

Rev.	Date	Rev.	Date

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) 968-9423
 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



KOBI KARP
 Lic. # AR0012578

**GROUND FLOOR PLAN
 ENLARGED**

Date	09-22-2023	Sheet No.	
Scale			A3.00.1
Project	2132		

PLAN NORTH
 1 PROPOSED GROUND FLOOR PLAN
 Scale: 1/16" = 1'-0"
PROPOSED

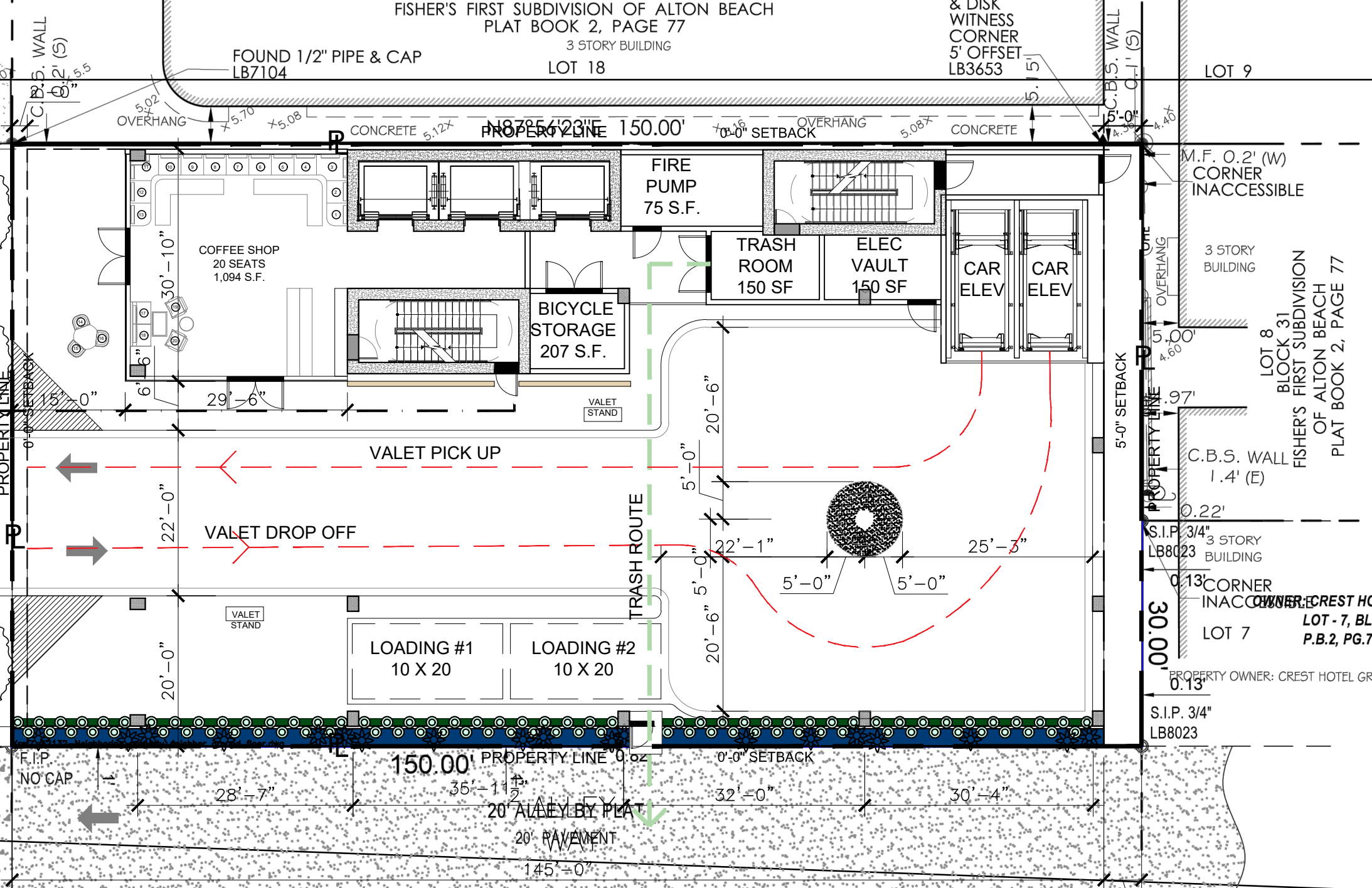
PROPERTY OWNER: GREENVIEW HOTEL LLC

BLOCK 31
FISHER'S FIRST SUBDIVISION OF ALTON BEACH
PLAT BOOK 2, PAGE 77
3 STORY BUILDING
LOT 18

FOUND NAIL
& DISK
WITNESS
CORNER
5' OFFSET
LB3653

LOT 9

37°58'07"E
100' (R&M)



Rev.	Date	Rev.	Date

ALL DIMENSIONS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC.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

PB SUBMITTAL

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

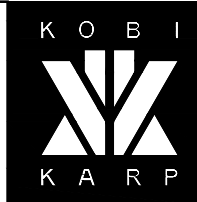
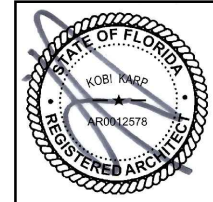
Owner:
Name: SHVO
Address: New York, NY
Address:
Tel:
Email:

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

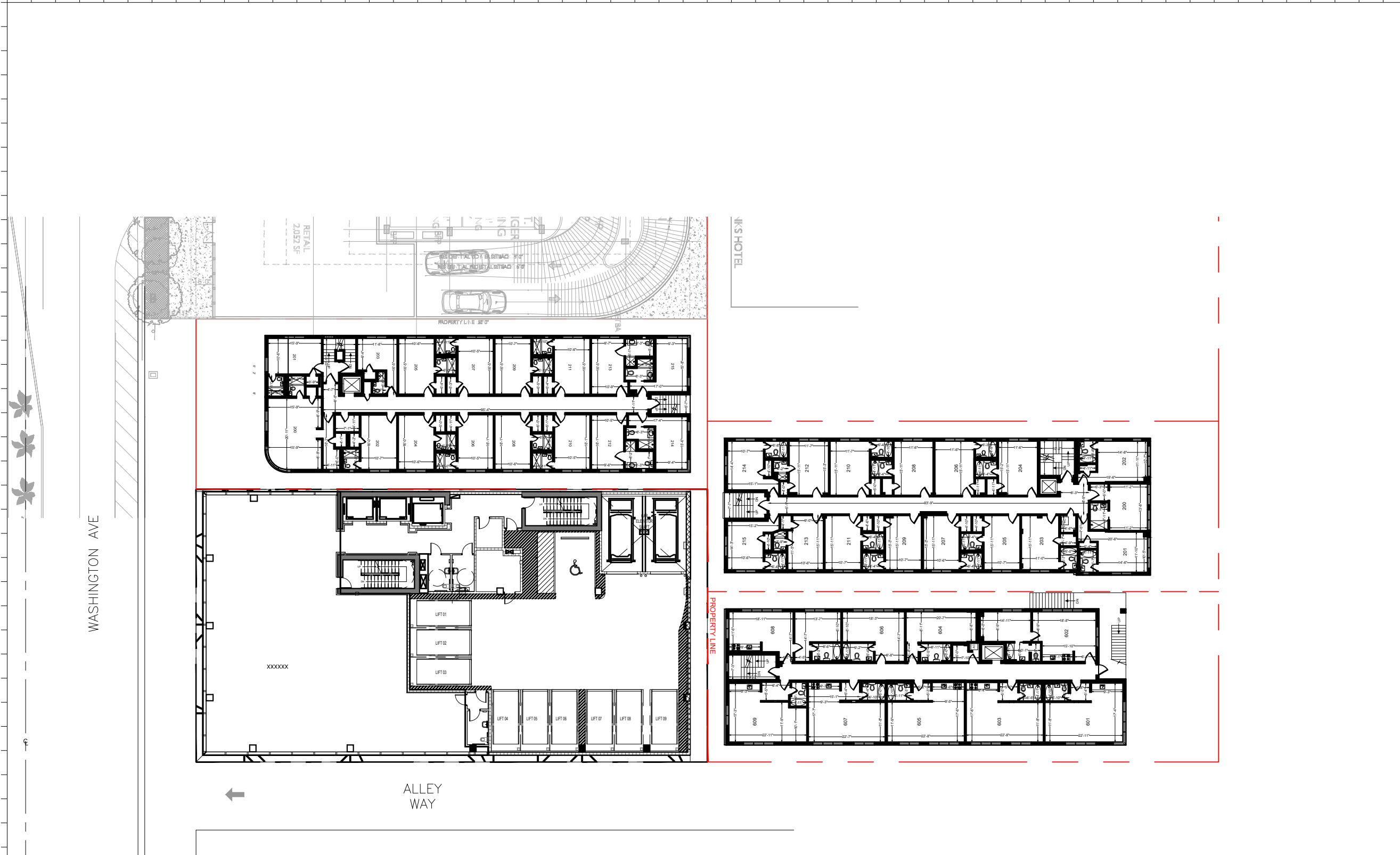


PROPOSED LEVEL 1

1 PROPOSED OVERALL LEVEL 1 FLOOR PLAN
SCALE: 1" = 16'-0"

APPROVED PB22-0503

Date	06.24.2022	Sheet No.	A2.21
Scale	1" = 16'-0"		
Project	2132		



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

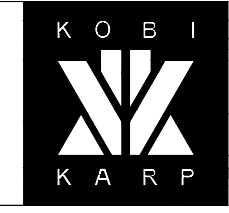
Owner:
 Name SHVO
 Address New York, NY
 Address
 Tel: -
 Email -

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) 968-9423
 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

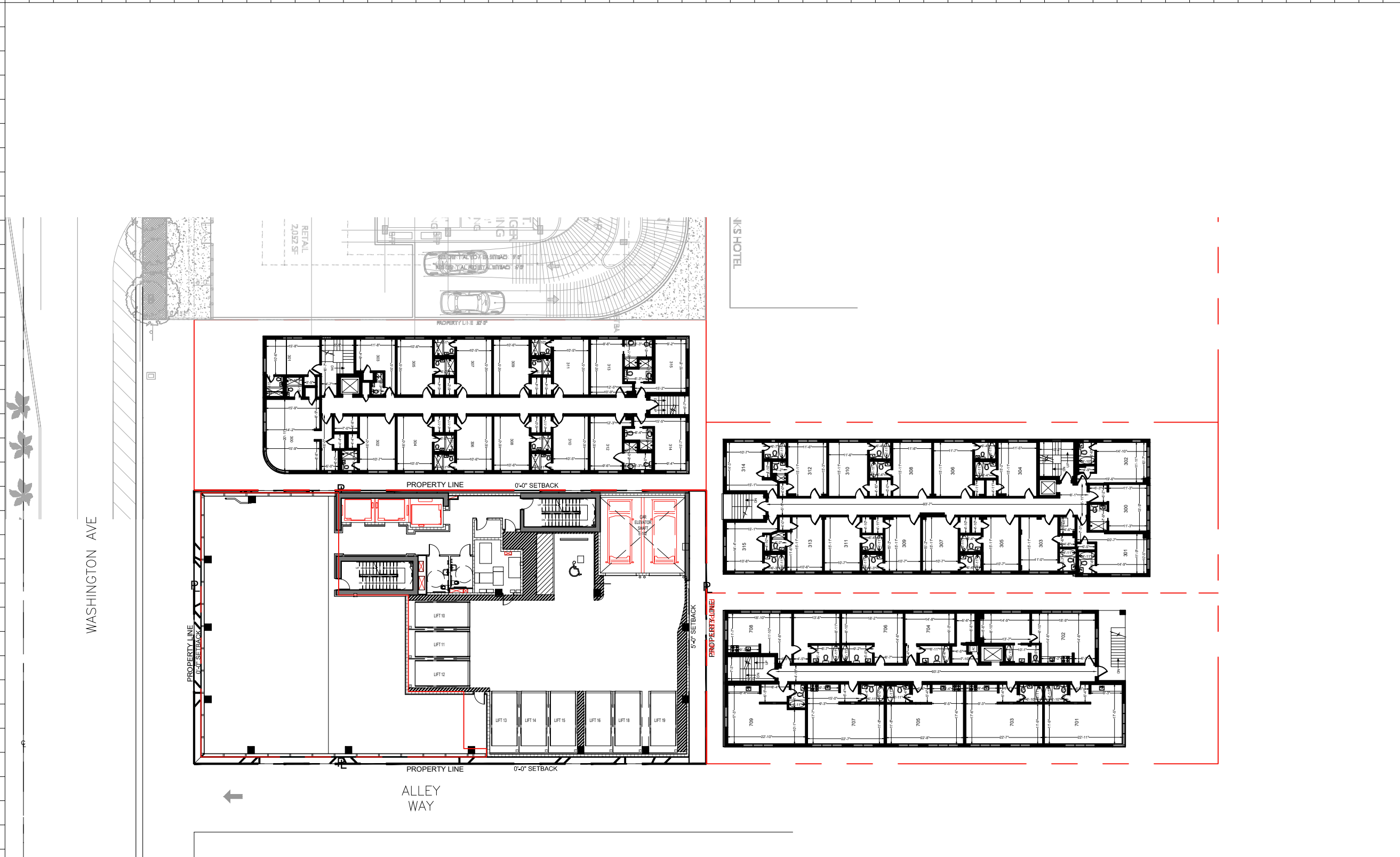
PROPOSED LEVEL 2

NUMBER OF LIFTS	NUMBER OF PARKING SPACES / LIFTS	TOTAL NUMBER OF PARKING SPACES
	1 ADA	1
9	2	18
		19

PLAN NORTH
 1 PROPOSED LEVEL 2 FLOOR PLAN
 Scale: 1" = 30'-0"

PROPOSED

Date	09-22-2023	Sheet No.	
Scale			A3.01
Project	2132		



NUMBER OF LIFTS	NUMBER OF PARKING SPACES / LIFTS	TOTAL NUMBER OF PARKING SPACES
	1	1
9	2	18
		19

PLAN NORTH
 1 PROPOSED LEVEL 3 FLOOR PLAN
 Scale: 1" = 30'-0"
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

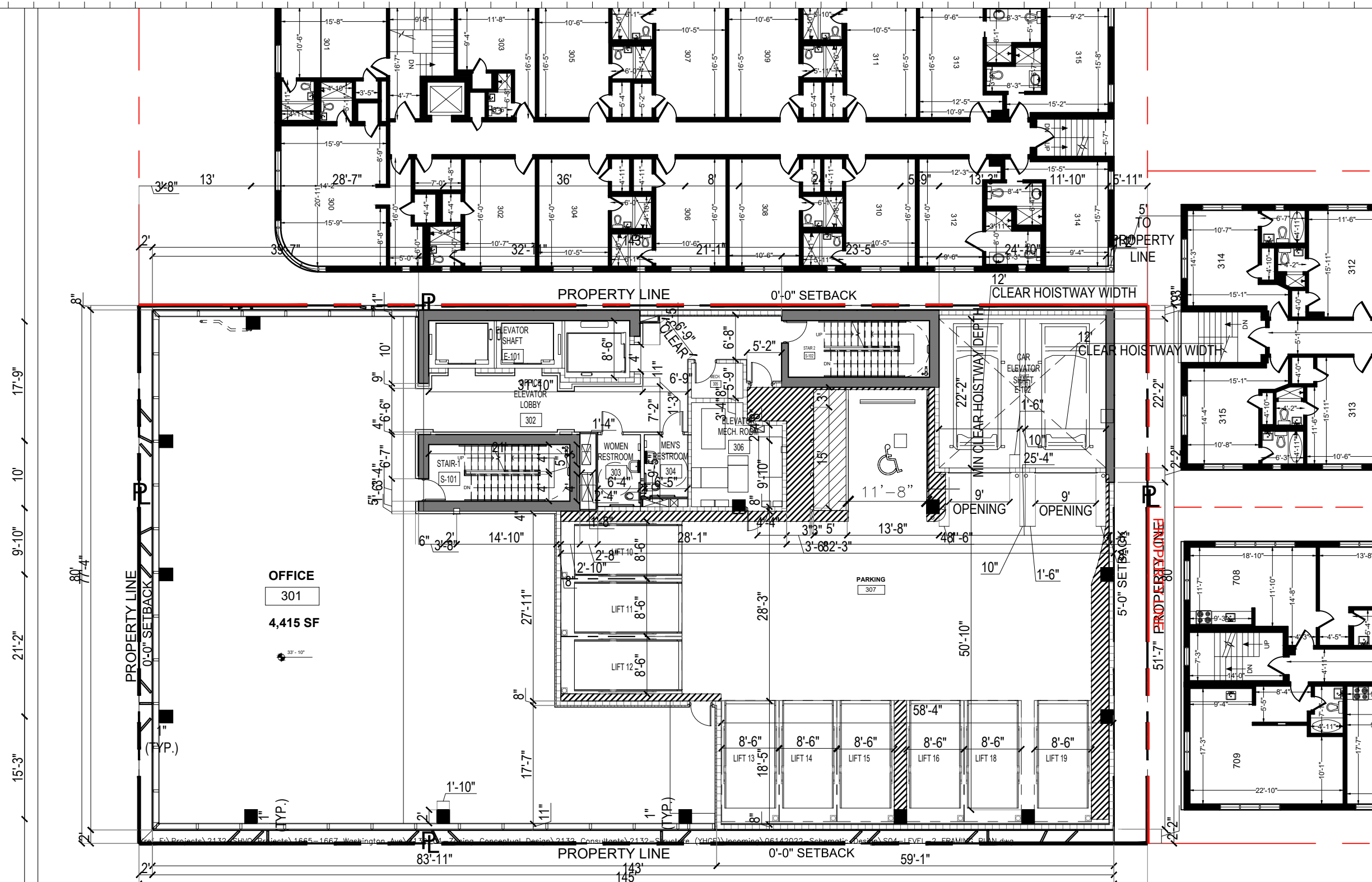
MEP:
 Name Cosentini
 Address 498 Seventh Avenue
 Address New York, NY 10018
 Tel: (212) 615-3602
 Email dmass@cosentini.com

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



PROPOSED LEVEL 3

Date	09-22-2023	Sheet No.	A3.02
Scale			
Project	2132		



15'-3" 21'-2" 9'-10" 10' 17'-9"

OFFICE
301
4,415 SF

NUMBER OF LIFTS	NUMBER OF PARKING SPACES / LIFTS PROPERTY LINE	TOTAL NUMBER OF PARKING SPACES
9	2	18
		19

PLAN NORTH
1 PROPOSED LEVEL 3 FLOOR PLAN
Scale: 1/16" = 1'-0"

PROPOSED

Rev.	Date	Rev.	Date

PB23-0629-FINAL SUMMITAL

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

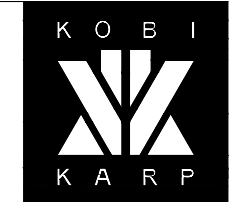
Owner:
Name SHVO
Address New York, NY
Address
Tel:
Email:

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) 968-9423
Email yhe@yheengineering.com

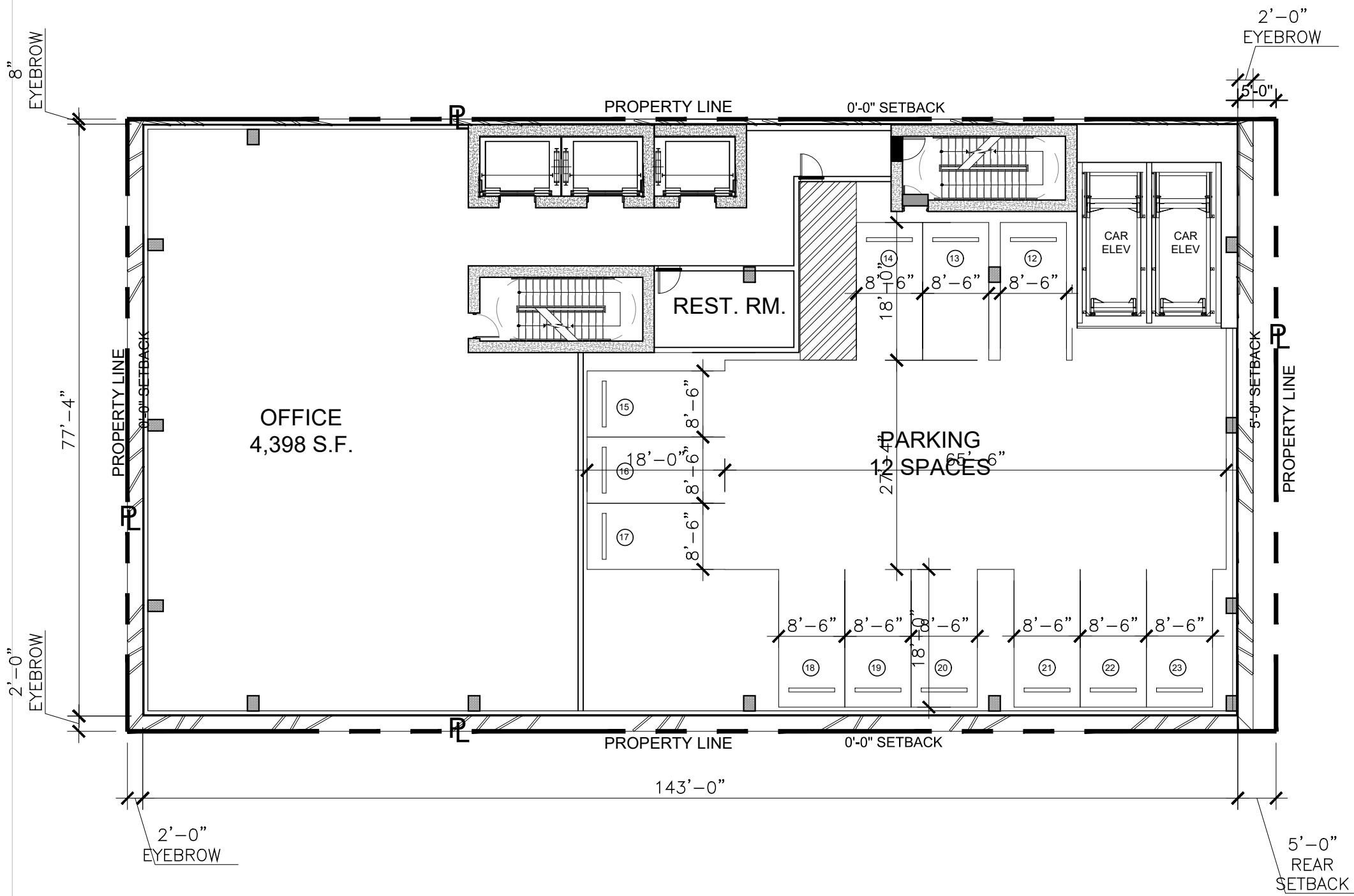
MEP:
Name Cosentini
Address 498 Seventh Avenue
Address New York, NY 10018
Tel: (212) 615-3602
Email dmass@cosentini.com

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



KOBI KARP
Lic. # AR0012578
PROPOSED LEVEL 3
ENLARGED

Date	09-22-2023	Sheet No.	
Scale			A3.02.1
Project	2132		



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

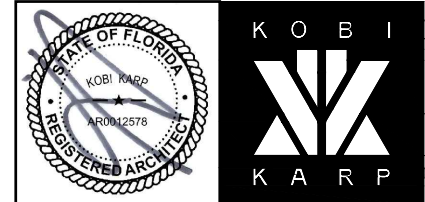
Owner:
 Name: SHVO
 Address: New York, NY
 Address:
 Tel:
 Email:

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:

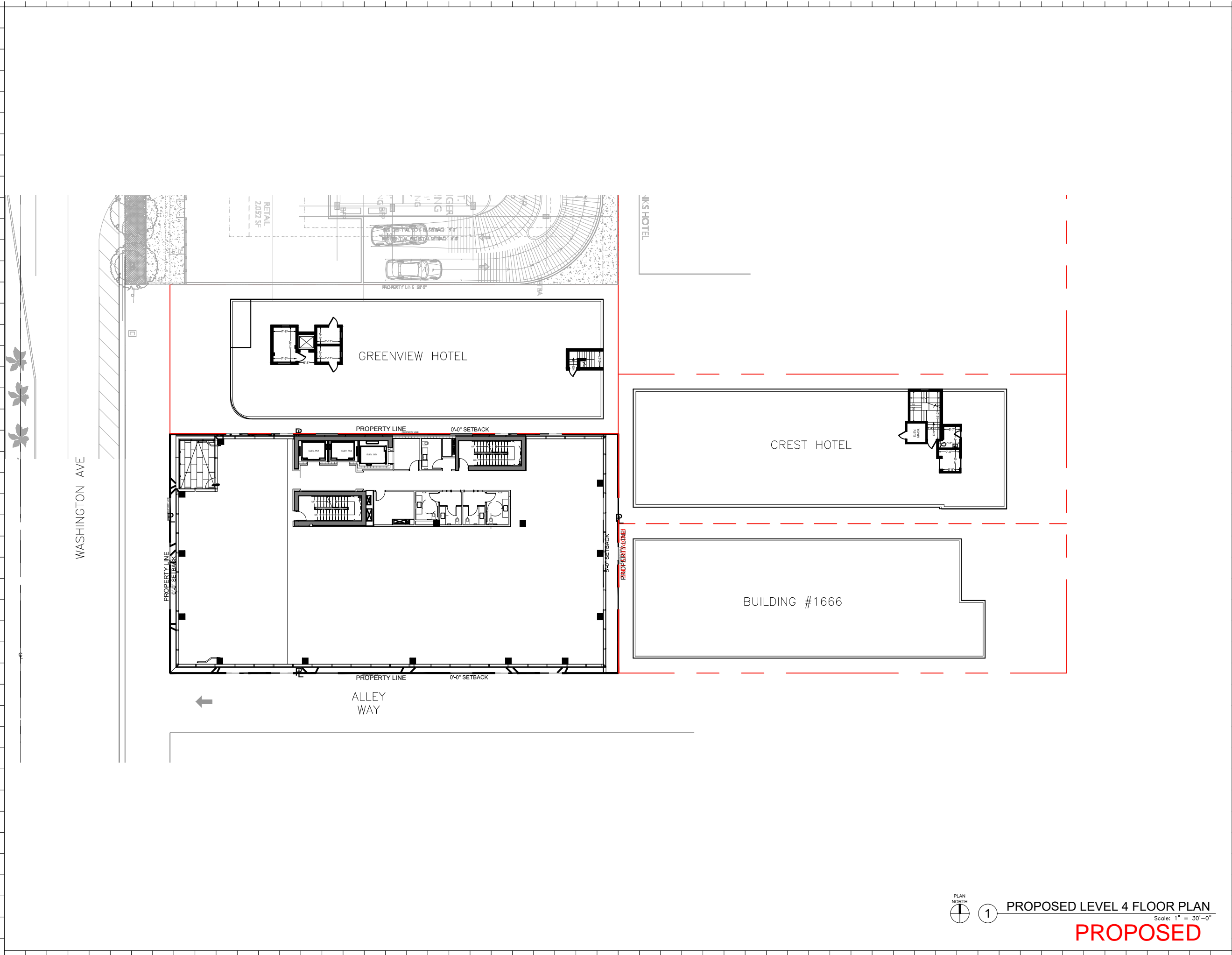
Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



1 PROPOSED OVERALL LEVEL 3 FLOOR PLAN
 SCALE: 1" = 16'-0"
APPROVED PB22-0503

PROPOSED LEVEL 3

Date	06.24.2022	Sheet No.
Scale	1" = 16'-0"	A2.23
Project	2132	



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

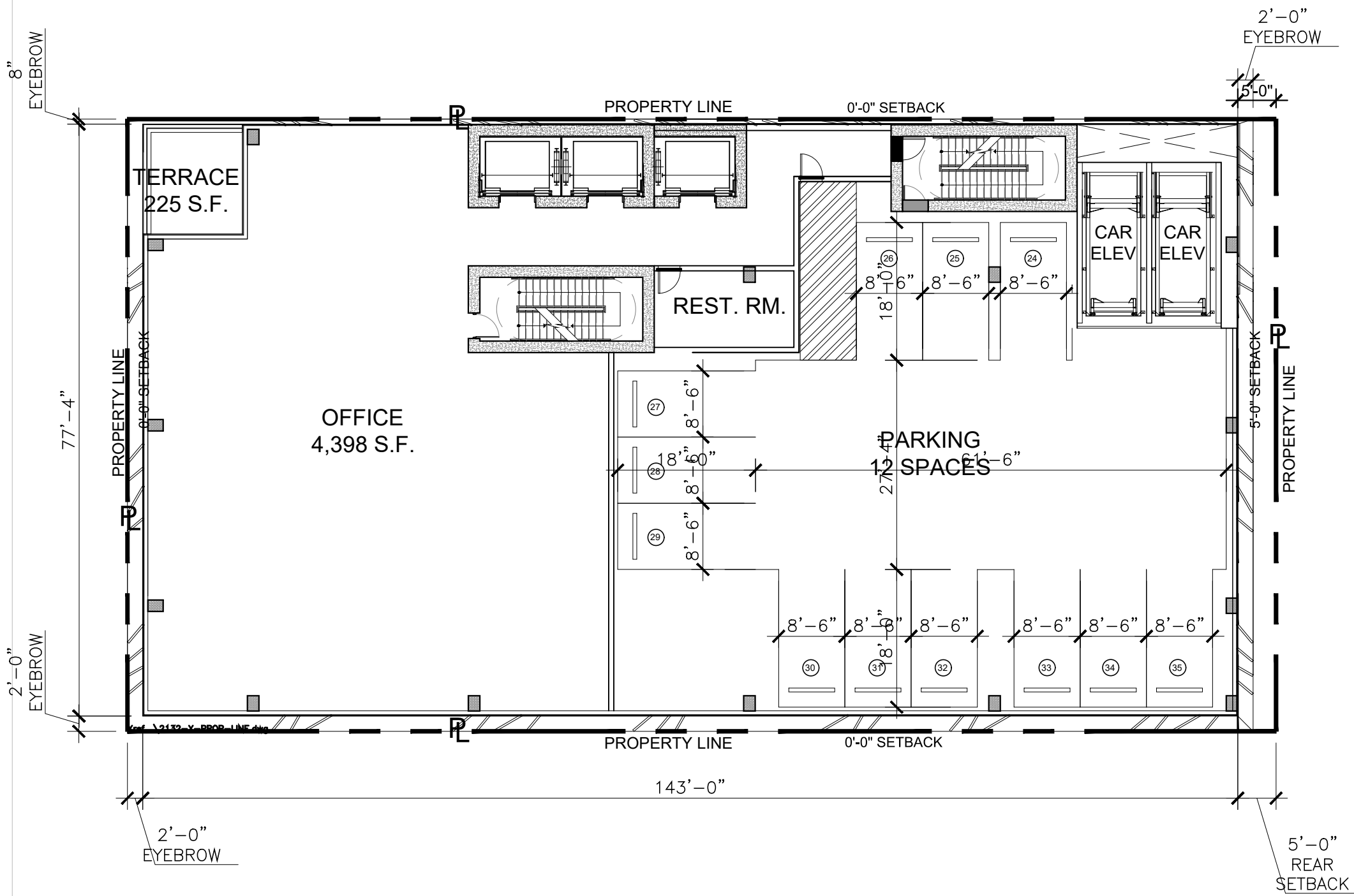
Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

KOBİ KARP
 Lic. # AR0012578

PROPOSED LEVEL 4

Date	09-22-2023	Sheet No.	A3.03
Scale			
Project	2132		

PLAN NORTH
 1 PROPOSED LEVEL 4 FLOOR PLAN
 Scale: 1" = 30'-0"
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

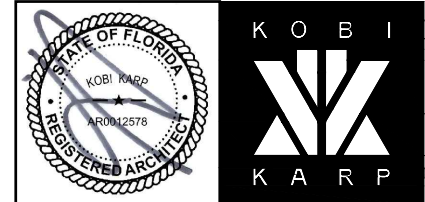
Owner:
 Name: SHVO
 Address: New York, NY
 Address:
 Tel:
 Email:

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:

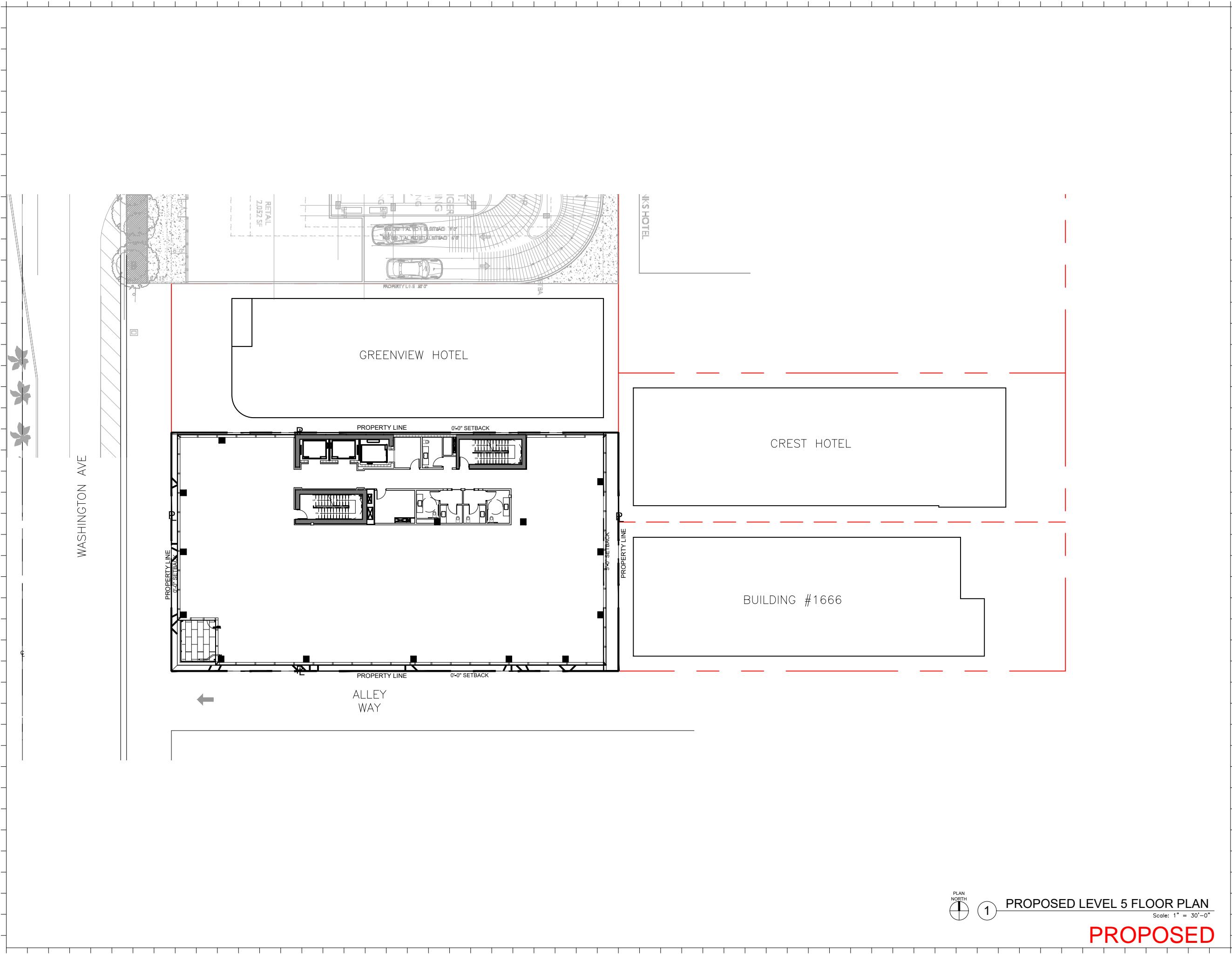
Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



PROPOSED LEVEL 4

1 PROPOSED OVERALL LEVEL 4 FLOOR PLAN
 SCALE: 1" = 16'-0"
APPROVED PB22-0503

Date	06.24.2022	Sheet No.
Scale	1" = 16'-0"	A2.24
Project	2132	



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) 968-9423
 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

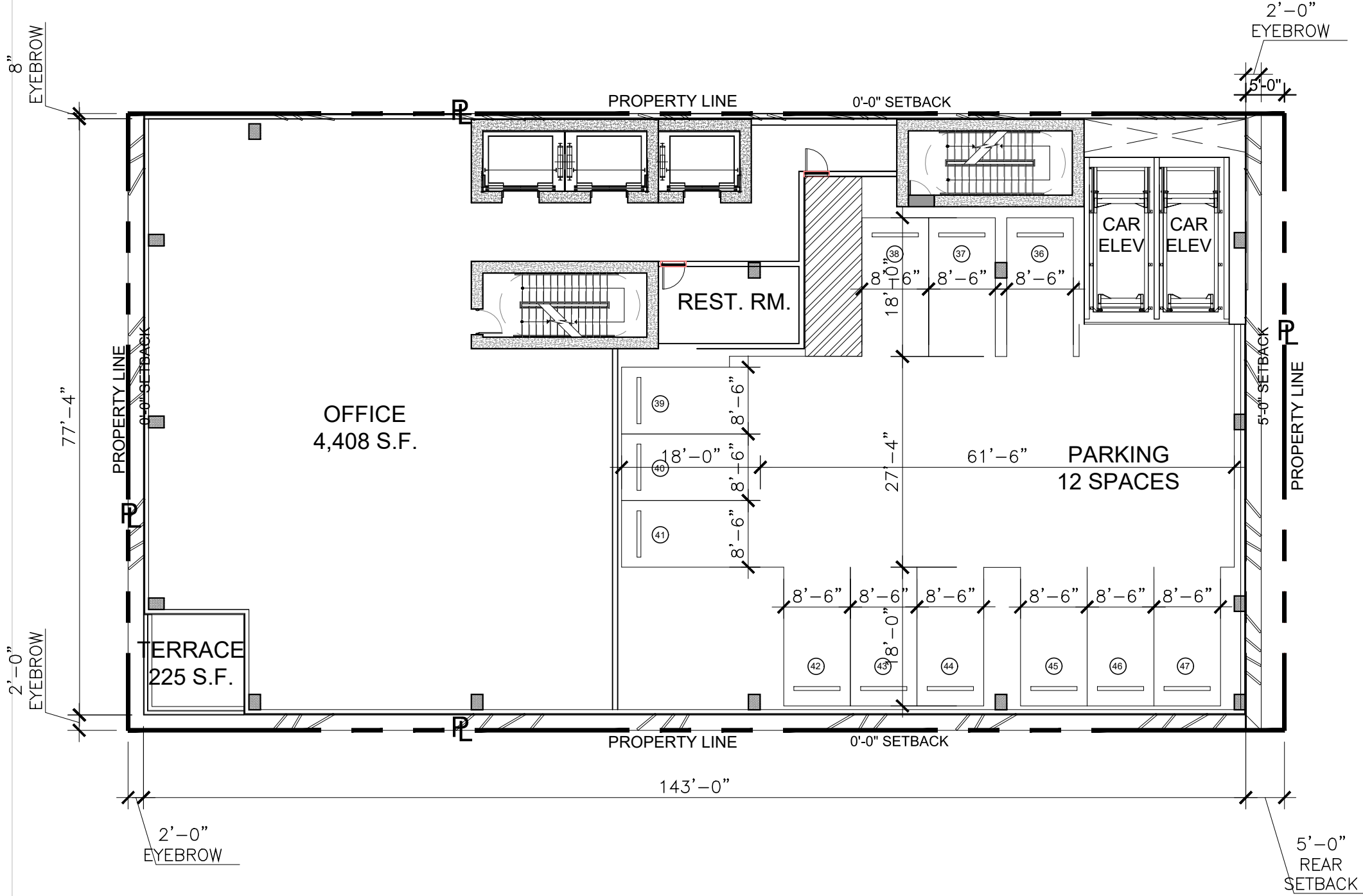


PROPOSED LEVEL 5

Date	09-22-2023	Sheet No.	A3.04
Scale			
Project	2132		

PLAN NORTH
 1 PROPOSED LEVEL 5 FLOOR PLAN
 Scale: 1" = 30'-0"

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

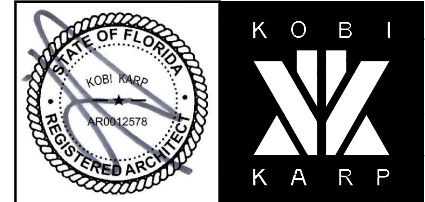
Owner:
 Name: SHVO
 Address: New York, NY
 Tel:
 Email:

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:

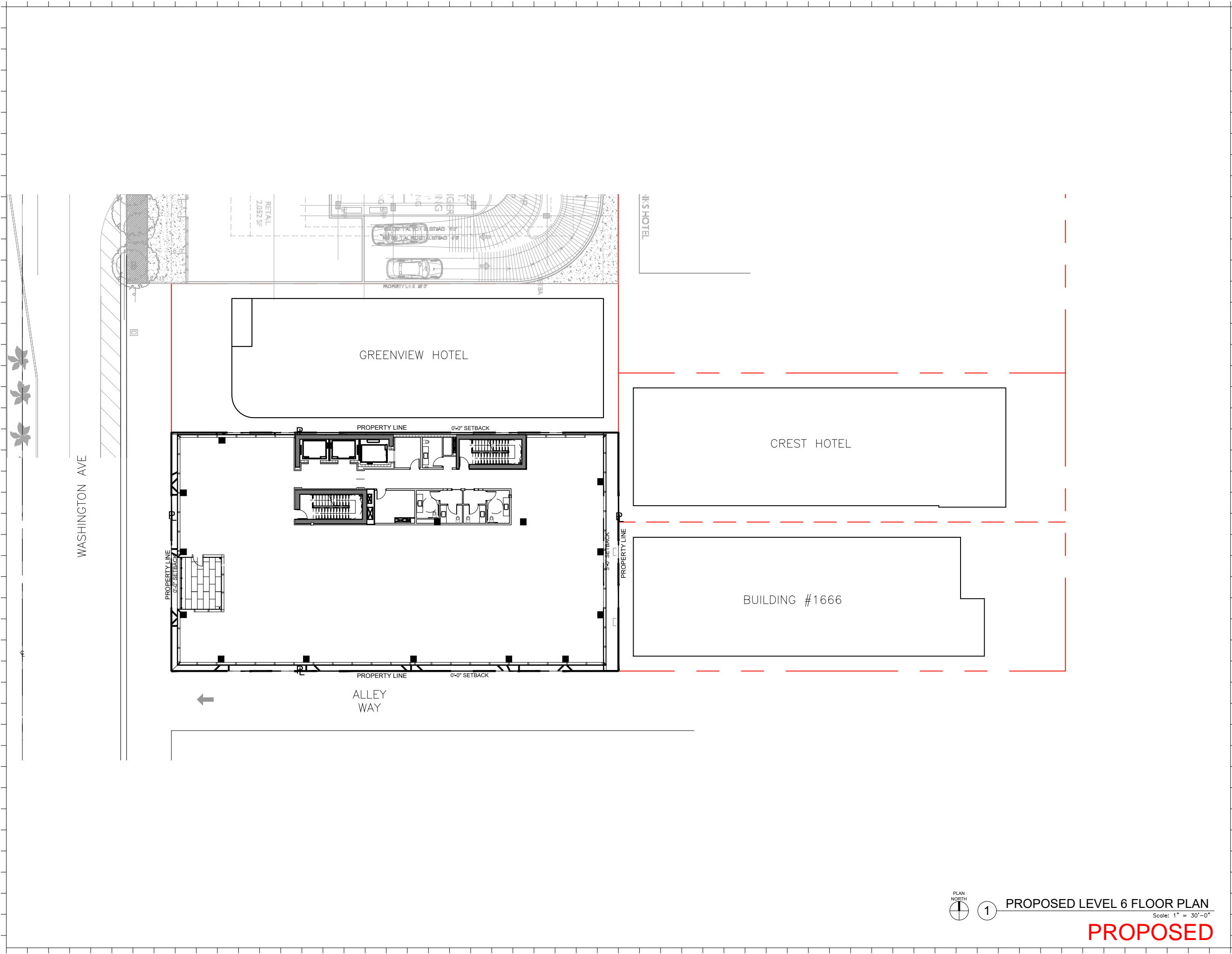
Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



1 PROPOSED OVERALL LEVEL 5 FLOOR PLAN
 SCALE: 1/16" = 1'-0"
APPROVED PB22-0503

PROPOSED LEVEL 5

Date	06.24.2022	Sheet No.
Scale	1/16" = 1'-0"	A2.25
Project	2132	



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

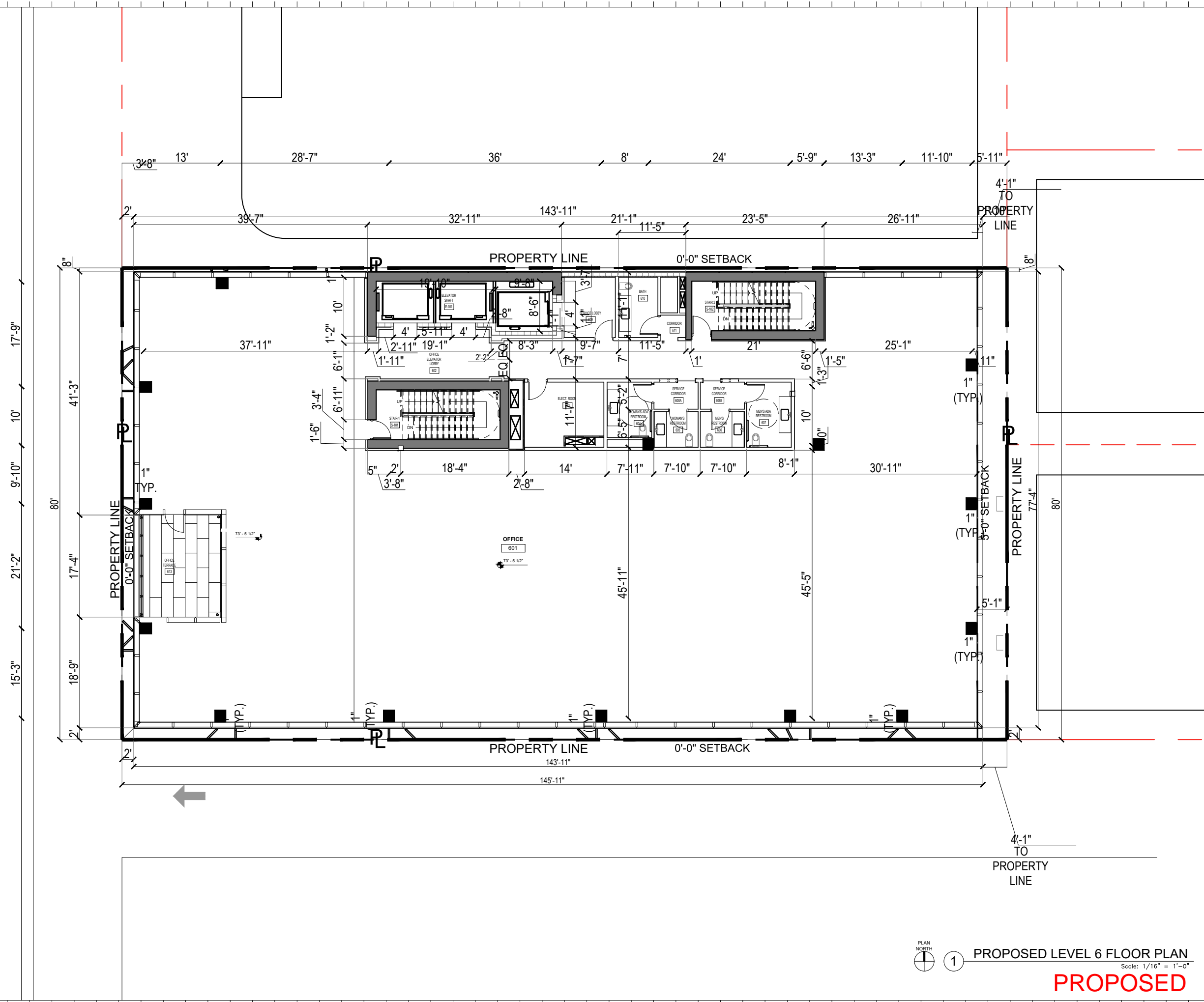
Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

KOBİ KARP
 Lic. # AR0012578

PROPOSED LEVEL 6

Date	09-22-2023	Sheet No.	A3.05
Scale			
Project	2132		

PLAN NORTH
 1 PROPOSED LEVEL 6 FLOOR PLAN
 Scale: 1" = 30'-0"
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

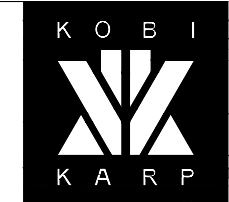
Owner:
 Name: SHVO
 Address: New York, NY
 Address: -
 Tel: -
 Email: -

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) 968-9423
 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



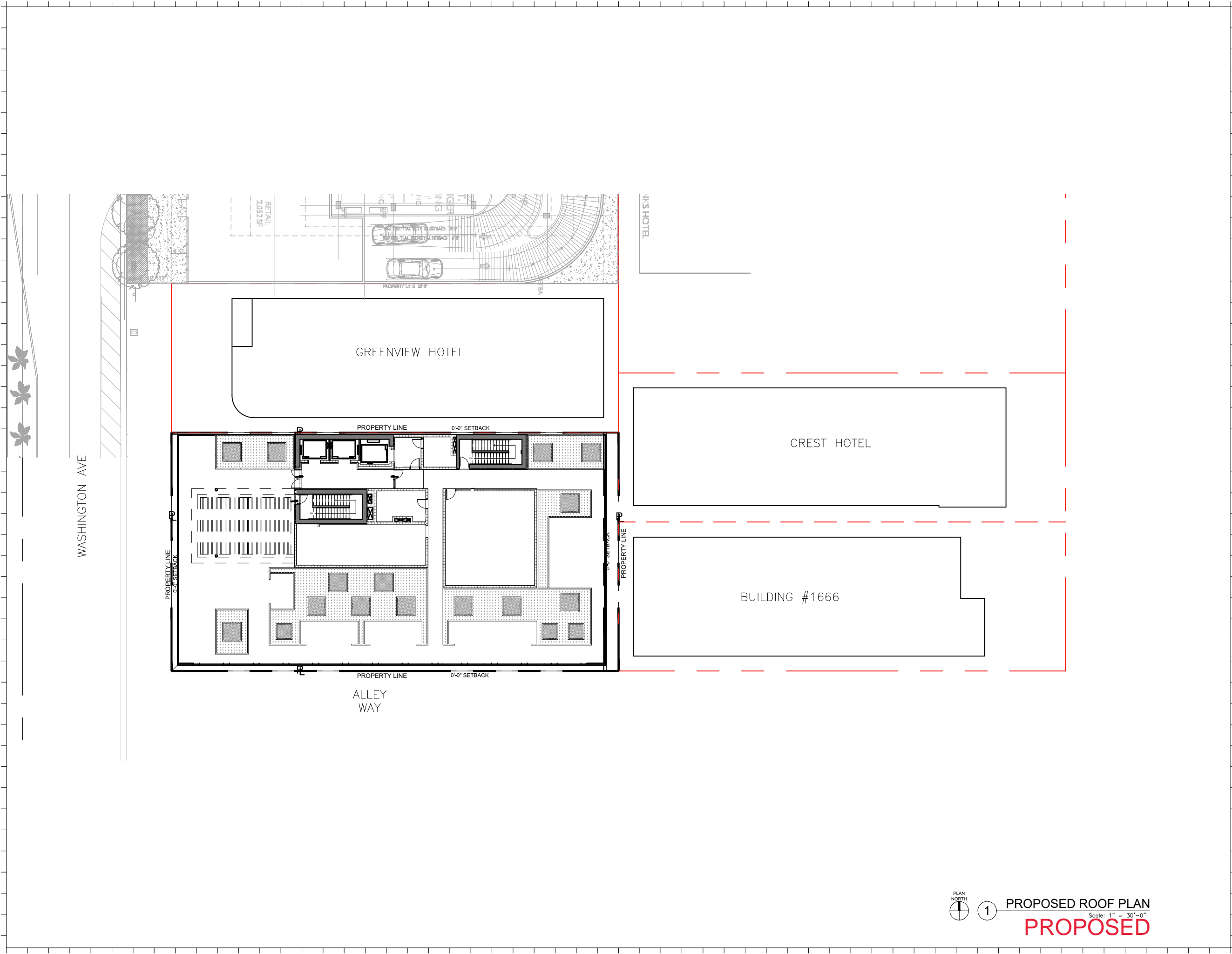
KOBİ KARP
 Lic. # AR0012578

**PROPOSED LEVEL 6
 ENLARGED**

PLAN NORTH
1 PROPOSED LEVEL 6 FLOOR PLAN
 Scale: 1/16" = 1'-0"

PROPOSED

Date	09-22-2023	Sheet No.	
Scale			A3.05.1
Project	2132		



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

CONCEPT

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

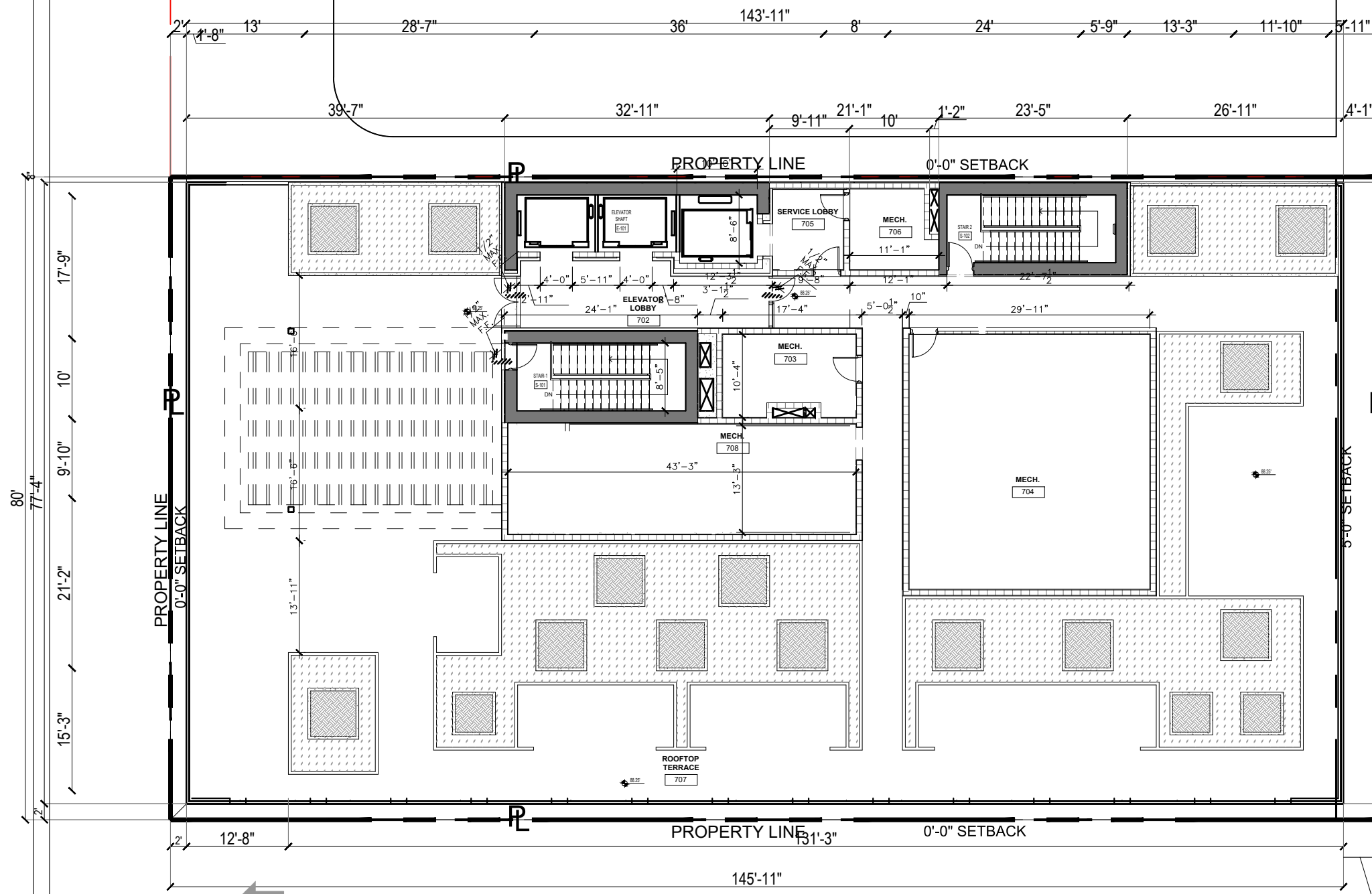
MEP:
 Name Cosentini
 Address 498 Seventh Avenue
 Address New York, NY 10018
 Tel: (212) 615-3602
 Email dmass@cosentini.com

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

PROPOSED ROOF PLAN

Date	05-15-2023	Sheet No.	A3.06
Scale			
Project	2132		



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 REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (© 2018)

CONCEPT

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

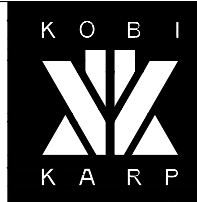
Owner:
 Name SHVO
 Address New York, NY
 Address
 Tel: -
 Email: -

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



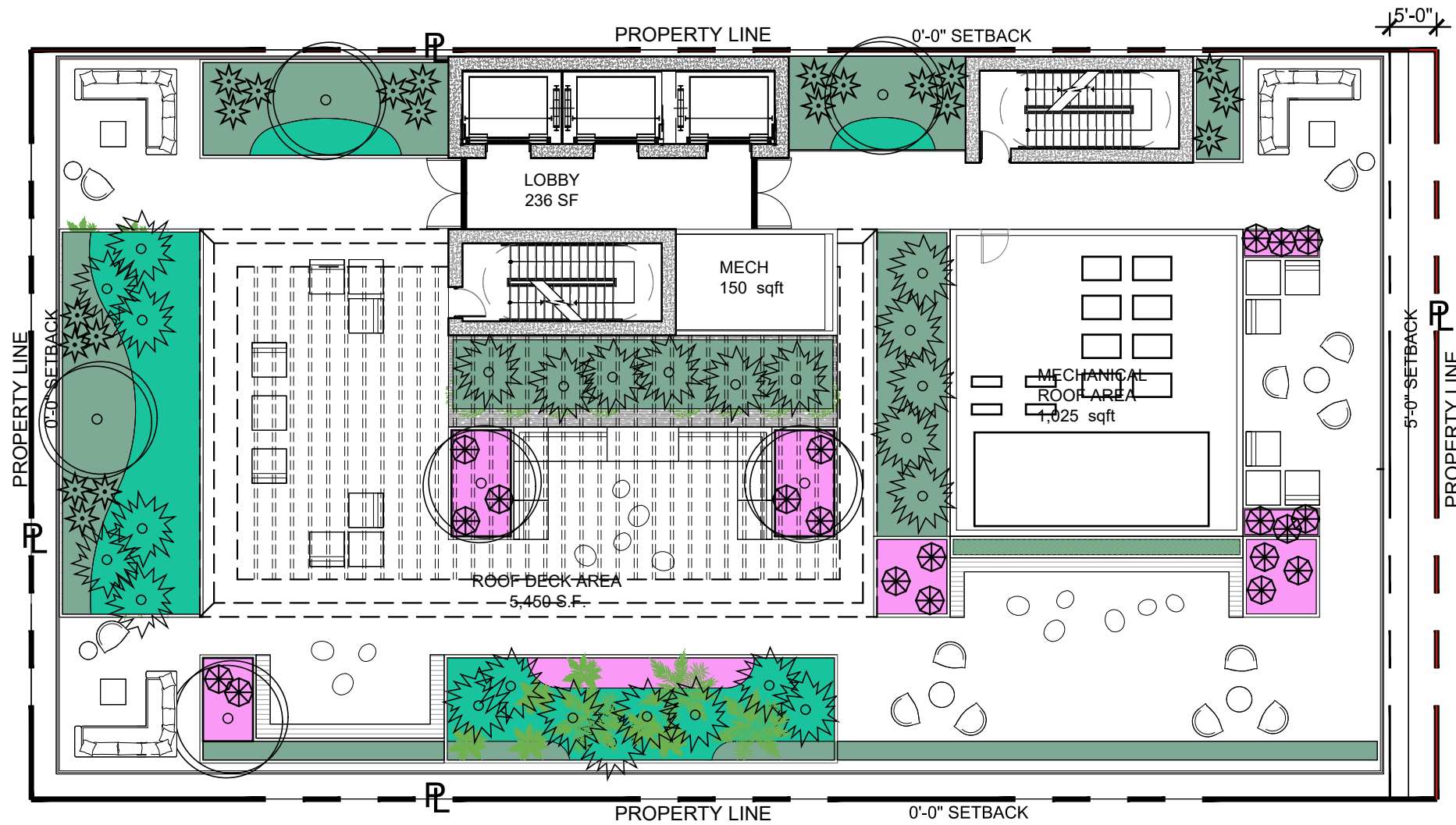
KOBİ KARP
 Lic. # AR0012578

**PROPOSED ROOF PLAN
 ENLARGED**

Date	05-15-2023	Sheet No.	A3.06.1
Scale			
Project	2132		

PLAN NORTH
 1 PROPOSED ROOF PLAN
 Scale: 1/16" = 1'-0"
PROPOSED

4'-1"
 TO
 PROPERTY
 LINE



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

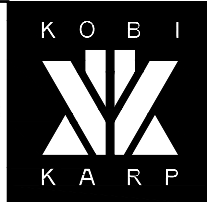
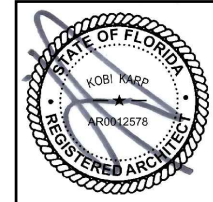
Owner:
Name: SHVO
Address: New York, NY
Address:
Tel:
Email:

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

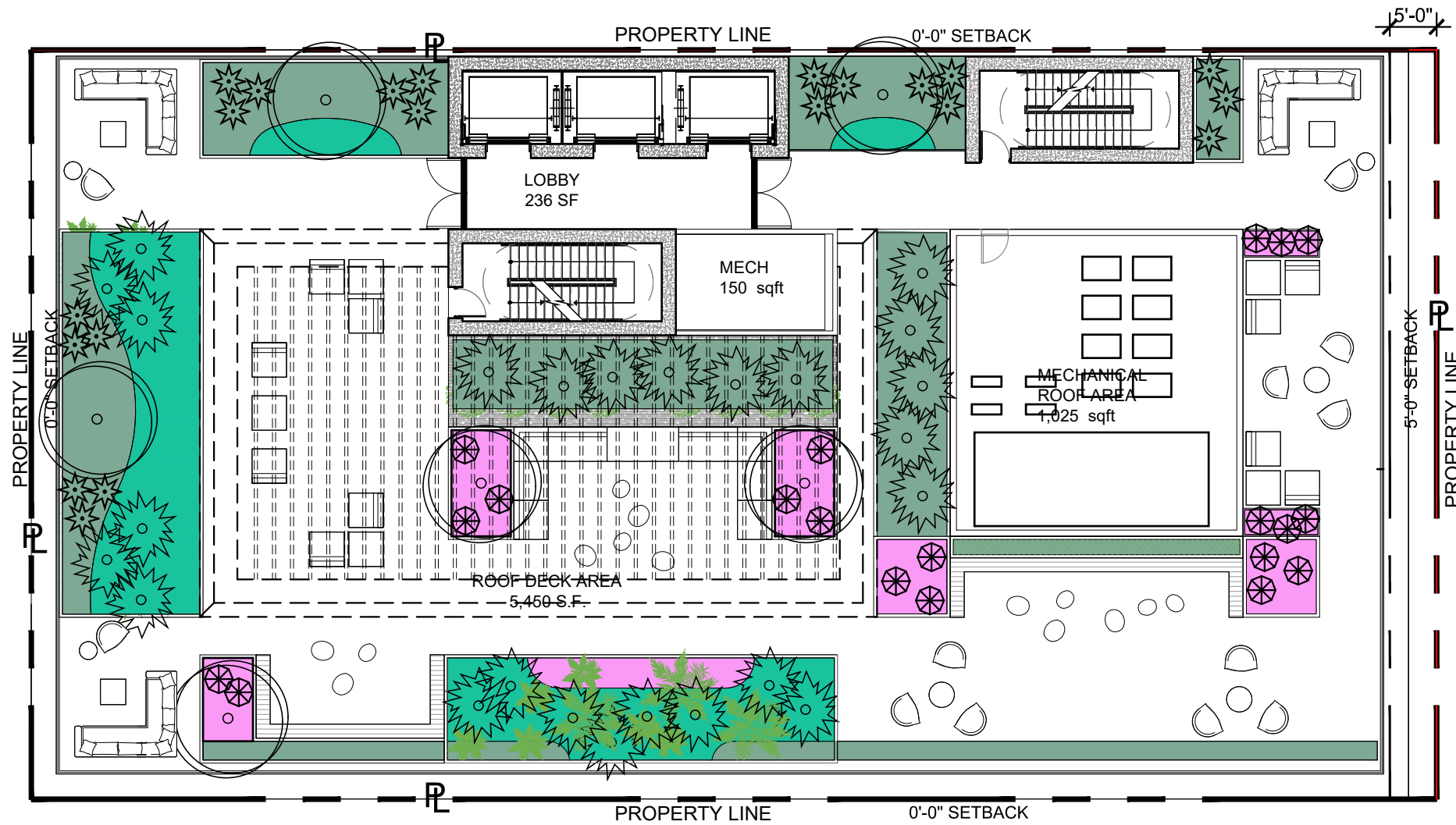


1 PROPOSED ROOF PLAN

SCALE: 1" = 16'-0"
APPROVED PB22-0503

PROPOSED ROOF PLAN

Date	06.24.2022	Sheet No.	A2.27
Scale	1" = 16'-0"		
Project	2132		



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

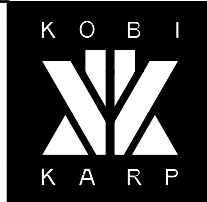
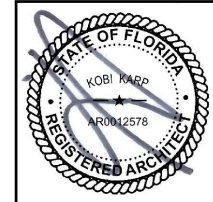
Owner:
Name: SHVO
Address: New York, NY
Address:
Tel:
Email:

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

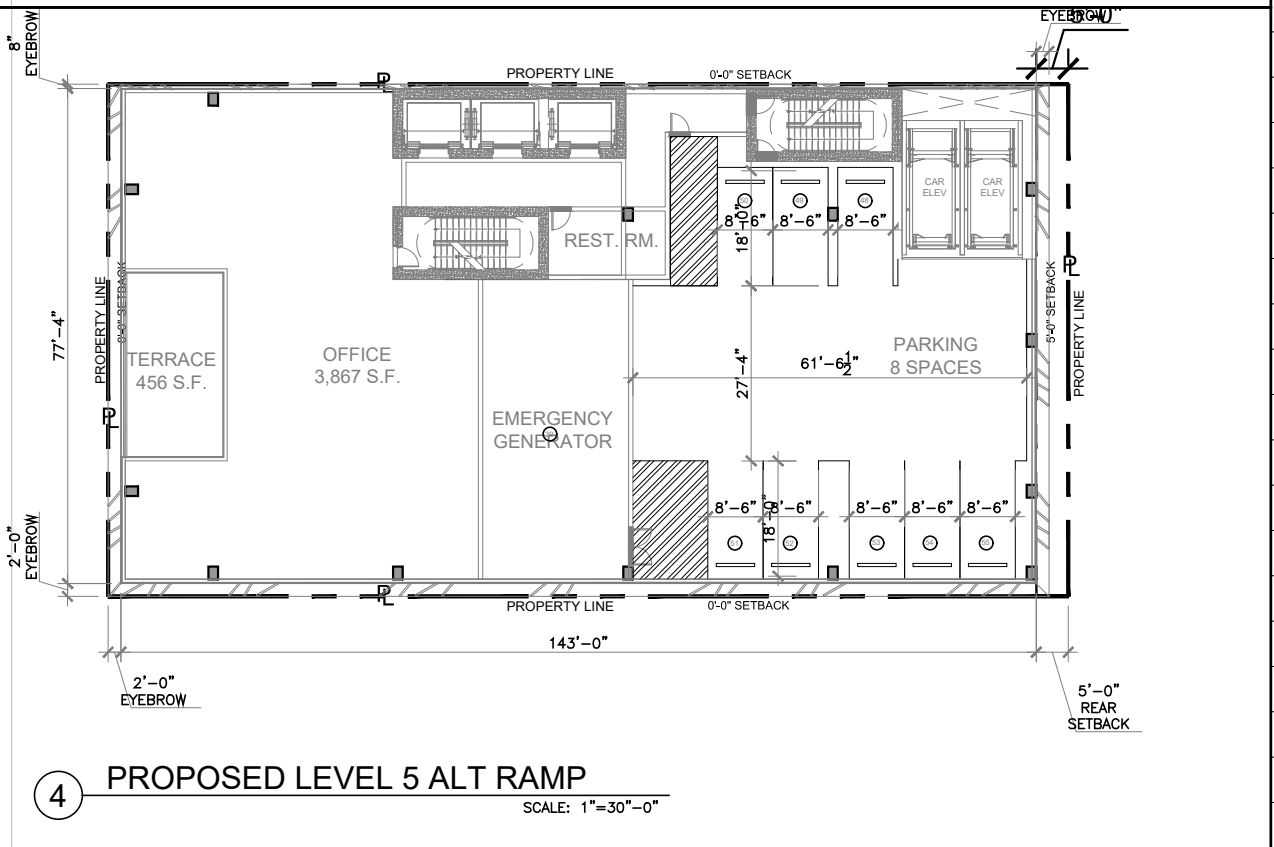
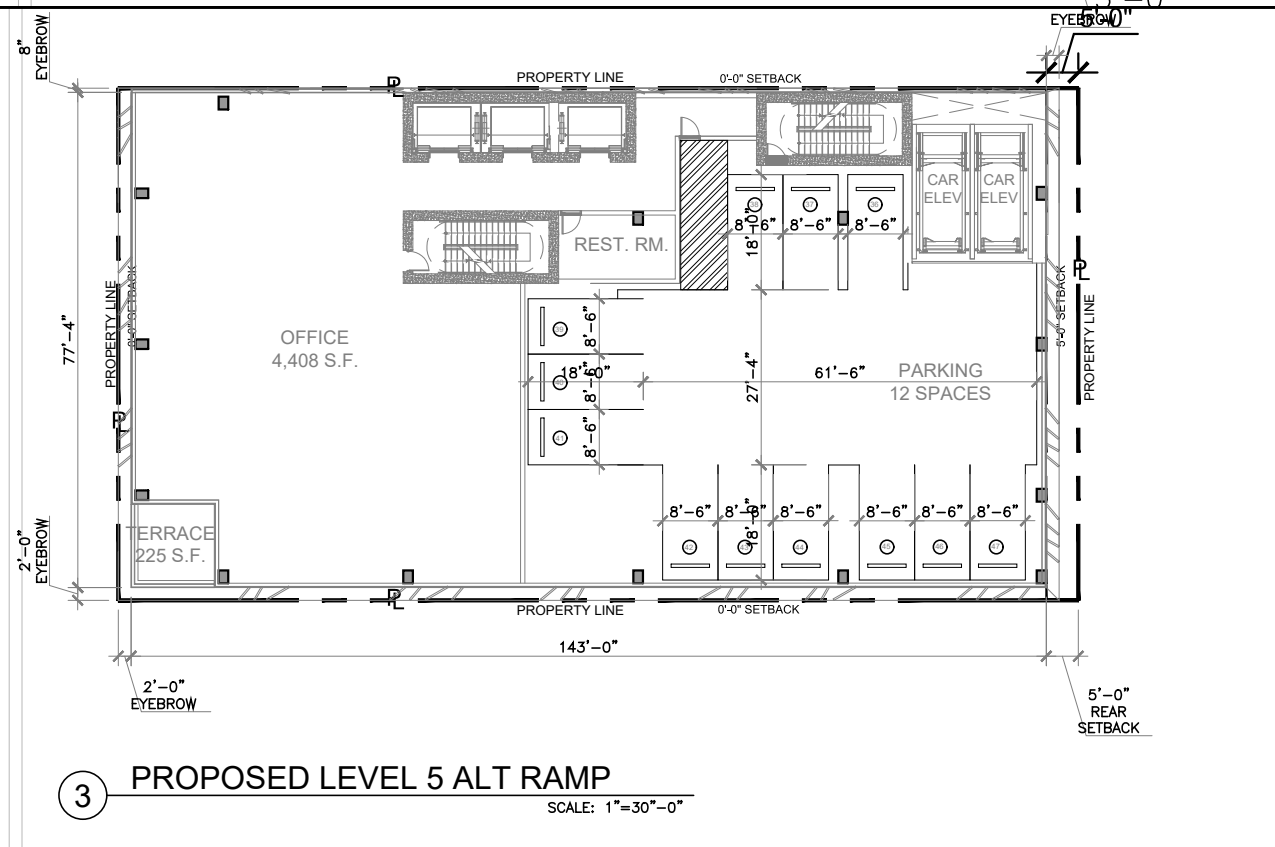
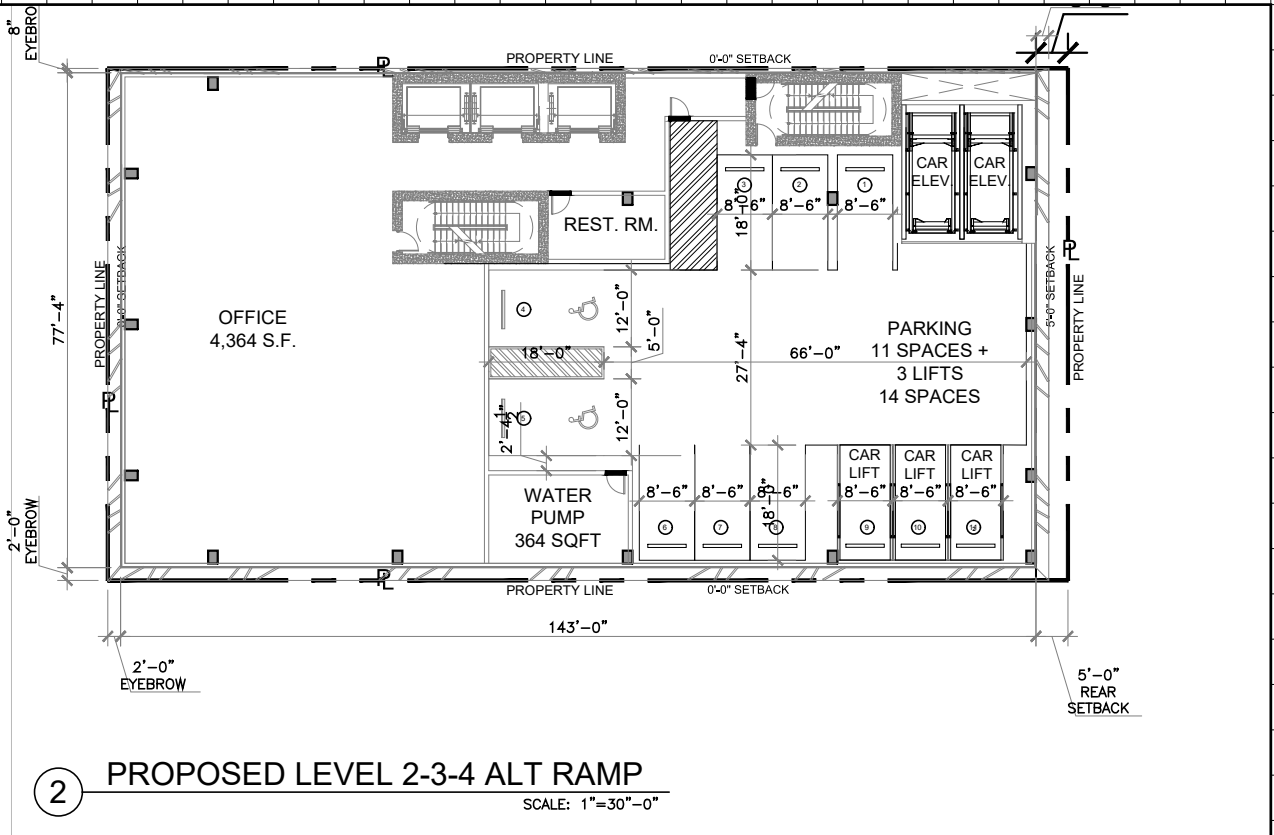
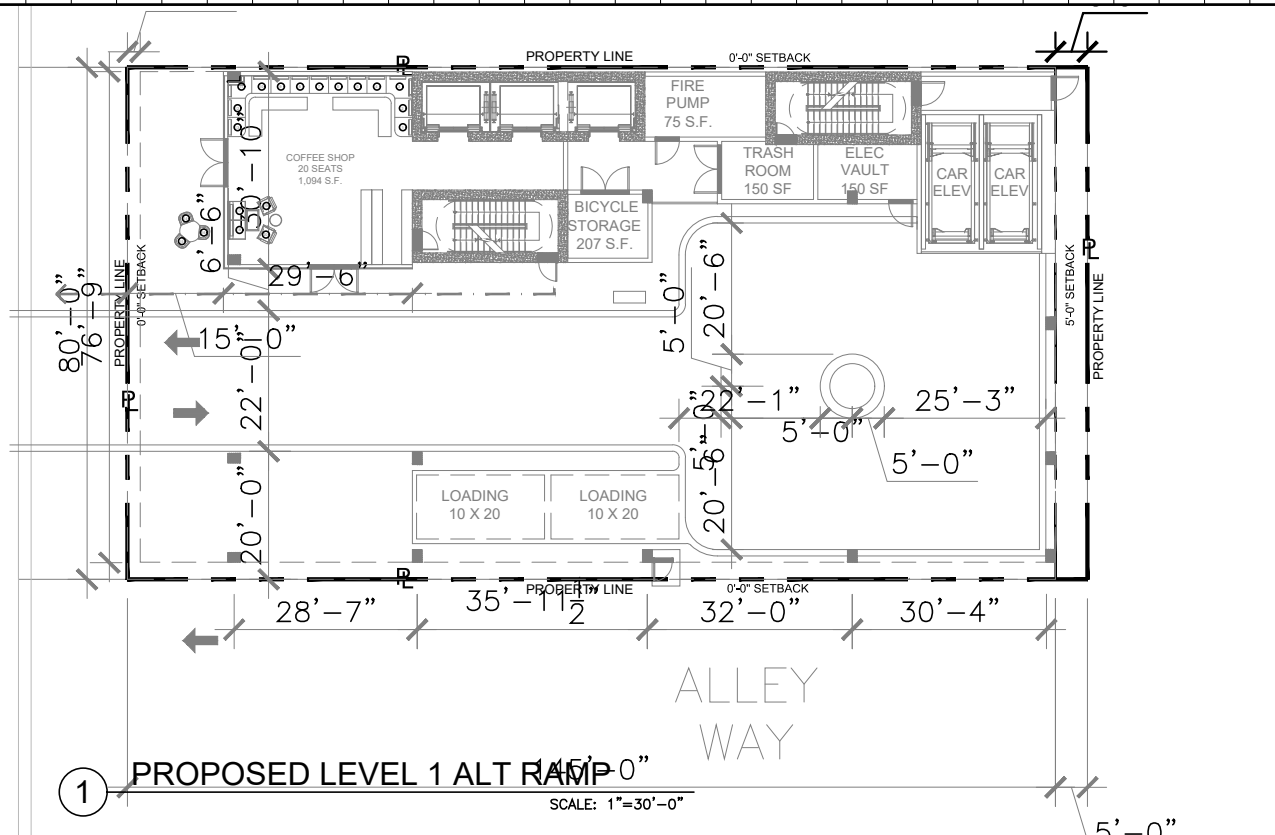


1 PROPOSED ROOF PLAN

SCALE: 1" = 16'-0"
APPROVED PB22-0503

PROPOSED ROOF PLAN

Date	06.24.2022	Sheet No.	A2.27
Scale	1" = 16'-0"		
Project	2132		



PROPOSED AREA CALCULATIONS ALTERANTE RAMP																
	STAIRS AND ELEVATORS	L/S. B.O.H.	B.O.H.	PARKING	# SPACES	ELEVATOR LIFTS	OFFICE AREA	LOBBY	RESTROOMS	TERRACE	ROOFTOP DECK	ROOF	COVERED ARRIVAL	NEW OFFICE BUILDING FAR	GROSS TOTAL	PROPOSED FAR
Roof												971			971	
Roof Deck	811							160	150		5,336	5,432		160	11,579	160
Level 6	811			0	0	0	7,523		150	456				8,484	8,940	8,484
Level 5	811			4,960	7	0	1,193		150	225				2,154	7,346	2,154
Level 4	811			4,960	7	0	1,193		150	225				2,154	7,346	2,154
Level 3	811			4,960	7	0	1,193		150					2,154	7,121	2,154
Level 2	811			4,960	7	0	1,193		150					2,154	7,121	2,154
Level 1	811	668	525		0	0		1,094				8,324		2,430	3,098	2,430
TOTALS	5,677	668	525	19,840	28	0	12,295	1,254	900	906	5,336	6,403	8,324	19,690	52,551	19,690

PARKING CALCULATIONS				
OCCUPANCY	SF	EATS/UNIT	RATIO	PARKING SPACES
OFFICE	12,295	20	400	30.7375
TOTAL				35

Rev.	Date	Rev.	Date

PB SUBMITTAL

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

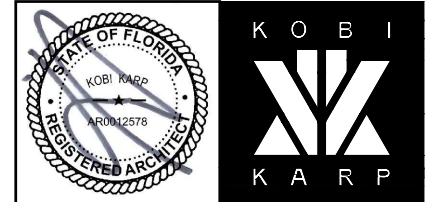
Owner:
Name: SHVO
Address: New York, NY
Tel:
Email:

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



PROPOSED ALTERNATE RAMP VERSION

Date	06.24.2022	Sheet No.	
Scale	1"=30'-0"		A3.10
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

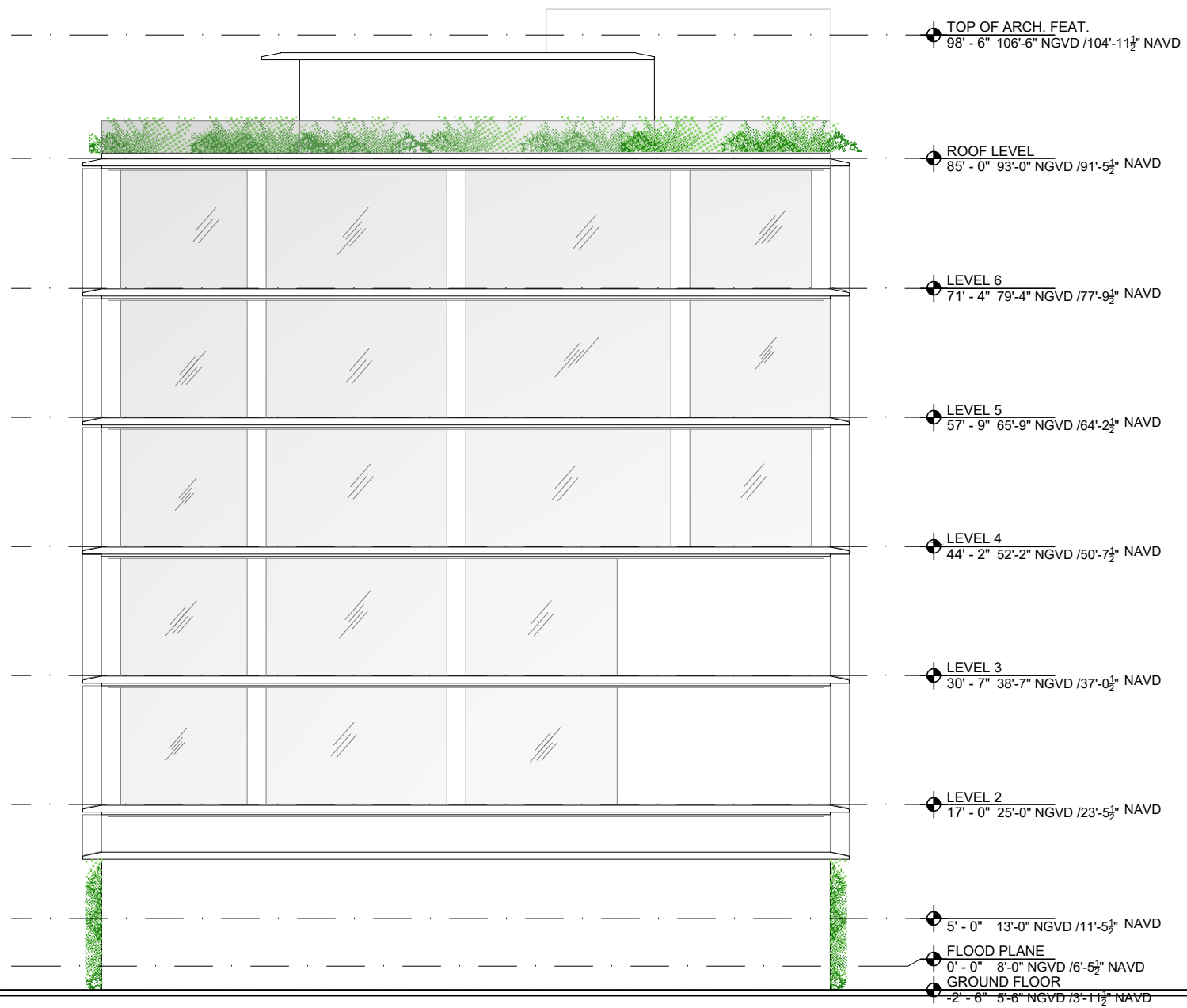
KOBİ KARP
 Lic. # AR0012578



PROPOSED COLOR EAST ELEVATION

① **PROPOSED COLOR EAST ELEVATION**
 Scale: 1/16" = 1'-0"
PROPOSED

Date	09-26-2023	Sheet No.	A4.02
Scale			
Project	2132		



1 PROPOSED EAST ELEVATION
Scale: 1/16" = 1'-0"

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



PROPOSED EAST ELEVATION

Date	09-26-2023	Sheet No.	A4.02.1
Scale			
Project	2132		



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 (E) 2018

PB SUBMITTAL

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

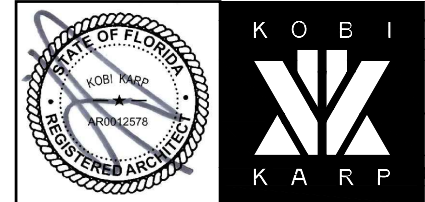
Owner:
 Name: SHVO
 Address: New York, NY
 Address:
 Tel:
 Email:

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



PROPOSED COLOR EAST ELEVATION

1 PROPOSED COLOR ELEVATION EAST
 SCALE: 1/16" = 1'-0"
APPROVED PB22-0503

Date	06.24.2022	Sheet No.	A4.40
Scale	1/16"=1'-0"		
Project	2132		



TOP OF ARCH. FEAT.
 98' - 6" 106'-6" NGVD /104'-11½" NAVD
 ROOF LEVEL
 85' - 0" 93'-0" NGVD /91'-5½" NAVD
 LEVEL 6
 71' - 4" 79'-4" NGVD /77'-9½" NAVD
 LEVEL 5
 57' - 9" 65'-9" NGVD /64'-2½" NAVD
 LEVEL 4
 44' - 2" 52'-2" NGVD /50'-7½" NAVD
 LEVEL 3
 30' - 7" 38'-7" NGVD /37'-0½" NAVD
 LEVEL 2
 17' - 0" 25'-0" NGVD /23'-5½" NAVD
 5' - 0" 13'-0" NGVD /11'-5½" NAVD
 FLOOD PLANE
 0' - 0" 8'-0" NGVD /6'-5½" NAVD
 GROUND FLOOR
 -2' - 6" 5'-6" NGVD /3'-11½" NAVD

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

**PROPOSED COLOR
 NORTH ELEVATION**

① **PROPOSED COLOR NORTH ELEVATION**
 Scale: 1/16" = 1'-0"
PROPOSED

Date	09-26-2023	Sheet No.	A4.01
Scale			
Project	2132		