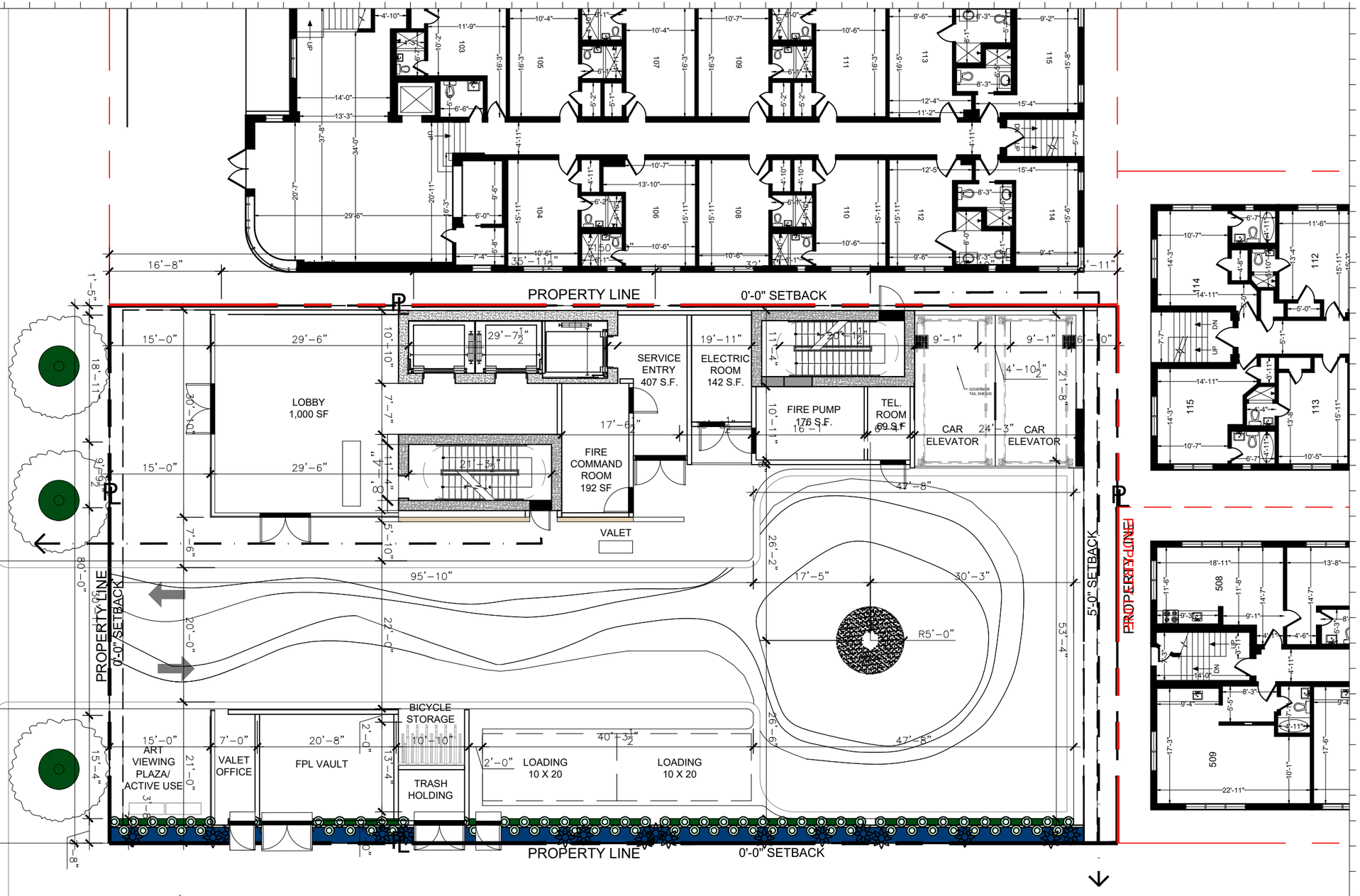


PLAN NORTH

1 PROPOSED GROUND FLOOR PLAN

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
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Address
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Structural:
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STATE OF FLORIDA — Kobi Karp — 2023.09.26 — 10:51:04 — REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

GROUND FLOOR PLAN ENLARGED

Date	09-22-2023	Sheet No.	A3.00.1
Scale			
Project	2132		

PROPERTY OWNER: GREENVIEW HOTEL LLC

BLOCK 31
FISHER'S FIRST SUBDIVISION OF ALTON BEACH
PLAT BOOK 2, PAGE 77

3 STORY BUILDING

LOT 18

FOUND 1/2" PIPE & CAP
LB7104

FOUND NAIL
& DISK
WITNESS
CORNER
5' OFFSET
LB3653

LOT 9

METERED PARALLEL PARKING

C.B.S. WALL
0.2' (S)

C.B.S. WALL
0.1' (S)

37°58'07"E
.00' (R&M)

OVERHANG

CONCRETE

PROPERTY LINE 150.00'

0'-0" SETBACK

5'-0"

M.F. 0.2' (W)
CORNER
INACCESSIBLE

ASPHALT PAVEMENT VARIES

WASHINGTON

2' CURB & GUTTER

COFFEE SHOP
20 SEATS
1,094 S.F.

FIRE
PUMP
75 S.F.

TRASH
ROOM
150 SF

ELEC
VAULT
150 SF

CAR
ELEV

CAR
ELEV

BICYCLE
STORAGE
207 S.F.

VALET
STAND

3 STORY
BUILDING

LOT 8
BLOCK 31
FISHER'S FIRST SUBDIVISION
OF ALTON BEACH
PLAT BOOK 2, PAGE 77

PROPERTY LINE

0'-0" SETBACK

5'-0" SETBACK

C.B.S. WALL
1.4' (E)

VALET PICK UP

VALET DROP OFF

TRASH ROUTE

LOADING #1
10 X 20

LOADING #2
10 X 20

VALET
STAND

S.I.P. 3/4"
LB8023

3 STORY
BUILDING

CORNER
INACCESSIBLE

LOT 7

PROPERTY OWNER: CREST HOTEL GRO

F.I.P.
NO CAP

150.00' PROPERTY LINE

20' ALLEY BY PLAT

20' PAVEMENT

145'-0"

WASHINGTON AVENUE

50'

LOT - 6
BLOCK - 31

LOT - 5
BLOCK - 31

LOT - 4
BLOCK - 31

PLAN
NORTH

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

APPROVED PB22-0503

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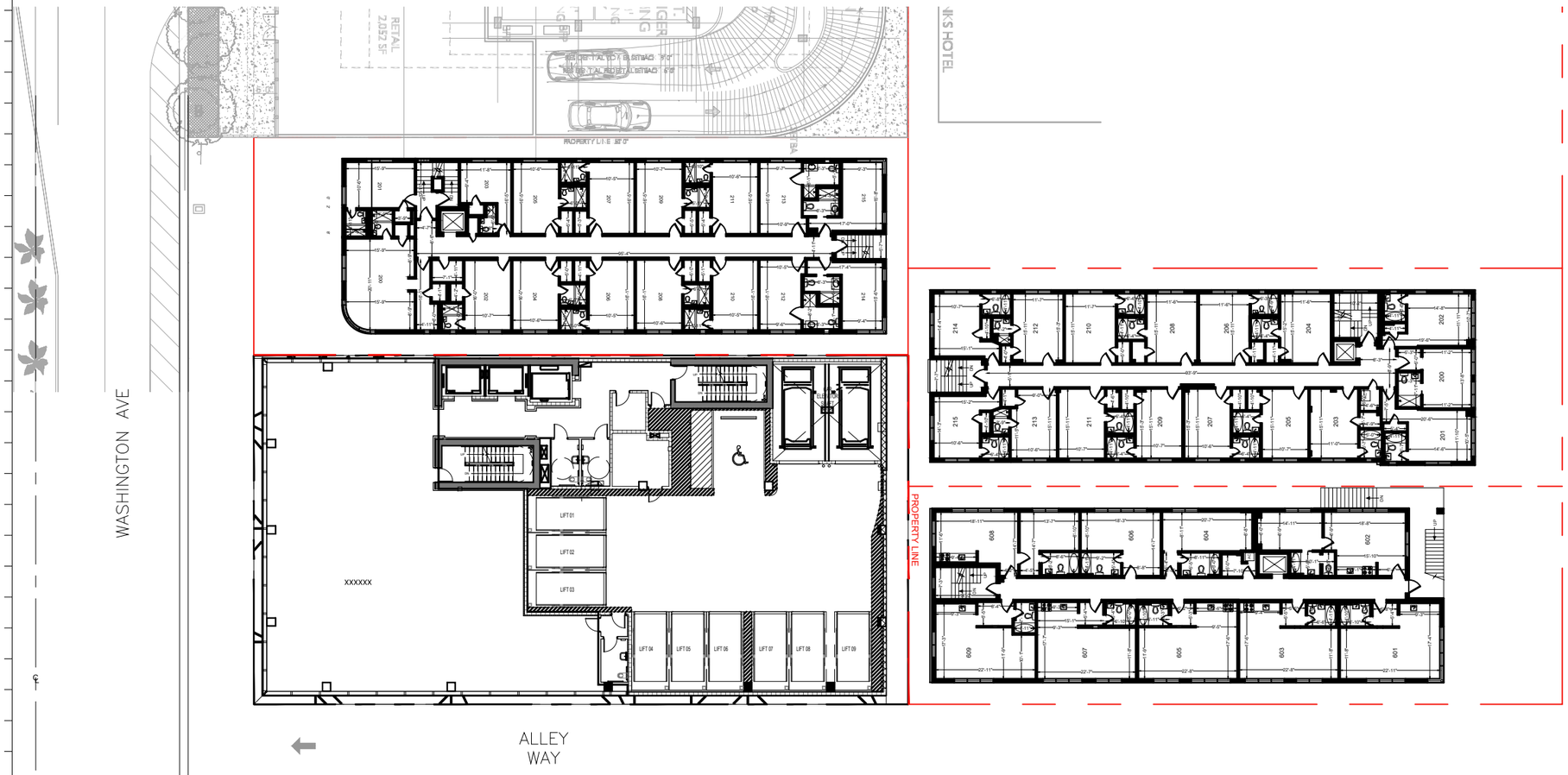
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STATE OF FLORIDA
REGISTERED ARCHITECT
Kobi Karp
2023.09.26
13:01:00-04'00'

K O B I
K A R P

PROPOSED LEVEL 1

Date	06.24.2022	Sheet No.	A2.21
Scale	1" = 16'-0"		
Project	2132		



NUMBER OF LIFTS	NUMBER OF PARKING SPACES / LIFTS	TOTAL NUMBER OF PARKING SPACES
	1 ADA	1
9	2	18
		19

PLAN NORTH

1 PROPOSED LEVEL 2 FLOOR PLAN

Scale: 1" = 30'-0"

PROPOSED

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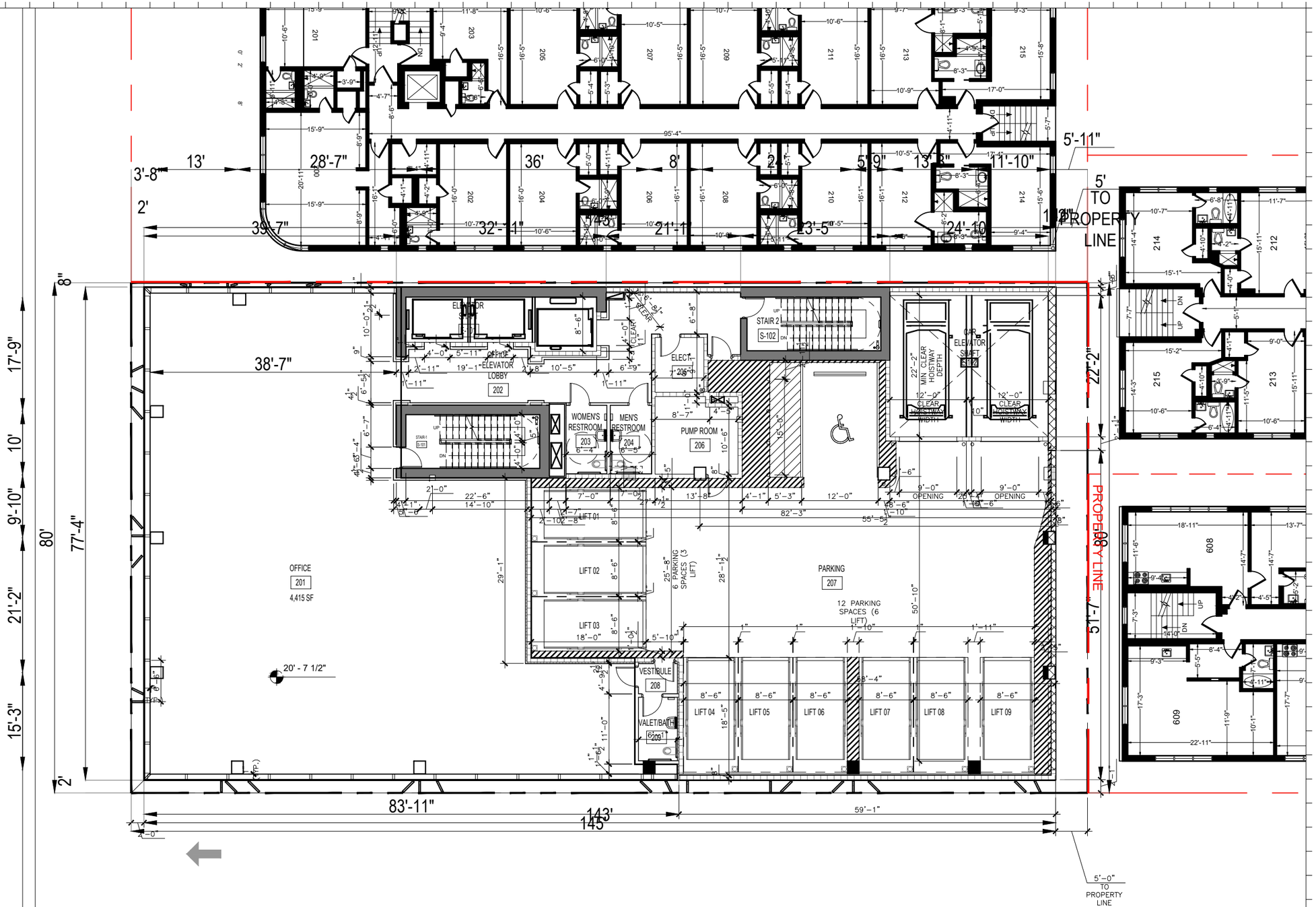
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Kobi Karp
2023.09.26
11:07:04 -04'00'
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

PROPOSED LEVEL 2

Date	09-22-2023	Sheet No.	A3.01
Scale			
Project	2132		



NUMBER OF LIFTS	NUMBER OF PARKING SPACES / LIFTS	TOTAL NUMBER OF PARKING SPACES
	1 ADA	1
9	2	18
		19

PLAN NORTH

1 PROPOSED LEVEL 2 FLOOR PLAN

Scale: 1/16" = 1'-0"

PROPOSED

Rev.	Date	Rev.	Date

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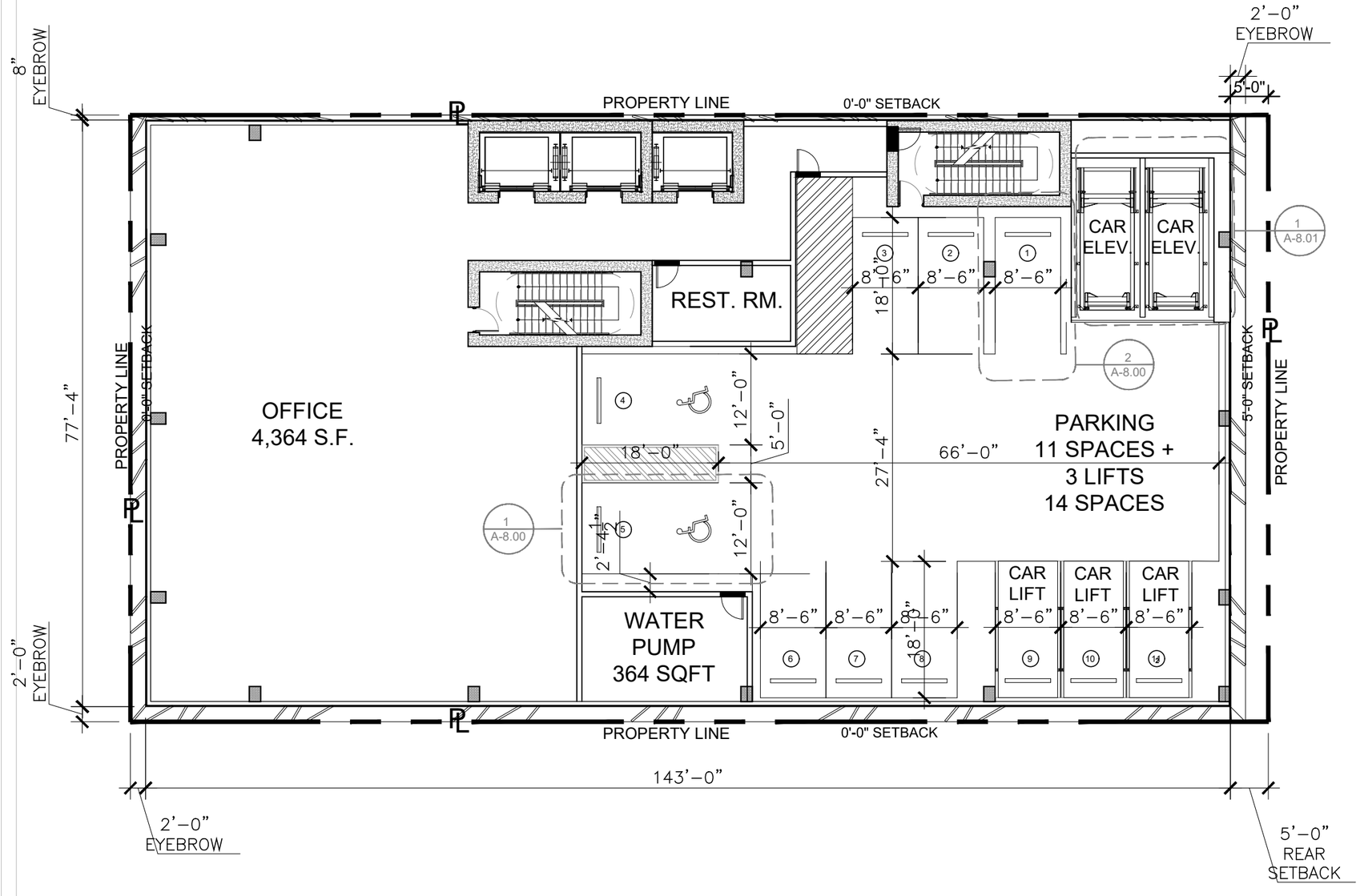
STATE OF FLORIDA — KOBI KARP — 2023.09.26 — AR0013041 — REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

PROPOSED LEVEL 2 ENLARGED

Date	09-22-2023	Sheet No.	A3.01.1
Scale			
Project	2132		



PLAN NORTH

1 PROPOSED OVERALL LEVEL 2 FLOOR PLAN

SCALE: 1" = 16'-0"

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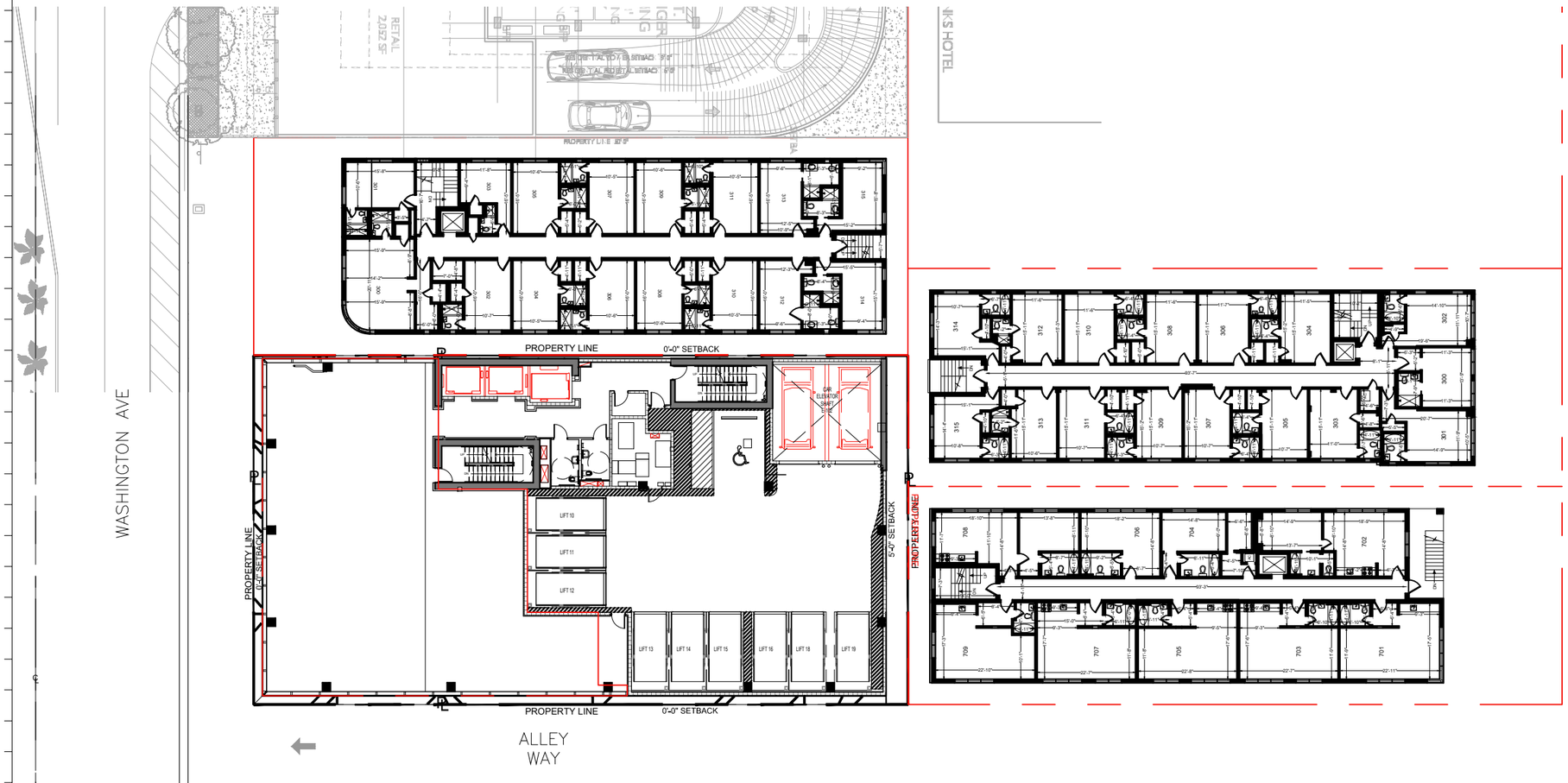
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STATE OF FLORIDA REGISTERED ARCHITECT Kobi Karp 2023.09.26 13:01:20-04'00'

KOBI KARP

PROPOSED LEVEL 2

Date	06.24.2022	Sheet No.	A2.22
Scale	1" = 16'-0"		
Project	2132		



NUMBER OF LIFTS	NUMBER OF PARKING SPACES / LIFTS	TOTAL NUMBER OF PARKING SPACES
	1	1
9	2	18
		19

PLAN NORTH

1 PROPOSED LEVEL 3 FLOOR PLAN
Scale: 1" = 30'-0"

PROPOSED

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Rev.	Date	Rev.	Date

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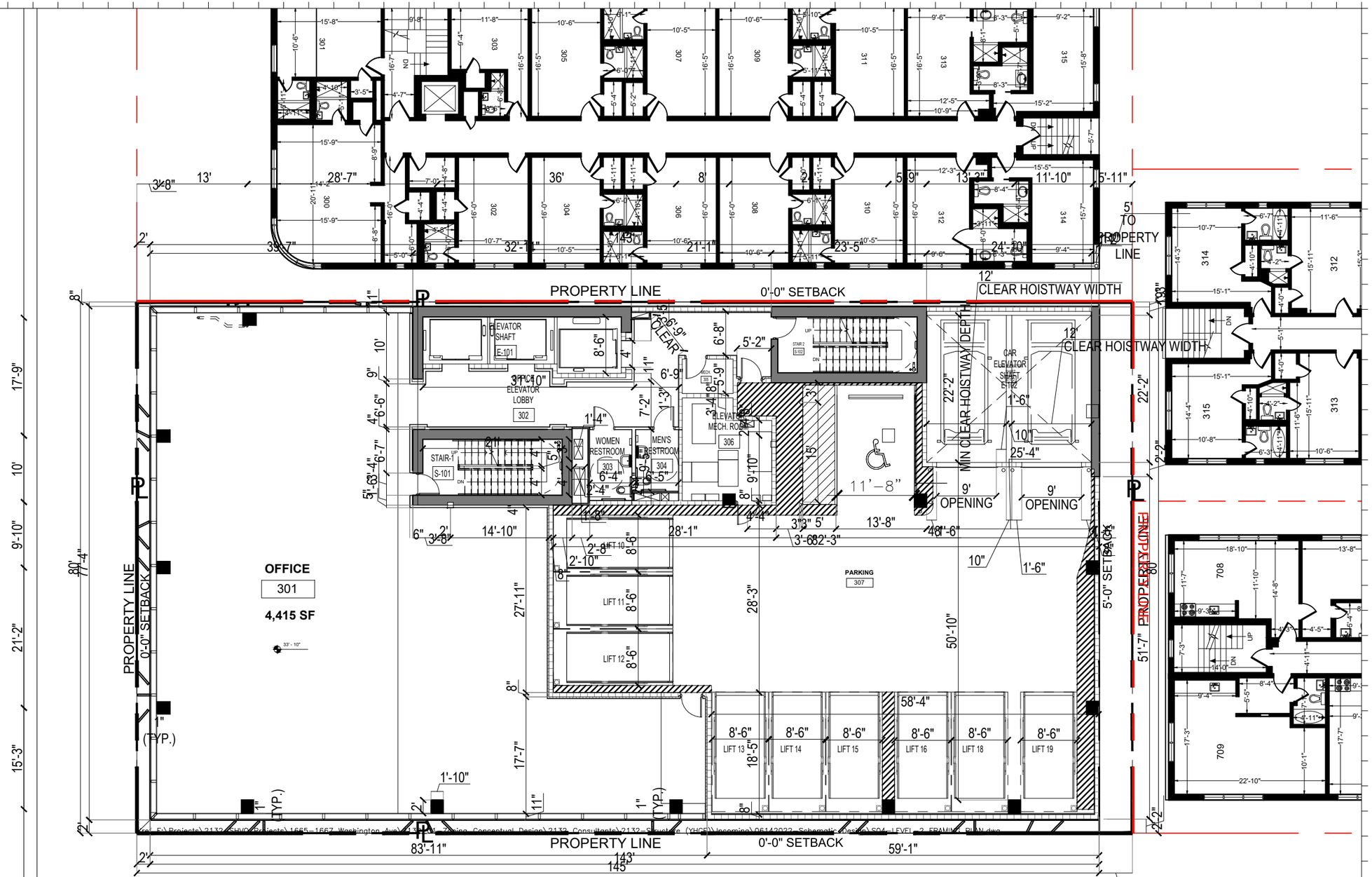
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STATE OF FLORIDA REGISTERED ARCHITECT
Kobi Karp
2023.09.26 13:01:26 -04'00'
KOBI KARP
Lic. # AR0012578

K O B I K A R P

PROPOSED LEVEL 3

Date	09-22-2023	Sheet No.	A3.02
Scale			
Project	2132		



NUMBER OF LIFTS	NUMBER OF PARKING SPACES / LIFTS	TOTAL NUMBER OF PARKING SPACES
	1	1
9	2	18
		19

PLAN NORTH

1 PROPOSED LEVEL 3 FLOOR PLAN
Scale: 1/16" = 1'-0"

PROPOSED

Rev.	Date	Rev.	Date

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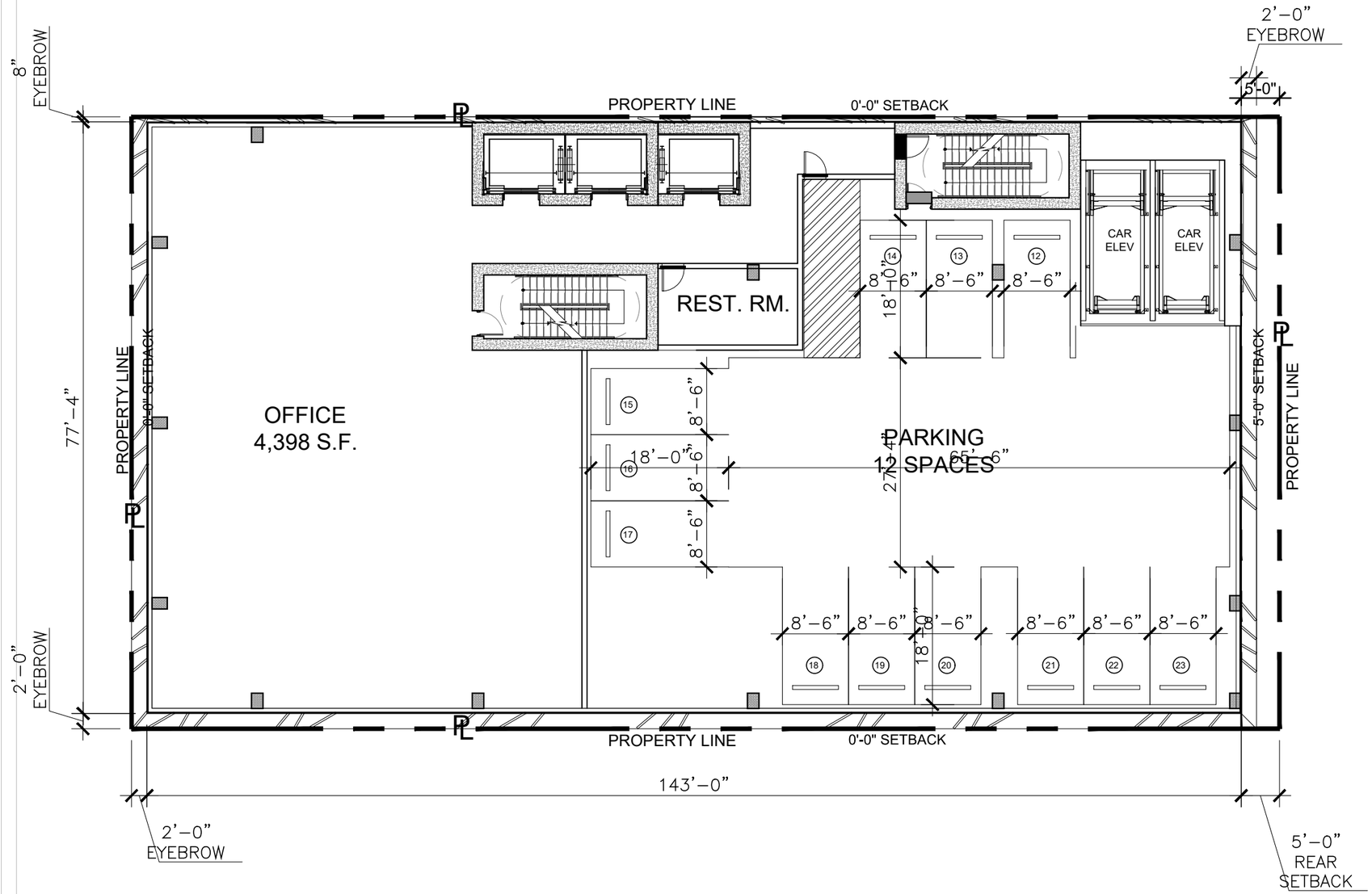
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STATE OF FLORIDA — KOBI KARP — 2023.09.26 — LICENSED ARCHITECT

KOBI KARP
Lic. # AR0012578

PROPOSED LEVEL 3 ENLARGED

Date	09-22-2023	Sheet No.	A3.02.1
Scale			
Project	2132		



PLAN NORTH

1 PROPOSED OVERALL LEVEL 3 FLOOR PLAN

SCALE: 1" = 16'-0"

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OFFICE BUILDING
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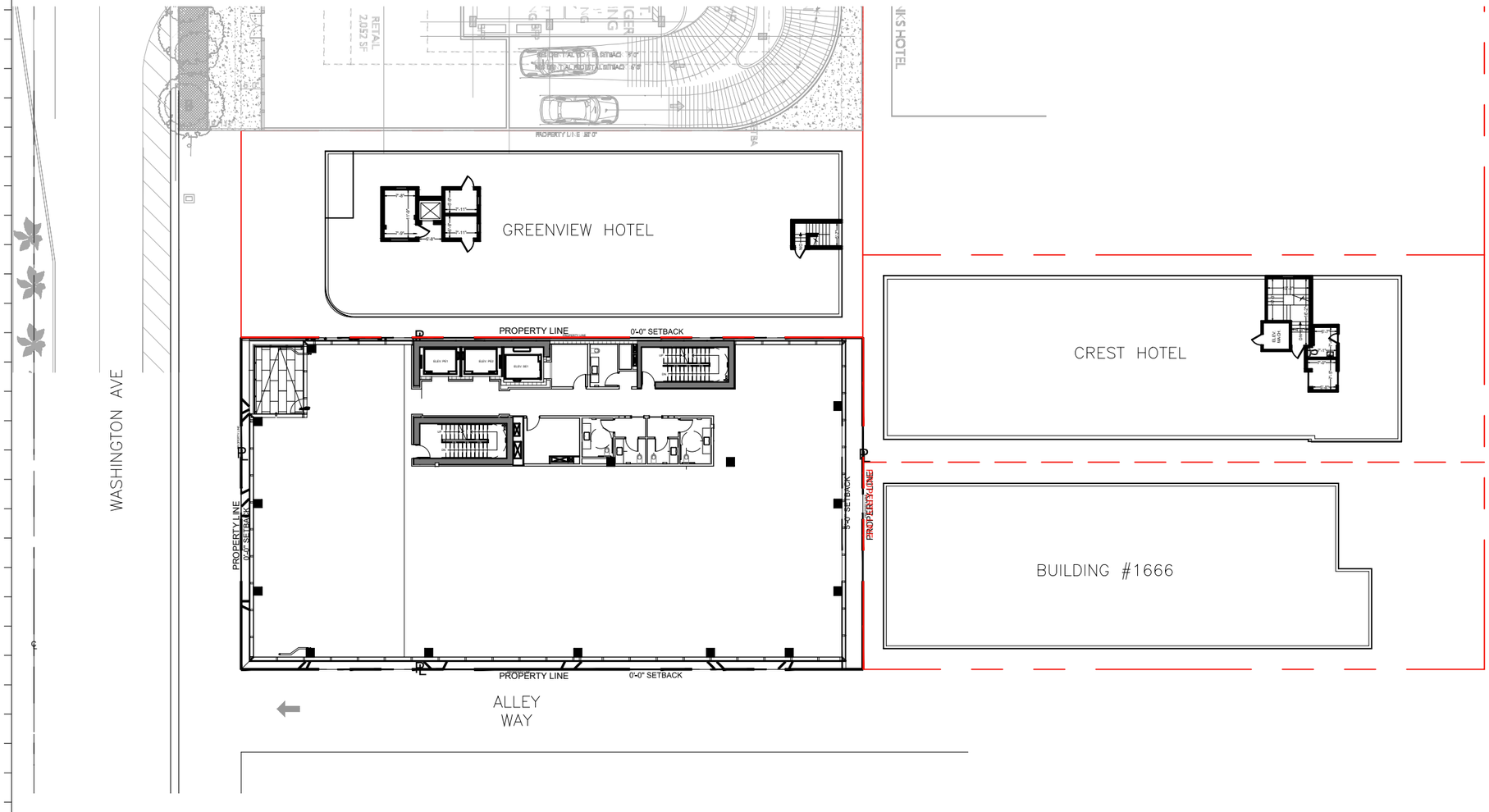
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Kobi Karp
2023.09.26
13:01:39-04'00'

K O B I K A R P

PROPOSED LEVEL 3

Date	06.24.2022	Sheet No.	A2.23
Scale	1" = 16'-0"		
Project	2132		



PLAN NORTH

1 PROPOSED LEVEL 4 FLOOR PLAN

Scale: 1" = 30'-0"

PROPOSED

Rev.	Date	Rev.	Date

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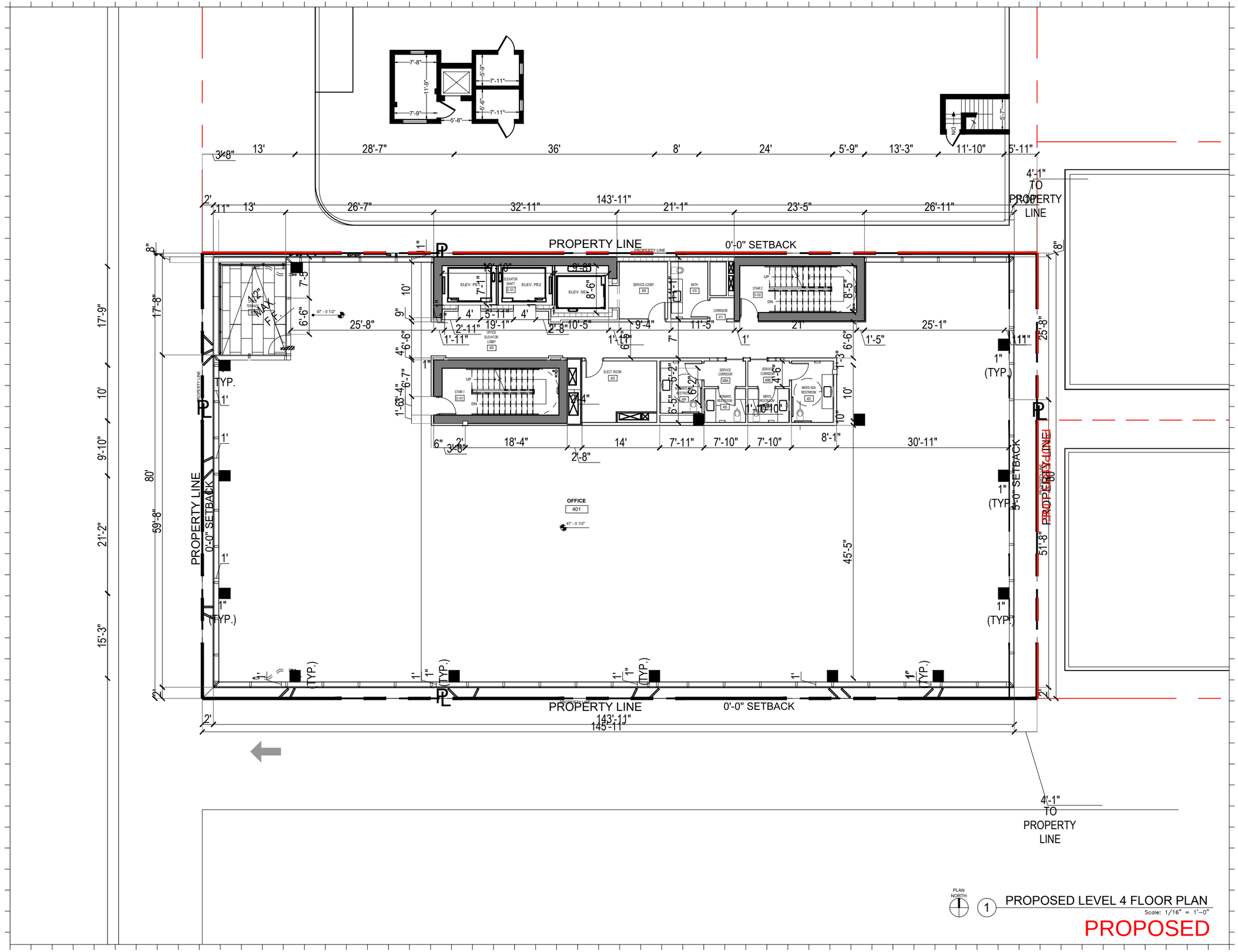
Kobi Karp
2023.09.26
01:46:04 00'

KOBI KARP
Lic. # AR0012578

K O B I K A R P

PROPOSED LEVEL 4

Date	09-22-2023	Sheet No.	A3.03
Scale			
Project	2132		



1 PROPOSED LEVEL 4 FLOOR PLAN
Scale: 1/16" = 1'-0"

PROPOSED

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Rev.	Date	Rev.	Date

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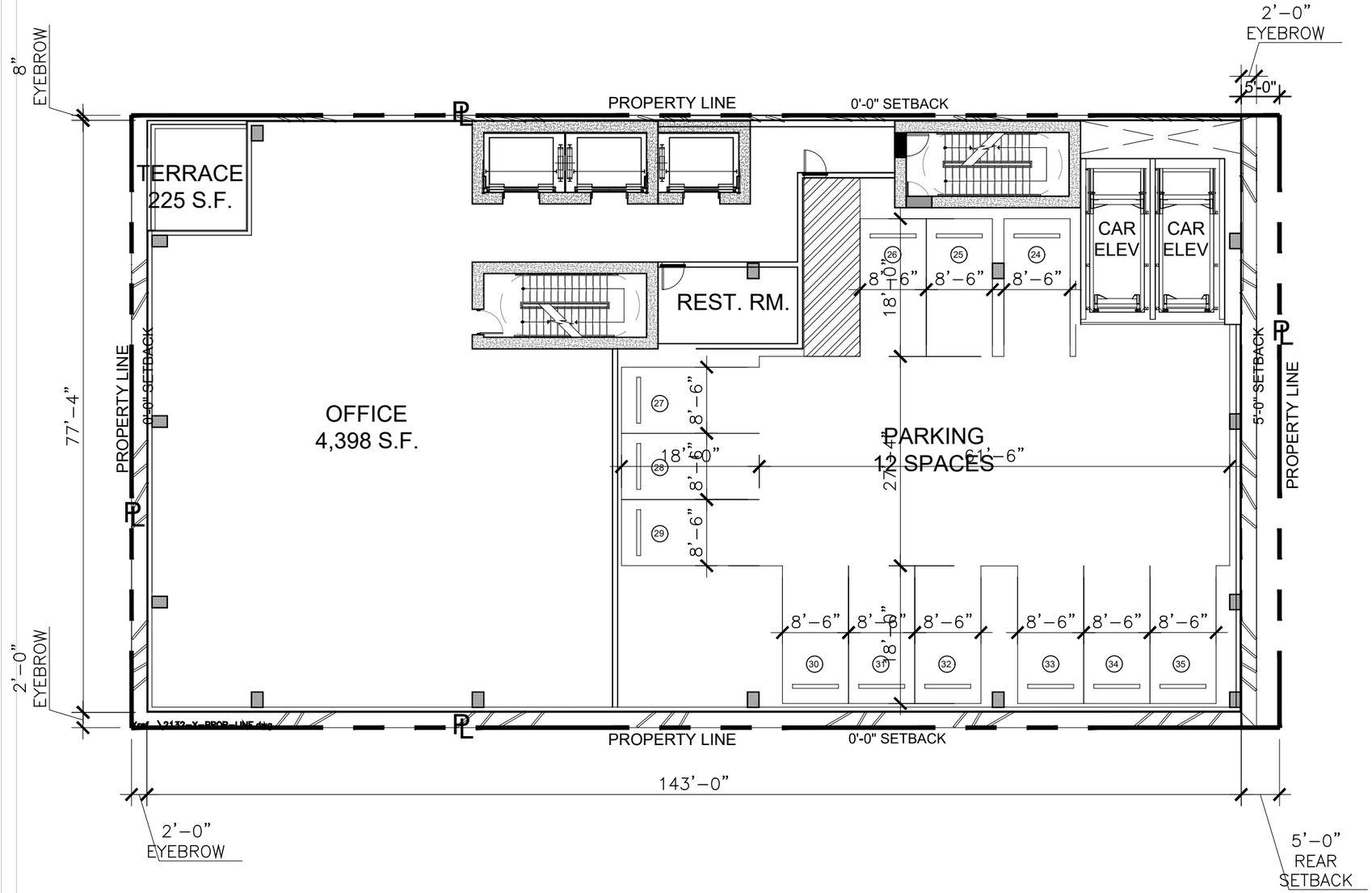
STATE OF FLORIDA
Kobi Karp
2023.09.26
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

PROPOSED LEVEL 4 ENLARGED

Date	09-22-2023	Sheet No.	A3.03.1
Scale			
Project	2132		



PLAN NORTH

1 PROPOSED OVERALL LEVEL 4 FLOOR PLAN

SCALE: 1" = 16'-0"

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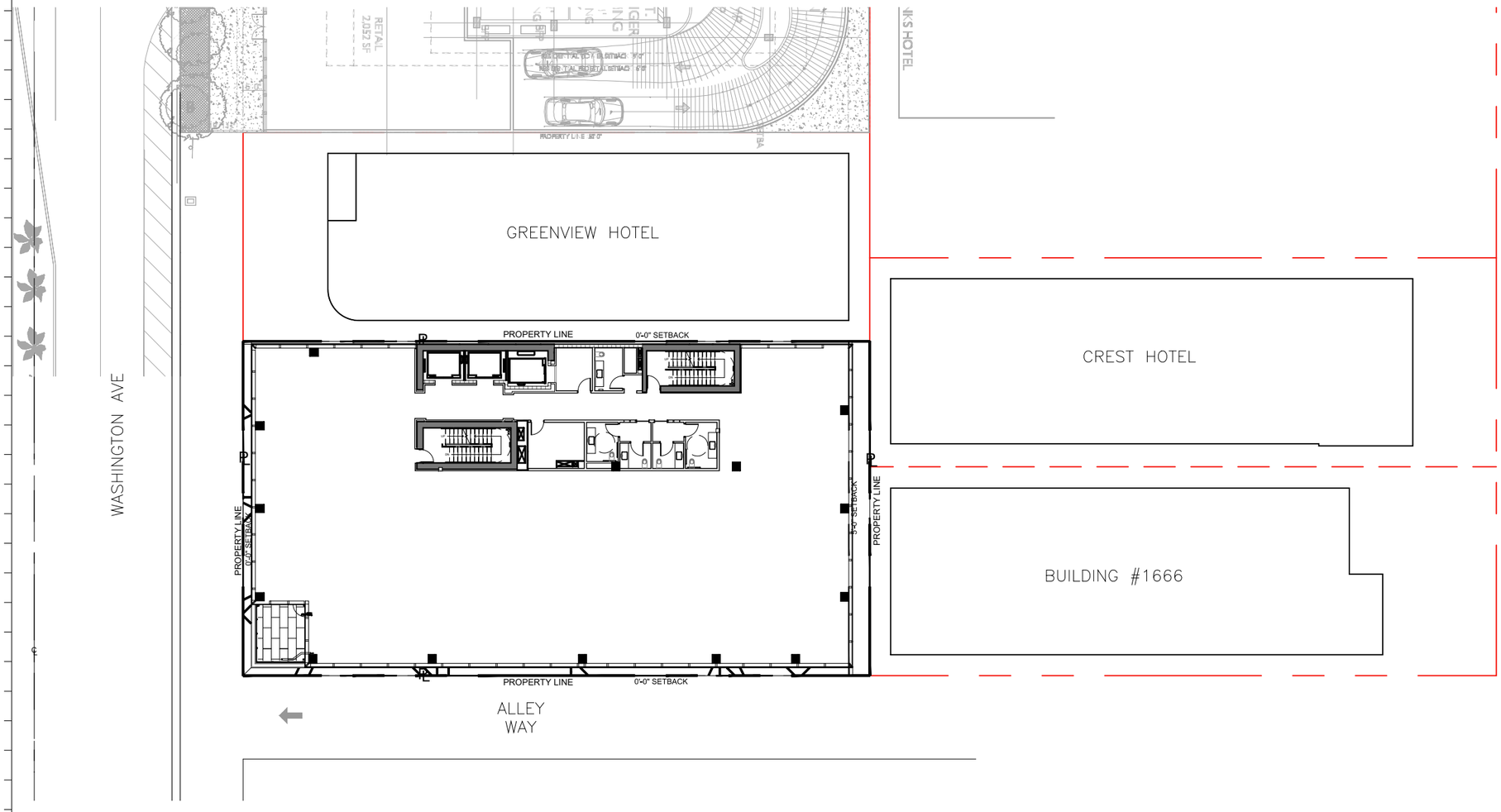
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STATE OF FLORIDA REGISTERED ARCHITECT Kobi Karp 2023.09.26 12:00:04 -04'00' REGISTERED ARCHITECT

KOBI KARP

PROPOSED LEVEL 4

Date	06.24.2022	Sheet No.	A2.24
Scale	1" = 16'-0"		
Project	2132		



PLAN NORTH

1 PROPOSED LEVEL 5 FLOOR PLAN

Scale: 1" = 30'-0"

PROPOSED

Rev.	Date	Rev.	Date

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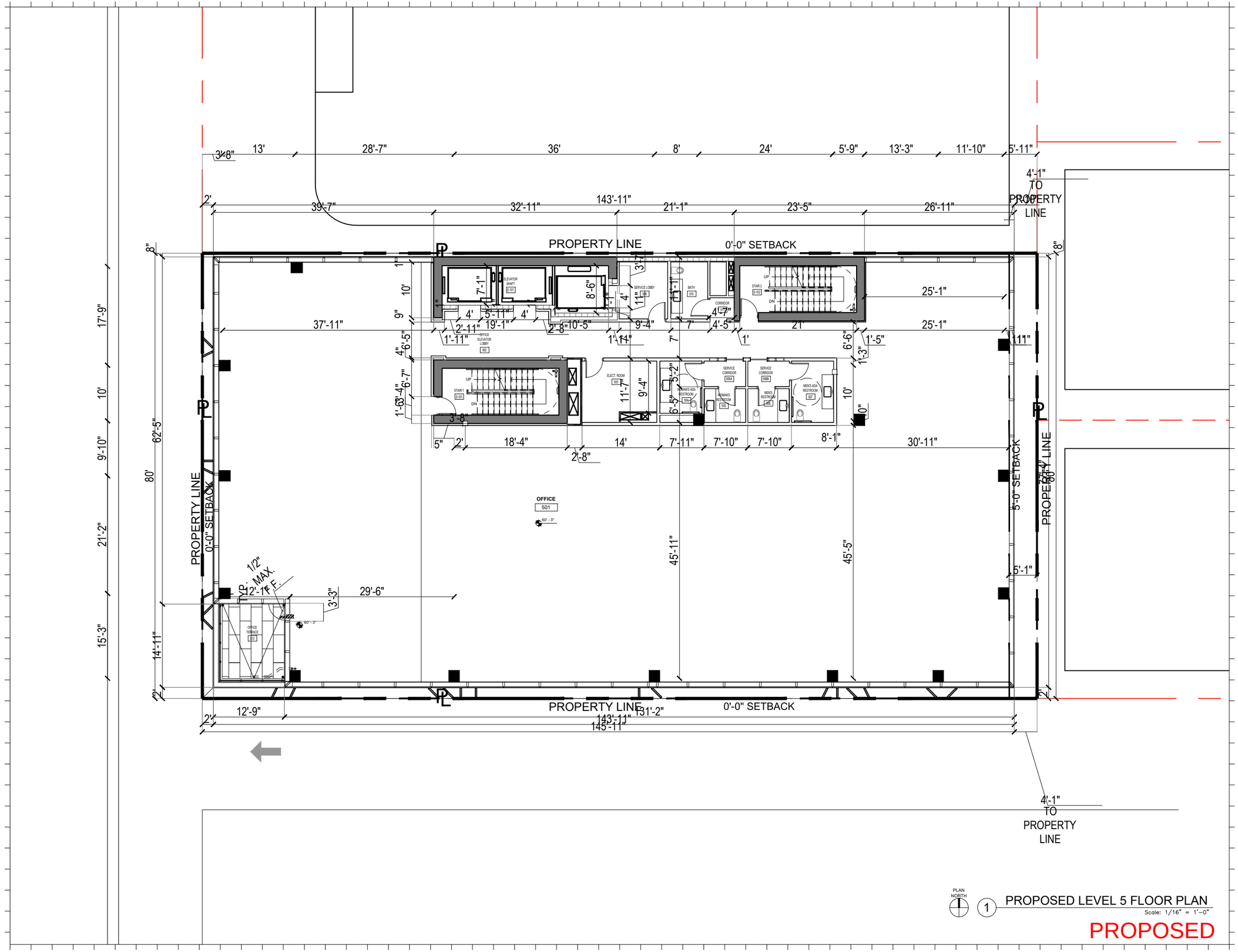
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Kobi Karp
2023.09.26
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REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

PROPOSED LEVEL 5

Date	09-22-2023	Sheet No.	A3.04
Scale			
Project	2132		



PLAN NORTH

1 PROPOSED LEVEL 5 FLOOR PLAN

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
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Address
Tel: --
Email --

Landscape Architect:
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Email carolina@cladlandscape.com

Structural:
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MEP:
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Architect:
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571 NW 28th Street
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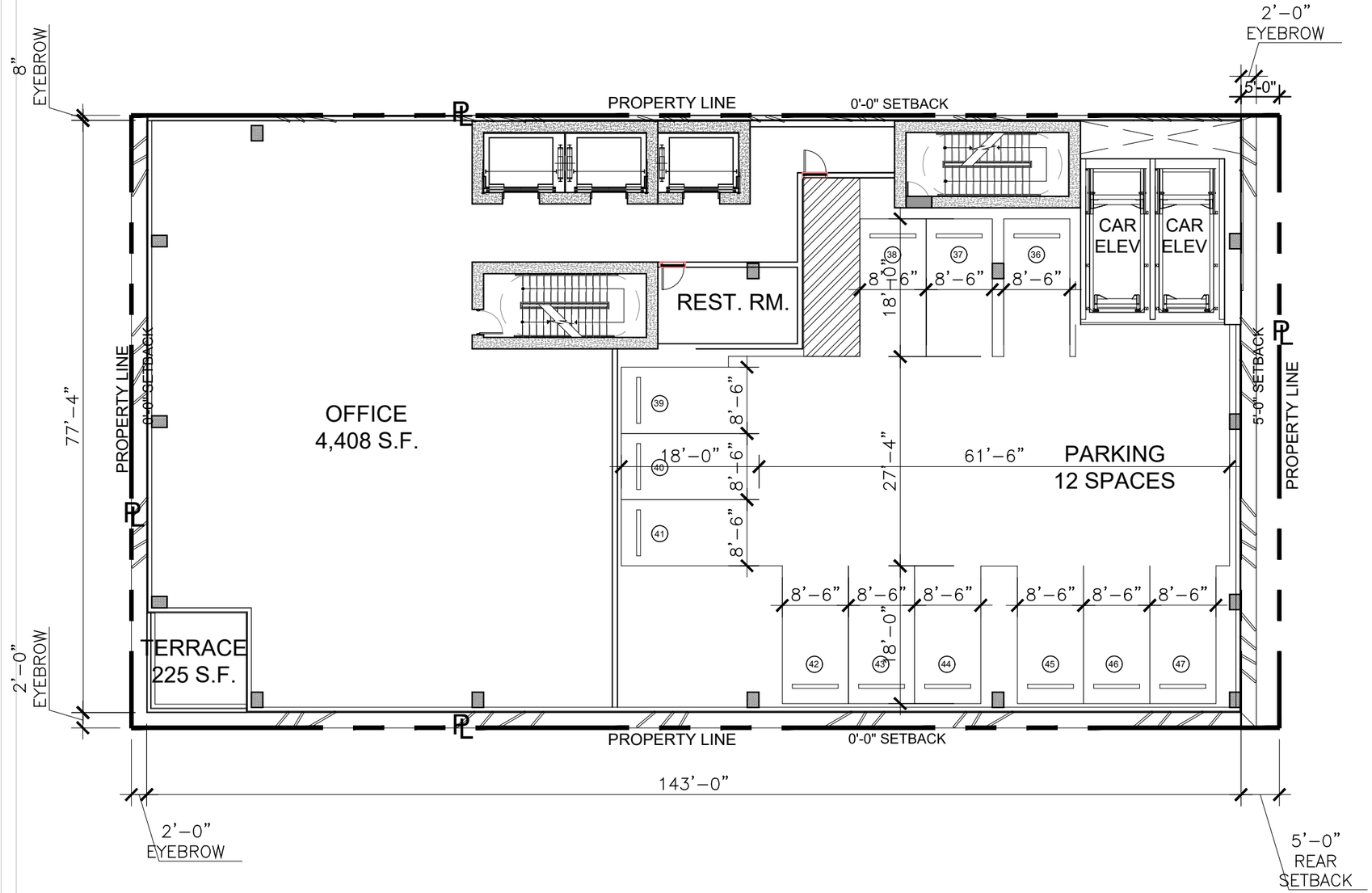
STATE OF FLORIDA
Kobi Karp
2023.09.26
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KOBI KARP
Lic. # AR0012578

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PROPOSED LEVEL 5 ENLARGED

Date	09-22-2023	Sheet No.	A3.04.1
Scale			
Project	2132		



PLAN NORTH

1 PROPOSED OVERALL LEVEL 5 FLOOR PLAN

SCALE: 1/16" = 1'–0"

APPROVED PB22-0503

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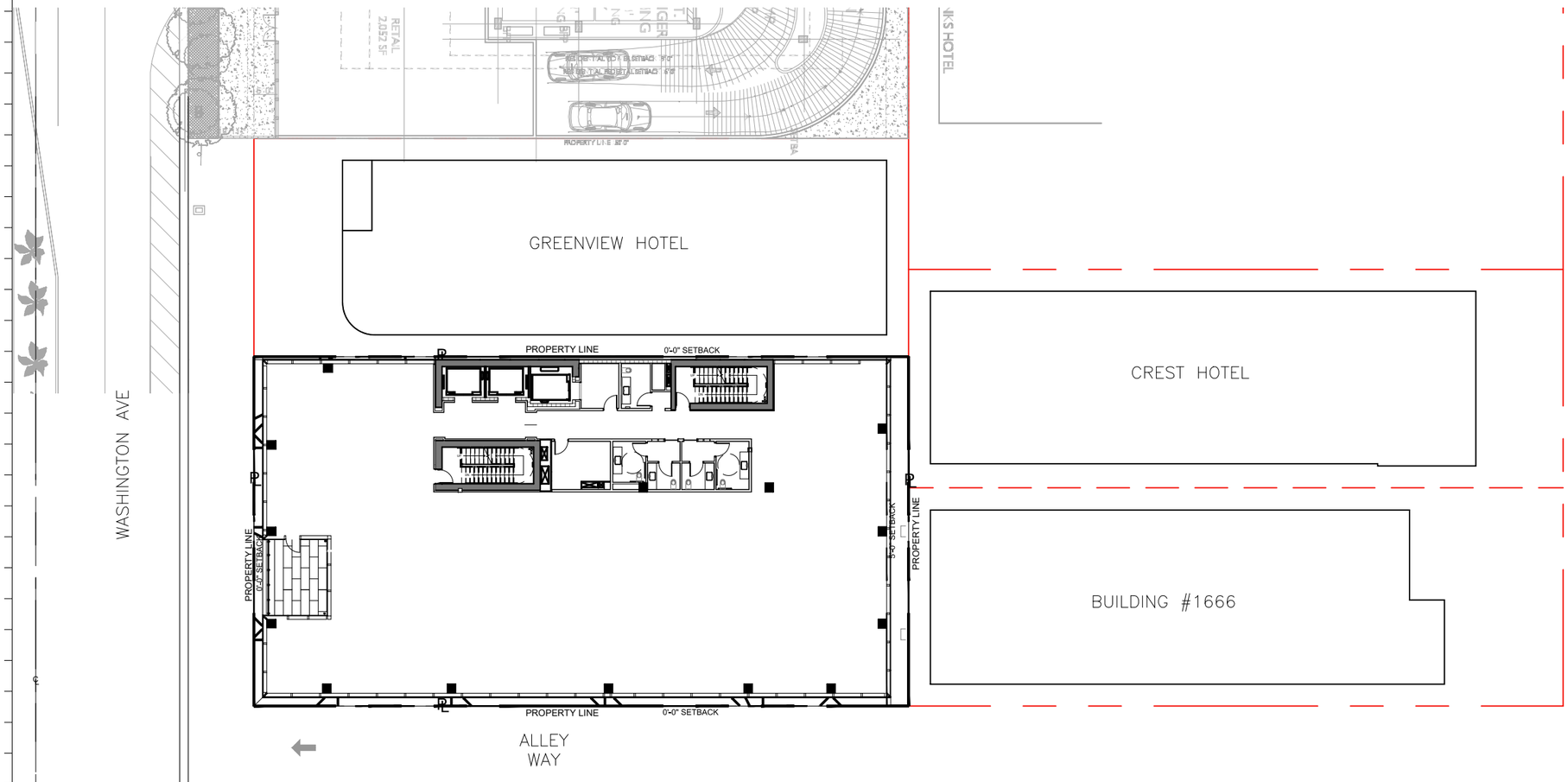
Architect:
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Fax: +1(305) 573 3766

STATE OF FLORIDA
"Kobi Karp"
2023.09.26
10:19:04 -04'00'
REGISTERED ARCHITECT

K O B I K A R P

PROPOSED LEVEL 5

Date	06.24.2022	Sheet No.	A2.25
Scale	1/16" = 1'-0"		
Project	2132		



PLAN NORTH

1 PROPOSED LEVEL 6 FLOOR PLAN

Scale: 1" = 30'-0"

PROPOSED

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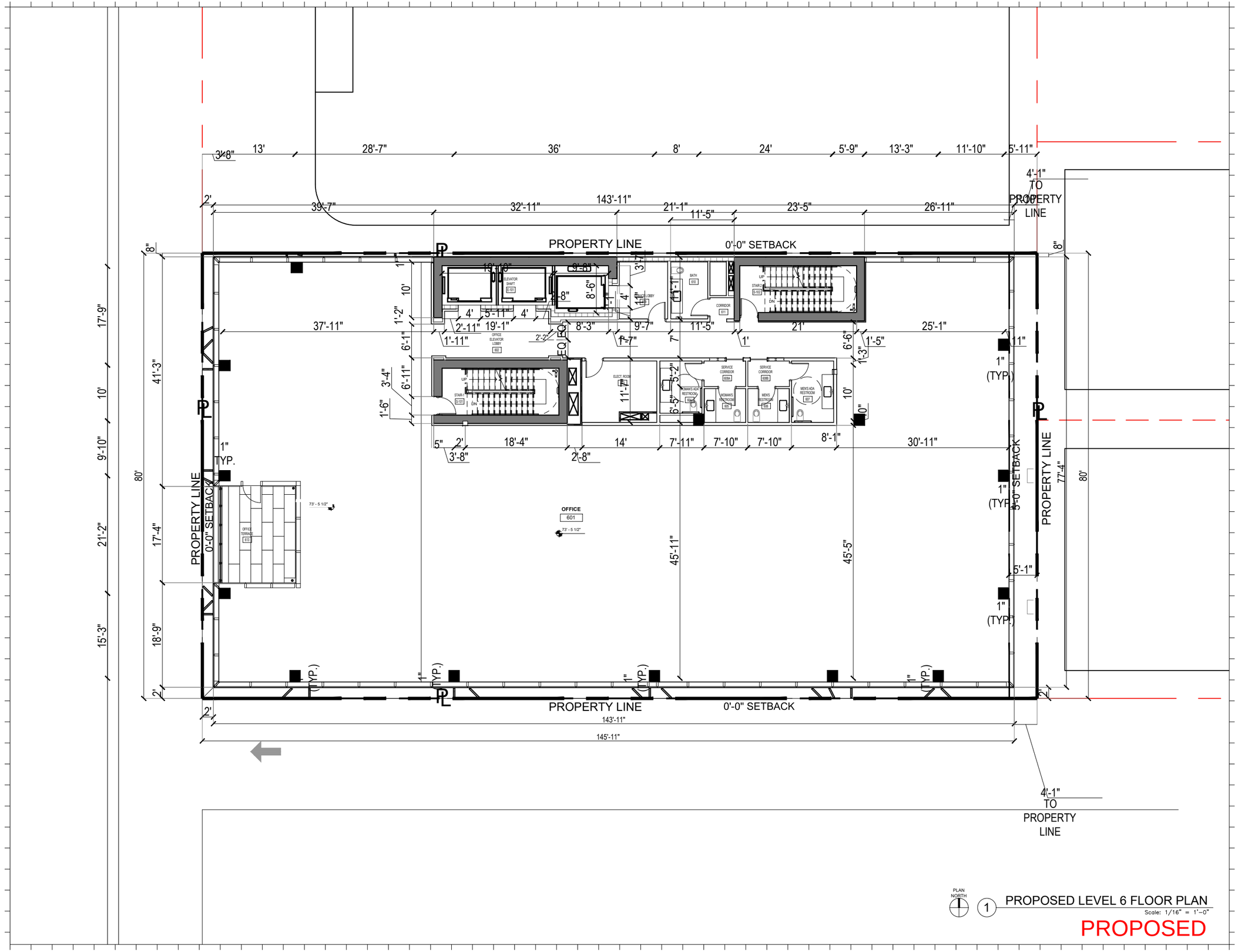
STATE OF FLORIDA
Kobi Karp
2023.09.26
12:26:04 -04'00'
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

PROPOSED LEVEL 6

Date	09-22-2023	Sheet No.	A3.05
Scale			
Project	2132		



1 PROPOSED LEVEL 6 FLOOR PLAN

Scale: 1/16" = 1'-0"

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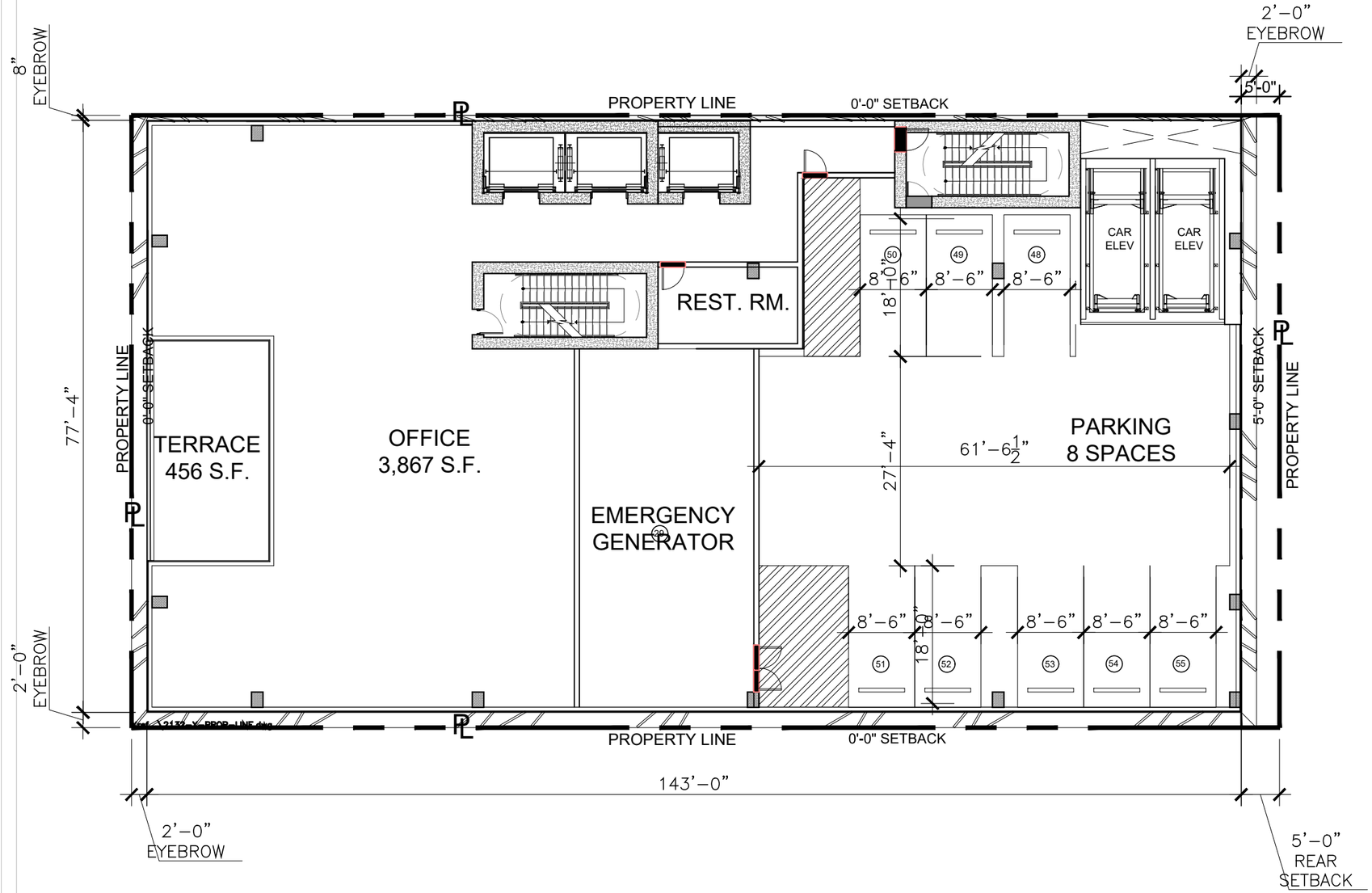
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Kobi Karp
2023.09.26 15:02:32-04'00'

KOBI KARP
Lic. # AR0012578

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PROPOSED LEVEL 6 ENLARGED

Date	09-22-2023	Sheet No.	A3.05.1
Scale			
Project	2132		



PLAN NORTH

1 PROPOSED OVERALL LEVEL 6 FLOOR PLAN

SCALE: 1" = 16'-0"

APPROVED PB22-0503

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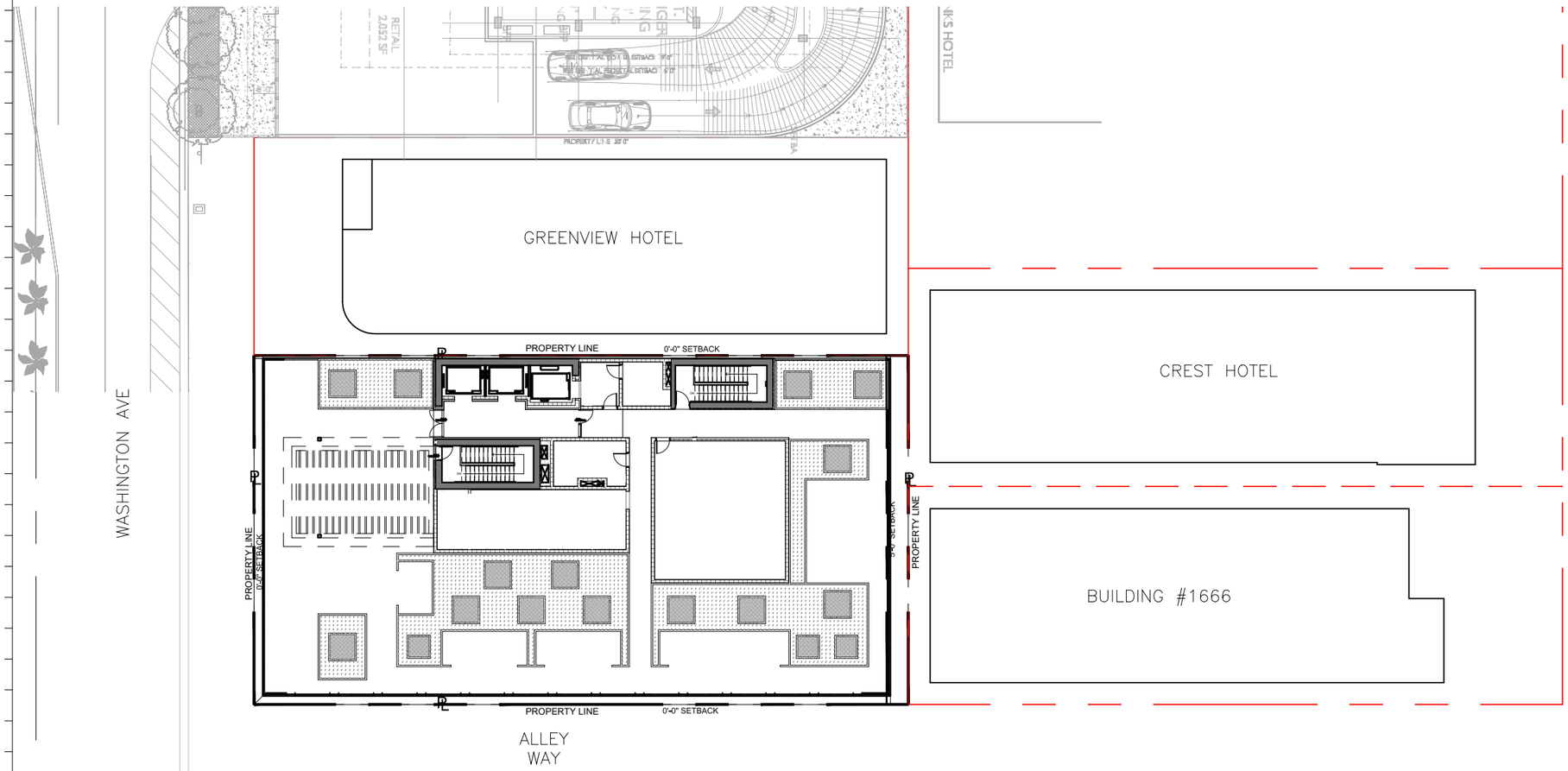
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STATE OF FLORIDA
Kobi Karp
2023.09.26
AR 0239-0401
REGISTERED ARCHITECT

K O B I K A R P

PROPOSED LEVEL 6

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



PLAN NORTH

1 PROPOSED ROOF PLAN

Scale: 1" = 30'-0"

PROPOSED

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CONCEPT

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MIAMI BEACH, FL 33139

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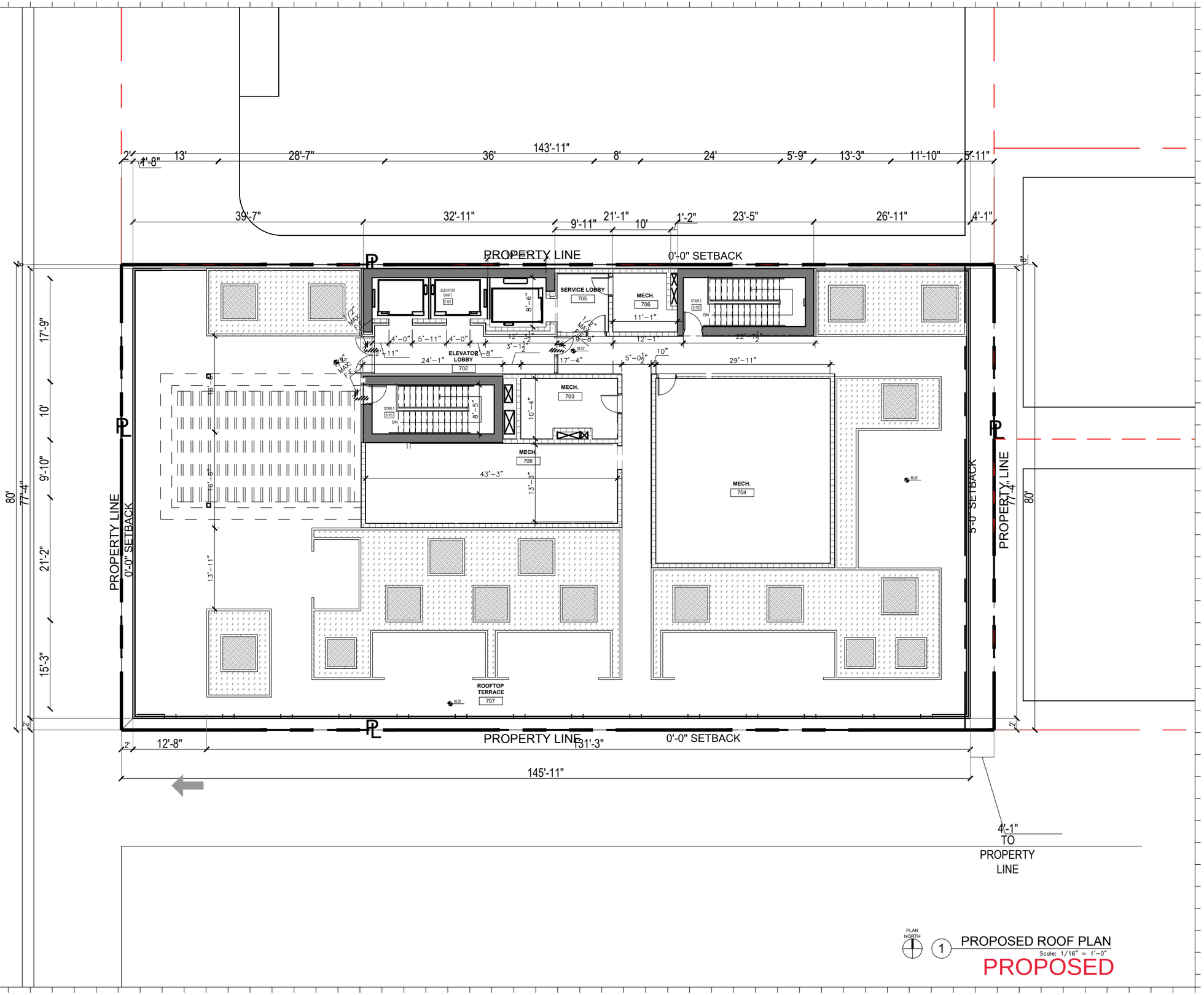
STATE OF FLORIDA
Kobi Karp
2023.09.26
REGISTERED ARCHITECT
AR0012578

KOBI KARP
Lic. # AR0012578

K O B I K A R P

PROPOSED ROOF PLAN

Date	05-15-2023	Sheet No.	A3.06
Scale			
Project	2132		



PLAN NORTH

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

PROPOSED

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CONCEPT

OSP - OFFICE BUILDING

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Architect:
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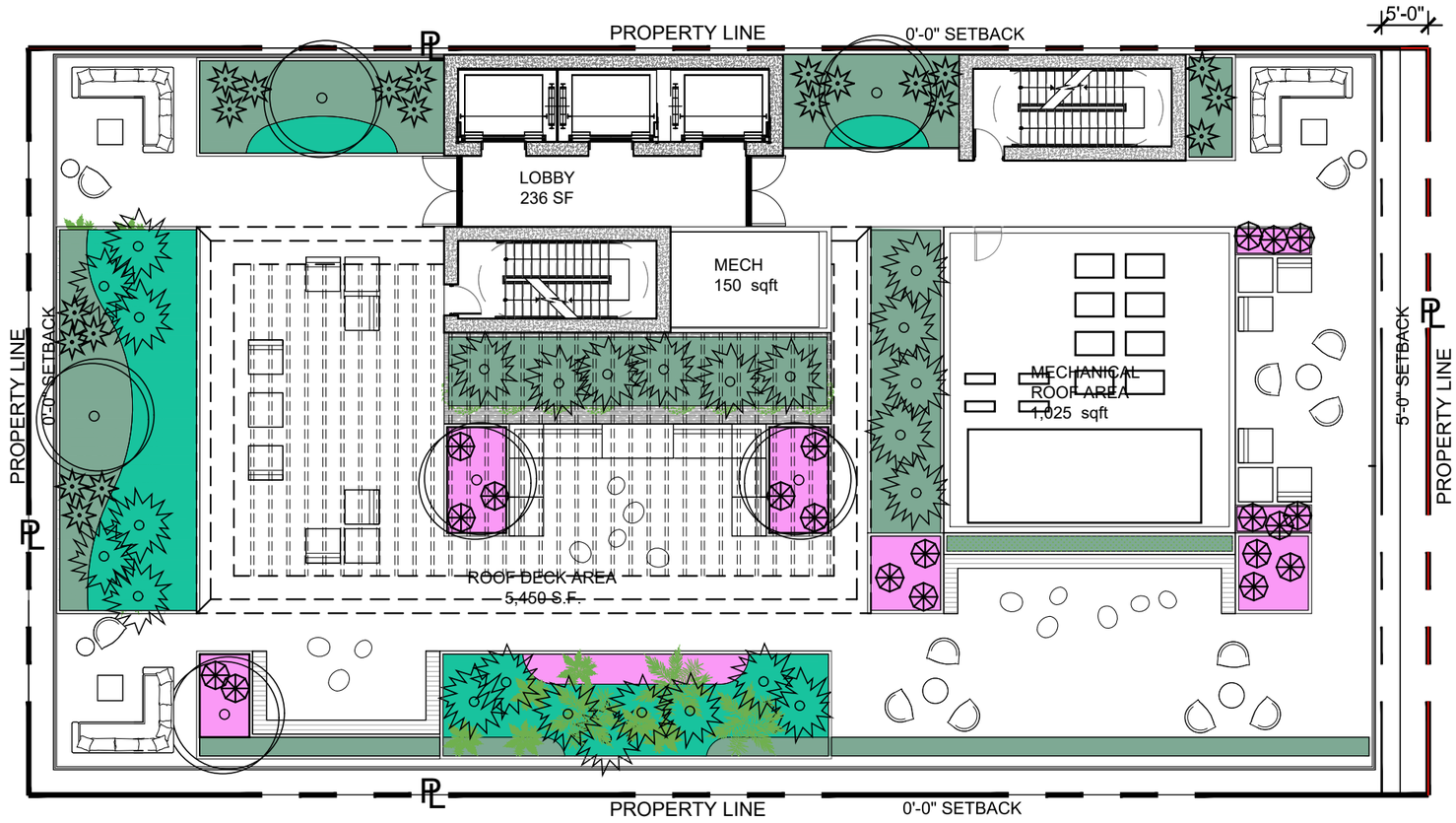
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Kobi Karp
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KOBI KARP
Lic. # AR0012578

K O B I K A R P

PROPOSED ROOF PLAN ENLARGED

Date	05-15-2023	Sheet No.	A3.06.1
Scale			
Project	2132		



PLAN NORTH

1 PROPOSED ROOF PLAN

SCALE: 1" = 16'-0"

APPROVED PB22-0503

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OFFICE BUILDING
1665-1667 WASHINGTON AVENUE
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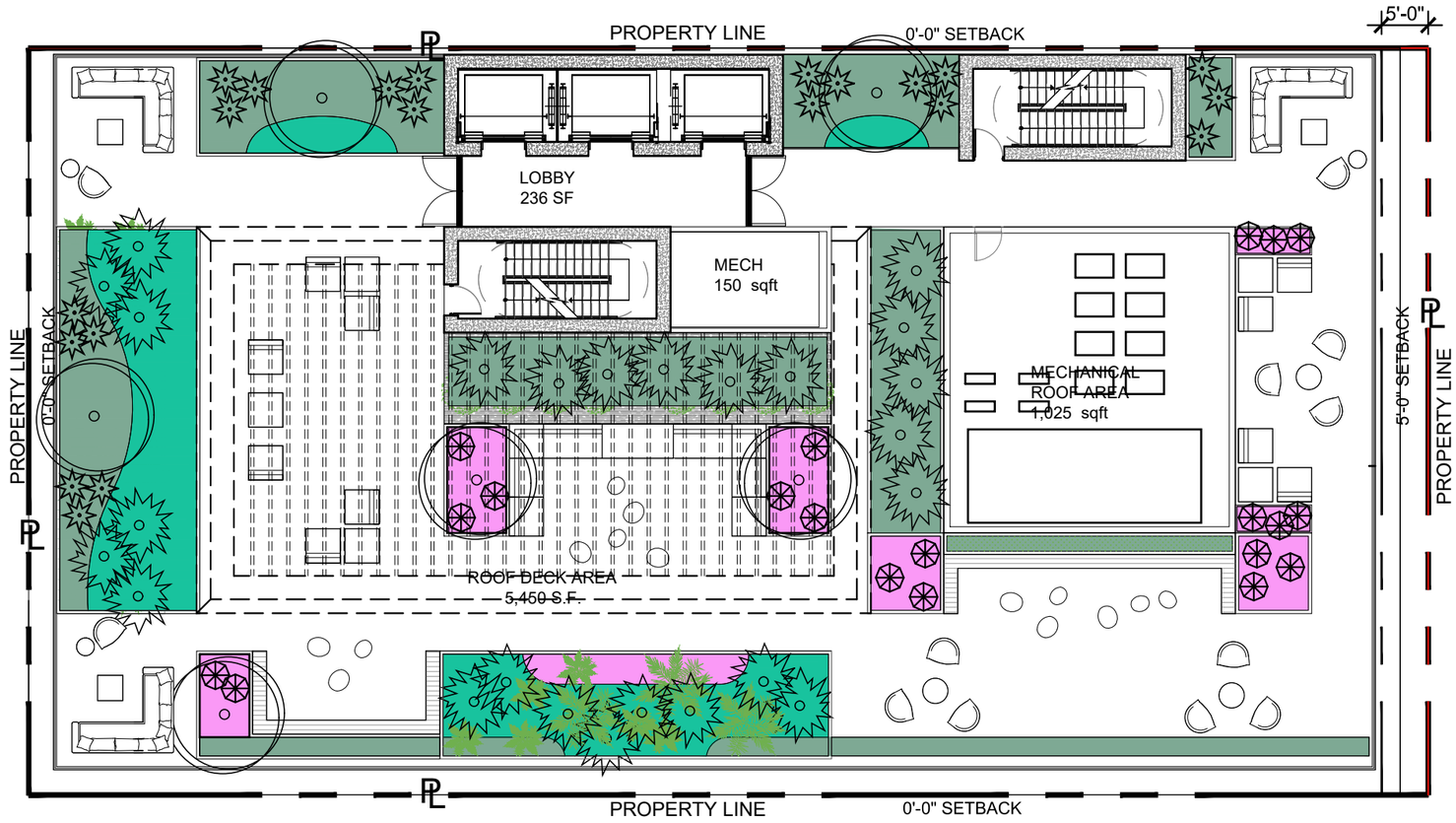
Architect:
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STATE OF FLORIDA · REGISTERED ARCHITECT · Kobi Karp · 2022.09.26 12:59:04 -04'00'

K O B I K A R P

PROPOSED ROOF PLAN

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



PLAN NORTH

1 PROPOSED ROOF PLAN

SCALE: 1" = 16'-0"

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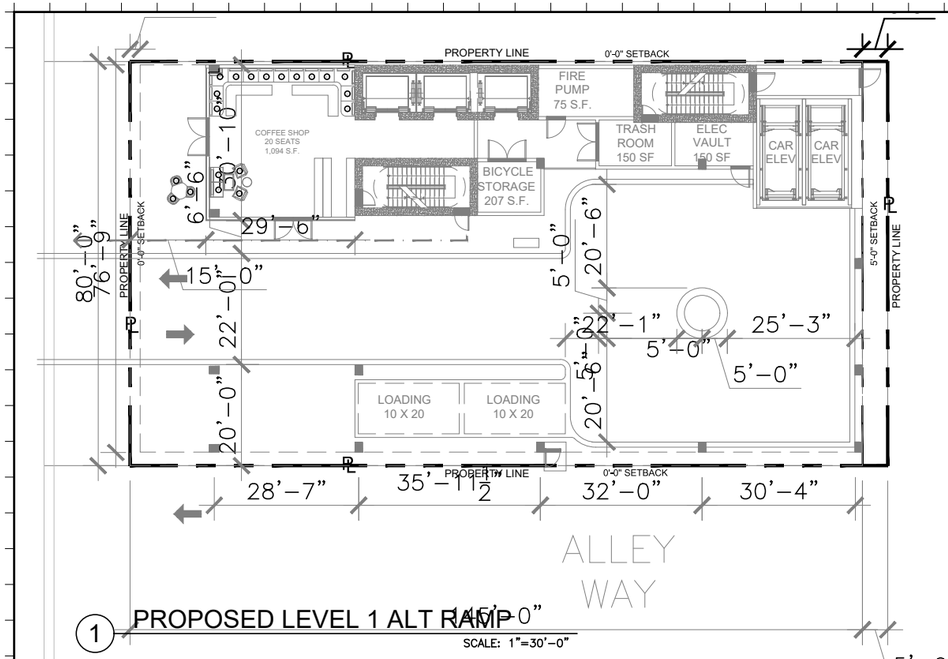
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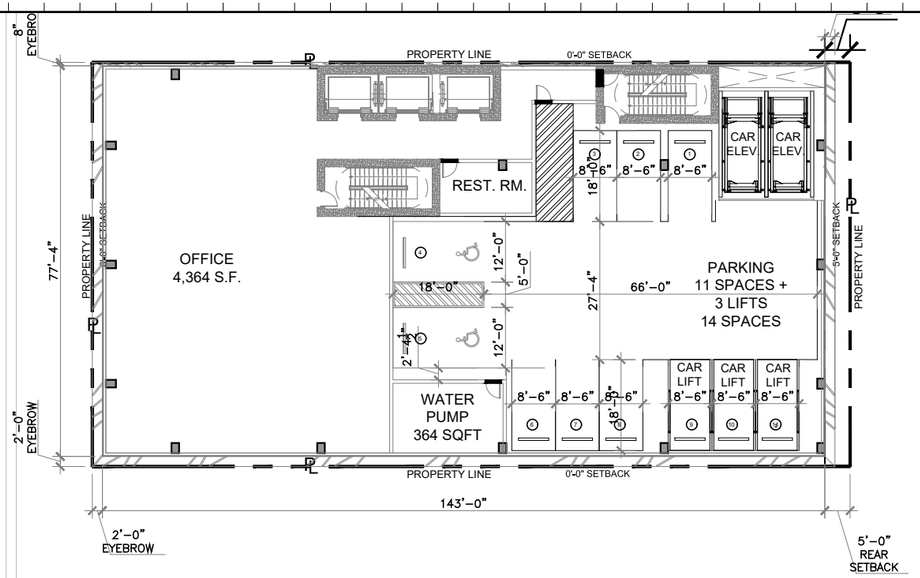
PROPOSED ROOF PLAN

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



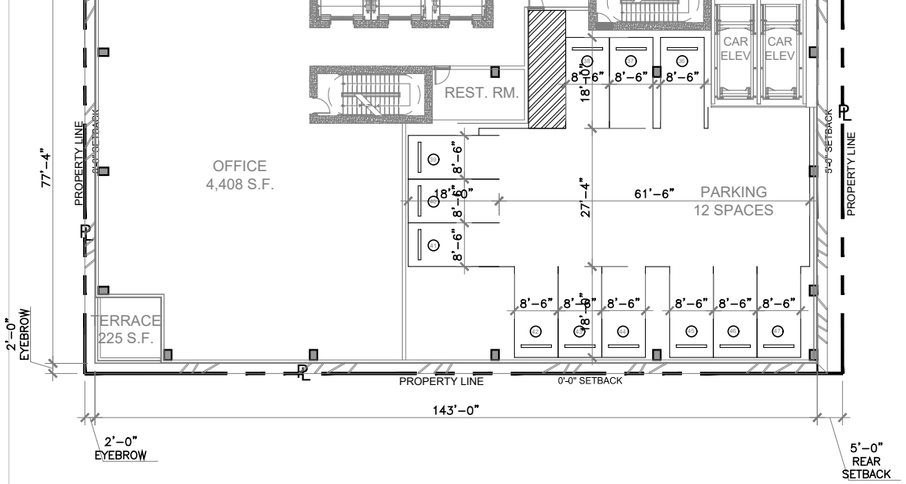
1 PROPOSED LEVEL 1 ALT RAMP

SCALE: 1"=30'-0"



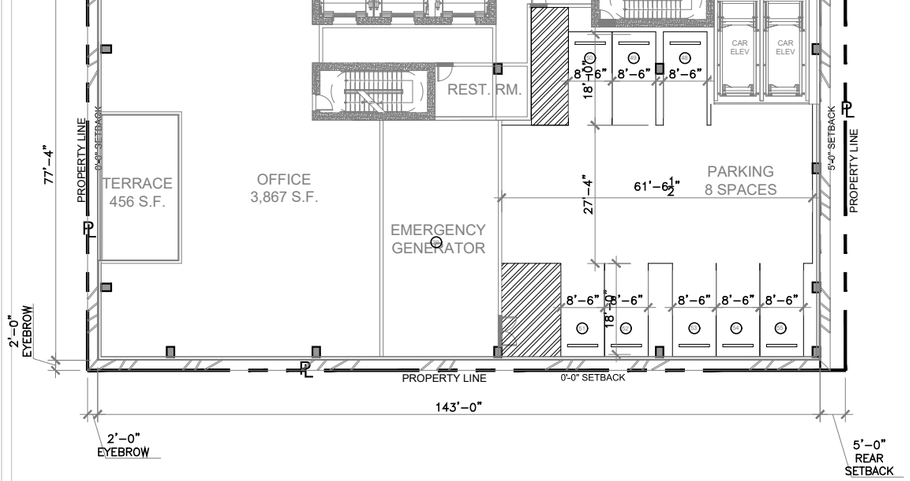
2 PROPOSED LEVEL 2-3-4 ALT RAMP

SCALE: 1"=30'-0"



3 PROPOSED LEVEL 5 ALT RAMP

SCALE: 1"=30'-0"



4 PROPOSED LEVEL 5 ALT RAMP

SCALE: 1"=30'-0"

PROPOSED AREA CALCULATIONS ALTERANTE RAMP

	STAIRS AND ELEVATORS	L/S. B.O.H.	B.O.H.	PARKING	# SPACES	ELEVATOR LIFTS	OFFICE AREA	LOBBY	RESTROOMS	TERRACE	ROOFTOP DECK	ROOF	COVERED ARRIVAL	NEW OFFICE BUILDING FAR	GROSS TOTAL	PROPOSED FAR
Roof												971			**971**	
Roof Deck	811							160	150		5,336	5,432		160	**11,579**	**160**
Level 6	811			0	0	0	7,523		150	456				8,484	**8,940**	**8,484**
Level 5	811			4,960	7	0	1,193		150	225				2,154	**7,346**	**2,154**
Level 4	811			4,960	7	0	1,193		150	225				2,154	**7,346**	**2,154**
Level 3	811			4,960	7	0	1,193		150					2,154	**7,121**	**2,154**
Level 2	811			4,960	7	0	1,193		150					2,154	**7,121**	**2,154**
Level 1	811	668	525		0	0		1,094					8,324	2,430	**3,098**	**2,430**
TOTALS	**5,677**	**668**	**525**	**19,840**	**28**	**0**	**12,295**	**1,254**	**900**	**906**	**5,336**	**6,403**	**8,324**	**19,690**	**52,551**	**19,690**

PARKING CALCULATIONS

OCCUPANCY	SF	EATS/UNIT	RATIO		PARKING SPACES
OFFICE	12,295	20	400		30.7375
TOTAL					**35**

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OFFICE BUILDING

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STATE OF FLORIDA REGISTERED ARCHITECT Kobi Karp 2022.09.26 #0013134010

KOBI KARP

PROPOSED ALTERNATE RAMP VERSION

Date	06.24.2022	Sheet No.	A3.10
Scale	1"=30'-0"		
Project	2132		



1 PROPOSED COLOR EAST ELEVATION
Scale: 1/16" = 1'-0"

PROPOSED

Rev.	Date	Rev.	Date

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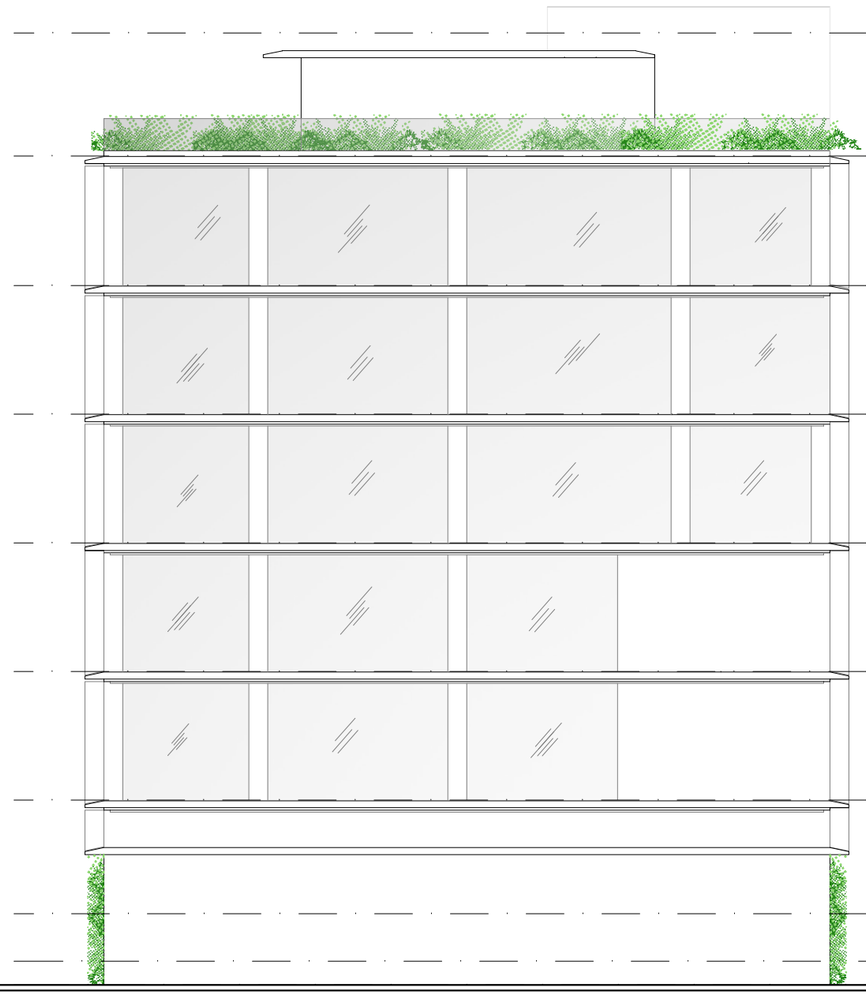
STATE OF FLORIDA
Kobi Karp
2023.09.26
11:03:19-04'00'
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

PROPOSED COLOR EAST ELEVATION

Date	09-26-2023	Sheet No.	A4.02
Scale			
Project	2132		



1 PROPOSED EAST ELEVATION
Scale: 1/16" = 1'-0"

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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
REGISTERED ARCHITECT
Kobi Karp
2023.09.26
13:26:04 04'00'

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

PROPOSED EAST ELEVATION

Date	09-26-2023	Sheet No.	A4.02.1
Scale			
Project	2132		



1 PROPOSED COLOR ELEVATION EAST

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

APPROVED PB22-0503

Rev.	Date	Rev.	Date

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PB SUBMITTAL

OFFICE BUILDING

1665-1667 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

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

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

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

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

STATE OF FLORIDA
REGISTERED ARCHITECT
Kobi Karp
2022.09.26
13:03:33 -04'00'

K O B I
K A R P

PROPOSED COLOR EAST ELEVATION

Date	06.24.2022	Sheet No.	A4.40
Scale	**1/16"=1'-0"**		
Project	2132		



1 PROPOSED COLOR NORTH ELEVATION
Scale: 1/16" = 1'-0"

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
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Architect:
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STATE OF FLORIDA
Kobi Karp
2023.09.26
10:03:39-04'00'
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

PROPOSED COLOR NORTH ELEVATION

Date	09-26-2023	Sheet No.	A4.01
Scale			
Project	2132		