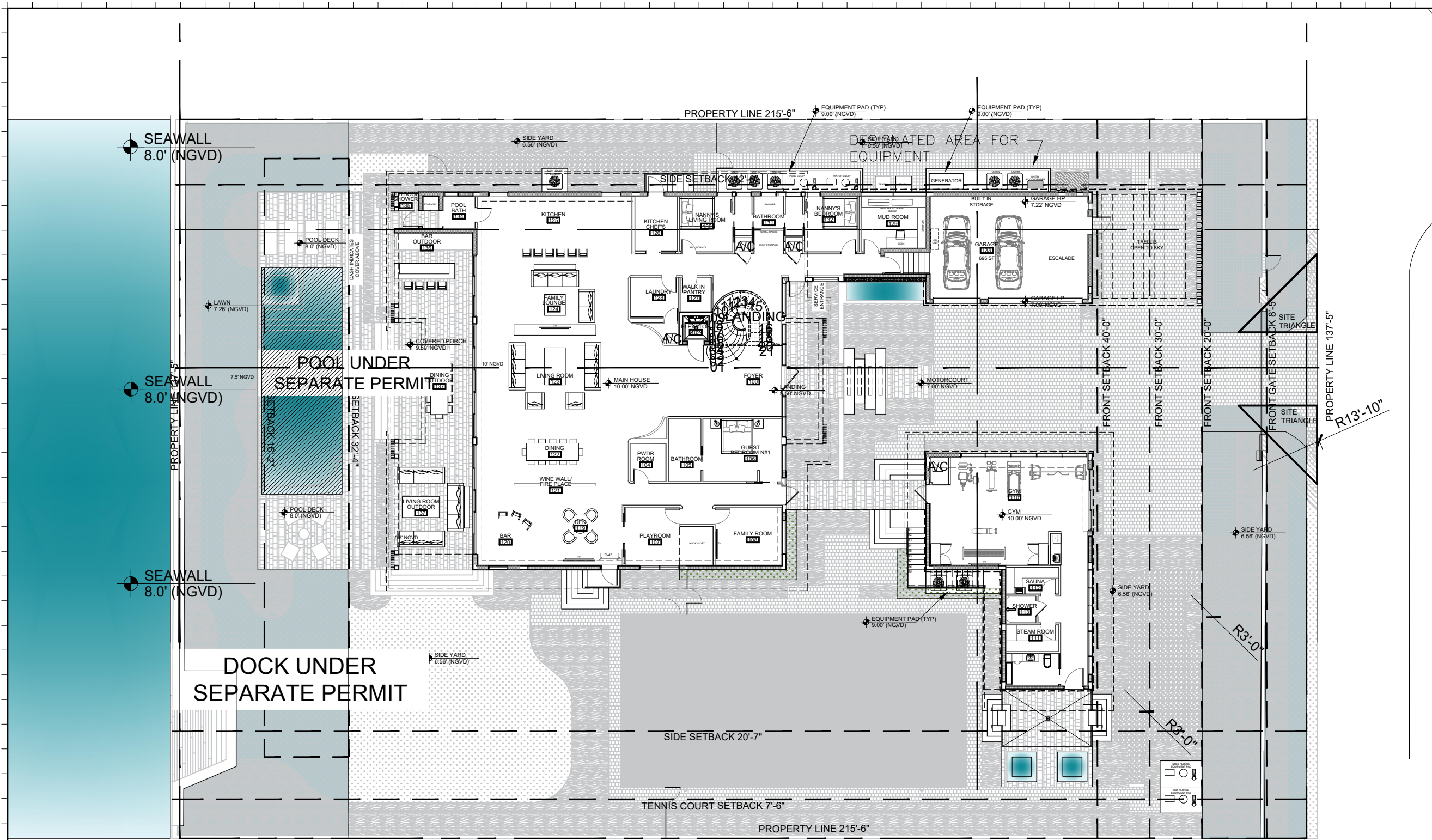
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**CONTEXT IMAGES**

Date	11-03-2024	Sheet No.	A0.04
Scale	--		
Project	21124		



PROPOSED PERVIOUS CALCULATION	
FRONT YARD PERVIOUS SPACE (30'-0" SETBACK) :	2,750 SF
REQUIRED PERVIOUS AREA:	1,375 SF (50%) MIN
PROPOSED PERVIOUS SPACE:	2,349 (85.42%)
REAR YARD PERVIOUS SPACE (32'-4" SETBACK) :	4,444 SF
REQUIRED PERVIOUS AREA:	3,110 SF (70%) MIN.
PROPOSED PERVIOUS SPACE:	3,136 SF (70.57%)
PROPOSED PERVIOUS CALCULATION	
100% LANDSCAPED 216 SF - 1% COURTYARD REQUIRED SEPARATION	
216 SF - OPEN TO SKY PROVIDED	

**1** PERVIOUS CALCULATIONS  
Scale: 1/20" = 1'-0"

Rev.	Date	Rev.	Date

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DRB24-1033

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6470 ALLISON RD.  
MIAMI BEACH, FL 33141

- Owner:**  
Name  
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- Consultant:**  
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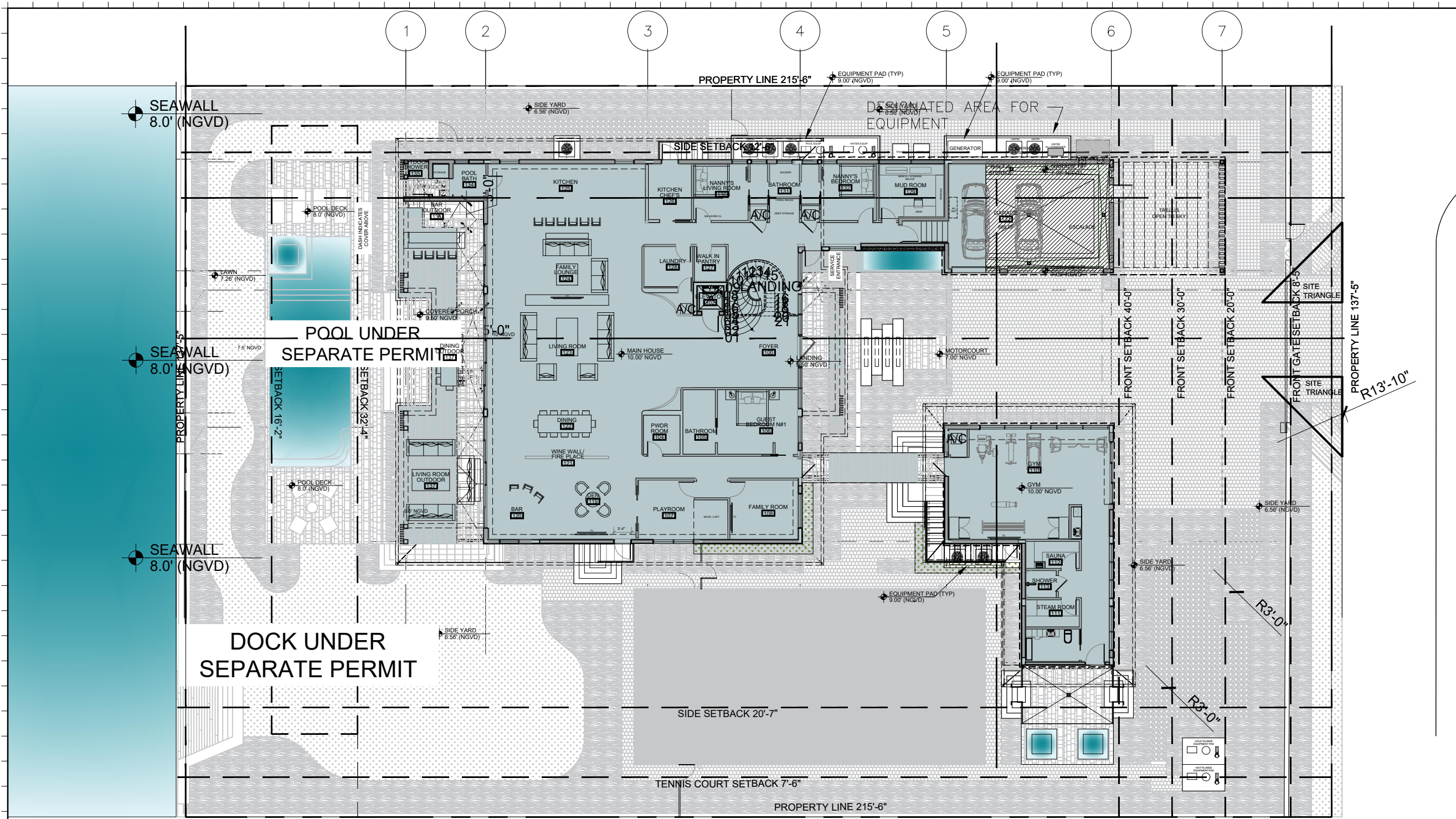
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Lic. # AR0012578

**ZONING DIAGRAMS**

Date	11-03-2024	Sheet No.	A1.00
Scale	--		
Project	21124		



Rev.	Date	Rev.	Date

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DRB24-1033

**PRIVATE RESIDENCE**  
 6470 ALLISON RD.  
 MIAMI BEACH, FL 33141

- Owner:**  
 Name  
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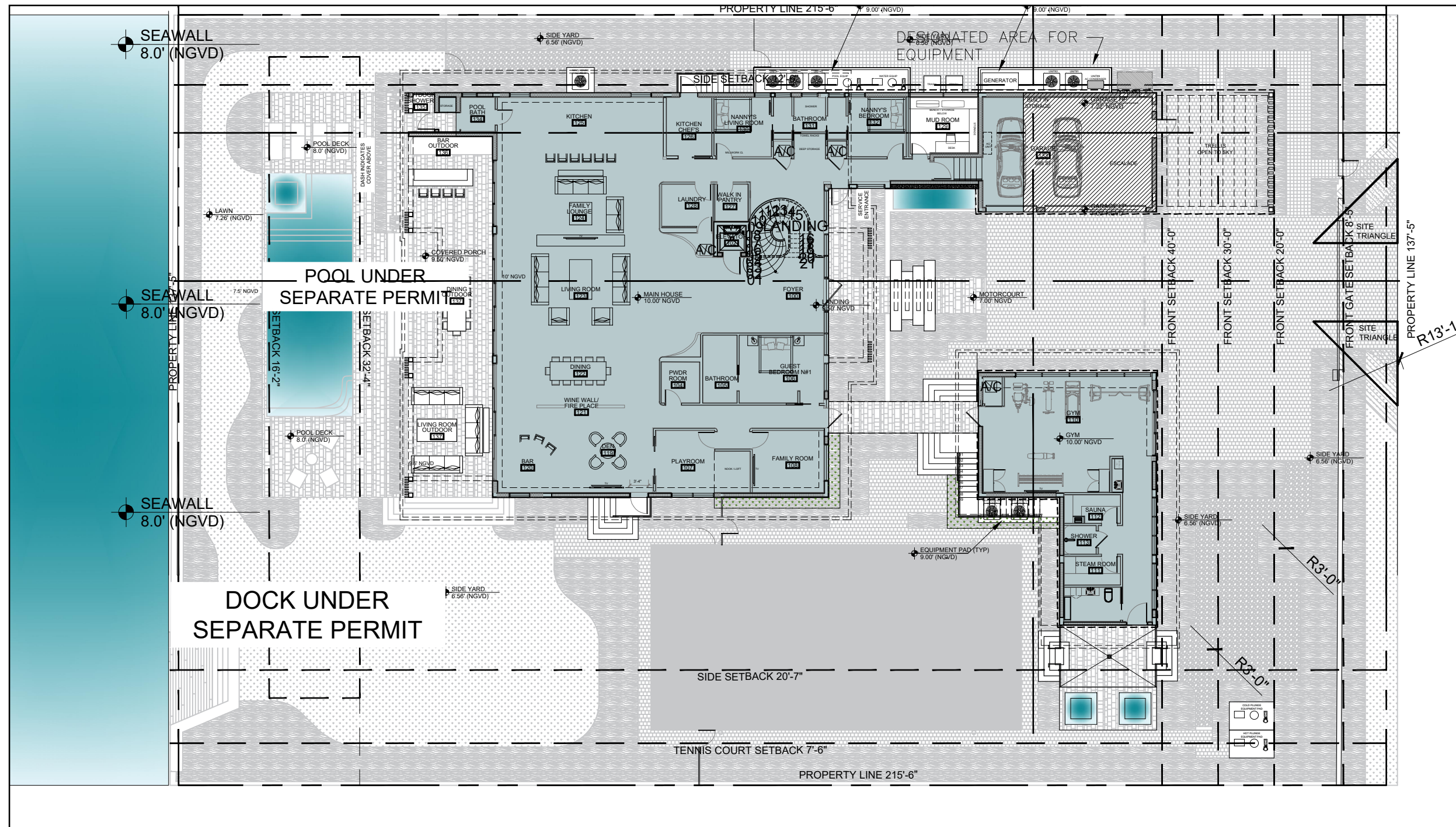
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**ZONING DIAGRAMS**

Date	11-03-2024	Sheet No.	A1.01
Scale	--		
Project	21124		

PROPOSED LOT COVERAGE CALCULATION	
LOT SIZE	29,631 SF
MAXIMUM LOT COVERAGE	8,890 SF (30.00%)
MAIN RESIDENCE	6,945 SF (23.44%)
GARAGE	500 SF NOT INCLUDED
<b>TOTAL</b>	<b>6,945 SF (23.44%)</b>

**1 LOT COVERAGE**  
 Scale: 1/20" = 1'-0"



Rev.	Date	Rev.	Date

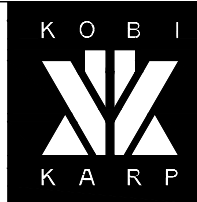
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DRB24-1033

**PRIVATE RESIDENCE**  
 6470 ALLISON RD.  
 MIAMI BEACH, FL 33141

- Owner:**  
 Name  
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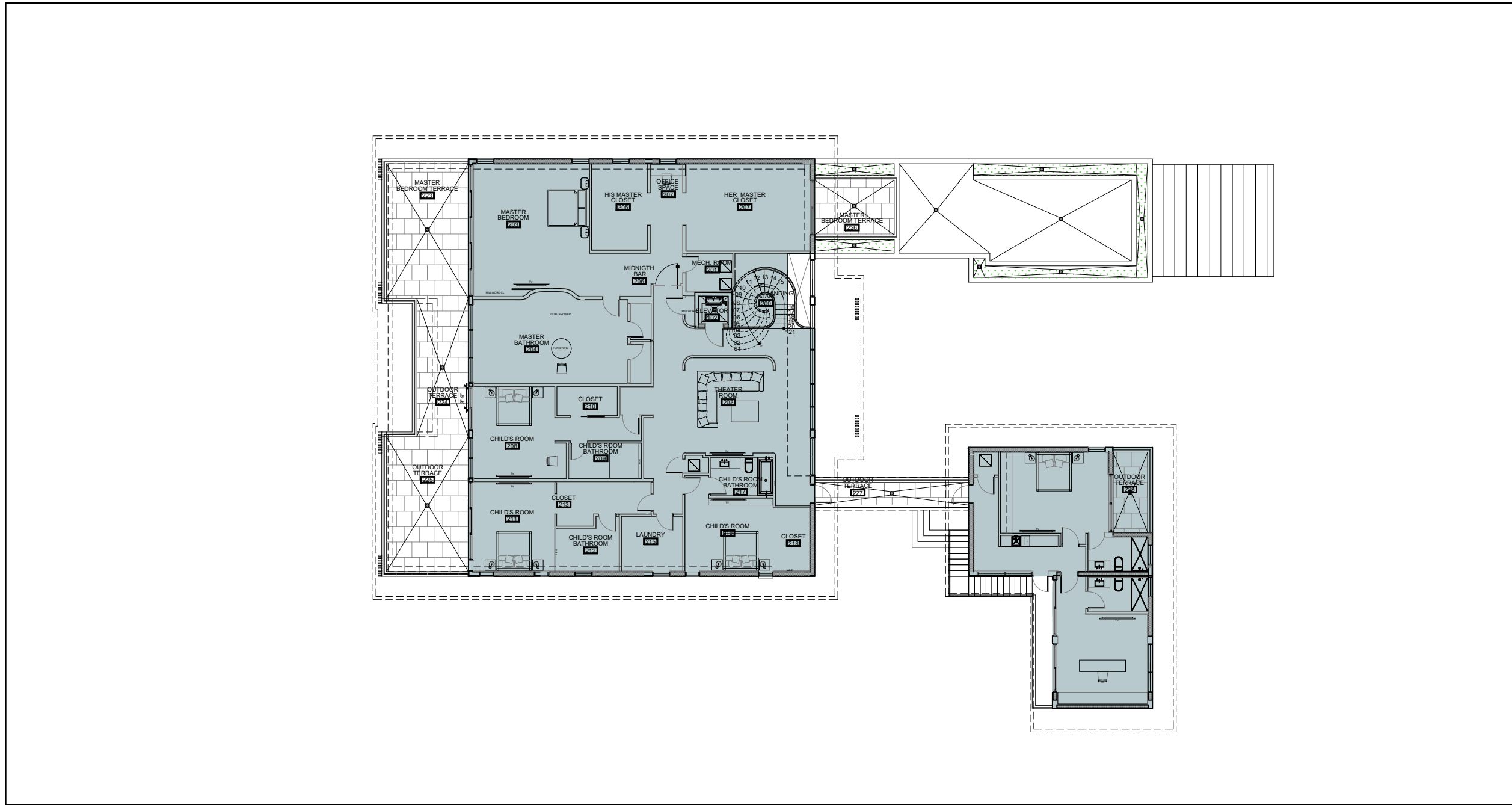


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**ZONING DIAGRAMS**

Date	11-03-2024	Sheet No.	A1.02
Scale	--		
Project	21124		

PROPOSED TOTAL UNIT SIZE CALCULATION	
LEVEL 1 MAIN RESIDENCE	5,984 SF
LEVEL 1 GARAGE	500 SF NOT INCLUDED
LEVEL 2 MAIN RESIDENCE	5,379 SF
LEVEL ROOF	0 SF
<b>TOTAL</b>	<b>11,363 SF (38.35%)</b>
PROPOSED UNIT SIZE CALCULATION LEVEL 1	
LEVEL 1	5,984 SF
<b>TOTAL</b>	<b>5,984 SF (20.20%)</b>
LOT SIZE =	29,631 SF
MAX	14,815 SF
MAIN RESIDENCE =	11,363 SF (38.35%)



PROPOSED TOTAL UNIT SIZE CALCULATION	
LEVEL 1 MAIN RESIDENCE	5,984 SF
LEVEL 1 GARAGE	500 SF NOT INCLUDED
LEVEL 2 MAIN RESIDENCE	5,379 SF
LEVEL ROOF	0 SF
<b>TOTAL</b>	<b>11,363 SF (38.35%)</b>
PROPOSED UNIT SIZE CALCULATION LEVEL 1	
LEVEL 1	5,984 SF
<b>TOTAL</b>	<b>5,984 SF (20.20%)</b>
LOT SIZE =	29,631 SF
MAX	14,815 SF
MAIN RESIDENCE =	11,363 SF (38.35%)

**1 UNIT SIZES** Scale: 1/20" = 1'-0"

Rev.	Date	Rev.	Date

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**DRB24-1033**

**PRIVATE RESIDENCE**  
6470 ALLISON RD.  
MIAMI BEACH, FL 33141

**Owner:**  
Name  
Address  
Tel:  
Email

**Consultant:**  
Name  
Address  
Tel:  
Email

**Consultant:**  
Name  
Address  
Tel:  
Email

**Consultant:**  
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Email

**Architect:**  
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KOBİ KARP  
Lic. # AR0012578

**ZONING DIAGRAMS**

Date	11-03-2024	Sheet No.	A1.03
Scale	--		
Project	21124		



① CONTEXT ELEVATIONS (FRONT VIEW)  
Scale: 1/32" = 1'-0"



② CONTEXT ELEVATIONS (REAR VIEW)  
Scale: 1/32" = 1'-0"

Rev.	Date	Rev.	Date

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DRB24-1033

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

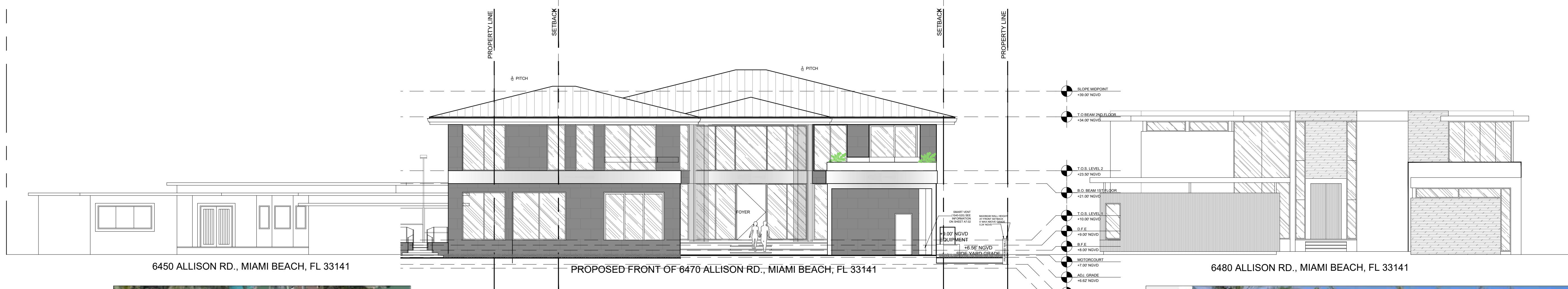
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**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

KOBI KARP  
Lic. # AR0012578

CONTEXT ELEVATIONS

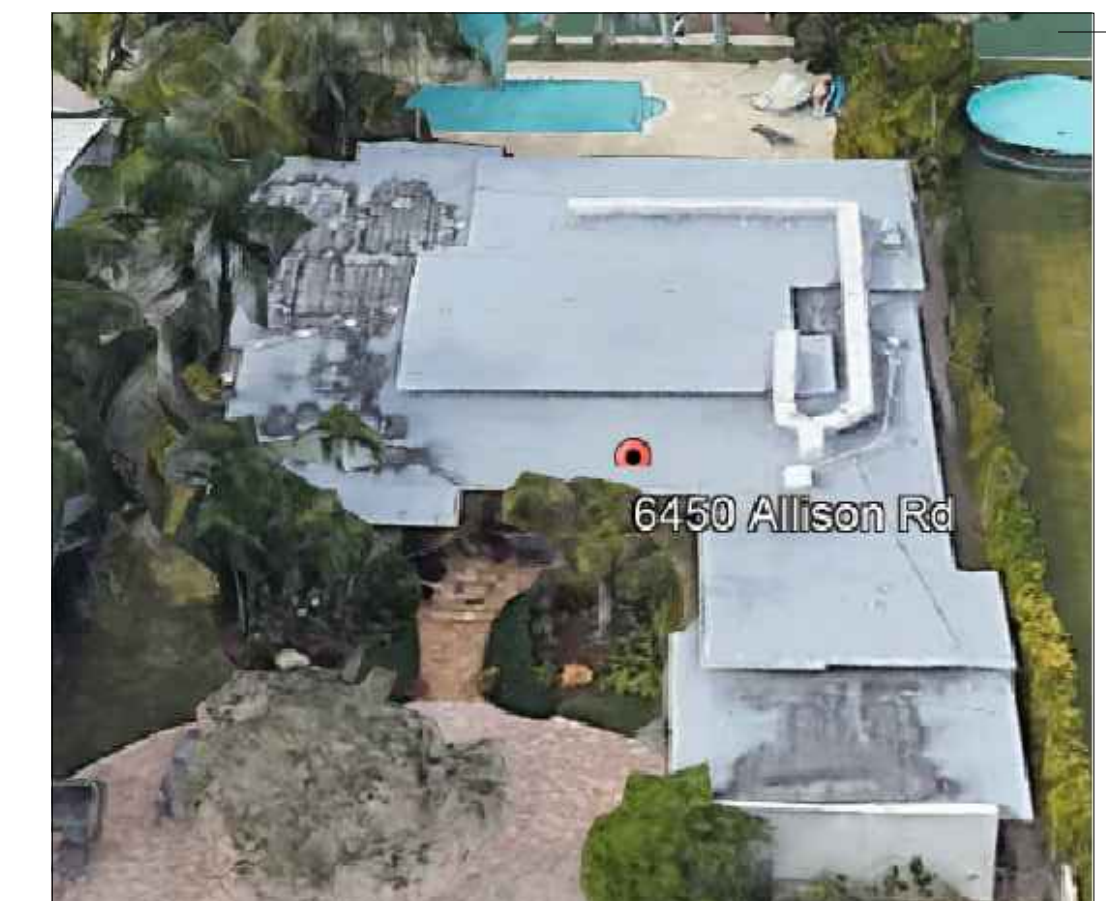
Date	11-03-2024	Sheet No.	A1.20
Scale	--		
Project	21124		



6450 ALLISON RD., MIAMI BEACH, FL 33141

PROPOSED FRONT OF 6470 ALLISON RD., MIAMI BEACH, FL 33141

6480 ALLISON RD., MIAMI BEACH, FL 33141



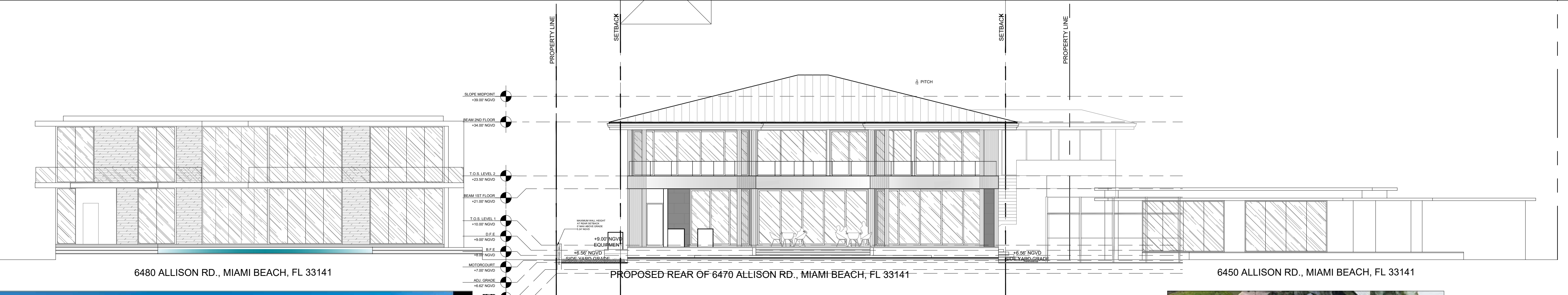
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Phase  
DRB SUBMISSION

PRIVATE RESIDENCE  
6470 ALLISON RD  
MIAMI BEACH, FL 33141

1 CONTEXT ELEVATIONS (FRONT VIEW)  
Scale: 3/32" = 1'-0"



6480 ALLISON RD., MIAMI BEACH, FL 33141

PROPOSED REAR OF 6470 ALLISON RD., MIAMI BEACH, FL 33141

6450 ALLISON RD., MIAMI BEACH, FL 33141



**Owner:**  
Name  
Address  
Tel:  
Email

**Consultant:**  
Name  
Address  
Tel:  
Email

**Consultant:**  
Name  
Address  
Tel:  
Email

**Consultant:**  
Name  
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**Architect:**  
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KOBİ KARP  
Lic. # AR0012578



CONTEXT ELEVATIONS

2 CONTEXT ELEVATIONS (REAR VIEW)  
Scale: 3/32" = 1'-0"

Date	05-16-2024	Sheet No.	A1.21
Scale	--		
Project	21124		