

PROPOSED

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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:
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

STATE OF FLORIDA
Kobi Karp
2023.09.26
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REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

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EXTERIOR RENDERINGS

Date	09-26-2023	Sheet No.	A0.72
Scale			
Project	2132		



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Kobi Karp
2022.09.26
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EXTERIOR RENDERING

Date	07.01.2022	Sheet No.	A0.72
Scale	N/A		
Project	2132		

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EXTERIOR RENDERINGS

Date	09-26-2023	Sheet No.
Scale		A0.73
Project	2132	



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STATE OF FLORIDA REGISTERED ARCHITECT
Kobi Karp
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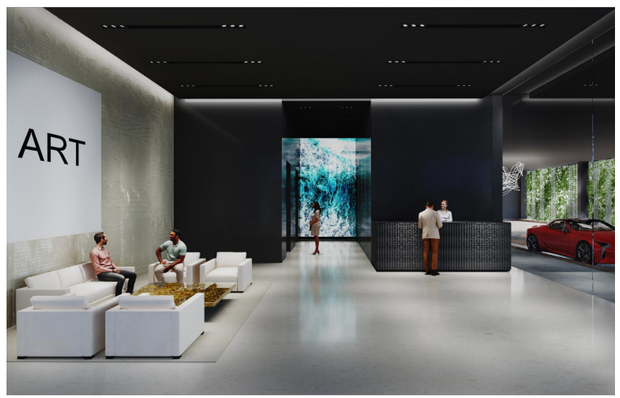
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Date	07.01.2022	Sheet No.	A0.73
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KOBI KARP

INTERIOR RENDERING

Date	06.24.2022	Sheet No.	A0.74
Scale	N/A		
Project	2132		



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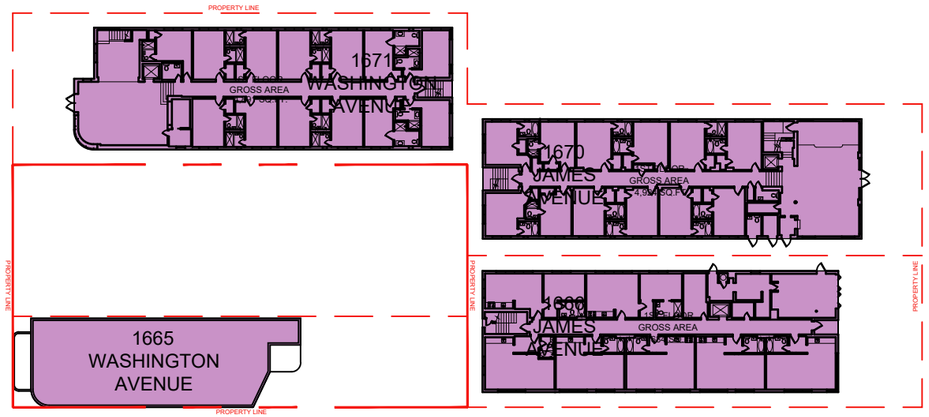
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KOBI KARP
Lic. # AR0012578

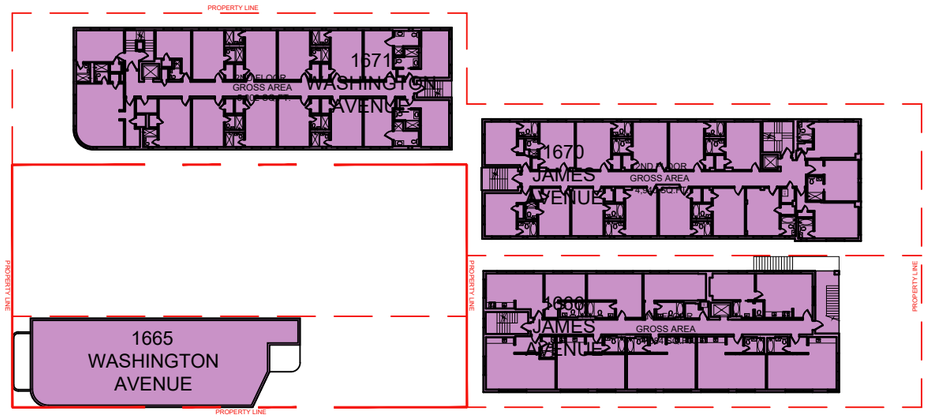
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EXTERIOR RENDERINGS

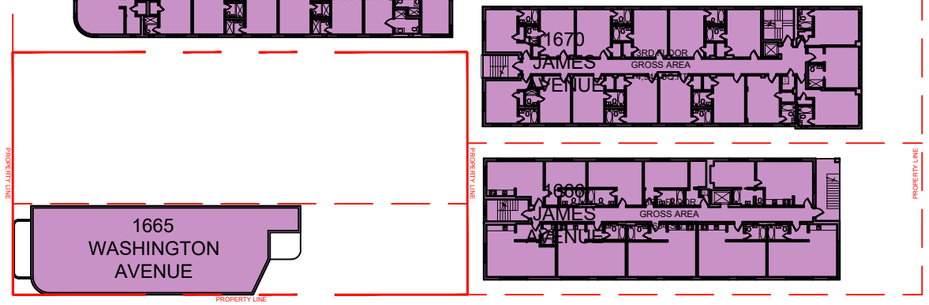
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Scale		A0.74
Project	2132	



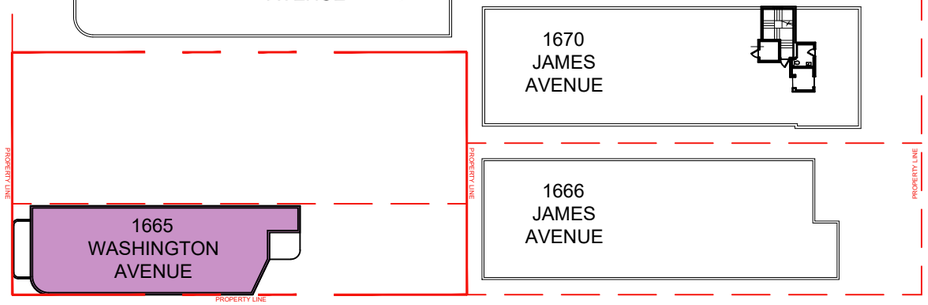
1 EXISTING LEVEL 1 FAR
Scale: 1" = 50'-0"



2 EXISTING LEVEL 2 FAR
Scale: 1" = 50'-0"



2 EXISTING LEVEL 3 FAR
Scale: 1" = 50'-0"



4 EXISTING LEVEL 4 FAR
Scale: 1" = 50'-0"

	1665-1667 WASHINGTON AVE	1671 WASHINGTON AVE	1666 JAMES AVE	1670 JAMES AVE
LEVEL 1	2,520	4,764	4,585	4,732
LEVEL 2	2,520	4,877	4,455	4,783
LEVEL 3	2,520	4,877	4,455	4,784
LEVEL 4	2,551			
TOTALS	**10,111**	**14,518**	**13,495**	**14,299**
EXISTING FAR	**52,423**			

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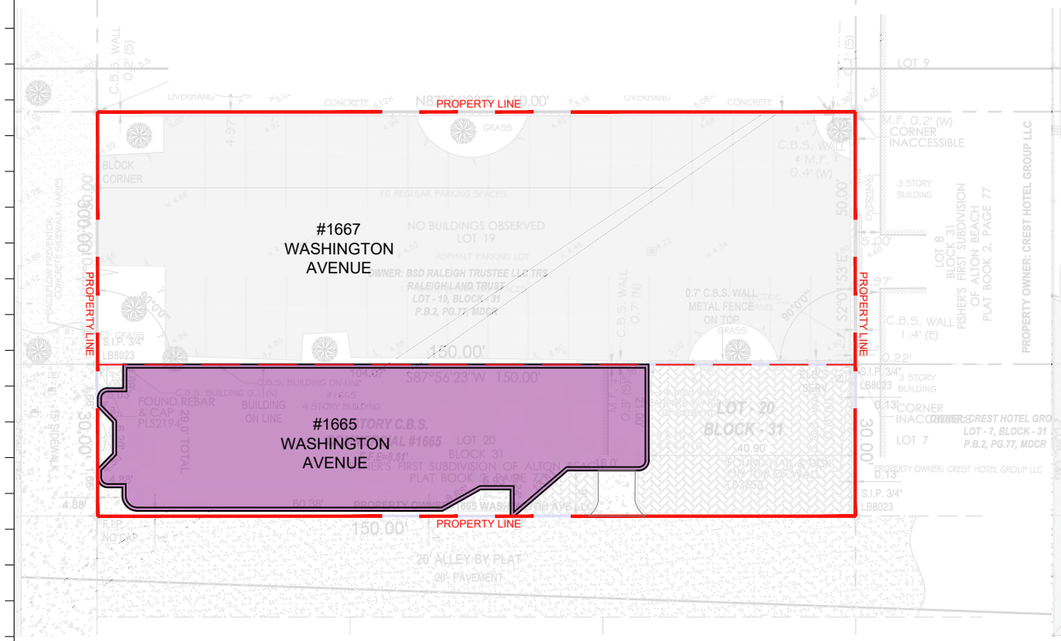
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STATE OF FLORIDA
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REGISTERED ARCHITECT
KOBI KARP
Lic. # AR0012578

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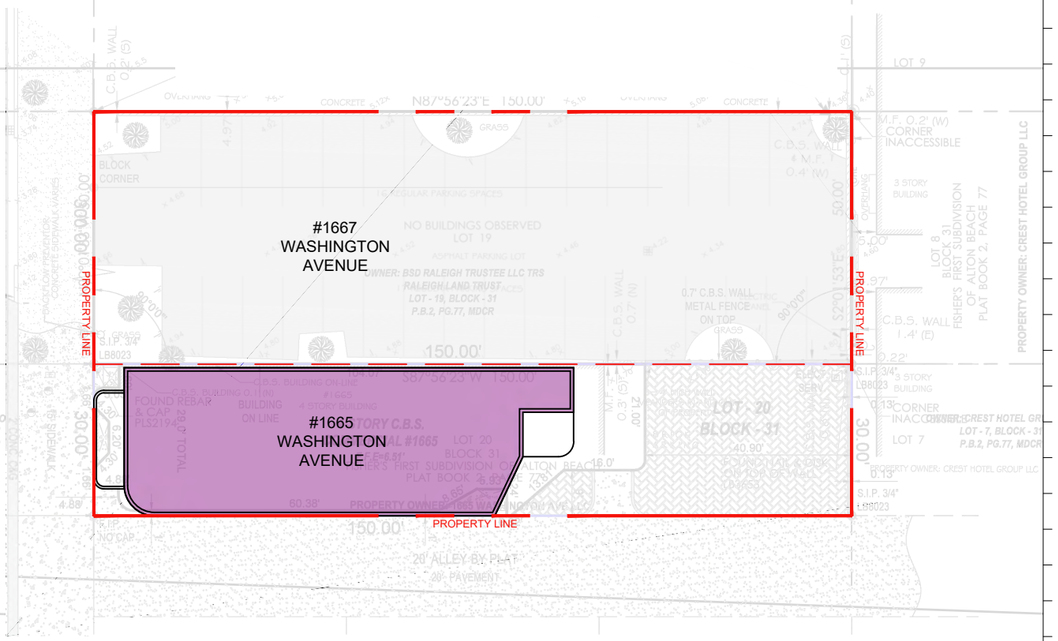
EXISTING FAR DIAGRAMS

Date	09-26-2023	Sheet No.
Scale		A1.00
Project	2132	



1 EXISTING LEVEL 1 FAR DIAGRAM

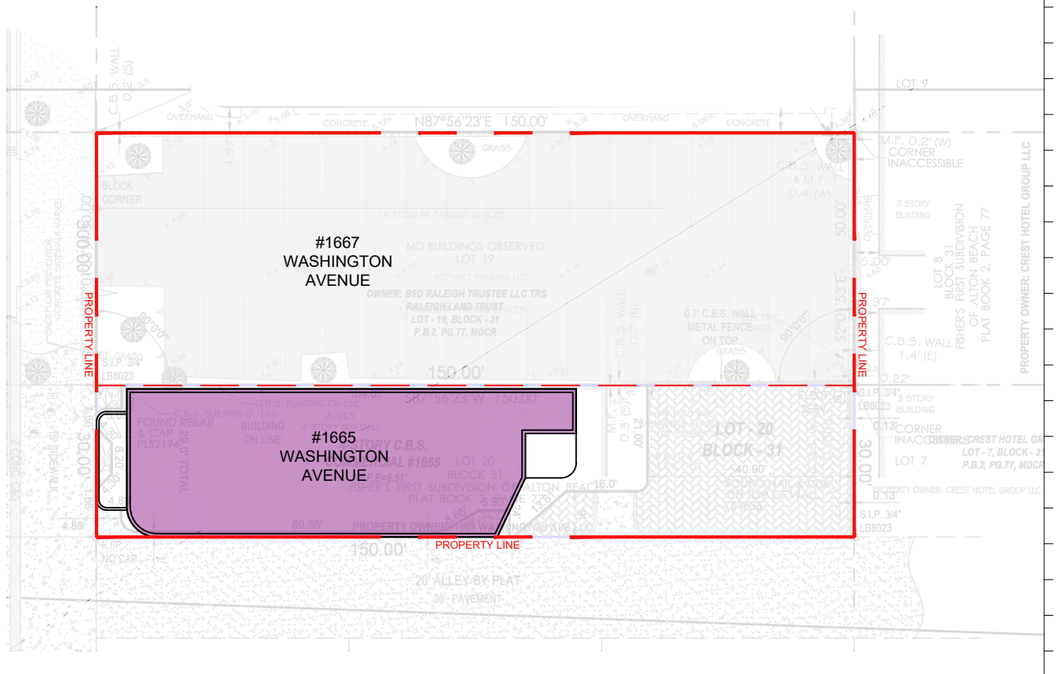
SCALE: 1"=30'-0"



2 EXISTING LEVEL 2-3 FAR DIAGRAM

SCALE: 1"=30'-0"

	1665 WASHINGTON AVENUE	1667 WASHINGTON AVENUE	EXISTING FAR
Level 4	2,520	0	2,520
Level 3	2,520	0	2,520
Level 2	2,520	0	2,520
Level 1	2,551	0	2,551
TOTALS	**10,111**	**0**	**10,111**



3 EXISTING LEVEL 4 FAR DIAGRAM

SCALE: 1"=30'-0"

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MIAMI BEACH, FLORIDA 33139

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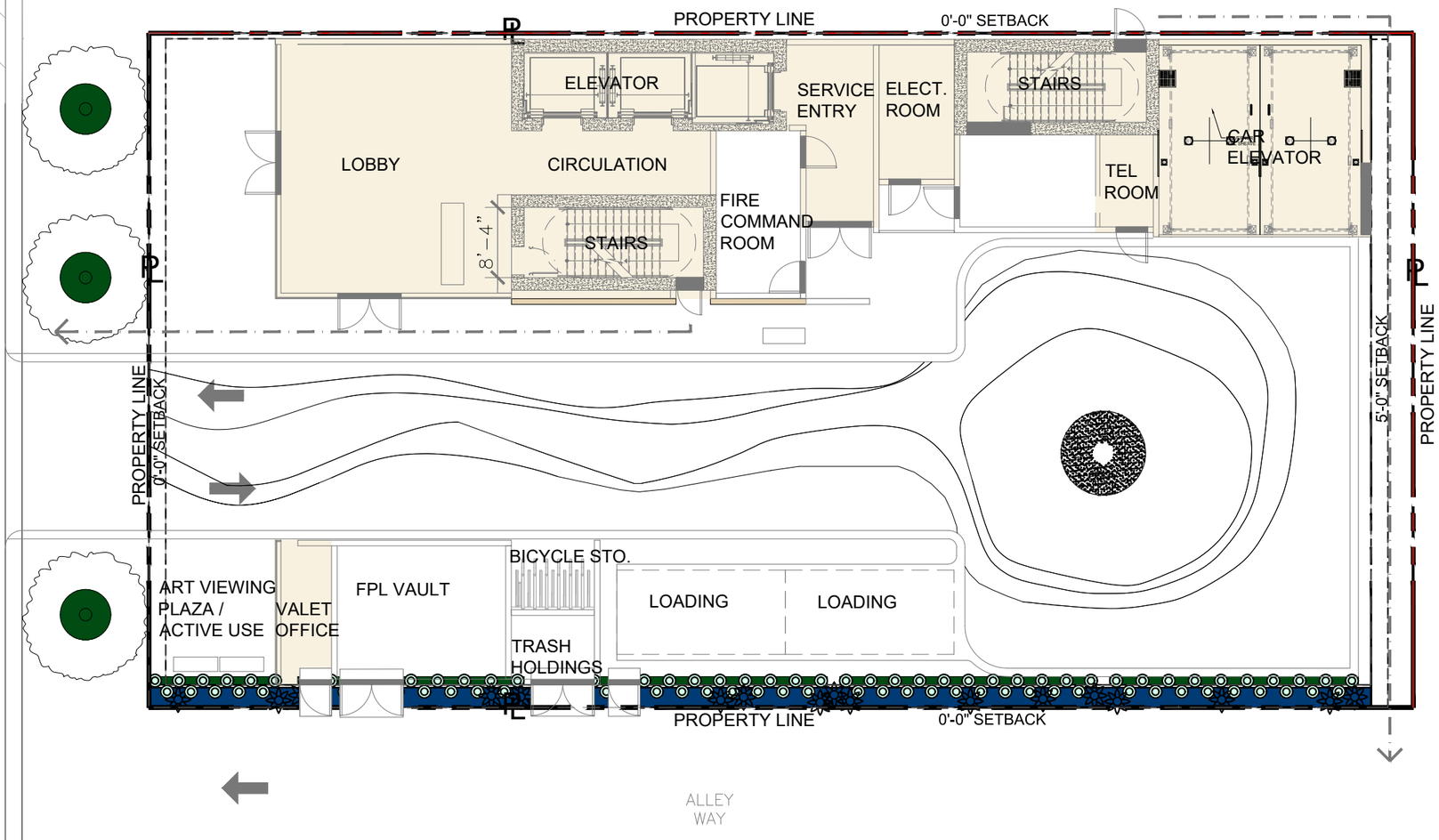
Architect:
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STATE OF FLORIDA REGISTERED ARCHITECT Kobi Karp 2023.09.26 13:59:03 -04'00'

KOBI KARP

EXISTING FAR DIAGRAMS

Date	06.24.2022	Sheet No.	A1.00
Scale	N/A		
Project	2132		



1665 WASHINGTON AVE: 3,156 SF

1 PROPOSED LEVEL 1 FAR
Scale: 1/16" = 1'-0"

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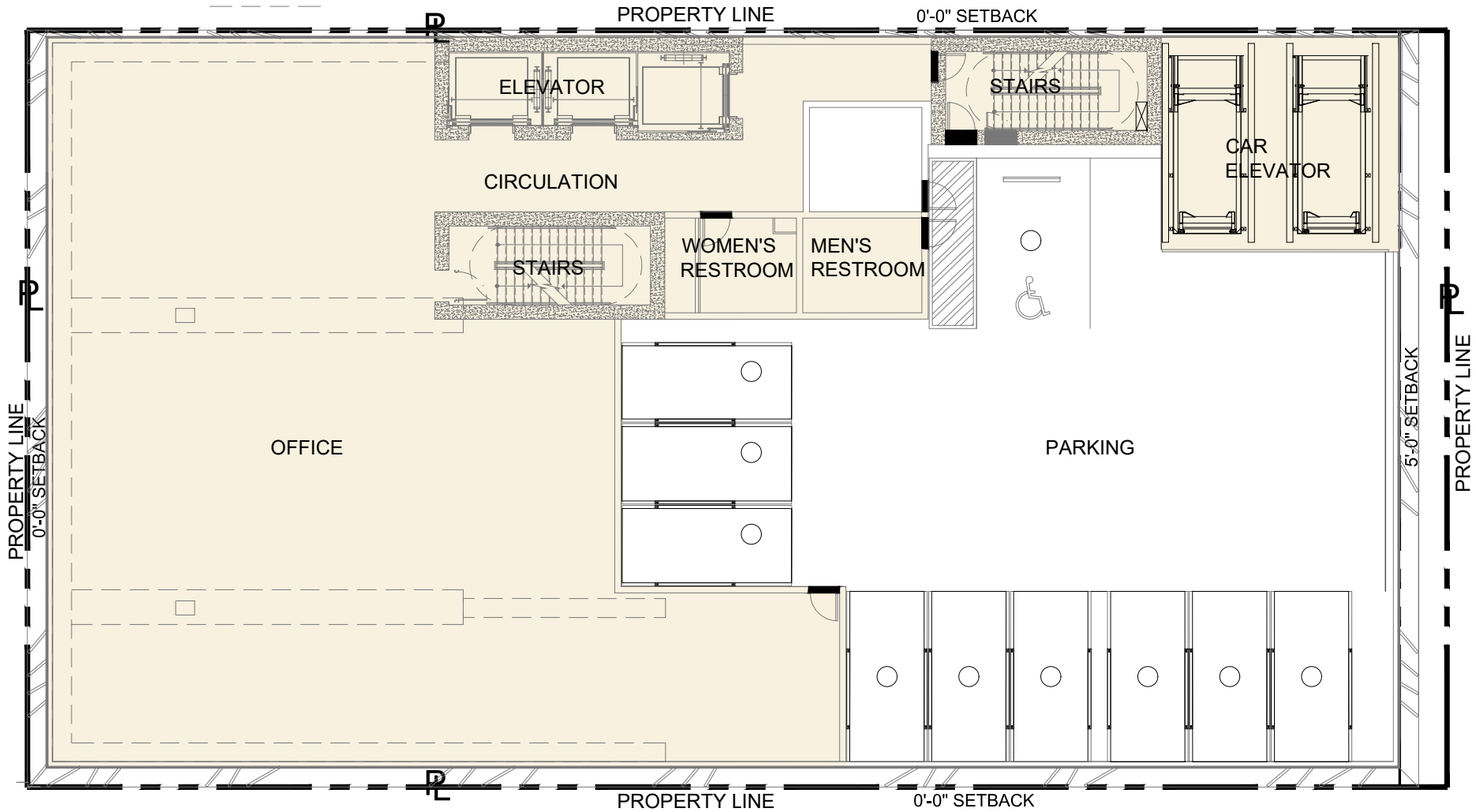
STATE OF FLORIDA
Kobi Karp
2023.09.26
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REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

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PROPOSED FAR DIAGRAMS

Date	09-22-2023	Sheet No.	A1.10
Scale			
Project	2132		



1665 WASHINGTON AVE: 6,825 SF

2 PROPOSED LEVEL 2 FAR
Scale: 1/16" = 1'-0"

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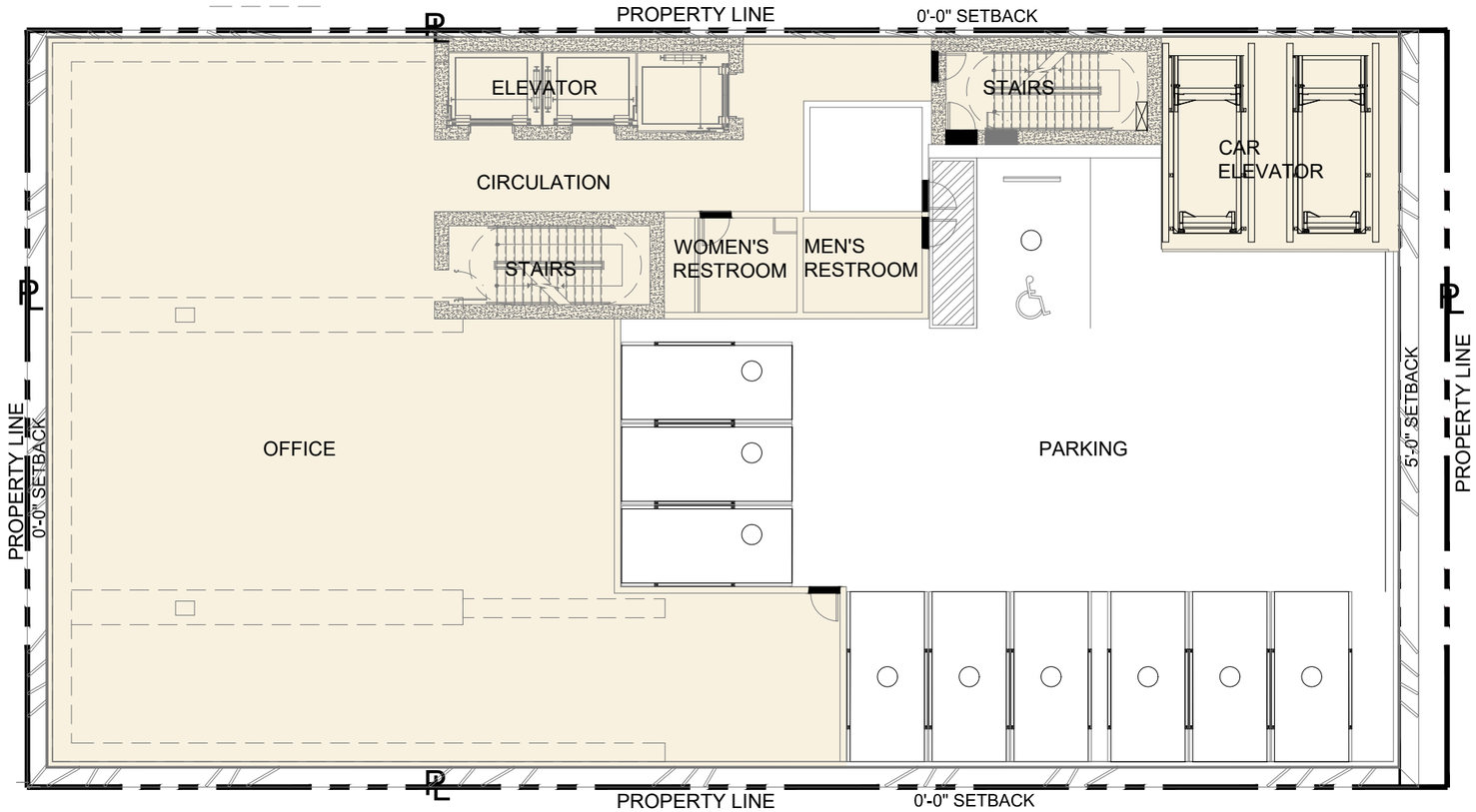
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K O B I K A R P

PROPOSED FAR DIAGRAMS

Date	09-22-2023	Sheet No.	A1.11
Scale			
Project	2132		



1665 WASHINGTON AVE: 6,825 SF

2 PROPOSED LEVEL 3 FAR
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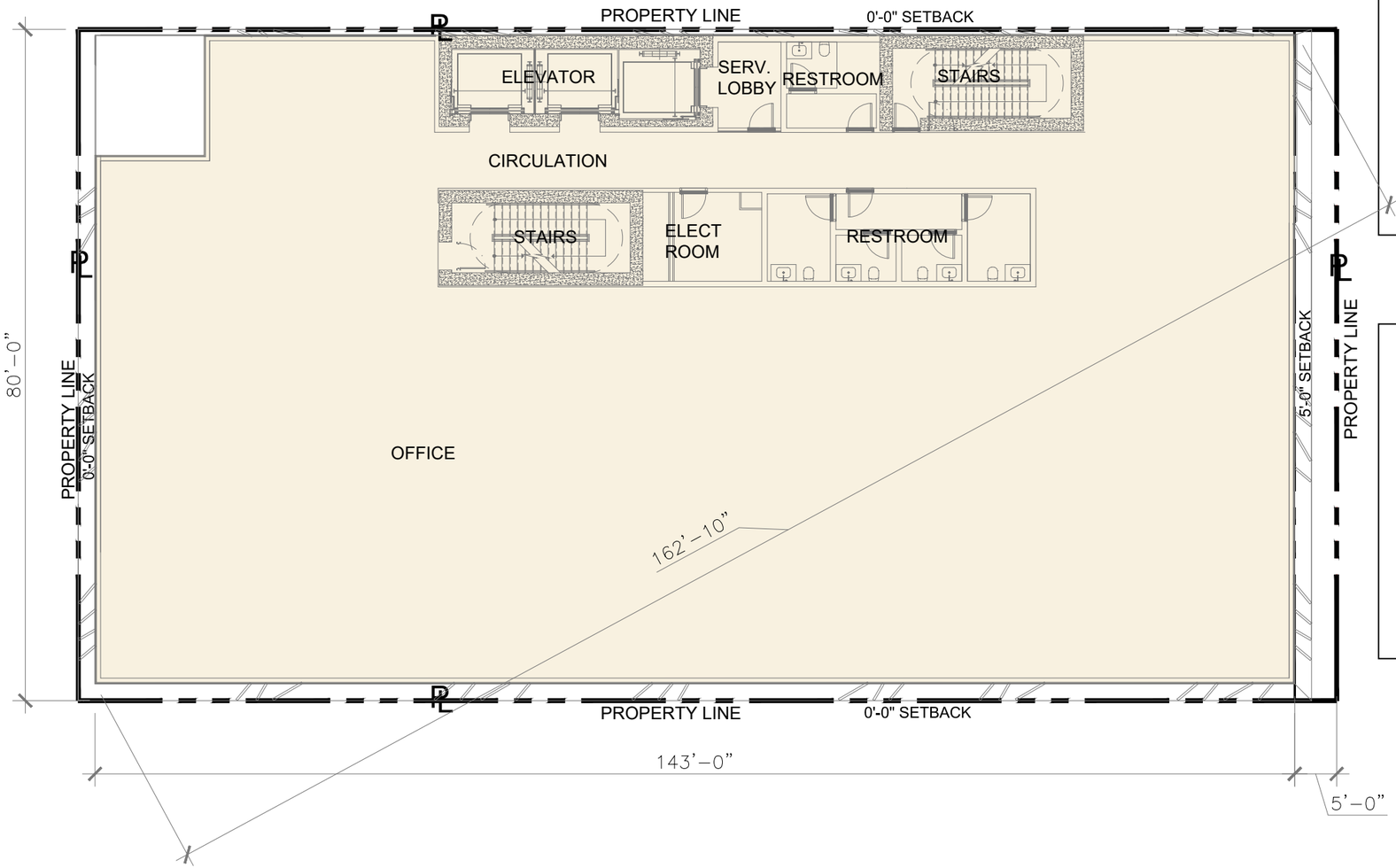
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PROPOSED FAR DIAGRAMS

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1665 WASHINGTON AVE: 10,880 SF

2 PROPOSED LEVEL 4 FAR
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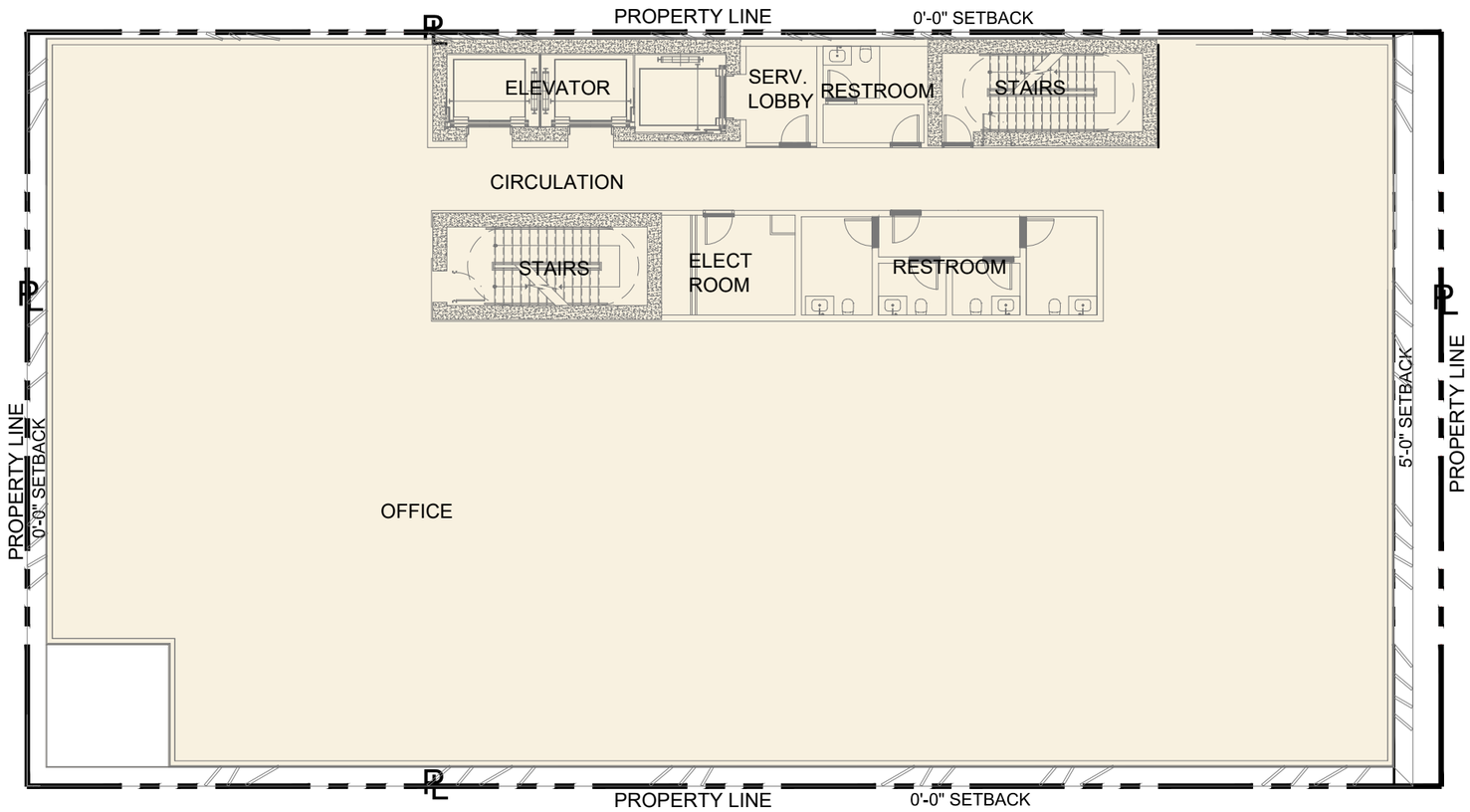
STATE OF FLORIDA
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Kobi Karp
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PROPOSED FAR DIAGRAMS

Date	09-22-2023	Sheet No.
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1665 WASHINGTON AVE: 10,899 SF

2 PROPOSED LEVEL 5 FAR
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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:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
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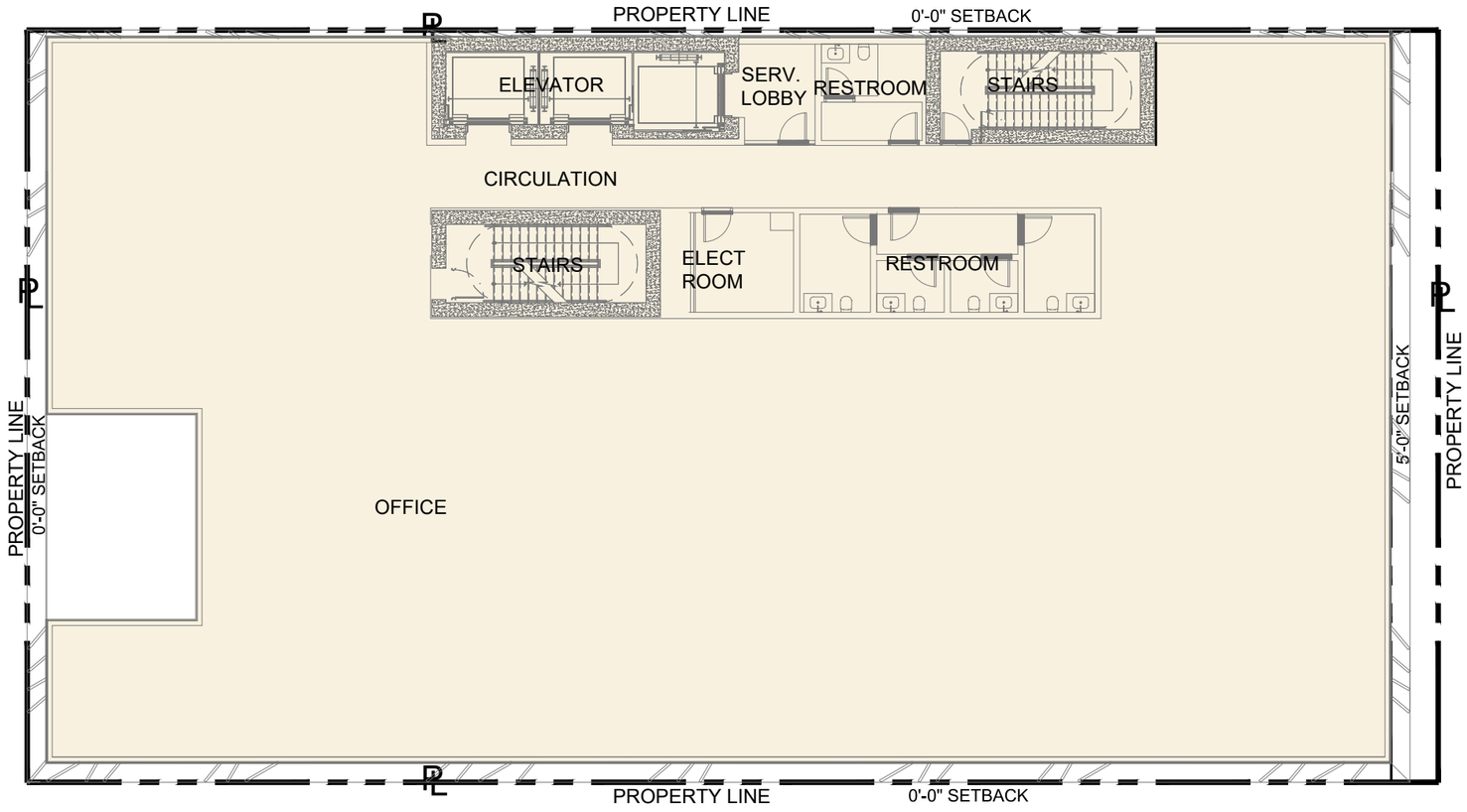
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Kobi Karp
2023.09.26
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KOBI KARP
Lic. # AR0012578

K O B I
K A R P

PROPOSED FAR DIAGRAMS

Date	09-22-2023	Sheet No.	A1.14
Scale			
Project	2132		



1665 WASHINGTON AVE: 10,721 SF

2 PROPOSED LEVEL 6 FAR
Scale: 1/16" = 1'-0"

PROPOSED

Rev.	Date	Rev.	Date

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PB23-0629-FINAL SUMMITAL

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

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

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

Structural:
Name YHE Engineering
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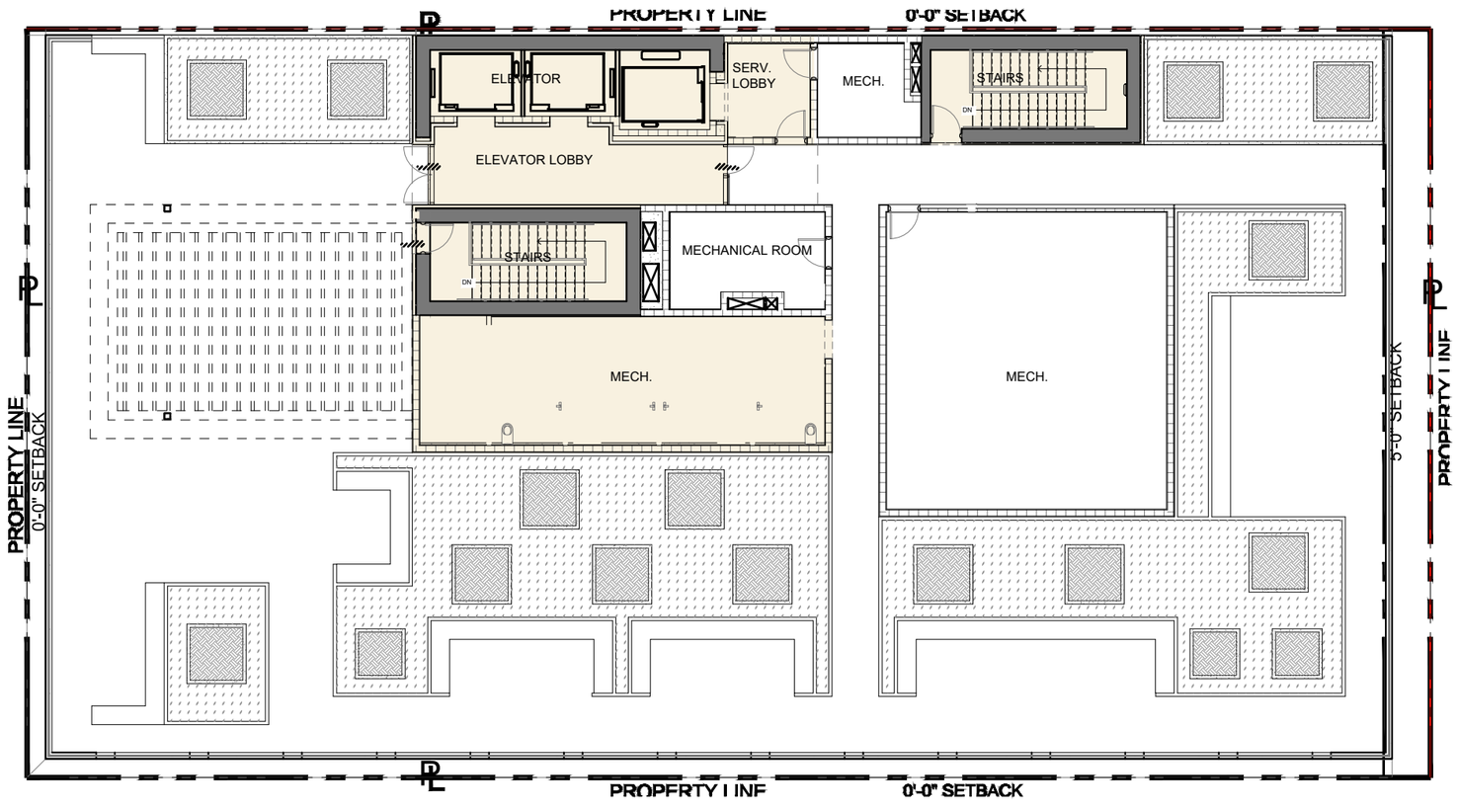
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STATE OF FLORIDA
Kobi Karp
2023.09.26
15:59:43-04'00'
REGISTERED ARCHITECT
KOBI KARP
Lic. # AR0012578

K O B I K A R P

PROPOSED FAR DIAGRAMS

Date	09-22-2023	Sheet No.	A1.15
Scale			
Project	2132		



1665 WASHINGTON AVE: 1,651 SF

PROPOSED

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**

2 PROPOSED ROOF FAR
Scale: 1/16" = 1'-0"

Rev.	Date	Rev.	Date

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PB23-0629-FINAL SUMMITAL

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

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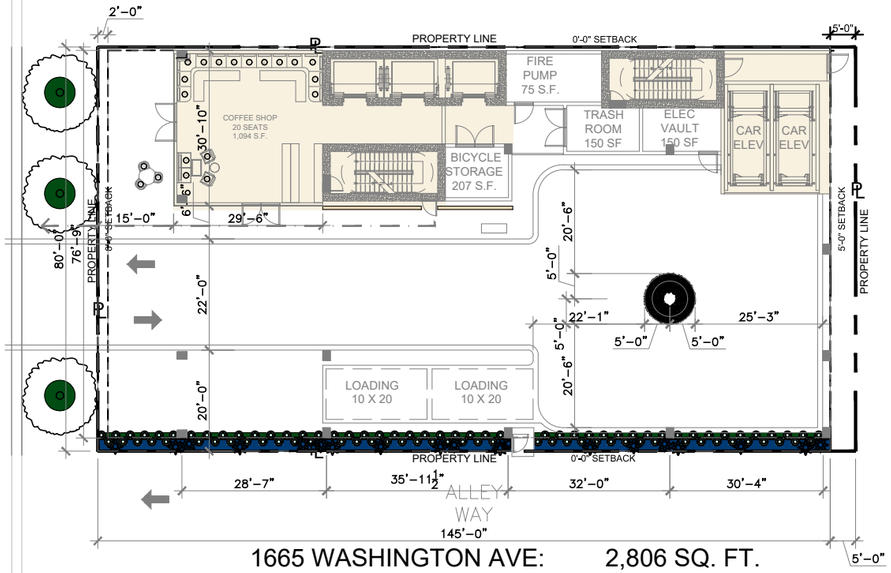
Architect:
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STATE OF FLORIDA REGISTERED ARCHITECT
Kobi Karp
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KOBI KARP
Lic. # AR0012578

K O B I K A R P

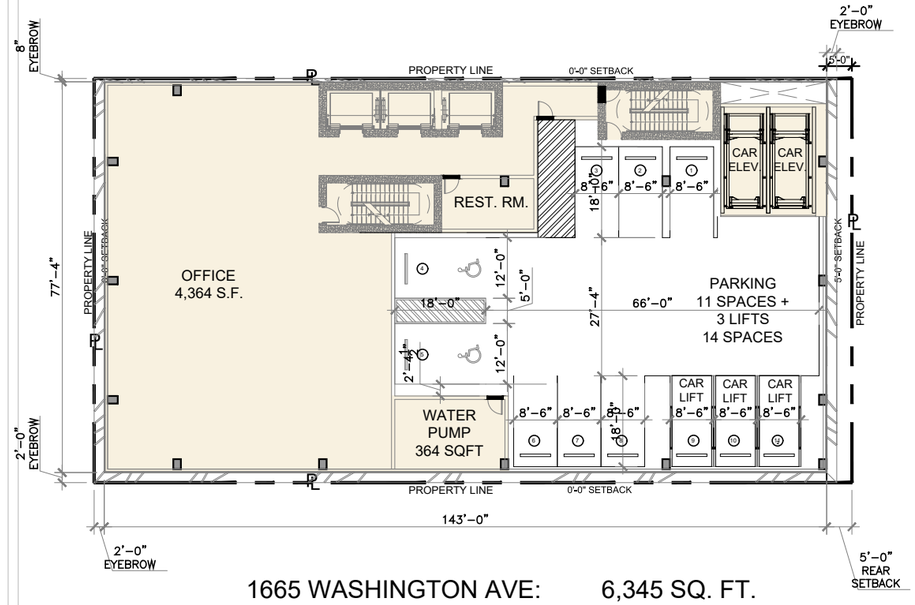
PROPOSED FAR DIAGRAMS

Date	09-22-2023	Sheet No.	A1.16
Scale			
Project	2132		



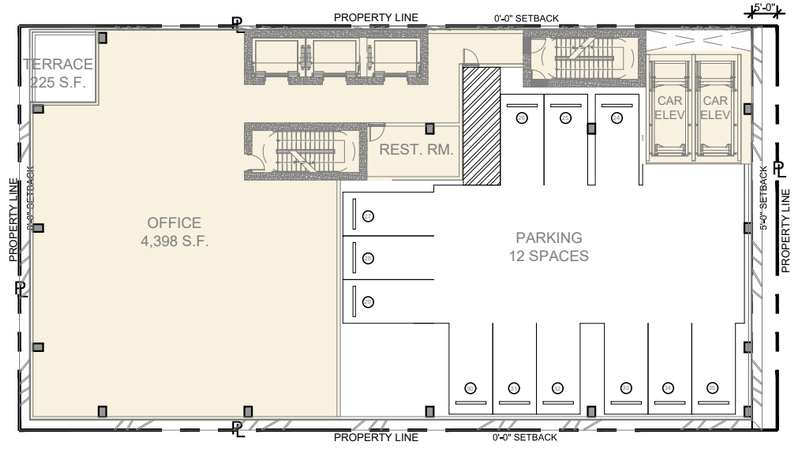
1665 WASHINGTON AVE: 2,806 SQ. FT.

1 PROPOSED LEVEL 1 FAR DIAGRAM
SCALE: 1"=30'–0"



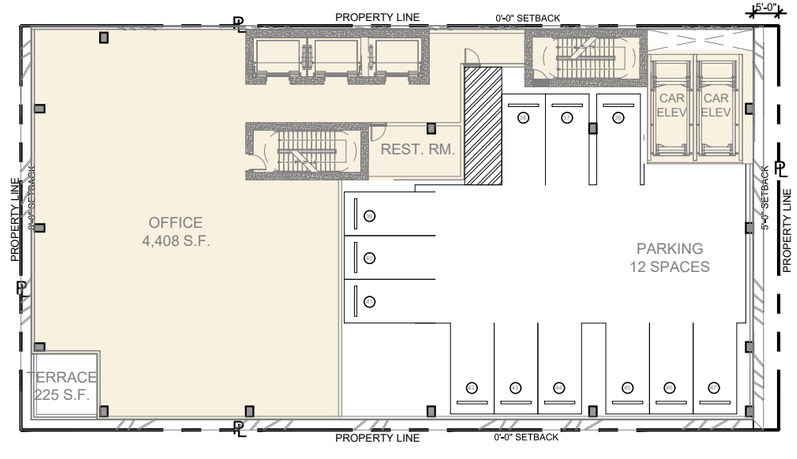
1665 WASHINGTON AVE: 6,345 SQ. FT.

2 PROPOSED LEVEL 2 FAR DIAGRAM
SCALE: 1"=30'–0"



1665 WASHINGTON AVE: 6,033 SQ. FT.

3 PROPOSED LEVEL 3-4 FAR DIAGRAM
SCALE: 1"=30'–0"



1665 WASHINGTON AVE: 6,043 SQ. FT.

4 PROPOSED LEVEL 5 FAR DIAGRAM
SCALE: 1"=30'–0"

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PB SUBMITTAL

OFFICE BUILDING
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MIAMI BEACH, FLORIDA 33139

Owner:
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Landscape:
CLAD
8020 NE 4th Ave
Studio 113, Miami Fl
(786) 536-6076
Email: carolina@cladlandscape.com

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
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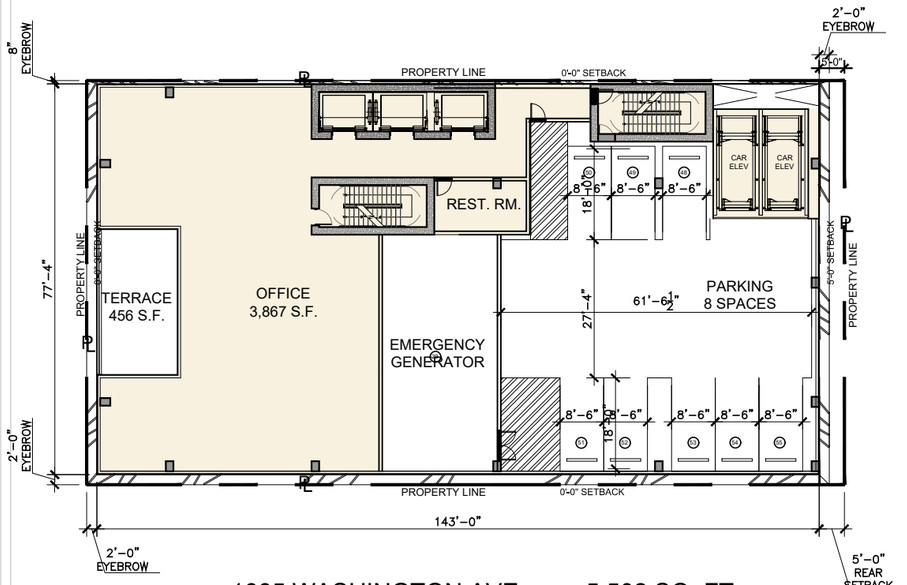
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STATE OF FLORIDA
Kobi Karp
2023.09.26
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REGISTERED ARCHITECT

KOBI KARP

PROPOSED FAR DIAGRAMS

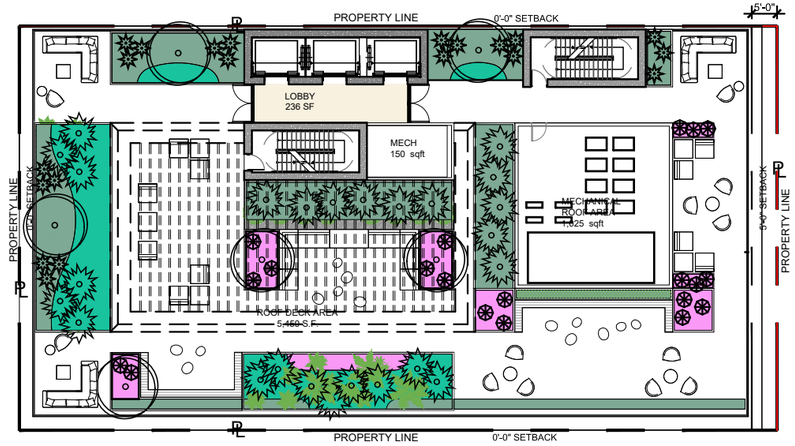
Date	06.24.2022	Sheet No.	A1.10
Scale	N/A		
Project	2132		



1665 WASHINGTON AVE: 5,502 SQ. FT.

5 PROPOSED LEVEL 6 FAR DIAGRAM

SCALE: 1"=30'-0"



1665 WASHINGTON AVE: 236 SQ. FT.

6 PROPOSED ROOF FAR DIAGRAM

SCALE: 1"=30'-0"

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**

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STATE OF FLORIDA REGISTERED ARCHITECT Kobi Karp 2023.09.26 12:00:03 -04'00'

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PROPOSED FAR DIAGRAMS

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