



SCOPE OF WORK
 ADDED 1670-1666 JAMES TO
 PROJECT AREA. ADDED
 AVAILABLE FAR TO PROPOSED
 1665-1667 WASHINGTON
 AVENUE, ELIMINATED LEVEL
 4-6 OF PARKING AND
 CONVERTED TO OFFICE
 SPACE

PROPOSED

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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC.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, © 2018

PB23-0629 FINAL SUBMISSION

OSP - OFFICE BUILDING
 1665 - 1667 WASHINGTON AVENUE
 MIAMI BEACH, FL 33139

Owner:
 Name SHVO
 Address New York, NY
 Address
 Tel: -
 Email -

Landscape Architect:
 Name CLAD
 Address 8020 NE 4th Ave
 Address Studio 113, Miami, FL
 Tel: (786) 536-6076
 Email carolina@cladlandscape.com

Structural:
 Name YHE Engineering
 Address 99 NW 27 Avenue
 Address Miami, FL 33131
 Tel: (305) 969-9423
 Email yhe@yheengineering.com

MEP:
 Name Cosentini
 Address 498 Seventh Avenue
 Address New York, NY 10018
 Tel: (212) 615-3602
 Email dmass@cosentini.com

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

KOBİ KARP
 Lic. # AR0012578

COVER

Date	09-26-2023	Sheet No.	A0.00
Scale			
Project	2132		



07.01.2022

PB22-0503 SUBMITTAL

1665-1667 WASHINGTON AVE, MIAMI BEACH, FL 33139

APPROVED PB22-0503

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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC.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, © 2018

PB SUBMITTAL

OFFICE BUILDING
 1665-1667 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139

Owner:
 Name SHVO
 Address New York, NY
 Address
 Tel:
 Email

Landscape:
 CLAD
 8020 NE 4th Ave
 Studio 113, Miami FL
 (786) 536-6076
 Email: carolina@cladlandscape.com

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



COVER

Date	07.01.2022	Sheet No.	A0.00
Scale	N/A		
Project	2132		

ARCHITECTURE PLANS	
SHEET	TITLE
A0.00	COVER
A0.01	INDEX
A0.01a	PARCEL PLAN
A0.02	PROJECT DATA
A0.03	LOCATION PLAN
A0.04	CONTEXT VIEWS
A0.05	CONTEXT VIEWS
A0.06	CONTEXT VIEWS
A0.20	CONTEXT WEST ELEVATION
A0.21	CONTEXT SOUTH ELEVATION
A0.70	EXTERIOR RENDERING
A0.71	EXTERIOR RENDERING
A0.72	EXTERIOR RENDERING
A0.73	EXTERIOR RENDERING
A0.74	EXTERIOR RENDERING
A1.00	EXISTING FAR
A1.10	PROPOSED FAR LEVEL 1
A1.11	PROPOSED FAR LEVEL 2
A1.12	PROPOSED FAR LEVEL 3
A1.13	PROPOSED FAR LEVEL 4
A1.14	PROPOSED FAR LEVEL 5
A1.15	PROPOSED FAR LEVEL 6
A1.16	PROPOSED FAR ROOF
A2.00	PROPOSED SITE PLAN
A2.01	EXISTING SITE PLAN
A3.00	PROPOSED GROUND LEVEL
A3.00.1	PROPOSED GROUND LEVEL ENLARGED
A3.01	PROPOSED LEVEL 2
A3.01.1	PROPOSED LEVEL 2 ENLARGED
A3.02	PROPOSED LEVEL 3
A3.02.1	PROPOSED LEVEL 3 ENLARGED
A3.03	PROPOSED LEVEL 4
A3.03.1	PROPOSED LEVEL 4 ENLARGED
A3.04	PROPOSED LEVEL 5
A3.04.1	PROPOSED LEVEL 5 ENLARGED
A3.05	PROPOSED LEVEL 6
A3.05.1	PROPOSED LEVEL 6 ENLARGED
A3.06	PROPOSED ROOF PLAN
A3.06.1	PROPOSED ROOF PLAN ENLARGED
A4.00	PROPOSED COLOR WEST ELEVATION
A4.00.1	PROPOSED WEST ELEVATION
A4.01	PROPOSED COLOR NORTH ELEVATION
A4.01.1	PROPOSED NORTH ELEVATION
A4.02	PROPOSED COLOR EAST ELEVATION
A4.02.1	PROPOSED EAST ELEVATION
A4.03	PROPOSED COLOR SOUTH ELEVATION
A4.03.1	PROPOSED SOUTH ELEVATION
A5.00	PROPOSED SECTION 1
A5.01	PROPOSED SECTION 2
A5.02	PROPOSED SECTION 3

ARCHITECTURE PLANS (ALTERNATE SET)	
SHEET	TITLE
A0.00	COVER
A0.01	INDEX
A0.02	PROJECT DATA
A1.10	PROPOSED FAR DIAGRAMS
A1.11	PROPOSED FAR DIAGRAMS
A2.20	PROPOSED LEVEL 1
A2.21	PROPOSED LEVEL 2
A2.22	PROPOSED LEVEL 3
A2.23	PROPOSED LEVEL 4
A2.24	PROPOSED LEVEL 5
A2.25	PROPOSED LEVEL 6
A2.26	PROPOSED LEVEL 7
A2.27	PROPOSED ROOF PLAN

LANDSCAPE PLANS	
SHEET	TITLE
L-0	LANDSCAPE COVER SHEET + INDEX
L-2	ILLUSTRATIVE SITE PLAN
L-2.1	ILLUSTRATIVE PLAN ROOFTOP
L-5	PLANTING PLAN GROUND + SCHEDULE + LEGEND
L-5.1	PLANTING PLAN ROOFTOP + SCHEDULE
L-5.2	PLANTING DETAILS

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, © 2018

PB23-0629-FINAL SUMMITAL

OSP - OFFICE BUILDING
 1665 - 1667 WASHINGTON AVENUE
 MIAMI BEACH, FL 33139

Owner:
 Name SHVO
 Address New York, NY
 Address
 Tel: -
 Email: -

Landscape Architect:
 Name CLAD
 Address 8020 NE 4th Ave
 Address Studio 113, Miami, FL
 Tel: (786) 536-6076
 Email carolina@cladlandscape.com

Structural:
 Name YHE Engineering
 Address 99 NW 27 Avenue
 Address Miami, FL 33131
 Tel: (305) 969-9423
 Email yhe@yheengineering.com

MEP:
 Name Cosentini
 Address 498 Seventh Avenue
 Address New York, NY 10018
 Tel: (212) 615-3602
 Email dmass@cosentini.com

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



INDEX

Date	09-22-2023	Sheet No.	A0.01
Scale			
Project	2132		

ARCHITECTURE PLANS		LANDSCAPE PLANS	
SHEET	TITLE	SHEET	TITLE
A0.00	COVER	L-0	LANDSCAPE COVER SHEET + INDEX
22035.0.01	SURVEY	L-2	ILLUSTRATIVE SITE PLAN
A0.01	DRAWING INDEX	L-2.1	ILLUSTRATIVE PLAN ROOFTOP
A0.03	PROJECT DATA	L-5	PLANTING PLAN GROUND + SCHEDULE + LANDSCAPE LEGEND
A0.04	LOCATION PLAN	L-5.1	PLANTING PLAN ROOFTOP +SHCHEDULE
A0.05	CONTEXT VIEWS	L-5.2	PLANTING DETAILS
A0.06	CONTEXT VIEWS	L-5.3	GENERAL LANDSCAPE NOTES
A0.07	CONTEXT VIEWS		
A0.70	EXTERIOR RENDERING		
A0.71	EXTERIOR RENDERING		
A0.72	EXTERIOR RENDERING		
A0.73	EXTERIOR RENDERING		
A0.74	INTERIOR RENDERING		
A1.00	EXISTING FAR		
A1.10	PROPOSED FAR		
A1.11	PROPOSED FAR		
A2.01	EXISTING OVERALL GROUND FLOOR		
A2.02	EXISTING OVERALL 2ND FLOOR		
A2.03	EXISTING OVERALL 3RD FLOOR		
A2.20	PROPOSED SITE PLAN		
A2.21	PROPOSED GROUND FLOOR		
A2.22	PROPOSED 2ND FLOOR		
A2.23	PROPOSED 3RD FLOOR		
A2.24	PROPOSED 4TH FLOOR		
A2.25	PROPOSED 5TH FLOOR		
A2.26	PROPOSED 6TH FLOOR		
A2.27	PROPOSED ROOF PLAN		
A4.40	PROPOSED COLOR ELEVATIONS E		
A4.41	PROPOSED COLOR ELEVATIONS N		
A4.42	PROPOSED COLOR ELEVATIONS S		
A4.43	PROPOSED COLOR ELEVATIONS W		
A5.01	PROPOSED SECTION		
A5.02	PROPOSED SECTION		
A8.00	PARKING DETAILS		
A8.01	PARKING DETAILS		
A8.02	PARKING DETAILS		
D2.01	DEMOLITION PLAN		
	NO PARKING ELEVATOR OPTION		
A0.03a	PROJECT DATA		
A1.10 a	PROPOSED FAR		
A1.11a	PROPOSED FAR		
A2.21a	PROPOSED GROUND FLOOR		
A2.22a	PROPOSED 2ND FLOOR		
A2.23a	PROPOSED 3RD FLOOR		
A2.24a	PROPOSED 4TH FLOOR		
A2.25a	PROPOSED 5TH FLOOR		
A2.26a	PROPOSED 6TH FLOOR		
A2.27a	PROPOSED ROOF PLAN		
A4.42a	PROPOSED COLOR ELEVATIONS S		
A5.01a	PROPOSED SECTION		

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, © 2018

PB SUBMITTAL

OFFICE BUILDING
1665-1667 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

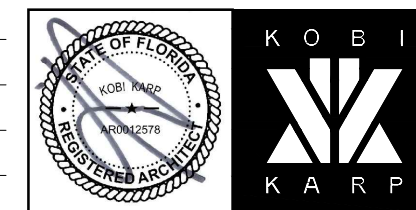
Owner:
Name: SHVO
Address: New York, NY
Tel:
Email:

Landscape:
CLAD
8020 NE 4th Ave
Studio 113, Miami Fl
(786) 536-6076
Email: carolina@cladlandscape.com

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



INDEX

Date	06.24.2022	Sheet No.	
Scale	N/A		A0.01
Project	2132		

APPROVED PB22-0503

100 TOTAL RIGHT OF WAY

WASHINGTON AVE.

50'-0"

1672 WASHINGTON AVE
GREENVIEW HOTEL
3 STORY
C.B.S BLDG.
AREA 7,500 SF

MAIN PARCELE

1667 WASHINGTON AVE.
AREA 7,500 SF

1665 WASHINGTON AVE.
AREA 4,500 SF

1670 JAMES AVE.
CREST HOTEL
3 STORY
C.B.S BLDG.
AREA 7,500 SF

1666 JAMES AVE.
3 STORY
C.B.S BLDG.
AREA 7,500 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, © 2018

PB23-0629 FINAL SUBMISSION

OSP - OFFICE BUILDING
1665 - 1667 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner:
Name SHVO
Address New York, NY
Address
Tel: -
Email -

Landscape Architect:
Name CLAD
Address 8020 NE 4th Ave
Address Studio 113, Miami, FL
Tel: (786) 536-6076
Email carolina@cladlandscape.com

Structural:
Name YHE Engineering
Address 99 NW 27 Avenue
Address Miami, FL 33131
Tel: (305) 969-9423
Email yhe@yheengineering.com

MEP:
Name Cosentini
Address 498 Seventh Avenue
Address New York, NY 10018
Tel: (212) 615-3602
Email dmass@cosentini.com

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

KOBİ KARP
Lic. # AR0012578



EXISTING FAR DIAGRAMS

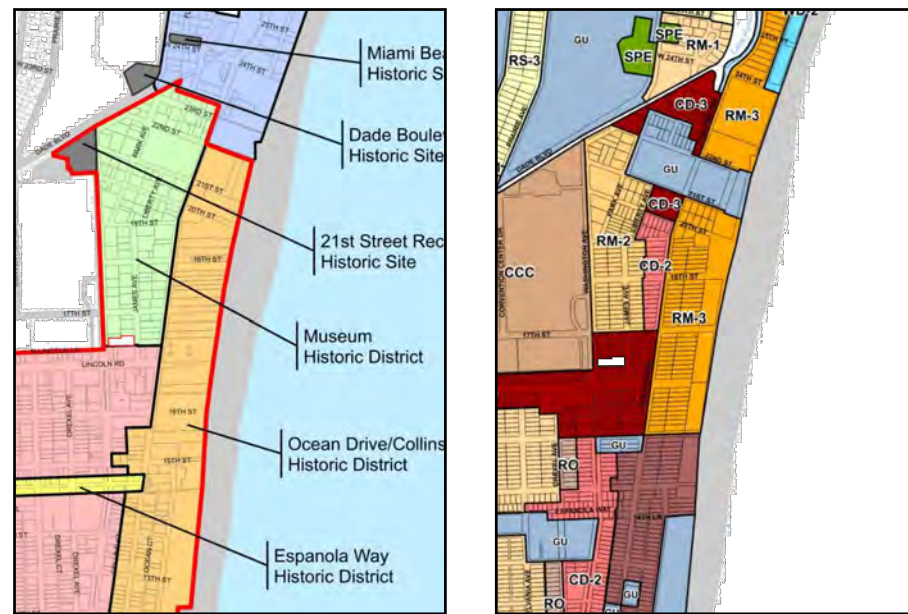
Date	09-26-2023	Sheet No.	A0.01A
Scale			
Project	2132		

PROPOSED

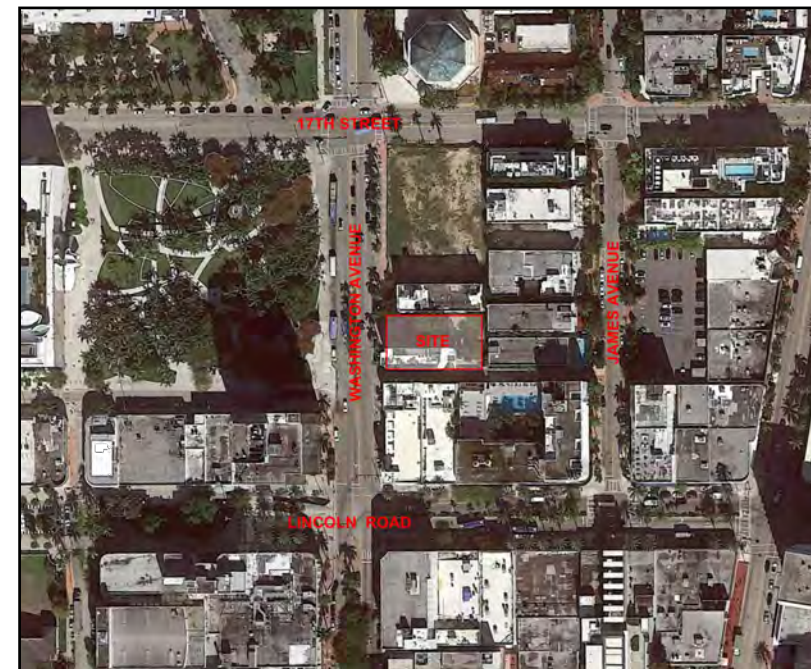
PROPOSED AREA CALCULATIONS													
	STAIRS AND ELEVATORS	B.O.H.	PARKING	# SPACES	CAR LIFTS	TERRACE	OFFICE AREA	CORRIDOR / LOBBY	RESTROOMS	ROOFDECK	ROOF	COVERED ARRIVAL	TOTAL FAR
ROOF DECK	761	108						240	542		1,180		1,651
LEVEL 6	610	171				346	8,981	99	514	5,336	5,299		10,721
LEVEL 5	788	171				187	9,140	99	514				10,899
LEVEL 4	769	171				187	9,140	99	514				10,880
LEVEL 3	911	154	4,231	19	574		5,023		163				6,825
LEVEL 2	911	154	3,979	19	574		5,023		163				6,825
LEVEL 1	930	472			589		117	1,048				8,324	3,156
TOTALS	5,680	1,401		38	1,737	720	37,424	1,585	2,410				50,957

PARKING CALCULATIONS				
OCCUPANCY	SF	SEATS/UNITS	RATIO	PARKING SPACES
OFFICE	37,424		1/400 SF	94
TOTAL PROVIDED				38

BICYCLE CALCULATIONS				
OCCUPANCY	SF	SEATS/UNITS	RATIO	BICYCLE SPACES
OFFICE	37424		4 S.T.P./6 L.T.	4 ST/6LT
TOTAL				10



1 ZONING MAPS SCALE: NTS



1 CONTEXT AERIAL SCALE: NTS

PROPOSED

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 (©) 2018

PB23-0629-FINAL SUMMITAL

OSP - OFFICE BUILDING
 1665 - 1667 WASHINGTON AVENUE
 MIAMI BEACH, FL 33139

Owner:
 Name SHVO
 Address New York, NY
 Address
 Tel: -
 Email -

Landscape Architect:
 Name CLAD
 Address 8020 NE 4th Ave
 Address Studio 113, Miami, FL
 Tel: (786) 536-6076
 Email carolina@cladlandscape.com

Structural:
 Name YHE Engineering
 Address 99 NW 27 Avenue
 Address Miami, FL 33131
 Tel: (305) 969-9423
 Email yhe@yheengineering.com

MEP:
 Name Cosentini
 Address 498 Seventh Avenue
 Address New York, NY 10018
 Tel: (212) 615-3602
 Email dmass@cosentini.com

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

KOBİ KARP
 Lic. # AR0012578

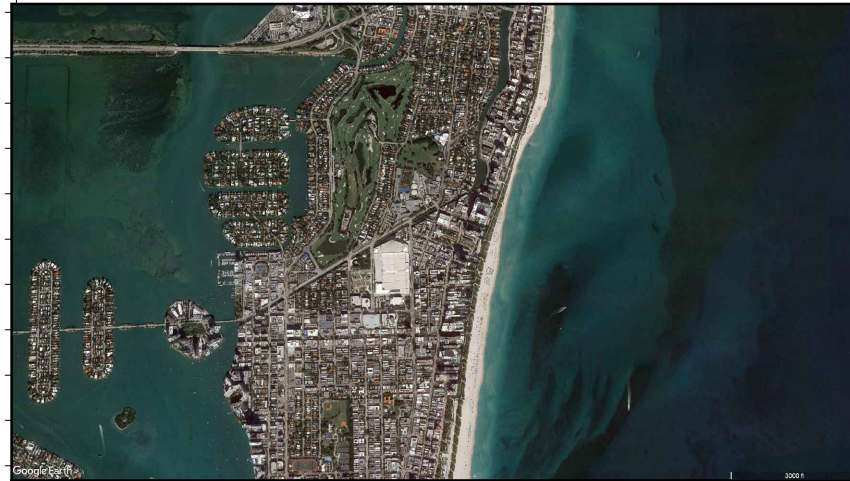
PROJECT DATA

Date	09-22-2023	Sheet No.	A0.02
Scale			
Project	2132		

MIAMI BEACH

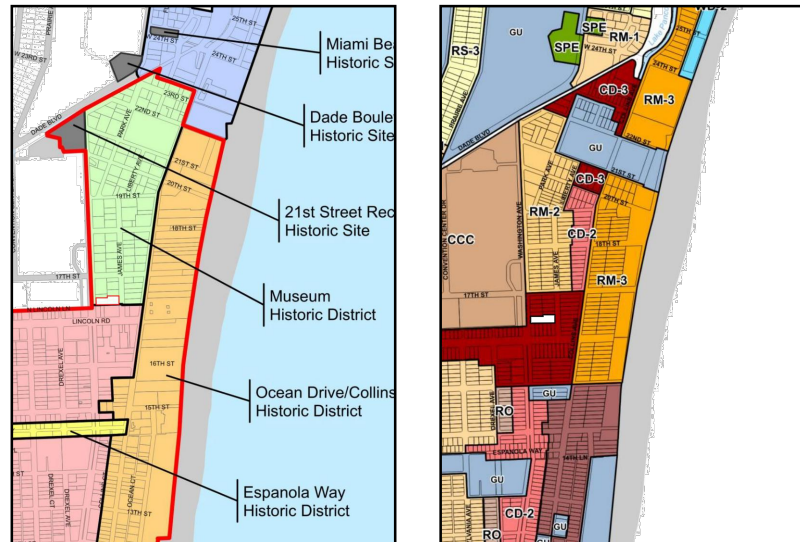
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET



1 CONTEXT AERIAL

SCALE: NTS



1 ZONING MAPS

SCALE: NTS

ITEM #	Zoning Information		
1	Address:	1665-1667 Washington Avenue	
2	Board and File numbers:		
3	Folio number(s):	02-3234-019-0770, 02-3234-019-0760	
4	Year constructed:	VARIES	Zoning District: CD-3 Commercial, High Intensity District
5	Historic Designation	Local: Museum Historic District	FAR: 2.75
		National: Miami Beach Architectural District	
6	Flood Zone:	Flood Zone AE & Flood Zone X	
7	Base Flood Elevation:	8.0' NGVD	6.44' NAVD
8	Design Flood Elevation:	9.0' NGVD	7.44' NAVD
9	Max. Wave Crest Elevation:	N/A	N/A
10	Adjusted grade (Flood+Grade/2)	N/A	N/A
11	Lot Area:	.275 ACRES	12,000 SF
12	Lot Width:	VARIES	Lot Depth: 150'-0"
13	Minimum Unit Size	N/A	Average Unit Size: N/A
14	Existing Use:	OFFICE / PARKING	Proposed Use: OFFICE / PARKING

	ALLOWED	EXISTING	PROPOSED	DEFICIENCIES
15	Height #	65'	80'	
16	Architectural District-New Construction	N/A	4 STORIES	6 STORIES
17	Number of Stories	N/A	4 STORIES	6 STORIES
17	FAR #	33,000 SF	10,111 SF	32,998 SF
18	Gross Square Footage	N/A	N/A	
19	Square Footage by use	N/A	N/A	
20	Number of Units Residential	N/A	N/A	N/A
21	Number of Units Hotel	N/A	N/A	N/A
22	Number of Seats	N/A	N/A	N/A
23	Coffee Shop	N/A	N/A	20 Seats

	REQUIRED	EXISTING	PROPOSED	ENCROACHMENTS
SETBACKS				
At-Grade Parking Lot				
19	Front Setback (Collins ave/ West):	N/A	N/A	N/A
20	Side Setback (Interior/ West):	N/A	N/A	N/A
21	Side Setback (Interior/ South):	N/A	N/A	N/A
22	Side Setback (Interior/ North):	N/A	N/A	N/A
23	Side Setback (20th Street/ North):	N/A	N/A	N/A
23	Rear Setback (East):	N/A	N/A	N/A
Subterranean/ Pedestal and tower (non-oceanfront)				
24	Front Setback (Washington ave)	0'-0"	0'-0" / 0'-0"	0'-0" / 0'-0"
25	Side Setback (Interior/ North):	0'-0"	0'-0" / 0'-0"	0'-8"
25	Side Setback (Interior/ South):	0'-0"	0'-0" / 0'-0"	2'-0"
27	Rear Setback (East):	0'-0"	5'-0"	5'-0"

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
PARKING				
28	Parking District No 7			
29	Total # of parking spaces	58	20	58
31	Valet Drop off and pick up		N/A	ON SITE/Washington Avenue Access
32	Loading zones and Trash collection areas		N/A	ON SITE/Washington Avenue Access
33	Bike Racks	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED
34	Is this a contributing building?		N/A	YES
35	Located within a Local Historic District?		YES	
Notes: If not applicable write N/A				
Notes: FAR calculated per Ordinance ZBA2019-0097				

PROPOSED AREA CALCULATIONS

	STAIRS AND ELEVATORS	L/S. B.O.H.	B.O.H.	PARKING	# SPACES	ELEVATOR LIFTS	OFFICE AREA	LOBBY	RESTROOMS	TERRACE	ROOFTOP DECK	ROOF PLANTERS/MECH	COVERED ARRIVAL	GROSS TOTAL	PROPOSED FAR
Roof												1,182		1,182	
Roof Deck	946							236			5,450	5,172		10,858	236
Level 6	946	1,114		3,767	9	475	3,867		214	456				10,964	5,502
Level 5	946			4,643	12	475	4,408		214	225				10,964	6,043
Level 4	946			4,643	12	475	4,398		214	225				10,964	6,033
Level 3	946			4,643	12	475	4,398		214					10,964	6,033
Level 2	946		346	4,297	12	475	4,364		214					10,964	6,345
Level 1	946	668		408				1,094					8,324	3,116	2,806
TOTALS	6,622	1,782	346	21,993	57	2,783	21,435	1,330	1,070	906	5,450	6,354	8,324	68,794	32,998

PARKING CALCULATIONS

OCCUPANCY	SF	SEATS/UNITS	RATIO	PARKING SPACES
COFFEE SHOP		20 SEATS	20/5	4 SPACES
OFFICE	21435		400	54
TOTAL				58

BICYCLE CALCULATIONS

OCCUPANCY	SF	SEATS/UNITS	RATIO	BICYCLE SPACES
COFFEE SHOP		20	1 S. T.	1 ST
OFFICE	21435		3 S.T.P.P/6 L.T.	3 ST/6LT
TOTAL				ON 2ND FLOOR 10

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 (S) 2019

PB SUBMITTAL

OFFICE BUILDING
1665-1667 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

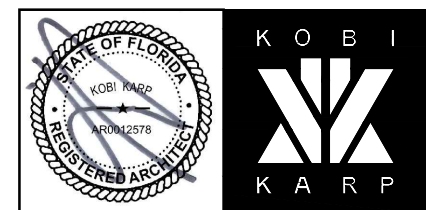
Owner:
Name: SHVO
Address: New York, NY
Tel:
Email:

Landscape:
CLAD
8020 NE 4th Ave
Studio 113, Miami FL
(786) 536-6076
Email: carolina@cladlandscape.com

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

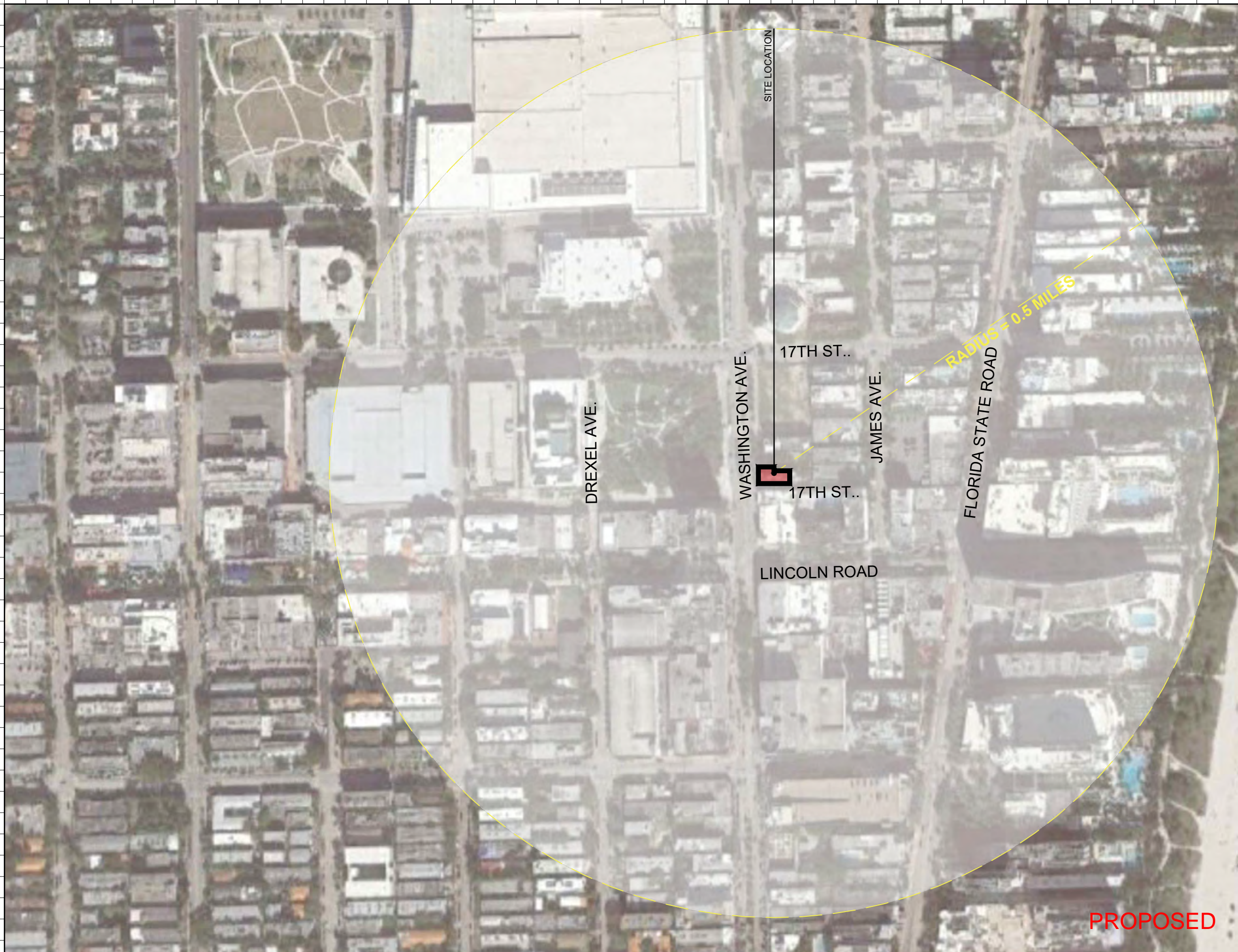
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



PROJECT DATA

Date	06.24.2022	Sheet No.	
Scale	N/A		A0.03
Project	2132		

APPROVED PB22-0503



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 (©) 2018

PB23-0629-FINAL SUMMITAL

OSP - OFFICE BUILDING
 1665 - 1667 WASHINGTON AVENUE
 MIAMI BEACH, FL 33139

Owner:
 Name: SHVO
 Address: New York, NY
 Address: -
 Tel: -
 Email: -

Landscape Architect:
 Name: CLAD
 Address: 8020 NE 4th Ave
 Address: Studio 113, Miami, FL
 Tel: (786) 536-6076
 Email: carolina@cladlandscape.com

Structural:
 Name: YHE Engineering
 Address: 99 NW 27 Avenue
 Address: Miami, FL 33131
 Tel: (305) 969-9423
 Email: yh@yheengineering.com

MEP:
 Name: Cosentini
 Address: 498 Seventh Avenue
 Address: New York, NY 10018
 Tel: (212) 615-3602
 Email: dmass@cosentini.com

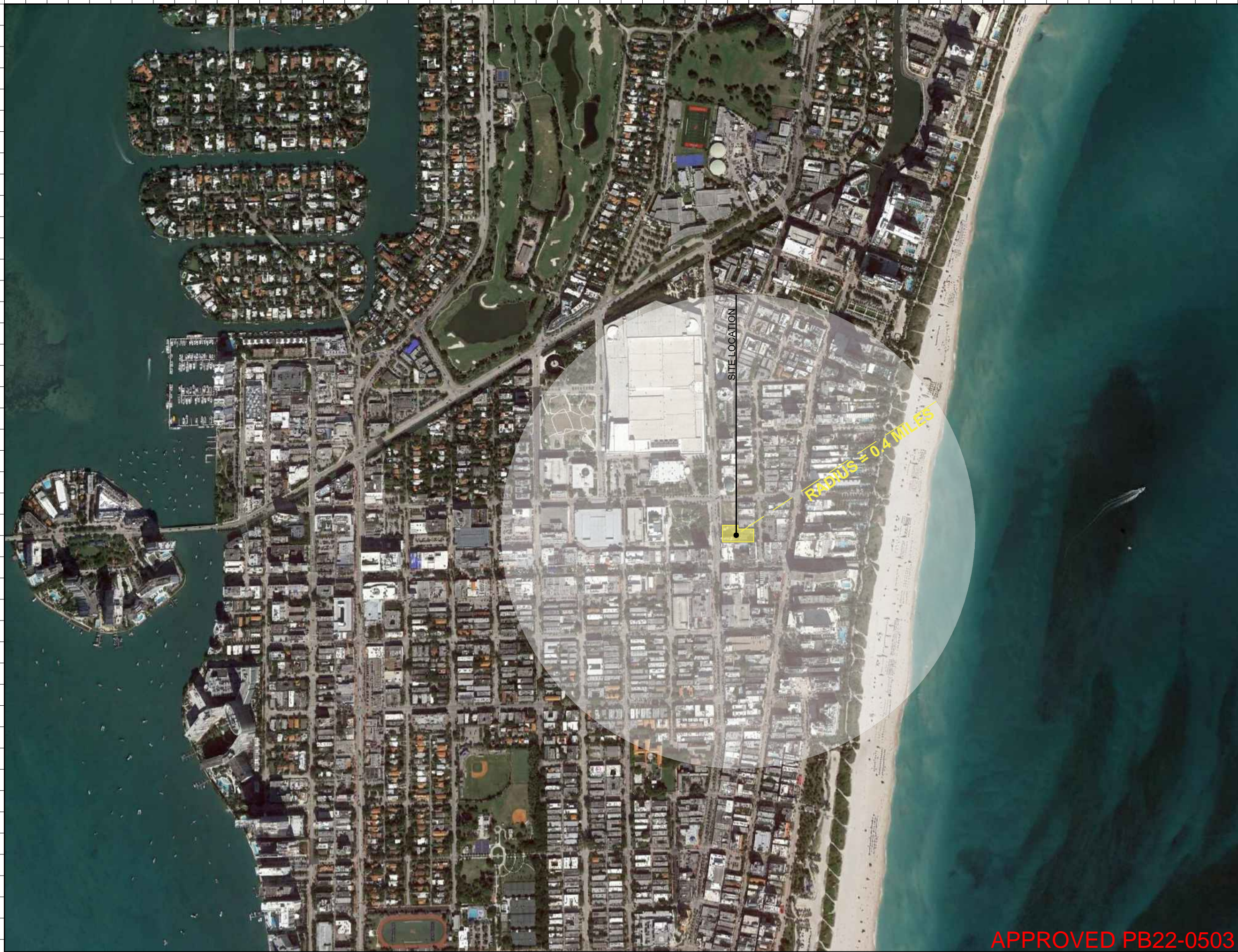
Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

KOBİ KARP
 Lic. # AR0012578

LOCATION PLAN

Date	09-22-2023	Sheet No.	A0.03
Scale	N/A		
Project	2132		

PROPOSED



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 (©) 2018

PB SUBMITTAL

OFFICE BUILDING
 1665-1667 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139

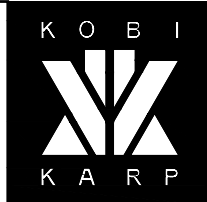
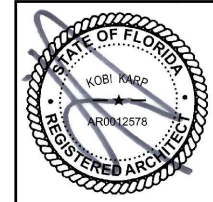
Owner:
 Name SHVO
 Address New York, NY
 Address
 Tel:
 Email

Landscape:
 CLAD
 8020 NE 4th Ave
 Studio 113, Miami Fl
 (786) 536-6076
 Email: carolina@cladlandscape.com

Consultant:
 Name
 Address
 Address
 Tel:
 Email

Consultant:
 Name
 Address
 Address
 Tel:
 Email

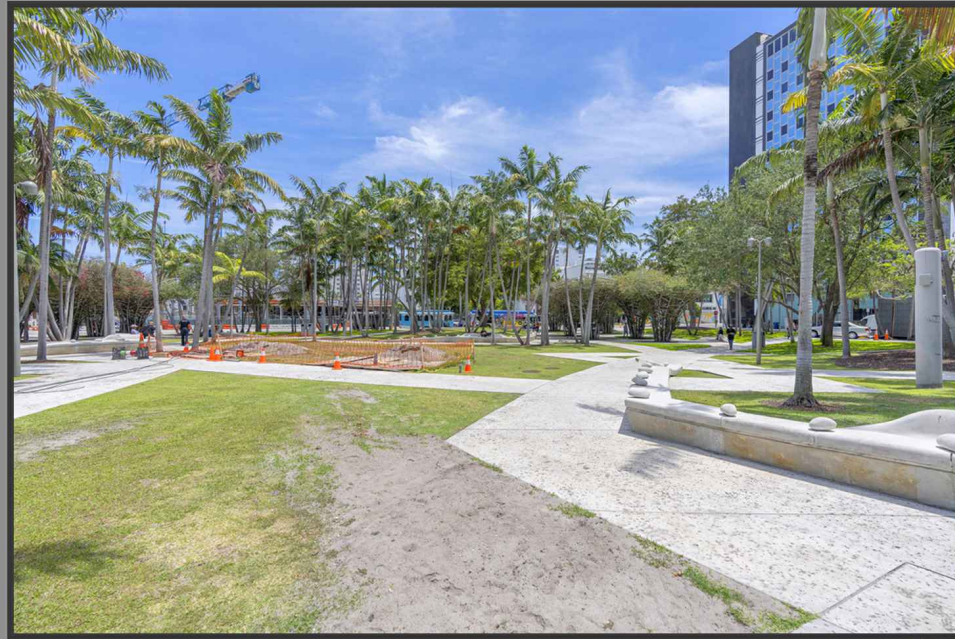
Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



LOCATION PLAN

Date	06.24.2022	Sheet No.
Scale	N/A	A0.04
Project	2132	

APPROVED PB22-0503



1.

3.



2.

4.



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 (S) 2018

PB23-0629 FINAL SUBMISSION

OSP - OFFICE BUILDING
 1665 - 1667 WASHINGTON AVENUE
 MIAMI BEACH, FL 33139

Owner:
 Name SHVO
 Address New York, NY
 Address
 Tel: -
 Email: -

Landscape Architect:
 Name CLAD
 Address 8020 NE 4th Ave
 Address Studio 113, Miami, FL
 Tel: (786) 536-6076
 Email: carolina@cladlandscape.com

Structural:
 Name YHE Engineering
 Address 99 NW 27 Avenue
 Address Miami, FL 33131
 Tel: (305) 969-9423
 Email: yhe@yheengineering.com

MEP:
 Name Cosentini
 Address 498 Seventh Avenue
 Address New York, NY 10018
 Tel: (212) 615-3602
 Email: dmass@cosentini.com

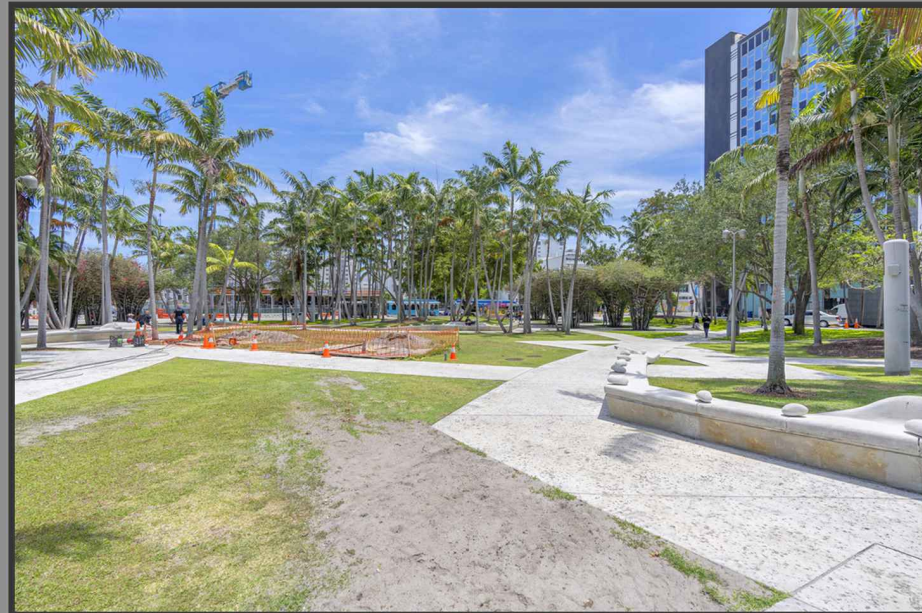
Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

KOBİ KARP
 Lic. # AR0012578

CONTEXT VIEWS

Date	09-26-2023	Sheet No.	A0.04
Scale			
Project	2132		

① VIEWS FROM SOUNDSCAPE PARK
 Scale: NTS
PROPOSED



1.



2.



3.



4.



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, (©) 2018

PB SUBMITTAL

OFFICE BUILDING
 1665-1667 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139

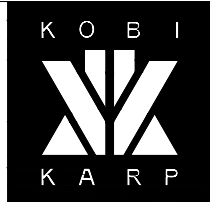
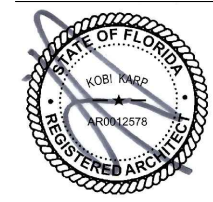
Owner:
 Name SHVO
 Address New York, NY
 Address
 Tel:
 Email

Landscape:
 CLAD
 8020 NE 4th Ave
 Studio 113, Miami FL
 (786) 536-5076
 Email: carolina@cladlandscape.com

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



VIEWS FROM SOUNDSCAPE PARK

1665-1667 WASHINGTON AVE, MIAMI BEACH, FL 33139

APPROVED PB22-0503

CONTEXT VIEWS

Date	06.24.2022	Sheet No.
Scale	N/A	A0.05
Project	2132	



1.



2.



3.



4.



IEWS FROM WASHINGTON AVE.

1665-1667 WASHINGTON AVE, MIAMI BEACH, FL 33139

APPROVED PB22-0503

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, © 2018

PB SUBMITTAL

OFFICE BUILDING
1665-1667 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

Owner:
Name SHVO
Address New York, NY
Address
Tel:
Email

Landscape:
CLAD
8020 NE 4th Ave
Studio 113, Miami FL
(786) 536-5076
Email: carolina@cladlandscape.com

Consultant:
Name
Address
Address
Tel:
Email

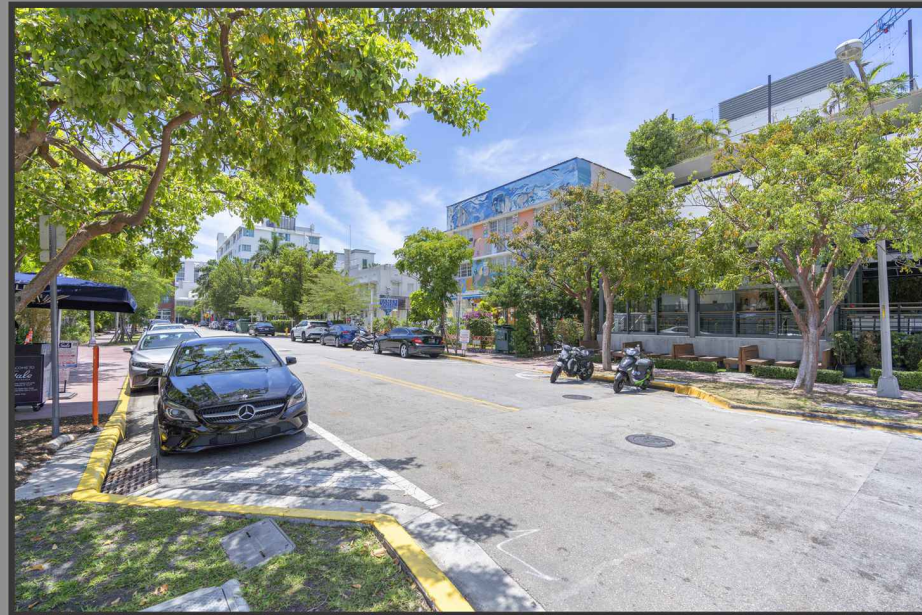
Consultant:
Name
Address
Address
Tel:
Email

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



CONTEXT VIEWS

Date	06.24.2022	Sheet No.
Scale	N/A	A0.06
Project	2132	



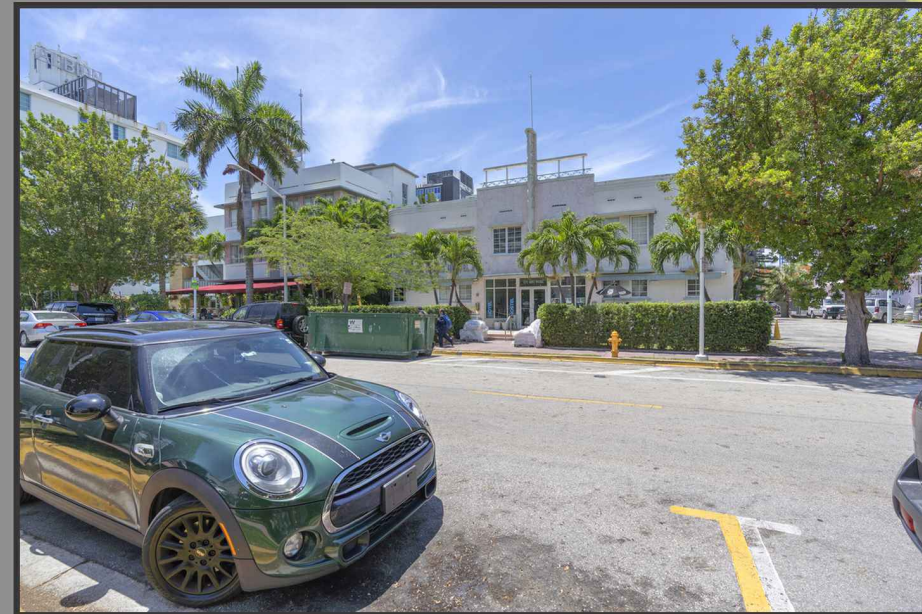
1.



2.



3.



4.



VIEWS FROM JAMES AVE.

1665-1667 WASHINGTON AVE, MIAMI BEACH, FL 33139

APPROVED PB22-0503

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, (©) 2018

PB SUBMITTAL

OFFICE BUILDING
 1665-1667 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139

Owner:
 Name SHVO
 Address New York, NY
 Address
 Tel:
 Email

Landscape:
 CLAD
 8020 NE 4th Ave
 Studio 113, Miami Fl
 (786) 536-5076
 Email: carolina@cladlandscape.com

Consultant:
 Name
 Address
 Address
 Tel:
 Email

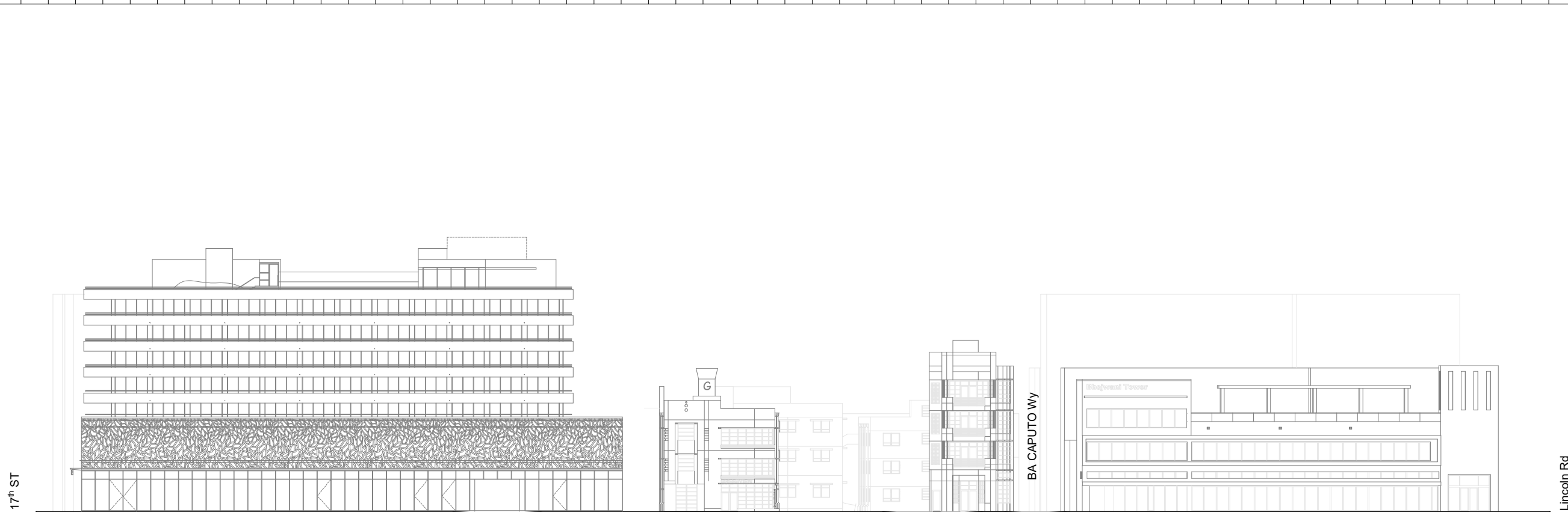
Consultant:
 Name
 Address
 Address
 Tel:
 Email

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



CONTEXT VIEWS

Date	06.24.2022	Sheet No.
Scale	N/A	A0.07
Project	2132	



1 EXISTING CONTEXT WEST ELEVATION
SCALE: NTS



2 PROPOSED CONTEXT WEST ELEVATION
SCALE: NTS

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, © 2018

PB23-0629 FINAL SUBMISSION

OSP - OFFICE BUILDING
1665 - 1667 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner:
Name: SHVO
Address: New York, NY
Tel: -
Email: -

Landscape Architect:
Name: CLAD
Address: 8020 NE 4th Ave
Address: Studio 113, Miami, FL
Tel: (786) 536-6076
Email: carolina@cladlandscape.com

Structural:
Name: YHE Engineering
Address: 99 NW 27 Avenue
Address: Miami, FL 33131
Tel: (305) 969-9423
Email: yhe@yheengineering.com

MEP:
Name: Cosentini
Address: 498 Seventh Avenue
Address: New York, NY 10018
Tel: (212) 615-3602
Email: dmass@cosentini.com

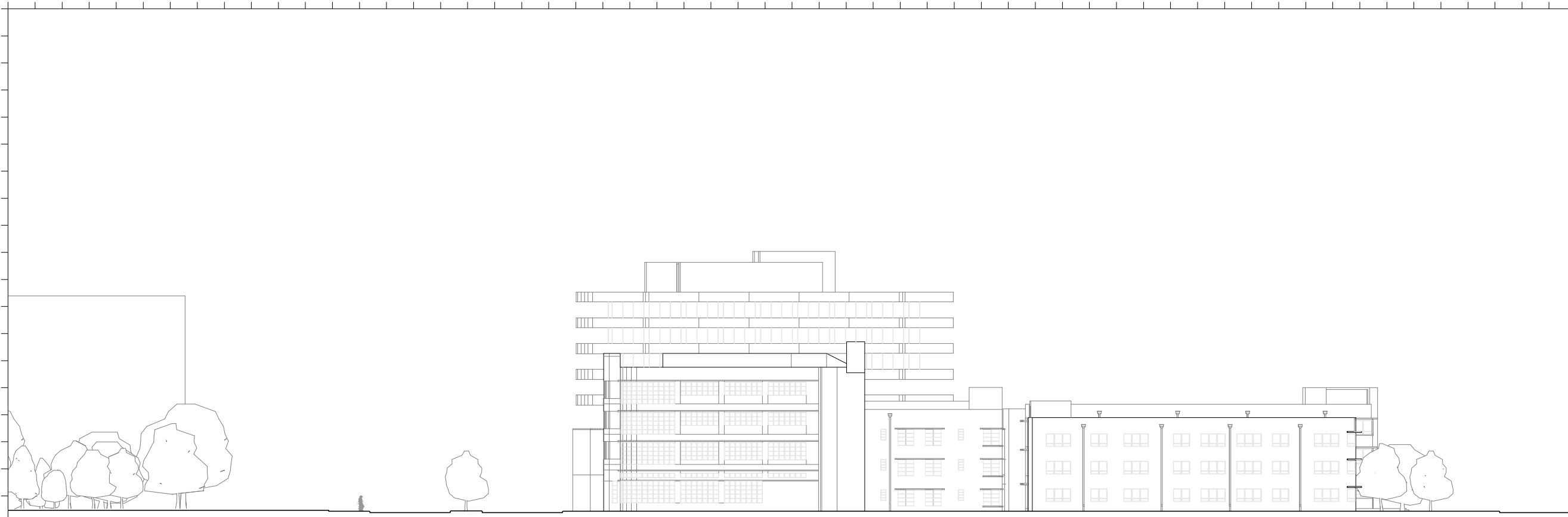
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBİ KARP
Lic. # AR0012578

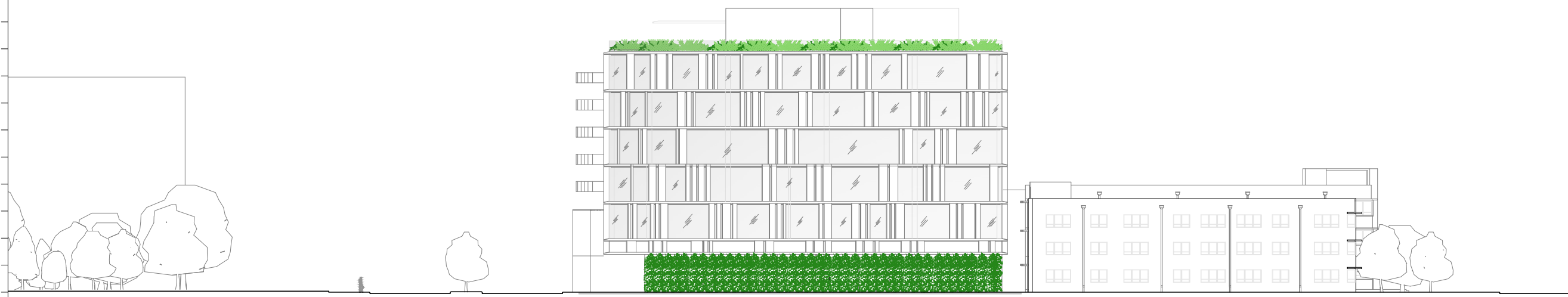
CONTEXT WEST ELEVATION

Date	09-26-2023	Sheet No.	A0.20
Scale	N/A		
Project	2132		

PROPOSED



① EXISTING CONTEXT SOUTH ELEVATION
SCALE: NTS



② PROPOSED CONTEXT SOUTH ELEVATION
SCALE: NTS

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, © 2018

PB23-0629 FINAL SUBMISSION

OSP - OFFICE BUILDING
1665 - 1667 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

Owner:
Name SHVO
Address New York, NY
Address
Tel: -
Email -

Landscape Architect:
Name CLAD
Address 8020 NE 4th Ave
Address Studio 113, Miami, FL
Tel: (786) 536-6076
Email carolina@cladlandscape.com

Structural:
Name YHE Engineering
Address 99 NW 27 Avenue
Address Miami, FL 33131
Tel: (305) 969-9423
Email yhe@yheengineering.com

MEP:
Name Cosentini
Address 498 Seventh Avenue
Address New York, NY 10018
Tel: (212) 615-3602
Email dmass@cosentini.com

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

KOBİ KARP
Lic. # AR0012578

CONTEXT SOUTH ELEVATION

Date	09-26-2023	Sheet No.	A0.21
Scale	N/A		
Project	2132		

PROPOSED



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, © 2018

PB23-0629 FINAL SUBMISSION

OSP - OFFICE BUILDING
 1665 - 1667 WASHINGTON AVENUE
 MIAMI BEACH, FL 33139

Owner:
 Name: SHVO
 Address: New York, NY
 Address:
 Tel: -
 Email: -

Landscape Architect:
 Name: CLAD
 Address: 8020 NE 4th Ave
 Address: Studio 113, Miami, FL
 Tel: (786) 536-6076
 Email: carolina@cladlandscape.com

Structural:
 Name: YHE Engineering
 Address: 99 NW 27 Avenue
 Address: Miami, FL 33131
 Tel: (305) 969-9423
 Email: yhe@yheengineering.com

MEP:
 Name: Cosentini
 Address: 498 Seventh Avenue
 Address: New York, NY 10018
 Tel: (212) 615-3602
 Email: dmass@cosentini.com

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

KOBİ KARP
 Lic. # AR0012578



EXTERIOR RENDERINGS

Date	09-26-2023	Sheet No.	A0.70
Scale			
Project	2132		

PROPOSED



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, (©) 2018

PB SUBMITTAL

OFFICE BUILDING
 1665-1667 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139

Owner:
 Name: SHVO
 Address: New York, NY
 Address:
 Tel:
 Email:

Landscape:
 CLAD
 8020 NE 4th Ave
 Studio 113, Miami FL
 (786) 536-5076
 Email: carolina@cladlandscape.com

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



EXTERIOR RENDERING

Date	07.01.2022	Sheet No.
Scale	N/A	A0.70
Project	2132	

APPROVED PB22-0503



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, © 2018

PB23-0629 FINAL SUBMISSION

OSP - OFFICE BUILDING
 1665 - 1667 WASHINGTON AVENUE
 MIAMI BEACH, FL 33139

Owner:
 Name SHVO
 Address New York, NY
 Address
 Tel: -
 Email -

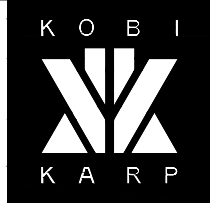
Landscape Architect:
 Name CLAD
 Address 8020 NE 4th Ave
 Address Studio 113, Miami, FL
 Tel: (786) 536-6076
 Email carolina@cladlandscape.com

Structural:
 Name YHE Engineering
 Address 99 NW 27 Avenue
 Address Miami, FL 33131
 Tel: (305) 969-9423
 Email yhe@yheengineering.com

MEP:
 Name Cosentini
 Address 498 Seventh Avenue
 Address New York, NY 10018
 Tel: (212) 615-3602
 Email dmass@cosentini.com

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

KOBİ KARP
 Lic. # AR0012578



EXTERIOR RENDERINGS

Date	09-26-2023	Sheet No.	A0.71
Scale			
Project	2132		

PROPOSED



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, (©) 2018

PB SUBMITTAL

OFFICE BUILDING
 1665-1667 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139

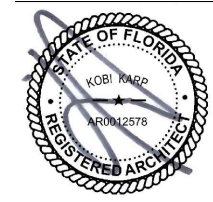
Owner:
 Name SHVO
 Address New York, NY
 Address
 Tel:
 Email

Landscape:
 CLAD
 8020 NE 4th Ave
 Studio 113, Miami FL
 (786) 536-5076
 Email: carolina@cladlandscape.com

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



EXTERIOR RENDERING

Date	07.01.2022	Sheet No.	A0.71
Scale	N/A		
Project	2132		

APPROVED PB22-0503