C13 1688 MERIDIAN AVE

C14 1685 JEFFERSON AVE

C15 1685 JEFFERSON AVE

C16 1698 JEFFERSON AVE

Rev.	Date	Rev.	Date
1		11	
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HPB FINAL SUBMITTAL

1709 JEFFERSON AVE

MIAMI BEACH, FL 33139

Owner:
Name --
Address --
Address -
Tel: --
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Consultant:
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Consultant:
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Consultant: LANDSCAPE ARCHITECT
Name CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE
Address 780 NE 69TH STREET, SUITE 200
Address MIAMI, FL 33138
Tel: 786.536.2961
Email

Architect:
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571 NW 29th STREET
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA
KOBI KARP
REGISTERED ARCHITECT

Digitally signed by Kobi Karp
Date: 2024.02.23 12:28:58 -05'00'

KOBI KARP
Lic. # AR0012578

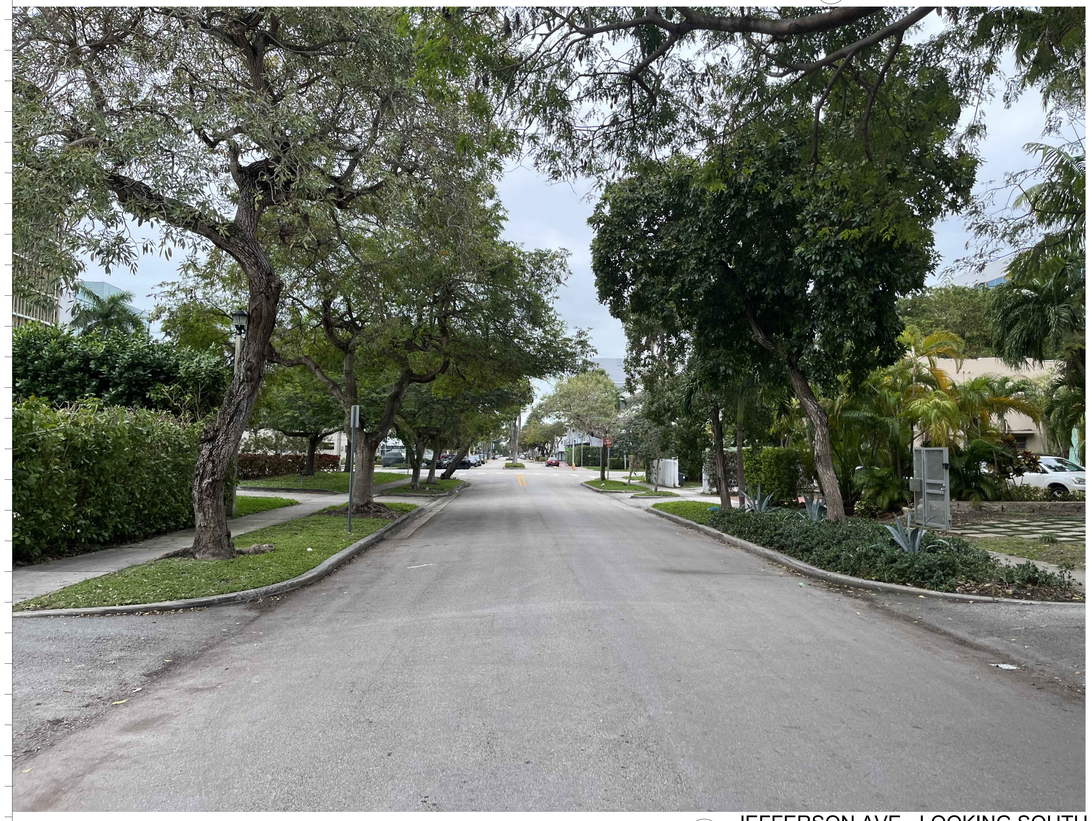
KOBI KARP

CONTEXTUAL IMAGES

Date: 02-04-2024	Sheet No. A0.07
Scale:	
Project: 2354	

C17 1698 JEFFERSON AVE

C18 JEFFERSON AVE - LOOKING NORTH



C19 JEFFERSON AVE - LOOKING SOUTH

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9a		23	
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7c			

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STATE OF FLORIDA
KOBI KARP
LICENSED PURSUANT TO 481.221
REGISTERED ARCHITECT
AR0012578

KOBI KARP
Lic. # AR0012578

KOBI KARP

CONTEXTUAL IMAGES

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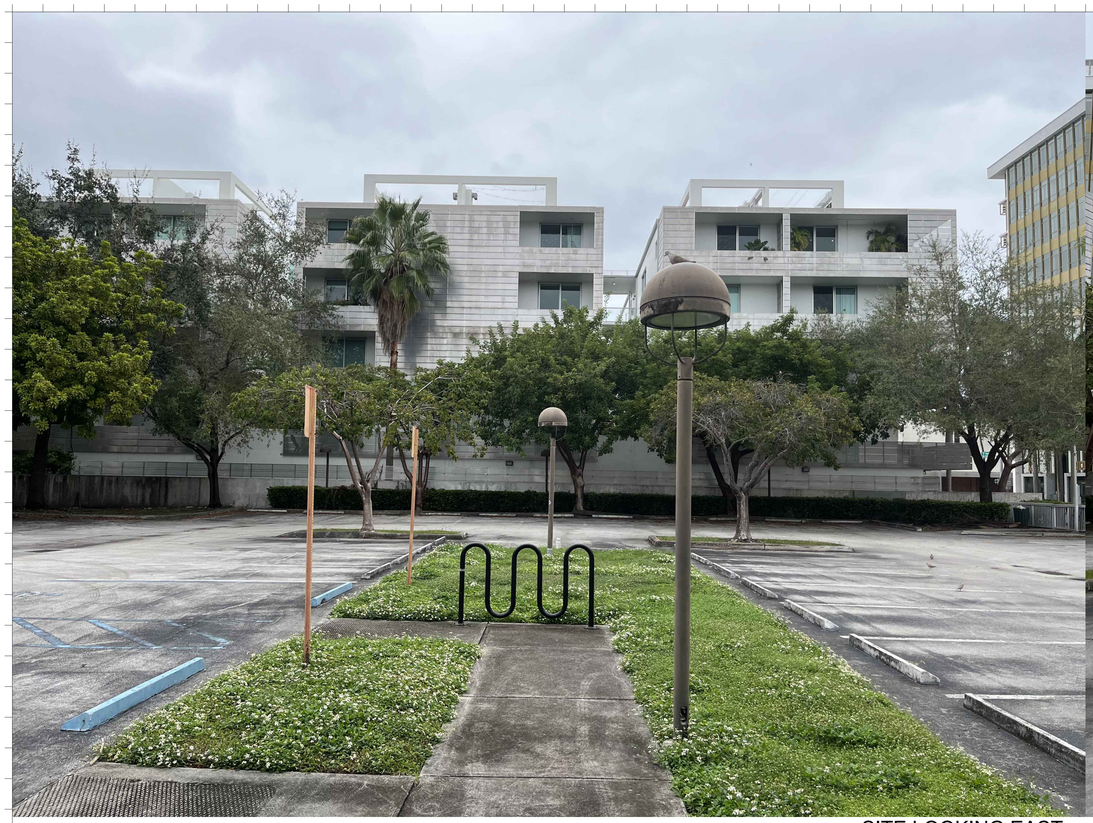
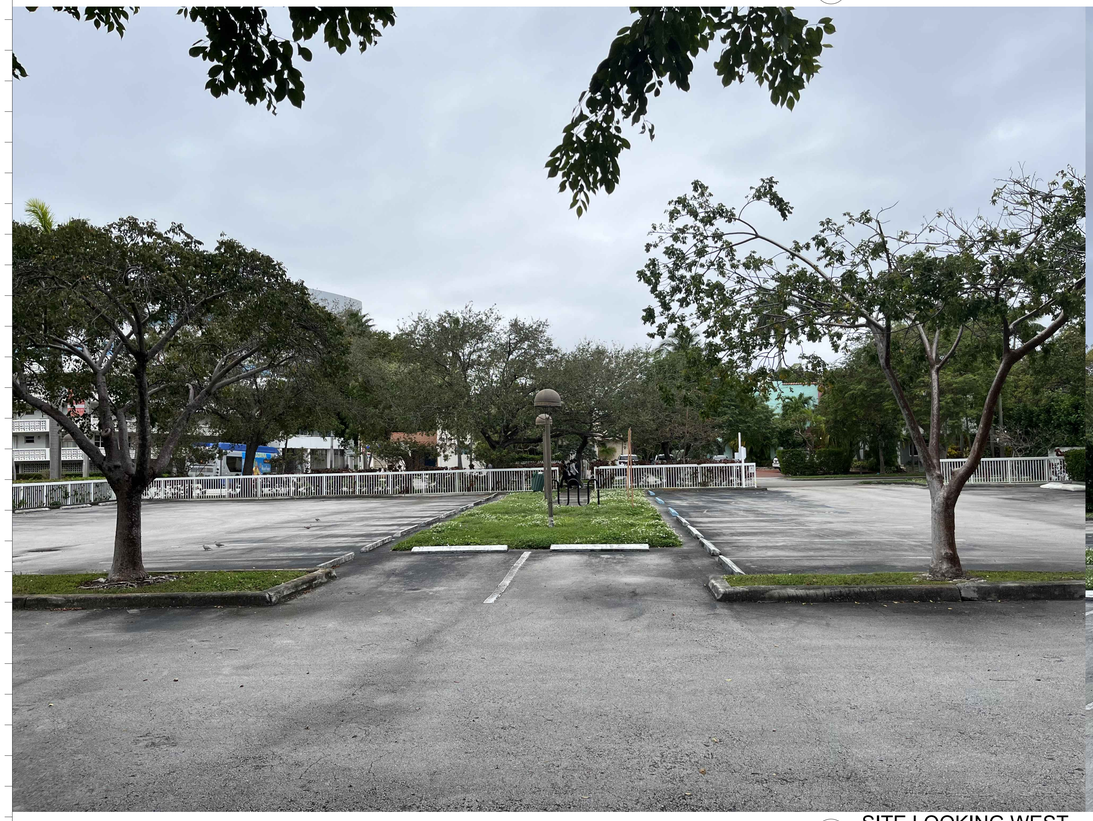


S1 SITE LOOKING EAST

S2 SITE LOOKING SOUTH



S3 SITE LOOKING WEST

S4 SITE LOOKING NORTH

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STATE OF FLORIDA
KOBI KARP
LICENSED PURSUANT TO 481.221
REGISTERED ARCHITECT
Digitally signed by Kobi Karp
Date: 2024.12.12 12:29:58 -05'00'

KOBI KARP
Lic. # AR0012578

CONTEXTUAL IMAGES

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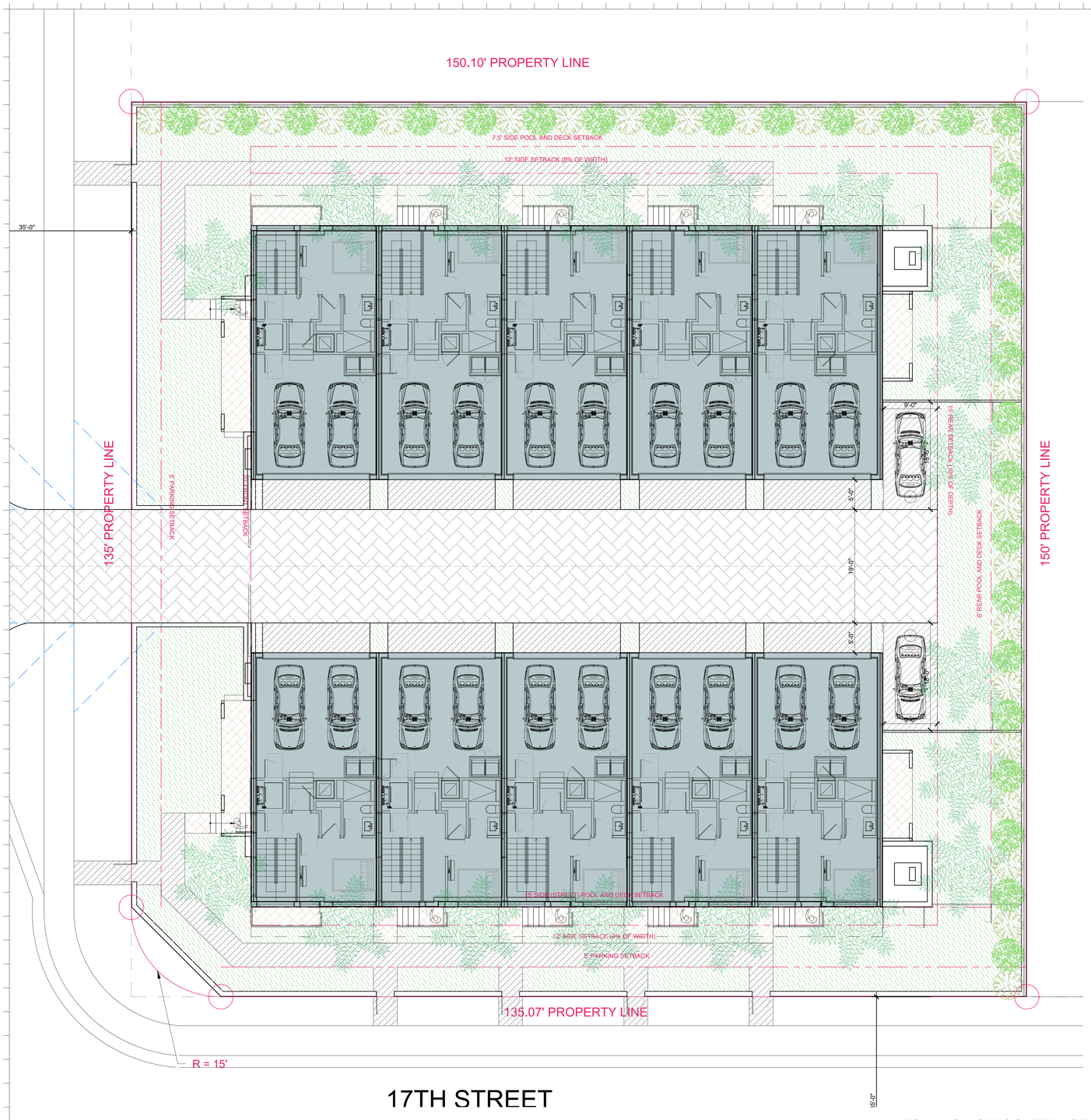

1 ZONING LOT COVERAGE

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

LOT COVERAGE CALCULATION

LOT AREA:	22,454 SF
ALLOWED:	45% = 10,104 SF
PROPOSED:	40% = 9,014 SF

LOT AREA: 22,454 SF.

2 GUEST PARKING SPACES PROVIDED

EACH UNIT HAS (1) GARAGE WITH 2 PARKING SPACES, ACCESSED INTERNALLY FROM DRIVEWAY.

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REGISTERED ARCHITECT

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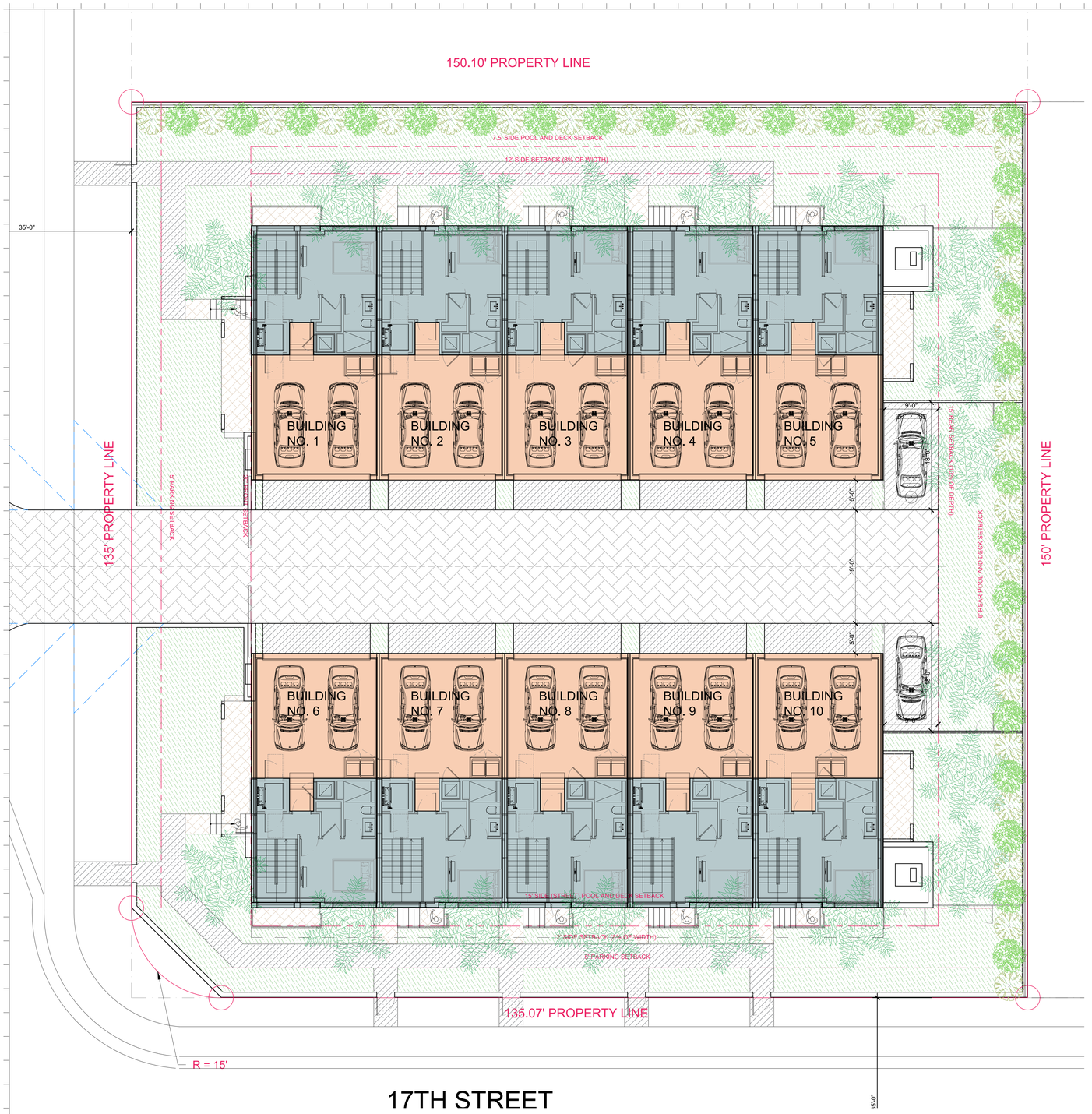
KOBI KARP

LOT COVERAGE

Date:	02-04-2024	Sheet No.	A1.10
Scale:			
Project:	2354		



1 LEVEL 1 FAR DIAGRAM

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

FAR - BUILDING AREA							
BUILDING	GARAGE	LEVEL 1 AREA	LEVEL 2 AREA	LEVEL 3 AREA	LEVEL 4 AREA	ROOF	TOTAL
1	(464 SF NIC)	442 SF.	790.75 SF.	791.5 SF.	791.5 SF.	0 SF.	2816 SF.
2	(464 SF NIC)	433 SF.	778 SF.	780 SF.	780 SF.	0 SF.	2771 SF.
3	(464 SF NIC)	433 SF.	778 SF.	780 SF.	780 SF.	0 SF.	2771 SF.
4	(464 SF NIC)	433 SF.	778 SF.	780 SF.	780 SF.	0 SF.	2771 SF.
5	(464 SF NIC)	442 SF.	790.75 SF.	791.5 SF.	791.5 SF.	0 SF.	2816 SF.
6	(464 SF NIC)	442 SF.	790.75 SF.	791.5 SF.	791.5 SF.	0 SF.	2816 SF.
7	(464 SF NIC)	433 SF.	778 SF.	780 SF.	780 SF.	0 SF.	2771 SF.
8	(464 SF NIC)	433 SF.	778 SF.	780 SF.	780 SF.	0 SF.	2771 SF.
9	(464 SF NIC)	433 SF.	778 SF.	780 SF.	780 SF.	0 SF.	2771 SF.
10	(464 SF NIC)	442 SF.	790.75 SF.	791.5 SF.	791.5 SF.	0 SF.	2816 SF.
TOTAL	(4647 SF NIC)	4366 SF.	7831 SF.	7846 SF.	7846 SF.	0 SF.	27,890 SF.

TOTAL

10 UNITS @ 2771 SF & 2816 SF EACH = 27,890 SF TOTAL

1.25 FAR = 28,067 SF TOTAL MAX ALLOWABLE

LOT AREA: 22,454 SF.

2 GUEST PARKING SPACES PROVIDED

EACH UNIT HAS (1) GARAGE WITH 2 PARKING SPACES, ACCESSED INTERNALLY FROM DRIVEWAY.

Rev.	Date	Rev.	Date
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8		19	
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9A		21	
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10A		23	
10B		24	
10C			

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1709 JEFFERSON AVE

MIAMI BEACH, FL 33139

Owner:
Name --
Address --
Address -
Tel: --
Email -

Consultant:
Name
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Consultant:
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STATE OF FLORIDA
KOBI KARP
REGISTERED ARCHITECT
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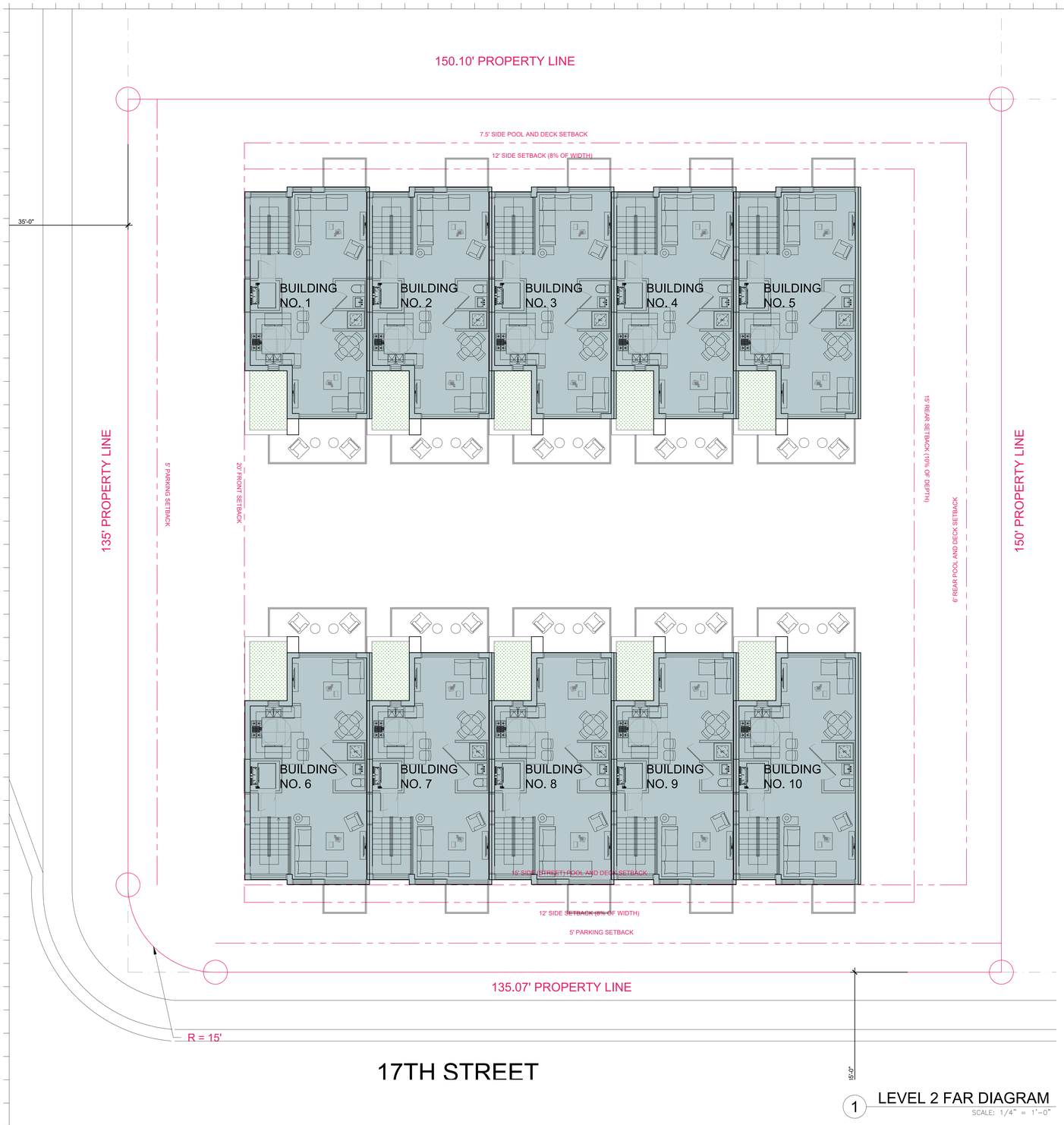
Date: 2024.02.13 12:29:42 -05'00'

KOBI KARP
Lic. # AR0012578

KOBI KARP

FAR DIAGRAMS

Date:	02-04-2024	Sheet No.
Scale:		A1.11
Project:	2354	



1 LEVEL 2 FAR DIAGRAM

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

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8A		18	
9A		19	
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10A		22	
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10D			

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Consultant: LANDSCAPE ARCHITECT
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K O B I K A R P

FAR DIAGRAMS

Date:	02-04-2024	Sheet No.
Scale:		A1.12
Project:	2354	

1 LEVEL 3 FAR DIAGRAM

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

Rev.	Date	Rev.	Date
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Date: 2024.02.13 12:28:53 -05'00'

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Lic. # AR0012578

FAR DIAGRAMS

Date:	02-04-2024	Sheet No.
Scale:		A1.13
Project:	2354	

1 LEVEL 4 FAR DIAGRAM

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

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Date: 2024.02.12 12:28:56 -05'00'

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K O B I K A R P

FAR DIAGRAMS

Date:	02-04-2024	Sheet No.
Scale:		A1.14
Project:	2354	

1 LEVEL ROOF FAR DIAGRAM
SCALE: 1/4" = 1'-0"

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FAR DIAGRAMS

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Scale:		A1.15
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Date: 2024.02.12 12:29:43 -05'00'

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KOBI KARP

RENDERINGS

Date:	02-04-2024	Sheet No.
Scale:		A1.20
Project:	2354	

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HPB FINAL SUBMITTAL

1709 JEFFERSON AVE

MIAMI BEACH, FL 33139

Owner:
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Consultant: LANDSCAPE ARCHITECT
Name CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE
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571 NW 28th STREET
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Tel: +1(305) 573 1818
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STATE OF FLORIDA
KOBI KARP
LICENSED
REGISTERED ARCHITECT

Digitally signed by KOBI KARP
Date: 2024.02.13 12:29:56 -05'00'

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

RENDERINGS

Date: 02-04-2024	Sheet No. A1.21
Scale:	
Project: 2354	