



KOBI KARP

SUSTAINABLE DESIGN



CARRIACOU FREE ZONE  
CARRICOU, GRENADA

# THE FIRM

For over two decades, Kobi Karp Architecture and Interior Design (KKAID) has been providing creative and innovative design solutions to renowned clients in the hospitality, retail and high-rise residential development community. The firm specializes in architecture, interior design and planning. KKAID's clientele includes corporations such as Hyatt, Hilton, Starwood, Super Clubs, Club Med, Wyndham, Sonesta and development corporations such as The Related Group, Leviev Boymelgreen, Maefield Corporation, BSR Development, Forest City Enterprises, Magna, Renzi Holdings, Fortune International, Cornerstone Group, Paradise International, Maclee and Merco Group. These entities along with local government agencies turn to KKAID to design and renovate properties, create interiors and plan sites for pending development.

KKAID is headquartered in Miami and its profile extends beyond the typical architectural firm in offering a diverse range of services relating to buildings, from planning through design, construction, and management. To date, KKAID has participated in the completion of more than \$10 billion in commercial, residential and mixed-use properties. The firm's staff has the expertise to take projects from site planning through project build-out and has established a reputation that has won the loyalty of clients, the esteem of colleagues and the praise of city planners.

Kobi Karp, the firm's principal, is a recognized member of the American Institute of Architects, honored for his award-winning designs and buildings. He is also a licensed interior designer and general contractor and an active member of The American Society of Interior Design and several other professional associations.





## ARCHITECTURE

KKAID's modern designs and architectural work have been published and recognized internationally. They are inspired by the vernacular of the environments in which they reside. Its standard allows for the focus of the new design to relate to its logistical and historical contexts. The firm specializes in collaborating with clients to reach their project's mission while working within their budgetary parameters. The firm understands the need to create viable commercial, residential and mixed-use environments that produce a valued return on investment. KKAID believes that each project must be delivered on time, within budget--every time.

## INTERIOR DESIGN

KKAID uses its extensive network of professional suppliers enabling its designs to provide a wide range of natural and cutting-edge materials, finishes, fabrics, accessories, and custom-designed furnishings at human and personalized appeal. Our firm works with clients to create interior business environments that are elegant, stylish and infinitely livable. As interior architects our approach to design is exclusively focused on how the aesthetics and organization of a space can reflect a project's image, improve efficiency and productivity and create visual and mood heightened appeal.

## PLANNING

Planning encompasses creative uses of planning regulations related to the urban and architectural codes for each project. KKAID specializes in creating public and private spaces that symbiotically coexist with surrounding buildings, both existing and/or new. KKAID projects have ranged from coordinating retail traffic patterns and master plans for urban infill mixed-use projects to historically preserving landmark areas within Miami Beach Art Deco Hotel District. KKAID is strongly versed in this discipline, as completed in its diverse projects in the hospitality, lifestyle, multi-family, residential and resort fields.

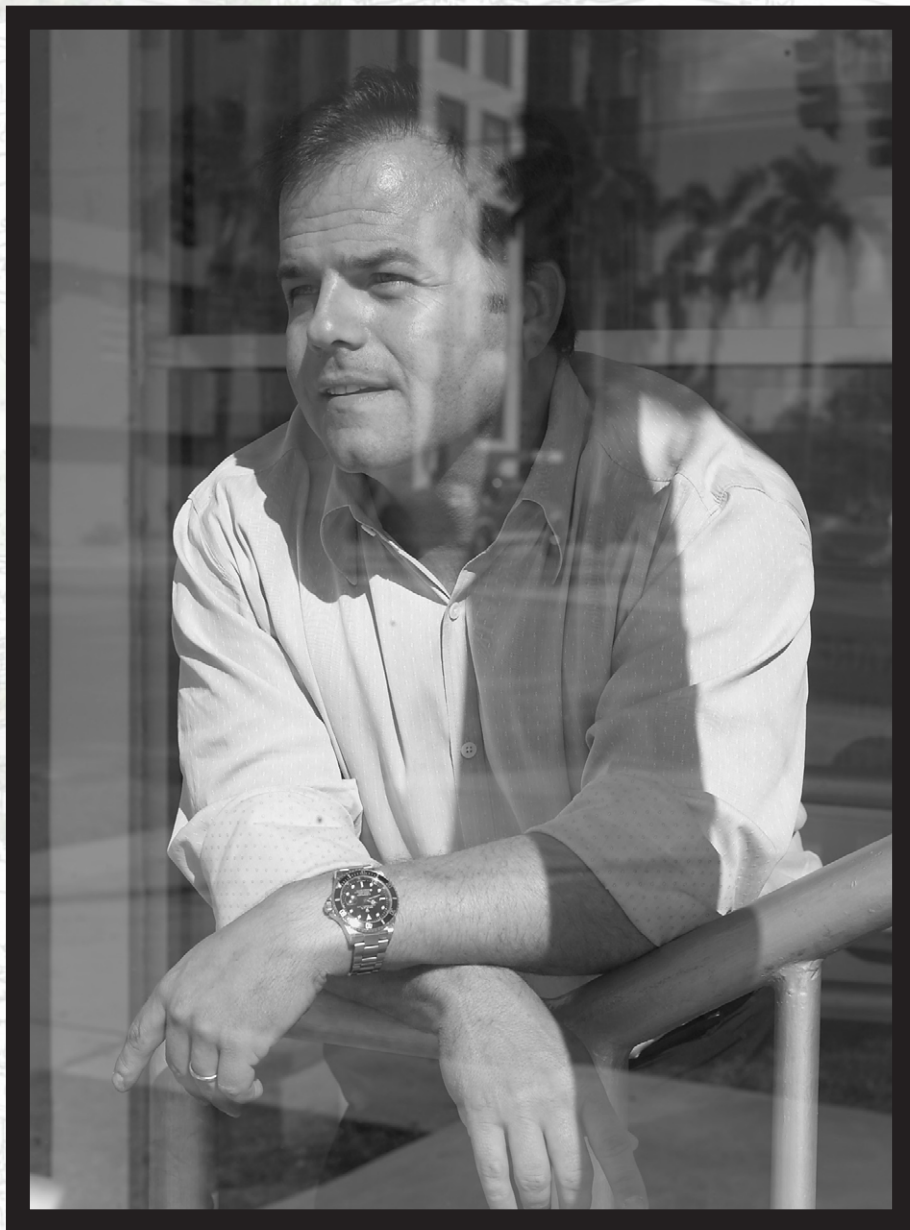
## BIOGRAPHY

Kobi Karp is founder and principal of Kobi Karp Architecture & Interior Design, Inc.(KKAID). KKAID is a full-service architectural and interior design firm providing a vast array of services, ranging from the design of large-scale, high-rise condominium and hospitality projects to intimate, small-scale low-rise residential and commercial structures.

Educated at the University of Minnesota's Institute of Technology, Kobi Karp earned degrees in both Architecture and Environmental Design. Subsequently, Kobi began his career working on major hospitality and all-inclusive resort projects throughout the United States and the Caribbean. Such work served as a catalyst in Kobi becoming part of the revival of Miami Beach's classic and enchanting Art Deco district, where hotels and residential buildings were restored to their former glamour. His firm has been awarded several prestigious and architectural awards and has been featured in renowned national and local publications based on their major contributions in the preservation of historical areas.

To date, KKAID has graced the landscapes of major cities across the United States, as well as many of the most sought after tourist destinations of the Caribbean. KKAID continues to develop large-scale projects across the country and internationally.

# BEHIND THE DESIGN: KOBI KARP





## EDUCATIONAL BACKGROUND

Bachelor of Architecture  
Institute of Technology, University of Minnesota

Bachelor of Science in Environmental Design  
Institute of Technology, University of Minnesota

## PROFESSIONAL ASSOCIATIONS

American Institute of Architects (AIA)  
American Society of Interior Designers (ASID)  
National Trust for Historic Preservation  
National Counsel for Interior Design Qualifications (NCIDQ)  
National Counsel for Architectural Registration Boards (NCARB)  
Board of Directors, Police Athletic League (PAL)

## AWARDS

Norman Giller Award, North Beach Development Corporation (NBDC), 2006  
Dade Heritage Trust Historic Preservation Award, The Strand, 2006  
National Association of Home Builders (NAHB) "Best Loft Community" Award, Absolut Lofts, 2006  
Developers and Builders Alliance (DBA): "Landmark Award" - The Bridgewater, 2006  
"Residential High-Rise of the Year" - Tao, 2006  
"Residential Multi-Family of the Year" - Beach House, 2006  
"Loft of the Year" - Uptown Marina Lofts, 2006  
"Historical Preservation of the Year" - The Strand, 2006  
Miami Design Preservation League Merit Award, Circa 39, 2004  
Miami Design Preservation League Merit Award, Cadillac Hotel, 2004  
Dade Heritage Trust Historic Preservation Award, Cadillac Hotel, 2004  
Florida Builders Association Merit Award, Cadillac Hotel, 2004  
Outstanding Young Architect of the Year Award, (AIA) Miami, 1999  
Outstanding Service Award, (AIA) Miami, 1999  
Key to Miami-Dade County, Senator Gwen Margolis, 1999  
Gold Award, American Resort and Development Association (ARDA), 1998  
Silver Award, American Resort and Development Association (ARDA), 1998  
Outstanding Leadership Award, Sunny Isles Beach, 1998  
Miami Design Preservation League Merit Award, Astor Hotel, 1996  
Governor's Design Team, Minneapolis, Minnesota, 1987  
Thesis Award with Honors, Minneapolis, Minnesota, 1987

## PROFESSIONAL LICENSES

**Registered Architect In:**  
Arizona 45208  
Colorado 303858  
Florida 0012578  
Georgia 009152  
Nevada 5062  
New York 027230-1  
Texas 19850

**Registered Interior Designer In:**  
Florida 0003850

**General Contractor**

## RECOGNIZED IN THE FOLLOWING PUBLICATIONS...

Architectural Digest • New York Times Magazine • Ocean Drive Magazine • The Miami Herald • El Nuevo Herald  
U.S.A. Today • Hotel/Motel Management • Hospitality Management • Daily Business Review • South Florida Business Journal  
Florida Inside/Out Magazine • Miami Today • HOME Miami • HOME Ft. Lauderdale • Vive Magazine • Contract Design • The Hi-Riser  
Las Olas Magazine • Tropical Tribune • Resorts and Great Hotels • Sunny Isles Beach Sun • Interior Design Magazine  
Resorts and Great Hotels • Sun Post • Fashion Spectrum • Hospitality Design Magazine • Interiors Magazine • Mundo Ejecutivo  
St. Petersburg Times • American Way Magazine • Condo Magazine • On Design Magazine

## SUSTAINABLE DESIGN PHILOSOPHY

The sustainability of KKAID's design approach lies in our aim to create profitable projects for our clients, which serve their communities while reducing the negative impacts on the environment caused by the use of finite natural resources.

Sustainable designed buildings offer considerable economic benefits including a 9% decrease in operating costs, a 7.5% increase in building value, a 3.5% increase in occupancy rates, and a 3% increase in rent ratios.

Occupants of sustainable designed buildings enjoy improved air quality, greater access to daylight and external views and productivity increases of up to 16%.

The planet benefits from sustainable designed buildings which significantly reduce electricity use, CO2 emissions, water use, and solid waste.

Our Designers whom are LEED accredited professionals are well versed in the LEED system as well as alternate green building guidelines used internationally, including Estidama, BRREAM, The Living Building Challenge and the Green Globes System.

Our Sustainable design process focuses on:

- Careful site orientation to capitalize on free renewable resources such as sun, wind and rain and to protect existing ecosystems.
- Material selection which balances cost, life cycle assessment, proximity to building site, recyclability, recycled content and renewability of materials.
- Reduced energy and water use through the use of traditional regionally effective passive design techniques in conjunction with the selection of efficient building envelopes and proven technologies.

KKAID infuses sustainability into our projects by collaborating with the engineers, landscape designers, contractors and operators at the earliest phases of design, and articulating green design as a guiding principle. The early articulation of these ideals helps ensure the proper implementation of environmentally responsible practices through all phases of the project from design, construction, operations management & maintenance, to demolition and disposal.

KKAID expertise in Sustainable design allows us to lead in the development of the "Green" built environment which is rapidly being embraced by communities, corporations, and governments.

The Sustainable building practices utilized at KKAID enhance the energy-efficiency of buildings, reduce the use of raw materials, use the sun to illuminate and the wind to cool, improve the indoor air quality, and reduce the negative impacts on the natural environment.





# GARDENS AT DRIFTWOOD

Hollywood, Florida  
2008 - 2010



Status: Projected Completion Fall 2010  
LEED Silver Certified

The Gardens at Driftwood project was designed to provide exceptional sustainable live-in accommodations to its residents with exterior and interior spaces that enhance the sense of community and environmental awareness. The project was completed for The Gatehouse Group in collaboration with the Hollywood Housing Authority. KKAID's design enhances the sense of community by creating gathering spaces such as a fitness center, shuffle board court, library, and conference room in addition to other property amenities.

## Sustainability Components

- Habitat Preservation for Native Flora & Fauna
- Walkable Community
- Natural Ventilation
- Daylighting





# CARRIACOU FREE ZONE

Carriacou, Grenada  
2010



Status: Conceptual Design  
LEED Platinum Certification in Progress

Carriacou's location makes it the most accessible free port in the Caribbean Basin. Acting as the gateway to South America, it creates a network of services, business opportunities, and amenities. The site plan arrangement integrates the highest sustainable concepts and methods while maintaining sensitivity to the surrounding ecosystem. The duty free retail zone interweaves the buildings into the landscape by integrating the natural topography and organic building forms into a singular vision. The warehouse district includes new port facilities and supporting buildings for the storage, production, and sale of goods. This unique concept simultaneously promotes a pedestrian friendly environment and economic stimulation.



Carriacou Free Zone Master Plan is designed to achieve a sustainable balance between development and the environment, establishing an integrated and coherent planning framework for rational spatial development, sound environmental management, and promoting multifaceted diverse economic opportunities for domestic and international businesses.





# SARAYA

Abu Dhabi, United Arab Emirates  
2006

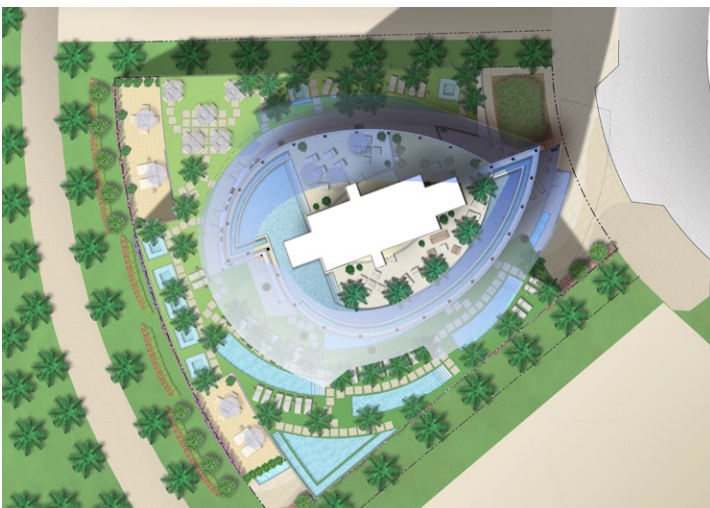


Status: Conceptual Design

Saraya is a forty-stories multifamily residential building with vegetated terraces located around the tower's spiraling form. The terraces are linked to rainwater/greywater cisterns that act as a stormwater management tool as well as a valuable amenity for the tower residents.

## Sustainability Components

- High Performance Building Envelope
- Greywater Reuse for Irrigation
- Vegetated Roof Terraces
- Walkable Community
- Visual Connections to Nature
- Shaded Exterior Spaces
- Dynamic Solar Shading Devices





# ETIHAD TOWERS

Abu Dhabi, United Arab Emirates  
2007 -



Status: Projected Completion 2011  
LEED Silver Certification in Progress

The Etihad Towers are to be built on eight lots in the Al Seef district of the Al Raha Beach development. The project is projected to house more than 3,000 residential units for the Etihad airline employees in eight towers. These buildings are projected to be some of the tallest in this district, even though they are not on the water they will have excellent views of the Persian Gulf. These towers are designed to be economically efficient with module construction and environmentally friendly with a minimum Silver LEED rating and Estidama 3 Pearls.

To create a synergy between Al Raha and Etihad Towers, a main boulevard was implemented that transverses the development creating a pedestrian walkway and connection, that utilises the shade from the buildings to allow for use at anytime of the day. This creates a sense of community for the inhabitants and encourages them to walk and use the different amenities in any of the buildings.





# DUBAI PROMENADE

Dubai, United Arab Emirates  
2007



Status: Conceptual Design

KKAID's approach to the Dubai Promenade site emphasizes borderless spaces, parks and recreational areas that are not hindered by vehicular traffic. The site plan encourages residents to enjoy the beach, park and marina while being able to cross from one to the other without interruption.

KKAID's goal in designing the six tower project was to avoid the creation of simple repetitious high-rise structures but instead to create dynamic buildings that further emphasize the interesting back drop more importantly create a synergy with the "Icon." Each tower is unique. Typical floor plans are repeated; however the dynamic quality of each building is created by playing with the slabs forms. This allows for an efficient structure while simultaneously creating interesting façades and the composition.





# EMERALD GATEWAY

Abu Dhabi, United Arab Emirates  
2006



Status: Conceptual Design

The dynamic solar shading system employed in the design for the residential project of Emerald Gateway responds to the sun's movement as well as to occupant controls. The four tower project also employs radiant chilled slabs and photovoltaic panels on the south and western facades.

## Sustainability Components

- Renewable Energy Use
- Daylighting
- Shaded Exterior Spaces
- Dynamic Solar Shading Devices
- Visual Connections to Nature





# 2915 BISCAYNE BOULEVARD

Miami, Florida  
2005



Status: Completed March 2005  
LEED Certification in Progress

KKAID's 40,000 SQ FT office building is located in an adaptive reuse of the 1964 Miami Modern designed former National Cash Register building. KKAID is currently seeking LEED certification for the existing building. The building is partially powered by natural gas and all new A/C units have an energy star rating. The use of recycled materials in the public areas has also been implemented. KKAID strives to be an industry leader in promoting the advancement of LEED in architecture.





# BAYLIGHTS

Miami Beach, Florida  
2007 - 2009



Status: Completed Summer 2009  
LEED Certification in Progress

This five story Residential building has opened all common corridors and lobbies to the exterior, eliminating the need for air conditioning in these spaces. This strategy also allows all units to take advantage of bay breezes and cross ventilation. Native plants were used including the creation of a butterfly garden along the public thoroughfare.

#### Sustainability Components

- Habitat Preservation for Native Flora & Fauna
- Roof Planters
- Walkable Community
- Natural Ventilation
- Daylighting
- Shaded Exterior Spaces Visual Connections to Nature





# GOLDEN BEACH

Cartagena, Colombia  
2007 -

