

# 1420 WEST 23 ST RESIDENCE

1420 WEST 23 STREET  
SUNSET ISLAND MIAMI BEACH, FL  
33140

DRB FINAL SUBMITTAL - MARCH 11TH, 2019



ARCHITECT  
KOBI KARP ARCHITECTURE  
AND INTERIOR DESIGN, INC.

2915 BISCAYNE BLVD. SUITE 200  
MIAMI, FLORIDA 33137  
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Rev.	Date	Rev.	Date

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## Zoning

DRB19-0364 FINAL SUBMITTAL  
MARCH 11, 2019

1420 W 23RD STREET  
1420 West 23rd Street  
Miami Beach, FL 33140

## Owner:

Kobi Karp & Nancy Karp

**Landscape Architect:**  
Christopher Cawley Landscape Architecture LLC  
780 NE 69th Street, Suite 1106  
Miami, Florida 33138  
786.534.5327  
chris@christophercawley.com

## Consultant:

Name  
Address  
Tel:  
Email

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Name  
Address  
Tel:  
Email

**Architect of Record:**  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
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KOBI KARP  
Lic. # AR0012578

COVER



Date	MARCH 11, 2019	Sheet No.
Scale		A0.00
Project	18109	



# SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION				
1	ADDRESS:	1420 W 23RD STREET, MIAMI BEACH, FL 33140			
2	FOLIO NUMBER(S):	02-3228-001-1510			
3	BOARD AND FILE NUMBERS:	N/A			
4	YEAR BUILT:	1936	ZONING DISTRICT:	RS-3 (SINGLE-FAMILY)	
5	BASE FLOOD ELEVATION:	8'-0" NGVD	FUTURE GRADE VALUE IN NGVD :	N/A	
6	GRADE:	5.28' NGVD	FREE BOARD:	+5.00' N.G.V.D.	
7	LOT AREA:	19,686 SF	HEIGHT OF FIRST FLOOR:	+14.00' N.G.V.D. (+1' ABOVE BFE + FREEBOARD)	
8	LOT WIDTH:	112'-6"	LOT DEPTH:	175'-0"	
9	MAX LOT COVERAGE SF AND %:	5,906 SF (30.00%)	PROPOSED LOT COVERAGE SF AND %:	4,903 SF (24.90%)	
10	EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	N/A	
11	FRONT YARD OPEN SPACE SF AND %:	1,614 SF (71.37%)	REAR YARD OPEN SPACE SF AND %:	2,077 SF (70.33%)	
12	MAX UNIT SIZE SF AND %:	9,843 SF (50.00%)	PROPOSED UNIT SIZE SF AND %:	8,595 SF (43.66%)	
13	EXISTING FIRST FLOOR UNIT SIZE SF AND %:	N/A	PROPOSED FIRST FLOOR UNIT SIZE %:	4,348 SF (22.08%)	
14	EXISTING SECOND FLOOR UNIT SIZE SF AND %:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %	N/A	
15		N/A	PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	3,823 SF (19.41%)	
16	EXISTING UNIT SIZE	N/A	PROPOSED ROOF FLOOR AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):		N/A
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24'- FLAT ROOFS	N/A	28'-0"	WAIVER #1: +4'-0"
		27'- SLOPED ROOFS	N/A	N/A	NONE
18	SETBACKS:				
19	FRONT FIRST LEVEL:	20'-0"	N/A	N/A	NONE
20	FRONT SECOND LEVEL:	30'-0"	N/A	30'-0"	NONE
21	SIDE 1: WEST	14'-1"	N/A	14'-1"	NONE
22	SIDE 2: EAST	14'-1"	N/A	14'-1"	NONE
23	REAR:	26'-3" (15%)	N/A	41'-0"	NONE
	ACCESSORY STRUCTURE SIDE 1:	7'-6"	N/A	7'-6"	NONE
24	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	NONE
25	ACCESSORY STRUCTURE REAR:	13'-1.5"	N/A	N/A	NONE
26	SUM OF SIDE YARD:	28'-1" (25%)	N/A	N/A	NONE
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT):		NO		
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?		NO		
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?		YES		

NOTES: IF NOT APPLICABLE WRITE N/A

## LEGAL DESCRIPTION

LOT 20 AND THE EAST 1/2 OF LOT 21, BLOCK 3-D, OF 3RD REVISED PLAT OF, SUNSET ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40 AT PAGE 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A 15'-0" TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 2'-0" AND 8'-0" ABOVE AVERAGE GRADE (5.28' N.G.V.D.) MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION

THE SIDE OF THE PROPERTY SHALL BE GRADED IN A MANNER TO RETAIN ALL  
RAINWATER ON THE PROPERTY WITH THE USE OF INTERCEPTOR SWALES AROUND THE PERIMETER OF THE SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES  
AND THE AREA ADJACENT TO THE CANAL WILL BE GRADED TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO THE CANAL

SWIMMING POOL SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTION R401.17.1.1 THROUGH R401.17.1.14 OF THE FLORIDA BUILDING CODE, 2010 RESIDENTIAL. POOL , EQUIPMENT AND POOL BARRIER ARE UNDER A SEPARATE PERMIT

[illegible][illegible]

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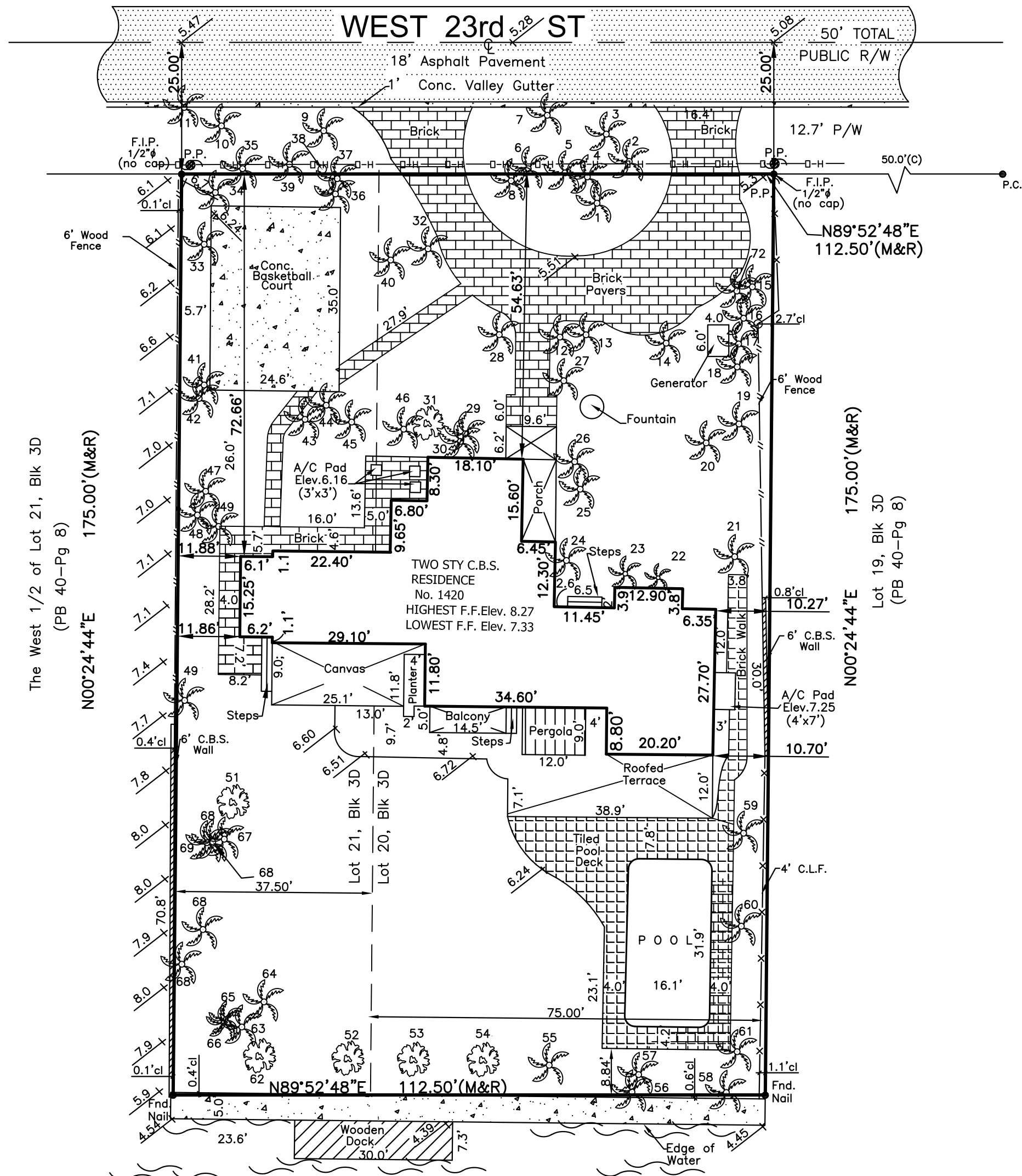
## PROJECT DATA

Date	MARCH 11, 2019	Sheet No.  <b>A0.01</b>
Scale		
Project	18109	



SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



TREE LIST

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	CANARY DATE PALM	PHOENIX CANARIENSIS	1.5'	50'	30'
2	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	40'
3-5	COCONUT	COCOS NUCIFERA	0.8'	15'	15'
6-7	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	15'	6'
8	ROYAL PALM	ROYSTONIA ELATA	0.5'	12'	8'
9-10	ROYAL PALM	ROYSTONIA ELATA	1.75'	60	50'
11	BOTTLE PALM	HYOPHORBE LAGENICLAUS	1.30'	12'	8'
12-13	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	25'	5'
14	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	12'	5'
15-16	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.5'	15'	6'
17	ROYAL PALM	ROYSTONIA ELATA	1.75'	60	50'
18	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.5'	15'	5'
19	COCONUT	COCOS NUCIFERA	1.8'	60'	50'
20	BIRD OF PARADISE	STRELITZIA	1.5'	35'	25'
21	COCONUT	COCOS NUCIFERA	1.2'	40'	40'
22	BIRD OF PARADISE	STRELITZIA	0.8'	18'	8'
23	RECLINATA DATE PALM	PHOENIX RECLINATA	0.4'	7'	3'
24	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.5'	15'	6'
25-26	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.5'	25'	8'
27	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.4'	40'	6'
28	COCONUT	COCOS NUCIFERA	0.8'	50'	40'
29	UNKNOWN	UNKNOWN	0.8'	15'	6'
30	BIRD OF PARADISE	STRELITZIA	1.5'	25'	10'
31	LIVE OAK	QUERCUS VIRGINIANA	1.75'	50'	40'
32	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	50'
33-34	COCONUT	COCOS NUCIFERA	1.0'	15'	12'

CANAL

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
35	COCONUT	COCOS NUCIFERA	0.8'	18'	12'
36	COCONUT	COCOS NUCIFERA	1.5'	15'	8'
37	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	50'
38-39	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	12'	5'
40-42	COCONUT	COCOS NUCIFERA	1.75'	15'	20'
43-46	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	25'	6'
47-50	COCONUT	COCOS NUCIFERA	1.0'	20'	20'
51	WEeping FIG	FICUS BENJAMINA	5.0'	50'	50'
52-54	COCONUT	COCOS NUCIFERA	0.7'	16'	12'
55	COCONUT	COCOS NUCIFERA	1.2'	35'	25'
56	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.5'	12'	6'
57	UNKNOWN	UNKNOWN	0.6'	8'	10'
58	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.5'	12'	6'
59-61	COCONUT	COCOS NUCIFERA	1.5'	18'	12'
62	WEeping FIG	FICUS BENJAMINA	6.0'	50'	50'
63	ROYAL PALM	ROYSTONIA ELATA	0.8'	25'	12'
64-67	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.4'	25'	6'
68	ROYAL PALM	ROYSTONIA ELATA	1.3'	50'	40'
69	BIRD OF PARADISE	STRELITZIA	1.0'	15'	8'

LOCATION MAP

SCALE: NTS



SITE PICTURE



ABBREVIATION (IF ANY APPLIED)	
A = CURVE	P/W = PARKWAY
A/C = AIR CONDITIONING UNIT	P.O.B. = POINT OF BEGINNING
ASPH. = ASPHALT	P.O.C. = POINT OF CURVATURE
B.M. = BENCH MARK	P.C. = POINT OF CURVATURE
BLK/CON. = BLOCK CORNER	P.I. = POINT OF INTERSECTION
CALC. (C) = CALCULATED	P.L. = PROPERTY LINE
CB = CATCH BASIN	P.P. = POWER POLE
C.B.S. = CONCRETE BLOCK STRUCTURE	P.R.M. = PERMANENT REFERENCE MONUMENT
CL = CLEAR	P.T. = POINT OF TANGENCY
CONC. = CONCRETE	RAD. = RADIAL
D.A.E. = DRAINAGE MAINT. EASEMENT	REC. (R) = RECORDED
Ø = DIAMETER	RES. = RESIDENCE
EASMT. = EASEMENT	R/W = RIGHT OF WAY
ELEV. = ELEVATION	SEC. = SECTION
ENC. = ENCROACHMENT	S.D/H = SET DRILL HOLE
F.D/H = FOUND DRILL HOLE	S.N/D = SET NAIL AND DISC
F.H. = FIRE HYDRANT	S.I.P. = SET IRON PIPE
F.N/D = FOUND NAIL AND DISC	S.R.B. = SET REBAR
F.I.P. = FOUND IRON PIPE	STY = STORY
F.S. = FOUND SPIKE	SWC. = SIDEWALK
L.P. = LIGHT POLE	T.O.P. = TOP OF BANK
MEAS. (U) = MEASURED	U.E. = UTIL. EASEMENT
MH = MANHOLE	W.P. = WOODEN POLE
M = MONUMENT	WM = WATER METER
N = MONUMENT LINE	W = SECTION LINE
NTS = NOT TO SCALE	

SURVEYOR'S LEGEND (IF ANY APPLIED)	
BOUNDARY LINE	CATCH BASIN
STRUCTURE (BLDG.)	MANHOLE
CONCRETE BLOCK WALL	O.E. OVERHEAD ELECT.
METAL FENCE	POWER POLE
WOODEN FENCE	LIGHT POLE
CHAIN LINK FENCE	HANDICAP SPACE
WOOD DECK/DOCK	FIRE HYDRANT
ASPHALTED AREAS	EASEMENT LINE
CONCRETE	WATER VALVE
BRICKS OR PAVERS	TV-CABLE BOX
ROOFED AREAS	TV WATER METER
WATER (EDGE OF WATER)	CONC. LIGHT POLE

CERTIFIED TO :  
KOBI KARP AND W NANCY

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. **120035-0269L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: 19,686 SF (+/- 8) (C)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. Y-310-R**, WITH AN ELEVATION OF **5.62 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°24'44"E., BEING THE RECORDED BEARING FOR THE CENTERLINE OF REGATTA AVE., AS SHOWN ON PLAT BOOK 40 AT PAGE 8 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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.

PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE 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 1/100 FOOT FOR HARDSCAPE 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.

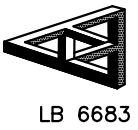
LEGAL DESCRIPTION:

LOT 20 AND THE EAST 1/2 OF LOT 21, BLOCK 3-D, OF ISLAND NUMBER 3, OF SECOND REVISED PLAT OF SUNSET ISLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 AT PAGE 78, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

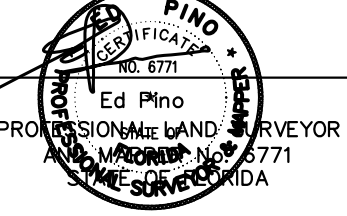
SITE ADDRESS: 1420 W. 23rd ST, MIAMI BEACH, FL 33140  
JOB NUMBER: 18-1223  
DATE OF SURVEY: DECEMBER 20, 2018  
FOLIO NUMBER: 02-3228-001-1510

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 ADMINSTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.



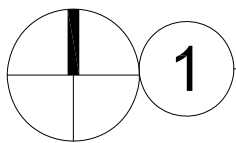
American Services of Miami, Corp.  
Consulting Engineers . Planners . Surveyors  
3195 PONCE DE LEON BLVD, SUITE 200  
CORAL GABLES, FL 33134  
PHONE: (305)598-5101 FAX: (305)598-8627  
ASOMIAMI.COM



DATE: JANUARY 2, 2019

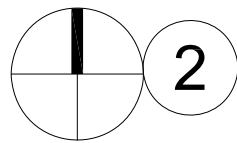
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LOCATION MAP

Scale: N.T.S.



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Lic. # AR0012578



LOCATION MAP

Date	MARCH 11, 2019	Sheet No.
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Project	18109	