

# 1771 PURDY AVE

1771 PURDY AVE  
MIAMI BEACH, FL  
33139

## DESIGN REVIEW BOARD FINAL SUBMITTAL 06-13-2022



1771 PURDY AVE - MIAMI BEACH, FL

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WWW.KOBIKARP.COM

ARCHITECT  
KOBI KARP ARCHITECTURE  
AND INTERIOR DESIGN, INC.

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

| 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:

Name  
Address  
Tel:  
Email

Consultant:

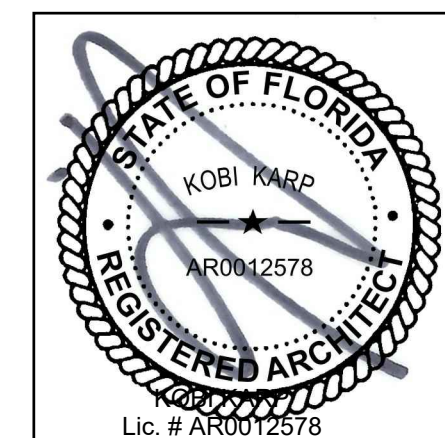
Name  
Address  
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Consultant:

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Architect:

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



### COVER SHEET

|                 |           |
|-----------------|-----------|
| Date 06-13-2022 | Sheet No. |
| Scale           | A0.00     |
| Project 2192    |           |



## CD-2 COMMERCIAL MEDIUM INTENSITY DISTRICT - ZONING DATA SHEET

|                                                                                                                                                                                                                                                  |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| <div><div></div><div>MIAMI BEACH</div><div>Planning Department, 1700 Convention Center Drive, 2nd Floor<br/>Miami Beach, Florida 33139, www.miamibeachfl.gov<br/>305.673.7550</div></div> <div>MULTIFAMILY RESIDENTIAL - ZONING DATA SHEET</div> |  |  |  |  |  | <div><div></div><div>MIAMI BEACH</div><div>Planning Department, 1700 Convention Center Drive, 2nd Floor<br/>Miami Beach, Florida 33139, www.miamibeachfl.gov<br/>305.673.7550</div></div> |  |  |  |  |  |
|                                                                                                                                                                                                                                                  |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| ITEM #Project Information                                                                                                                                                                                                                        |  |  |  |  |  | ITEM #SetbacksRequiredExistingProposedDeficiencies                                                                                                                                        |  |  |  |  |  |
| 1Address:1771 Purdy Avenue Miami Beach Florida 33139                                                                                                                                                                                             |  |  |  |  |  | 38Side Setback:0'-0"N/AN/A0'-0"                                                                                                                                                           |  |  |  |  |  |
| 2Board and file numbers :                                                                                                                                                                                                                        |  |  |  |  |  | 39Side Setback facing street:0'-0"N/AN/A0'-0"                                                                                                                                             |  |  |  |  |  |
| 3Folio number(s):02-3233-012-0570                                                                                                                                                                                                                |  |  |  |  |  | 40Rear Setback:5'-0"N/AN/A21'-2"                                                                                                                                                          |  |  |  |  |  |
| 4Year constructed:1940Zoning District:CD-2                                                                                                                                                                                                       |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| 5Based Flood Elevation:8'-0"Grade value in NGVD:4'-8"                                                                                                                                                                                            |  |  |  |  |  | ParkingRequiredExistingProposedDeficiencies                                                                                                                                               |  |  |  |  |  |
| 6Adjusted grade (Flood+Grade/2):6'-4"Lot Area:3,750 SF                                                                                                                                                                                           |  |  |  |  |  | 41Parking districtParking District No. 5Parking District No. 5Parking District No. 5                                                                                                      |  |  |  |  |  |
| 7Lot width:50'-0"Lot Depth:75'-0"                                                                                                                                                                                                                |  |  |  |  |  | 42Total # of parking spaces6N/A6                                                                                                                                                          |  |  |  |  |  |
| 8Minimum Unit Size1,742 SFAverage Unit Size2,167 SF                                                                                                                                                                                              |  |  |  |  |  | 43# of parking spaces per use (Provide a separate chart for a breakdown calculation)6N/A6                                                                                                 |  |  |  |  |  |
| 9Existing use:ResidentialProposed use:Mixed Use                                                                                                                                                                                                  |  |  |  |  |  | 44# of parking spaces per level (Provide a separate chart for a breakdown calculation)N/AN/AN/AN/A                                                                                        |  |  |  |  |  |
| Zoning Information / CalculationsMaximumExistingProposedDeficiencies                                                                                                                                                                             |  |  |  |  |  | 45Parking Space Dimensions8'-6" x 18'-0"N/AN/A8'-6" x 18'-0"                                                                                                                              |  |  |  |  |  |
| 10Height55'-0"N/AN/A55'-0"                                                                                                                                                                                                                       |  |  |  |  |  | 46Parking Space configuration (45o, 60o, 90o, Parallel)90o                                                                                                                                |  |  |  |  |  |
| 11Number of Stories515                                                                                                                                                                                                                           |  |  |  |  |  | 47ADA Spaces0N/A0                                                                                                                                                                         |  |  |  |  |  |
| 12FAR7,500 SFN/A7,499 SF                                                                                                                                                                                                                         |  |  |  |  |  | 48Tandem Spaces                                                                                                                                                                           |  |  |  |  |  |
| 13Gross square footageN/A1,431 SF13,672 SF                                                                                                                                                                                                       |  |  |  |  |  | 49Drive aisle width22'-0"22'-0"                                                                                                                                                           |  |  |  |  |  |
| 14Square Footage by useN/AN/A                                                                                                                                                                                                                    |  |  |  |  |  | 50Valet drop off and pick upN/AN/AN/AN/A                                                                                                                                                  |  |  |  |  |  |
| 15Number of units Residential3                                                                                                                                                                                                                   |  |  |  |  |  | 51Loading zones and Trash collection areasN/AN/AN/AN/A                                                                                                                                    |  |  |  |  |  |
| 16Number of units HotelN/AN/A                                                                                                                                                                                                                    |  |  |  |  |  | 52Bicycle parking, location and Number of racksNONEN/A20 LONG-TERM                                                                                                                        |  |  |  |  |  |
| 17Number of seatsN/AN/A                                                                                                                                                                                                                          |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| 18Occupancy loadN/AN/A                                                                                                                                                                                                                           |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
|                                                                                                                                                                                                                                                  |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
|                                                                                                                                                                                                                                                  |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| SetbacksRequiredExistingProposedDeficiencies                                                                                                                                                                                                     |  |  |  |  |  | Restaurants, Cafes, Bars, Lounges, NightclubsRequiredExistingProposedDeficiencies                                                                                                         |  |  |  |  |  |
| Subterranean:                                                                                                                                                                                                                                    |  |  |  |  |  | 53Type of use                                                                                                                                                                             |  |  |  |  |  |
| 21Front Setback:5'-0"N/AN/AN/A                                                                                                                                                                                                                   |  |  |  |  |  | 54Number of seats located outside on private property                                                                                                                                     |  |  |  |  |  |
| 22Side Setback:5'-0"N/AN/AN/A                                                                                                                                                                                                                    |  |  |  |  |  | 55Number of seats inside                                                                                                                                                                  |  |  |  |  |  |
| 23Side Setback:5'-0"N/AN/AN/A                                                                                                                                                                                                                    |  |  |  |  |  | 56Total number of seats                                                                                                                                                                   |  |  |  |  |  |
| 24Side Setback facing street:5'-0"N/AN/AN/A                                                                                                                                                                                                      |  |  |  |  |  | 57Total number of seats per venue (Provide a separate chart for a breakdown calculation)                                                                                                  |  |  |  |  |  |
| 25Rear Setback:5'-0"N/AN/AN/A                                                                                                                                                                                                                    |  |  |  |  |  | 58Total occupant content                                                                                                                                                                  |  |  |  |  |  |
| At Grade Parking:                                                                                                                                                                                                                                |  |  |  |  |  | 59Occupant content per venue (Provide a separate chart for a breakdown calculation)                                                                                                       |  |  |  |  |  |
| 26Front Setback:5'-0"N/AN/A44'-6"                                                                                                                                                                                                                |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| 27Side Setback:5'-0"N/AN/A5'-0"                                                                                                                                                                                                                  |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| 28Side Setback:5'-0"N/AN/A5'-0"                                                                                                                                                                                                                  |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| 29Side Setback facing street:5'-0"N/AN/AN/A                                                                                                                                                                                                      |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| 30Rear Setback:5'-0"N/AN/A5'-0"                                                                                                                                                                                                                  |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| Pedestal:                                                                                                                                                                                                                                        |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| 31Front Setback:0'-0"N/AN/A0'-0"                                                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| 32Side Setback:0'-0"N/AN/A0'-0"                                                                                                                                                                                                                  |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| 33Side Setback:0'-0"N/AN/A0'-0"                                                                                                                                                                                                                  |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| 34Side Setback facing street:0'-0"N/AN/A0'-0"                                                                                                                                                                                                    |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| 35Rear Setback:5'-0"N/AN/A5'-0"                                                                                                                                                                                                                  |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| Tower:                                                                                                                                                                                                                                           |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| 36Front Setback:0'-0"N/AN/A0'-0"                                                                                                                                                                                                                 |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
| 37Side Setback:0'-0"N/AN/A0'-0"                                                                                                                                                                                                                  |  |  |  |  |  |                                                                                                                                                                                           |  |  |  |  |  |
|                                                                                                                                                                                                                                                  |  |  |  |  |  | 60Proposed hours of operation                                                                                                                                                             |  |  |  |  |  |
|                                                                                                                                                                                                                                                  |  |  |  |  |  | 61Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)                                                                                                                       |  |  |  |  |  |
|                                                                                                                                                                                                                                                  |  |  |  |  |  | 62Is dancing and/or entertainment proposed ? (see CMB 141-1361)                                                                                                                           |  |  |  |  |  |
|                                                                                                                                                                                                                                                  |  |  |  |  |  | 63Is this a contributing building?No                                                                                                                                                      |  |  |  |  |  |
|                                                                                                                                                                                                                                                  |  |  |  |  |  | 64Located 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                                                                                                                                                               |  |  |  |  |  |
|                                                                                                                                                                                                                                                  |  |  |  |  |  | PARKING REQUIREMENT:<br>· REQUIRED PARKING: 2 SPACES PER RESIDENTIAL UNIT x 3 = 6 SPACES<br>· 6 PARKING SPACES TOTAL REQUIRED                                                             |  |  |  |  |  |
|                                                                                                                                                                                                                                                  |  |  |  |  |  | PARKING PROVIDED:<br>· PROVIDED PARKING: 1 SPACE PER RESIDENTIAL UNIT<br>· 6 PARKING SPACES TOTAL PROVIDED WITH LIFTS.                                                                    |  |  |  |  |  |

NOTES: IF NOT APPLICABLE WRITE N/A  
PROJECT WILL NEED CUP APPROVAL FOR INCORPORATION OF MECHANICAL LIFTS.

|                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LEGAL DESCRIPTION:<br>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, FLORI                                                                                                                            |
| 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<br>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<br>OVERLAND DISCHARGE OF STORMWATER INTO THE CANAL |

[illegible][illegible]

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## DRB FINAL SUBMITTAL

DRB21-0773

## MULTIFAMILY RESIDENCE

1771 PURDY AVE  
MIAMI BEACH, FLORIDA 33139

**Owner:**

**PRIVATE**

**Landscape Architect:**

Name  
Address  
Address  
Tel:  
Email

## Consultant

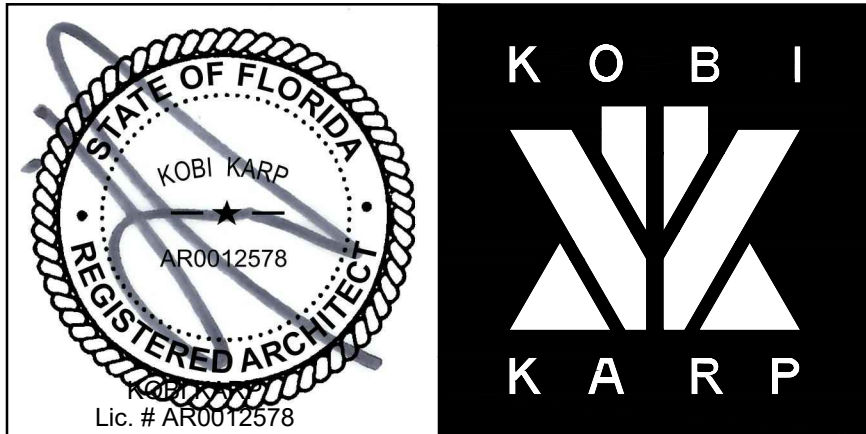
Name  
Address  
Address  
Tel:  
Email

### 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



## ZONING DATA

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| Date    | 06-13-2022 | Sheet No.<br><br><b>A0.01</b> |
| Scale   |            |                               |
| Project | 2192       |                               |









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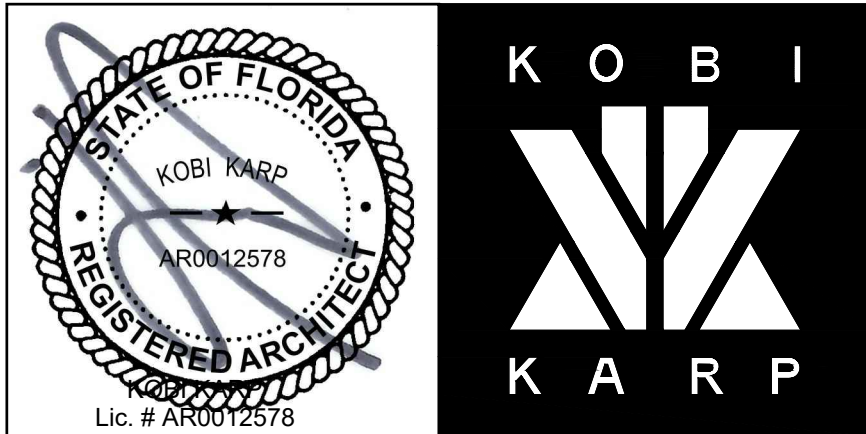
Consultant:

Name  
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Consultant:

Name  
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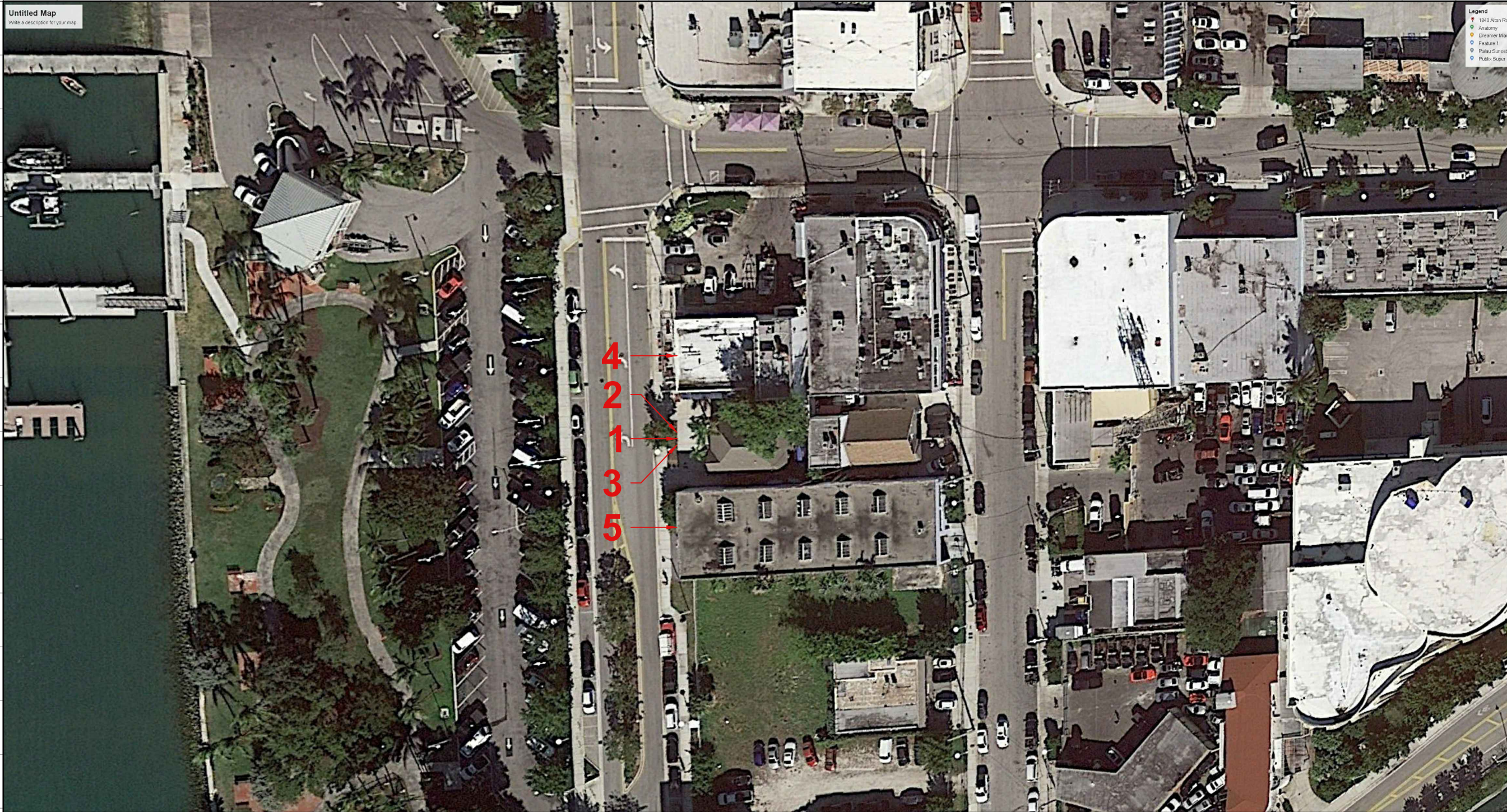


## LOCATION MAP

|                 |           |
|-----------------|-----------|
| Date 06-13-2022 | Sheet No. |
| Scale           | A0.02     |
| Project 2192    |           |







1 SITE IMAGE (1771 PURDY AVE)  
SCALE: N.T.S.



5 CONTEXT IMAGE (1752 BAY RD)  
SCALE: N.T.S.



2 SITE IMAGE (1771 PURDY AVE)  
SCALE: N.T.S.



4 CONTEXT IMAGE (1787 PURDY AVE)  
SCALE: N.T.S.



3 SITE IMAGE (1771 PURDY AVE)  
SCALE: N.T.S.

| Rev. | Date | Rev. | Date |
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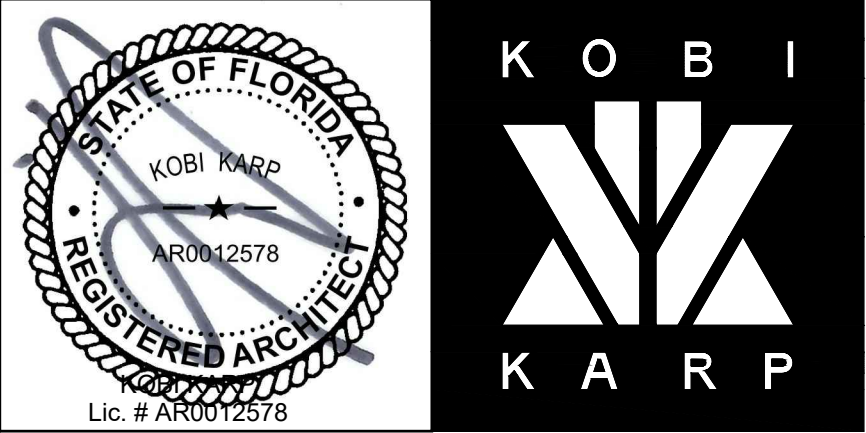
PRIVATE

Landscape Architect:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
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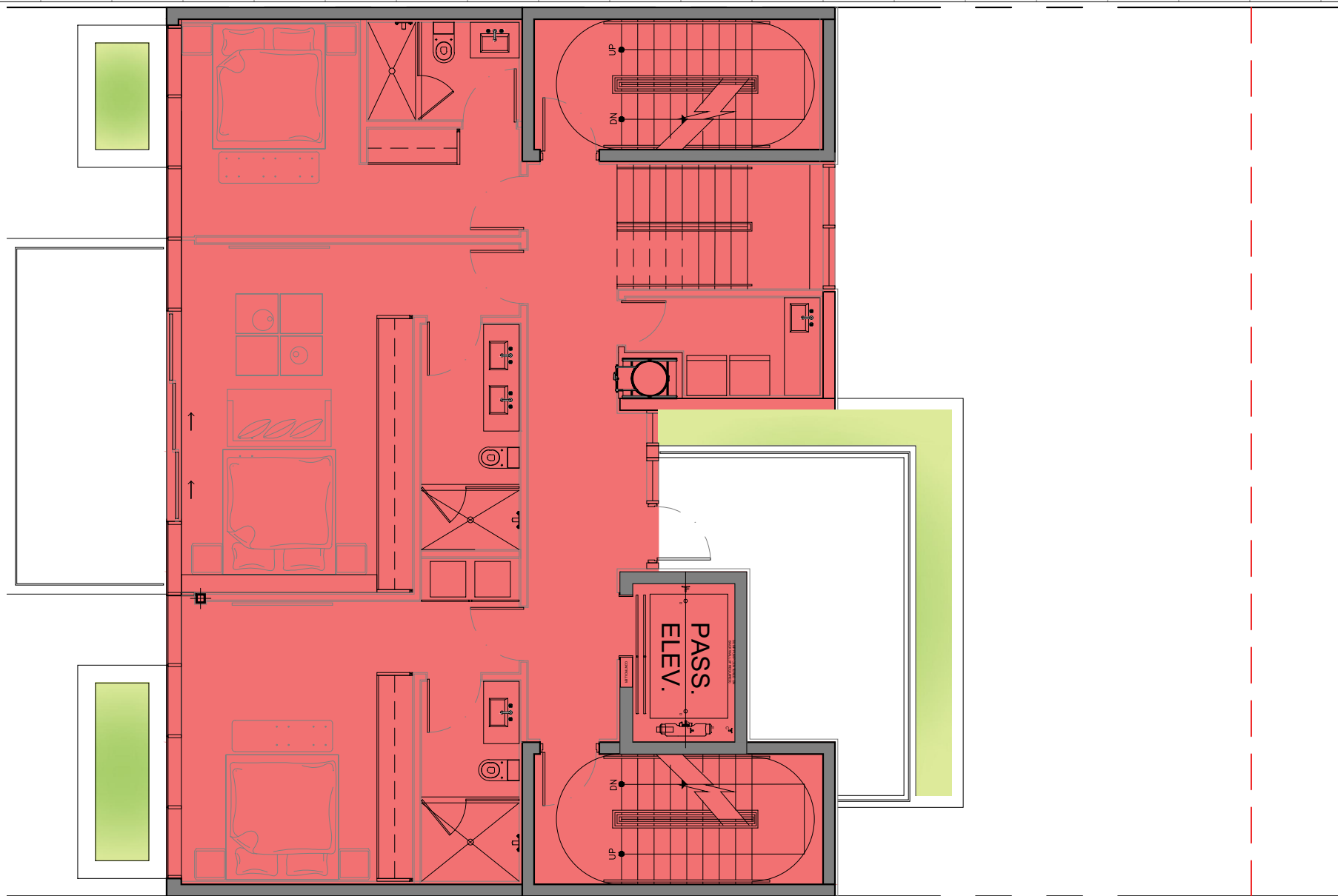
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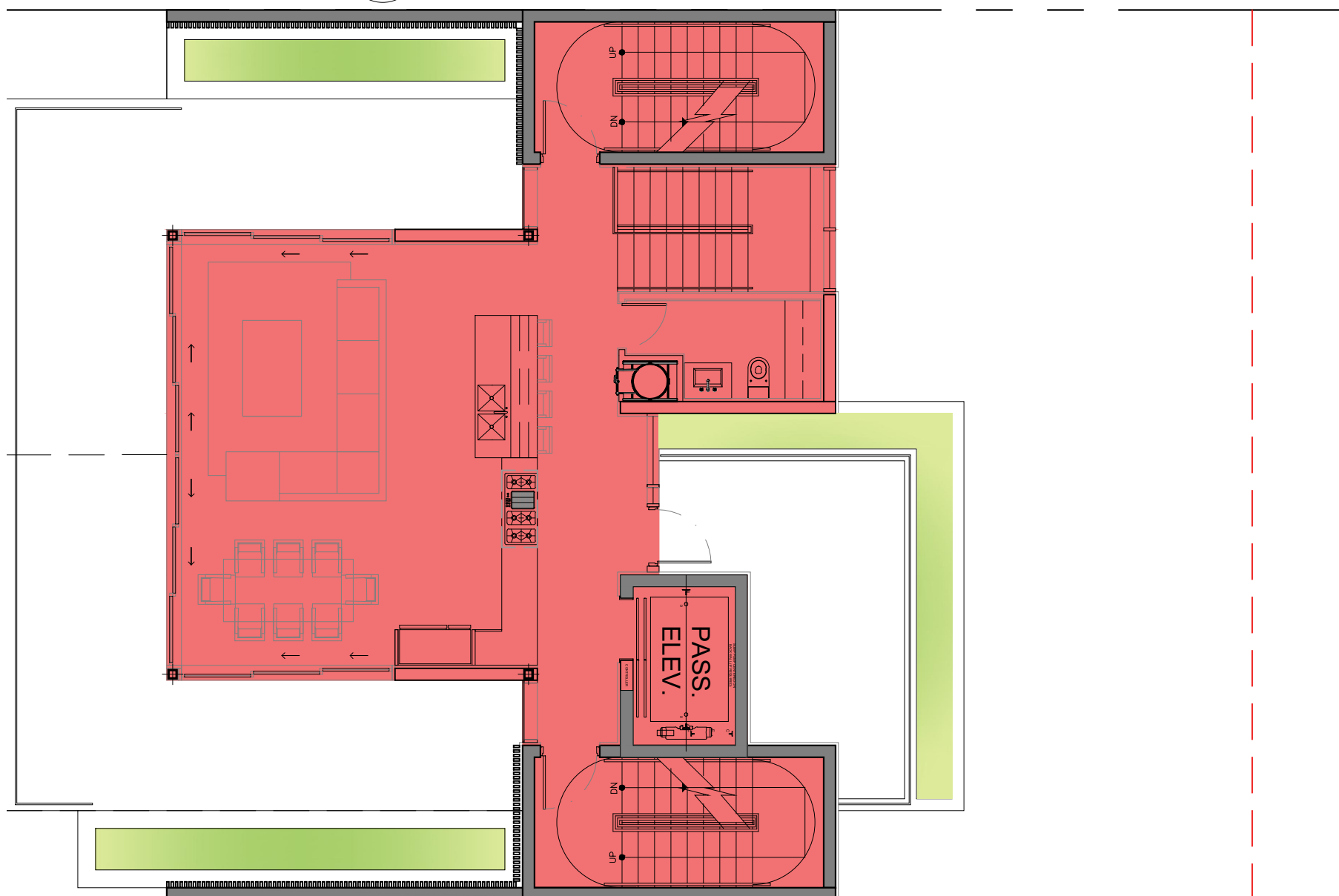
CONTEXT IMAGES

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| Date 06-13-2022 | Sheet No. |
| Scale           | A0.03     |
| Project 2192    |           |

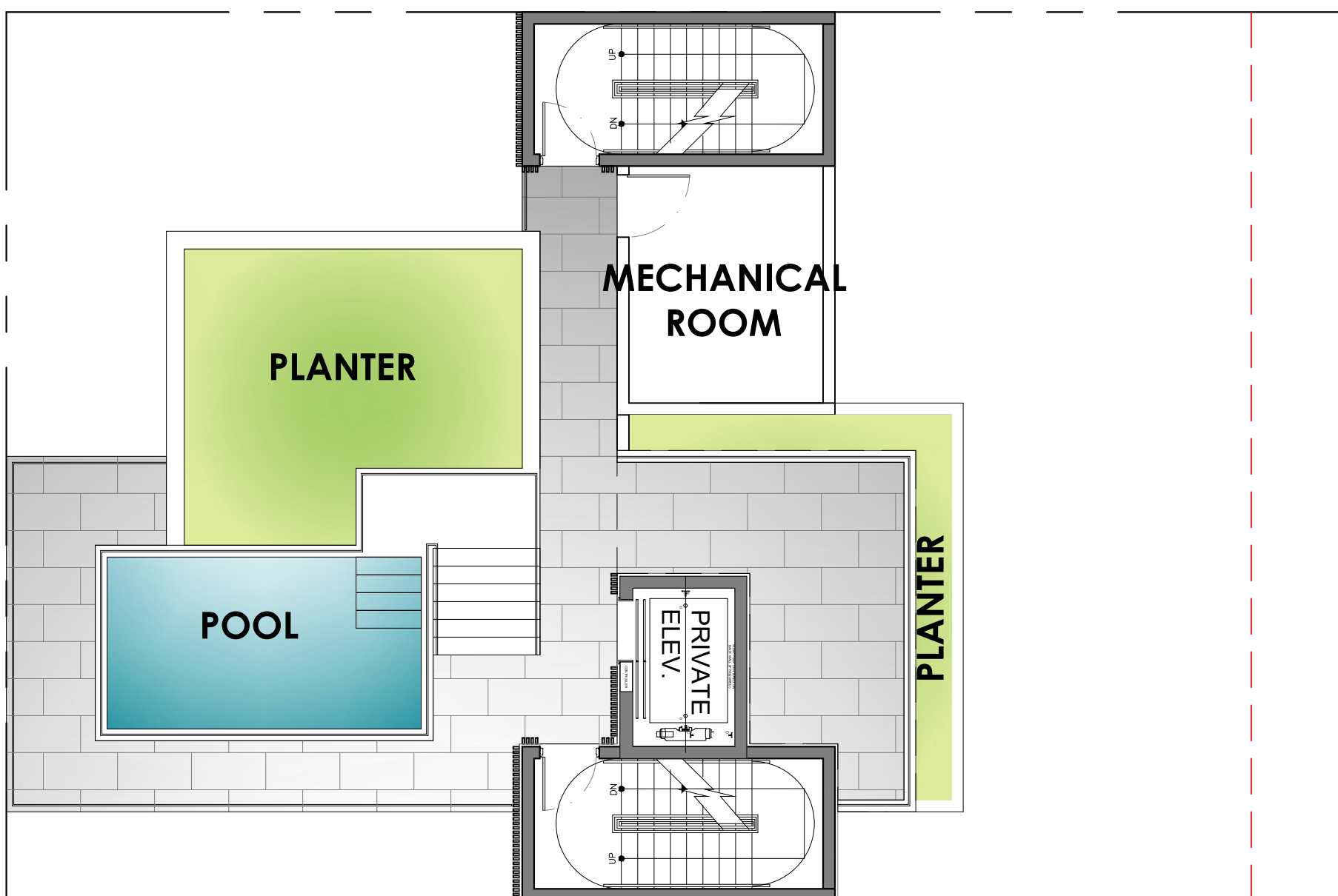




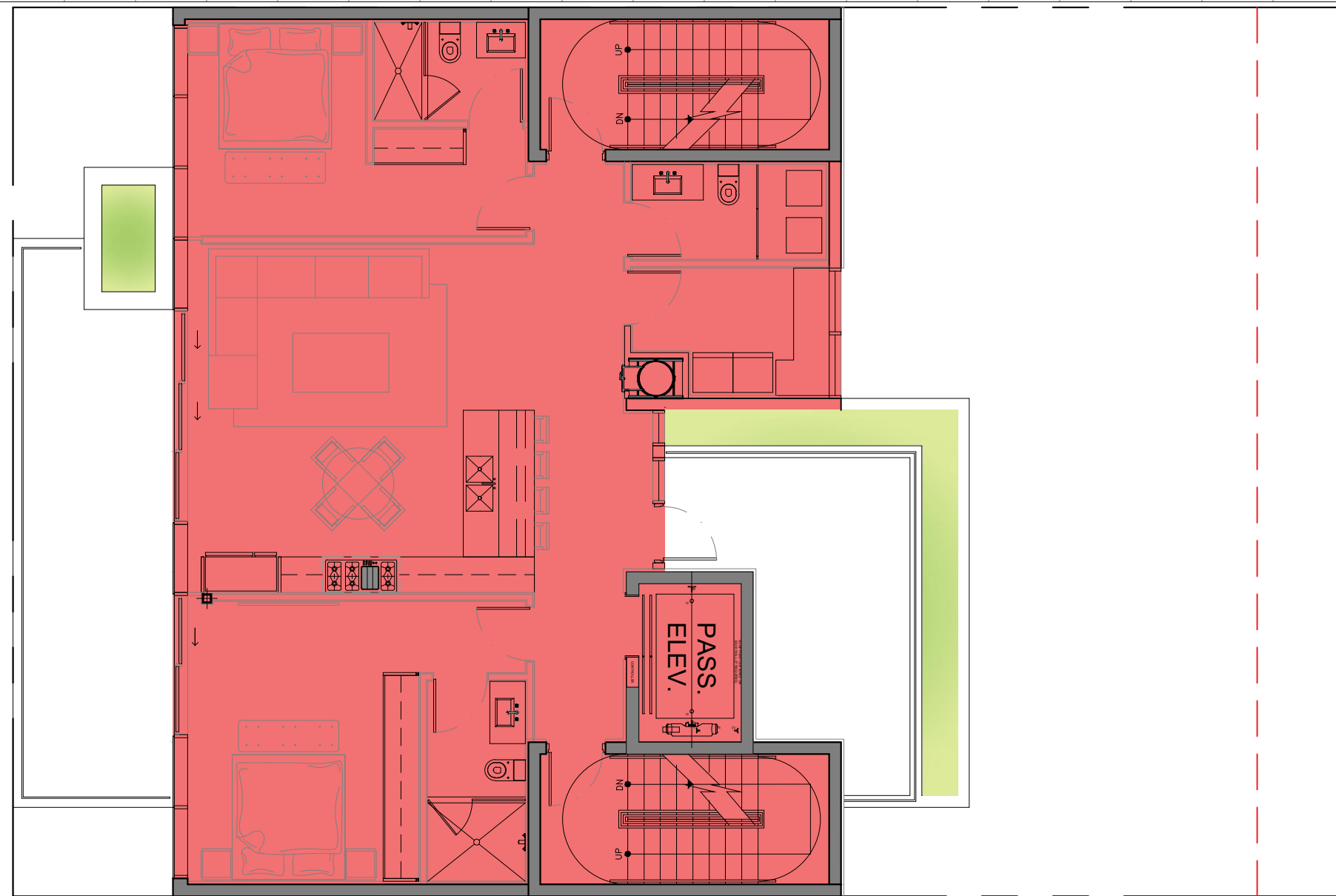
4 LEVEL 4 FAR 1,742 SF



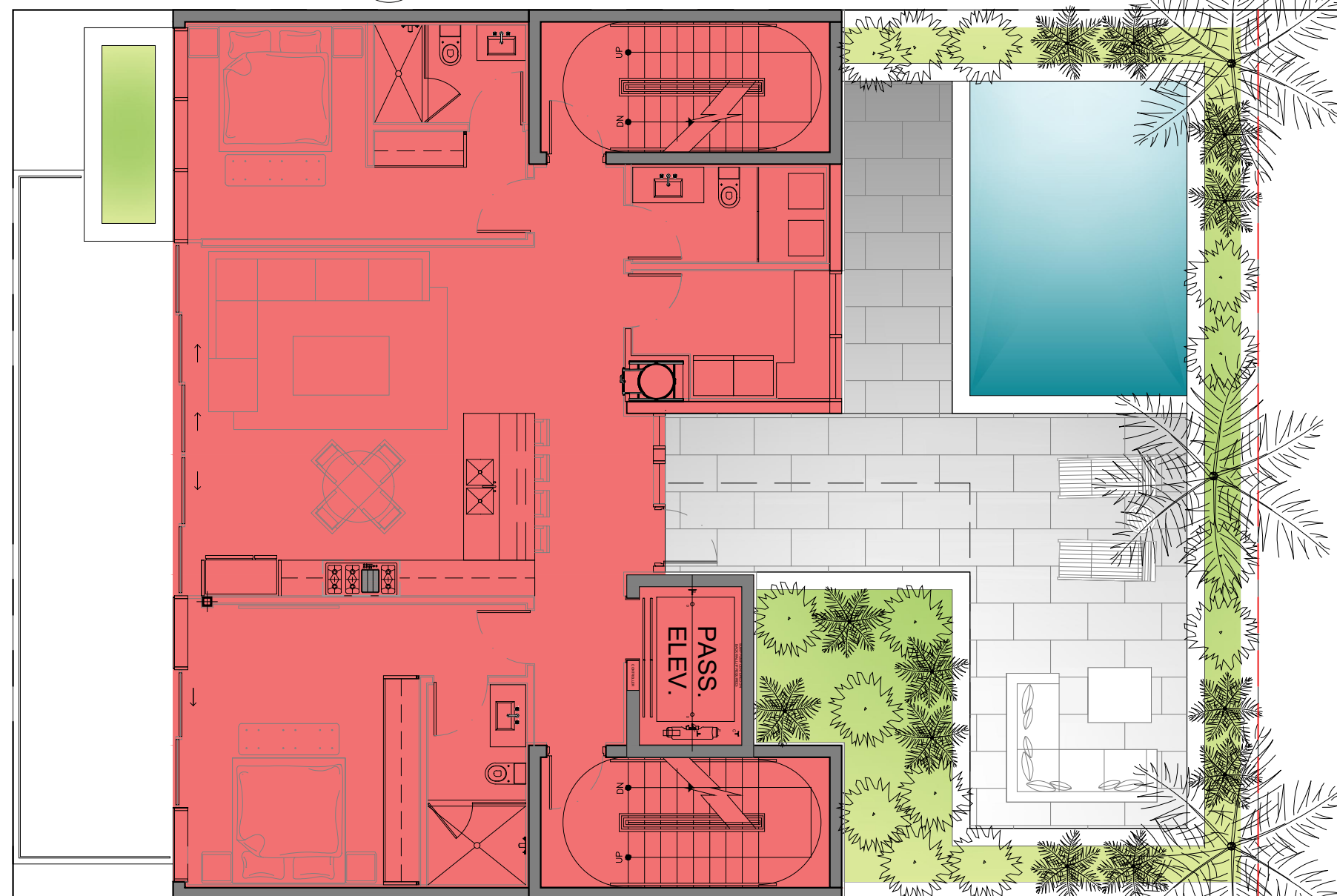
5 LEVEL 5 FAR 1,275 SF



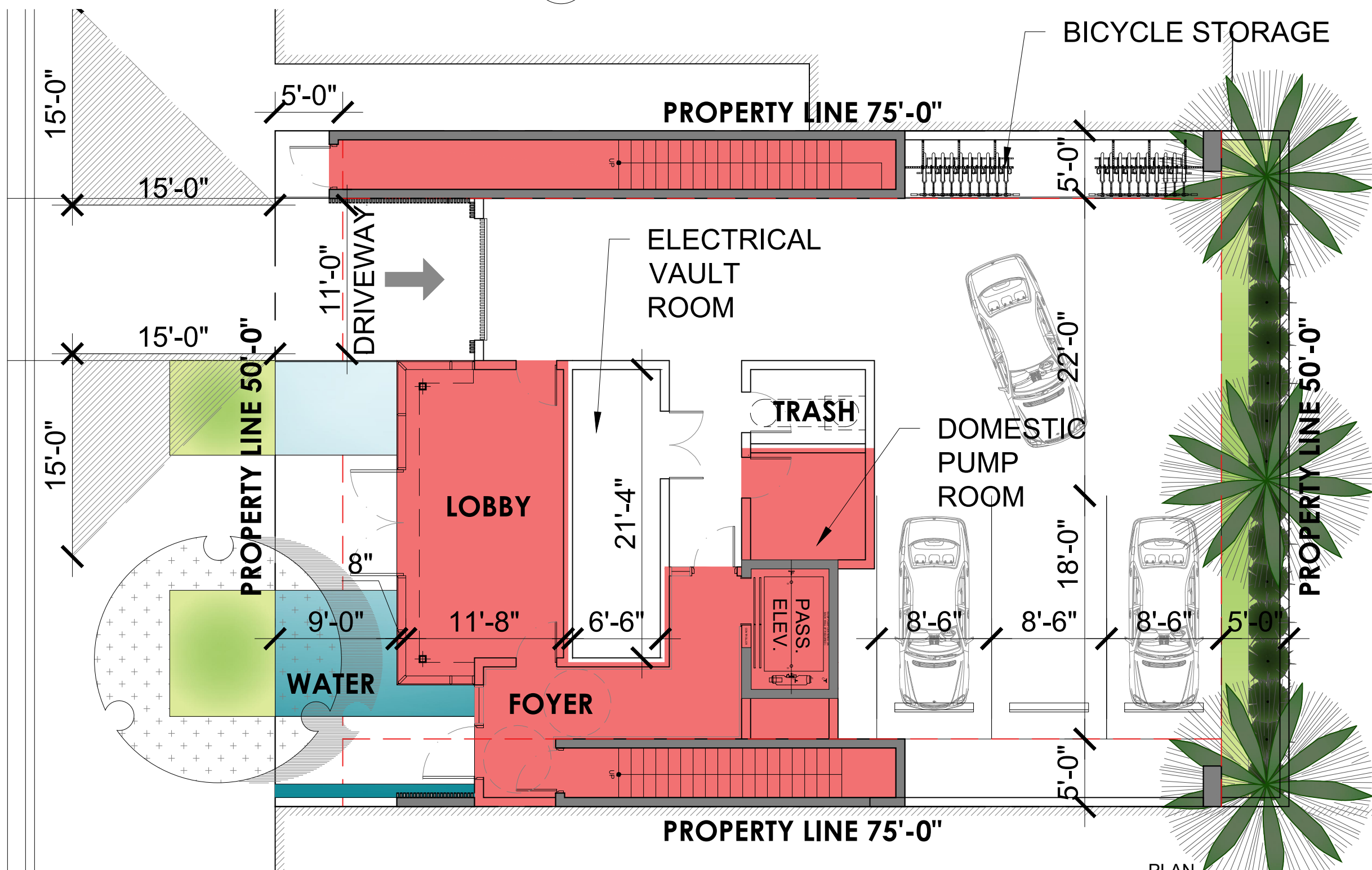
6 ROOFTOP FAR 0 SF



3 LEVEL 3 FAR 1,742 SF



2 LEVEL 2 FAR 1,742 SF



1 GROUND FLOOR FAR 998 SF

#### FAR CALCULATION

|  |                                  |
|--|----------------------------------|
|  | GROUND FLOOR = 998 SF            |
|  | SECOND FLOOR = 1,742 SF          |
|  | THIRD FLOOR = 1,742 SF           |
|  | FOURTH FLOOR = 1,742 SF          |
|  | FIFTH FLOOR PENTHOUSE = 1,275 SF |
|  | TOTAL FAR PROVIDED = 7,499 SF    |
|  | TOTAL FAR ALLOWED = 7,500 SF     |

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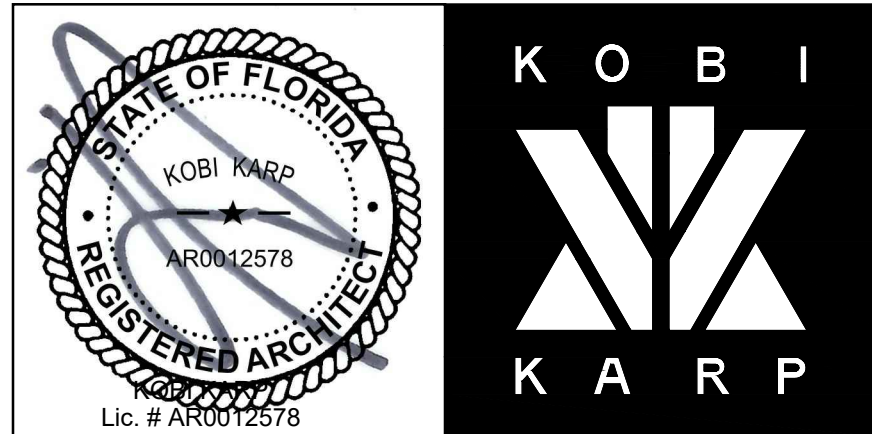
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#### FAR DIAGRAMS

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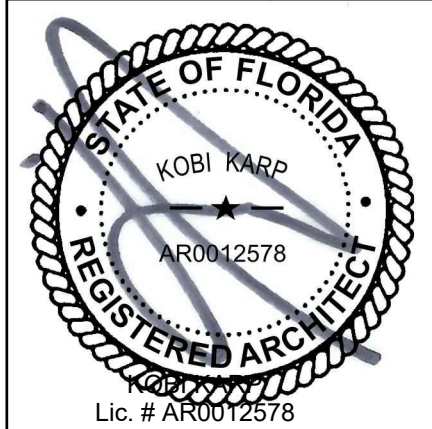
Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Architect:

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

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1 N.W. AXONOMETRIC RENDERING

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DRB21-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE  
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

Consultant:

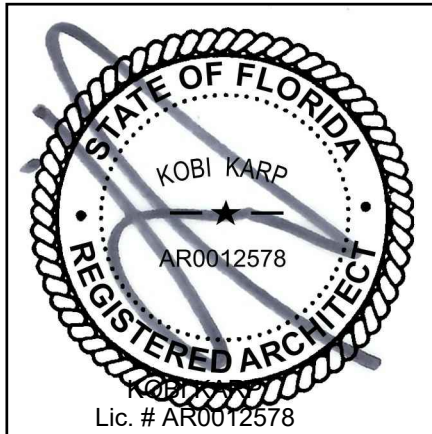
Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Architect:

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571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
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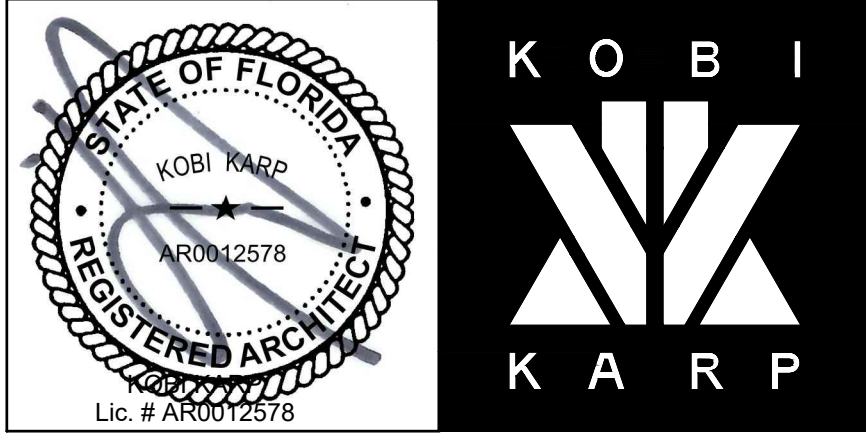
PRIVATE

Landscape Architect:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
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Miami, Florida 33127 USA  
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MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

Consultant:

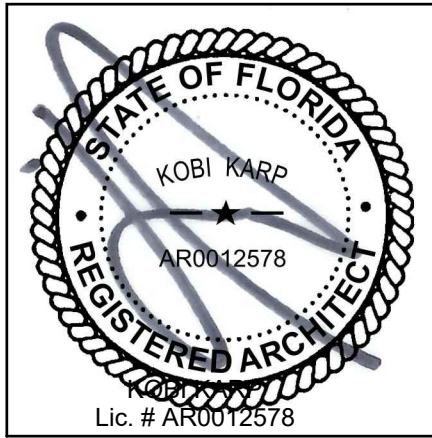
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Consultant:

Name  
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Architect:

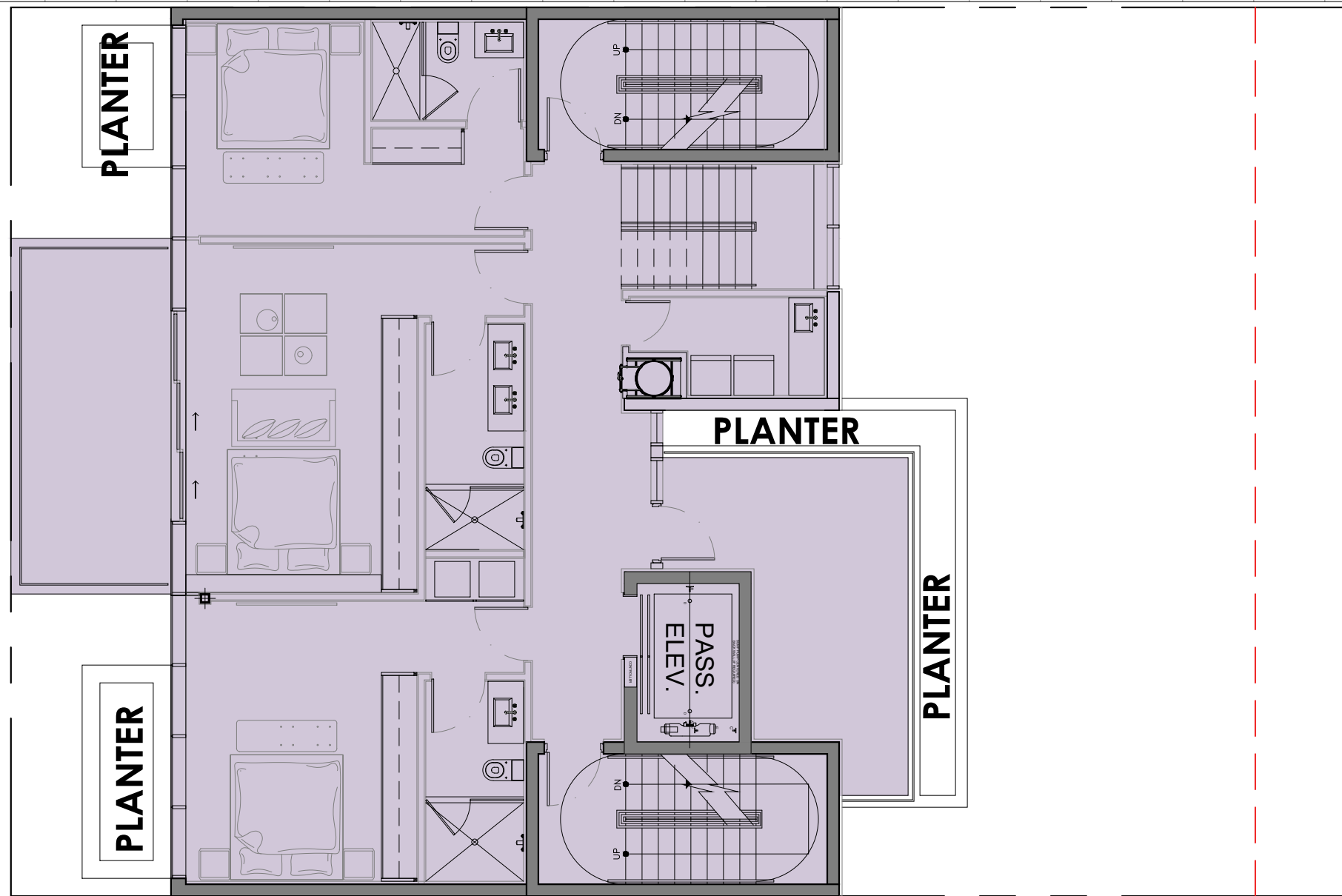
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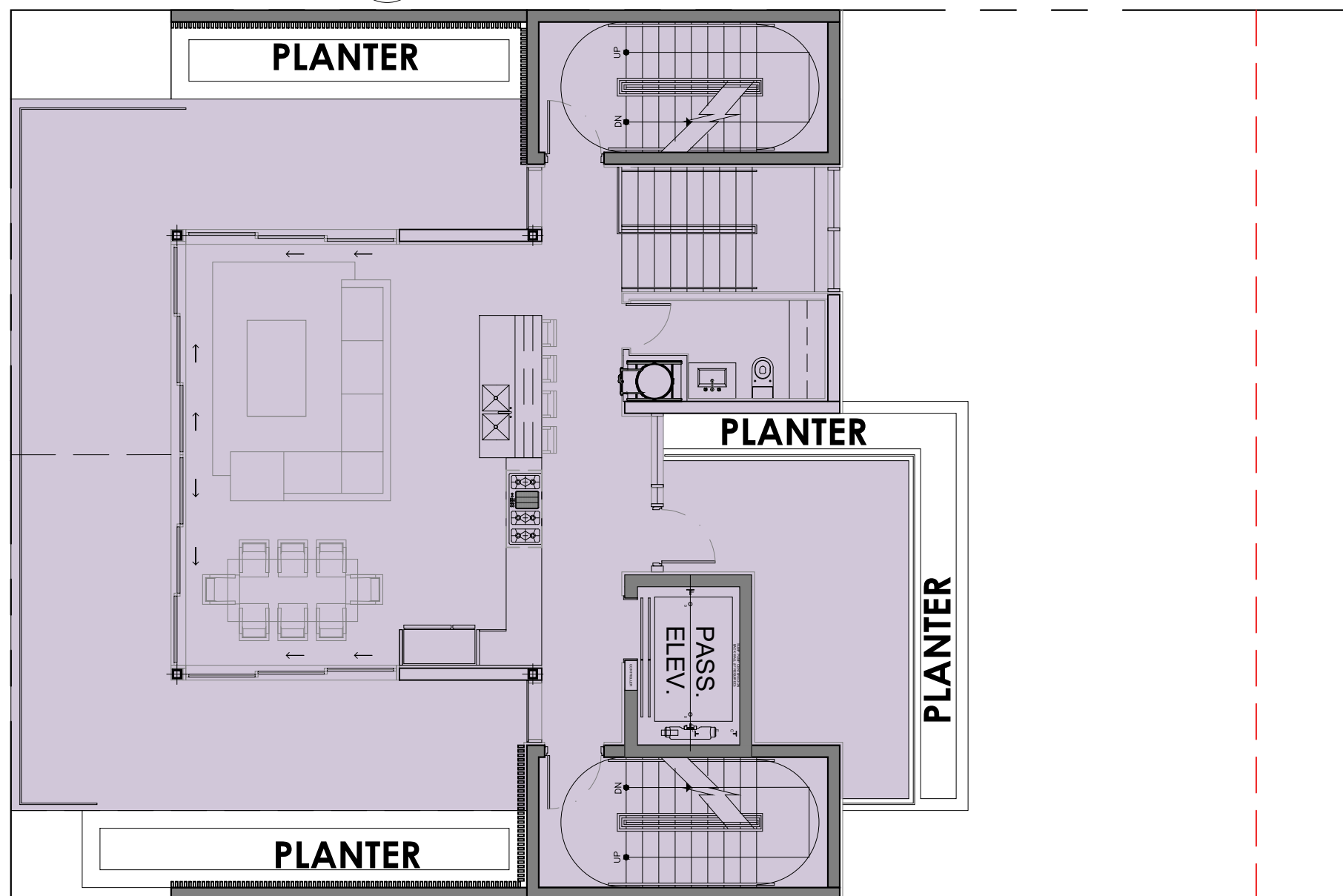
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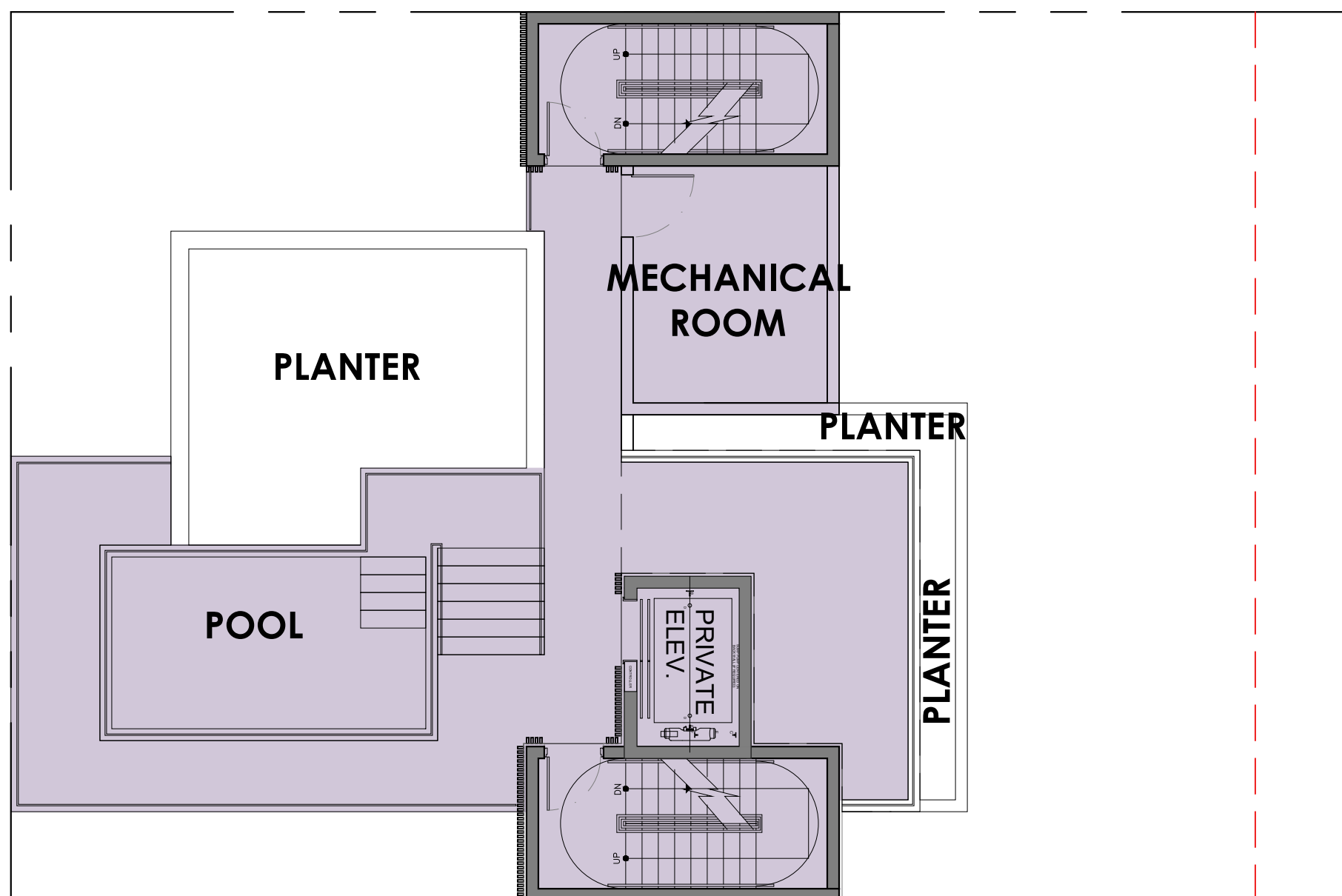




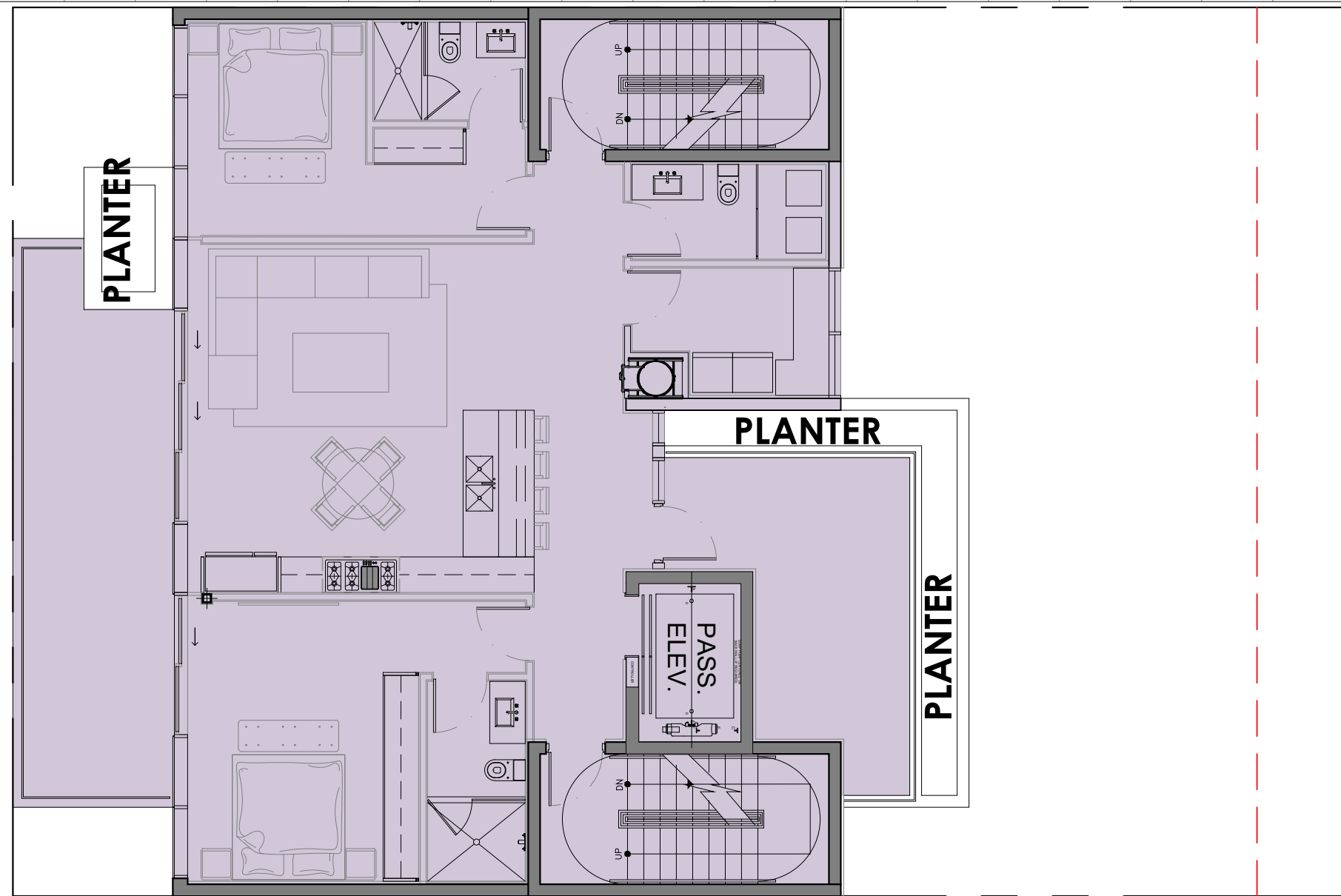
4 LEVEL 4



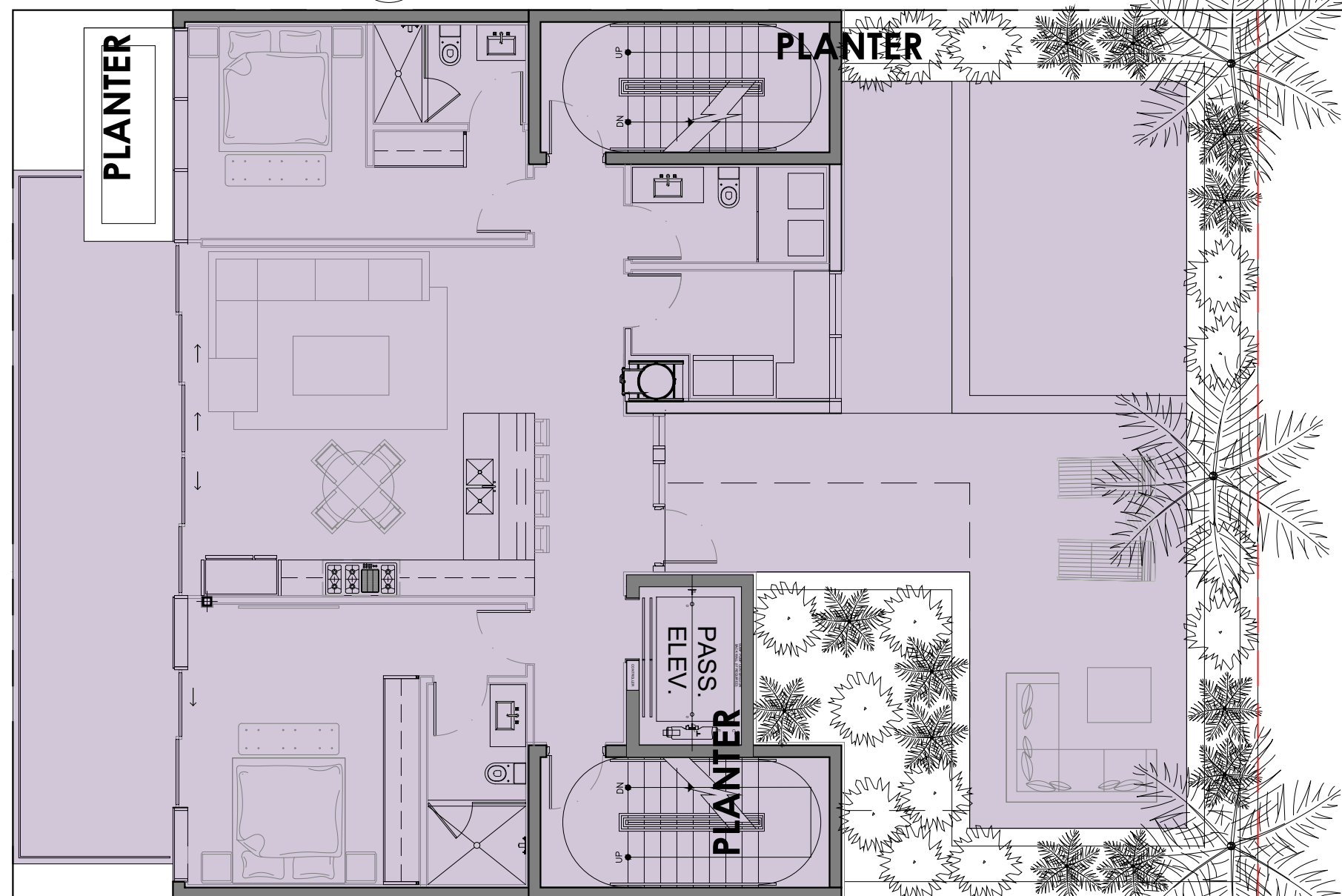
5 LEVEL 5



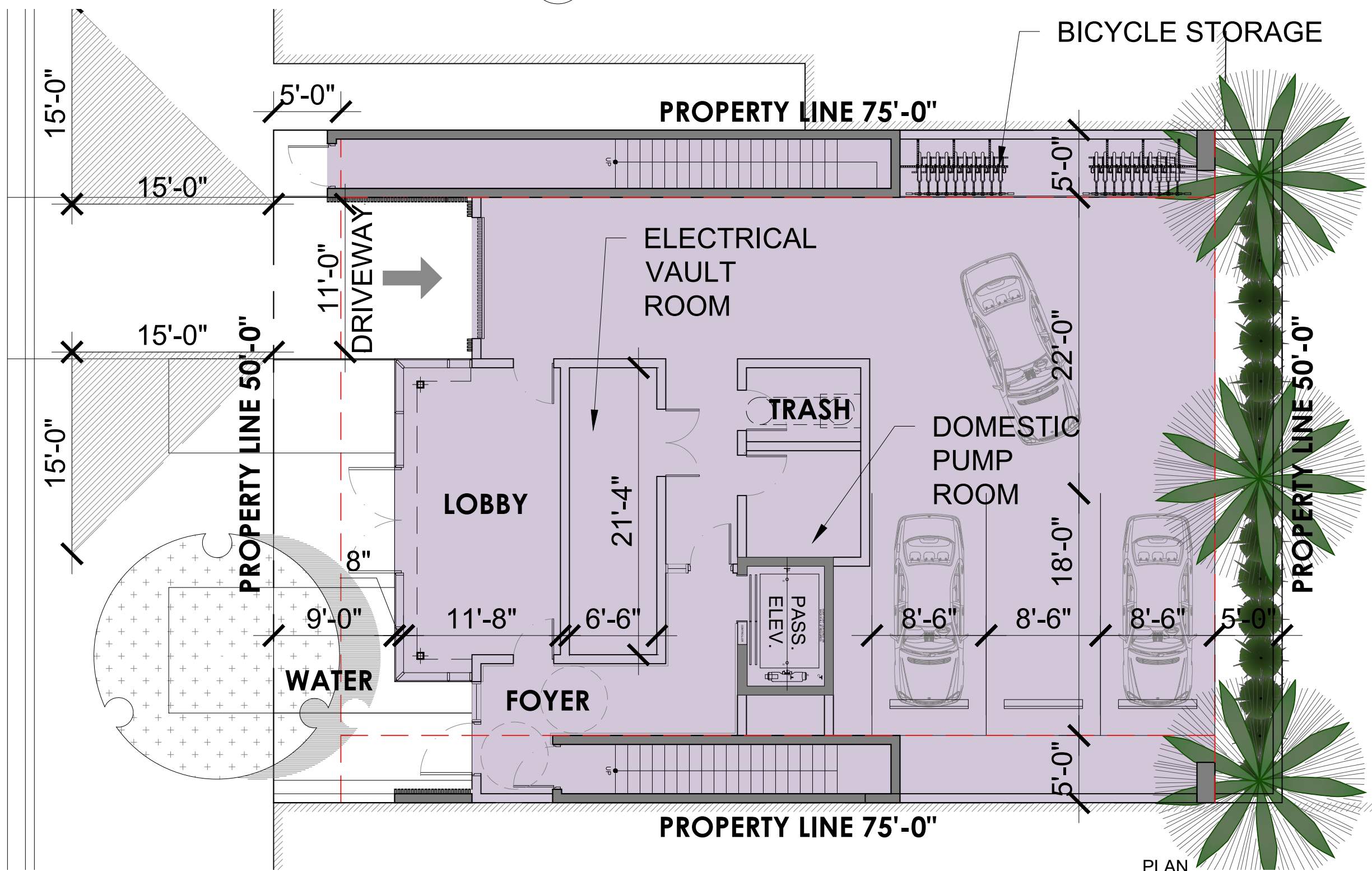
6 ROOFTOP



3 LEVEL 3



2 LEVEL 2



1 GROUND FLOOR

GROSS AREA CALCULATION

|                                    |                                  |
|------------------------------------|----------------------------------|
|                                    | GROUND FLOOR = 2,958 SF          |
|                                    | SECOND FLOOR = 2,873 SF          |
|                                    | THIRD FLOOR = 2,194.5 SF         |
|                                    | FOURTH FLOOR = 2,106.5 SF        |
|                                    | FIFTH FLOOR PENTHOUSE = 2,113 SF |
|                                    | ROOFTOP = 1,427 SF               |
| TOTAL GROSS FLOOR AREA = 13,672 SF |                                  |

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MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

Consultant:

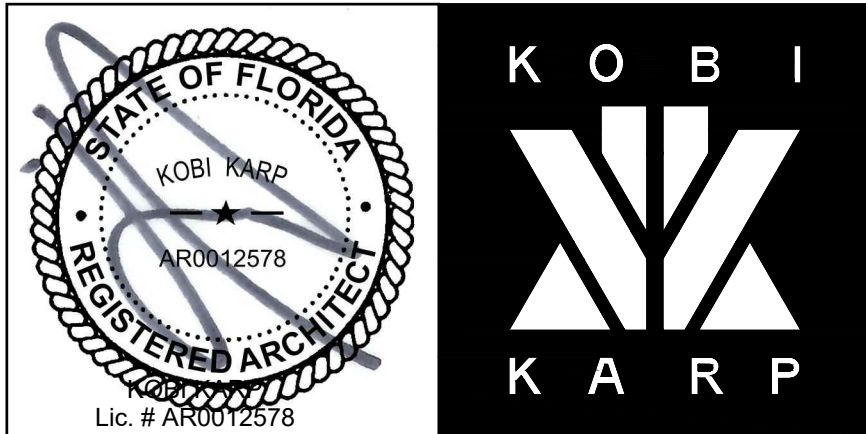
Name  
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Consultant:

Name  
Address  
Tel:  
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Architect:

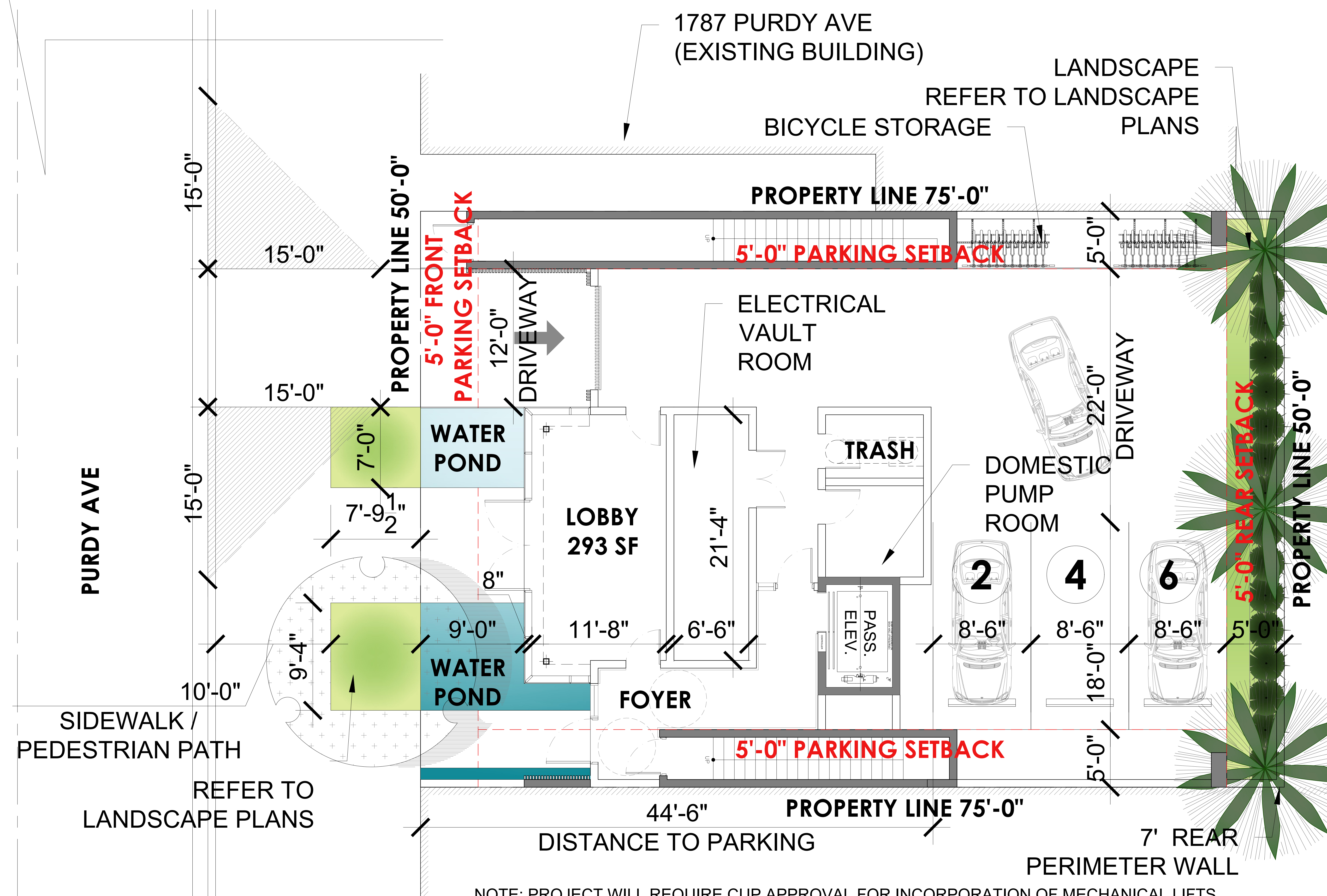
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GROSS FLOOR AREA DIAGRAMS

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| Project 2192    |           |





NOTE: PROJECT WILL REQUIRE CUP APPROVAL FOR INCORPORATION OF MECHANICAL LIFTS.

- 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"  
PLAN NORTH

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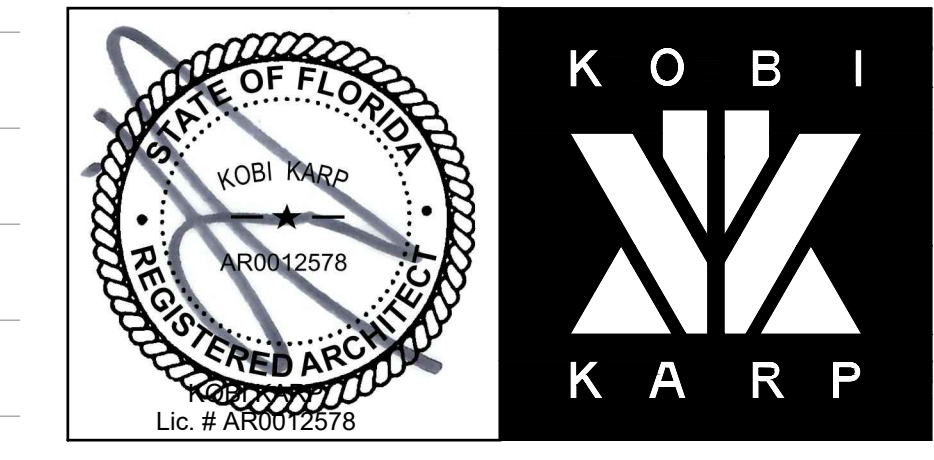
Owner:  
PRIVATE

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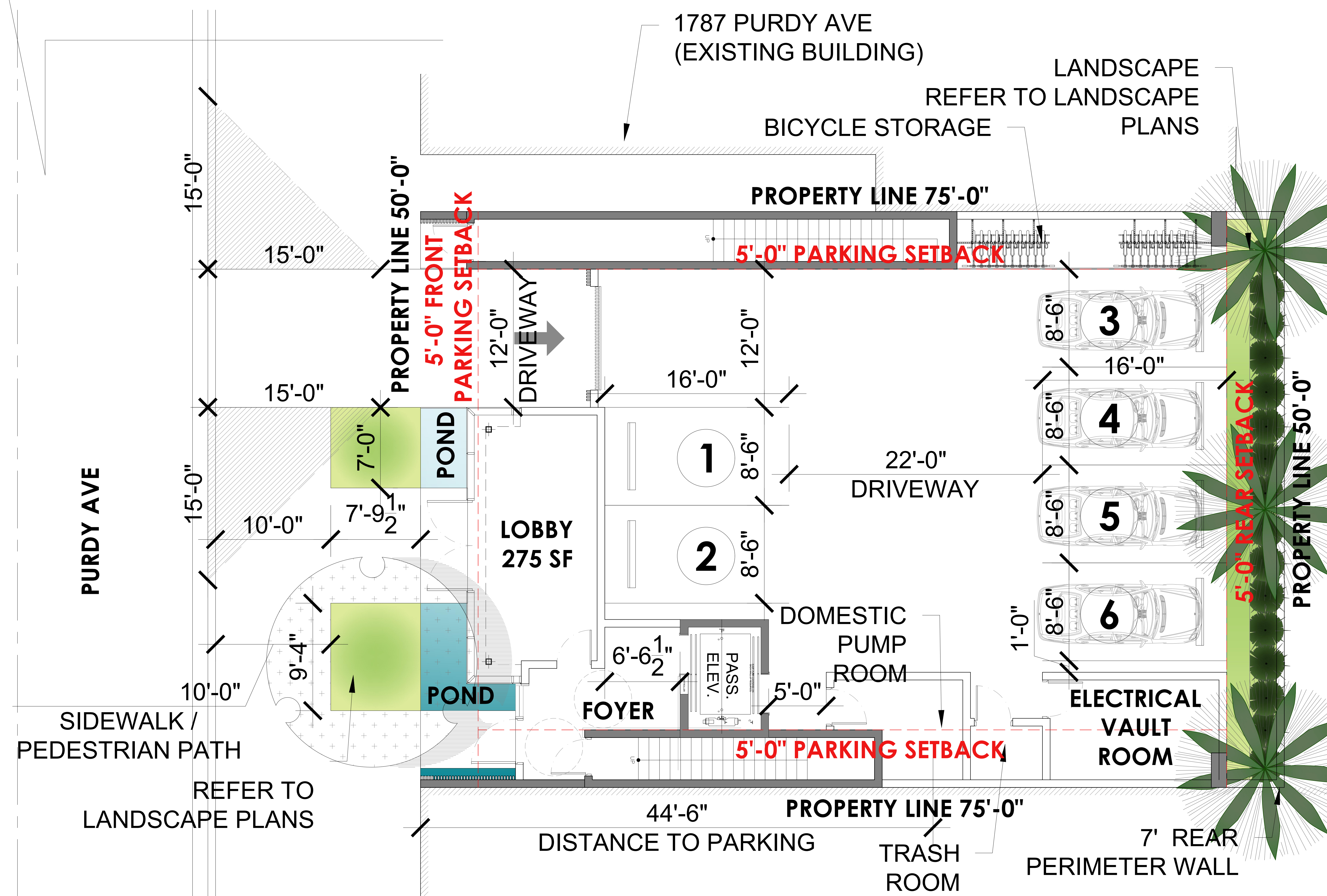
Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
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SITE PLAN

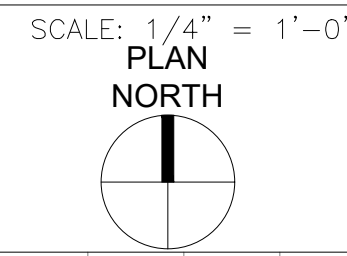
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- PUBLIC WORKS:
- A. REPLACE THE SIDEWALK ALONG THE ENTIRE FRONTAGE OF THE PROPERTY.
  - B. RECONSTRUCT THE SWALE / SOD ALONG THE ENTIRE FRONTAGE OF THE PROPERTY.
  - C. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE 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 ALTERNATE SITE PLAN WITHOUT LIFTS



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DRB21-0773

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1771 PURDY AVE  
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

Consultant:

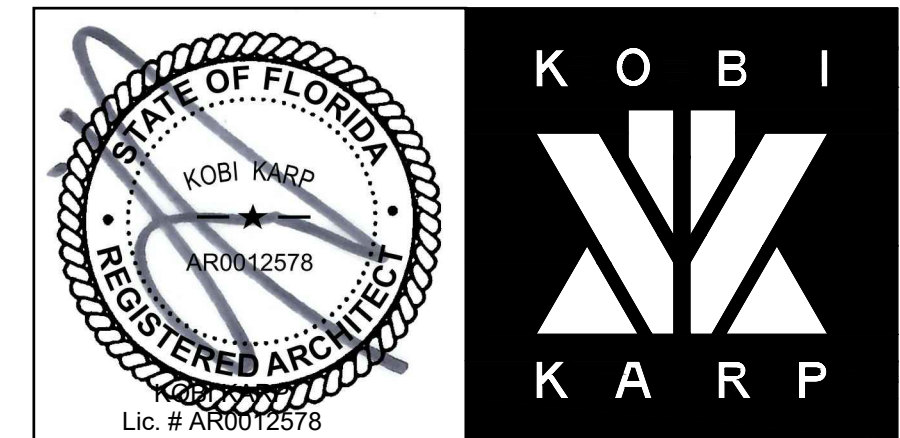
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Consultant:

Name  
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Architect:

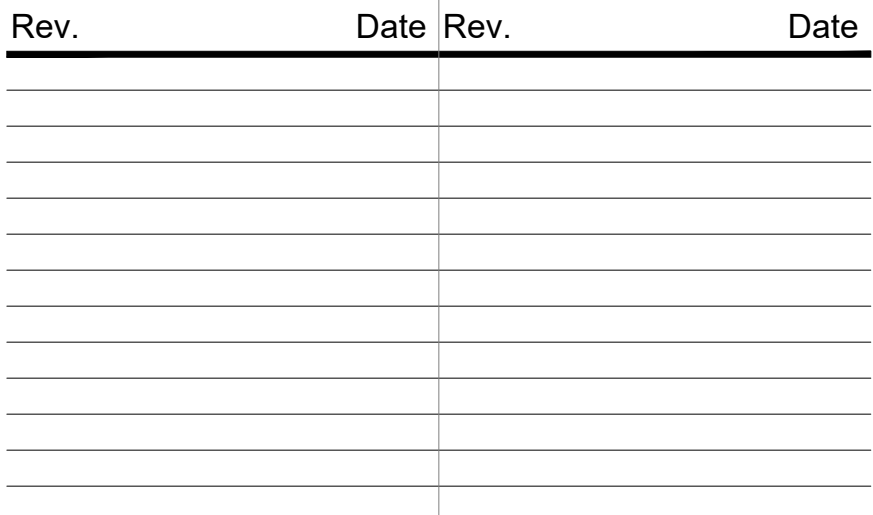
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SITE PLAN

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| Scale           | A2.00     |
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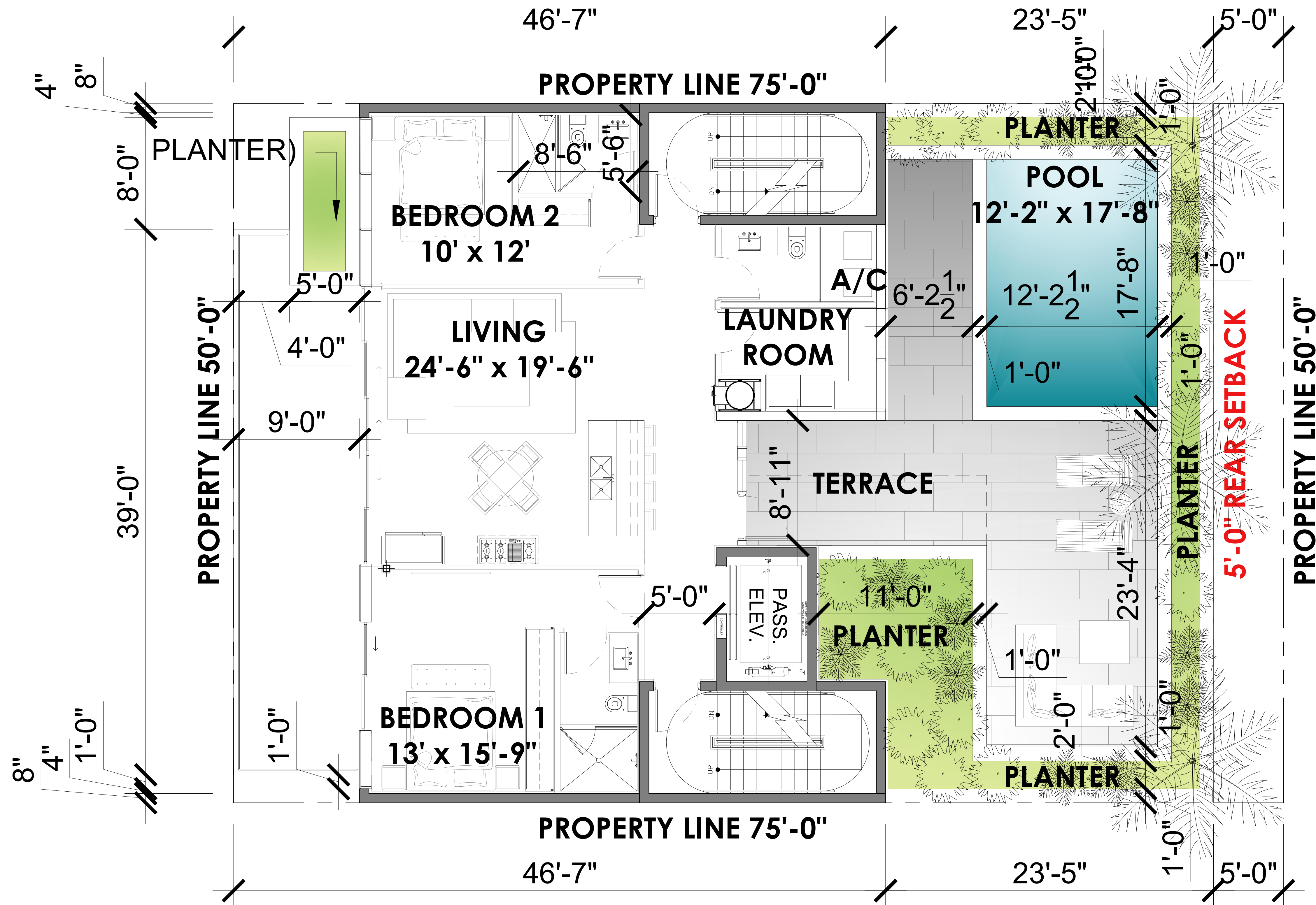


The image contains two logos. On the left is the official seal of a Professional Engineer in the State of Florida. The seal is circular with a rope-like border. Inside the border, the text "STATE OF FLORIDA" is at the top, "KOBİ KARP" is in the center, "REGISTERED ARCHITECT" is at the bottom, and "AR00012578" is below the center. A five-pointed star is also present. On the right is the Kobi Karp logo, which consists of the letters "K O B I" at the top, a stylized graphic of three vertical bars of varying heights in the middle, and the letters "K A R P" at the bottom.

Sheet No.

**A3.00**





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



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## MULTIFAMILY RESIDENCE

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MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

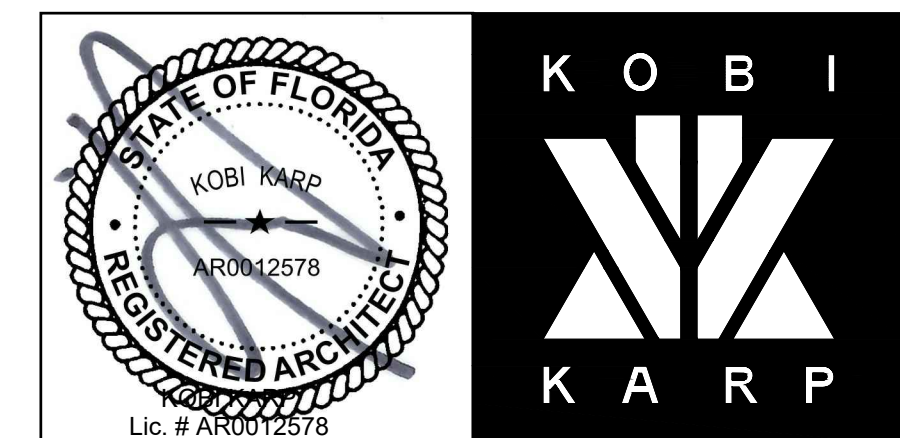
Consultant:

Name  
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Consultant:

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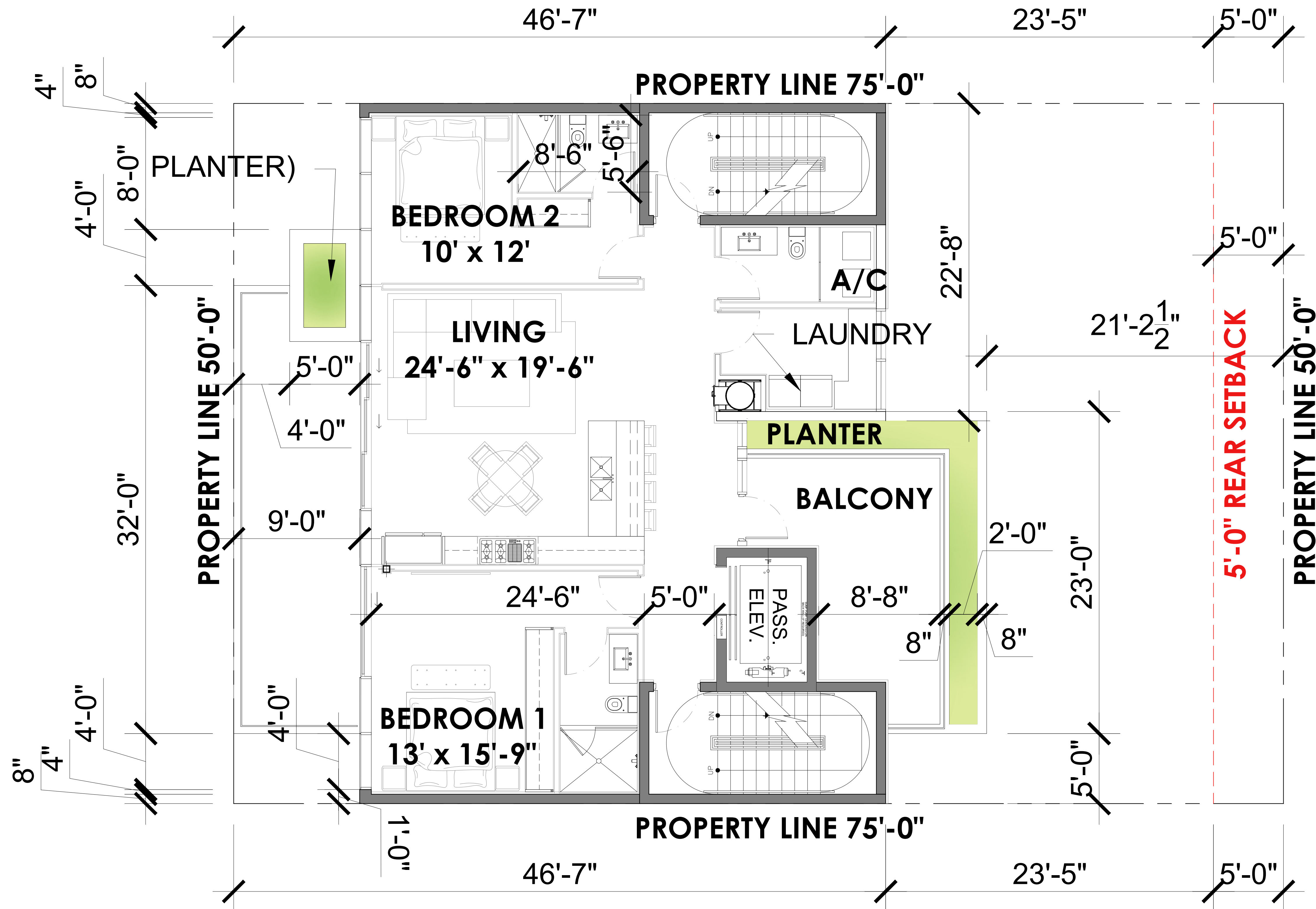
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## SECOND FLOOR

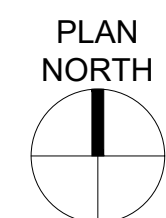
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| Date 06-13-2022 | Sheet No. |
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1 THIRD FLOOR

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



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Owner:

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Landscape Architect:

Name  
Address  
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Email

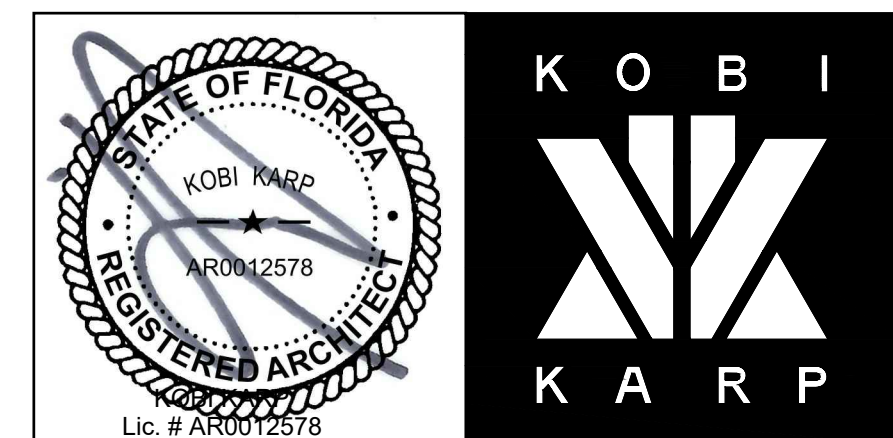
Consultant:

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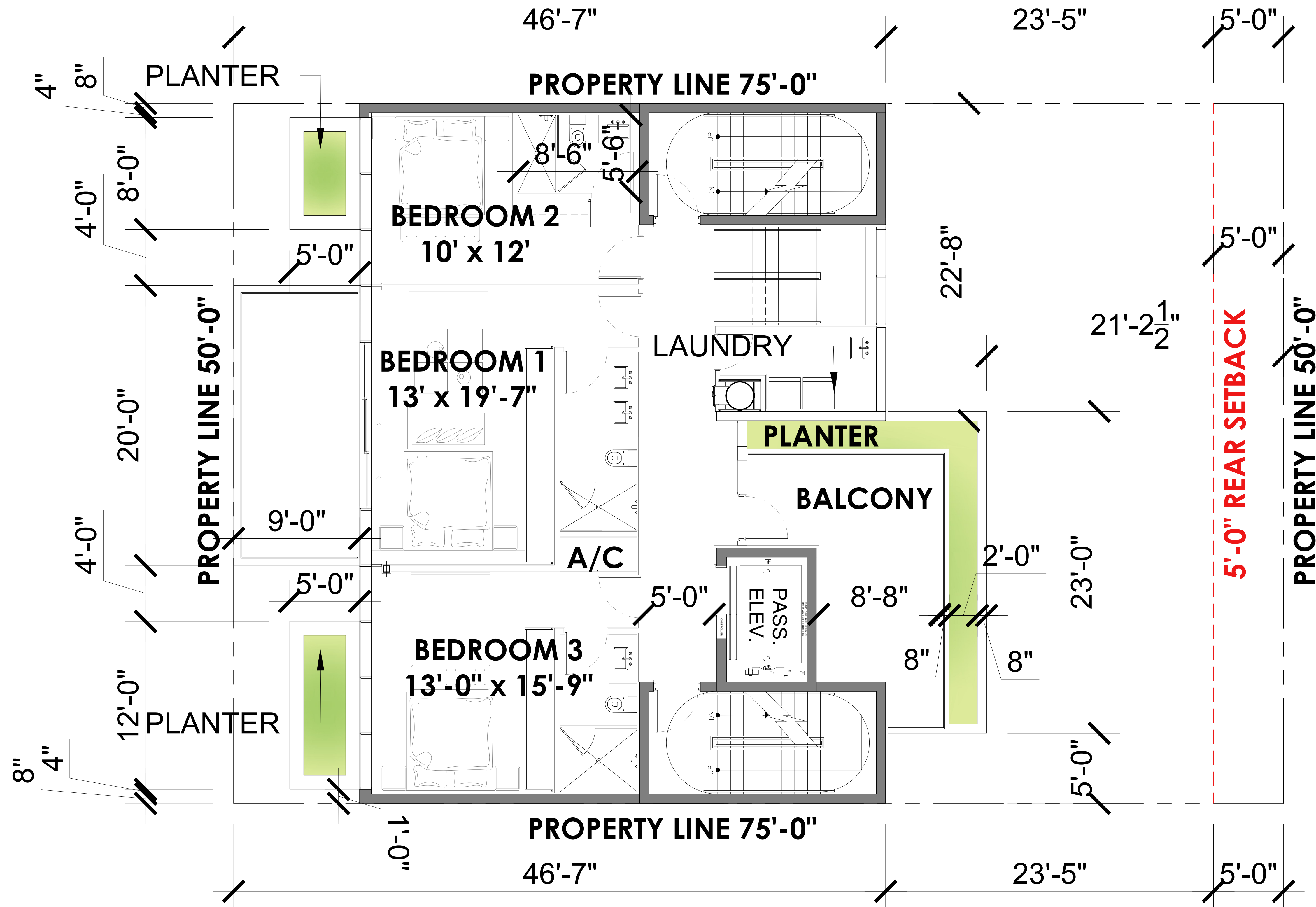
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## THIRD FLOOR

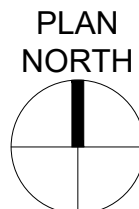
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1 FOURTH FLOOR

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



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Owner:

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Landscape Architect:

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Address  
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Email

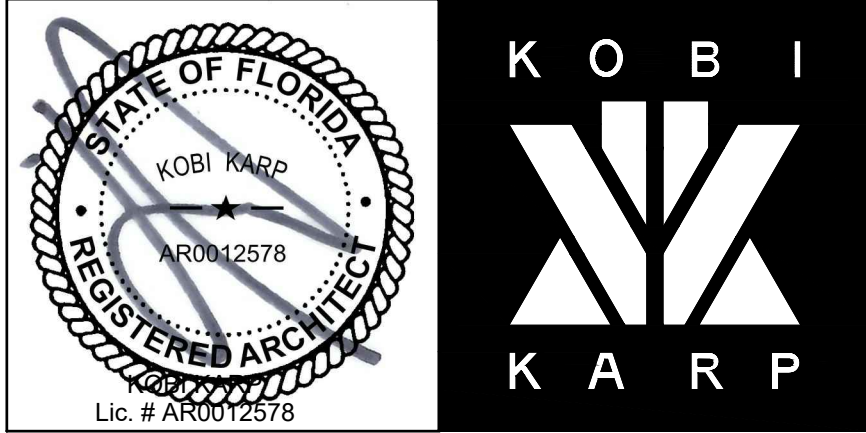
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Consultant:

Name  
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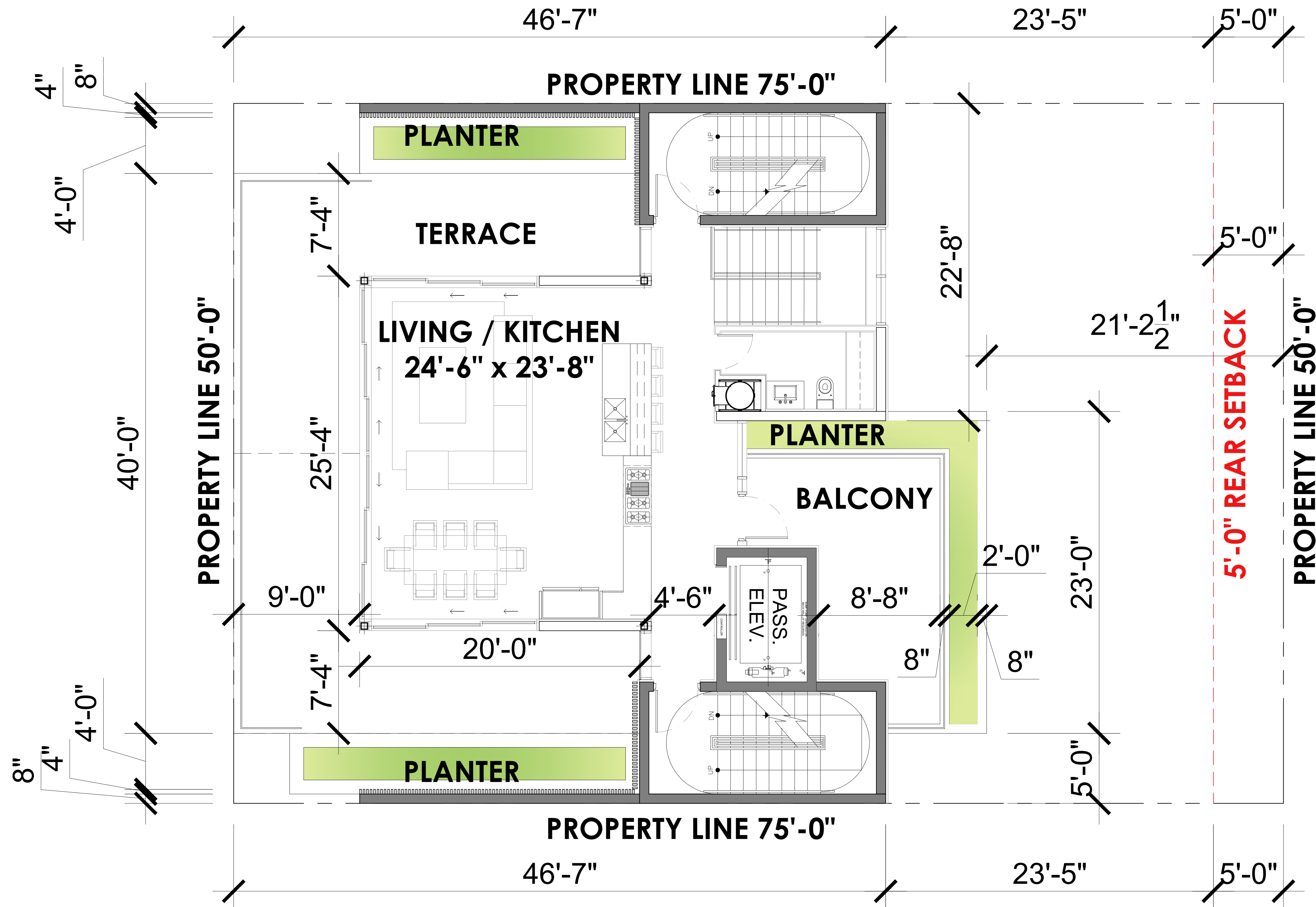
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LEVEL 4

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|-----------------|-----------|
| Date 06-13-2022 | Sheet No. |
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1 FIFTH FLOOR

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



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## MULTIFAMILY RESIDENCE

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Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
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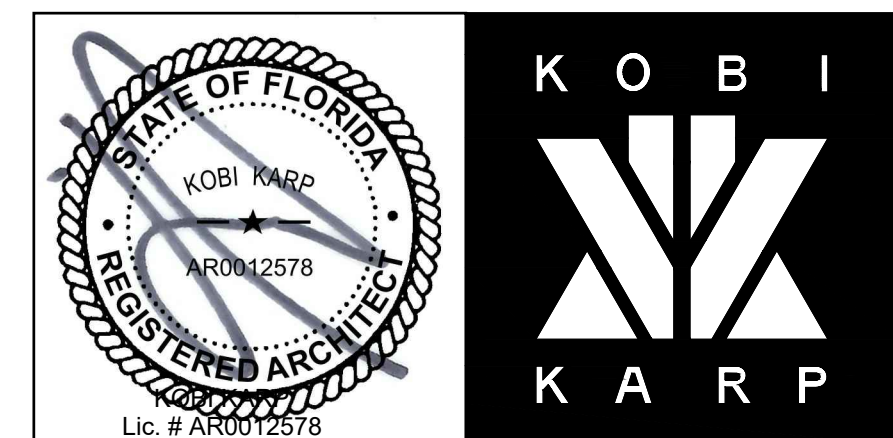
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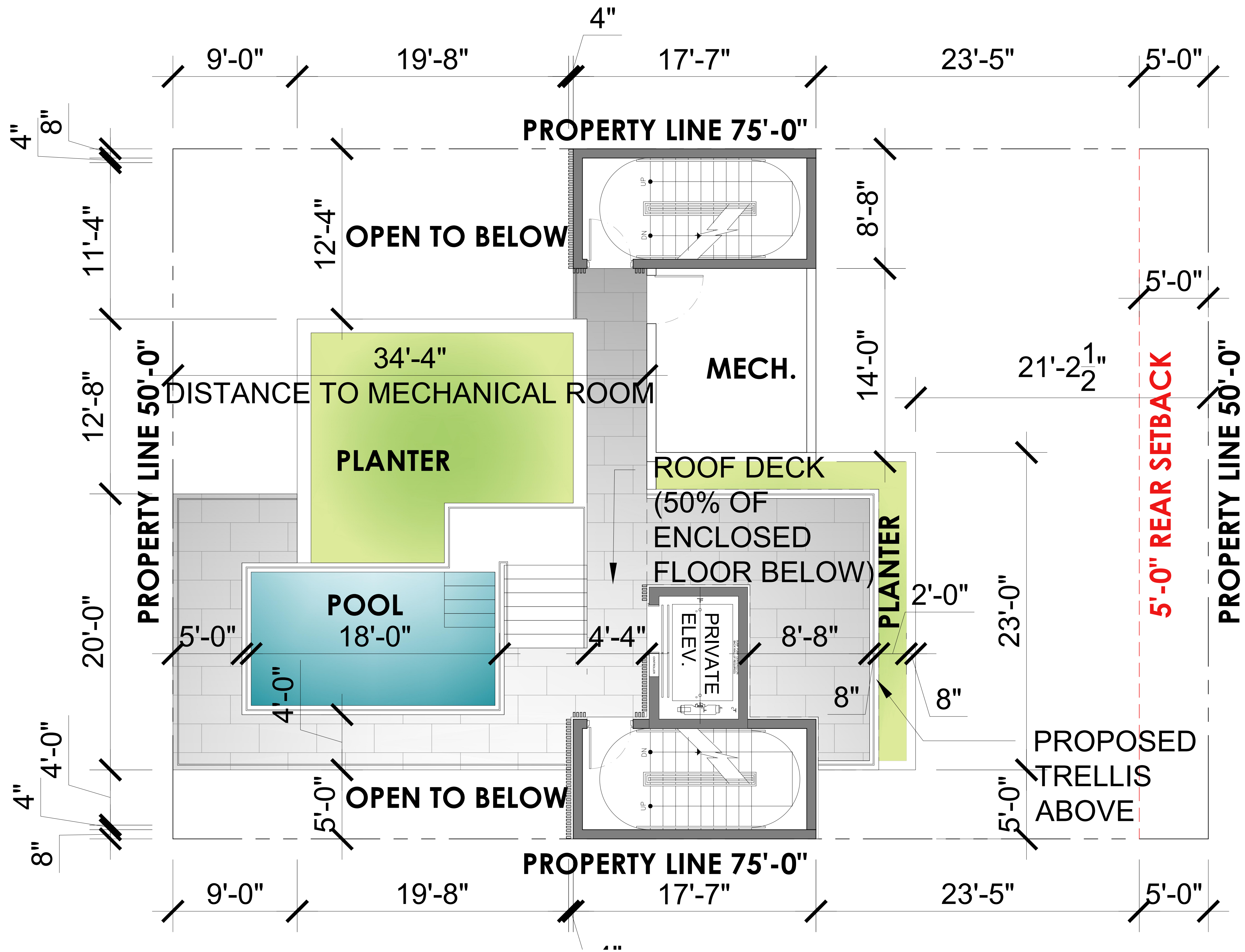
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## LEVEL 5

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DRB21-0773

MULTIFAMILY RESIDENCE

1771 PURDY AVE  
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

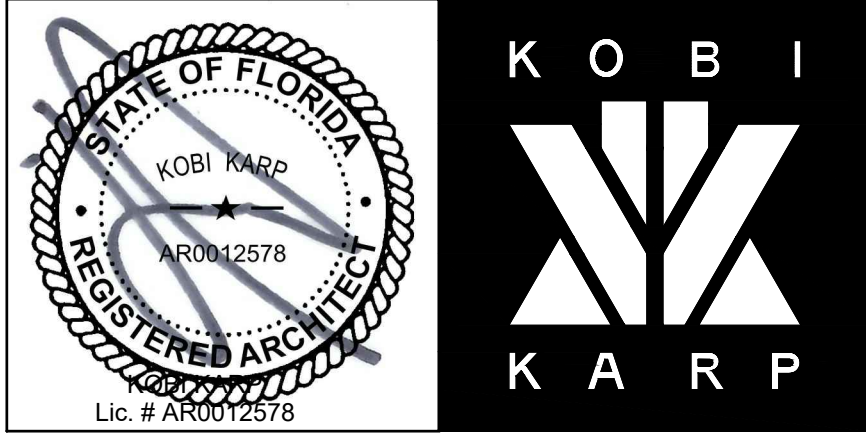
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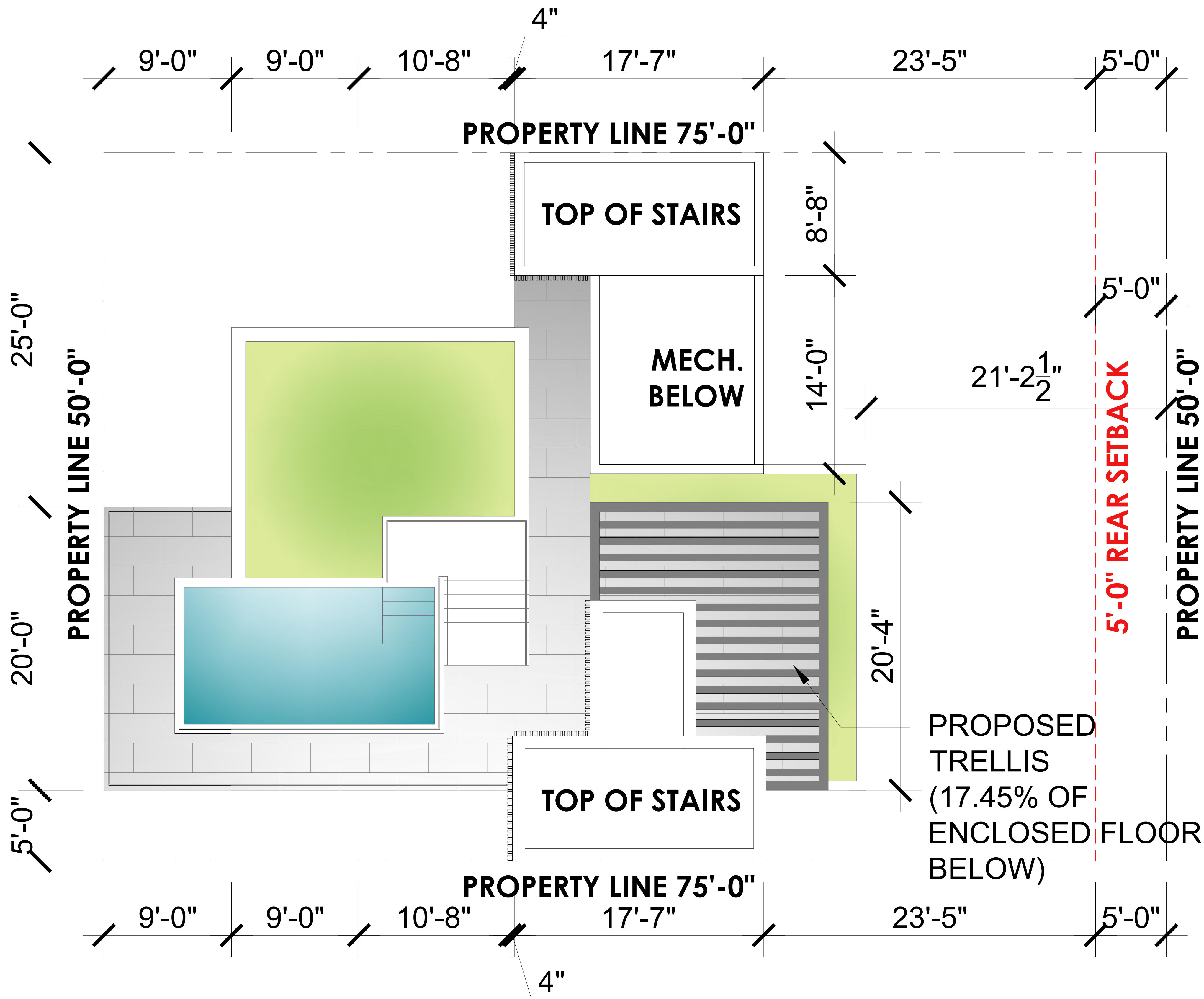
Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



ROOFTOP

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|-----------------|-----------|
| Date 06-13-2022 | Sheet No. |
| Scale           | A3.05     |
| Project 2192    |           |





1 UPPER ROOFTOP (TOP VIEW) SCALE: 1/4" = 1'-0"

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1771 PURDY AVE  
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

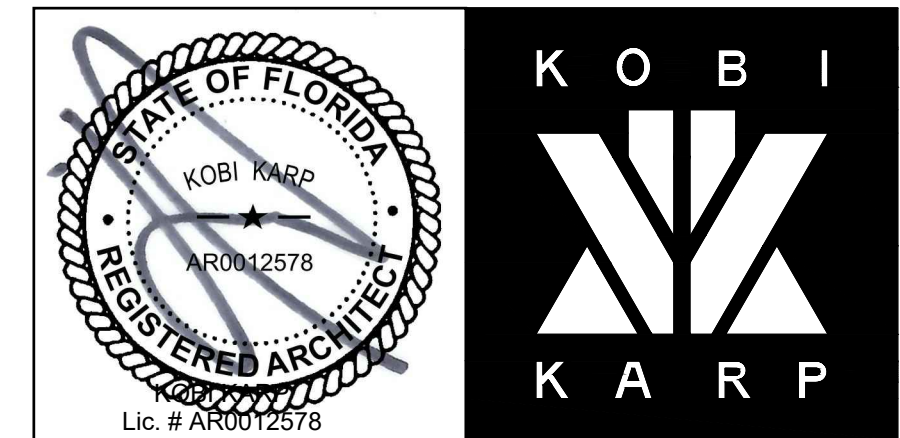
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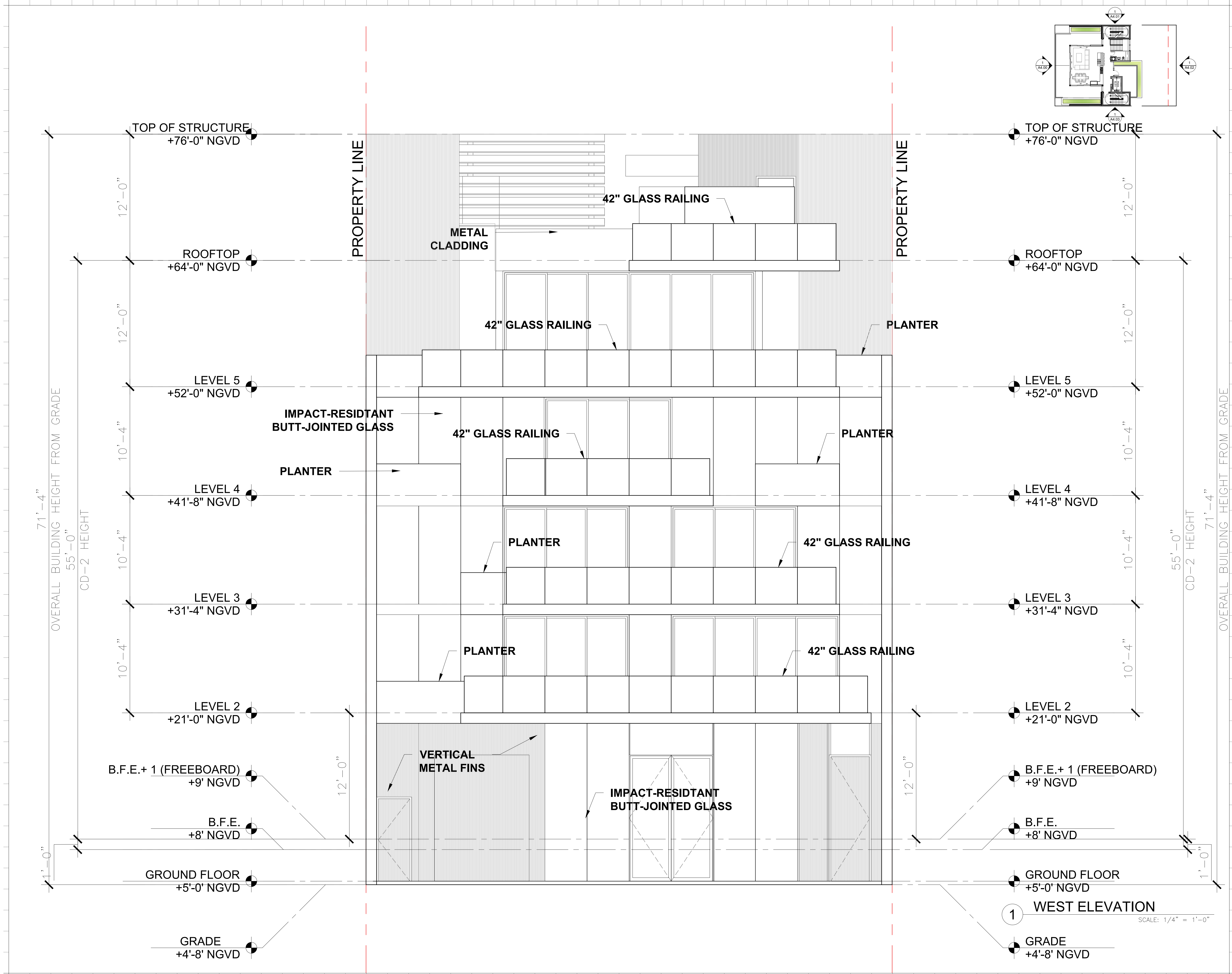
Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



UPPER ROOFTOP (TOP VIEW)

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| Date 06-13-2022 | Sheet No. |
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MULTIFAMILY RESIDENCE

1771 PURDY AVE  
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

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Address  
Tel:  
Email

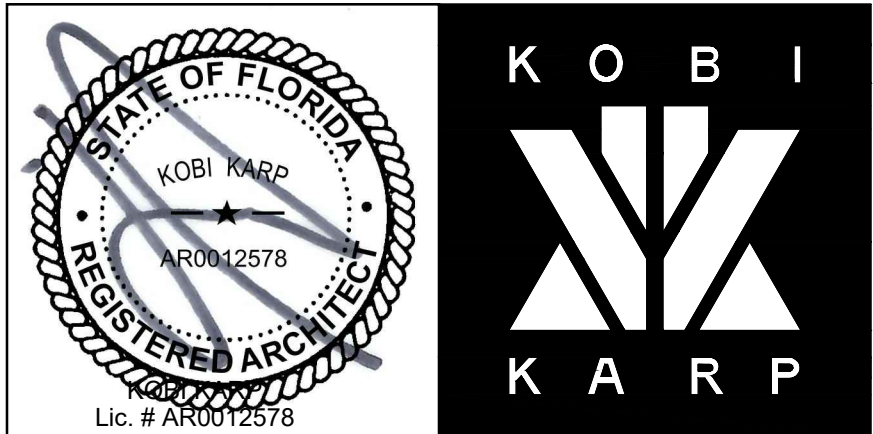
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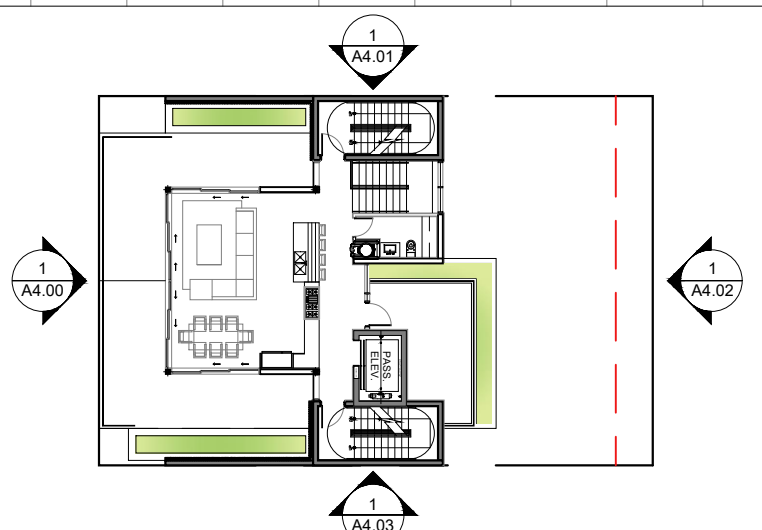
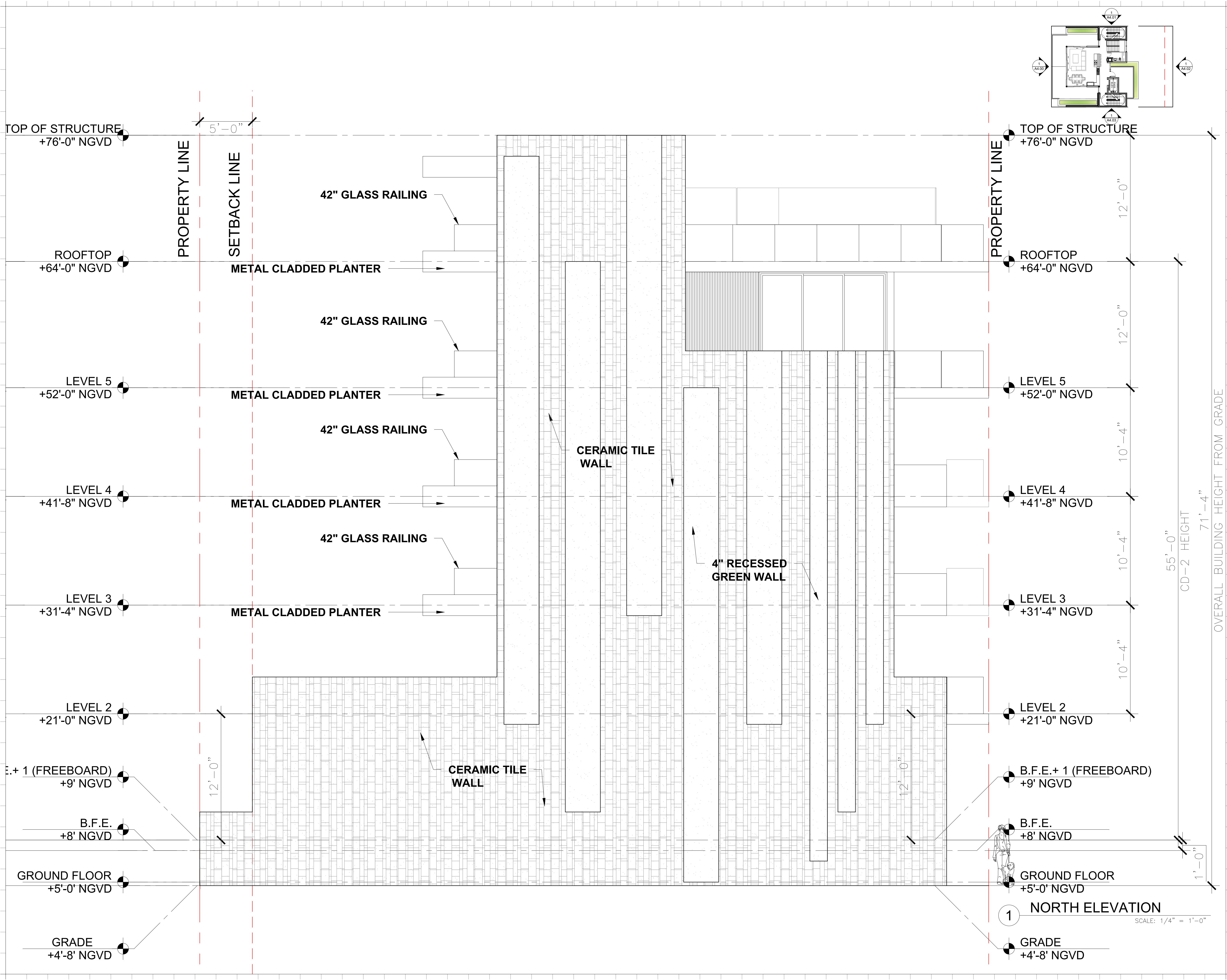
Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



ELEVATION

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| Date 06-13-2022 | Sheet No. |
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**MULTIFAMILY RESIDENCE**

1771 PURDY AVE  
MIAMI BEACH, FLORIDA 33139

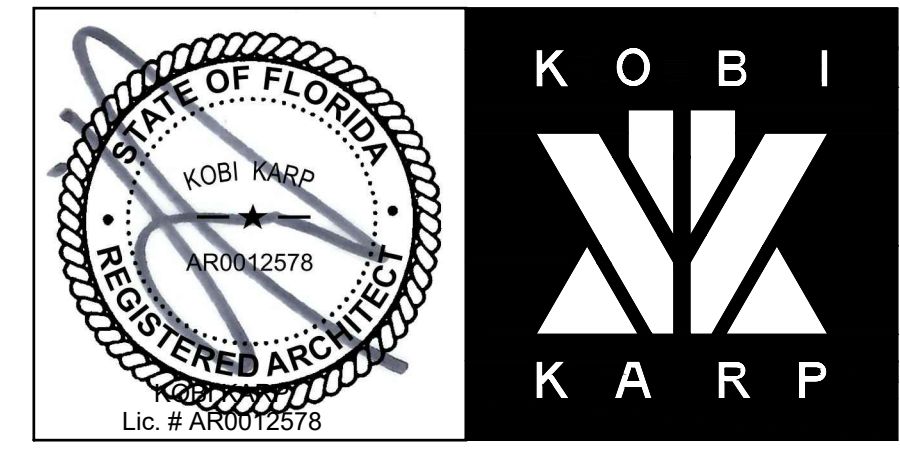
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PRIVATE

**Landscape Architect:**  
Name  
Address  
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Email

**Consultant:**  
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Tel:  
Email

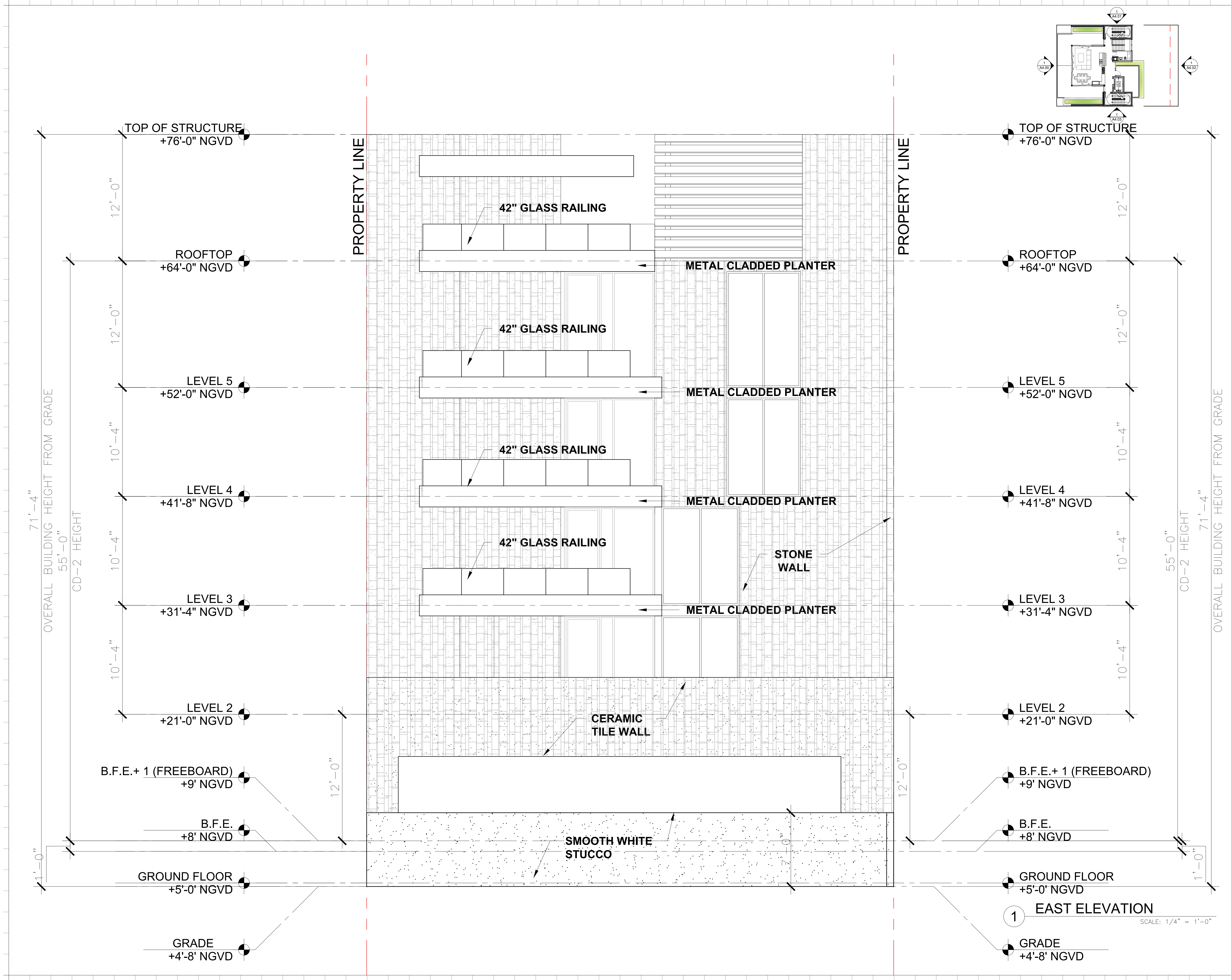
**Consultant:**  
Name  
Address  
Tel:  
Email

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
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| <b>ELEVATION</b> |           |
| Date 06-13-2022  | Sheet No. |
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DRB21-0773

## MULTIFAMILY RESIDENCE

1771 PURDY AVE  
MIAMI BEACH, FLORIDA 33139

Owner:

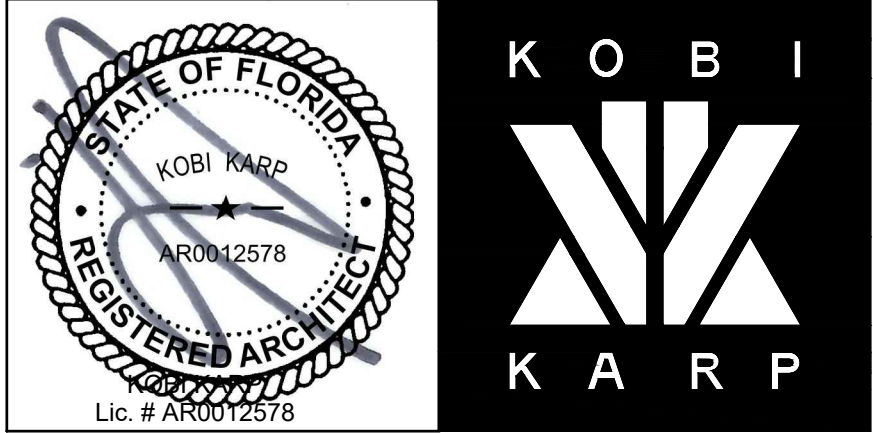
PRIVATE

Landscape Architect:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
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Consultant:  
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Email

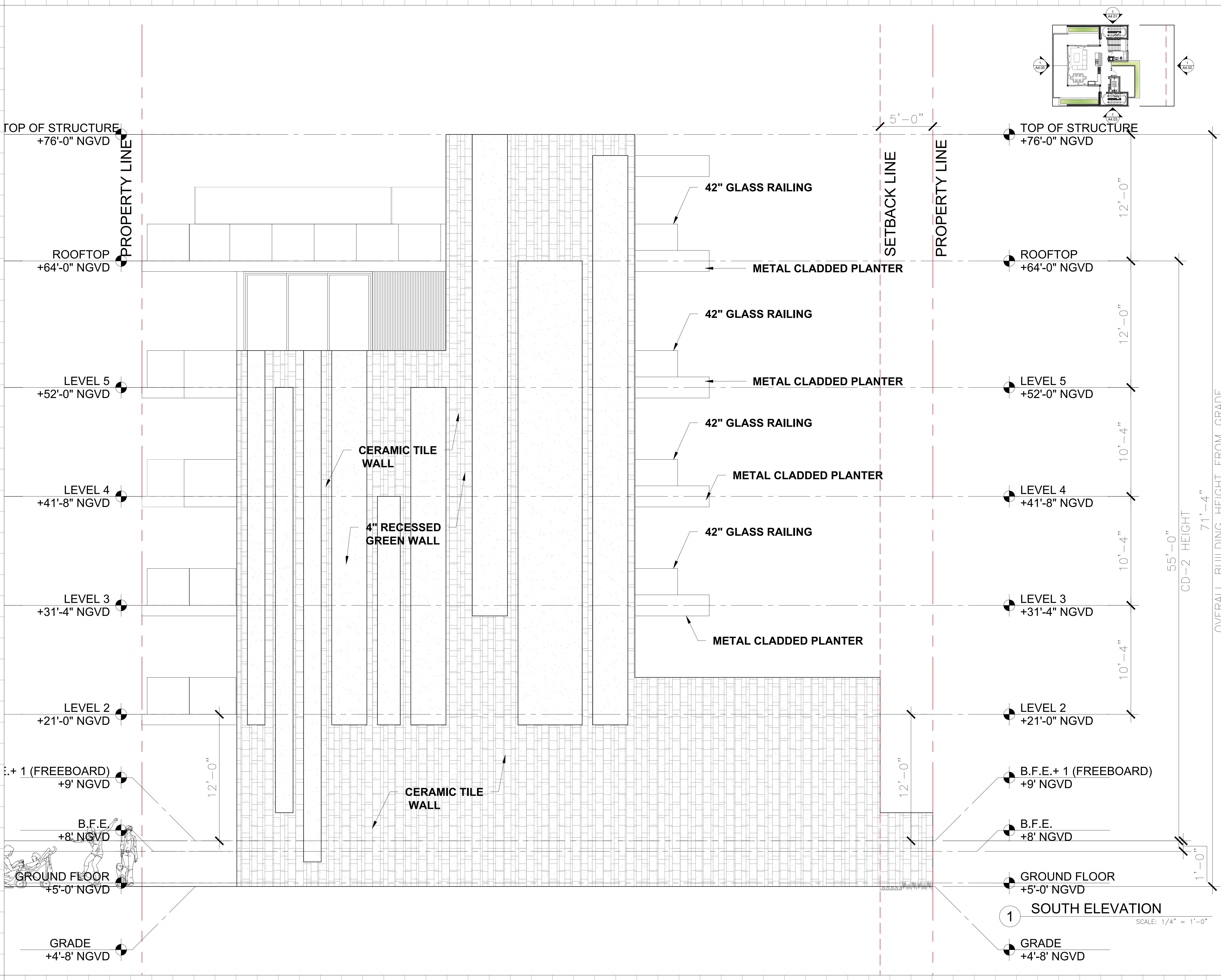
Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
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## ELEVATION

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| Date 06-13-2022 | Sheet No. |
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MULTIFAMILY RESIDENCE

1771 PURDY AVE  
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

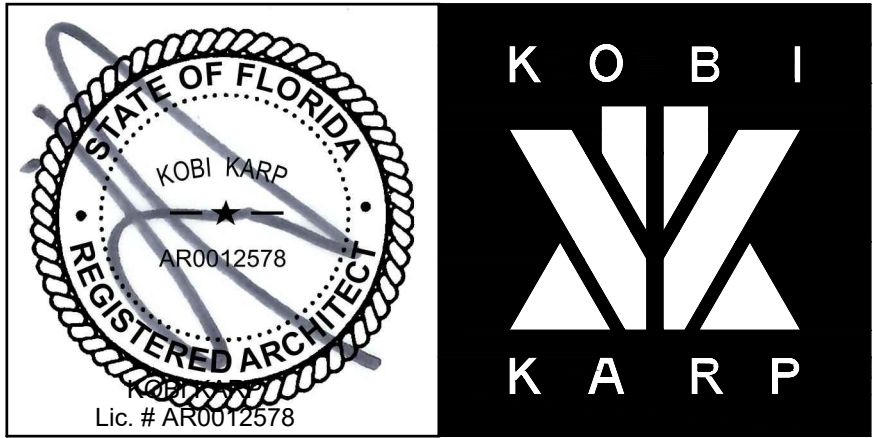
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Name  
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Email

Consultant:

Name  
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Email

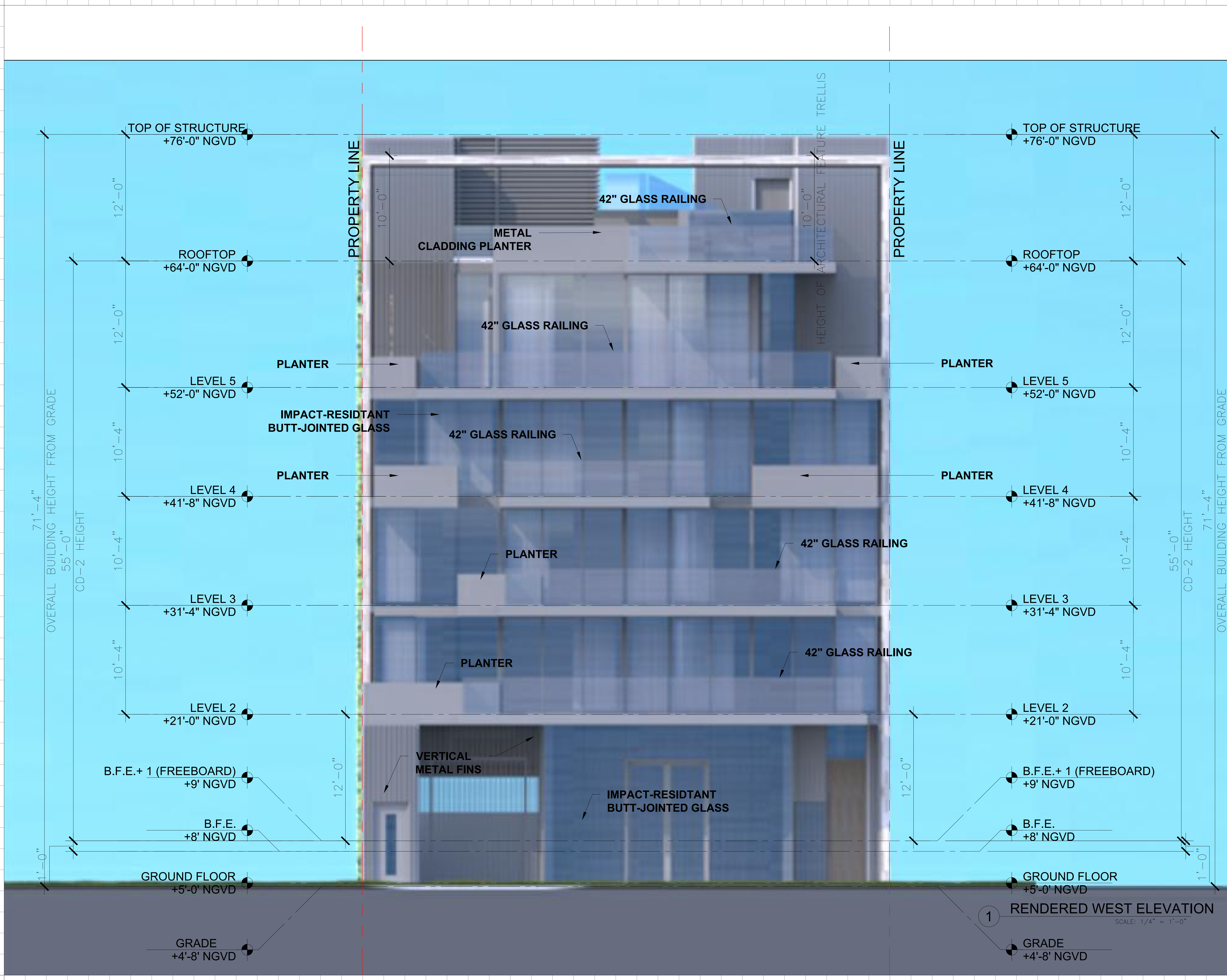
Architect:  
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Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
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ELEVATION

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| Date 06-13-2022 | Sheet No. |
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MIAMI BEACH, FLORIDA 33139

Owner:

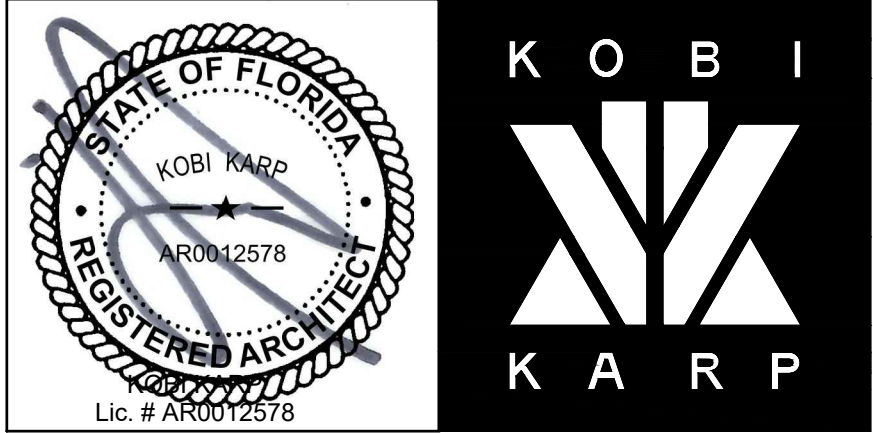
PRIVATE

Landscape Architect:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
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Consultant:  
Name  
Address  
Tel:  
Email

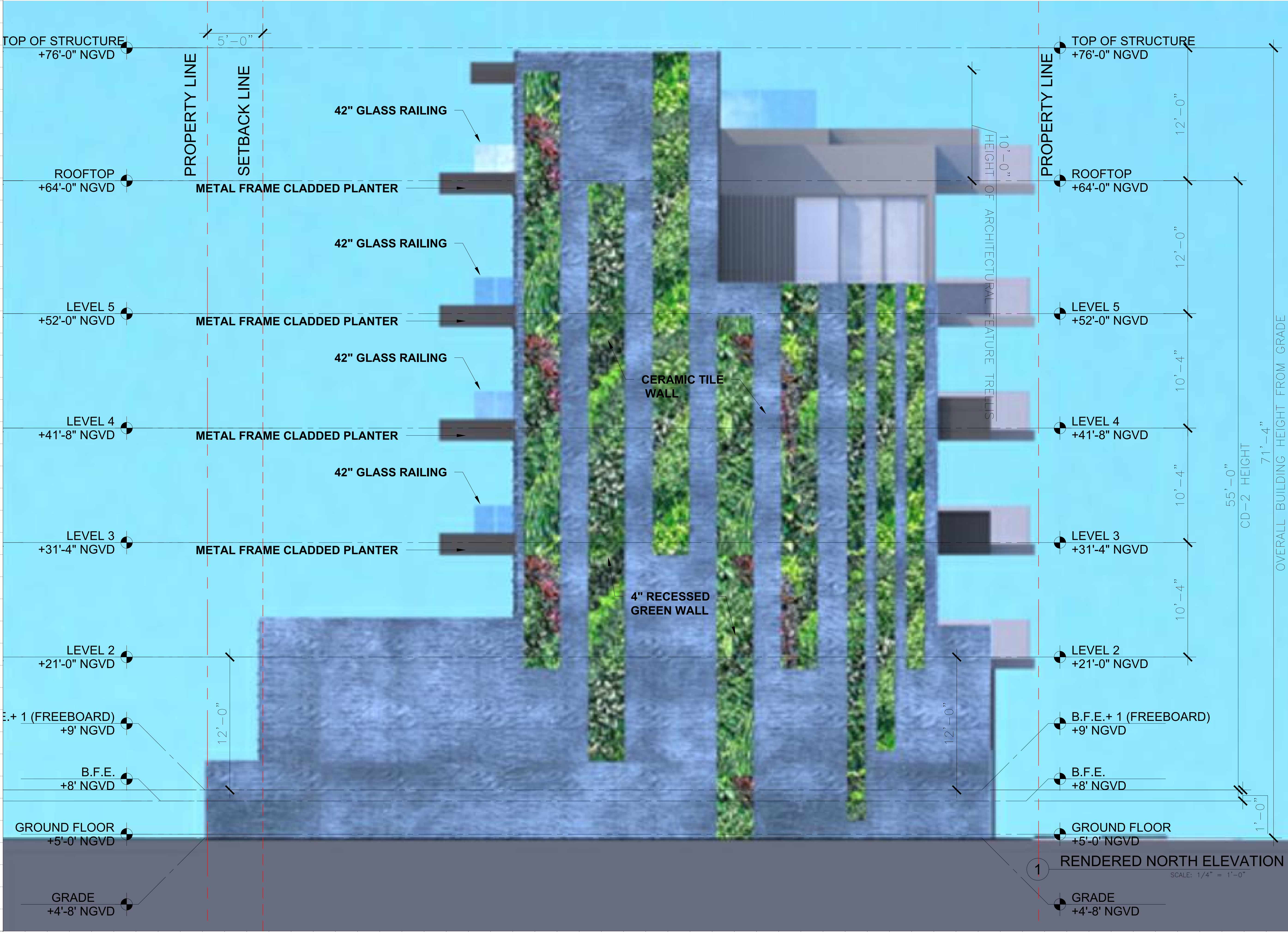
Architect:  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
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RENDERED ELEVATION

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| Date 06-13-2022 | Sheet No. |
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MULTIFAMILY RESIDENCE

1771 PURDY AVE  
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

Consultant:

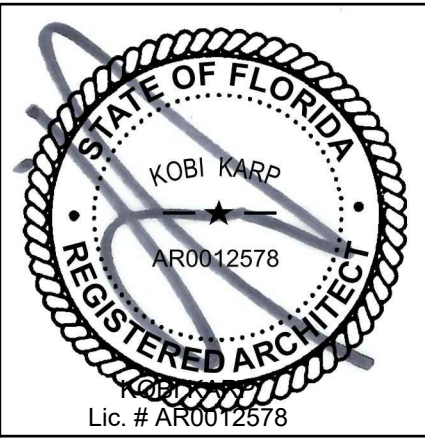
Name  
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Consultant:

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Architect:

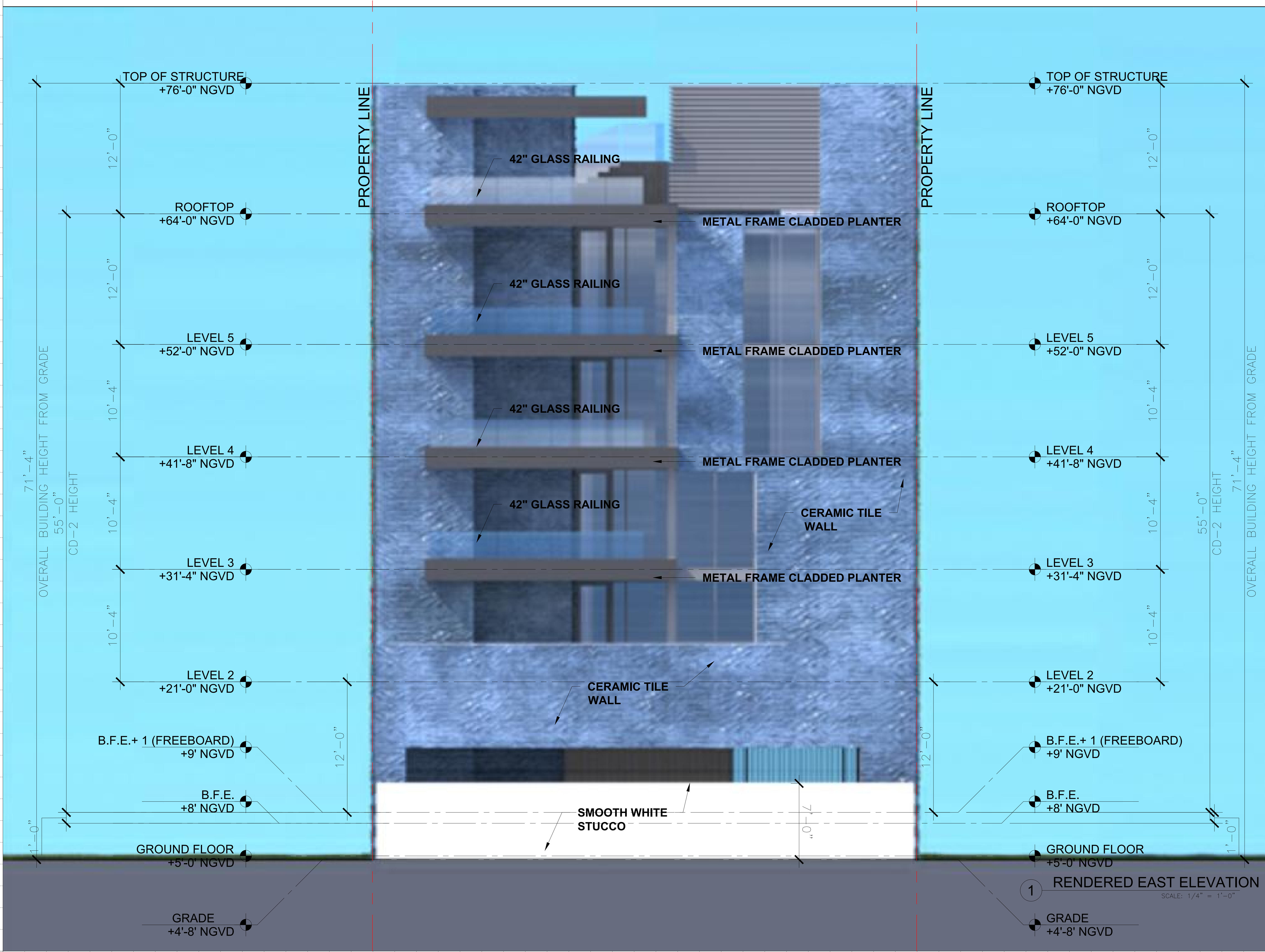
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
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RENDERED ELEVATION

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| Date 06-13-2022 | Sheet No. |
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| Project 2192    |           |





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MULTIFAMILY RESIDENCE

1771 PURDY AVE  
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
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Consultant:

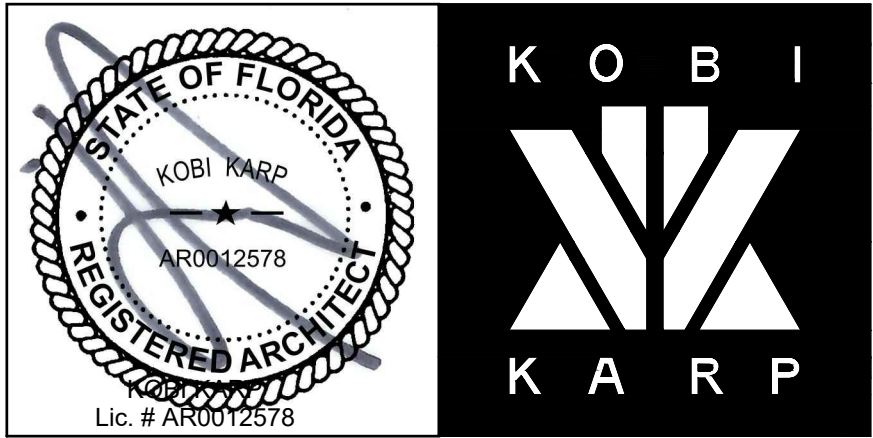
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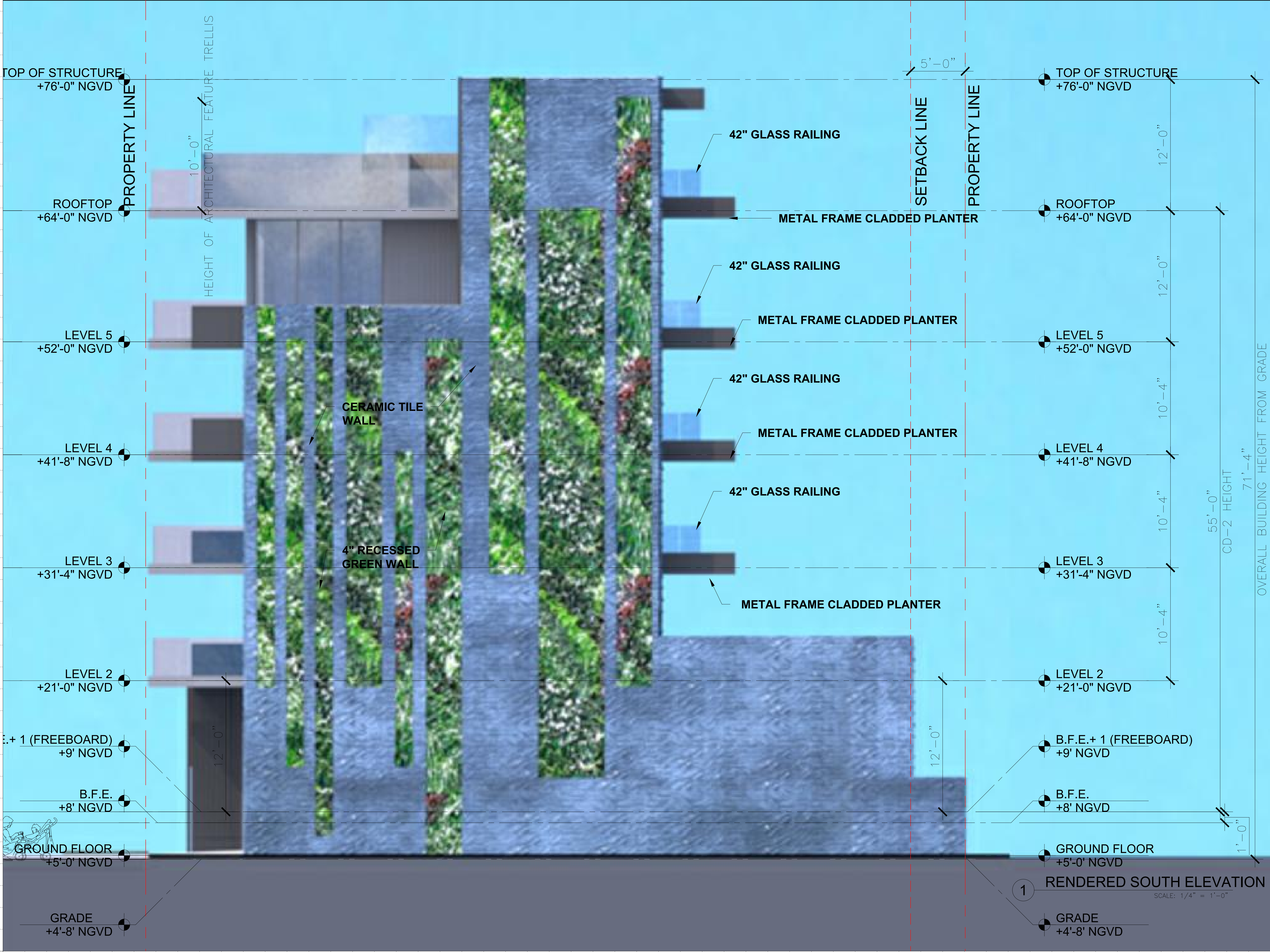
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RENDERED ELEVATION

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| Date 06-13-2022 | Sheet No. |
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| Project 2192    |           |





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1771 PURDY AVE  
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
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Email

Consultant:

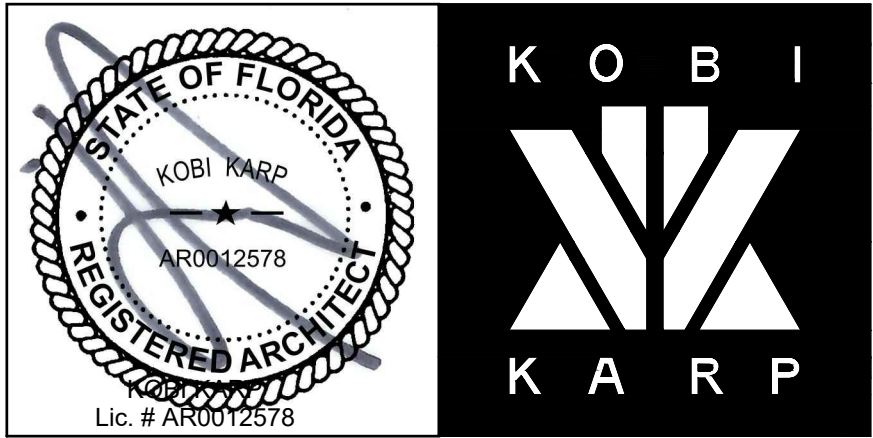
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Architect:

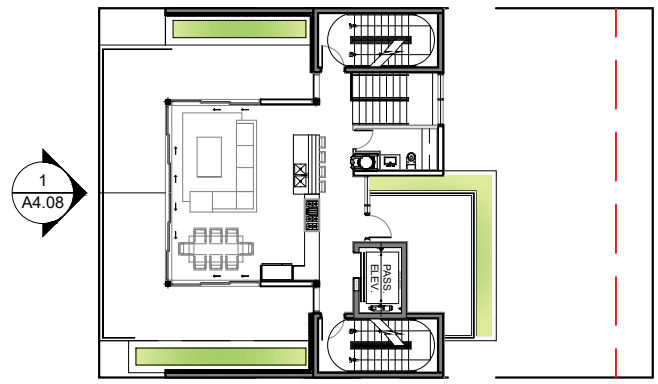
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Miami, Florida 33127 USA  
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RENDERED ELEVATION

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| Date 06-13-2022 | Sheet No. |
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MULTIFAMILY RESIDENCE

1771 PURDY AVE  
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

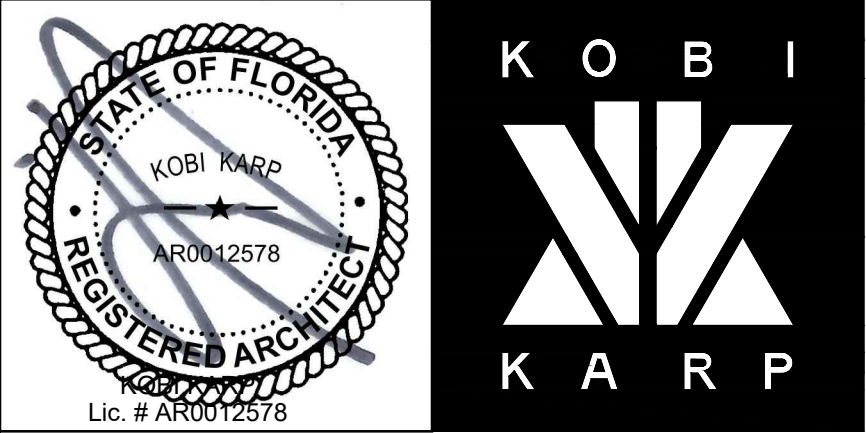
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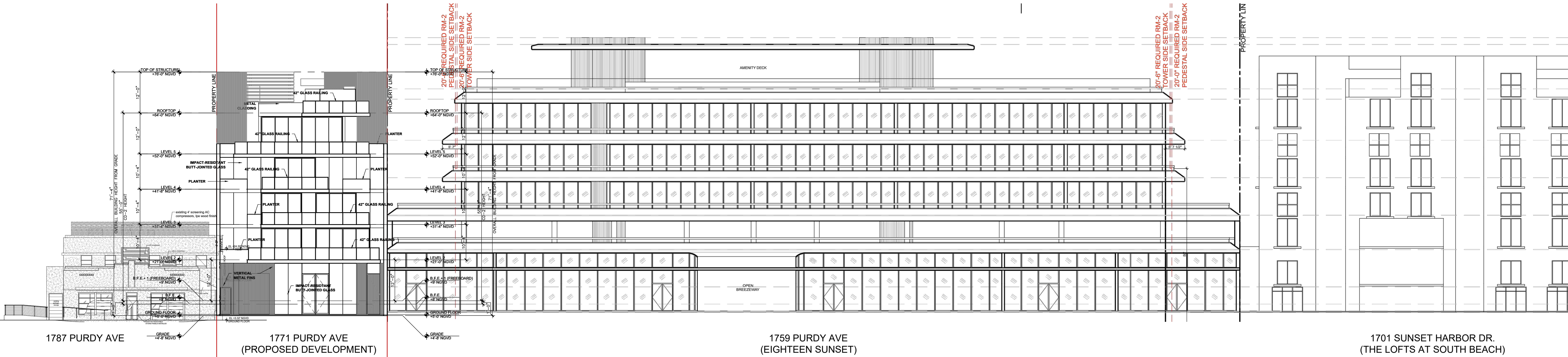
Name  
Address  
Tel:  
Email

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



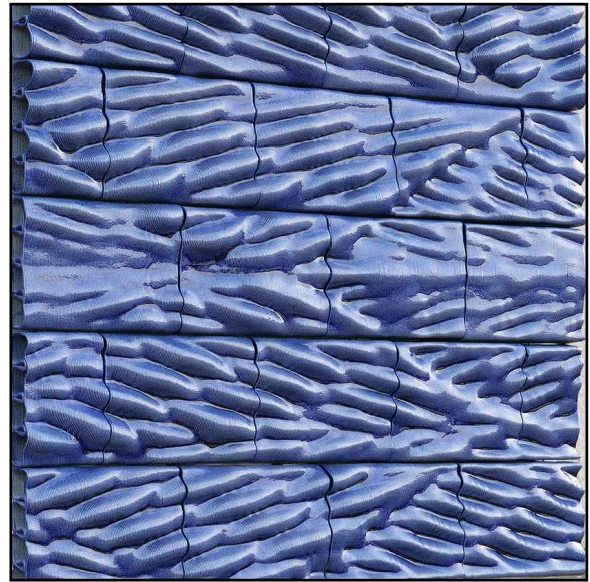
CONTEXTUAL ELEVATION

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| Date 06-13-2022 | Sheet No. |
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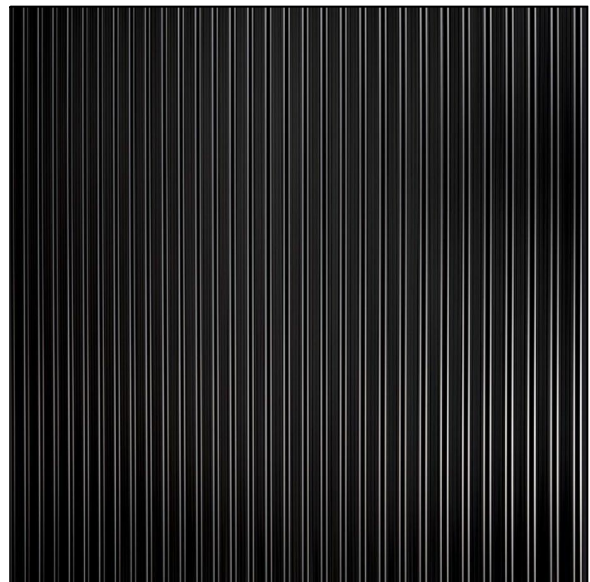


1 CONTEXTUAL FRONT ELEVATION  
SCALE: 1/16" = 1'-0"

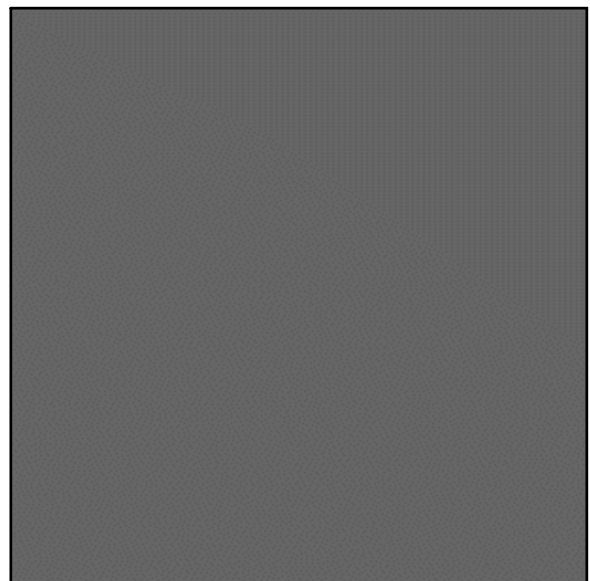




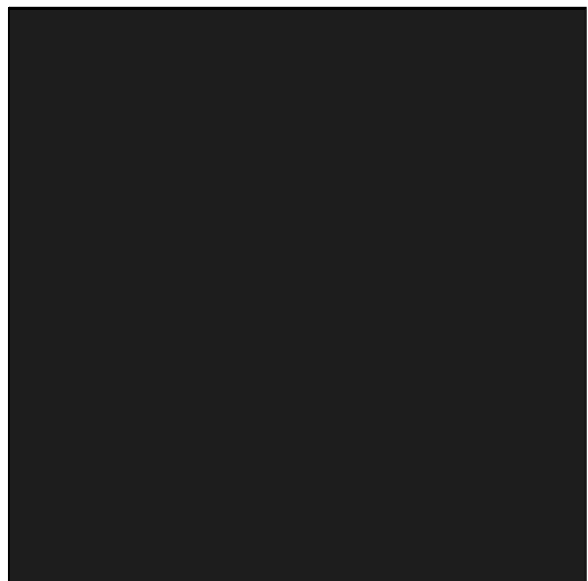
CERAMIC TILE PANEL



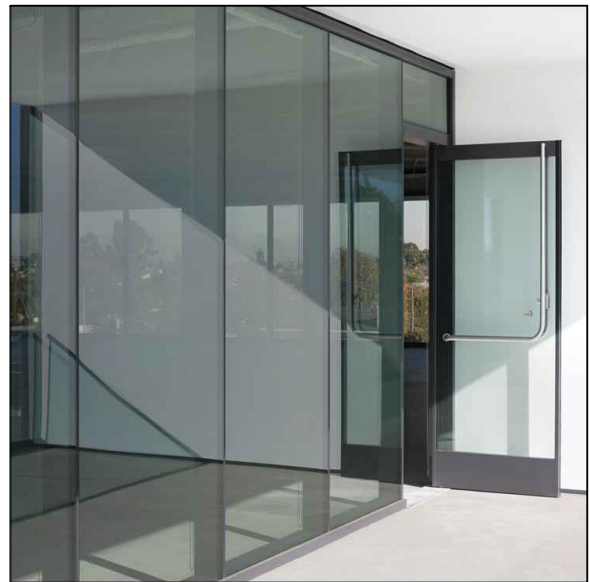
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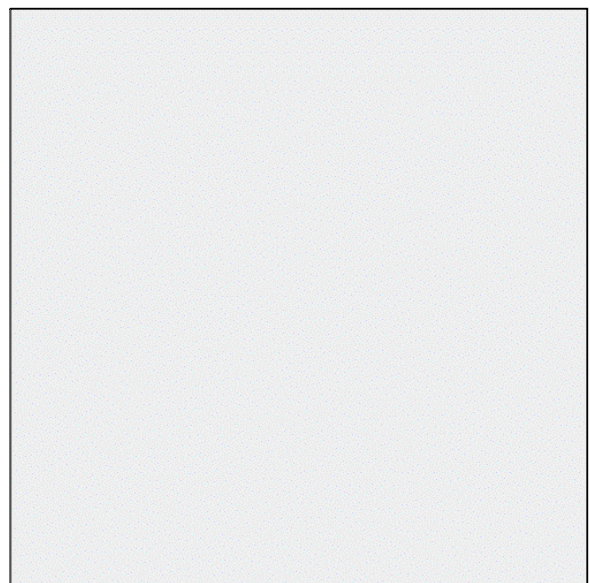
GREY METAL FRAME PANEL



BLACK METAL FRAME PANEL



BUTT-JOINTED IMPACT RESISTANT GLASS



WHITE STUCCO

| 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:

Name  
Address  
Tel:  
Email

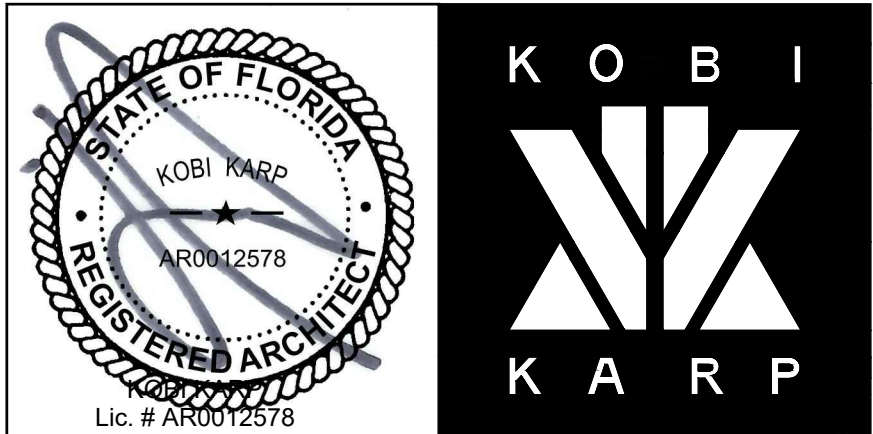
Consultant:

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 06-13-2022 | Sheet No. |
| Scale           | A4.09     |
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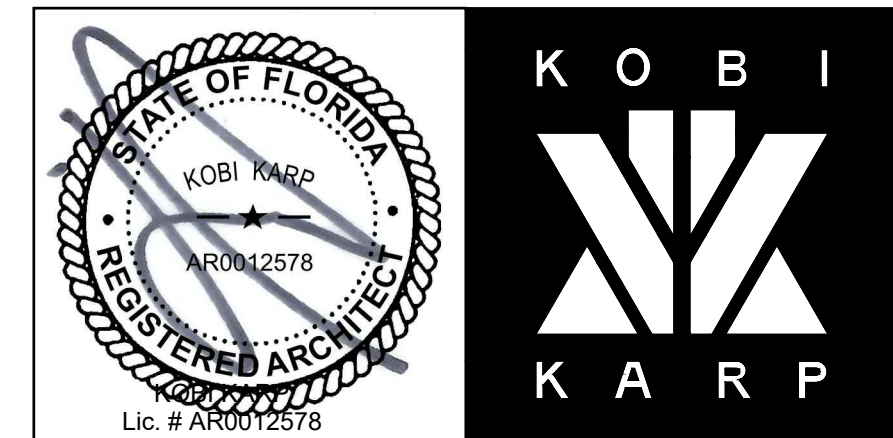
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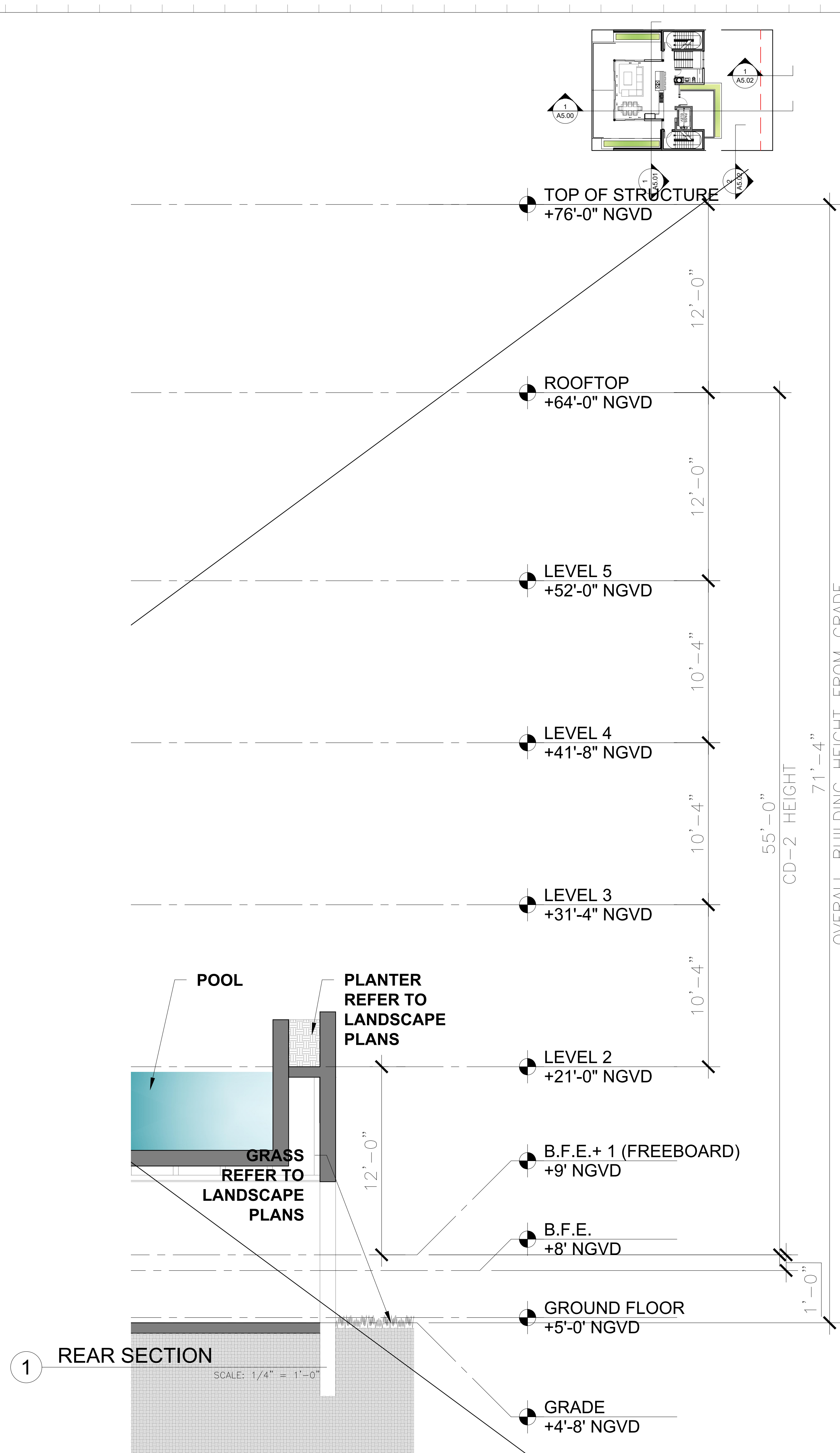
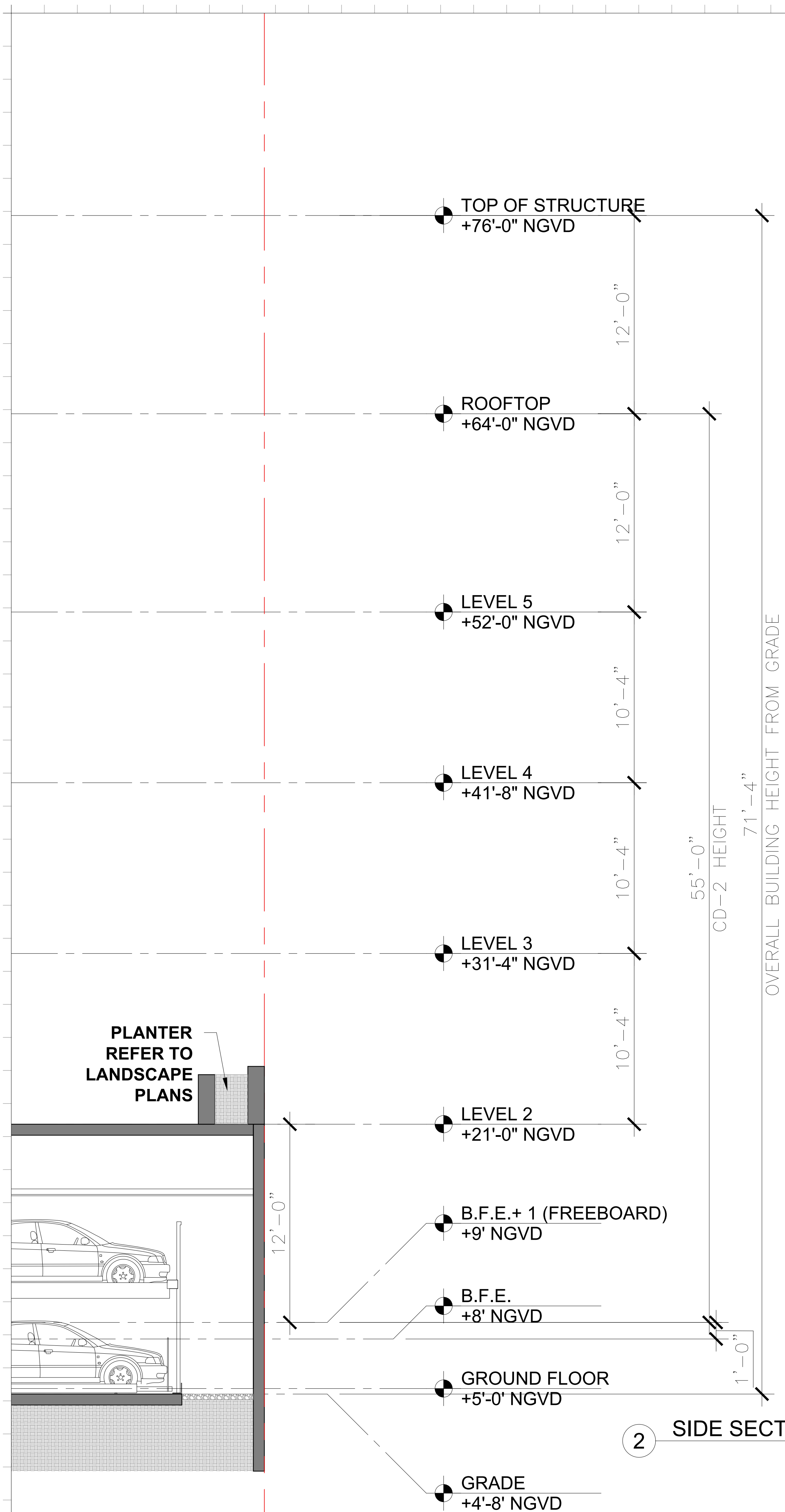
**Consultant:**  
Name  
Address  
Address  
Tel:  
Email

**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



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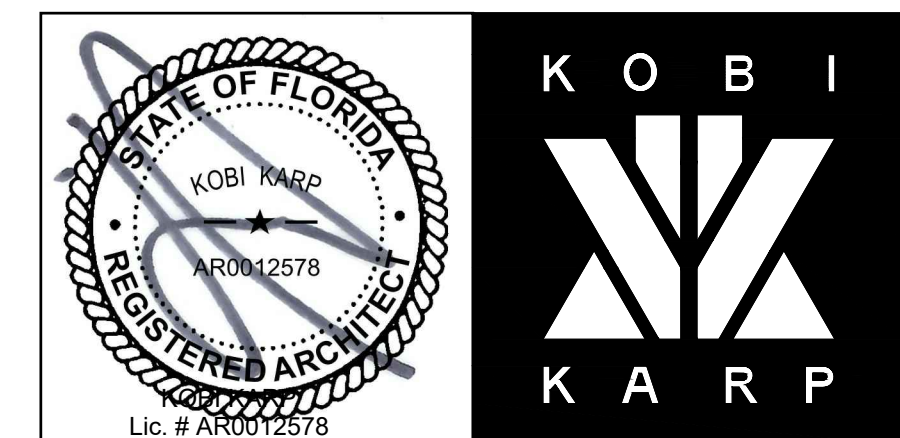
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**Landscape Architect:**  
Name  
Address  
Address  
Tel:  
Email

**Consultant:**  
Name  
Address  
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**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



## SECTION

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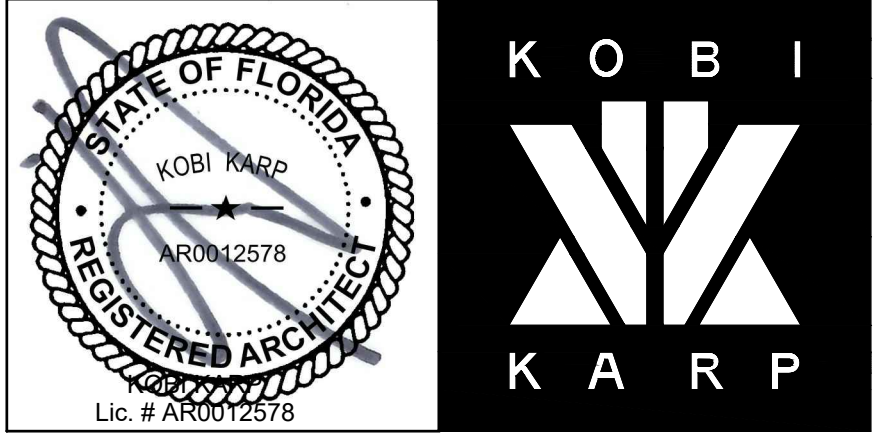
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Miami, Florida 33127 USA  
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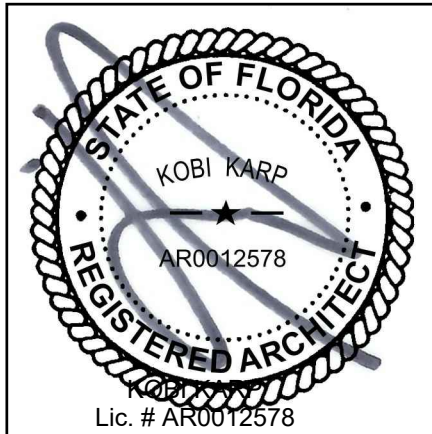
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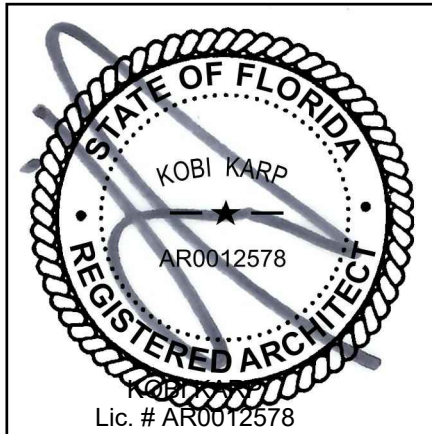
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