PB23-0629 SEPTEMBER 26, 2023

1665-1667 WASHINGTON AVE, MIAMI BEACH, FL 33139



SCOPE OF WORK

ADDED 1670-1666 JAMES TO PROJECT AREA. ADDED AVAILABLE FAR TO PROPOSED 1665-1667 WASHINGTON AVENUE, ELIMINATED LEVEL 4-6 OF PARKING AND CONVERTED TO OFFICE SPACE

PROPOSED

Rev.	Date	Rev.	Date

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PB23-0629 FINAL SUBMISSION

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

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

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

Structural:
Name YHE Engineering
Address 99 NW 27 Avenue
Address Miami, FL 33131
Tel: (305) 969-9423
Email yh@yhengineering.com

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

Architect:
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571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA
Kobi Karp
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07.01.2022 PB22-0503 SUBMITTAL

1665-1667 WASHINGTON AVE, MIAMI BEACH, FL 33139

APPROVED PB22-0503

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A0.02	PROJECT DATA
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A0.04	CONTEXT VIEWS
A0.05	CONTEXT VIEWS
A0.06	CONTEXT VIEWS
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A0.21	CONTEXT SOUTH ELEVATION
A0.70	EXTERIOR RENDERING
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A0.72	EXTERIOR RENDERING
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A0.74	EXTERIOR RENDERING
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A1.12	PROPOSED FAR LEVEL 3
A1.13	PROPOSED FAR LEVEL 4
A1.14	PROPOSED FAR LEVEL 5
A1.15	PROPOSED FAR LEVEL 6
A1.16	PROPOSED FAR ROOF
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A3.00 .1	PROPOSED GROUND LEVEL ENLARGED
A3.01	PROPOSED LEVEL 2
A3.01.1	PROPOSED LEVEL 2 ENLARGED
A3.02	PROPOSED LEVEL 3
A3.02.1	PROPOSED LEVEL 3 ENLARGED
A3.03	PROPOSED LEVEL 4
A3.03.1	PROPOSED LEVEL 4 ENLARGED
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A3.04.1	PROPOSED LEVEL 5 ENLARGED
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A3.05.1	PROPOSED LEVEL 6 ENLARGED
A3.06	PROPOSED ROOF PLAN
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A2.27	PROPOSED ROOF PLAN

LANDSCAPE PLANS	
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L-2	ILLUSTRATIVE SITE PLAN
L-2.1	ILLUSTRATIVE PLAN ROOFTOP
L-5	PLANTING PLAN GROUND + SCHEDULE + LEGEND
L-5.1	PLANTING PLAN ROOFTOP + SCHEDULE
L-5.2	PLANTING DETAILS

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A0.06	CONTEXT VIEWS
A0.07	CONTEXT VIEWS
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A0.72	EXTERIOR RENDERING
A0.73	EXTERIOR RENDERING
A0.74	INTERIOR RENDERING
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L-2.1	ILLUSTRATIVE PLAN ROOFTOP
L-5	PLANTING PLAN GROUND + SCHEDULE + LANDSCAPE LEGEND
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L-5.2	PLANTING DETAILS
L-5.3	GENERAL LANDSCAPE NOTES

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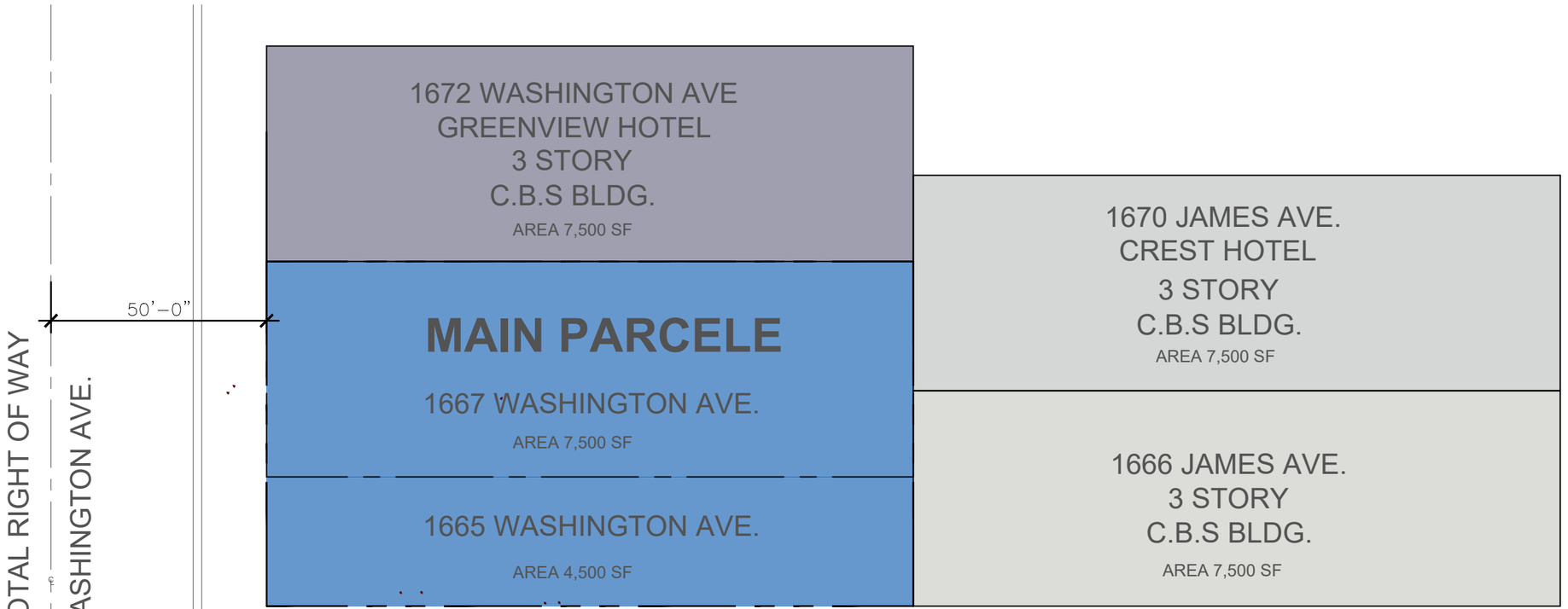
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APPROVED PB22-0503



1 OVERALL PARCEL PLAN
Scale: 1" = 30'-0"

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EXISTING FAR DIAGRAMS

Date	09-26-2023	Sheet No.	A0.01A
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Project	2132		

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:	VARIES			Zoning District:				**CD-3 Commercial, High Intensity Distirct**			
5	Historic Designation	Local: Museum Historic District			FAR: 2.75							
		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:	VARIES	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							

		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**		
16	Existing Use:	**OFFICE/COMMERCIAL**	**HOTEL**	**HOTEL**	HOTEL		

		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	
		ALLOWED	**EXISTING**	**PROPOSED**	**ALLOWED**	**EXISTING**	**PROPOSED**	**ALLOWED**	**EXISTING**	**PROPOSED**	**ALLOWED**	**EXISTING**	**PROPOSED**	**ALLOWED**	**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**	**50,957 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**	**93,269 SF**
	Gross Square Footage	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			
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	45		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**
	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
25	Side Setback (Interior/ West):	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
22	Side Setback (Interior/ North):	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Side Setback (20th Street/ North):	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
	Subterranean/ Pedestal and tower (non-oceanfront)	Subterranean/ Pedestal and tower (non-oceanfront)								
24	Front Setback (Washington ave (West) & James Avenue (East)):	0	0	5'	20	20	0	20	20	0
25	Side Setback (Interior/ North):	0'-0"	0	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"
27	Rear Setback (East):	0'-0"	0	5'-0"	5	5	0'-0"	5	5	0

REQUIRED

* 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

	PARKING	**REQUIRED**	**EXISTING**	**PROPOSED**	**TOTAL PROVIDED**
28	**Parking District No 7**				
29	Total # of parking spaces	0	0	38	38
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?	YES: Greenview Hotel, 1666 James Avenue			
35	Located within a Local Historic District?	YES			
	Notes: If not applicable write N/A				
	Notes: FAR calculated per Ordinance ZBA2019-0097				

09-26-2023

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PROJECT DATA

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PROPOSED AREA CALCULATIONS

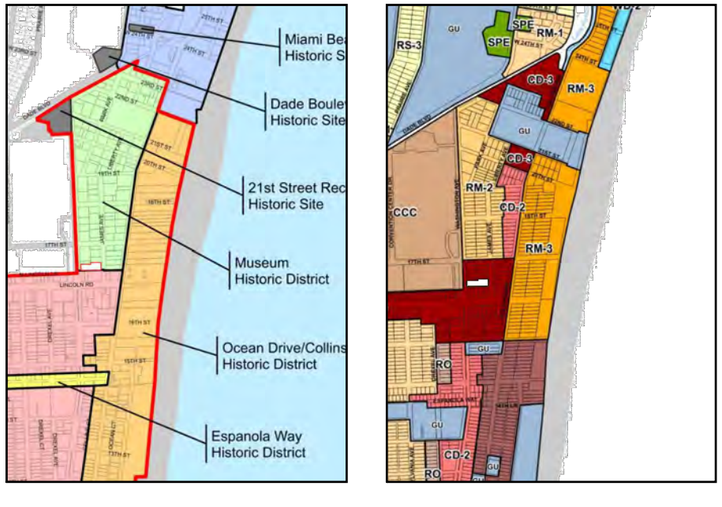
	STAIRS AND ELEVATORS	B.O.H.	PARKING	# SPACES	CAR LIFTS	TERRACE	OFFICE AREA	CORRIDOR / LOBBY	RESTROOMS	ROOFDECK	ROOF	COVERED ARRIVAL	TOTAL FAR
ROOF DECK	761	108						240	542		1,180		**1,651**
LEVEL 6	610	171				346	8,981	99	514	5,336	5,299		**10,721**
LEVEL 5	788	171				187	9,140	99	514				**10,899**
LEVEL 4	769	171				187	9,140	99	514				**10,880**
LEVEL 3	911	154	4,231	19	574		5,023		163				**6,825**
LEVEL 2	911	154	3,979	19	574		5,023		163				**6,825**
LEVEL 1	930	472			589		117	1,048				8,324	**3,156**
TOTALS	**5,680**	**1,401**		**38**	**1,737**	**720**	**37,424**	**1,585**	**2,410**				**50,957**

PARKING CALCULATIONS

OCCUPANCY	SF	SEATS/UNITS	RATIO		PARKING SPACES
OFFICE	37,424		1/400 SF		94
			TOTAL PROVIDED		**38**

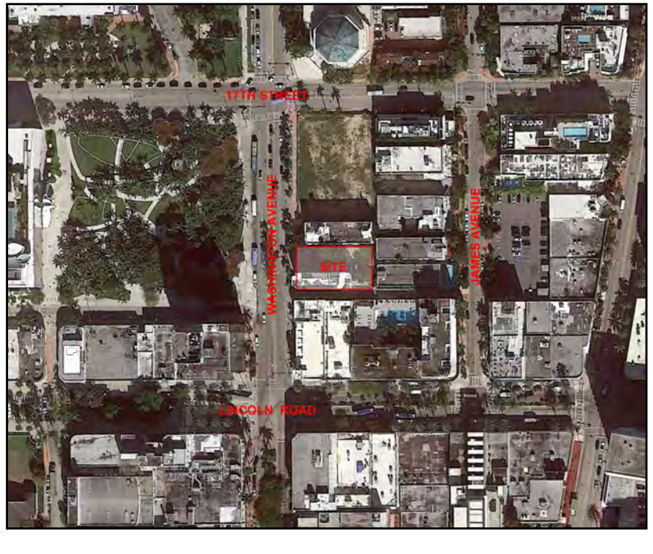
BICYCLE CALCULATIONS

OCCUPANCY	SF	SEATS/UNITS	RATIO		BICYCLE SPACES
OFFICE	37424		4 S.T.P.P/6 L.T.		4 ST/6LT
TOTAL					**10**



1 ZONING MAPS

SCALE: NTS



1 CONTEXT AERIAL

SCALE: NTS

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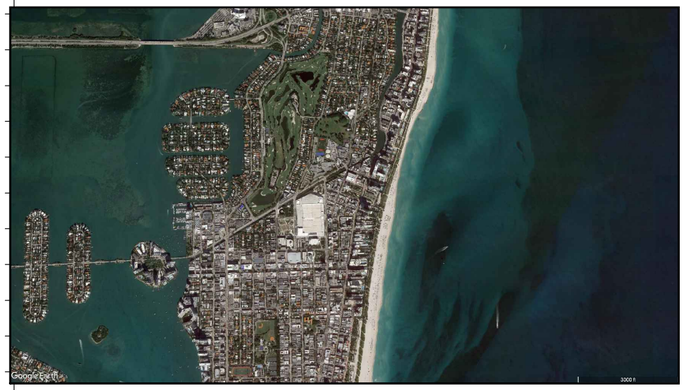
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KOBI KARP
Lic. # AR0012578

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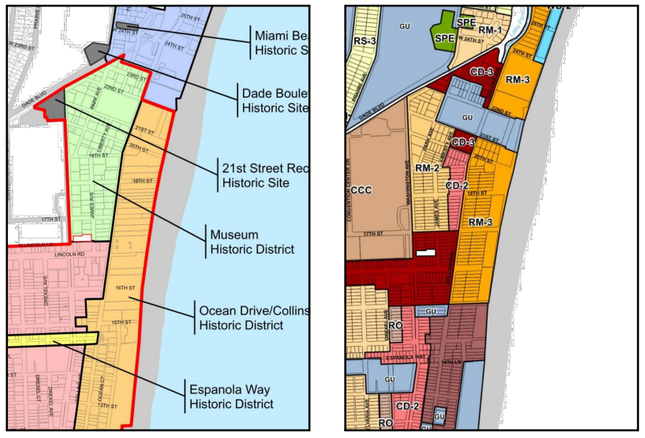
PROJECT DATA

Date	09-22-2023	Sheet No.	A0.02
Scale			
Project	2132		



1 CONTEXT AERIAL

SCALE: NTS



1 ZONING MAPS

SCALE: NTS

MIAMIBEACH

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:	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		FAR: **2.75**
		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:	.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 #				
	Architectural District-New Construction	65'		80'	
16	Number of Stories	N/A	4 STORIES	6 STORIES	
17	FAR ##	**33,000 SF**	**10,111 SF**	**32,998 SF**	
18	Gross Square Footage	N/A	N/A		
19	Square Footage by use	N/A	N/A		
20	Number of Units Residential	N/A	N/A	N/A	
21	Number of Units Hotel	N/A	N/A	N/A	
22	Number of Seats	N/A	N/A	N/A	
23	Coffee Shop	N/A	N/A	20 Seats	

	SETBACKS	REQUIRED	EXISTING	PROPOSED	ENCROACHMENTS
	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	
	Side Setback (20th Street/ North):	N/A	N/A	N/A	
23	Rear Setback (East):	N/A	N/A	N/A	
	Subterranean/ Pedestal and tower (non-oceanfront)		**Sub. / Pedestal and Tower**	**Sub. / Pedestal and Tower**	
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"	Eyebrow @ 0'-0" Setback
25	Side Setback (Interior/ South):	0'-0"	0'-0" / 0'-0"	2'-0"	Eyebrow @ 0'-0" Setback
27	Rear Setback (East):	0'-0"	5'-0"	5'-0"	Eyebrow @ 3'-0" Setback
	See Survey for existing conditions				

	PARKING	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
28	Parking District No 7				
29	Total # of parking spaces	58	20	58	0
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			
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

	STAIRS AND ELEVATORS	L/S. B.O.H.	B.O.H.	PARKING	# SPACES	ELEVATOR LIFTS	OFFICE AREA	LOBBY	RESTROOMS	TERRACE	ROOFTOP DECK	ROOF PLANTERS/MECH	COVERED ARRIVAL	GROSS TOTAL	PROPOSED FAR
Roof												1,182		**1,182**	
Roof Deck	946							236			5,450	5,172		**10,858**	**236**
Level 6	946	1,114		3,767	9	475	3,867		214	456				**10,964**	**5,502**
Level 5	946			4,643	12	475	4,408		214	225				**10,964**	**6,043**
Level 4	946			4,643	12	475	4,398		214	225				**10,964**	**6,033**
Level 3	946			4,643	12	475	4,398		214					**10,964**	**6,033**
Level 2	946		346	4,297	12	475	4,364		214					**10,964**	**6,345**
Level 1	946	668				408		1,094					8,324	**3,116**	**2,806**
TOTALS	**6,622**	**1,782**	**346**	**21,993**	**57**	**2,783**	**21,435**	**1,330**	**1,070**	**906**	**5,450**	**6,354**	**8,324**	**68,794**	**32,998**

PARKING CALCULATIONS

OCCUPANCY	SF	SEATS/UNITS	RATIO		PARKING SPACES
COFFEE SHOP		20 SEATS	20/5		4 SPACES
OFFICE	21435		400		54
TOTAL					**58**

BICYCLE CALCULATIONS

OCCUPANCY	SF	SEATS/UNITS	RATIO		BICYCLE SPACES
COFFEE SHOP		20	1 S. T.		1 ST
OFFICE	21435		3 S.T.P.P/6 L.T.		3 ST/6LT
TOTAL				**ON 2ND FLOOR**	**10**

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PB SUBMITTAL

OFFICE BUILDING

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MIAMI BEACH, FLORIDA 33139

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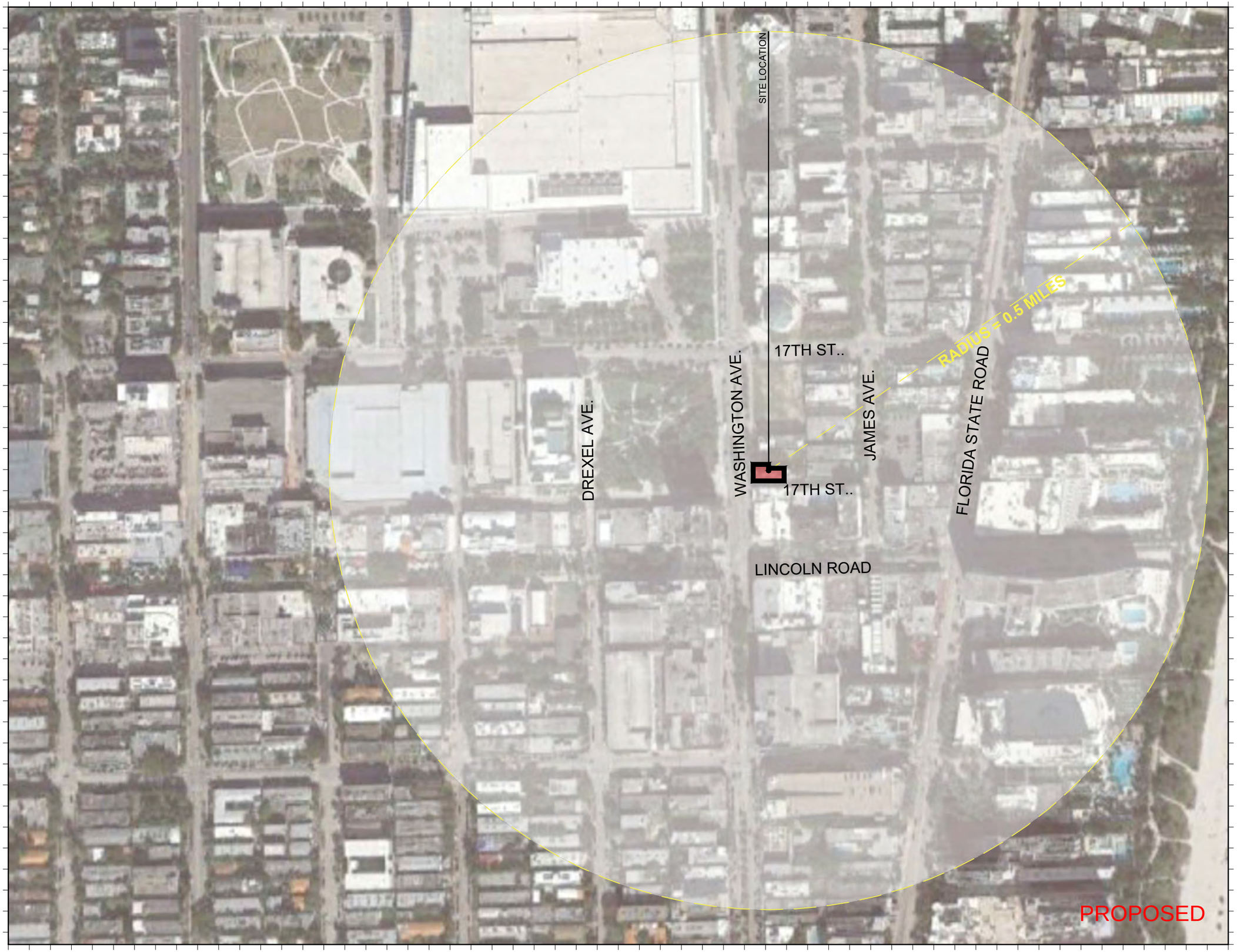
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PB23-0629-FINAL SUMMITAL

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LOCATION PLAN

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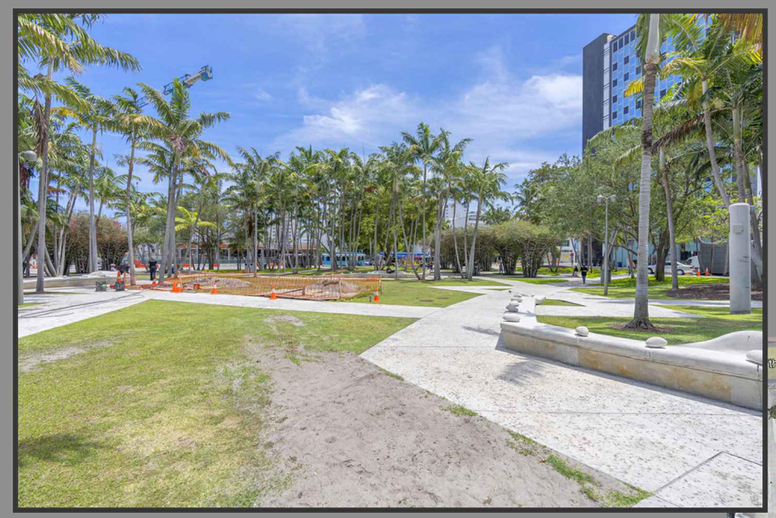
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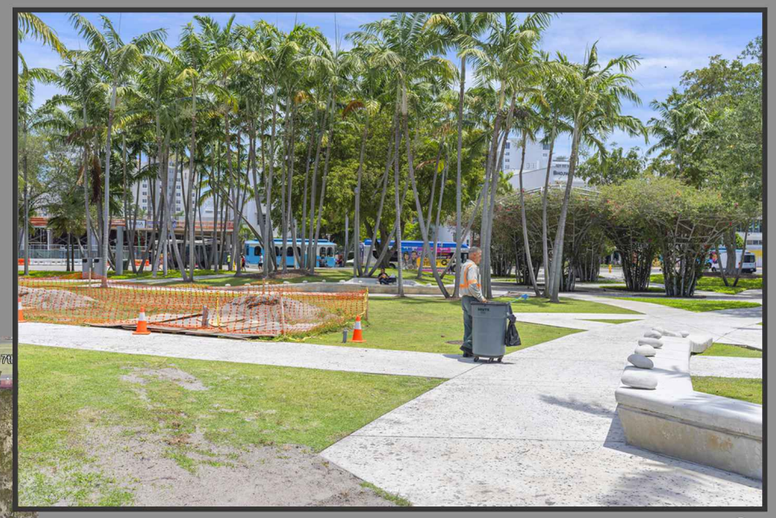
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Date	06.24.2022	Sheet No.	A0.04
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Project	2132		



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1 VIEWS FROM SOUNDSCAPE PARK

Scale: NTS

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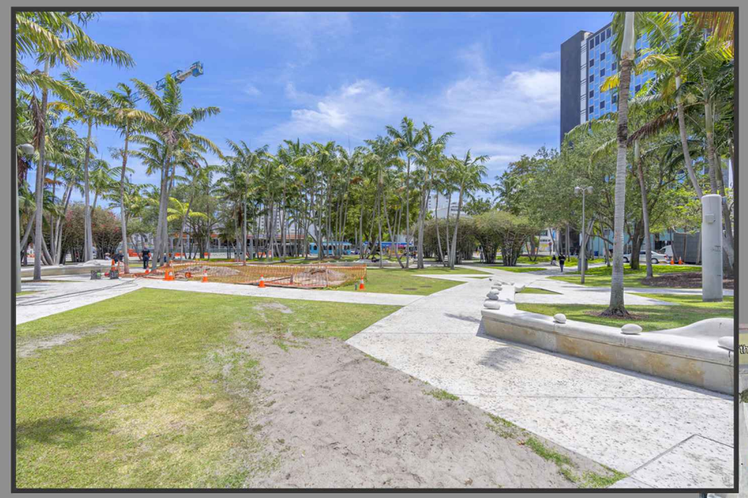
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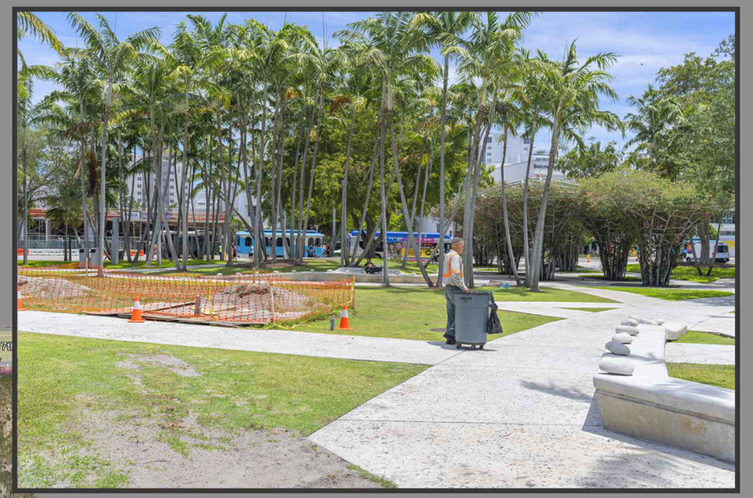
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CONTEXT VIEWS

Date	09-26-2023	Sheet No.	A0.04
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Project	2132		



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VIEWS FROM SOUNDSCAPE PARK

1665-1667 WASHINGTON AVE, MIAMI BEACH, FL 33139

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Date	06.24.2022	Sheet No.	A0.05
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1 VIEWS FROM WASHINGTON AVE

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Date	09-26-2023	Sheet No.	
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VIEWS FROM WASHINGTON AVE.

1665-1667 WASHINGTON AVE, MIAMI BEACH, FL 33139

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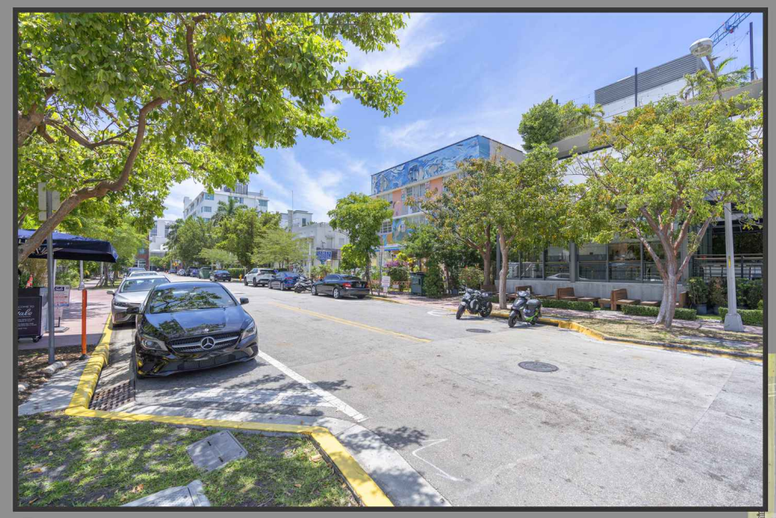
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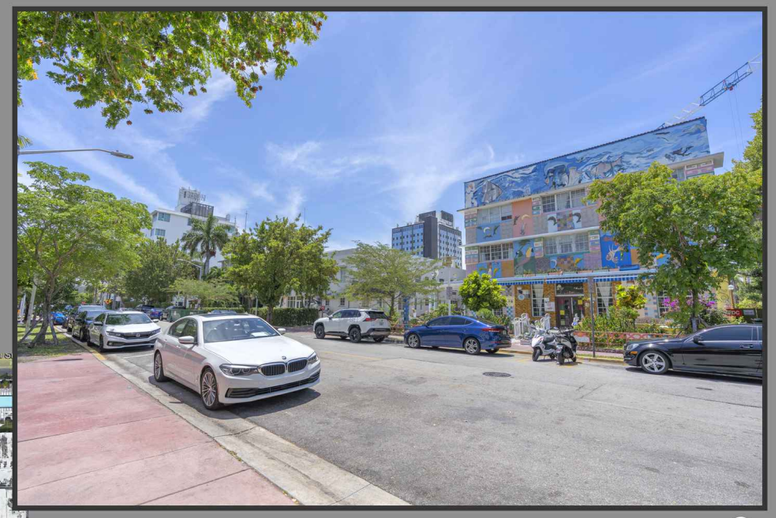
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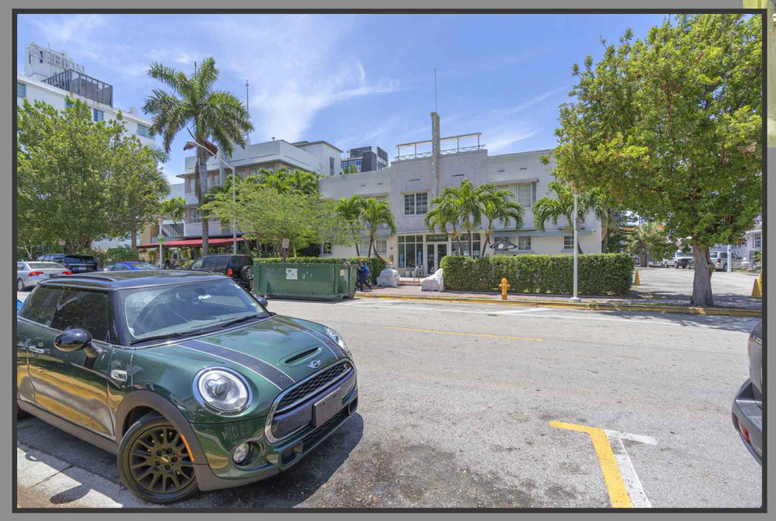
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1 VIEWS FROM JAMES AVE

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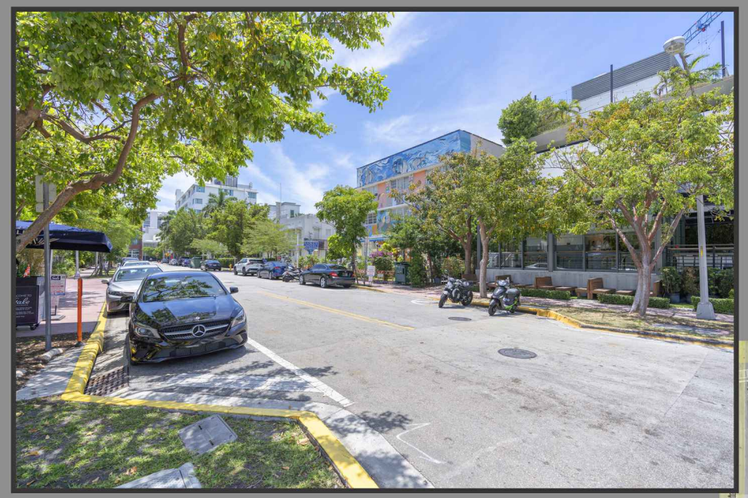
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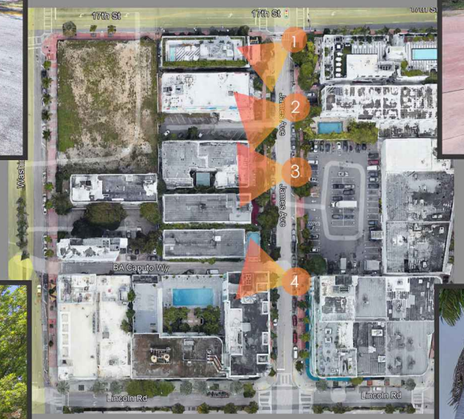
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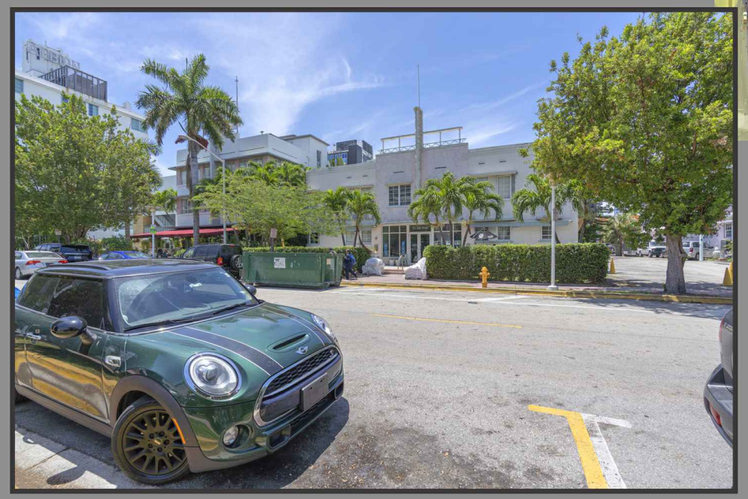
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VIEWS FROM JAMES AVE.

1665-1667 WASHINGTON AVE, MIAMI BEACH, FL 33139

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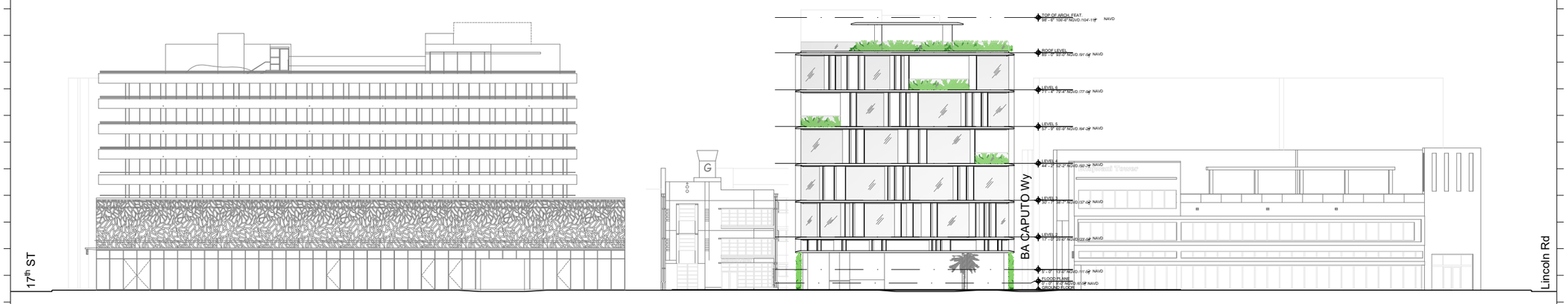
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1 EXISTING CONTEXT WEST ELEVATION

SCALE: NTS



2 PROPOSED CONTEXT WEST ELEVATION

SCALE: NTS

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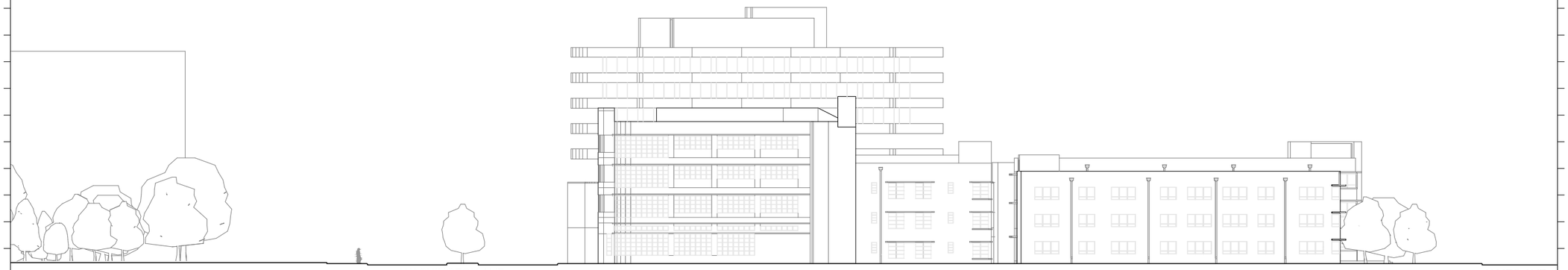
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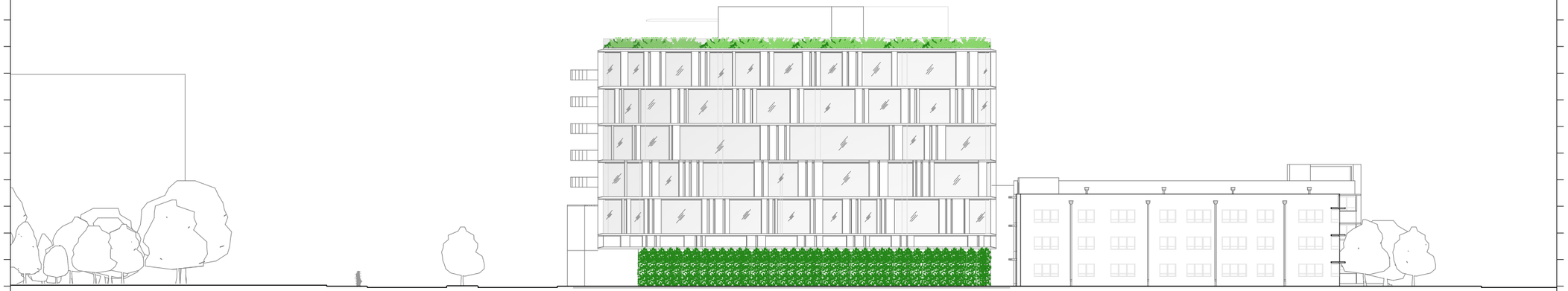
CONTEXT WEST ELEVATION

Date	09-26-2023	Sheet No.	A0.20
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Project	2132		



1 EXISTING CONTEXT SOUTH ELEVATION

SCALE: NTS



2 PROPOSED CONTEXT SOUTH ELEVATION

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CONTEXT SOUTH ELEVATION

Date	09-26-2023	Sheet No.	A0.21
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STATE OF FLORIDA
REGISTERED ARCHITECT
Kobi Karp
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EXTERIOR RENDERINGS

Date	09-26-2023	Sheet No.	A0.70
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STATE OF FLORIDA
Kobi Karp
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REGISTERED ARCHITECT

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EXTERIOR RENDERING

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Scale	N/A		
Project	2132		

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EXTERIOR RENDERINGS

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STATE OF FLORIDA
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REGISTERED ARCHITECT

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