



Rev.	Date	Rev.	Date

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**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  
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KOBİ KARP  
 Lic. # AR0012578

**EXTERIOR RENDERINGS**

Date	09-26-2023	Sheet No.	A0.72
Scale			
Project	2132		

**PROPOSED**



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 MIAMI BEACH, FLORIDA 33139

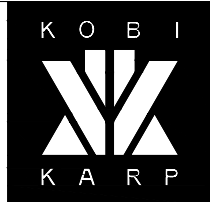
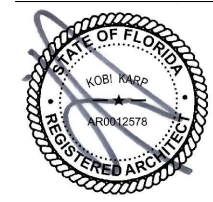
**Owner:**  
 Name SHVO  
 Address New York, NY  
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**Landscape:**  
 CLAD  
 8020 NE 4th Ave  
 Studio 113, Miami FL  
 (786) 536-5076  
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**Consultant:**  
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 Address  
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**EXTERIOR RENDERING**

Date	07.01.2022	Sheet No.
Scale	N/A	A0.72
Project	2132	

**APPROVED PB22-0503**



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KOBİ KARP  
 Lic. # AR0012578

**EXTERIOR RENDERINGS**

Date	09-26-2023	Sheet No.	A0.73
Scale			
Project	2132		

**PROPOSED**



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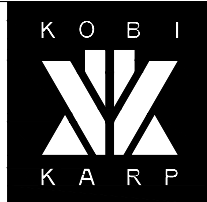
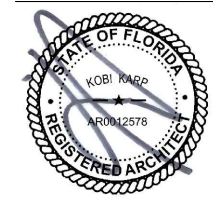
**Owner:**  
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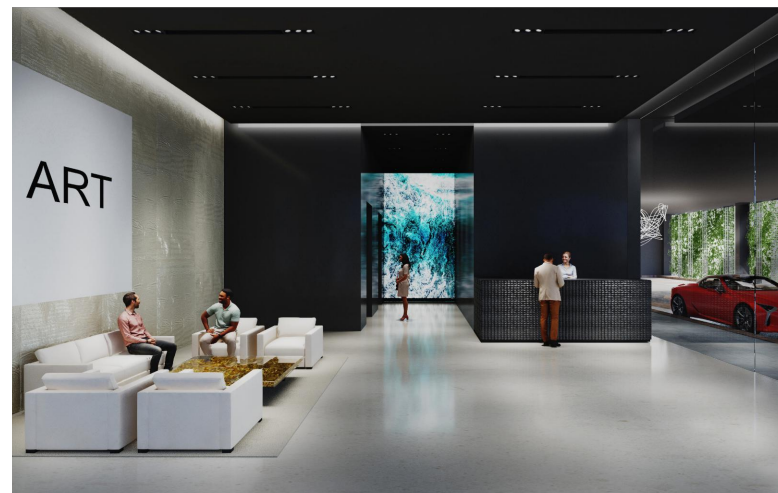
**Architect:**  
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**EXTERIOR RENDERING**

Date	07.01.2022	Sheet No.
Scale	N/A	A0.73
Project	2132	

**APPROVED PB22-0503**



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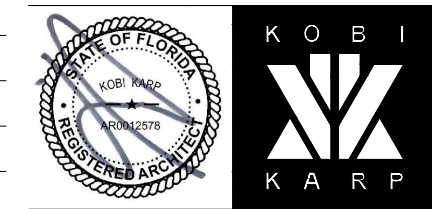
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**INTERIOR RENDERING**

Date	06.24.2022	Sheet No.
Scale	N/A	A0.74
Project	2132	

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**PB23-0629 FINAL SUBMISSION**

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

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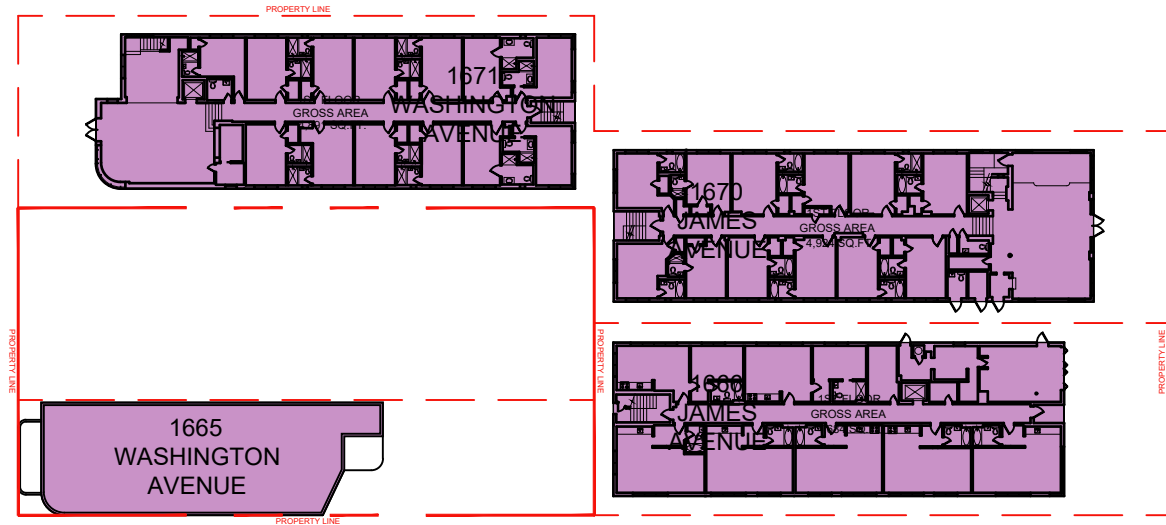
**Architect:**  
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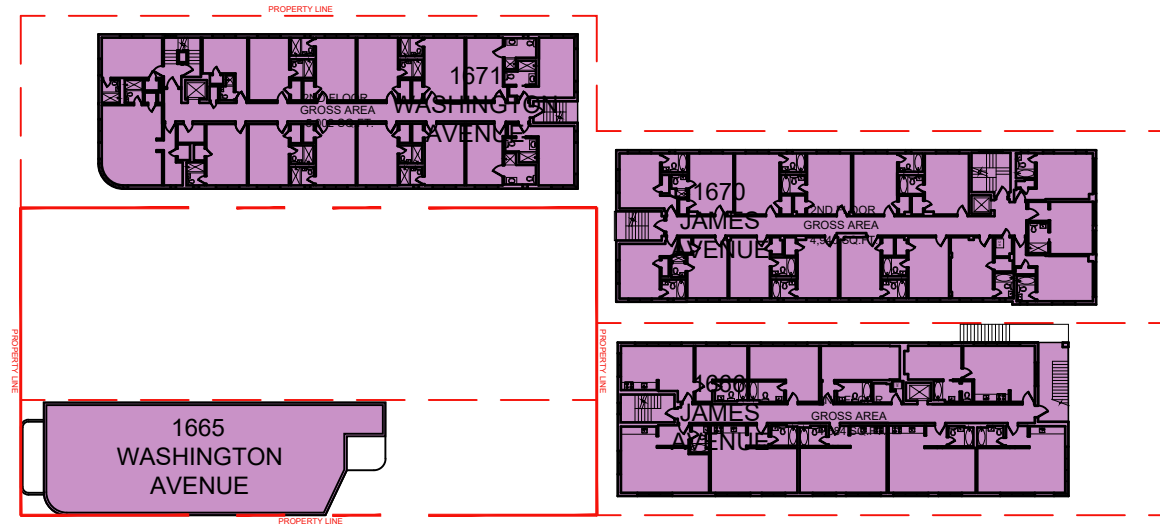
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Date	09-26-2023	Sheet No.	A0.74
Scale			
Project	2132		

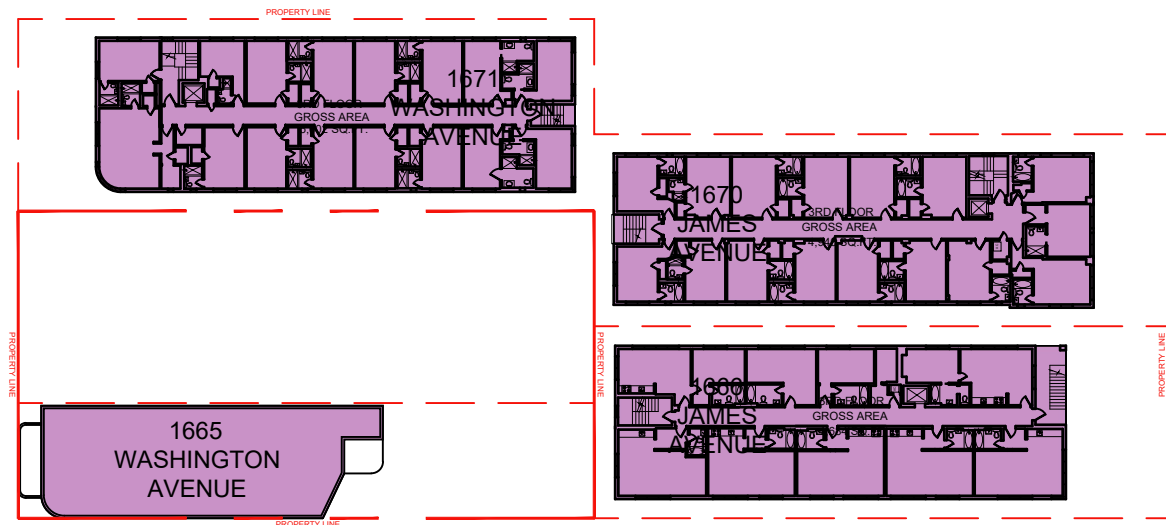
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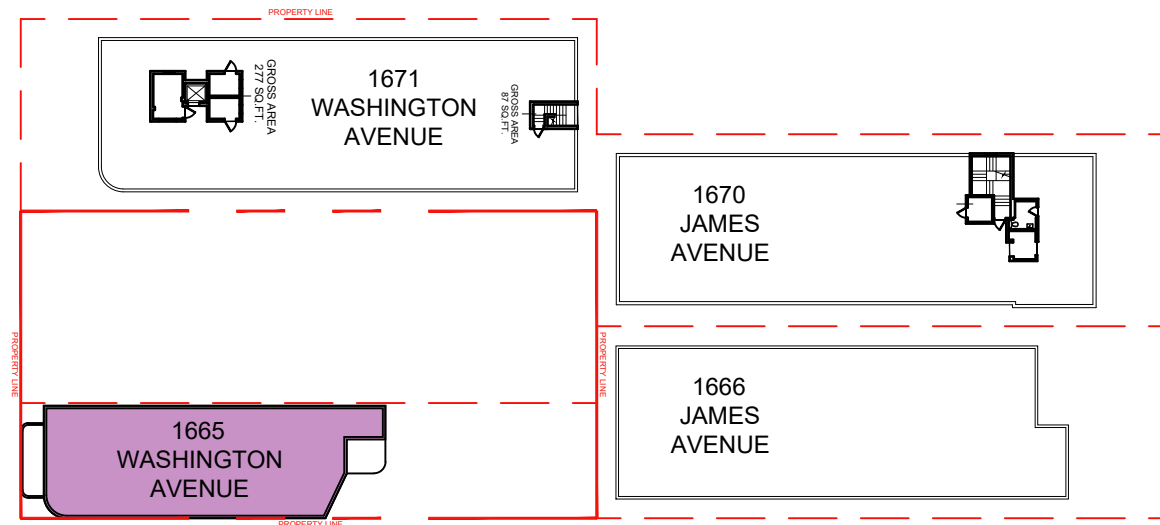
1 EXISTING LEVEL 1 FAR  
Scale: 1" = 50'-0"



2 EXISTING LEVEL 2 FAR  
Scale: 1" = 50'-0"



2 EXISTING LEVEL 3 FAR  
Scale: 1" = 50'-0"



4 EXISTING LEVEL 4 FAR  
Scale: 1" = 50'-0"

	1665-1667 WASHINGTON AVE	1671 WASHINGTON AVE	1666 JAMES AVE	1670 JAMES AVE
LEVEL 1	2,520	4,764	4,585	4,732
LEVEL 2	2,520	4,877	4,455	4,783
LEVEL 3	2,520	4,877	4,455	4,784
LEVEL 4	2,551			
TOTALS	10,111	14,518	13,495	14,299
EXISTING FAR	52,423			

**PROPOSED**

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**PB23-0629 FINAL SUBMISSION**

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1665 - 1667 WASHINGTON AVENUE  
MIAMI BEACH, FL 33139

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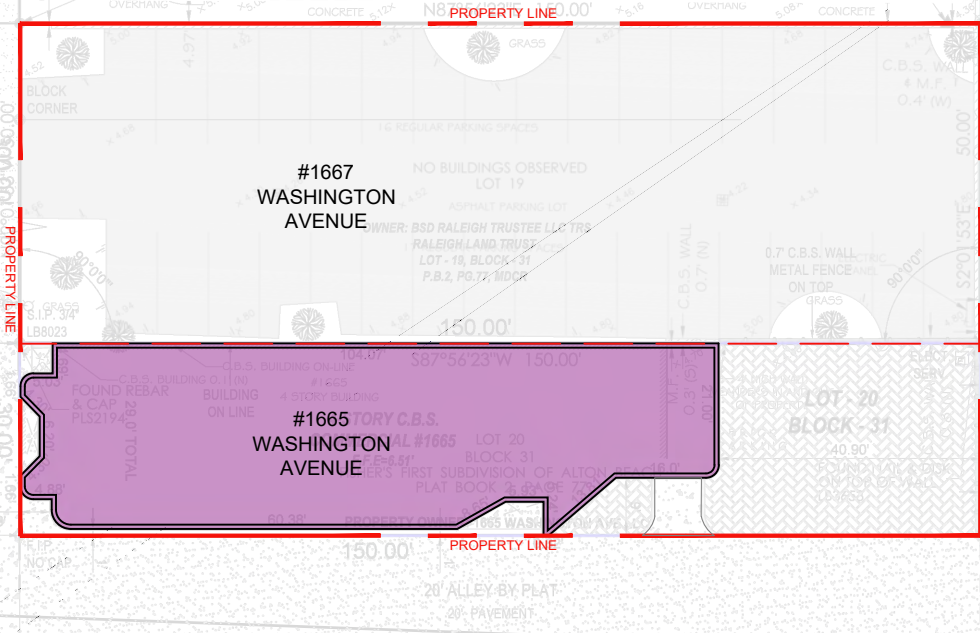
**MEP:**  
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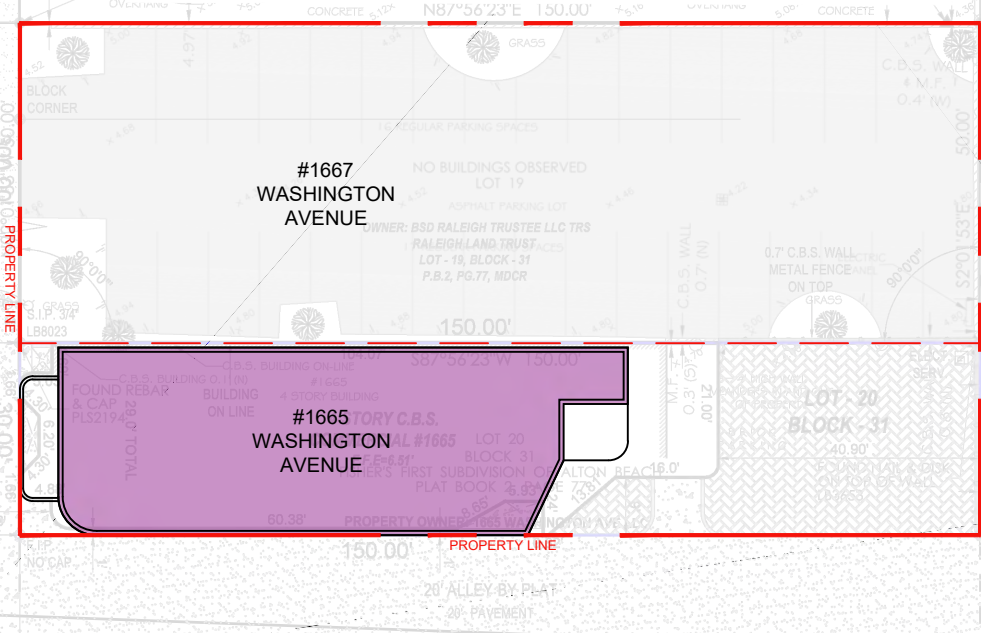
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Lic. # AR0012578

**EXISTING FAR DIAGRAMS**

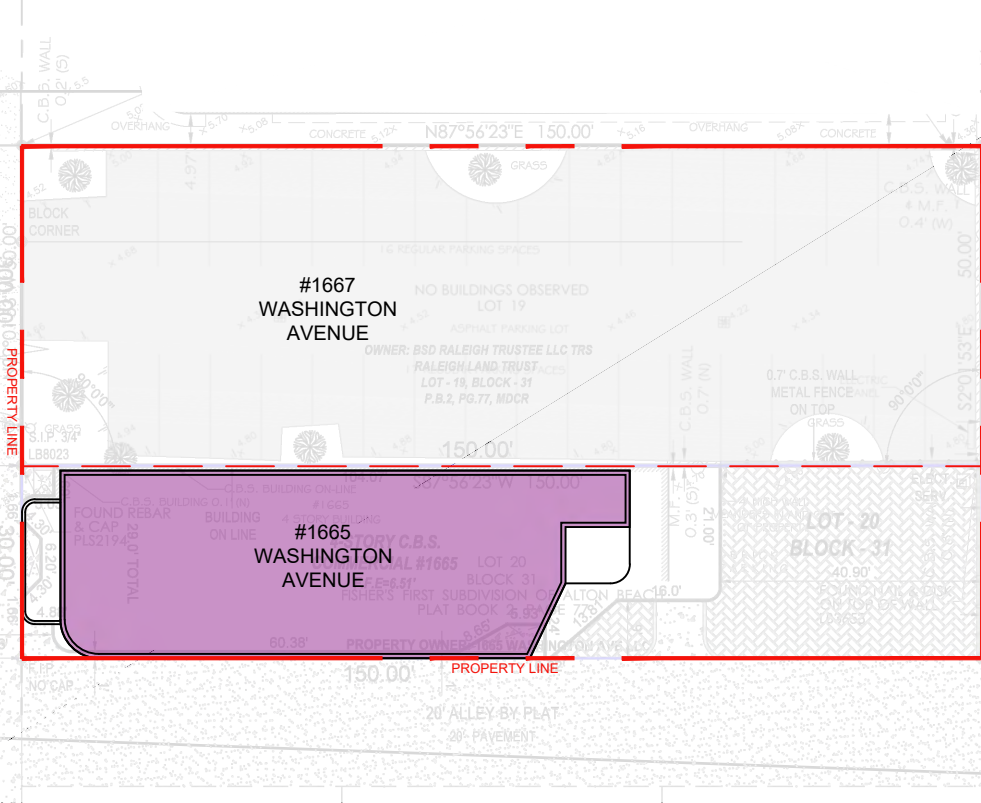
Date	09-26-2023	Sheet No.
Scale		A1.00
Project	2132	



1 EXISTING LEVEL 1 FAR DIAGRAM  
SCALE: 1"=30'-0"



2 EXISTING LEVEL 2-3 FAR DIAGRAM  
SCALE: 1"=30'-0"



3 EXISTING LEVEL 4 FAR DIAGRAM  
SCALE: 1"=30'-0"

	1665 WASHINGTON AVENUE	1667 WASHINGTON AVENUE	EXISTING FAR
Level 4	2,520	0	2,520
Level 3	2,520	0	2,520
Level 2	2,520	0	2,520
Level 1	2,551	0	2,551
<b>TOTALS</b>	<b>10,111</b>	<b>0</b>	<b>10,111</b>

Rev.	Date	Rev.	Date

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

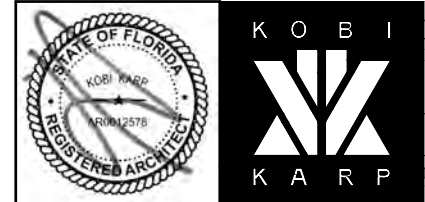
Owner:  
Name SHVO  
Address New York, NY  
Address  
Tel:  
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Landscape:  
CLAD  
8020 NE 4th Ave  
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Email: carolina@cladlandscape.com

Consultant:  
Name  
Address  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Address  
Tel:  
Email

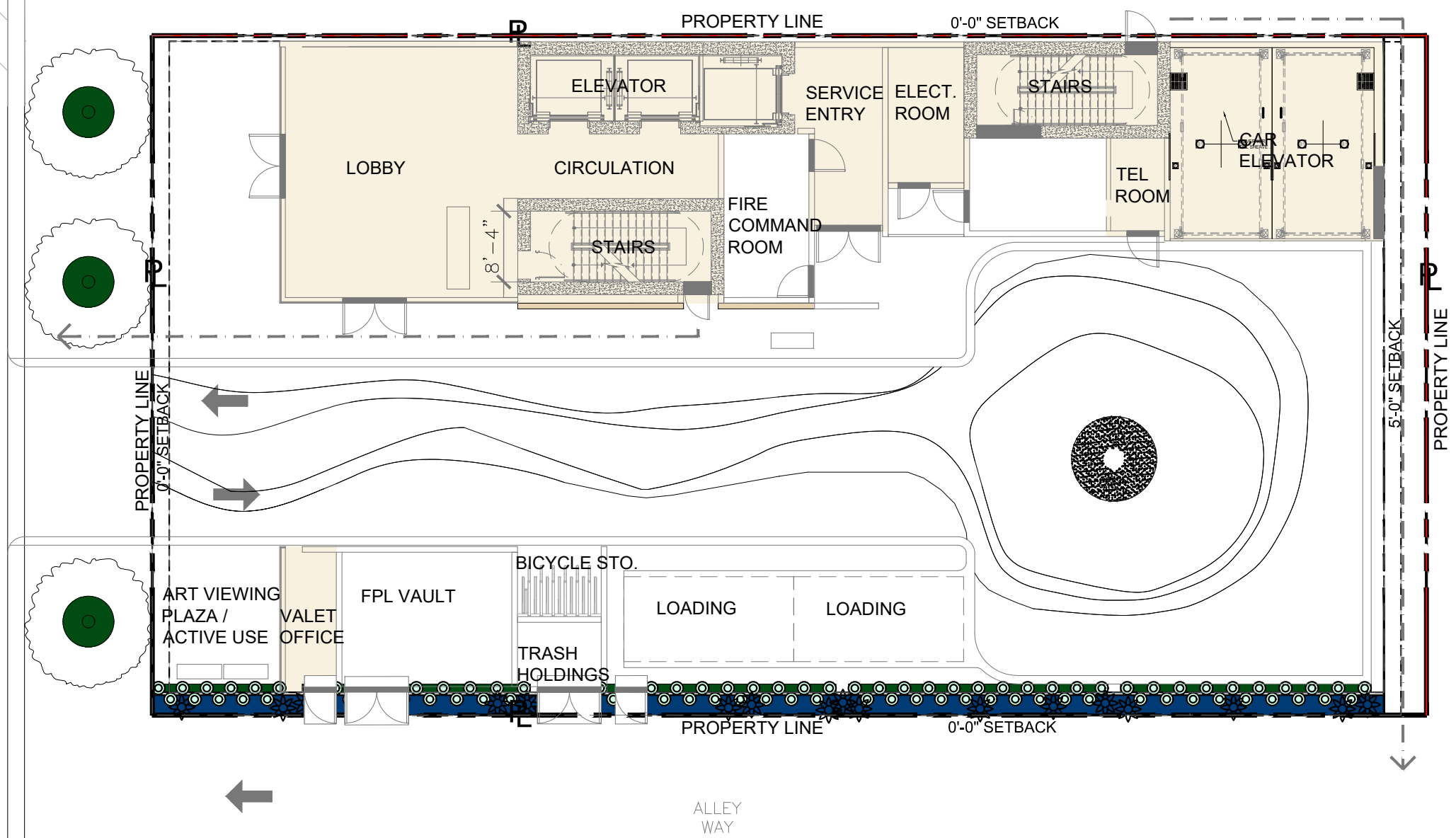
Architect:  
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EXISTING FAR DIAGRAMS

Date	06.24.2022	Sheet No.
Scale	N/A	A1.00
Project	2132	

APPROVED PB22-0503



1665 WASHINGTON AVE: 3,156 SF

1 PROPOSED LEVEL 1 FAR  
Scale: 1/16" = 1'-0"

**PROPOSED**

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PB23-0629-FINAL SUMMITAL

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

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

**Landscape Architect:**  
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Address: 8020 NE 4th Ave  
Address: Studio 113, Miami, FL  
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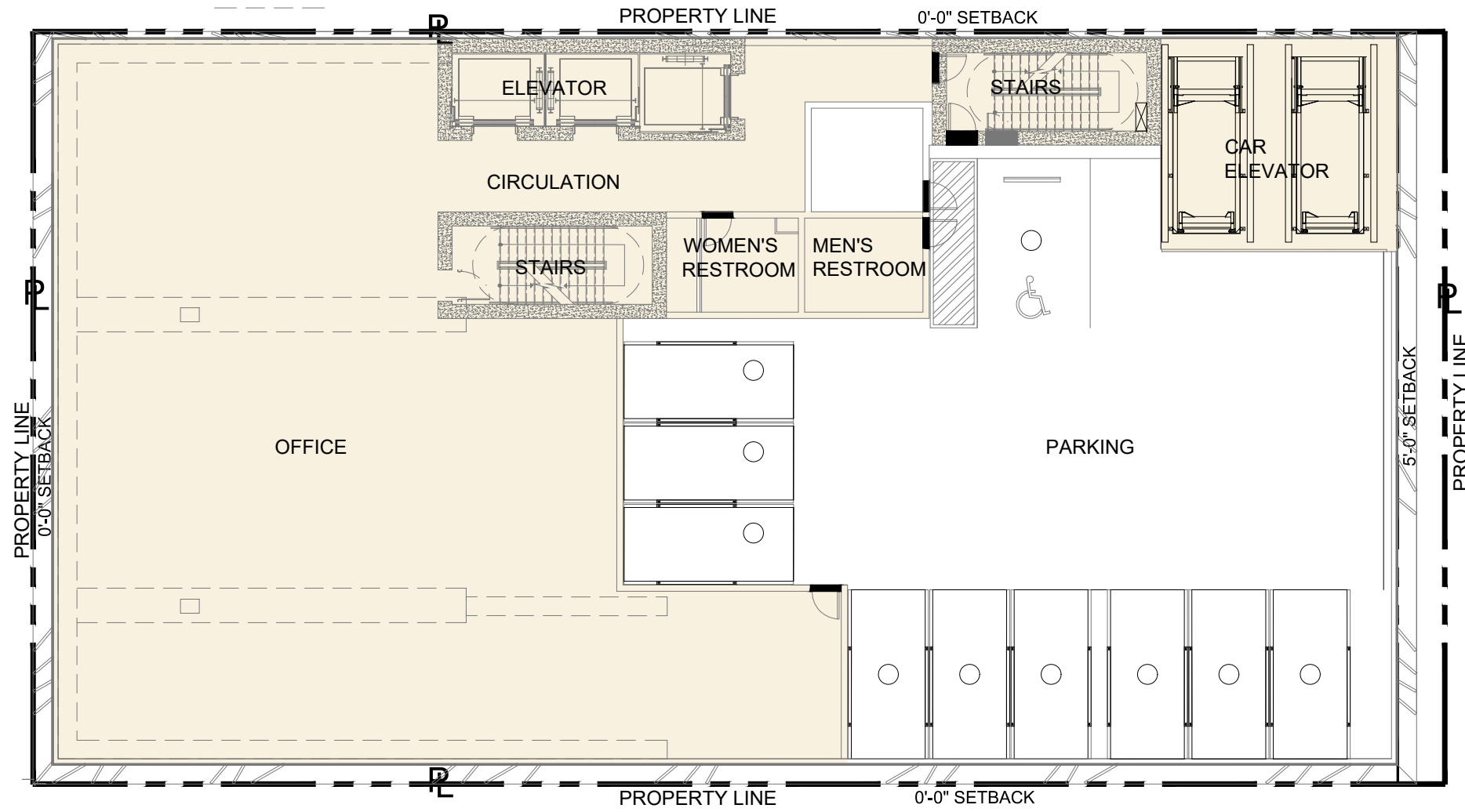
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PROPOSED FAR DIAGRAMS

Date	09-22-2023	Sheet No.	A1.10
Scale			
Project	2132		



1665 WASHINGTON AVE: 6,825 SF

2 PROPOSED LEVEL 2 FAR  
Scale: 1/16" = 1'-0"

**PROPOSED**

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**PB23-0629-FINAL SUMMITAL**

**OSP - OFFICE BUILDING**  
1665 - 1667 WASHINGTON AVENUE  
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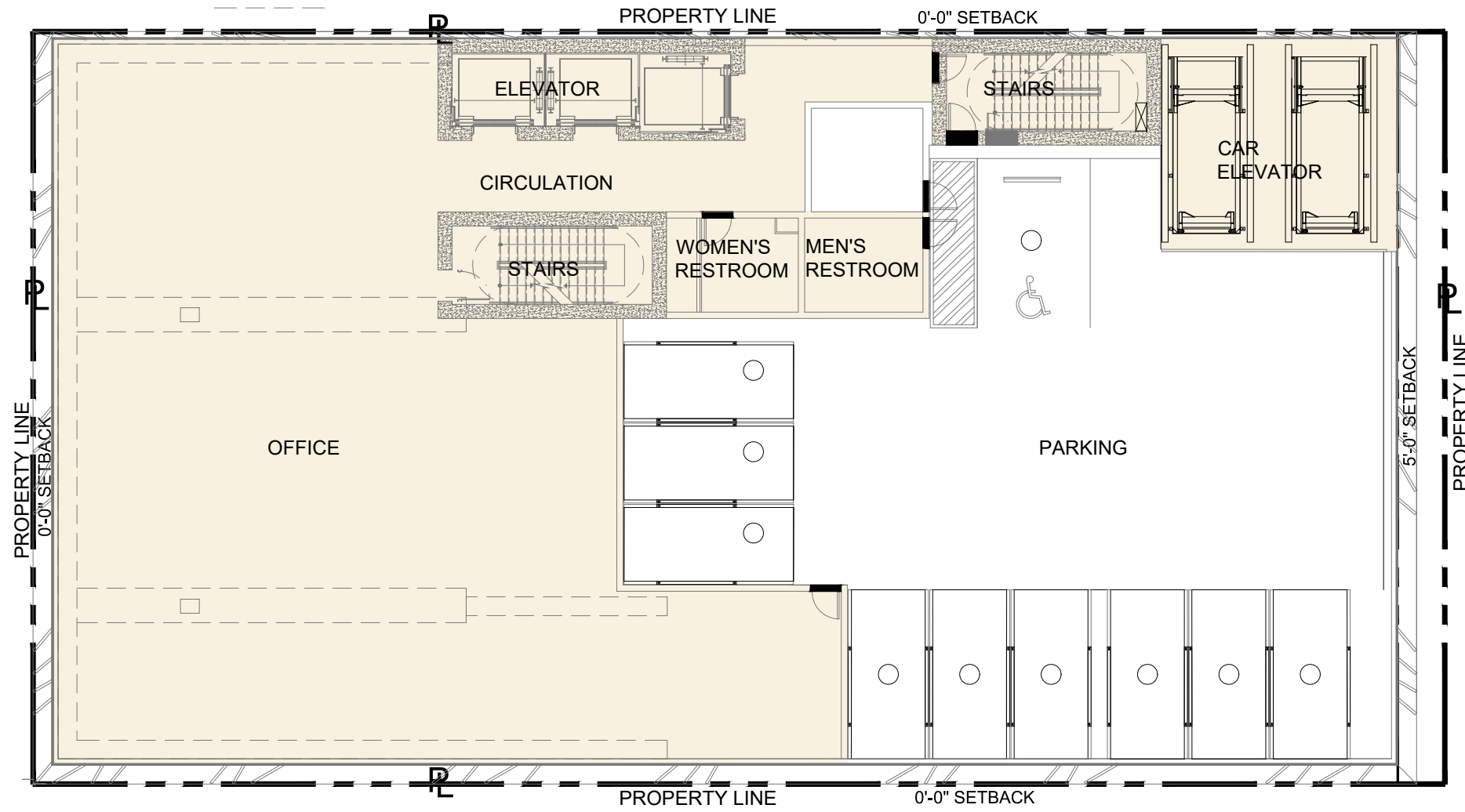
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**PROPOSED FAR DIAGRAMS**

Date	09-22-2023	Sheet No.	A1.11
Scale			
Project	2132		



1665 WASHINGTON AVE: 6,825 SF

2 PROPOSED LEVEL 3 FAR  
Scale: 1/16" = 1'-0"

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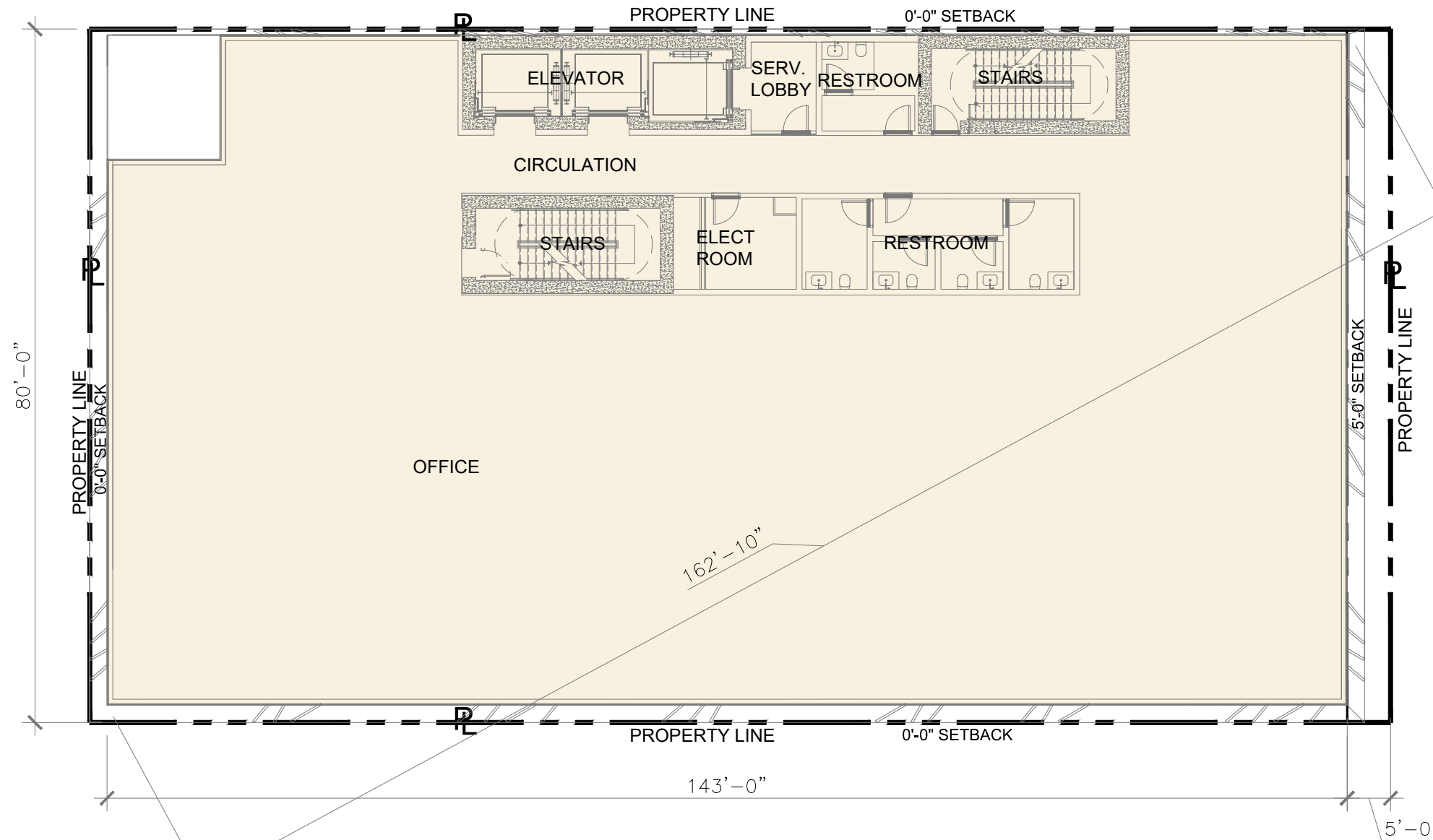
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PROPOSED FAR DIAGRAMS

Date	09-22-2023	Sheet No.	A1.12
Scale			
Project	2132		



1665 WASHINGTON AVE: 10,880 SF

2 PROPOSED LEVEL 4 FAR  
Scale: 1/16" = 1'-0"

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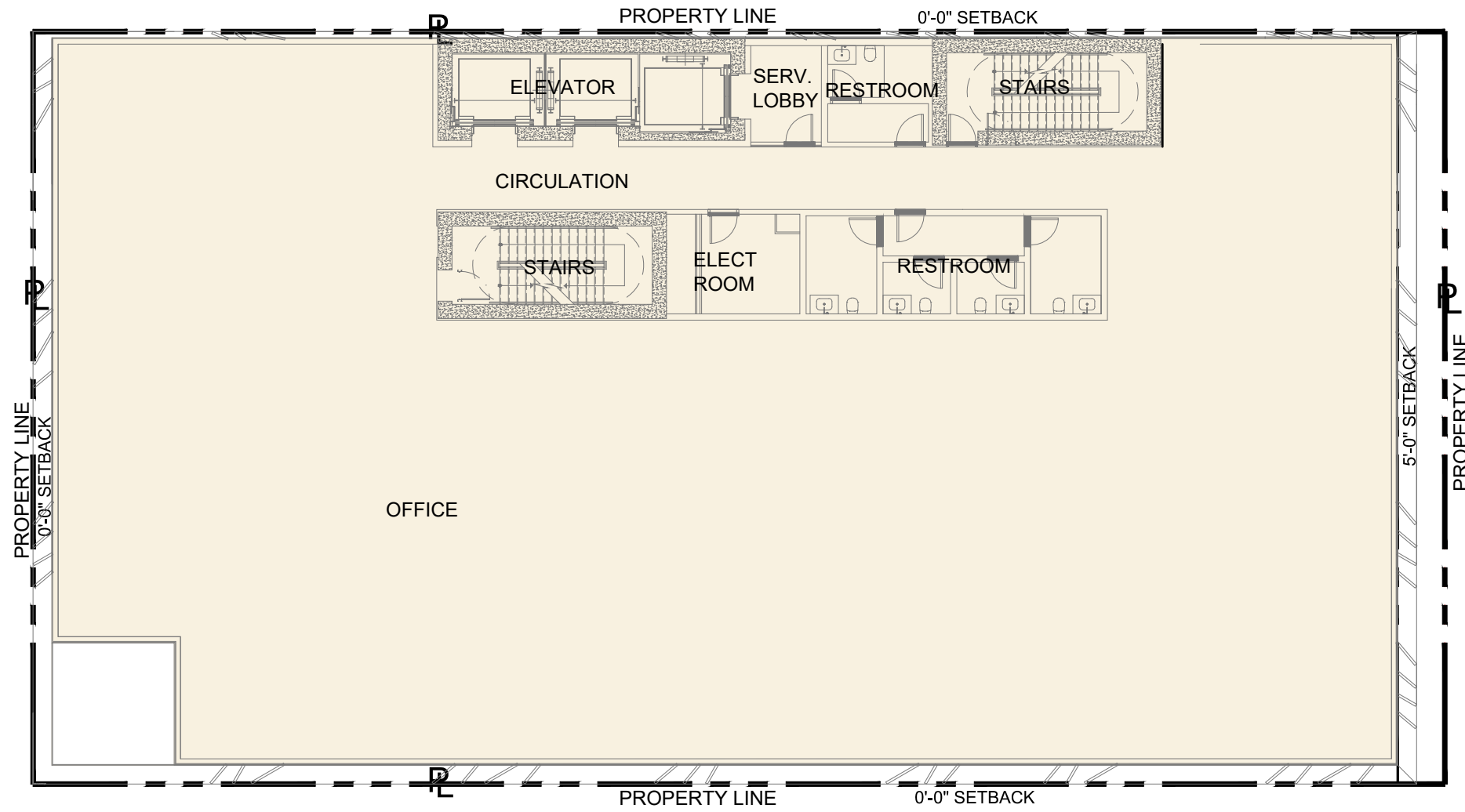
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PROPOSED FAR DIAGRAMS

Date	09-22-2023	Sheet No.	A1.13
Scale			
Project	2132		



1665 WASHINGTON AVE: 10,899 SF

2 PROPOSED LEVEL 5 FAR  
Scale: 1/16" = 1'-0"

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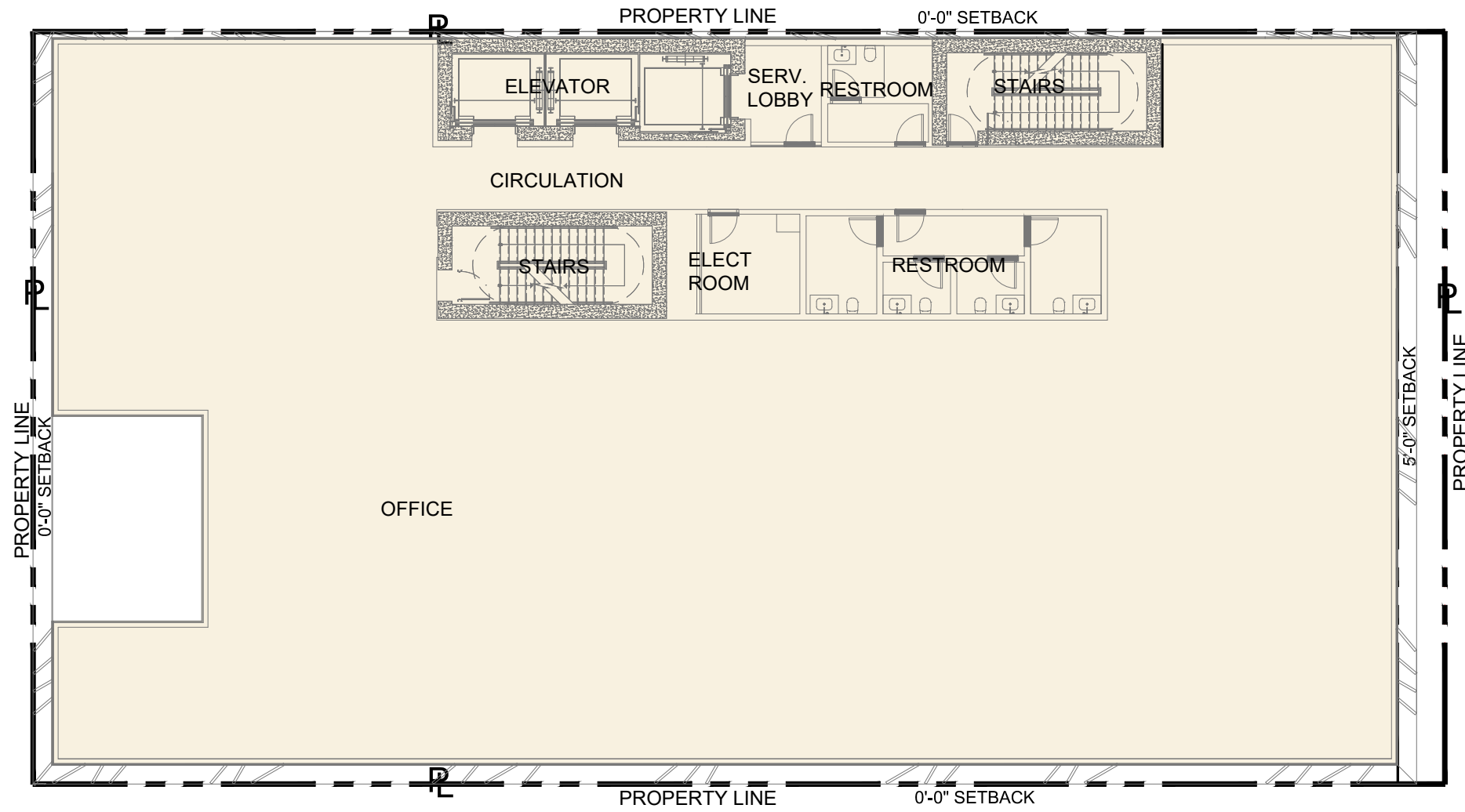
**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
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KOBİ KARP  
Lic. # AR0012578



**PROPOSED FAR DIAGRAMS**

Date	09-22-2023	Sheet No.	A1.14
Scale			
Project	2132		



1665 WASHINGTON AVE: 10,721 SF

2 PROPOSED LEVEL 6 FAR  
Scale: 1/16" = 1'-0"

**PROPOSED**

Rev.	Date	Rev.	Date

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PB23-0629-FINAL SUMMITAL

**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

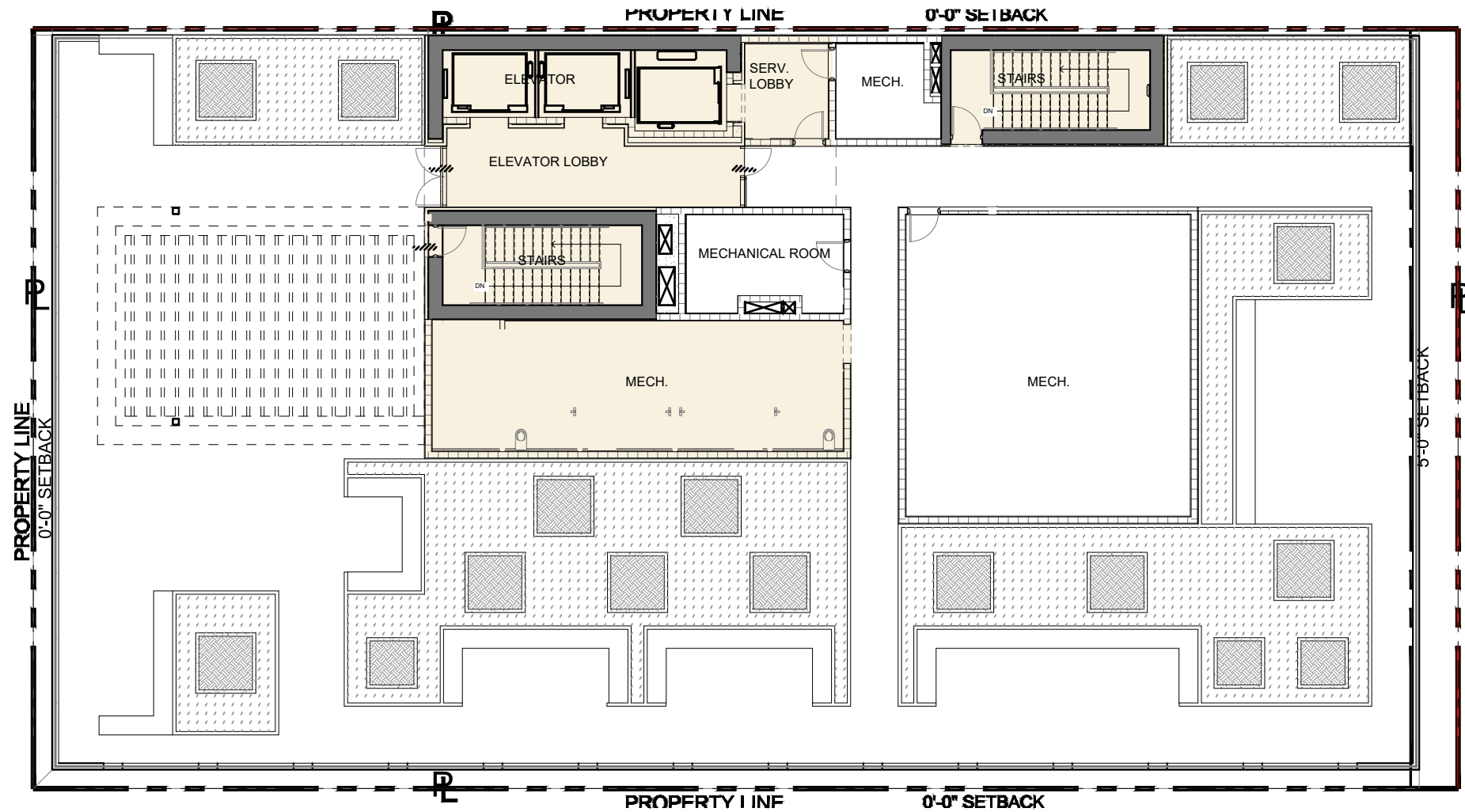
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PROPOSED FAR DIAGRAMS

Date	09-22-2023	Sheet No.	A1.15
Scale			
Project	2132		



1665 WASHINGTON AVE: 1,651 SF

**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
<b>TOTALS</b>	<b>5,680</b>	<b>1,401</b>		<b>38</b>	<b>1,737</b>	<b>720</b>	<b>37,424</b>	<b>1,585</b>	<b>2,410</b>				<b>50,957</b>

Rev.	Date	Rev.	Date

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PB23-0629-FINAL SUMMITAL

OSP - OFFICE BUILDING  
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MIAMI BEACH, FL 33139

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Email: -

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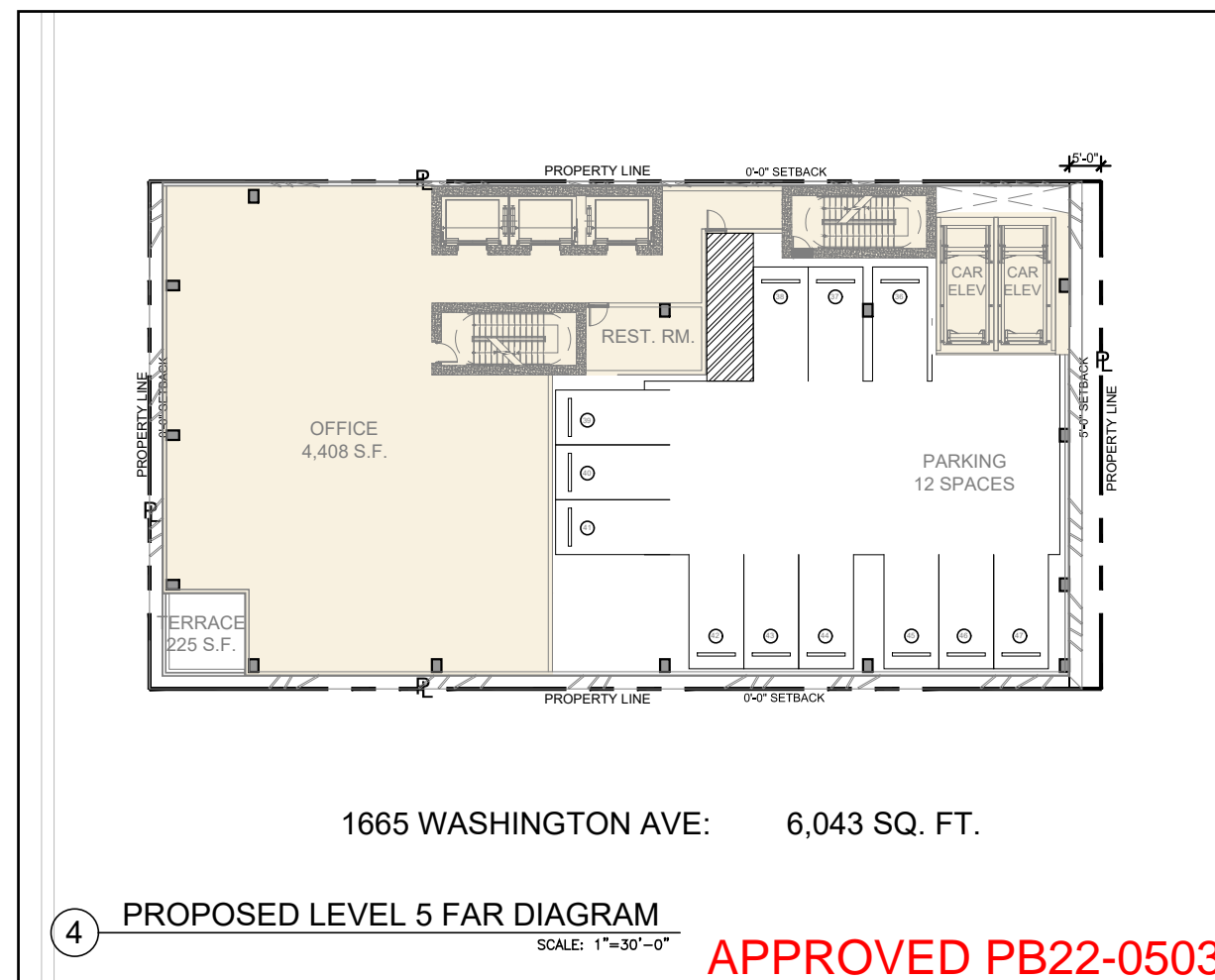
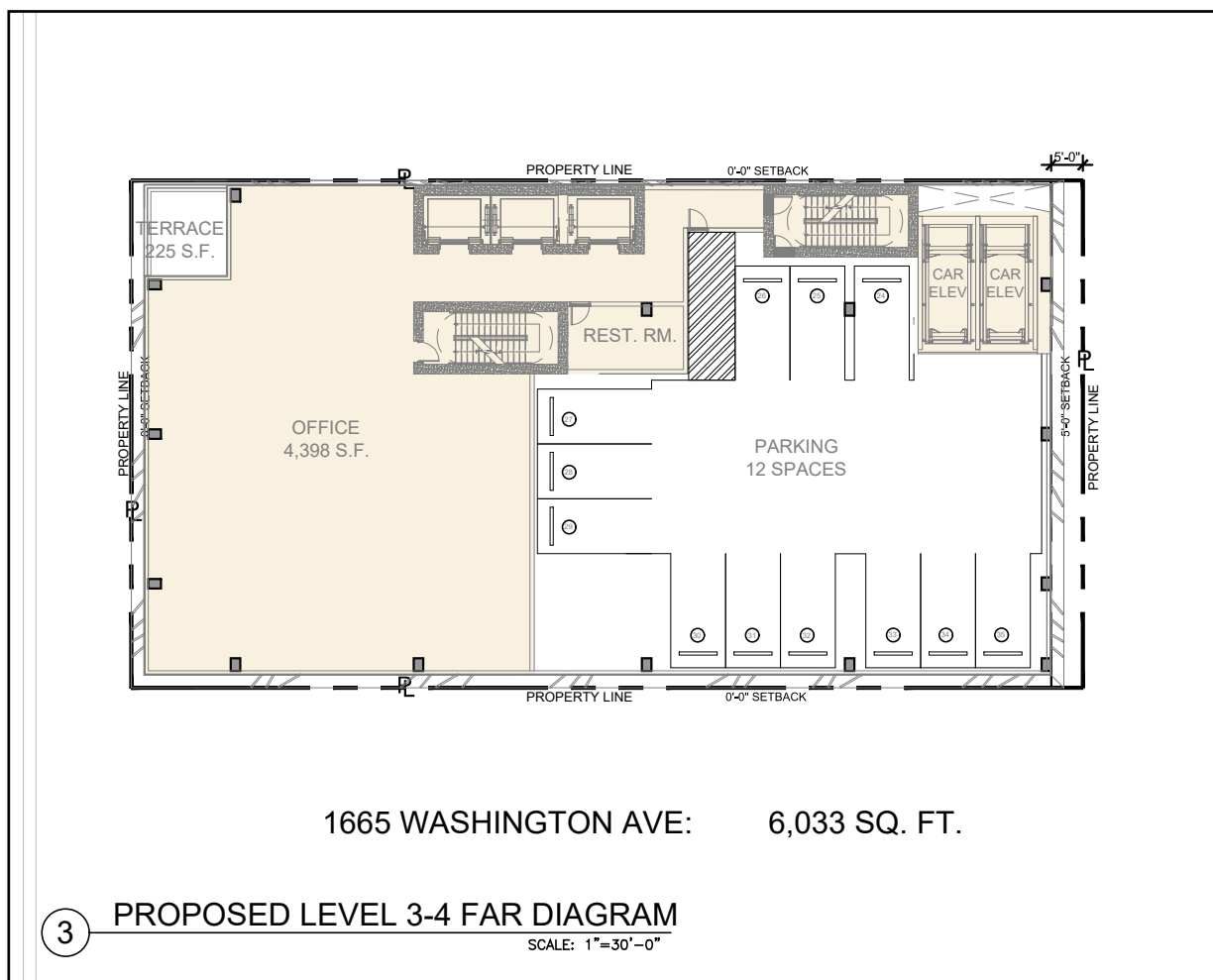
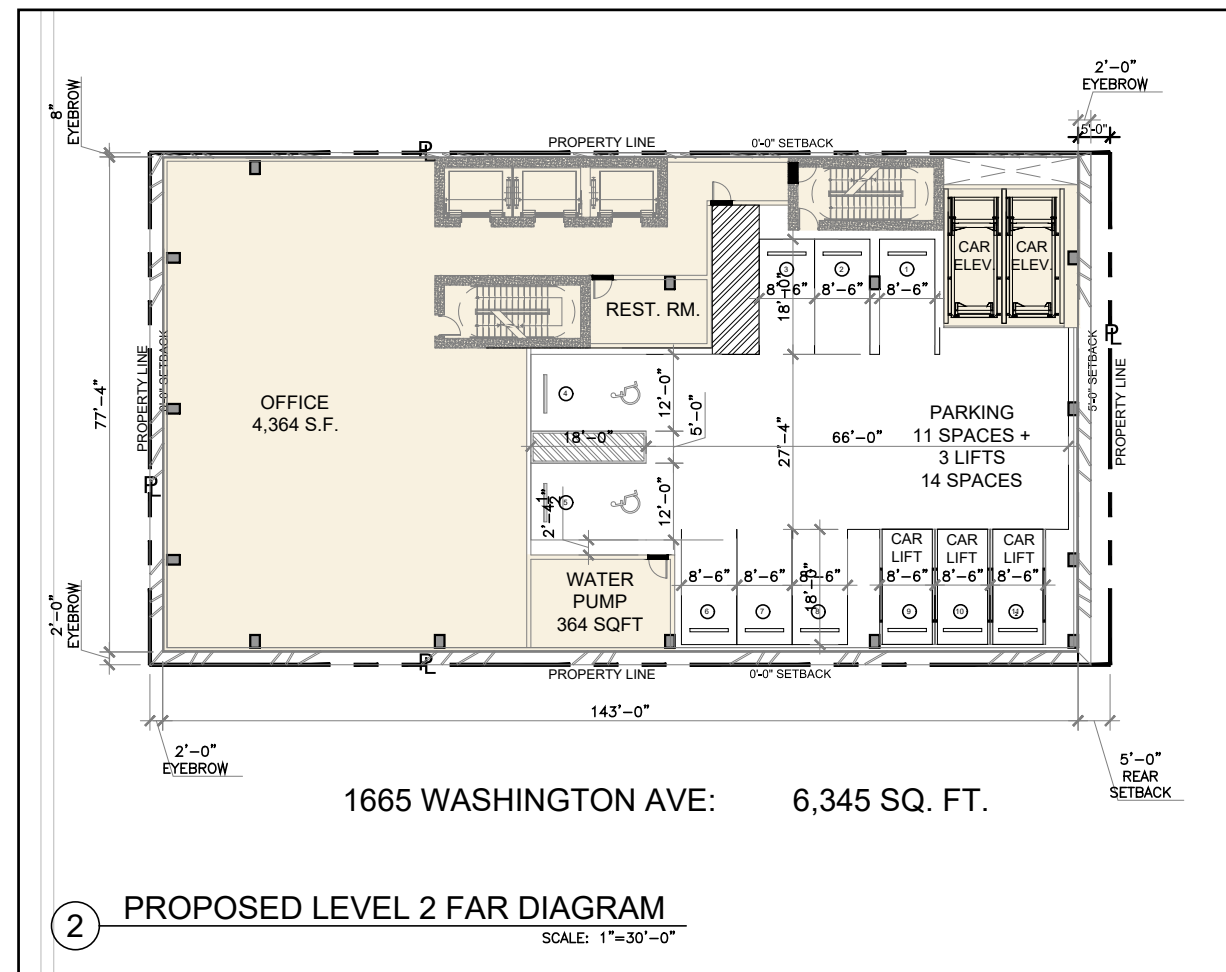
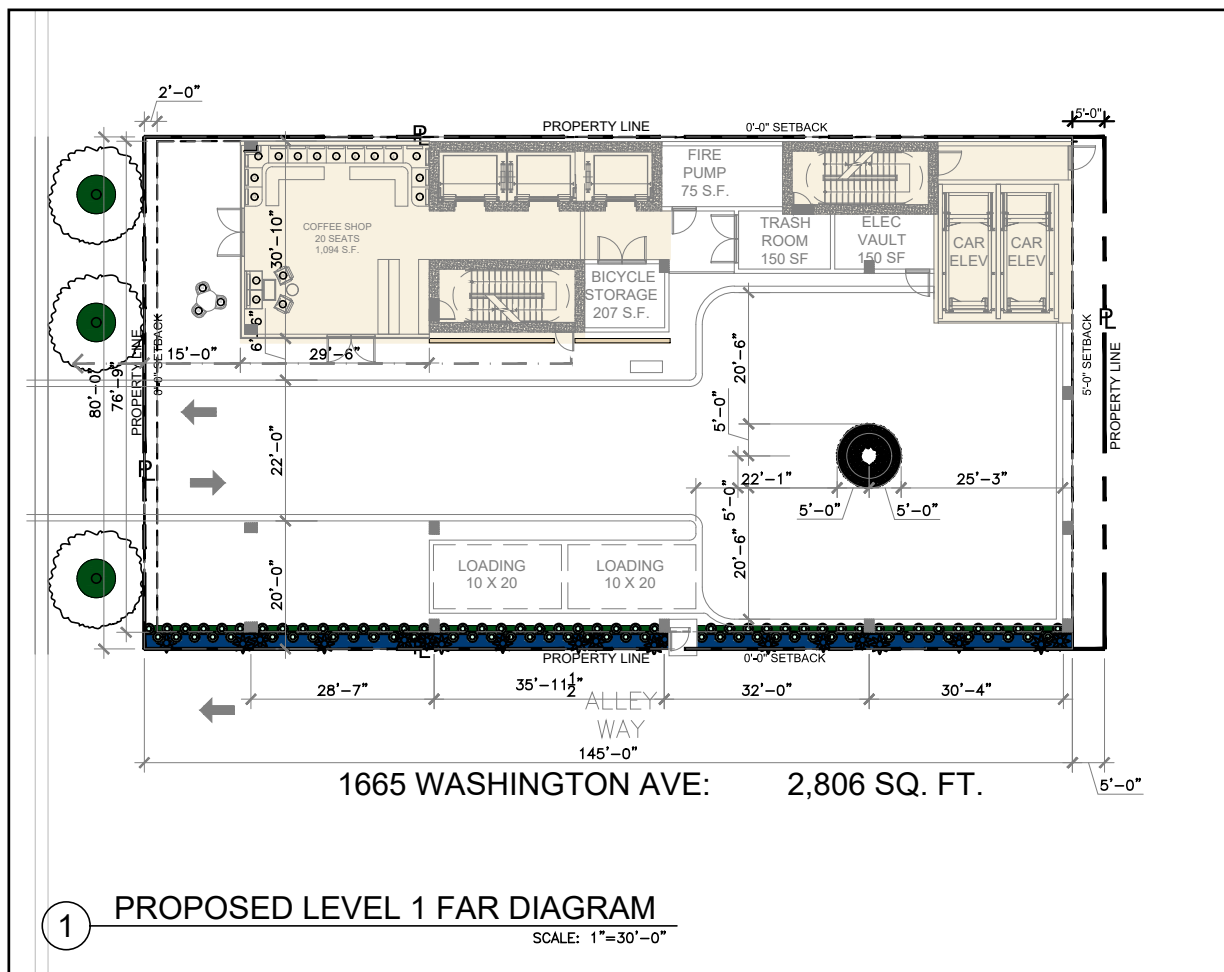
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PROPOSED FAR DIAGRAMS

Date	09-22-2023	Sheet No.	
Scale			A1.16
Project	2132		

2 PROPOSED ROOF FAR  
Scale: 1/16" = 1'-0"



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**PB SUBMITTAL**

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

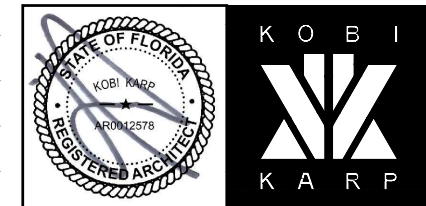
**Owner:**  
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Tel:  
Email:

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

**Consultant:**  
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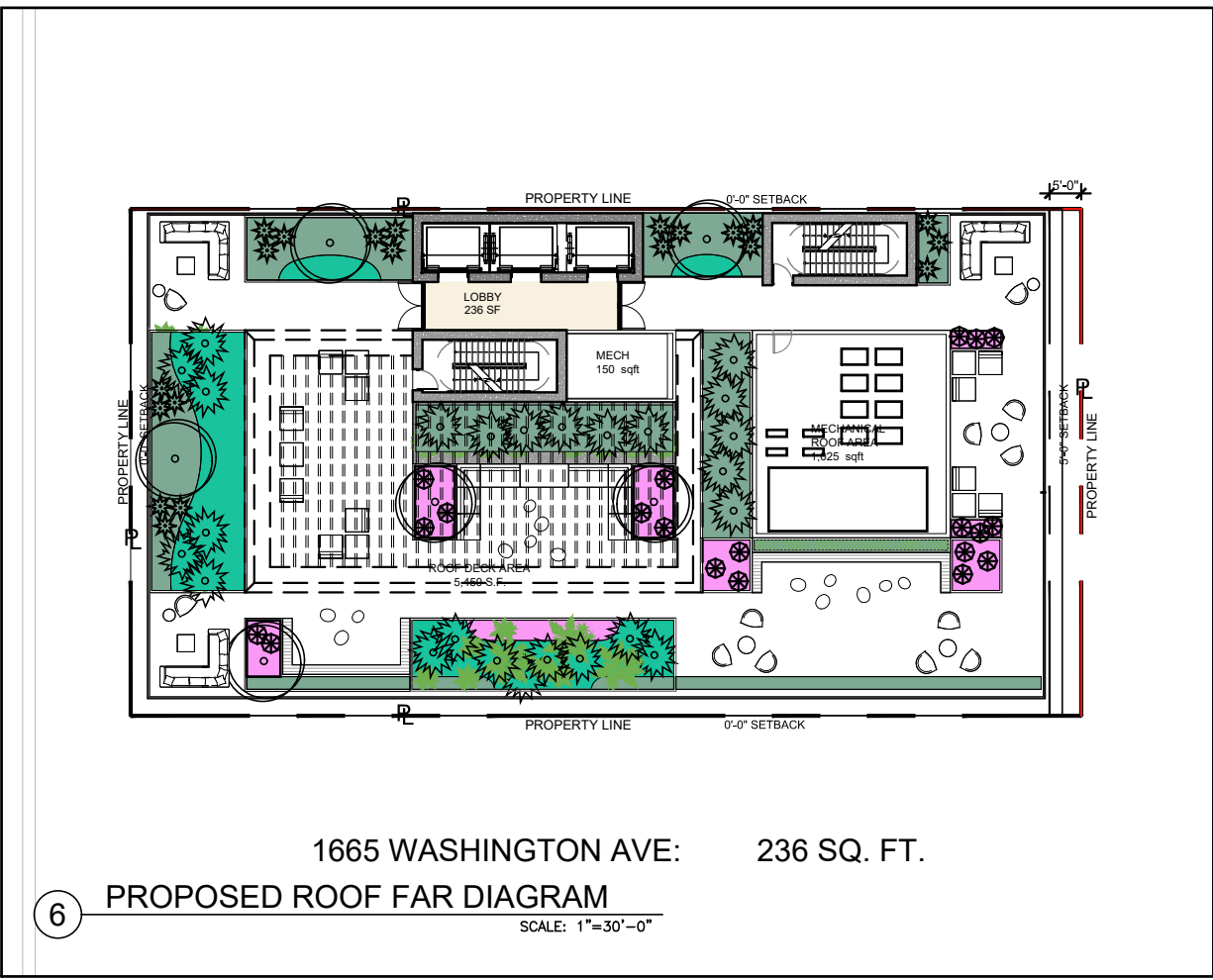
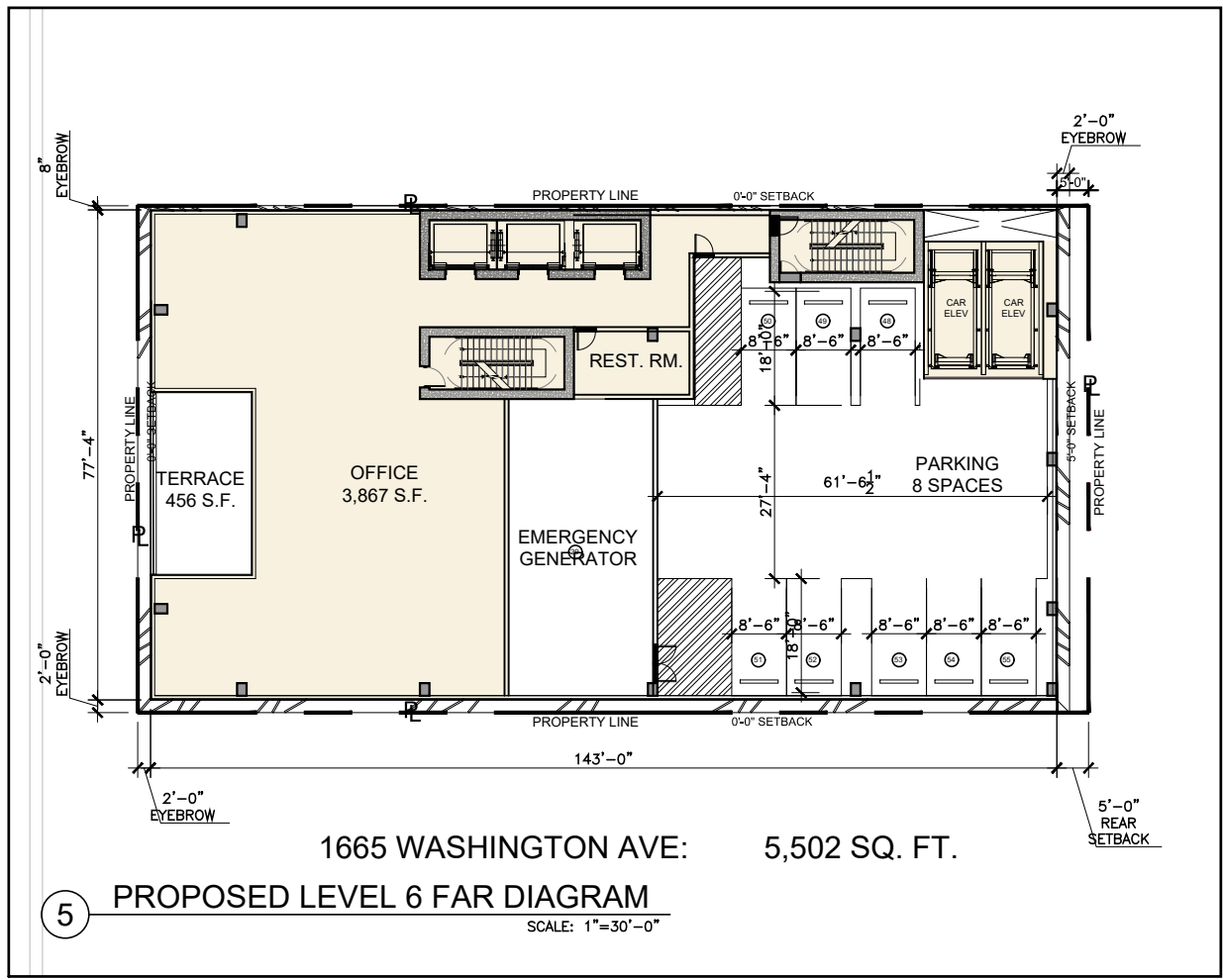
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**PROPOSED FAR DIAGRAMS**

Date	06.24.2022	Sheet No.
Scale	N/A	A1.10
Project	2132	

**APPROVED PB22-0503**



**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
<b>TOTALS</b>	<b>6,622</b>	<b>1,782</b>	<b>346</b>	<b>21,993</b>	<b>57</b>	<b>2,783</b>	<b>21,435</b>	<b>1,330</b>	<b>1,070</b>	<b>906</b>	<b>5,450</b>	<b>6,354</b>	<b>8,324</b>	<b>68,794</b>	<b>32,998</b>

Rev.	Date	Rev.	Date

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**PB SUBMITTAL**

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

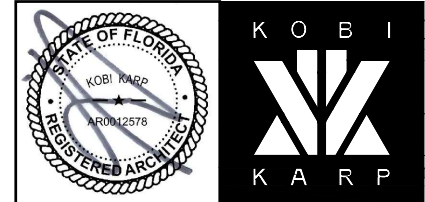
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**PROPOSED FAR DIAGRAMS**

Date	06.24.2022	Sheet No.	
Scale	N/A		A1.11
Project	2132		

**APPROVED PB22-0503**