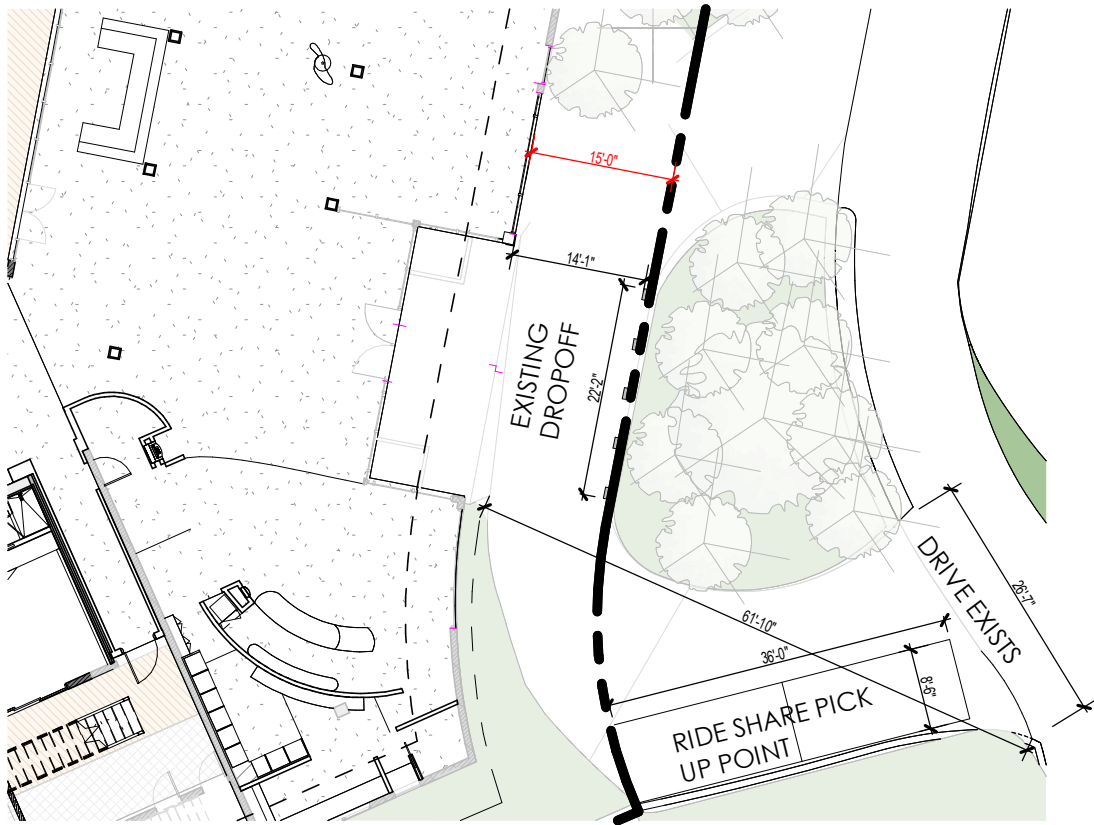
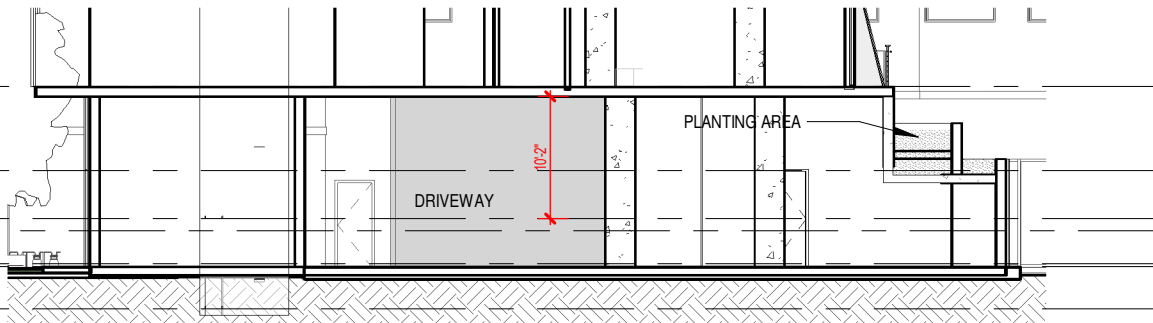


3 SIDE SETBACK (WEST) REQUIREMENT
REDUCTION BY 4'-4"
1" = 20'-0"



2 FRONT SETBACK REQUIREMENT
REDUCTION BY 5'-0"
1" = 20'-0"

- Level 2 F.F.
(20' - 0"NGVD) 11' - 0"
- MAX FREEBOARD
(13' - 0"NGVD) 4' - 0"
- MIN FREEBOARD
(9' - 0"NGVD) 0' - 0"
- FLOODPLAIN
(8' - 0"NGVD) -1' - 0"
- EX. LOBBY FIN FLR
(5' - 3"NGVD) -3' - 9"
- GROUND FLOOR
(5' - 0"NGVD) -4' - 0"
- GRADE
(1' - 6"NGVD) -7' - 6"



1 RESIDENTIAL LOBBY HEIGHT
CLEARANCE REDUCTION BY 2'-0"
1/16" = 1'-0"

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP ARCHITECTURE, INC. AND MAY NOT BE COPIED, REPRODUCED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE, INC. AIA (A)

DRB23-0994 - Final Submittal

THE STANDARD
40 ISLAND AVE, MIAMI BEACH
MIAMI BEACH, FL 33139

Owner
Nomade Lido LLC
2340 Collins Ave,
Miami Beach, FL 33139
Tel:
Email:

Landscape Architect:
Christopher Cawley
780 NE 69th Street, Suite 200
Miami, Florida 33138
Tel: 786.536.2961 / 305.979.1585
Email: christophercawley.com

Structure:
B&J Consulting Engineers
Jaime H. Jaramillo PH
7955 NW 12th Street S-418
Doral, FL 33126
786-703-9243
Email:

Interior Design: INTERIOR DESIGN: NOT PART OF PERMIT SET
FOX Fox Studio
5306 Middle Fiskville RD,
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

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



VARIANCES + WAIVERS
EXHIBIT

THE STANDARD

Date: 04/07/2024	Sheet No. A0.03.5
Scale: As indicated	
Project: -	

EX. 3RD FIN FLR
(33' - 0"NGVD) 24' - 0"

Level 2
(19' - 9"NGVD) 10' - 9"

MAX FREEBOARD
(13' - 0"NGVD) 4' - 0"

GROUND FLOOR
(5' - 0"NGVD) -4' - 0"

GRADE
(1' - 6"NGVD) -7' - 6"

1 REQUIRED SIDE YARD SECTION
1/16" = 1'-0"

EX. 3RD FIN FLR
(33' - 0"NGVD) 24' - 0"

Level 3 F.F.
(31' - 0"NGVD) 22' - 0"

EX. 2ND LEVEL
(19' - 8"NGVD) 10' - 8"

EX. LOWER 2ND LEVEL
(14' - 11"NGVD) 5' - 11"

EX. LOBBY FIN FLR
(5' - 3"NGVD) -3' - 9"

GROUND FLOOR
(5' - 0"NGVD) -4' - 0"

2 REQUIRED FRONT YARD SECTION
1/16" = 1'-0"

EX. 2ND LEVEL
(19' - 8"NGVD) 10' - 8"

EX. LOWER 2ND LEVEL
(14' - 11"NGVD) 5' - 11"

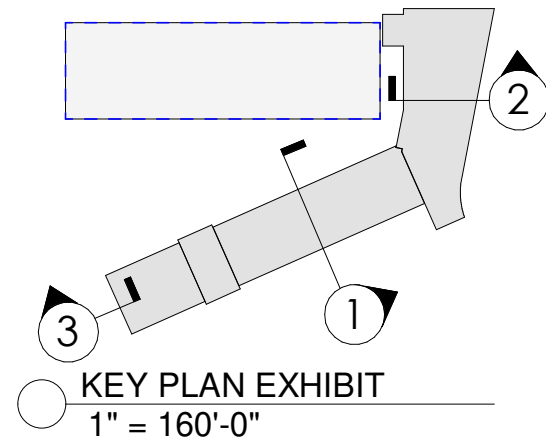
FLOODPLAIN
(8' - 0"NGVD) -1' - 0"

EX. LOBBY FIN FLR
(5' - 3"NGVD) -3' - 9"

GROUND FLOOR
(5' - 0"NGVD) -4' - 0"

WATER LEVEL
(0' - 0"NGVD) -9' - 0"

3 REQUIRED WATER SIDE SECTION
1/16" = 1'-0"



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP ARCHITECTURE, INC. AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE, INC. (K)

DRB23-0994 - Final Submittal

THE STANDARD
40 ISLAND AVE, MIAMI BEACH
MIAMI BEACH, FL 33139

Owner
Nomade Lido LLC
2340 Collins Ave,
Miami Beach, FL 33139
Tel:
Email:

Landscape Architect:
Christopher Cawley
780 NE 69th Street, Suite 200
Miami, Florida 33138
Tel: 786.536.2961 / 305.979.1585
Email: christophercawley.com

Structure:
B&J Consulting Engineers
Jaime H. Jaramillo PH
7955 NW 12th Street S-418
Doral, FL 33126
786-703-9243
Email:

Interior Design: INTERIOR DESIGN: NOT PART OF PERMIT SET
FOX Fox Studio
5306 Middle Fiskville RD,
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

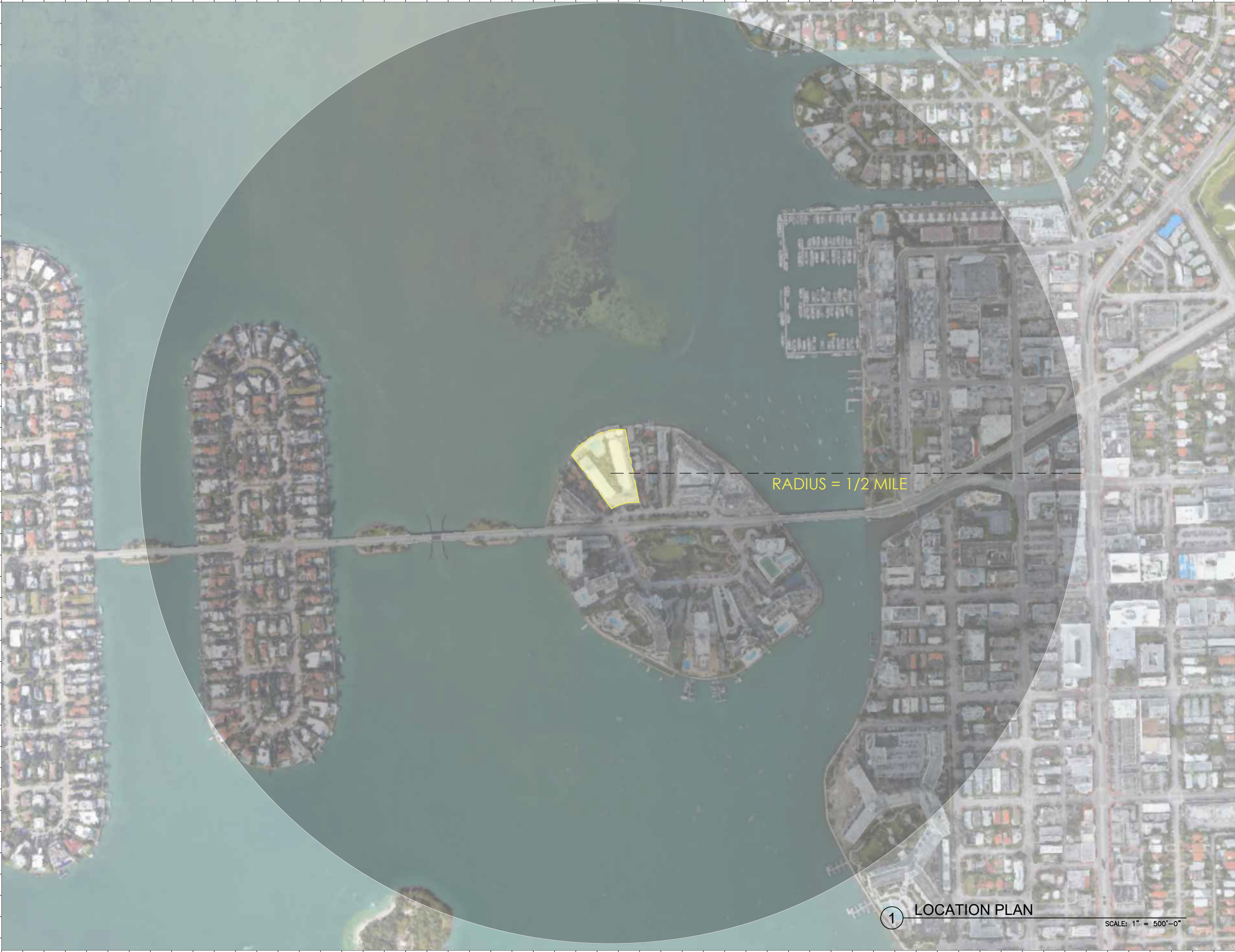
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



REQUIRED YARD +
ELEVATIONS EXHIBIT

THE STANDARD

Date: 04/07/2024	Sheet No.
Scale: As indicated	A0.03.6
Project: -	



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: © 2018

DRB23-0994 - Final Submittal

Owner:
Nomade Lido LLC
2340 Collins Ave
Miami Beach, FL 33139
Tel:
Email:

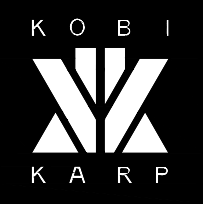
Landscape Architect:
Christopher Cawley
780 NE 69th Street Suite 200
Miami, FL 33138
Tel: 786.536.2961 / 305.979.1585
Email: christophercawley.com

Structure:
B&J Consulting Engineers
Jaime H. Jaramillo PH
7955 NW 12th Street S-418
Doral, FL 33126
786-703-9243
Email:

Interior Design:
FOX Fox Studio
5306 Middle Fiskville RD,
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

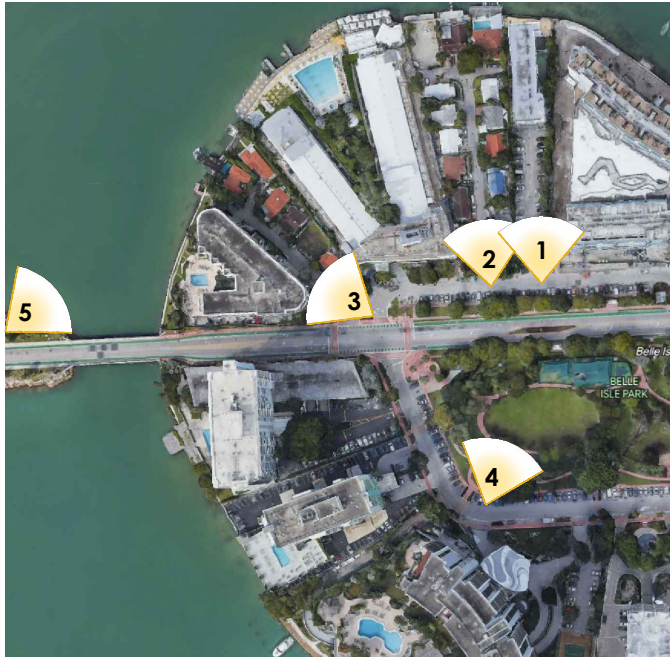
INTERIOR DESIGN: NOT PART OF PERMIT SET

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



LOCATION PLAN
THE STANDARD

Date	04/07/2024	Sheet No.
Scale	1" = 500'	A0.04
Project		



① CONTEXT VIEW - ISLAND BUILDING
SCALE: N.T.S.



② CONTEXT VIEW - FARREY LANE
SCALE: N.T.S.



③ CONTEXT VIEW - CENTURY LANE
SCALE: N.T.S.



④ CONTEXT VIEW - BELLE ISLE PARK
SCALE: N.T.S.



⑤ CONTEXT VIEW - ISLAND WEST VIEW
SCALE: N.T.S.

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: © 2018

DRB23-0994 - Final Submittal

Owner:
Nomade Lido LLC
2340 Collins Ave
Miami Beach, FL 33139
Tel:
Email:

Landscape Architect:
Christopher Cawley
780 NE 69th Street Suite 200
Miami, FL 33138
Tel: 786.536.2961 / 305.979.1585
Email: christophercawley.com

Structure:
B&J Consulting Engineers
Jaime H. Jaramillo PH
7955 NW 12th Street S-418
Doral, FL 33126
786-703-9243
Email:

Interior Design:
FOX Fox Studio
5306 Middle Fiskville RD,
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

INTERIOR DESIGN: NOT PART OF PERMIT SET

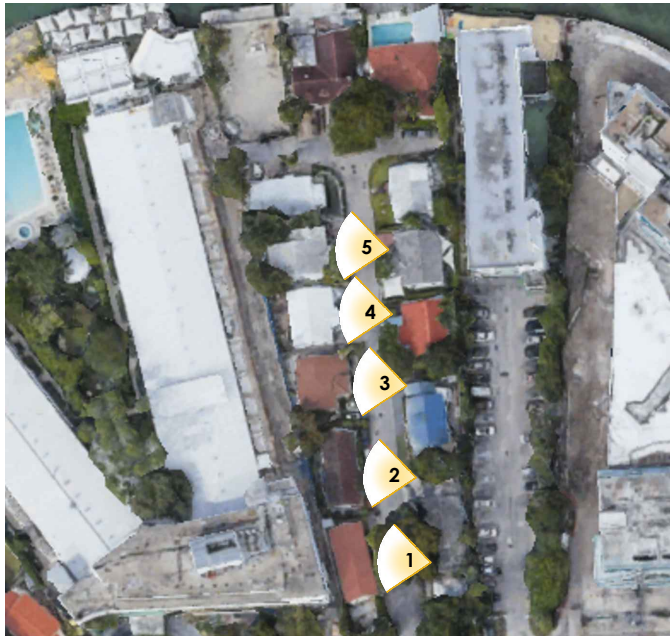
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



CONTEXT VIEWS

THE STANDARD

Date	04/07/2024	Sheet No.
Scale	NTS	A0.05
Project		



① CONTEXT VIEW - FARREY LANE HOME 1
SCALE: N.T.S.



② CONTEXT VIEW - FARREY LANE HOME 2
SCALE: N.T.S.



③ CONTEXT VIEW - FARREY LANE HOME 3
SCALE: N.T.S.



④ CONTEXT VIEW - FARREY LANE HOME 4
SCALE: N.T.S.



⑤ CONTEXT VIEW - FARREY LANE HOME 5
SCALE: N.T.S.

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: © 2018

DRB23-0994 - Final Submittal

Owner:
Nomade Lido LLC
2340 Collins Ave
Miami Beach, FL 33139
Tel:
Email:

Landscape Architect:
Christopher Cawley
780 NE 69th Street Suite 200
Miami, FL 33138
Tel: 786.536.2961 / 305.979.1585
Email: christophercawley.com

Structure:
B&J Consulting Engineers
Jaime H. Jaramillo PH
7955 NW 12th Street S-418
Doral, FL 33126
786-703-9243
Email:

Interior Design:
FOX Fox Studio
5306 Middle Fiskville RD,
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

INTERIOR DESIGN: NOT PART OF PERMIT SET

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



CONTEXT VIEWS

THE STANDARD

Date	04/07/2024	Sheet No.
Scale	NTS	A0.06
Project		