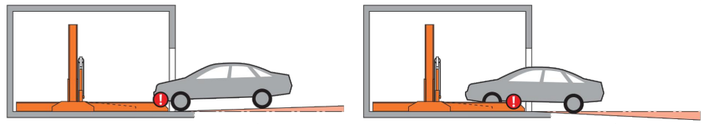
Page 1 Section Dimensions Car data
Page 2 Width dimesions
Page 3 Approach Load plan Installation
Page 4 Electrical installation Technical data
Page 5 To be performed by the customer Description

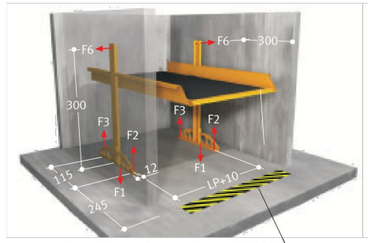
Approach



The illustrated maximum approach angles must not be exceeded. Incorrect approach angles will cause serious maneouvring & positioning problems on the parking system for which the local agency of Klaus accepts no responsibility.

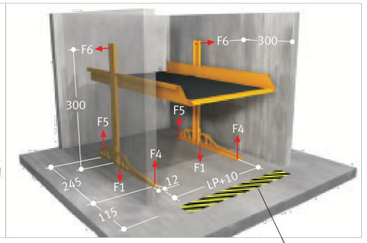
Load plan

Option 1: short steel pillar base



10 cm wide marking compliant to ISO 3864

Option 2: long steel pillar base



10 cm wide marking compliant to ISO 3864

platform load	F1	F2	F3	F4	F5	F6
2,000 kg	30	1.1	7.4	0.5	7.7	±1
2,500 kg	35	1.3	8.9	0.6	9.3	±1

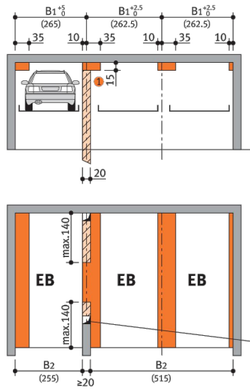
Forces in kN

The steel pillar base can be selected optionally (short or long). Please make sure to note the corresponding forces that apply!

Units are dowelled to the floor. Drilling depth: approx. 15 cm.
Floor and walls are to be made of concrete (quality minimum C20/25)!

Installation data

Free space for longitudinal and vertical ducts (e.g. ventilation)



B_1, B_2 = (see table on page 2)

Free space for vertical pipelines, ventilation branch canals

Free space for horizontal ducting

Approach level

1 Size 15 cm is reduced to 5 cm for type 2061-160

Free space only applicable if vehicle is parked forwards = FRONT FIRST and driver's door on the left side.

( ) = Dimensions in brackets illustrate an example for usable platform width 230 cm.

Example for ventilation branch canal and/or vertical pipelines.

Page 1 Section Dimensions Car data
Page 2 Width dimesions
Page 3 Approach Load plan Installation
Page 4 Electrical installation Technical data
Page 5 To be performed by the customer Description

To be performed by the customer

Safety fences

Any constraints that may be necessary according to DIN EN ISO 13857 in order to provide protection, for pathways directly in front, next to or behind the unit. This is also valid during construction.

Numbering of parking spaces

Consecutive numbering of parking spaces.

Building services

Lighting, ventilation, fire extinguishing and fire alarm systems.

Marking

According to DIN EN 14 010, a warning that identifies this danger area must be placed in the entrance area that conforms to ISO 3864. This must be done according to EN 92/58/EWG for systems without a pit 10 cm from the edge of the platform.

Wall cuttings

Any necessary wall cuttings according to page 1.

Electrical supply to the main switch / Foundation earth connector

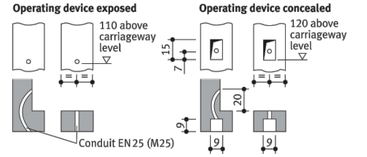
Suitable electrical supply to the main switch and the control wire line must be provided by the customer during installation. The functionality can be monitored on site by our fitters together with the electrician. If this cannot be done during installation for some reason for which the customer is responsible, the customer must commission an electrician at their own expense and risk.

In accordance with DIN EN 60204 (Safety of Machinery. Electrical Equipment), grounding of the steel structure is necessary, provided by the customer (distance between grounding max. 10 m).

Operating device

Cable conduits and recesses for operating device (for double wing doors: please contact the local agency of Klaus Multiparking).

Operating device exposed **Operating device concealed**



If the following are not included in the quotation, they will also have to be provided / paid for by the customer:

- Mounting of contactor and terminal box to the wall valve, complete wiring of all elements in accordance with the circuit diagram
- Costs for final technical approval by an authorized body
- Main switch
- Control line from main switch to hydraulic unit

Description

General description

Multiparking system providing dependent parking spaces for 2 cars one on top of the other each. The lower vehicle parks directly on the floor plate. The vehicle parked on the bottom must be driven out before lowering the platform.

The height of the platform can be adjusted flexibly (even subsequently).

Adjustment of maximum load of 2,500 kg can be made subsequently.

Dimensions are in accordance with the underlying dimensions of parking pit, height and width

The parking bays are accessed horinzotally (installation deviation ± 1 %).

Vehicles are positioned on the upper parking space using wheel stops on the right side (adjust according to operating instructions).

Operation via operating device with hold-to-run-device using master keys.

The operating elements are usually mounted either in front of the column or on the outside of the door frame

Operating instructions are attached to each operator's stand.

For garages with doors at the front of the parking system the special dimensional requirements have to be taken into account.

Multiparking system consisting of:

- 2 steel pillars with bases that are mounted on the floor (short or long steel pillar bases can be selected optionally).
- 2 sliding platforms (mounted to the steel pillars with sliding bearings)
- 1 platform
- 1 mechanic synchronization control system (to ensure synchronous operation of the hydraulic cylinders while lowering and lifting the platform)
- 1 hydraulic cylinder
- 1 automatic hydraulic safety valve (prevents accidental lowering of the platform while accessing the platform)
- Dowels, screws, connecting elements, bolts, etc.
- The platforms and parking spaces are end-to-end accessible for parking!

Platforms consisting of:

- Platform base sections
- Adjustable wheel stops
- Canted access plates
- Side members
- Cross members
- Screws, nuts, washers, distance tubes, etc.

Hydraulic system consisting of:

- Hydraulic cylinder
- Solenoid valve
- Safety valve
- Hydraulic conduits
- Screwed joints
- High-pressure hoses
- Installation material

Electric system consisting of:

- Operating device (Emergency Stop, lock, 1 master key per parking space)
- Terminal box at wall valve
- Electrical locking device
- Chain control

Hydraulic unit consisting of:

- Hydraulic power unit (low-noise, installed onto a console with a rubber-bonded-to-metal mounting)
- Hydraulic oil reservoir
- Oil filling
- Internal geared wheel pump
- Pump holder
- Clutch
- 3-phase-AC-motor (3.0 kW, 230/400 V, 50 Hz)
- Contactor (with thermal overcurrent relay and control fuse)
- Test manometer
- Pressure relief valve
- Hydraulic hoses (which reduce noise transmission onto the hydraulic pipe

We reserve the right to change this specification without further notice

The Klaus company reserves the right in the course of technical progress to use newer or other technologies, systems, processes, procedures or standards in the fulfillment of their obligations other than those originally offered provided the customer derives no disadvantage from their so doing.

1 Lift Parking Detail 2

SCALE: NTS

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

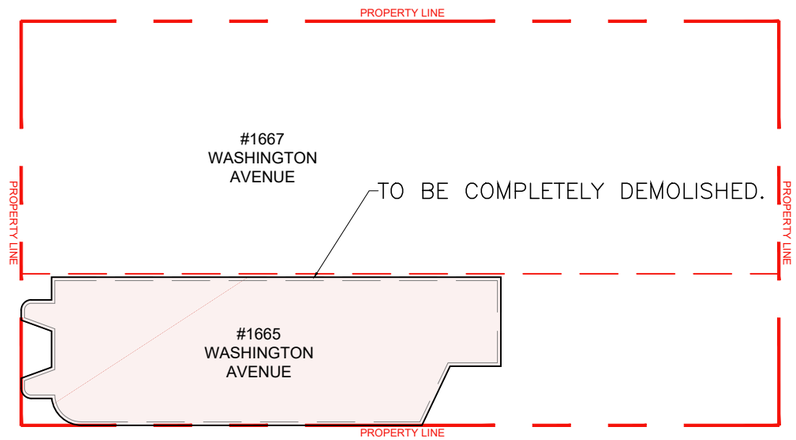
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA REGISTERED ARCHITECT Kobi Karp 2023.09.26 13:05:45 -04'00'

K O B I K A R P

PARKING DETAILS

Date	06.24.2022	Sheet No.	A8.02
Scale	NTS		
Project	2132		



PLAN
NORTH

1 DEMOLITION LEVEL 1 FLOOR PLAN

SCALE: 1" = 30'-0"

DEMOLITION LEGEND

- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
- REMOVE SLAB
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

1. EXISTING DOOR / WINDOW TO REMAIN
2. EXISTING DOOR / WINDOW TO BE REPLACED
3. EXISTING CMU BLOCK TO BE REMOVED
4. EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA
5. TERRAZZO FLOOR TO BE REPAIRED/ RESTORED
6. EXISTING DOOR / WINDOW TO BE REMOVED
7. TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
8. REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
9. EXISTING COLUMNS TO BE REMOVED
10. EXISTING STEPS TO BE REMOVED

DEMOLITION GENERAL NOTES

1- DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY WALLS, LOBBY CEILING, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.

2- ALL EXTERIOR WALLS AND ELEVATOR SHAFT MUST BE PROPERLY SHORED DURING AND AFTER DEMOLITION UNTIL SUCH TIME THAT THE STRUCTURAL ENGINEER AND THE CITY OF MIAMI BEACH AUTHORIZE THE REMOVAL OF SHORING. FULL SHORING SHOP DRAWINGS ENDORSED BY A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED AND APPROVED BY THE CITY OF MIAMI BEACH PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY.

3- EFFORTS WILL BE TAKEN TO PROTECT, RETAIN AND RESTORE ANY SIGNIFICANT ORIGINAL ARCHITECTURAL DETAILS THAT MAY EXIST BENEATH THE EXISTING FACADES AND ALL HISTORIC FEATURES TO BE PROTECTED.

APPROVED PB22-0503

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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
10:53:04 -04'00'

K O B I K A R P

DEMOLITION PLAN LEVEL 1

Date	06.24.2022	Sheet No.	D2.01
Scale	1" = 30'-0"		
Project	2132		

NO PARKING

ELEVATOR OPTION

STATE OF FLORIDA
Kobi Karp
2023.09.26
13:09:59-04'00'
REGISTERED ARCHITECT

APPROVED PB22-0503

SEPTEMBER 5, 2023

1665-1667 WASHINGTON AVE, MIAMI BEACH, FL 33139

ALTERNATE SET

PROPOSED

Rev.	Date	Rev.	Date

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PB23-0629 FIRST SUBMISSION

OFFICE BUILDING
1665-1667 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

Owner:
Name SHVO
Address New York, NY
Address
Tel:
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Consultant:
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Address
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Consultant:
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Architect:
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STATE OF FLORIDA
Kobi Karp
2023.09.26
12:06:04 -04'00'
REGISTERED ARCHITECT

K O B I
K A R P

COVER

Date	09-05-2023	Sheet No.
Scale		A0.00a
Project	2132	

ARCHITECTURE PLANS (ALTERNATE SET)	
SHEET	**TITLE**
A0.00	COVER
A0.01	INDEX
A0.02	PROJECT DATA
A1.10	PROPOSED FAR DIAGRAMS
A1.11	PROPOSED FAR DIAGRAMS
A2.20	PROPOSED LEVEL 1
A2.21	PROPOSED LEVEL 2
A2.22	PROPOSED LEVEL 3
A2.23	PROPOSED LEVEL 4
A2.24	PROPOSED LEVEL 5
A2.25	PROPOSED LEVEL 6
A2.26	PROPOSED LEVEL 7
A2.27	PROPOSED ROOF PLAN
A5.00	PROPOSED SECTION

PROPOSED

Rev.	Date	Rev.	Date

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PB23-0629 FIRST SUBMISSION

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

Owner:
Name SHVO
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Address
Tel: --
Email --

Landscape Architect:
Name CLAD
Address 8020 NE 4th Ave
Address Studio 113, Miami, FL
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Email carolina@cladlandscape.com

Structural:
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Address Miami, FL 33131
Tel: (305) 969-9423
Email yh@yhengineering.com

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Email dmass@cosentini.com

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Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

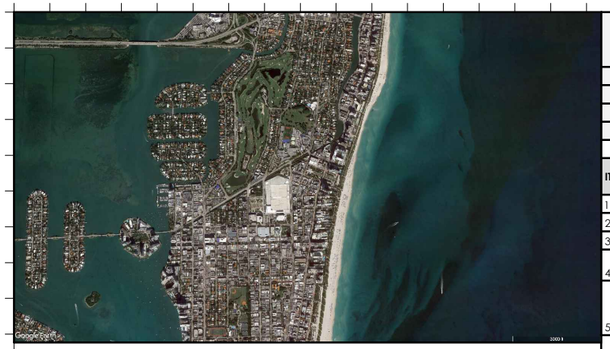
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Kobi Karp
2023.09.26
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REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

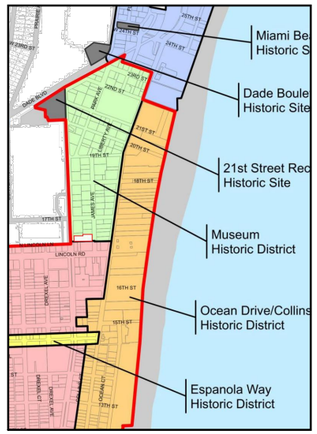
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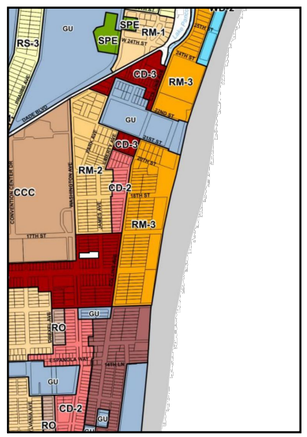
Date	09-05-2023	Sheet No.
Scale		A0.01
Project	2132	



1 CONTEXT AERIAL

SCALE: NTS





1 ZONING MAPS

SCALE: NTS

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	

		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**	**51,828 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**	**94,140 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	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	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	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	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	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	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	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	20	20	0		
25	Side Setback (Interior/ North):	0'-0"	0	5'-0"	5	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"	5	5	0'-0"		
27	Rear Setback (East):	0'-0"	0	5'-0"	5	5	0'-0"	5	5	0	5	5	0'-0"		

* 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				

PROPOSED AREA CALCULATIONS ALTERNATE RAMP

	STAIRS AND ELEVATORS	PARKING	# SPACES	OFFICE AREA	LOBBY	TERRACE	ROOFTOP DECK	ROOF	NEW OFFICE BUILDING FAR	GROSS TOTAL
Roof								1,195		1,195
Roof Deck	895				300		5,180	4,981	1,195	11,056
Level 7	895			9,943		229			10,850	10,850
Level 6	895			9,943		229			10,850	10,850
Level 5	895			9,943		229			10,850	10,850
Level 4	895			9,943		229			10,850	10,850
Level 3	895	10,161	23						895	11,056
Level 2	895	10,161	15						895	11,056
Level 1	895			2,300	1,380				4,575	4,575
TOTALS	7,160	20,322	38	42,072	1,680	687	5,180	6,176	50,927	82,360

PARKING CALCULATIONS

OCCUPANCY	SF	SEATS/UNITS	RATIO	Req. Parking Spaces	Parking Provided
CAFÉ		20 SEATS	20/5	4 SPACES	
OFFICE	21,435		400	54	
TOTAL				**58**	**38**

BICYCLE CALCULATIONS

OCCUPANCY	SF	SEATS/UNITS	RATIO		BICYCLE SPACES
CAFÉ		20 SEATS	1		1
OFFICE	21,435		3 S.T.P.P/6 L.T.		3 ST/6LT
TOTAL					**10**

LOADING CALCULATIONS

USE	SF	REQ.	PROVIDED
RETAIL	1,000	0	0
OFFICE	21,435	2	2
TOTAL			**2**

PROPOSED

Rev.	Date	Rev.	Date

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PB23-0629 FINAL SUBMISSION

OFFICE BUILDING

1665-1667 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

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

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

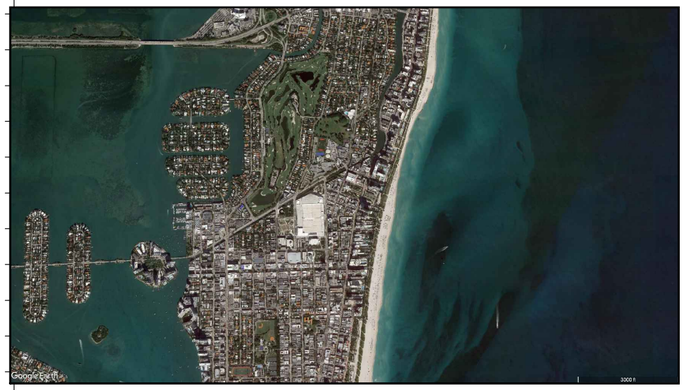
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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

KOBI KARP

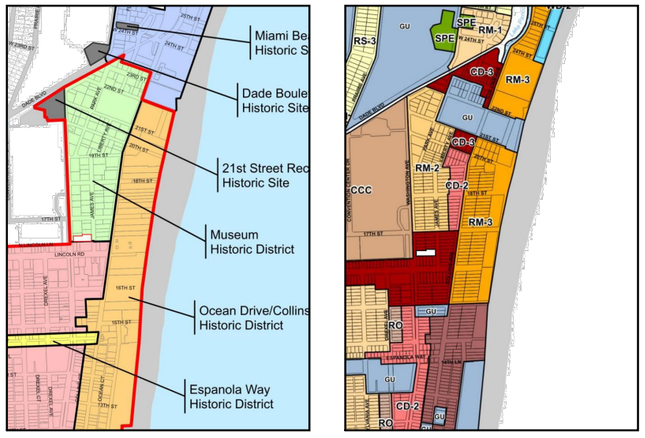
PROJECT DATA

Date	09-26-2023	Sheet No.
Scale	N/A	A0.02
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**	**32,832 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	N/A	

	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	64	N/A	34	31 SPACES
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 ALTERANTE RAMP

	STAIRS AND ELEVATORS	PARKING	# SPACES	OFFICE AREA	LOBBY	TERRACE	ROOFTOP DECK	ROOF	COVERED ARRIVAL	NEW OFFICE BUILDING FAR	GROSS TOTAL
Roof								1,195			1,195
Roof Deck	895				300		5,169	4,991		300	11,055
Level 6	895			8,680		1,480				9,575	11,055
Level 5	895			8,680		1,480				9,575	11,055
Level 4	895			8,680		1,480				9,575	11,055
Level 3	895	10,160	19							895	11,074
Level 2	895	10,160	15							895	11,070
Level 1	895				1,122				8,324	2,017	2,017
TOTALS	**6,265**	**20,320**	**34**	**26,040**	**1,422**	**4,440**	**5,169**	**6,186**	**8,324**	**32,832**	**68,381**

PARKING CALCULATIONS

OCCUPANCY	SF	SEATS/UNITS	RATIO	Req. Parking Spaces	Parking Provided
OFFICE	26040		400	65	
TOTAL				**65**	**34**

BICYCLE CALCULATIONS

OCCUPANCY	SF	SEATS/UNITS	RATIO		BICYCLE SPACES
OFFICE	26040		3 S.T.P.P/6 L.T.		3 ST/6LT
TOTAL					**9**

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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

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

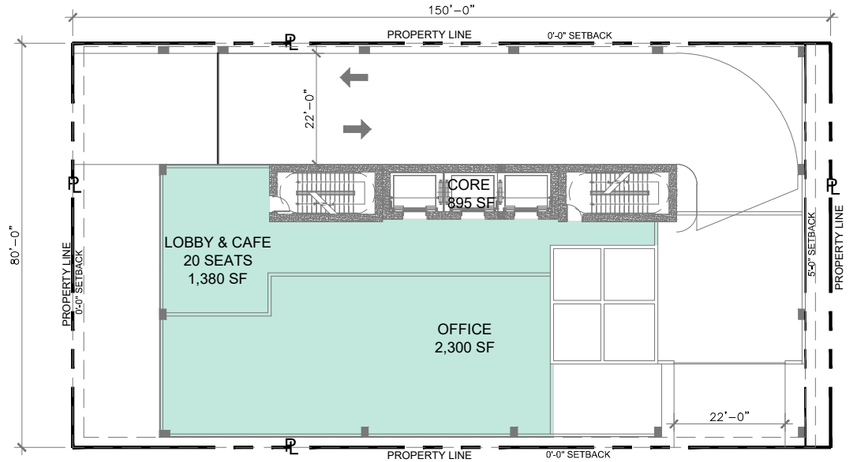
Architect:
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STATE OF FLORIDA REGISTERED ARCHITECT
Kobi Karp
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K O B I K A R P

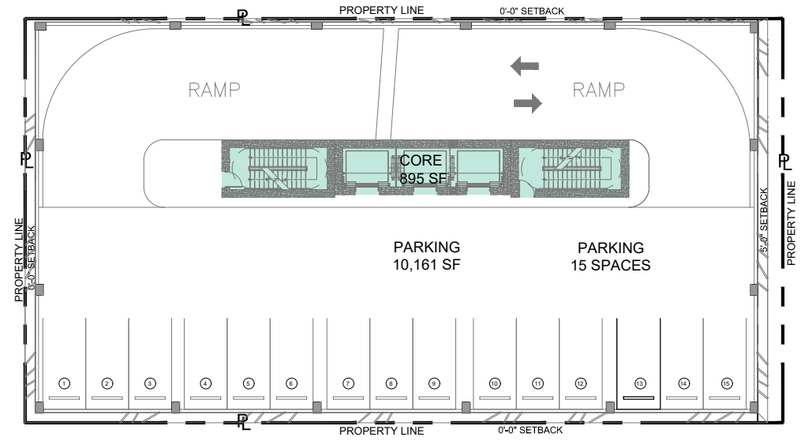
PROJECT DATA

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Project	2132		



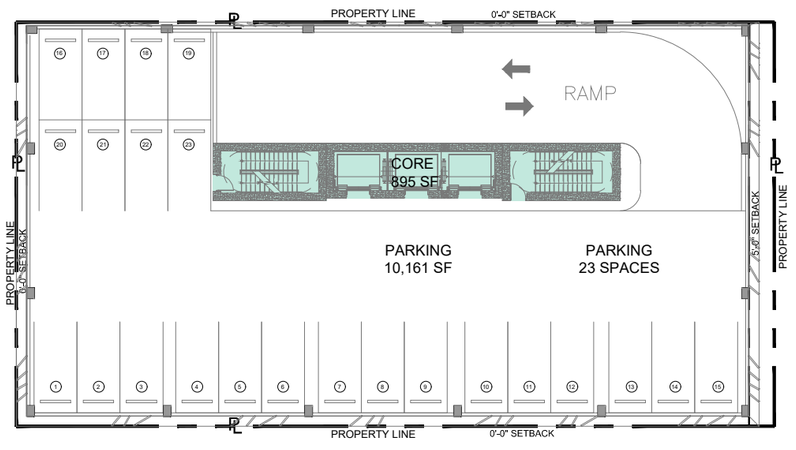
1 PROPOSED LEVEL 1 FAR DIAGRAM

SCALE: 1"=30'-0"



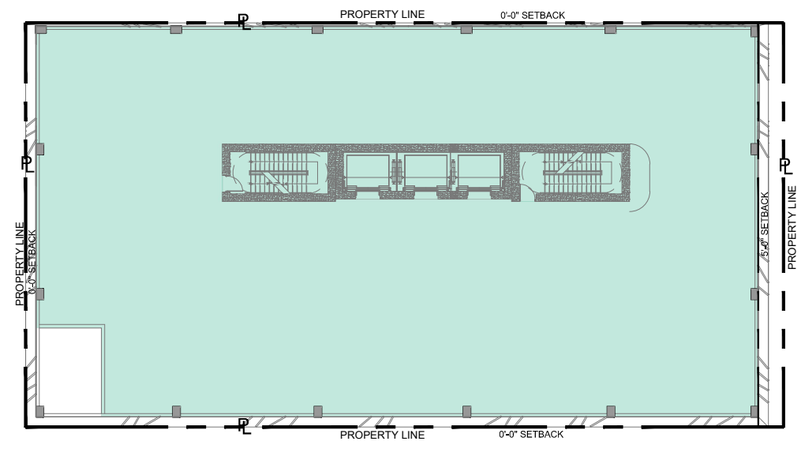
2 PROPOSED LEVEL 2 FAR DIAGRAM

SCALE: 1"=30'-0"



3 PROPOSED LEVEL 3 FAR DIAGRAM

SCALE: 1"=30'-0"



4 PROPOSED LEVEL 4 & 6 FAR DIAGRAM

SCALE: 1"=30'-0"

PROPOSED

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PB23-0629 FINAL SUBMISSION

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MIAMI BEACH, FLORIDA 33139

Owner:
Name SHVO
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Email

Consultant:
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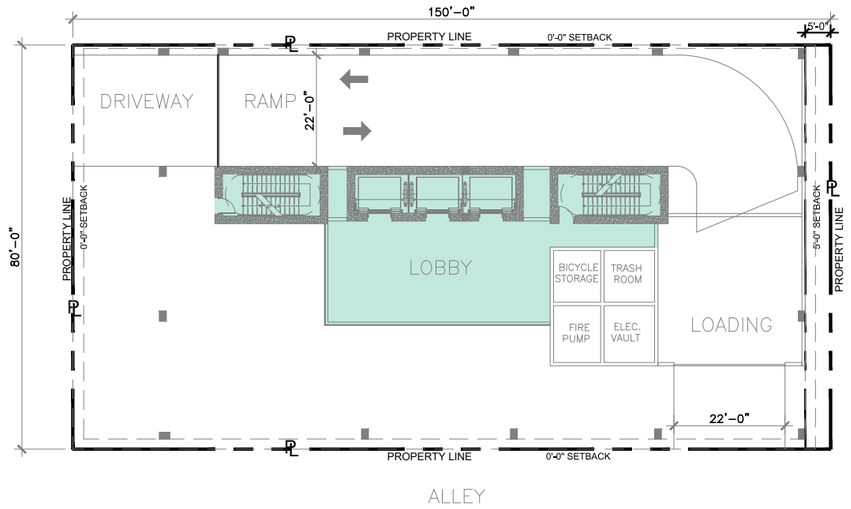
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STATE OF FLORIDA
Kobi Karp
2023.09.26
REGISTERED ARCHITECT

K O B I
K A R P

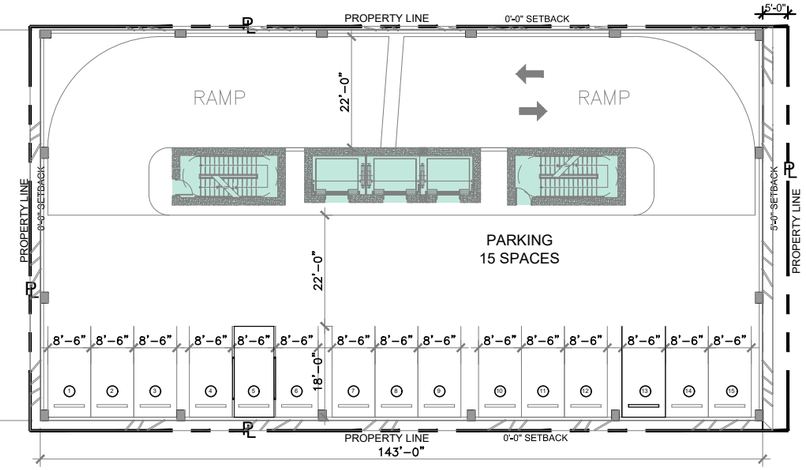
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Date	09-26-2023	Sheet No.	A1.10a
Scale	N/A		
Project	2132		



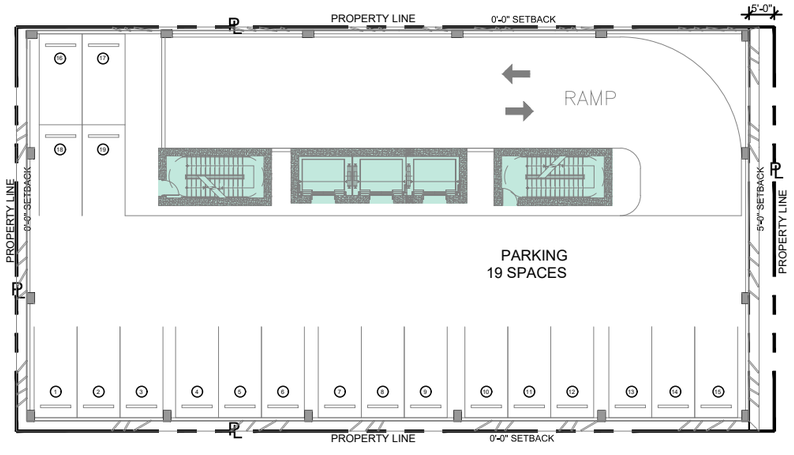
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1 PROPOSED LEVEL 1 FAR DIAGRAM
SCALE: 1"=30'-0"



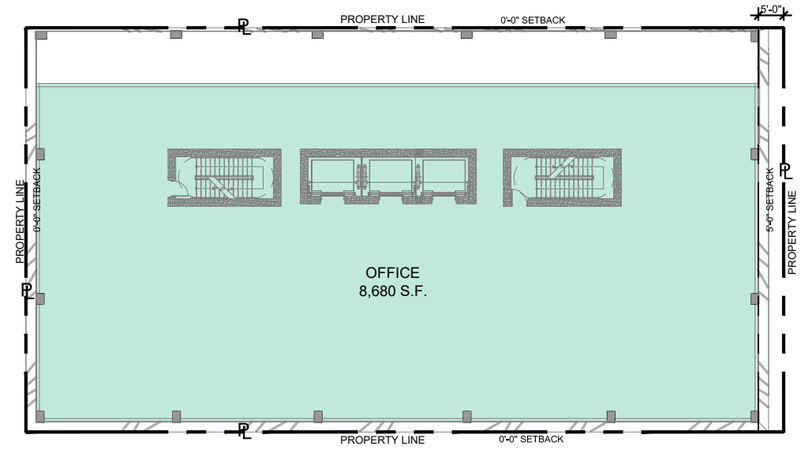
1665 WASHINGTON AVE: 6,345 SQ. FT.

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



1665 WASHINGTON AVE: 6,033 SQ. FT.

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



1665 WASHINGTON AVE: 6,043 SQ. FT.

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

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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

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
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Tel:
Email

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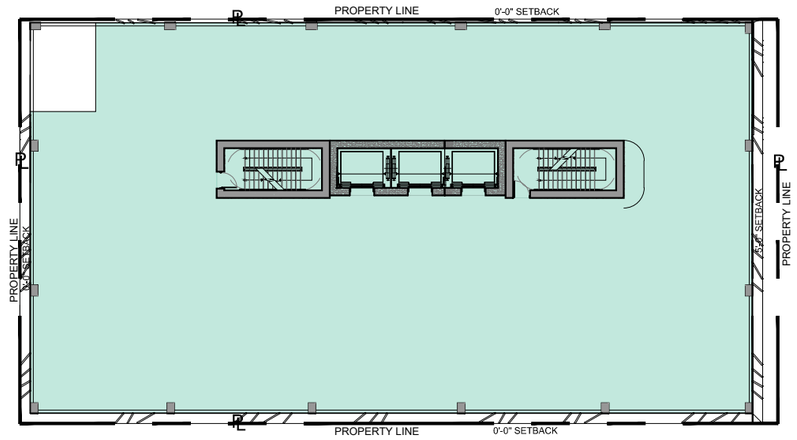
Architect:
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STATE OF FLORIDA REGISTERED ARCHITECT
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KOBI KARP

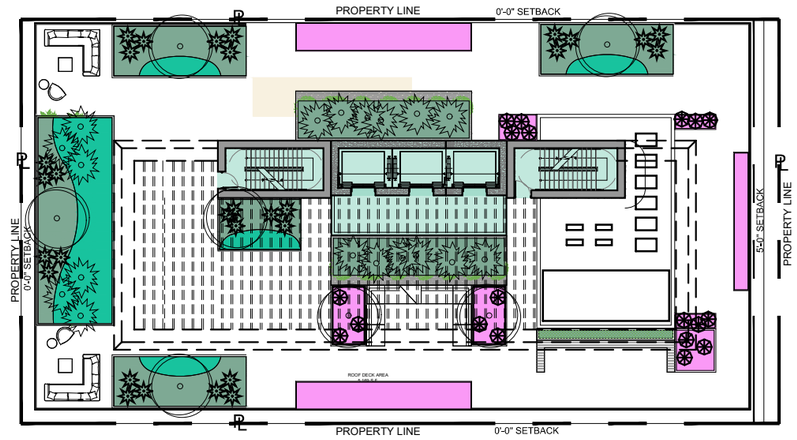
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Date	06.24.2022	Sheet No.	A1.10a
Scale	N/A		
Project	2132		



5 PROPOSED LEVEL 5 & 7 FAR DIAGRAM

SCALE: 1"=30'-0"



6 PROPOSED ROOF FAR DIAGRAM

SCALE: 1"=30'-0"

PROPOSED AREA CALCULATIONS ALTERNATE RAMP

	STAIRS AND ELEVATORS	PARKING	# SPACES	OFFICE AREA	LOBBY	TERRACE	ROOFTOP DECK	ROOF	NEW OFFICE BUILDING FAR	GROSS TOTAL
Roof								1,195		1,195
Roof Deck	895				300		5,180	4,981	1,195	11,056
Level 7	895			9,943		229			10,850	10,850
Level 6	895			9,943		229			10,850	10,850
Level 5	895			9,943		229			10,850	10,850
Level 4	895			9,943		229			10,850	10,850
Level 3	895	10,172	**23**						895	11,067
Level 2	895	10,172	**15**						895	11,067
Level 1	895				3,680				4,575	4,575
TOTALS	**7,160**	**20,344**	**38**	**39,772**	**3,980**	**687**	**5,180**	**6,176**	**50,927**	**82,360**

PROPOSED

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PB23-0629 FINAL SUBMISSION

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1665-1667 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

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

Consultant:
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Email

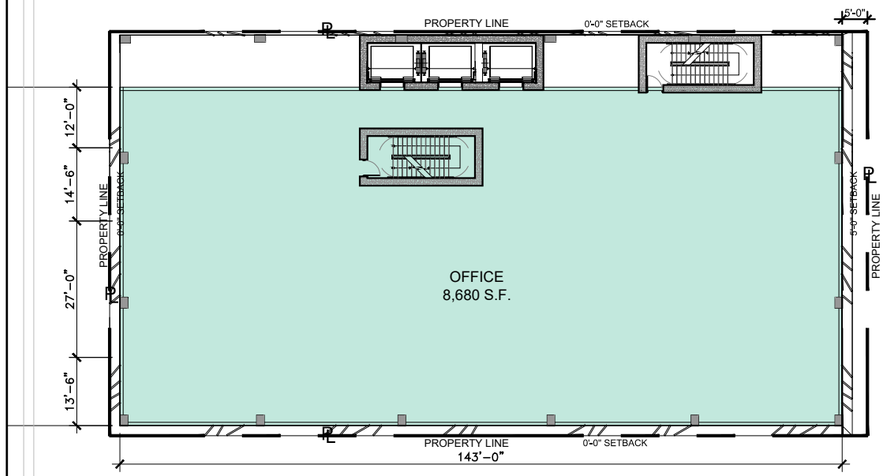
Architect:
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STATE OF FLORIDA
Kobi Karp
2023.09.26
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K O B I
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PROPOSED FAR DIAGRAMS

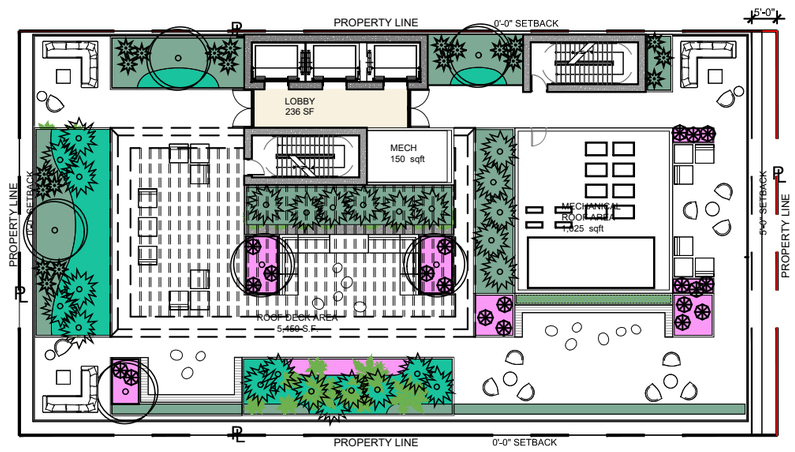
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Scale	N/A		
Project	2132		



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 ALTERANTE RAMP

	STAIRS AND ELEVATORS	PARKING	# SPACES	OFFICE AREA	LOBBY	TERRACE	ROOFTOP DECK	ROOF	COVERED ARRIVAL	NEW OFFICE BUILDING FAR	GROSS TOTAL
Roof								1,195			1,195
Roof Deck	895				300		5,169	4,991		300	11,055
Level 6	895			8,680		1,480				9,575	11,055
Level 5	895			8,680		1,480				9,575	11,055
Level 4	895			8,680		1,480				9,575	11,055
Level 3	895	10,160	19							895	11,074
Level 2	895	10,160	15							895	11,070
Level 1	895				1,122				8,324	2,017	2,017
TOTALS	**6,265**	**20,320**	**34**	**26,040**	**1,422**	**4,440**	**5,169**	**6,186**	**8,324**	**32,832**	**68,381**

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PB SUBMITTAL

OFFICE BUILDING
1665-1667 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

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

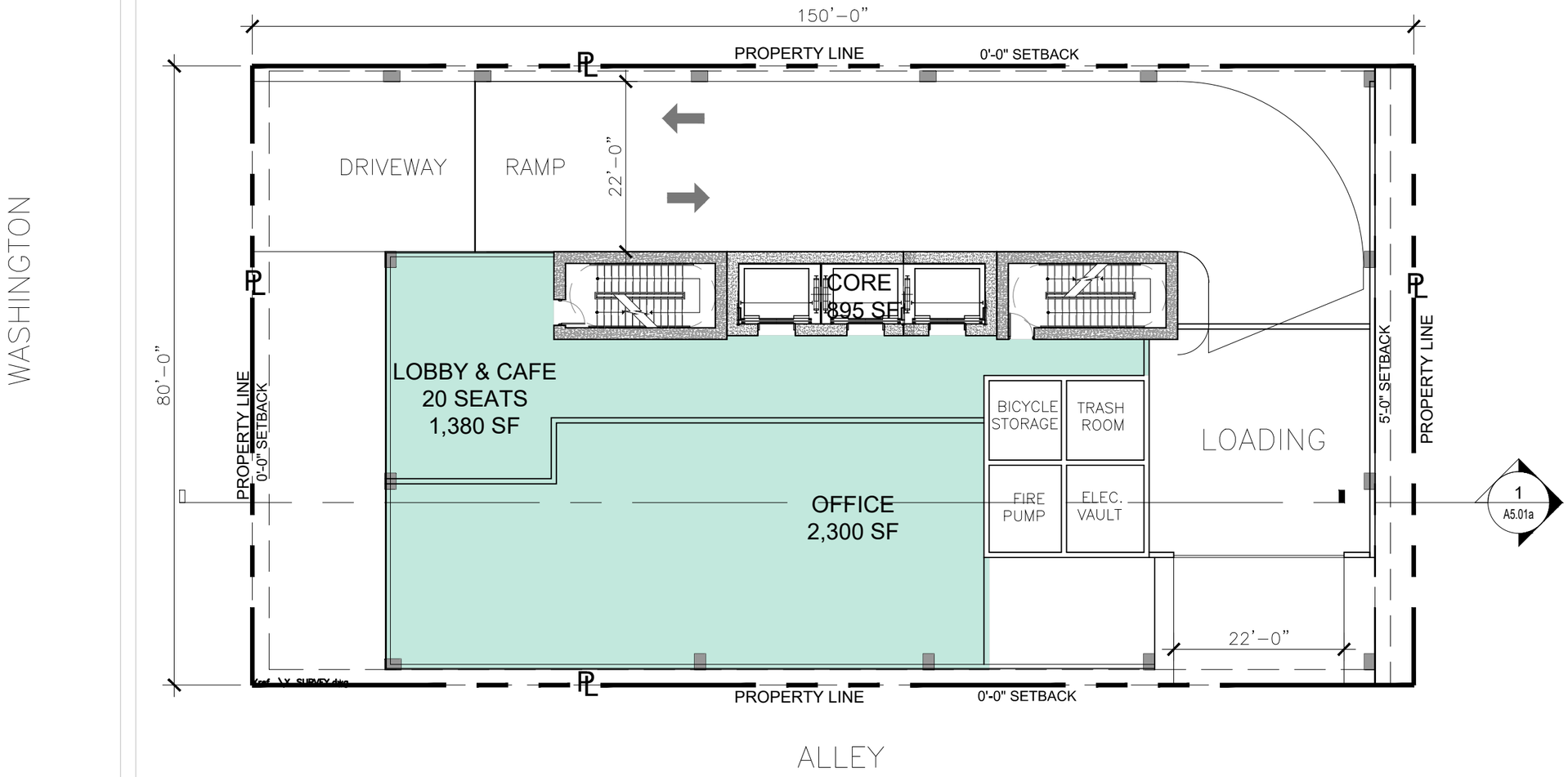
Architect:
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Fax: +1(305) 573 3766

STATE OF FLORIDA REGISTERED ARCHITECT Kobi Karp 2023.09.26 13:51:04 -04'00'

K O B I K A R P

PROPOSED FAR DIAGRAMS

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



PLAN NORTH

1 PROPOSED OVERALL LEVEL 1 FLOOR PLAN

SCALE: 1" = 16'-0"

PROPOSED

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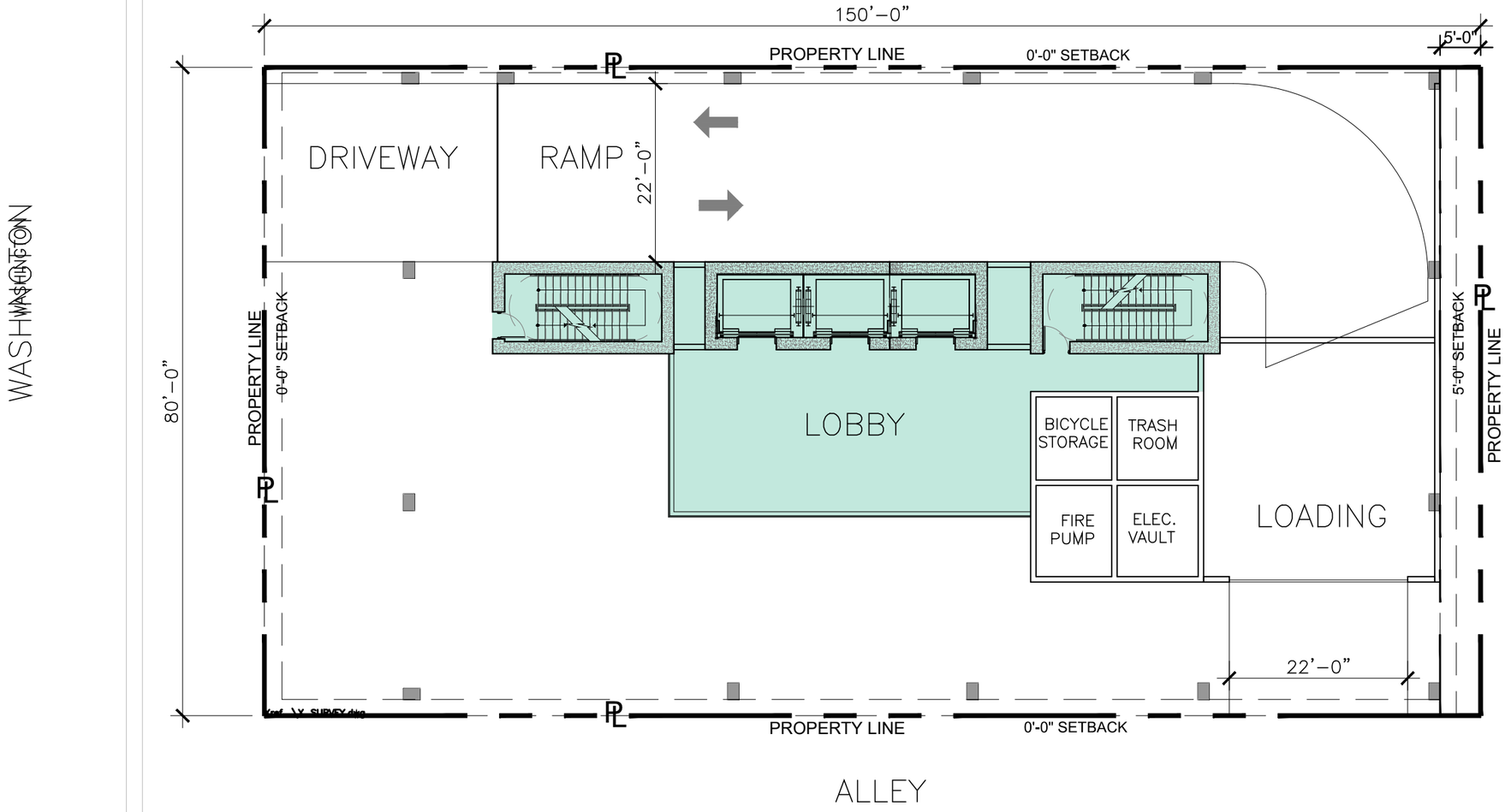
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STATE OF FLORIDA REGISTERED ARCHITECT
Kobi Karp
2023.09.26
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K O B I K A R P

PROPOSED LEVEL 1

Date	09-26-2023	Sheet No.	A2.20
Scale	1" = 16'-0"		
Project	2132		



PLAN NORTH

1 PROPOSED OVERALL LEVEL 1 FLOOR PLAN

SCALE: 1" = 16'–0"

APPROVED PB22-0503

Rev.	Date	Rev.	Date

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PB SUBMITTAL

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1665-1667 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

Owner:
Name SHVO
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Email

Consultant:
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Consultant:
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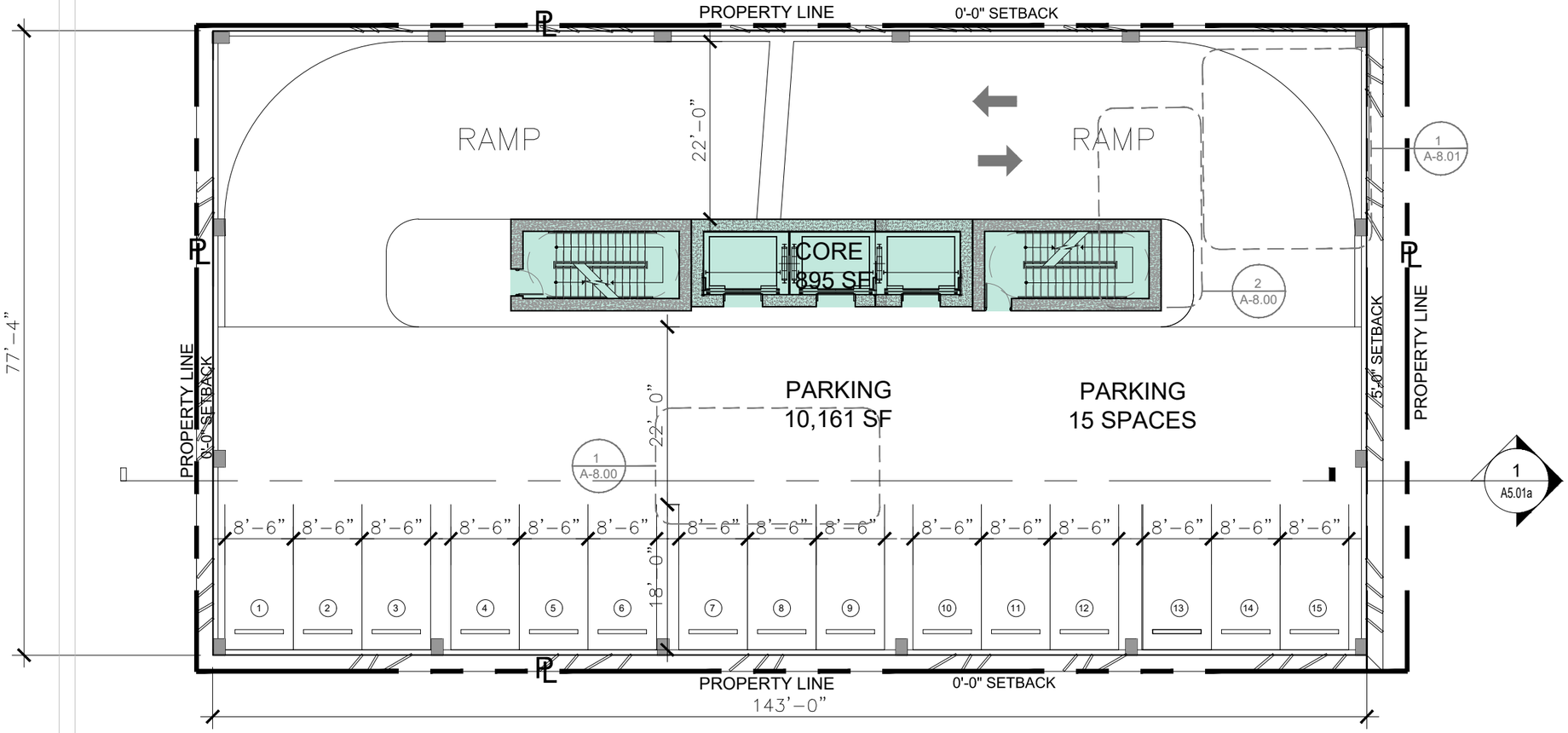
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STATE OF FLORIDA REGISTERED ARCHITECTS
Kobi Karp
2022.09.26
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K O B I K A R P

PROPOSED LEVEL 1

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



PLAN NORTH

1 PROPOSED OVERALL LEVEL 2 FLOOR PLAN

SCALE: 1" = 16'-0"

PROPOSED

Rev.	Date	Rev.	Date

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Email

Consultant:
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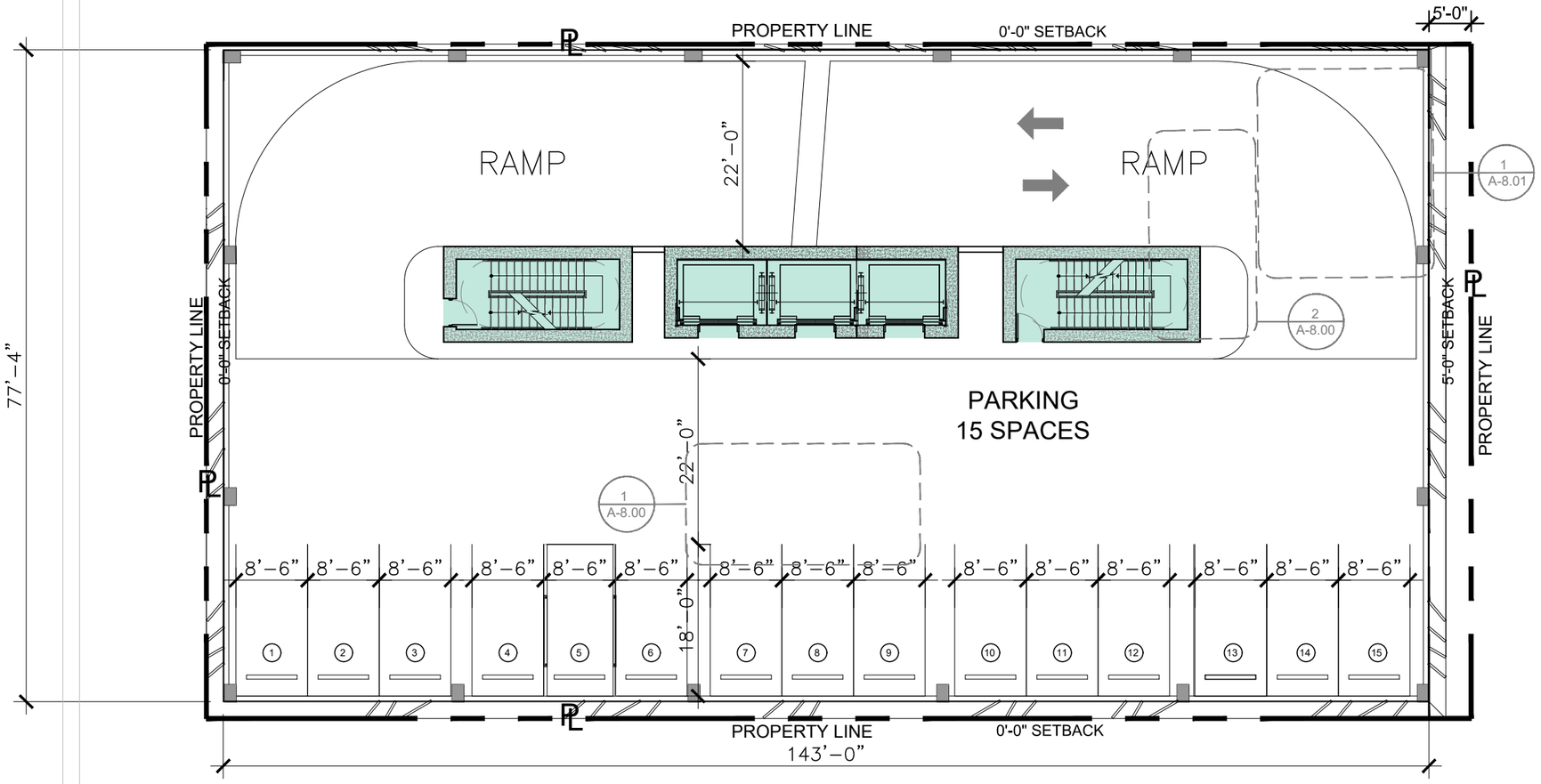
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K O B I K A R P

PROPOSED LEVEL 2

Date	09-26-2023	Sheet No. A2.21
Scale	1" = 16'-0"	
Project	2132	



PLAN NORTH

1 PROPOSED OVERALL LEVEL 2 FLOOR PLAN

SCALE: 1" = 16'-0"

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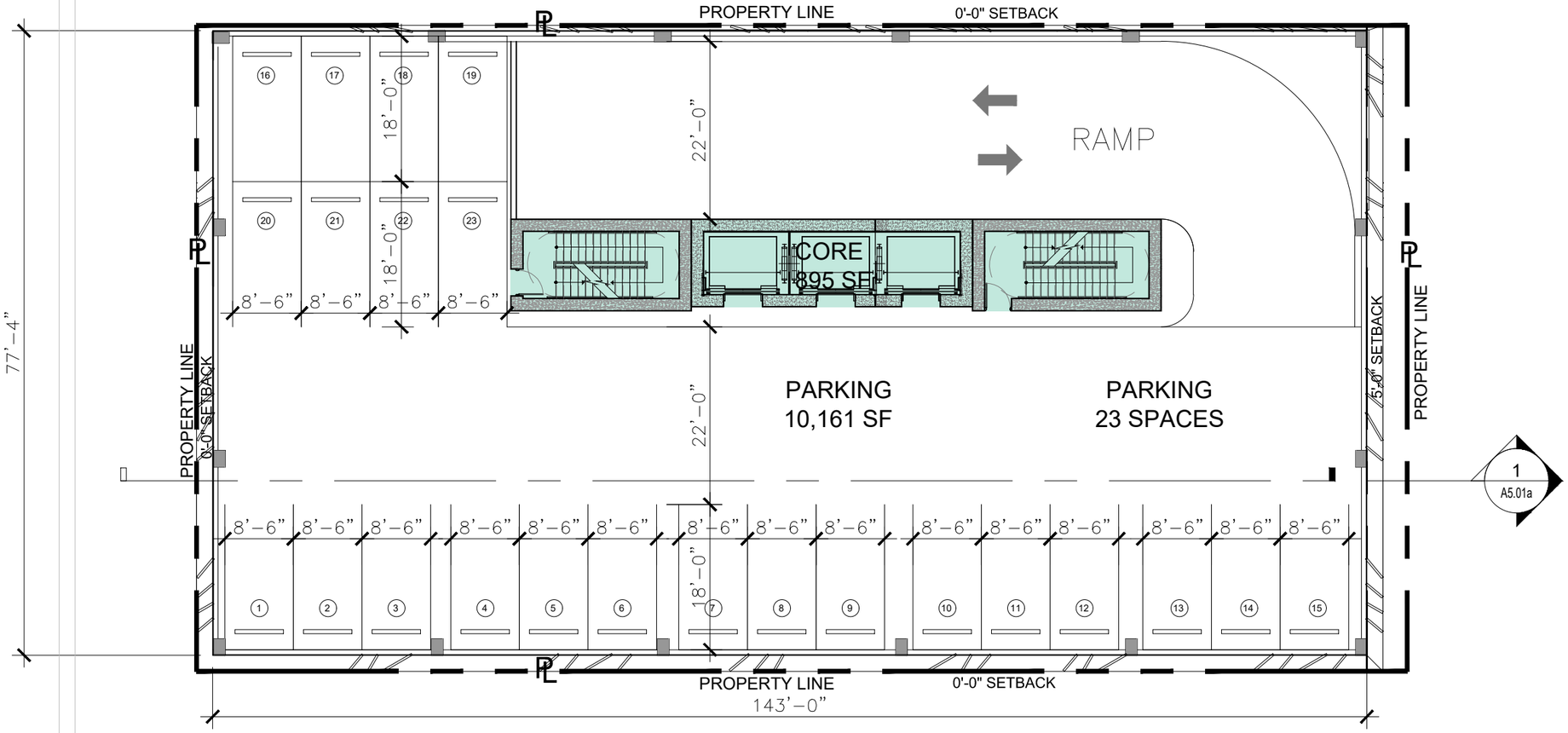
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K O B I K A R P

PROPOSED LEVEL 2

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



PLAN NORTH

1 PROPOSED OVERALL LEVEL 3 FLOOR PLAN

SCALE: 1" = 16'-0"

PROPOSED

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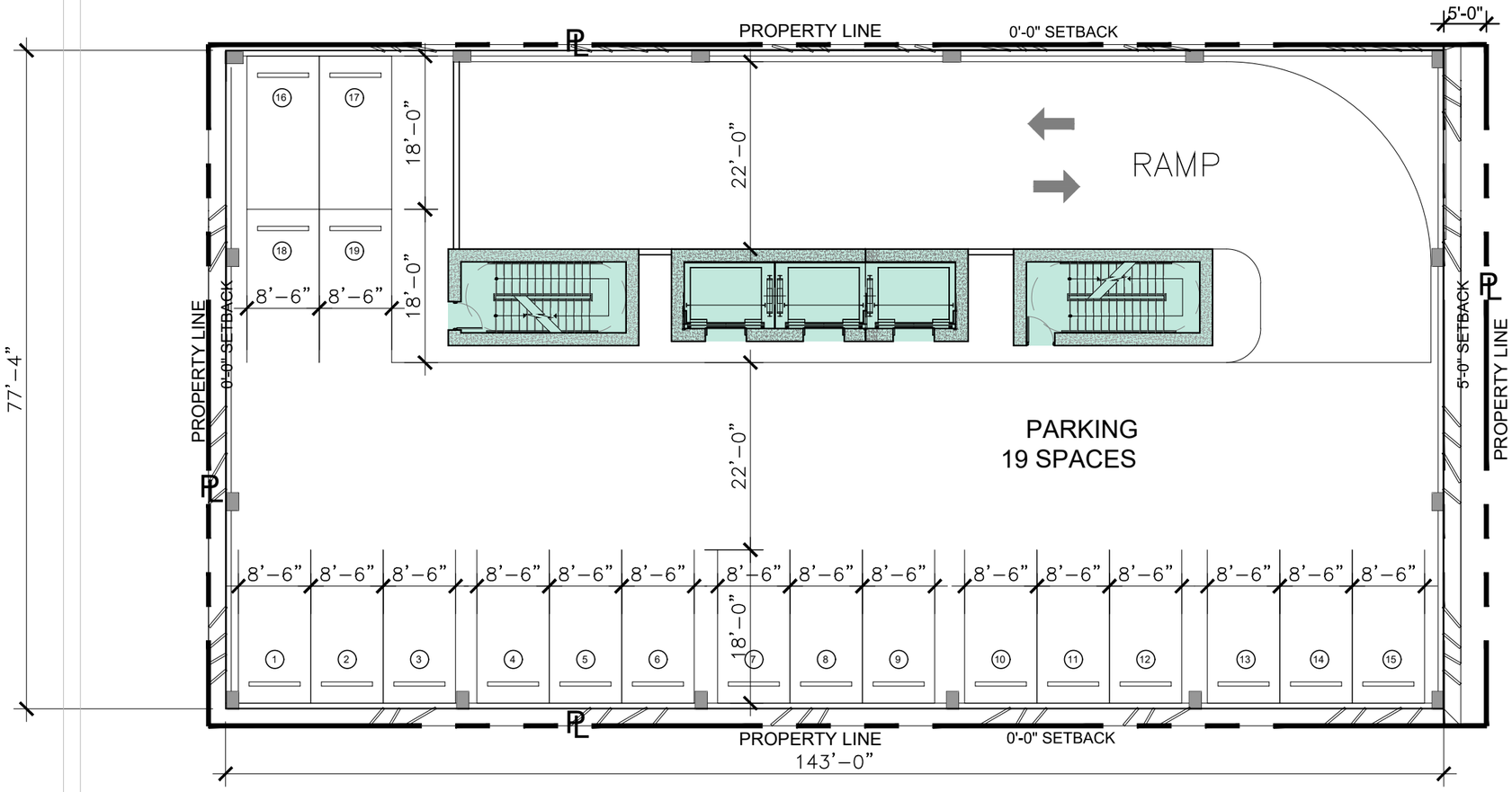
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K O B I K A R P

PROPOSED LEVEL 3

Date	09-26-2023	Sheet No. A2.22
Scale	1" = 16'-0"	
Project	2132	



PLAN NORTH

1 PROPOSED OVERALL LEVEL 3 FLOOR PLAN

SCALE: 1" = 16'-0"

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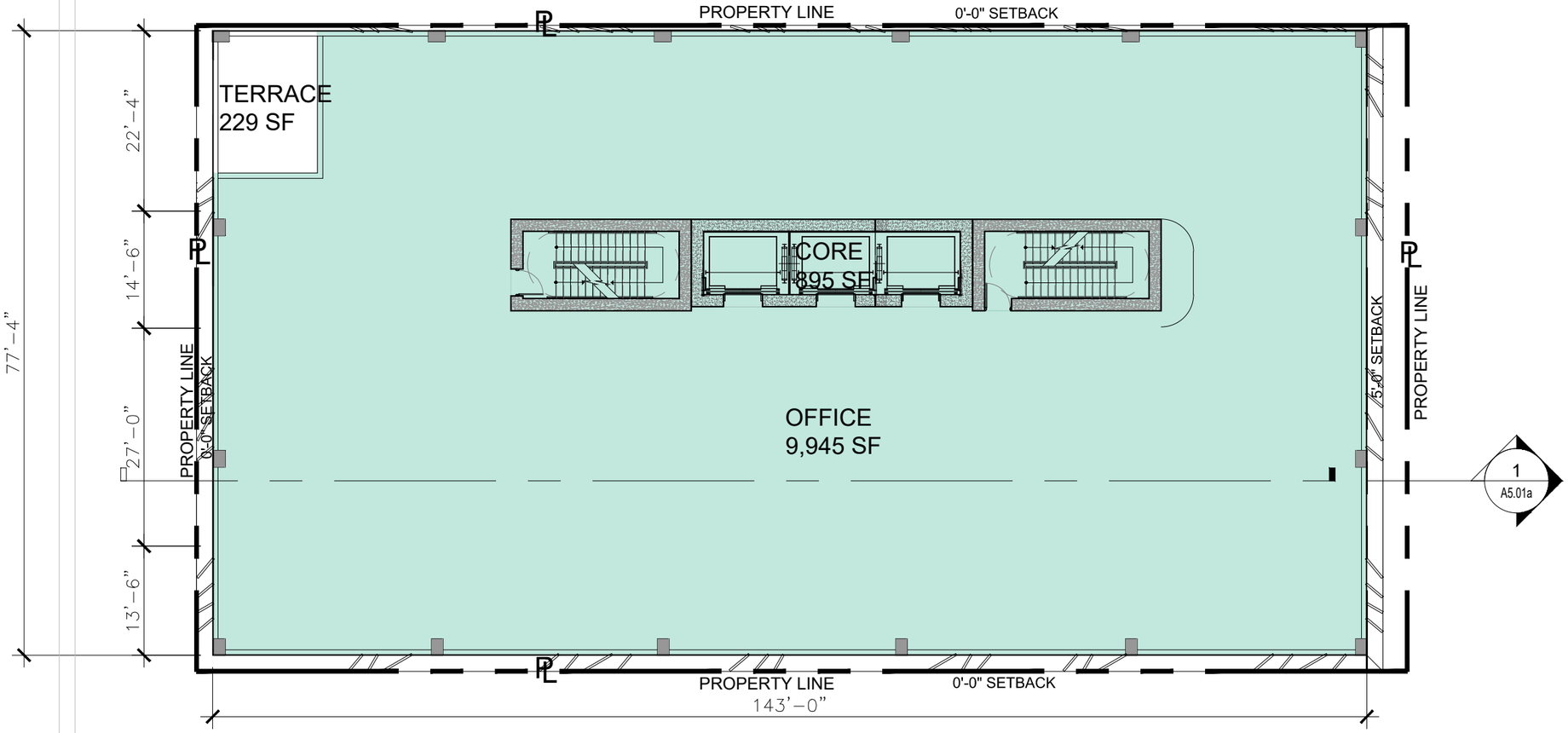
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Kobi Karp
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KOBI KARP

PROPOSED LEVEL 3

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



PLAN NORTH

1 PROPOSED OVERALL LEVEL 4 FLOOR PLAN

SCALE: 1" = 16'–0"

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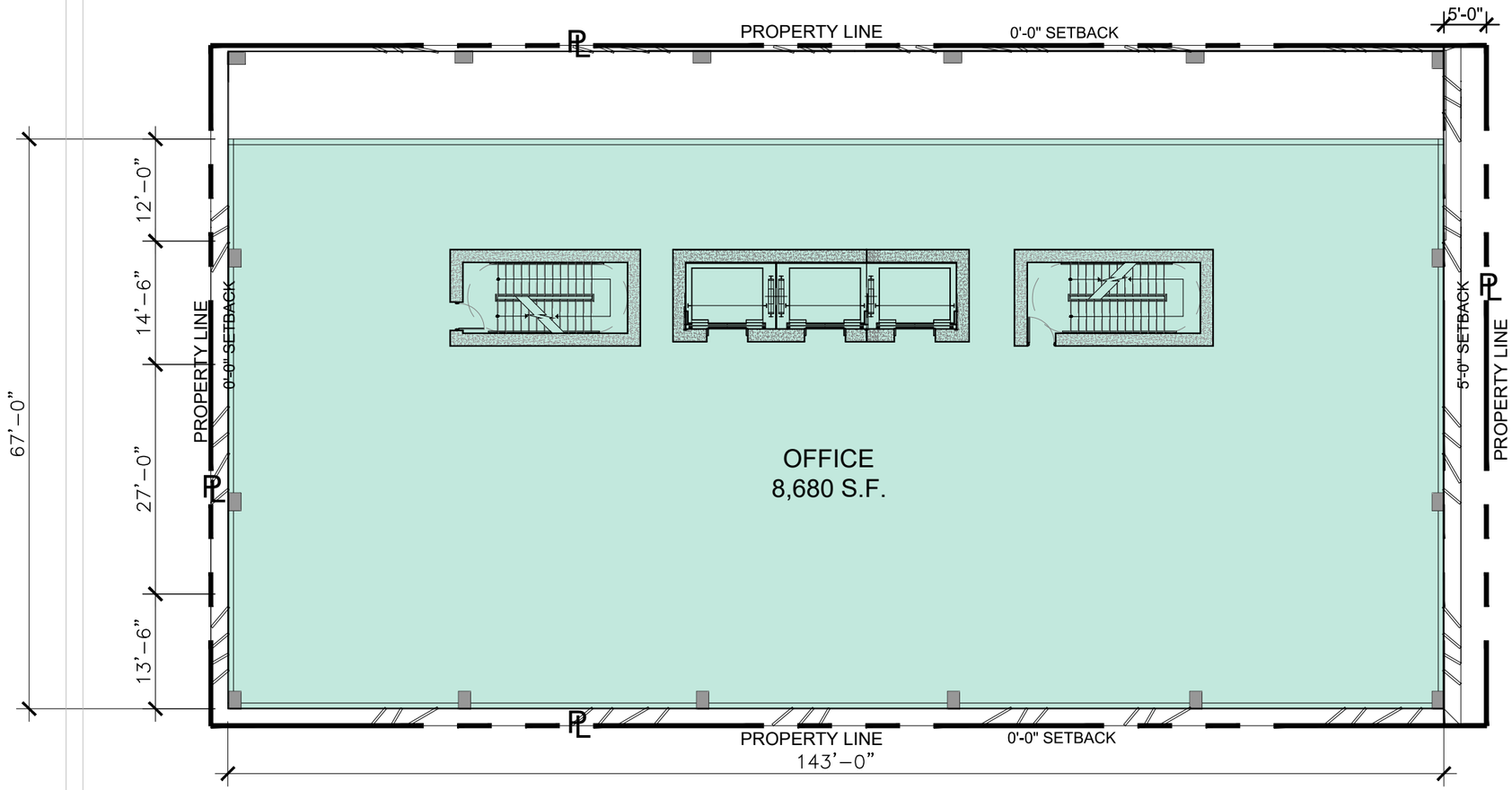
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PROPOSED LEVEL 4

Date	09-26-2023	Sheet No.	A2.23
Scale	1" = 16'-0"		
Project	2132		



PLAN NORTH

1 PROPOSED OVERALL LEVEL 4 FLOOR PLAN

SCALE: 1" = 16'–0"

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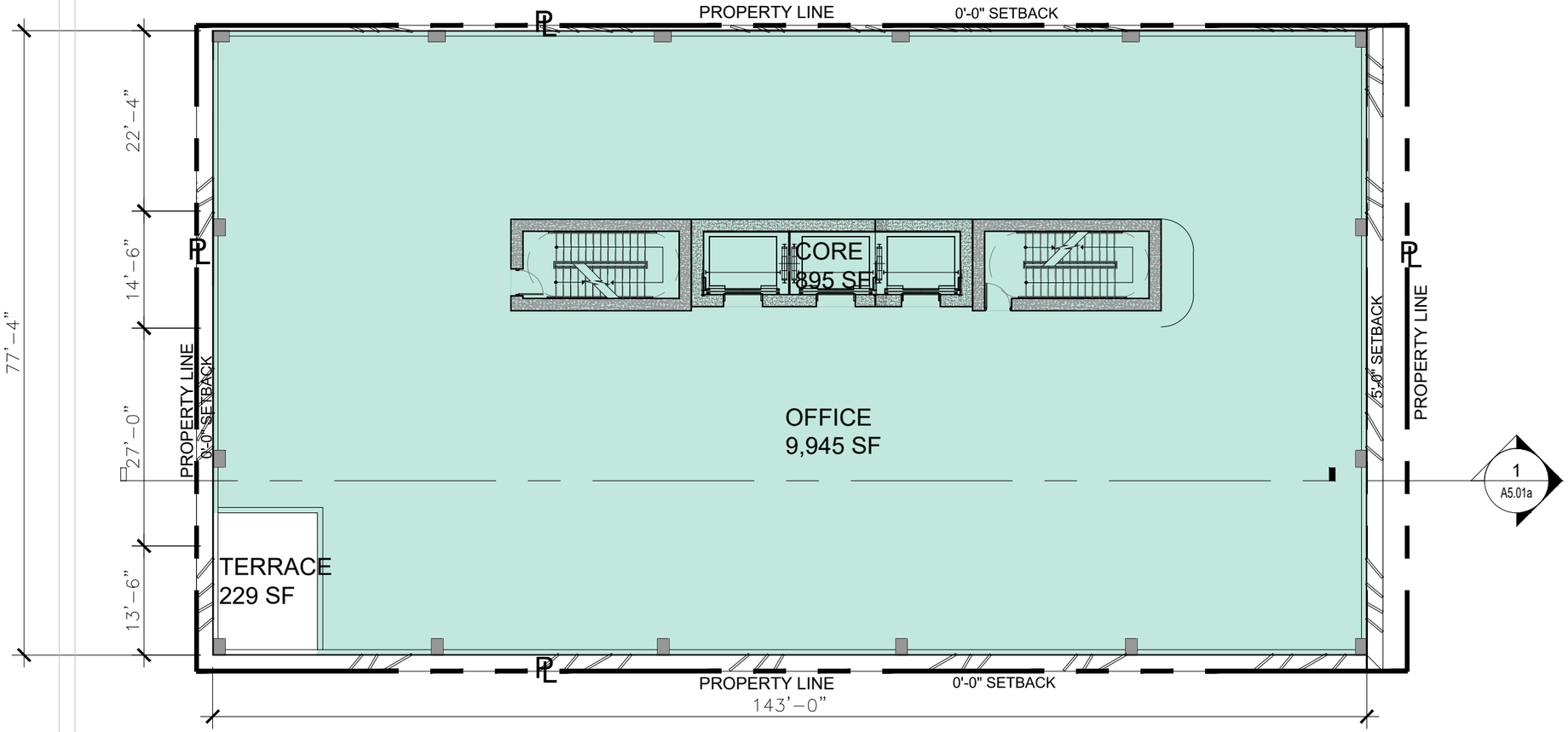
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PROPOSED LEVEL 4

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



PLAN NORTH

1 PROPOSED OVERALL LEVEL 5 FLOOR PLAN

SCALE: 1" = 16'-0"

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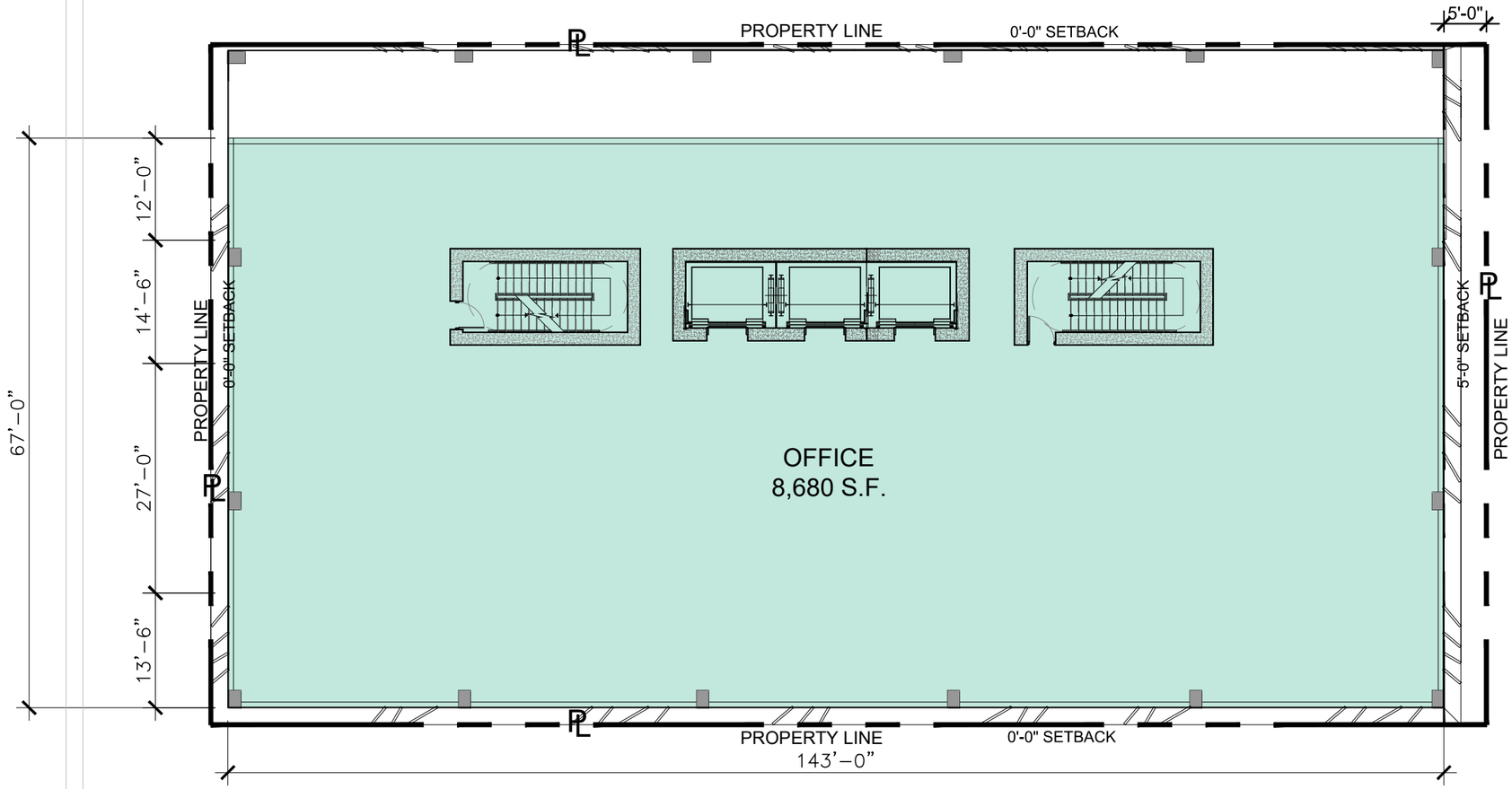
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PROPOSED LEVEL 5

Date	09-26-2023	Sheet No.	A2.24
Scale	1" = 16'-0"		
Project	2132		



PLAN NORTH

1 PROPOSED OVERALL LEVEL 5 FLOOR PLAN

SCALE: 1" = 16'–0"

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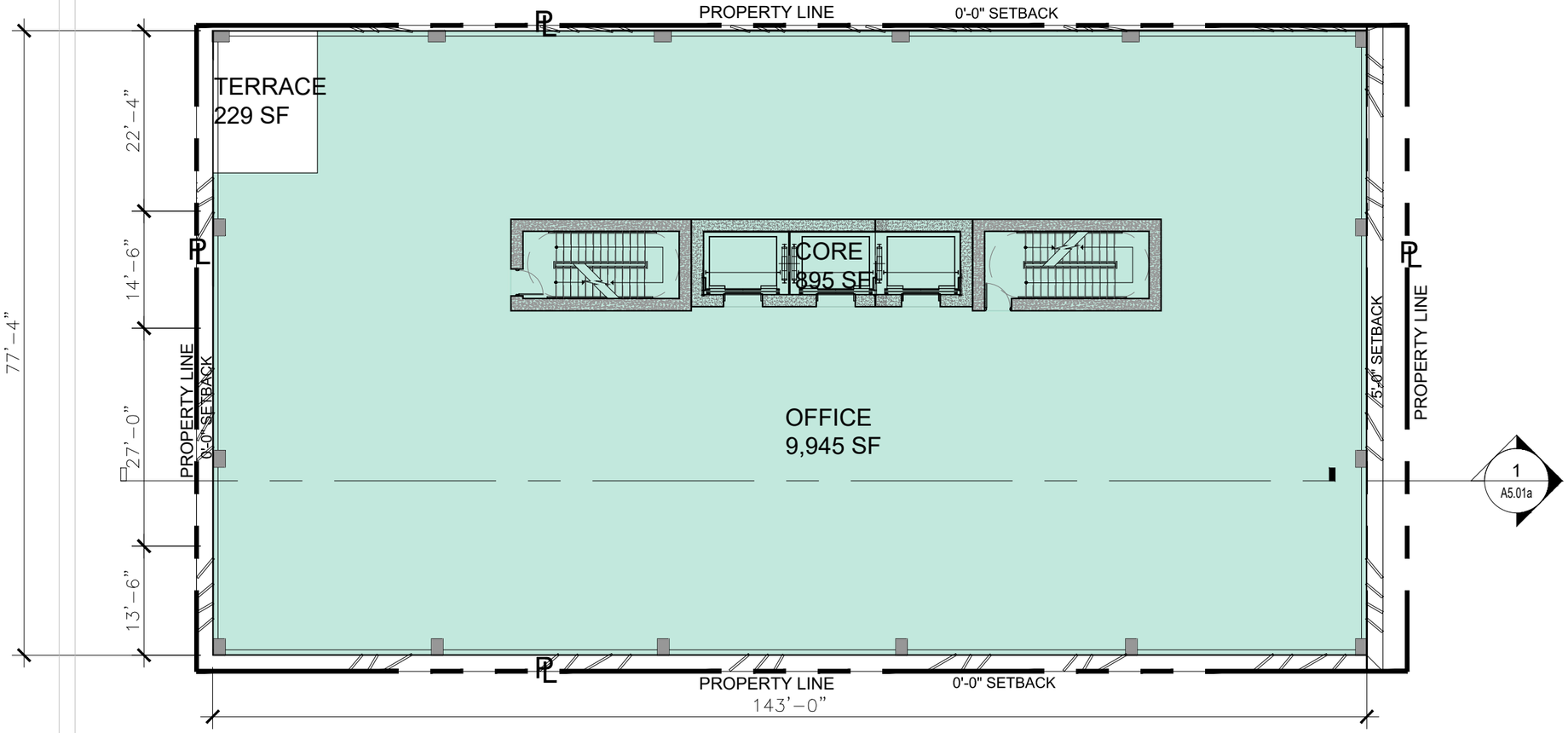
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PROPOSED LEVEL 5

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



PLAN NORTH

1 PROPOSED OVERALL LEVEL 6 FLOOR PLAN

SCALE: 1" = 16'-0"

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Name
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Consultant:
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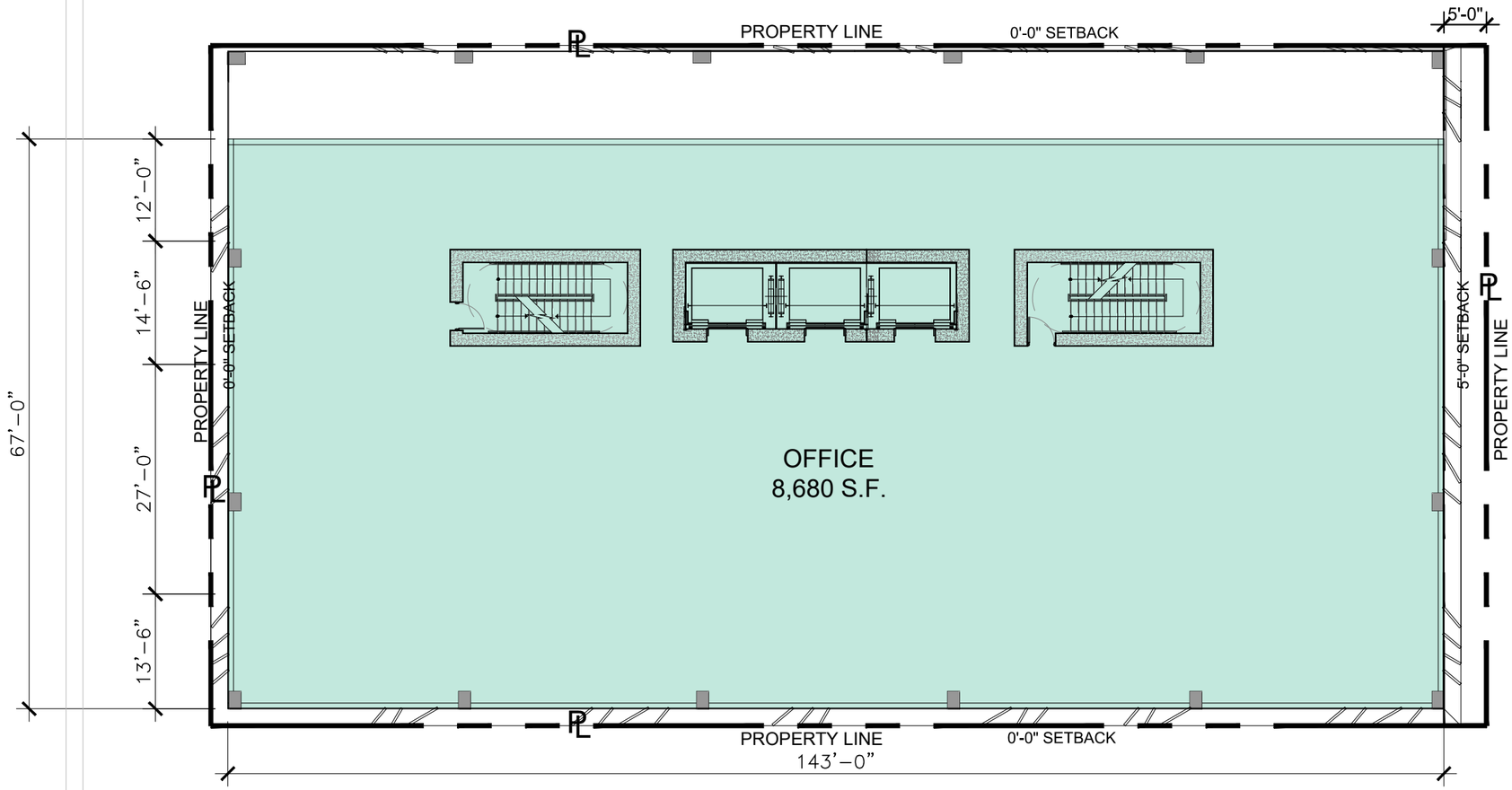
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STATE OF FLORIDA
Kobi Karp
2023.09.26
11:08:04 -04'00'
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PROPOSED LEVEL 6

Date	09-26-2023	Sheet No. A2.25
Scale	1" = 16'-0"	
Project	2132	



PLAN NORTH

1 PROPOSED OVERALL LEVEL 6 FLOOR PLAN

SCALE: 1" = 16'–0"

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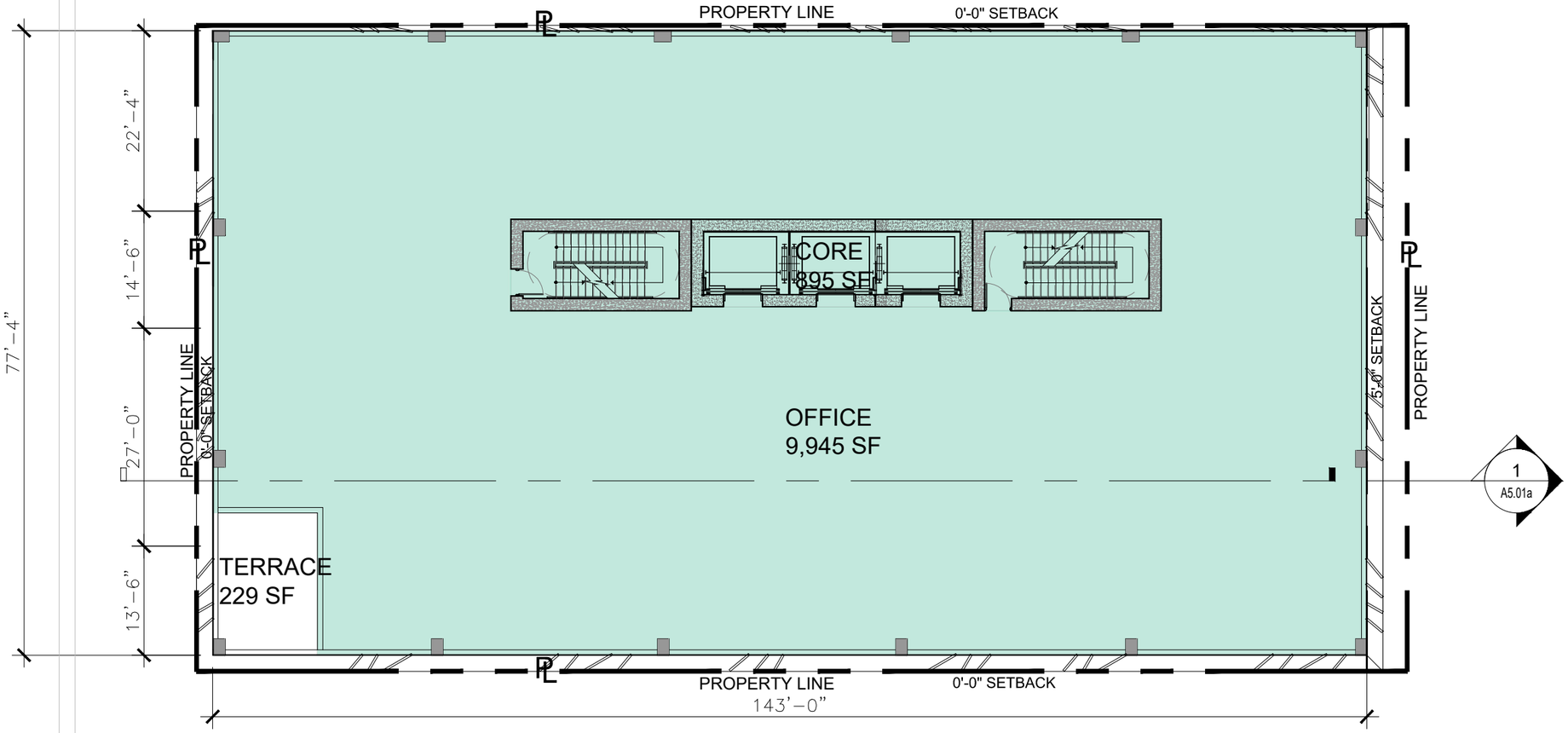
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Kobi Karp
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13:08:10-04'00'

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PROPOSED LEVEL 6

Date	06.24.2022	Sheet No.	A2.26a
Scale	1" = 16'-0"		
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PLAN NORTH

1 PROPOSED OVERALL LEVEL 7 FLOOR PLAN

SCALE: 1" = 16'-0"

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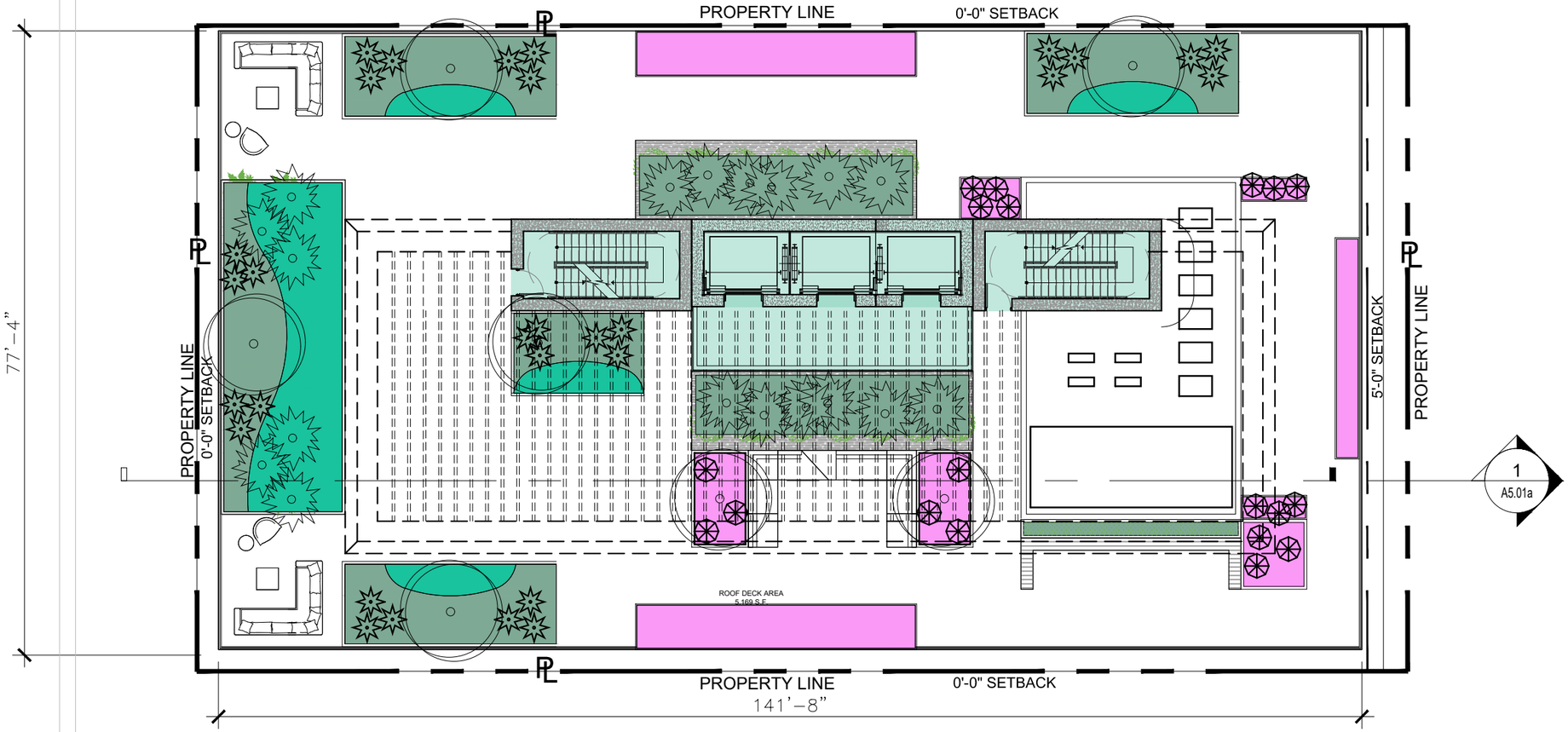
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PROPOSED LEVEL 7

Date	09-26-2023	Sheet No.	A2.26
Scale	1" = 16'-0"		
Project	2132		



PLAN NORTH

1 PROPOSED ROOF PLAN

SCALE: 1" = 16'-0"

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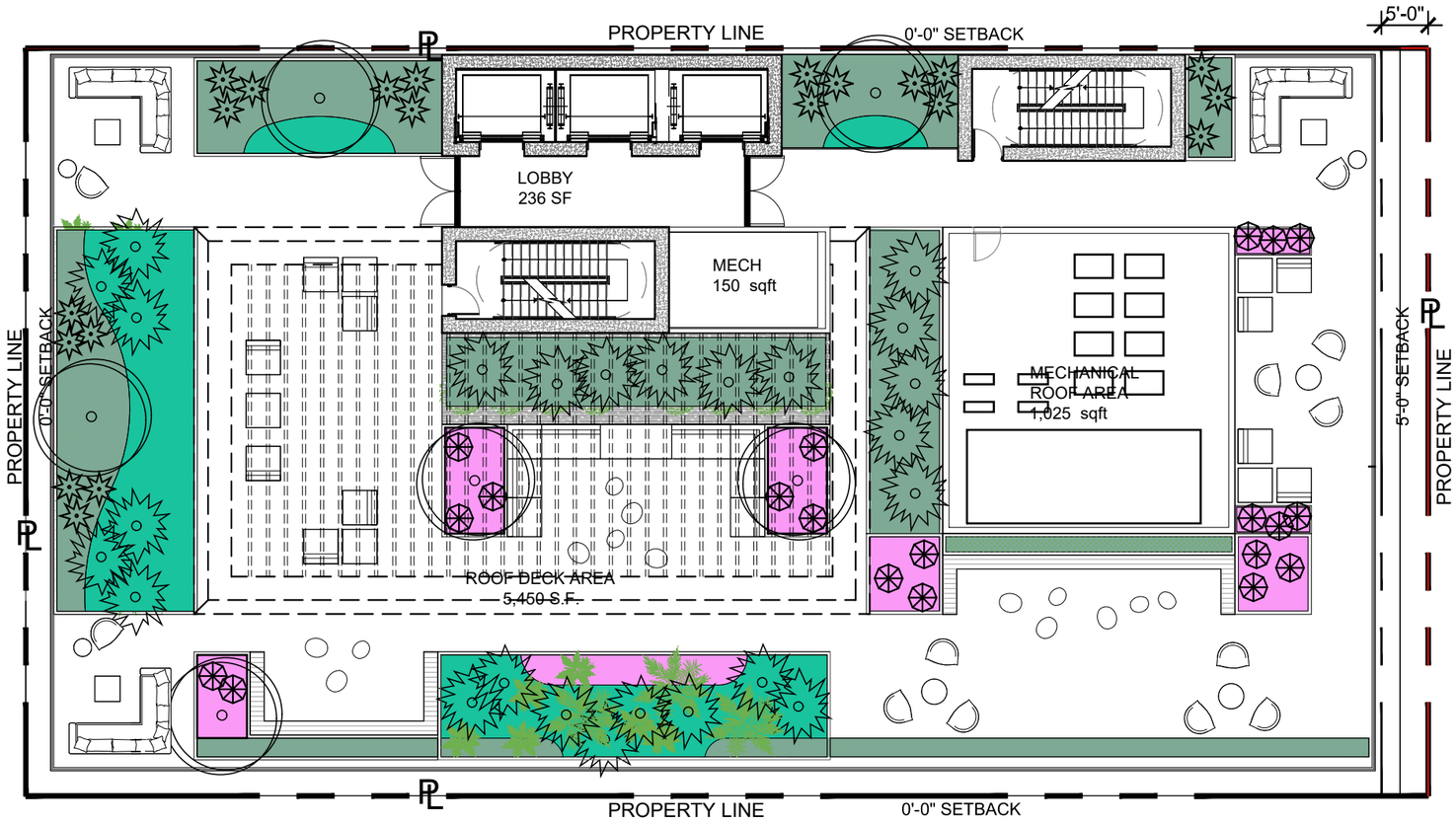
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PROPOSED ROOF PLAN

Date	09-26-2023	Sheet No.	A2.27
Scale	1" = 16'-0"		
Project	2132		



PLAN NORTH

1 PROPOSED ROOF PLAN

SCALE: 1" = 16'-0"

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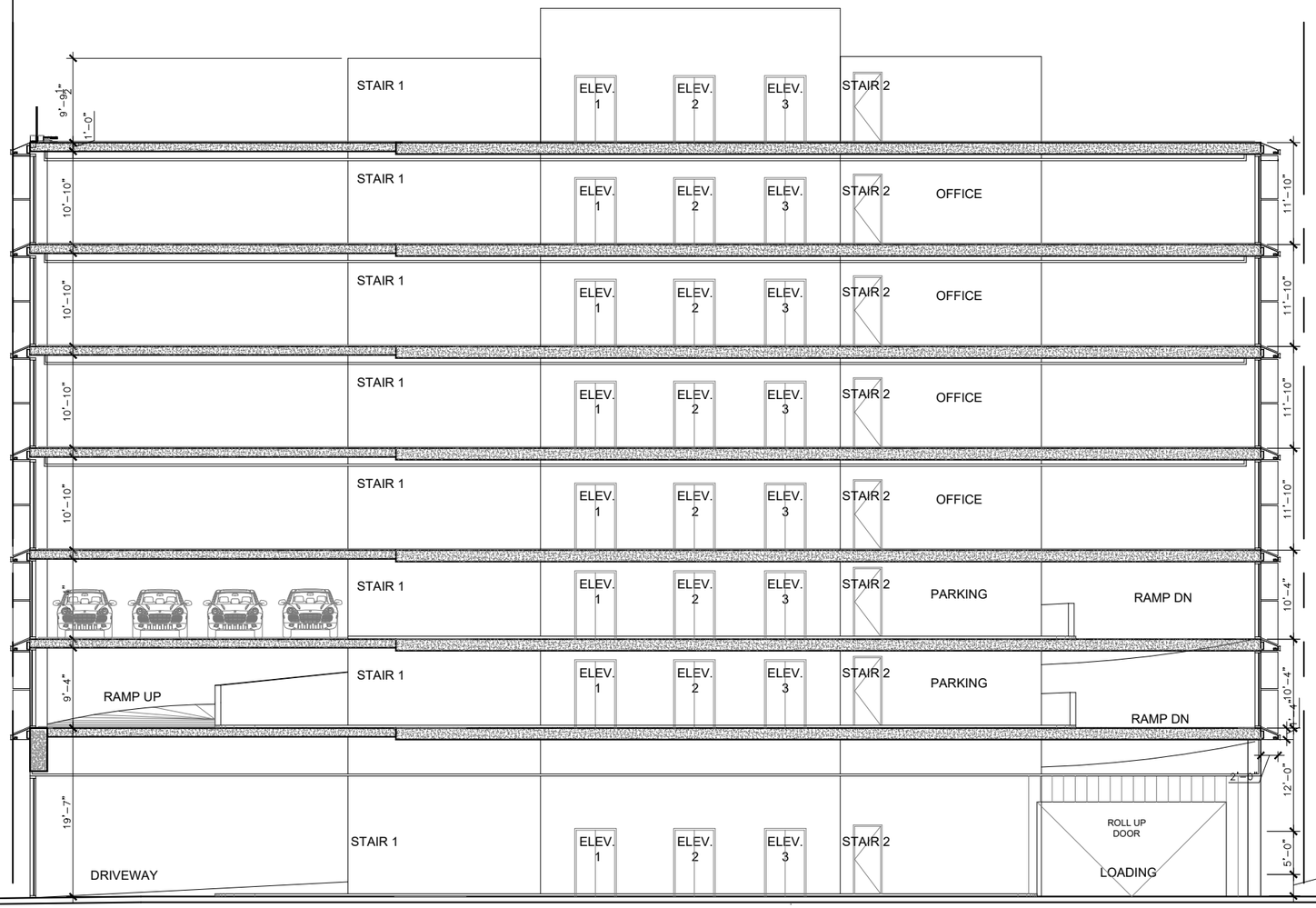
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STATE OF FLORIDA REGISTERED ARCHITECT Kobi Karp 2023.09.26 13:08:31 -04'00'

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PROPOSED ROOF PLAN

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



1 PROPOSED SECTION

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

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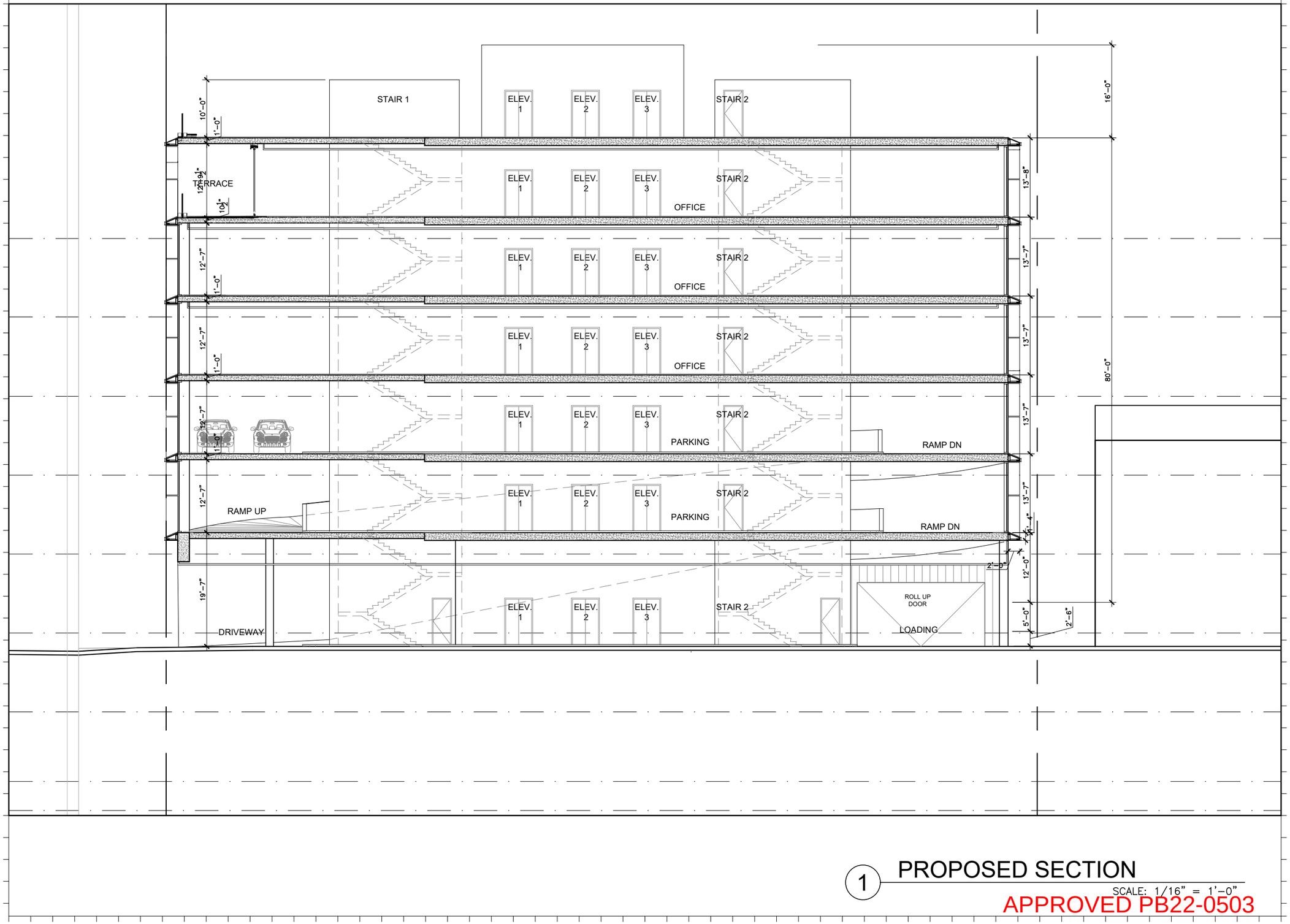
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PROPOSED SECTION

Date	09-26-2023	Sheet No.
Scale	1/16"=1'-0"	A5.01a
Project	2132	



1 PROPOSED SECTION

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

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STATE OF FLORIDA REGISTERED ARCHITECT
Kobi Karp
2023.09.26
14:08:44 -04'00'

K O B I K A R P

PROPOSED SECTION

Date	06.24.2022	Sheet No.	A5.01a
Scale	1/16"=1'-0"		
Project	2132		



1 PROPOSED COLOR ELEVATION NORTH

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

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
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571 NW 28th Street
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Fax: +1(305) 573 3766

STATE OF FLORIDA REGISTERED ARCHITECT
Kobi Karp
2023.09.26
08:51:04 00'

K O B I K A R P

PROPOSED COLOR NORTH ELEVATION

Date	06.24.2022	Sheet No.	A4.41a
Scale	**1/16"=1'-0"**		
Project	2132		