

1840 ALTON ROAD

1840 ALTON RD
MIAMI BEACH, FL
33139

PLANNING BOARD BOARD FINAL SUBMITTAL - 05/31/2022



ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
571 NW 28TH STREET
MIAMI, FLORIDA 33127
T: 305.573.1818

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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC.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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

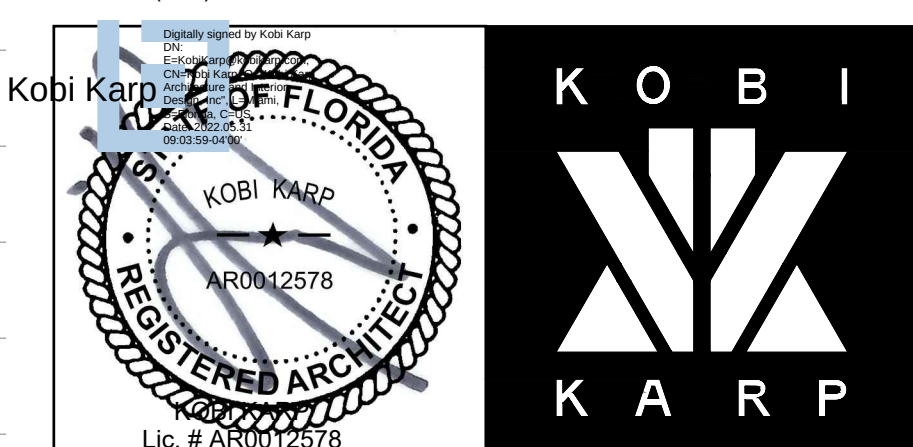
Name
Address
Tel:
Email

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



COVER SHEET

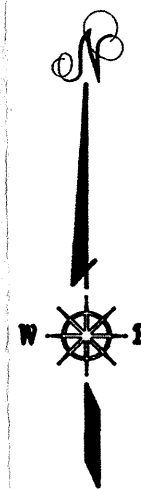
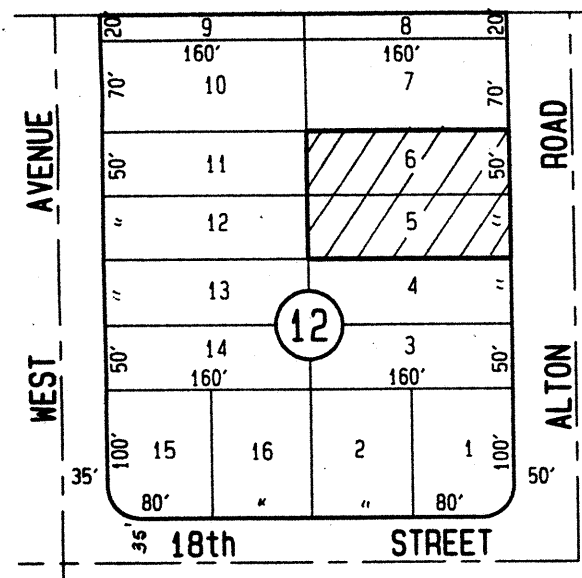
Date: 12-21-2021	Sheet No.
Scale	A0.00
Project: 2199	

[illegible]

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC.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) 2019

Date 02-28-2022	Sheet No. A0.01
Scale	
Project 2199	

LOCATION MAP SCALE: 1" = 150'



SKETCH OF SURVEY SCALE: 1" = 20'

LEGAL DESCRIPTION:

Lots 5 and 6, Block 12, of ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 115 of the Public Records of Miami-Dade County, Florida.

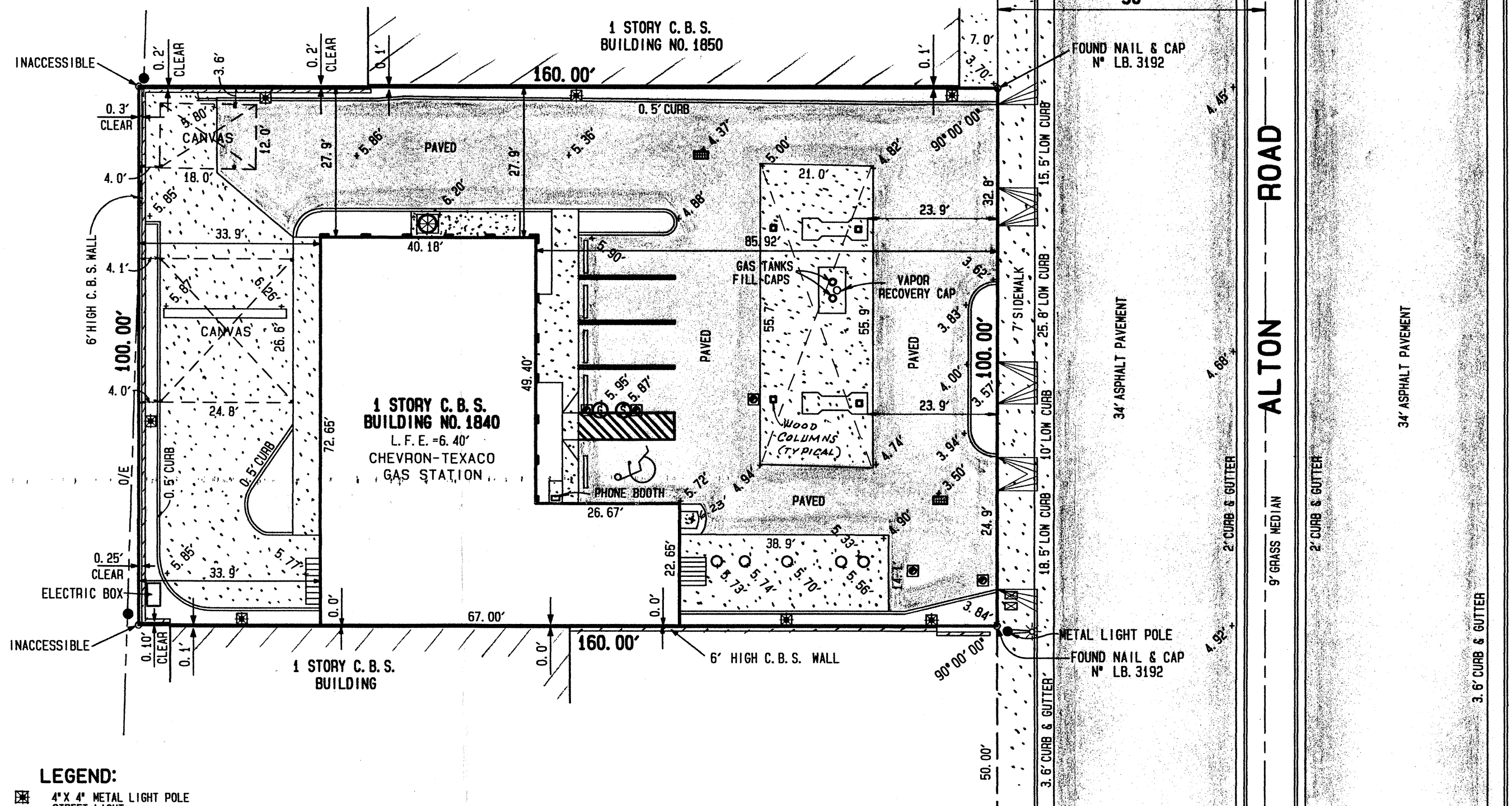
PROPERTY ADDRESS: 1840 Alton Road, Miami Beach, Florida, 33139

SURVEYOR'S NOTES:

1. TYPE OF SURVEY: BOUNDARY & ELEVATIONS
2. ANGLES & DISTANCES SHOWN ARE IN SUBSTANTIAL COMPLIANCE WITH THOSE RECORDED UNLESS OTHERWISE NOTED.
3. PROPERTY AREA: 16,000 SQUARE FEET = 0.36731 ACRES.
4. THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION: 8.0', PER F.E.M.A. MAP COMMUNITY N°: 120651, PANEL N°0184, SUFFIX J, LAST REVISED ON JULY 17, 1995.
5. ALL ELEVATIONS THUS ± 0.00' ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, AS MEASURED FROM MIAMI-DADE COUNTY BENCHMARK N° C-100, ELEVATION: 11.06', INDEX: 4230, LOCATED AT WEST AVENUE & DADE BOULEVARD, AS SHOWN OF THE MIAMI-DADE COUNTY BENCHMARK BOOK OF 1995.
6. EXISTING ZONE CLASSIFICATION: CD-2 (COMMERCIAL MEDIUM DENSITY)
7. USE OF PROPERTY: GAS STATION
8. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR SEPTIC TANKS WERE NOT LOCATED BY THIS SURVEY.
9. NO ENCROACHMENTS HAVE BEEN FOUND EITHER WAYS FROM THE PROPERTY LINES OF THE SUBJECT PROPERTY.
10. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH TITLE COMMITMENT NO C-307-9881, ISSUED BY ATTORNEYS' TITLE INSURANCE FUND, INC., AND FURNISHED TO THE UNDERSIGNED TO SHOW ANY MATTER OF RECORD AFFECTING THE SUBJECT PROPERTY AS FOLLOWS:

SCHEDULE B-11 - EXCEPTIONS

- ITEMS 1 through 4 are standards.
ITEMS 5 through 8 are not a survey matter.



LEGEND:

- 4" X 4" METAL LIGHT POLE
- STREET LIGHT
- CLEAN OUT
- WATER METER
- SANITARY SEWER MANHOLE
- GREASE TRAP
- METAL CAPS FOR CAR WASH UNDERGROUND TANK
- CATCH BASIN
- WOOD POWER POLE
- OVERHEAD ELECTRIC LINE
- AIR CONDITIONER
- CONCRETE AREAS
- PAVED AREAS
- C.B.S. = CONCRETE BLOCK STRUCTURE
- L.F.E. = LOWEST FLOOR ELEVATION
- NGD. = NAIL & DISC
- NGW. = NAIL & WASHER
- P.C.P. = SURVEYOR'S DISC STAMPED
- S.I.P. = SET 1/2" IRON PIPE N° LB. 3192
- F.I.P. = FOUND 1/2" IRON PIPE
- E.M. = ELECTRIC METER

J. F. LOPEZ & ASSOCIATES, INC.

CONSULTING LAND SURVEYORS AND PLANNERS
CERTIFICATE N° LB. 3192, STATE OF FLORIDA

7900 NW 155th STREET, SUITE 104,
MIAMI LAKES, FLORIDA, 33016.

Ph: (305) 828-2725 Fax: (305) 828-3589



I HEREBY CERTIFY: THAT A SURVEY OF THE PROPERTY AS DESCRIBED IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61-617-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

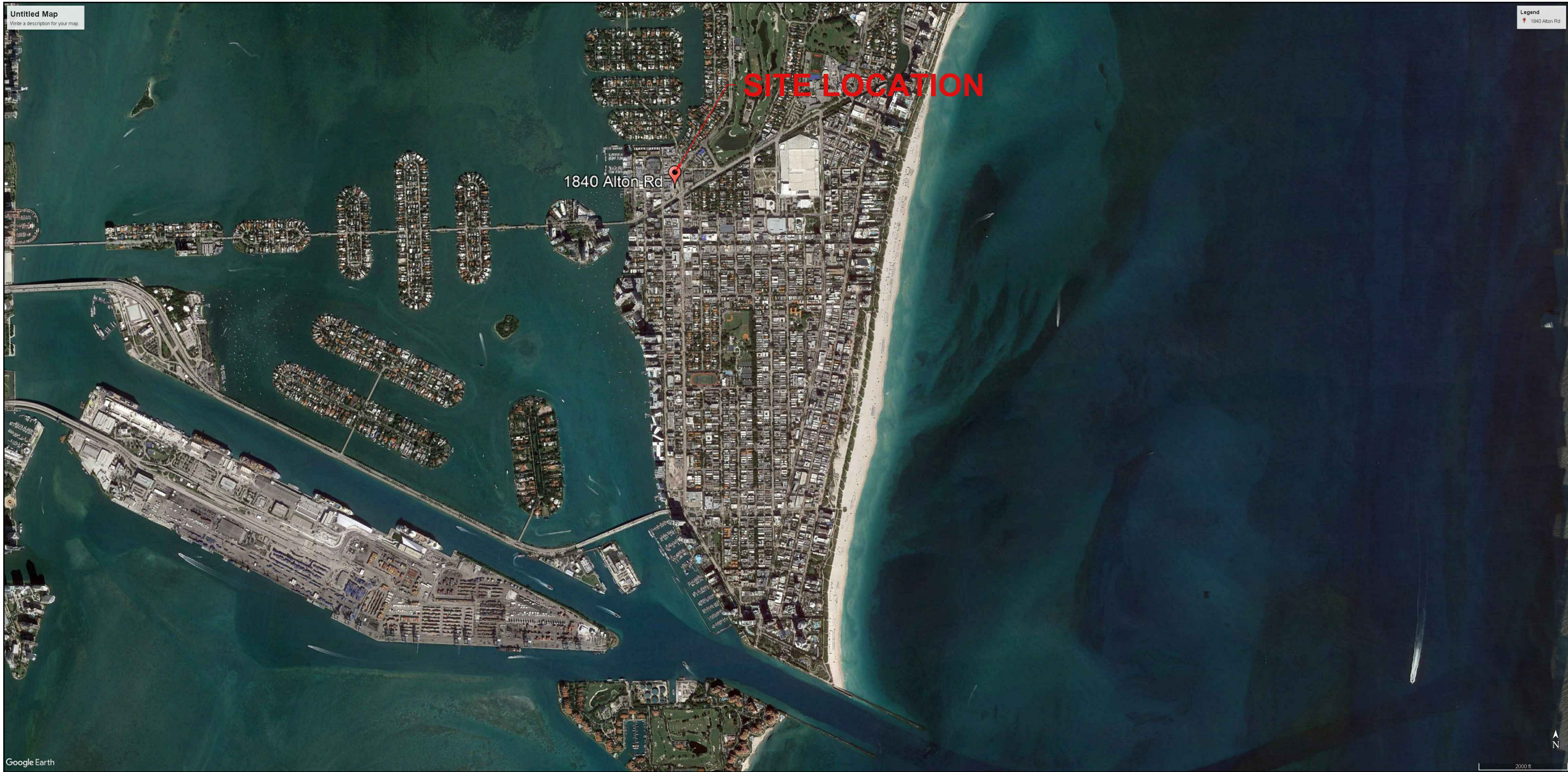
NOTE:
THIS IS NOT A VALID SURVEY WITHOUT THE UNDERSIGNED SURVEYOR'S SIGNATURE AND EMBOSSED RAISED SEAL

BY: *Jose F. Lopez*
JOSE F. LOPEZ, P. S.
Professional Surveyor & Mapper
N° 3086, State of Florida

CERTIFIED TO:

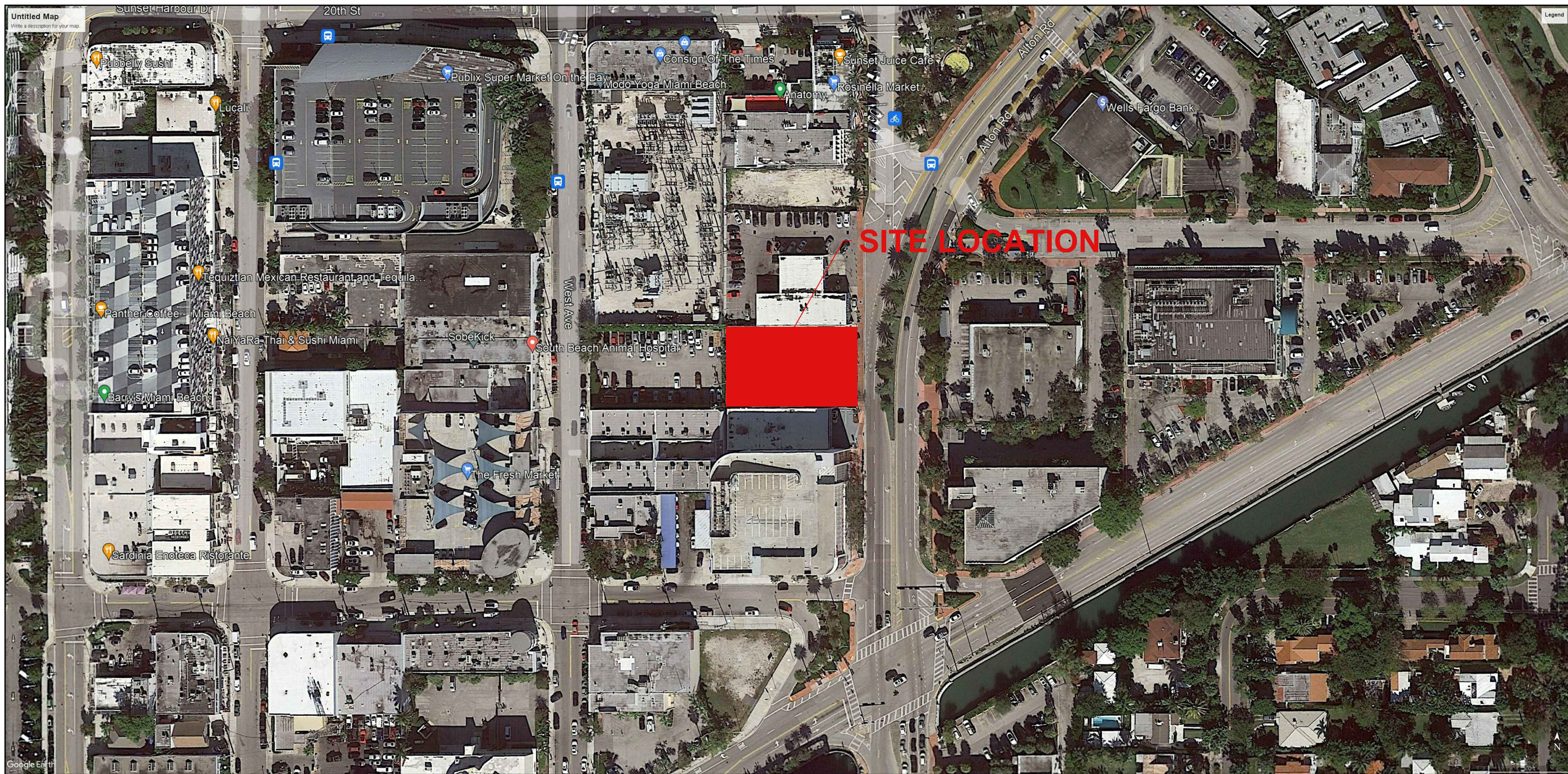
Alton Road Supreme Services, Inc.;
David F. Hannan, Attorney;
Attorneys' Title Insurance Fund, Inc.;
Paradise Bank, its successors
and/or assigns.

DATE OF FIELD WORK: JANUARY 24, 2007	ORDER N° 070147	DRAWN BY: J.L.	FIELD BOOK: 179-79	CAD FILE: 070147	REVISED & UPDATED PER TITLE COMMITMENT NO. 10-1979-010-0305 BY CHICAGO TITLE
DATE OF FIELD WORK: JULY 30, 2003	ORDER N° 030769	DRAWN BY: M.E.G.	FIELD BOOK: 179-79	CAD FILE: HAND	REVISED, UPDATED & RECERTIFY
DATE OF FIELD WORK: JULY 23, 1997	ORDER N° 797465	DRAWN BY: M.E.G.	FIELD BOOK: 179-79	CAD FILE: 070147	BOUNDARY SURVEY & ELEVATIONS



1 LOCATION MAP

SCALE: N.T.S.



2 CONTEXT MAP

SCALE: N.T.S.

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

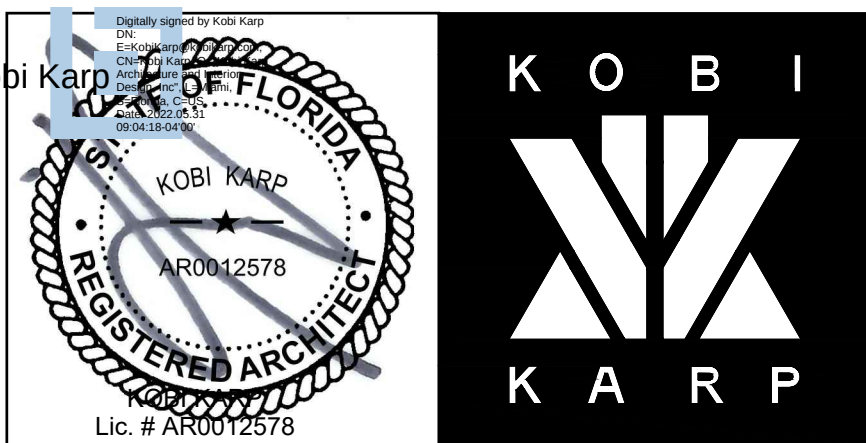
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

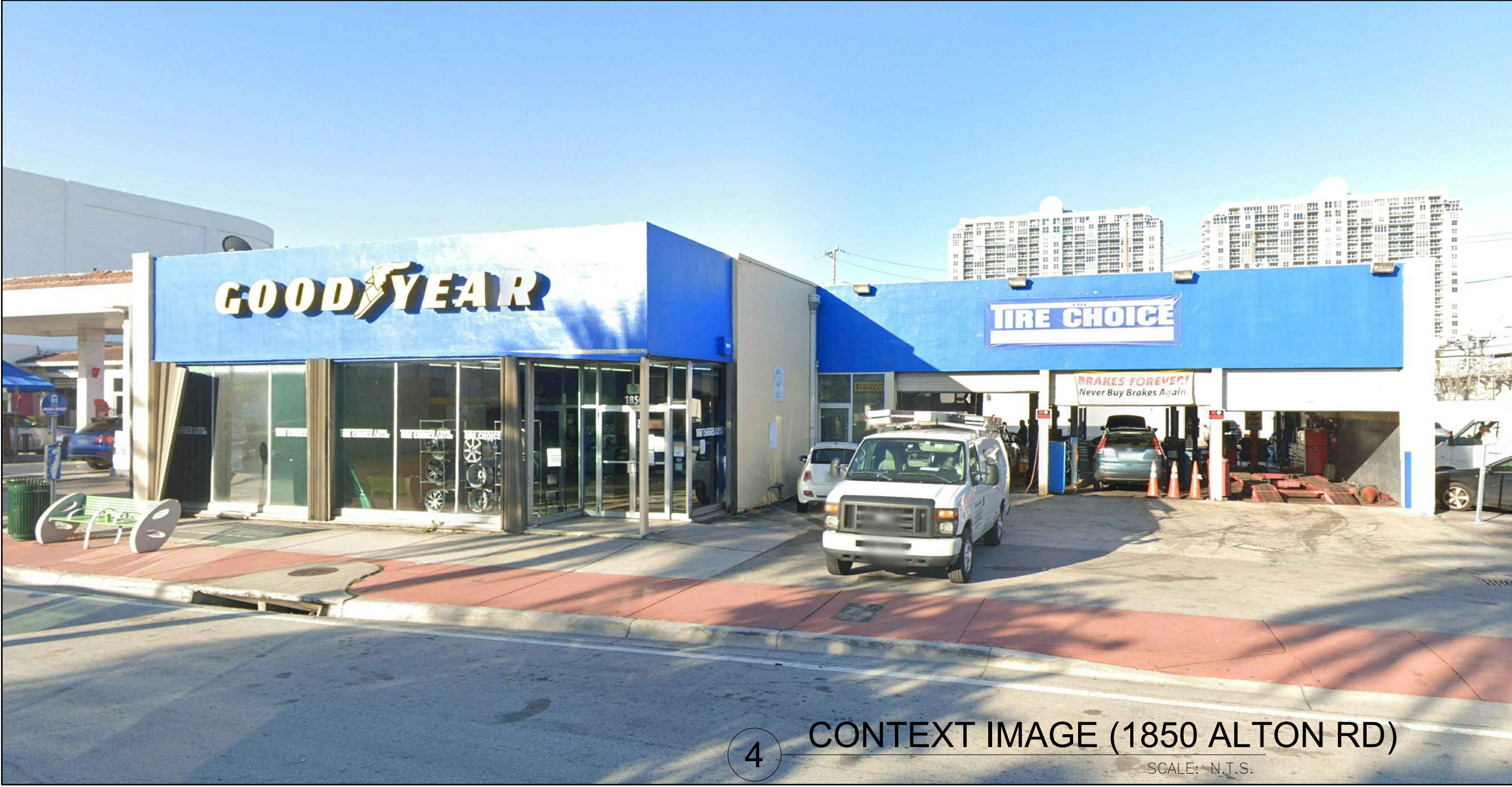
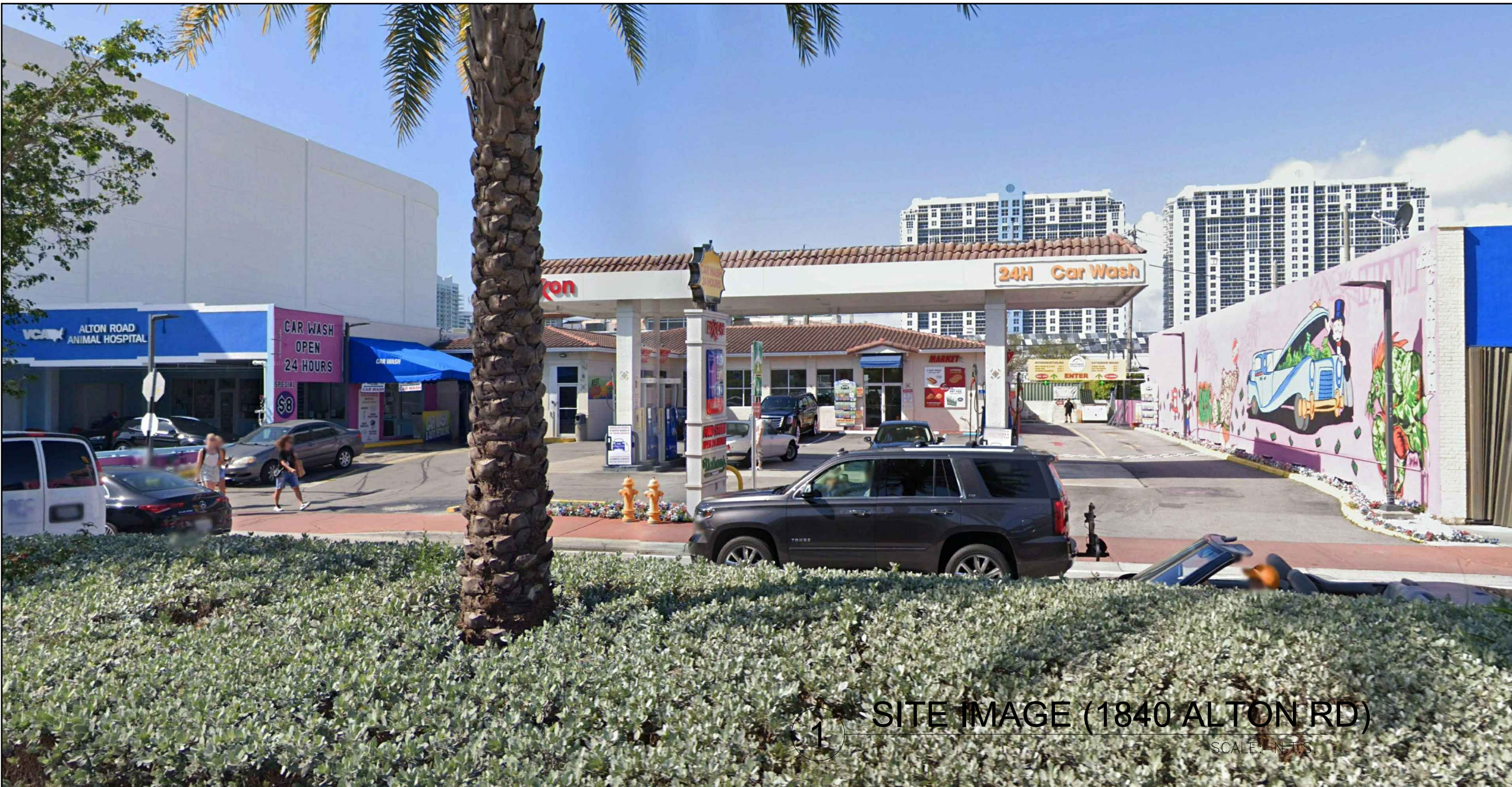
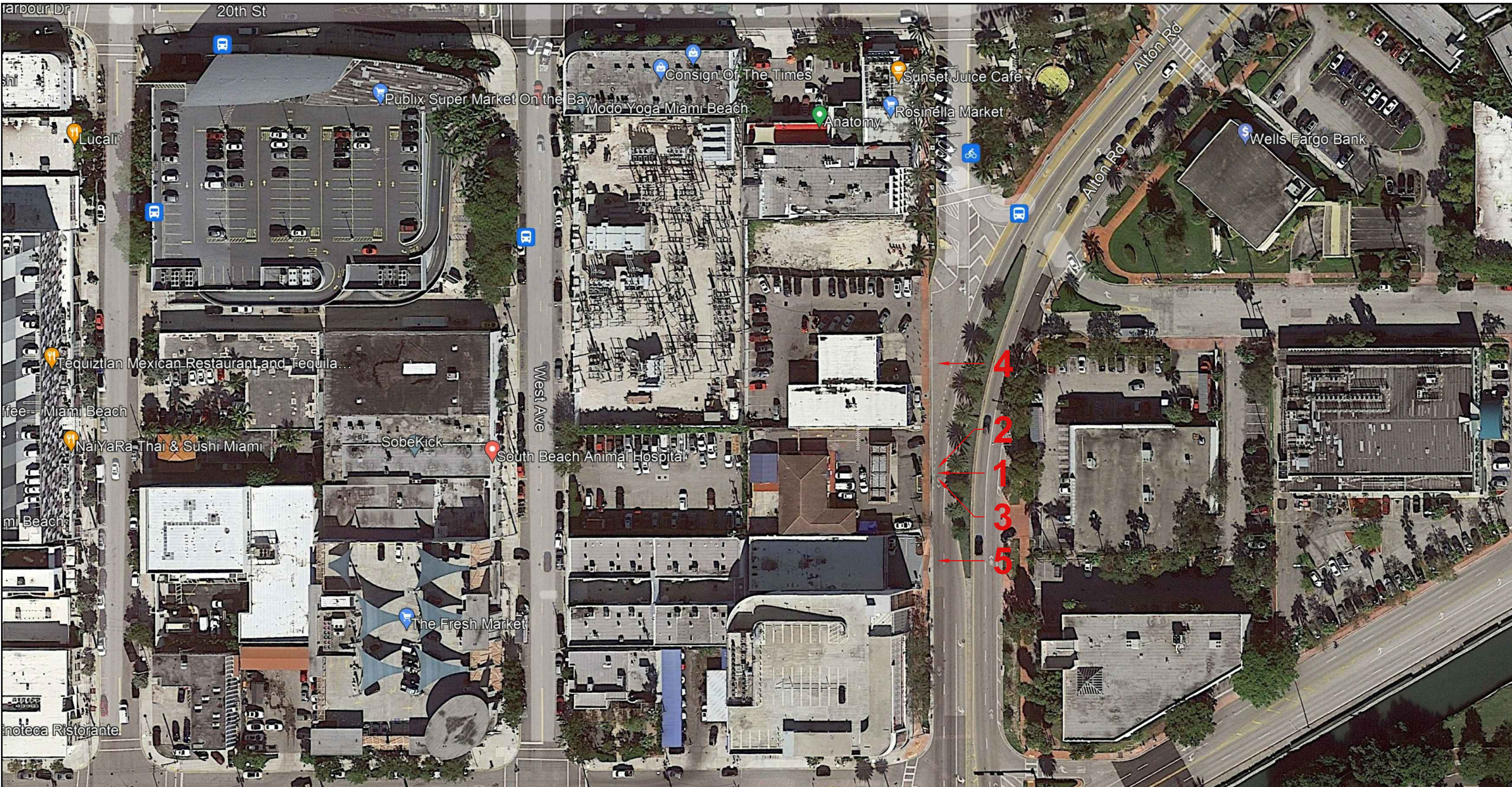
Architect:

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



LOCATION MAP

Date: 12-21-2021	Sheet No.
Scale	A0.02
Project: 2199	



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 (© 2019)

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

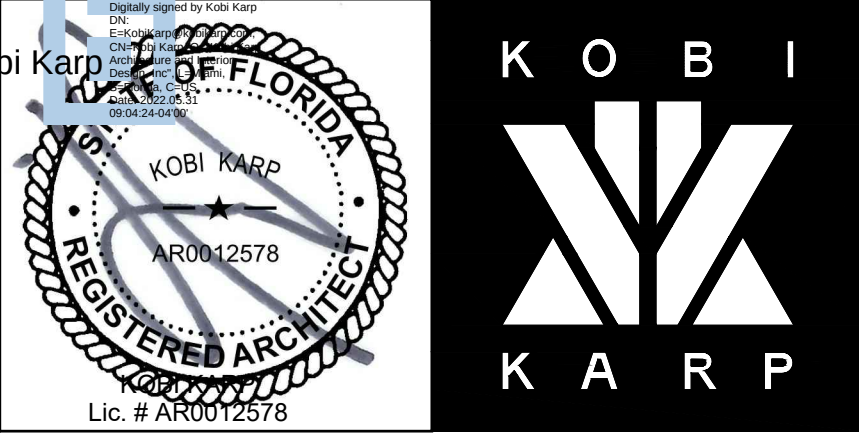
PRIVATE

Landscape Architect:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

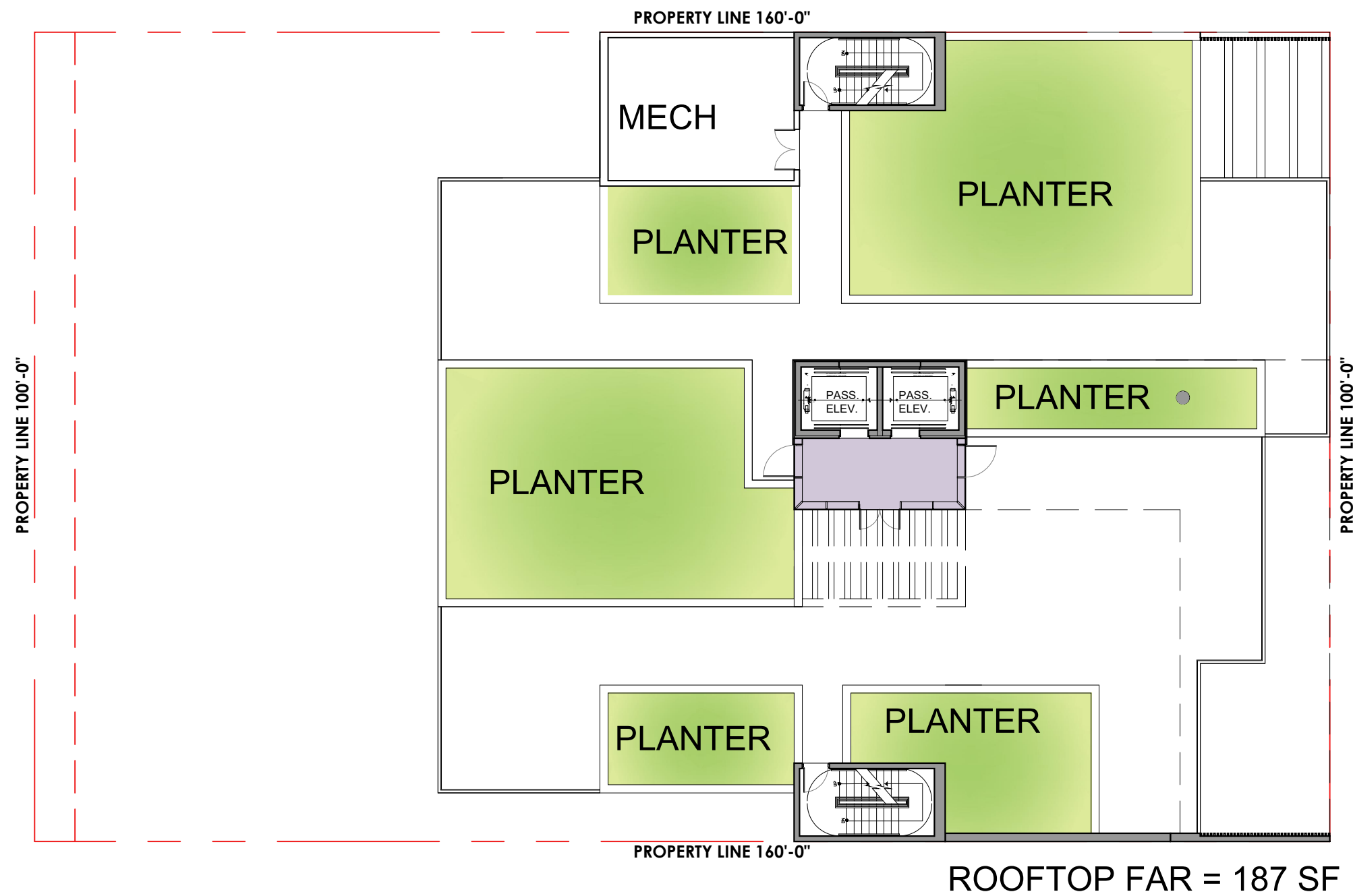
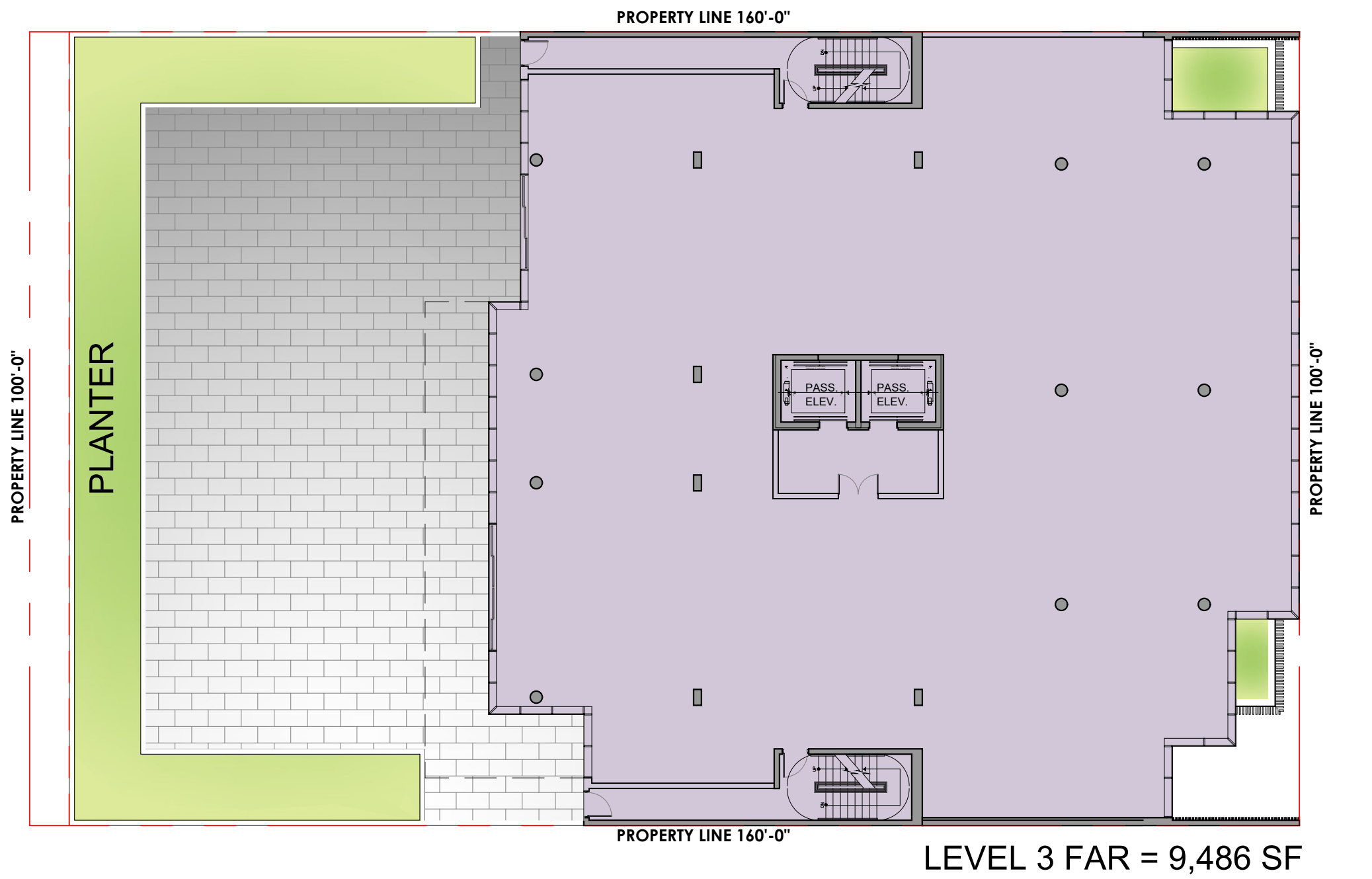
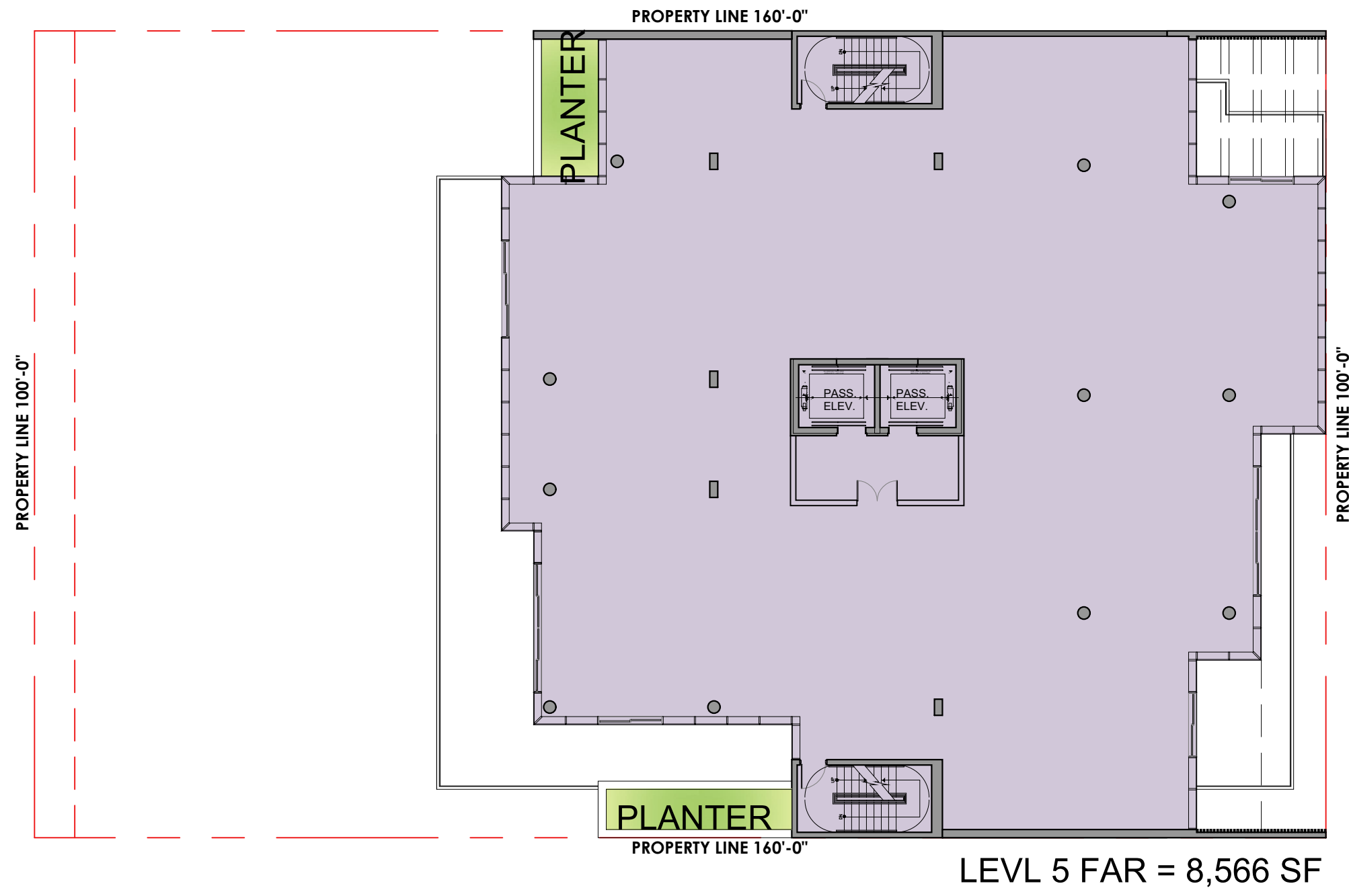
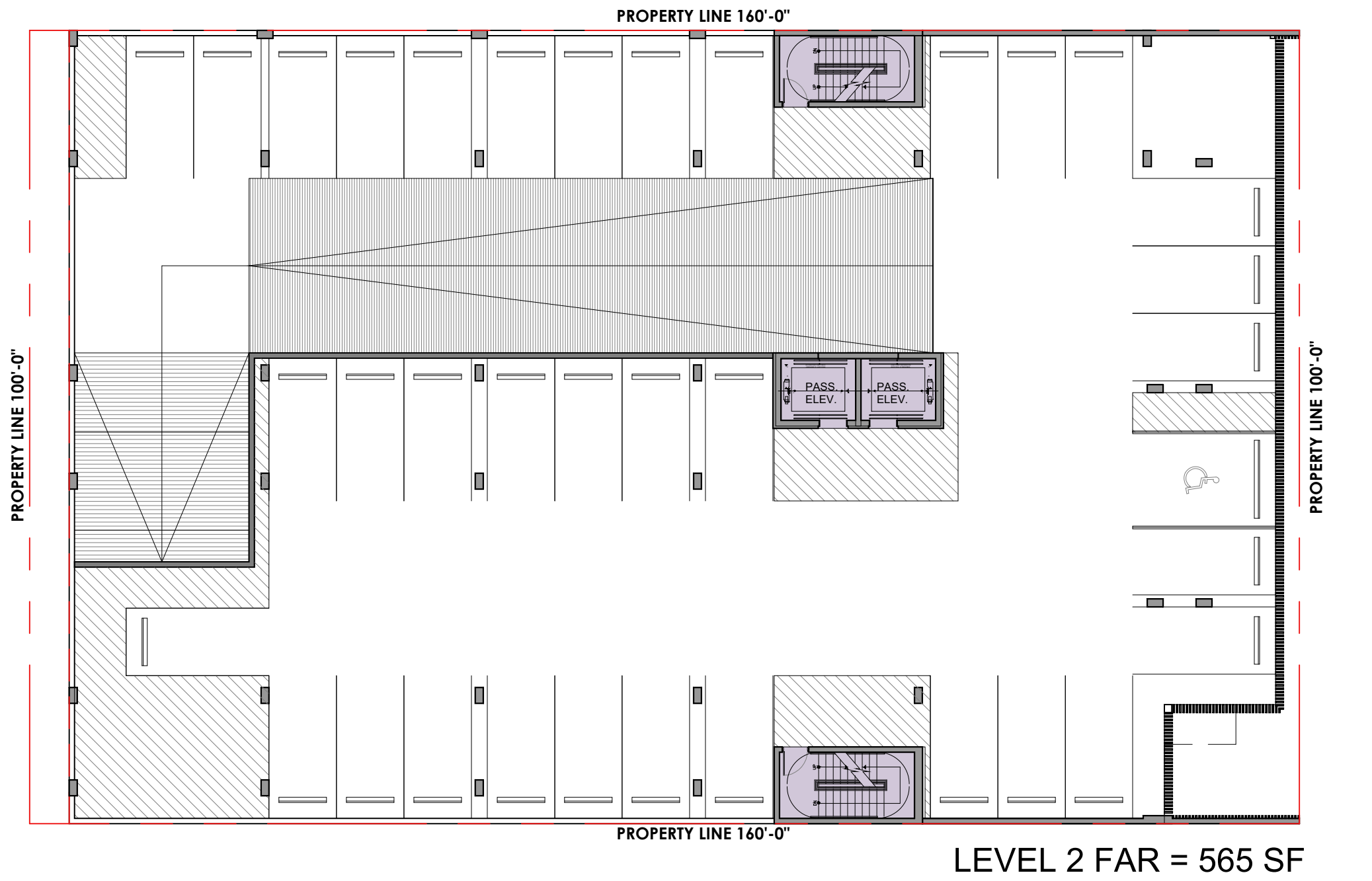
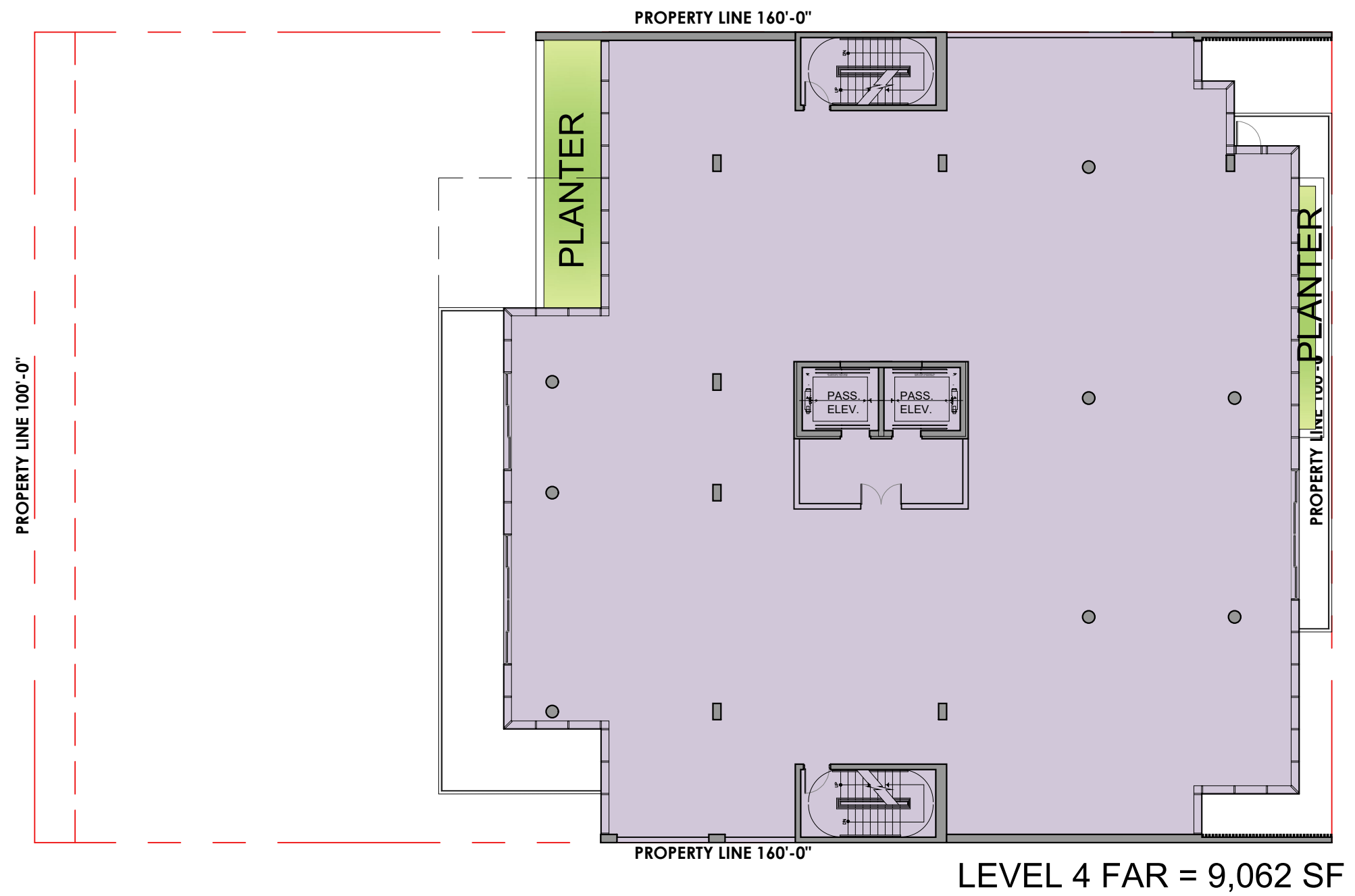
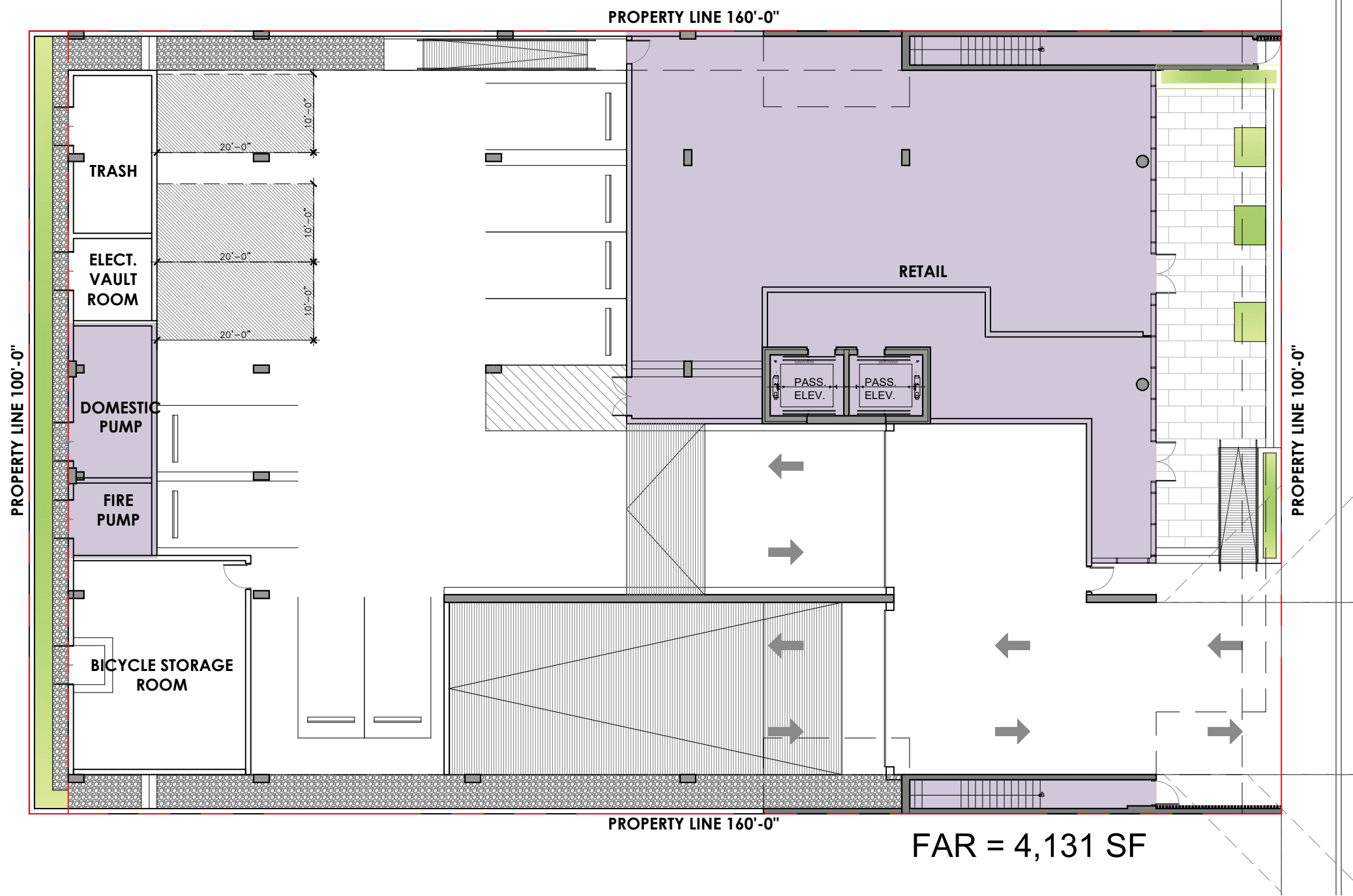
Consultant:
Name
Address
Tel:
Email

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



CONTEXT IMAGES

Date: 12-21-2021	Sheet No.
Scale	A0.03
Project: 2199	



FAR CALCULATION

- GROUND FLOOR FAR = 4,131 SF
- LEVEL 2 FAR = 565 SF
- LEVEL 3 FAR = 9,486 SF
- LEVEL 4 FAR = 9,062 SF
- LEVEL 5 FAR = 8,566 SF
- ROOFTOP FAR = 187 SF

TOTAL FAR = 31,997 SF

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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE - COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

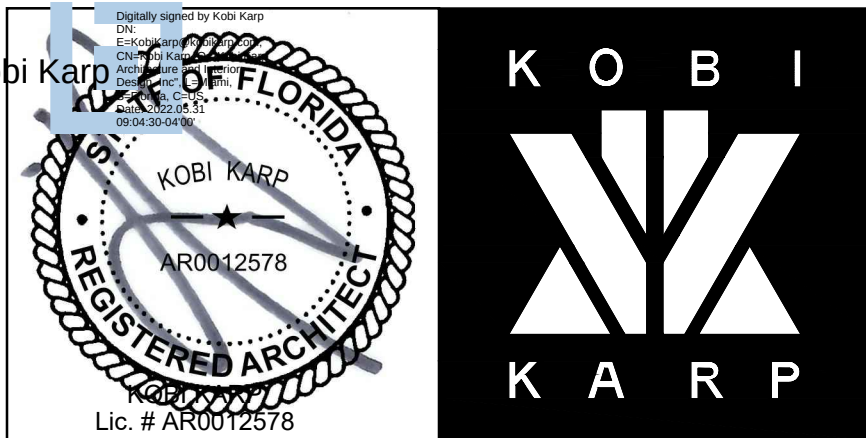
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

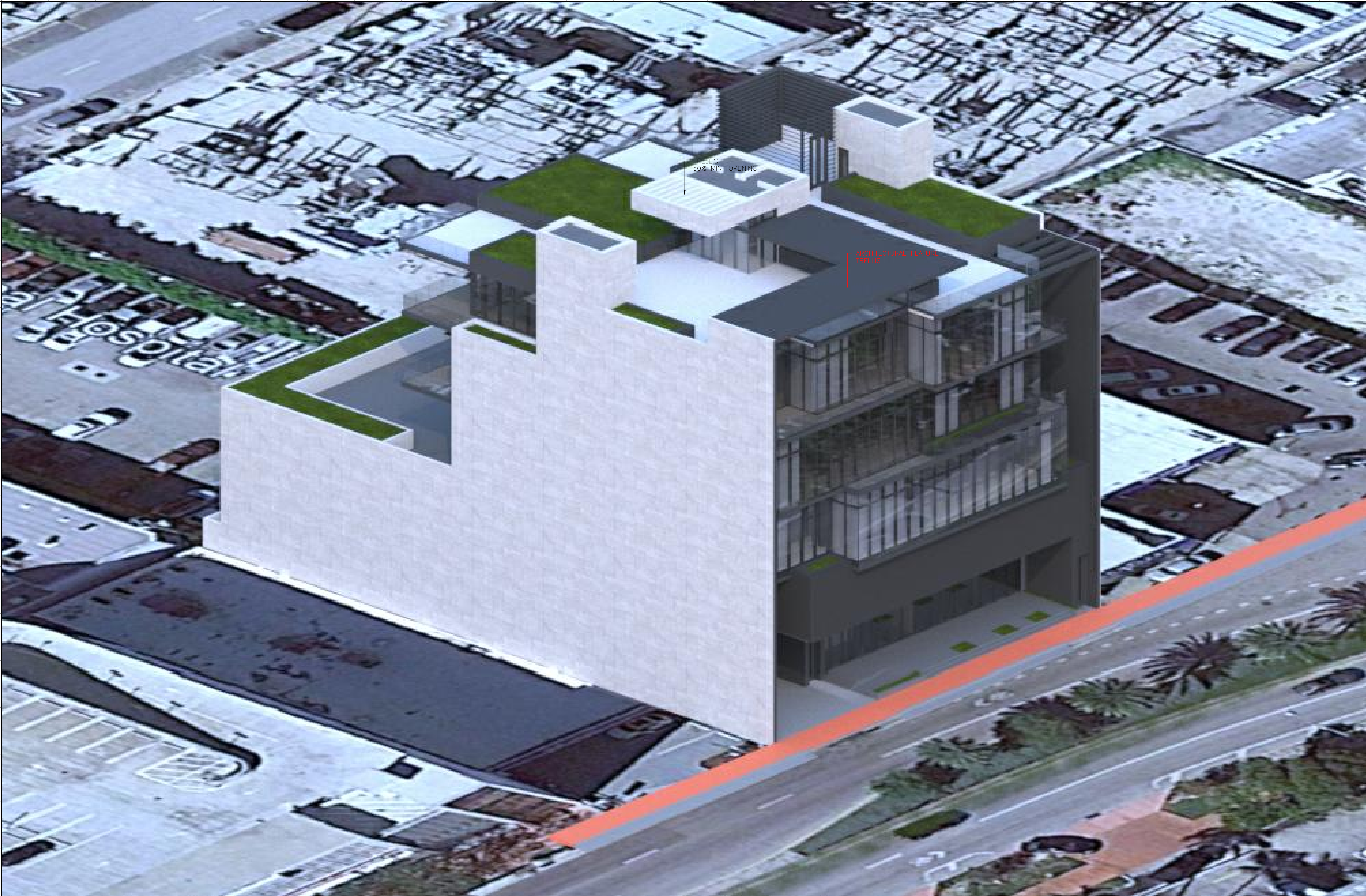
Architect:

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



FAR CALCULATION

Date: 12-21-2021	Sheet No.
Scale	A0.02
Project: 2199	



1 S.E. AXONOMETRIC RENDERING

SCALE: N.T.S.

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

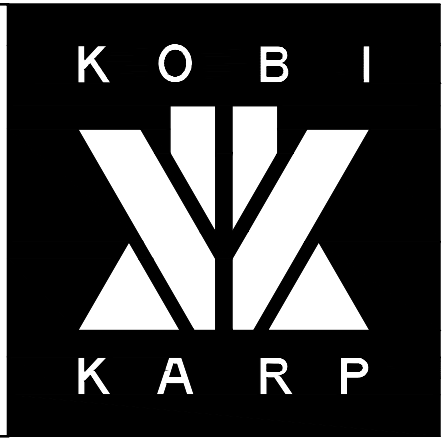
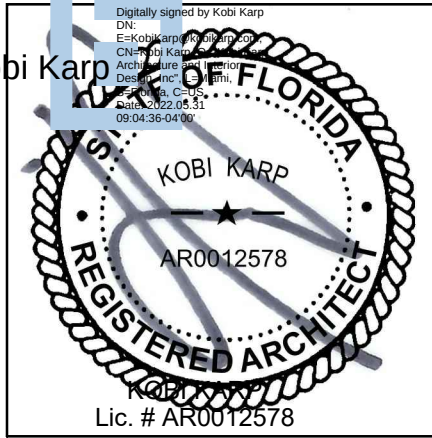
Name
Address
Tel:
Email

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



AXONOMETRIC RENDERING

Date: 12-21-2021	Sheet No.
Scale	A0.05
Project: 2199	



1 N.E. AXONOMETRIC RENDERING

SCALE: N.T.S.

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

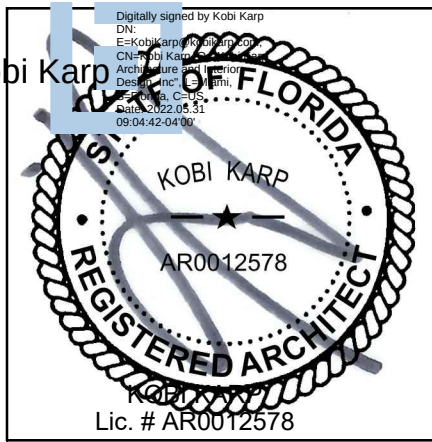
Name
Address
Tel:
Email

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



AXONOMETRIC RENDERING

Date: 12-21-2021	Sheet No.
Scale	A0.06
Project: 2199	



1 N.W. AXONOMETRIC RENDERING

SCALE: N.T.S.

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

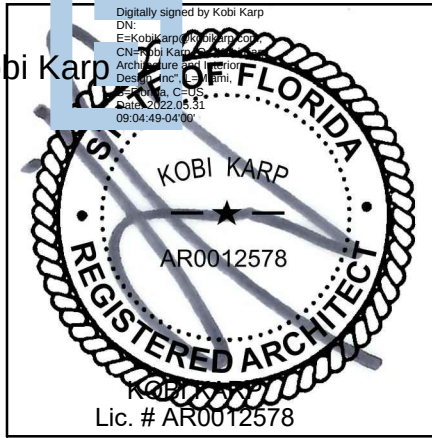
Consultant:

Name
Address
Tel:
Email

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



AXONOMETRIC RENDERING

Date: 12-21-2021	Sheet No.
Scale	A0.07
Project: 2199	



1 S.W. AXONOMETRIC RENDERING

SCALE: N.T.S.

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

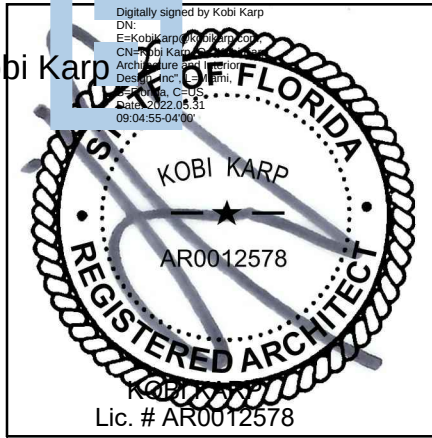
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

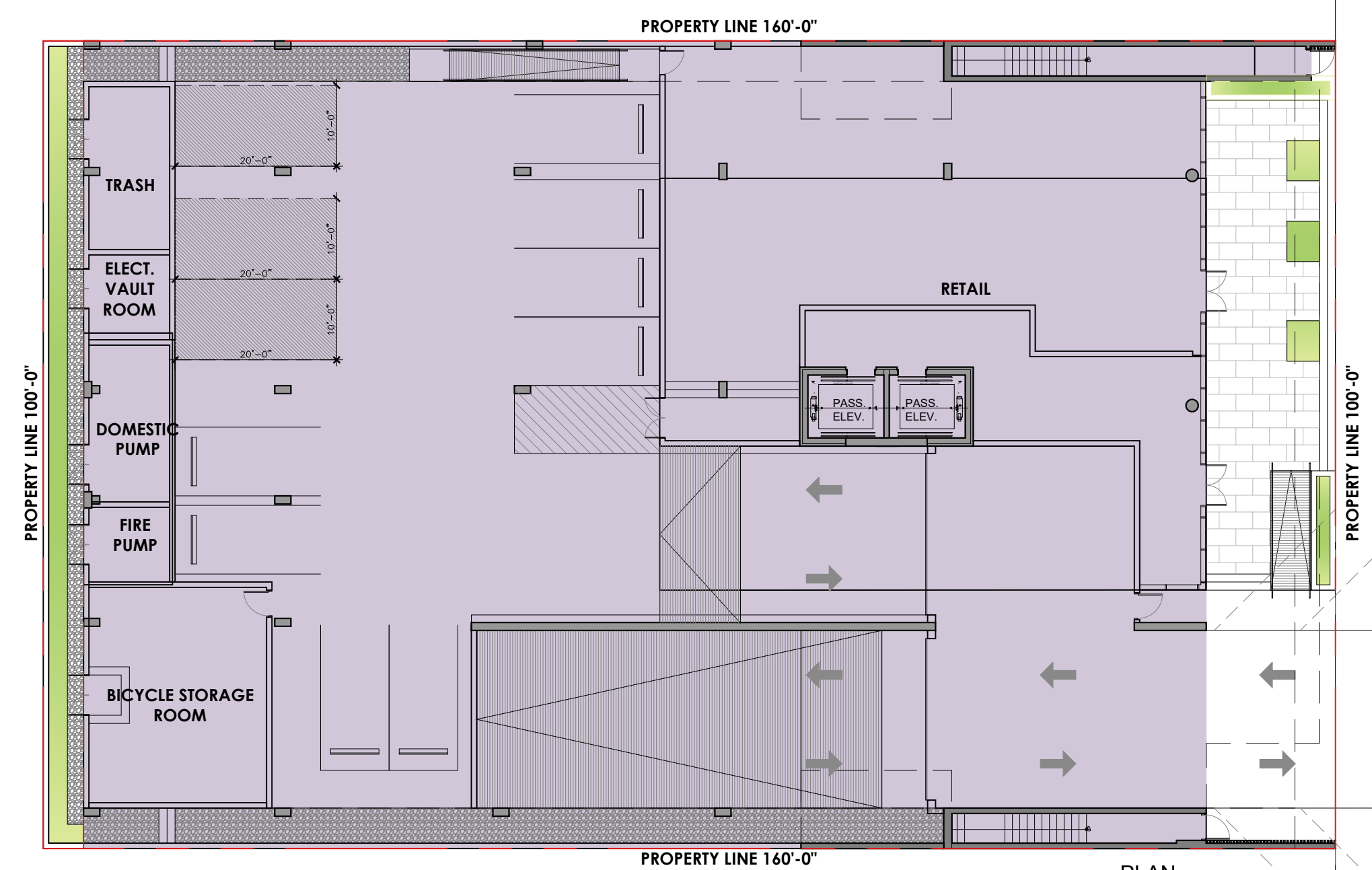
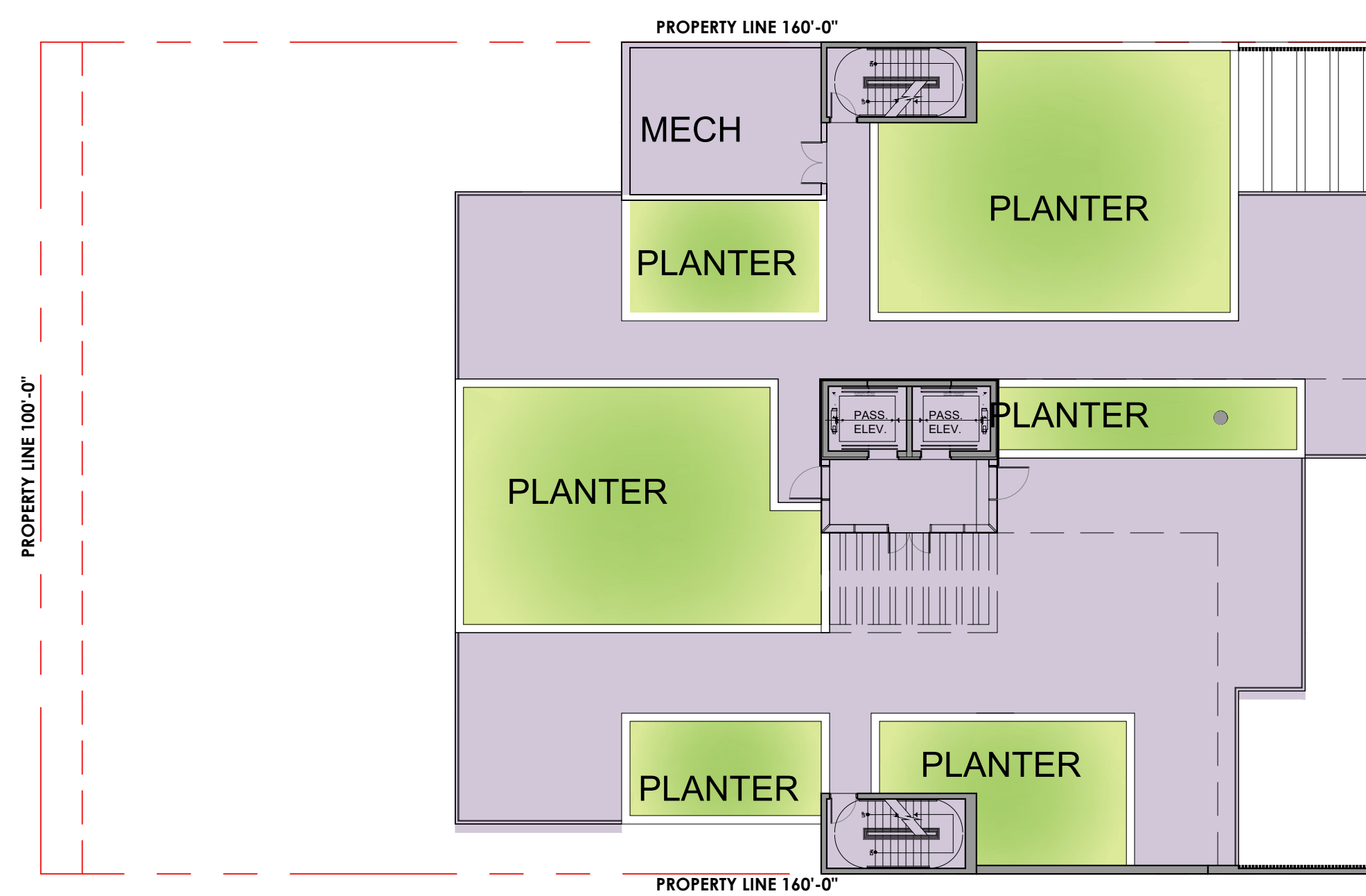
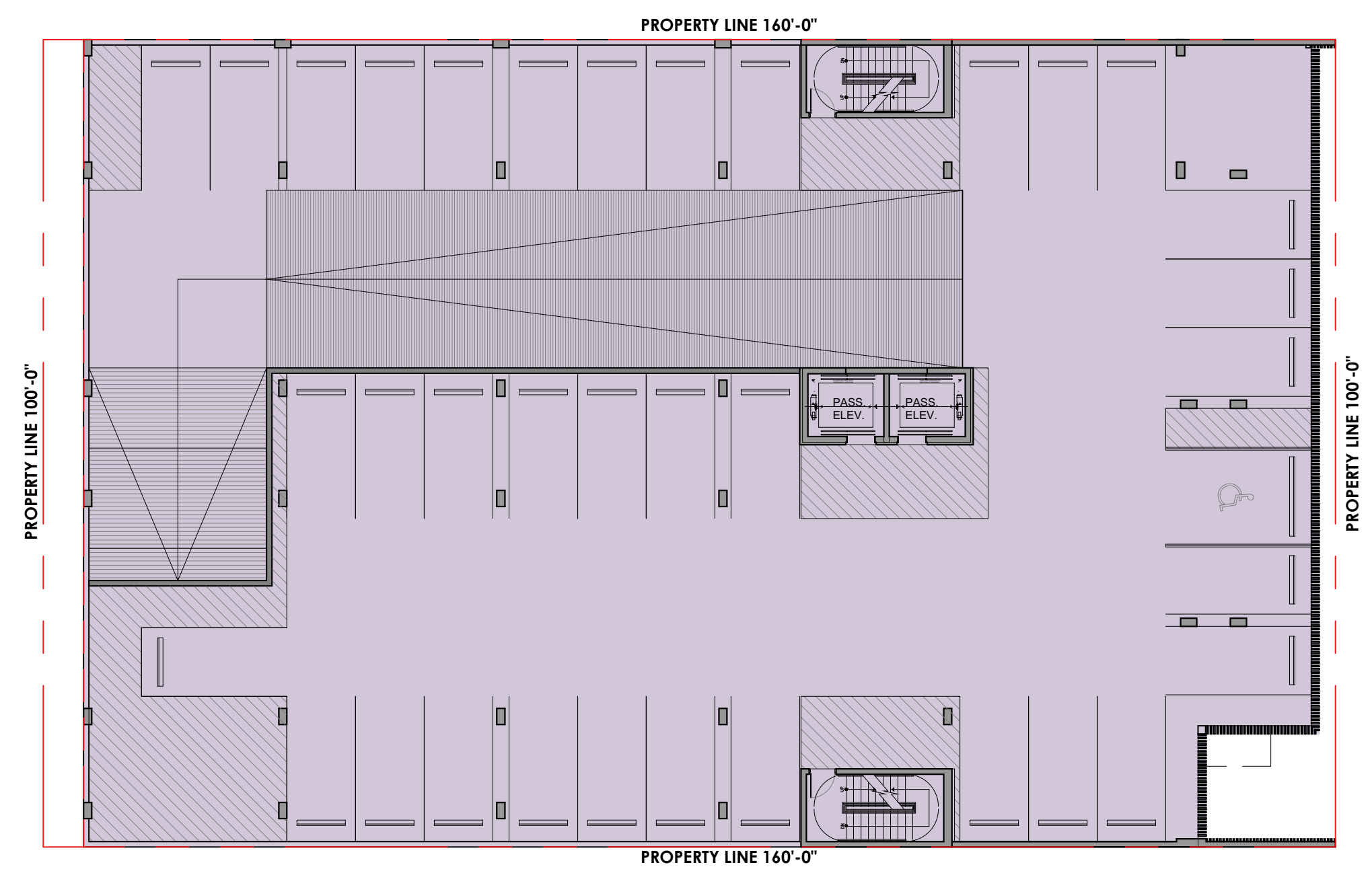
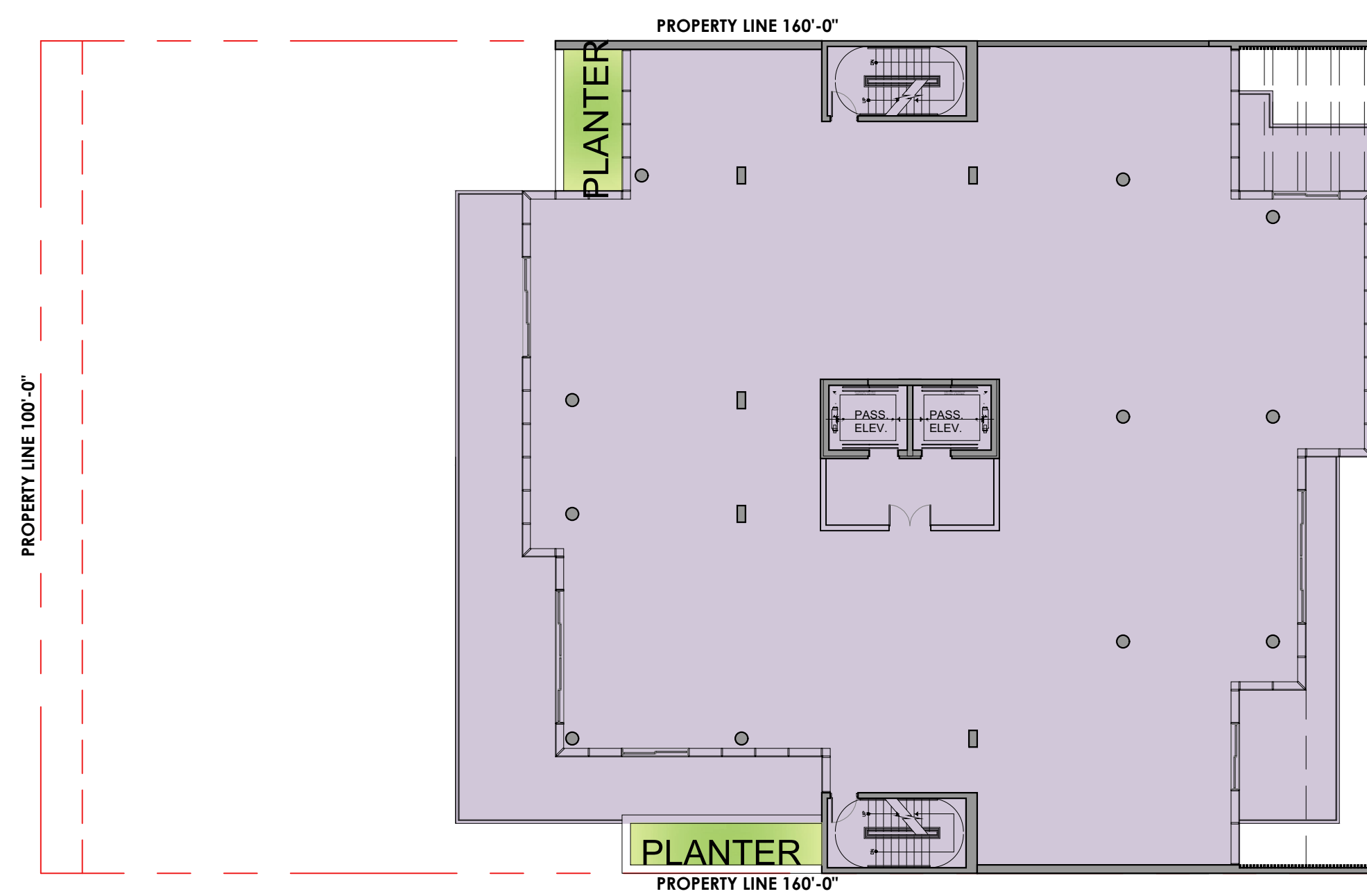
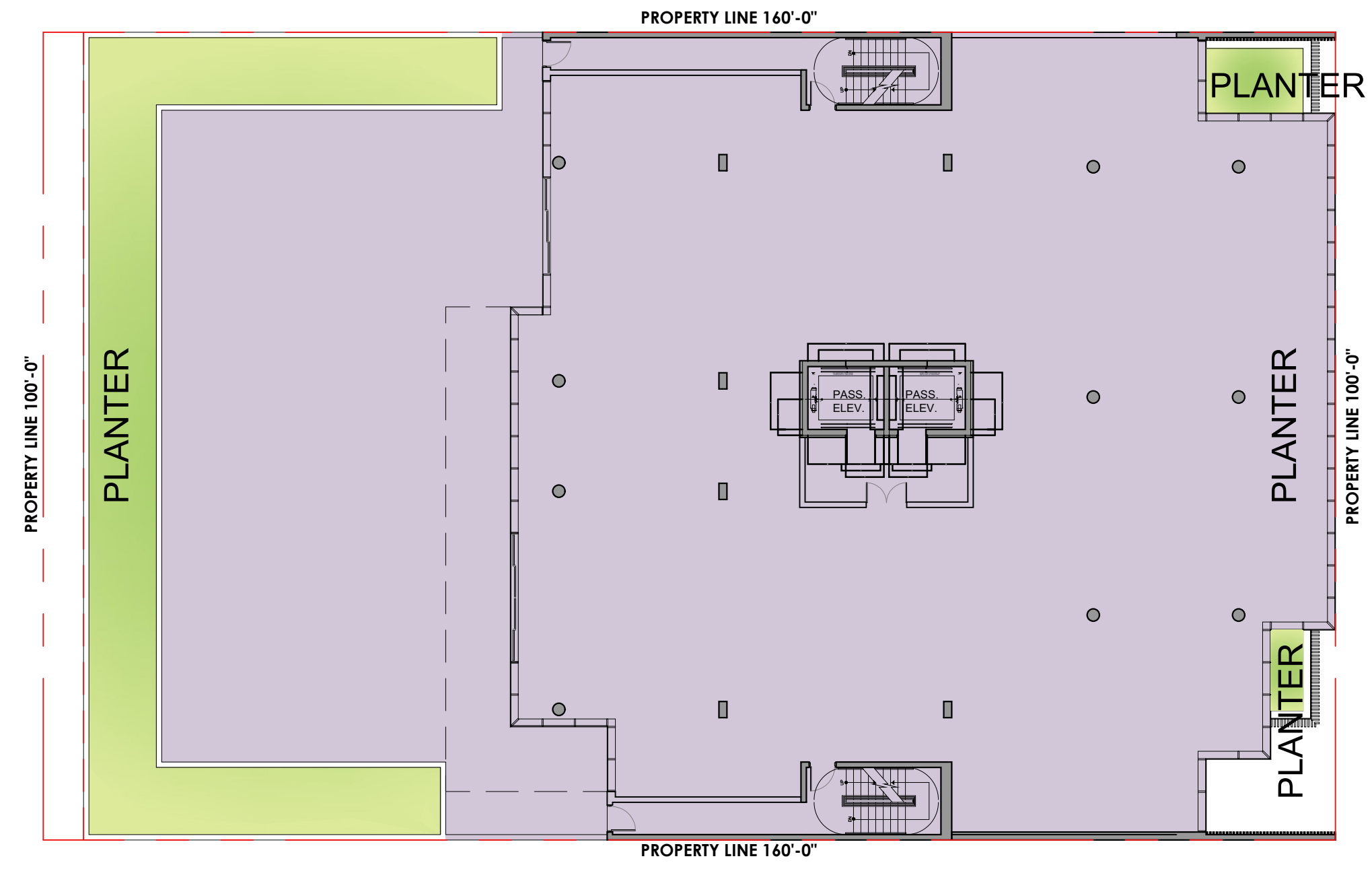
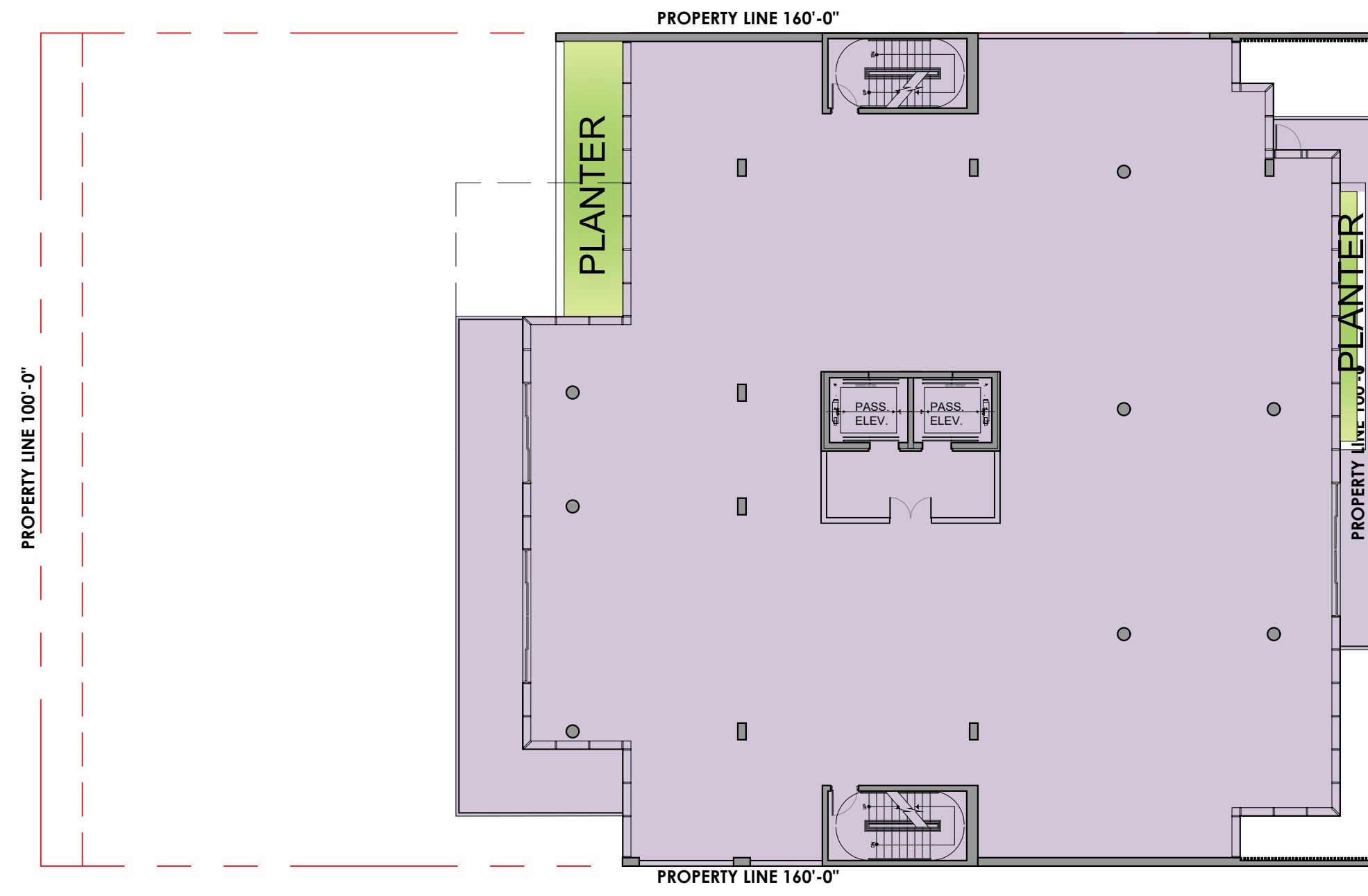
Architect:

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



AXONOMETRIC RENDERING

Date: 12-21-2021	Sheet No.
Scale	A0.08
Project: 2199	



GROSS AREA CALCULATION

- GROUND FLOOR = 13,978 SF
- LEVEL 2 = 15,116 SF
- LEVEL 3 = 13,359 SF
- LEVEL 4 = 9,833 SF
- LEVEL 5 = 10,006 SF
- ROOFTOP = 5,385 SF

TOTAL GROSS FLOOR AREA = 67,677 SF

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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE - COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

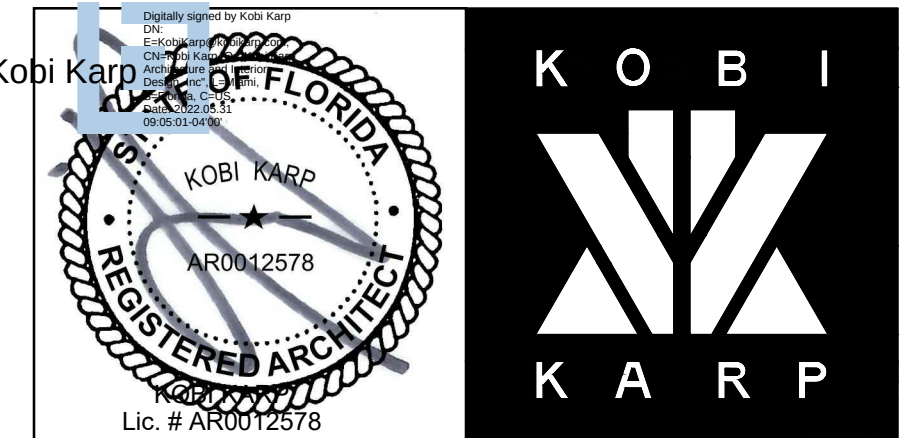
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

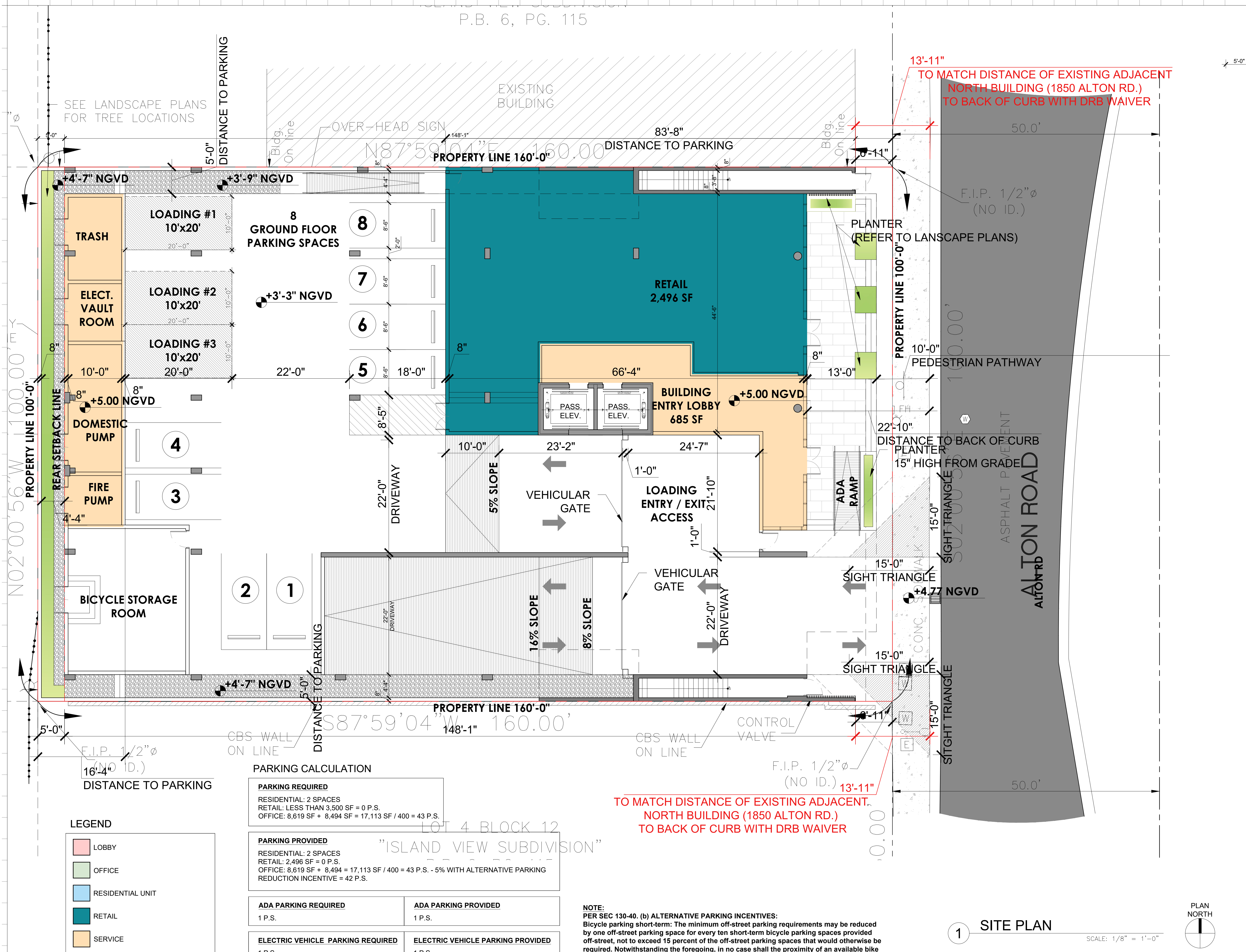
Architect:

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



GROSS FLOOR AREA DIAGRAMS

Date: 12-21-2021	Sheet No.
Scale	A0.09
Project: 2199	



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) 2019

PB FINAL SUBMITTAL

DRB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

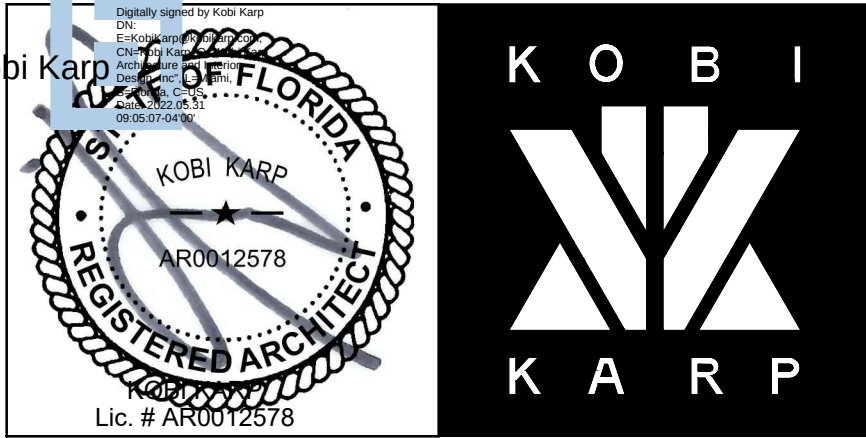
Consultant:

Name
Address
Tel:
Email

Consultant:

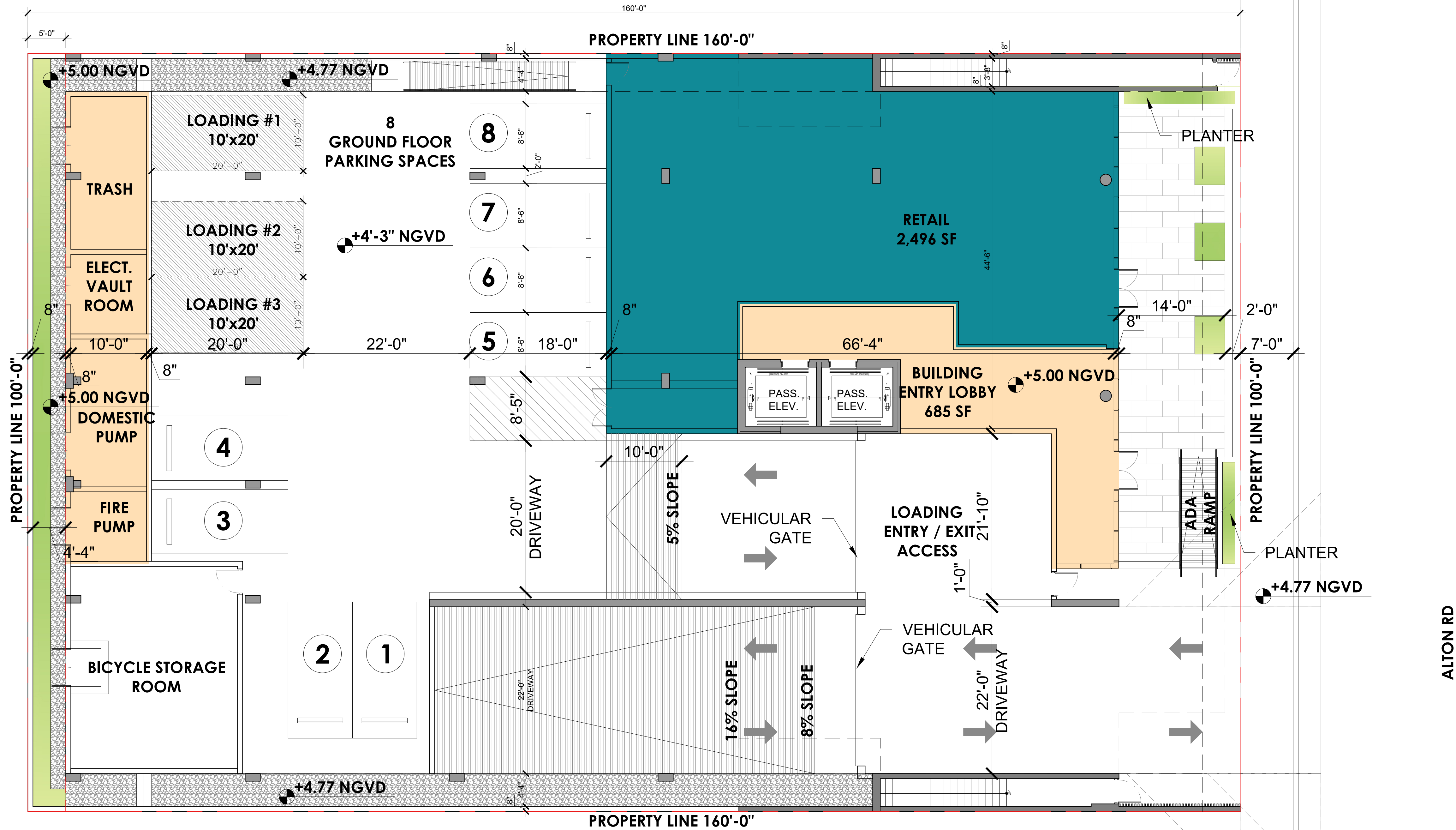
Name
Address
Tel:
Email

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



SITE PLAN

Date 02-28-2022	Sheet No.
Scale	A2.00
Project 2199	



LEGEND

	LOBBY
	OFFICE
	RESIDENTIAL UNIT
	RETAIL
	SERVICE

PARKING CALCULATION

PARKING REQUIRED
RESIDENTIAL: 2 SPACES
RETAIL: LESS THAN 3,500 SF = 0 P.S.
OFFICE: 8,623 SF + 8,498 SF = 17,121 SF / 400 = 43 P.S.

PARKING PROVIDED
RESIDENTIAL: 2 SPACES
RETAIL: 2,496 SF = 0 P.S.
OFFICE: 8,623 SF + 8,498 SF = 17,121 SF / 400 = 43 P.S. - 5% WITH ALTERNATIVE PARKING REDUCTION INCENTIVE = 42 P.S.

NOTE:
PER SEC 130-40. (b) ALTERNATIVE PARKING INCENTIVES:
Bicycle parking short-term: The minimum off-street parking requirements may be reduced by one off-street parking space for every ten short-term bicycle parking spaces provided off-street, not to exceed 15 percent of the off-street parking spaces that would otherwise be required. Notwithstanding the foregoing, in no case shall the proximity of an available bike share program be counted in any ways towards private property parking reductions.

1 GROUND FLOOR

SCALE: 1/8" = 1'-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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE - COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

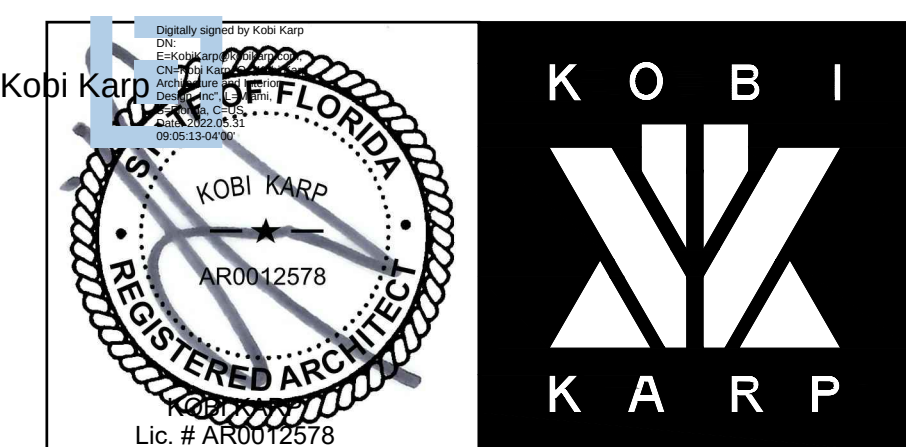
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

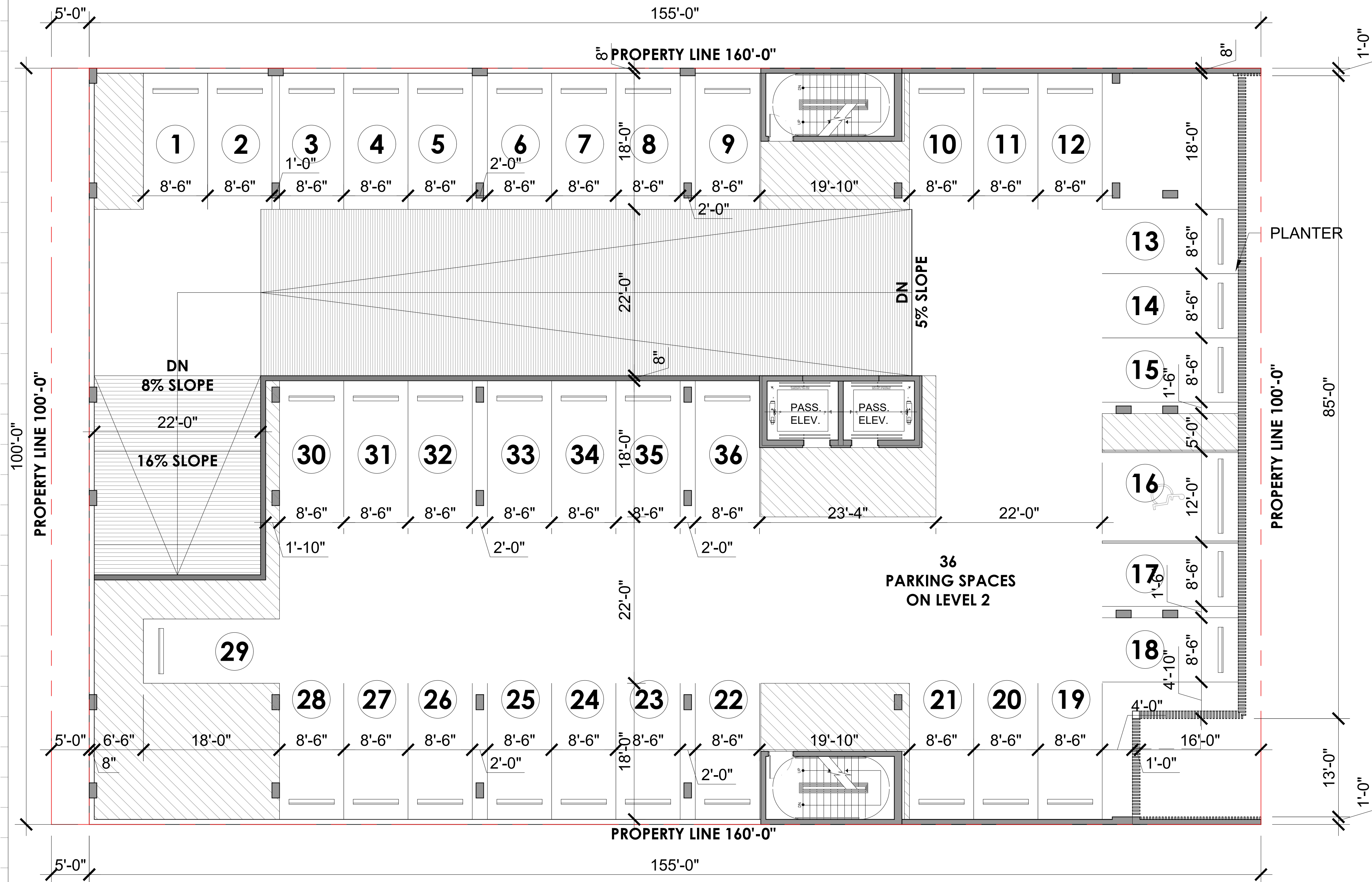
Architect:

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



GROUND FLOOR

Date: 12-21-2021	Sheet No.
Scale	A3.00
Project: 2199	



LEGEND	
	LOBBY
	OFFICE
	RESIDENTIAL UNIT
	RETAIL
	SERVICE

1 LEVEL 2 - PARKING
SCALE: 1/8" = 1'-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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

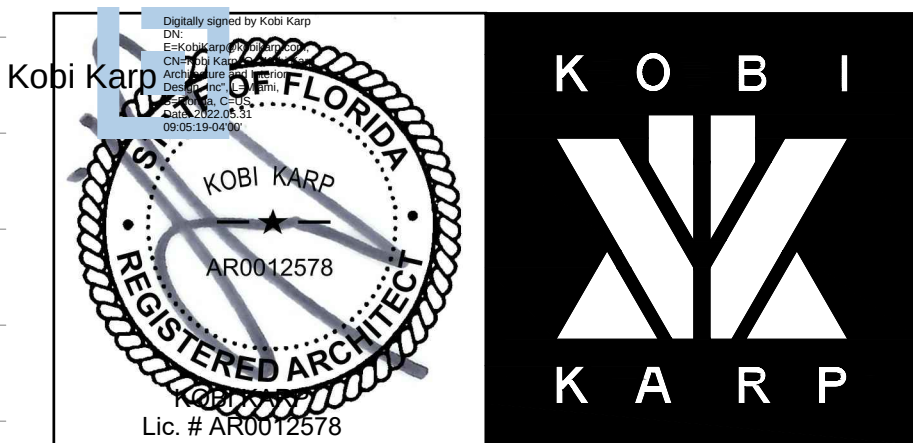
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

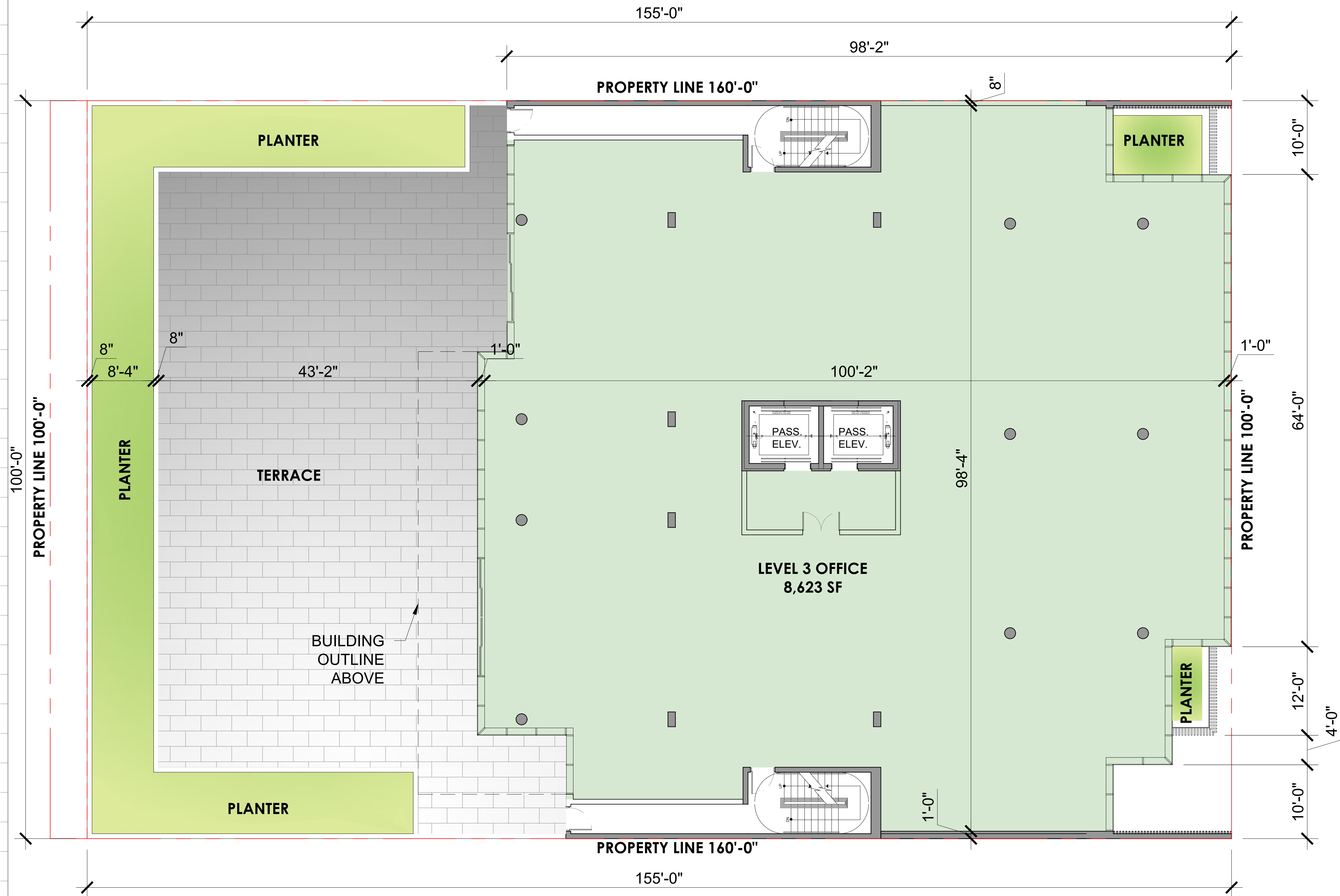
Architect:

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



LEVEL 2

Date: 12-21-2021	Sheet No.
Scale:	A3.01
Project: 2199	



LEGEND

	LOBBY
	OFFICE
	RESIDENTIAL UNIT
	RETAIL
	SERVICE

1 LEVEL 3 - OFFICE
SCALE: 1/8" = 1'-0"
PLAN NORTH

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) 2019

P.B. FIRST SUBMITTAL
PB22-0480
**MIXED USE -
COMMERCIAL - RESIDENCE**
1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

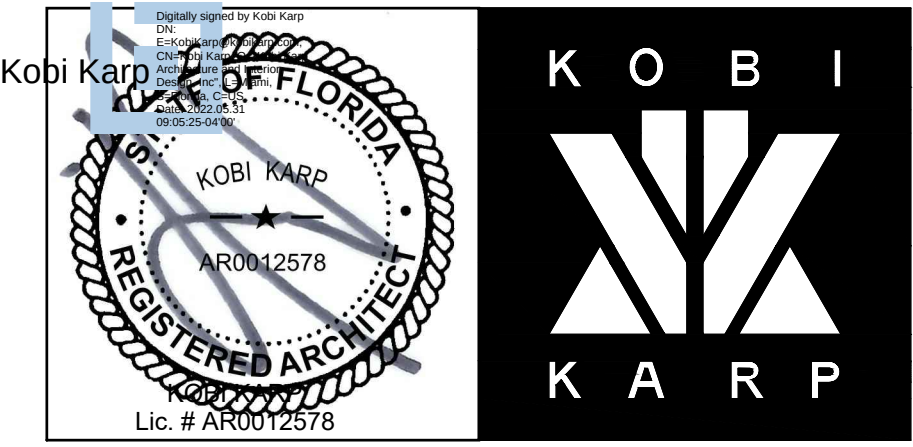
PRIVATE

Landscape Architect:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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

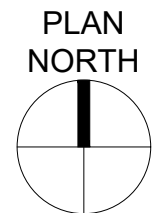


LEVEL 3	
Date: 12-21-2021	Sheet No.
Scale	A3.02
Project: 2199	



LEGEND	
	LOBBY
	OFFICE
	RESIDENTIAL UNIT
	RETAIL
	SERVICE

1 LEVEL 4 - OFFICE
SCALE: 1/8" = 1'-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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Address
Tel:
Email

Consultant:

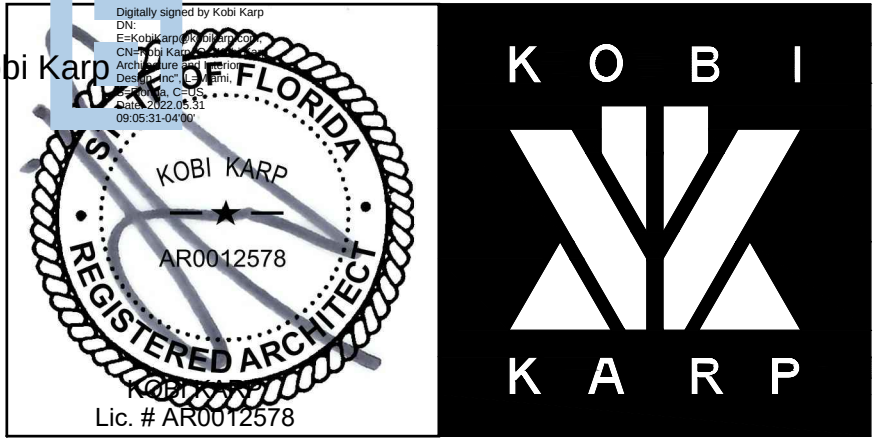
Name
Address
Address
Tel:
Email

Consultant:

Name
Address
Address
Tel:
Email

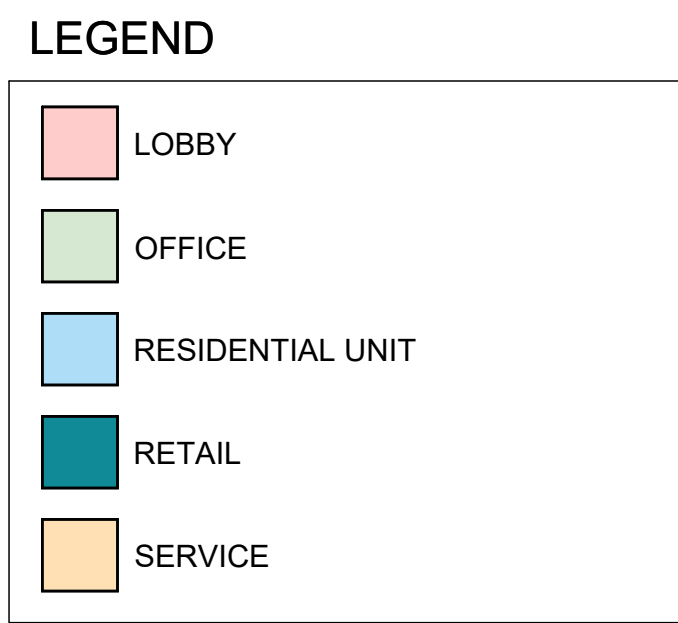
Architect:

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

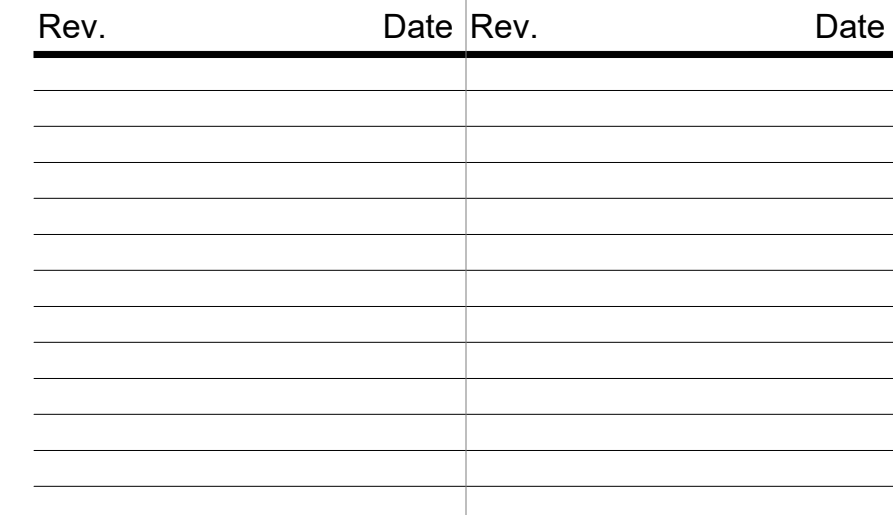


LEVEL 4

Date: 12-21-2021	Sheet No.
Scale	A3.03
Project: 2199	



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



PB22-0480

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
 Address
 Address
 Tel:
 Email

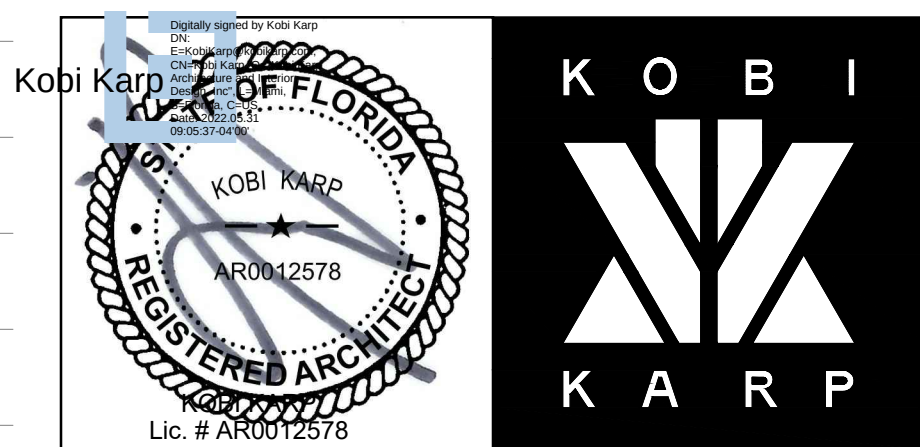
Consultant:

Name
 Address
 Address
 Tel:
 Email

Consultant:

Name
 Address
 Address
 Tel:
 Email

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



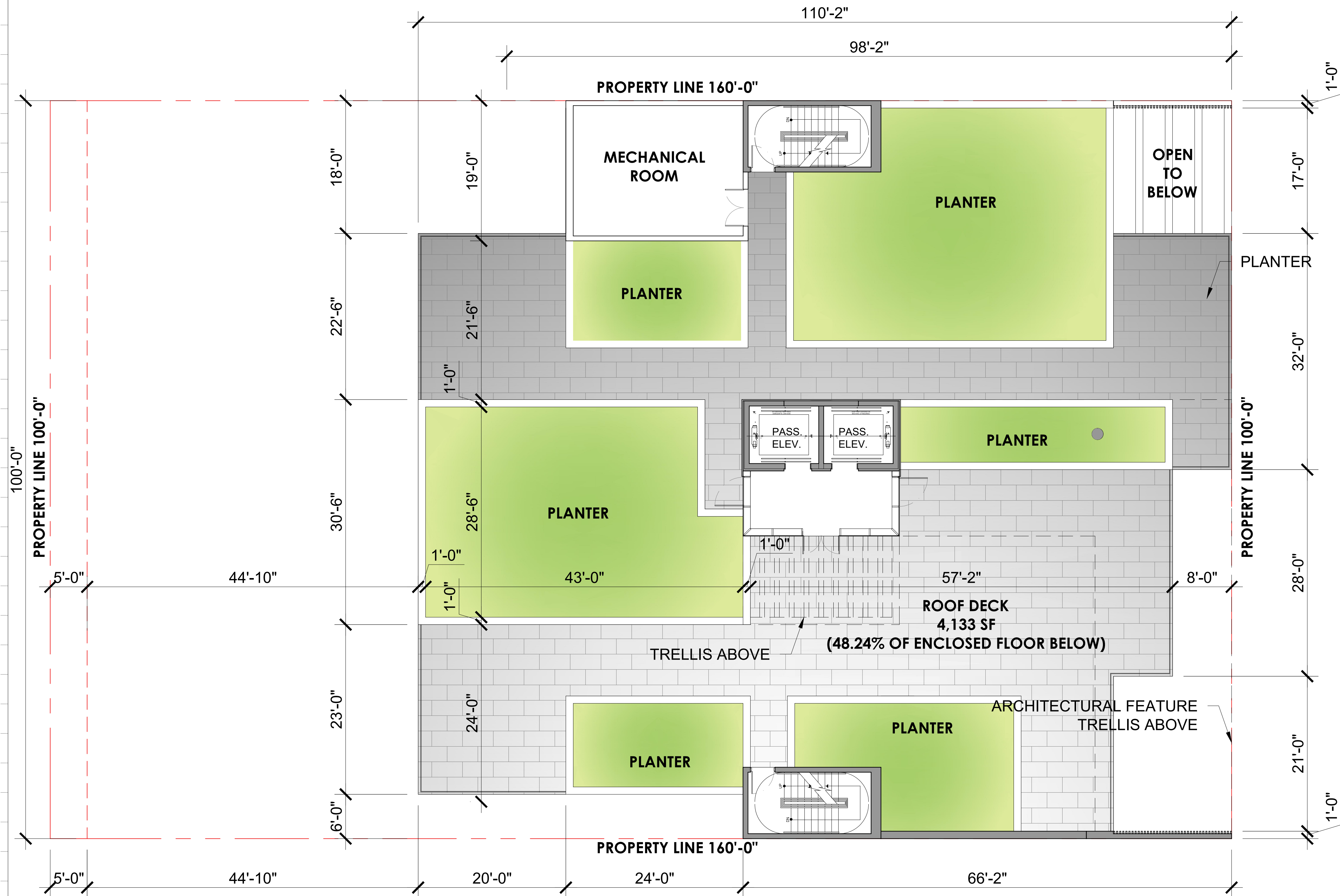
Date 12-21-2021

Scale

Project	2199
---------	------

Sheet No.

A3.04



LEGEND

	LOBBY
	OFFICE
	RESIDENTIAL UNIT
	RETAIL
	SERVICE

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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

**MIXED USE -
COMMERCIAL - RESIDENCE**

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

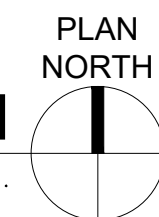
Landscape Architect:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

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

Date: 12-21-2021	Sheet No.
Scale	A3.05
Project: 2199	

[illegible]

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) 2019

PB22-0480

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Landscape
Name
Address
Address
Tel:
Email

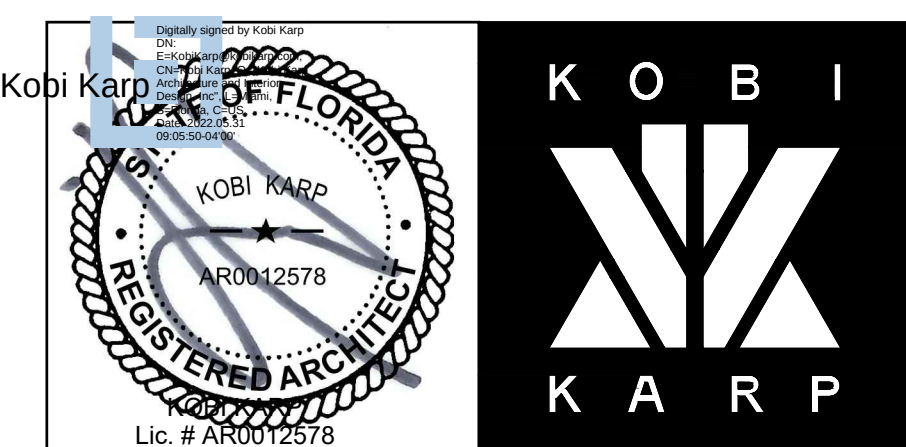
Consultant:

Consultant
Name
Address
Address
Tel:
Email

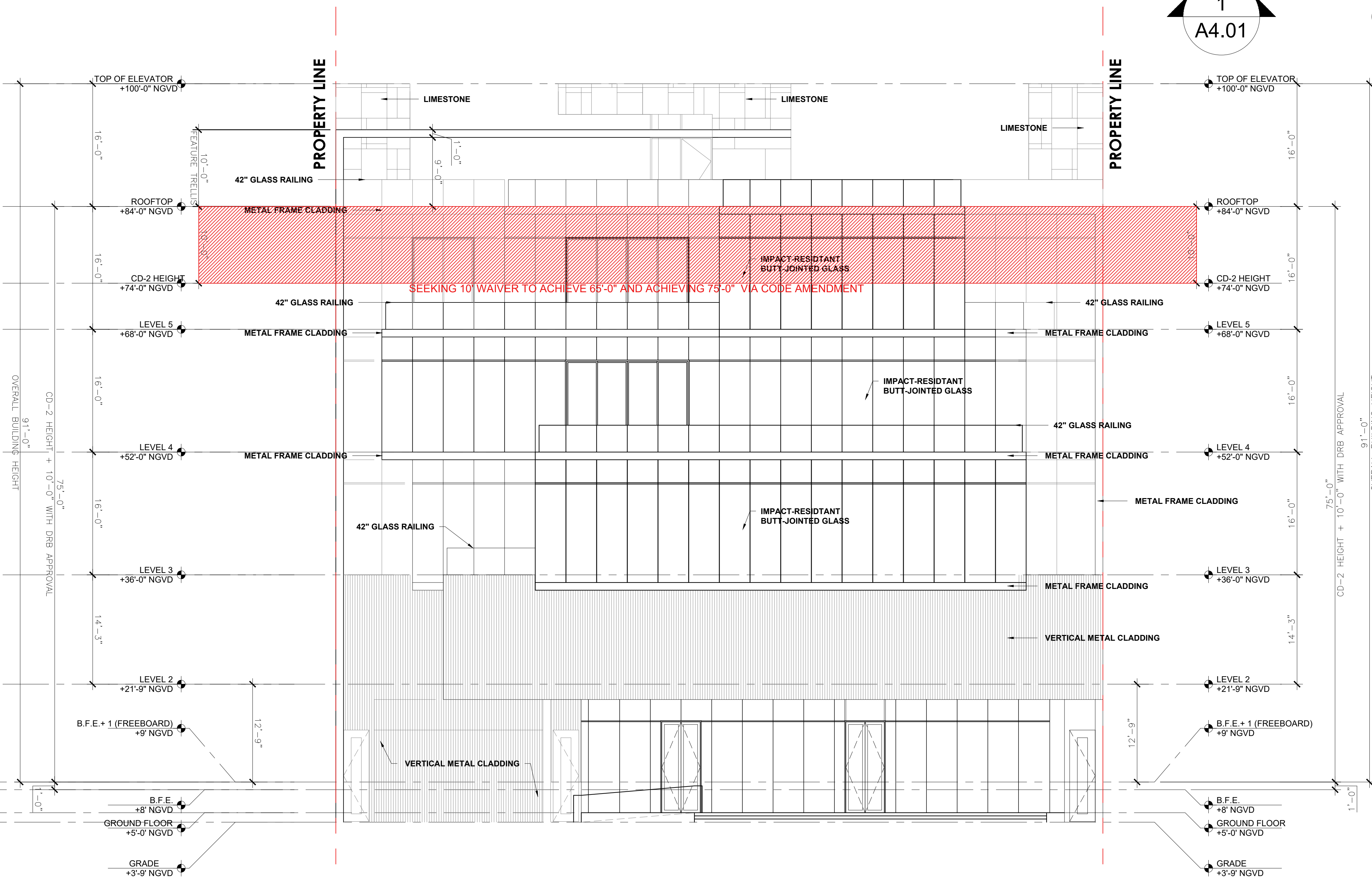
Consultant:

Consultant
Name
Address
Address
Tel:
Email

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

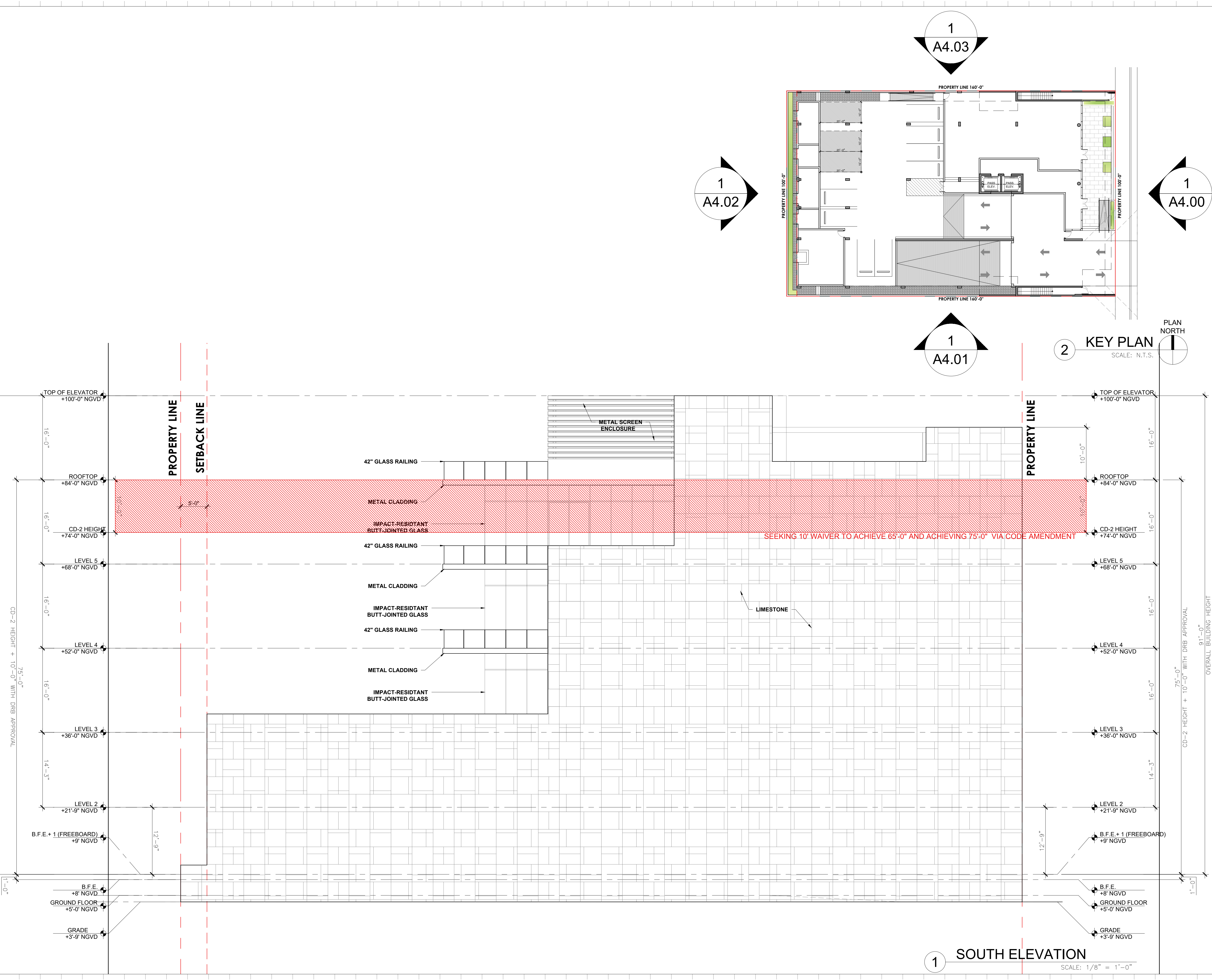


Date 12-21-2021	Sheet No. A4.00
Scale	
Project 2199	



EAST ELEVATION

SCALE: 1/8" = 1'-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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

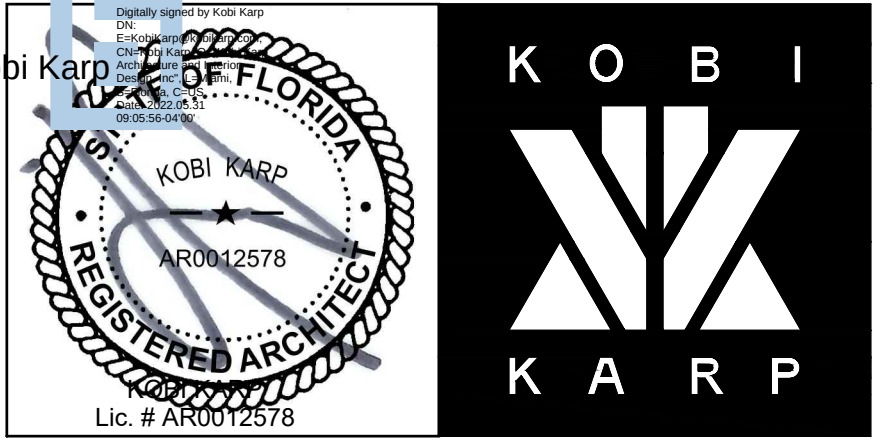
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

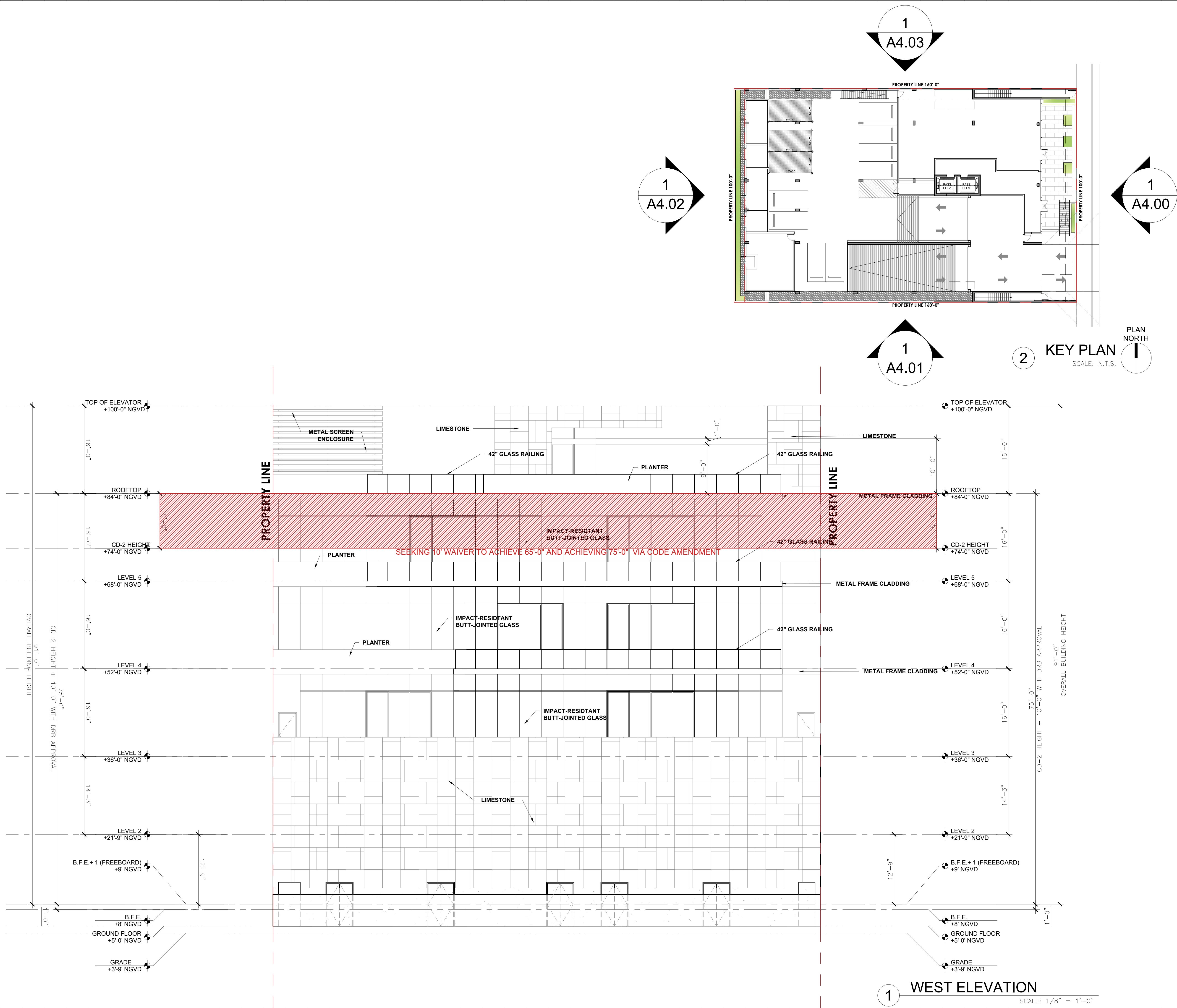
Architect:

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



ELEVATION

Date: 12-21-2021	Sheet No.
Scale	A4.01
Project: 2199	



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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

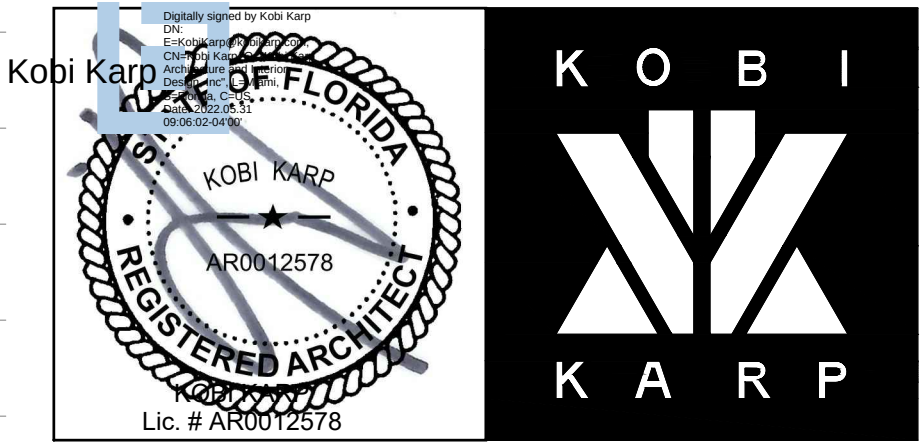
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

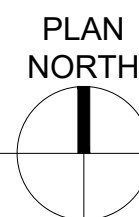
Architect:

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



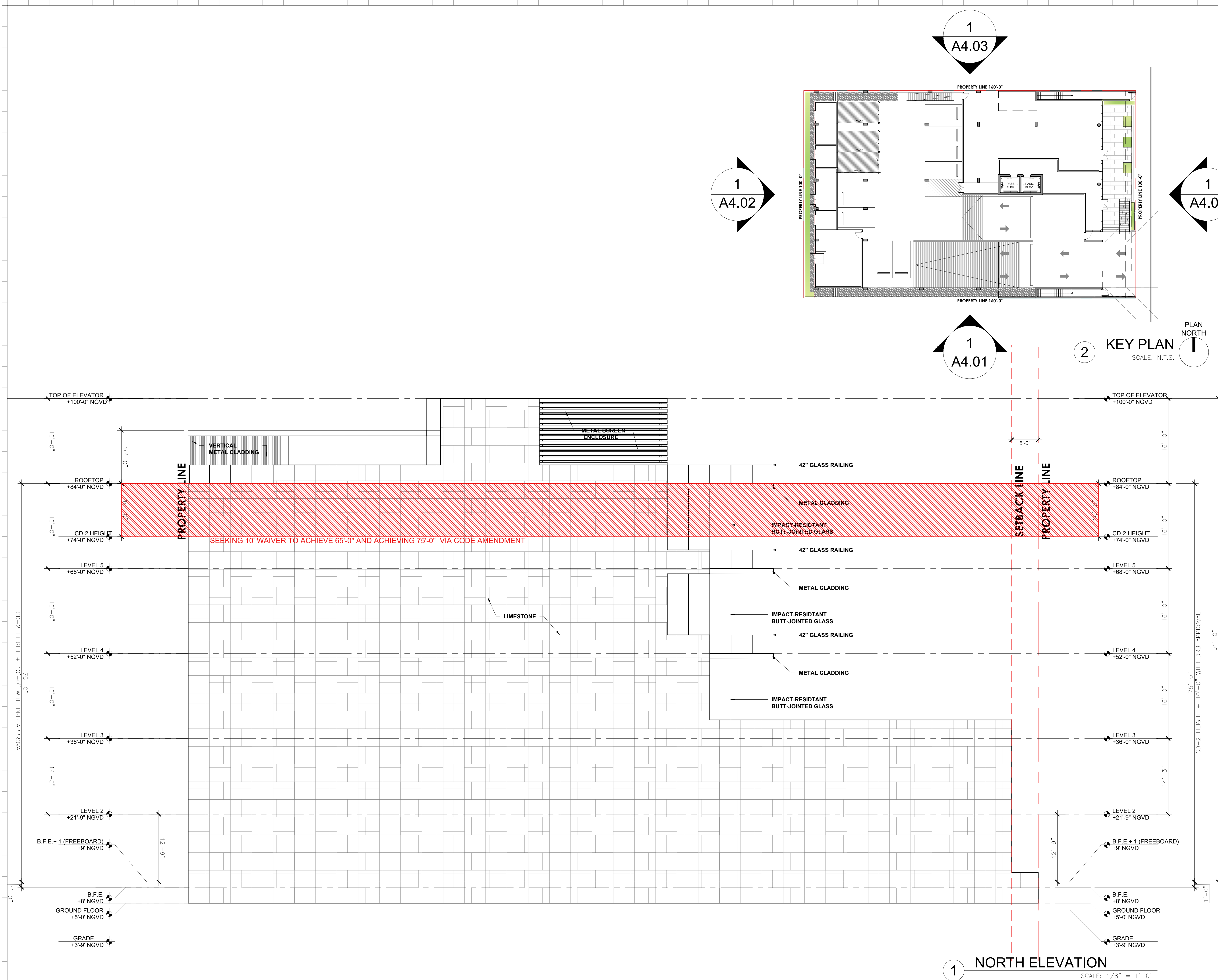
ELEVATION

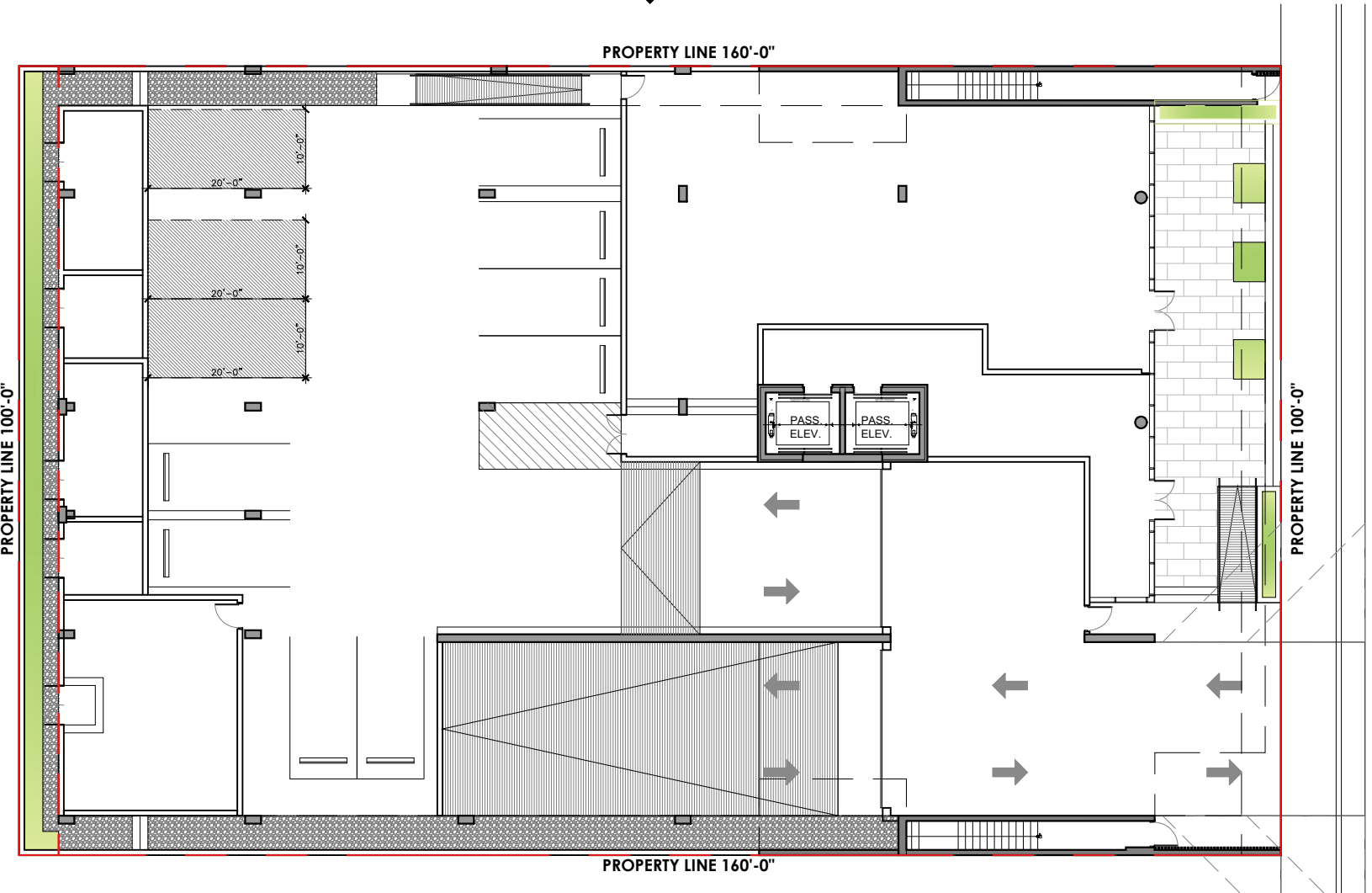
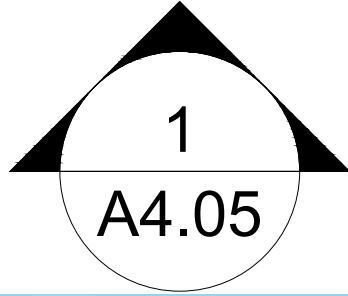
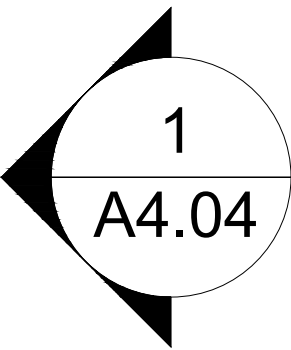
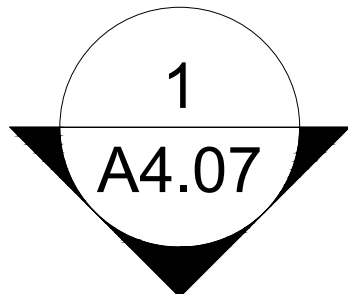
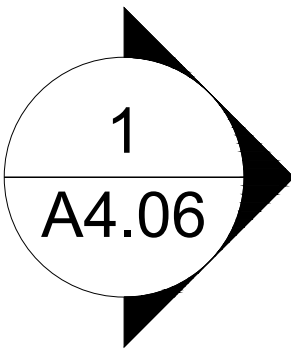
Date: 12-21-2021	Sheet No.
Scale	A4.02
Project: 2199	



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) 2019

Date 12-21-2021	Sheet No. A4.03
Scale	
Project 2199	





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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Address
Tel:
Email

Consultant:

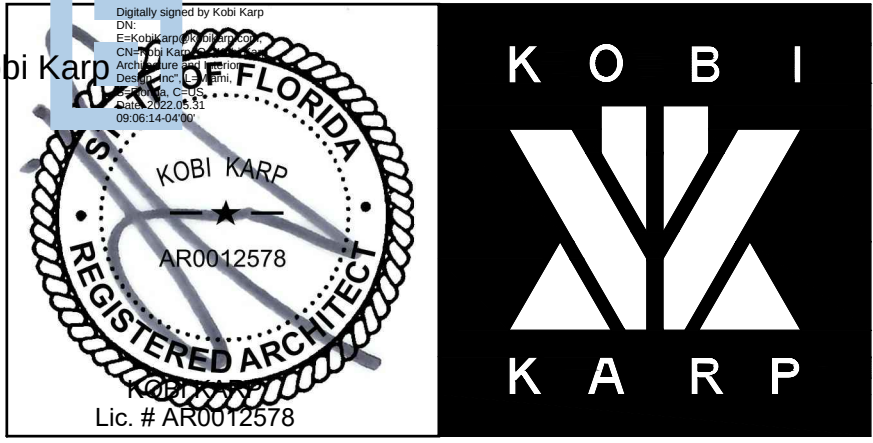
Name
Address
Address
Tel:
Email

Consultant:

Name
Address
Address
Tel:
Email

Architect:

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

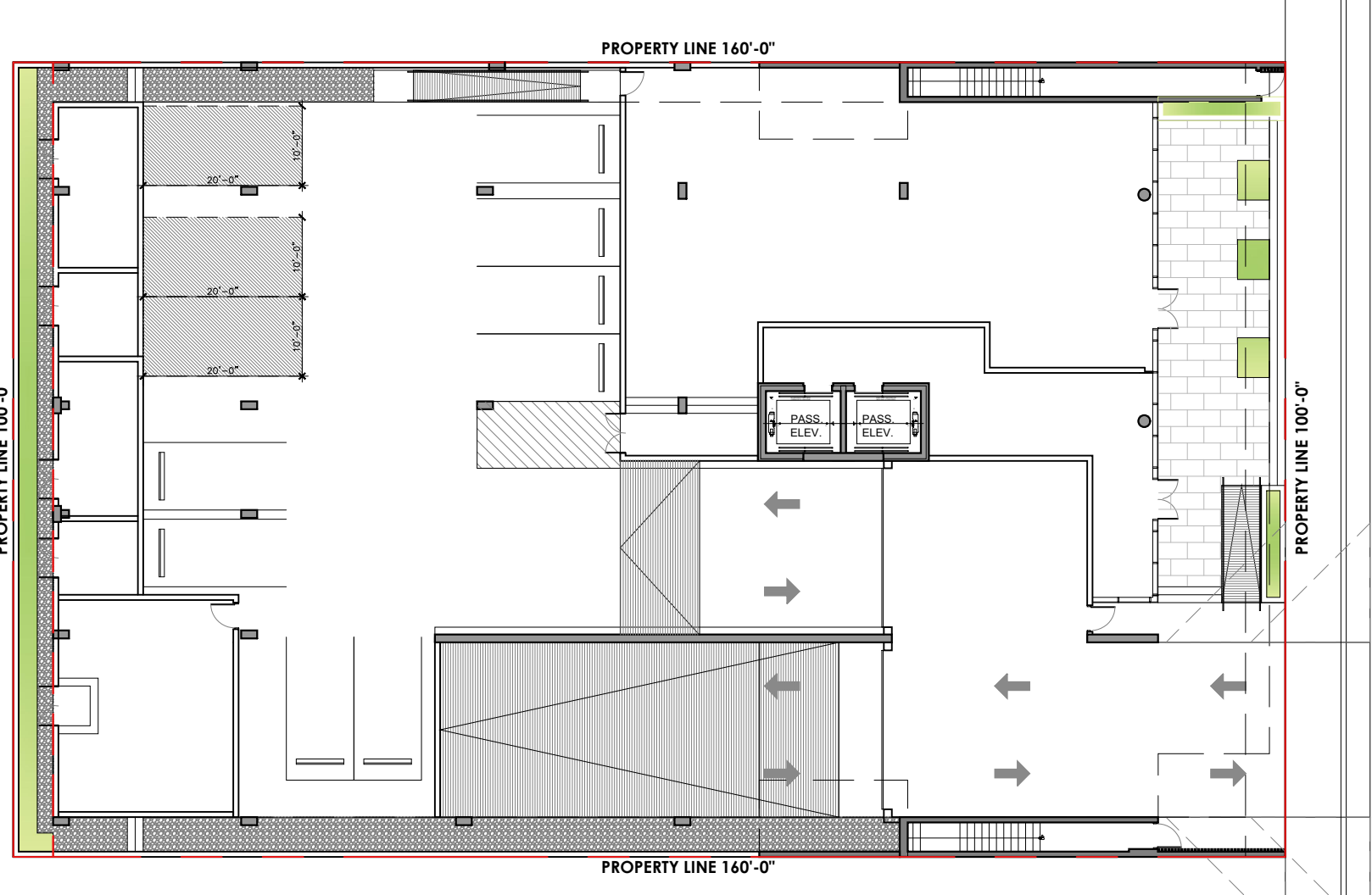
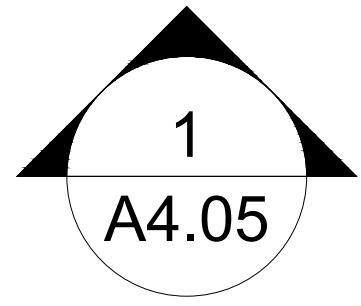
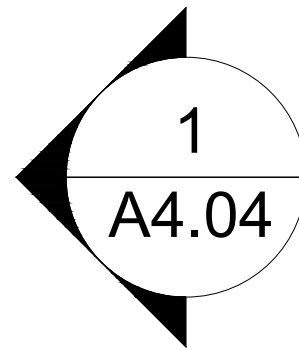
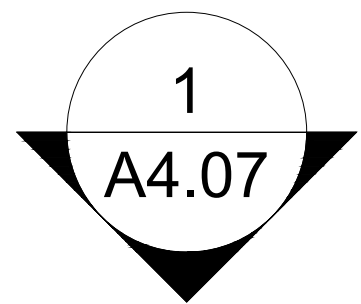
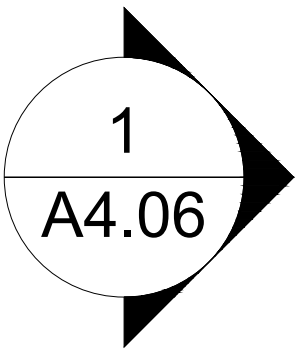


RENDERED ELEVATION

Date: 12-21-2021	Sheet No.
Scale	A4.04
Project: 2199	



1 EAST ELEVATION
SCALE: 1/8" = 1'-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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

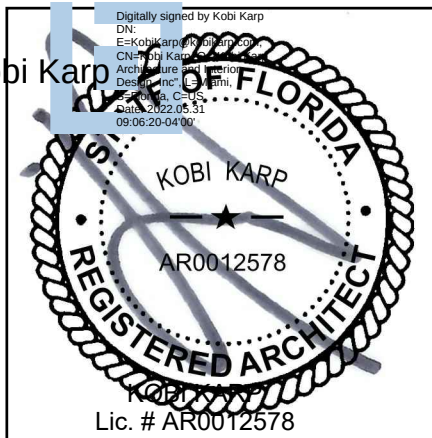
Name
Address
Tel:
Email

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



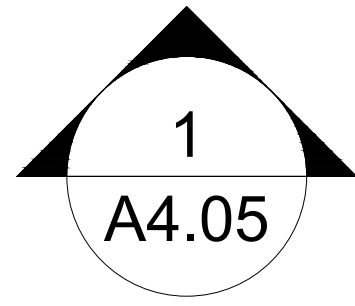
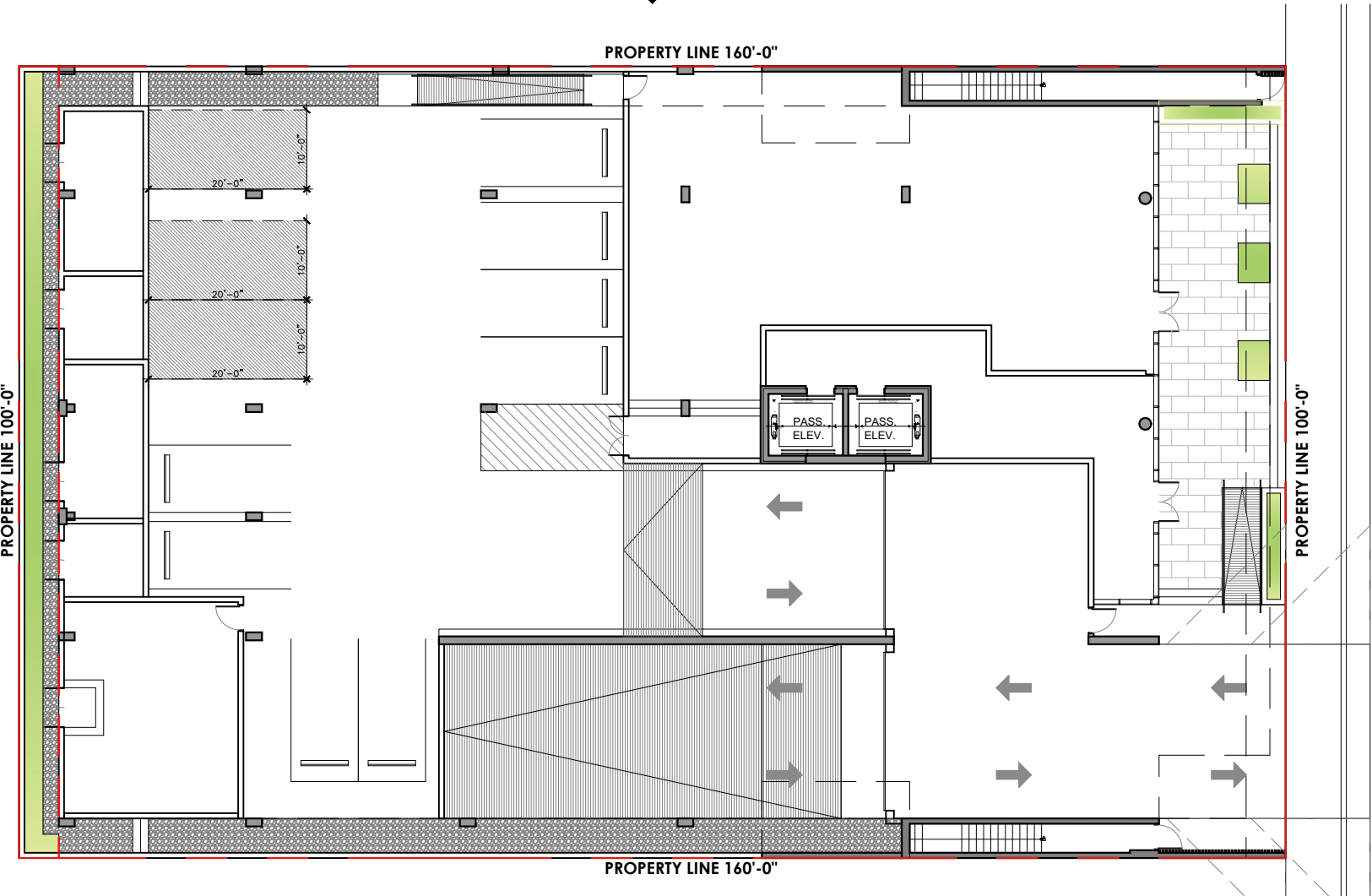
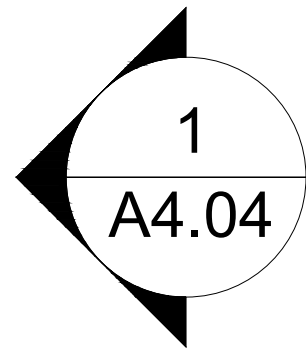
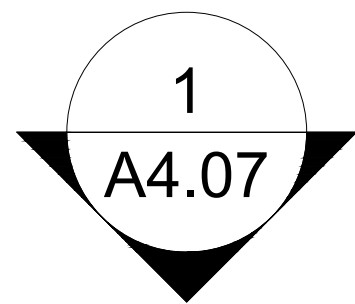
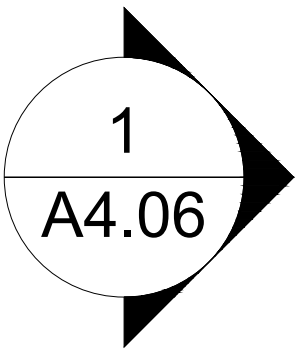
RENDERED ELEVATION

Date: 12-21-2021	Sheet No.
Scale	A4.05
Project: 2199	

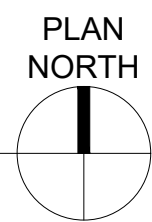


1 SOUTH ELEVATION

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



2 KEY PLAN
SCALE: N.T.S.



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Address
Tel:
Email

Consultant:

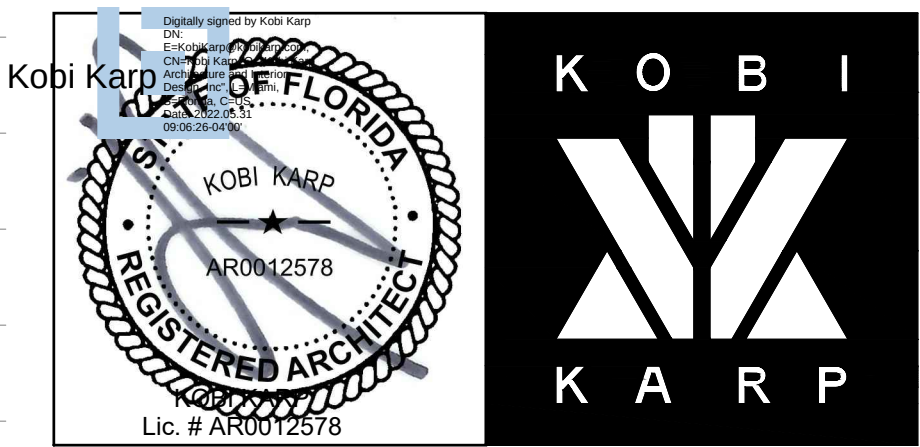
Name
Address
Address
Tel:
Email

Consultant:

Name
Address
Address
Tel:
Email

Architect:

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



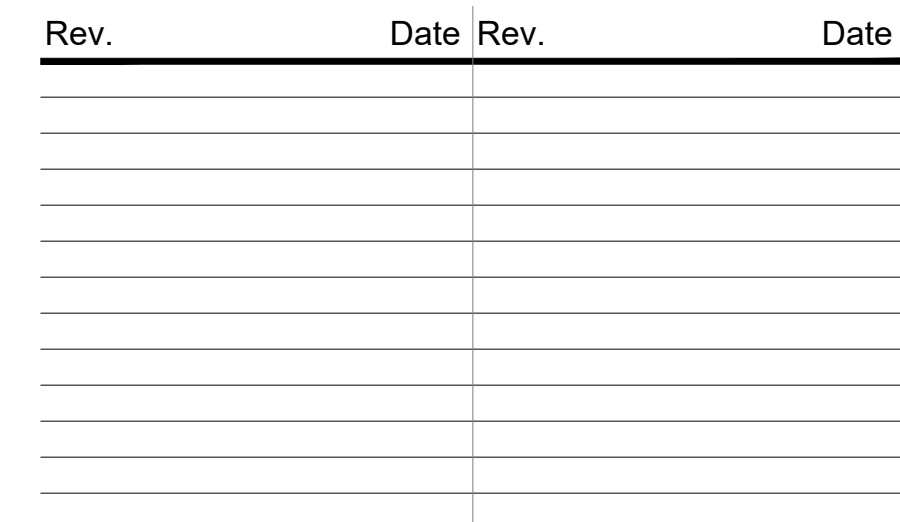
RENDERED ELEVATION

Date: 12-21-2021	Sheet No.
Scale	A4.06
Project: 2199	



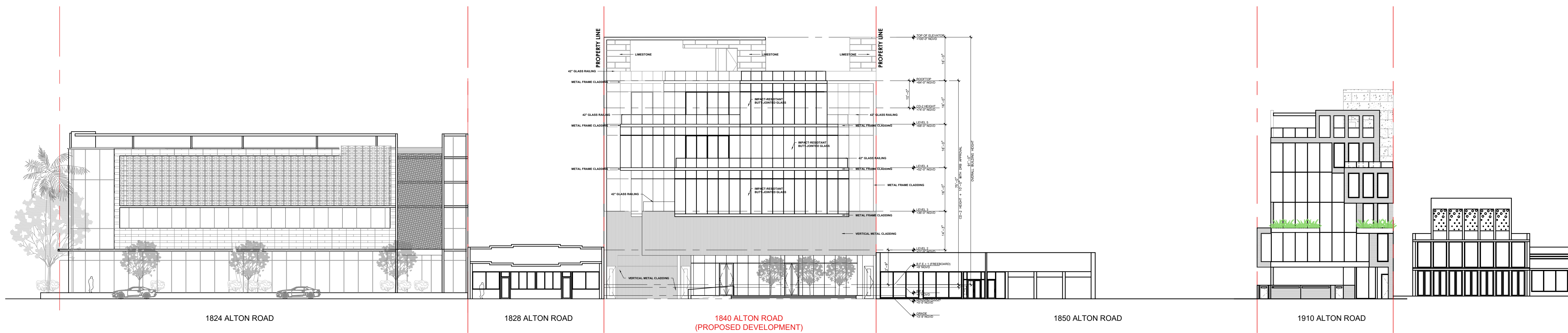
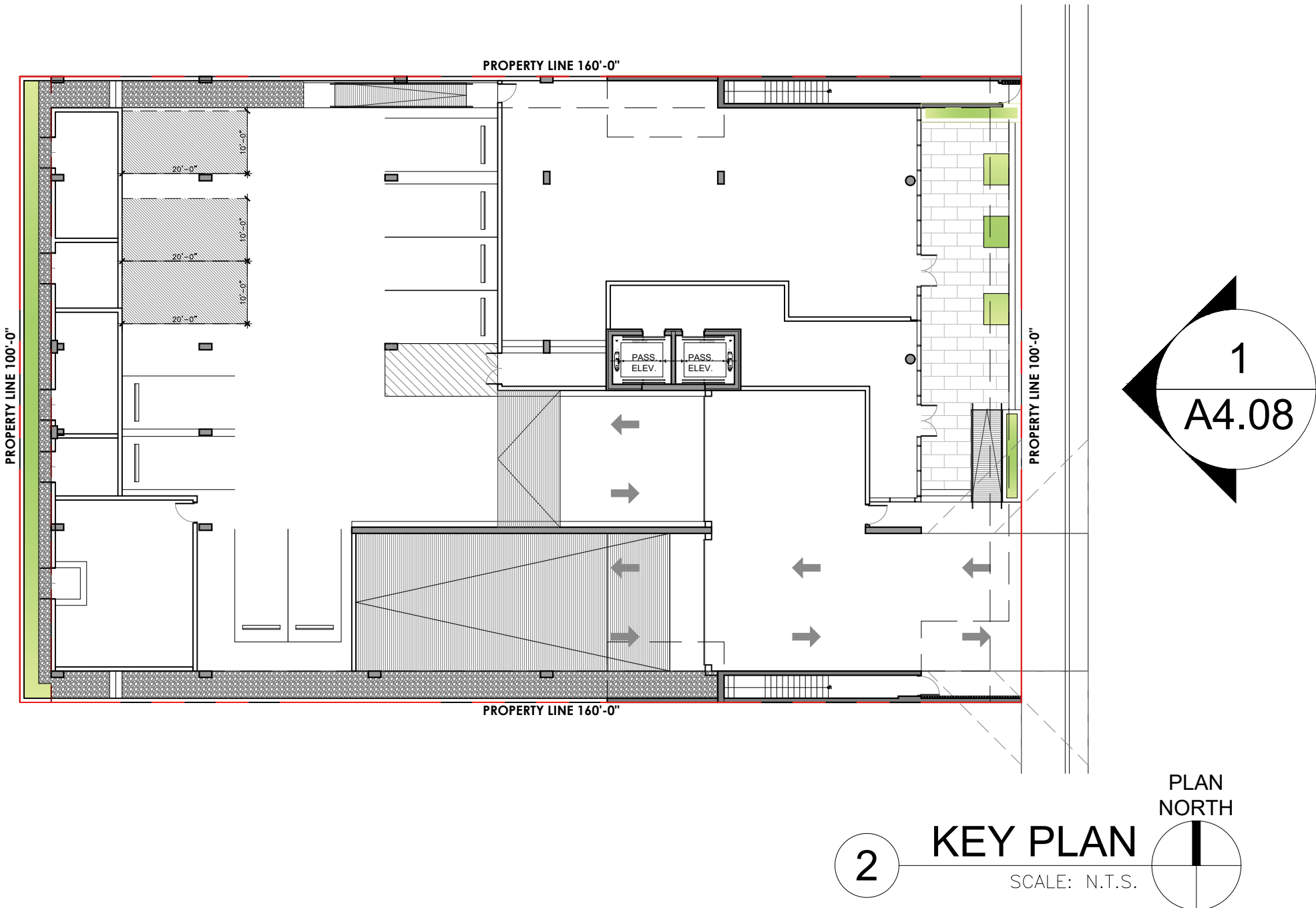
1 WEST ELEVATION

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



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) 2019

Date 12-21-2021	Sheet No. A4.06
Scale	
Project 2199	



1 CONTEXTUAL EAST ELEVATION
SCALE: 1" = 20'-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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

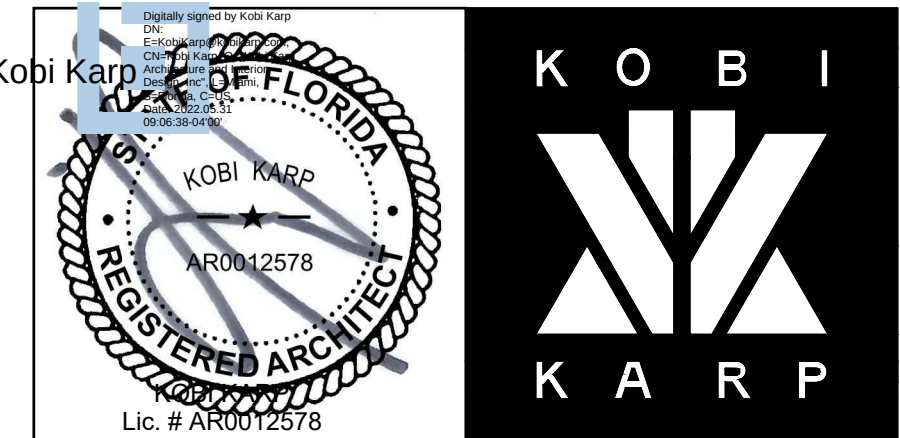
Name
Address
Tel:
Email

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

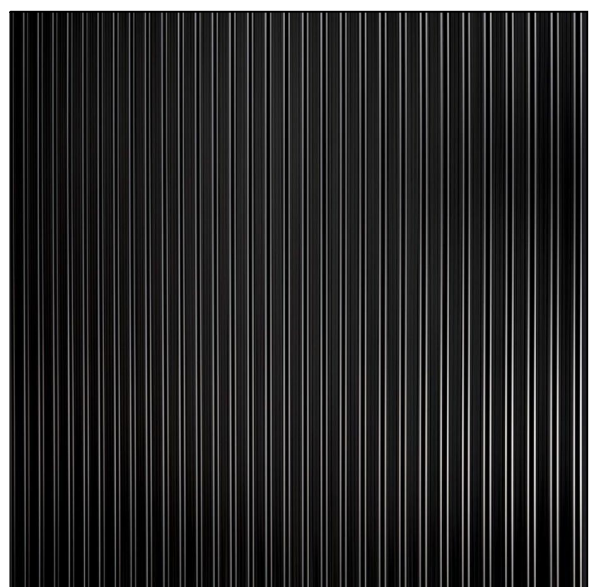


CONTEXTUAL EAST ELEVATION

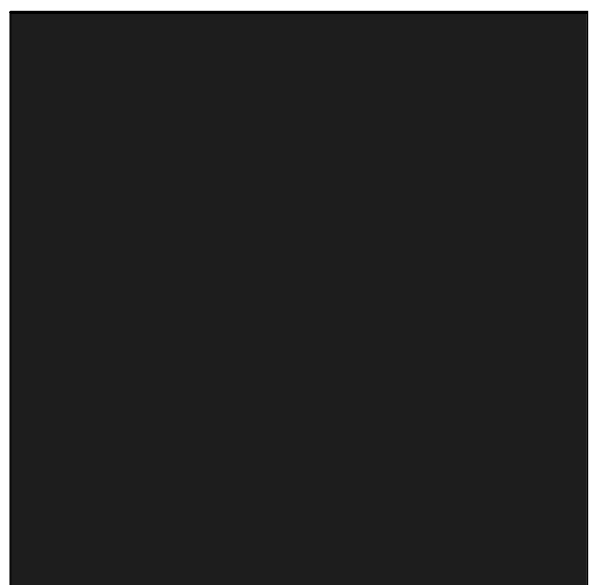
Date: 12-21-2021	Sheet No.
Scale	A4.08
Project: 2199	



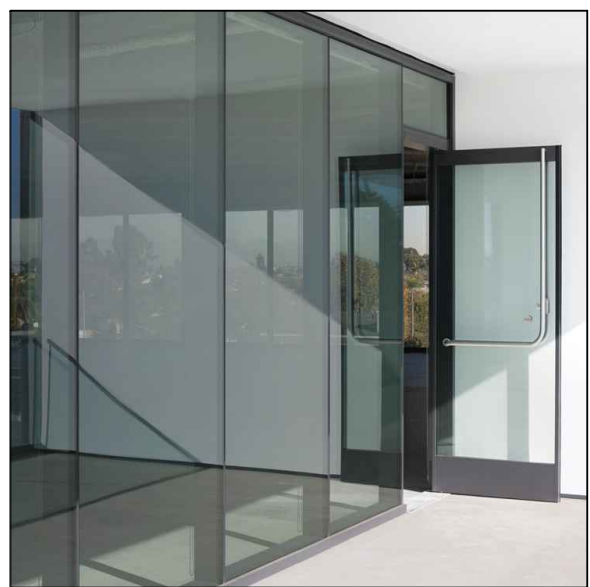
LIMESTONE



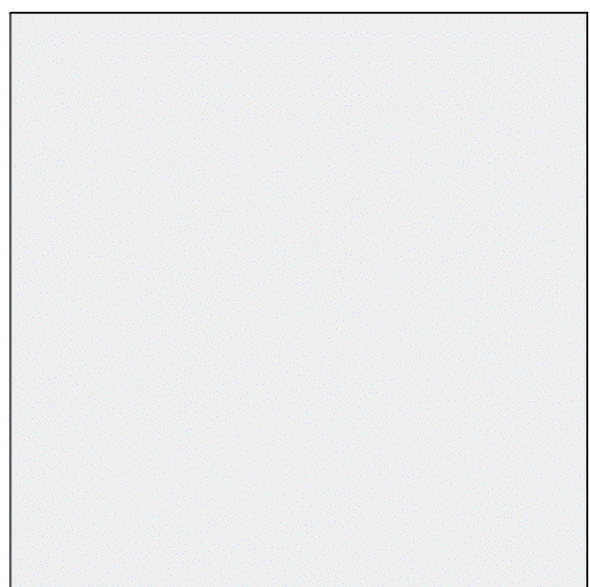
BLACK TEXTURED METAL SIDING



BLACK-COATED METAL CLADDING



BUTT-JOINTED IMPACT RESISTANT GLASS



WHITE STUCCO

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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

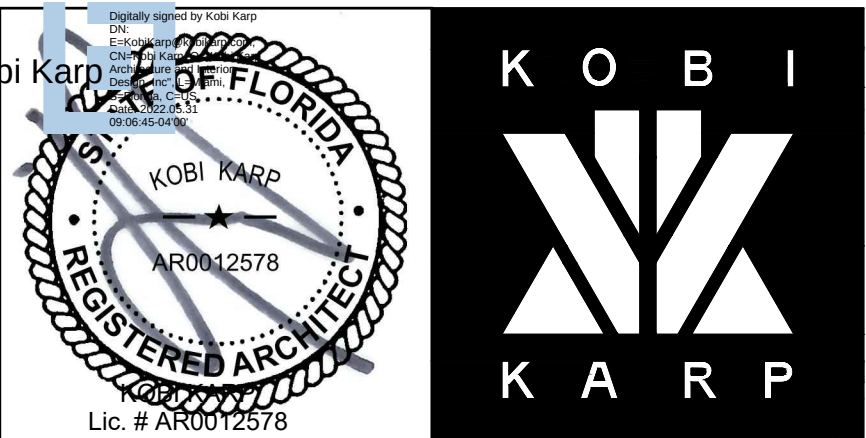
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

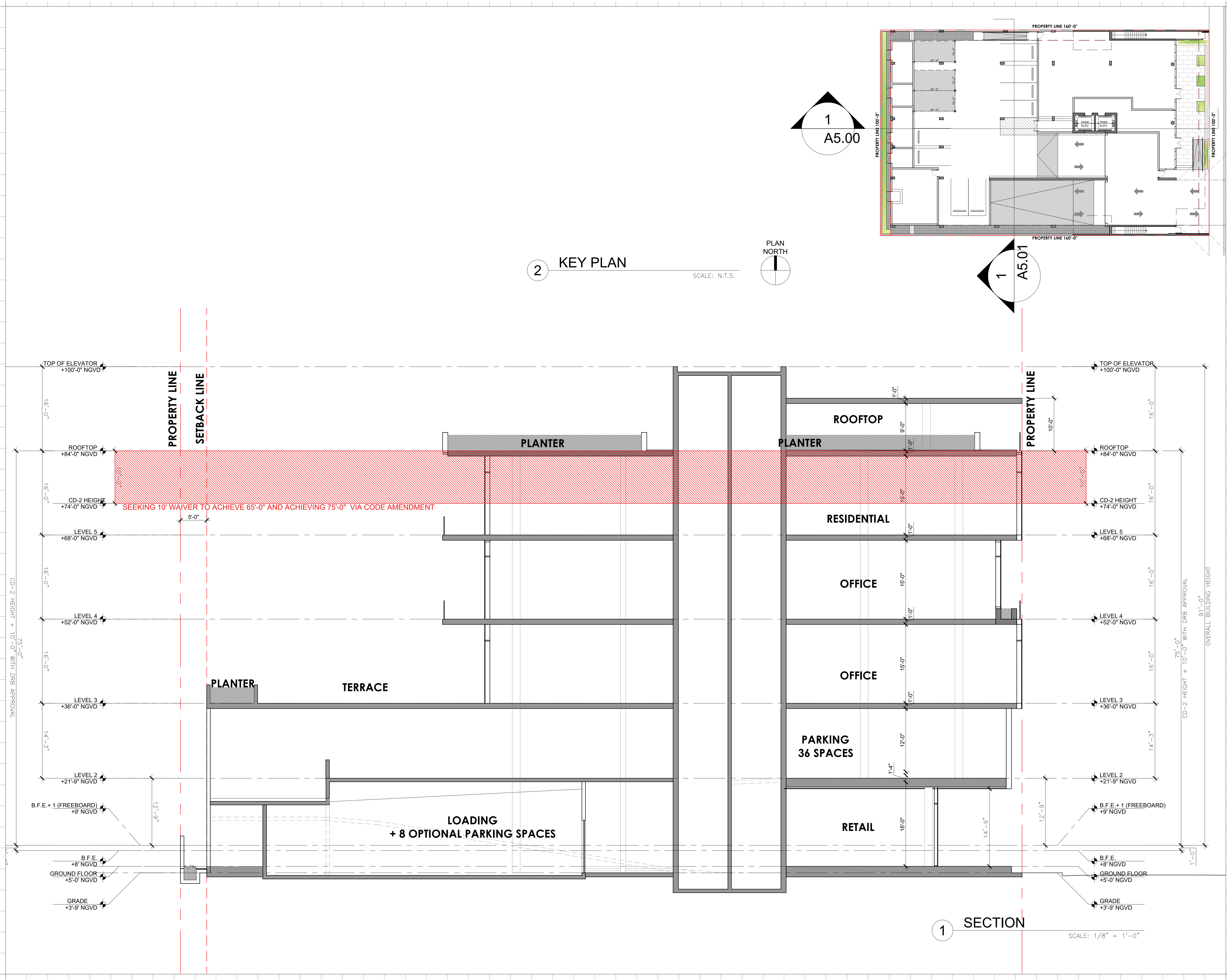
Architect:

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



MATERIAL BOARD

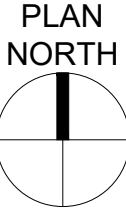
Date: 12-21-2021	Sheet No.
Scale	A4.09
Project: 2199	



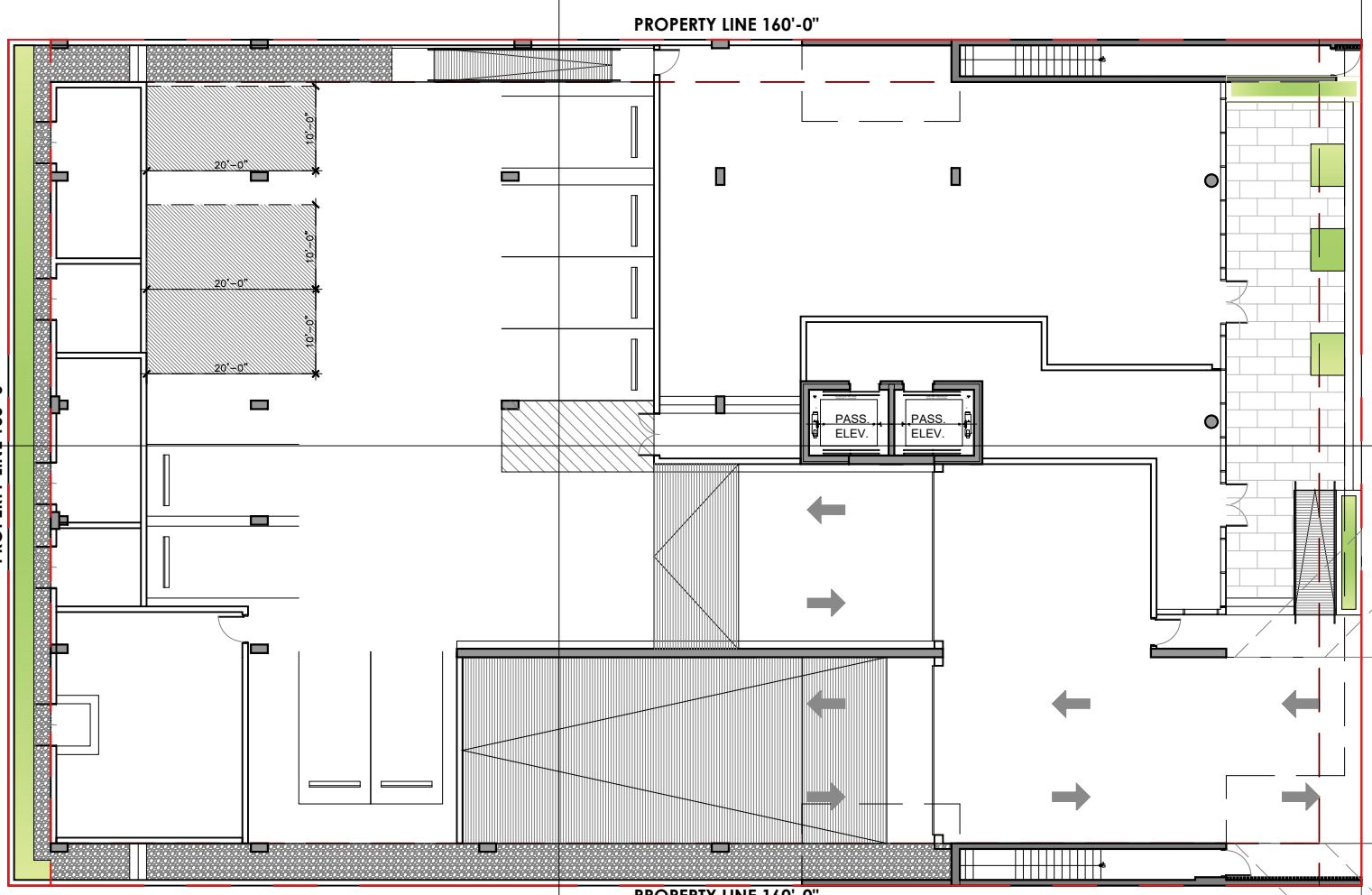
2

KEY PLAN

SCALE: N.T.S.



1
A5.00



1

SECTION

SCALE: 1/8" = 1'-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 (©) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE - COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

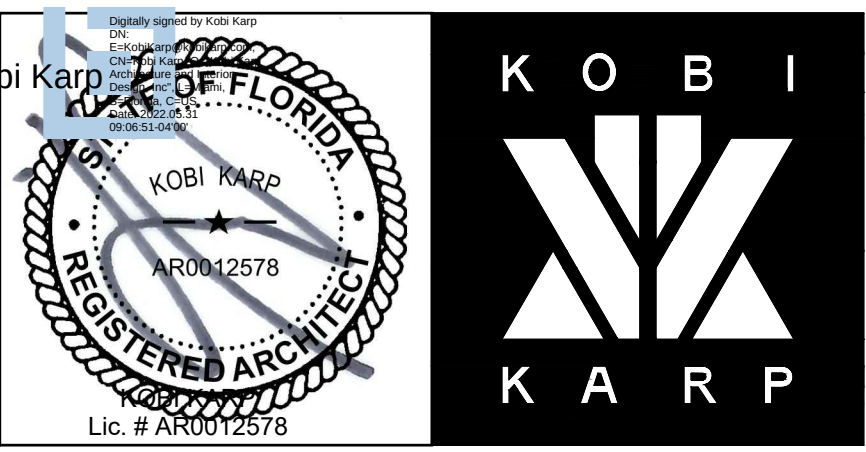
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

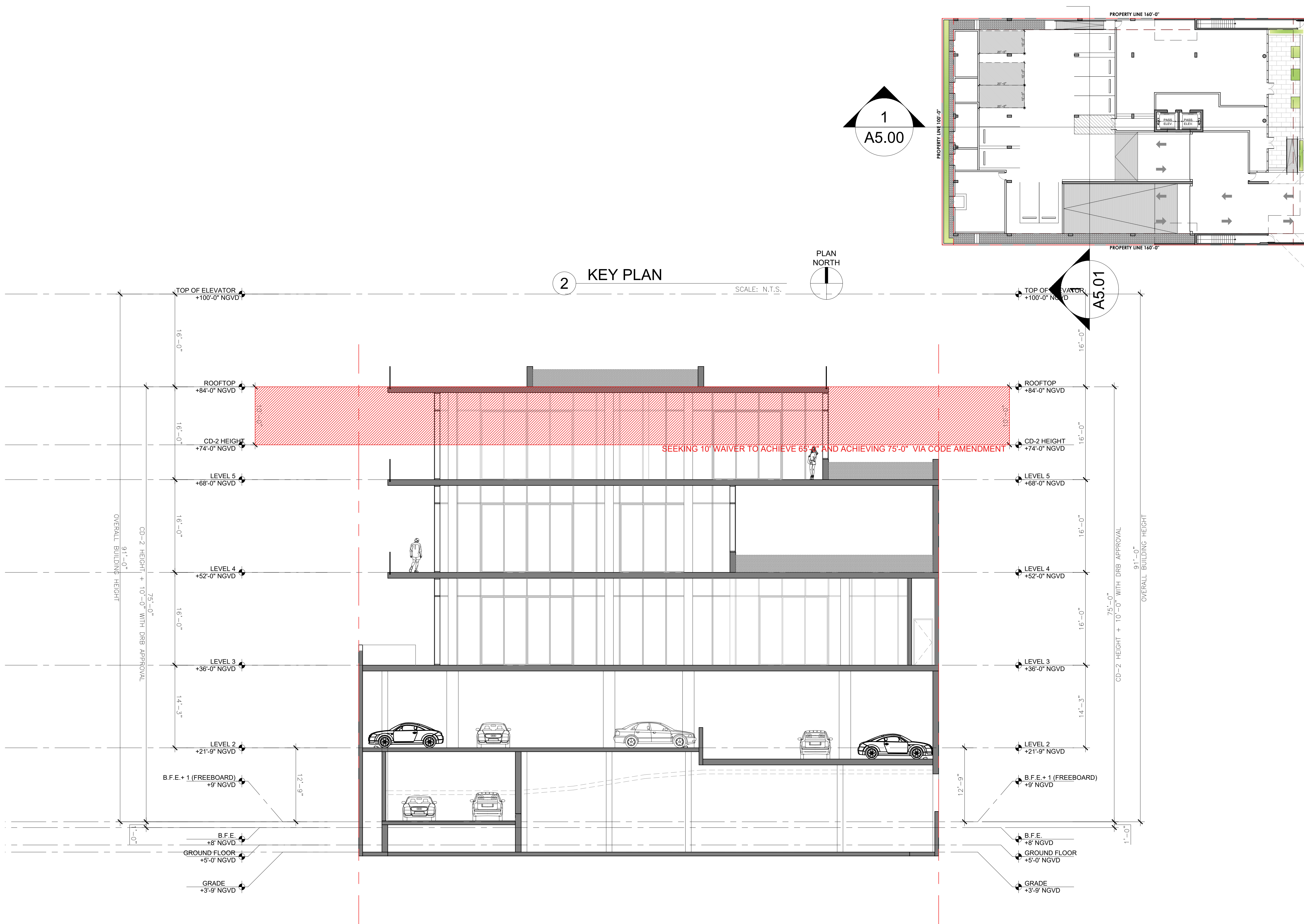
Architect:

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



SECTION

Date: 12-21-2021	Sheet No.
Scale	A5.00
Project: 2199	



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. (©) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

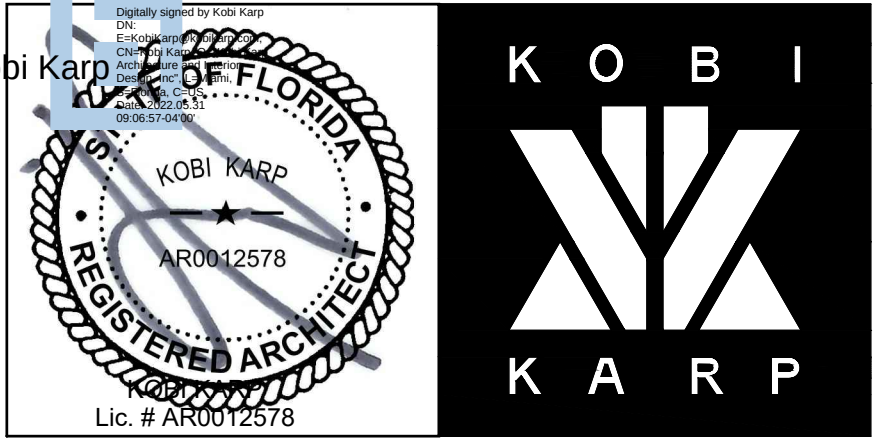
PRIVATE

Landscape Architect:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

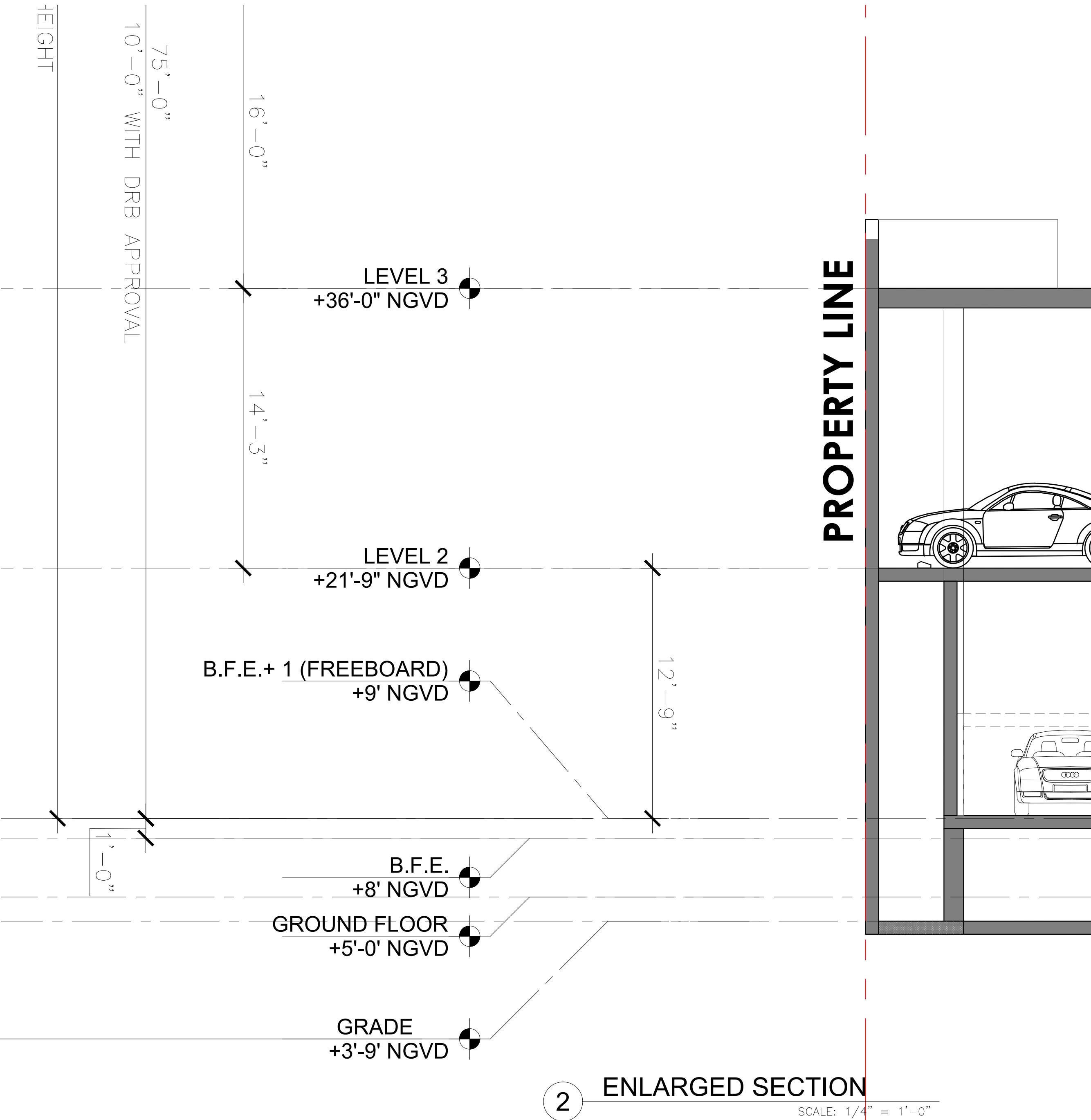
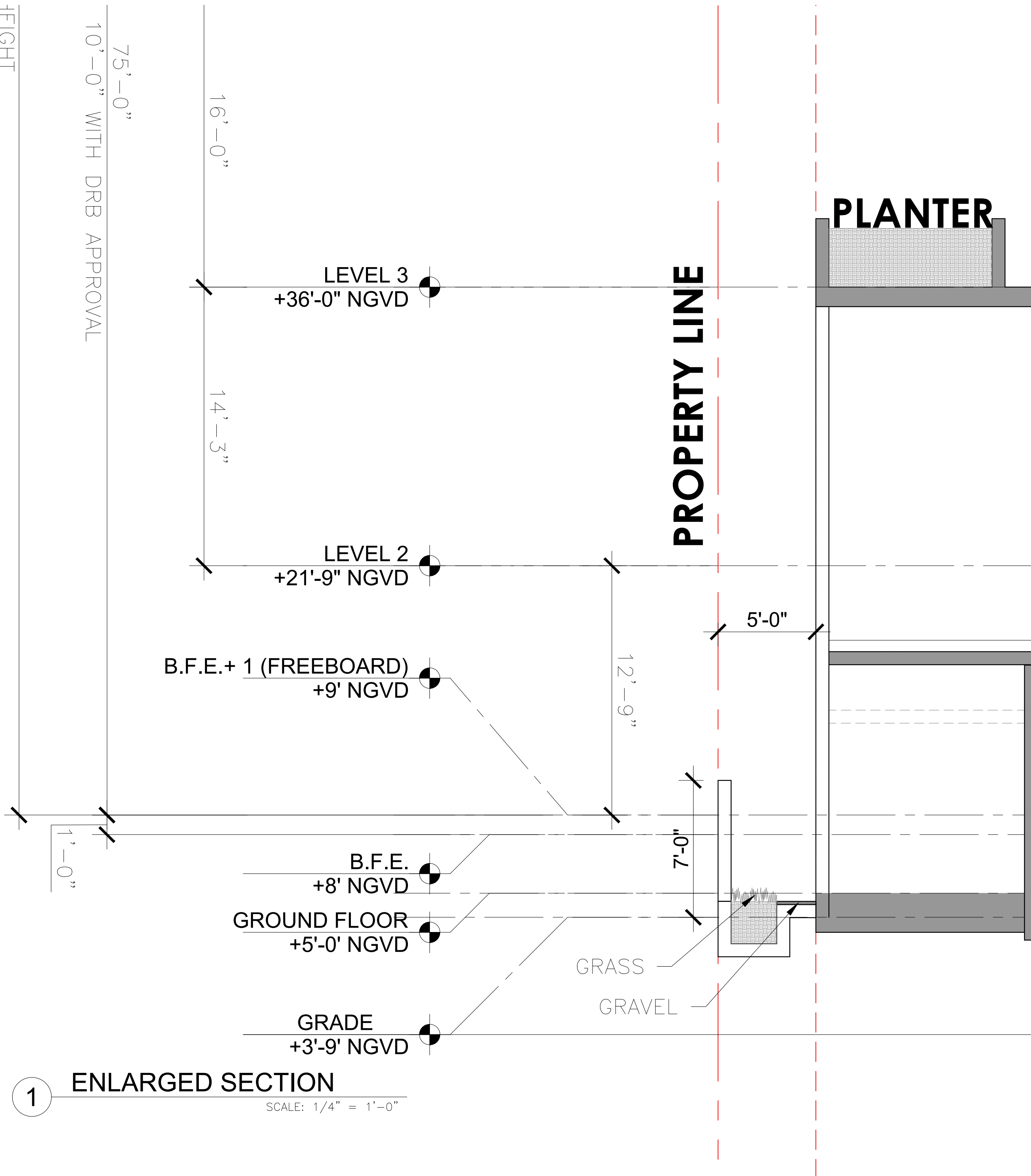
Consultant:
Name
Address
Tel:
Email

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



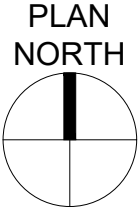
SECTION

Date: 12-21-2021	Sheet No.
Scale	A5.01
Project: 2199	

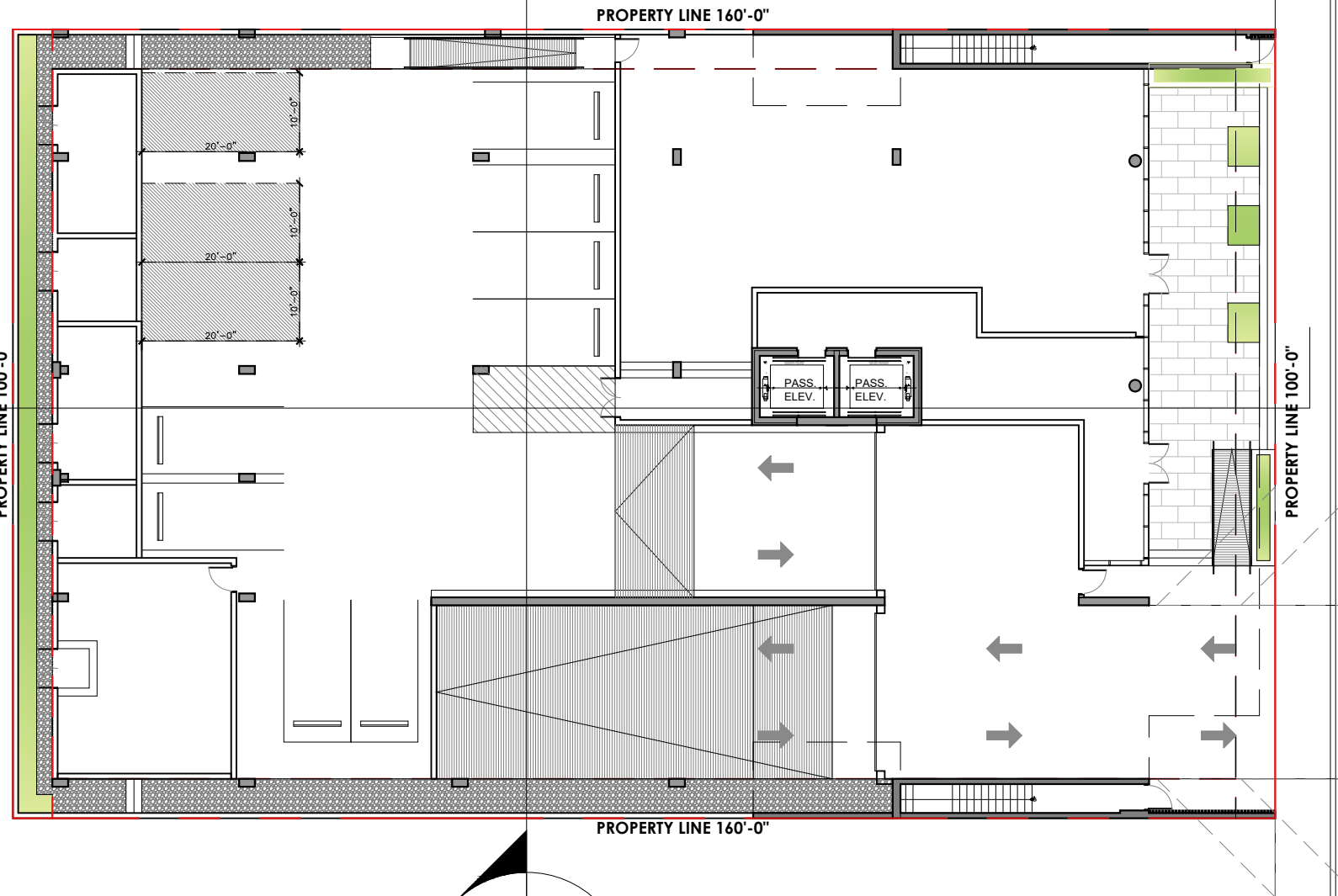


2 KEY PLAN

SCALE: N.T.S.



1
A5.02



2
A5.02

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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

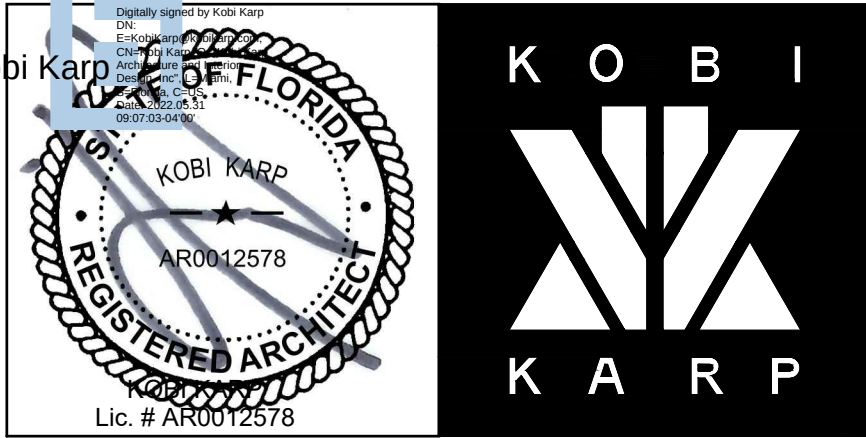
Name
Address
Tel:
Email

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



SECTION

Date: 12-21-2021	Sheet No.
Scale	A5.02
Project: 2199	



1840 ALTON RD - 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)



1 RENDERING

SCALE: N.T.S.

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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

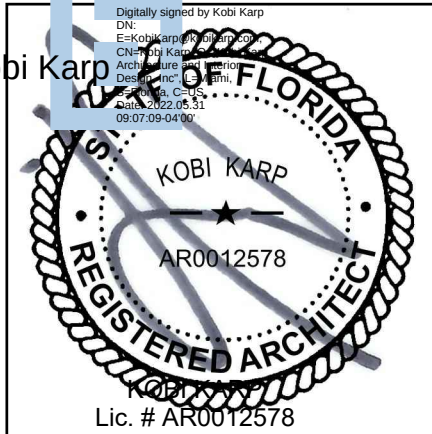
Name
Address
Tel:
Email

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



RENDERING

Date: 12-21-2021	Sheet No.
Scale	A6.00
Project: 2199	



1840 ALTON RD - 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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

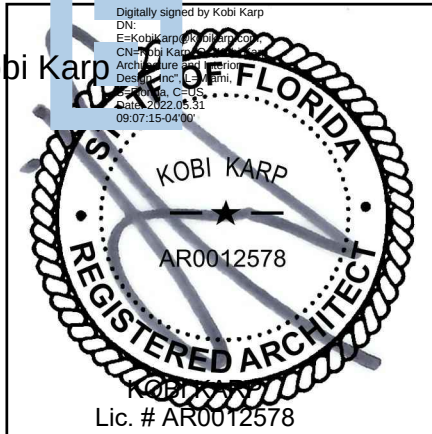
Name
Address
Tel:
Email

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



1 RENDERING

SCALE: N.T.S.

RENDERING

Date: 12-21-2021	Sheet No.
Scale	A6.01
Project: 2199	



1840 ALTON RD - 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) 2019

P.B. FIRST SUBMITTAL

PB22-0480

MIXED USE -
COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

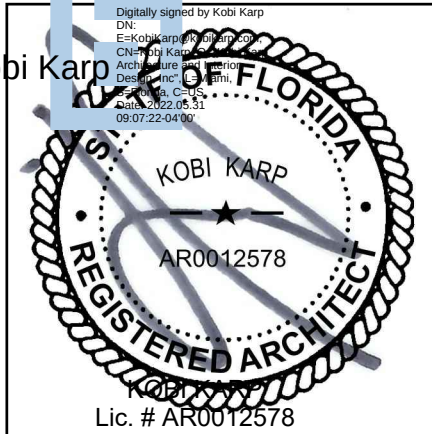
Name
Address
Tel:
Email

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



1 RENDERING

SCALE: N.T.S.

RENDERING

Date: 12-21-2021	Sheet No.
Scale	A6.02
Project: 2199	