

# 6985 COLLINS AVENUE, MIAMI BEACH, FL 33141

## ZONING PACKAGE



CRYSTAL BEACH - MIAMI BEACH, FL

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID)



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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC.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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 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



### COVER SHEET

Date: 7-10-2025	Sheet No.
Scale	A000
Project	

HPB25-0652

**TREE TABLE**

TREE NO.	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CMPY. #
1	ROYAL PALM	"Roystonea elata"	17	25	15
2	ROYAL PALM	"Roystonea elata"	24	25	15
3	ROYAL PALM	"Roystonea elata"	24	25	15
4	COCONUT PALM	"Coccothrinax sp."	8	20	19
5	COCONUT PALM	"Coccothrinax sp."	10	20	19
6	COCONUT PALM	"Coccothrinax sp."	10	20	19
7	COCONUT PALM	"Coccothrinax sp."	17	30	15
8	COCONUT PALM	"Coccothrinax sp."	15	25	18
9	COCONUT PALM	"Coccothrinax sp."	15	30	10
10	COCONUT PALM	"Coccothrinax sp."	12	30	10
11	COCONUT PALM	"Coccothrinax sp."	12	25	19
12	COCONUT PALM	"Coccothrinax sp."	12	20	19
13	COCONUT PALM	"Coccothrinax sp."	13	25	19
14	CABBAGE PALM	"Sabal palmetto"	12	30	6
15	CABBAGE PALM	"Sabal palmetto"	14	20	10
16	CABBAGE PALM	"Sabal palmetto"	14	20	8
17	CABBAGE PALM	"Sabal palmetto"	14	20	10
18	CABBAGE PALM	"Sabal palmetto"	14	20	19
19	CABBAGE PALM	"Sabal palmetto"	14	20	12
20	CABBAGE PALM	"Sabal palmetto"	13	25	7
21	CABBAGE PALM	"Sabal palmetto"	15	15	10
22	CABBAGE PALM	"Sabal palmetto"	15	15	10
23	CABBAGE PALM	"Sabal palmetto"	15	15	10
24	CABBAGE PALM	"Sabal palmetto"	15	15	10
25	CABBAGE PALM	"Sabal palmetto"	14	25	19
26	CABBAGE PALM	"Sabal palmetto"	14	20	8
27	CABBAGE PALM	"Sabal palmetto"	13	20	8
28	CABBAGE PALM	"Sabal palmetto"	13	20	8
29	CABBAGE PALM	"Sabal palmetto"	14	20	5
30	CABBAGE PALM	"Sabal palmetto"	15	20	19
31	CABBAGE PALM	"Sabal palmetto"	15	20	15
32	CABBAGE PALM	"Sabal palmetto"	12	15	15
33	CABBAGE PALM	"Sabal palmetto"	14	20	19
34	CABBAGE PALM	"Sabal palmetto"	10	15	8
35	COCONUT PALM	"Coccothrinax sp."	8	10	19
36	CABBAGE PALM	"Sabal palmetto"	12	15	10
37	COCONUT PALM	"Coccothrinax sp."	10	15	10
38	COCONUT PALM	"Coccothrinax sp."	10	15	10
39	COCONUT PALM	"Coccothrinax sp."	10	15	15
40	COCONUT PALM	"Coccothrinax sp."	8	15	15
41	COCONUT PALM	"Coccothrinax sp."	14	19	19
42	COCONUT PALM	"Coccothrinax sp."	10	15	8
43	COCONUT PALM	"Coccothrinax sp."	10	20	20
44	COCONUT PALM	"Coccothrinax sp."	10	14	12
45	COCONUT PALM	"Coccothrinax sp."	17	35	15
46	CABBAGE PALM	"Sabal palmetto"	14	30	10
47	CABBAGE PALM	"Sabal palmetto"	12	30	19
48	CABBAGE PALM	"Sabal palmetto"	15	20	8
49	CABBAGE PALM	"Sabal palmetto"	14	15	8
50	CABBAGE PALM	"Sabal palmetto"	14	12	10
51	CABBAGE PALM	"Sabal palmetto"	14	12	6
52	CABBAGE PALM	"Sabal palmetto"	14	12	6
53	COCONUT PALM	"Coccothrinax sp."	12	30	8
54	CABBAGE PALM	"Sabal palmetto"	15	20	6
55	CABBAGE PALM	"Sabal palmetto"	14	20	6
56	CABBAGE PALM	"Sabal palmetto"	14	20	6
57	CABBAGE PALM	"Sabal palmetto"	14	20	6
58	CABBAGE PALM	"Sabal palmetto"	14	20	6
59	CABBAGE PALM	"Sabal palmetto"	15	20	5
60	CABBAGE PALM	"Sabal palmetto"	14	20	5
61	CABBAGE PALM	"Sabal palmetto"	14	25	6
62	CABBAGE PALM	"Sabal palmetto"	14	25	6
63	CABBAGE PALM	"Sabal palmetto"	15	25	19
64	CABBAGE PALM	"Sabal palmetto"	15	20	8
65	CABBAGE PALM	"Sabal palmetto"	15	25	6
66	COCONUT PALM	"Coccothrinax sp."	5	25	8
67	CABBAGE PALM	"Sabal palmetto"	15	25	12
68	CABBAGE PALM	"Sabal palmetto"	17	25	5
69	CABBAGE PALM	"Sabal palmetto"	13	25	4
70	CABBAGE PALM	"Sabal palmetto"	13	25	8
71	CABBAGE PALM	"Sabal palmetto"	13	20	8
72	CABBAGE PALM	"Sabal palmetto"	14	20	6
73	CABBAGE PALM	"Sabal palmetto"	13	25	10
74	CABBAGE PALM	"Sabal palmetto"	13	25	10
75	CABBAGE PALM	"Sabal palmetto"	14	25	6
76	CABBAGE PALM	"Sabal palmetto"	14	25	15
77	CABBAGE PALM	"Sabal palmetto"	14	25	19
78	SCURF PALM	"Coccothrinax sp."	30	20	20
79	CABBAGE PALM	"Sabal palmetto"	14	20	19
80	CABBAGE PALM	"Sabal palmetto"	15	20	10
81	CABBAGE PALM	"Sabal palmetto"	5	8	10
82	CABBAGE PALM	"Sabal palmetto"	14	25	6
83	CABBAGE PALM	"Sabal palmetto"	15	20	10
84	CABBAGE PALM	"Sabal palmetto"	8	9	19
85	CABBAGE PALM	"Sabal palmetto"	8	10	19
86	CABBAGE PALM	"Sabal palmetto"	6	10	19
87	SOLITAIRE PALM	"Ptychosperma elegans"	3	7	6
88	SOLITAIRE PALM	"Ptychosperma elegans"	10	12	10

NOTE: THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

**Schwelke-Shishin & Associates, Inc.**  
 THE SEAL APPEARING ON THIS DOCUMENT WAS UNLAWFULLY REPRODUCED BY MARK STEVEN JOHNSON, P.S.M. 4775  
 BY: **Mark Steven Johnson**  
 MARK STEVEN JOHNSON, PRINCIPAL  
 PROFESSIONAL LAND SURVEYOR No. 4775  
 STATE OF FLORIDA



Scale: 1"=300'  
 A PORTION OF SECTION 11-53S-42E, MIAMI-DADE COUNTY, FLORIDA.

**LEGAL DESCRIPTION**

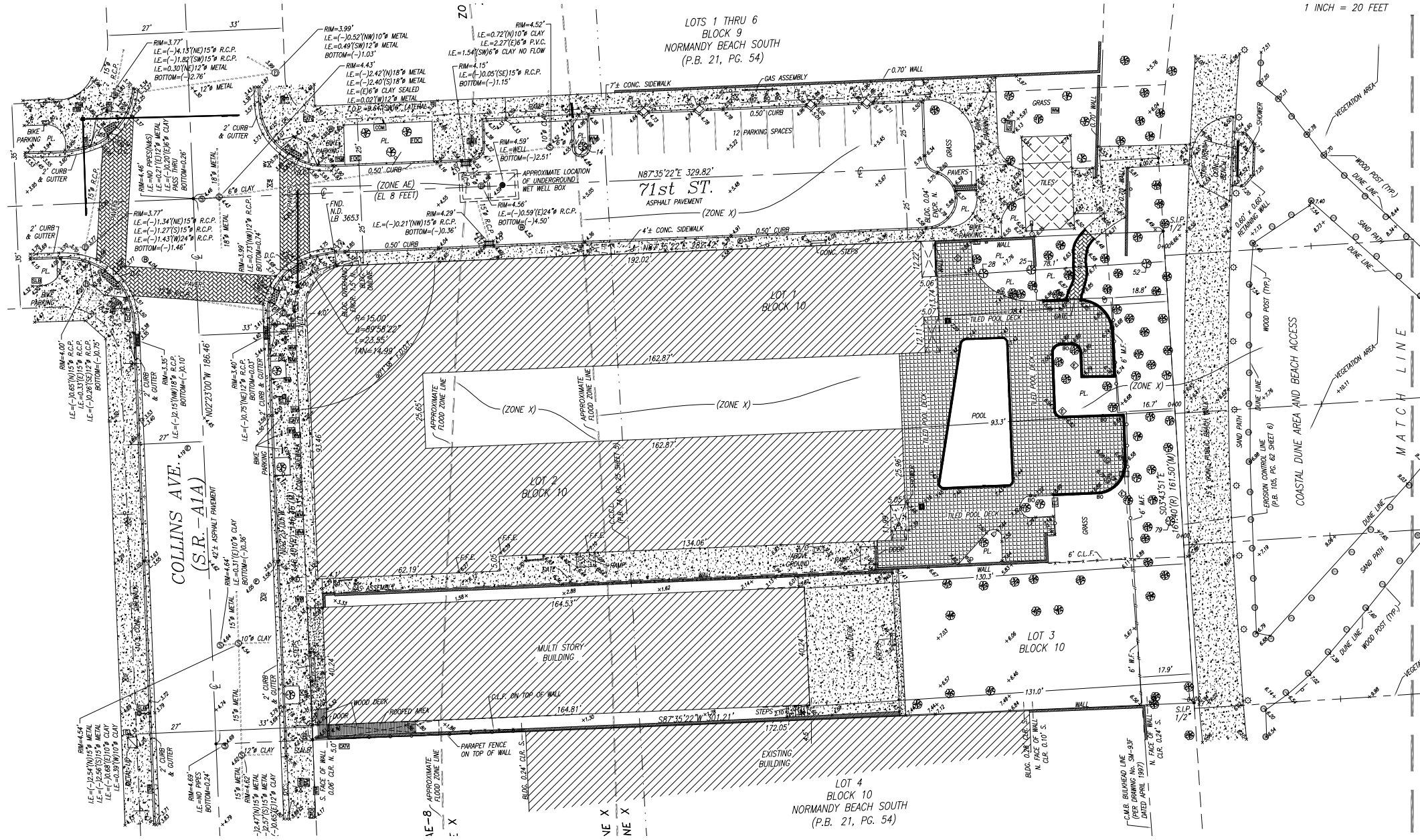
LOTS 1 AND 2, BLOCK 10, NORMANDY BEACH SOUTH A SUBDIVISION RECORDED IN PLAT BOOK 21, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LOTS BOUNDED ON THE EAST BY THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN, SAID LINE RECORDED IN PLAT BOOK 105, AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 3, IN BLOCK 10, OF "NORMANDY BEACH SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

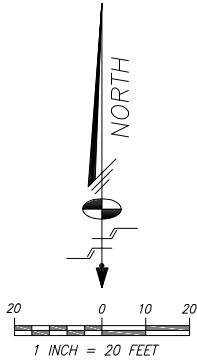
**SURVEYOR'S NOTES:**

- THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N02°23'00"W ALONG THE WEST RIGHT-OF-WAY LINE OF COLLINS AVENUE BETWEEN 71st STREET AND 69th STREET.
- LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- AREAS OF THE PROPERTY DESCRIBED HEREON ARE: LOT 1 = 48,278 ± SQ. FT. (1.108 ± ACRES).
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 8), AND FEDERAL FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12086C0326L, COMMUNITY NO. 120851, PANEL NO. 0326, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAP DATED SEPTEMBER 11, 2009. F.E.M.A. FLOOD ZONE MAPS ARE BASED ON N.G.V.D. 29 DATA.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAIN, CABLES OR CONDUITS.
- THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
- EASEMENTS, ENCUMBRANCES AND ENCROACHMENTS, IF ANY, ARE BASED SOLELY ON CLEAR VISIBLE EVIDENCE COLLECTED DURING THE SURVEY AND AS SHOWN ON THE UNDERLYING PLAT(S) OF RECORD. THE SURVEYED LANDS MAY BE SUBJECT TO OTHER EASEMENTS, ENCUMBRANCES AND/OR RESTRICTIONS NOT SHOWN HEREON, WHICH MAY BE DISCLOSED BY A SEARCH OF TITLE, WHICH WAS NOT MADE AVAILABLE TO THE SURVEYOR.
- THE ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE EXPRESSED IN FEET AND HUNDREDTHS THEREOF.
- BENCHMARKS:
  - CITY OF MIAMI BEACH BENCHMARK 7201, LOCATION: S.E. INTX. 72nd ST & BYRON AV, PK NAIL AND WASHER ON TOP OF CURB, ELEVATION = 6.67' N.A.V.D. 88, (+1.55' = 8.22' N.G.V.D. 29)
  - CITY OF MIAMI BEACH BENCHMARK G 313, LOCATION: CMB PARKING LOT @ 72nd ST & COLLINS, BRASS DISC @ NE CORNER OF PUMP STATION, ELEVATION = 6.72' N.A.V.D. 88, (+1.55' = 8.27' N.G.V.D. 29)



ELEVATIONS SHOWN HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE EXPRESSED IN FEET.

C.M.B. DENOTES CITY OF MIAMI BEACH  
 C.C.C.L. DENOTES COASTAL CONSTRUCTION CONTROL LINE



**Schwelke-Shishin & Associates, Inc.**  
 LAND PLANNERS & ENGINEERS  
 2844 CORPORATE WAY, MIAMI, FLORIDA 33125  
 TEL: (305) 435-7010 FAX: (305) 438-3288

CERTIFICATE OF AUTHORIZATION No. 15-07  
 Checked By: M.S.J. Date: 02-14-2025  
 Scale: AS SHOWN  
 Order No. 219294 F.B. No.: P-25  
 Sheet 1 of 2  
 File No. AJ-6407

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.  
 This is a "Boundary Survey."

**BOUNDARY SURVEY**  
 6979 AND 6985 COLLINS AVE.  
 Section 11, Township 53 South, Range 42 East, Miami-Dade County, Florida.

NO.	DATE	REVISIONS

DRAWING INDEX		
PROJECT	2508	6985 COLLINS AVE
DATE	7/9/2025	
DISCIPLINE	SHEET	DESCRIPTION
ARCH.		
KKAD		
	A000	COVER
		SURVEY
	A001	INDEX
	A002	PROJECT DATA
	A003	PROJECT DATA
	A004	LOCATION PLAN
	A005	AERIAL MAP
	A006	CONTEXT IMAGES
	A007	CONTEXT ELEVATIONS
	A010	PROPOSED FAR - GROUND
	A011	PROPOSED FAR - LEVEL 2
	A012	PROPOSED FAR - LEVEL 3
	A013	PROPOSED FAR - AMENITIES
	A014	PROPOSED FAR - TYP. 5-16
	A015	PROPOSED FAR - LEVEL 17
	A016	PROPOSED FAR - ROOF
	A100	STEEL PLAN
	A101	GROUND FLOOR
	A102	2ND LEVEL - PARKING
	A103	3RD LEVEL - PARKING
	A104	4TH LEVEL - AMENITIES
	A105	5-16TH FLOOR - TYP RESIDENTIAL
	A106	17TH FLOOR - TYP RESIDENTIAL
	A107	ROOF PLAN
	A400	WEST ELEVATION
	A401	NORTH ELEVATION
	A402	EAST ELEVATION
	A403	SOUTH ELEVATION
	A410	RENDERED WEST ELEVATION
	A411	RENDERED NORTH ELEVATION
	A412	RENDERED EAST ELEVATION
	A413	RENDERED SOUTH ELEVATION
	A450	ENLARGED PODIUM ELEVATION
	A451	ENLARGED PODIUM ELEVATION
	A500	LONG SECTION A
	A501	LONG SECTION B
	A502	LONG SECTION C
	A503	LONG SECTION D
	A600	SIDEWALK SECTION
	A601	SIDEWALK SECTION
	A602	ENLARGED PARKING SCREEN
	A603	ENLARGED PARKING SCREEN
	A604	ENLARGED BICYCLE STORAGE
	A605	ENLARGED BICYCLE STORAGE
	A800	REFERENCES
	A801	REFERENCES
	A900	RENDERING
	A901	RENDERING
	A902	RENDERING
	A903	RENDERING
	A904	RENDERING
	A905	RENDERING
	A906	RENDERING
	A907	RENDERING

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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 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



**COVER SHEET**

Date: 7-10-2025	Sheet No.
Scale	A001
Project	



**6985 - COLLINS AVENUE, MIAMI BEACH, FL. 33141**

LVL	ELEVATION	UNIT COUNT	RETAIL	LOBBY	BOH	CORE/CIRCULATION	AMENITIES	STORAGE	CABANA	RESIDENCE UNIT	DECK & BALCONIES	LOADING AND PARKING	TOTAL GSF	TOTAL FAR
<b>ROOF DECK</b>	12.00'				2,698 SF	1,406 SF					4,987 SF		10,703 SF	1,406 SF
<b>17</b>	12.83'	2			118 SF	1,078 SF				8,285 SF	2,560 SF		12,041 SF	9,481 SF
<b>16</b>	11.50'	2			118 SF	1,078 SF				8,285 SF	2,560 SF		12,041 SF	9,481 SF
<b>15</b>	11.50'	3			118 SF	1,078 SF				8,286 SF	2,560 SF		12,042 SF	9,482 SF
<b>14</b>	11.50'	3			118 SF	1,078 SF				8,286 SF	2,560 SF		12,042 SF	9,482 SF
<b>13</b>	11.50'	3			118 SF	1,078 SF				8,286 SF	2,560 SF		12,042 SF	9,482 SF
<b>12</b>	11.50'	3			118 SF	1,078 SF				8,286 SF	2,560 SF		12,042 SF	9,482 SF
<b>11</b>	11.50'	3			118 SF	1,078 SF				8,286 SF	2,560 SF		12,042 SF	9,482 SF
<b>10</b>	11.50'	3			118 SF	1,078 SF				8,286 SF	2,560 SF		12,042 SF	9,482 SF
<b>9</b>	11.50'	3			118 SF	1,078 SF				8,286 SF	2,560 SF		12,042 SF	9,482 SF
<b>8</b>	11.50'	3			118 SF	1,078 SF				8,286 SF	2,560 SF		12,042 SF	9,482 SF
<b>7</b>	11.50'	3			118 SF	1,078 SF				8,286 SF	2,560 SF		12,042 SF	9,482 SF
<b>6</b>	11.50'	3			118 SF	1,078 SF				8,286 SF	2,560 SF		12,042 SF	9,482 SF
<b>5</b>	11.50'	3			118 SF	1,078 SF				8,286 SF	2,560 SF		12,042 SF	9,482 SF
<b>4 AMENITIES</b>	14.16'				77 SF	1,339 SF	6,576 SF				17,530 SF		25,522 SF	7,992 SF
<b>3 PARKING</b>	10.00'				77 SF	1,163 SF		619 SF				21,484 SF	23,343 SF	1,859 SF
<b>2 PARKING</b>	10.00'				77 SF	1,163 SF		619 SF				23,147 SF	25,006 SF	1,859 SF
<b>GROUND</b>	15.00'		947 SF	1,604 SF	1,155 SF	1,126 SF	2,304 SF	284 SF	380 SF			2,638 SF	11,678 SF	7,800 SF
<b>TOTALS</b>	200'.00''	<b>37 SF</b>	<b>947 SF</b>	<b>1,604 SF</b>	<b>5,618 SF</b>	<b>20,211 SF</b>	<b>8,880 SF</b>	<b>1,522 SF</b>	<b>380 SF</b>	<b>107,716 SF</b>	<b>55,797 SF</b>	<b>47,269 SF</b>	<b>252,796 SF</b>	<b>144,180 SF</b>

<b>GRAND TOTAL NSF</b>	<b>123,541 SF</b>
<b>GRAND TOTAL GSF</b>	<b>252,796 SF</b>
<b>GRAND TOTAL FAR</b>	<b>144,180 SF</b>
<b>LOT SF</b>	<b>48,278 SF</b>
<b>PROPOSED FAR</b>	<b>3.00</b>

MAX=144,834

TOTAL UNIT COUNT		37 PS
PROPOSED UNIT PARKING		78 PS
PROPOSED GUEST PARKING		8
<b>TOTAL PARKING</b>		<b>86 PS</b>

<b>GRAND TOTAL FAR</b>	<b>3.00</b>
------------------------	-------------

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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 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



**DATA - AREA**

Date: 7-10-2025	Sheet No.
Scale	A003
Project	



0.4 MILE RADIUS

PROJECT SITE

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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 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



**LOCATION PLAN**

① AERIAL MAP

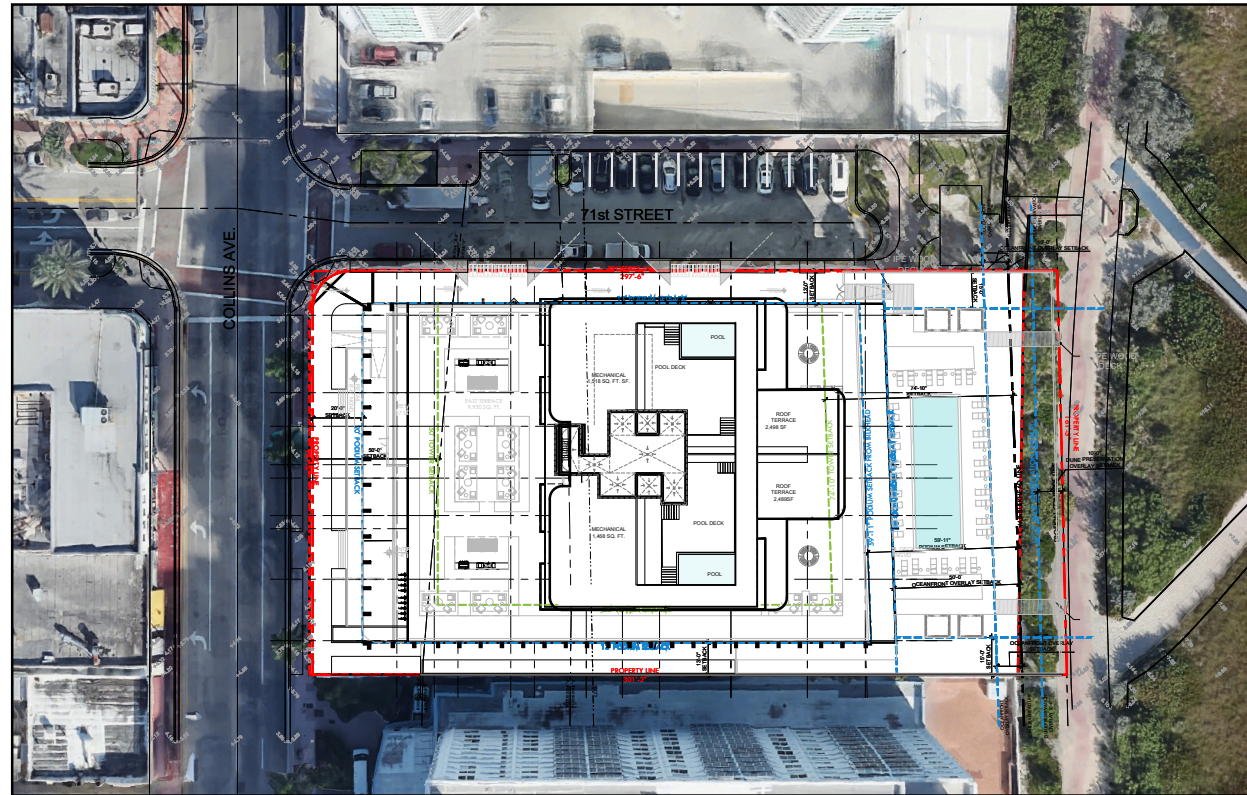
N/S

Date: 7-10-2025	Sheet No.
Scale: NTS	A004
Project	



① EXISTING

N/S



② PROPOSED

N/S

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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 Address  
 Tel:  
 Email

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

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

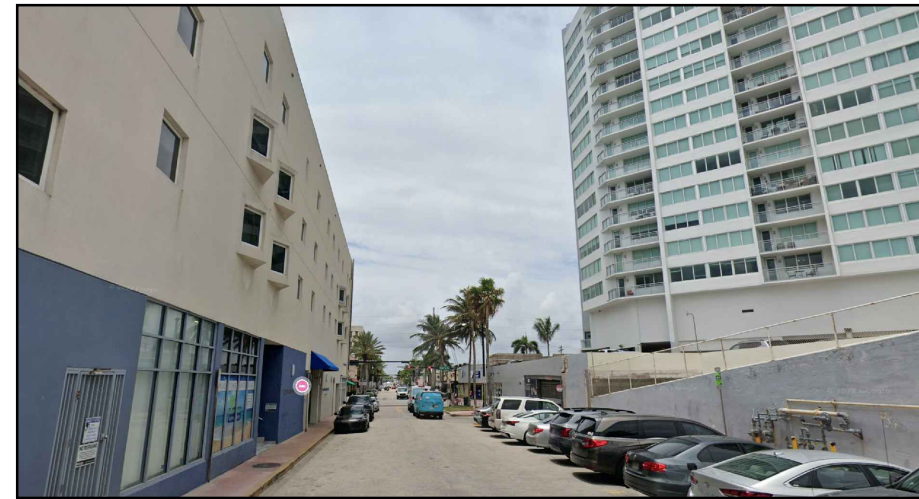
**Consultant:**  
 Name  
 Address  
 Address  
 Tel:  
 Email

**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

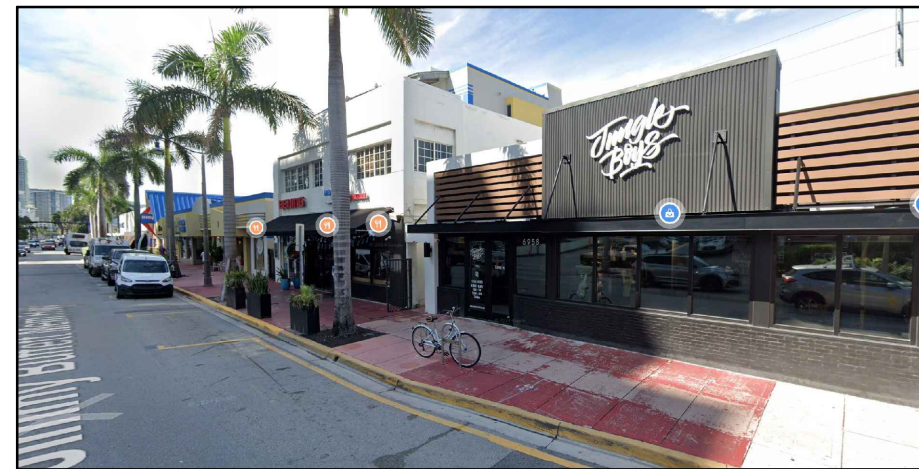


ARIAL VIEW

Date: 7-10 -2025	Sheet No.
Scale: NTS	A005
Project	



1



2



3



4



5

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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 Address  
 Tel:  
 Email

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

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

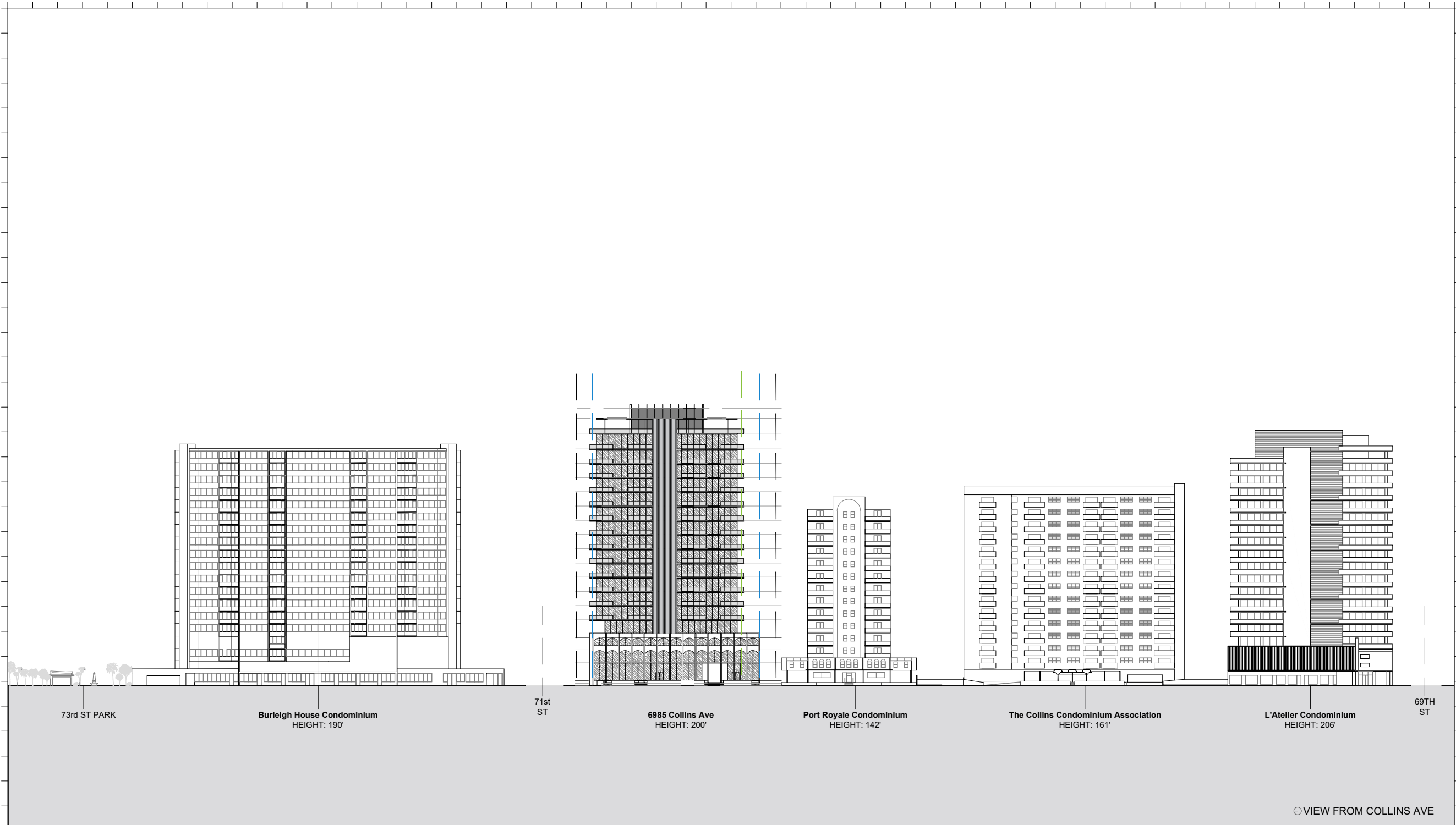
**Consultant:**  
 Name  
 Address  
 Address  
 Tel:  
 Email

**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



**CONTEXT IMAGES**

Date: 7-10 -2025	Sheet No.
Scale: NTS	A006
Project	



73rd ST PARK

Burleigh House Condominium  
HEIGHT: 190'

71st ST

6985 Collins Ave  
HEIGHT: 200'

Port Royale Condominium  
HEIGHT: 142'

The Collins Condominium Association  
HEIGHT: 161'

L'Atelier Condominium  
HEIGHT: 206'

69TH ST

VIEW FROM COLLINS AVE

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

**6985 COLLINS AVE.**  
ZONING PACKAGE  
6985 COLLINS AVENUE,  
MIAMI BEACH, FL. 33141

**Owner:**  
Name  
Address  
Address  
Tel:  
Email

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

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

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

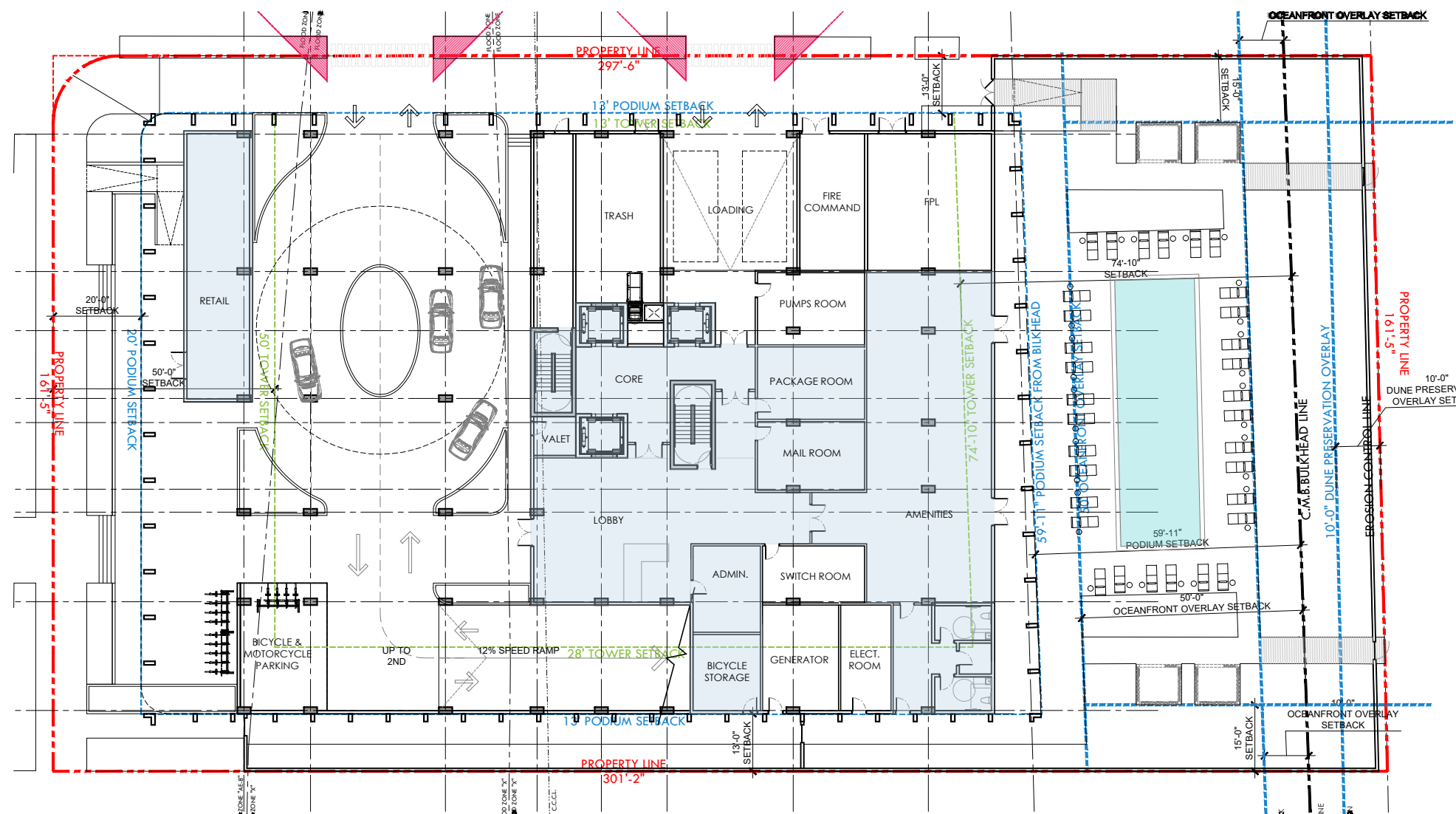
**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



Context Elevations

1 CONTEXT ELEVATIONS NTS

Date: 7-10 -2025	Sheet No.
Scale: NTS	A007
Project	



PROPOSED FAR	
LEVEL 1	11,162 SF

Rev.	Date	Rev.	Date

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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

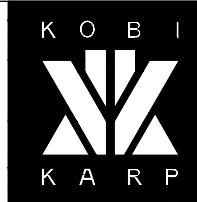
**Owner:**  
 Name  
 Address  
 Address  
 Tel:  
 Email

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

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

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

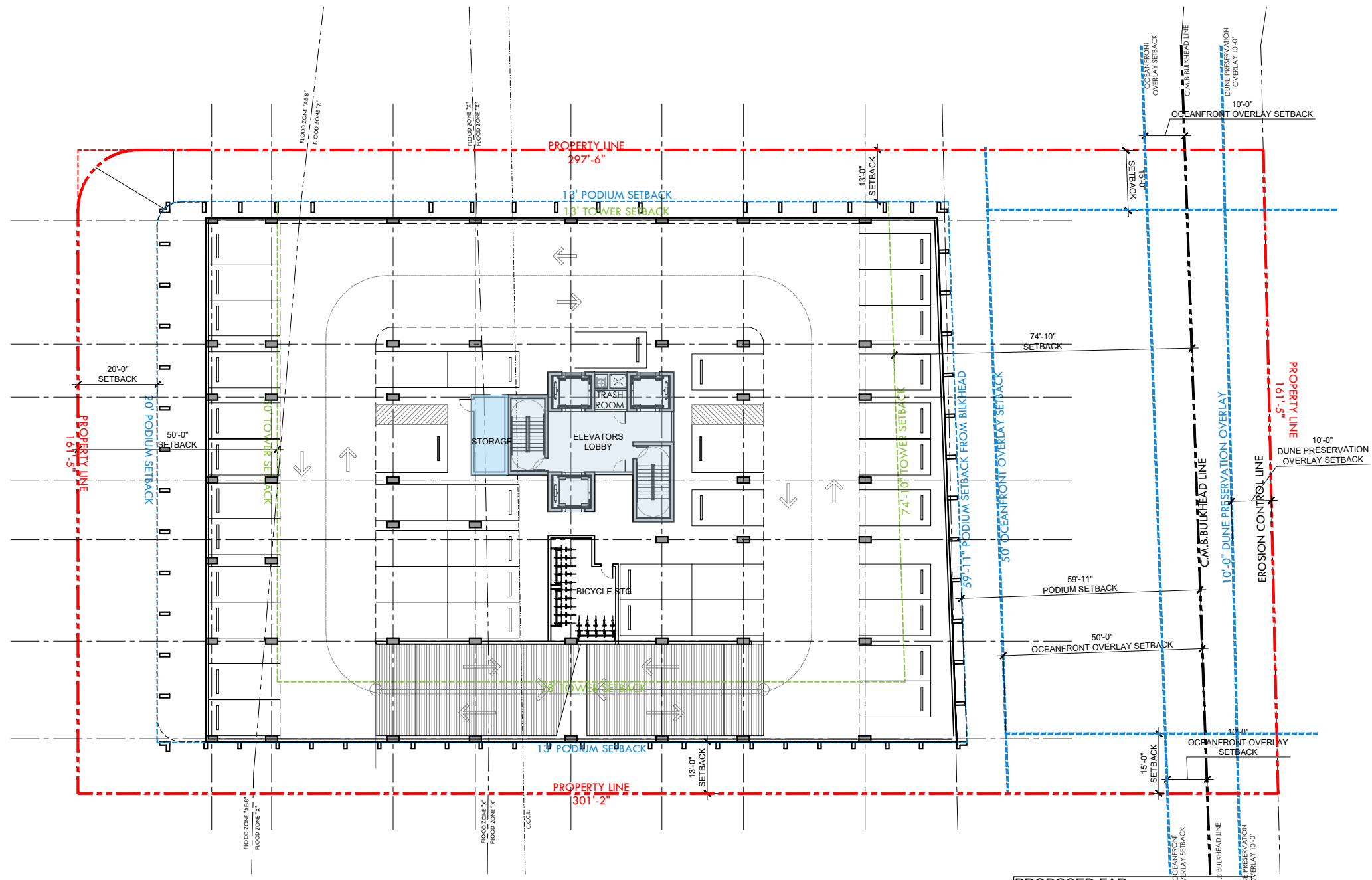
**Architect:**  
 Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28th Street  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766



PROPOSED FAR

1 FAR - GROUND LEVEL  
 SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale: 1" = 32'-0"	A010
Project	



<b>PROPOSED FAR</b>	
LEVEL 2	1,857 SF

Rev.	Date	Rev.	Date

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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 Address  
 Tel:  
 Email

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

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

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

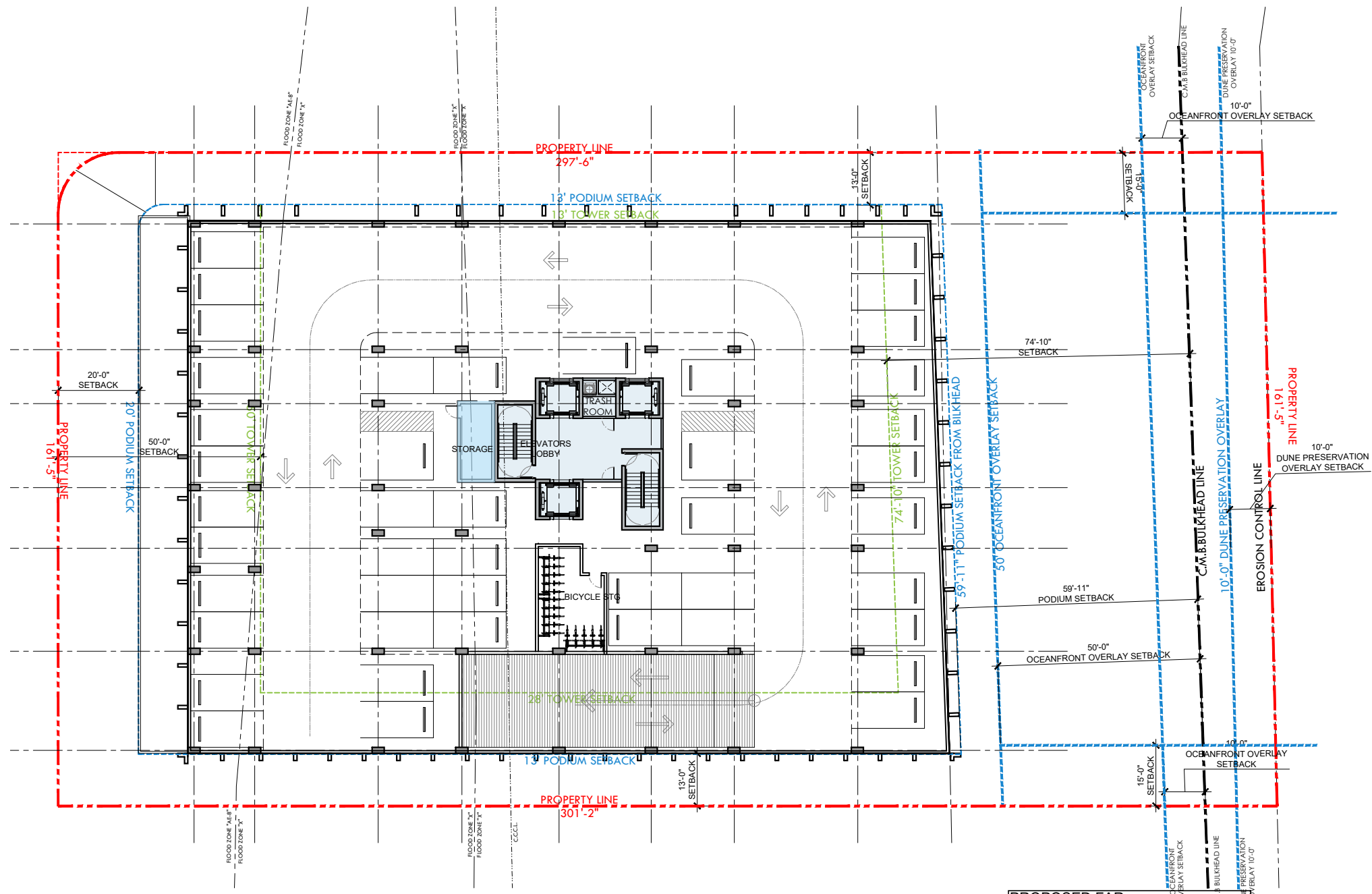
**Architect:**  
 Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28th Street  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766



**PROPOSED FAR**

① FAR - LEVEL 2  
 SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale: 1" = 32'-0"	A011
Project	



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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 Address  
 Tel:  
 Email

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

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

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

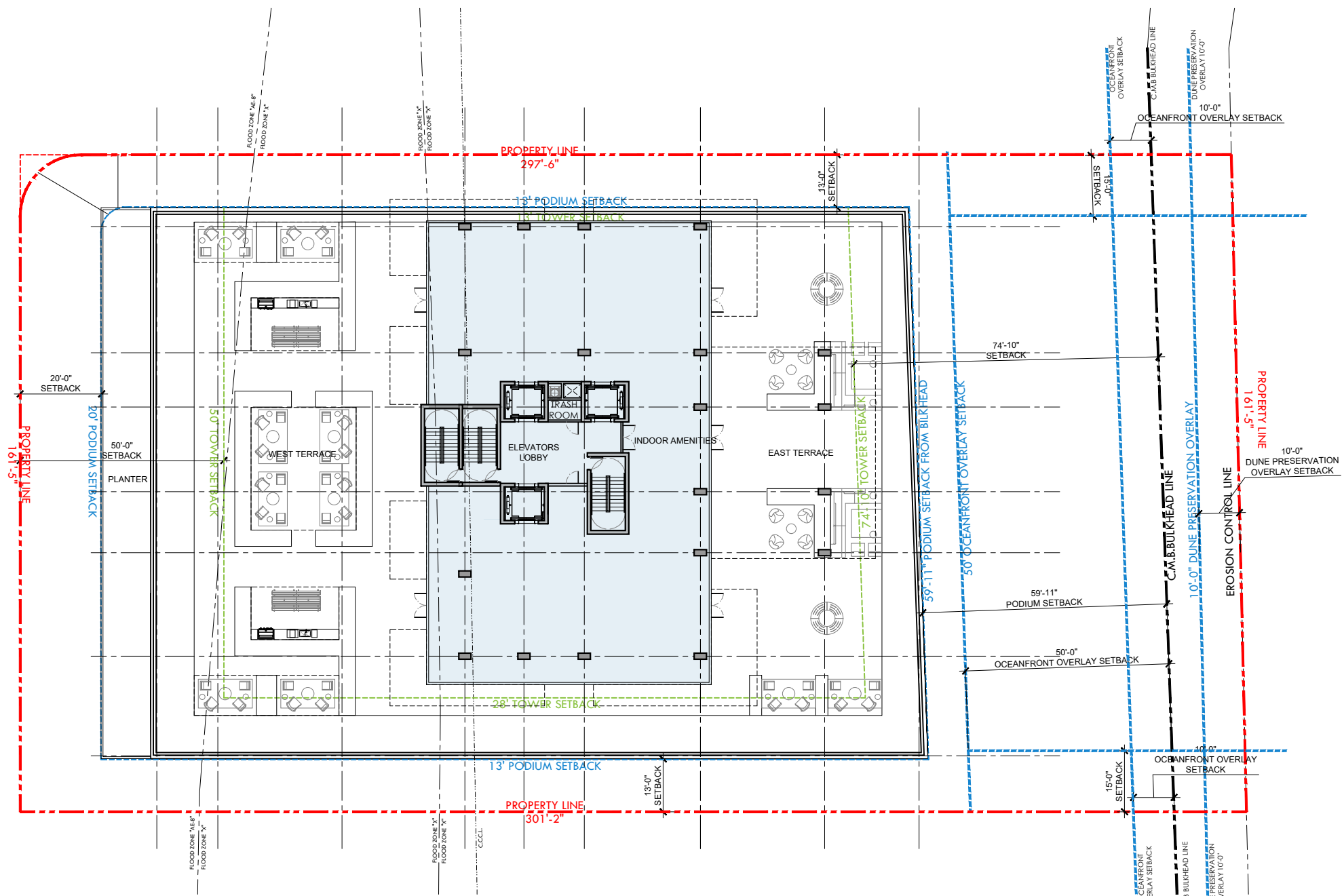
**Architect:**  
 Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28th Street  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766



**PROPOSED FAR**

1 FAR - LEVEL 3  
 SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale: 1" = 32'-0"	A012
Project	



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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 Address  
 Tel:  
 Email

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

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

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

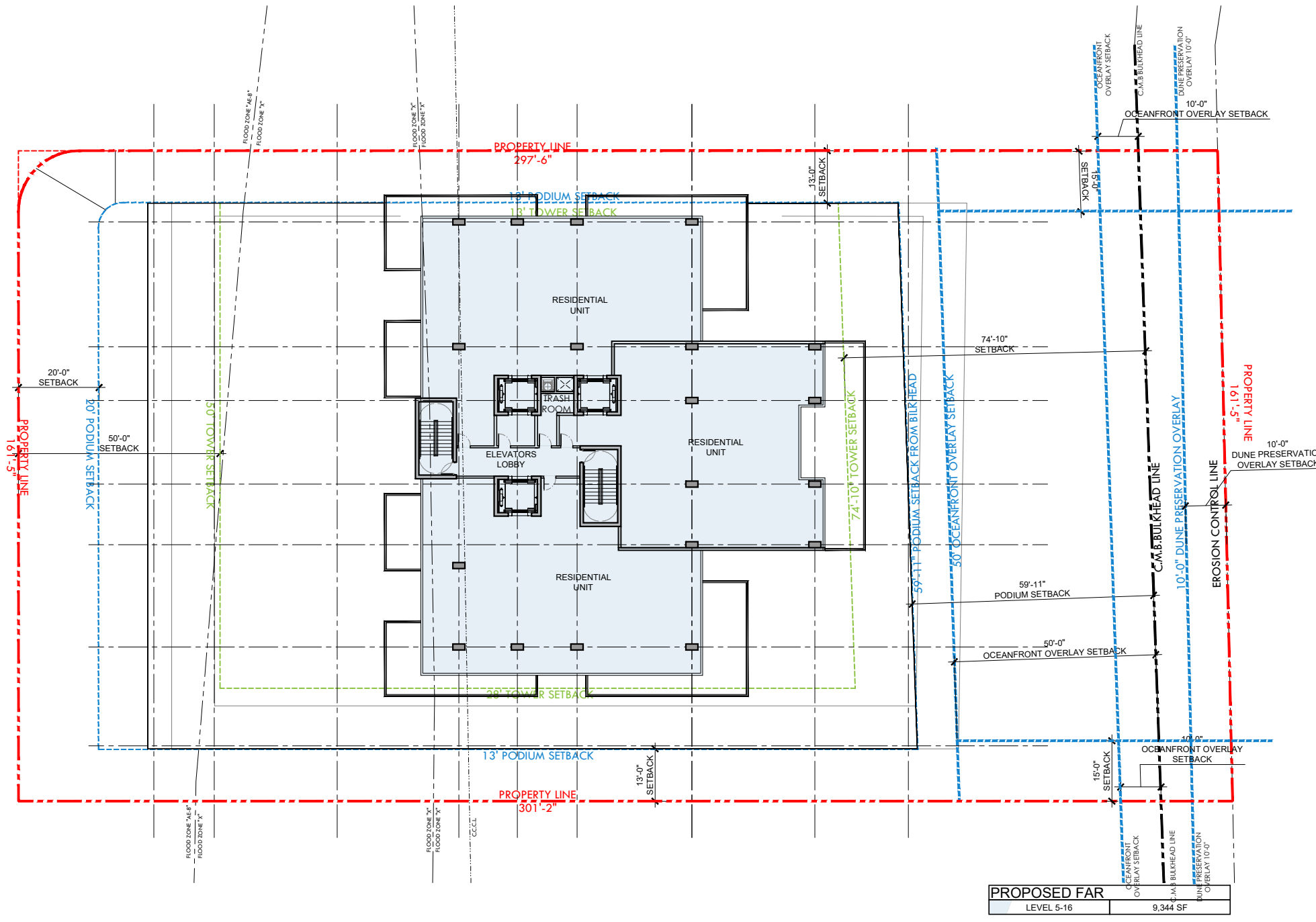
**Architect:**  
 Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28th Street  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766



**PROPOSED FAR**

1 FAR - LEVEL 4  
 SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale: 1" = 32'-0"	A013
Project	



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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

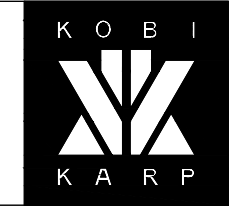
**Owner:**  
 Name  
 Address  
 Address  
 Tel:  
 Email

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

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

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

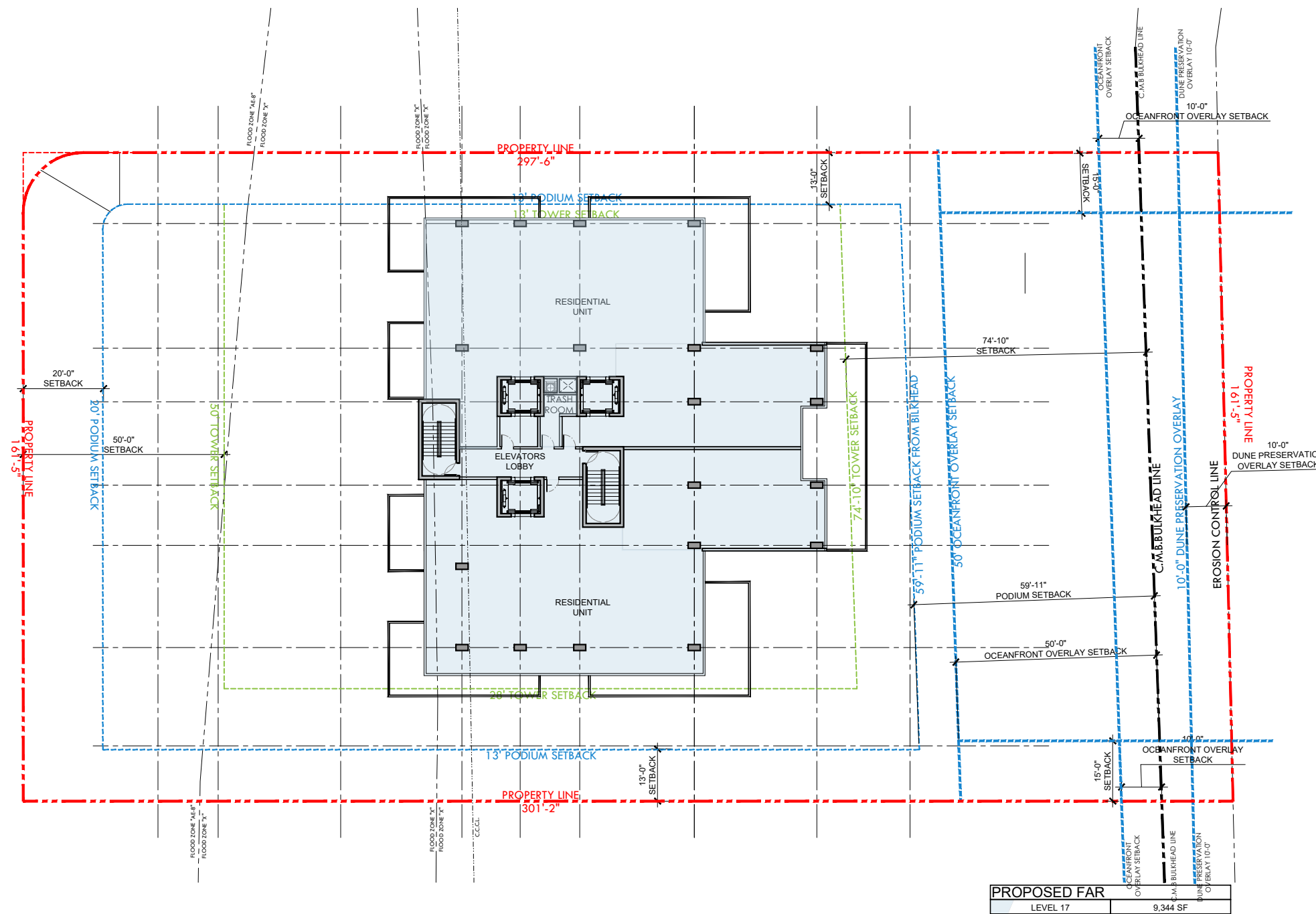
**Architect:**  
 Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28th Street  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766



**PROPOSED FAR**

Date: 7-10-2025	Sheet No.
Scale: 1" = 32'-0"	A014
Project	

1 FAR - TYP LEVELS 5-16  
 SCALE 1" = 32'-0"



PROPOSED FAR	
LEVEL 17	9,344 SF

Rev.	Date	Rev.	Date

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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 Address  
 Tel:  
 Email

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

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

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

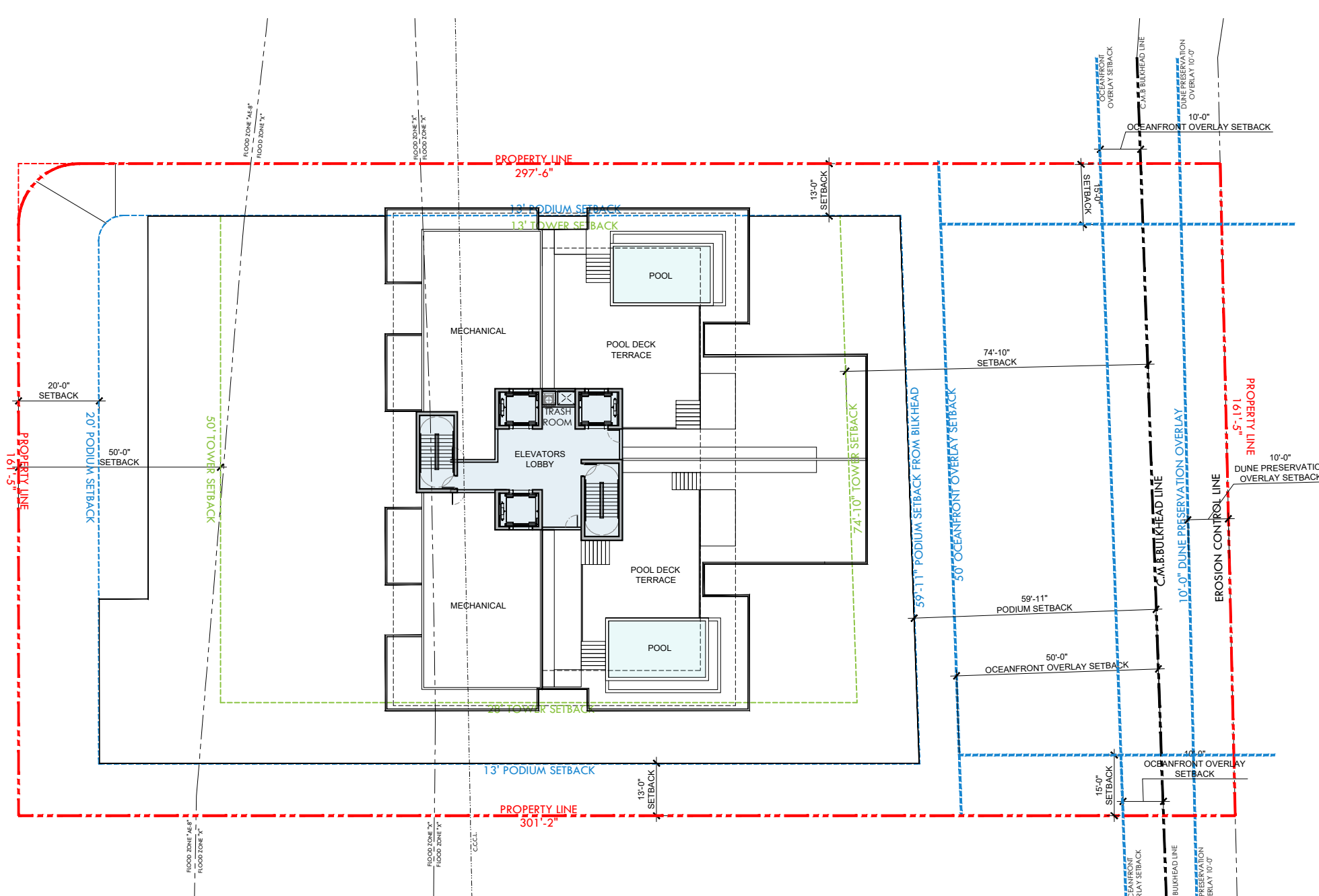
**Architect:**  
 Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28th Street  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766



PROPOSED FAR

① FAR - TYP LEVEL 17-18  
 SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale: 1" = 32'-0"	A015
Project	



<b>PROPOSED FAR</b>	
ROOF LEVEL	571 SF

Rev.	Date	Rev.	Date

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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

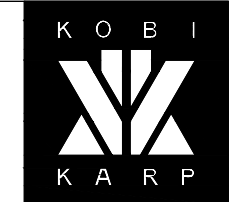
**Owner:**  
 Name  
 Address  
 Address  
 Tel:  
 Email

**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

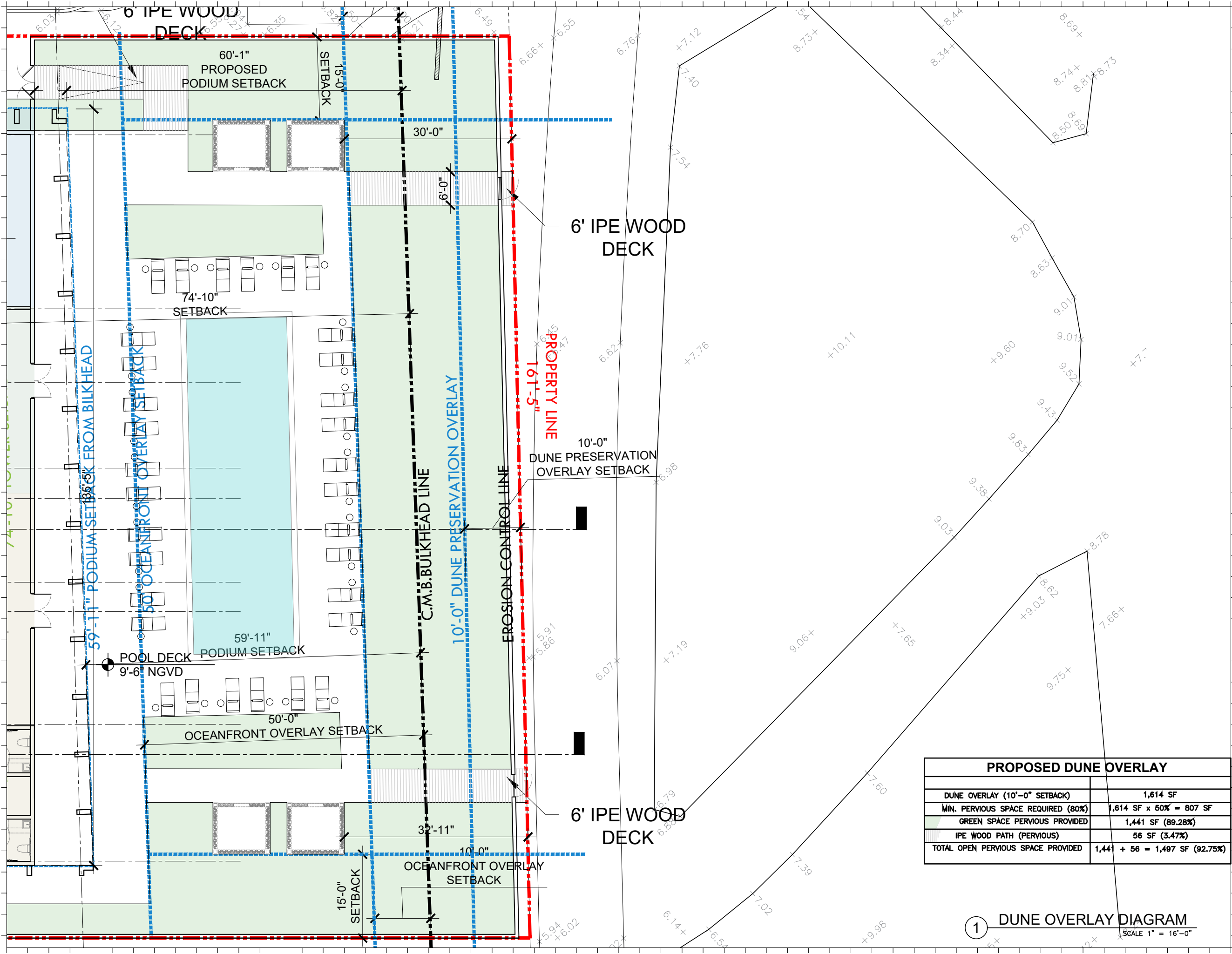


**PROPOSED FAR**

① FAR - ROOF  
 SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale: 1" = 32'-0"	A016
Project	





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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name:  
 Address:  
 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

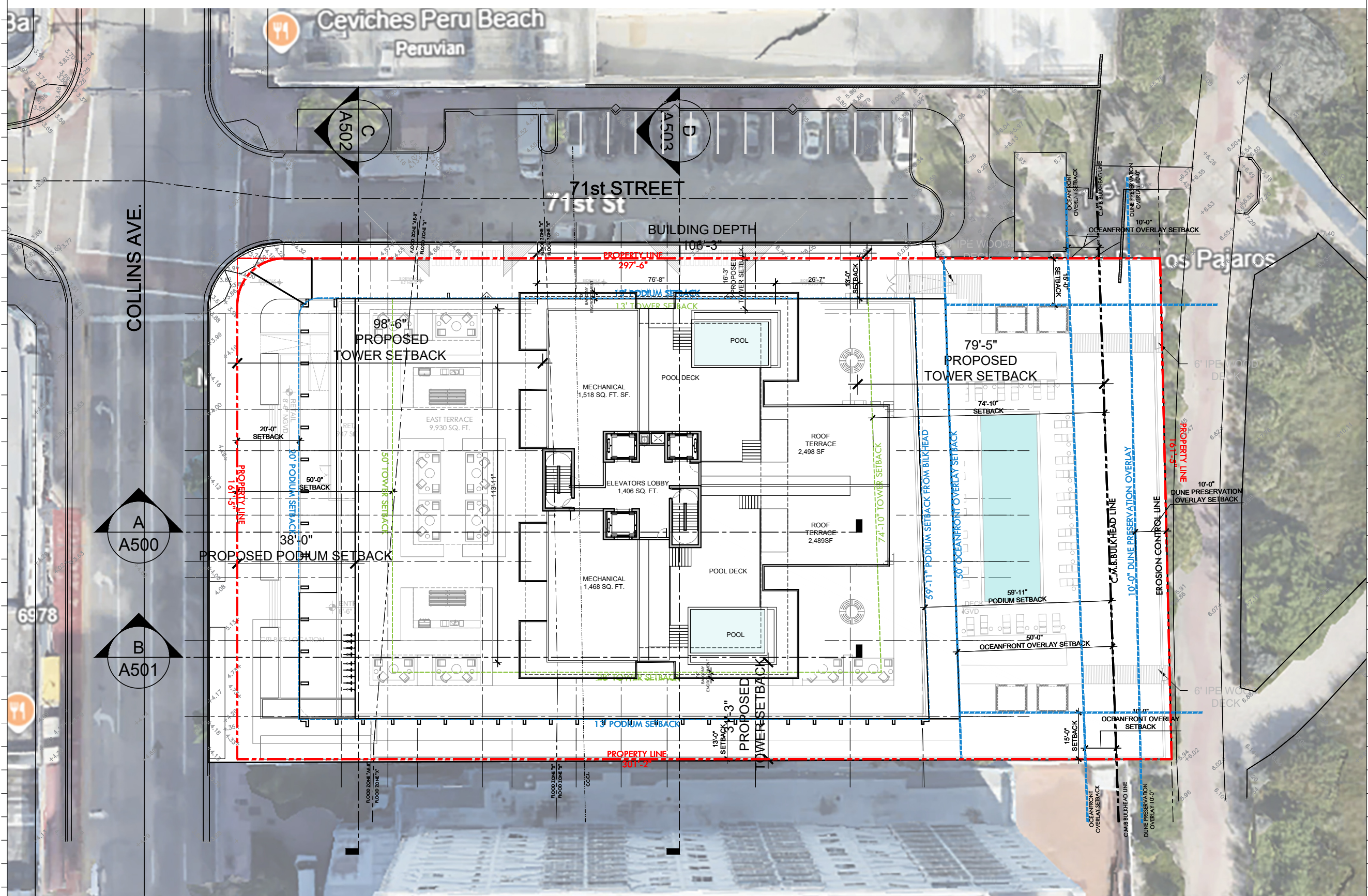
PROPOSED DUNE OVERLAY	
DUNE OVERLAY (10'-0" SETBACK)	1,614 SF
MIN. PERVIOUS SPACE REQUIRED (80%)	1,614 SF x 80% = 807 SF
GREEN SPACE PERVIOUS PROVIDED	1,441 SF (89.28%)
IPE WOOD PATH (PERVIOUS)	56 SF (3.47%)
TOTAL OPEN PERVIOUS SPACE PROVIDED	1,441 + 56 = 1,497 SF (92.75%)



PROPOSED GROUND FLOOR

1 DUNE OVERLAY DIAGRAM  
 SCALE 1" = 16'-0"

Date: 7-10-2025	Sheet No.
Scale: 1" = 32'-0"	A030
Project:	



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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 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

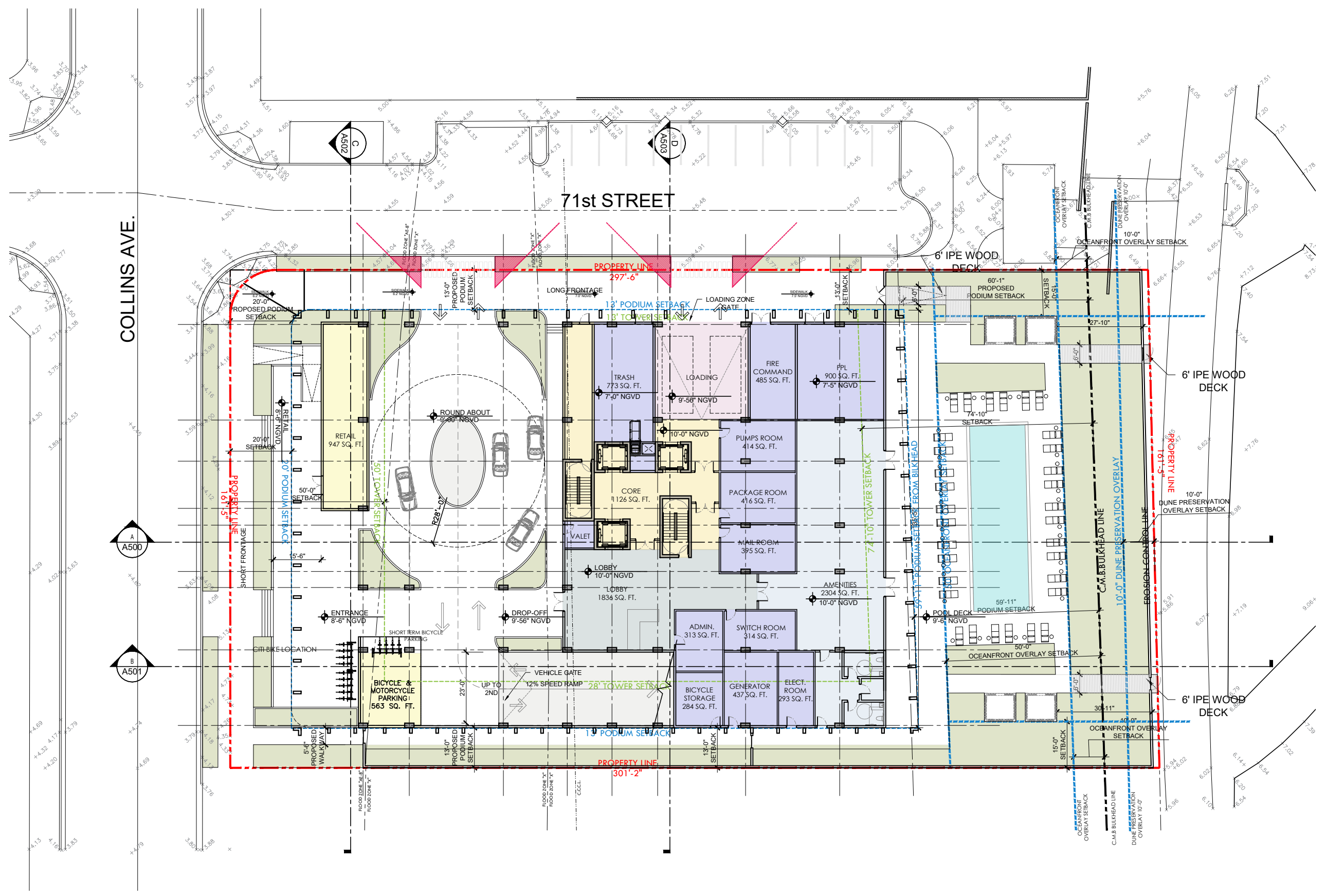


**SITE PLAN**

① **PROPOSED SITE PLAN**

SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale: 1" = 32'-0"	A100
Project	



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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

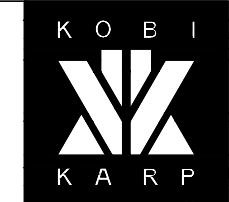
**Owner:**  
 Name  
 Address  
 Address  
 Tel:  
 Email

**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



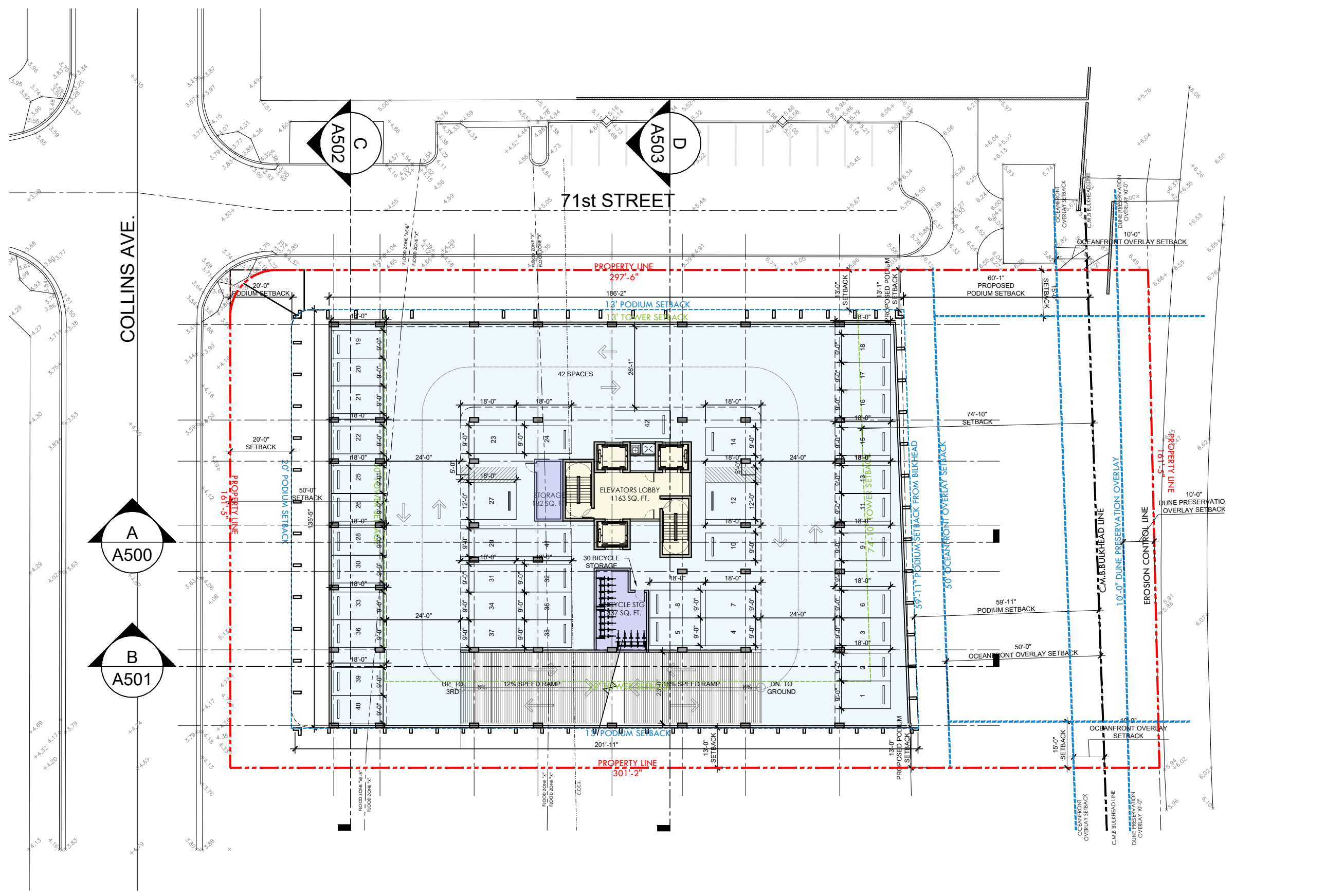
**PROGRAM LEGEND**

LOBBY	CIRCULATION
LOADING AREA	SERVICE/BOH
PARKING ACCESS RAMP	AMENITIES
RETAIL/COMMERCIAL	

**1** **PROPOSED GROUND FLOOR**  
 SCALE 1" = 32'-0"

**PROPOSED GROUND FLOOR**

Date: 7-10-2025	Sheet No.
Scale: 1" = 32'-0"	A101
Project:	



COLLINS AVE.

71st STREET

A  
A500

B  
A501

C  
A502

D  
A503

**PROGRAM LEGEND**

LOBBY	CIRCULATION
LOADING AREA	SERVICE/BOH
PARKING ACCESS RAMP	AMENITIES
RETAIL/COMMERCIAL	RESIDENTIAL

1 PROPOSED 2ND LEVEL PARKING  
SCALE 1" = 32'-0"

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREON 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

6985 COLLINS AVE.  
ZONING PACKAGE  
6985 COLLINS AVENUE,  
MIAMI BEACH, FL. 33141

**Owner:**  
Name  
Address  
Address  
Tel:  
Email

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

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

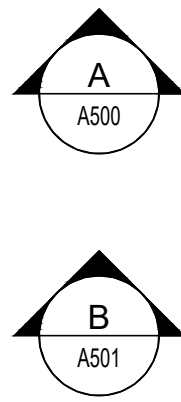
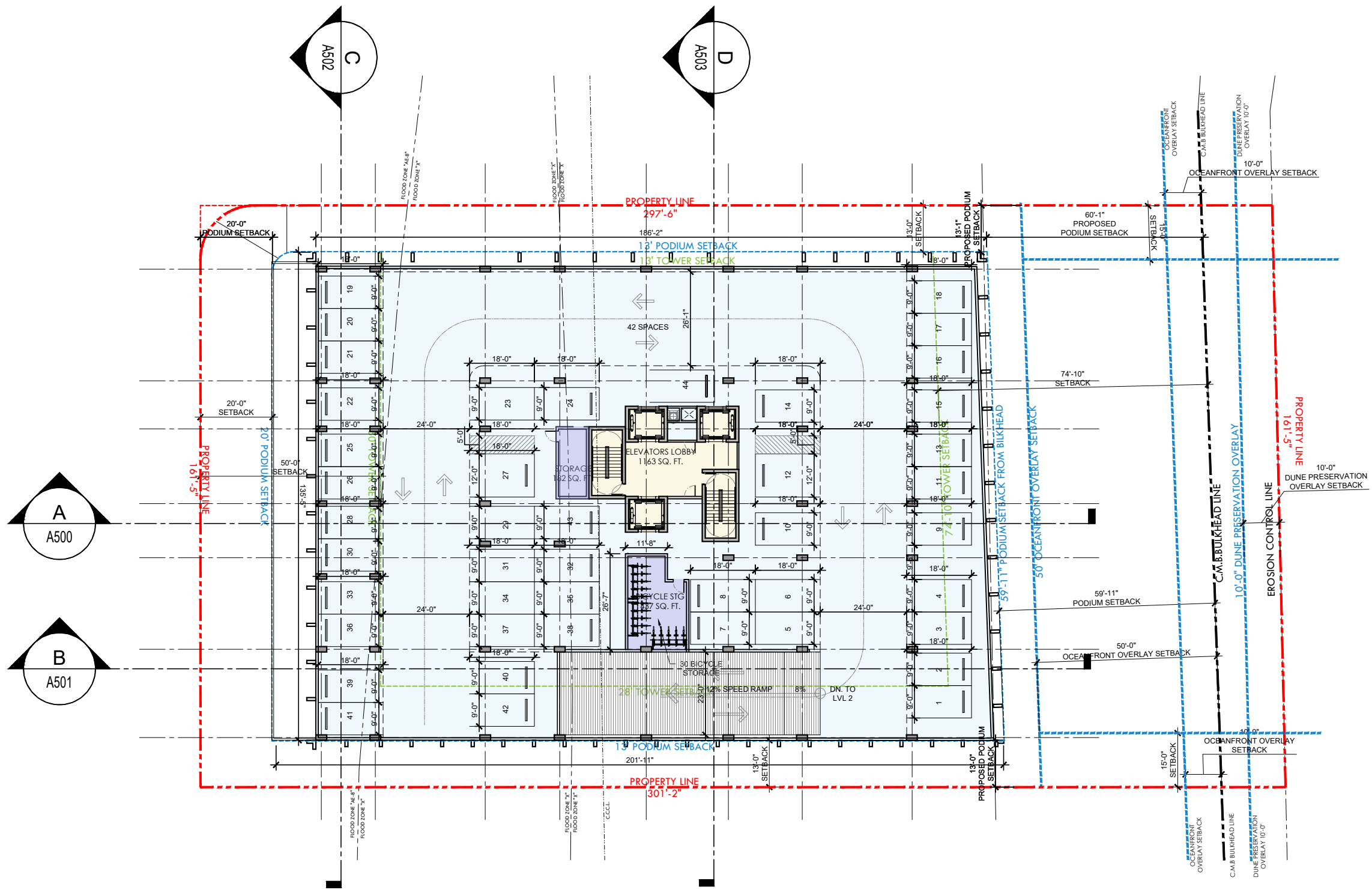
**Consultant:**  
Name  
Address  
Address  
Tel:  
Email

**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 2ND LEVEL PARKING

Date: 7-10-2025	Sheet No.
Scale: 1" = 32'-0"	A102
Project	



**PROGRAM LEGEND**

	LOBBY		CIRCULATION
	LOADING AREA		SERVICE/BOH
	PARKING ACCESS RAMP		AMENITIES
	RETAIL/COMMERCIAL		RESIDENTIAL

**1 PROPOSED 3RD LEVEL PARKING**  
SCALE 1" = 32'-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

**6985 COLLINS AVE.**  
ZONING PACKAGE  
6985 COLLINS AVENUE,  
MIAMI BEACH, FL. 33141

**Owner:**  
Name  
Address  
Address  
Tel:  
Email

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

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

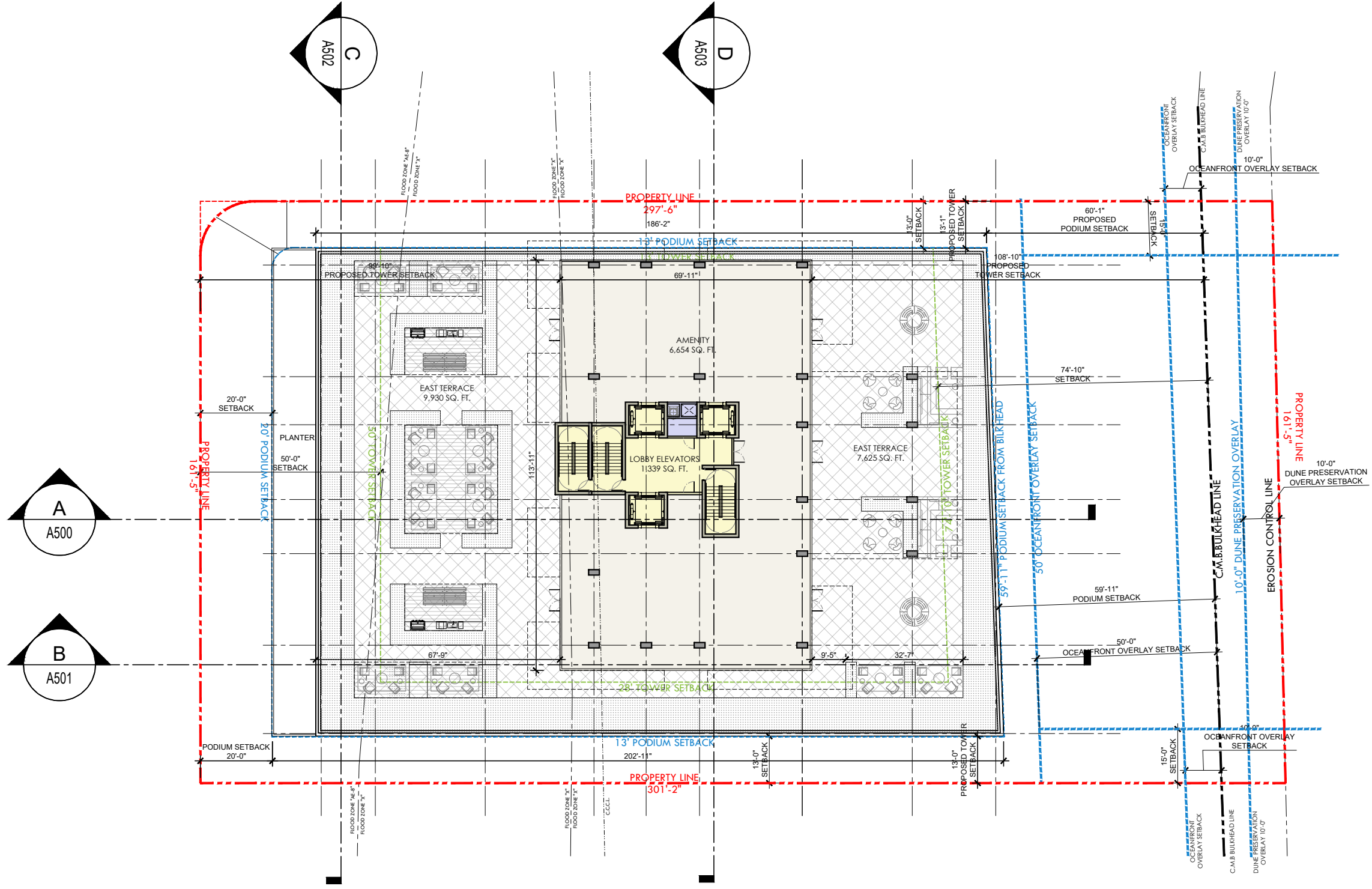
**Consultant:**  
Name  
Address  
Address  
Tel:  
Email

**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 3RD LEVEL PARKING**

Date: 7-10-2025	Sheet No.
Scale: 1" = 32'-0"	A103
Project	



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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 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



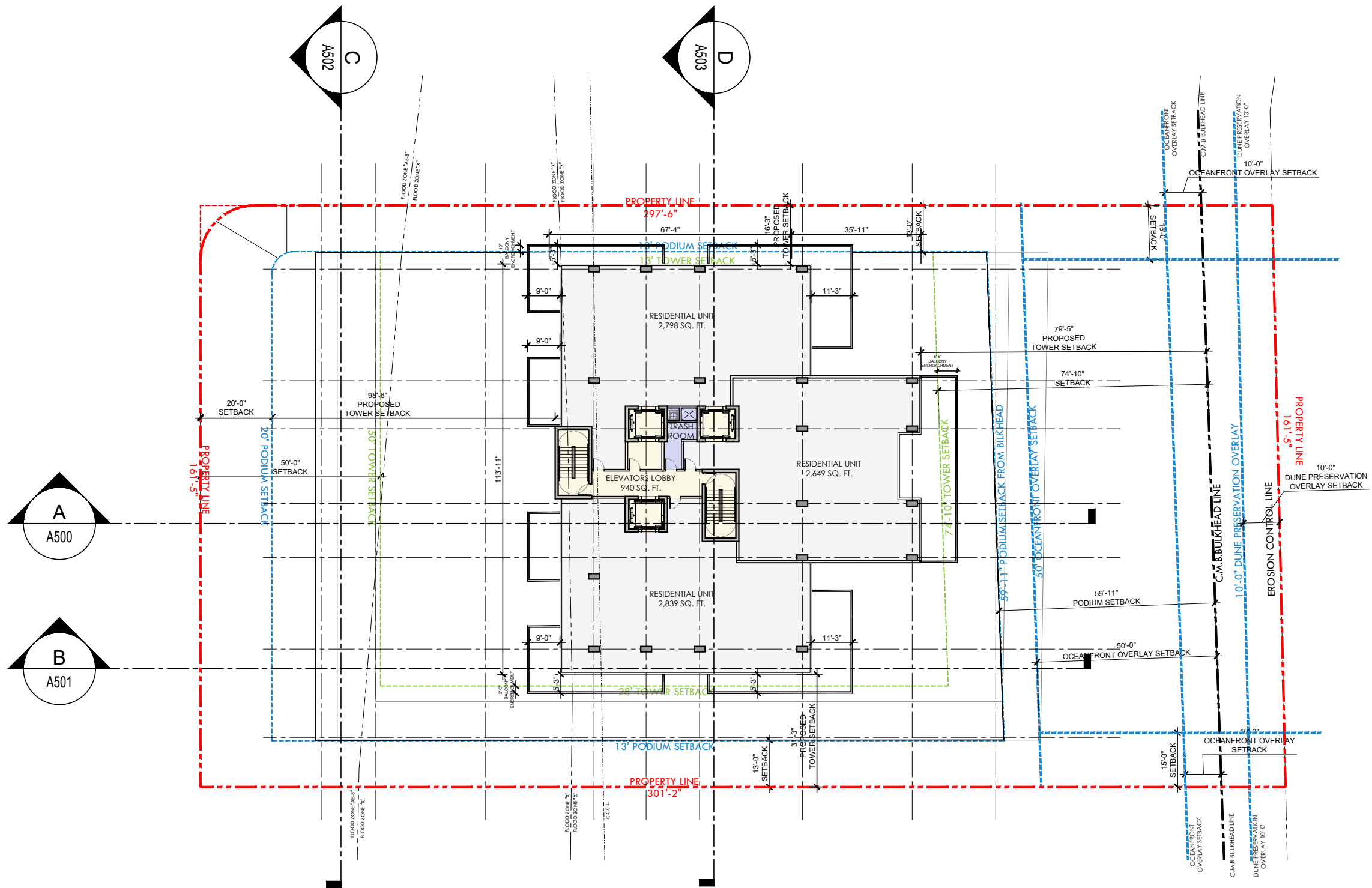
**PROGRAM LEGEND**

LOBBY	CIRCULATION
LOADING AREA	SERVICE/ BOH
PARKING ACCESS RAMP	AMENITIES
RETAIL/ COMMERCIAL	RESIDENTIAL

**1** PROPOSED AMENITIES LEVEL  
 SCALE 1" = 32'-0"

PROPOSED AMENITIES LEVEL

Date: 7-10-2025	Sheet No.
Scale 1" = 32'-0"	A104
Project	



**PROGRAM LEGEND**

LOBBY	CIRCULATION
LOADING AREA	SERVICE/BOH
PARKING ACCESS RAMP	AMENITIES
RETAIL/COMMERCIAL	RESIDENTIAL

Rev.	Date	Rev.	Date

ALL CHANGES 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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 Address  
 Tel:  
 Email

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

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

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

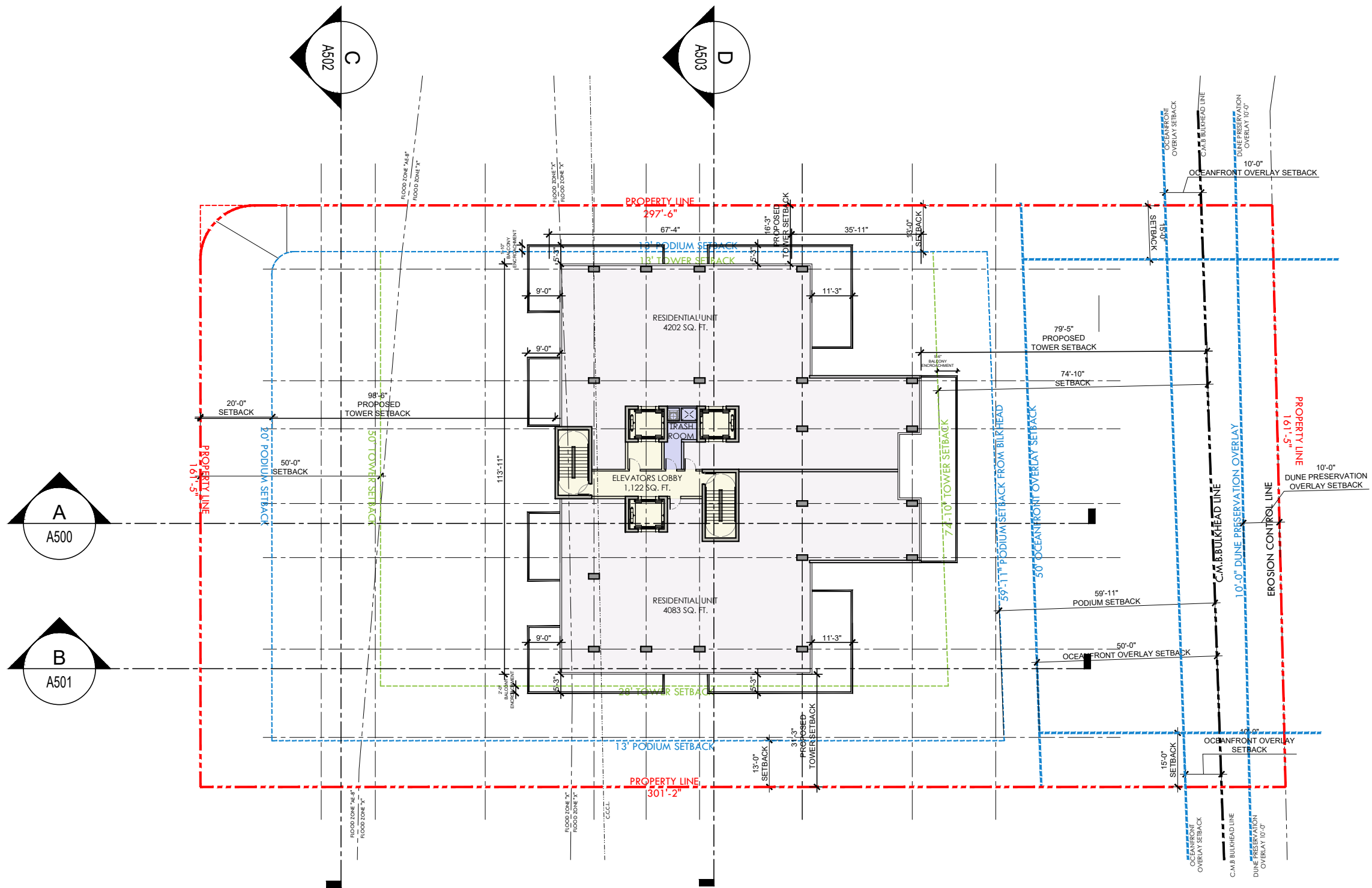
**Architect:**  
 Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28th Street  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766



**PROPOSED TYP. 05 THRU 15  
 RESIDENTIAL LEVELS**

Date: 7-10-2025	Sheet No.
Scale: 1" = 32'-0"	A105
Project	

**1** PROPOSED TYP. 05 THRU 15 RESIDENTIAL LEVELS  
 SCALE 1" = 32'-0"



Rev.	Date	Rev.	Date

ALL CHANGES 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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 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



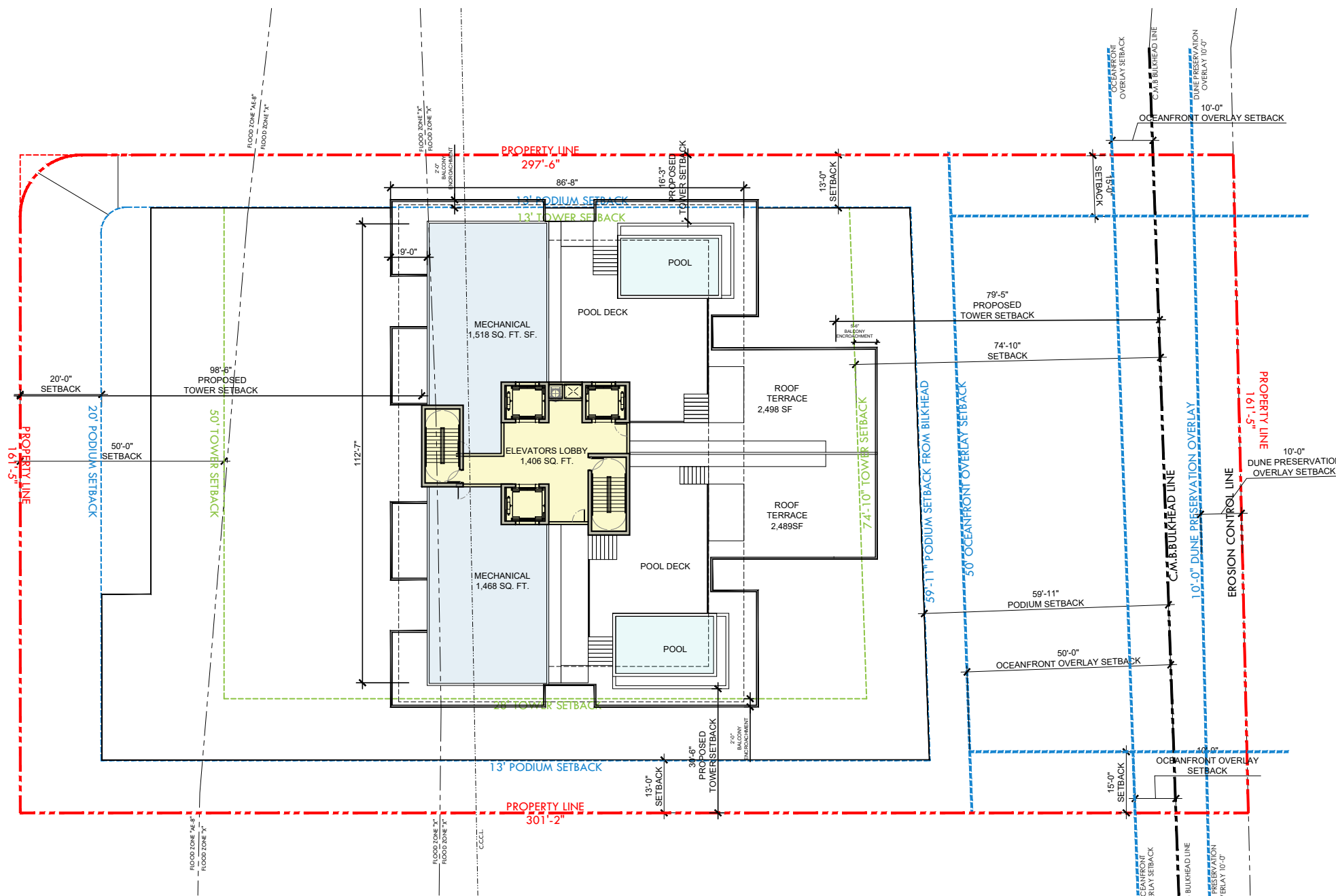
**PROGRAM LEGEND**

LOBBY	CIRCULATION
LOADING AREA	SERVICE/ BOH
PARKING ACCESS RAMP	AMENITIES
RETAIL/ COMMERCIAL	RESIDENTIAL

**1** PROPOSED LEVEL 16-17 - RESIDENTIAL LEVELS  
 SCALE 1" = 32'-0"

**PROPOSED LEVEL 16-17  
 RESIDENTIAL LEVELS**

Date: 7-10 -2025	Sheet No.
Scale 1" = 32'-0"	A106
Project	



FLOOR BELOW AC:10070 SQ. FT.  
 DECK: 5035 SQ. FT.  
 (50% OF FLOOR BELOW)

**PROGRAM LEGEND**

LOBBY	CIRCULATION
LOADING AREA	SERVICE/ BOH
PARKING ACCESS RAMP	AMENITIES
RETAIL/ COMMERCIAL	RESIDENTIAL

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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 Address  
 Tel:  
 Email

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

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

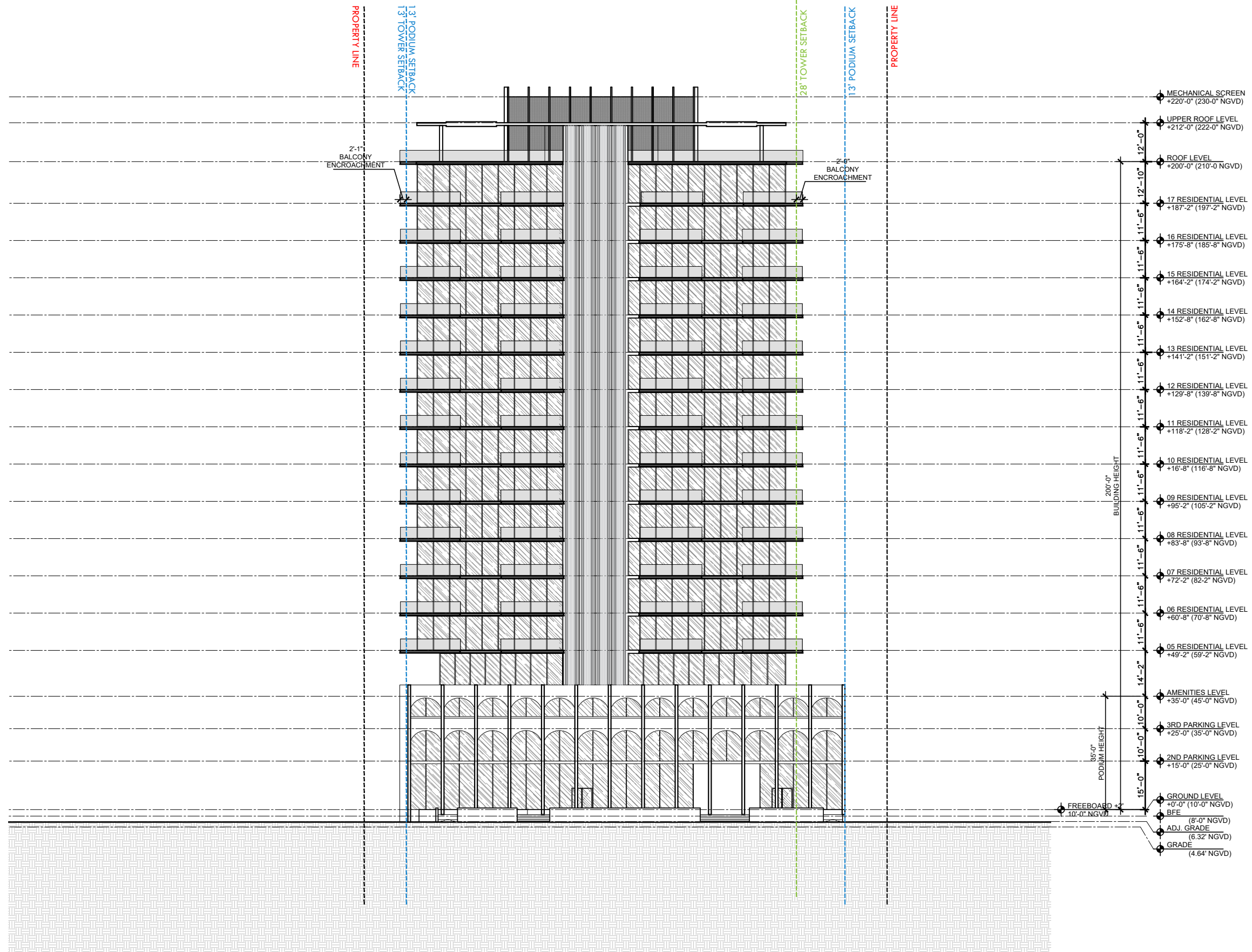
**Consultant:**  
 Name  
 Address  
 Address  
 Tel:  
 Email

**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 ROOF LEVEL**

Date: 7-10-2025	Sheet No.
Scale 1" = 32'-0"	A107
Project	



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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 Address  
 Tel:  
 Email

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

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

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

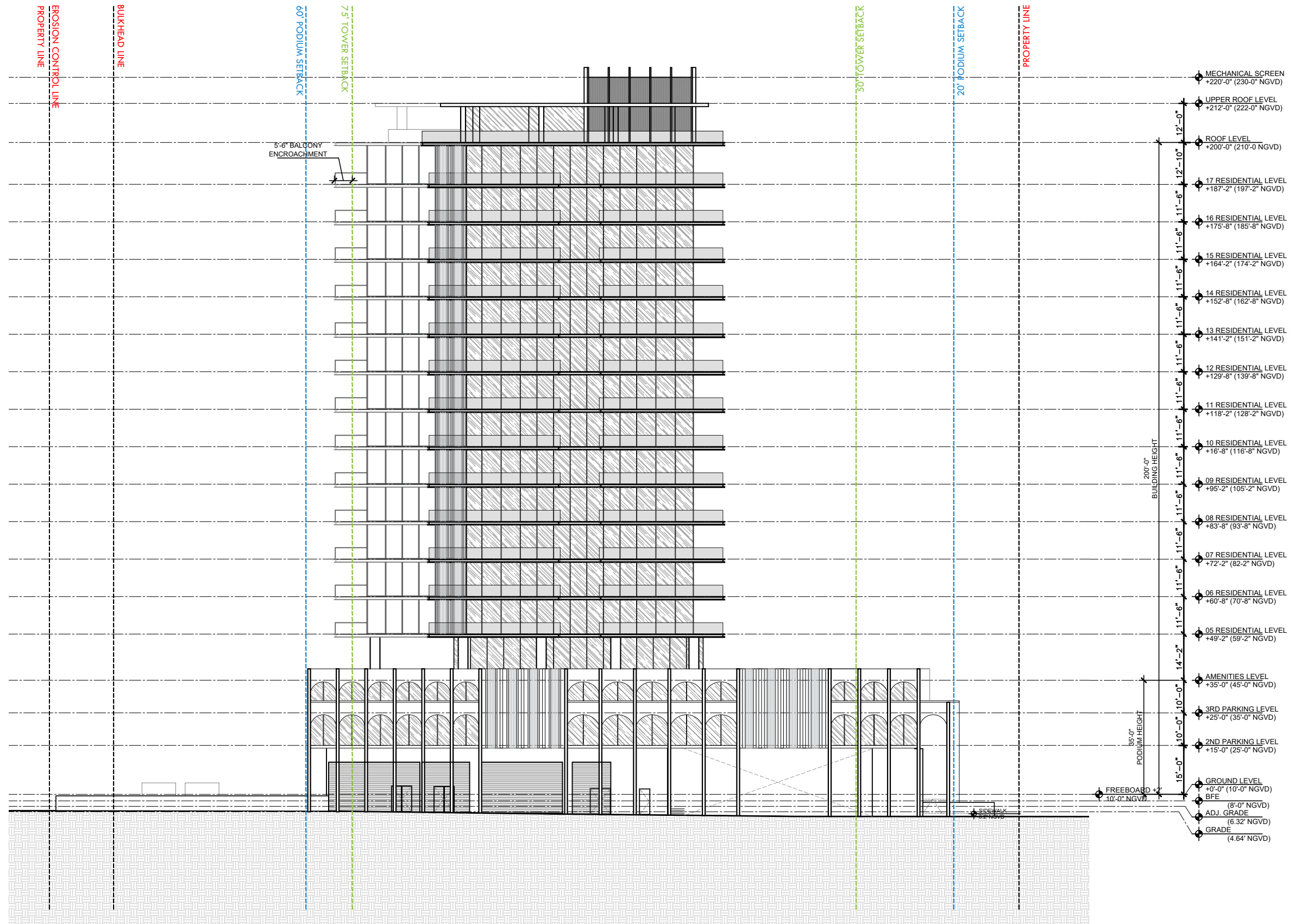
**Architect:**  
 Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28th Street  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766



**ELEVATION**

① **WEST ELEVATION**  
 SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale 1" = 32'-0"	A400
Project	



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

**6985 COLLINS AVE.**  
**ZONING PACKAGE**  
 6985 COLLINS AVENUE,  
 MIAMI BEACH, FL. 33141

**Owner:**  
 Name  
 Address  
 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



**ELEVATION**

① **NORTH ELEVATION**  
 SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale 1" = 32'-0"	A401
Project	