



MONAD TERRACE

MIAMI BEACH, FL.

AteliersJeanNouvel

in collaboration with



KOBI KARP

Architecture and
Interior Design



Final Submittal
Modifications to previously approved
DRB Set 03/14/2016

1300 MONAD TERRACE
MIAMI BEACH, FL.

OWNER

Monad Terrace Property
Owner LLC
c/o JDS Development
Group
104 Fifth Avenue
New York, NY 10011
Tel: [+1] 212-974-2844

ARCHITECTURAL/ LANDSCAPE
DESIGNER

AteliersJeanNouvel
10 Cité d'Angoulême
75011 Paris - France
Tel: [+33] 1 49 23 83 83

EXECUTIVE ARCHITECT

Kobi Karp Architecture
and Interior Design
2915 Biscayne Boulevard
Suite 200
Miami, FL 33137
Tel: [+1] 305-573-1818
License #AR0012578

EXECUTIVE LANDSCAPE ARCHITECT /
CIVIL ENGINEER /TRAFFIC ENGINEER

Kimley - Horn
1221 Brickell Ave.
Suite 400
Miami, FL 33131
Tel: [+1] 305-673-2025

01/05/2017

DATE

SHEET NUMBER

SCALE

01/05/2017

DATE

A 1.01

SHEET NUMBER

SCALE

4 Proposed

OWNER

Monad Terrace Property
Owner LLC
c/o JDS Development
Group
104 Fifth Avenue
New York, NY 10011
Tel: [+1] 212-974-2844

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1300 MONAD TERRACE

MIAMI BEACH, FL.

Project Data

FAR AREA CALCULATIONS	
LEVEL	FAR AREAS
15	0
14	2,518 SF
13	13,031 SF
12	13,099 SF
11	13,099 SF
10	13,099 SF
9	13,099 SF
8	13,638 SF
7	15,409 SF
6	16,242 SF
5	16,287 SF
4	16,861 SF
3	16,921 SF
2	11,706 SF
1	15,630 SF
BASEMENT	2,384 SF
TOTAL FAR	193,023 SF

# OF PARKING SPACES REQUIRED BY LEVEL									
LEVEL	UNIT CONFIGURATION			UNIT AREA SF			DISTRICT 1 ALLOWED		TOTAL Parking required per level
15		UPPER RF			N/A		N/A		-
		UPPER RF			N/A				
	UPPER RF	UPPER RF	N/A	N/A					
14		RF DECK			N/A		N/A		-
		RF DECK			N/A				
	RF DECK	RF DECK	N/A	N/A					
13		UNIT B (PH)			4,600		2.0 spaces per units for units above 1,201 = 3 UNITS		6
	UNIT F (PH)	UNIT D (PH)	2,444	3,481					
12		UNIT B			2,300		2.0 spaces per units for units above 1,201 = 4 UNITS		8
		UNIT C			2,000				
11	UNIT F	UNIT D	2,499	3,481			2.0 spaces per units for units above 1,201 = 4 UNITS		8
		UNIT B			2,300				
		UNIT C			2,000				
	UNIT F	UNIT D	2,559	3,481					
10		UNIT B			2,657		2.0 spaces per units for units above 1,201 = 5 UNITS		10
		UNIT D	UNIT C		2,532	1,441			
	UNIT F	UNIT E	2,791	3,481					
9		UNIT B			2,657		2.0 spaces per units for units above 1,201 = 5 UNITS		10
		UNIT D	UNIT C		2,532	1,441			
	UNIT F	UNIT E	2,791	3,481					
8	UPPER RF	UNIT B			2,657		2.0 spaces per units for units above 1,201 = 5 UNITS		10
		UNIT D	UNIT C		2,532	1,441			
	UNIT F	UNIT E	2,791	3,481					
7		UNIT B			2,657		2.0 spaces per units for units above 1,201 = 5 UNITS		10
		UNIT D	UNIT C		2,532	1,441			
	UNIT F	UNIT E	2,791	3,481					
6		UNIT A (PH)			2,657		2.0 spaces per units for units above 1,201 = 6 UNITS		12
		UNIT D	UNIT C		2,532	1,441			
	UNIT F	UNIT E	2,060	3,481					
5		UNIT A			2,657		2.0 spaces per units for units above 1,201 = 6 UNITS		12
		UNIT D	UNIT C		2,532	1,441			
	UNIT F	UNIT E	2,060	3,481					
4		UNIT A			2,657		2.0 spaces per units for units above 1,201 = 6 UNITS		12
		UNIT D	UNIT C		2,532	1,441			
	UNIT F	UNIT E	2,060	3,481					
3		UNIT A			2,657		2.0 spaces per units for units above 1,201 = 6 UNITS		12
		UNIT D	UNIT C		2,532	1,441			
	UNIT F	UNIT E	2,060	3,481					
2		UNIT A			2,657		2.0 spaces per units for units above 1,201 = 3 UNITS		6
		UNIT E			3,314				
	UNIT A	LOBBY	2,767	N/A					
1		LOBBY			N/A		2.0 spaces per units for units above 1,201 = 1 UNIT		2
	SPAYGYM	CAFÉ	N/A	16 SEATS					
Sub Total parking required									
Basement		Trash	Bikes		N/A	N/A		N/A	Guest parking: Required parking + 10%
Total residential parking required									
130									

# OF PARKING SPACES BY USE				
	Area type	# of spaces required	# of units	TOTAL Parking Required
	Residential Units	2.0 spaces per units for units above 1,200	59	118
	Bar CAFÉ	1 space per 4 seats	16	4
	Guest parking	Guest parking: Required parking = 118 + 10%	118	12
Grand Total parking required				134

Monad Terrace		UNIT AREAS					
LEVEL		Unit A	Unit B	Unit C	Unit D	Unit E	Total Size (SF)
1		3,036					3,036
2		3,239	2,702			2,602	8,543
3		3,218	2,702	1,436	2,472	2,076	14,506
4		3,156	2,702	1,436	2,472	2,076	14,444
5		2,600	2,702	1,436	2,472	2,076	13,888
6			2,702	1,436	2,472	2,076	15,924
7		4,636	2,702	1,436	2,472	2,076	11,288
8			2,702	1,436	2,472	2,076	11,288
9			2,702	1,436	2,472	2,076	11,288
10			2,702	2,006	2,472	2,076	11,858
11			2,702	2,006	4,006		11,316
12			2,702	2,006	4,006		11,316
13 (PENTHOUSE)			4,300		5,925	2,672	12,897
14 (ROOF DECK)							
15 (UPPER ROOF)							
							151,592

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:	1300 Monad Terrace		
2	Board and File numbers:			
3	Folio number(s):	02-3233-010-0070/02-3233-010-0020/02-3233-010-0010/02-3233-010-0080/02-3233-010-0030/02-3233-010-0050/02-3233-010-0040/02-3233-010-0060/02-3233-010-0090/02-3233-010-0100/02-3233-010-0110/02-3233-010-0120/02-3233-010-0130/02-3233-010-0140		
4	Year constructed:	N/A	Zoning District:	RM-3 Residential Multifamily, High Intensity
5	Based Floor Elevation:		Grade Value in NGVD:	
6	Adjusted grade (Flood+Grade/2)		Lot Area:	70,316 SF (1.61 Acres)
7	Lot Width	150'-0"	Lot Depth:	469'-11"
8	Minimum Unit Size	1,437 SF	Average Unit Size:	2,683 SF
9	Existing User	N/A	Proposed Use:	Residential
10	Height	Maximum 150'-0"	Existing	Proposed
11	Number of Stories	16	N/A	149'-0"
12	FAR	2.75	N/A	13
13	Gross Square Footage (Floor Area)	193,369	N/A	2.75
14	Square Footage by use	N/A	N/A	193,023
15	Number of Units Residential	N/A	N/A	
16	Number of Units Hotel	N/A	N/A	59
17	Number of Seats	N/A	N/A	0
18	Occupancy Load	N/A	N/A	0
	Setbacks	Required	Existing	Proposed
	Subterranean:			Deficiencies
19	Front Setback:	20'-0"	N/A	20'-0"
20	Side Setback (NORTH): 5' OR 5% of Lot Width, or whichever is greater	LOT WIDTH; 150'-0" = 7'-6"	N/A	149'-0"
21	Side Setback (SOUTH): 5' OR 5% of Lot Width, or whichever is greater	LOT WIDTH; 150'-0" = 7'-6"	N/A	13
22	Rear Setback:	0'	N/A	2.75
	Pedestal			
23	Front Setback:	20'-0"	N/A	193,023
	Side Setback (NORTH):	Sum of the side yards shall equal 16% of lot width; Minimum 7.5' or 8% whichever is greater" = 12'-0"	N/A	
24	Side Setback (SOUTH):	Sum of the side yards shall equal 16% of lot width; Minimum 7.5' or 8% whichever is greater" = 12'-0"	N/A	
25	Rear Setback:	10% of lot depth =47'-0"	N/A	
30	Tower		N/A	
31	Front Setback:	Max 50'-0"	N/A	
32	Side Setback (NORTH):	The required pedestal setback plus 0.10 of the height of the Tower portion of the building. The total required setback shall not exceed 50' =22'-0"	N/A	
	Side Setback (SOUTH):	The required pedestal setback plus 0.10 of the height of the Tower portion of the building. The total required setback shall not exceed 50' =22'-0"	N/A	
33		15% of Lot Depth = 70'-6"	N/A	
35	Rear Setback:		N/A	
	Parking	Required	Existing	Proposed
39	Parking District	1	N/A	Deficiencies
40	Total # of parking spaces	134	N/A	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	-	N/A	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	-	N/A	
43	Parking Space Dimensions	Valet Tandem 8.5'X16' Standard: 8.5'X18' Handicap: 17'X18'	N/A	
44	Parking Space Configurations (45o,60o,90o,Parallel)	-	N/A	
45	ADA Spaces	5	N/A	
46	Tandem Spaces		N/A	
47	Drive Aisle Width	Two way:22'-0" One Way:11'-0"	N/A	
48	Valet Drop off and pick up		N/A	
49	Loading zones and Trash collection areas	2 loading	N/A	
50	Bike Racks	1 per unit = 51	N/A	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	
52	Total # of Seats	N/A	N/A	16	
53	Total # of Seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
54	Total Occupant Content	N/A	N/A	16	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

56	Is this a contributing building?	NO
57	Located within a Local Historic District?	NO

Notes: If not applicable write N/A
All other data information may be required and presented like the above format.

- FAR adjustments
- Quantity of Units modified from 53 to 59 Units
- Adjusted number of parking spots

MIAMI BEACH

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

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #

Zoning Information

1

Address:

1300 Monad Terrace

2

Board and File numbers:

3

Folio number(s):

02-3233-010-0070/02-3233-010-0020/02-3233-010-0010/02-3233-010-0080/02-3233-010-0030/02-3233-010-0050/02-3233-010-0040/02-3233-010-0060/02-3233-010-0090/02-3233-010-0100/02-3233-010-0110/02-3233-010-0120/02-3233-010-0130/02-3233-010-0140

4

Year constructed:

N/A

Zoning District:

RM-3 Residential Multifamily, High Intensity

5

Based Floor Elevation:

Grade Value in NGVD:

6

Adjusted grade (Flood+Grade/2)

Lot Area:

70,316 SF (1.61 Acres)

7

Lot Width

150'-0"

Lot Depth:

469'-11"

8

Minimum Unit Size

1,300 SF

Average Unit Size:

2,683 SF

9

Existing User

N/A

Proposed Use:

Residential

10

Height

150'-0"

Existing

N/A

Proposed

149'-0"

Deficiencies

-

11

Number of Stories

16

N/A

13

-

12

FAR

2.75

N/A

2.75

-

13

Gross Square Footage (Floor Area)

193,369

N/A

193,023

-

14

Square Footage by use

N/A

N/A

N/A

-

15

Number of Units Residential

N/A

N/A

51

-

16

Number of Units Hotel

N/A

N/A

0

-

17

Number of Seats

N/A

N/A

0

-

18

Occupancy Load

N/A

N/A

N/A

-

Setbacks

Required

Existing

Proposed

Deficiencies

Subterranean:

19

Front Setback:

20'-0"

N/A

20'-0"

-

20

Side Setback (NORTH): 5' OR 5% of Lot Width, or whichever is greater

LOT WIDTH; 150'-0" = 7'-6"

N/A

8'-2"

-

21

Side Setback (SOUTH): 5' OR 5% of Lot Width, or whichever is greater

LOT WIDTH; 150'-0" = 7'-6"

N/A

7'-6"

-

22

Rear Setback:

0'

N/A

46'-8"

-

Pedestal

23

Front Setback:

20'-0"

N/A

93'-0"

-

24

Side Setback (NORTH):

Sum of the side yards shall equal 16% of lot width; Minimum 7.5' or 8% whichever is greater" = 12'-0"

N/A

17'-7"

-

25

Side Setback (SOUTH):

Sum of the side yards shall equal 16% of lot width; Minimum 7.5' or 8% whichever is greater " = 12'-0"

N/A

22'-1"

-

30

Rear Setback:

10% of lot depth =47'-0"

N/A

77'-7"

-

Tower

31

Front Setback:

Max 50'-0"

N/A

93'-0"

-

32

Side Setback (NORTH):

The required pedestal setback plus 0.10 of the height of the Tower portion of the building. The total required setback shall not exceed 50' ~22'-0"

N/A

22'-0"

-

33

Side Setback (SOUTH):

The required pedestal setback plus 0.10 of the height of the Tower portion of the building. The total required setback shall not exceed 50' ~22'-0"

N/A

22'-1"

-

35

Rear Setback:

15% of Lot Depth = 70'-6"

N/A

88'-4"

-

Parking

Required

Existing

Proposed

Deficiencies

39

Parking District

1

N/A

-

40

Total # of parking spaces

121

N/A

121

-

41

of parking spaces per use (Provide a separate chart for a breakdown calculation)

-

N/A

See separate chart

-

42

of parking spaces per level (Provide a separate chart for a breakdown calculation)

-

N/A

See separate chart

-

43

Parking Space Dimensions

Valet Tandem 8.5'X16'
Standard: 8.5'X18' Handicap: 17'X18'

N/A

Standard: 8.5'X18'
Handicap: 17'X18'

-

44

Parking Space Configurations (450,600,900,Parallel)

-

N/A

900

-

45

ADA Spaces

5

N/A

5

-

46

Tandem Spaces

N/A

53

-

47

Drive Aisle Width

Two way:22'-0" One Way:11'-0"

N/A

Two way = 22'-0" One Way=11'-0"

-

48

Valet Drop off and pick up

N/A

Provided

-

49

Loading zones and Trash collection areas

2 loading

N/A

2

-

50

Bike Racks

1 per unit = 51

N/A

51

-

Restaurants, Cafes, Bars, Lounges, Nightclubs

Required

Existing

Proposed

Deficiencies

51

Type of use

N/A

N/A

N/A

-

52

Total # of Seats

N/A

N/A

16

-

53

Total # of Seats per venue (Provide a separate chart for a breakdown calculation)

N/A

N/A

N/A

-

54

Total Occupant Content

N/A

N/A

16

-

55

Occupant content per venue (Provide a separate chart for a breakdown calculation)

N/A

N/A

N/A

-

56

Is this a contributing building?

NO

57

Located within a Local Historic District?

NO

Notes: If not applicable write N/A
All other data information may be required and presented like the above format.

# OF PARKING SPACES REQUIRED BY LEVEL										
LEVEL	UNIT CONFIGURATION				UNIT AREAS SF				DISTRICT 1 ALLOWED	TOTAL Parking required per level
15			UPPER RF		N/A		N/A		N/A	-
			UPPER RF							
	UPPER RF		N/A		N/A					
14			RF DECK		N/A		N/A		N/A	-
			RF DECK							
	RF DECK		N/A		N/A					
13			UNIT B (PH)		2,300		2,000		2.0 spaces per units for units above 1,201 = 4 UNITS	8
			UNIT C (PH)							
	UNIT E (PH)		UNIT D (PH)		2,444		3,481			
12			UNIT B		2,300		2,000		2.0 spaces per units for units above 1,201 = 4 UNITS	8
			UNIT C							
	UNIT E		UNIT D		2,499		3,481			
11			UNIT B		2,300		2,000		2.0 spaces per units for units above 1,201 = 4 UNITS	8
			UNIT C							
	UNIT E		UNIT D		2,559		3,481			
10			UNIT B		2,300		2,000		2.0 spaces per units for units above 1,201 = 4 UNITS	8
			UNIT C							
	UNIT E		UNIT D		2,617		3,481			
9			UNIT B		2,300		2,000		2.0 spaces per units for units above 1,201 = 4 UNITS	8
			UNIT C							
	UNIT E		UNIT D		2,675		3,481			
8	UPPER RF		UNIT B		2,300		2,000		2.0 spaces per units for units above 1,201 = 4 UNITS	8
			UNIT C							
	UNIT E		UNIT D		2,715		3,481			
7	RF DECK		UNIT B		2,300		2,000		2.0 spaces per units for units above 1,201 = 4 UNITS	8
			UNIT C							
	UNIT E		UNIT D		2,791		3,481			
6			UNIT B		2,300		2,000		2.0 spaces per units for units above 1,201 = 4 UNITS	8
			UNIT C							
	UNIT E		UNIT D		2,849		3,481			
5	UNIT A (PH)		UNIT B		4,101		2,300		2.0 spaces per units for units above 1,201 = 5 UNITS	10
			UNIT C							
	UNIT E		UNIT D		3,087		3,481			
4	UNIT A		UNIT B		2,647		2,300		2.0 spaces per units for units above 1,201 = 5 UNITS	10
			UNIT C							
	UNIT E		UNIT D		3,150		3,481			
3	UNIT A		UNIT B		2,702		2,300		2.0 spaces per units for units above 1,201 = 5 UNITS	10
			UNIT C							
	UNIT E		UNIT D		3,210		3,481			
2	UNIT A		UNIT B		2,737		2,300		2.0 spaces per units for units above 1,201 = 5 UNITS	10
			UNIT C							
	UNIT E		UNIT D		3,314		3,481			
1	UNIT A		LOBBY		2,767		N/A		2.0 spaces per units for units above 1,201 = 1 UNIT	2
			CAFÉ							
	SPAYGYM		LOBBY		N/A		N/A			
Sub Total parking required										
Basement		Trash	Bikes		N/A	N/A		N/A	Guest parking: Required parking + 10%	11.0
Grand Total parking required										117

# OF PARKING SPACES BY USE					
	Area type	# of spaces required	# of residential units	TOTAL Parking Required	Deficiencies
	Residential Units	2.0 spaces per units for units above 1,200	53	106	-
	Bar CAFÉ	1 space per 4 seats		4	
	Guest parking	Guest parking: Required parking = 150 + 10%		11	-
Grand Total parking required				121	

Monad Terrace								
LEVEL	Unit A	Unit B	Unit C	Unit D	Unit E			Total Size (SF)
1	2,767							2,767
2	2,737	2,300	2,000	3,481	3,314			13,832
3	2,702	2,300	2,000	3,481	3,210			13,693
4	2,647	2,300	2,000	3,481	3,150			13,578
5	4,101	2,300	2,000	3,481	3,087			14,969
6		2,300	2,000	3,481	2,849			10,630
7		2,300	2,000	3,481	2,791			10,572
8		2,300	2,000	3,481	2,715			10,496
9		2,300	2,000	3,481	2,675			10,456
10		2,300	2,000	3,481	2,617			10,398
11		2,300	2,000	3,481	2,559			10,340
12		2,300	2,000	3,481	2,499			10,280
13 (PENTHOUSE)		2,300	2,000	3,481	2,444			10,225
14 (ROOF DECK)								0
15 (UPPER ROOF)								0

FAR AREA CALCULATIONS	
LEVEL	FAR AREAS
15	0
14	3,297 SF
13	12,764 SF
12	12,822 SF
11	12,890 SF
10	12,826 SF
9	12,761 SF
8	12,696 SF
7	14,382 SF
6	15,902 SF
5	15,591 SF
4	16,183 SF
3	16,913 SF
2	17,035 SF
1	15,250 SF
BASEMENT	3,084 SF
TOTAL FAR	194,396 SF

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MIAMI BEACH, FL.
Project Data

OWNER

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Owner LLC
c/o JDS Development
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Kimley - Horn
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Tel: [+1]

- Building A modified from 6 Stories to 7 Stories for relocated unit
- Building A massing modified to create continuous facade



01/05/2017
DATE

SHEET NUMBER SCALE

6 Proposed

OWNER

**Monad Terrace Property
Owner LLC**
**c/o JDS Development
Group**
104 Fifth Avenue
New York, NY 10011
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Tel: [+1] 305-673-2025

1300 MONAD TERRACE
MIAMI BEACH, FL.
**Rendered view from
Biscayne Bay**



1300 MONAD TERRACE
MIAMI BEACH, FL.
Rendered view from
Biscayne Bay

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c/o JDS Development
Group
104 Fifth Avenue
New York, NY 10011
Tel: [+1] 212-974-2844

ARCHITECTURAL/ LANDSCAPE
DESIGNER

AteliersJeanNouvel
10 Cité d'Angoulême
75011 Paris - France
Tel: [+33] 1 49 23 83 83

EXECUTIVE ARCHITECT

Kobi Karp Architecture
and Interior Design
2915 Biscayne Boulevard
Suite 200
Miami, FL 33137
Tel: [+1] 305-573-1818
License #AR0012578

EXECUTIVE LANDSCAPE ARCHITECT /
CIVIL ENGINEER /TRAFFIC ENGINEER

Kimley - Horn
1221 Brickell Ave.
Suite 400
Miami, FL 33131
Tel: [+1] 305-673-2025

01/05/2017
DATE
A 1.22

SHEET NUMBER SCALE

• Building A modified from 6 Stories to 7 Stories



01/05/2017

DATE

SHEET NUMBER

SCALE

8 Proposed

OWNER

**Monad Terrace Property
Owner LLC**
**c/o JDS Development
Group**
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New York, NY 10011
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DESIGNER

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1300 MONAD TERRACE

MIAMI BEACH, FL
Interior (private)
Facade rendering



1300 MONAD TERRACE
MIAMI BEACH, FL.
Interior (private)
Facade rendering

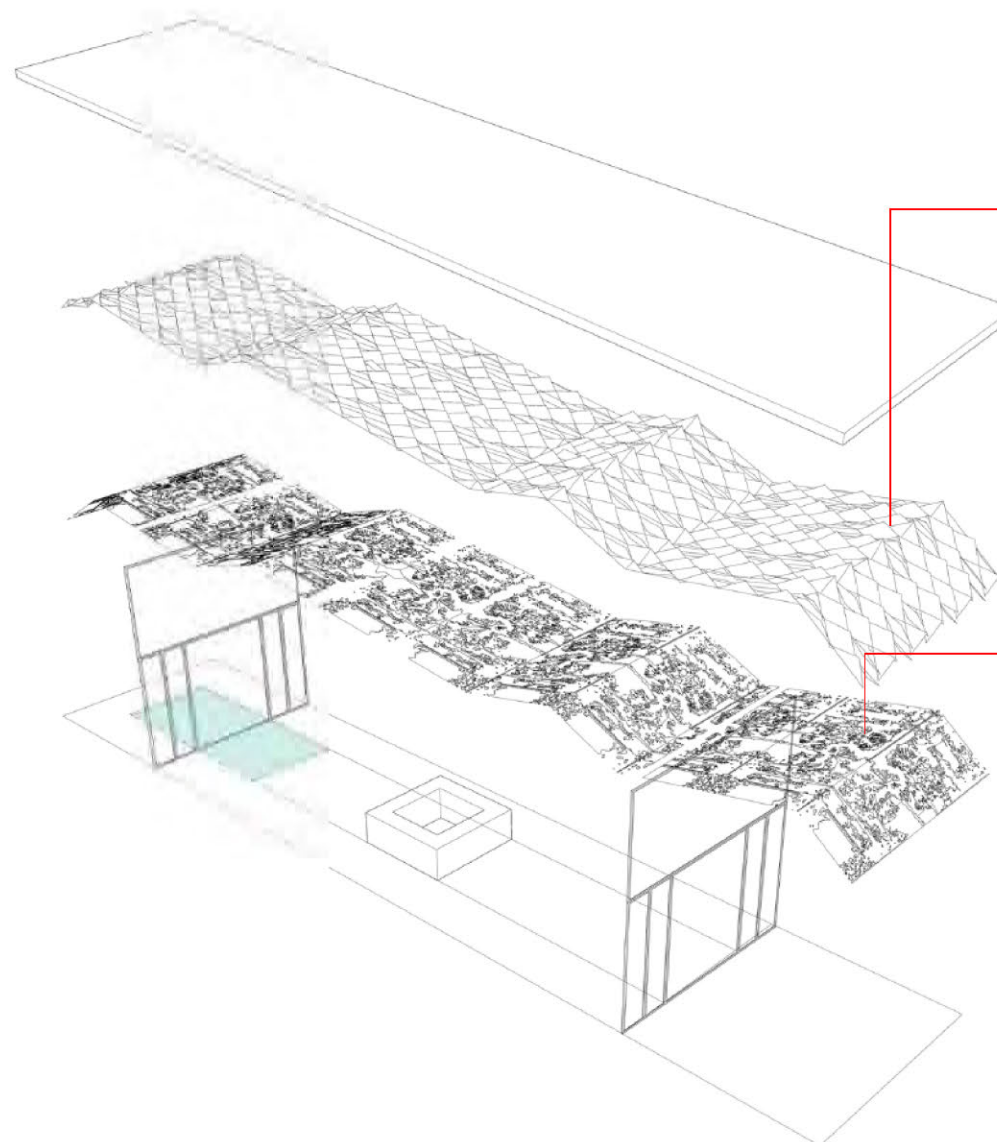
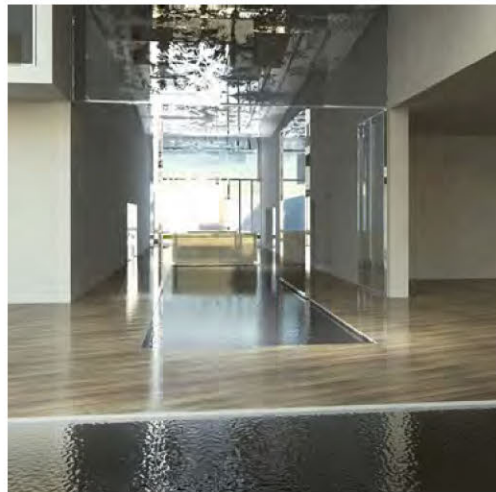
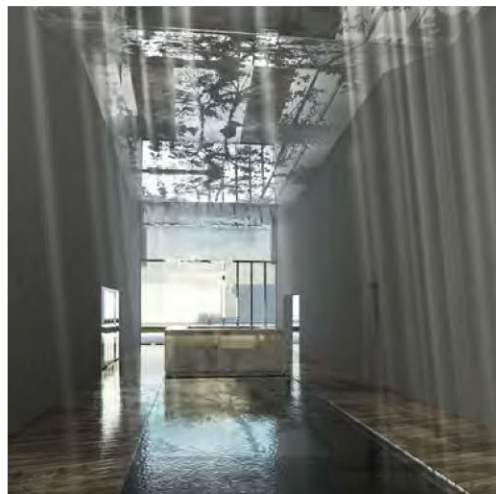
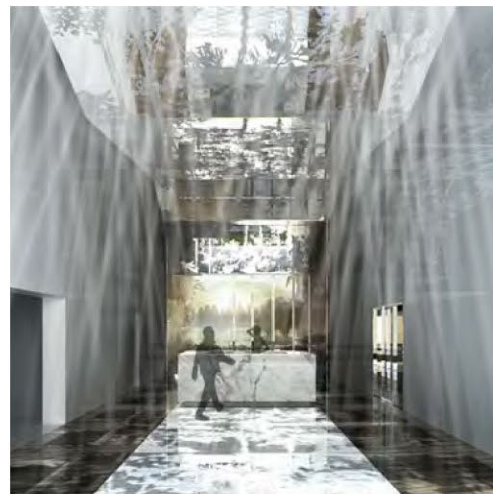
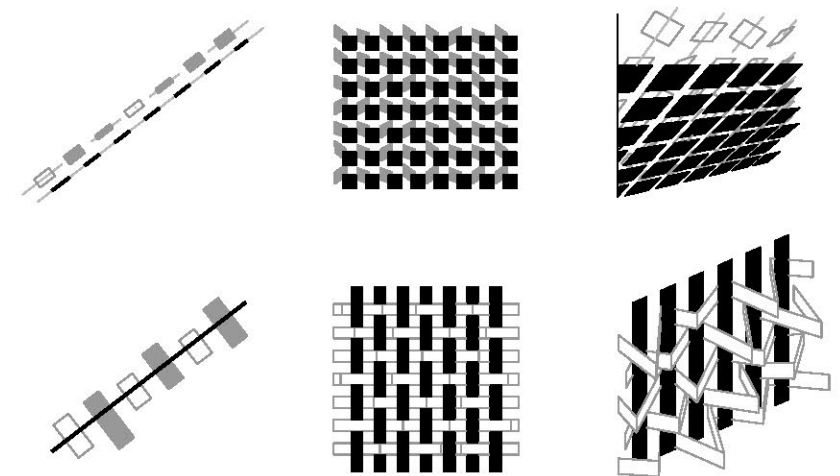
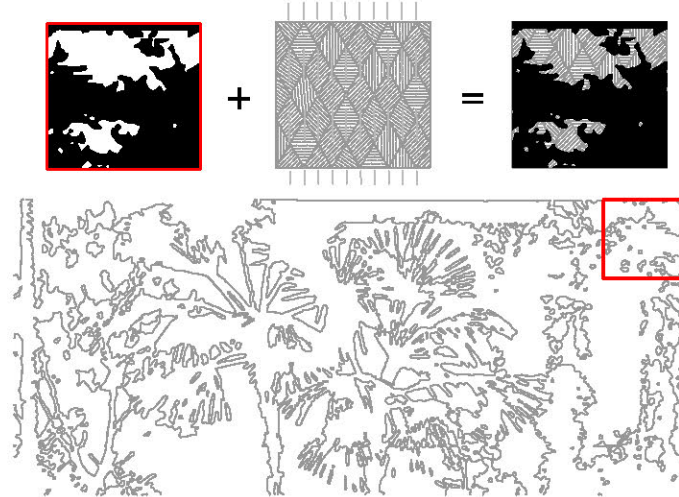
OWNER
**Monad Terrace Property
Owner LLC**
**c/o JDS Development
Group**
104 Fifth Avenue
New York, NY 10011
Tel: [+1] 212-974-2844

ARCHITECTURAL/ LANDSCAPE
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10 Cité d'Angoulême
75011 Paris - France
Tel: [+33] 1 49 23 83 83

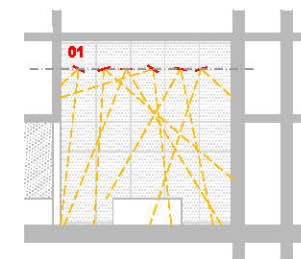
EXECUTIVE ARCHITECT
**Kobi Karp Architecture
and Interior Design**
2915 Biscayne Boulevard
Suite 200
Miami, FL 33137
Tel: [+1] 305-573-1818
License #AR0012578

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CIVIL ENGINEER /TRAFFIC ENGINEER
Kimley - Horn
1221 Brickell Ave.
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Miami, FL 33131
Tel: [+1] 305-673-2025

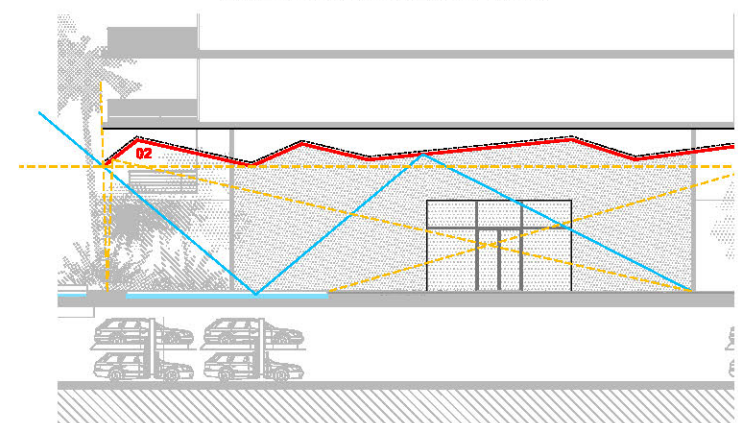
01/05/2017
DATE
A 6.05
SHEET NUMBER SCALE



01 REFLECTIVE PANELS
ROTATION AXIS NORTH-SOUTH
REFLECT SUNSLIGHT ON SIDES (CROSS SECTION)



02 PERFORATED METAL CANOPY
FOLDED ALONG EAST-WEST AXIS
REFLECTS SUNLIGHT INTO THE LOBBY (LONGITUDINAL SECTION)
REFLECTS WATER ON THE LOBBY CEILING



01/05/2017

DATE

SHEET NUMBER

SCALE

10 Proposed

1

OWNER

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DESIGNER

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10 Cité d'Angoulême
75011 Paris - France
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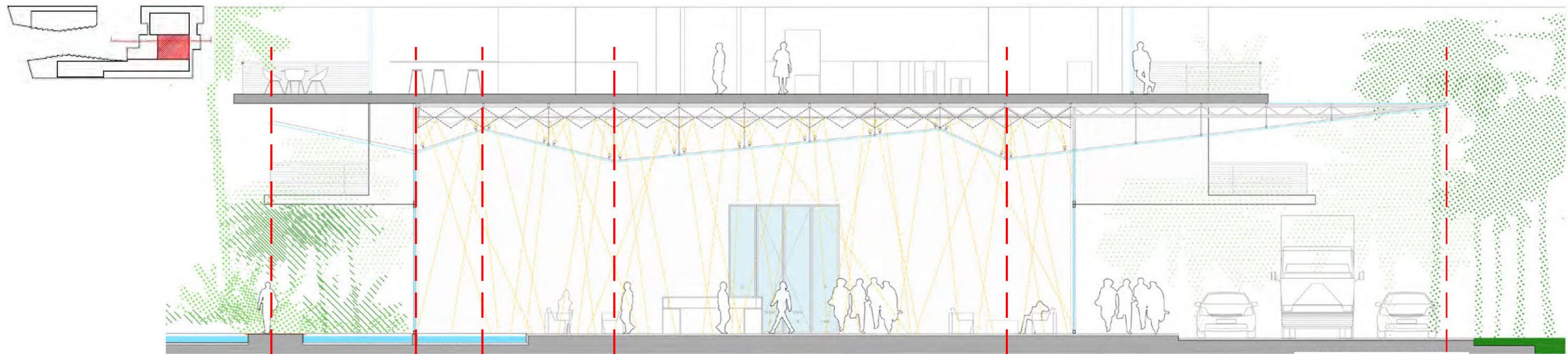
EXECUTIVE ARCHITECT

**Kobi Karp Architecture
and Interior Design**
2915 Biscayne Boulevard
Suite 200
Miami, FL 33137
Tel: [+1] 305-573-1818
License #AR0012578

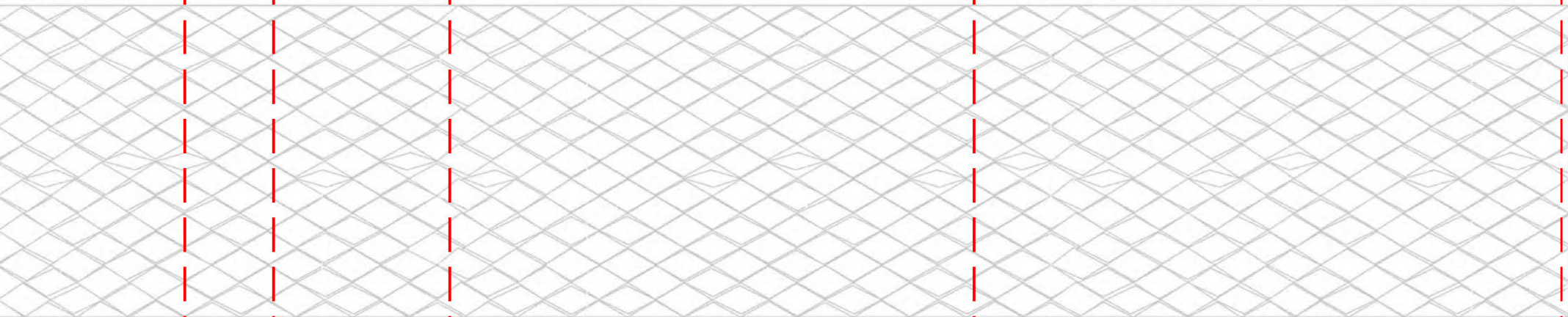
EXECUTIVE LANDSCAPE ARCHITECT /
CIVIL ENGINEER /TRAFFIC ENGINEER

Kimley - Horn
1221 Brickell Ave.
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Tel: [+1] 305-673-2025

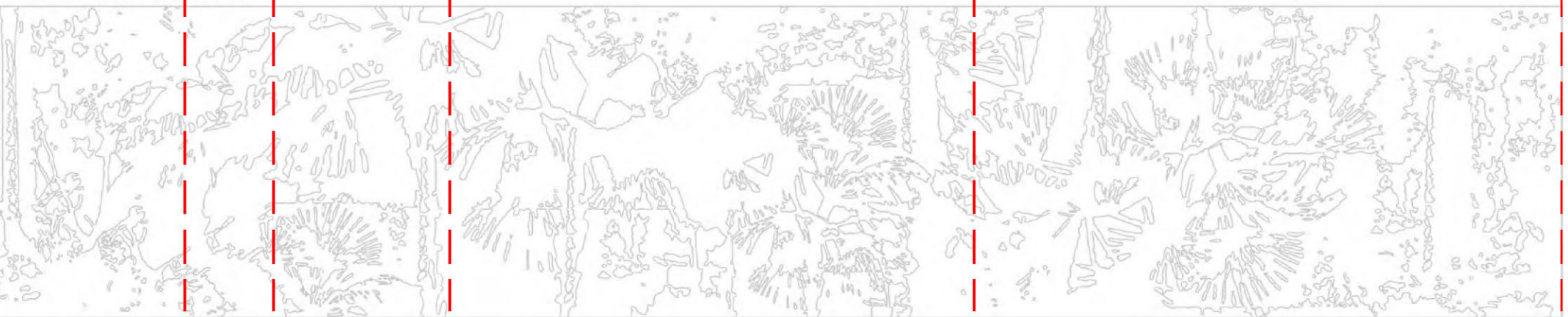
1300 MONAD TERRACE
MIAMI BEACH, FL
Lobby Visualization



REFLECTIVE PANELS



PERFORATED METAL CANOPY



01/05/2017

DATE

SHEET NUMBER

SCALE

12 Proposed

1

OWNER

**Monad Terrace Property
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c/o **JDS Development
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104 Fifth Avenue
New York, NY 10011
Tel: [+1] 212-974-2844

ARCHITECTURAL/ LANDSCAPE
DESIGNER

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10 Cité d'Angoulême
75011 Paris - France
Tel: [+33] 1 49 23 83 83

EXECUTIVE ARCHITECT

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License #AR0012578

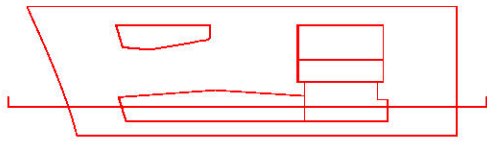
EXECUTIVE LANDSCAPE ARCHITECT /
CIVIL ENGINEER / TRAFFIC ENGINEER

Kimley - Horn
1221 Brickell Ave.
Suite 400
Miami, FL 33131
Tel: [+1] 305-673-2025

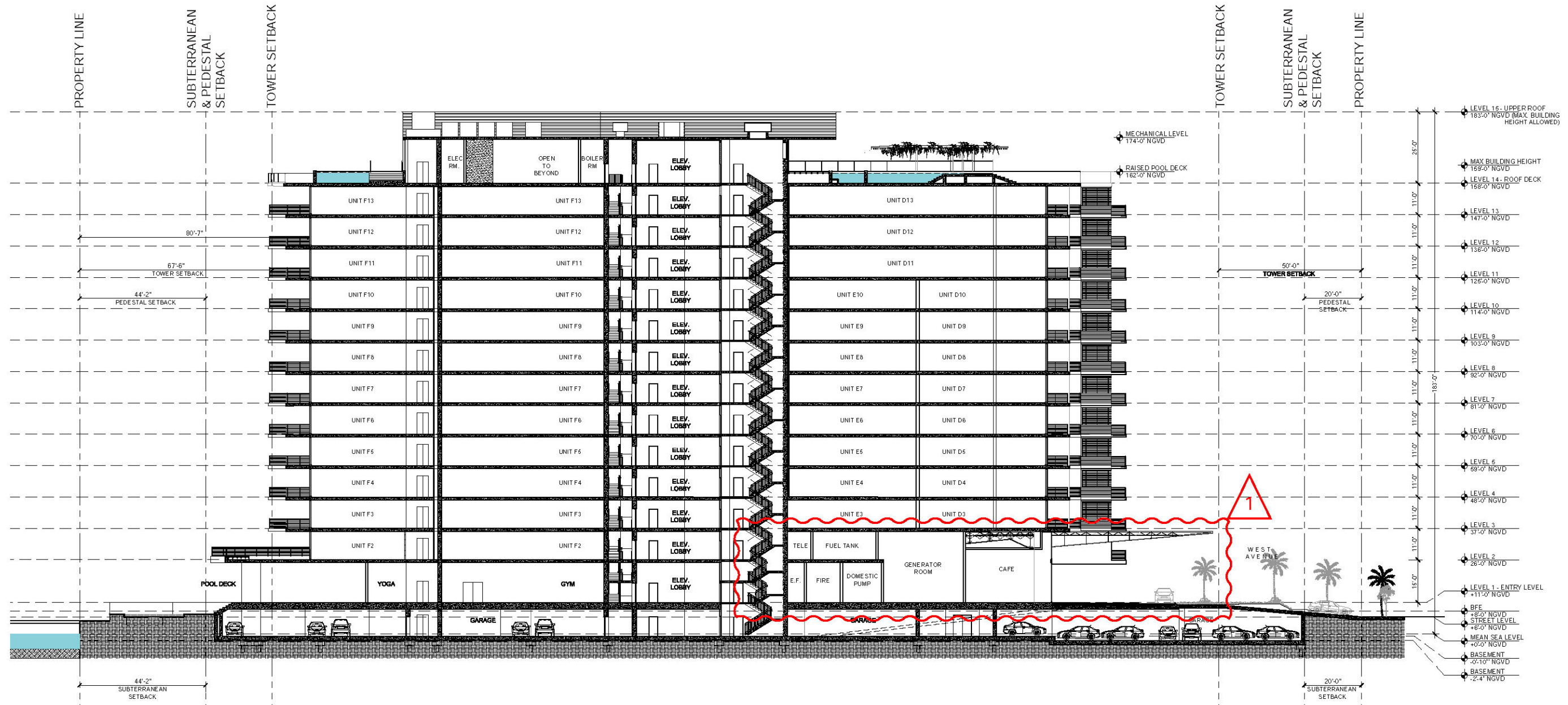
1300 MONAD TERRACE

MIAMI BEACH, FL

Lobby Visualization



- Double height lobby introduced that will allow for a greater transparency through the ground level to Biscayne Bay while enhancing the arrival experience
- Relocation of unit at SE corner of the building to reduce visibility of MEP from exterior of building and isolate units from mechanical spaces below



01/05/2017
DATE
A 5.00 1" = 40'
SHEET NUMBER SCALE

14 Proposed

OWNER

**Monad Terrace Property
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c/o JDS Development
Group
104 Fifth Avenue
New York, NY 10011
Tel: [+1] 212-974-2844

ARCHITECTURAL/ LANDSCAPE
DESIGNER

AteliersJeanNouvel
10 Cité d'Angoulême
75011 Paris - France
Tel: [+33] 1 49 23 83 83

EXECUTIVE ARCHITECT

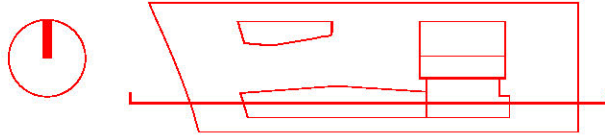
**Kobi Karp Architecture
and Interior Design**
2915 Biscayne Boulevard
Suite 200
Miami, FL 33137
Tel: [+1] 305-573-1818
License #AR0012578

EXECUTIVE LANDSCAPE ARCHITECT /
CIVIL ENGINEER / TRAFFIC ENGINEER

Kimley - Horn
1221 Brickell Ave.
Suite 400
Miami, FL 33131
Tel: [+1] 305-673-2025

1300 MONAD TERRACE

MIAMI BEACH, FL.
Section A
(E-W looking north)



1300 MONAD TERRACE
MIAMI BEACH, FL.
Section CC
(E-W looking north)

OWNER
**Monad Terrace Property
Owner LLC**
c/o JDS Development
Group
104 Fifth Avenue
New York, NY 10011
Tel: [+1] 212-974-2844

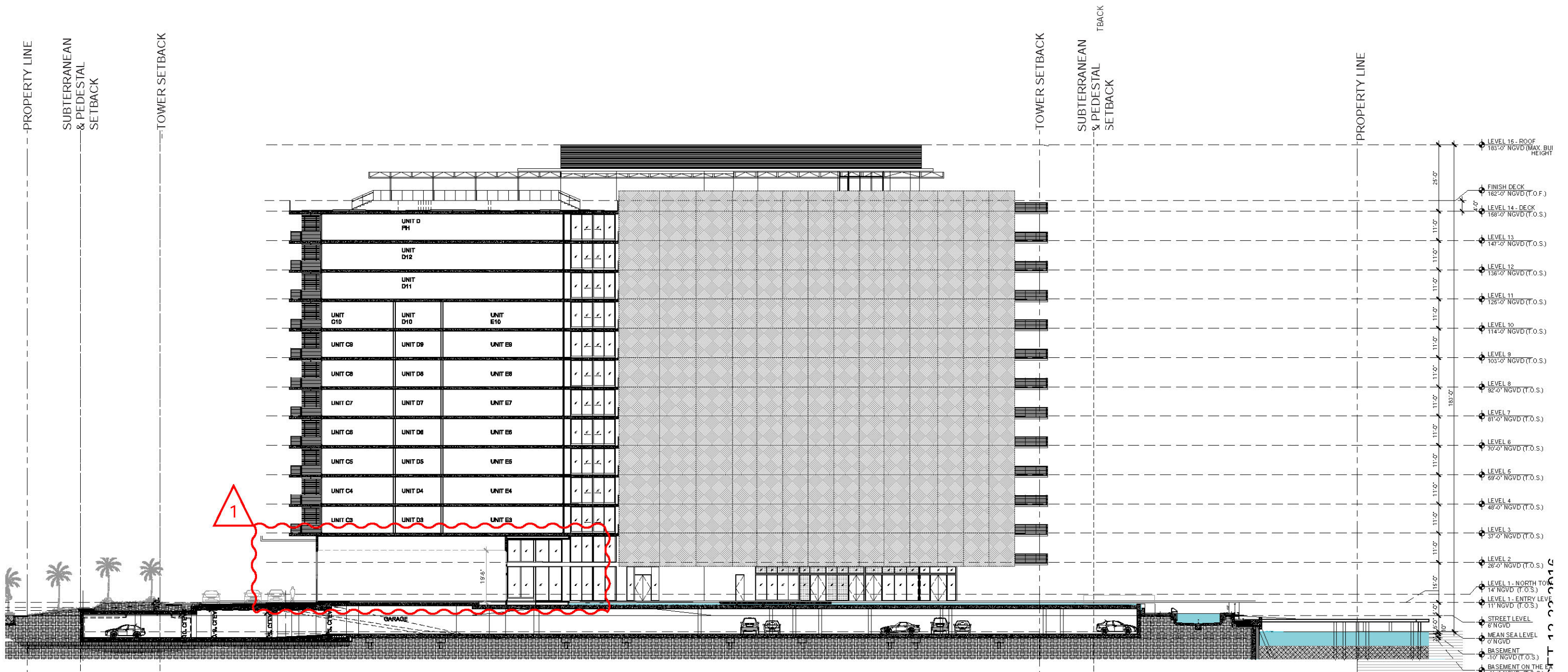
ARCHITECTURAL/ LANDSCAPE
DESIGNER
AteliersJeanNouvel
10 Cité d'Angoulême
75011 Paris - France
Tel: [+33] 1 49 23 83 83

EXECUTIVE ARCHITECT
Kobi Karp Architecture
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2915 Biscayne Boulevard
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CIVIL ENGINEER / TRAFFIC ENGINEER
Kimley - Horn
1221 Brickell Ave.
Suite 400
Miami, FL 33131
Tel: [+1] 305-673-2025

01/05/2017
DATE
A 4.09 **1"-40'**
SHEET NUMBER SCALE

Previously Approved 15



OWNER

**Monad Terrace Property
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Group**
104 Fifth Avenue
New York, NY 10011
Tel: [+1] 212-974-2844

ARCHITECTURAL/ LANDSCAPE
DESIGNER

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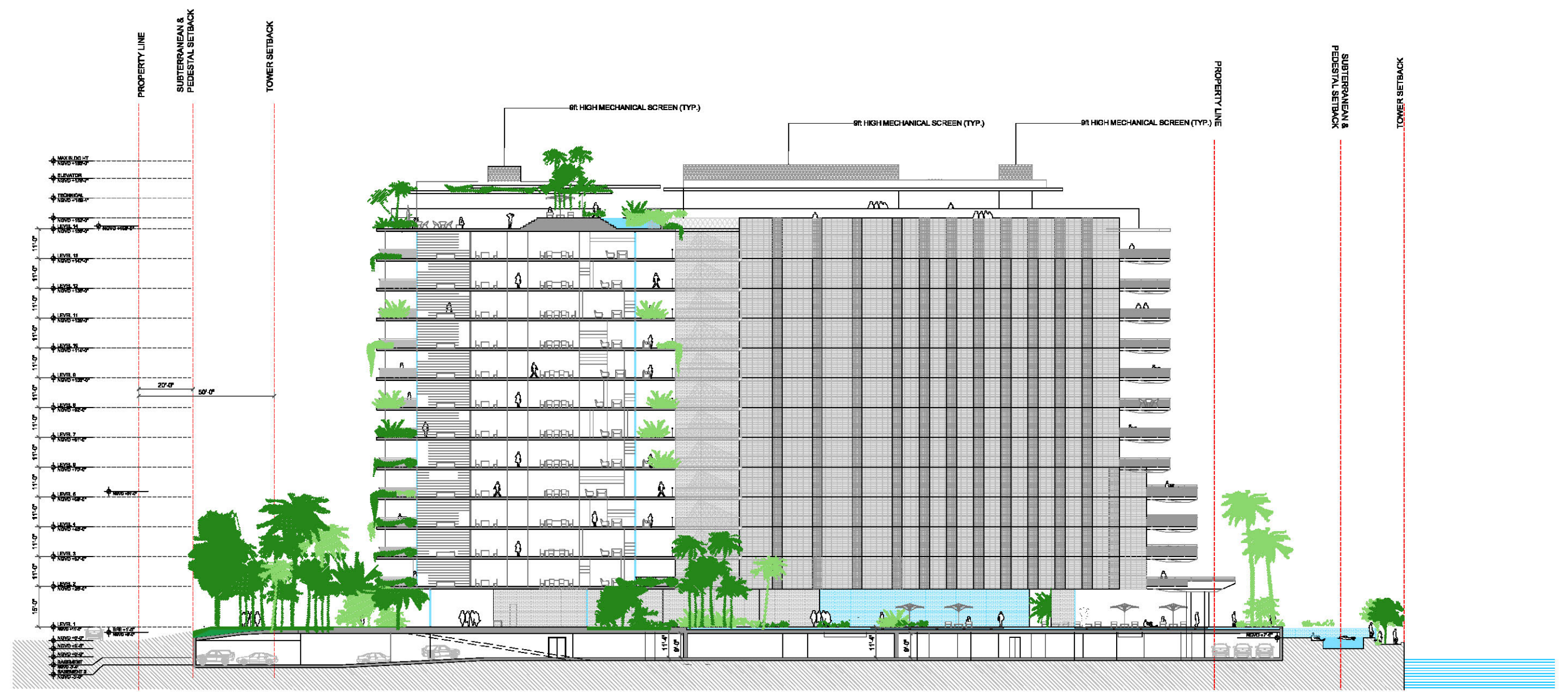
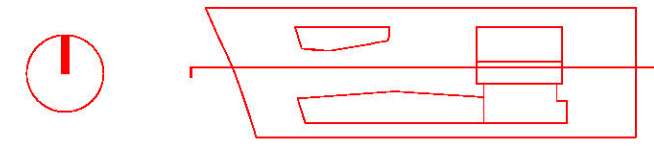
EXECUTIVE ARCHITECT

Kobi Karp Architecture
and Interior Design
2915 Biscayne Boulevard
Suite 200
Miami, FL 33137
Tel: [+1] 305-573-1818
License #AR0012578

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CIVIL ENGINEER /TRAFFIC ENGINEER

Kimley - Horn
1221 Brickell Ave.
Suite 400
Miami, FL 33131
Tel: [+1] 305-673-2025

1300 MONAD TERRACE
MIAMI BEACH, FL.
Lagoon South Section B



1300 MONAD TERRACE
MIAMI BEACH, FL.
Lagoon South Elevation

OWNER
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Group
104 Fifth Avenue
New York, NY 10011
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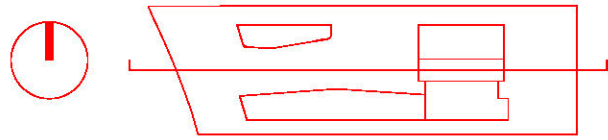
ARCHITECTURAL/ LANDSCAPE
DESIGNER
AteliersJeanNouvel
10 Cité d'Angoulême
75011 Paris - France
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EXECUTIVE ARCHITECT
Kobi Karp Architecture
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2915 Biscayne Boulevard
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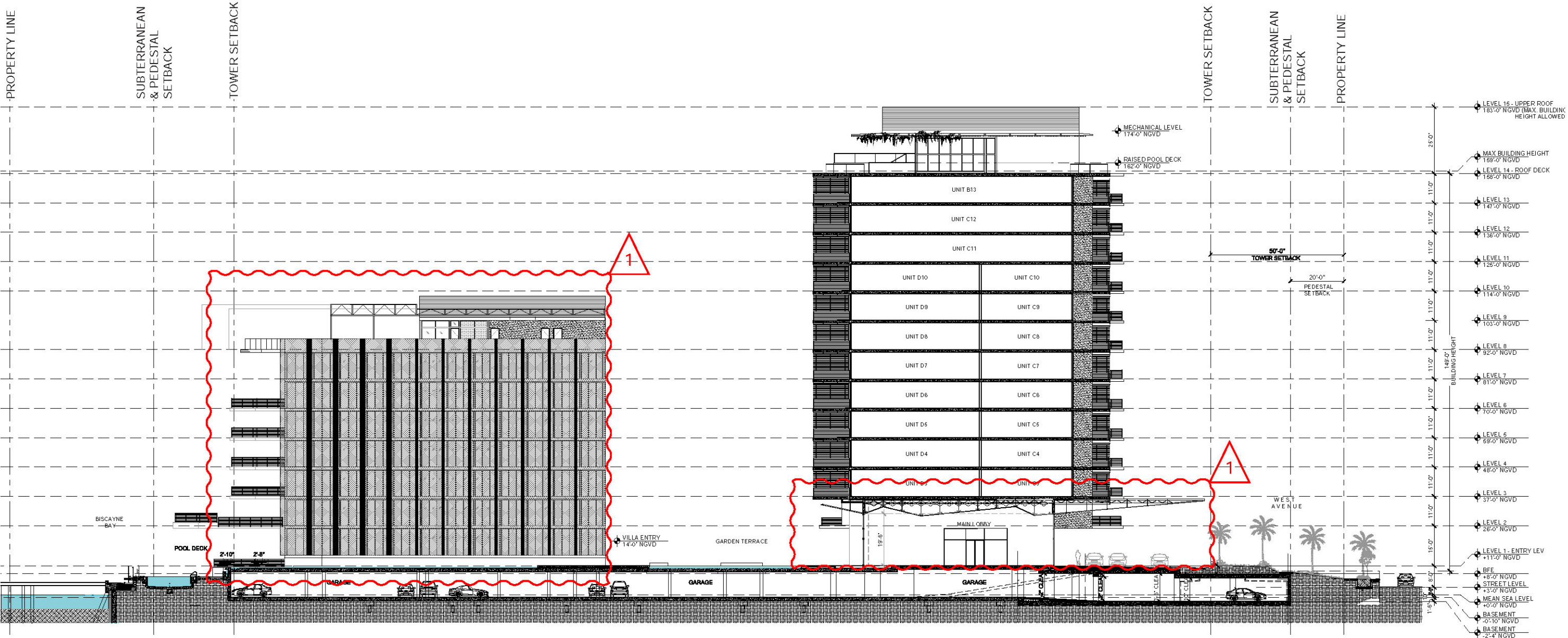
EXECUTIVE LANDSCAPE ARCHITECT /
CIVIL ENGINEER / TRAFFIC ENGINEER
Kimley - Horn
1221 Brickell Ave.
Suite 400
Miami, FL 33131
Tel: [+1] 305-673-2025

01/05/2017
DATE
A 5.04 1" - 40'
SHEET NUMBER SCALE

Previously Approved 17



- Building A – Modified to 7 stories
- Building A massing modified to create continuous facade
- Double height Lobby introduced that will allow for a greater transparency through the ground level to Biscayne Bay while enhancing the arrival experience.
- Sculptural lobby canopy introduced to provide sheltered porte cochere at drop off



01/05/2017
DATE
A 5.02 1" = 40'
SHEET NUMBER SCALE

18 Proposed

OWNER
**Monad Terrace Property
Owner LLC**
c/o JDS Development
Group
104 Fifth Avenue
New York, NY 10011
Tel: [+1] 212-974-2844

ARCHITECTURAL/ LANDSCAPE
DESIGNER
AteliersJeanNouvel
10 Cité d'Angoulême
75011 Paris - France
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EXECUTIVE ARCHITECT
**Kobi Karp Architecture
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EXECUTIVE LANDSCAPE ARCHITECT /
CIVIL ENGINEER /TRAFFIC ENGINEER
Kimley - Horn
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Miami, FL 33131
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1300 MONAD TERRACE
MIAMI BEACH, FL.
Section D
(E-W looking north)



1300 MONAD TERRACE
MIAMI BEACH, FL.
Section BB
(E-W looking north)

OWNER
**Monad Terrace Property
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104 Fifth Avenue
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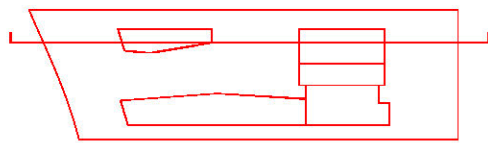
ARCHITECTURAL/ LANDSCAPE
DESIGNER
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10 Cité d'Angoulême
75011 Paris - France
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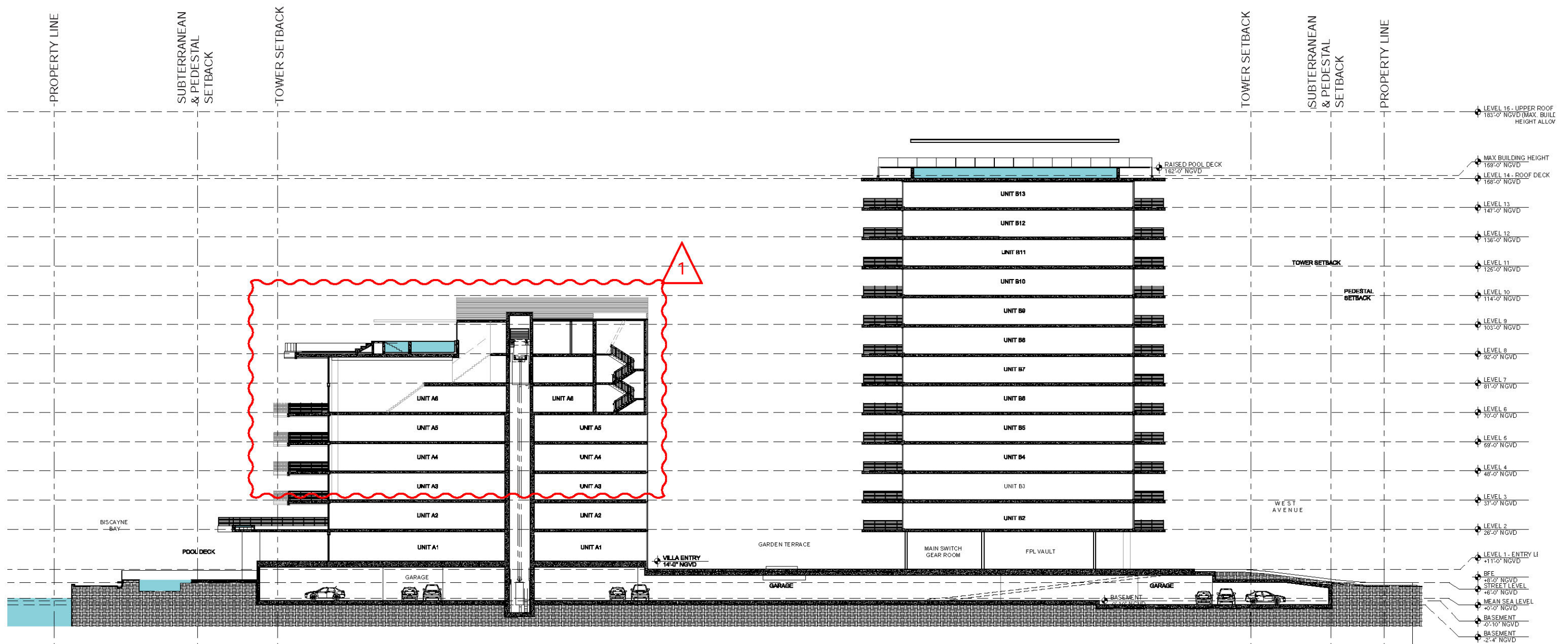
EXECUTIVE LANDSCAPE ARCHITECT /
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Kimley - Horn
1221 Brickell Ave.
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Tel: [+1] 305-673-2025

01/05/2017
DATE
A 4.10 **1"-40'**
SHEET NUMBER SCALE

Previously Approved 19



- Building A modified to 7 stories for relocated unit
- Building A massing modified to create continuous facade



01/05/2017
DATE
A 5.03 1" = 40'
SHEET NUMBER SCALE

20 Proposed

OWNER
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1300 MONAD TERRACE
MIAMI BEACH, FL.
Section A
(E-W looking north)