

Sunset Island Residence
1753-1771 North View Drive
Miami Beach , FL 33140

DRB FINAL SUBMITTAL _DECEMBER 07 2020

DRB CASE FILE NUMBER: DRB20-0597

An amendment to the Single Family LDR’s took effect October 14, 2020;
this application was initiated in September and shall comply with the previous Single Family District LDR’s

Scope of Work:
Demolition of 2 Pre-1942 Structures
1 New 2-Story Single Family Residence



ARCHITECT
KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
58 NW 28TH ST.
MIAMI, FL 33127
T: 305.5731818

| INDEX | |
|--------------|------------------------------------|
| Dwg. # | Title |
| ARCHITECTURE | |
| A0- 00 | COVER / INDEX |
| A0- 01 | ZONING DATA |
| | SURVEY |
| | SURVEY |
| A0- 02 | LOCATION MAP |
| A0- 03 | CONTEXT IMAGES |
| A0- 04 | NEIGHBORING IMAGES |
| A0- 05 | EXISTING CONDITION IMAGES |
| A0- 06 | EXISTING CONDITION IMAGES |
| A0- 07 | EXISTING CONDITION IMAGES |
| A0- 08 | EXISTING CONDITION IMAGES |
| A0- 09 | CONTEXT ELEVATIONS |
| | |
| A1- 01 | LOT COVERAGE |
| A1- 02 | UNIT SIZE FIRST LEVEL |
| A1- 03 | UNIT SIZE SECOND LEVEL |
| A1- 04 | UNIT SIZE GROUND LEVEL |
| A1- 05 | UNIT SIZE ROOF |
| A1- 06 | PERVIOUS CALCULATIONS |
| A1- 07 | SETBACK DIAGRAM |
| A1- 08 | YARD ELEVATIONS |
| A1- 09 | NE AXO |
| A1- 10 | NW AXO |
| A1- 11 | SW AXO |
| A1- 12 | SE AXO |
| A1- 13 | EXPLODED AXO |
| A1- 14 | FRONT RENDERING |
| A1- 15 | FRONT RENDERING |
| A1- 16 | REAR RENDERING |
| A1- 17 | REAR RENDERING |
| | |
| A3- 01 | PLAN FIRST LEVEL |
| A3- 02 | PLAN SECOND LEVEL |
| A3- 03 | PLAN GROUND LEVEL |
| A3- 04 | ROOF PLAN |
| A3- 05 | MAIN STRUCTURE LEVEL 1 |
| A3- 06 | MAIN STRUCTURE LEVEL 2 |
| A3- 07 | GUEST HOUSE LVL 1 AND LVL2 |
| A3- 08 | BASEMENT PLAN |
| A3- 09 | MAIN STRUCTURE ROOF PLAN |
| | |
| A4- 01 | EAST AND NORTH ELEVATION |
| A4- 02 | WEST AND SOUTH ELEVATION |
| A4- 03 | SECTION |
| A4- 04 | GUESTHOUSE SECTION |
| A4- 05 | SOUTH RENDERED ELEVATION |
| A4- 06 | EAST RENDERED ELEVATION |
| A4- 07 | NORTH RENDERED ELEVATION |
| A4- 08 | WEST RENDERED ELEVATION |
| A5- 01 | TENNIS COURT DETAILS |
| | |
| LANDSCAPE | |
| I.000 | COVER |
| LR.100 | TREE DISPOSITION PLAN |
| LR.200 | TREE DISPOSITION SCHEDULE |
| LR.201 | TREE DISPOSITION NOTES & DETAILS |
| LH.100 | HARDSCAPE PLAN |
| LG.100 | GRADING PLAN |
| LP.100 | CANOPY PLAN |
| LP.200 | UNDERSTORY PLAN |
| LP.201 | UNDERSTORY PLAN - ROOF |
| LP.300 | PLANT LIST & TREE MITIGATION CHART |
| LP.301 | LANDSCAPE LEGEND |
| LP.400 | PLANTING DETAILS |
| LP.401 | PLANTING NOTES |
| LP.500 | PLANTING IMAGERY |
| LP.501 | PLANTING IMAGERY |
| | |
| | |

| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

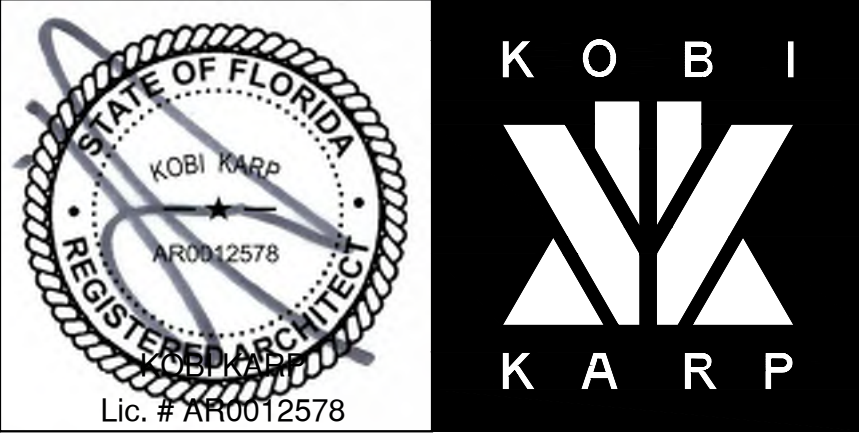
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



COVER

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- | A-0.00 |
| Project | 2023 | |

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

| | | | | | |
|------------------------------------|--|---|---|---------------------------------|--------------|
| ITEM # | ZONING INFORMATION | | | | |
| 1 | ADDRESS: | 1753-1771 N VIEW DRIVE , MIAMI BEACH, FL 33140 | | | |
| 2 | FOLIO NUMBER(S): | 02-3228-001-0500 , 02-3228-001-0490 | | | |
| 3 | BOARD AND FILE NUMBERS: | N/A | | | |
| 4 | YEAR BUILT: | 1937, 1938, 1998 (1753 N View Drive) 1937, 1959, 2002 (1771 N View Drive) | ZONING DISTRICT: | RS-2 (SINGLE-FAMILY) | |
| 5 | BASE FLOOD ELEVATION: | 8'-0" NGVD | FUTURE GRADE VALUE IN NGVD : | N/A | |
| 6 | GRADE: | 4'-0" NGVD | FREE BOARD: | +5'-0" | |
| 7 | LOT AREA: | 73,091 SF | HEIGHT OF GROUND FLOOR: | +13'-0" N.G.V.D. | |
| 8 | LOT WIDTH: | 247'-5" | LOT DEPTH: | 229'-11" | |
| 9 | MAX LOT COVERAGE SF AND %: | 21,927SF (30.00%) | PROPOSED LOT COVERAGE SF AND %: | 14,590 SF (19.96%) | |
| 10 | EXISTING LOT COVERAGE SF: | 11,000 SF APPROX | LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF: | N/A | |
| 11 | FRONT YARD OPEN SPACE SF AND %: | 3,189 SF. (66.5%) | REAR YARD OPEN SPACE SF AND %: | 9,735SF (71.1%) | |
| 12 | MAX UNIT SIZE SF AND %: | 36,545 SF (50.00%) | PROPOSED UNIT SIZE SF AND %: | 25,317 SF (34.64%) | |
| 13 | EXISTING FIRST FLOOR UNIT SIZE: | N/A | PROPOSED FIRST FLOOR UNIT SIZE: | 12,214 SF | |
| 14 | EXISTING SECOND FLOOR UNIT SIZE: | N/A | PROPOSED UNDERSTORY UNIT SIZE: | 2,178 SF | |
| | | | PROPOSED ROOF LEVEL UNIT SIZE: | 106 SF | |
| 15 | | N/A | PROPOSED SECOND FLOOR UNIT SIZE: | 10,819 SF | |
| 16 | EXISTING UNIT SIZE (PER MIAMI DADE COUNTY PROPERTY APPRAISER'S WEB SITE) | 5,285 SF (1771 N VIEW DR.) + 10,813 SF (1753 N VIEW DR.)= 16,098 SF | PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW): | 2,423 SF (24.9%) | |
| | | REQUIRED | EXISTING | PROPOSED | DEFICIENCIES |
| 17 | HEIGHT: | 28'- FLAT ROOFS | N/A | 28'-0" | NONE |
| | | | | | |
| | | | | | |
| 18 | SETBACKS: | | | | |
| 19 | FRONT FIRST LEVEL: | 20'-0" | N/A | 42'-11" | NONE |
| 20 | FRONT SECOND LEVEL: | 30'-0" | N/A | 42'-2" | NONE |
| 21 | SIDE 1: NORTH | 32'-2" (13% Lot Width) | N/A | 32'-2" | NONE |
| 22 | SIDE 2: SOUTH | 29'-8" (15% Lot Width)" | N/A | 48'-2" | NONE |
| 23 | REAR: | 34'-6" (15% Lot Depth) | N/A | 35'-7 " | 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: | 17'-3" (50 % rear setback) | N/A | 17'-9" | NONE |
| 26 | SUM OF SIDE YARD: | 80'-3" (25%) | N/A | 32'-2" + 29 -8" = 61'-10" (25%) | 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? | | NO | | |
| NOTES: IF NOT APPLICABLE WRITE 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

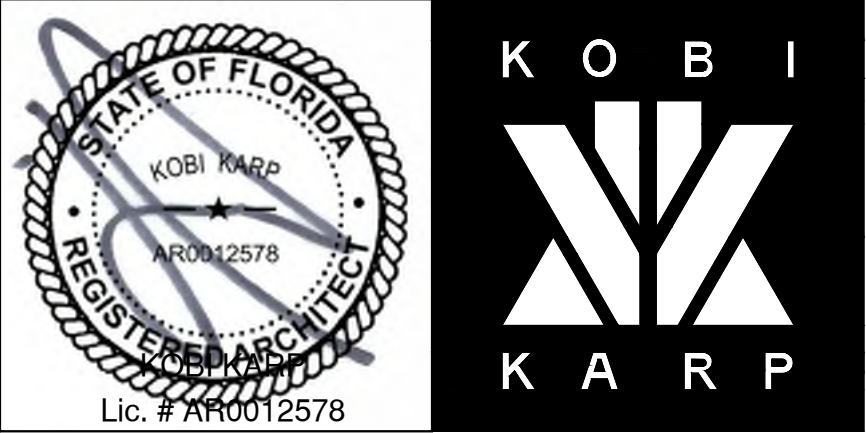
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

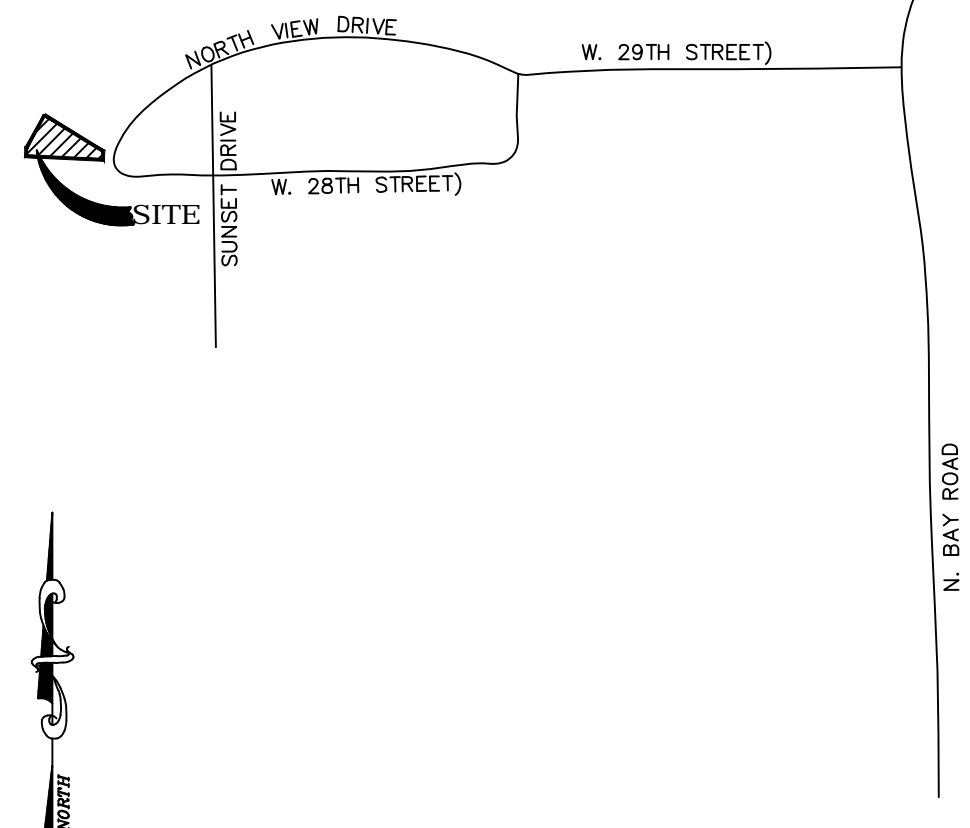
Consultant:
Name
Address
Address
Tel:
Email

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



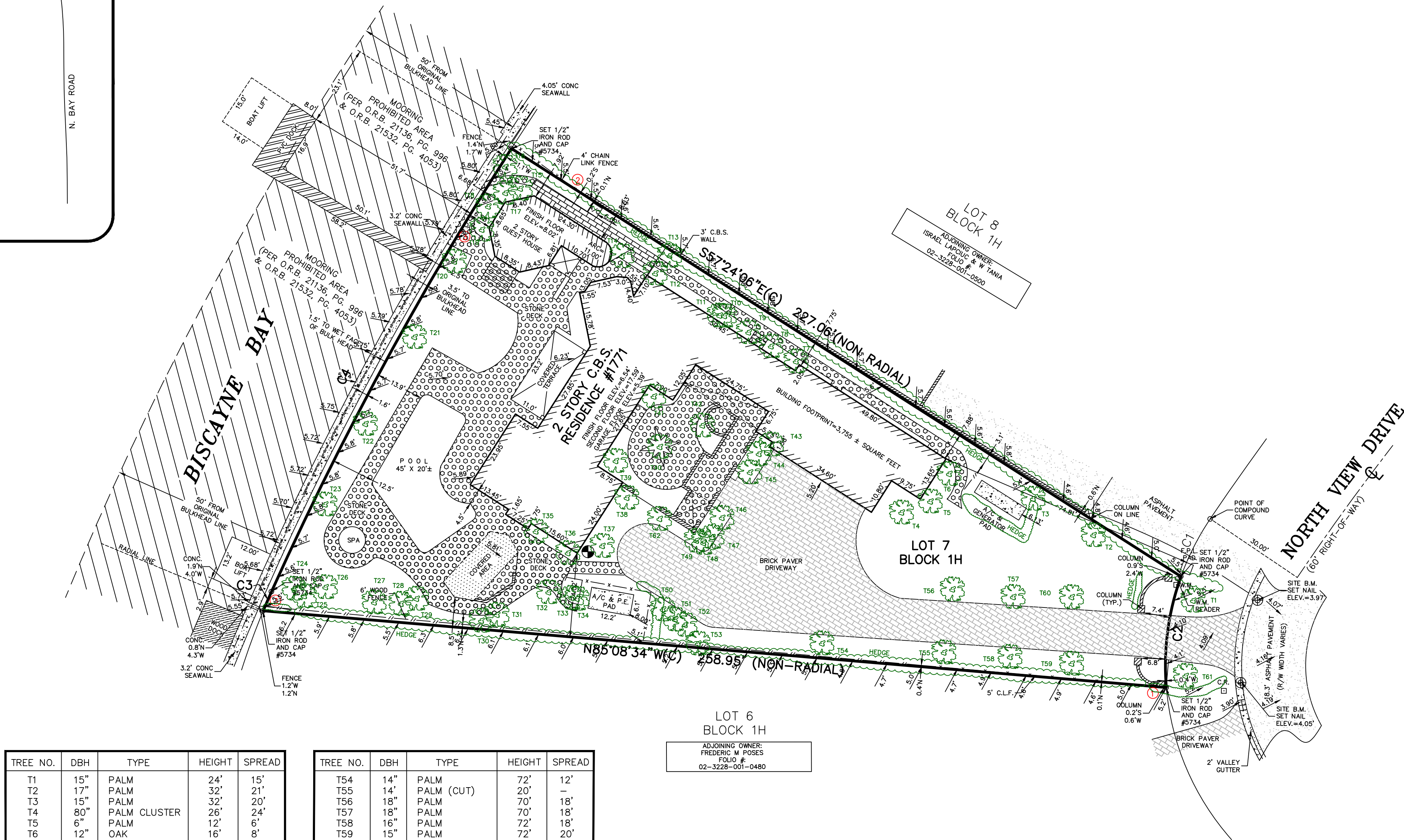
ZONING-DATA

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- - | A-0.01 |
| Project | 2023 | |

VICINITY MAP:
NOT TO SCALE

ALTA/NSPS LAND TITLE SURVEY

NOTE: TREE DESCRIPTIONS
SHOWN HERE ARE
GENERAL IN NATURE
AND SHOULD BE VERIFIED



LEGEND:

| | | |
|----------|---|---|
| B.C.R. | = | BROWARD COUNTY RECORDS |
| B.M. | = | BENCHMARK |
| C | = | CALCULATED MEASUREMENT |
| ⊙ | = | CENTERLINE |
| C.B. | = | CATCH BASIN |
| C.B.S. | = | CONCRETE BLOCK STRUCTURE |
| C.L.F. | = | CHAIN LINK FENCE |
| C.R. | = | CABLE RISER |
| CONC. | = | CONCRETE |
| C.L.P. | = | CONCRETE LIGHT POLE |
| C.P.P. | = | CONCRETE POWER POLE |
| D | = | DEED MEASUREMENT |
| E.S. | = | ELECTRIC SERVICE |
| F.P.L. | = | FLORIDA POWER & LIGHT |
| G.A. | = | GUY ANCHOR |
| G.V. | = | GATE VALVE |
| L.P. | = | LIGHT POLE |
| M | = | MEASURED |
| M.C. | = | METAL COVER |
| M-D.C.R. | = | MIAMI-DADE COUNTY RECORDS |
| M.H. | = | MANHOLE |
| M.W. | = | MONITORING WELL |
| NAVD | = | NORTH AMERICAN VERTICAL DATUM |
| NGVD | = | NATIONAL GEODETIC VERTICAL DATUM |
| O.R.B. | = | OFFICIAL RECORDS BOOK |
| P | = | PLAT MEASUREMENT |
| P.B. | = | PLAT BOOK |
| P.E. | = | POOL EQUIPMENT |
| P.O.B. | = | POINT OF BEGINNING |
| P.O.C. | = | POINT OF COMMENCEMENT |
| P.P. | = | POWER POLE |
| TYP. | = | TYPICAL |
| W.M. | = | WATER METER |
| o/s | = | OFFSET |
| A/C | = | AIR CONDITIONING UNIT |
| ⊙ | = | HANDICAPPED PARKING |
| ⊙ | = | FIRE HYDRANT |
| ⊙ | = | UTILITY POLE |
| ⊙ | = | LOCATION OF INGRESS/EGRESS |
| ⊙ | = | LOCATION OF BUILDING HEIGHT MEASUREMENT |
| ⊙ | = | ENCROACHMENT REFERENCE |
| ⊙ | = | SPOT ELEVATIONS |

| TREE NO. | DBH | TYPE | HEIGHT | SPREAD |
|----------|-----|--------------|--------|--------|
| T1 | 15" | PALM | 24' | 15' |
| T2 | 17" | PALM | 32' | 21' |
| T3 | 15" | PALM | 32' | 20' |
| T4 | 80" | PALM CLUSTER | 26' | 24' |
| T5 | 6" | PALM | 12' | 6" |
| T6 | 12" | OAK | 16' | 8" |
| T7 | 36" | PALM CLUSTER | 9' | — |
| T8 | 36" | PALM CLUSTER | 9' | — |
| T9 | 30" | PALM CLUSTER | 5' | — |
| T10 | 36" | PALM CLUSTER | 9' | — |
| T11 | 6" | PALM | 16' | 6' |
| T12 | 30" | PALM CLUSTER | 9' | — |
| T13 | 5" | PALM | 35' | 7' |
| T14 | 46" | PALM CLUSTER | 10' | — |
| T15 | 4" | PALM | 18' | 6' |
| T16 | 7" | PALM | 17' | 10' |
| T17 | 4" | PALM | 22' | 5' |
| T18 | 44" | OAK | 12' | 14' |
| T19 | 4" | PALM | 22' | 5' |
| T20 | 22" | PALM | 32' | 25' |
| T21 | 28" | PALM | 30' | 20' |
| T22 | 26" | PALM | 36' | 20' |
| T23 | 30" | PALM | 36' | 20' |
| T24 | 10" | PALM | 24' | 15' |
| T25 | 9" | PALM | 20' | 14' |
| T26 | 10" | PALM | 22' | 15' |
| T27 | 11" | PALM | 34' | 16' |
| T28 | 10" | PALM | 28' | 16' |
| T29 | 9" | PALM | 32' | 17' |
| T30 | 24" | PALM | 58' | 16' |
| T31 | 9" | PALM | 22' | 14' |
| T32 | 80" | PALM CLUSTER | 14' | — |
| T33 | 9" | PALM | 26' | 12' |
| T34 | 80" | PALM CLUSTER | 14' | — |
| T35 | 4" | PALM | 20' | 5' |
| T36 | 4" | PALM | 22' | 6' |
| T37 | 4" | PALM | 25' | 7' |
| T38 | 5" | PALM | 27' | 6' |
| T39 | 8" | PALM | 22' | 12' |
| T40 | 4" | OAK | 16' | 16' |
| T41 | 8" | PALM | 25' | 12' |
| T42 | 6" | PALM | 11' | 5' |
| T43 | 4" | PALM | 10' | 6' |
| T44 | 4" | PALM | 24' | 6' |
| T45 | 7" | PALM | 9' | 9' |
| T46 | 6" | PALM | 8' | 5' |
| T47 | 5" | PALM | 10' | 7' |
| T48 | 4" | PALM | 32' | 8' |
| T49 | 8" | PALM | 12' | 14' |
| T50 | 12" | PALM | 26' | 14' |
| T51 | 35" | PALM | 12' | 10' |
| T52 | 9" | PALM | 26' | 15' |
| T53 | 16" | PALM | 66' | 15' |

| TREE NO. | DBH | TYPE | HEIGHT | SPREAD |
|----------|-----|------------|--------|--------|
| T54 | 14" | PALM | 72' | 12' |
| T55 | 14" | PALM (CUT) | 20' | — |
| T56 | 18" | PALM | 70' | 18' |
| T57 | 18" | PALM | 70' | 18' |
| T58 | 16" | PALM | 72' | 18' |
| T59 | 15" | PALM | 72' | 20' |
| T60 | 17" | PALM | 70' | 18' |
| T61 | 16" | PALM | 22' | 15' |
| T62 | 4" | PALM | 24' | 7' |

LOT 6
BLOCK 1H
ADJOINING OWNER:
FREDERIC M. POSES
FOLD #
02-3228-001-0480



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SCHEDULE "B" TITLE NOTES:

THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 8410997, DATED APRIL 28, 2020 @ 11:00 P.M.

ITEMS 1 THROUGH 7 IN SCHEDULE B - SECTION II ARE STANDARD EXCEPTIONS, MORTGAGES, TERMS AND CONDITIONS AND LIENS THAT ARE NOT MATTERS OF SURVEY.

ITEM 8: RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF 3RD REVISED PLAT OF SUNSET ISLANDS, RECORDED IN PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 9: EASEMENT(S) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, REFERENCED IN BILL OF SALE RECORDED IN DEED BOOK 1754, PAGE 341, THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 10: INTENTIONALLY DELETED.

ITEM 11: BOARD ORDER NO. 03-13, OF THE MIAMI-DADE COUNTY ENVIRONMENTAL QUALITY CONTROL BOARD, AS RECORDED IN OFFICIAL RECORDS BOOK 21136, PAGE 996, THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 12: CONDITIONAL USE PERMIT, AS RECORDED IN OFFICIAL RECORDS BOOK 21213, PAGE 4112. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 13: DECLARATION OF DEED RESTRICTION, AS RECORDED IN OFFICIAL RECORDS BOOK 21532, PAGE 4053. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 14: DECLARATION OF RESTRICTIVE COVENANT, AS RECORDED IN OFFICIAL RECORDS BOOK 23667, PAGE 1848. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

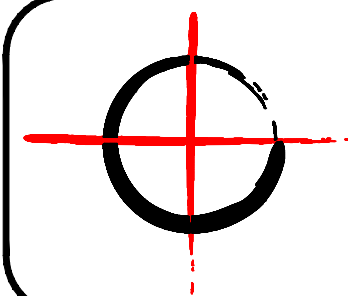
ITEM 15: ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 27495, PAGE 4832. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 16: THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS IS NOT INSURED. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 17: SURVEY PREPARED BY JASON H. PINNELL, PSM NO. 5734, FOR PINNELL SURVEYING, INC., UNDER JOB NO. 19-1650, REVISED ON 05/04/20, AND DATED 05/15/20, SHOWS THE FOLLOWING:

- C.B.S. WALL OF UNDETERMINED OWNERSHIP LIES NORTH OF THE NORTHERLY BOUNDARY OF THE SUBJECT PROPERTY AND WITHIN THE ADJOINING LOT.
- CHAIN LINK FENCE CROSSES OVER THE NORTHERLY BOUNDARY OF THE PROPERTY AND INTO THE ADJOINING LOT.
- BRICK PAVEMENT DRIVEWAY CROSSES OVER THE EASTERLY BOUNDARY OF THE PROPERTY AND INTO THE RIGHT-OF-WAY OF NORTH VIEW DRIVE.
- CHAIN LINK AND WOOD FENCES OF UNDETERMINED OWNERSHIP LIE NORTHERLY OF THE SOUTHERLY BOUNDARY OF THE PROPERTY AND WITHIN THE SUBJECT LOT.
- COLUMN CROSSES OVER THE SOUTHERLY BOUNDARY OF THE PROPERTY AND INTO THE ADJOINING LOT.
- STONE DECK AND WOOD FENCE CROSS OVER THE WESTERLY BOUNDARY OF THE PROPERTY, AND LIE WATERWARD OF BISCAYNE BAY.
- CONCRETE SEAWALL LIES BEYOND THE PLATTED WESTERLY LOT LINE AND WITHIN THE WATERS OF BISCAYNE BAY.

ITEM 18: THIS POLICY AND ANY ENDORSEMENTS THERETO DO NOT INSURE ANY PORTION



PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 1771 NORTH VIEW DRIVE
MIAMI BEACH, FLORIDA 33140

LEGAL DESCRIPTION:

LOT 7, IN BLOCK 1H, OF 3RD REVISED PLAT OF SUNSET ISLANDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENCROACHMENT NOTES:

- COLUMN CROSSES OVER THE SOUTHERLY PROPERTY LINE.
- 4 FOOT CHAIN LINK FENCE CROSSES OVER THE NORTHERLY PROPERTY LINE.
- STONE DECK AND 6 FOOT WOOD FENCE CROSS OVER THE WESTERLY PROPERTY LINE.

CURVE TABLE

| CURVE | RADIUS | DELTA | ARC | CHORD BEARING |
|-------|---------|-----------|---------|----------------|
| C1 | 75.00' | 14°09'54" | 18.54' | N26°56'46"E(C) |
| C2 | 75.00' | 24°39'11" | 32.27' | S07°32'14"W(C) |
| C3 | 210.00' | 01°38'03" | 5.99' | N23°24'23"E(C) |
| C4 | 982.64' | 08°24'16" | 144.14' | N28°25'32"E(C) |

GENERAL NOTES:

- TYPE OF SURVEY: BOUNDARY
- IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- THE MIAMI-DADE COUNTY TAX I.D. NUMBER FOR THE PROPERTY SHOWN HEREON IS 02-3228-001-0490 AND IS CURRENTLY OWNED BY SPANISH ROSE LLC.
- THE AREA OF THE PROPERTY SHOWN HEREON IS 21,373 SQUARE FEET (0.4907 ACRES) MORE OR LESS.
- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 85°08'34" WEST ALONG THE SOUTH LINE OF LOT 7, BLOCK 1H, P.B. 40, PG. 8, M-D.C.R.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 8 FEET, AS SHOWN ON F.I.R.M. MAP 125601-0317-L, BEARING A MAP EFFECTIVE DATE OF 06/11/09 AND AN INDEX MAP REVISION DATE OF 09/11/09.
- UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- REFERENCE BENCHMARK: CMB 31-04, ELEVATION=1.69' NAVD '88 / ELEVATION = 3.24' NGVD '29
- REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NAVD 1988 TO NGVD 1929 USING CORPSCON 6.0.1.
- FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- DATE FIELDWORK PERFORMED: 08/19/19 (FIELD BOOK 601, PAGE 45)
- DRAWN BY: J.H.P. & G.D.I. CHECKED BY: J.H.P. & O.C.

CERTIFICATION:

TO:

GREENBERG TRAURIG, P.A.
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 8(LOCATION OF SUBSTANTIAL FEATURES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION; NO LANDSCAPED AREAS ARE LOCATED), 9, 11(LOCATION OF UTILITIES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION), 13 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2019 AND UPDATED MAY 14, 2020.

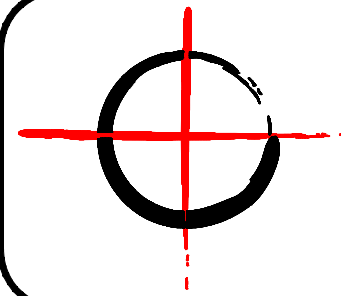
06/30/20
JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

REVISIONS:

| REVISION | DATE | CHECKED BY |
|---|----------|------------|
| UPDATE, REVISED SURVEY TO ALTA/NSPS | 05/04/20 | O.C. |
| REVISED SCHEDULE "B" TITLE NOTES | 05/21/20 | O.C. |
| ADD TREES AND ADDITIONAL ELEVATIONS(201136) | 06/29/20 | O.C. |

PROJECT NAME:

JOB NO.: 19-1650



PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6657

**PROJECT ADDRESS: 1753 NORTH VIEW DRIVE
MIAMI BEACH, FLORIDA 33140**

CERTIFY TO:
1. TBD
2. GREENBERG TRAURIG, P.A.
3. CHICAGO TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:
LOTS 8 AND 9, IN BLOCK 1H, OF 3RD REVISED PLAT OF SUNSET ISLANDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENCROACHMENT NOTES:
NONE VISIBLE.

AREA OF PROPERTY = 51,718 SQUARE FEET (1.1873 ACRES) +/-

- GENERAL NOTES:**
- 1) TYPE OF SURVEY: BOUNDARY
 - 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID
 - 3) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
 - 4) THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
 - 5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
 - 6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NGVD '29, UNLESS OTHERWISE NOTED.
 - 7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
 - 8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
 - 9) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
 - 10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
 - 11) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 8 FEET, AS SHOWN ON F.I.R.M. MAP 120651-0317-L, BEARING A MAP EFFECTIVE DATE OF 09/11/09 AND AN INDEX MAP REVISION DATE OF 09/11/09.
 - 12) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
 - 13) REFERENCE BENCHMARK: CMB SI-04, ELEVATION=1.69' NAVD '88 / ELEVATION = 3.24' NGVD '29
 - 14) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NAVD 1988 TO NGVD 1929 USING CORPSCON 6.0.1.
 - 15) TREE DESCRIPTIONS SHOWN HEREON ARE ESTIMATED, GENERAL IN NATURE AND SHOULD BE VERIFIED.
 - 16) DATE FIELDWORK PERFORMED: 07/22/20 (FIELD BOOK 614, PAGE 74)
 - 17) DRAWN BY: J.D.I. CHECKED BY: J.P.

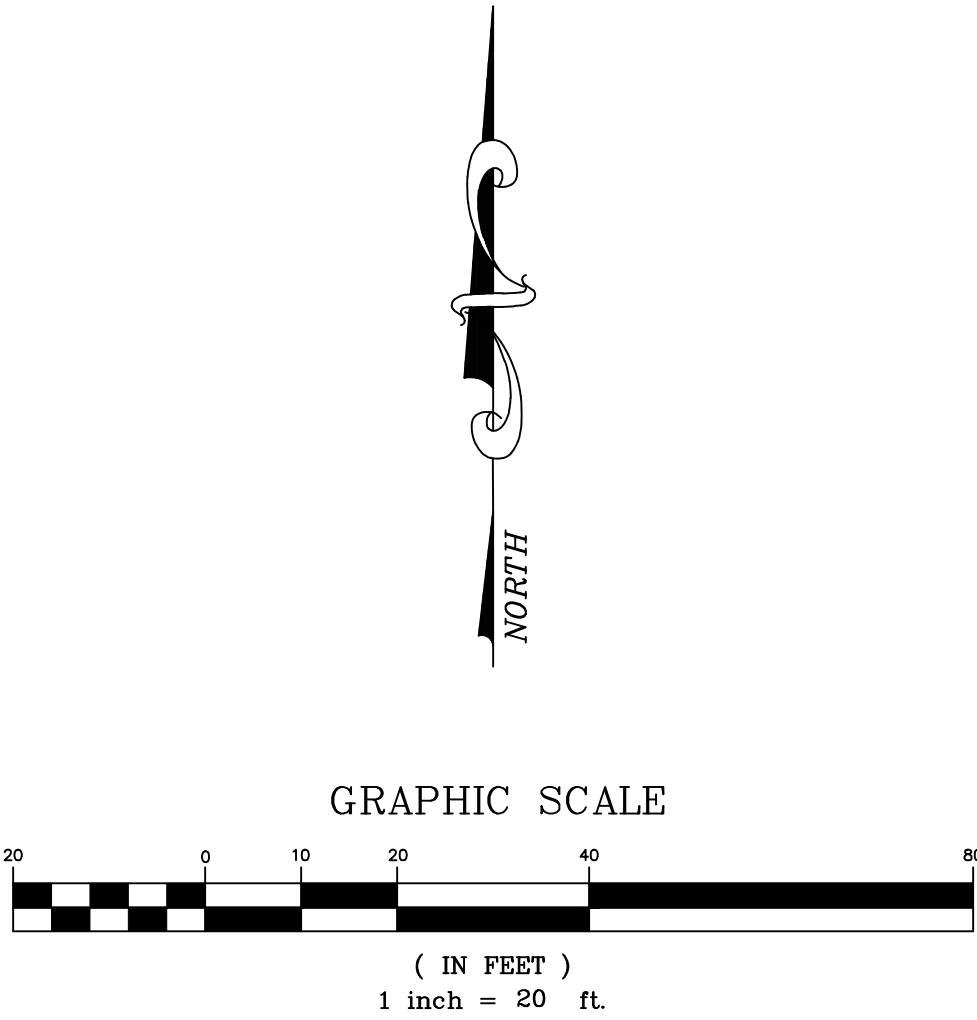
CERTIFICATION:
THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.



JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

| REVISIONS: | | | |
|------------|------|------------|--|
| REVISION | DATE | CHECKED BY | |
| | | | |
| | | | |
| | | | |
| | | | |

PROJECT NAME: JOB NO.: 20-1313



CURVE DATA:

- C1:
RADIUS=982.64'(P)
DELTA=07°34'04.45"(P)
CHORD=129.70'(P)
- C2:
RADIUS=982.64'(P)
DELTA=07°34'04.45"(P)
CHORD=129.70'(P)
- C3:
RADIUS=757.64'(P)
DELTA=07°34'04.45"(P)
CHORD=100.00'(P)
- C4:
RADIUS=757.64'(P)
DELTA=06°10'00.29"(P)
CHORD=81.50'(P)
- C5:
RADIUS=75.00'
DELTA=14°09'53.56"
CHORD=18.50'
ARC=18.54'(C)
C.B.=S26°56'46"W(C)

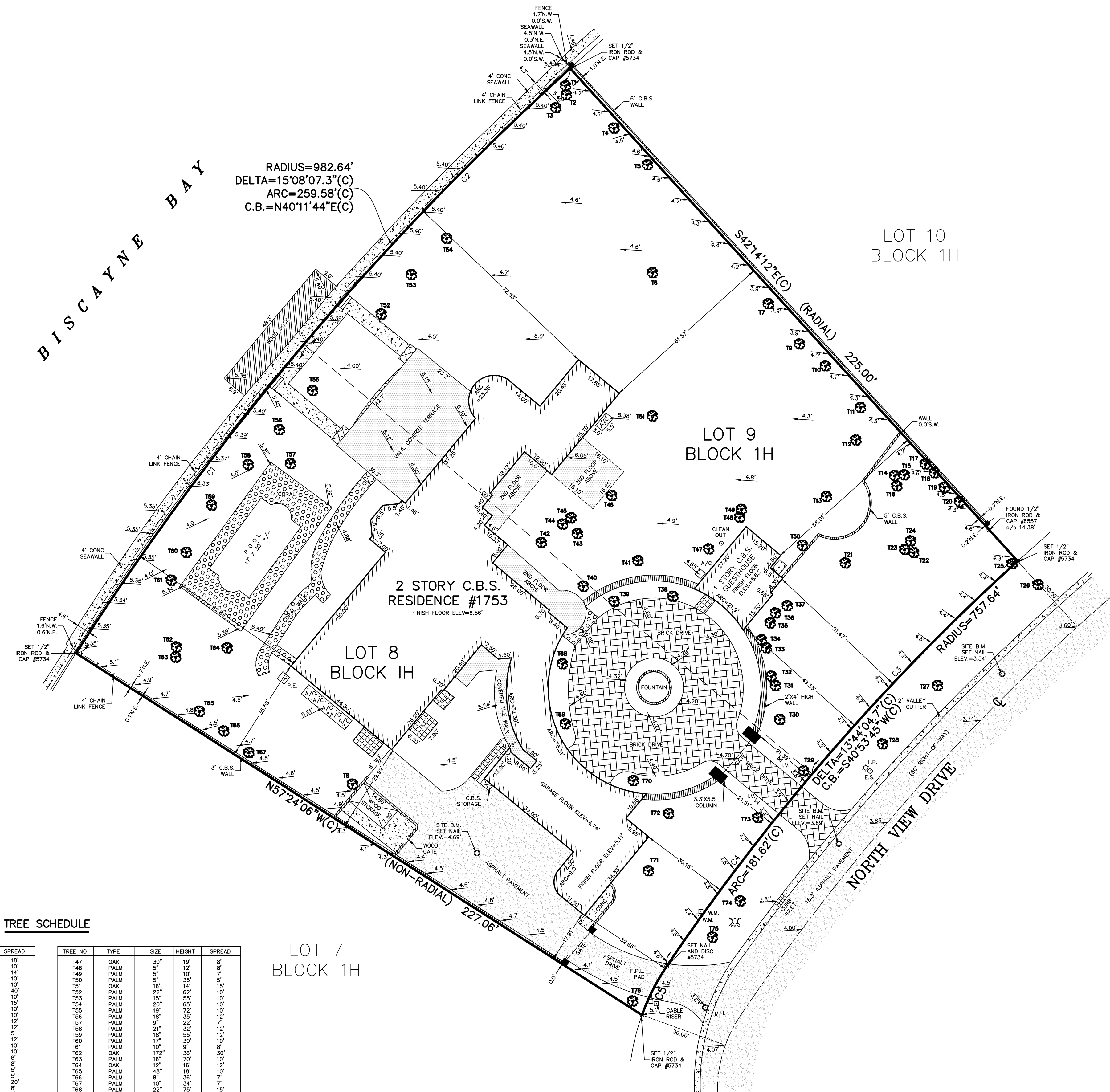
LEGEND:

- B.M. = BENCHMARK
B.C.R. = BROWARD COUNTY RECORDS
C = CALCULATED MEASUREMENT
C. = CENTERLINE
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.L.F. = CHAIN LINK FENCE
C.O. = CLEAN OUT
CONC. = CONCRETE
C.L.P. = CONCRETE LIGHT POLE
C.R. = CABLE RISER
D = DEED MEASUREMENT
E.S. = ELECTRIC SERVICE
ELEV. = ELEVATION
F.P.L. = FLORIDA POWER & LIGHT
G.A. = GUY ANCHOR
I.V. = IRRIGATION VALVE
L.P. = LIGHT POLE
M = MEASURED
M-D.C.R. = MIAMI-DADE COUNTY RECORDS
M.H. = MANHOLE
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
P = PLAT MEASUREMENT
P.B. = PLAT BOOK
P.E. = POOL EQUIPMENT
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
TYP. = TYPICAL
W.M. = WATER METER
P.P. = POWER POLE
A/C = AIR CONDITIONING UNIT
o/s = OFFSET
W.F. = WOOD FENCE
H.C.P. = HANDI-CAPPED PARKING
F.H. = FIRE HYDRANT
U.P. = UTILITY POLE
S.E. = SPOT ELEVATION
T.N. = TREE AND TREE NUMBER

TREE SCHEDULE

| TREE NO | TYPE | SIZE | HEIGHT | SPREAD |
|---------|-----------|------|--------|--------|
| T1 | SEA GRAPE | 7" | 40' | 18' |
| T2 | SEA GRAPE | 5" | 36' | 14' |
| T3 | PALM | 9" | 14' | 10' |
| T4 | PALM | 10" | 14' | 10' |
| T5 | AVOCADO | 32" | 24' | 40' |
| T6 | PALM | 11" | 8' | 10' |
| T7 | PAPAYA | 15" | 24' | 15' |
| T8 | PALM | 10" | 10' | 10' |
| T9 | PALM | 10" | 9' | 10' |
| T10 | PALM | 20" | 6' | 12' |
| T11 | PALM | 22" | 16' | 12' |
| T12 | OAK | 6" | 5' | 8' |
| T13 | PALM | 9" | 16' | 12' |
| T14 | PALM | 12' | 40' | 5' |
| T15 | PALM | 7" | 18' | 10' |
| T16 | PALM | 5" | 12' | 8' |
| T17 | PALM | 5" | 12' | 8' |
| T18 | PALM | 15" | 8' | 8' |
| T19 | PALM | 4" | 9' | 10' |
| T20 | PALM | 5" | 5' | 5' |
| T21 | OAK | 16" | 28' | 20' |
| T22 | PALM | 12' | 44' | 6' |
| T23 | PALM | 18" | 48' | 8' |
| T24 | PALM | 12' | 40' | 5' |
| T25 | OAK | 160" | 70' | 76' |
| T26 | PALM | 14" | 40' | 15' |
| T27 | PALM | 18" | 48' | 13' |
| T28 | PALM | 20" | 42' | 12' |
| T29 | PALM | 18" | 37' | 15' |
| T30 | PALM | 20" | 32' | 16' |
| T31 | PALM | 8" | 12' | 8' |
| T32 | PALM | 7" | 12' | 8' |
| T33 | PALM | 6" | 12' | 6' |
| T34 | PALM | 6" | 12' | 6' |
| T35 | PALM | 6" | 12' | 6' |
| T36 | PALM | 7" | 30' | 6' |
| T37 | PALM | 138 | 32' | 15' |
| T38 | PALM | 138 | 72' | 15' |
| T39 | PALM | 22" | 72' | 12' |
| T40 | PALM | 140 | 34' | 18' |
| T41 | OAK | 15" | 12' | 10' |
| T42 | PALM | 16" | 12' | 8' |
| T43 | PALM | 7" | 22' | 8' |
| T44 | PALM | 5" | 20' | 8' |
| T45 | PALM | 7" | 25' | 8' |
| T46 | OAK | 36" | 18' | 10' |

| TREE NO | TYPE | SIZE | HEIGHT | SPREAD |
|---------|------|------|--------|--------|
| T47 | OAK | 30" | 19' | 8' |
| T48 | PALM | 5" | 12' | 8' |
| T49 | PALM | 5" | 10' | 7' |
| T50 | PALM | 5" | 35' | 5' |
| T51 | OAK | 16" | 14' | 15' |
| T52 | PALM | 22" | 62' | 10' |
| T53 | PALM | 15" | 55' | 10' |
| T54 | PALM | 20" | 65' | 10' |
| T55 | PALM | 19" | 72' | 10' |
| T56 | PALM | 18" | 35' | 12' |
| T57 | PALM | 9" | 22' | 7' |
| T58 | PALM | 21" | 32' | 12' |
| T59 | PALM | 16" | 35' | 12' |
| T60 | PALM | 13" | 30' | 10' |
| T61 | PALM | 10" | 9' | 8' |
| T62 | OAK | 17" | 36' | 30' |
| T63 | PALM | 16" | 70' | 10' |
| T64 | OAK | 12" | 12' | 7' |
| T65 | PALM | 48" | 18' | 10' |
| T66 | PALM | 8" | 35' | 7' |
| T67 | PALM | 10" | 34' | 7' |
| T68 | PALM | 22" | 25' | 15' |
| T69 | PALM | 24" | 70' | 12' |
| T70 | PALM | 26" | 72' | 12' |
| T71 | OAK | 28" | 36' | 20' |
| T72 | PALM | 6" | 12' | 8' |
| T73 | PALM | 18" | 65' | 15' |
| T74 | PALM | 23" | 52' | 18' |
| T75 | PALM | 18" | 49' | 15' |
| T76 | PALM | 17" | 45' | 16' |





| Rev. | Date | Rev. | Date |
|------|------|------|------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP İAİ, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHİTECTURE & İNTERİOR DESIGN, İNC. İAİ. (c) 2018

DRB SUBMISSION

RESIDENCE

1771 North View Dr.
MIAMI BEACH, FL 33140

Owner:
Name: OWNER
Address: OWNER_ADDRESS1
Address: OWNER_ADDRESS2
Tel: OWNER_PHONE
Email: OWNER_EMAIL

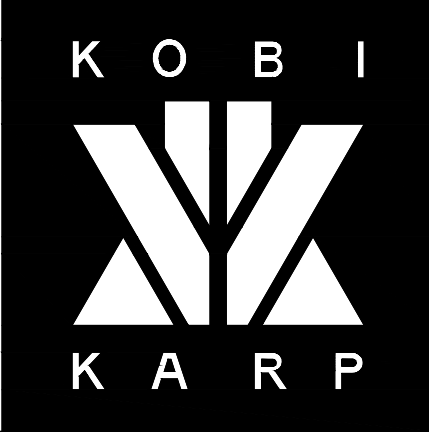
Consultant:
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBİ KARP
Lic. # AR0012578



LOCATION_MAP

| | | |
|---------|------------|-----------|
| Date | 10/09/2020 | Sheet No. |
| Scale | -- | A-0.02 |
| Project | -- | |



① N View Drive Looking SW
n.t.s.



② N View Drive Looking NW
n.t.s.



③ N View Drive Looking NE
n.t.s.



④ Image Key Map
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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

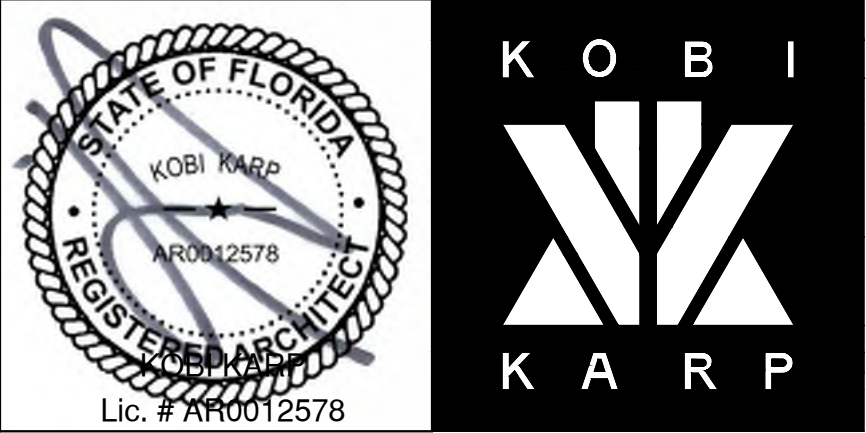
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



CONTEXT_IMAGES

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- | A-0.03 |
| Project | 2023 | |



① 1717 N View Drive
n.t.s.



② 1730 N View Drive
n.t.s.



③ 1758 N View Drive
n.t.s.



④ Image Key Map
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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

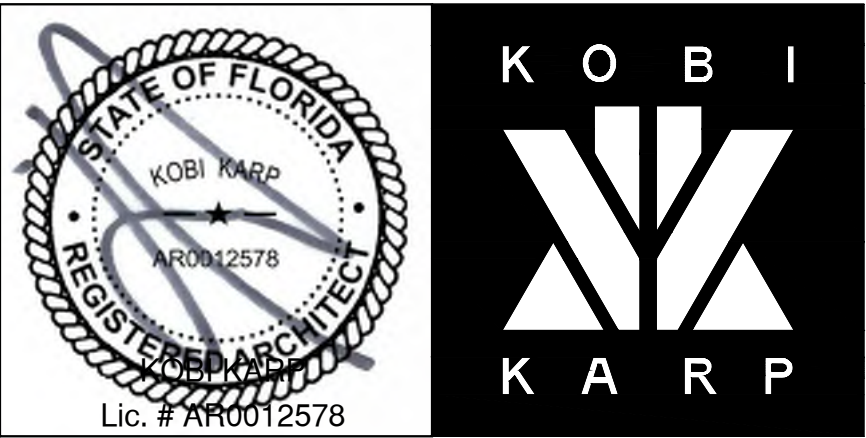
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



NEIGHBORING_IMAGES

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- | A-0.04 |
| Project | 2023 | |



① **Img 1** **n.t.s.**



② **Img 2** **n.t.s.**



③ **Img 3** **n.t.s.**



④ **Image Key Map** **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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

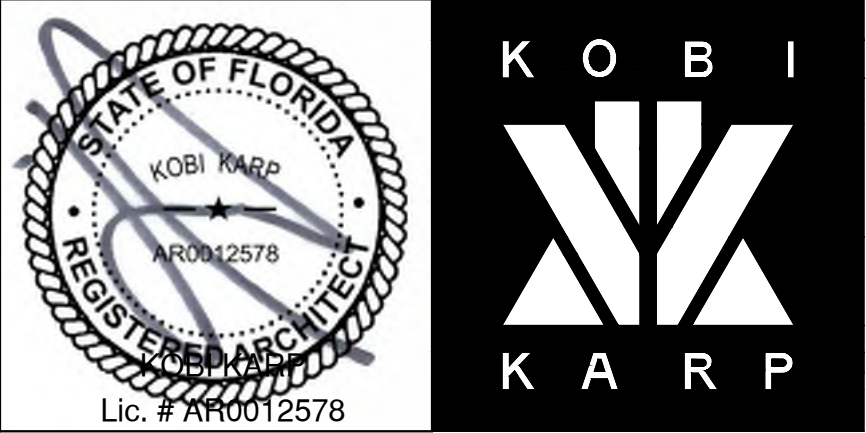
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



EXISTING_IMAGES
1753_N_VIEW_DRIVE

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- | A-0.05 |
| Project | 2023 | |



1 Img 4 n.t.s.



2 Img 5 n.t.s.



3 Img 6 n.t.s.



4 Image Key Map 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

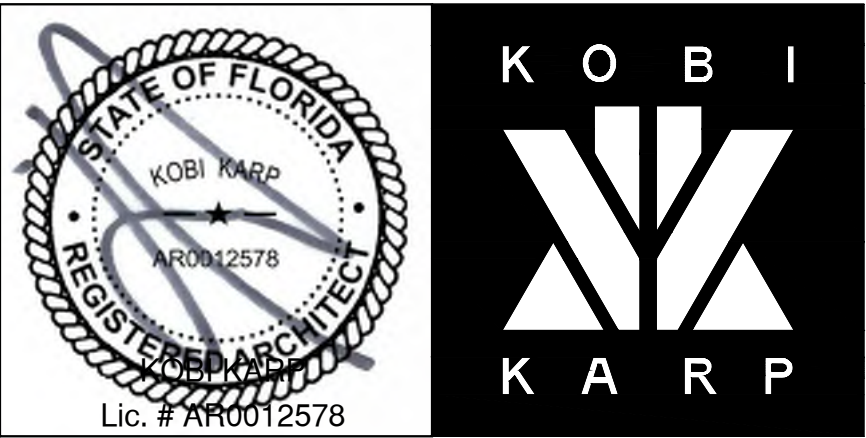
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name -
Address -
Address -
Tel: -
Email -

Consultant:
Name -
Address -
Address -
Tel: -
Email -

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



EXISTING_IMAGES
1753_N_VIEW_DRIVE

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- | A-0.06 |
| Project | 2023 | |



1 Img 7 n.t.s.



2 Img 8 n.t.s.



3 Img 9 n.t.s.



4 Image Key Map 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

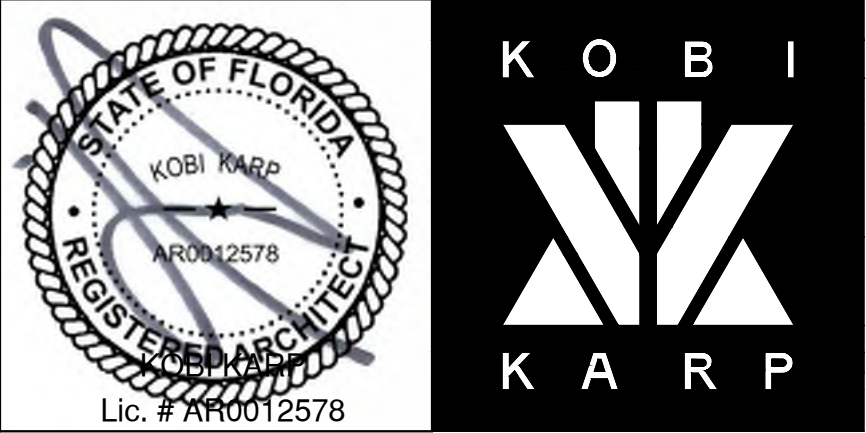
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name -
Address -
Address -
Tel: -
Email -

Consultant:
Name -
Address -
Address -
Tel: -
Email -

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



EXISTING_IMAGES
1771_N_VIEW_DRIVE

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- | A-0.07 |
| Project | 2023 | |



1 Img 10 n.t.s.



3 Img 12 n.t.s.



2 Img 11 n.t.s.



4 Image Key Map 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

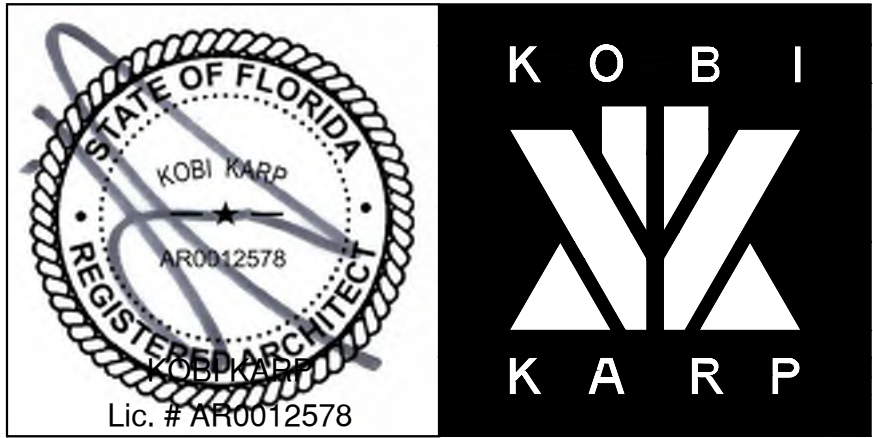
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name -
Address -
Address -
Tel: -
Email -

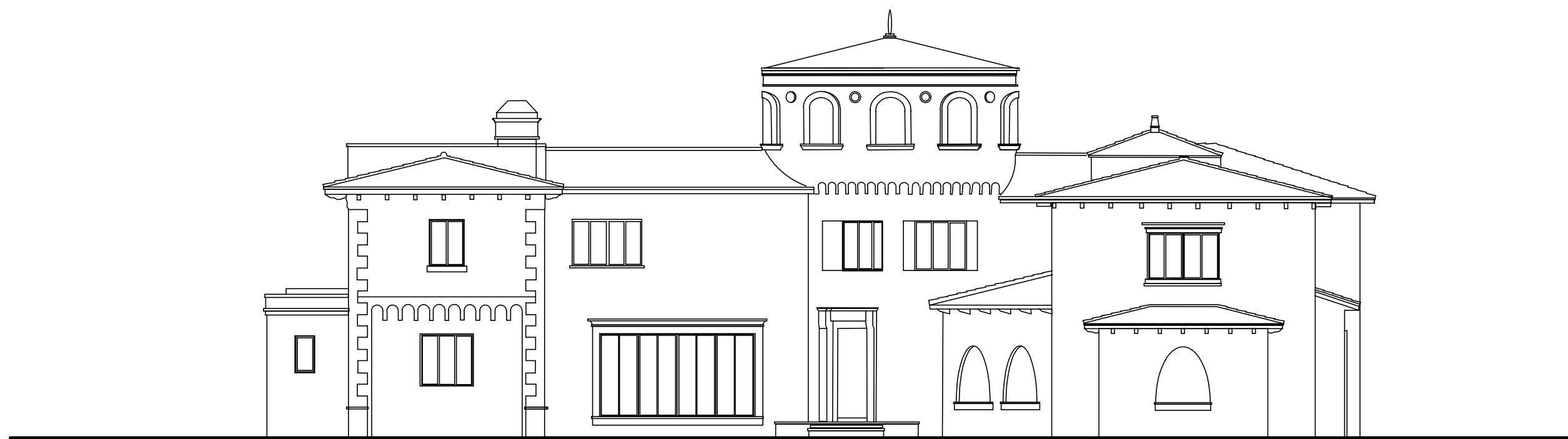
Consultant:
Name -
Address -
Address -
Tel: -
Email -

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

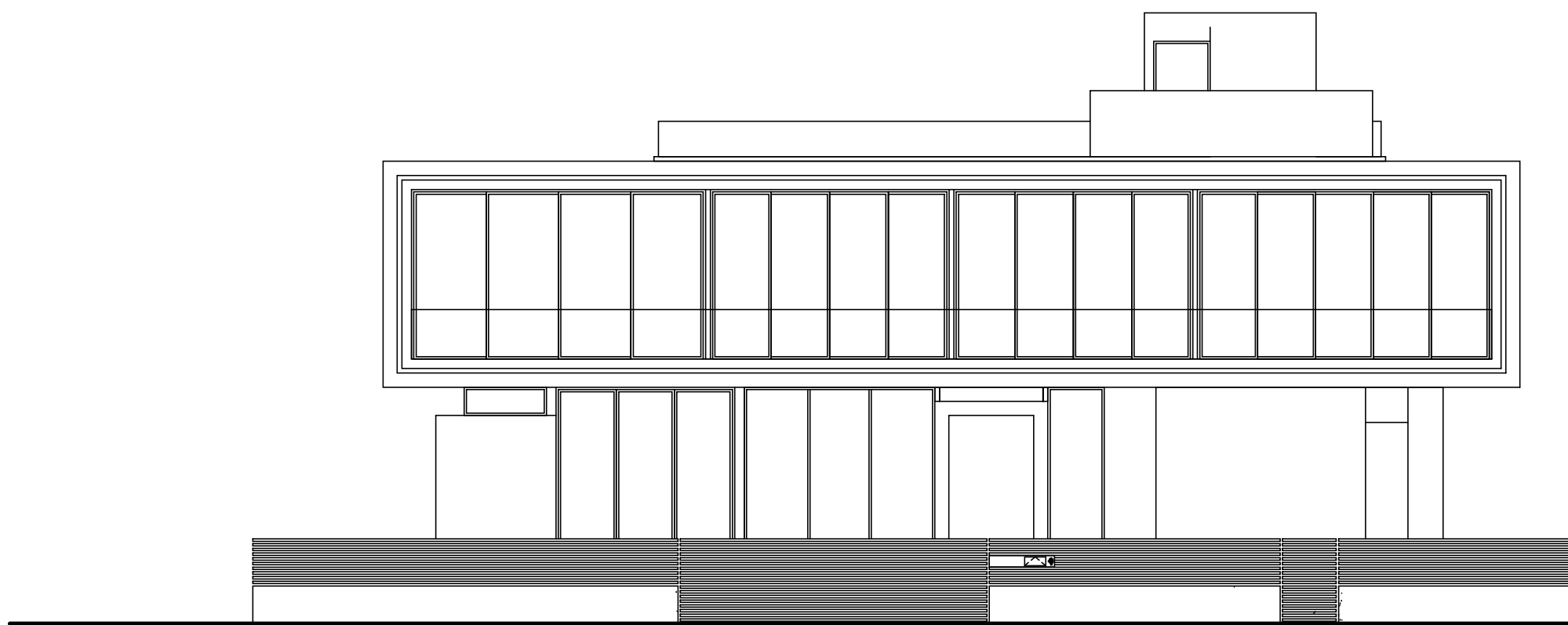


EXISTING_IMAGES
1771_N_VIEW_DRIVE

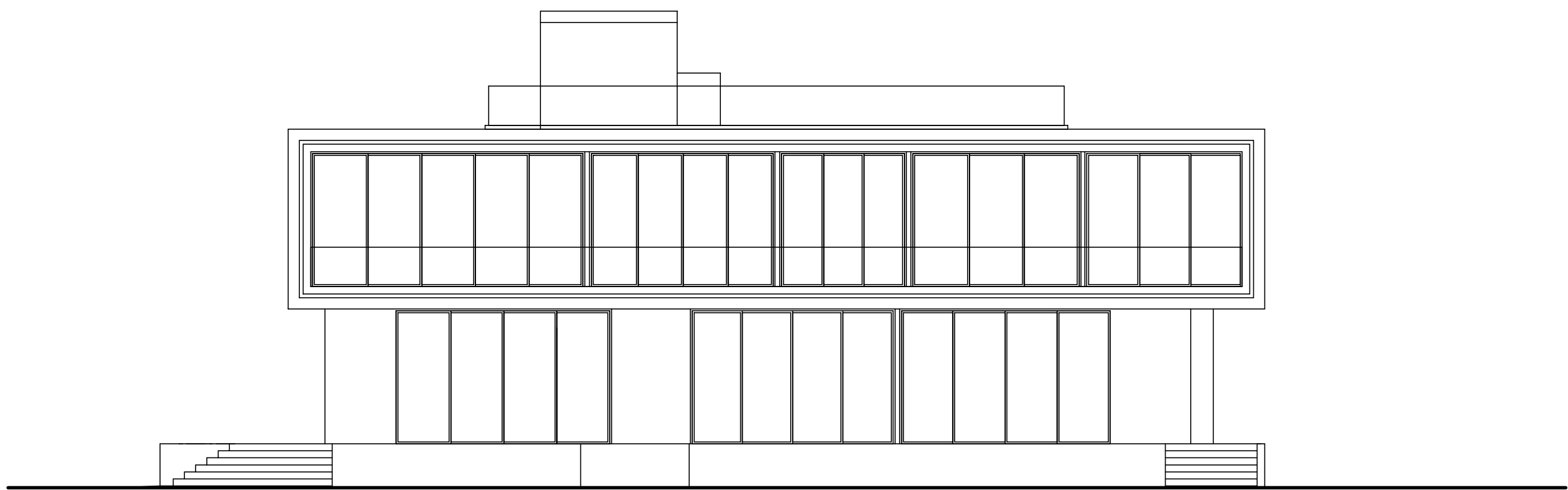
| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- | A-0.08 |
| Project | 2023 | |



1 FRONT 1758 W 28 ST



2 FRONT 1717 NORTH VIEW DRIVE



3 REAR 1717 NORTH VIEW DRIVE



4 REAR 1758 W 28 ST



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

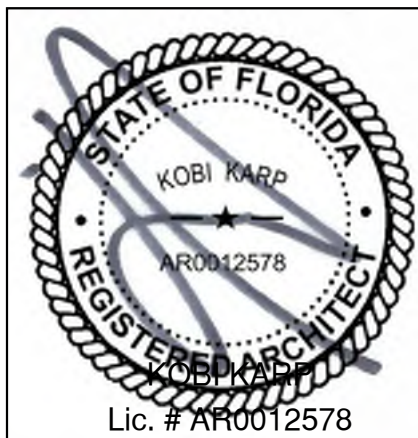
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



CONTEXT_ELEVATIONS

CONCEPT-DESIGN

| | | |
|---------|----------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- 3/32"=1'-0" | A-0.09 |
| Project | 2023 | |

| | |
|---|----------------|
| LOT AREA | 73091 SQ. FT. |
| ENCLOSED STRUCTURES | 13471 SQ. FT. |
| 2% OF LOT AREA | 1462 SQ. FT. |
| COVERED AREAS | 2581 SQ. FT. |
| PORTION OF COVERED AREAS EXCEEDING 10 FT. | 907 SQ. FT. |
| COVERED AREA EXCEEDING 2% OF LOT = 2581-1462 = 1119 SQ. FT. | |
| TOTAL LOT COVERAGE (sf) = 13471+1119 | 14,590 SQ. FT. |
| LOT COVERAGE (%) | 19.96% |

BISCAYNE BAY



1 ZONING DIAGRAM - LOT COVERAGE
OLD CODE

| 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. (c) 2018

DRB SUBMISSION

RESIDENCE

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

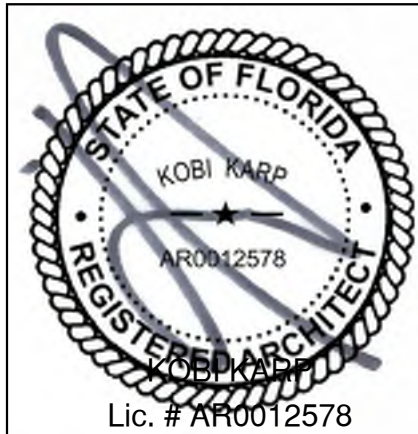
Owner:
Name: Sunset Islands Land Trust
Address: 1771 N View Dr
Address: Miami Beach, FL 33140
Tel: -
Email: -

Landscape Architect
Name: Raymond Jungles, Inc.
Address: 2964 Aviation Ave.
Address: Miami, FL 33133
Tel: 305-858-6777
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

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



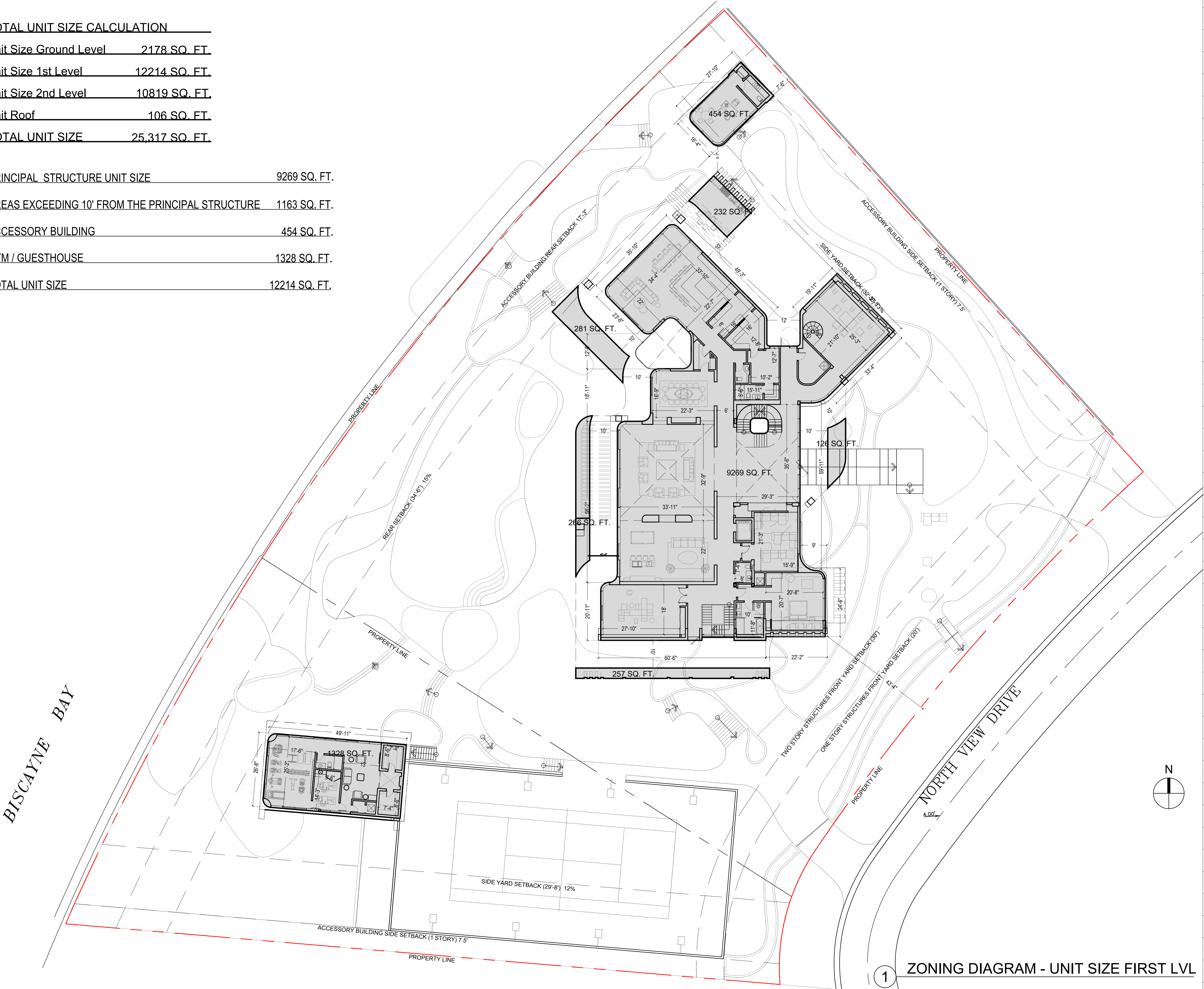
ZONING-DIAGRAMS

| | | |
|---------|-------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | 1/46"=1'-0" | A-1.01 |
| Project | 2023 | |

TOTAL UNIT SIZE CALCULATION

| | |
|------------------------|----------------|
| Unit Size Ground Level | 2178 SQ. FT. |
| Unit Size 1st Level | 12214 SQ. FT. |
| Unit Size 2nd Level | 10819 SQ. FT. |
| Unit Roof | 106 SQ. FT. |
| TOTAL UNIT SIZE | 25,317 SQ. FT. |

| | |
|--|---------------|
| PRINCIPAL STRUCTURE UNIT SIZE | 9269 SQ. FT. |
| AREAS EXCEEDING 10' FROM THE PRINCIPAL STRUCTURE | 1163 SQ. FT. |
| ACCESSORY BUILDING | 454 SQ. FT. |
| GYM / GUESTHOUSE | 1328 SQ. FT. |
| TOTAL UNIT SIZE | 12214 SQ. FT. |



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

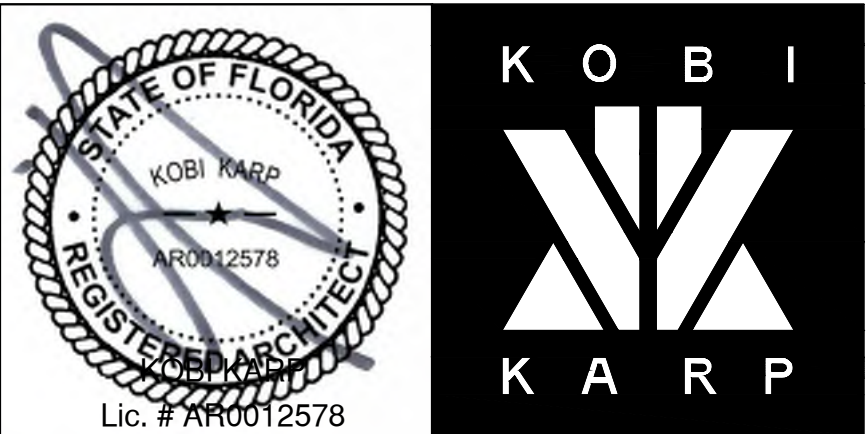
Owner:
Name: Sunset Islands Land Trust
Address: 1771 N View Dr
Address: Miami Beach, FL 33140
Tel: -
Email: -

Landscape Architect
Name: Raymond Jungles, Inc.
Address: 2964 Aviation Ave.
Address: Miami, FL 33133
Tel: 305-858-6777
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

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



ZONING-DIAGRAMS

| | | |
|---------|-------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | 1/46"=1'-0" | A-1.02 |
| Project | 2023 | |

| | |
|--------------------------------|----------------|
| PRINCIPAL STRUCTURE UNIT SIZE | 8957 SQ. FT. |
| COVERED BALCONIES EXCEEDING 6' | 349 SQ. FT. |
| GYM / GUESTHOUSE | 1513 SQ. FT. |
| TOTAL UNIT SIZE | 10,819 SQ. FT. |

| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

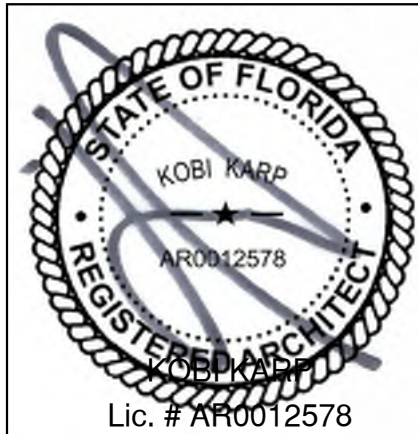
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel:
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



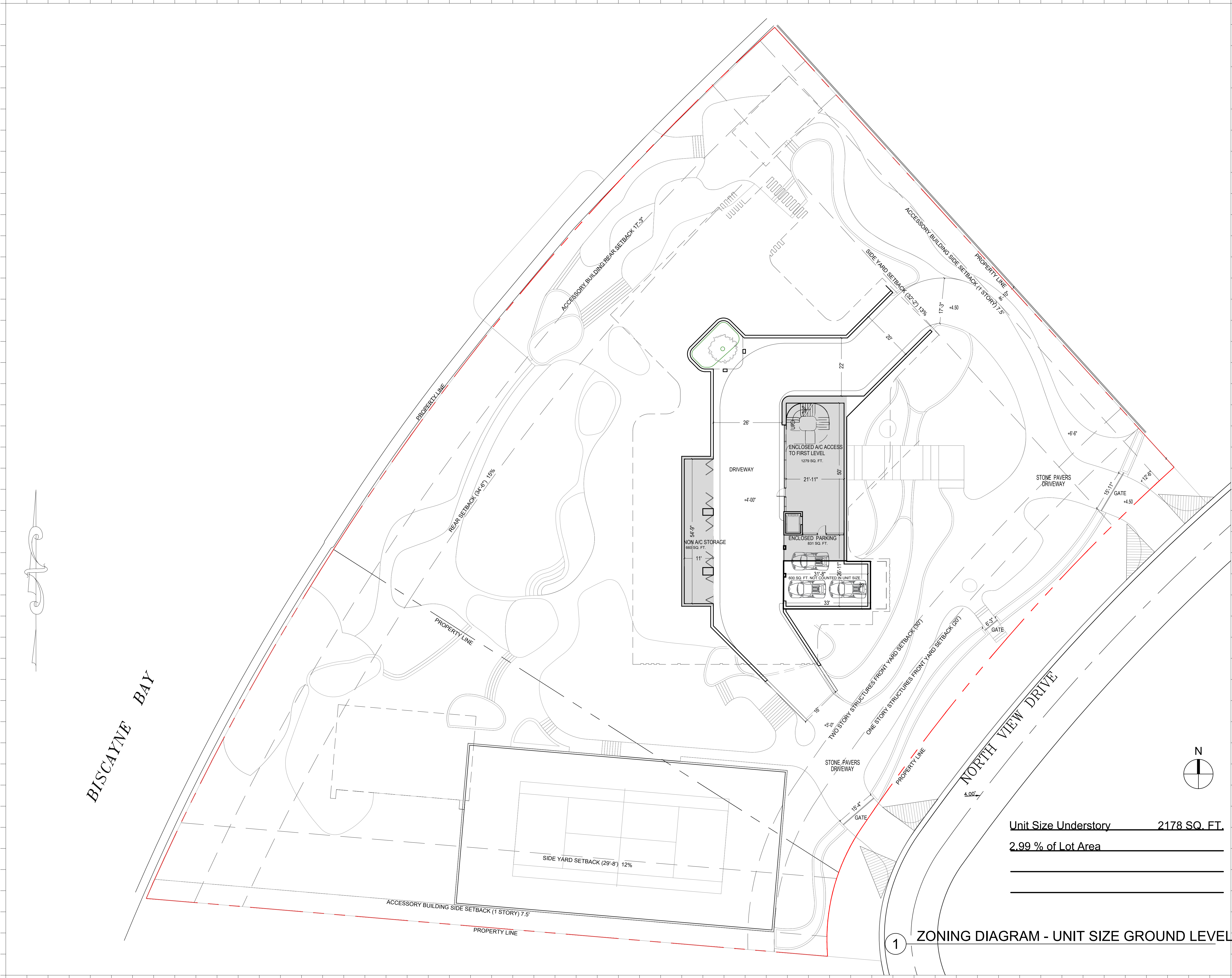
ZONING-DIAGRAMS

| | | |
|---------|-------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | 1/46"=1'-0" | A-1.03 |
| Project | 2023 | |



1

ZONING DIAGRAM - UNIT SIZE 2ND LEVEL



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

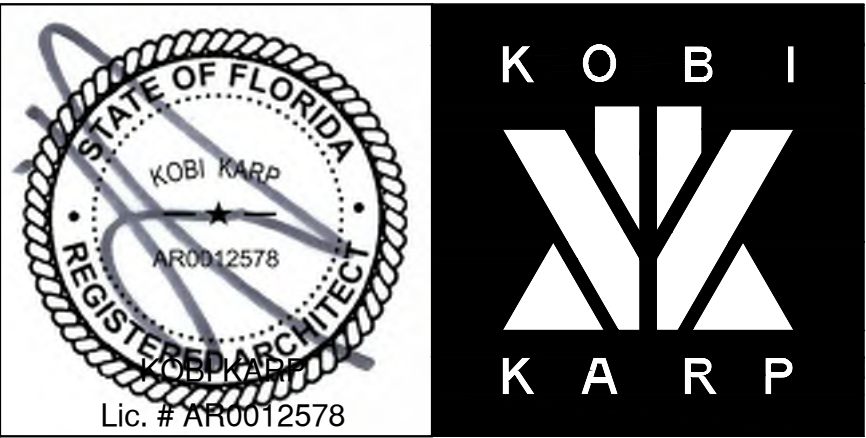
Owner:
Name: Sunset Islands Land Trust
Address: 1771 N View Dr
Address: Miami Beach, FL 33140
Tel: -
Email: -

Landscape Architect
Name: Raymond Jungles, Inc.
Address: 2964 Aviation Ave.
Address: Miami, FL 33133
Tel: 305-858-6777
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

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



ZONING-DIAGRAMS

| | | |
|---------|-------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | 1/46"=1'-0" | A-1.04 |
| Project | 2023 | |

| | |
|------------------------------------|-----------------------|
| Unit Size Roof | 106 SQ. FT. |
| Unit Size 2nd Level (main struct.) | 8957 SQ. FT. |
| Roof Deck Area | 2140 SQ. FT. (23.9%) |
| Decorative Structure | 1609 SQ. FT. (18.0 %) |



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

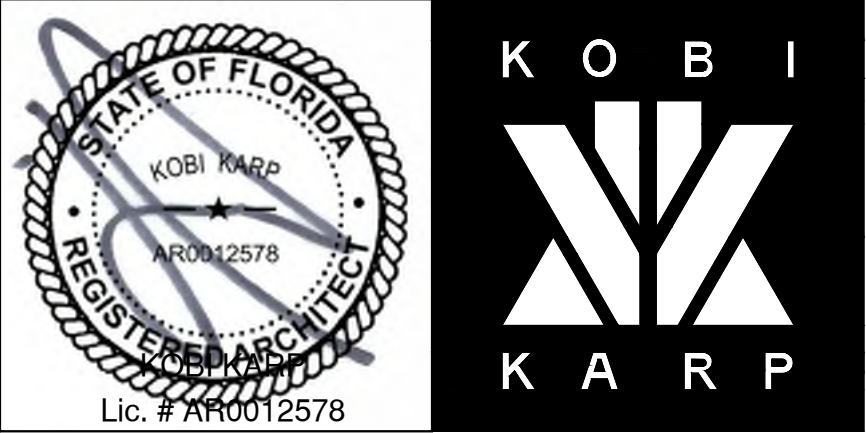
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



ZONING-DIAGRAMS

| | | |
|---------|-------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | 1/46"=1'-0" | A-1.05 |
| Project | 2023 | |

1 ZONING DIAGRAM - UNIT SIZE ROOF

| | |
|-----------------------|-----------------------|
| REAR YARD AREA | 13681 SQ. FT. |
| MINIMUM PERVIOUS AREA | 9576 SQ. FT. (70 %) |
| POOL AREA | 1013 SQ. FT. |
| 50 % OF POOL AREA | 506 SQ. FT. |
| PERVIOUS SOIL AREA | 9229 SQ. FT. |
| TOTAL PERVIOUS AREA | 9735 SQ. FT. (71.1 %) |



| | |
|-----------------------|----------------------|
| FRONT YARD AREA | 4797 SQ. FT. |
| MINIMUM PERVIOUS AREA | 2398 SQ. FT. (50%) |
| PERVIOUS AREA | 3189 SQ. FT. (66.5%) |

1 ZONING DIAGRAM - PERVIOUS AREA

| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

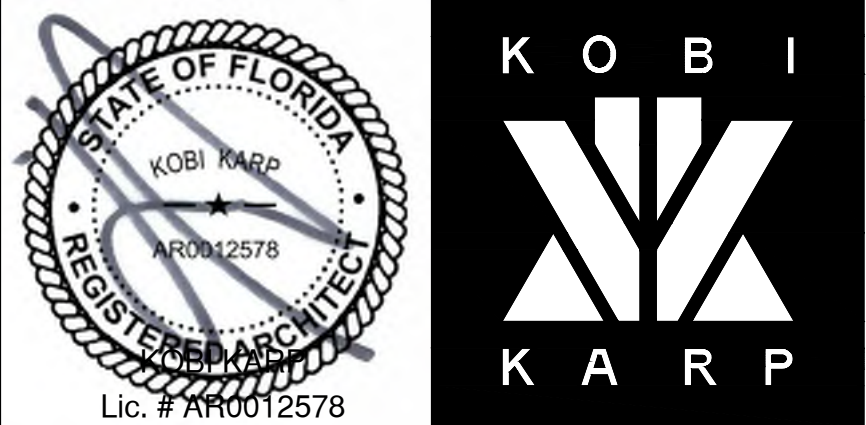
Owner:
Name: Sunset Islands Land Trust
Address: 1771 N View Dr
Address: Miami Beach, FL 33140
Tel: -
Email: -

Landscape Architect
Name: Raymond Jungles, Inc.
Address: 2964 Aviation Ave.
Address: Miami, FL 33133
Tel: 305-858-6777
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

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



ZONING-DIAGRAMS

| | | |
|---------|-------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | 1/46"=1'-0" | A-1.06 |
| Project | 2023 | |

Lot Depth = 229'-11"
Rear Setback = 229'-11" X 0.15 = 34'-6"
Accessory Building Rear Setback = 34'-6" X 0.5 = 17'-3"

Lot Width = 247'-5"
Side Setback 1 (12%) = 247'-5" X 0.12 = 29'-8"
Side Setback 2 (13%) = 247'-5" X 0.13 = 32'-2"

BISCAYNE BAY



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

Owner:
Name: Sunset Islands Land Trust
Address: 1771 N View Dr
Address: Miami Beach, FL 33140
Tel: -
Email: -

Landscape Architect
Name: Raymond Jungles, Inc.
Address: 2964 Aviation Ave.
Address: Miami, FL 33133
Tel: 305-858-6777
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

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

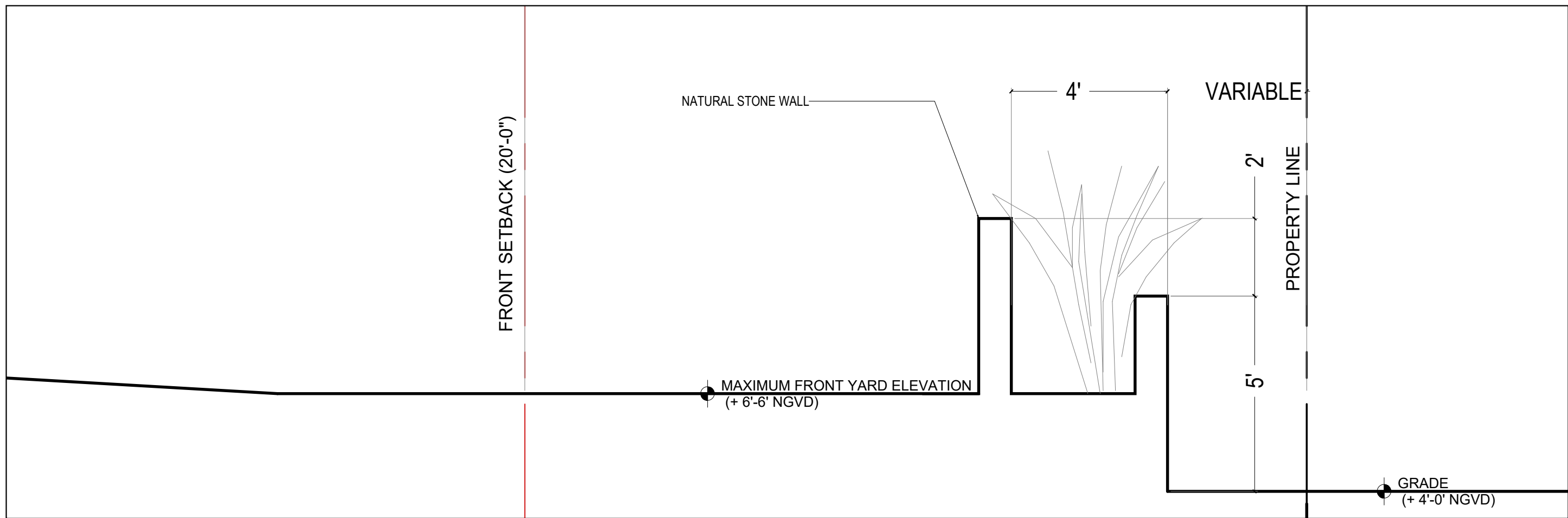


ZONING-DIAGRAMS

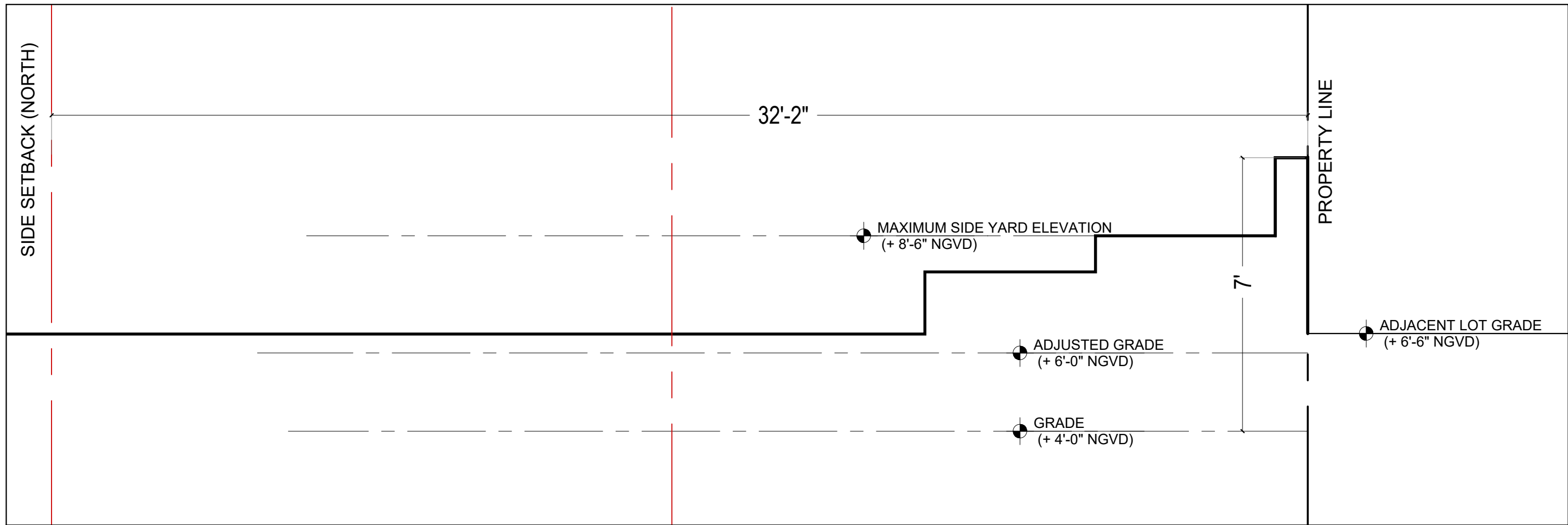
| | | |
|---------|-------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | 1/46"=1'-0" | A-1.07 |
| Project | 2023 | |

1 SETBACK DIAGRAM

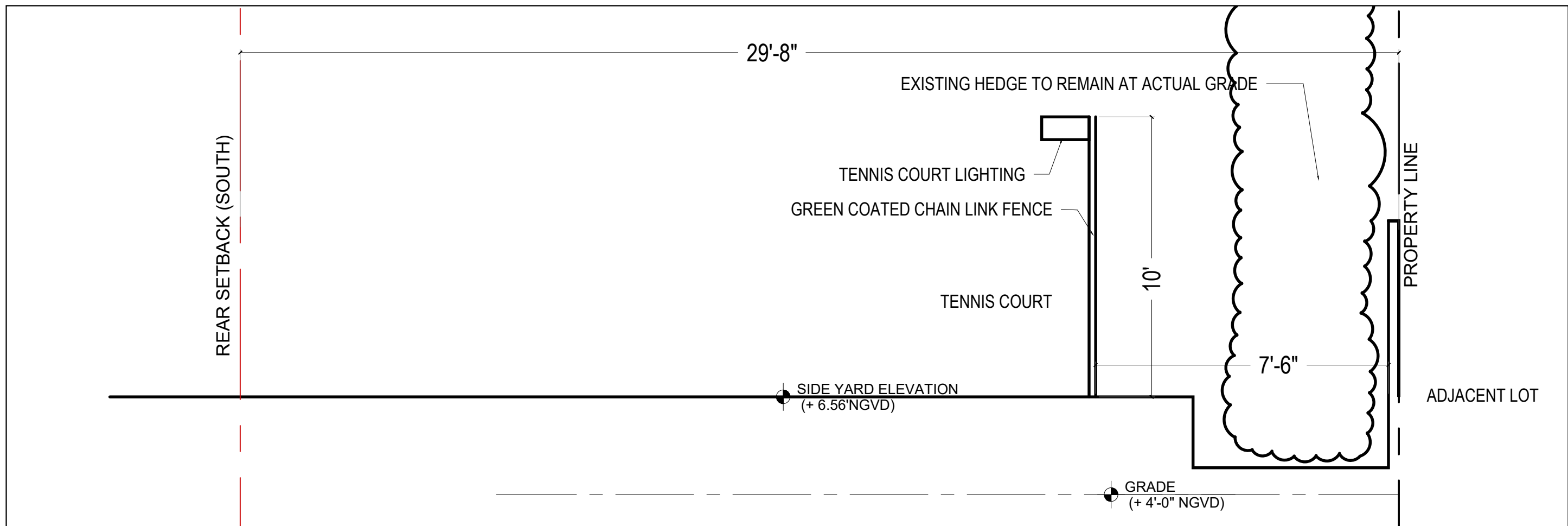
OLD CODE



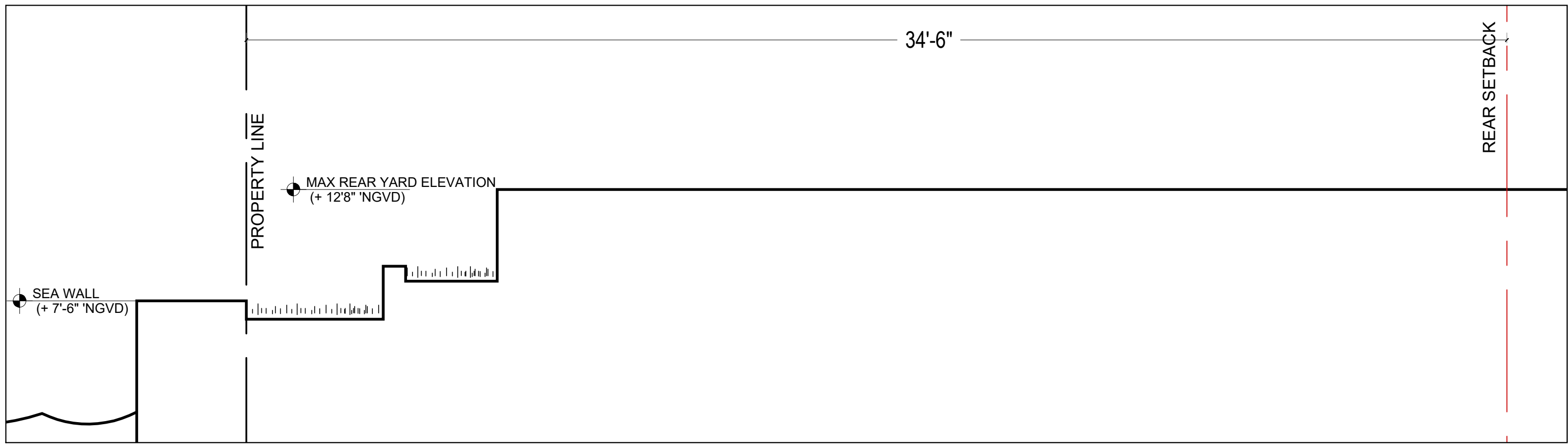
2 FRONT YARD DIAGRAMATIC SECTION
3/8"=1'



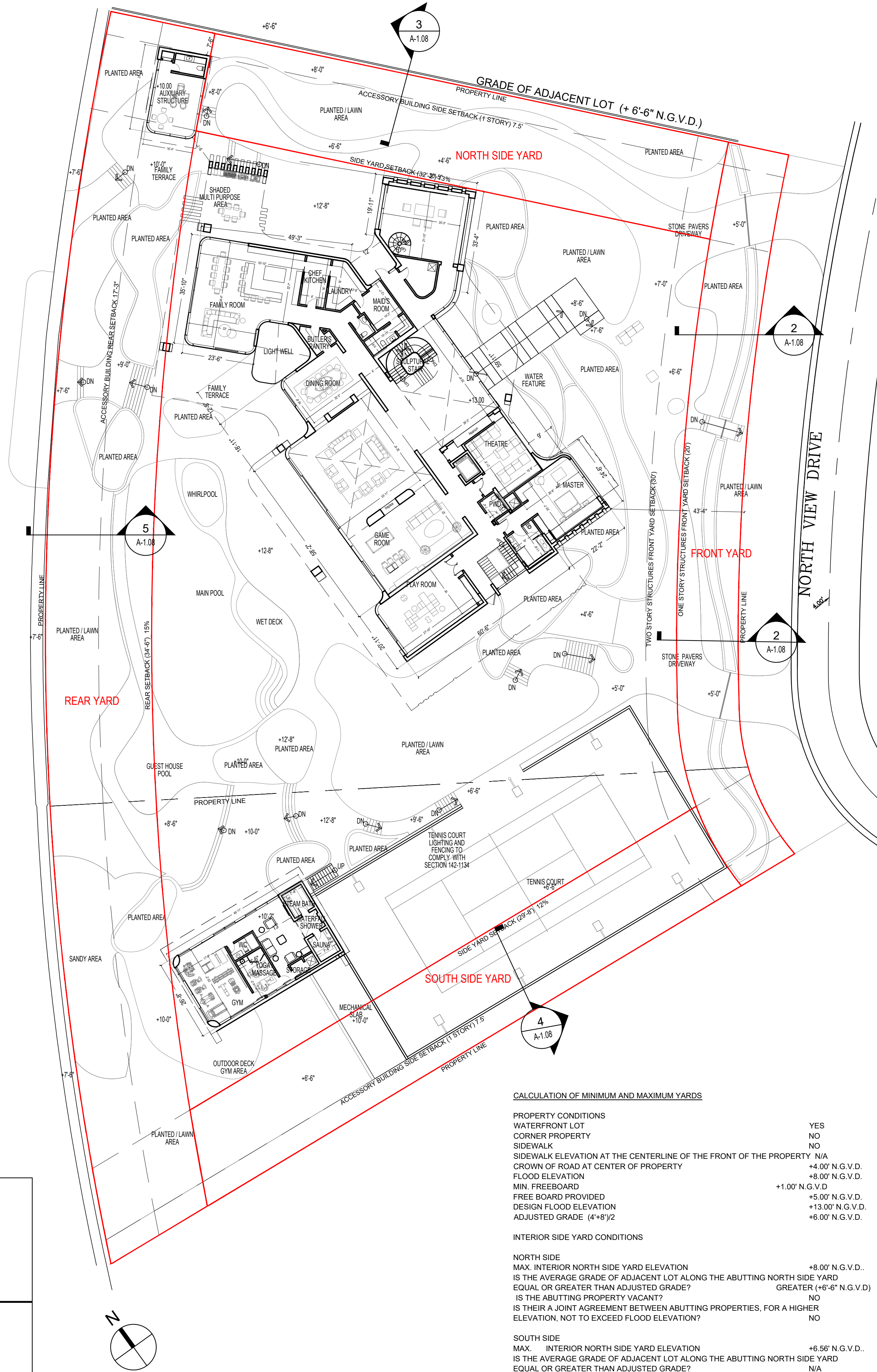
3 NORTH SIDE YARD DIAGRAMATIC SECTION
3/8"=1'



4 SOUTH SIDE YARD DIAGRAMATIC SECTION
3/8"=1'



5 REAR YARD DIAGRAMATIC SECTION
3/8"=1'



| CALCULATION OF MINIMUM AND MAXIMUM YARDS | | |
|--|---------------------------|--|
| PROPERTY CONDITIONS | YES | |
| WATERFRONT LOT | NO | |
| CORNER PROPERTY | NO | |
| SIDEWALK | NO | |
| SIDEWALK ELEVATION AT THE CENTERLINE OF THE FRONT OF THE PROPERTY | N/A | |
| CROWN OF ROAD AT CENTER OF PROPERTY | +4.00' N.G.V.D. | |
| FLOOD ELEVATION | +8.00' N.G.V.D. | |
| MIN. FREEBOARD | +1.00' N.G.V.D. | |
| FREE BOARD PROVIDED | +5.00' N.G.V.D. | |
| DESIGN FLOOD ELEVATION | +13.00' N.G.V.D. | |
| ADJUSTED GRADE (4'+8'') | +6.00' N.G.V.D. | |
| INTERIOR SIDE YARD CONDITIONS | | |
| NORTH SIDE | | |
| MAX. INTERIOR NORTH SIDE YARD ELEVATION | +8.00' N.G.V.D. | |
| IS THE AVERAGE GRADE OF ADJACENT LOT ALONG THE ABUTTING NORTH SIDE YARD EQUAL OR GREATER THAN ADJUSTED GRADE? | GREATER (+6'-6" N.G.V.D.) | |
| IS THE ABUTTING PROPERTY VACANT? | NO | |
| IS THEIR A JOINT AGREEMENT BETWEEN ABUTTING PROPERTIES, FOR A HIGHER ELEVATION, NOT TO EXCEED FLOOD ELEVATION? | NO | |
| SOUTH SIDE | | |
| MAX. INTERIOR SOUTH SIDE YARD ELEVATION | +6.56' N.G.V.D. | |
| IS THE AVERAGE GRADE OF ADJACENT LOT ALONG THE ABUTTING SOUTH SIDE YARD EQUAL OR GREATER THAN ADJUSTED GRADE? | N/A | |
| IS THEIR A JOINT AGREEMENT BETWEEN ABUTTING PROPERTIES, FOR A HIGHER ELEVATION, NOT TO EXCEED FLOOD ELEVATION? | NO | |
| REAR YARD CONDITIONS | | |
| MAX. REAR YARD ELEVATION | +12'-8" N.G.V.D. | |
| MIN. REAR YARD ELEVATION | +7.00' N.G.V.D. | |

| 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 (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

Owner:
Name: Sunset Islands Land Trust
Address: 1771 N View Dr
Address: Miami Beach, FL 33140
Tel: -
Email: -

Landscape Architect
Name: Raymond Jungles, Inc.
Address: 2964 Aviation Ave.
Address: Miami, FL 33133
Tel: 305-858-6777
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

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



ZONING-DIAGRAMS

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | VARIES | A-1.08 |
| Project | 2023 | |



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

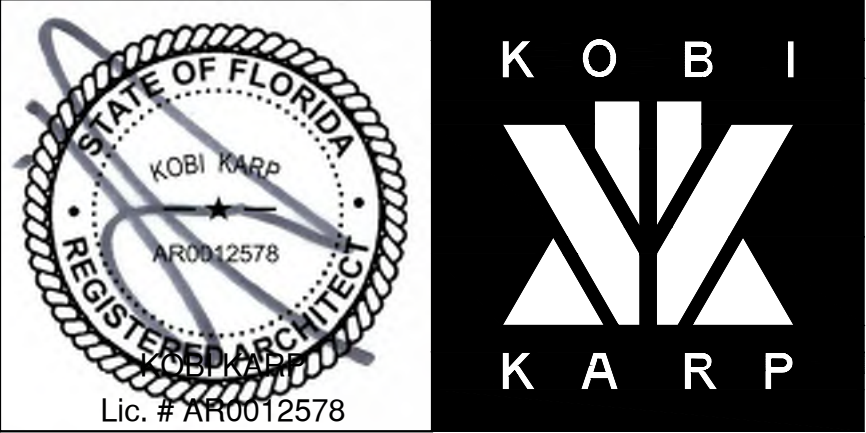
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



NE_AXONOMETRIC

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- | A-1.09 |
| Project | 2023 | |



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

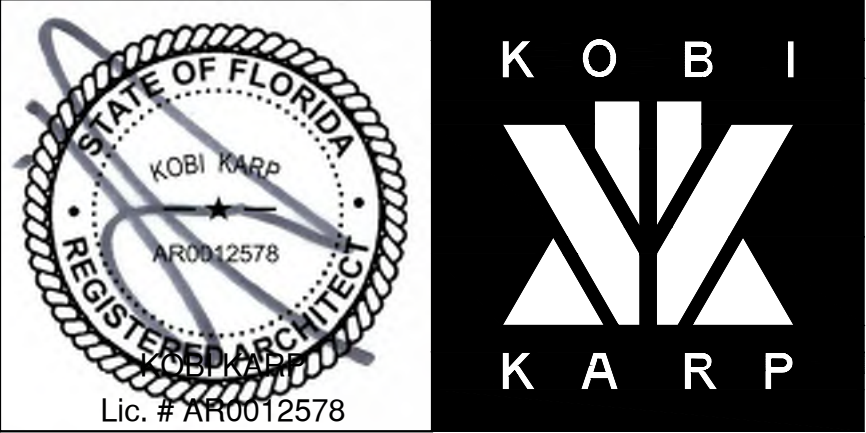
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Tel: Miami Beach, FL 33140
Email: -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Tel: Miami, FL 33133
Email: 305-858-6777

Consultant:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST.
Tel: Miami, Florida 33127 USA
Fax: +1(305) 573 1818
Lic. # AR0012578



NW_AXONOMETRIC

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- | A-1.10 |
| Project | 2023 | |



| 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 (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

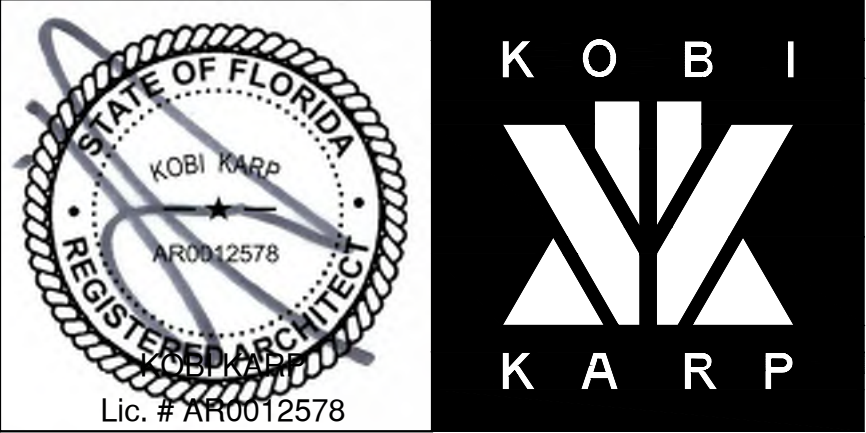
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



SW_AXONOMETRIC

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- | A-1.11 |
| Project | 2023 | |



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

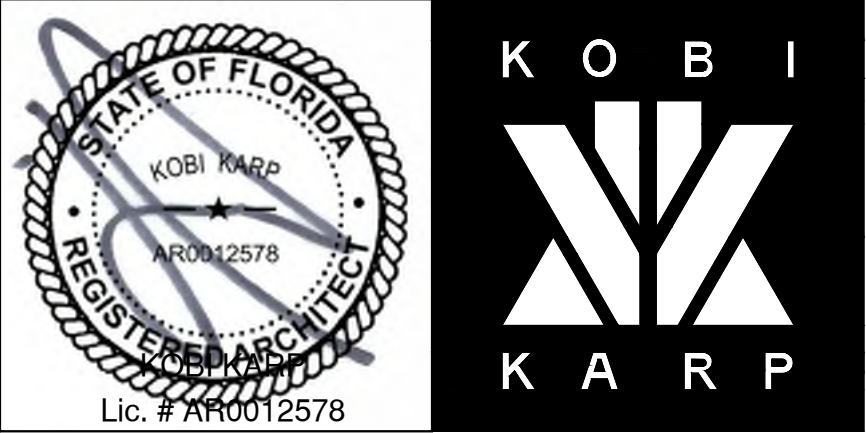
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

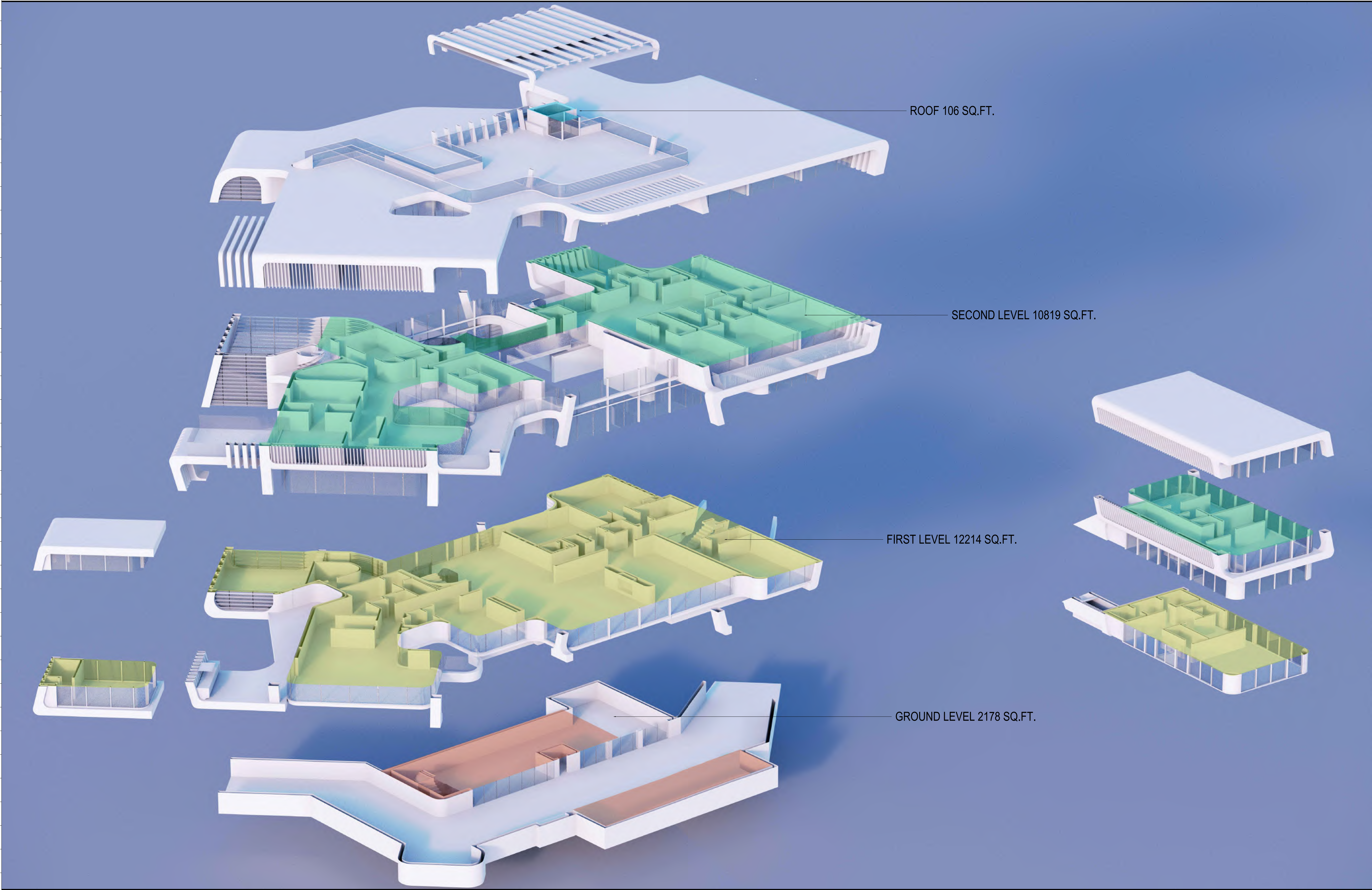
Consultant:
Name
Address
Address
Tel:
Email

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



SE_AXONOMETRIC

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- | A-1.12 |
| Project | 2023 | |



ROOF 106 SQ.FT.

SECOND LEVEL 10819 SQ.FT.

FIRST LEVEL 12214 SQ.FT.

GROUND LEVEL 2178 SQ.FT.

| 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. (c) 2018

DRB SUBMISSION

RESIDENCE

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

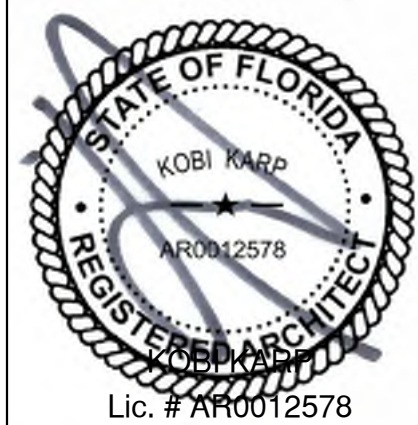
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



EXPLODED_A XO

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- | A-1.13 |
| Project | 2023 | |



Sunset Residence - Miami Beach, FL

© 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)



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



FRONT_RENDERING

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- | A-1.14 |
| Project | 2023 | |



Sunset Residence - Miami Beach, FL

© 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)



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

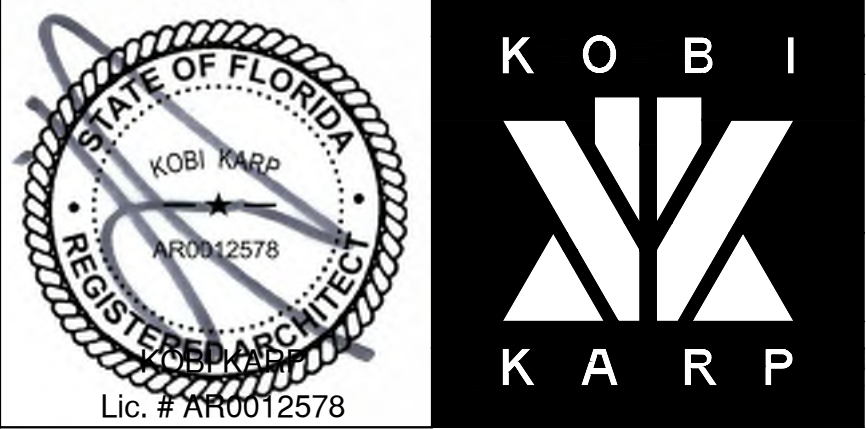
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



FRONT_RENDERING

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- | A-1.15 |
| Project | 2023 | |



Sunset Residence - Miami Beach, FL

© 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)



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



REAR_RENDERING

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- | A-1.16 |
| Project | 2023 | |



Sunset Residence - Miami Beach, FL

© 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)



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

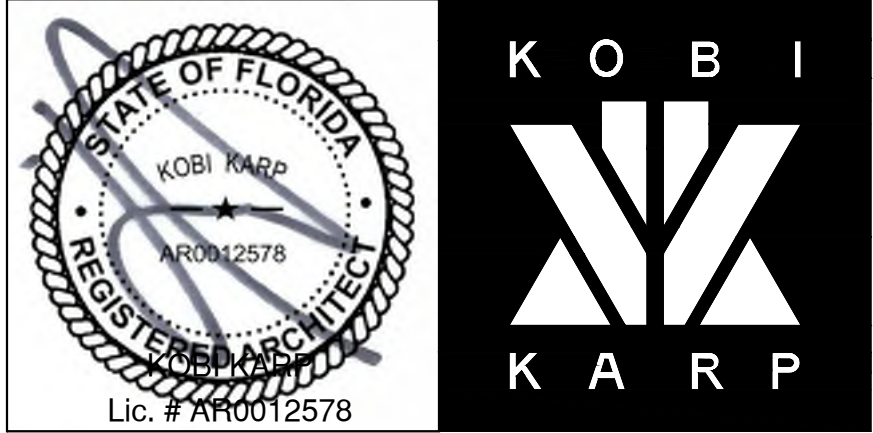
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



REAR_RENDERING

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- | A-1.17 |
| Project | 2023 | |



BISCAYNE BAY

NOTE: Driveways and parking areas must be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114-1 of City of Miami Beach



1 FIRST LEVEL PLAN

| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

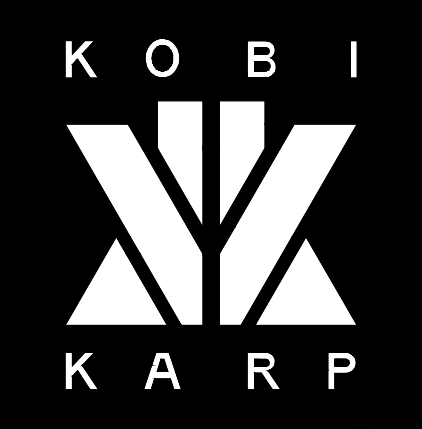
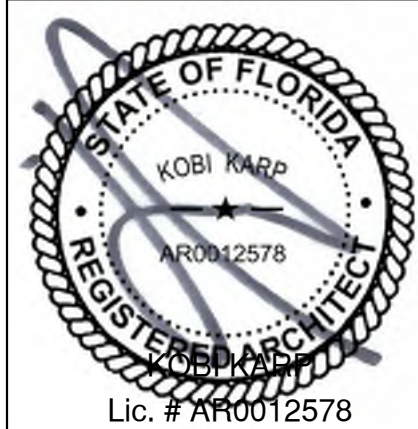
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel:
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



PROPOSED-PLANS
CONCEPT-DESIGN

| | | |
|---------|------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | 1/4"=1'-0" | A-3.01 |
| Project | 2023 | |



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

Owner:
Name: Sunset Islands Land Trust
Address: 1771 N View Dr
Address: Miami Beach, FL 33140
Tel: -
Email: -

Landscape Architect
Name: Raymond Jungles, Inc.
Address: 2964 Aviation Ave.
Address: Miami, FL 33133
Tel: 305-858-6777
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

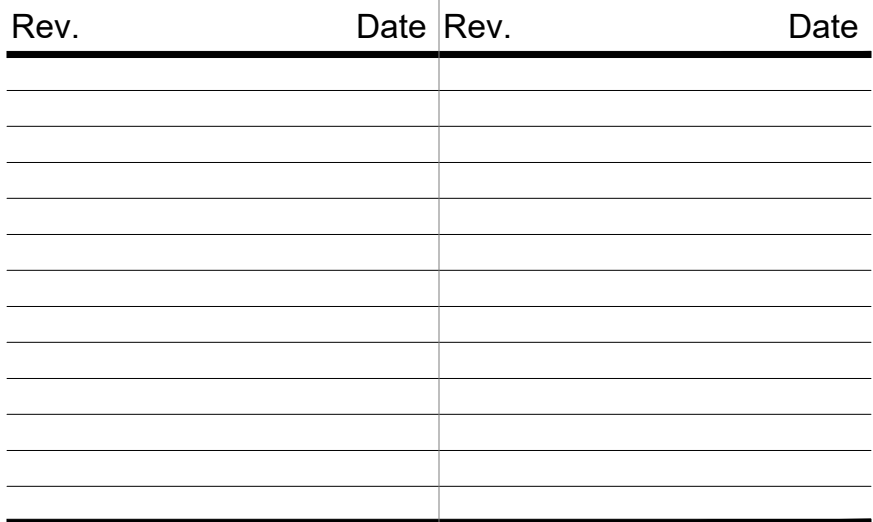
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST.
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



PROPOSED-PLANS
CONCEPT-DESIGN

| | | |
|---------|----------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | .. 1/16"=1'-0" | A-3.02 |
| Project | 2023 | |

1 PLAN SECOND LEVEL



DRB SUBMISSION

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

| | | |
|---------|------------|--------------------------------|
| Date | 12/07/2020 | Sheet No. A-3.03 |
| Scale | 1/4"=1'-0" | |
| Project | 2023 | |

1 GROUND LEVEL PLAN



1 ROOF PLAN

| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

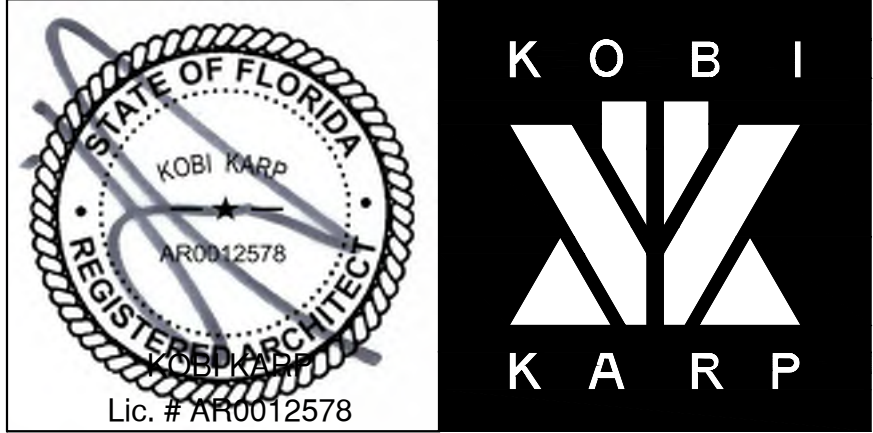
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

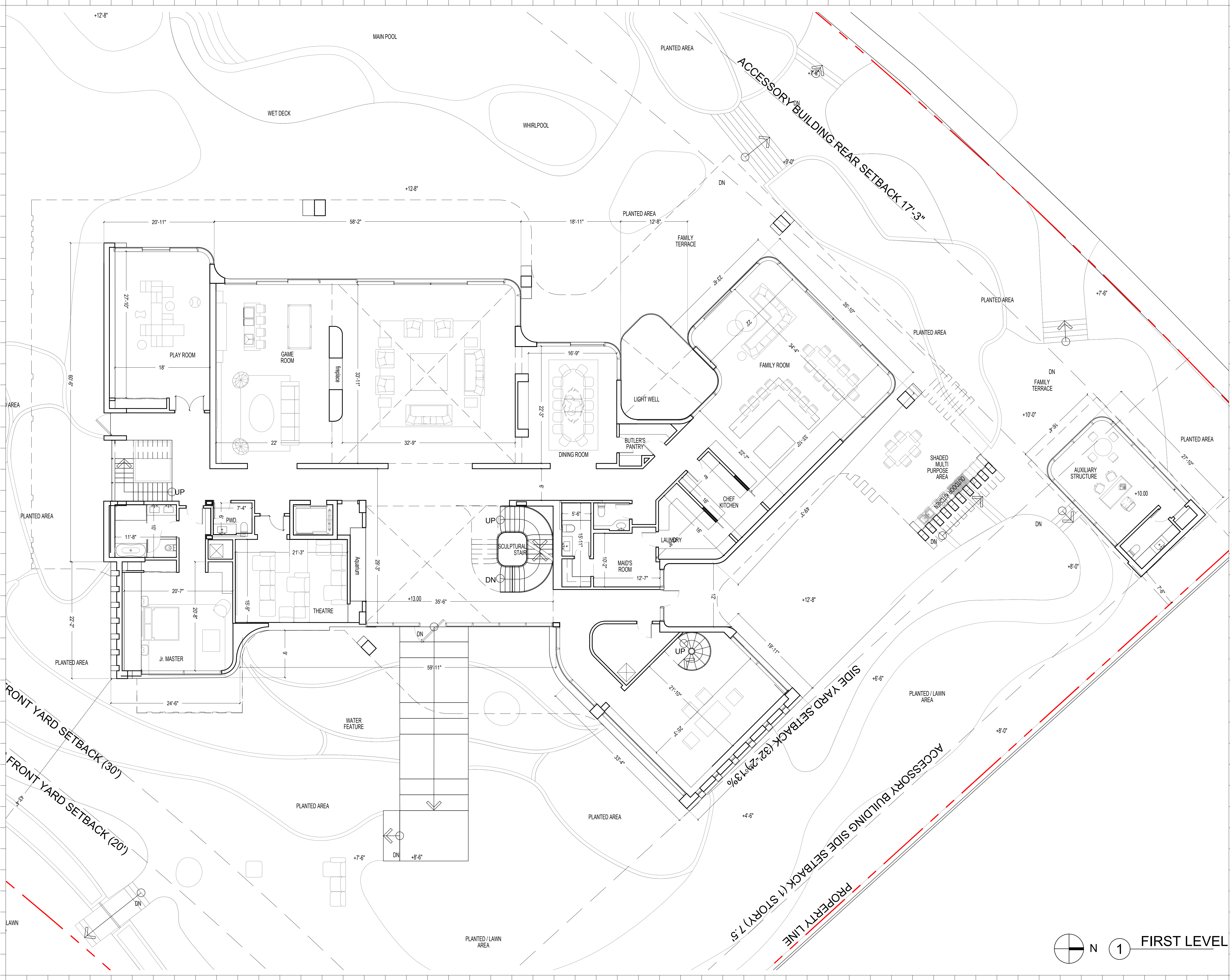
Consultant:
Name
Address
Address
Tel:
Email

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



PROPOSED-PLANS
CONCEPT-DESIGN

| | | |
|---------|-------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | 1/46"=1'-0" | A-3.04 |
| Project | 2023 | |



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

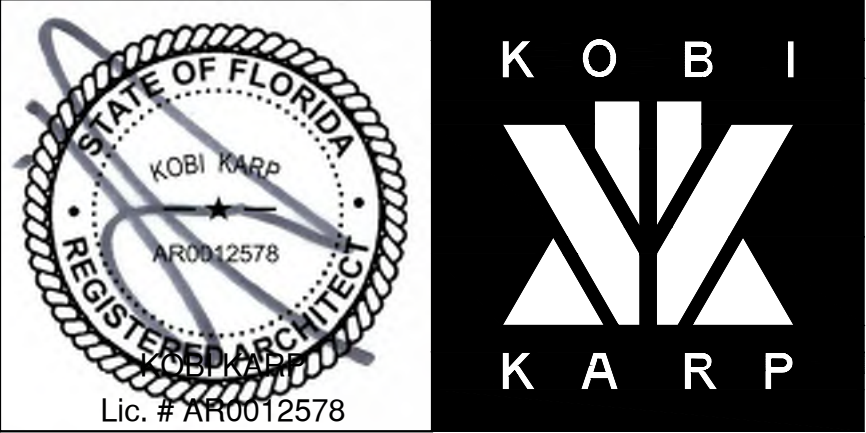
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel:
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email

Consultant:
Name
Address
Address
Tel:
Email

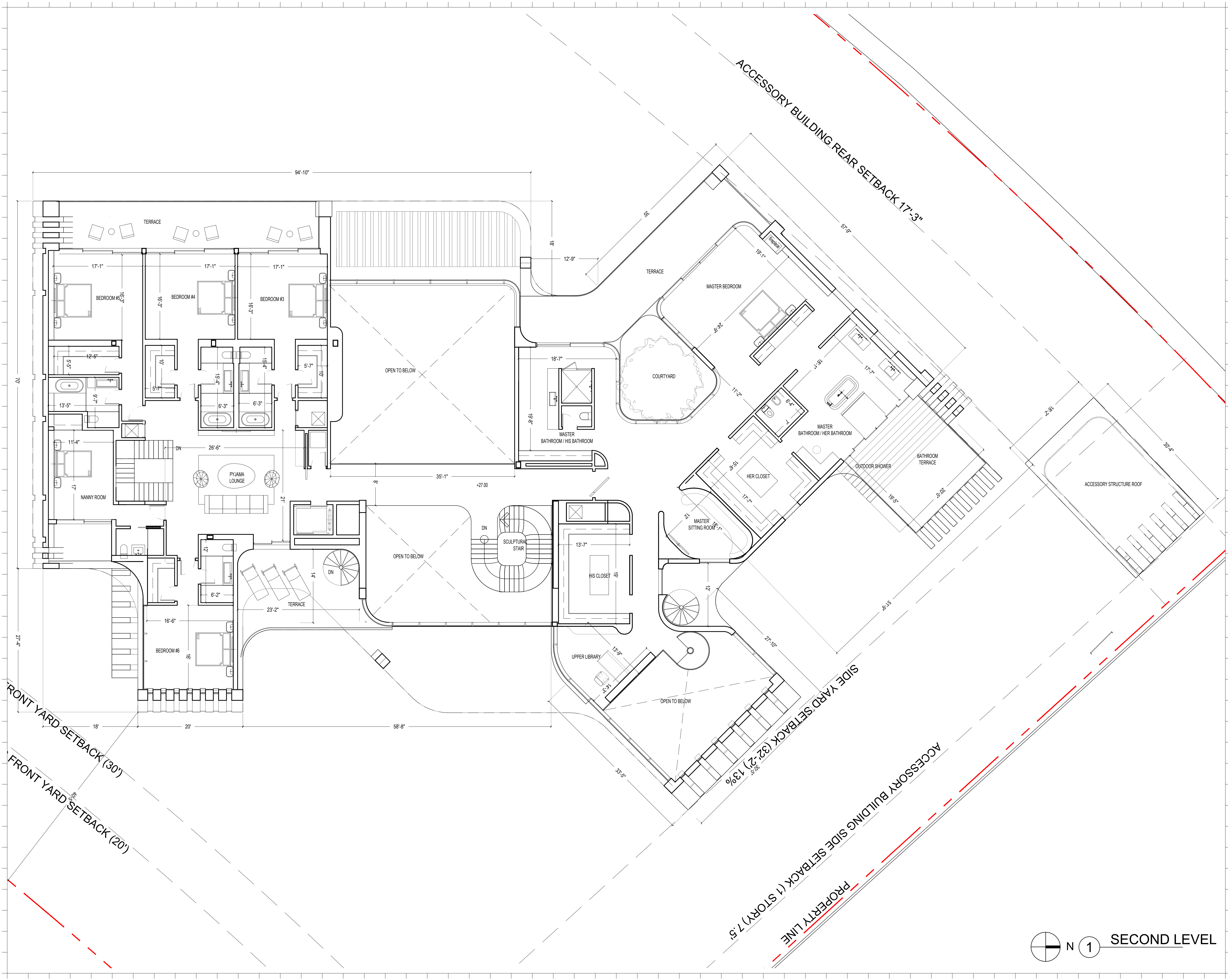
Consultant:
Name
Address
Address
Tel:
Email

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



PROPOSED-PLANS
CONCEPT-DESIGN

| | | |
|---------|---------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- 1/8"=1'-0" | A-3.05 |
| Project | 2023 | |



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

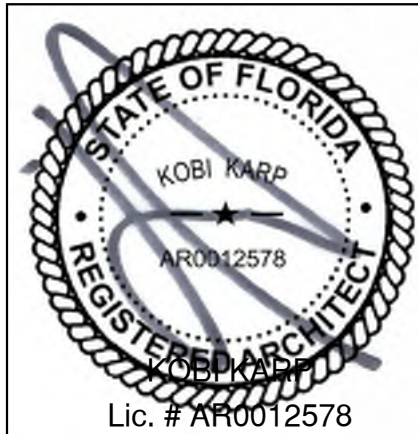
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



PROPOSED-PLANS
CONCEPT-DESIGN

| | | |
|---------|---------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- 1/8"=1'-0" | A-3.06 |
| Project | 2023 | |

N 1 SECOND LEVEL



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

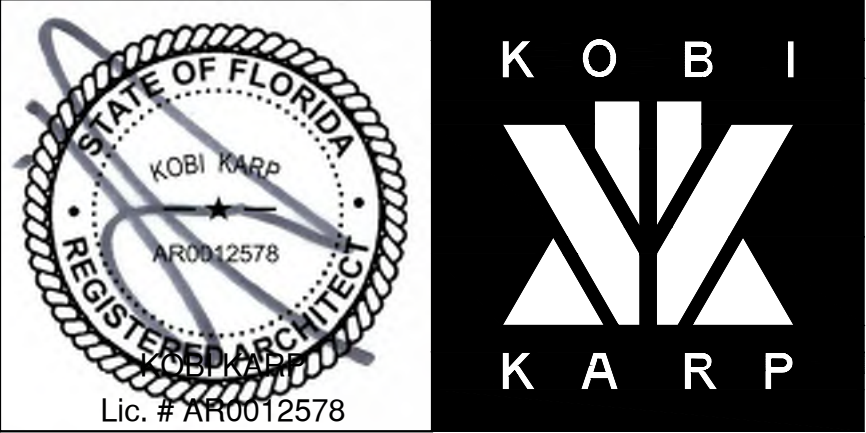
Owner:
Name: Sunset Islands Land Trust
Address: 1771 N View Dr
Address: Miami Beach, FL 33140
Tel: -
Email: -

Landscape Architect
Name: Raymond Jungles, Inc.
Address: 2964 Aviation Ave.
Address: Miami, FL 33133
Tel: 305-858-6777
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

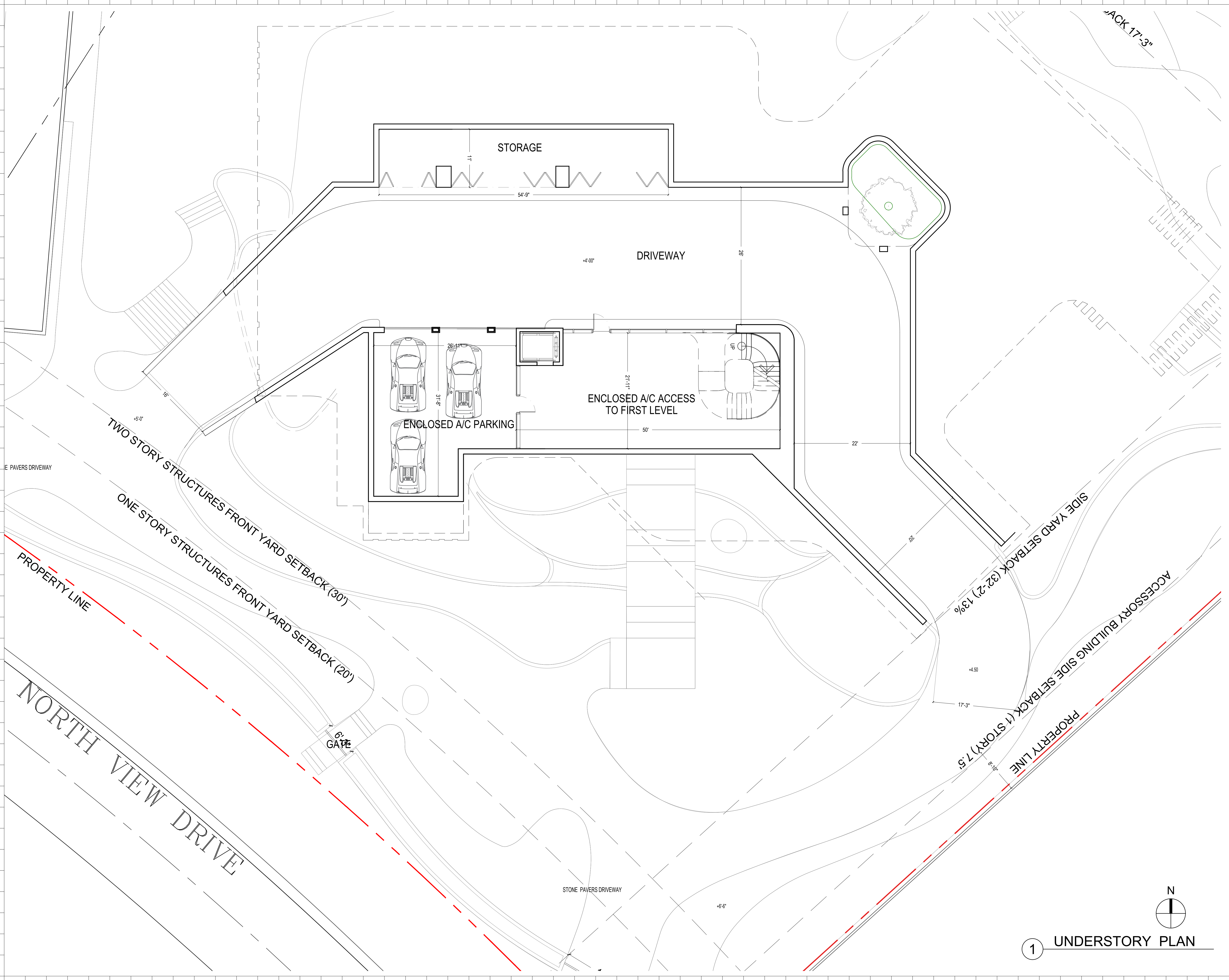
Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

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



PROPOSED-PLANS
CONCEPT-DESIGN

| | | |
|---------|---------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- 1/8"=1'-0" | A-3.07 |
| Project | 2023 | |



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

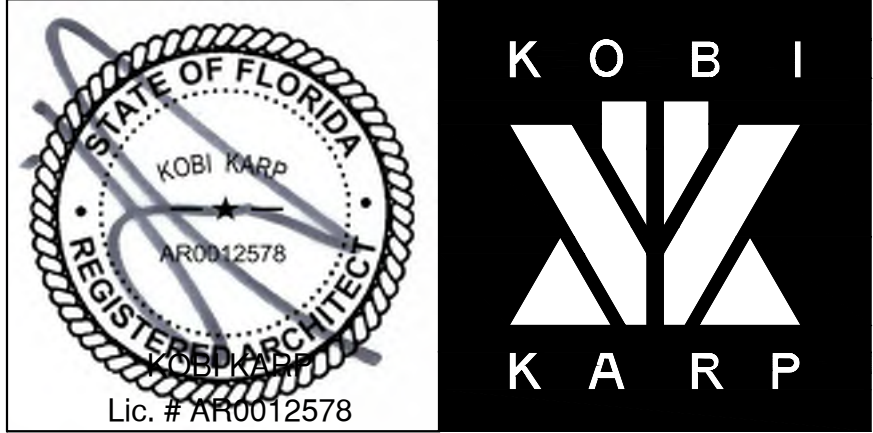
Owner:
Name: Sunset Islands Land Trust
Address: 1771 N View Dr
Address: Miami Beach, FL 33140
Tel: -
Email: -

Landscape Architect
Name: Raymond Jungles, Inc.
Address: 2964 Aviation Ave.
Address: Miami, FL 33133
Tel: 305-858-6777
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

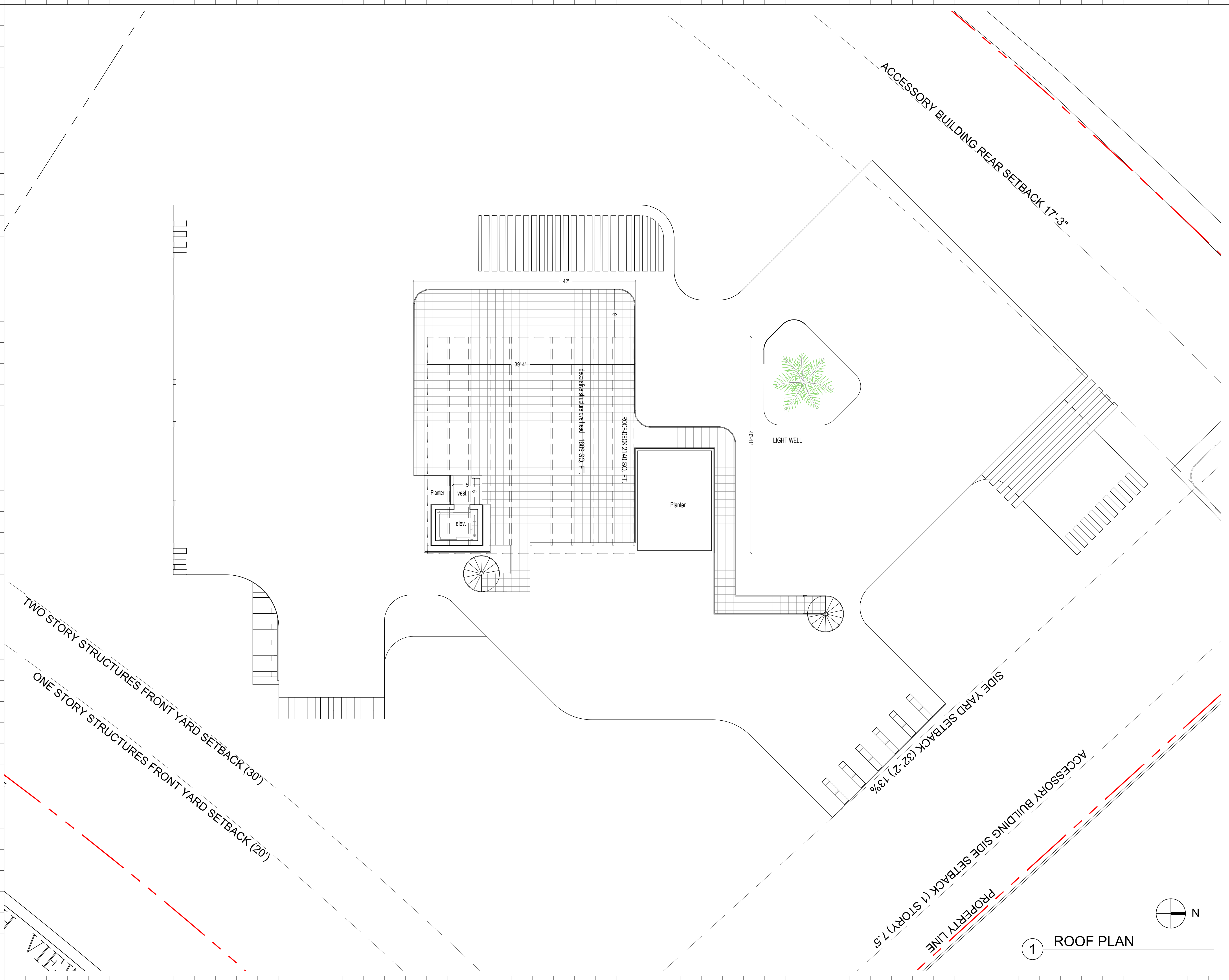
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST.
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



PROPOSED-PLANS
CONCEPT-DESIGN

| | | |
|---------|---------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- 1/8"=1'-0" | A-3.08 |
| Project | 2023 | |

1 UNDERSTORY PLAN



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

Owner:
Name: Sunset Islands Land Trust
Address: 1771 N View Dr
Address: Miami Beach, FL 33140
Tel: -
Email: -

Landscape Architect
Name: Raymond Jungles, Inc.
Address: 2964 Aviation Ave.
Address: Miami, FL 33133
Tel: 305-858-6777
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

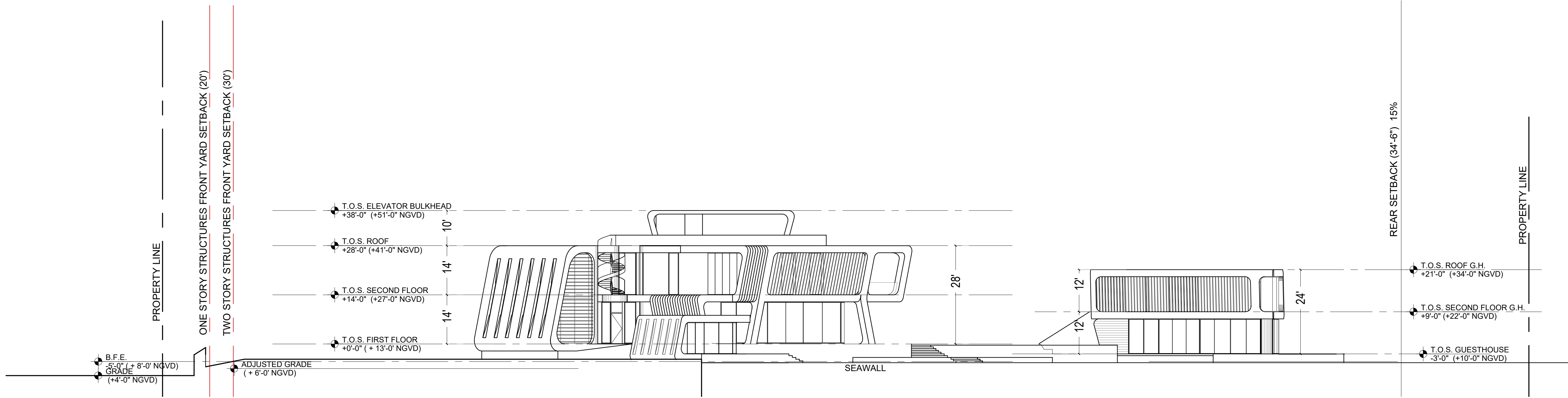
Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

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

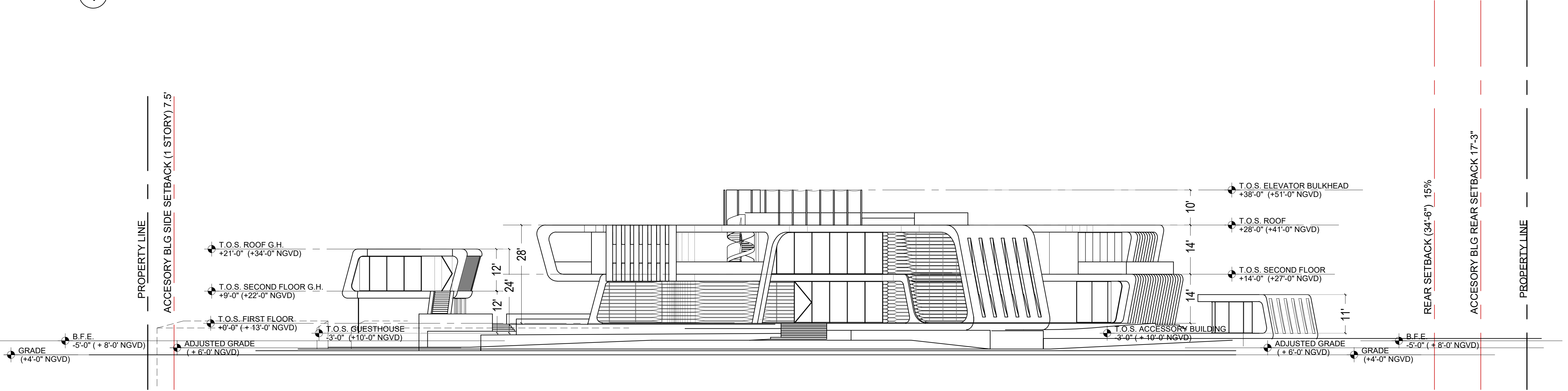


PROPOSED-PLANS
CONCEPT-DESIGN

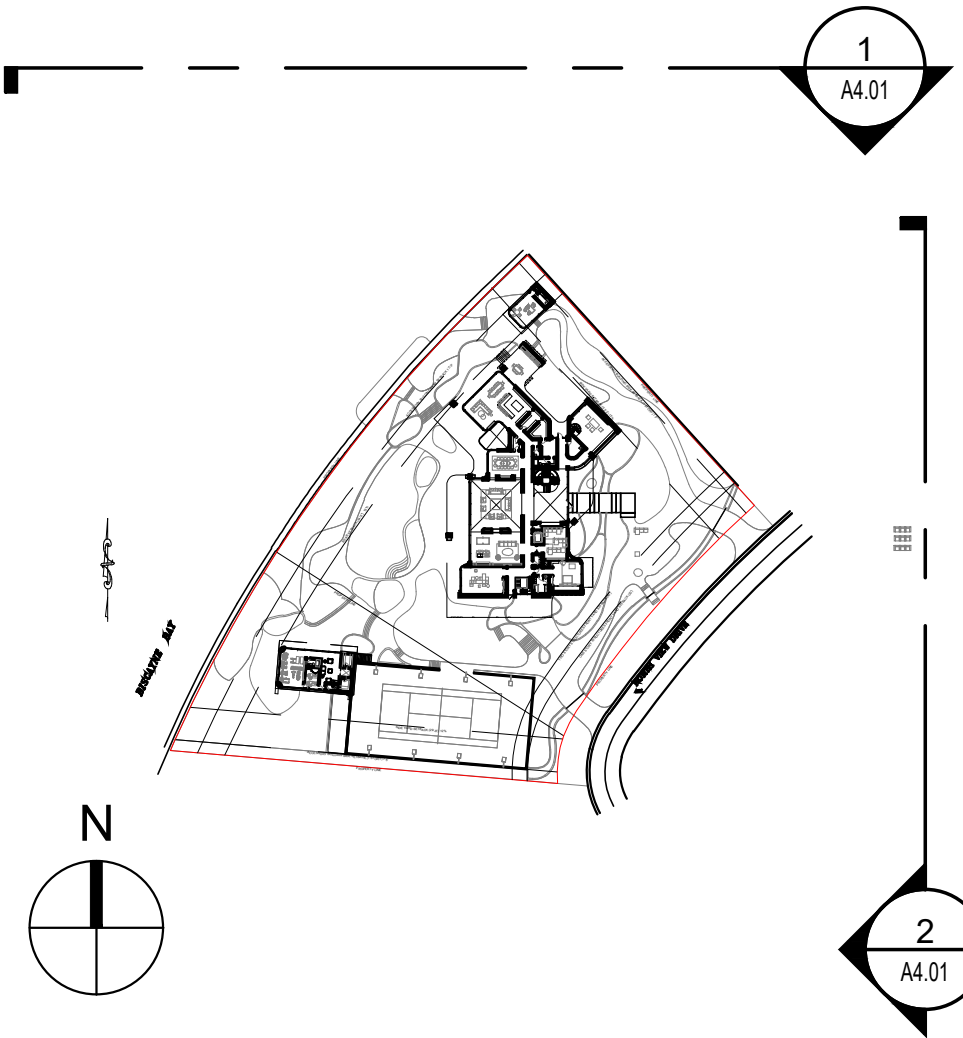
| | | |
|---------|---------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- 1/8"=1'-0" | A-3.09 |
| Project | 2023 | |



1 ELEVATION NORTH



2 ELEVATION EAST



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

Owner:
Name: Sunset Islands Land Trust
Address: 1771 N View Dr
Address: Miami Beach, FL 33140
Tel: -
Email: -

Landscape Architect
Name: Raymond Jungles, Inc.
Address: 2964 Aviation Ave.
Address: Miami, FL 33133
Tel: 305-858-6777
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

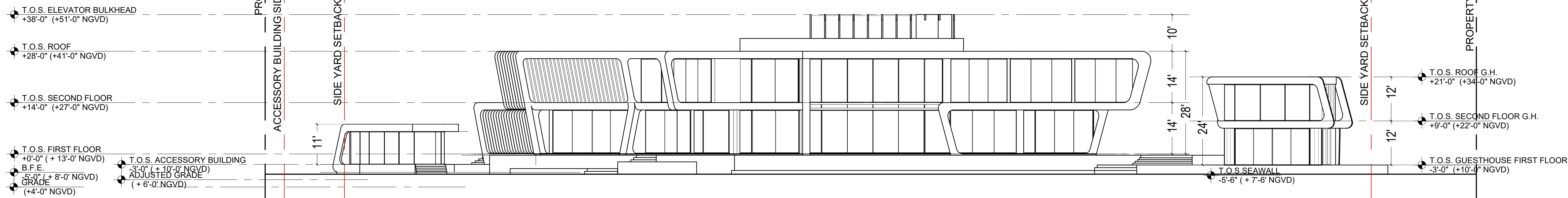
Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

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

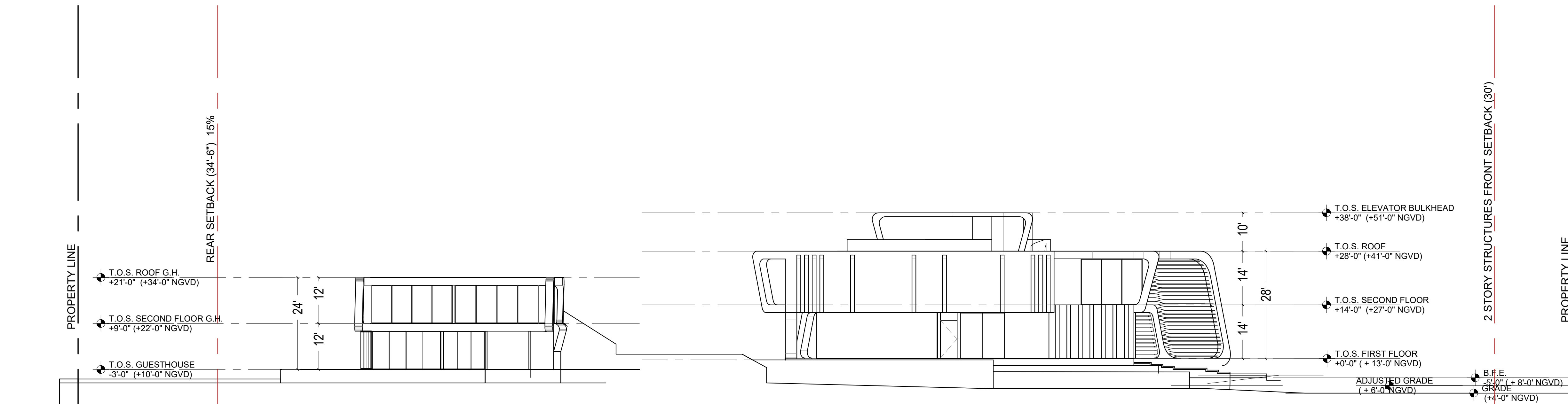


ELEVATIONS
CONCEPT-DESIGN

| | | |
|---------|----------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- 3/32"=1'-0" | A-4.01 |
| Project | 2023 | |



1 ELEVATION WEST



2 ELEVATION SOUTH



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

Owner:
Name: Sunset Islands Land Trust
Address: 1771 N View Dr
Miami Beach, FL 33140
Tel: -
Email: -

Landscape Architect
Name: Raymond Jungles, Inc.
Address: 2964 Aviation Ave.
Miami, FL 33133
Tel: 305-858-6777
Email: -

Consultant:
Name: -
Address: -
Tel: -
Email: -

Consultant:
Name: -
Address: -
Tel: -
Email: -

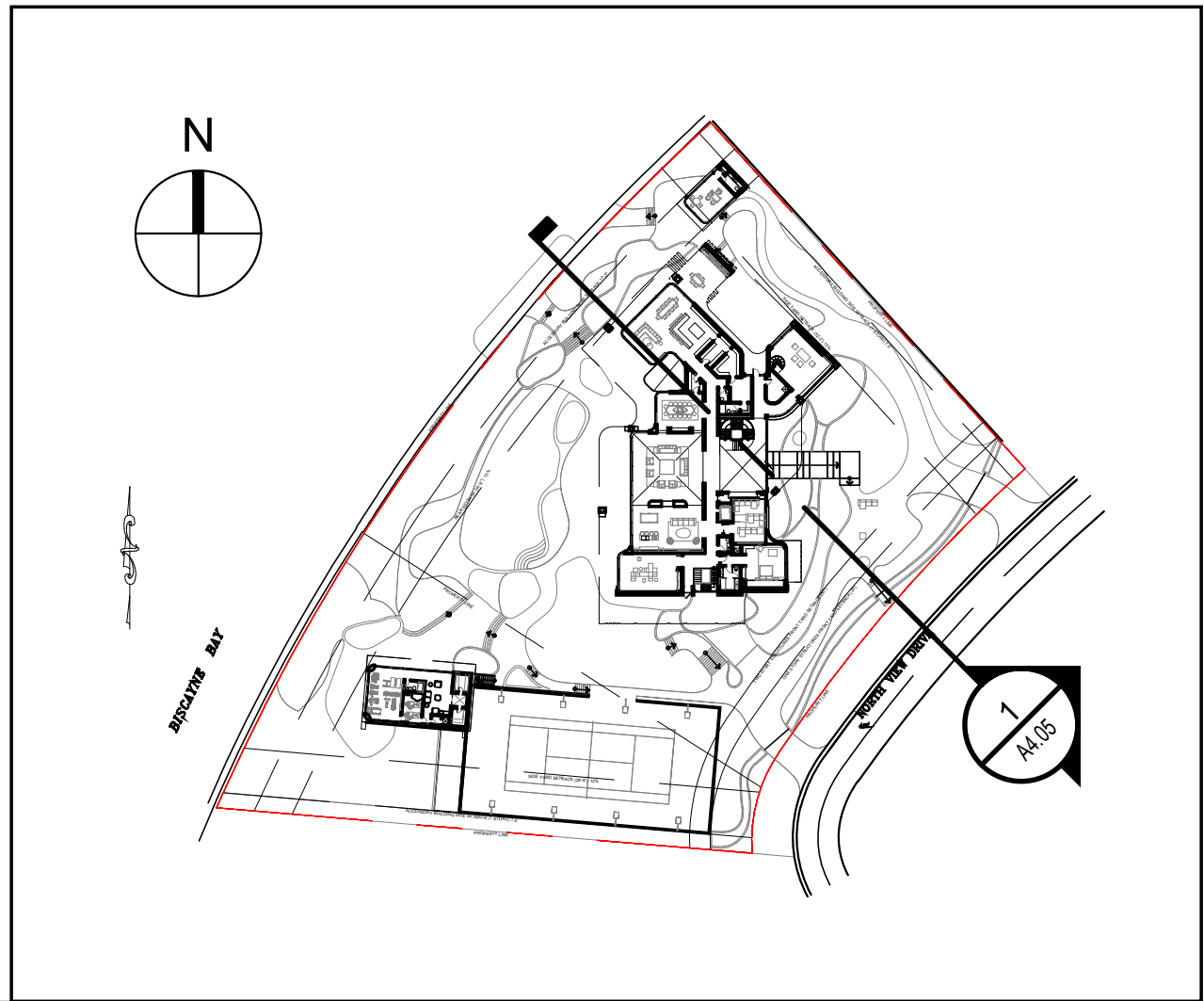
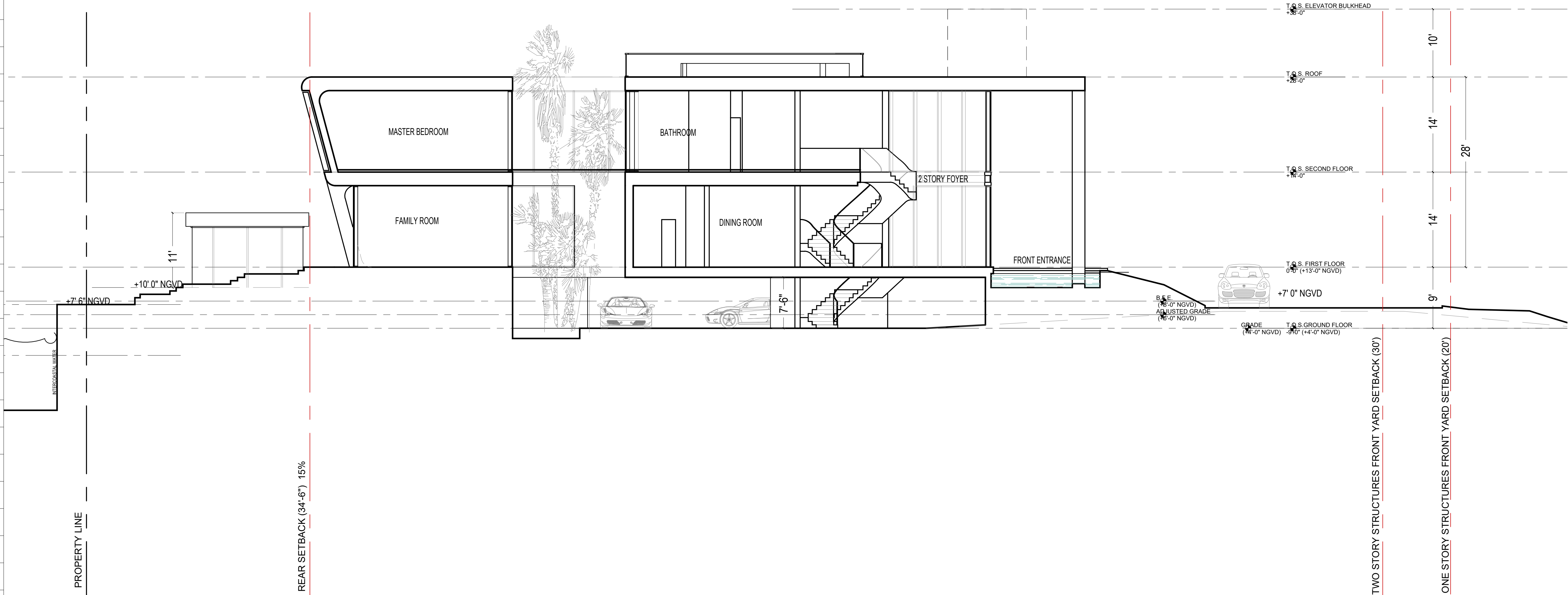
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST.
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



ELEVATIONS

CONCEPT-DESIGN

| | | |
|---------|----------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- 1/16"=1'-0" | A-4.02 |
| Project | 2023 | |



1 SECTION

| 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. (c) 2018

DRB SUBMISSION

RESIDENCE
1753-1771 North View Dr.
MIAMI BEACH, FL 33140

Owner:
Name: Sunset Islands Land Trust
Address: 1771 N View Dr
Address: Miami Beach, FL 33140
Tel: -
Email: -

Landscape Architect
Name: Raymond Jungles, Inc.
Address: 2964 Aviation Ave.
Address: Miami, FL 33133
Tel: 305-858-6777
Email: -

Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

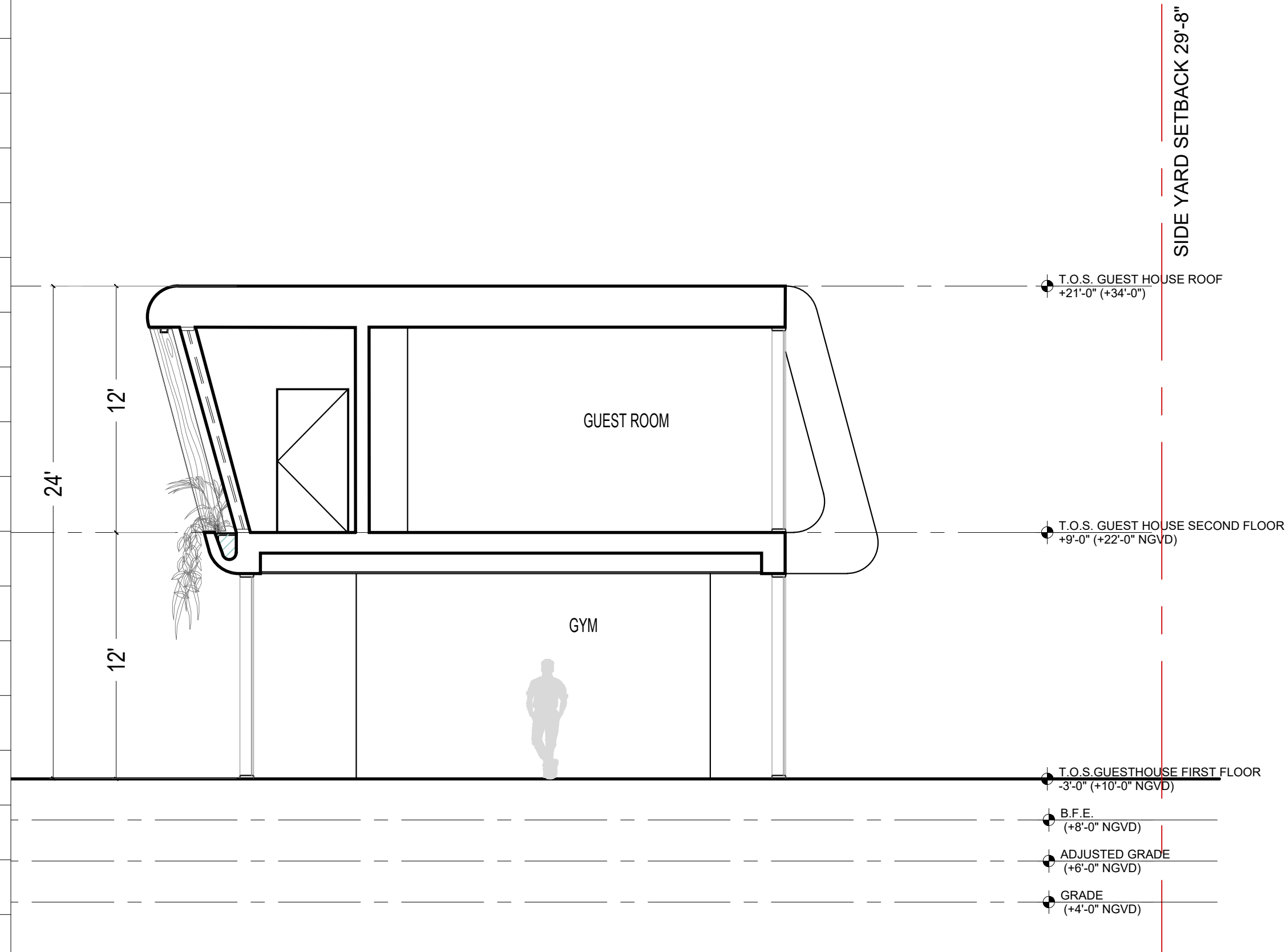
Consultant:
Name: -
Address: -
Address: -
Tel: -
Email: -

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

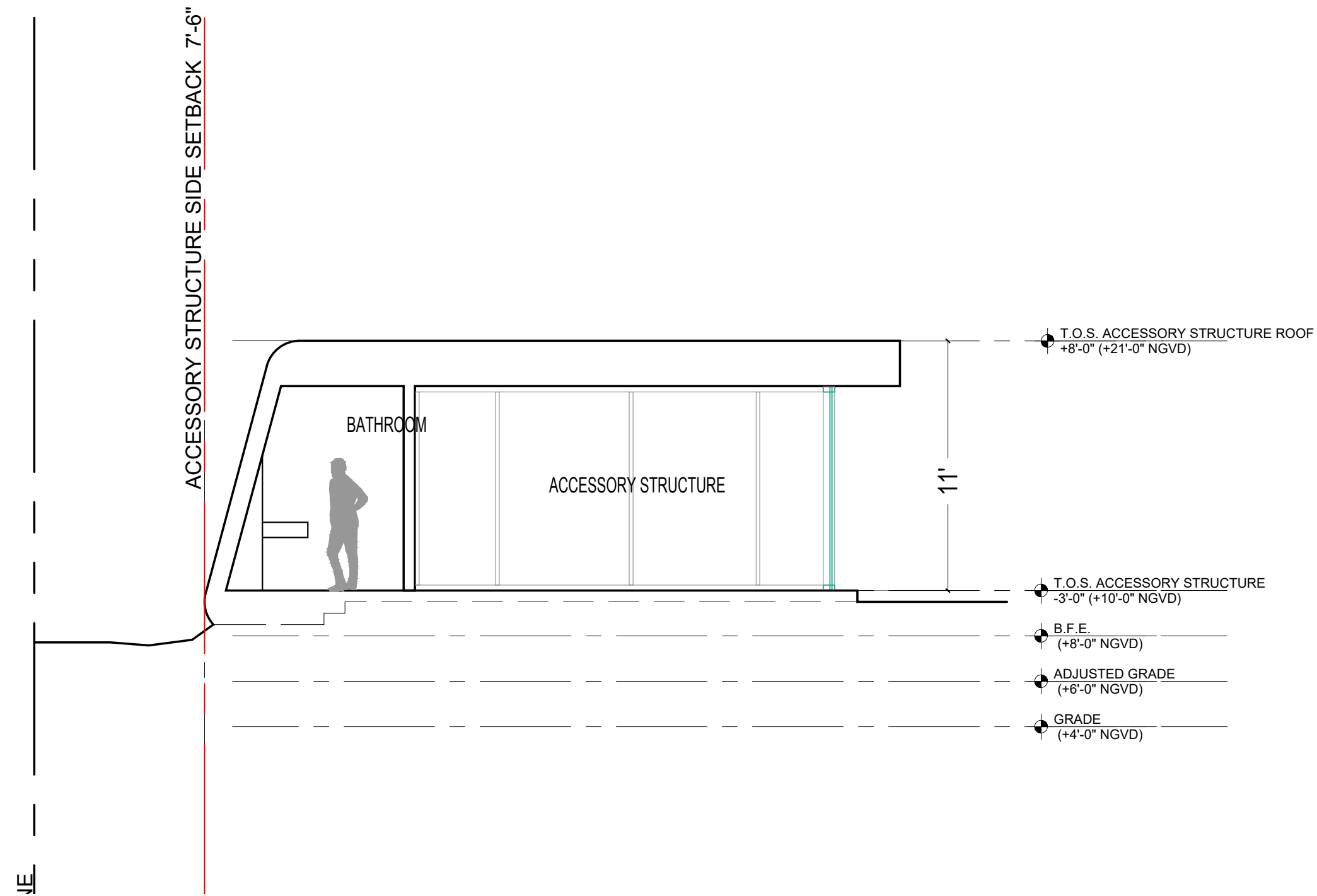


SECTION
CONCEPT-DESIGN

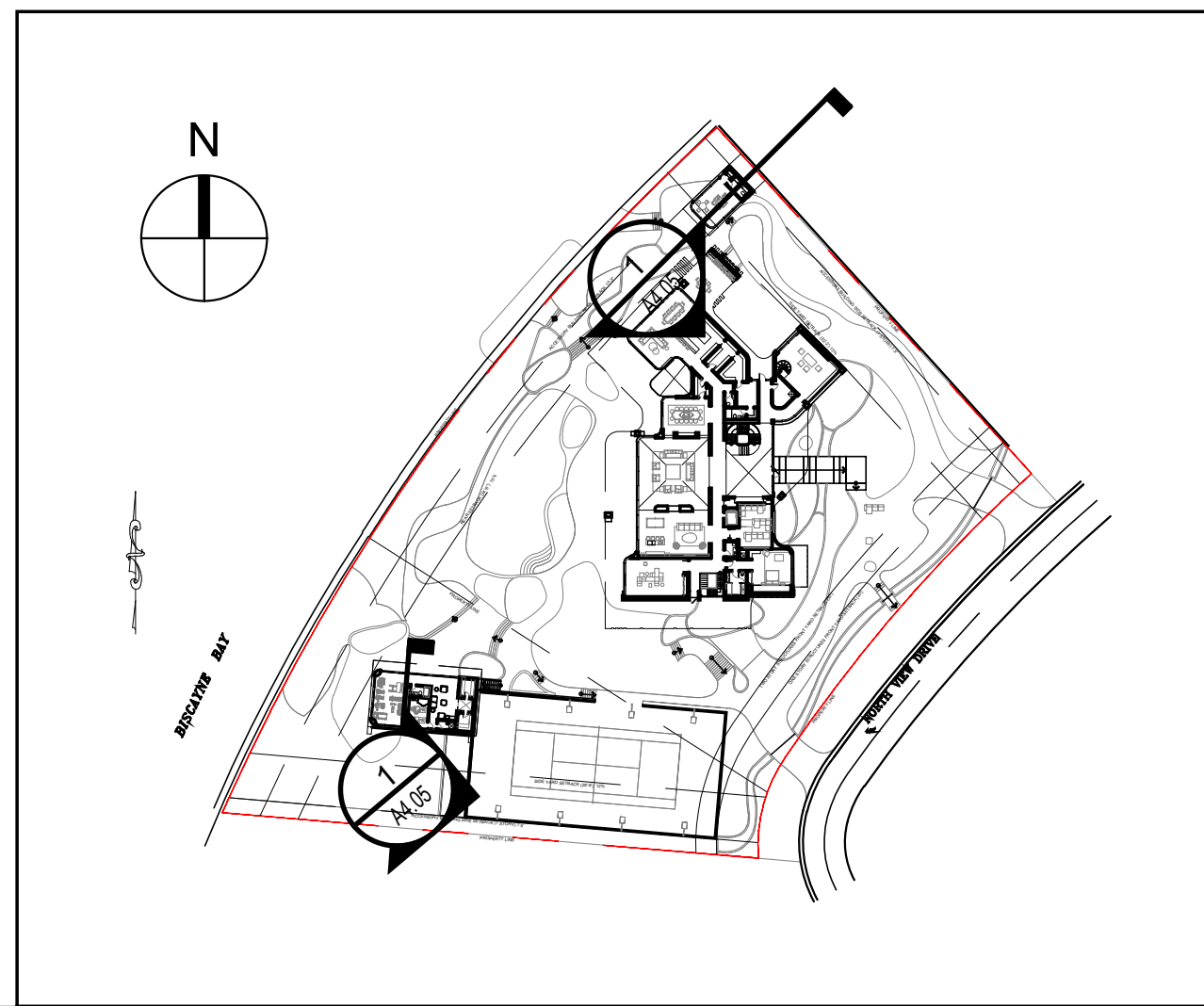
| | | |
|---------|---------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- 1/8"=1'-0" | A-4.03 |
| Project | 2023 | |



1 GUEST HOUSE SECTION



2 ACCESSORY STRUCTURE SECTION



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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



ELEVATION
CONCEPT-DESIGN

| | | |
|---------|---------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- 1/8"=1'-0" | A-4.04 |
| Project | 2023 | |



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

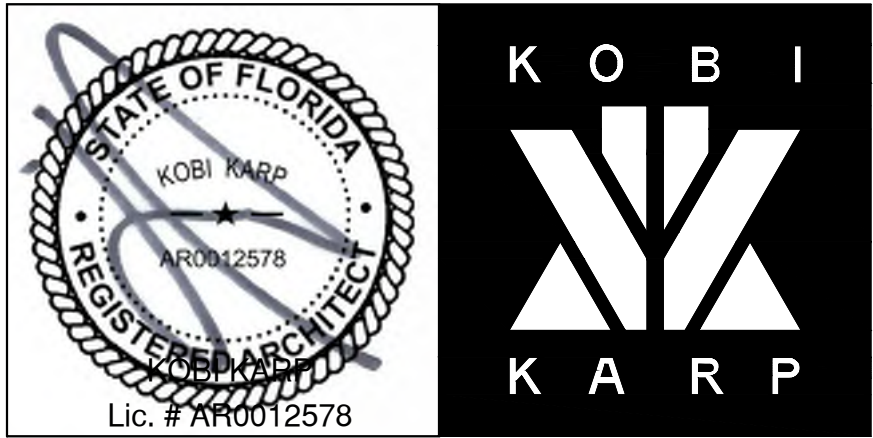
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

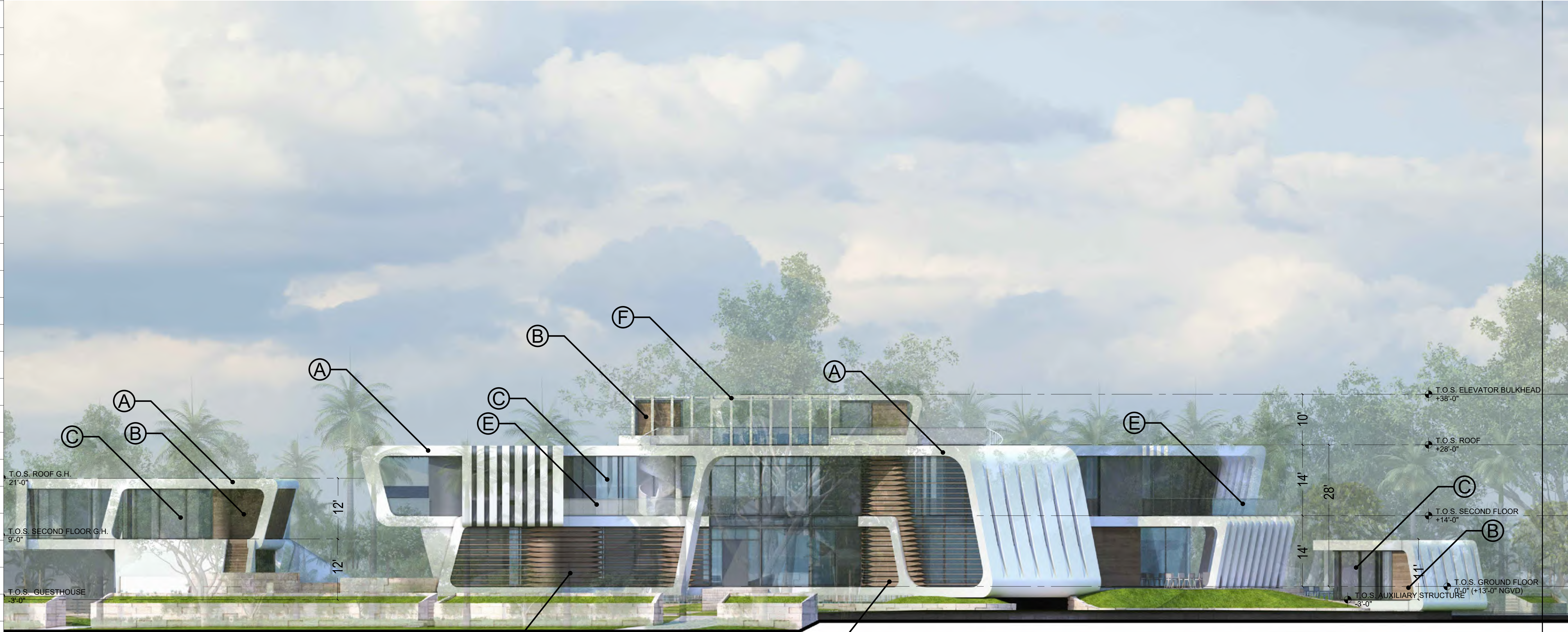
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST.
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



SOUTH-ELEVATION

| | | |
|---------|----------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- 3/32"=1'-0" | A-4.05 |
| Project | 2023 | |

1 SOUTH ELEVATION



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

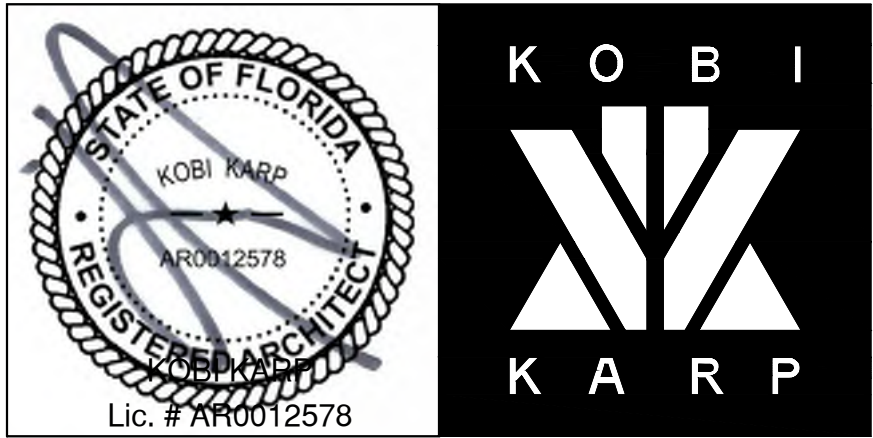
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel:
Email

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

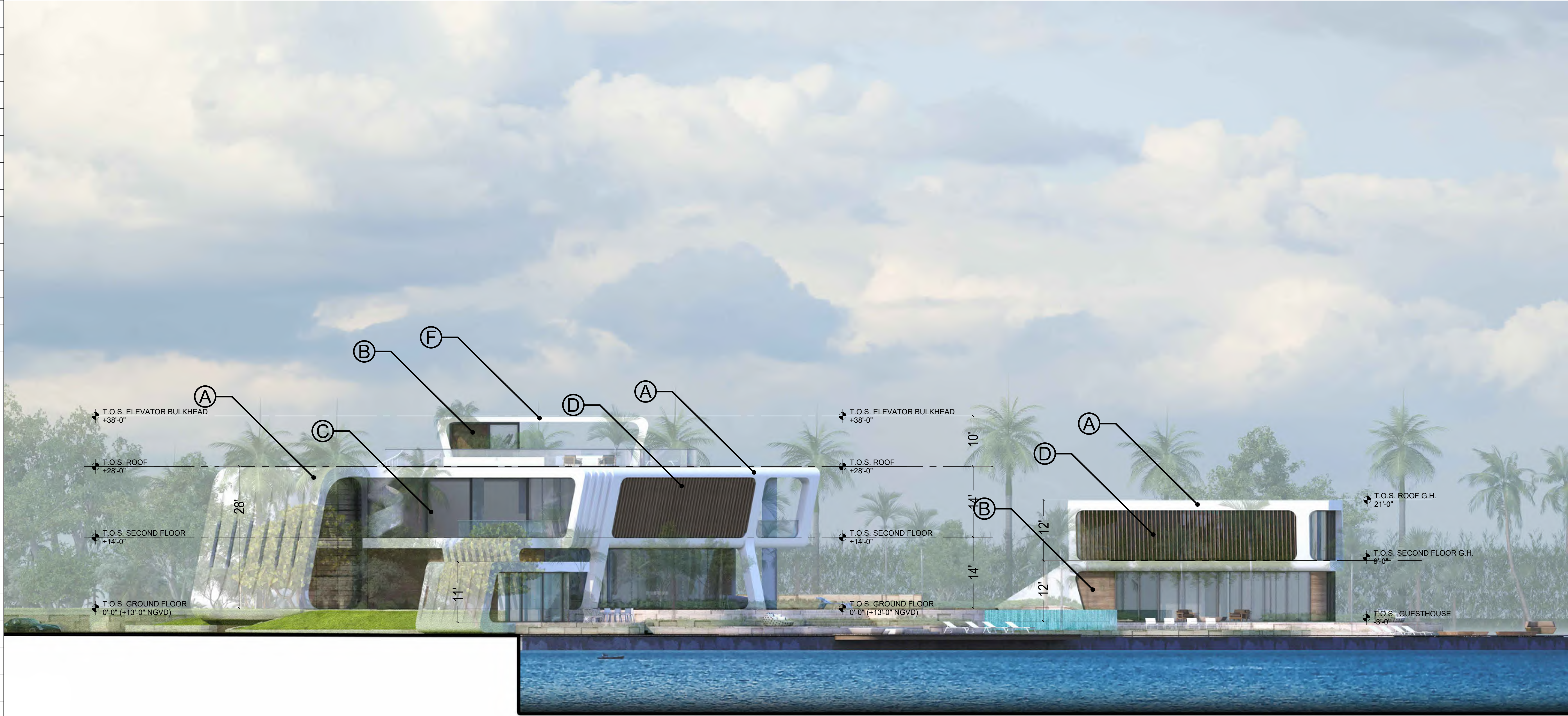
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST.
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



EAST-ELEVATION

| | | |
|---------|----------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- 3/32"=1'-0" | A-4.06 |
| Project | 2023 | |

1 EAST ELEVATION



| 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. (c) 2018

DRB SUBMISSION

RESIDENCE

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

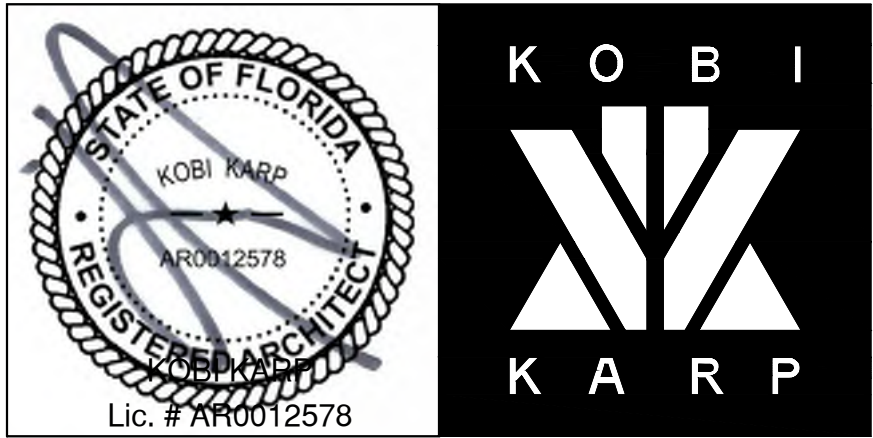
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Address Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Address Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name
Address
Address
Tel:
Email

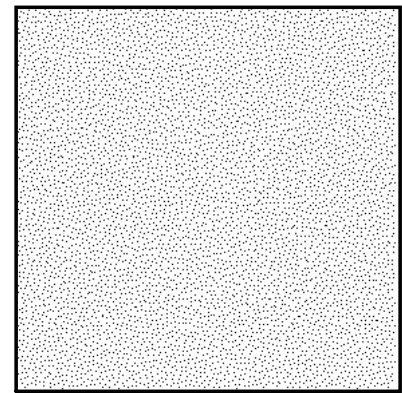
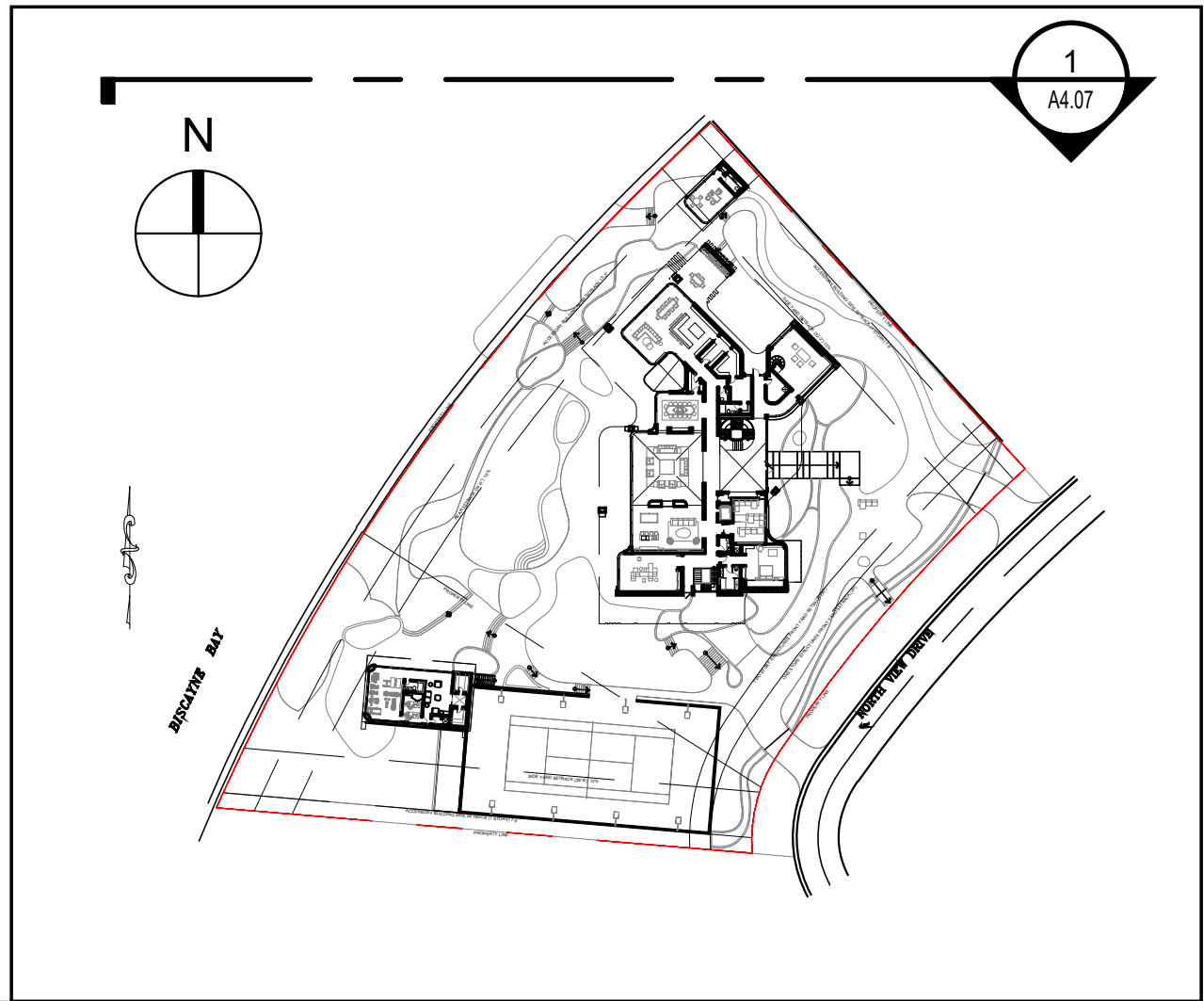
Consultant:
Name
Address
Address
Tel:
Email

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



NORTH-ELEVATION

| | | |
|---------|----------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | -- 3/32"=1'-0" | A-4.07 |
| Project | 2023 | |



A WHITE PAINTED
STUCCO



B NATURAL WOOD
VENEERED
POLYMER
CLADDING



C GUNMETAL
FRAME GLAZING
SYSTEM



D NATURAL WOOD
BRISE-SOLEIL

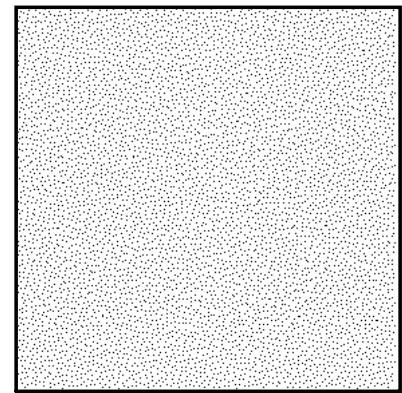
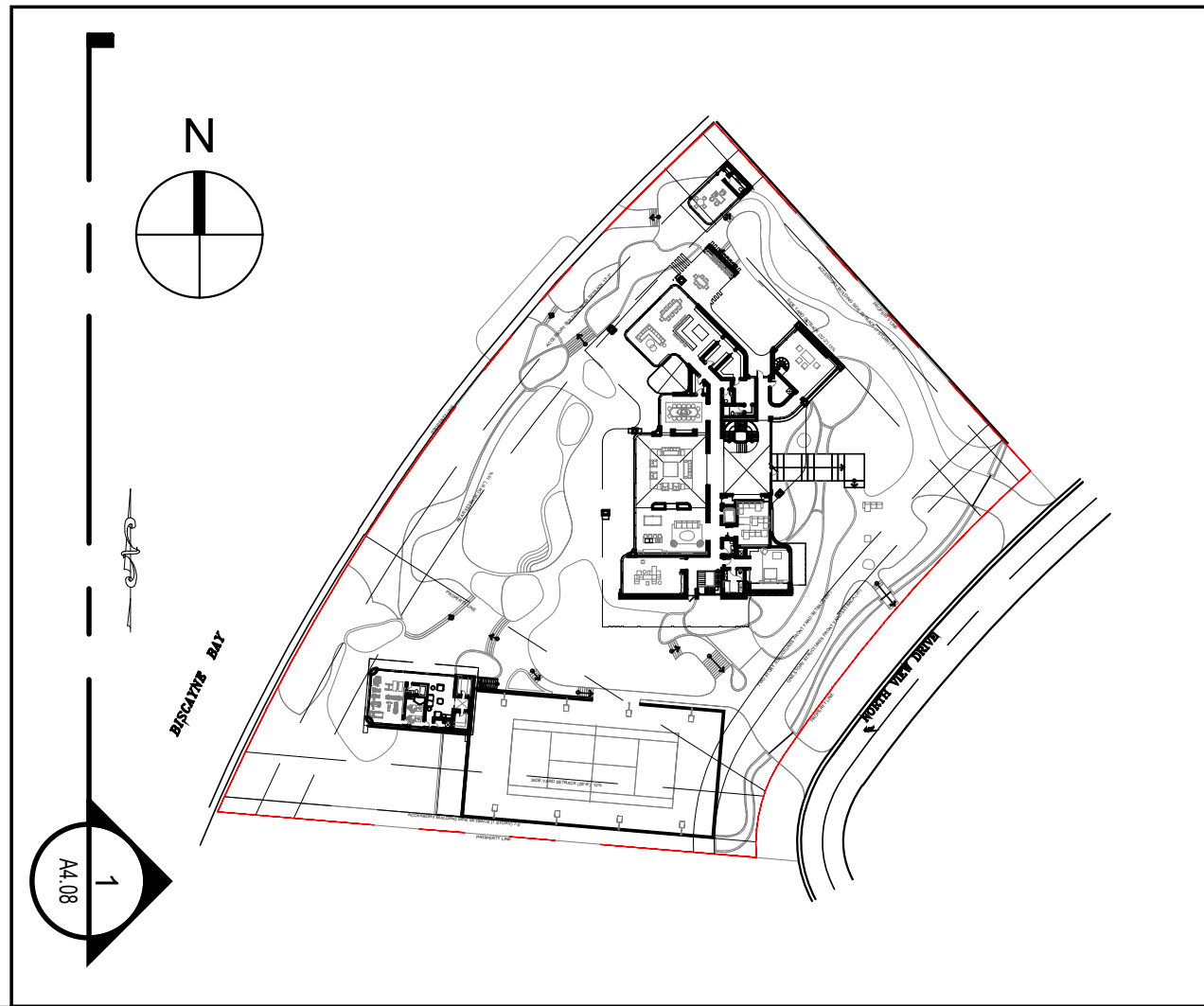
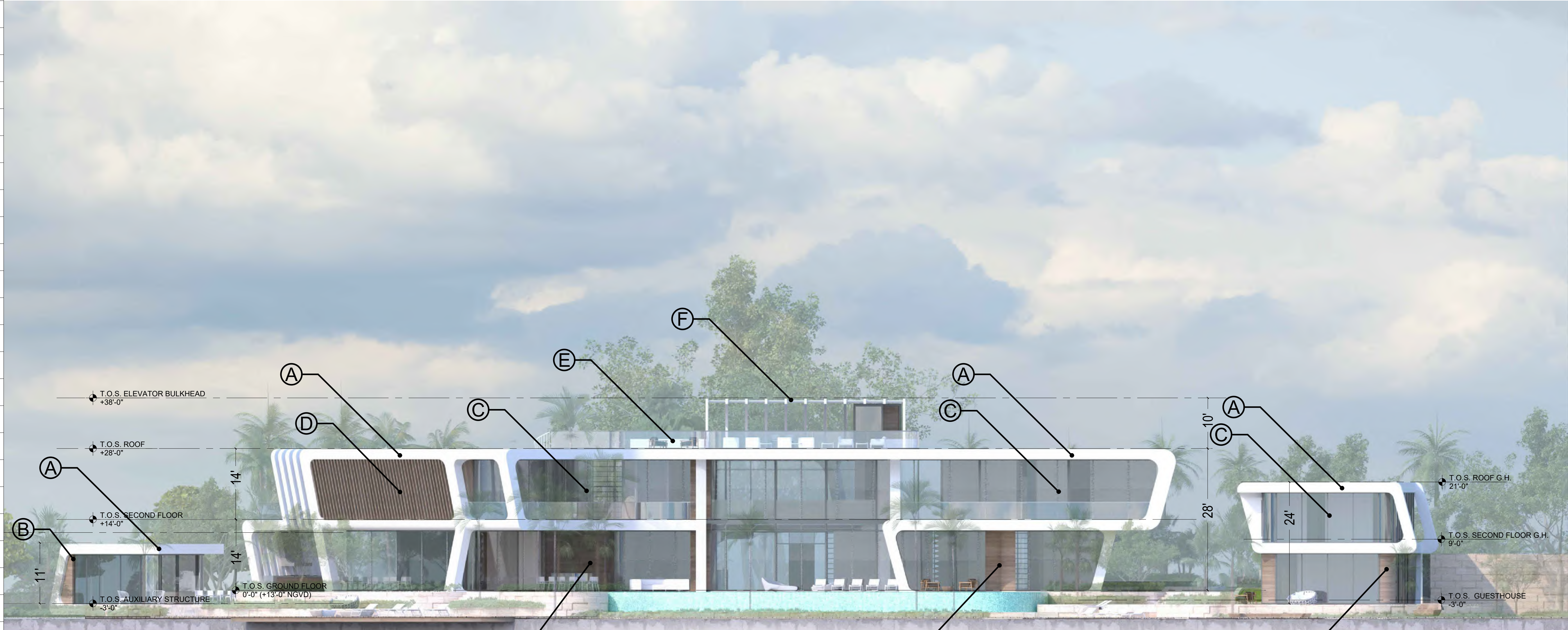


E FRAMELESS
HAND-RAIL



F WHITE PAINTED
METAL
STRUCTURE

1 NORTH ELEVATION



A WHITE PAINTED STUCCO



B NATURAL WOOD VENEERED POLYMER CLADDING



C GUNMETAL FRAME GLAZING SYSTEM



D NATURAL WOOD BRISE-SOLEIL



E FRAMELESS HAND-RAIL



F WHITE PAINTED METAL STRUCTURE

1 WEST ELEVATION

| 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. (c) 2018

DRB SUBMISSION

RESIDENCE

1753-1771 North View Dr.
MIAMI BEACH, FL 33140

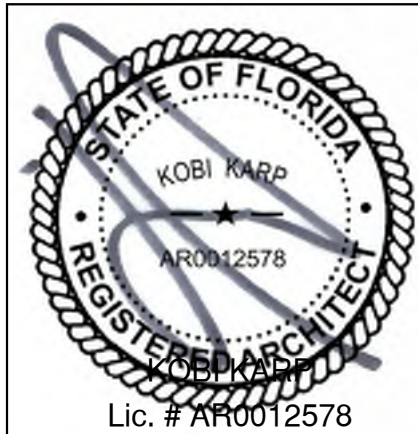
Owner:
Name Sunset Islands Land Trust
Address 1771 N View Dr
Miami Beach, FL 33140
Tel: -
Email -

Landscape Architect
Name Raymond Jungles, Inc.
Address 2964 Aviation Ave.
Miami, FL 33133
Tel: 305-858-6777
Email -

Consultant:
Name -
Address -
Tel: -
Email -

Consultant:
Name -
Address -
Tel: -
Email -

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



WEST-ELEVATION

| | | |
|---------|-------------|-----------|
| Date | 12/07/2020 | Sheet No. |
| Scale | 1/32"=1'-0" | A-4.08 |
| Project | 2023 | |

