



Rev.	Date	Rev.	Date

DRB FINAL SUBMITTAL

DRB21-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139

Owner:
PRIVATE

Landscape Architect:
Firm:
Address:
Address:
Tel:
Email:

Consultant:
Firm:
Address:
Address:
Tel:
Email:

Consultant:
Firm:
Address:
Address:
Tel:
Email:

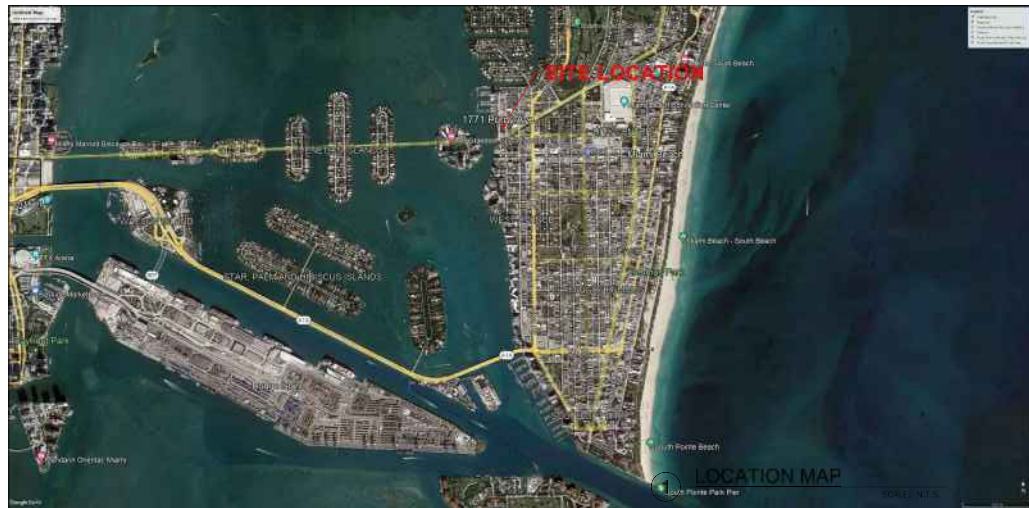
Architect:
Kobi Karp Architecture and Interior Design, Inc.
1771 PURDY AVE. SUITE 200
MIAMI BEACH, FL 33139 USA
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Fax: +1 (305) 576 3700



RENDERING

Date: 03-07-2022	Sheet No:
Scale:	A6.01
Project: 2152	

① RENDERING
SCALE: N.T.S.



Rev.	Date	Rev.	Date

Approved for DRB Final Submittal by Kobi Karp, AIA, on 03/07/2022. This map is for informational purposes only and does not constitute a site plan or any other engineering or architectural drawing. It is not to be used for any other purpose without the written consent of Kobi Karp.

DRB FINAL SUBMITTAL

DR621-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Kobi Karp
Address: 1771 Purdy Ave, Miami Beach, FL 33139
Phone: (305) 555-1234
Email: kobi@kobi-karp.com

Consultant:

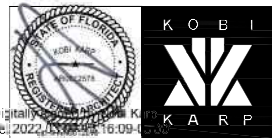
Kobi Karp
Address: 1771 Purdy Ave, Miami Beach, FL 33139
Phone: (305) 555-1234
Email: kobi@kobi-karp.com

Consultant:

Kobi Karp
Address: 1771 Purdy Ave, Miami Beach, FL 33139
Phone: (305) 555-1234
Email: kobi@kobi-karp.com

Architect:

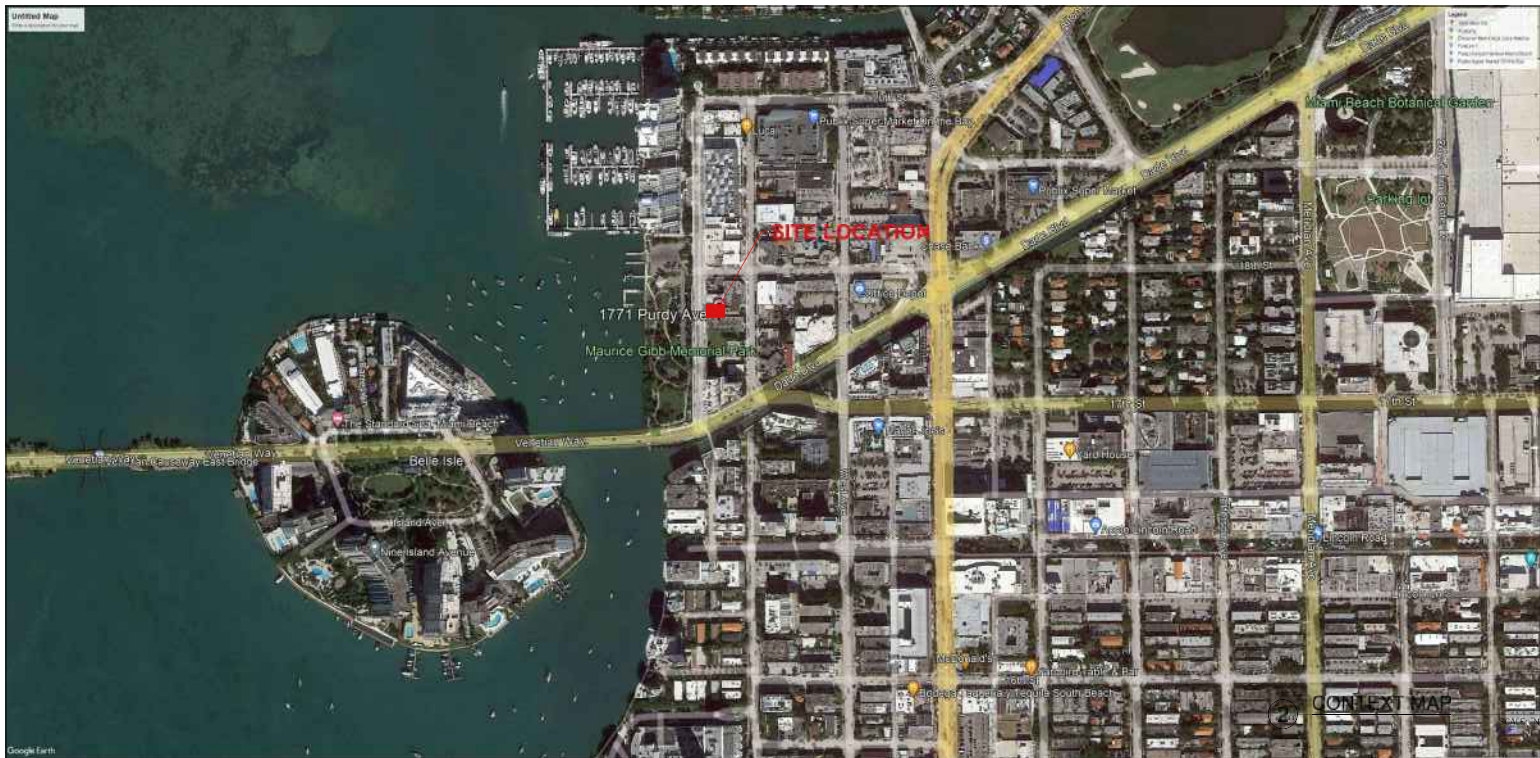
Kobi Karp Architecture and Interior Design, Inc.
1771 Purdy Ave, Miami Beach, FL 33139
Phone: (305) 555-1234
Fax: (305) 555-1234
Email: kobi@kobi-karp.com

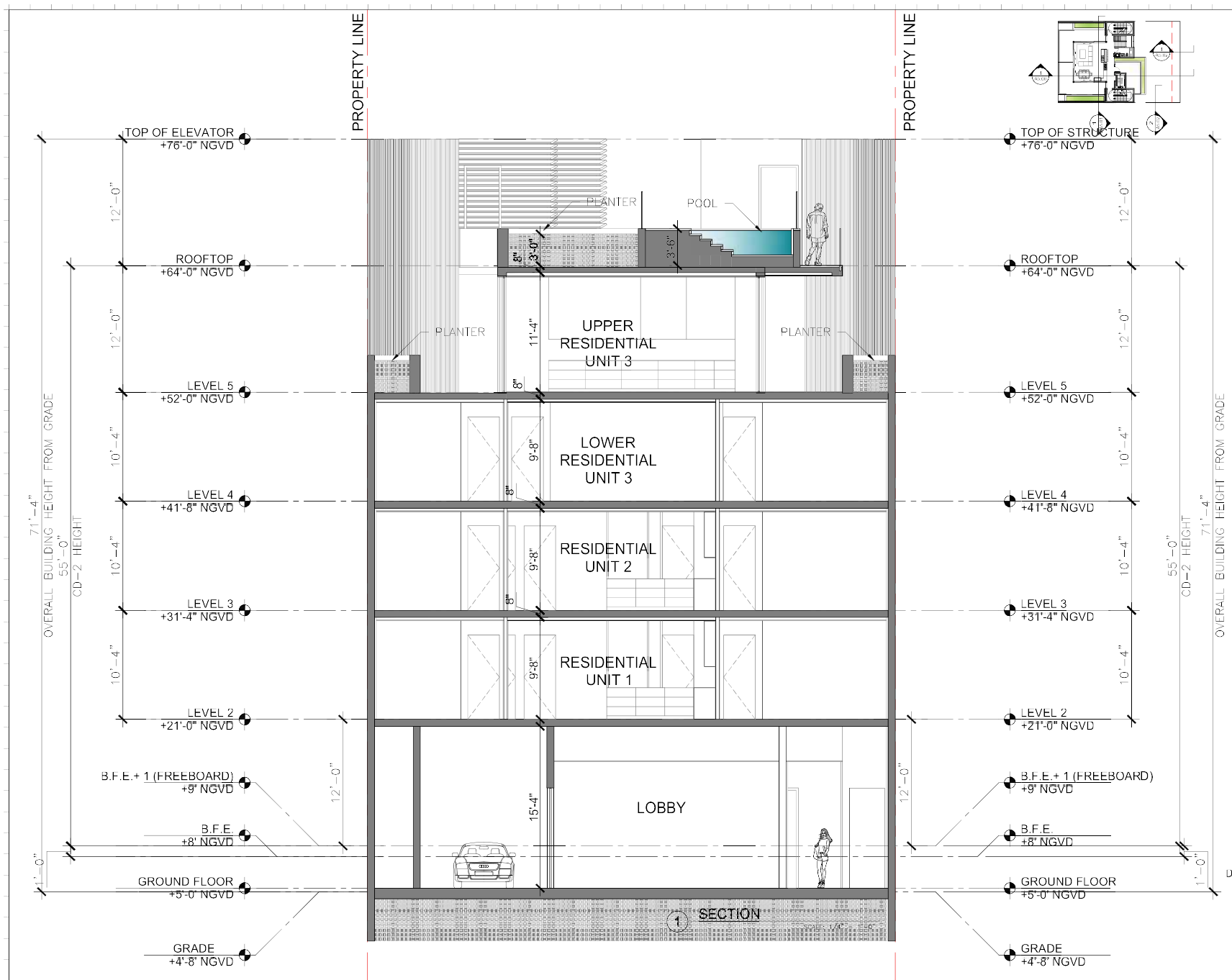


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Date: 2022.03.07 16:09:00 -0400

LOCATION MAP

Date: 03-07-2022	Sheet No:
Scale:	A0.02
Project: 2152	



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DRB21-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect

[illegible]

Consultant

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Address	
Address	
Tel.	
E-mail	

Consultant

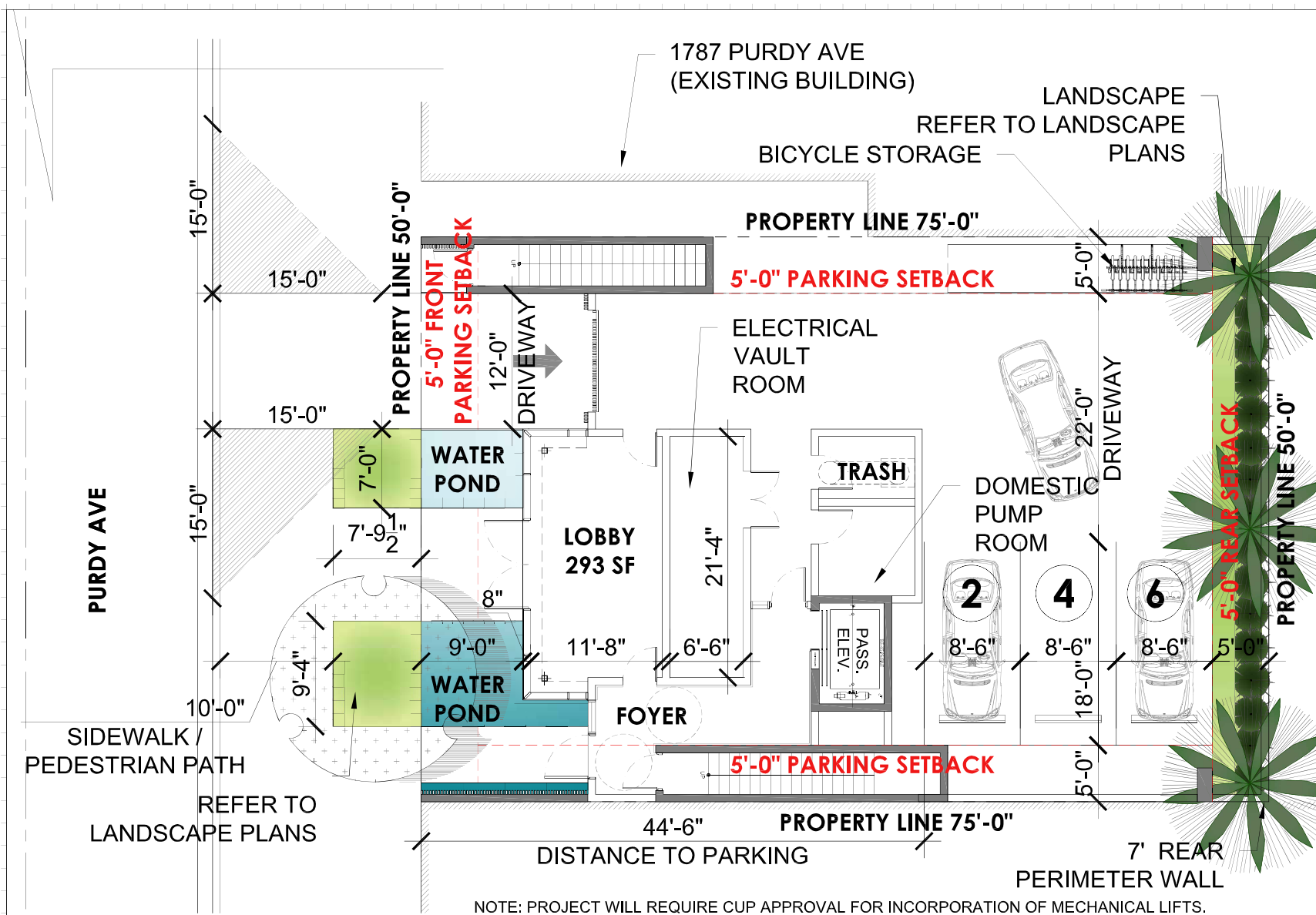
Name
Address
Address
Tel.
E-mail

Architect:
Nobi Karp Architecture and Interior Design, Inc.
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Fax: +1(305) 573 3768



SECTION

Date 03-07-2022	Sheet No A5.01
Scale	
Project 2192	



- PUBLIC WORKS:**
- A. REPLACE THE SIDEWALK ALONG THE ENTIRE FRONTAGE OF THE PROPERTY.
 - B. RECONSTRUCT THE SWALE / SOD ALONG THE ENTIRE FRONTAGE OF THE PROPERTY.
 - C. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (12 FEET WIDE)
 - D. LANDSCAPE IMPROVEMENTS WITHIN THE RIGHT OF WAY REQUIRE PRELIMINARY APPROVALS FROM CMB PLANNING DEPARTMENT AND PARKS (GREEN MANAGEMENT) DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.
 - E. ALL CONSTRUCTION AND / OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND / OR EASEMENTS WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT.

1 SITE PLAN
SCALE: 1/4" = 1'-0"

Rev.	Date	Rev.	Date

DRB FIRST SUBMITTAL

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MULTIFAMILY RESIDENCE

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

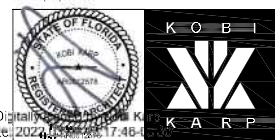
Owner:
PRIVATE

Landscape Architect:
Name
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Tel.
Email

Consultant:
Name
Address
Tel.
Email

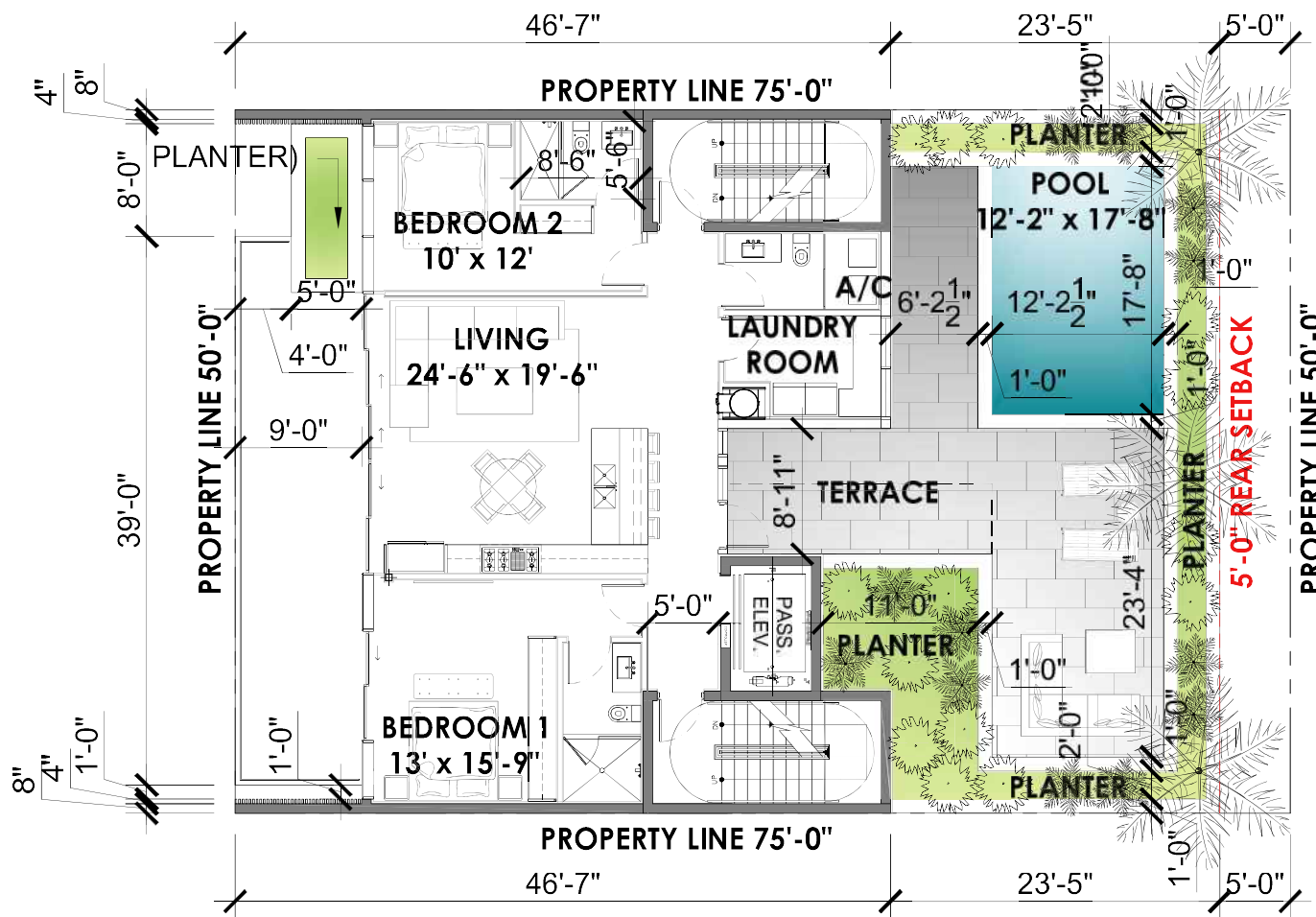
Consultant:
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Architect:
Kobi Karp Architecture and Interior Design, Inc.
271 NW 20th Street
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Fax: +1(305) 573 3766



SITE PLAN

Date: 02-14-2022	Sheet No.
Scale:	A2.00
Project: 2192	



1 SECOND FLOOR SC

SCALE: 1/4" = 1'-0"

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DRB FINAL SUBMITTAL

DRB21-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner's

PRIVATE

Landscape Architect

Name
Address
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Tel.
E-mail

Consultant

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Address
Tel.
E-mail

Consultant

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Address
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371 NW 20th Street
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Tel: +1(305) 573 1818
Fax: +1(305) 573 3768



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Date: 2022.11.27 18:19:0

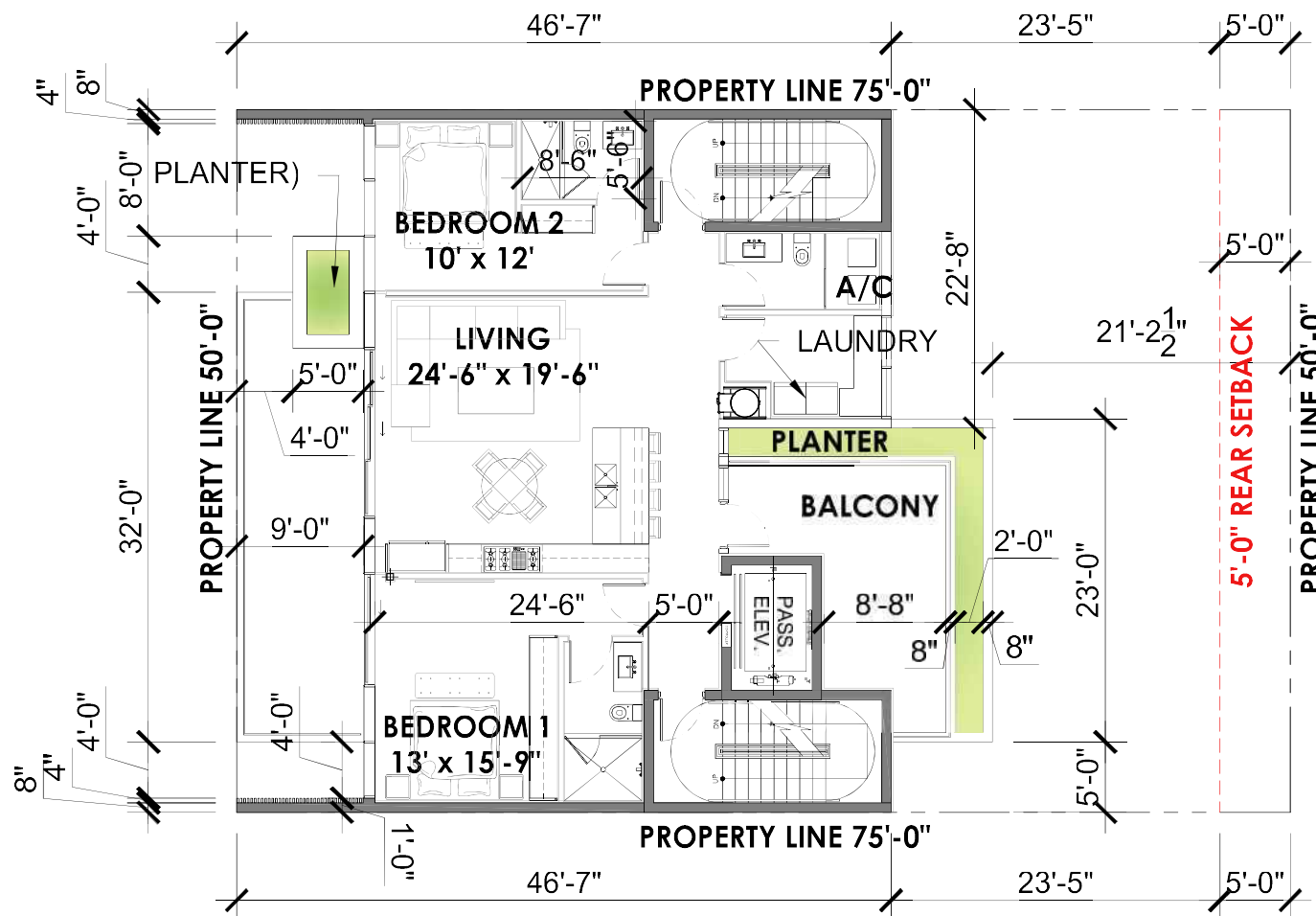
SECOND FLOOR

Date 03.07.2022

Scale	
Project	2192

Sheet No.

A3.01



① THIRD FLOOR

SCALE: 1/4" = 1'-0"



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DR621-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Address:
Address:
Address:
Address:

Consultant:

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Address:
Address:
Address:

Consultant:

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Digitally signed by Yodi Karp, DN: cn=Yodi Karp, o=Yodi Karp Architecture and Interior Design, Inc., email=Yodi.Karp@yodikarp.com, c=US, Date: 2022.03.07 18:29:00 -0500

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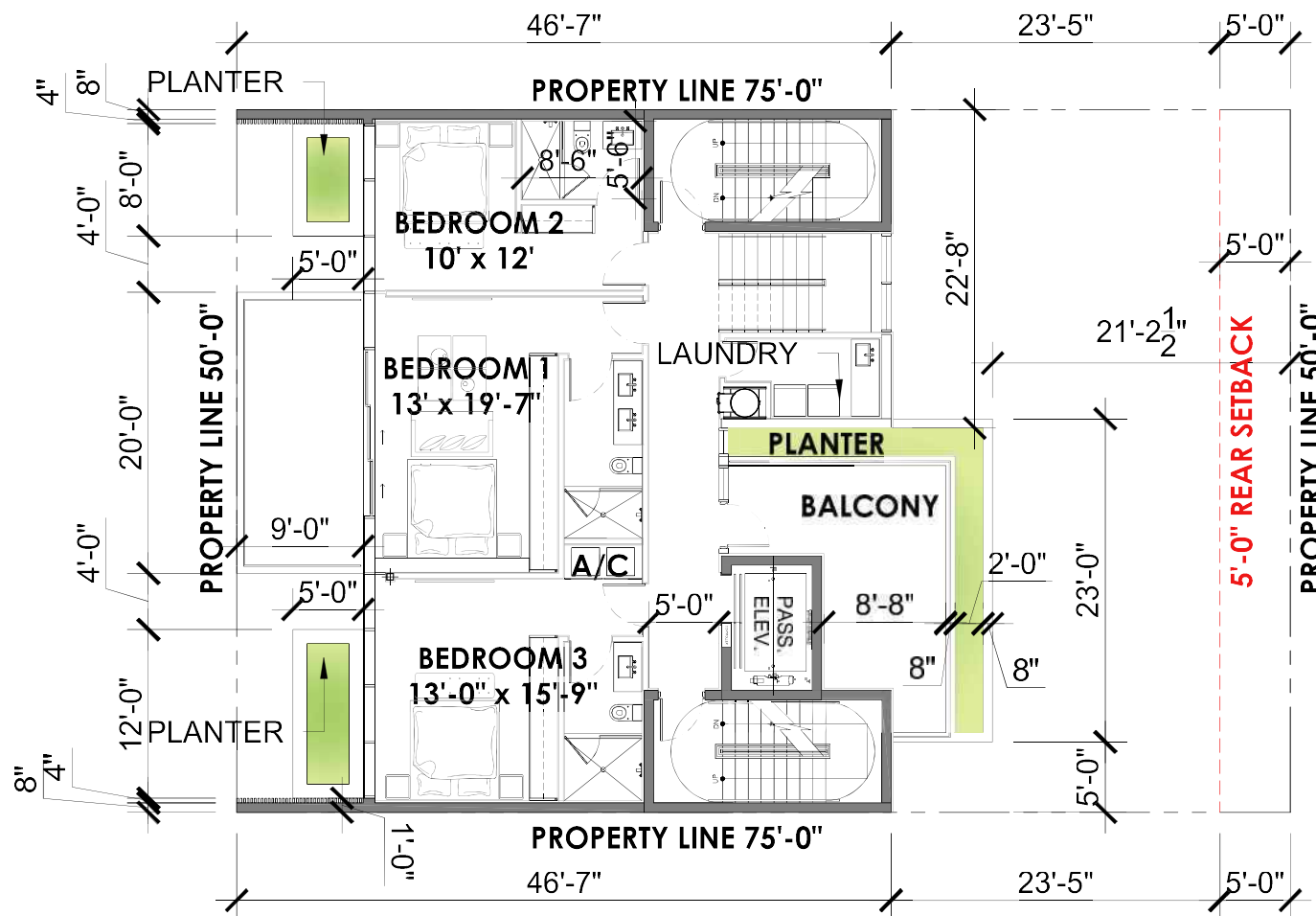
Date: 03-07-2022

Scale:

Project: 2152

Sheet No:

A3.02



① FOURTH FLOOR

SCALE: 1/4" = 1'-0"



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MIAMI BEACH, FLORIDA 33139

Owner:

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Landscape Architect:

Address:
Address:
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Email:

Consultant:

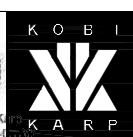
Address:
Address:
Tel:
Email:

Consultant:

Address:
Address:
Tel:
Email:

Architect:

Yodi Karp Architecture and Interior Design, Inc.
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Date: 2022.03.07 18:40:00

LEVEL 4

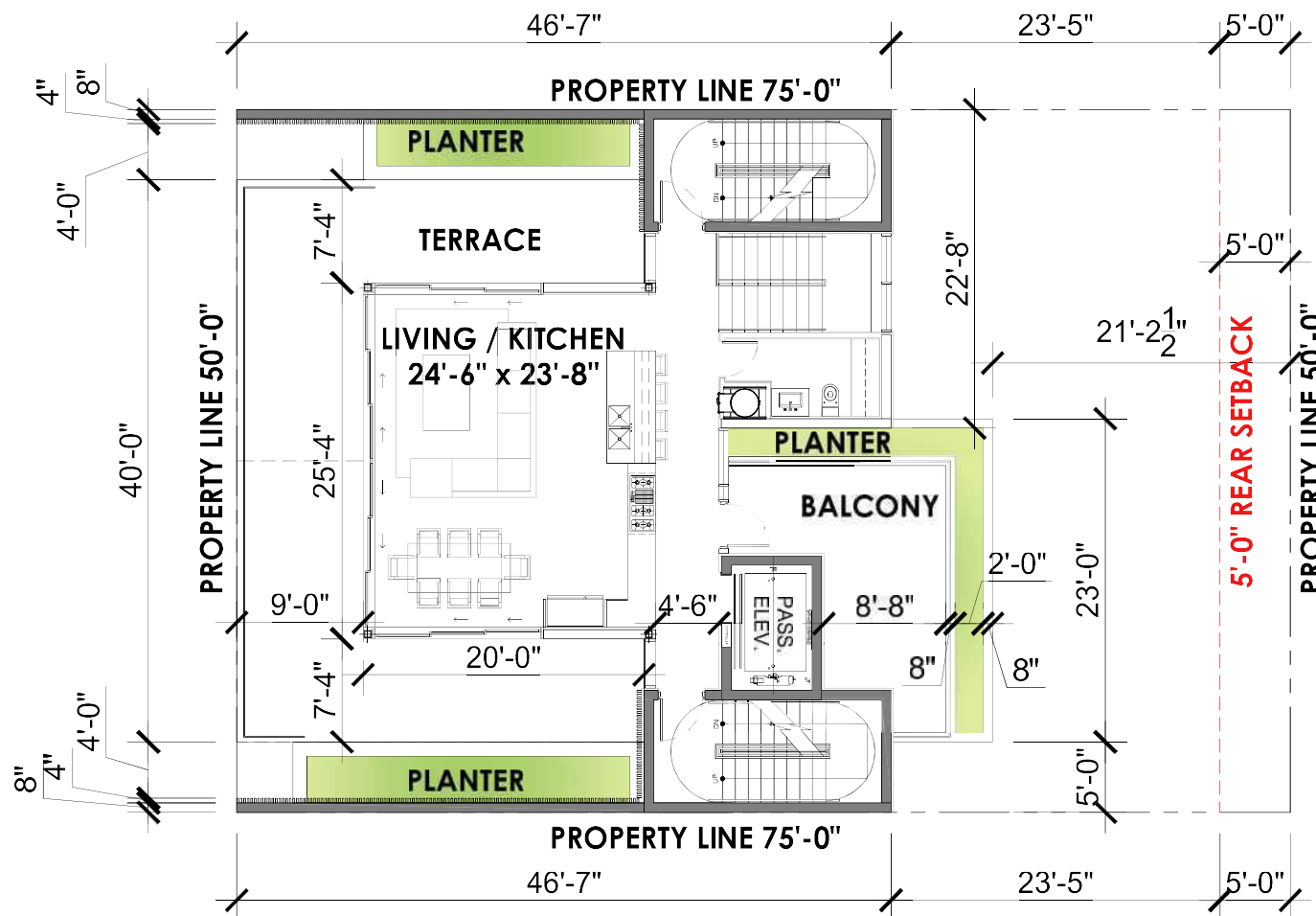
Date: 03-07-2022

Scale:

Project: 2152

Sheet No.

A3.03



① FIFTH FLOOR

SCALE: 1/4" = 1'-0"



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MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name:
Address:
City:
State:

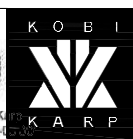
Consultant:

Name:
Address:
City:
State:

Consultant:

Name:
Address:
City:
State:

Architect:

Kobi Karp Architecture and Interior Design, Inc.
4111 NW 20th Street
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Tel: +1 (305) 576 1818
Fax: +1 (305) 576 3700Digitally signed by Kobi Karp
Date: 2022.03.07 18:51:00

LEVEL 5

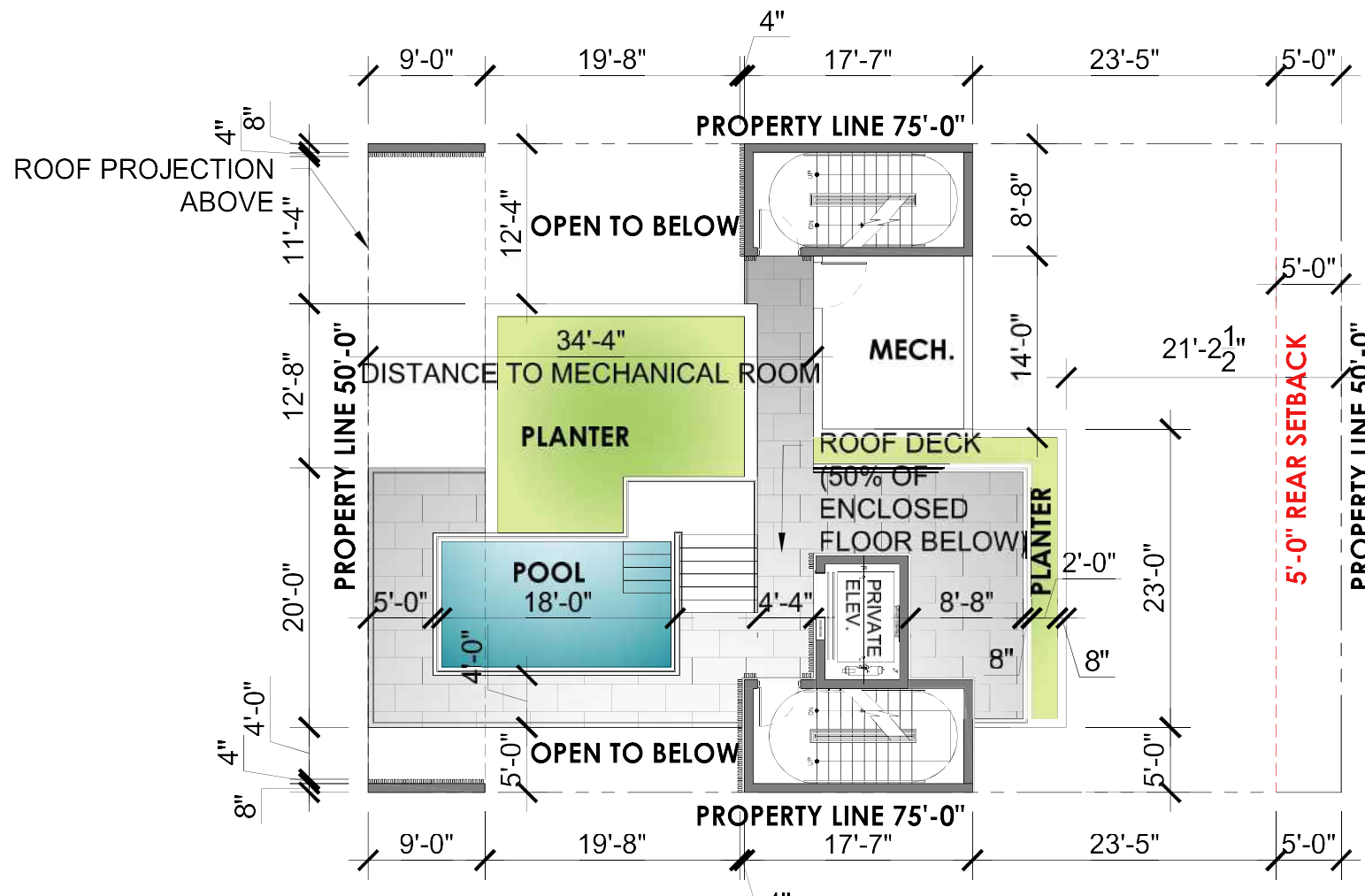
Date: 03-07-2022

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Project: 2152

Sheet No.

A3.04



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MULTIFAMILY RESIDENCE

1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect

Address
Address
Tel

Consultant

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Address
Tel

Consultant

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Architect

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ROOFTOP

Date: 03-07-2022

Scale

Project 2152

Sheet No.

A3.05

① ROOFTOP

SCALE: 1/4" = 1'-0"





① N.W. AXONOMETRIC RENDERING
SCALE: N.T.S.

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MULTIFAMILY RESIDENCE

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Owner:
PRIVATE

Landscape Architect
Name:
Address:
City:
State:

Consultant
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Address:
City:
State:

Consultant
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City:
State:

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AXONOMETRIC RENDERING

Date: 03-07-2022	Sheet No.
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① S.E. AXONOMETRIC RENDERING
SCALE: N.T.S.

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DRB FINAL SUBMITTAL

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MULTIFAMILY RESIDENCE

1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139

Owner:
PRIVATE

Landscape Architect
Firm:
Address:
Address:
City:
State:

Consultant
Firm:
Address:
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City:
State:

Consultant
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Address:
City:
State:

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AXONOMETRIC RENDERING

Date: 03-07-2022	Sheet No.
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1771 PURDY AVE - MIAMI BEACH, FL

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1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Address:
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Consultant:

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Architect:

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1771 PURDY AVE, SUITE 100
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RENDERING

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SCALE: N.T.S.

Date: 03-07-2022	Sheet No:
Scale:	A6.00
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DRB FINAL SUBMITTAL

DRB21-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Address:
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Email:

Consultant:

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Consultant:

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Architect:

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1 RENDERING

SCALE: N.T.S.

RENDERING

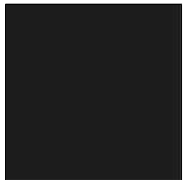
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Scale:	A6.02
Project: 2152	



BIRCH HONED STONE PANEL



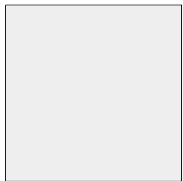
BLACK TEXTURED VERTICAL METAL SIDING



BLACK METAL FRAME PANEL



BUTT-JOINTED IMPACT RESISTANT GLASS



WHITE STUCCO

Rev.	Date	Rev.	Date

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DRB FINAL SUBMITTAL

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MULTIFAMILY RESIDENCE

1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect

Address
Address
Address
Tel

Consultant

Address
Address
Address
Tel

Consultant

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Address
Address
Tel

Architect

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MATERIAL BOARD

Date: 03-07-2022	Sheet No:
Scale:	A4.09
Project: 2152	



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UDRB21-0773

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1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

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PRIVATE

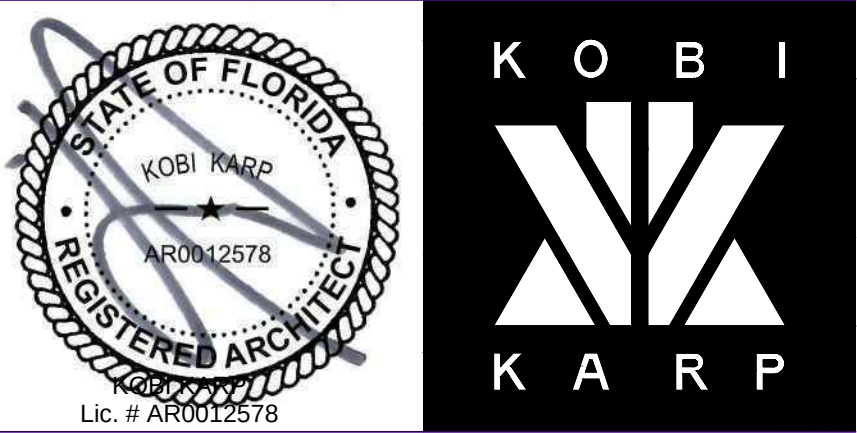
Landscape Architect: CAROLINA MONTEIRO DA SILVA - REGISTERED
LANDSCAPE ARCHITECT - LA6667311
CLAD - 8020 NE 4TH AVE, STUDIO 113
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Consultant:
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55 NE 5th St # 3003
Miami, FL 33132
Tel: 305 988-7339
Email: talita@verdevertical.com



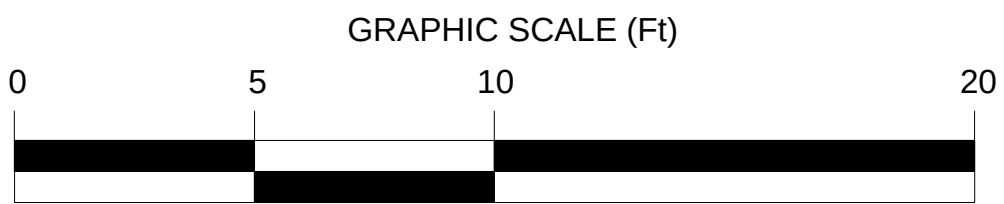
Consultant:
Name
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Email

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



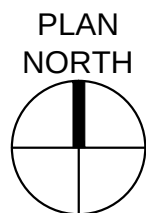
SECOND FLOOR

Date 12-13-2021	Sheet No.
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Project 2192	



1 THIRD FLOOR

SCALE: 1/4" = 1'-0"



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DRB FIRST SUBMITTAL

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1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner:
PRIVATE

Landscape Architect: CAROLINA MONTEIRO DA SILVA - REGISTERED
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Consultant:
VERDE VERTICAL INC
55 NE 5th St # 3003
Miami, FL 33132
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Email: talita@verdevertical.com



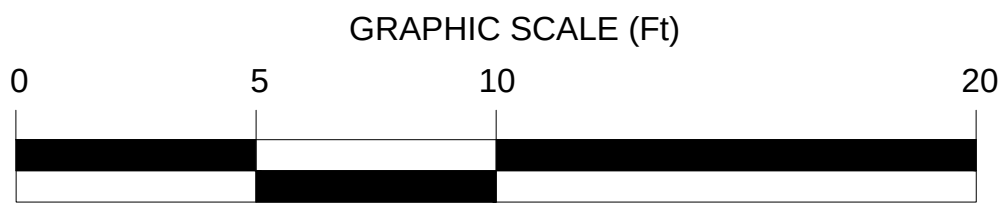
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Name
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Architect:
Kobi Karp Architecture and Interior Design, Inc.
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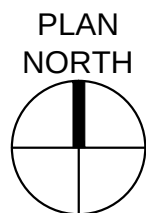
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Date 12-13-2021	Sheet No.
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Project 2192	



1 FOURTH FLOOR

SCALE: 1/4" = 1'-0"



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MIXED USE - COMMERCIAL - RESIDENCE

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner:

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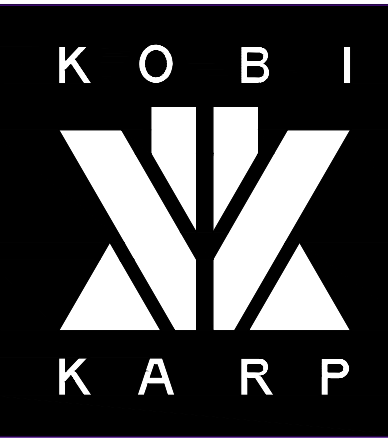
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LANDSCAPE ARCHITECT - LA6667311
CLAD - 8020 NE 4TH AVE, STUDIO 113
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Miami, FL 33132
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Email: talita@verdevertical.com



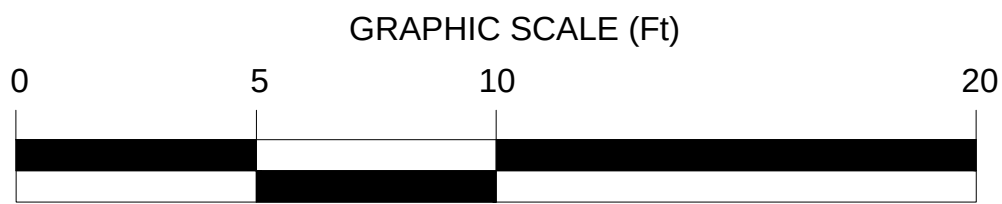
Consultant:
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Tel:
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Architect:
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FOURTH FLOOR

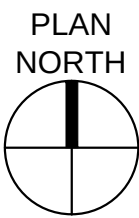
Date 12-13-2021	Sheet No.
Scale	L1.08
Project 2192	



1

FIFTH FLOOR

SCALE: 1/4" = 1'-0"



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Owner:
PRIVATE

Landscape Architect: CAROLINA MONTEIRO DA SILVA - REGISTERED
LANDSCAPE ARCHITECT - LA6667311
CLAD - 8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

Consultant:
VERDE VERTICAL INC
55 NE 5th St # 3003
Miami, FL 33132
Tel: 305 988-7339
Email: talita@verdevertical.com



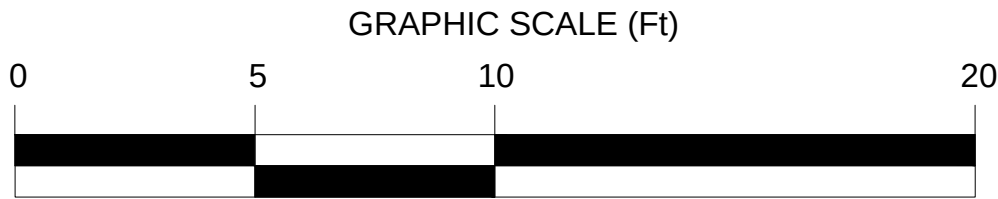
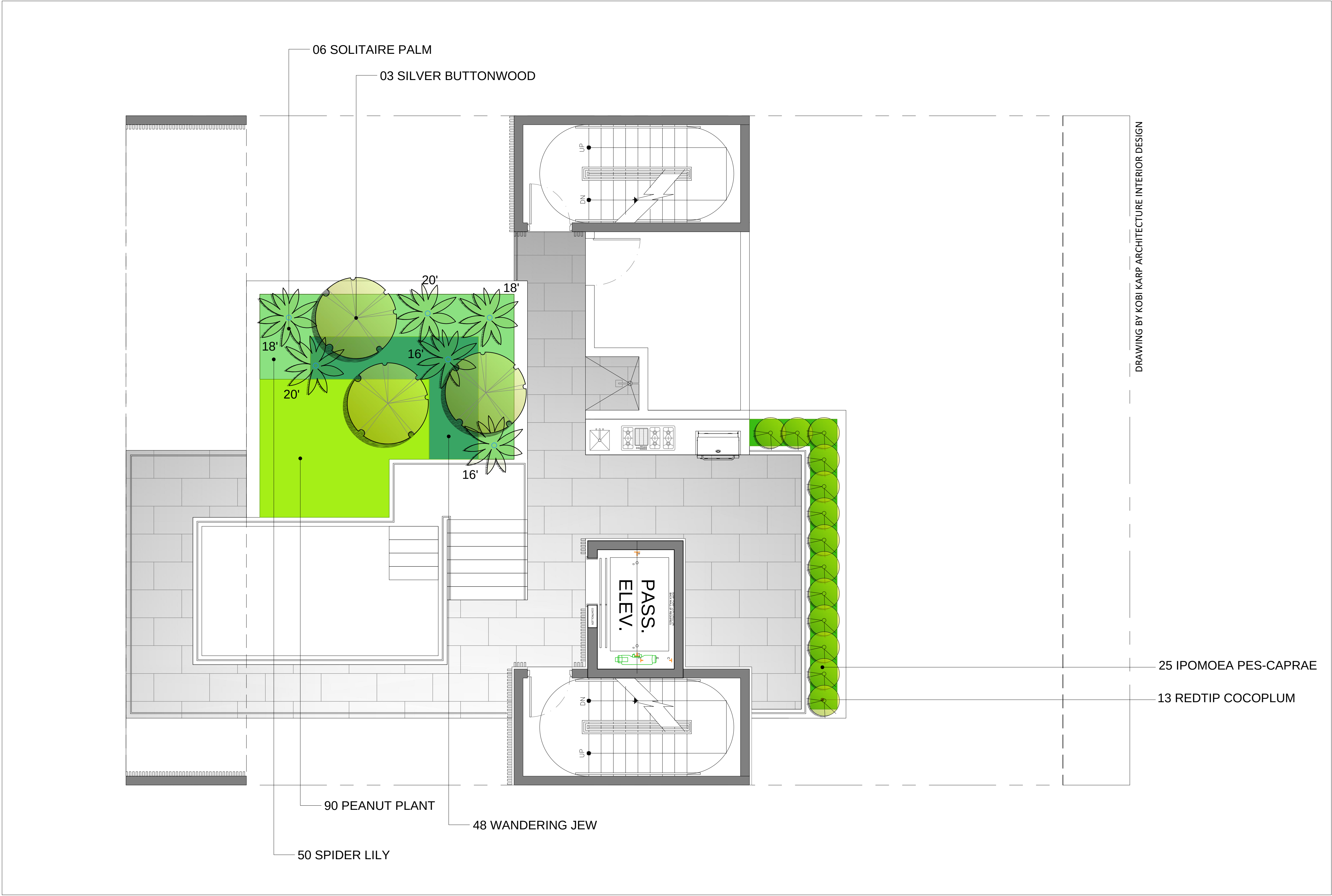
Consultant:
Name
Address
Tel:
Email

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



FIFTH FLOOR

Date 12-13-2021	Sheet No.
Scale	L1.09
Project 2192	



1 ROOFTOP

SCALE: 1/4" = 1'-0"



Rev.	Date	Rev.	Date

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DRB FIRST SUBMITTAL

UDRB21-0773

MIXED USE -
COMMERCIAL - RESIDENCE

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner:
PRIVATE

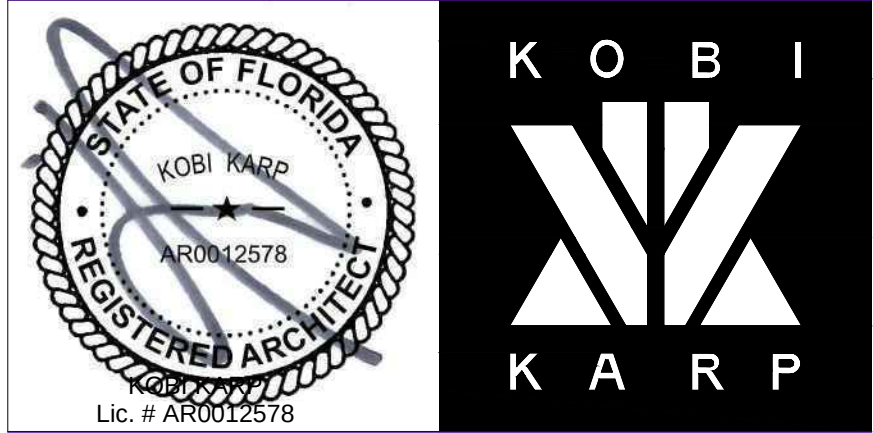
Landscape Architect: CAROLINA MONTEIRO DA SILVA - REGISTERED
LANDSCAPE ARCHITECT - LA6667311
CLAD - 8020 NE 4TH AVE, STUDIO 113
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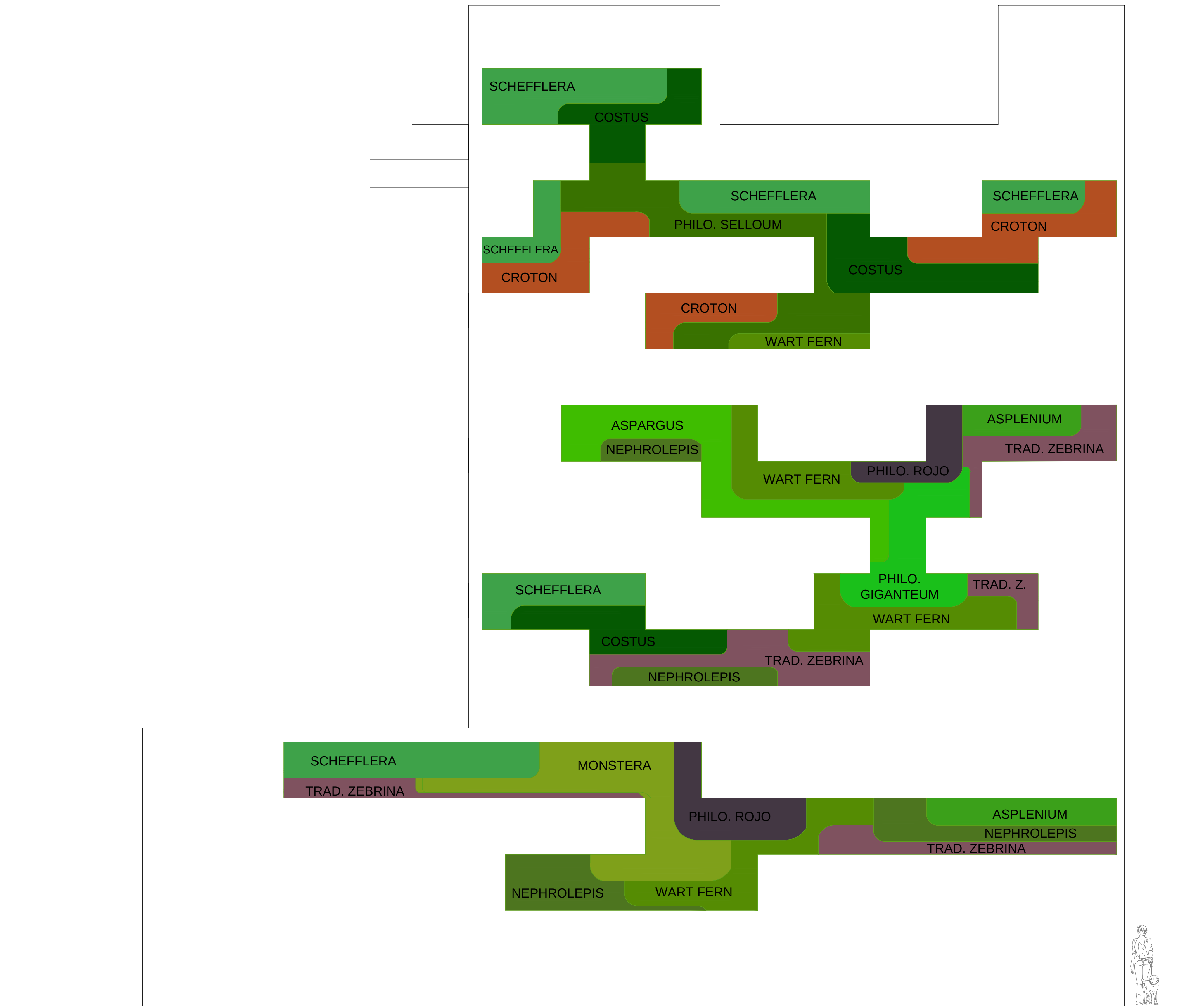
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571 NW 28th Street
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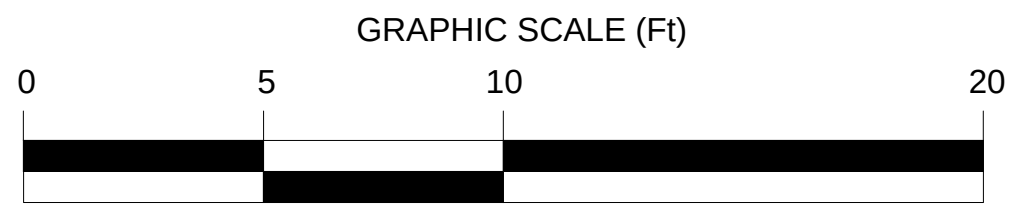


ROOFTOP

Date 12-13-2021	Sheet No.
Scale	L1.10
Project 2192	



DRAWING BY KOBİ KARP ARCHITECTURE INTERIOR DESIGN



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

Rev.	Date	Rev.	Date

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DRB FIRST SUBMITTAL

UDRB21-0773

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1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner:
PRIVATE

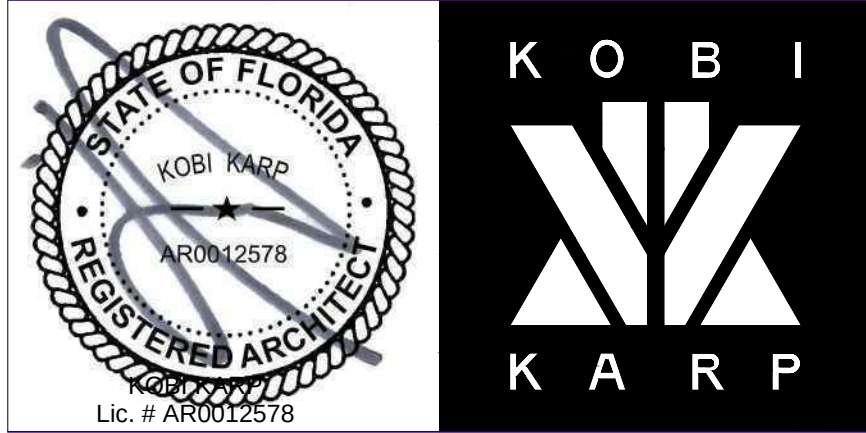
Landscape Architect: CAROLINA MONTEIRO DA SILVA - REGISTERED
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Consultant:
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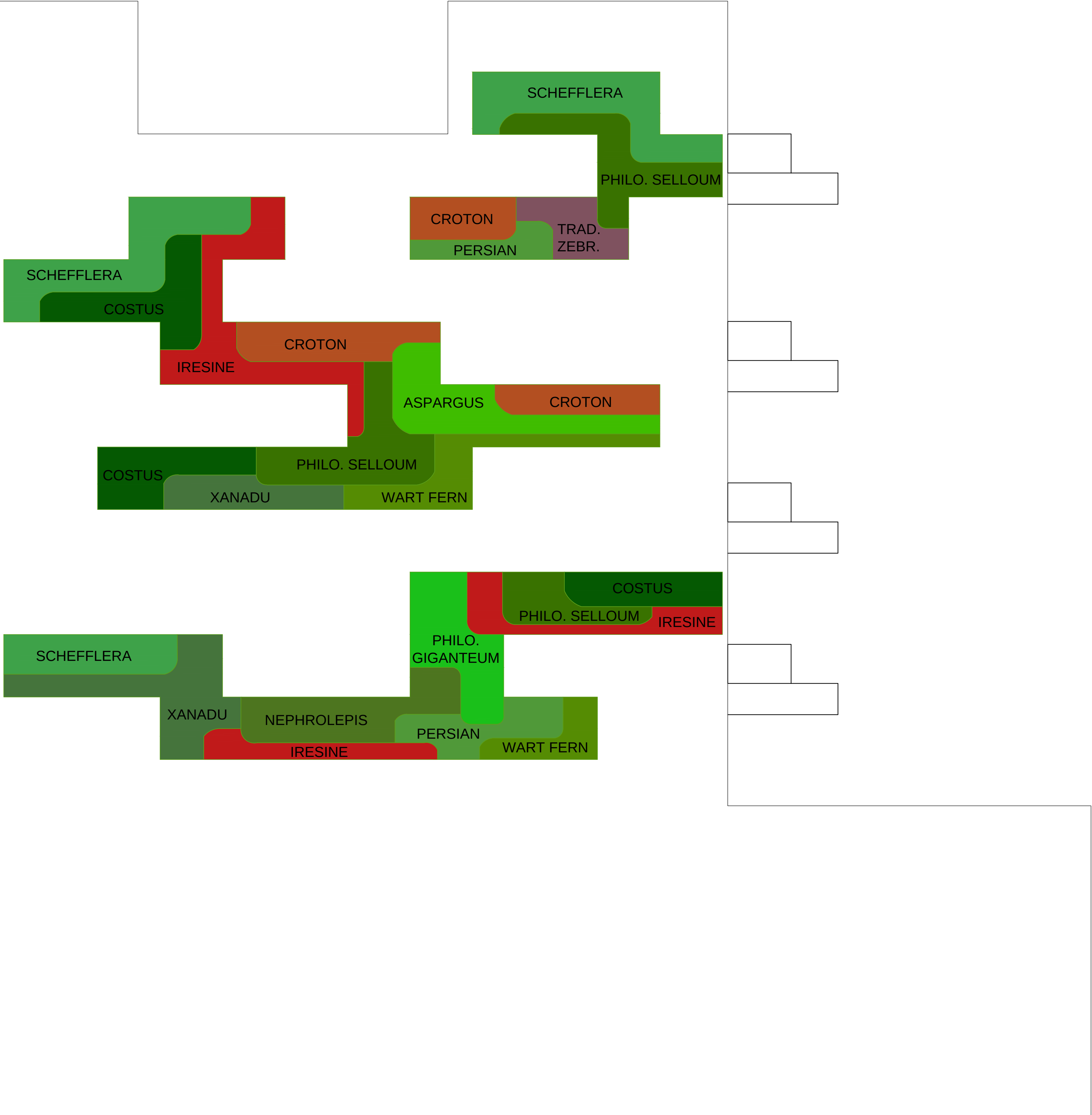
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
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VERTICAL GARDEN DESIGN

Date 12-13-2021	Sheet No.
Scale	L1.12
Project 2192	

1771 PURDY AVE MIAMI BEACH, FLORIDA 33139				
GREEN WALL				
PLANTS				
QTY.	UN.	BOTANICAL NAME	COMMON NAME	
106,0	sq.ft	Asparagus densiflorus sprengeri	Asparagus fern	1 GAL, 8" SPR
45,4	sq.ft	Asplenium	Asplenium	1 GAL, 8" SPR
197,0	sq.ft	Costus spiralis	Costus	1 GAL, 8" SPR
164,6	sq.ft	Croton linearis	Pineland croton	1 GAL, 12" SPR
92,0	sq.ft	Iresine	Iresine	1 GAL, 8" SPR
76,0	sq.ft	Monstera deliciosa	Monstera	3 GAL, 12" SPR
126,0	sq.ft	Nephrolepis cordifolia	Boston fern	1 GAL, 8" SPR
38,0	sq.ft	Strobilanthes dyerianus Mast	Persian Shield Plant	1 GAL, 8" SPR
58,0	sq.ft	Philodendron "Rojo Congo"	Philodendron Rojo	3 GAL, 12" SPR
176,0	sq.ft	Philodendron selloum	Philodendron Lacy Tree	3 GAL, 12" SPR
85,0	sq.ft	Philodendron giganteum	Phiodendron	3 GAL, 12" SPR
66,0	sq.ft	Philodendron 'xanadu'	Phiodendron	3 GAL, 12" SPR
310,0	sq.ft	Schefflera arboricola dwarf	Umbrella plant	1 GAL, 8" SPR
143,2	sq.ft	Tradescantia zebrina	Inchplant	1 GAL, 8" SPR
173,0	sq.ft	Phymatosorus scolopendria	Wart Fern	3 GAL, 12" SPR



DRAWING BY KOBİ KARP ARCHITECTURE INTERIOR DESIGN

1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

Rev.	Date	Rev.	Date

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DRB FIRST SUBMITTAL

UDRB21-0773

MIXED USE - COMMERCIAL - RESIDENCE

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner:

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LANDSCAPE ARCHITECT - LA6667311
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INFO@CLADLANDSCAPE.COM

Consultant:
VERDE VERTICAL INC
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Miami, FL 33132
Tel: 305 988-7339
Email: talita@verdevertical.com



Consultant:

Name

Address

Tel:

Email

Architect:

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Miami, Florida 33127 USA

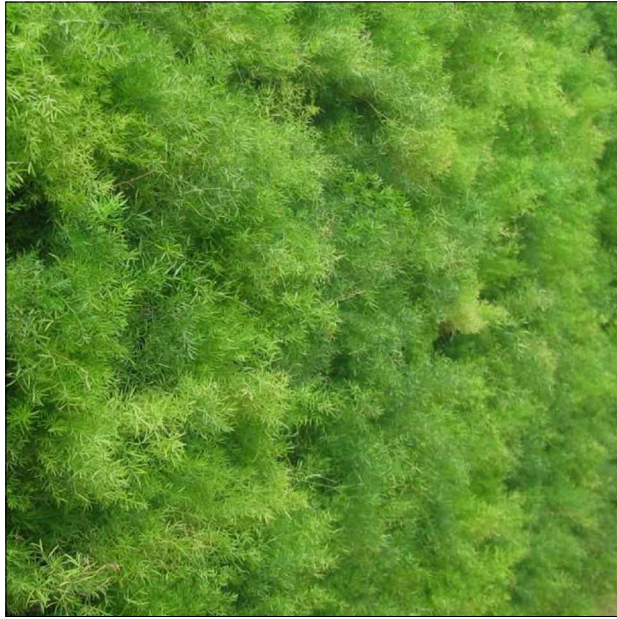
Tel: +1(305) 573 1818

Fax: +1(305) 573 3766



VERTICAL GARDEN DESIGN

Date 12-13-2021	Sheet No.
Scale	L1.13
Project 2192	



ASPARAGUS



ASPENIUM



BOTTLE PALM



BOUGAINVILLEA



COSTUS



CROTON



FOXTAIL PALM



GUMBO LIMBO



IPOMOEA



IRESINE



LIRIOPE



MONSTERA



PHILODENDRON SELLOUM



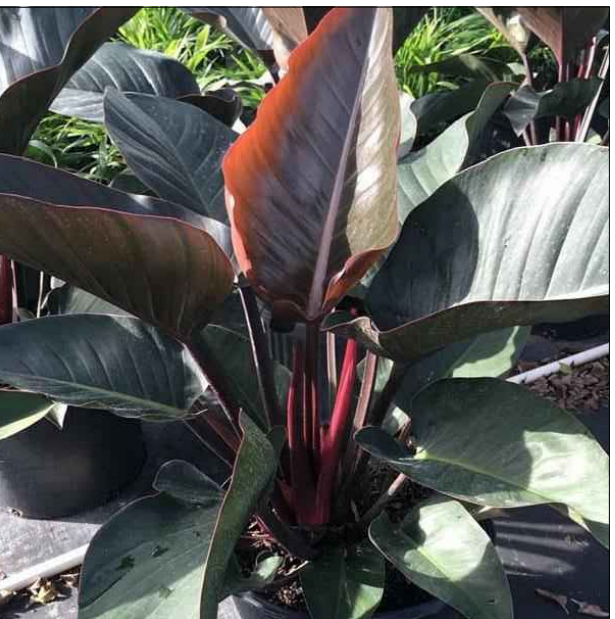
NEPHROLEPIS CORDIFOLIA



PEANUT



PERSIAN SHIELD PLANT



PHILODENDRON RED CONGO



PHILODENDRON GIGANTEUM



PHILODENDRON XANADU



RED-TIP COCOPLUM



SEAGRAPE



SCHEFFLERA DWARF



SILVER BUTTONWOOD



SIMPSONS STOPPER



SOLITAIRE PALM



SPIDER LILY



TRADESCANTIA ZEBRINA



WART FERN



WILD COFFEE

1 PLANT PALETTE

SCALE: 1/4" = 1'-0"



Rev.	Date	Rev.	Date

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DRB FIRST SUBMITTAL

UDRB21-0773

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1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

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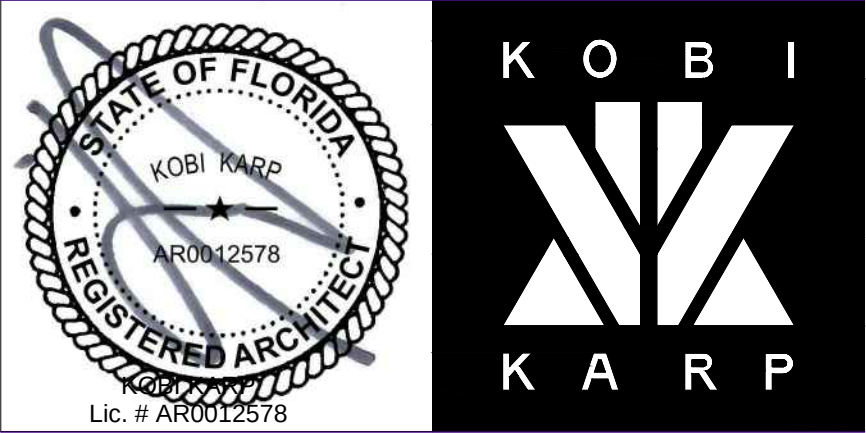
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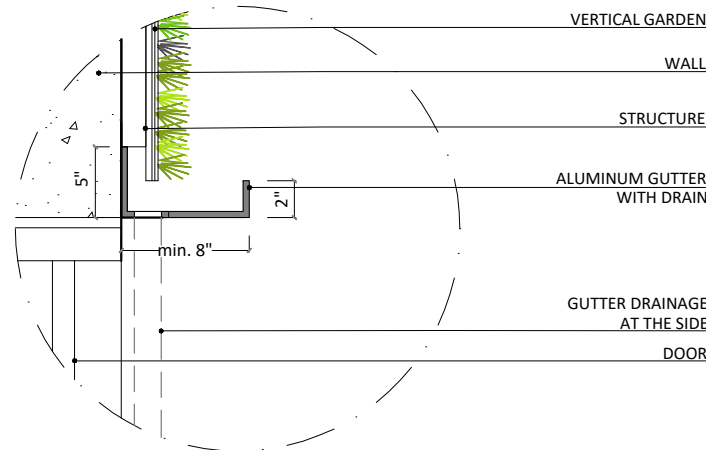
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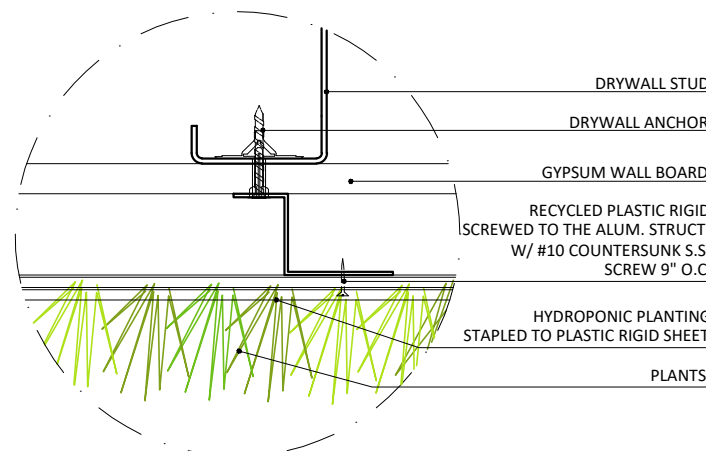


PLANT PALETTE

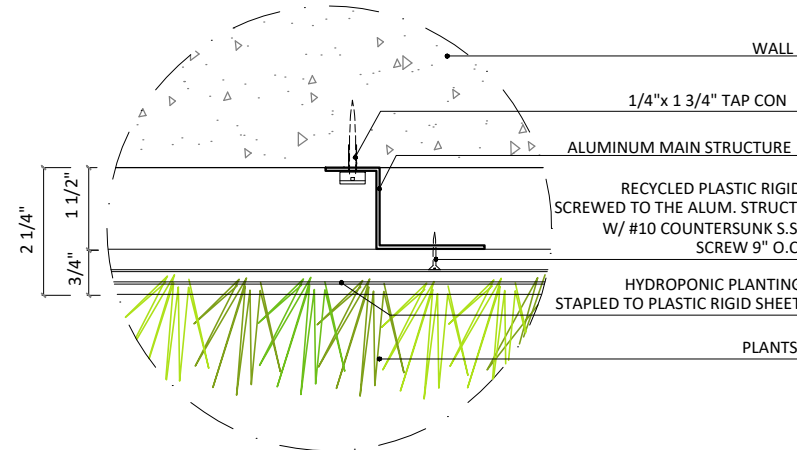
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Scale	L1.14
Project 2192	



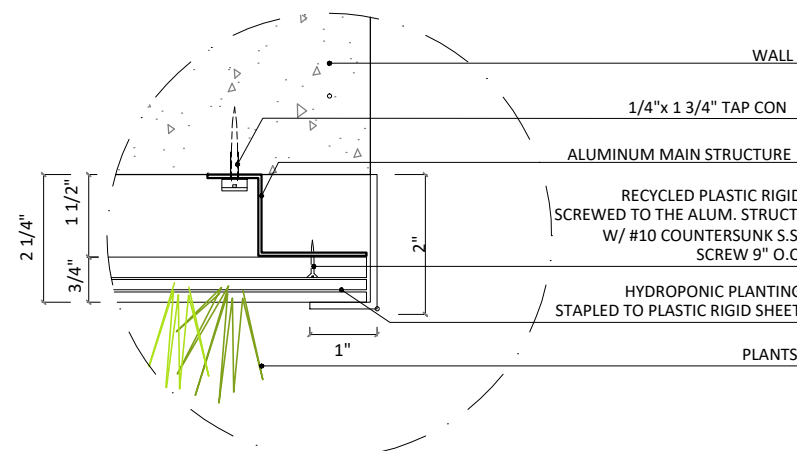
DET. 01 - VERTICAL GARDEN
SUGGESTED GUTTER DRAIN (BY OTHERS)
NTSC



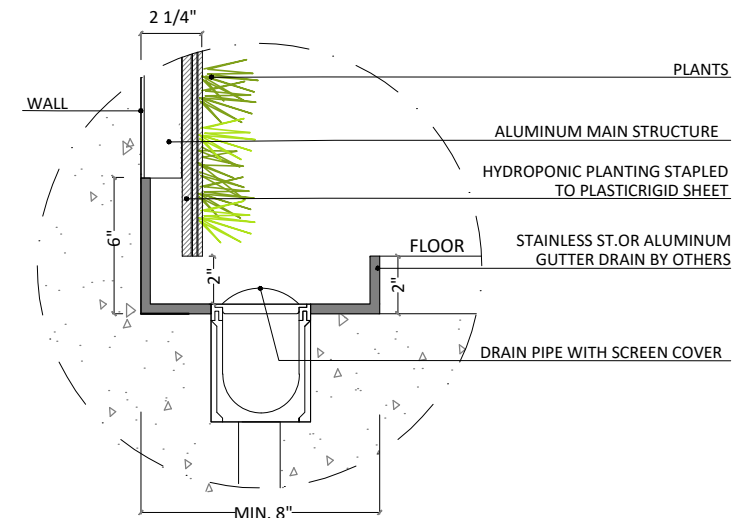
DET. 02 - DRYWALL PARTITION
HYDROPONIC PANEL
NTSC



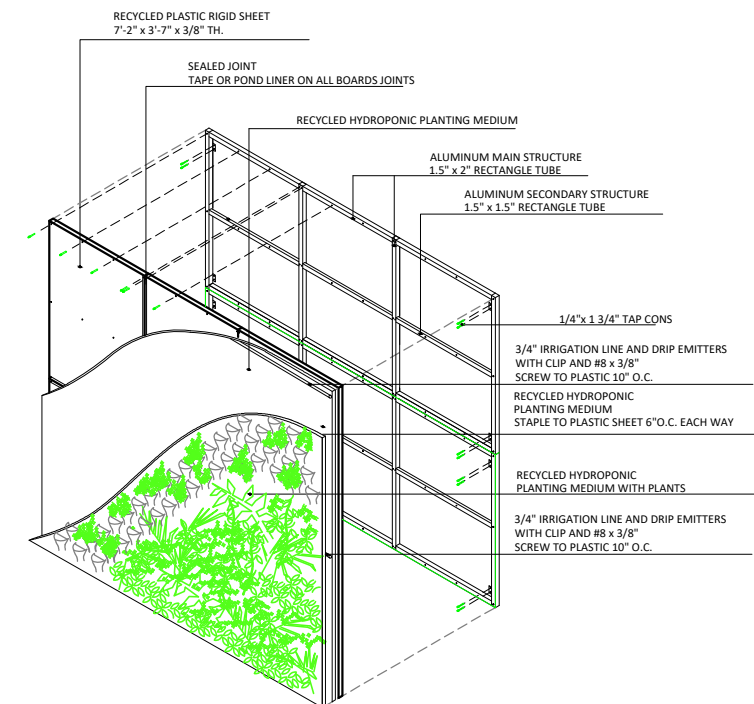
DET. 03 - ALUM. STRUCTURE
HYDROPONIC PANEL
NTSC



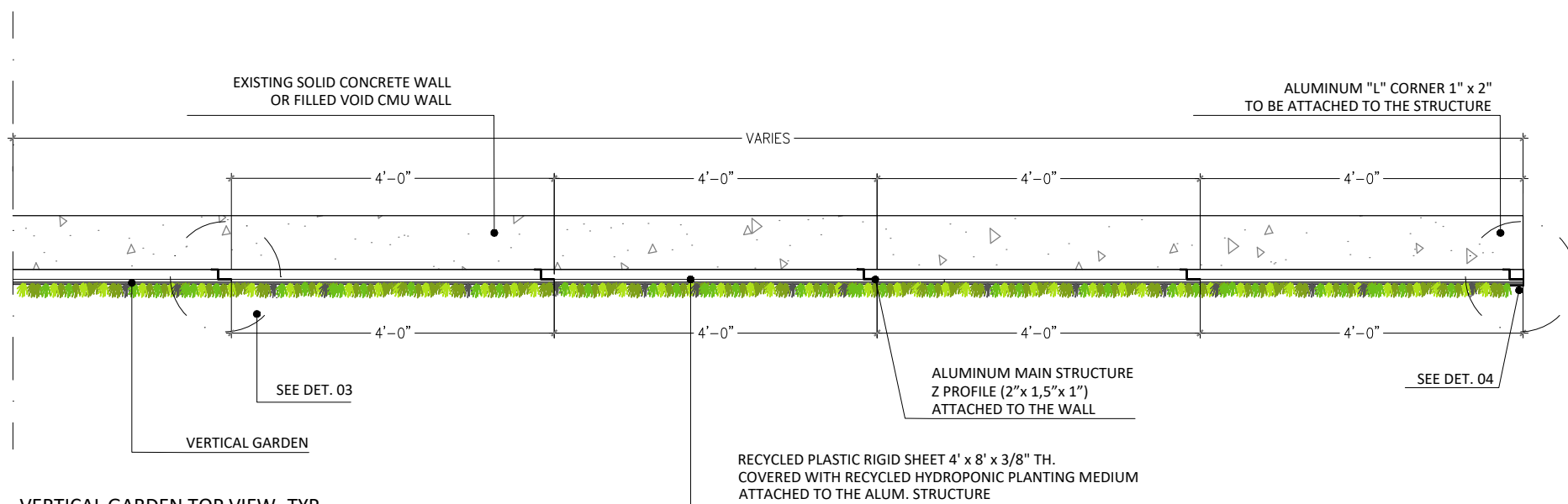
DET. 04 - ALUMINUM CORNER
NTSC



DET. 05 - VERTICAL GARDEN
SUGGESTED GUTTER DRAIN (BY OTHERS)
NTSC



ISOMETRIC VIEW
VERDE VERTICAL
SYSTEM
NTSC



VERTICAL GARDEN TOP VIEW- TYP.
NTSC

REFER TO CIVIL
LANDSCAPE, & EXISTING
SURVEY DOCUMENTS FOR
ADDITIONAL INFORMATION

REVISIONS		
DESCRIPTION	DATE	
INITIAL DESIGN	10 / 14 / 2021	
STRUCTURE FIXING DETAIL	12 / 20 / 2021	

VERDE VERTICAL INC

VERTICAL GARDEN DESIGN

55 NE 5th St # 3003

MIAMI, FL 33131

305 988-7339

talita@verdevertical.com

www.verdevertical.com

DRAWN BY: JULIANA MAGALHAES

PROVISIONS

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CONSULTANTS/ ENGINEERS

BART REINES LUXURY HOMEBUILD
ZIZE ZINK ARQUITETOS ASSOCIADOS

PROJECT NAME

KAWA OFFICE

PROJECT ADDRESS

21500 BISCAYNE BLVD, 28TH FLOOR, AVENTURA
FLORIDA 33180

PROJECT NUMBER

PROJECT STATUS

CONSTRUCTION DOCUMENTS

DATE

12 / 20 / 2021

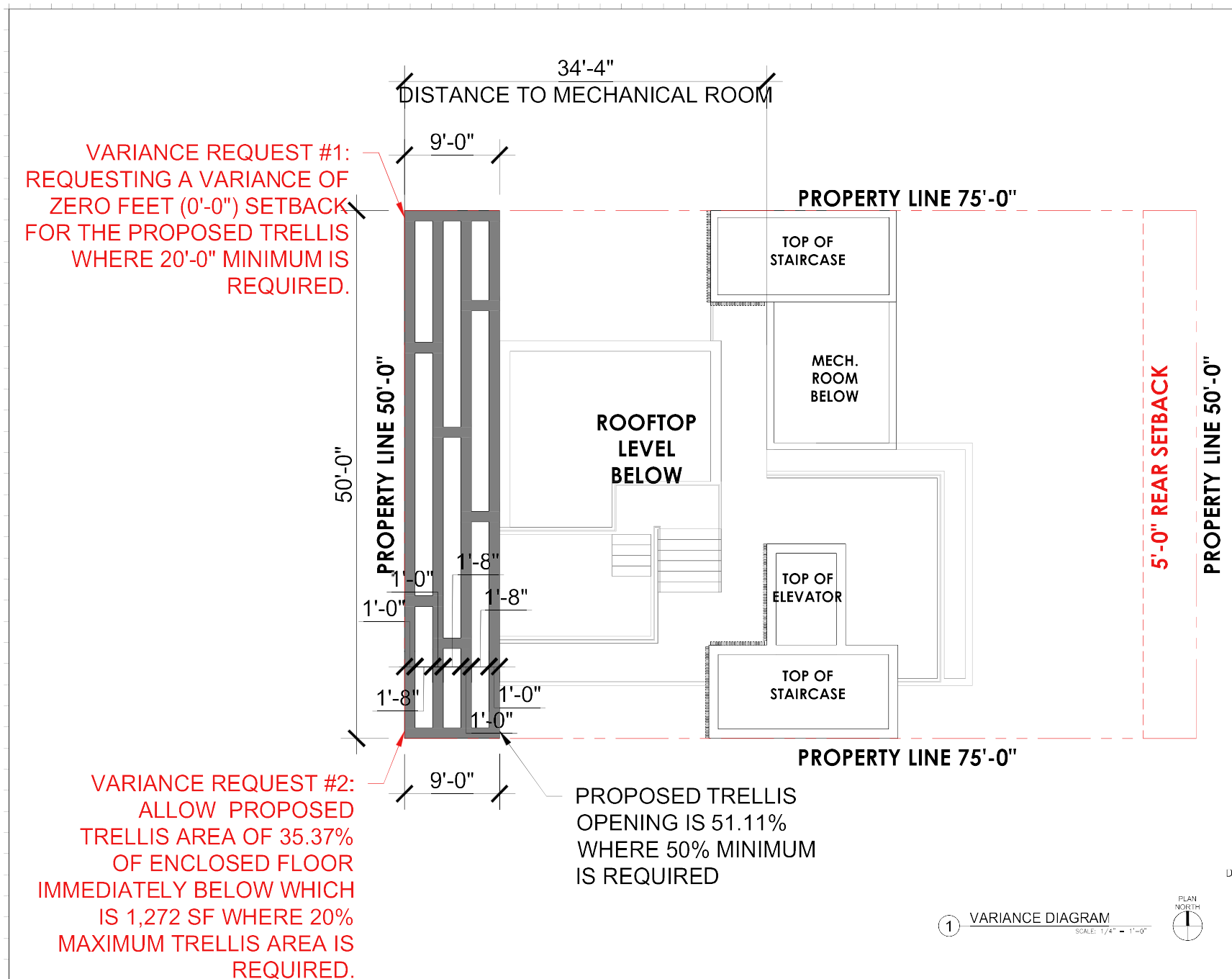
SHEET NAME

VERTICAL GARDEN
CONSTRUCTION
DRAWINGS

SHEET NUMBER

VV-06





Rev.	Date	Rev.	Date

DRB FINAL SUBMITTAL

DRB21-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139

Owner:
PRIVATE

Landscape Architect
Firm:
Address:
City:
State:

Consultant
Firm:
Address:
City:
State:

Consultant
Firm:
Address:
City:
State:

Architect
Yodi Karp Architecture and Interior Design, Inc.
Firm:
Address:
City:
State:
Tel: +1 (305) 576 1855
Fax: +1 (305) 576 3700



Digitally signed by Yodi Karp, DN: cn=Yodi Karp, o=KOB I KARP, email=Yodi.Karp@yodikarp.com, c=US, date=2022.03.07 17:35:00 -0400

VARIANCE DIAGRAM

Date: 03-07-2022	Sheet No:
Scale:	A0.10
Project: 2152	



Rev.	Date	Rev.	Date

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DRB FINAL SUBMITTAL

DRB21-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Address:
Address:
Tel:
Email:

Consultant:

Address:
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Tel:
Email:

Consultant:

Address:
Address:
Tel:
Email:

Architect:

Kobi Karp Architecture and Interior Design, Inc.
4771 NW 10th Street
Miami, FL 33139 USA
Tel: +1 (305) 576 1010
Fax: +1 (305) 576 3700



RENDERING

Date: 03-07-2022	Sheet No:
Scale:	A6.02
Project: 2152	

① RENDERING
SCALE: N.T.S.

STR Condition

"The Owner at his sole discretion is voluntarily proffering the following condition: no residential unit within the property shall be leased or rented for a period of less than six months and a day."

DRB Order – Condition Modification

II. Variance(s)

A. The applicant filed an application with the Planning Department for the following variance(s):

2. A variance to allow a roof deck and trellis structures with a combined area of ~~35%~~ 36% of the enclosed floor area immediately one floor below where 20% is the maximum permitted.

1771 PURDY AVE

1771 PURDY AVE
MIAMI BEACH, FL
33139

DESIGN REVIEW BOARD FINAL SUBMITTAL
03-07-2022



ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.

571 NW 28TH STREET
MIAMI, FLORIDA 33127
T: 305.573.1818

Rev.	Date	Rev.	Date

Approved for DRB Submittal by Kobi Karp, Architect, Kobi Karp Architecture and Interior Design, Inc. (KKAID). The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID).

DRB FINAL SUBMITTAL

DR621-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Address:
Address:
Tel:

Consultant:

Address:
Address:
Tel:

Consultant:

Address:
Address:
Tel:

Architect:

Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH STREET
MIAMI, FLORIDA 33127 USA
Tel: +1 (305) 573 1818
Fax: +1 (305) 573 3700



Digitally signed by Kobi Karp, DN: cn=Kobi Karp, o=Kobi Karp Architecture and Interior Design, Inc., email=kobi@kobikarp.com, c=US
Date: 2022.03.07 15:32:00 -0500

COVER SHEET

Date: 03-07-2022	Sheet No:
Scale:	A0.00
Project: 2152	

CD-2 COMMERCIAL MEDIUM INTENSITY DISTRICT - ZONING DATA SHEET

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

MULTIFAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information																																																																																																												
1	Address: 1771 Purdy Avenue Miami Beach Florida 33139																																																																																																												
2	Board and file numbers:																																																																																																												
3	Folio number(s):	02 3233-012-0570																																																																																																											
4	Year constructed:	2940 Zoning District:	CD-2																																																																																																										
5	Based Flood Elevation:	8'-0"	Grade value in NGVD:	4'-8"																																																																																																									
6	Adjusted grade (Flood+Grade/2):	6'-4"	Lot Area:	3,750 SF																																																																																																									
7	Lot width:	50'-0"	Lot Depth:	75'-0"																																																																																																									
8	Minimum Unit Size	1,740 SF	Average Unit Size	2,164 SF																																																																																																									
9	Existing use:	Residential	Proposed use:	Mixed Use																																																																																																									
<table border="1"> <thead> <tr> <th>Zoning Information / Calculations</th> <th>Maximum</th> <th>Existing</th> <th>Proposed</th> <th>Deficiencies</th> </tr> </thead> <tbody> <tr> <td>10 Height:</td> <td>55'-0"</td> <td>N/A</td> <td>55'-0"</td> <td></td> </tr> <tr> <td>11 Number of Stories</td> <td></td> <td>5</td> <td>1</td> <td>5</td> </tr> <tr> <td>12 FAR</td> <td>7,500 SF</td> <td>N/A</td> <td>7,498 SF</td> <td></td> </tr> <tr> <td>13 Gross square footage</td> <td>N/A</td> <td>1,431 SF</td> <td>13,664 SF</td> <td></td> </tr> <tr> <td>14 Square Footage by use</td> <td>N/A</td> <td></td> <td></td> <td></td> </tr> <tr> <td>15 Number of units Residential</td> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>16 Number of units Hotel</td> <td>N/A</td> <td></td> <td></td> <td></td> </tr> <tr> <td>17 Number of seats</td> <td>N/A</td> <td></td> <td></td> <td></td> </tr> <tr> <td>18 Occupancy load</td> <td>N/A</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Zoning Information / Calculations	Maximum	Existing	Proposed	Deficiencies	10 Height:	55'-0"	N/A	55'-0"		11 Number of Stories		5	1	5	12 FAR	7,500 SF	N/A	7,498 SF		13 Gross square footage	N/A	1,431 SF	13,664 SF		14 Square Footage by use	N/A				15 Number of units Residential	3				16 Number of units Hotel	N/A				17 Number of seats	N/A				18 Occupancy load	N/A																																																										
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19	SEC. 142-312(b)(3)(e) Allow a zero foot (0'-0") front setback for the proposed rooftop trellis where 20'-0" min. is required.																																																																																																												
20	Allow proposed trellis area of 35.37% of enclosed floor below which is 1,272 SF where 20% maximum is required.																																																																																																												
<table border="1"> <thead> <tr> <th>Subterranean:</th> <th>Required</th> <th>Existing</th> <th>Proposed</th> <th>Deficiencies</th> </tr> </thead> <tbody> <tr> <td>21 Front Setback:</td> <td>5'-0"</td> <td>N/A</td> <td>N/A</td> <td></td> </tr> <tr> <td>22 Side Setback:</td> <td>5'-0"</td> <td>N/A</td> <td>N/A</td> <td></td> </tr> <tr> <td>23 Side Setback:</td> <td>5'-0"</td> <td>N/A</td> <td>N/A</td> <td></td> </tr> <tr> <td>24 Side Setback facing street:</td> <td>5'-0"</td> <td>N/A</td> <td>N/A</td> <td></td> </tr> <tr> <td>25 Rear Setback:</td> <td>5'-0"</td> <td>N/A</td> <td>N/A</td> <td></td> </tr> <tr> <td colspan="5">At Grade Parking:</td> </tr> <tr> <td>26 Front Setback:</td> <td>5'-0"</td> <td>N/A</td> <td>4'-6"</td> <td></td> </tr> <tr> <td>27 Side Setback:</td> <td>5'-0"</td> <td>N/A</td> <td>5'-0"</td> <td></td> </tr> <tr> <td>28 Side Setback:</td> <td>5'-0"</td> <td>N/A</td> <td>5'-0"</td> <td></td> </tr> <tr> <td>29 Side Setback facing street:</td> <td>5'-0"</td> <td>N/A</td> <td>N/A</td> <td></td> </tr> <tr> <td>30 Rear Setback:</td> <td>5'-0"</td> <td>N/A</td> <td>5'-0"</td> <td></td> </tr> <tr> <td colspan="5">Pedestal:</td> </tr> <tr> <td>31 Front Setback:</td> <td>0'-0"</td> <td>N/A</td> <td>0'-0"</td> <td></td> </tr> <tr> <td>32 Side Setback:</td> <td>0'-0"</td> <td>N/A</td> <td>0'-0"</td> <td></td> </tr> <tr> <td>33 Side Setback:</td> <td>0'-0"</td> <td>N/A</td> <td>0'-0"</td> <td></td> </tr> <tr> <td>34 Side Setback facing street:</td> <td>0'-0"</td> <td>N/A</td> <td>0'-0"</td> <td></td> </tr> <tr> <td>35 Rear Setback:</td> <td>5'-0"</td> <td>N/A</td> <td>5'-0"</td> <td></td> </tr> <tr> <td colspan="5">Tower:</td> </tr> <tr> <td>36 Front Setback:</td> <td>0'-0"</td> <td>N/A</td> <td>0'-0"</td> <td></td> </tr> <tr> <td>37 Side Setback:</td> <td>0'-0"</td> <td>N/A</td> <td>0'-0"</td> <td></td> </tr> </tbody> </table>					Subterranean:	Required	Existing	Proposed	Deficiencies	21 Front Setback:	5'-0"	N/A	N/A		22 Side Setback:	5'-0"	N/A	N/A		23 Side Setback:	5'-0"	N/A	N/A		24 Side Setback facing street:	5'-0"	N/A	N/A		25 Rear Setback:	5'-0"	N/A	N/A		At Grade Parking:					26 Front Setback:	5'-0"	N/A	4'-6"		27 Side Setback:	5'-0"	N/A	5'-0"		28 Side Setback:	5'-0"	N/A	5'-0"		29 Side Setback facing street:	5'-0"	N/A	N/A		30 Rear Setback:	5'-0"	N/A	5'-0"		Pedestal:					31 Front Setback:	0'-0"	N/A	0'-0"		32 Side Setback:	0'-0"	N/A	0'-0"		33 Side Setback:	0'-0"	N/A	0'-0"		34 Side Setback facing street:	0'-0"	N/A	0'-0"		35 Rear Setback:	5'-0"	N/A	5'-0"		Tower:					36 Front Setback:	0'-0"	N/A	0'-0"		37 Side Setback:	0'-0"	N/A	0'-0"	
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MIAMI BEACH
Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
38	Side Setback:	0'-0"	N/A	0'-0"	
39	Side Setback facing street:	0'-0"	N/A	0'-0"	
40	Rear Setback:	5'-0"	N/A	5'-0"	

Parking	Required	Existing	Proposed	Deficiencies
41 Parking district	Parking District No. 5	Parking District No. 5	Parking District No. 5	
42 Total # of parking spaces	6	N/A	6	
43 # of parking spaces per use (Provide a separate chart for a breakdown calculation)	6	N/A	6	
44 # of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
45 Parking Space Dimensions	8'-6" x 18'-0"	N/A	8'-6" x 18'-0"	
46 Parking Space configuration (45o, 60o, 90o, Parallel)		N/A	90o	
47 ADA Spaces	0	N/A	0	
48 Tandem Spaces				
49 Drive side width	22'-0"		22'-0"	
50 Valet drop off and pick up	N/A	N/A	N/A	
51 Loading zones and Trash collection areas	N/A	N/A	N/A	
52 Bicycle parking, location and Number of racks	NONE	N/A	20 LONG-TERM	

Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
53 Type of use				
54 Number of seats located outside on private property				
55 Number of seats inside				
56 Total number of seats				
57 Total number of seats per venue (Provide a separate chart for a breakdown calculation)				
58 Total occupant content				
59 Occupant content per venue (Provide a separate chart for a breakdown calculation)				
60 Proposed hours of operation				
61 Is this an NE? (Neighborhood Impact: establishment, see CMR 141-1361)				
62 Is dancing and/or entertainment proposed? (see CMR 141-1361)				
63 Is this a contributing building?		No		
64 Located within a Local Historic District?		No		

Additional data or information must be presented in the format outlined in this section

Notes:
If not applicable write N/A

as Modified 1-28-13

PARKING REQUIREMENT:
• REQUIRED PARKING: 2 SPACES PER RESIDENTIAL UNIT x 3 = 6 SPACES
• 6 PARKING SPACES TOTAL REQUIRED

PARKING PROVIDED:
• PROVIDED PARKING: 1 SPACE PER RESIDENTIAL UNIT
• 6 PARKING SPACES TOTAL PROVIDED WITH LIFTS.

INDEX	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL DRAWINGS	
A0.00	COVER
A0.01	PROJECT DATA / DRAWING INDEX & GENERAL NOTES
	SURVEY
A0.02	LOCATION MAP
A0.03	SITE CONTEXT IMAGES
A0.04	ZONING DIAGRAMS - F.A.R.
A0.05	AXONOMETRIC RENDERING
A0.06	AXONOMETRIC RENDERING
A0.07	AXONOMETRIC RENDERING
A0.08	AXONOMETRIC RENDERING
A0.09	GROSS FLOOR AREA DIAGRAM
A0.10	VARIANCE DIAGRAM
A2.00	SITE PLAN WITH LIFTS
A2.00	ALTERNATE SITE PLAN WITHOUT LIFTS
A3.00	GROUND FLOOR PLAN
A3.01	SECOND FLOOR PLAN
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A3.05	ROOF PLAN
A4.00	FRONT ELEVATION (WEST)
A4.01	SIDE ELEVATION (NORTH)
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A4.04	FRONT RENDERED ELEVATION (WEST)
A4.05	SIDE RENDERED ELEVATION (NORTH)
A4.06	REAR RENDERED ELEVATION (EAST)
A4.07	SIDE RENDERED ELEVATION (SOUTH)
A4.08	CONTEXTUAL ELEVATIONS
A5.00	SECTION
A5.01	SECTION
A5.02	ENLARGED SECTIONS
A6.00	RENDERING
A6.01	RENDERING
A6.02	RENDERING

Rev.	Date	Rev.	Date

DRB FINAL SUBMITTAL

DRB21-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect

R3316

A33165

Address

Ref

City

Consultant

R3316

A33165

Address

Ref

City

Architect

Kobi Karp Architecture and Interior Design, Inc.

411 NW 10th Street

Miami, Florida 33139 USA

Tel: +1 (305) 575 1818

Fax: +1 (305) 575 3705



Digitally signed by Kobi Karp, DN: cn=Kobi Karp, o=Kobi Karp, email=kobi@kobi-karp.com, c=US, Date: 2022.03.07 15:48:00 -0400

ZONING DATA

Date: 03-07-2022

Scale

Project: 2192

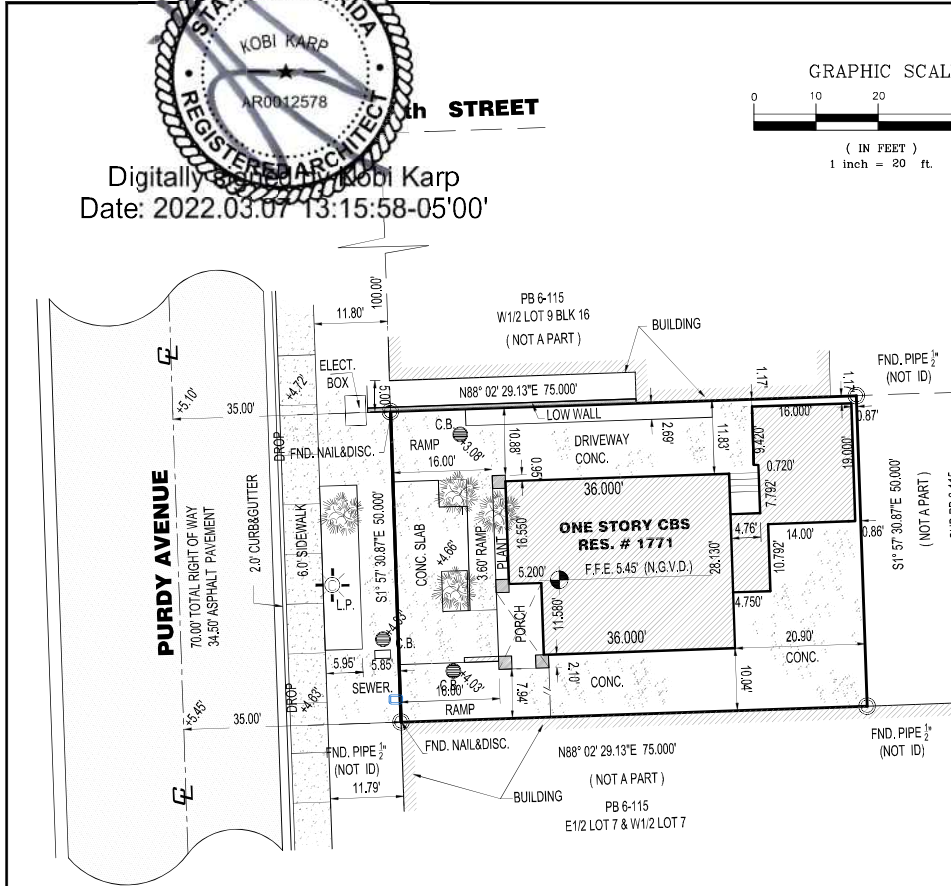
Sheet No.

A0.01

LEGAL DESCRIPTION:
WEST ONE-HALF (W 1/2) OF LOT 8, BLOCK 16, OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, AT PAGE 115, OF THE PUBLIC RECORDS OF 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 6'-0" ABOVE GRADE (3.99' N.G.V.D.)

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



CERTIFY TO: MARTIN R SHERMAN

LOCATION MAP

SCALE: N.T.S.

SURVEYOR' NOTES:

- 1) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 2) LOCATION AND IDENTIFICATION OF UTILITIES IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT.
- 3) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 4) TYPE OF SURVEY: "BOUNDARY SURVEY"
- 5) THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED BY THE SURVEYOR OF RECORD.
- 6) ALL RIGHT OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
- 7) LANDS SURVEYED AS DESCRIBED.
- 8) NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS NOTED.

SURVEYOR' CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED "SKETCH OF SURVEY" OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND THAT THERE ARE NO ENCROACHMENTS OTHER THAN THOSE SHOWN, AND MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J- 17, OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

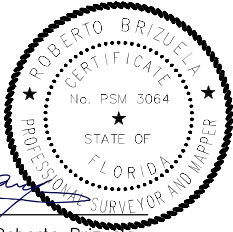
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WEST ONE-HALF (W 1/2) OF LOT 8, BLOCK 16, OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, AT PAGE 115, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

Folio: 02-3233-012-0570

BASE FLOOD ELEVATION

COMMUNITY NUMBER	120651
PANEL NUMBER	0317
SUFFIX	L
DATE OF FIRM INDEX	09-11-2009
FIRM ZONE	AE
BASE FLOOD ELEV.	8.0'



Roberto Brizuela
Professional Surveyor and Mapper # 3064
State of Florida.

LEGEND

P.R.M. - PERMANENT REFERENCE MONUMENT	U.E. - UTILITY EASEMENT
P.C.P. - PERMANENT CONTROL POINT	W.F. - WOOD FENCE
F.I.P. - FOUND IRON PIPE	M. - MEASURE
S.I.P. - SET IRON PIPE 1/2" STAMPED	R. - RECORD
S.D.H. - SET DRIVE HOLE	R.O. - RECORD & DISC STAMPED P.L.S.
C.I. - CENTER LINE	R.N.D. - FOUND NAIL & DISC
RES. - RESIDENCE	C.R.S. - CONCRETE BLOCK STRUCTURE
L.F.E. - LOWEST FLOOR ELEVATION	ENC. - ENCROACHMENT
F.F.E. - FINISH FLOOR ELEVATION	R.W. - RIGHT OF WAY
	CL. - CLEAR

ADDRESS: 1771 PURDY AVENUE, MIAMI BEACH, FLORIDA, 33139

ROBERTO R. BRIZUELA & ASSOCIATES
Land Surveyors
OFFICE: 7315 WEST FLAGLER STREET, MIAMI, FL 33144
PHONE: (305) 551-4393 - FAX: (305) 266-6112

SHEET TITLE:

BOUNDARY SURVEY

REVISIONS:

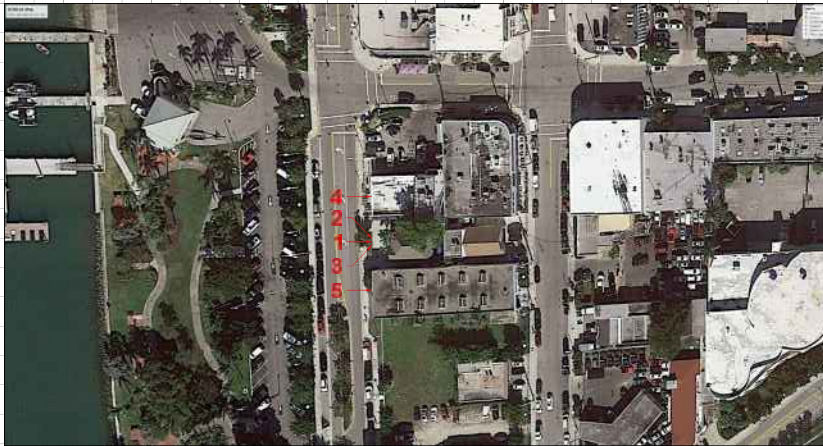
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1		
2		
3		
4		

DATE: 08-16-2021	DRAWN BY: TOM
CHECK BY: R.B.	SCALE: INDICATE

JOB No.

2108-1129

NOTE: THIS SURVEY HAS BEEN PREPARED FOR EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.



Rev.	Date	Rev.	Date

DRB FINAL SUBMITTAL

DR621-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner:
PRIVATE

Landscape Architect:
Kobi Karp
Address: 1111 NW 10th Street
Address: MIAMI, FL 33136
Tel: +1 (305) 576-1818
Cell: +1 (305) 576-3700

Consultant:
Kobi Karp
Address: 1111 NW 10th Street
Address: MIAMI, FL 33136
Tel: +1 (305) 576-1818
Cell: +1 (305) 576-3700

Consultant:
Kobi Karp
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Address: MIAMI, FL 33136
Tel: +1 (305) 576-1818
Cell: +1 (305) 576-3700

Architect:
Kobi Karp Architecture and Interior Design, Inc.
1111 NW 10th Street
MIAMI, FL 33136 USA
Tel: +1 (305) 576-1818
Fax: +1 (305) 576-3700



CONTEXT IMAGES

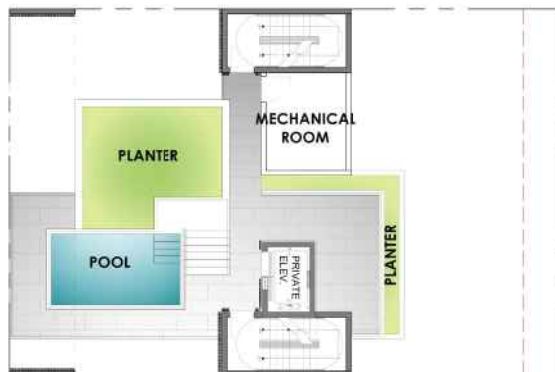
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Project: 2152	



4 LEVEL 4 FAR 1,740 SF



5 LEVEL 5 FAR 1,272 SF



6 ROOFTOP FAR 0 SF

FAR CALCULATION

- GROUND FLOOR = 1,006 SF
- SECOND FLOOR = 1,740 SF
- THIRD FLOOR = 1,740 SF
- FOURTH FLOOR = 1,740 SF
- FIFTH FLOOR PENTHOUSE = 1,272 SF

TOTAL FAR PROVIDED = 7,498 SF

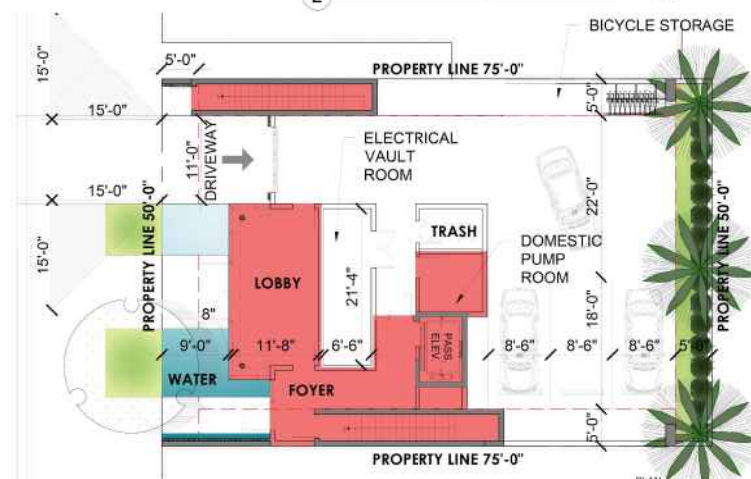
TOTAL FAR ALLOWED = 7,500 SF



3 LEVEL 3 FAR 1,740 SF



2 LEVEL 2 FAR 1,740 SF



1 GROUND FLOOR FAR 1,006 SF

Rev. Date Rev. Date

DRB FINAL SUBMITTAL

DRB21-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name:

Address:

Tel:

Email:

Consultant:

Name:

Address:

Tel:

Email:

Consultant:

Name:

Address:

Tel:

Email:

Architect:

Pete Karp Architecture and Interior Design, Inc.

1771 N.W. 10th Street

Miami, Florida 33127, USA

Tel: +1 (305) 573-1818

Fax: +1 (305) 573-3748

Date: 03-07-2022

Scale: 1/8" = 1'-0"

Project: 2192

Sheet No. A0.04

Date: 03-07-2022

Scale: 1/8" = 1'-0"

Project: 2192

Sheet No. A0.04

Date: 03-07-2022

Scale: 1/8" = 1'-0"

Project: 2192

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Date: 03-07-2022

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Sheet No. A0.04

Date: 03-07-2022

Scale: 1/8" = 1'-0"

Project: 2192

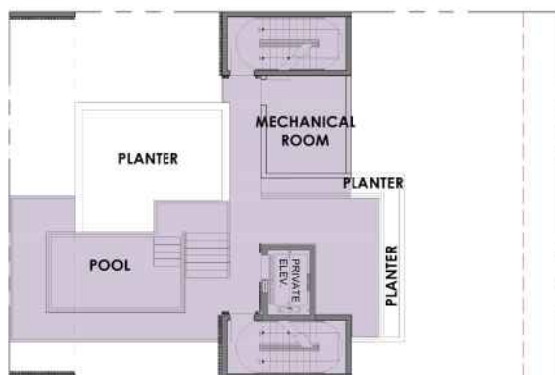
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4 LEVEL 4



5 LEVEL 5



6 ROOFTOP

GROSS AREA CALCULATION

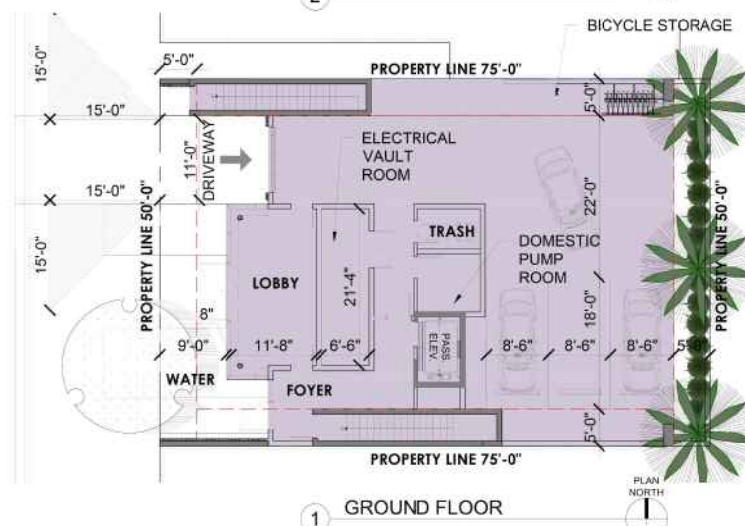
GROUND FLOOR = 2,957 SF
SECOND FLOOR = 2,808 SF
THIRD FLOOR = 2,203 SF
FOURTH FLOOR = 2,115 SF
FIFTH FLOOR PENTHOUSE = 2,121 SF
ROOFTOP = 1,440 SF
TOTAL GROSS FLOOR AREA = 13,664 SF



3 LEVEL 3



2 LEVEL 2



1 GROUND FLOOR

Rev. Date Rev. Date

DRB FINAL SUBMITTAL

DRB21-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name:
Address:
City:
State:
Zip:

Consultant:

Name:
Address:
City:
State:
Zip:

Consultant:

Name:
Address:
City:
State:
Zip:Architect:
Name:
Address:
City:
State:
Zip:
Tel: +1 (305) 573-1818
Fax: +1 (305) 573-3768Digitally signed by Kobi Karp
Date: 2022.03.01 17:24:00

GROSS FLOOR AREA DIAGRAM

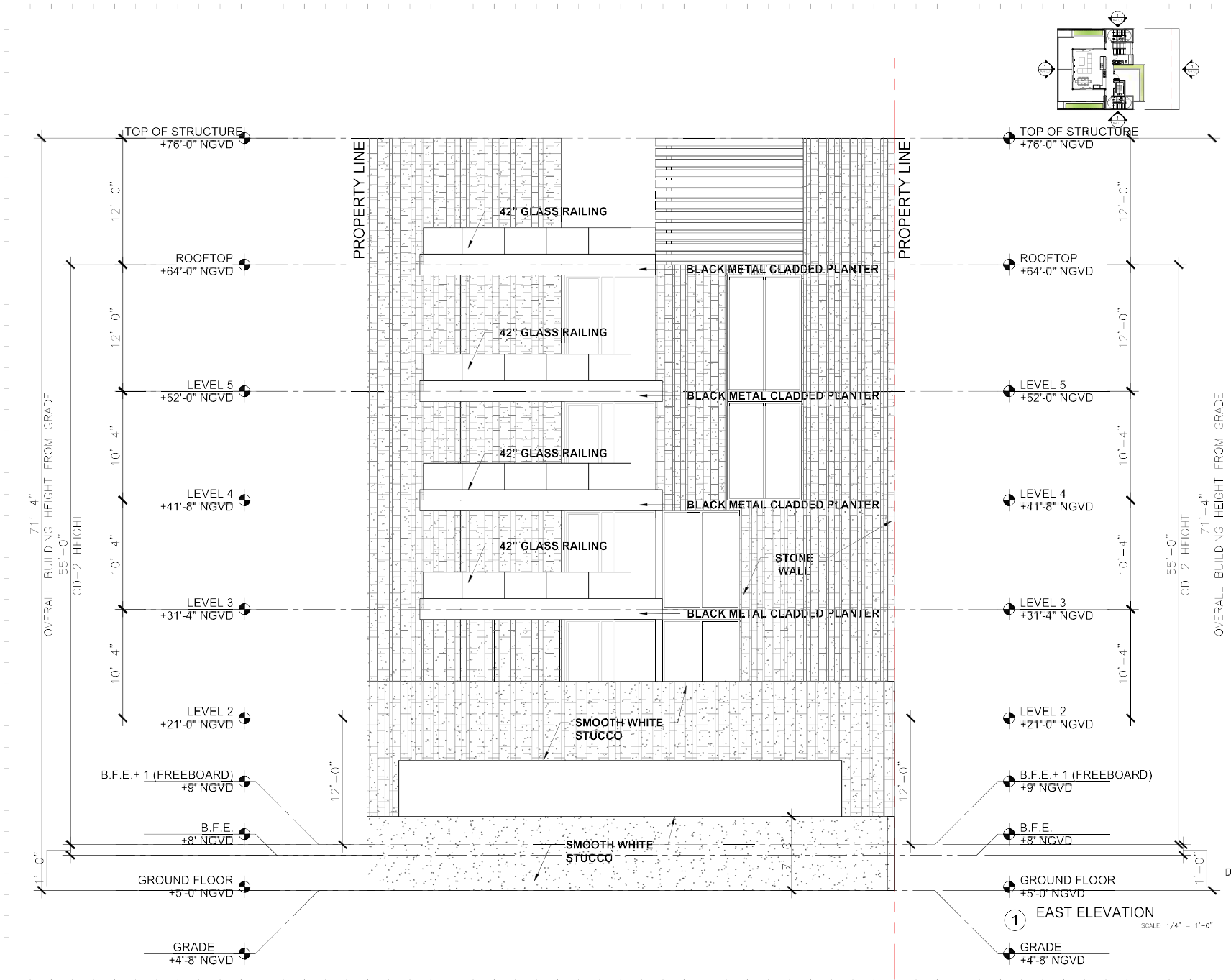
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Project: 2192

Sheet No.

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Rev.	Date	Rev.	Date

DRB FINAL SUBMITTAL

DR621-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139

Owner:
PRIVATE

Landscape Architect:
Address:
Address:
Address:
Address:

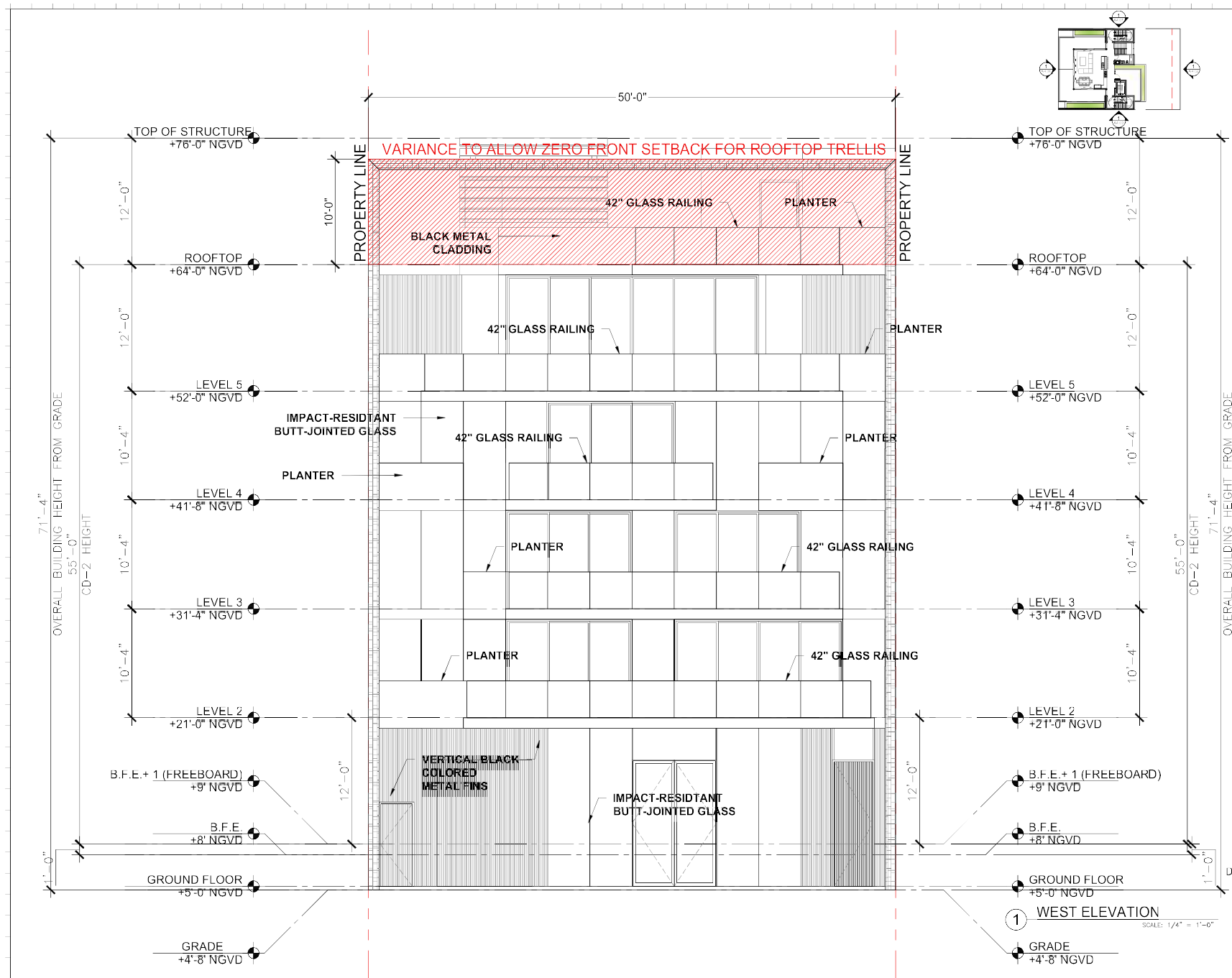
Consultant:
Address:
Address:
Address:
Address:

Consultant:
Address:
Address:
Address:
Address:

Architect:
Kobi Karp Architecture and Interior Design, Inc.
1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139
Tel: +1 (305) 575-1815
Fax: +1 (305) 575-3700



ELEVATION	
Date: 03-07-2022	Sheet No.
Scale:	A4.02
Project: 2152	



Rev.	Date	Rev.	Date

DRB FINAL SUBMITTAL

DRB21-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139

Owner:
PRIVATE

Landscape Architect:
Kobi Karp
Address: 1771 Purdy Ave., Suite 200
Address: Miami, FL 33139
Tel: +1 (305) 575-1815
Fax: +1 (305) 575-3700

Consultant:
Kobi Karp
Address: 1771 Purdy Ave., Suite 200
Address: Miami, FL 33139
Tel: +1 (305) 575-1815
Fax: +1 (305) 575-3700

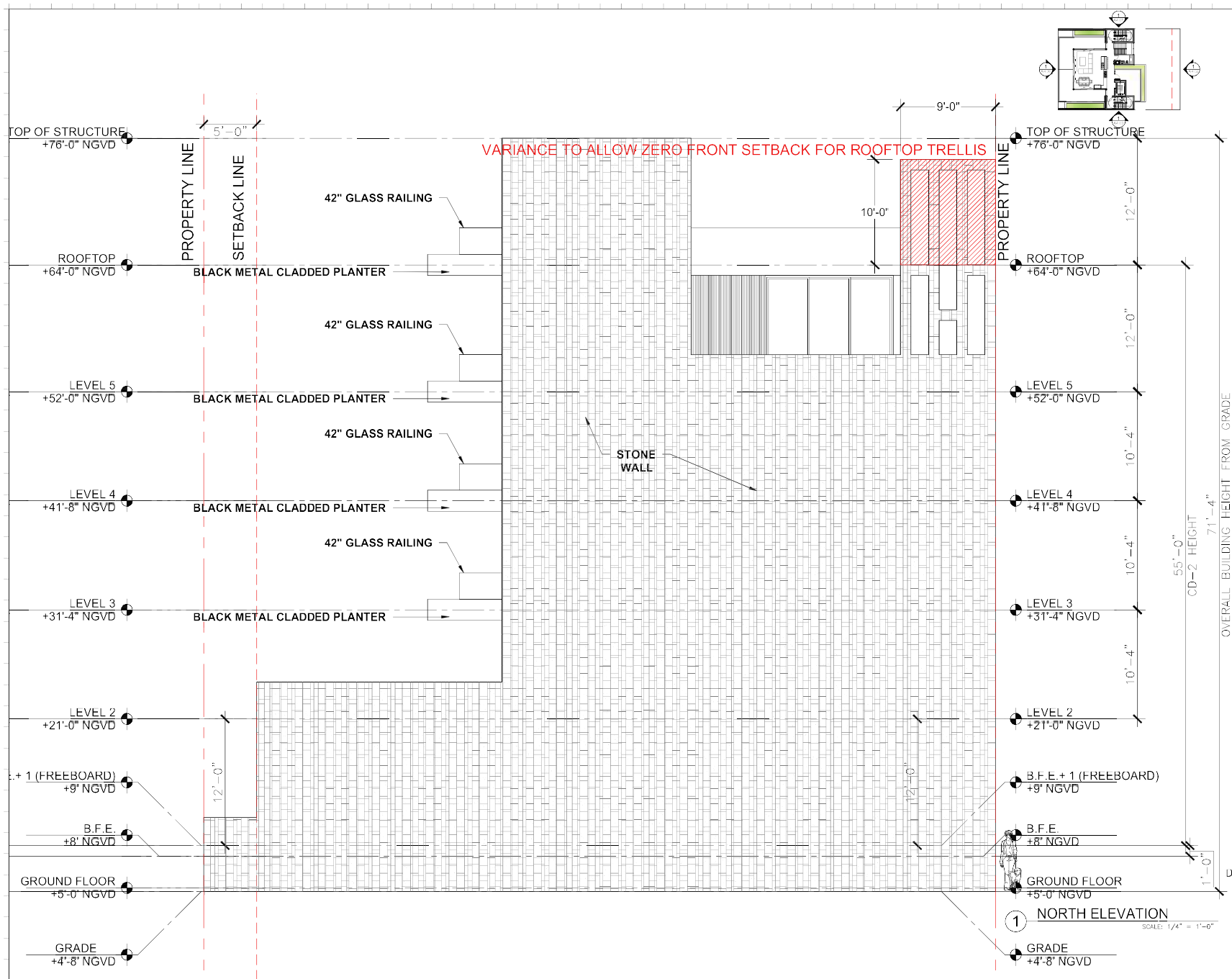
Consultant:
Kobi Karp
Address: 1771 Purdy Ave., Suite 200
Address: Miami, FL 33139
Tel: +1 (305) 575-1815
Fax: +1 (305) 575-3700

Architect:
Kobi Karp Architecture and Interior Design, Inc.
1771 Purdy Ave., Suite 200
Miami, FL 33139
Tel: +1 (305) 575-1815
Fax: +1 (305) 575-3700



Digital Signature of Kobi Karp
Date: 2022.03.07 19:13

ELEVATION	
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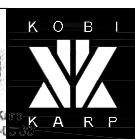


Rev.	Date	Rev.	Date

DRB FINAL SUBMITTAL

DR621-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139Owner:
PRIVATELandscape Architect
Name:
Address:
Address:
City:
State:Consultant
Name:
Address:
Address:
City:
State:Consultant
Name:
Address:
Address:
City:
State:Architect
Kobi Karp Architecture and Interior Design, Inc.
1111 NW 10th Street
Miami, FL 33136 USA
Tel: +1 305 576 1815
Fax: +1 305 576 3700Digitally signed by Kobi Karp
Date: 2022.03.07 19:24:00 -0500

ELEVATION

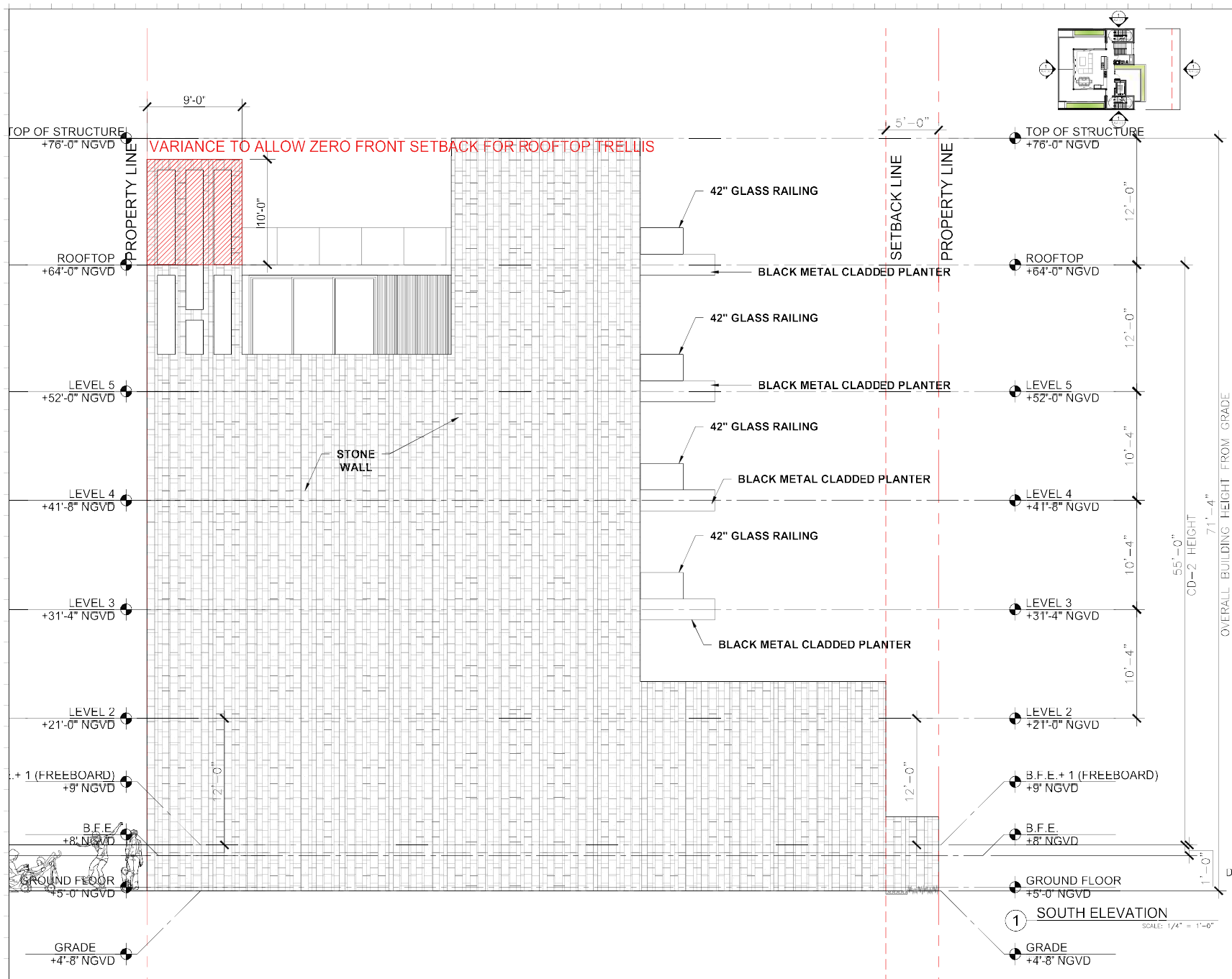
Date: 03-07-2022

Scale:

Project: 2152

Sheet No.

A4.01



Rev.	Date	Rev.	Date

DRB FINAL SUBMITTAL

DR621-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139

Owner:
PRIVATE

Landscape Architect
Name:
Address:
Address:
City:
State:

Consultant
Name:
Address:
Address:
City:
State:

Consultant
Name:
Address:
Address:
City:
State:

Architect
Kobi Karp Architecture and Interior Design, Inc.
1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139 USA
Tel: +1 (305) 576 1815
Fax: +1 (305) 576 3700



ELEVATION

Date: 03-07-2022	Sheet No.
Scale:	A4.03
Project: 2152	

[illegible]

DRB21-0773

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner:
PRIVATE

Landscape Architect:
Name
Address
Address
Tel.
E-mail

Consultant	
Name	
Address	
Address	
Tel.	
E-mail	

Consultant	
Name	
Address	
Address	
Tel.	
E-mail	

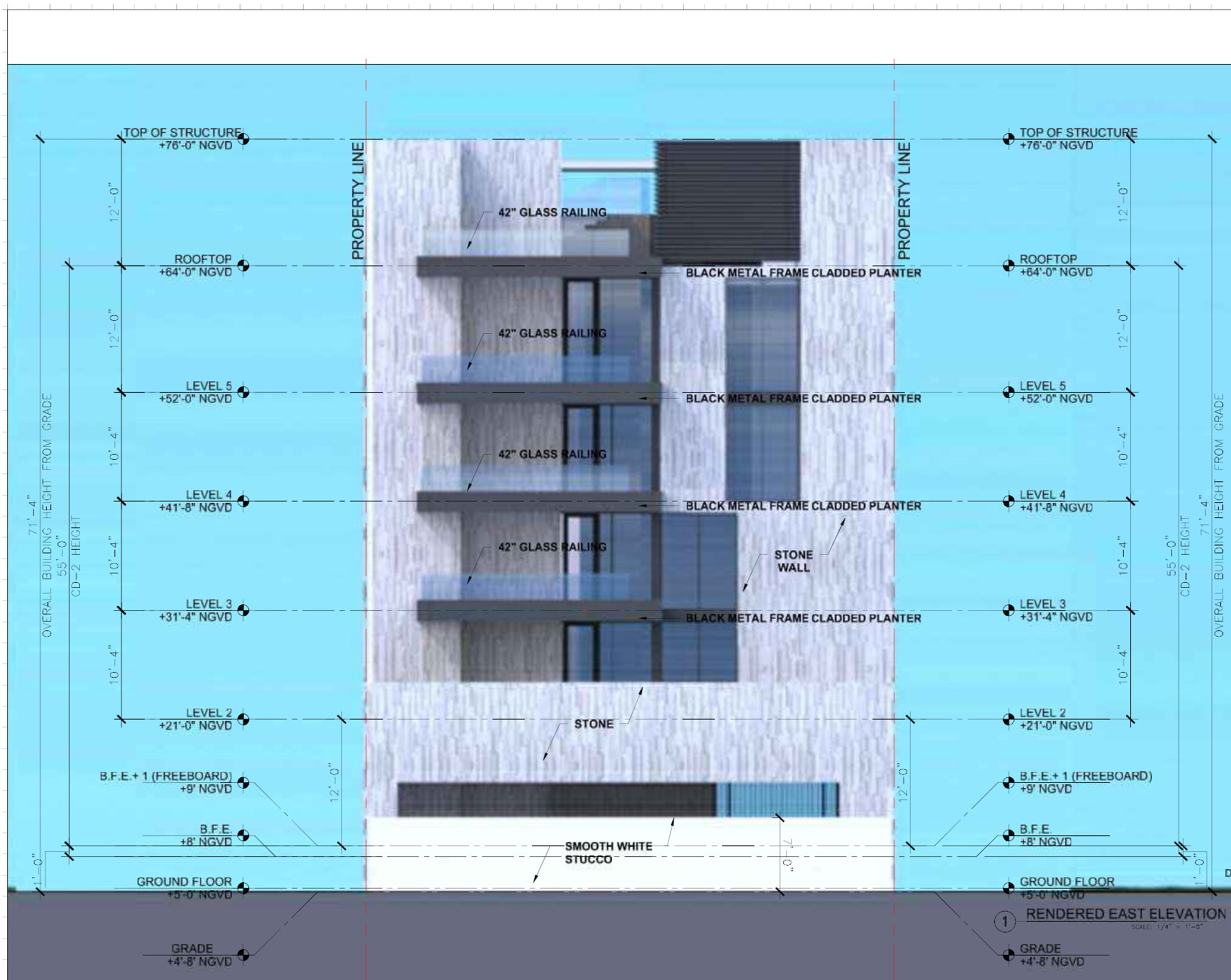
Architect:
Nobi Karp Architecture and Interior Design, Inc.
571 NW 20th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



Digitally signed by [Name] DN: cn=[Name], o=[Organization], ou=[Department], email=[Email], c=[Country]
Date: 2022.03.25 10:20:08

RENDERED ELEVATION

Date 03-07-2022	Sheet No. A4.05
Scale	
Project 2192	



Rev.	Date	Rev.	Date

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DRB FINAL SUBMITTAL

DR621-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Address:
Address:
Ref:

Consultant:

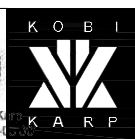
Address:
Address:
Ref:

Consultant:

Address:
Address:
Ref:

Architect:

Kobi Karp Architecture and Interior Design, Inc.
1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139 USA
Tel: +1 (305) 576 1815
Fax: +1 (305) 576 3700



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Date: 2022.03.07 10:20:19 -0500

RENDERED ELEVATION

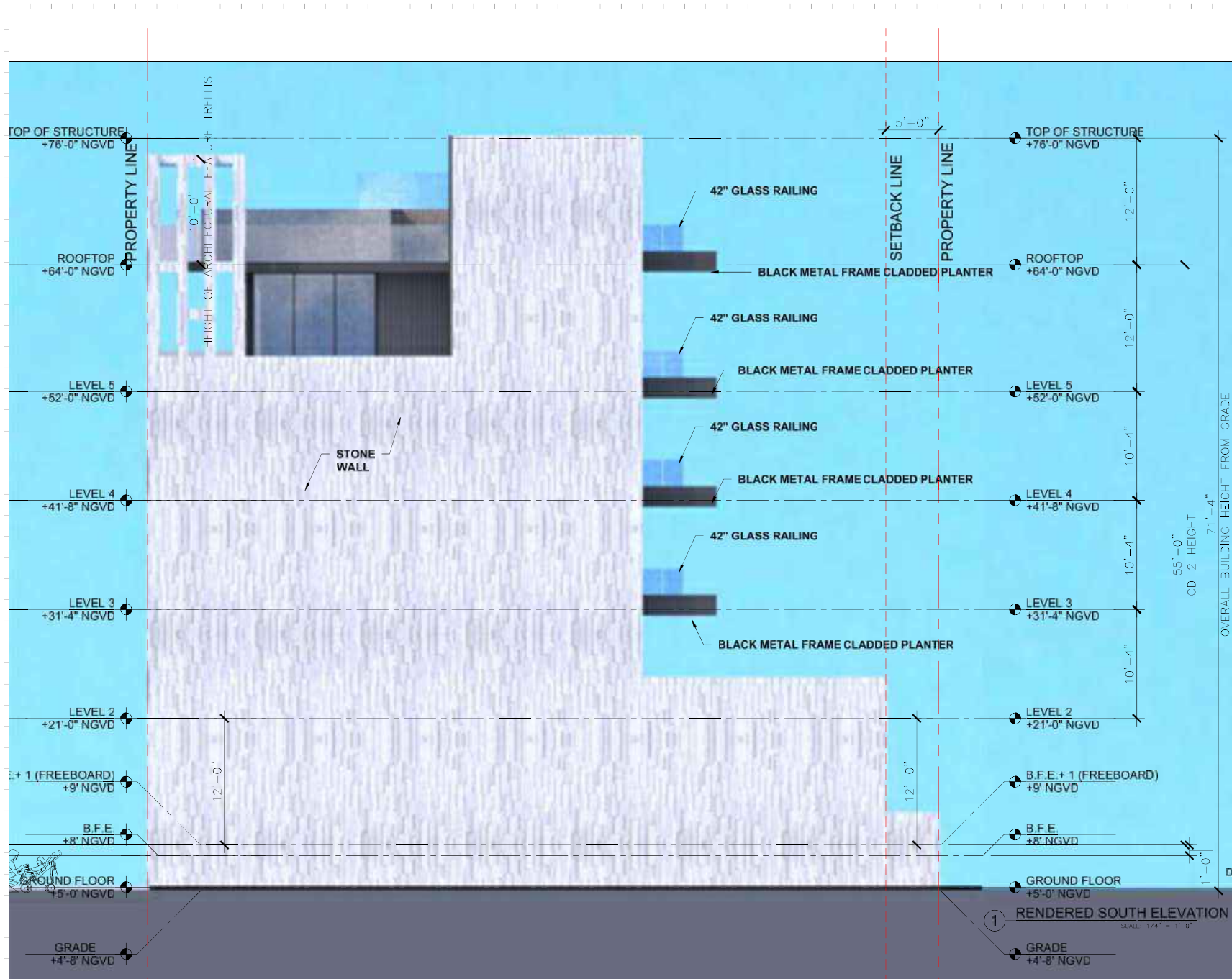
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Project: 2152

Sheet No.

A4.06



Rev.	Date	Rev.	Date

DRB FINAL SUBMITTAL

DRB621-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE.
MIAMI BEACH, FLORIDA 33139

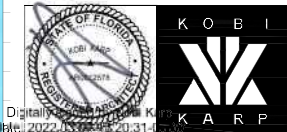
Owner:
PRIVATE

Landscape Architect
Firm:
Address:
Address:
Tel:
Email:

Consultant
Firm:
Address:
Address:
Tel:
Email:

Consultant
Firm:
Address:
Address:
Tel:
Email:

Architect
Kobi Karp Architecture and Interior Design, Inc.
411 NW 26th Street
Miami, FL 33135 USA
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Fax: +1 (305) 576 3700



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Date: 2022.03.07 10:31:00 -0500

RENDERED ELEVATION

Date: 03-07-2022	Sheet No.
Scale:	A4.07
Project: 2152	



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

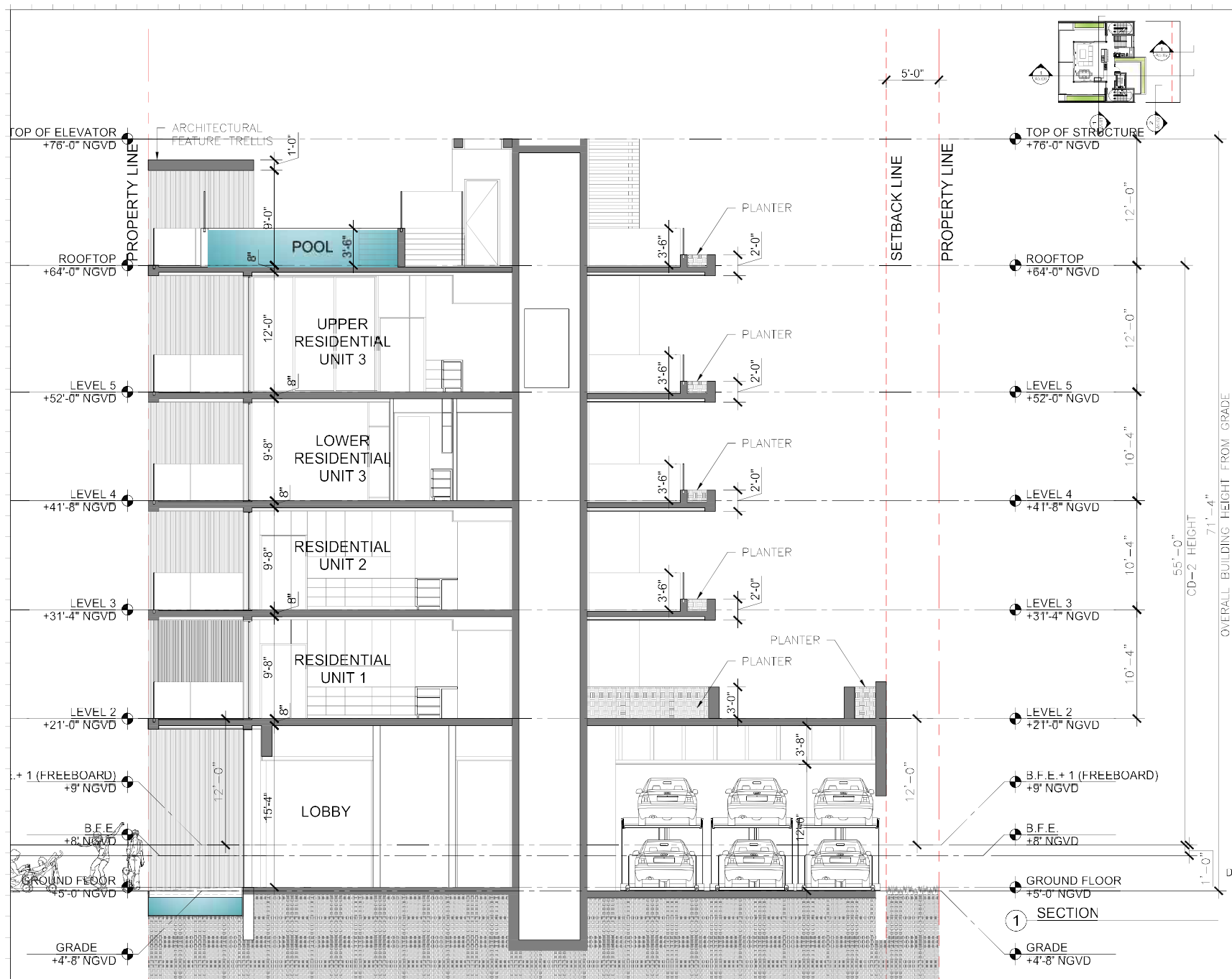
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1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Architect:
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371 NW 28th Street
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Tel.: +1(305) 575 6810
Fax: +1(305) 575 3700



Date 03-07-2022	Sheet No. A4.08
Scale	
Project 2192	

[illegible]

DRB FINAL SUBMITTAL

DRB21-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect

[illegible]

Consultant

NAME	Address	Address	Ref.	Initial
------	---------	---------	------	---------

Consultant

Name	Address	Address	Test	Result

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 20th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3768



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SECTION

Date 03-07-2022

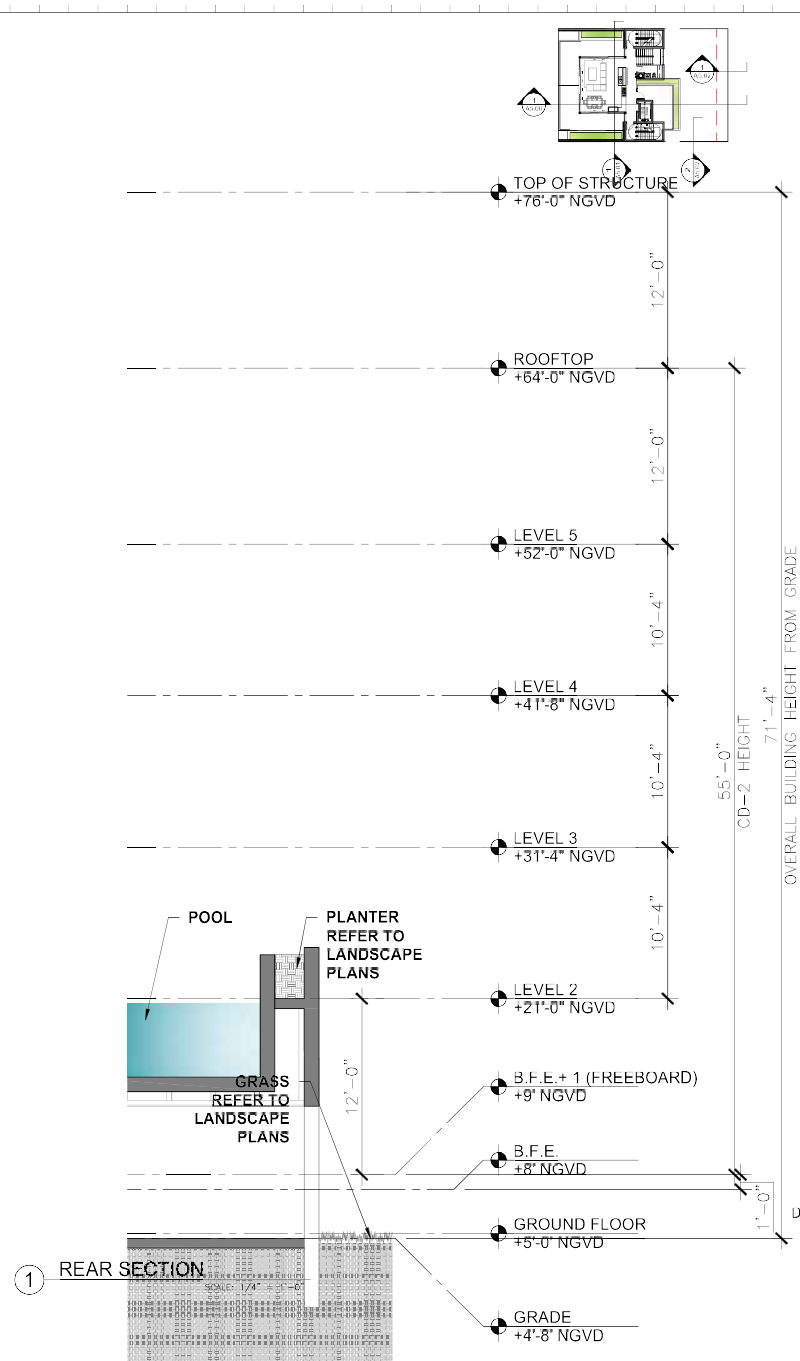
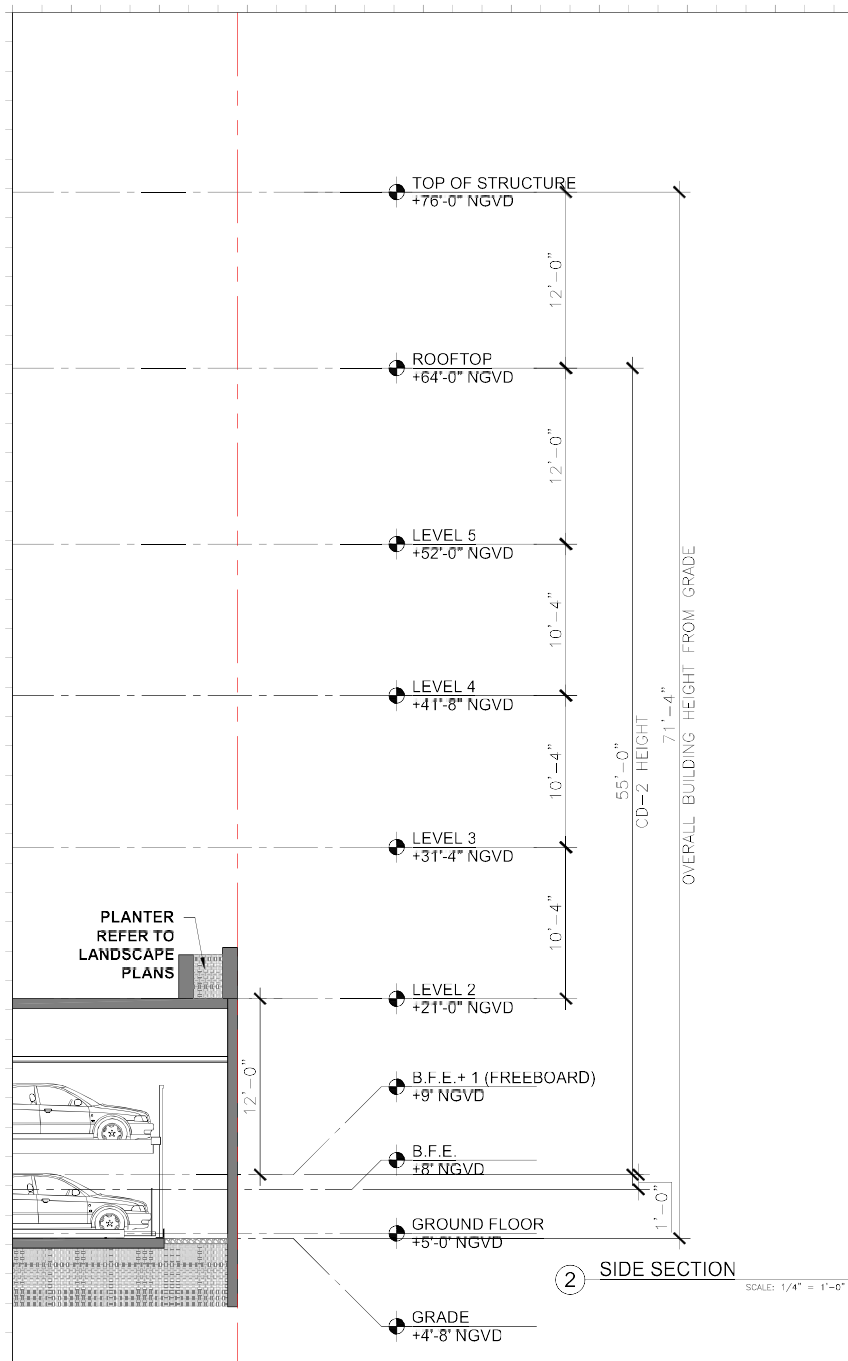
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Project	2192
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Sheet No.

A5.00

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Rev.	Date	Rev.	Date

DRB FINAL SUBMITTAL

DR621-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE
MIAMI BEACH, FLORIDA 33139

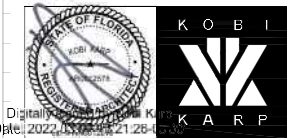
Owner:
PRIVATE

Landscape Architect
Name:
Address:
Address:
Ref:
Title:

Consultant
Name:
Address:
Address:
Ref:
Title:

Consultant
Name:
Address:
Address:
Ref:
Title:

Architect
Kobi Karp Architecture and Interior Design, Inc.
4111 NW 28th Street
Miami, FL 33149 USA
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Fax: +1 (305) 573 3705



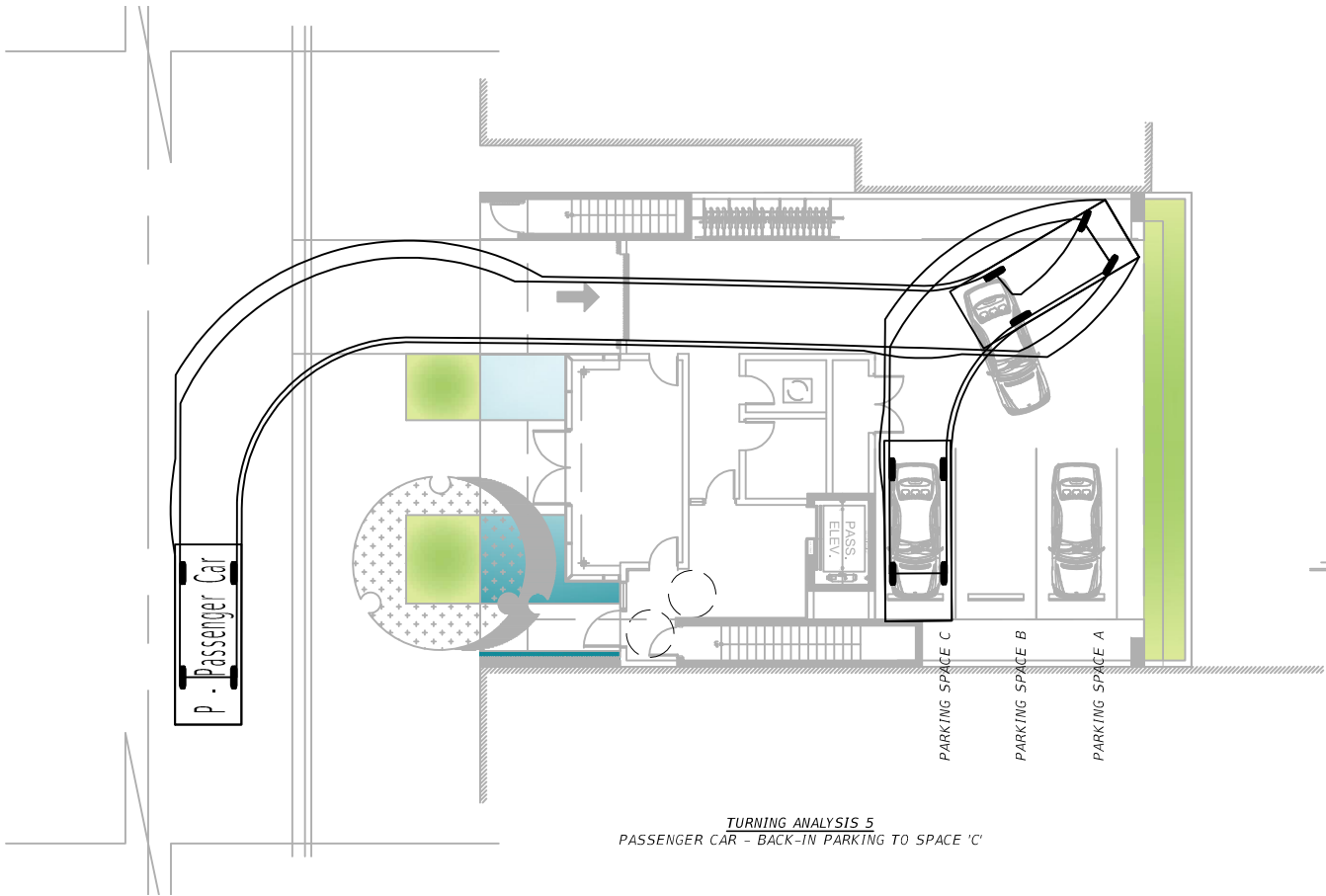
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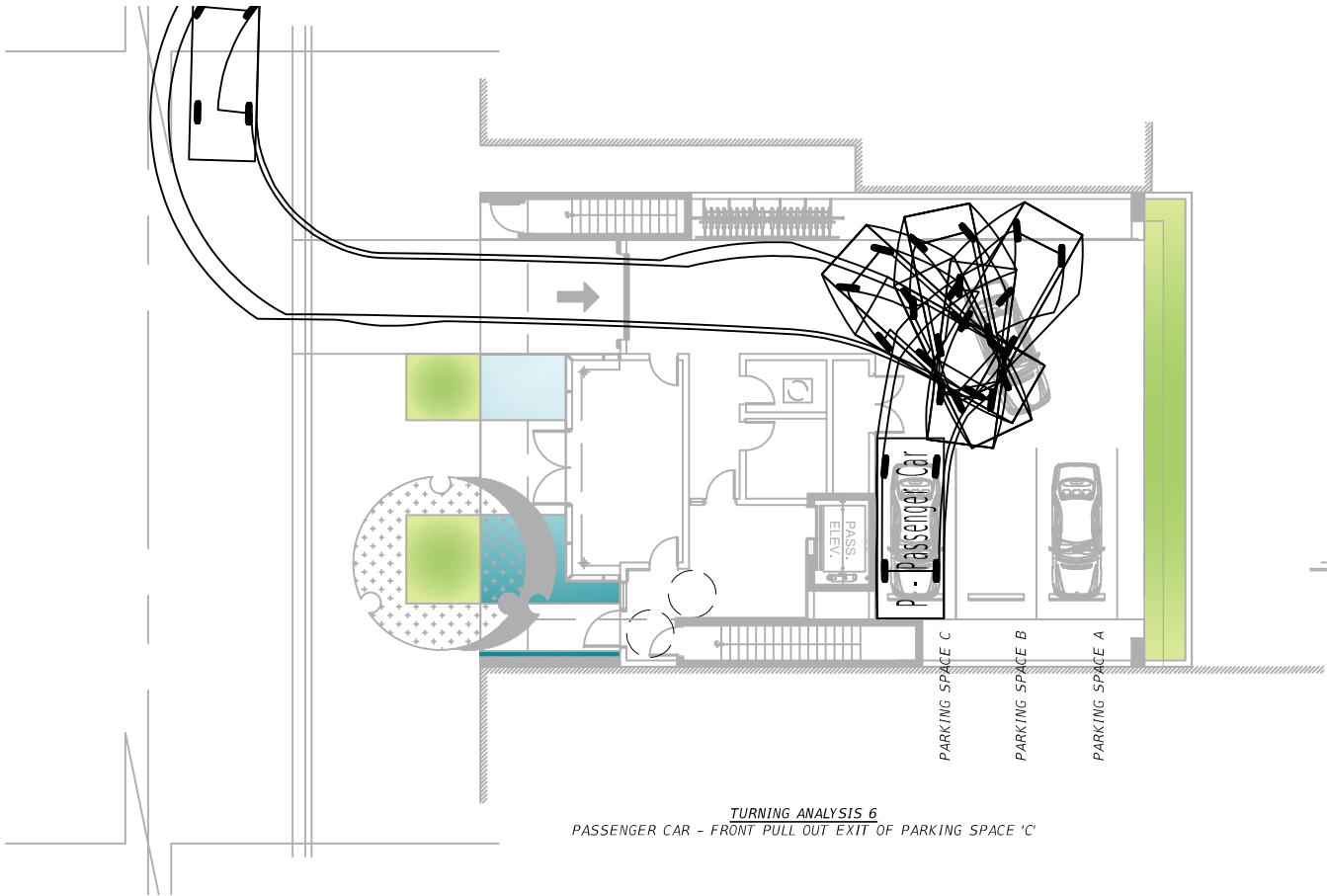
Date: 03-07-2022	Sheet No.
Scale	A5.02
Project: 2152	



REVISIONS				LUIS ALFREDO CELY, P.E. P.E. LICENSE NUMBER 70653 ALFKA, LLC 100 SOUTH ASHLEY DRIVE, SUITE 600. TAMPA, FL 33602 CERTIFICATE OF AUTHORIZATION 30389	1771 PURDY AVENUE			OFF-STREET PARKING MANEUVERABILITY ANALYSIS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		CITY	COUNTY	PROJECT NUMBER		
---	---				MIAMI BEACH	MIAMI-DADE	F9P2201		01

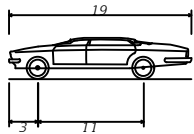


TURNING ANALYSIS 5
PASSENGER CAR - BACK-IN PARKING TO SPACE 'C'



TURNING ANALYSIS 6
PASSENGER CAR - FRONT PULL OUT EXIT OF PARKING SPACE 'C'

NOTE:
VEHICLE TURNING ANALYSIS COMPLETED USING AUTODESK VEHICLE TRACKING SOFTWARE - 2022 EDITION.



P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

DESIGN VEHICLE PROFILE
AASHTO PASSENGER CAR

R E V I S I O N S				LUIS ALFREDO CELY, P.E. P.E. LICENSE NUMBER 70653 ALFKA, LLC 100 SOUTH ASHLEY DRIVE, SUITE 600. TAMPA, FL 33602 CERTIFICATE OF AUTHORIZATION 30389	1771 PURDY AVENUE			OFF-STREET PARKING MANEUVERABILITY ANALYSIS	SHEET NO.		
DATE	DESCRIPTION		DATE		DESCRIPTION		CITY		COUNTY	PROJECT NUMBER	02
---	---						MIAMI BEACH		MIAMI-DADE	F9P2201	