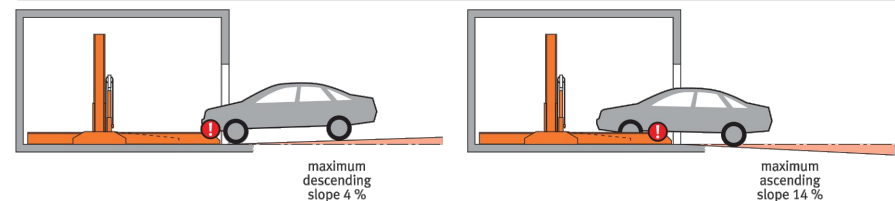


- Page 1 Section Dimensions Car data
- Page 2 Width dimensions
- Page 3 Approach Load plan Installation
- Page 4 Electrical installation Technical data
- Page 5 To be performed by the customer Description

Approach

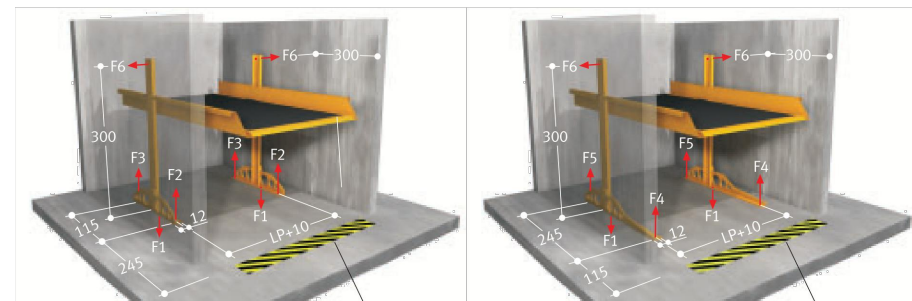


! The illustrated maximum approach angles must not be exceeded. Incorrect approach angles will cause serious manoeuvring & positioning problems on the parking system for which the local agency of Klaus accepts no responsibility.

Load plan

Option 1: short steel pillar base

Option 2: long steel pillar base



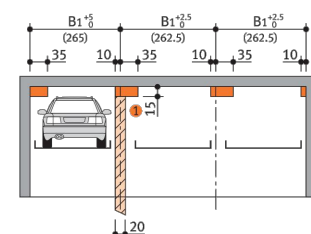
platform load	F1	F2	F3	F4	F5	F6
2,000 kg	30	1.1	7.4	0.5	7.7	±1
2,500 kg	35	1.3	8.9	0.6	9.3	±1

Forces in kN

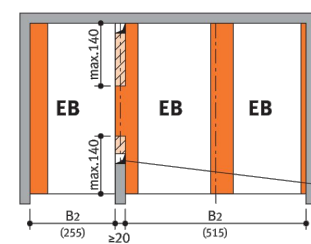
! The steel pillar base can be selected optionally (short or long). Please make sure to note the corresponding forces that apply! Units are dowelled to the floor. Drilling depth: approx. 15 cm. Floor and walls are to be made of concrete (quality minimum C20/25)!

Installation data

Free space for longitudinal and vertical ducts (e.g. ventilation)



- B1, B2 = (see table on page 2)
- Free space for vertical pipelines, ventilation branch canals
- Free space for horizontal ducting



Free space only applicable if vehicle is parked forwards = FRONT FIRST and driver's door on the left side.

() = Dimensions in brackets illustrate an example for usable platform width 230 cm.
Example for ventilation branch canal and/or vertical pipelines.

- Page 1 Section Dimensions Car data
- Page 2 Width dimensions
- Page 3 Approach Load plan Installation
- Page 4 Electrical installation Technical data
- Page 5 To be performed by the customer Description

To be performed by the customer

Safety fences

Any constraints that may be necessary according to DIN EN ISO 13857 in order to provide protection, for pathways directly in front, next to or behind the unit. This is also valid during construction.

Numbering of parking spaces

Consecutive numbering of parking spaces.

Building services

Lighting, ventilation, fire extinguishing and fire alarm systems.

Marking

According to DIN EN 14 010, a warning that identifies this danger area must be placed in the entrance area that conforms to ISO 3864. This must be done according to EN 92/58/EWG for systems without a pit 10 cm from the edge of the platform.

Wall cuttings

Any necessary wall cuttings according to page 1.

Electrical supply to the main switch / Foundation earth connector

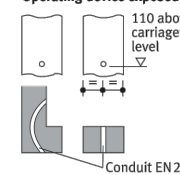
Suitable electrical supply to the main switch and the control wire line must be provided by the customer during installation. The functionality can be monitored on site by our fitters together with the electrician. If this cannot be done during installation for some reason for which the customer is responsible, the customer must commission an electrician at their own expense and risk.

In accordance with DIN EN 60204 (Safety of Machinery, Electrical Equipment), grounding of the steel structure is necessary, provided by the customer (distance between grounding max. 10 m).

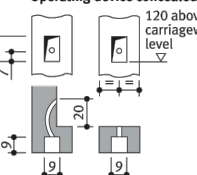
Operating device

Cable conduits and recesses for operating device (for double wing doors: please contact the local agency of Klaus Multiparking).

Operating device exposed



Operating device concealed



If the following are not included in the quotation, they will also have to be provided / paid for by the customer:

- Mounting of contactor and terminal box to the wall valve, complete wiring of all elements in accordance with the circuit diagram
- Costs for final technical approval by an authorized body
- Main switch
- Control line from main switch to hydraulic unit

Description

General description

Multiparking system providing dependent parking spaces for 2 cars one on top of the other each. The lower vehicle parks directly on the floor plate. The vehicle parked on the bottom must be driven out before lowering the platform.

The height of the platform can be adjusted flexibly (even subsequently). Adjustment of maximum load of 2,500 kg can be made subsequently.

Dimensions are in accordance with the underlying dimensions of parking pit, height and width

The parking bays are accessed horizontally (Installation deviation ± 1 %).

Vehicles are positioned on the upper parking space using wheel stops on the right side (adjust according to operating instructions).

Operation via operating device with hold-to-run-device using master keys.

The operating elements are usually mounted either in front of the column or on the outside of the door frame

Operating instructions are attached to each operator's stand.

For garages with doors at the front of the parking system the special dimensional requirements have to be taken into account.

Multiparking system consisting of:

- 2 steel pillars with bases that are mounted on the floor (short or long steel pillar bases can be selected optionally).
- 2 sliding platforms (mounted to the steel pillars with sliding bearings)
- 1 platform
- 1 mechanic synchronization control system (to ensure synchronous operation of the hydraulic cylinders while lowering and lifting the platform)
- 1 hydraulic cylinder
- 1 automatic hydraulic safety valve (prevents accidental lowering of the platform while accessing the platform)
- Dowels, screws, connecting elements, bolts, etc.
- The platforms and parking spaces are end-to-end accessible for parking!

Platforms consisting of:

- Platform base sections
- Adjustable wheel stops
- Canted access plates
- Side members
- Cross members
- Screws, nuts, washers, distance tubes, etc.

Hydraulic system consisting of:

- Hydraulic cylinder
- Solenoid valve
- Safety valve
- Hydraulic conduits
- Screwed joints
- High-pressure hoses
- Installation material

Electric system consisting of:

- Operating device (Emergency Stop, lock, 1 master key per parking space)
- Terminal box at wall valve
- Electrical locking device
- Chain control

Hydraulic unit consisting of:

- Hydraulic power unit (low-noise, installed onto a console with a rubber-bonded-to-metal mounting)
- Hydraulic oil reservoir
- Oil filling
- Internal geared wheel pump
- Pump holder
- Clutch
- 3-phase-AC-motor (3.0 kW, 230/400 V, 50 Hz)
- Contactor (with thermal overcurrent relay and control fuse)
- Test manometer
- Pressure relief valve
- Hydraulic hoses (which reduce noise transmission onto the hydraulic pipe)

We reserve the right to change this specification without further notice

The Klaus company reserves the right in the course of technical progress to use newer or other technologies, systems, processes, procedures or standards in the fulfillment of their obligations other than those originally offered provided the customer derives no disadvantage from their so doing.

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP A.Ş. AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, (0) 2018

PB SUBMITTAL

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

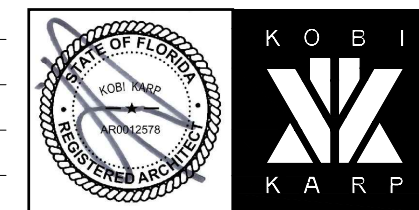
Owner:
Name SHVO
Address New York, NY
Address
Tel:
Email

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

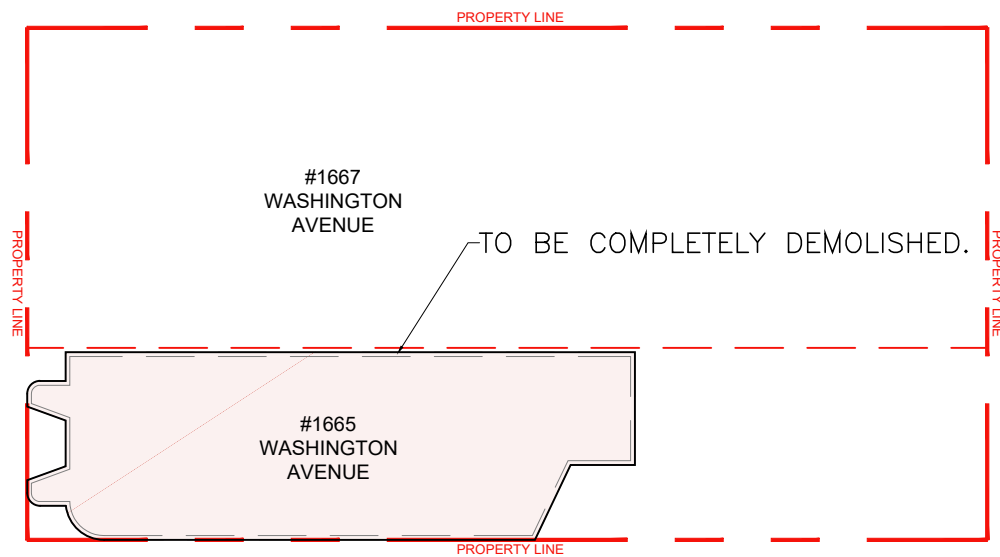


PARKING DETAILS

Date	06.24.2022	Sheet No.
Scale	NTS	A8.02
Project	2132	

1 Lift Parking Detail 2

SCALE: NTS
APPROVED PB22-0503



1 DEMOLITION LEVEL 1 FLOOR PLAN
SCALE: 1" = 30'-0"

DEMOLITION LEGEND

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
	REMOVE SLAB
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA	7	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR / WINDOW TO BE REMOVED	9	EXISTING COLUMNS TO BE REMOVED
				10	EXISTING STEPS TO BE REMOVED

DEMOLITION GENERAL NOTES

- DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY WALLS, LOBBY CEILING, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS AND ELEVATOR SHAFT MUST BE PROPERLY SHORED DURING AND AFTER DEMOLITION UNTIL SUCH TIME THAT THE STRUCTURAL ENGINEER AND THE CITY OF MIAMI BEACH AUTHORIZE THE REMOVAL OF SHORING. FULL SHORING SHOP DRAWINGS ENDORSED BY A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED AND APPROVED BY THE CITY OF MIAMI BEACH PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY.
- EFFORTS WILL BE TAKEN TO PROTECT, REPAIR AND RESTORE ANY SIGNIFICANT ORIGINAL ARCHITECTURAL DETAILS THAT MAY EXIST BENEATH THE EXISTING CANOES AND ALL HISTORIC FEATURES TO BE PROTECTED.

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, (S) 2018

PB SUBMITTAL

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

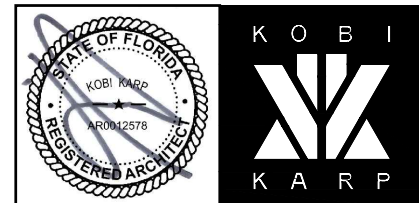
Owner:
Name SHVO
Address New York, NY
Address
Tel:
Email

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



DEMOLITION PLAN LEVEL 1

Date	06.24.2022	Sheet No.	D2.01
Scale	1" = 30'-0"		
Project	2132		

NO PARKING ELEVATOR OPTION

SEPTEMBER 5, 2023

1665-1667 WASHINGTON AVE, MIAMI BEACH, FL 33139

ALTERNATE SET

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 FIRST SUBMISSION

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

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

Consultant:
Name:
Address:
Address:
Tel:
Email:

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	09-05-2023	Sheet No.	A0.00a
Scale			
Project	2132		

PROPOSED

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
A5.00	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

PB23-0629 FIRST 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

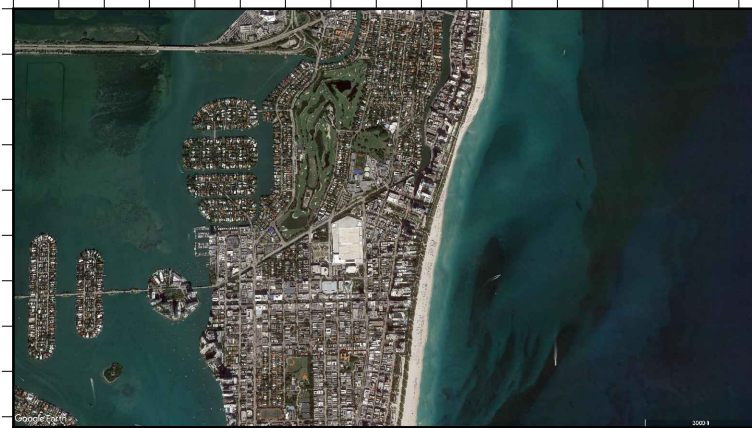
KOBİ KARP
 Lic. # AR0012578



INDEX

Date	09-05-2023	Sheet No.	A0.01
Scale			
Project	2132		

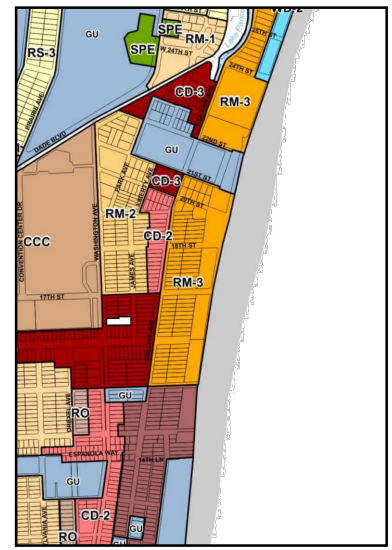
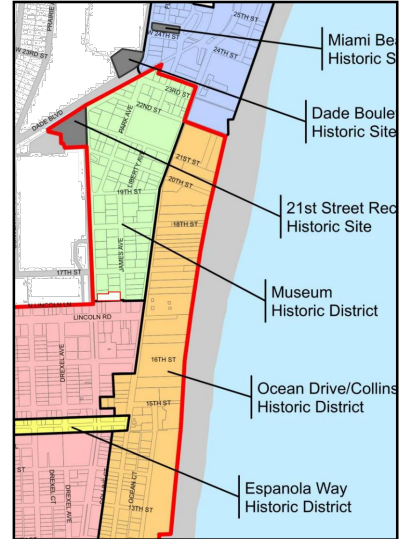
PROPOSED



Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550															
MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET															
ITEM #															
1	Address: 1665-1667 Washington Avenue, 1671 Washington Avenue*, 1666 James Avenue*, 1670 James Avenue*														
2	Board and File numbers:														
3	Folio number(s): 02-3234-019-0770, 02-3234-019-0760, 02-3234-019-0750, 02-3234-019-0690, 02-3234-019-0691														
4	Year constructed:	VARIABLES			Zoning District:										CD-3 Commercial, High Intensity District
5	Historic Designation				Local: Museum Historic District										
					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										
11	Lot Area:	.792 ACRES	34,500 SF												
12	Lot Width:	VARIABLES	Lot Depth:	300'											
13	Minimum Unit Size	N/A	Average Unit Size:	N/A											
14	Existing Use:	HOTEL / OFFICE / REST.	Proposed Use:	HOTEL / OFFICE / RESTAURANT											

1 CONTEXT AERIAL

SCALE: NTS



1 ZONING MAPS

SCALE: NTS

		MAIN PARCEL (1665 Washington Ave. & 1667 Washington Ave.)			NORTH PARCEL (1671 WASHINGTON AVE)			EAST PARCEL (1666 James Ave.)			EAST PARCEL (1670 JAMES AVE.)			GRAND TOTAL	
15	Lot Area:		12,000 SF		7,500 SF		7,500 SF		7,500 SF		7,500 SF				
16	Existing Use:		OFFICE/COMMERCIAL		HOTEL		HOTEL		HOTEL		HOTEL				
			ALLOWED	EXISTING	PROPOSED	ALLOWED	EXISTING	PROPOSED	ALLOWED	EXISTING	PROPOSED	ALLOWED	EXISTING	PROPOSED	
17	Height #														
	Architectural District-New Construction		80'		85'	80'	33'		80'	41'-7"		80'	41'-7"		
18	Number of Stories		N/A		6 STORIES	N/A	3		N/A	4 & 3		N/A	4 & 3		
19	FAR #		33,000 SF	0 SF	51,828 SF	20,625 SF	14,518 SF	0 SF	20,625 SF	13,495 SF	0 SF	20,625 SF	14,299 SF	0 SF	94,875 SF
	Gross Square Footage		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
20	Square Footage by use		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
21	Number of Units Residential		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Number of Units Hotel		N/A	N/A	N/A	N/A	45		N/A	N/A	65		N/A	45	
22	Number of Seats		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
23	Occupancy Load		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

SETBACKS				REQUIRED	EXISTING	PROPOSED	REQUIRED	EXISTING	PROPOSED	REQUIRED	EXISTING	PROPOSED	REQUIRED	EXISTING	PROPOSED
At-Grade Parking Lot															
24	Front Setback (Collins ave/ West):		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
25	Side Setback (Interior/ West):		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
21	Side Setback (Interior/ South):		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
22	Side Setback (Interior/ North):		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
22	Side Setback (20th Street/ North):		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
23	Rear Setback (East):		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Subterranean/ Pedestal and lower (non-oceanfront)															
Subterranean/ Pedestal and lower (non-oceanfront)															
24	Front Setback (Washington ave (West) & James Avenue (East)):		0	0	5'	20	20	0	20	20	0	20	20	0	
25	Side Setback (Interior/ North):		0'-0"	0	5'-0"	5	5	0	5	5	0	5	5	0	
25	Side Setback (Interior/ South):		0'-0"	0'-0"	0'-0"	5	5	0'-0"	5	5	0'-0"	5	5	0'-0"	
27	Rear Setback (East):		0'-0"	0	5'-0"	5	5	0'-0"	5	5	0	5	5	0'-0"	
* Covenant in-Lieu of Unity of Title provided for contiguous property, historic buildings on site to remain and no scope of work to be performed on historic properties															
See Survey for existing conditions															

PROPOSED AREA CALCULATIONS ALTERNATE RAMP										
	STAIRS AND ELEVATORS	PARKING	# SPACES	OFFICE AREA	LOBBY	TERRACE	ROOFTOP DECK	ROOF	NEW OFFICE BUILDING FAR	GROSS TOTAL
Roof								1,195		1,195
Roof Deck	895				300		5,180	4,981	1,195	11,056
Level 7	895			9,943		229			10,850	10,850
Level 6	895			9,943		229			10,850	10,850
Level 5	895			9,943		229			10,850	10,850
Level 4	895			9,943		229			10,850	10,850
Level 3	895	10,161	23						895	11,056
Level 2	895	10,161	15						895	11,056
Level 1	895			2,300	1,380				4,575	4,575
TOTALS	7,160	20,322	38	42,072	1,680	687	5,180	6,176	50,927	82,360

PARKING CALCULATIONS					
OCCUPANCY	SF	SEATS/UNITS	RATIO	Req. Parking Spaces	Parking Provided
CAFÉ		20 SEATS	20/5	4 SPACES	
OFFICE	21,435		400	54	
TOTAL				58	38

BICYCLE CALCULATIONS					
OCCUPANCY	SF	SEATS/UNITS	RATIO		BICYCLE SPACES
CAFÉ		20 SEATS	1		1
OFFICE	21,435		3 S.T.P.P./6 L.T.		3 ST/6LT
TOTAL					10

LOADING CALCULATIONS			
USE	SF	REQ	PROVIDED
RETAIL	1,000	0	0
OFFICE	21,435	2	2
TOTAL		2	2

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

PB23-0629 FINAL SUBMISSION

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

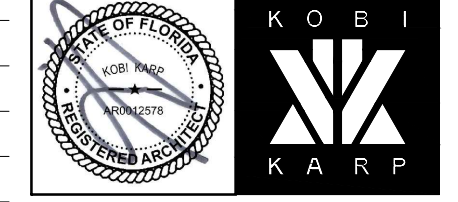
Owner:
Name: SHVO
Address: New York, NY
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

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

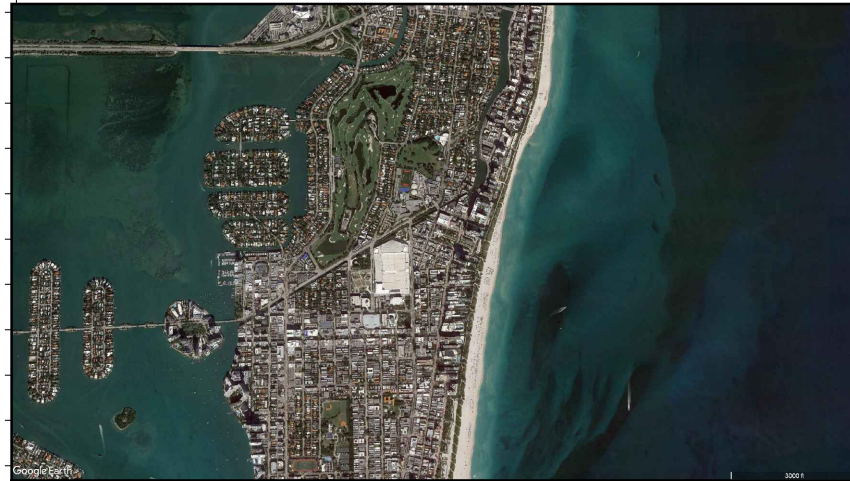
Date	09-26-2023	Sheet No.	
Scale	N/A		A0.02
Project	2132		

PROPOSED

MIAMI BEACH

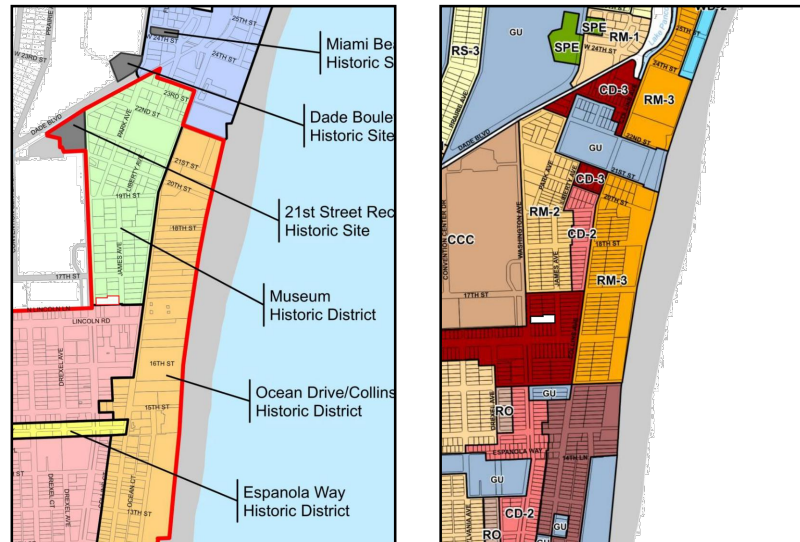
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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	National: Miami Beach Architectural District FAR: 2.75
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
18	FAR #	33,000 SF	10,111 SF	32,832 SF
19	Gross Square Footage	N/A	N/A	N/A
20	Square Footage by use	N/A	N/A	N/A
21	Number of Units Residential	N/A	N/A	N/A
22	Number of Units Hotel	N/A	N/A	N/A
23	Number of Seats	N/A	N/A	N/A
24	Coffee Shop	N/A	N/A	N/A

	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
24	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	64	N/A	34
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 ALTERANTE RAMP

	STAIRS AND ELEVATORS	PARKING	# SPACES	OFFICE AREA	LOBBY	TERRACE	ROOFTOP DECK	ROOF	COVERED ARRIVAL	NEW OFFICE BUILDING FAR	GROSS TOTAL
Roof								1,195			1,195
Roof Deck	895				300		5,169	4,991		300	11,055
Level 6	895			8,680		1,480				9,575	11,055
Level 5	895			8,680		1,480				9,575	11,055
Level 4	895			8,680		1,480				9,575	11,055
Level 3	895	10,160	19							895	11,074
Level 2	895	10,160	15							895	11,070
Level 1	895				1,122				8,324	2,017	2,017
TOTALS	6,265	20,320	34	26,040	1,422	4,440	5,169	6,186	8,324	32,832	68,381

PARKING CALCULATIONS

OCCUPANCY	SF	SEATS/UNITS	RATIO	Req. Parking Spaces	Parking Provided
OFFICE	26040		400	65	
TOTAL				65	34

BICYCLE CALCULATIONS

OCCUPANCY	SF	SEATS/UNITS	RATIO	BICYCLE SPACES
OFFICE	26040		3 S.T.P.P/6 L.T.	3 ST/6LT
TOTAL				9

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 (S) 2018

PB SUBMITTAL

OFFICE BUILDING

1665-1667 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

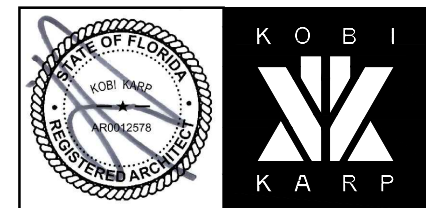
Owner:
Name: SHVO
Address: New York, NY
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

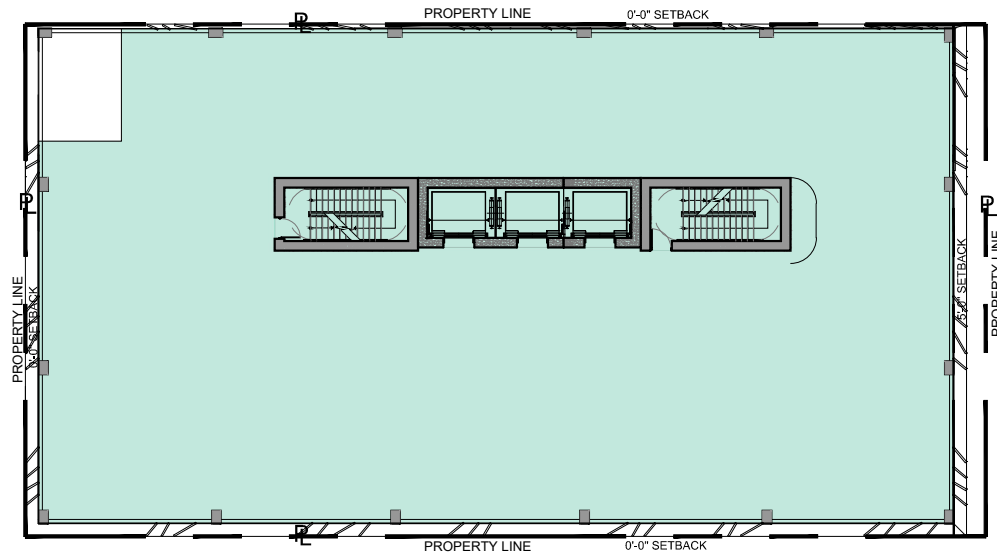
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



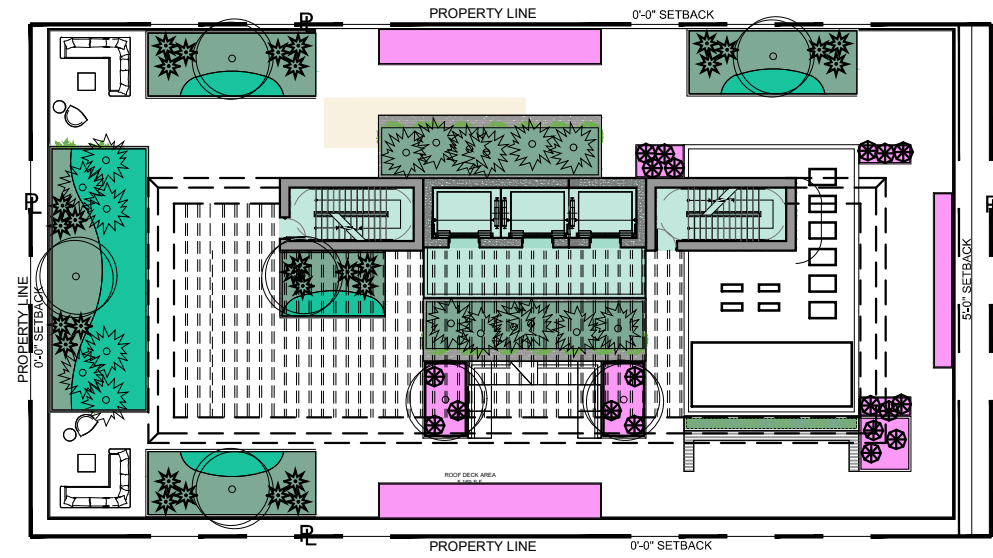
PROJECT DATA

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

APPROVED PB22-0503



5 PROPOSED LEVEL 5 & 7 FAR DIAGRAM
SCALE: 1"=30'-0"



6 PROPOSED ROOF FAR DIAGRAM
SCALE: 1"=30'-0"

PROPOSED AREA CALCULATIONS ALTERNATE RAMP										
	STAIRS AND ELEVATORS	PARKING	# SPACES	OFFICE AREA	LOBBY	TERRACE	ROOFTOP DECK	ROOF	NEW OFFICE BUILDING FAR	GROSS TOTAL
Roof								1,195		1,195
Roof Deck	895				300		5,180	4,981	1,195	11,056
Level 7	895			9,943		229			10,850	10,850
Level 6	895			9,943		229			10,850	10,850
Level 5	895			9,943		229			10,850	10,850
Level 4	895			9,943		229			10,850	10,850
Level 3	895	10,172	23						895	11,067
Level 2	895	10,172	15						895	11,067
Level 1	895				3,680				4,575	4,575
TOTALS	7,160	20,344	38	39,772	3,980	687	5,180	6,176	50,927	82,360

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

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

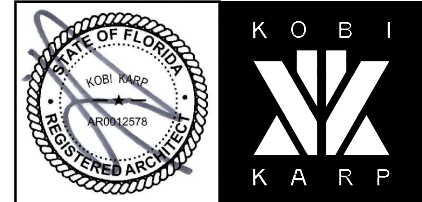
Owner:
Name: SHVO
Address: New York, NY
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

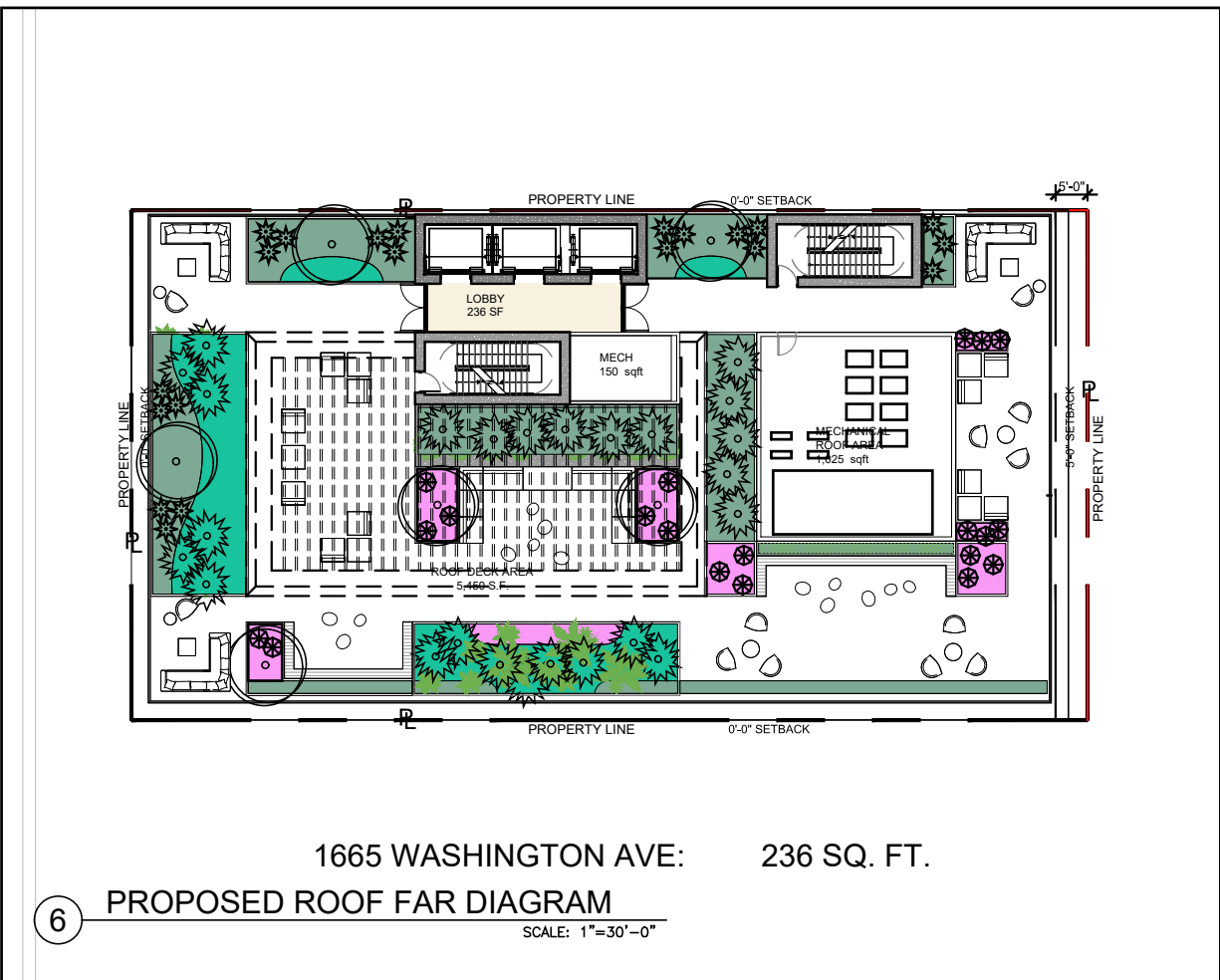
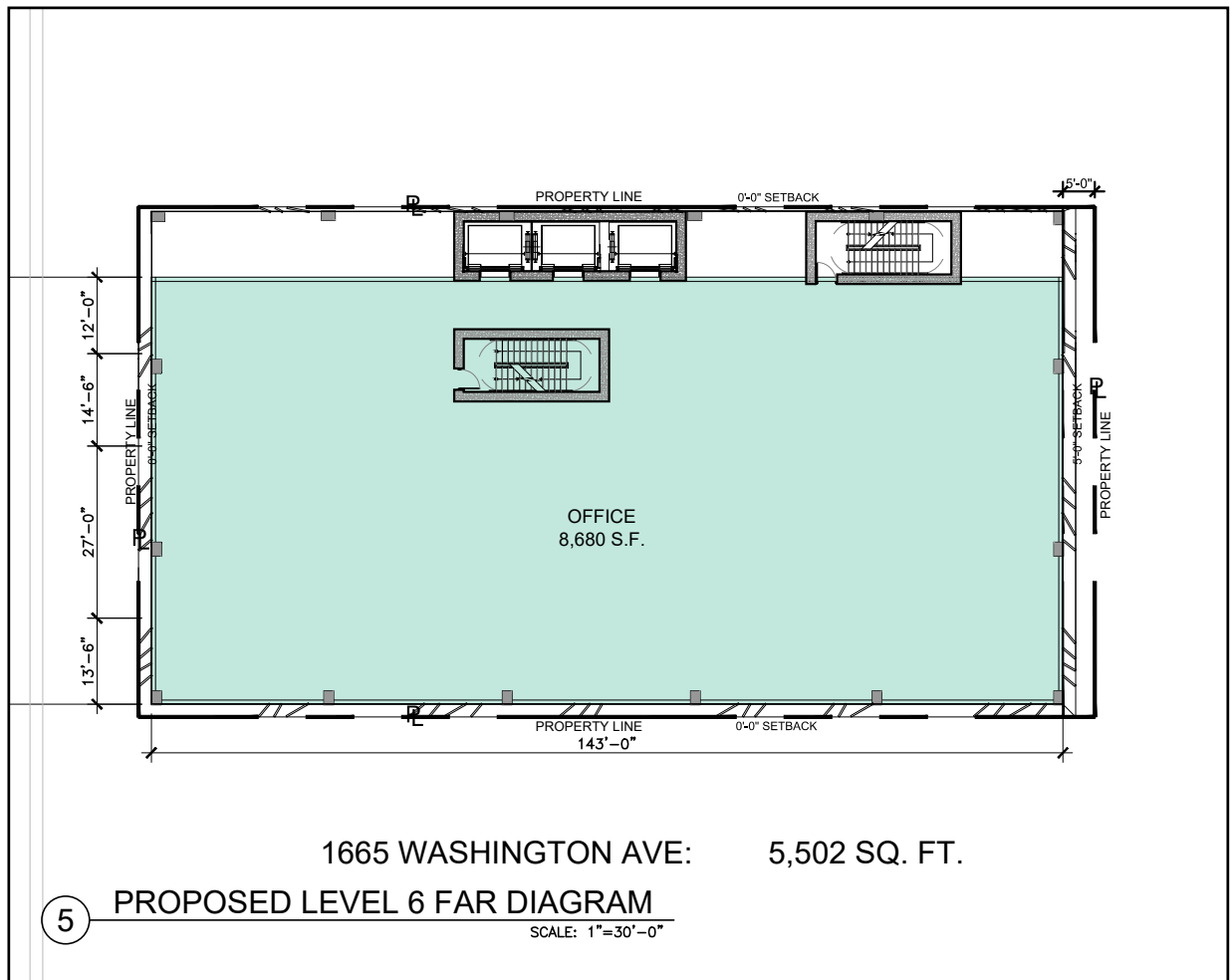
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



PROPOSED FAR DIAGRAMS

Date	09-26-2023	Sheet No.	A1.11a
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 (E) 2018

PB SUBMITTAL

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

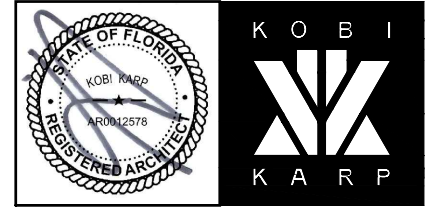
Owner:
Name: SHVO
Address: New York, NY
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

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



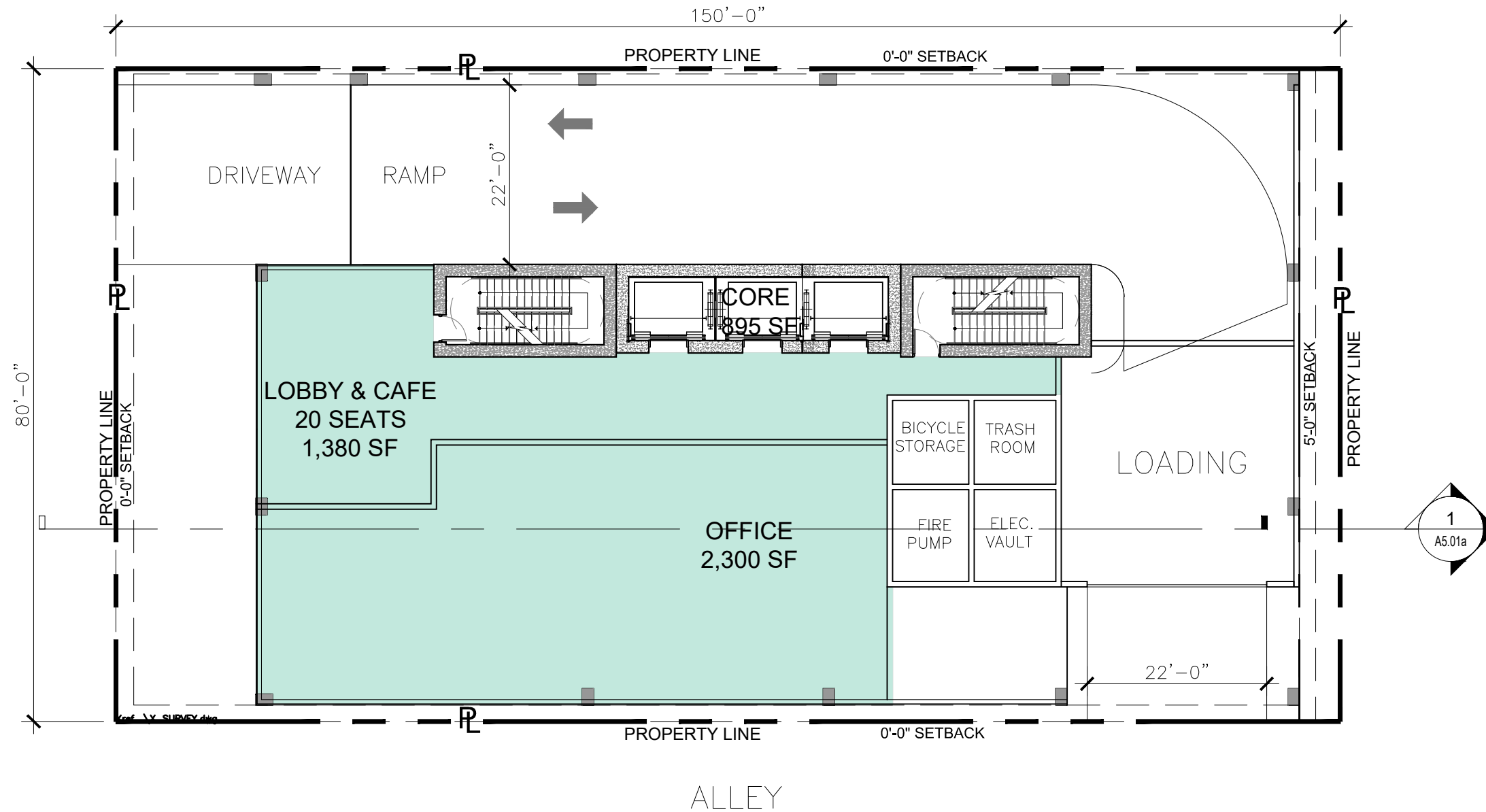
PROPOSED FAR DIAGRAMS

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

PROPOSED AREA CALCULATIONS ALTERANTE RAMP											
	STAIRS AND ELEVATORS	PARKING	# SPACES	OFFICE AREA	LOBBY	TERRACE	ROOFTOP DECK	ROOF	COVERED ARRIVAL	NEW OFFICE BUILDING FAR	GROSS TOTAL
Roof								1,195			1,195
Roof Deck	895				300		5,169	4,991		300	11,055
Level 6	895			8,680		1,480				9,575	11,055
Level 5	895			8,680		1,480				9,575	11,055
Level 4	895			8,680		1,480				9,575	11,055
Level 3	895	10,160	19							895	11,074
Level 2	895	10,160	15							895	11,070
Level 1	895				1,122				8,324	2,017	2,017
TOTALS	6,265	20,320	34	26,040	1,422	4,440	5,169	6,186	8,324	32,832	68,381

APPROVED PB22-0503

WASHINGTON



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

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

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

Consultant:
Name:
Address:
Tel:
Email:

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



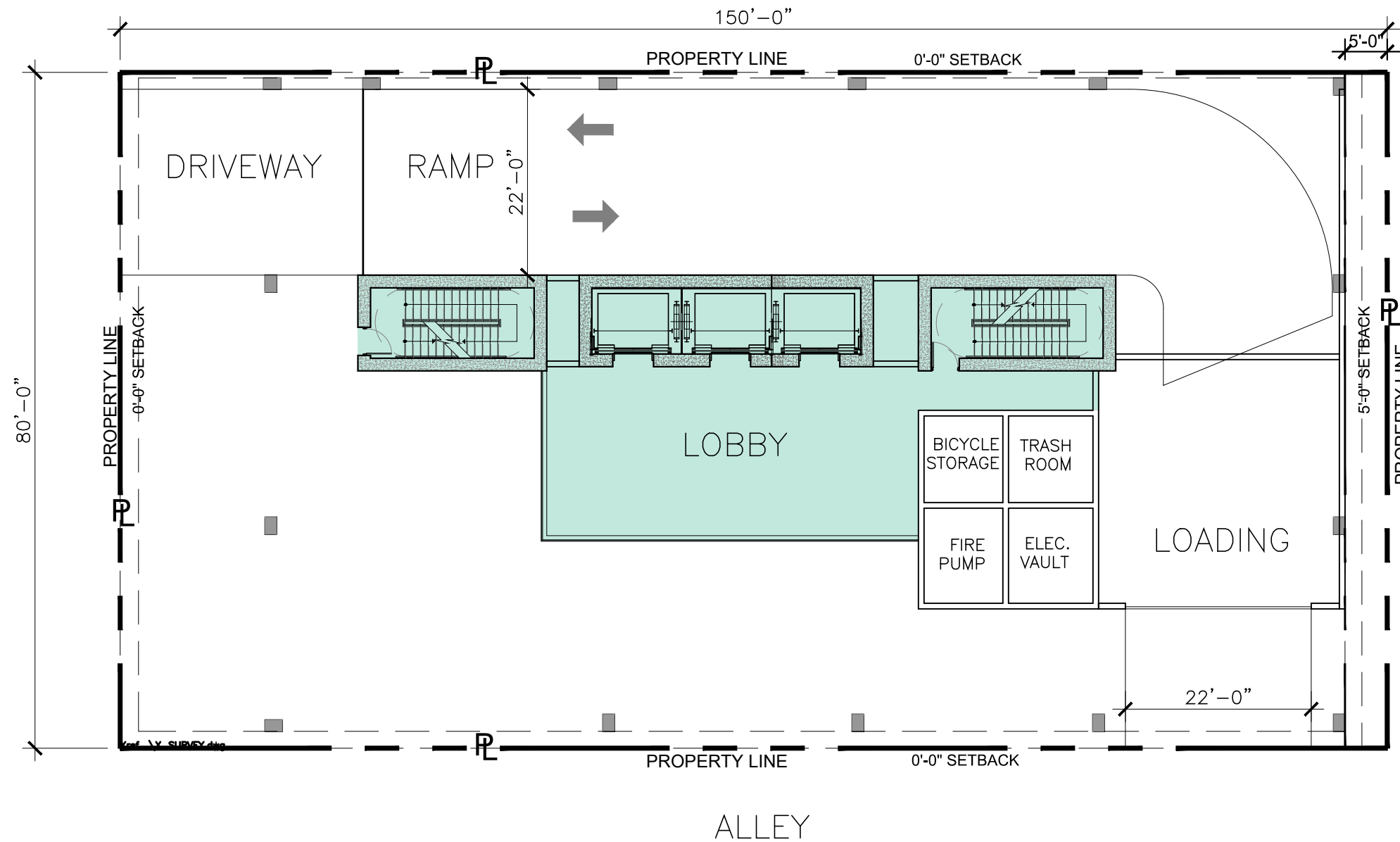
PROPOSED LEVEL 1

Date	09-26-2023	Sheet No.	A2.20
Scale	1" = 16'-0"		
Project	2132		

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



WASHINGTON



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

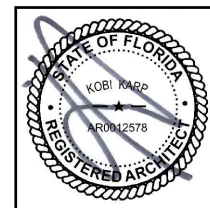
Owner:
 Name: SHVO
 Address: New York, NY
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

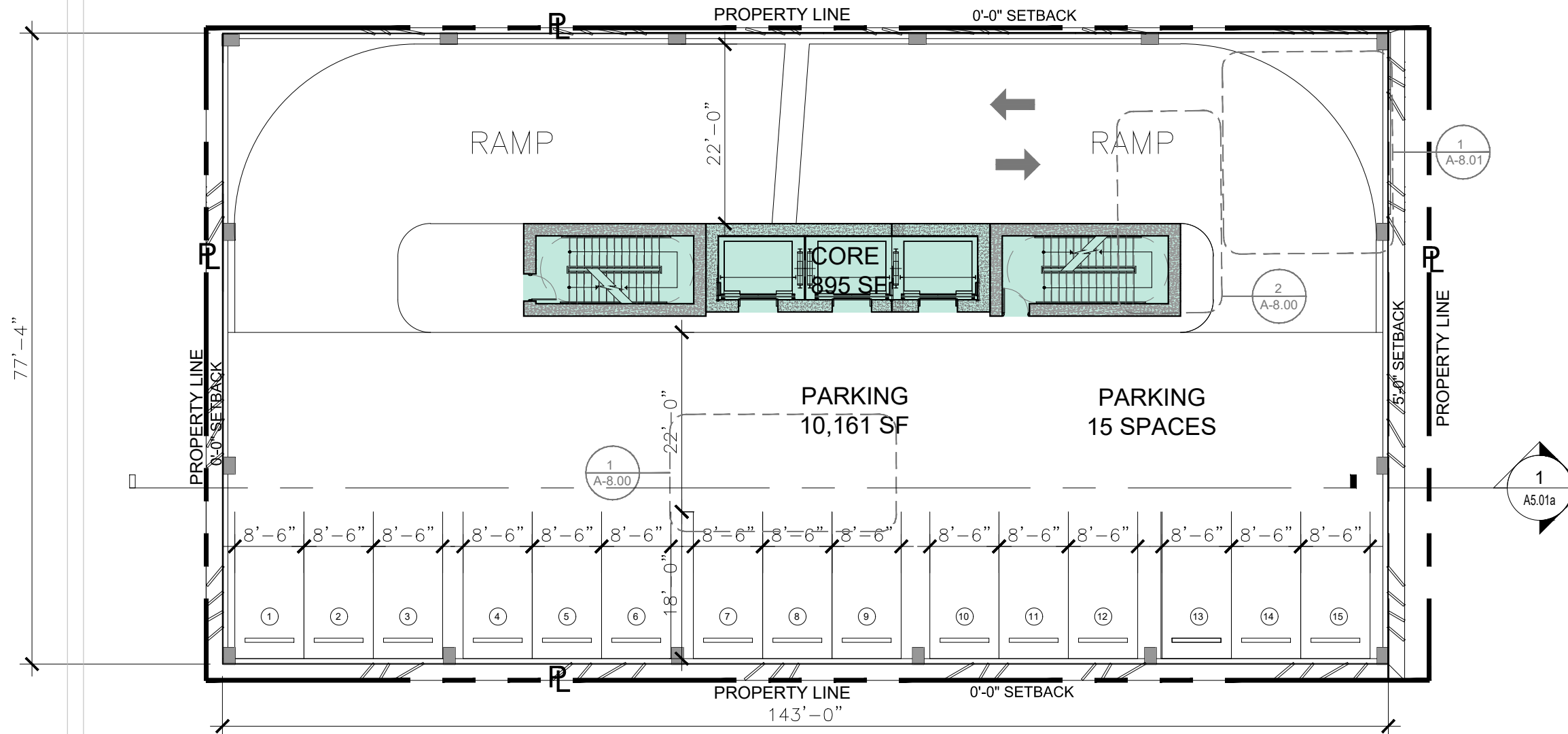
Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



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

PROPOSED LEVEL 1

Date	06.24.2022	Sheet No.	A2.21a
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 SUBMISSION

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

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

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

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

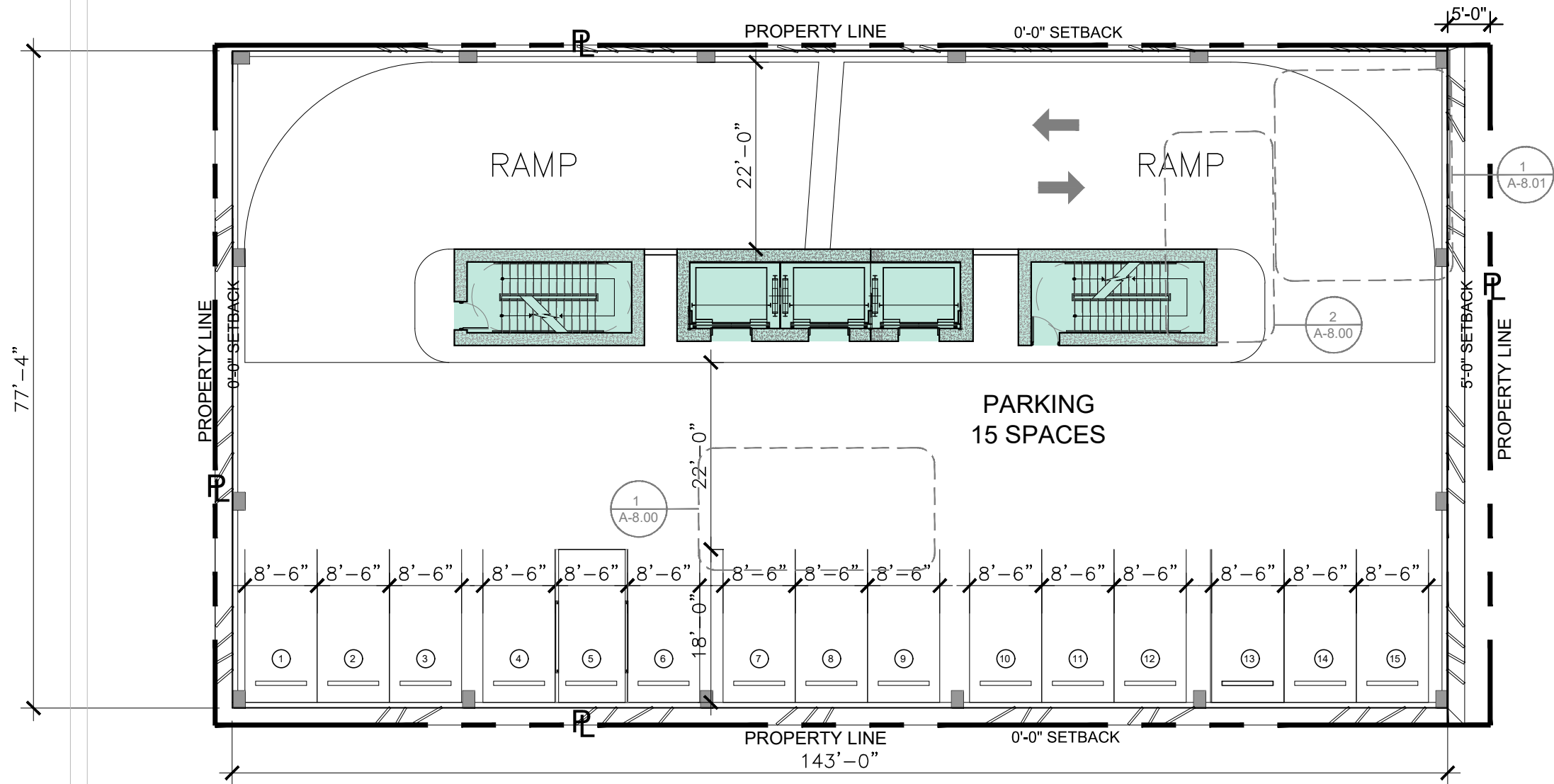


PROPOSED LEVEL 2

Date	09-26-2023	Sheet No.	A2.21
Scale	1" = 16'-0"		
Project	2132		

1 PROPOSED OVERALL LEVEL 2 FLOOR PLAN
 SCALE: 1" = 16'-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

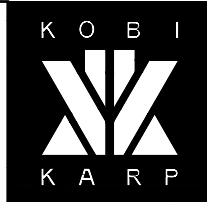
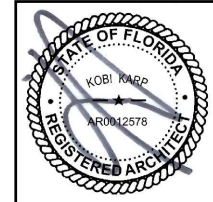
Owner:
 Name: SHVO
 Address: New York, NY
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

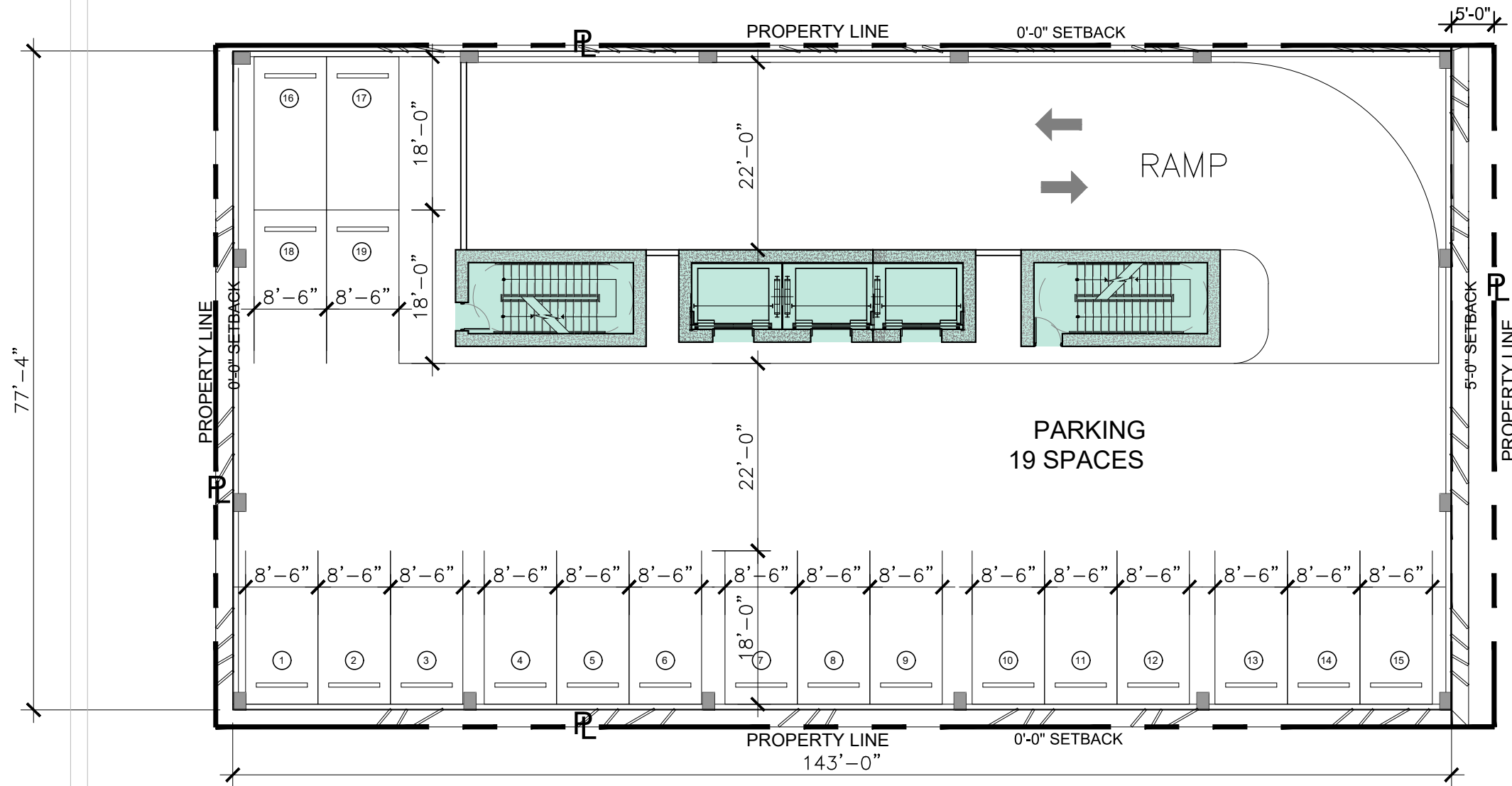
Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



1 PROPOSED OVERALL LEVEL 2 FLOOR PLAN
 SCALE: 1" = 16'-0"
APPROVED PB22-0503

PROPOSED LEVEL 2

Date	06.24.2022	Sheet No.	A2.22a
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

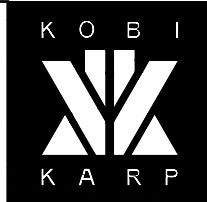
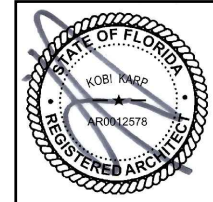
Owner:
 Name: SHVO
 Address: New York, NY
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

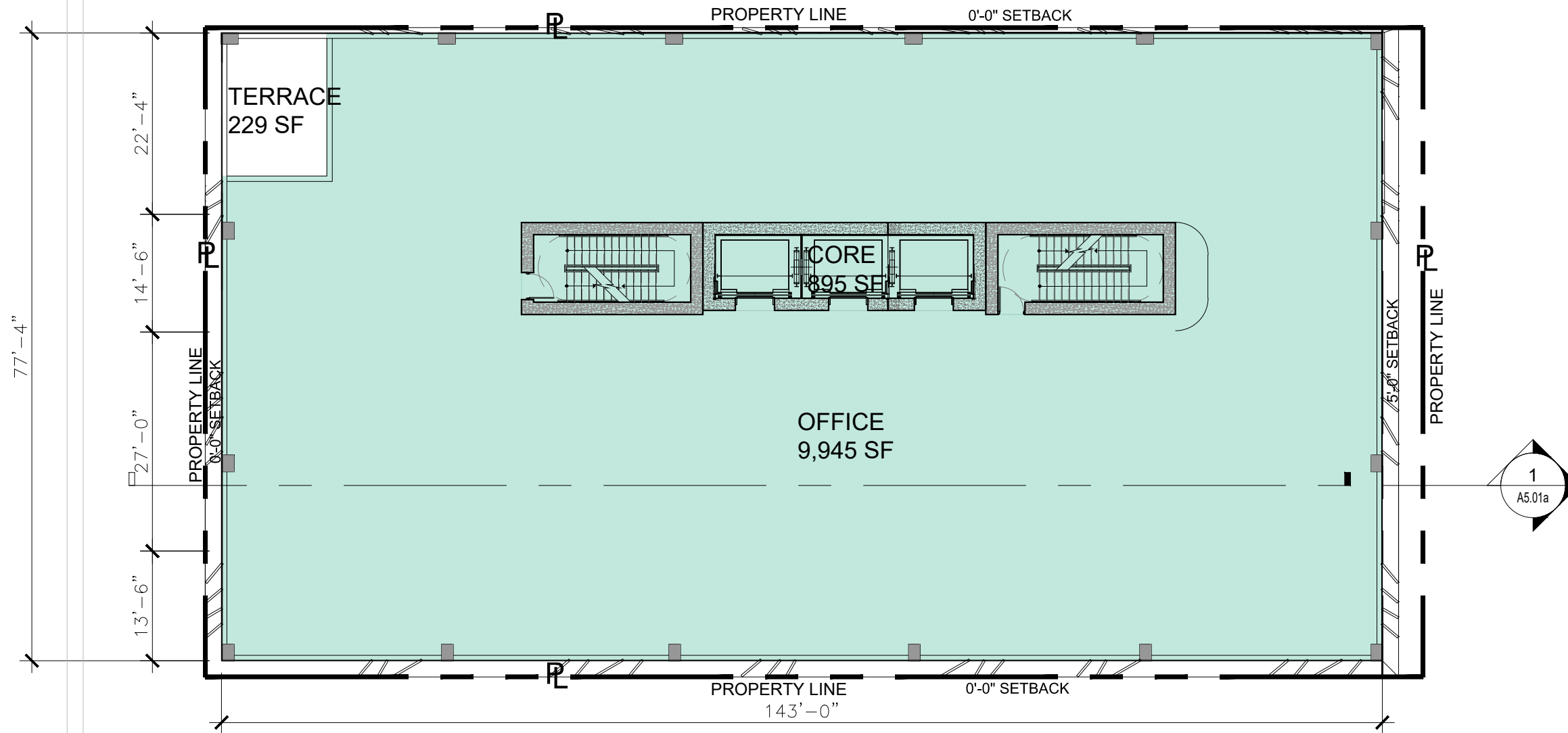
Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



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

PROPOSED LEVEL 3

Date	06.24.2022	Sheet No.	A2.23a
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 SUBMISSION

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

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

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

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

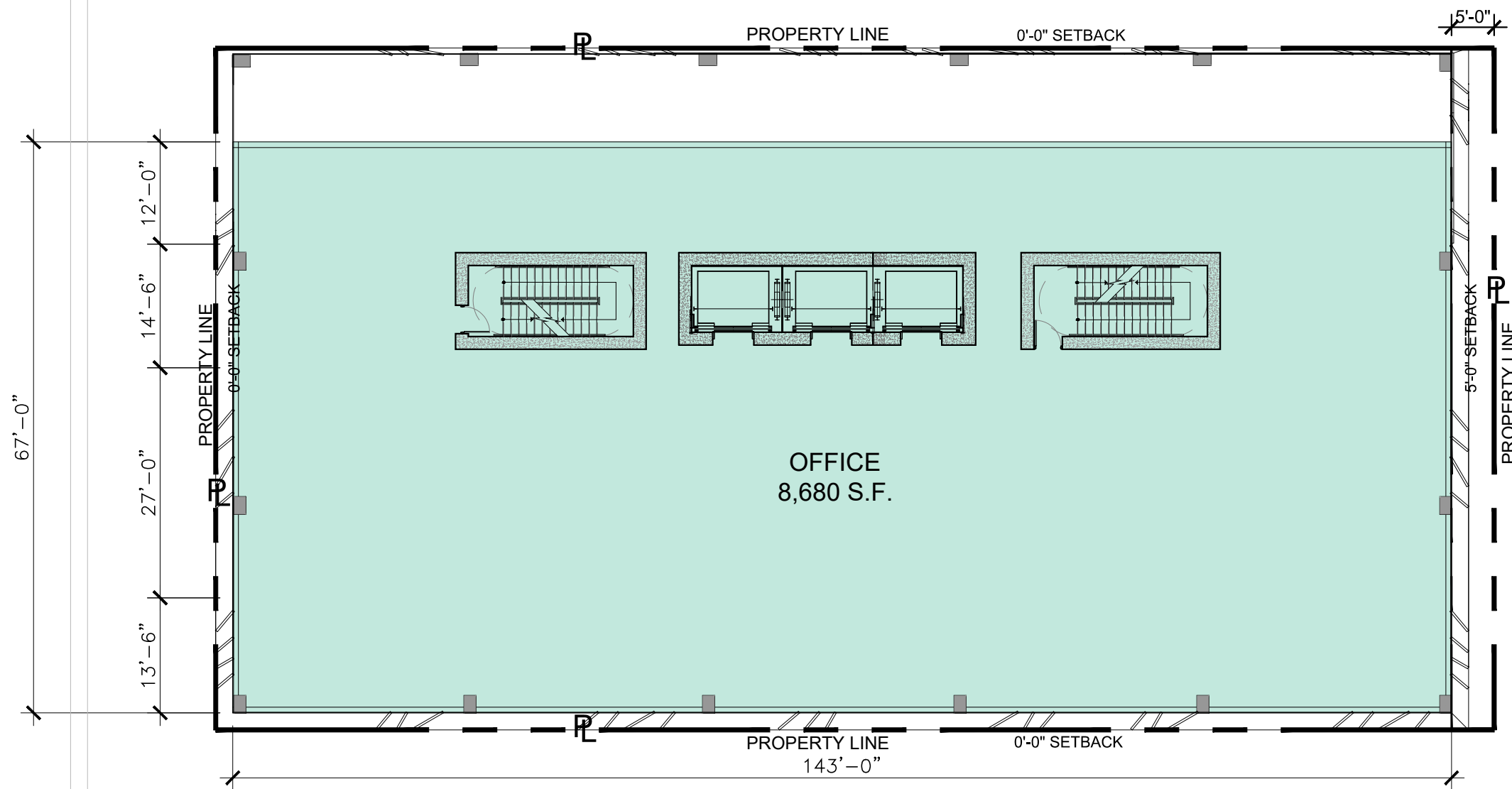


PROPOSED LEVEL 4

Date	09-26-2023	Sheet No.	A2.23
Scale	1" = 16'-0"		
Project	2132		

1 PROPOSED OVERALL LEVEL 4 FLOOR PLAN
 SCALE: 1" = 16'-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, (S) 2018

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

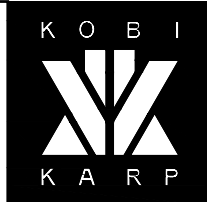
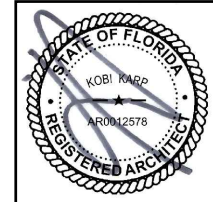
Owner:
 Name: SHVO
 Address: New York, NY
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

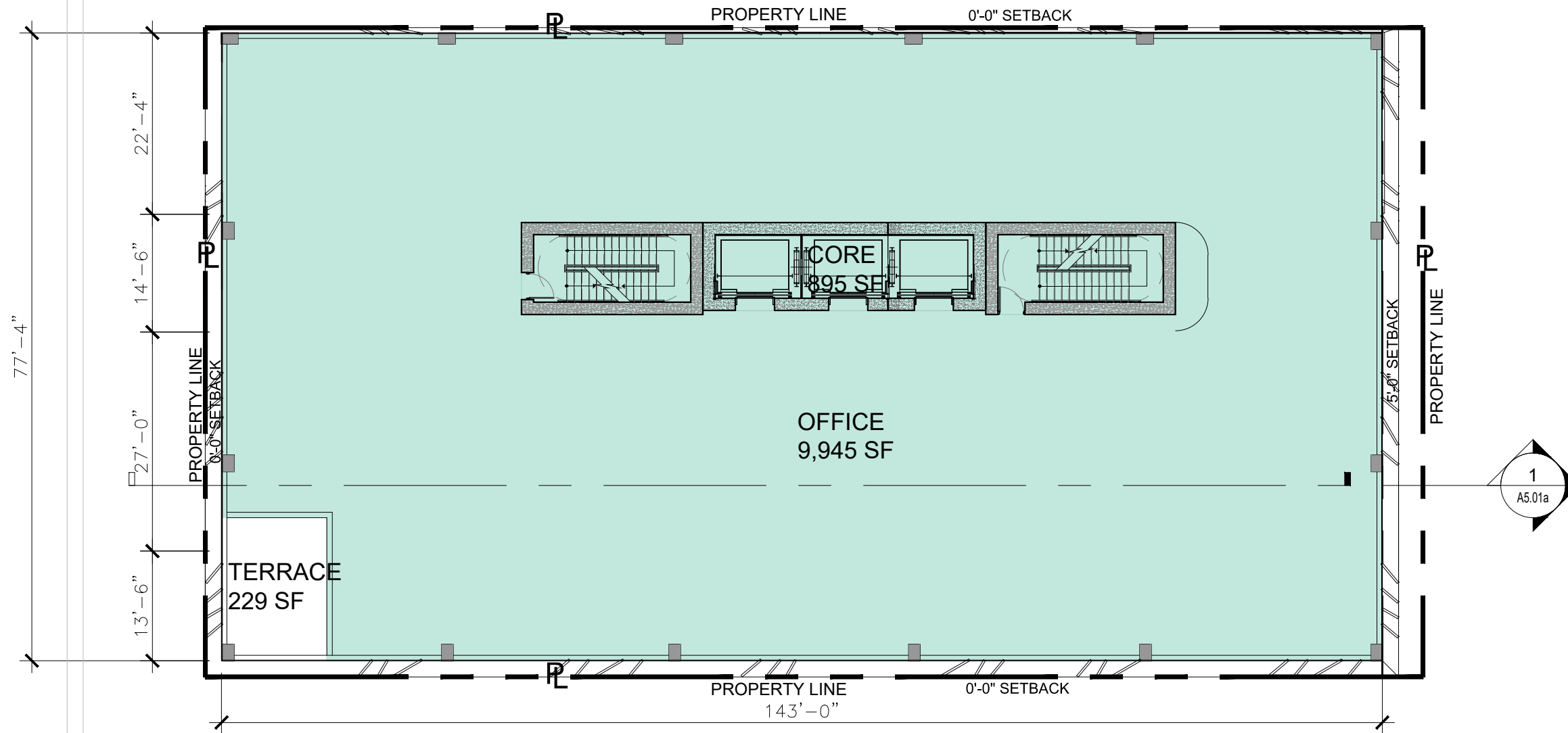
Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



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

PROPOSED LEVEL 4

Date	06.24.2022	Sheet No.	A2.24a
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 SUBMISSION

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

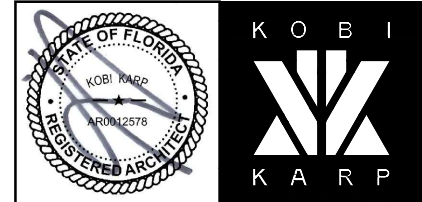
Owner:
 Name: SHVO
 Address: New York, NY
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Tel:
 Email:

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

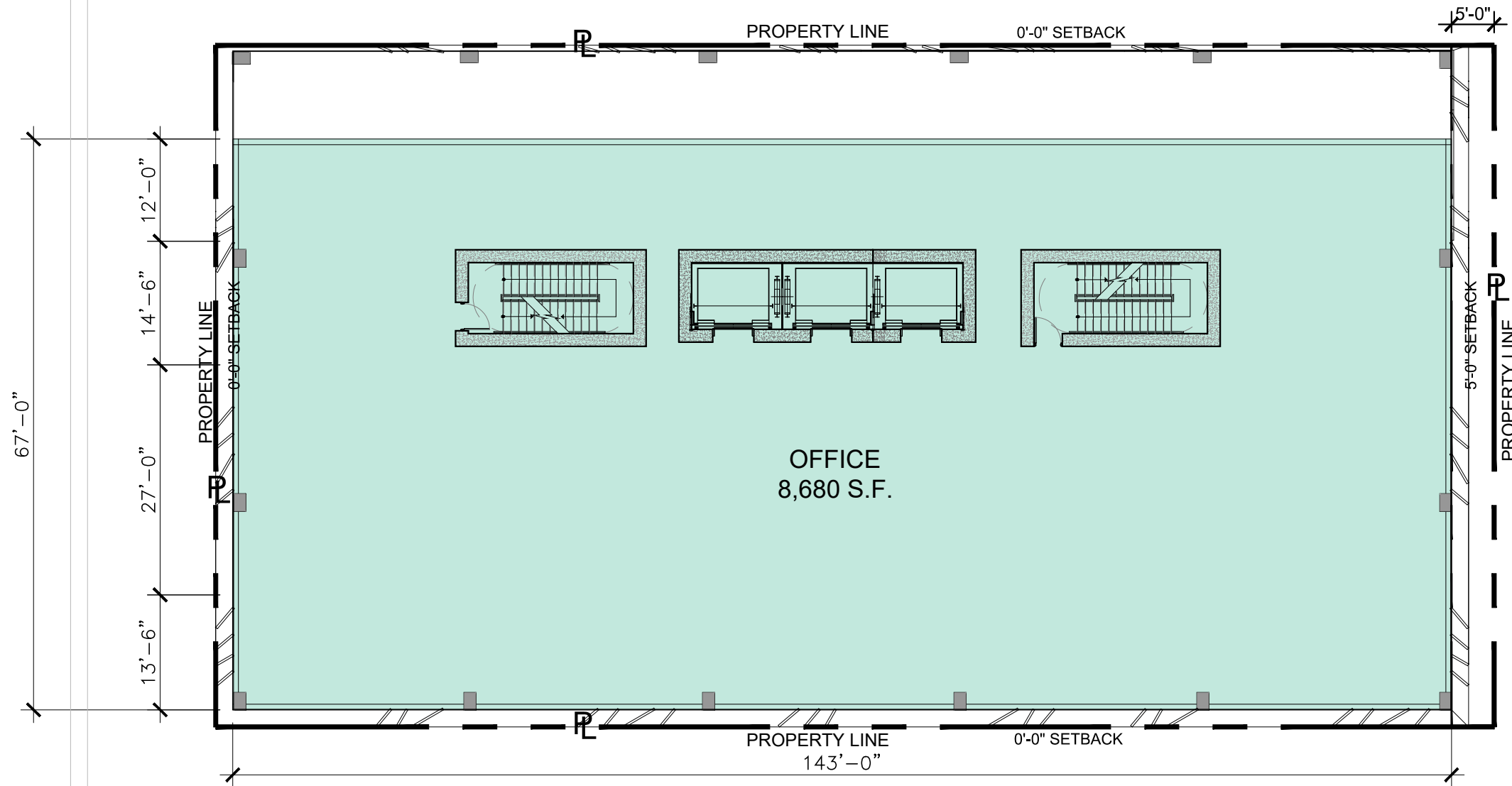


PROPOSED LEVEL 5

Date	09-26-2023	Sheet No.	A2.24
Scale	1" = 16'-0"		
Project	2132		

1 PROPOSED OVERALL LEVEL 5 FLOOR PLAN
 SCALE: 1" = 16'-0"
PROPOSED





OFFICE
8,680 S.F.

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

PB SUBMITTAL

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

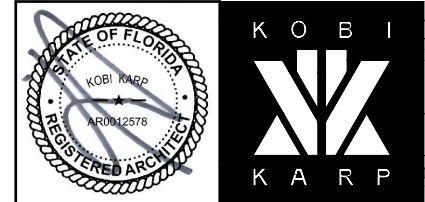
Owner:
Name: SHVO
Address: New York, NY
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

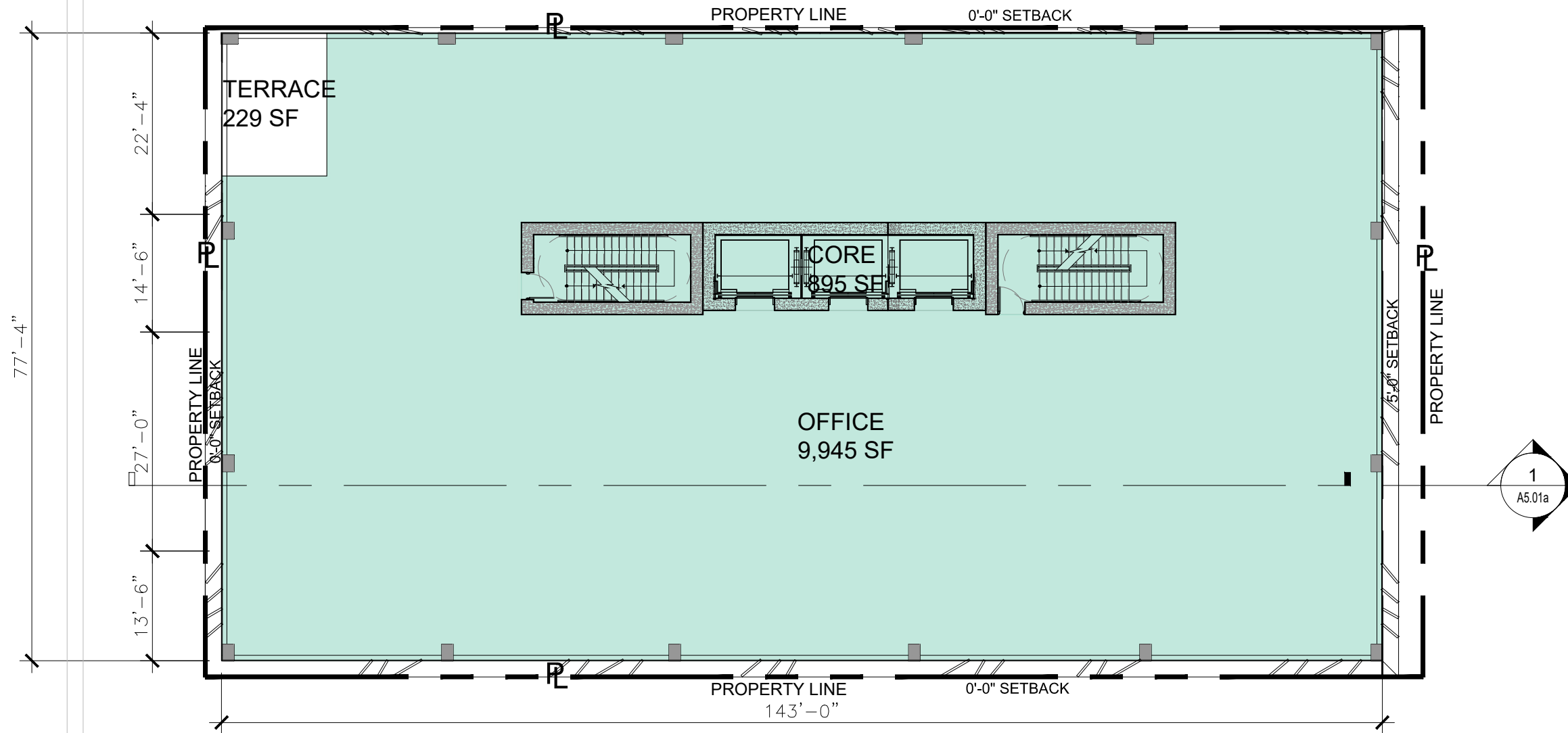
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



PROPOSED LEVEL 5

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

Date	06.24.2022	Sheet No.	A2.25a
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 SUBMISSION

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

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

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

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

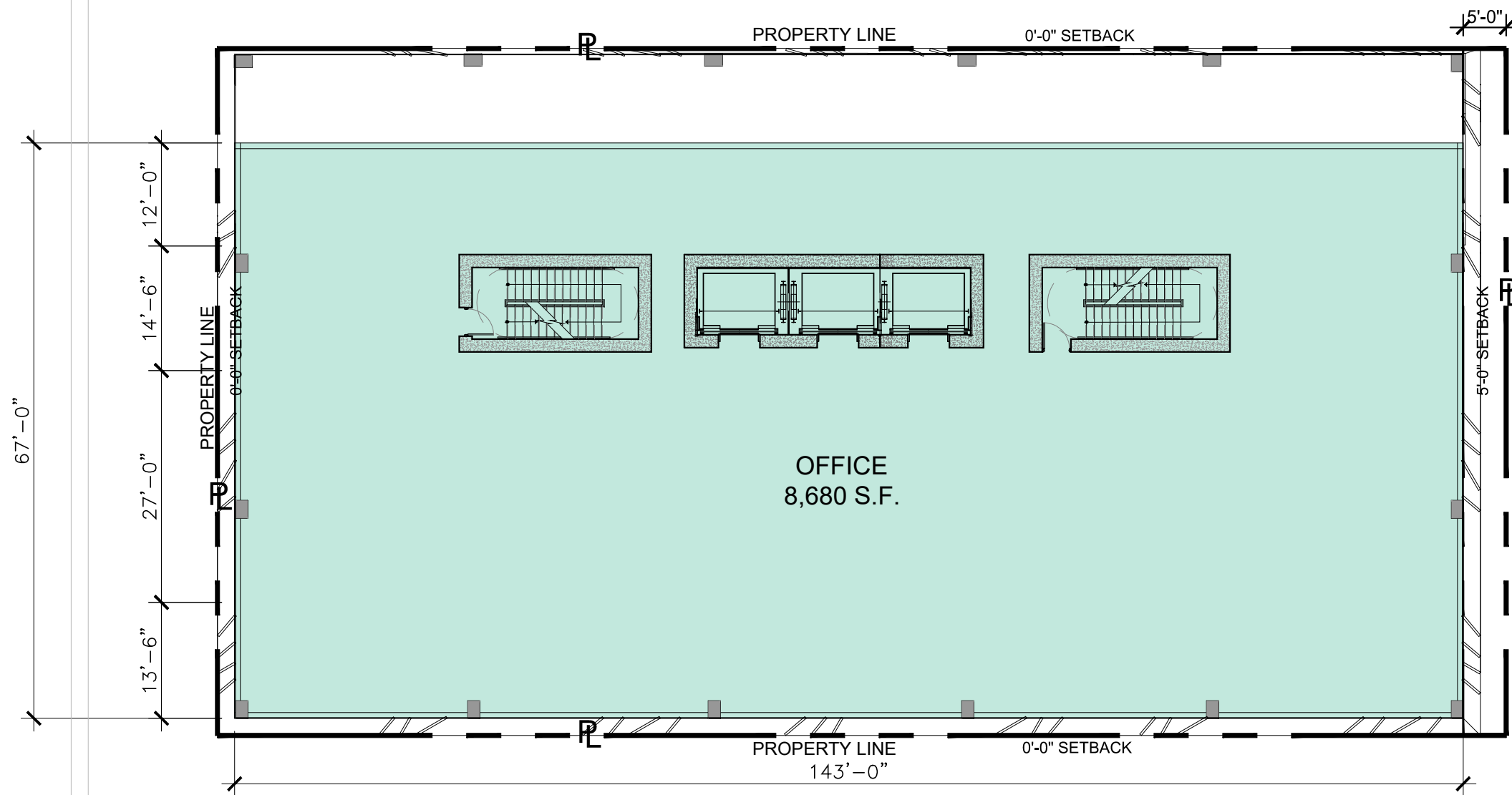


PROPOSED LEVEL 6

Date	09-26-2023	Sheet No.	A2.25
Scale	1" = 16'-0"		
Project	2132		

1 PROPOSED OVERALL LEVEL 6 FLOOR PLAN
 SCALE: 1" = 16'-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 (E) 2018

PB SUBMITTAL

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

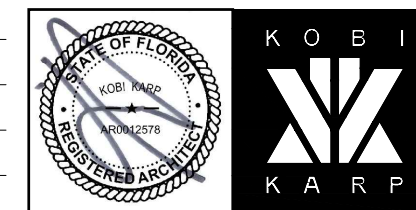
Owner:
 Name: SHVO
 Address: New York, NY
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

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

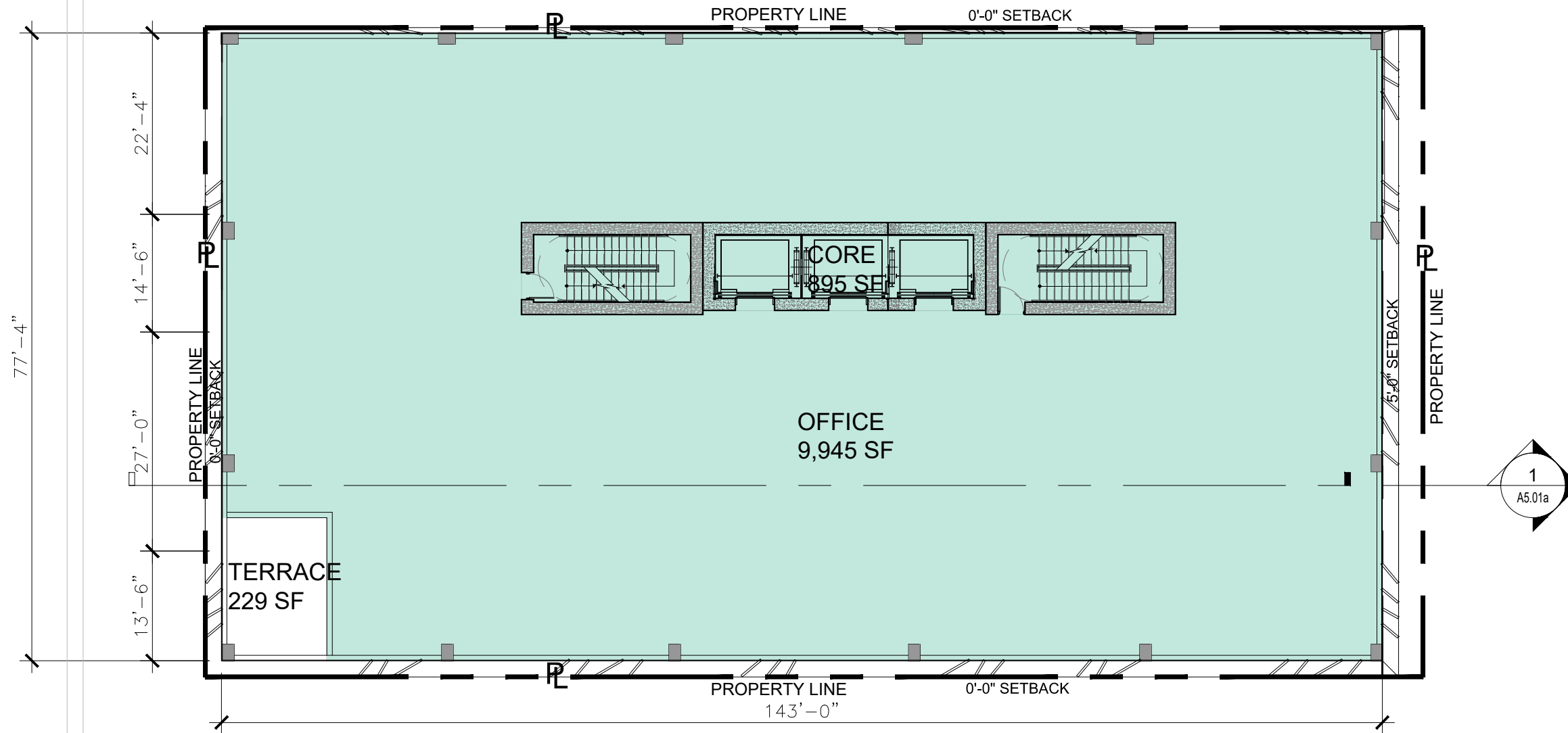


PROPOSED LEVEL 6

Date	06.24.2022	Sheet No.	A2.26a
Scale	1" = 16'-0"		
Project	2132		

1 PROPOSED OVERALL LEVEL 6 FLOOR PLAN
 SCALE: 1" = 16'-0"
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

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

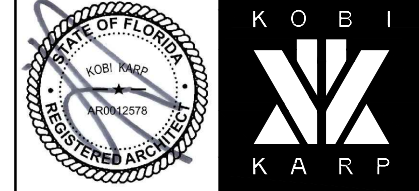
Owner:
 Name: SHVO
 Address: New York, NY
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Tel:
 Email:

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

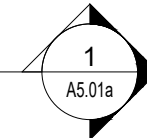
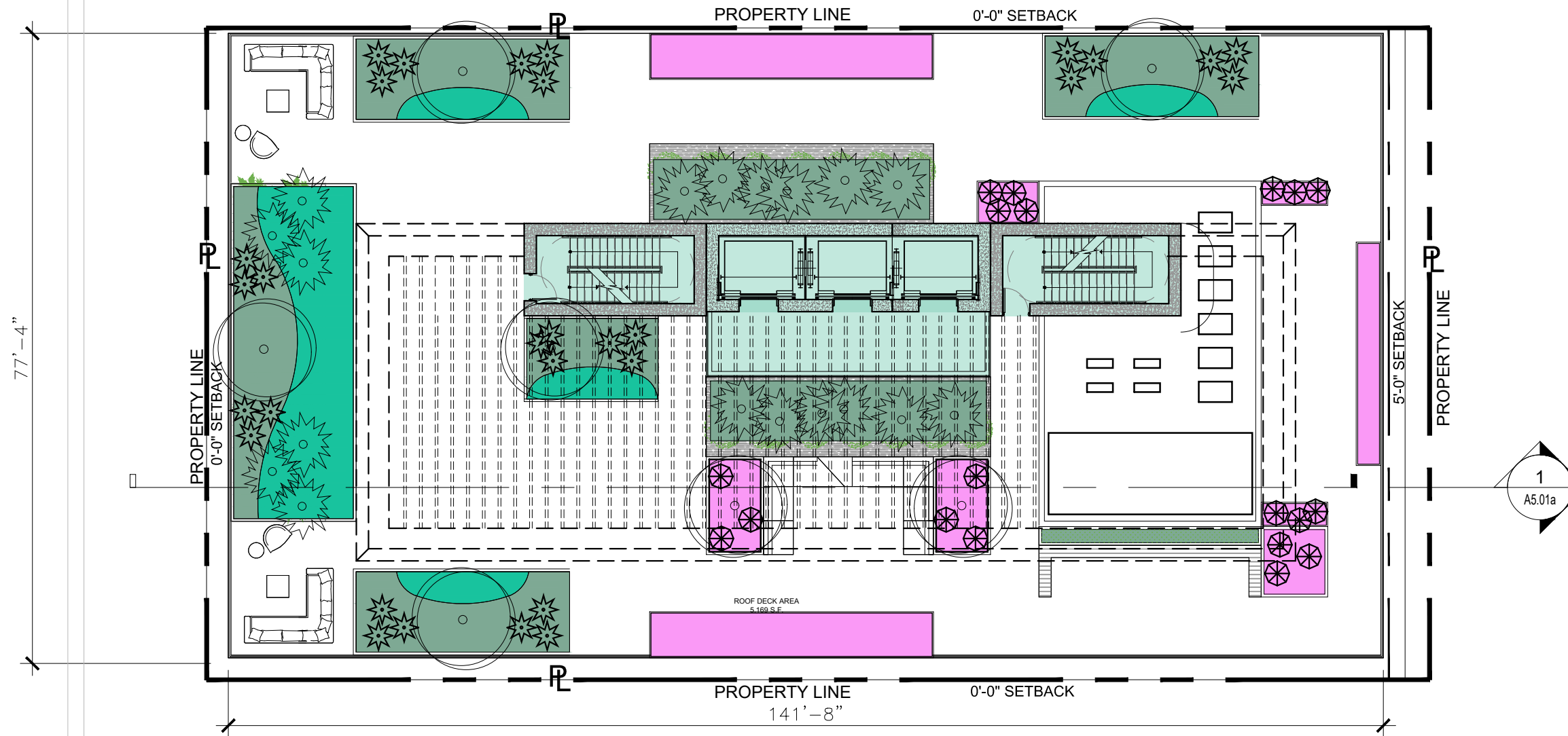


PROPOSED LEVEL 7

Date	09-26-2023	Sheet No.	A2.26
Scale	1" = 16'-0"		
Project	2132		

1 PROPOSED OVERALL LEVEL 7 FLOOR PLAN
 SCALE: 1" = 16'-0"
PROPOSED





1 PROPOSED ROOF PLAN

SCALE: 1" = 16'-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 SUBMISSION

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

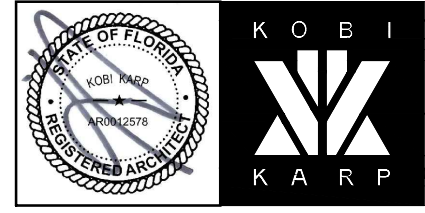
Owner:
Name: SHVO
Address: New York, NY
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

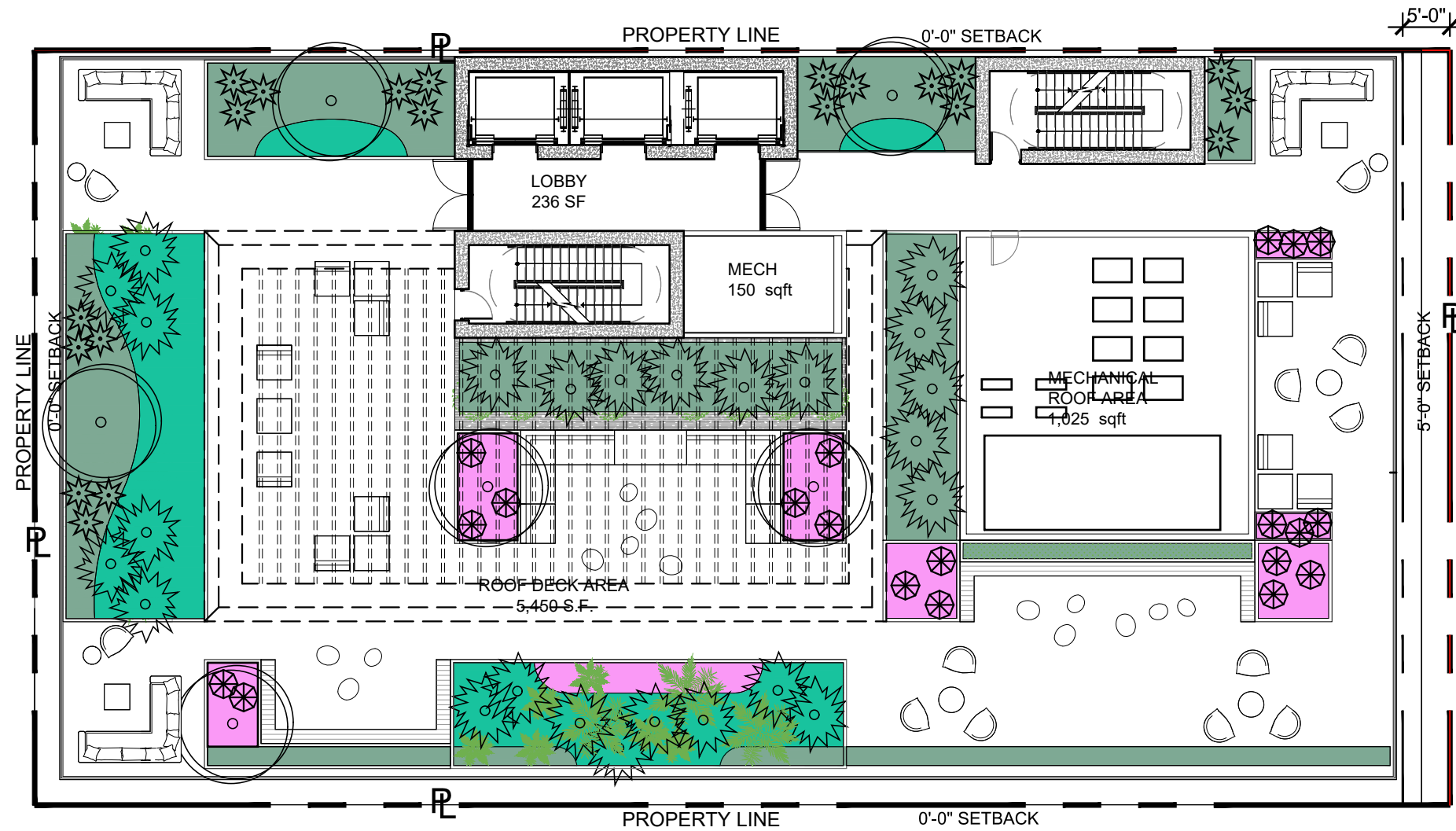
Consultant:
Name:
Address:
Tel:
Email:

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 ROOF PLAN

Date	09-26-2023	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

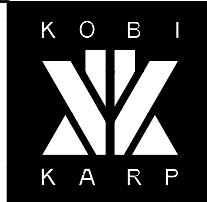
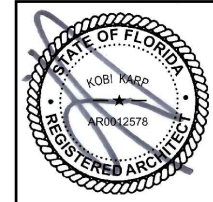
Owner:
 Name: SHVO
 Address: New York, NY
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

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

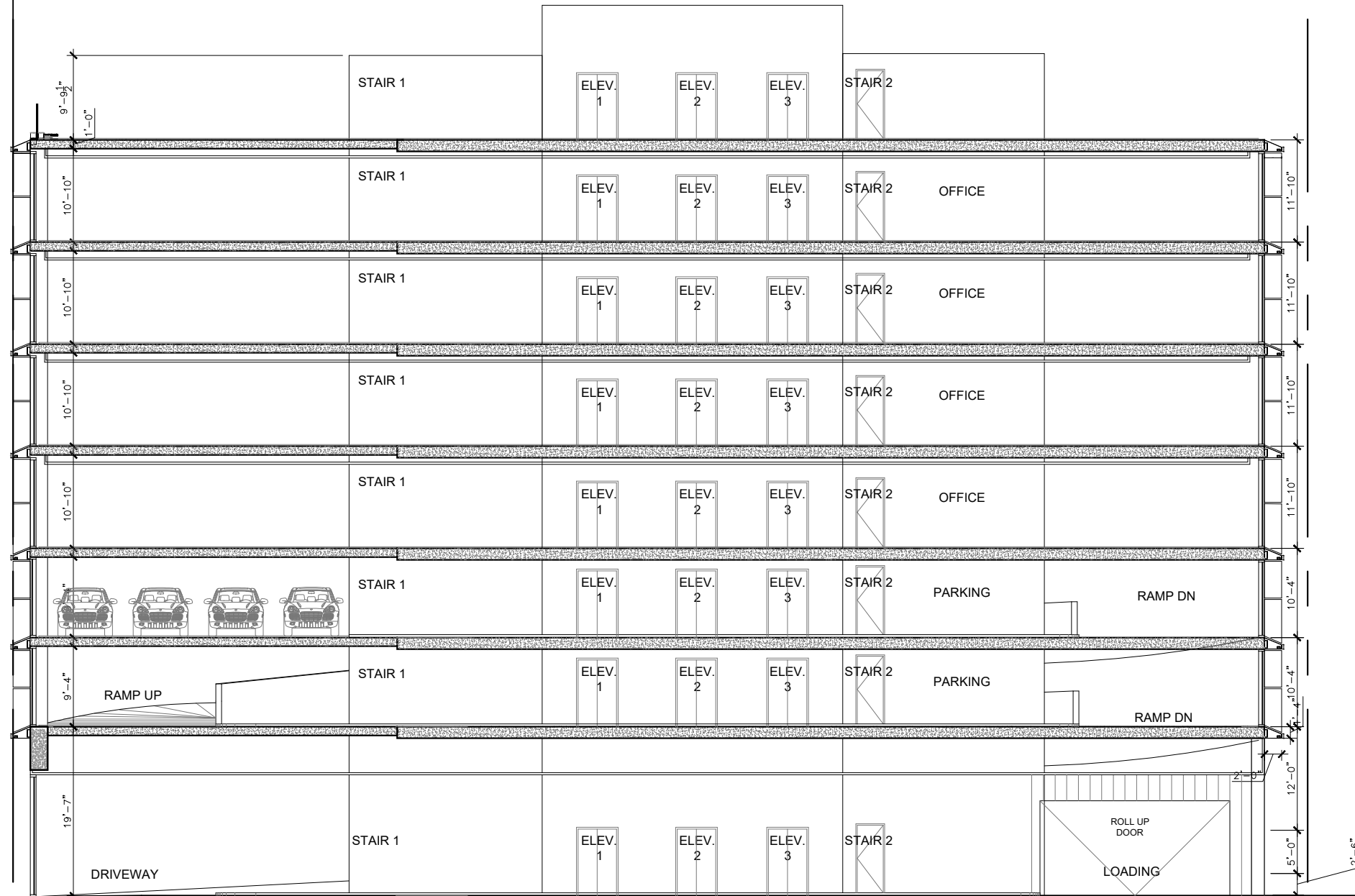


1 PROPOSED ROOF PLAN

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

PROPOSED ROOF PLAN

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



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, © 2018

PB23-0629 FINAL SUBMISSION

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

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

Consultant:
 Name:
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Tel:
 Email:

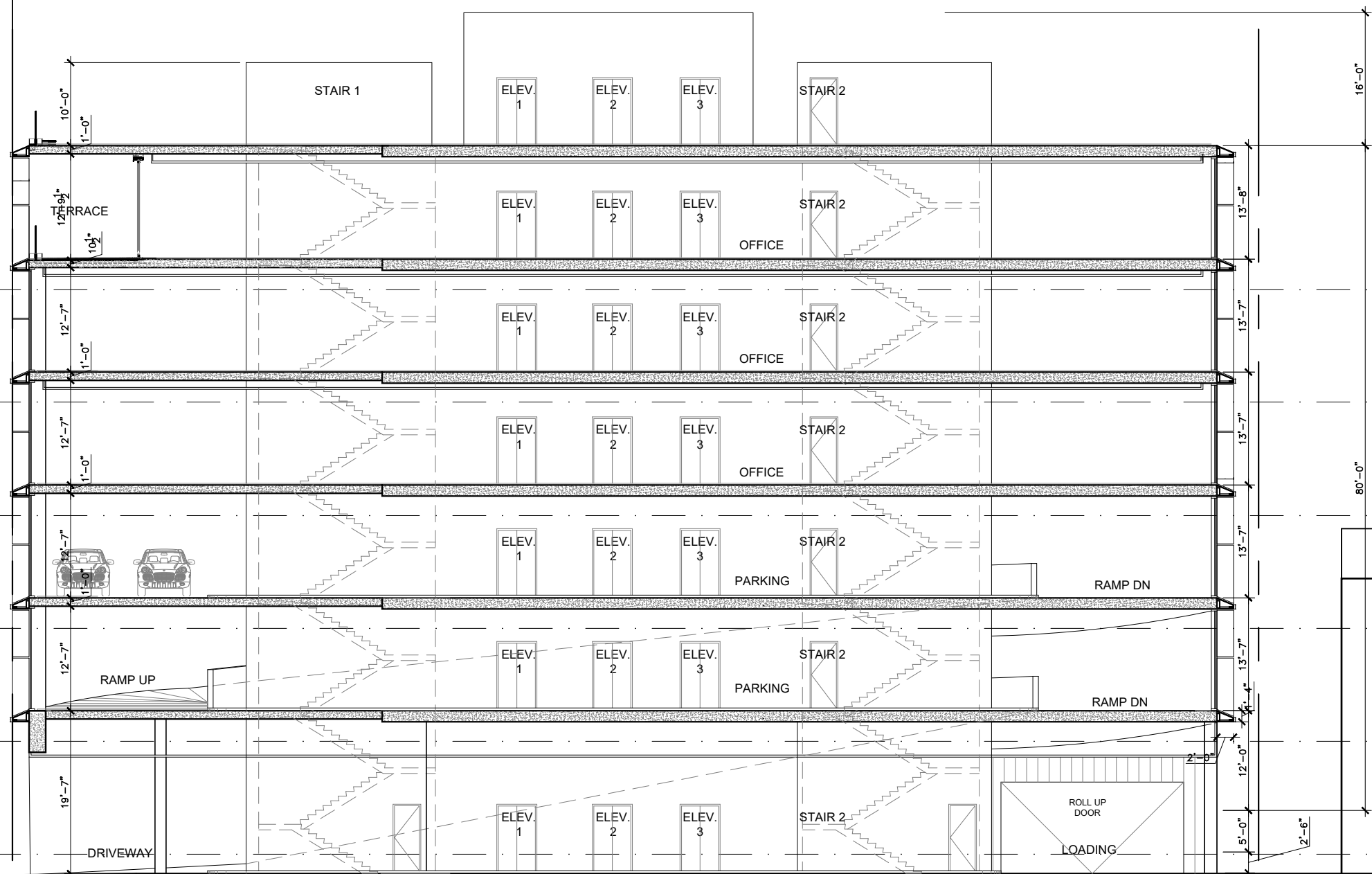
Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



1 PROPOSED SECTION
 SCALE: 1/16" = 1'-0"
PROPOSED

PROPOSED SECTION

Date	09-26-2023	Sheet No.	A5.01a
Scale	1/16"=1'-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

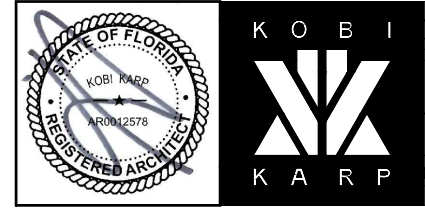
Owner:
 Name: SHVO
 Address: New York, NY
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

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 SECTION

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

Date	06.24.2022	Sheet No.	A5.01a
Scale	1/16"=1'-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

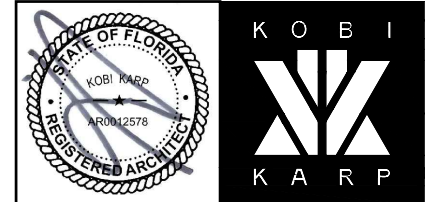
Owner:
 Name: SHVO
 Address: New York, NY
 Address:
 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

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 NORTH ELEVATION

Date	06.24.2022	Sheet No.	A4.41a
Scale	1/16"=1'-0"		
Project	2132		

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