

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	1300 Monad Terrace			
2	Board and File numbers:				
3	Folio number(s):	02-3233-010-0070/02-3233-010-0020/02-3233-010-0010/02-3233-010-0080/02-3233-010-0030/02-3233-010-0050/02-3233-010-0040/02-3233-010-0060/02-3233-010-0090/02-3233-010-0100/02-3233-010-0110/02-3233-010-0120/02-3233-010-0130/02-3233-010-0140			
4	Year constructed:	N/A	Zoning District:	RM-3 Residential Multifamily, High Intensity	
5	Based Floor Elevation:		Grade Value in NGVD:		
6	Adjusted grade (Flood+Grade/2)		Lot Area:	70,720 SF (1.62 Acres)	
7	Lot Width	150'-0"	Lot Depth:	469'-11"	
8	Minimum Unit Size	1,300 SF	Average Unit Size:	2,683 SF	
9	Existing User	N/A	Proposed Use:	Residential	
10	Height	Maximum 150'-0"	Existing	Proposed	Deficiencies
11	Number of Stories	16	N/A	13	-
12	FAR	2.75	N/A	2.75	-
13	Gross Square Footage (Floor Area)	194,480	N/A	194,396	-
14	Square Footage by use	N/A	N/A	N/A	-
15	Number of Units Residential	N/A	N/A	53	-
16	Number of Units Hotel	N/A	N/A	0	-
17	Number of Seats	N/A	N/A	0	-
18	Occupancy Load	N/A	N/A	N/A	-
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	20'-0"	N/A	20'-0"	-
20	Side Setback (NORTH): 5' OR 5% of Lot Width, or whichever is greater	LOT WIDTH; 150'-0" = 7'-6"	N/A	8'-2"	-
21	Side Setback (SOUTH): 5' OR 5% of Lot Width, or whichever is greater	LOT WIDTH; 150'-0" = 7'-6"	N/A	7'-6"	-
22	Rear Setback:	0'	N/A	46'-8"	-
	Pedestal				
23	Front Setback:	20'-0"	N/A	93'-0"	-
24	Side Setback (NORTH):	Sum of the side yards shall equal 16% of lot width; Minimum 7.5' or 8% whichever is greater" = 12'-0"	N/A	17'-7"	-
25	Side Setback (SOUTH):	Sum of the side yards shall equal 16% of lot width; Minimum 7.5' or 8% whichever is greater" = 12'-0"	N/A	22'-1"	-
30	Rear Setback:	10% of lot depth =47'-0"	N/A	77'-7"	-
	Tower		N/A		
31	Front Setback:	Max 50'-0"	N/A	93'-0"	-
32	Side Setback (NORTH):	The required pedestal setback plus 0.10 of the height of the Tower portion of the building. The total required setback shall not exceed 50' =22'-0"	N/A	22'-0"	-
33	Side Setback (SOUTH):	The required pedestal setback plus 0.10 of the height of the Tower portion of the building. The total required setback shall not exceed 50' =22'-0"	N/A	22'-1"	-
35	Rear Setback:	15% of Lot Depth = 70'-6"		88'-4"	-
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking District	1	N/A		-
40	Total # of parking spaces	121	N/A	121	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	-	N/A	See separate chart	-
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	-	N/A	See separate chart	-
43	Parking Space Dimensions	Valet Tandem 8.5'X16' Standard: 8.5'X18' Handicap: 17'X18'	N/A	Standard: 8.5'X18' Handicap: 17'X18'	-
44	Parking Space Configurations (45o,60o,90o,Parallel)	-	N/A	90o	-
45	ADA Spaces	5	N/A	5	-
46	Tandem Spaces		N/A	53	-
47	Drive Aisle Width	Two way:22'-0" One Way:11'-0"	N/A	Two way = 22'-0" One Way=11'-0"	-
48	Valet Drop off and pick up		N/A	Provided	-
49	Loading zones and Trash collection areas	2 loading	N/A	2	-
50	Bike Racks	1 per unit = 53	N/A	53	-
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	-
52	Total # of Seats	N/A	N/A	16	-
53	Total # of Seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	-
54	Total Occupant Content	N/A	N/A	16	-
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	-
56	Is this a contributing building?	NO			
57	Located within a Local Historic District?	NO			

# OF PARKING SPACES REQUIRED BY LEVEL											
LEVEL	UNIT CONFIGURATION				UNIT AREAS SF				DISTRICT 1 ALLOWED	TOTAL Parking required per level	
15			UPPER RF				N/A		N/A		
			UPPER RF				N/A				
	UPPER RF				N/A		N/A				
14			RF DECK				N/A		N/A		
			RF DECK				N/A				
	RF DECK				N/A		N/A				
13			UNIT B (PH)				2,300		2.0 spaces per units for units above 1,201 = 4 UNITS	8	
			UNIT C (PH)				2,000				
	UNIT E (PH)		UNIT D (PH)		2,444		3,481				
12			UNIT B				2,300		2.0 spaces per units for units above 1,201 = 4 UNITS	8	
			UNIT C				2,000				
	UNIT E		UNIT D		2,499		3,481				
11			UNIT B				2,300		2.0 spaces per units for units above 1,201 = 4 UNITS	8	
			UNIT C				2,000				
	UNIT E		UNIT D		2,559		3,481				
10			UNIT B				2,300		2.0 spaces per units for units above 1,201 = 4 UNITS	8	
			UNIT C				2,000				
	UNIT E		UNIT D		2,617		3,481				
9			UNIT B				2,300		2.0 spaces per units for units above 1,201 = 4 UNITS	8	
			UNIT C				2,000				
	UNIT E		UNIT D		2,675		3,481				
8	UPPER RF		UNIT B				2,300		2.0 spaces per units for units above 1,201 = 4 UNITS	8	
							2,000				
	UNIT E		UNIT D		UNIT C	2,715		3,481			
7	RF DECK		UNIT B				2,300		2.0 spaces per units for units above 1,201 = 4 UNITS	8	
							2,000				
	UNIT E		UNIT D		UNIT C	2,791		3,481			
6			UNIT B				2,300		2.0 spaces per units for units above 1,201 = 4 UNITS	8	
			UNIT C				2,000				
	UNIT E		UNIT D		2,849		3,481				
5	UNIT A (PH)		UNIT B		4,101		2,300		2.0 spaces per units for units above 1,201 = 5 UNITS	10	
			UNIT C		2,000						
	UNIT E		UNIT D		3,087		3,481				
4	UNIT A		UNIT B		2,647		2,300		2.0 spaces per units for units above 1,201 = 5 UNITS	10	
			UNIT C				2,000				
	UNIT E		UNIT D		3,150		3,481				
3	UNIT A		UNIT B		2,702		2,300		2.0 spaces per units for units above 1,201 = 5 UNITS	10	
			UNIT C				2,000				
	UNIT E		UNIT D		3,210		3,481				
2	UNIT A		UNIT B		2,737		2,300		2.0 spaces per units for units above 1,201 = 5 UNITS	10	
			UNIT C				2,000				
	UNIT E		UNIT D		3,314		3,481				
1	UNIT A		LOBBY		2,767		N/A		2.0 spaces per units for units above 1,201 = 1 UNIT	2	
			CAFÉ				16 SEATS				
	SPAYGYM		LOBBY		N/A		N/A				
Sub Total parking required											106
Basement		Trash	Bikes		N/A	N/A		N/A	Guest parking: Required parking + 10%	11.0	
Grand Total parking required					N/A	N/A				117	

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

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

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

## 1300 MONAD TERRACE

MIAMI BEACH, FL.

### Data

#### OWNER

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

#### ARCHITECTURAL/ LANDSCAPE DESIGNER

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

#### EXECUTIVE ARCHITECT

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

#### EXECUTIVE LANDSCAPE ARCHITECT / CIVIL ENGINEER /TRAFFIC ENGINEER

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

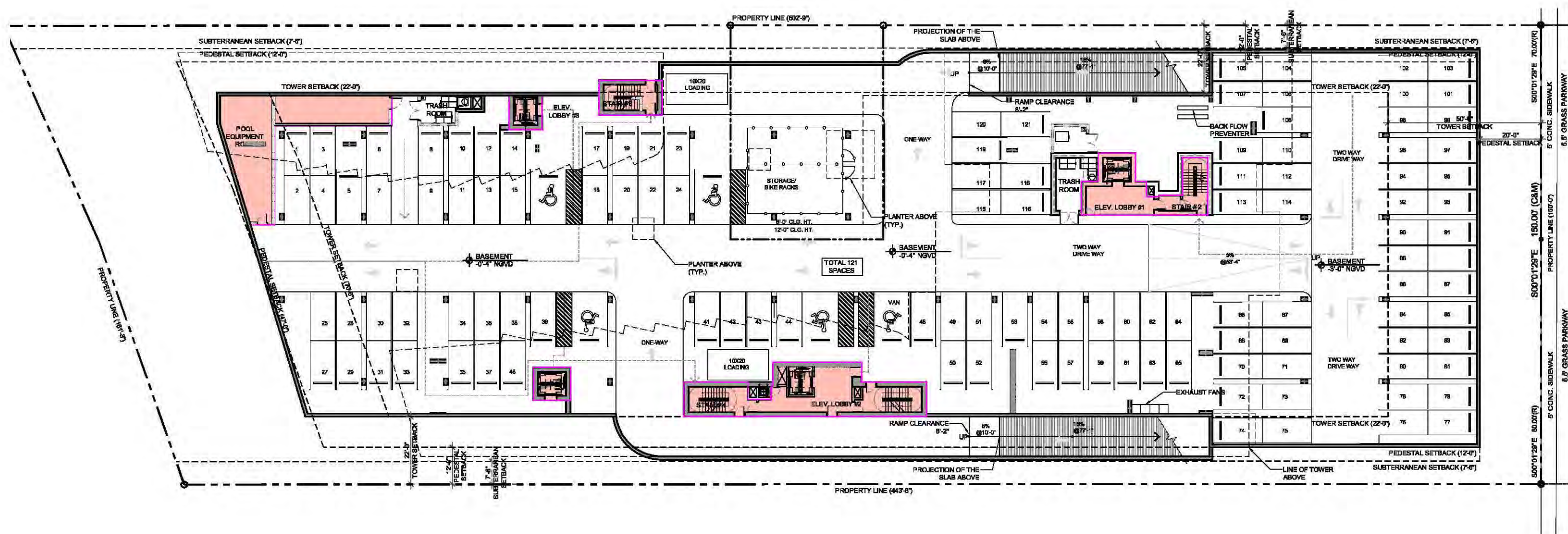
**3/14/2016**

DATE

**A 1.01**

SHEET NUMBER

SCALE



1300 MONAD TERRACE  
MIAMI BEACH, FL.  
F.A.R. Calculations  
Basement

OWNER

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

ARCHITECTURAL/LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

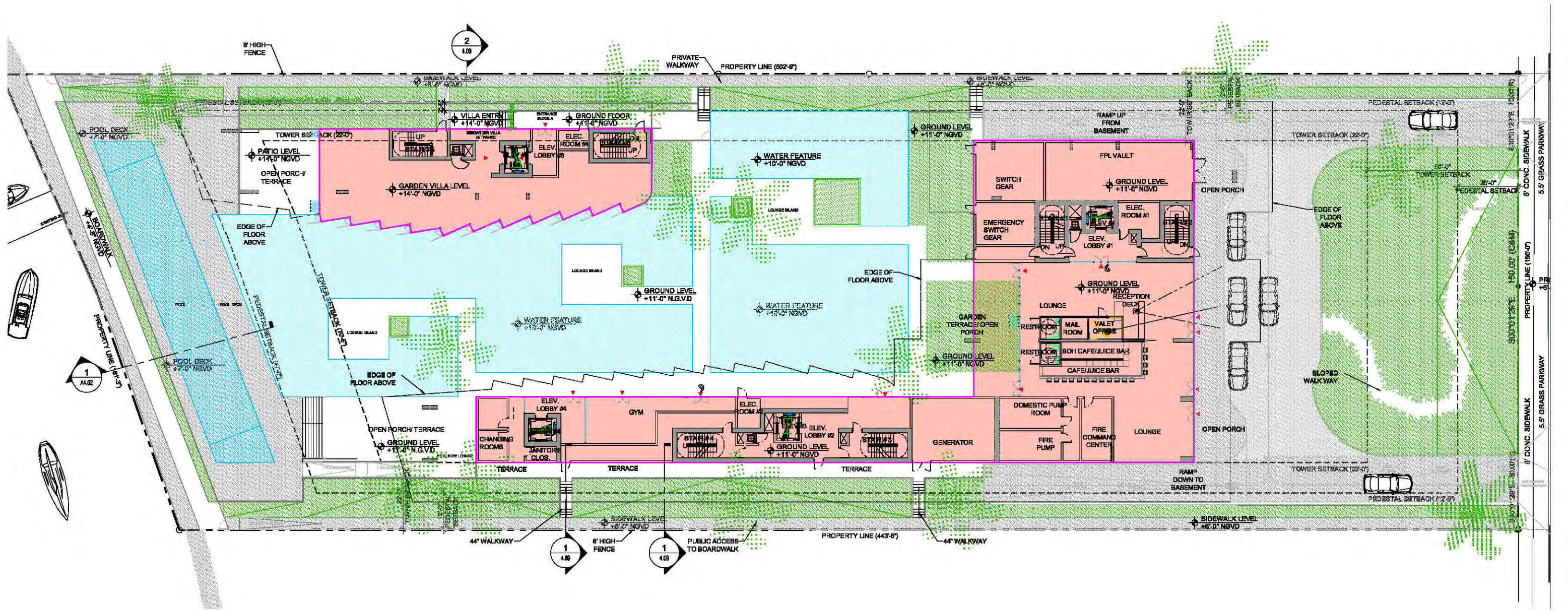
**Kobi Karp Architecture**  
and Interior Design  
2915 Biscayne Boulevard  
Suite 200  
Miami, FL 33137  
Tel: [+1] 305-573-1818  
License #AR0012578

EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER /TRAFFIC ENGINEER

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

**3/14/2016**  
DATE  
**A 7.00** **1/32"=1'**  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL.  
F.A.R. Calculations  
Lobby

OWNER

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

ARCHITECTURAL/LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

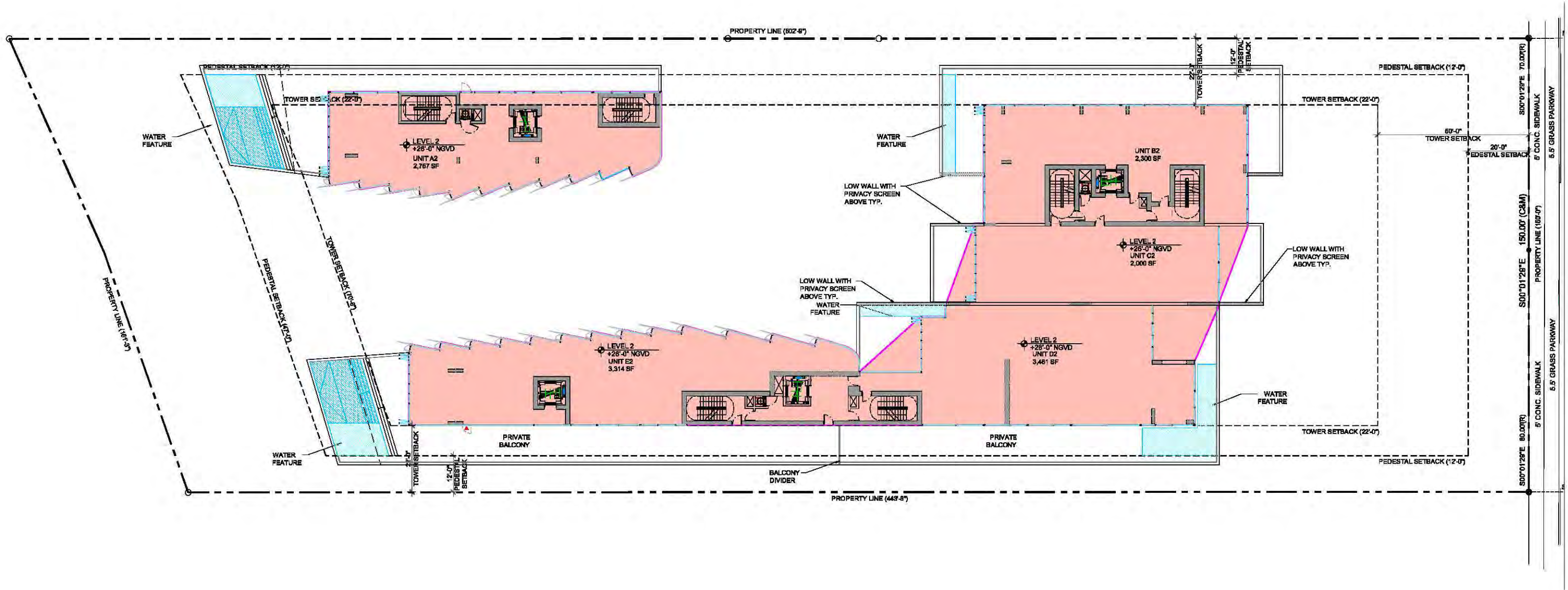
EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER /TRAFFIC ENGINEER

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

3/14/2016

DATE  
**A 7.01** 1/32"-1'  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL.  
F.A.R. Calculations  
Level 2

OWNER

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

ARCHITECTURAL/LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER /TRAFFIC ENGINEER

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

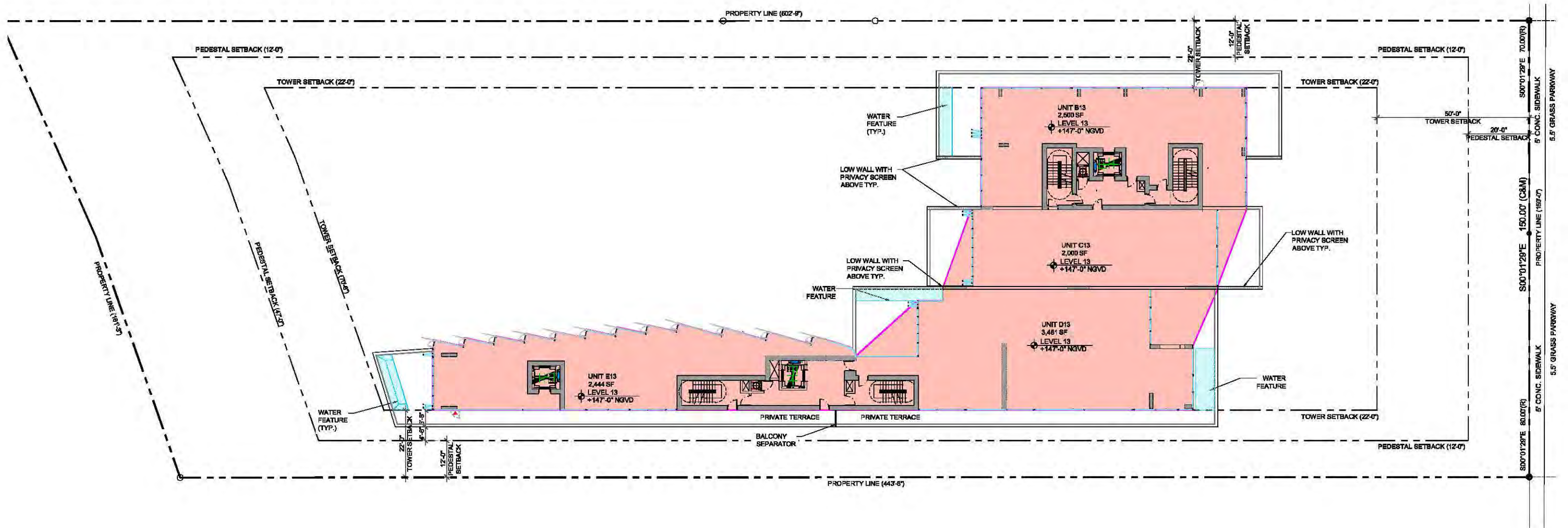
**3/14/2016**

DATE  
**A 7.02** 1/32"=1'  
SHEET NUMBER SCALE









1300 MONAD TERRACE  
MIAMI BEACH, FL.  
F.A.R. Calculations  
Level 13

OWNER

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

ARCHITECTURAL/ LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

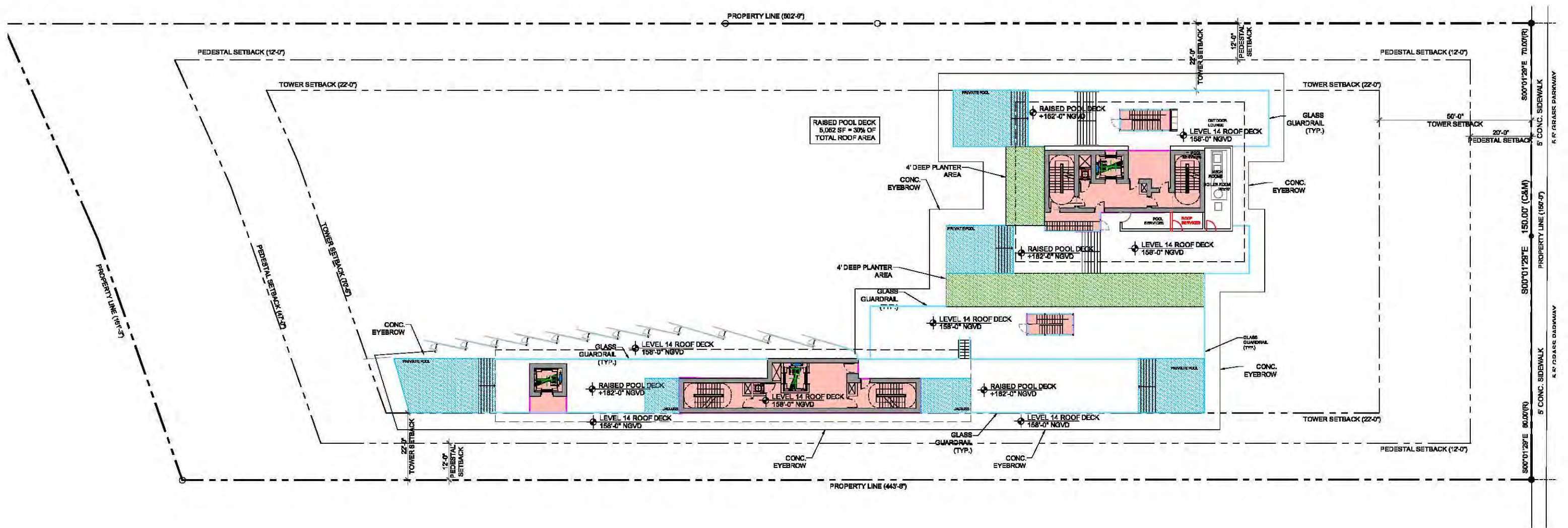
EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER / TRAFFIC ENGINEER

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

3/14/2016

DATE  
A 7.13 1/32"-1'  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL.  
F.A.R. Calculations  
Level 14

OWNER

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

ARCHITECTURAL/ LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

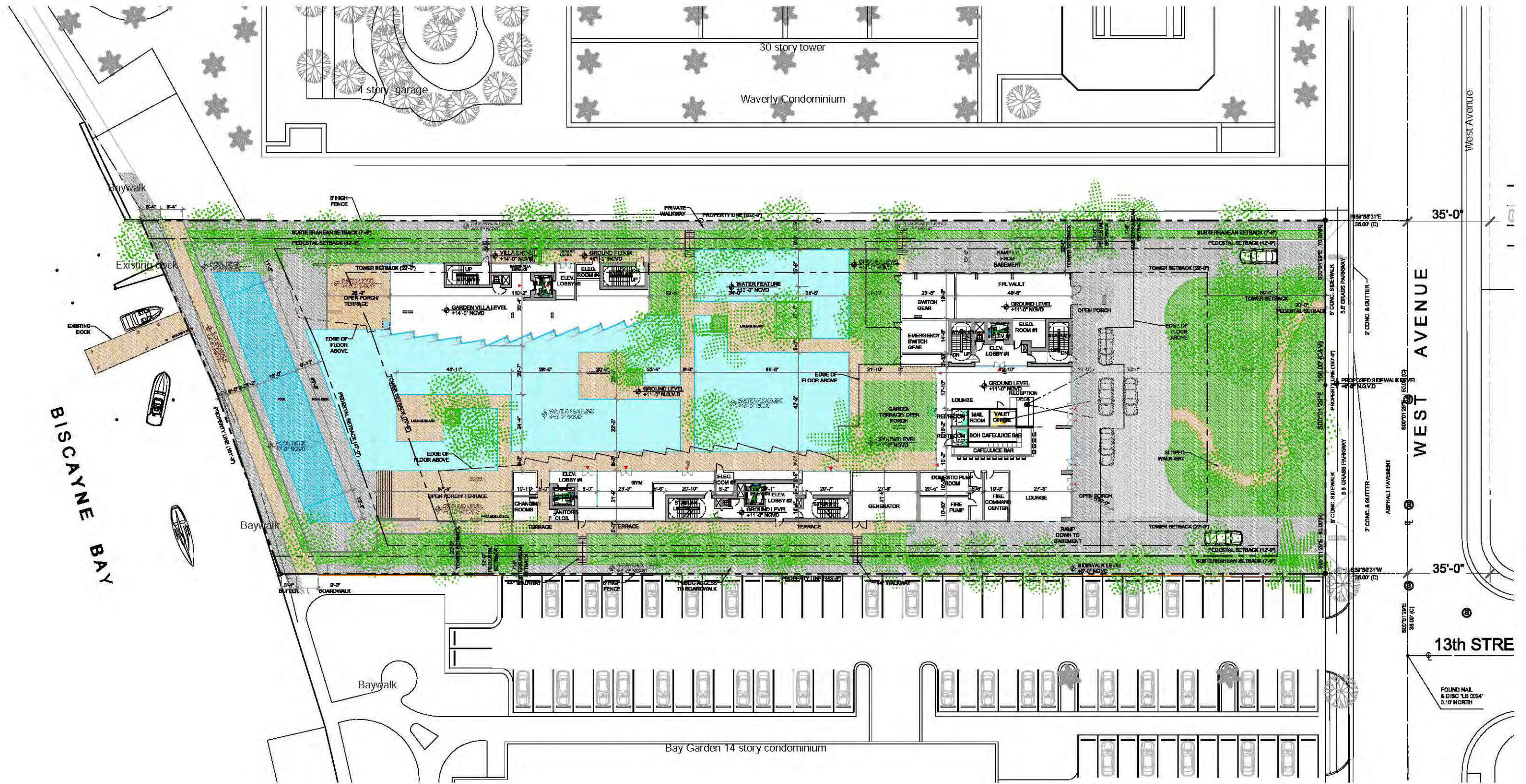
EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER / TRAFFIC ENGINEER

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

3/14/2016

DATE  
**A 7.14** 1/32"=1'  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL.  
Proposed Site Plan

OWNER

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

ARCHITECTURAL/LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

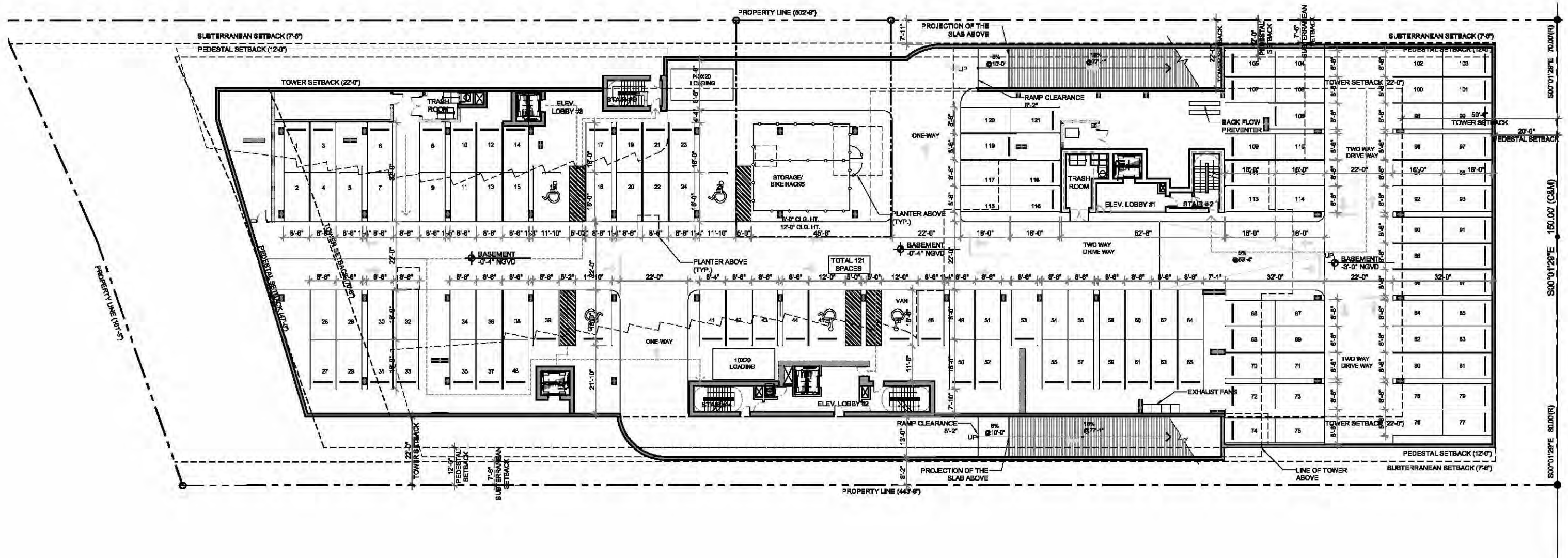
EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER /TRAFFIC ENGINEER

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

3/14/2016

DATE  
**A 2.02** 1"-40"  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL  
Basement Plan

OWNER

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

ARCHITECTURAL/LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

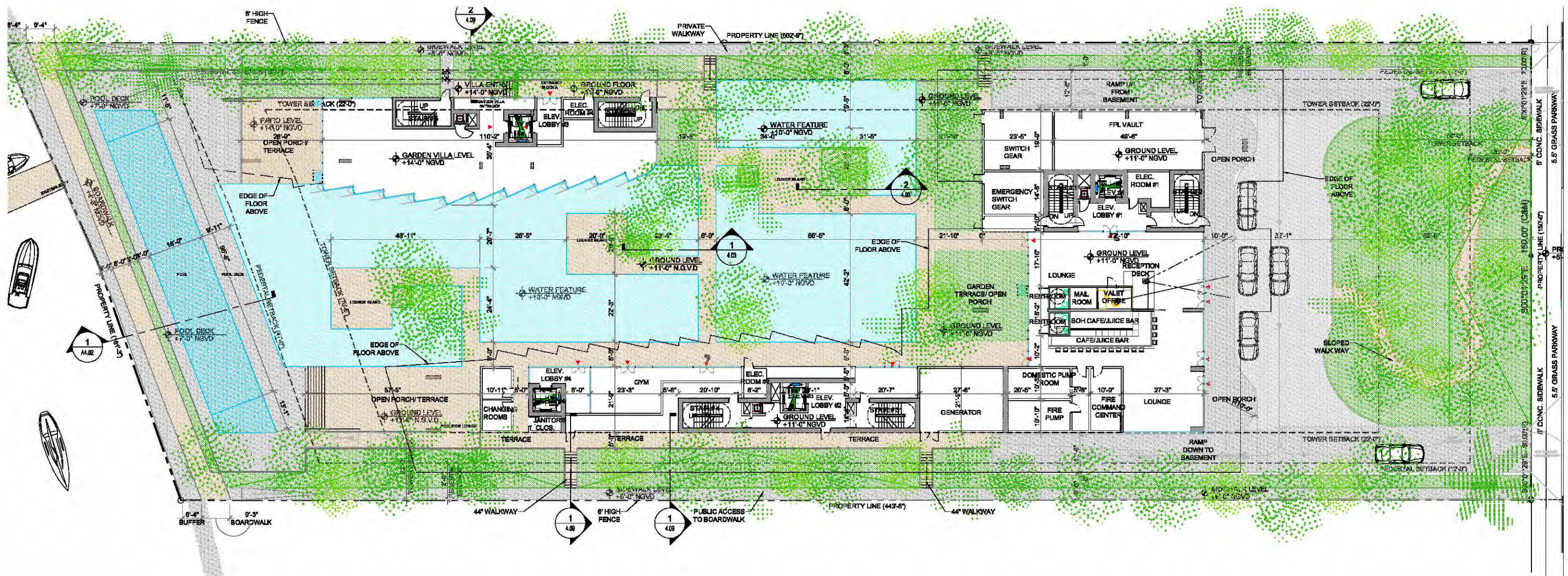
EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER /TRAFFIC ENGINEER

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

3/14/2016

DATE  
**A 3.00** 1/32"-1'  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL.  
Lobby Plan

OWNER

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

ARCHITECTURAL/ LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

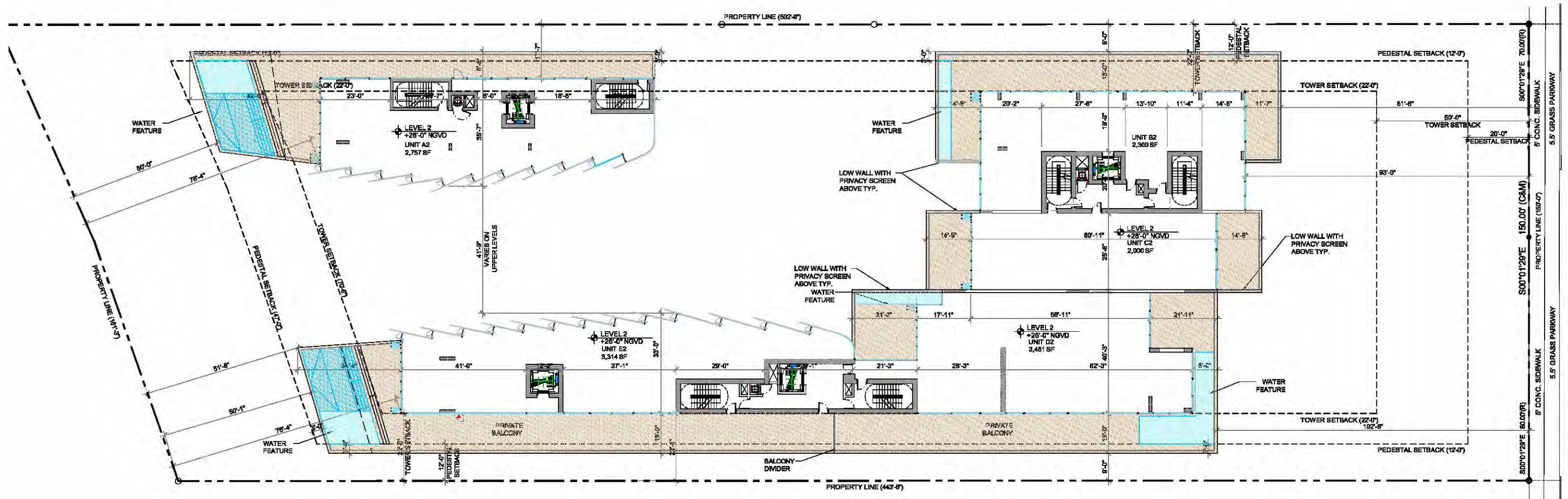
EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER / TRAFFIC ENGINEER

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

3/14/2016

DATE  
A 3.01 1/32"=1'  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL  
Level 2 Plan

OWNER

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

ARCHITECTURAL/LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

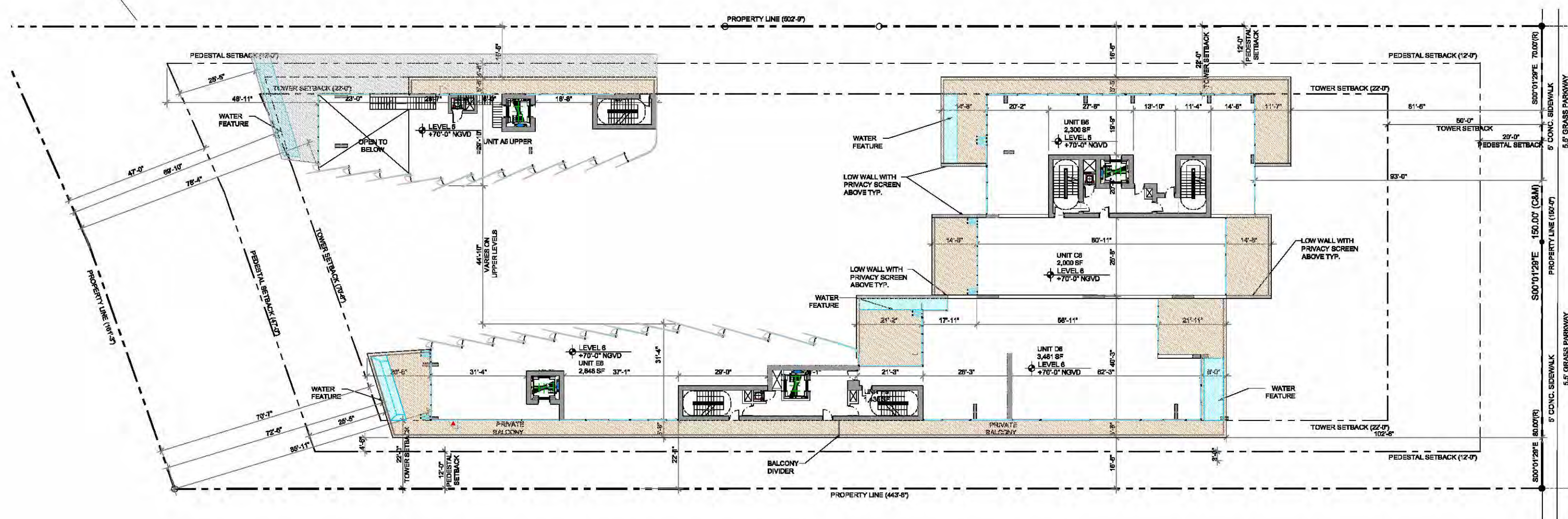
EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER /TRAFFIC ENGINEER

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

**3/14/2016**

DATE  
**A 3.02** 1/32"=1'  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL  
Level 6 Plan

OWNER

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

ARCHITECTURAL/LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

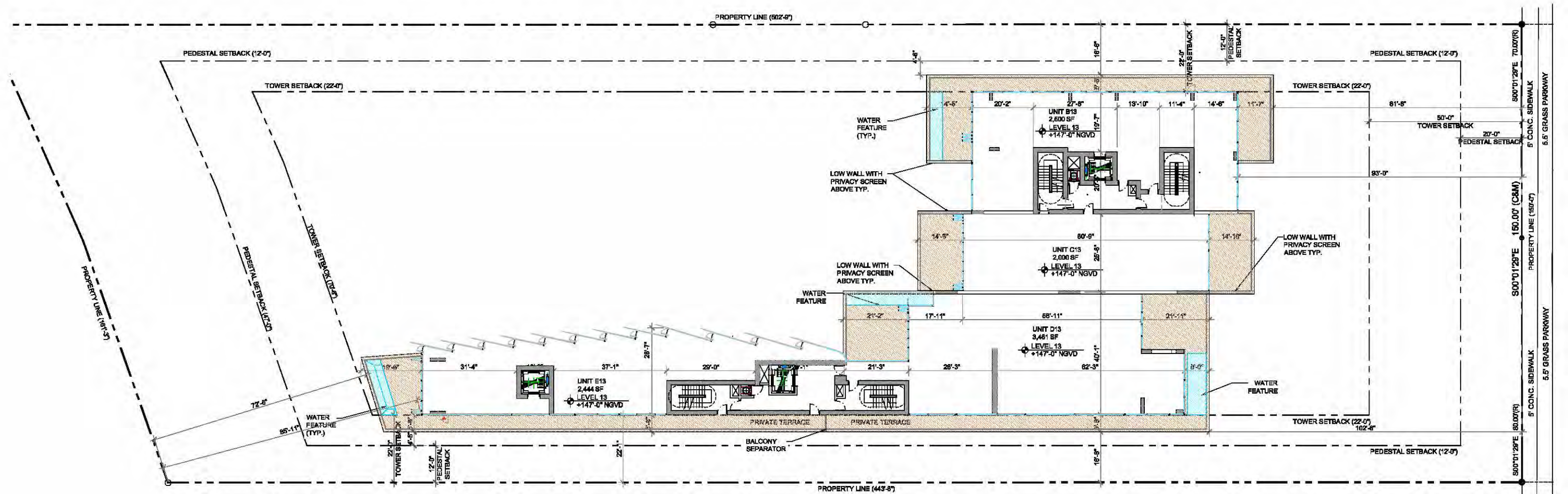
EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER /TRAFFIC ENGINEER

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

3/14/2016

DATE  
**A 3.06** 1/32"=1'  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL.  
Level 13 Penthouse

OWNER

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

ARCHITECTURAL/ LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

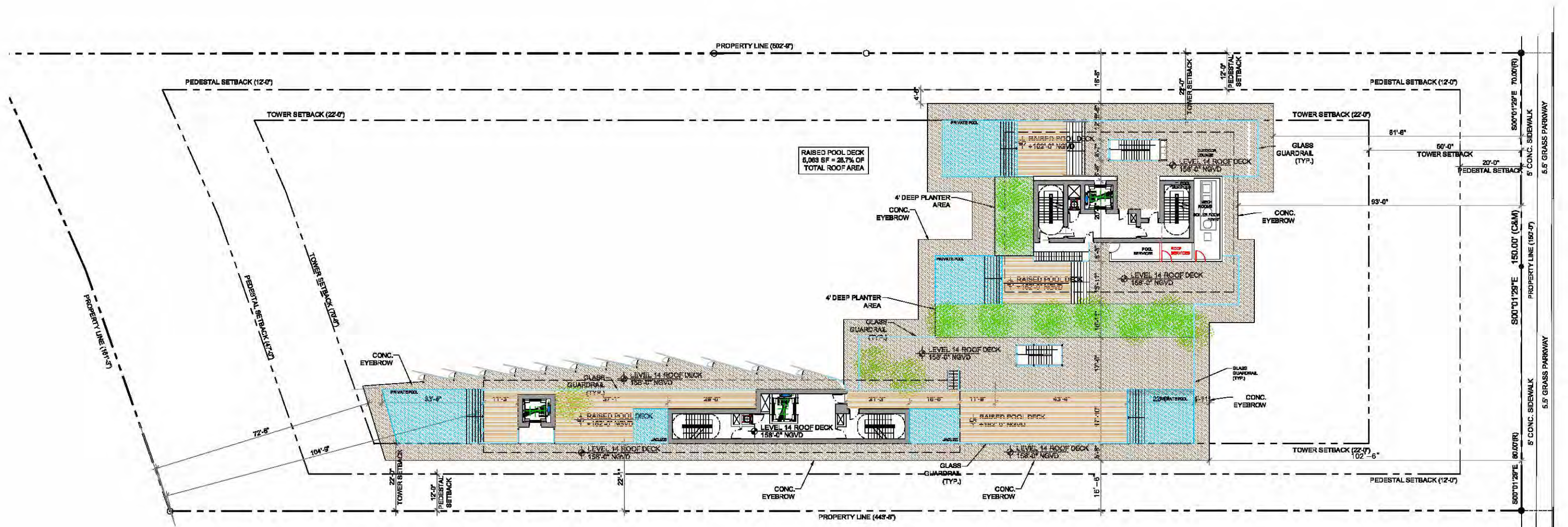
EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER / TRAFFIC ENGINEER

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

3/14/2016

DATE  
**A 3.13** 1/32"=1'  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL.  
Level 14 Roof Deck

OWNER

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

ARCHITECTURAL/ LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

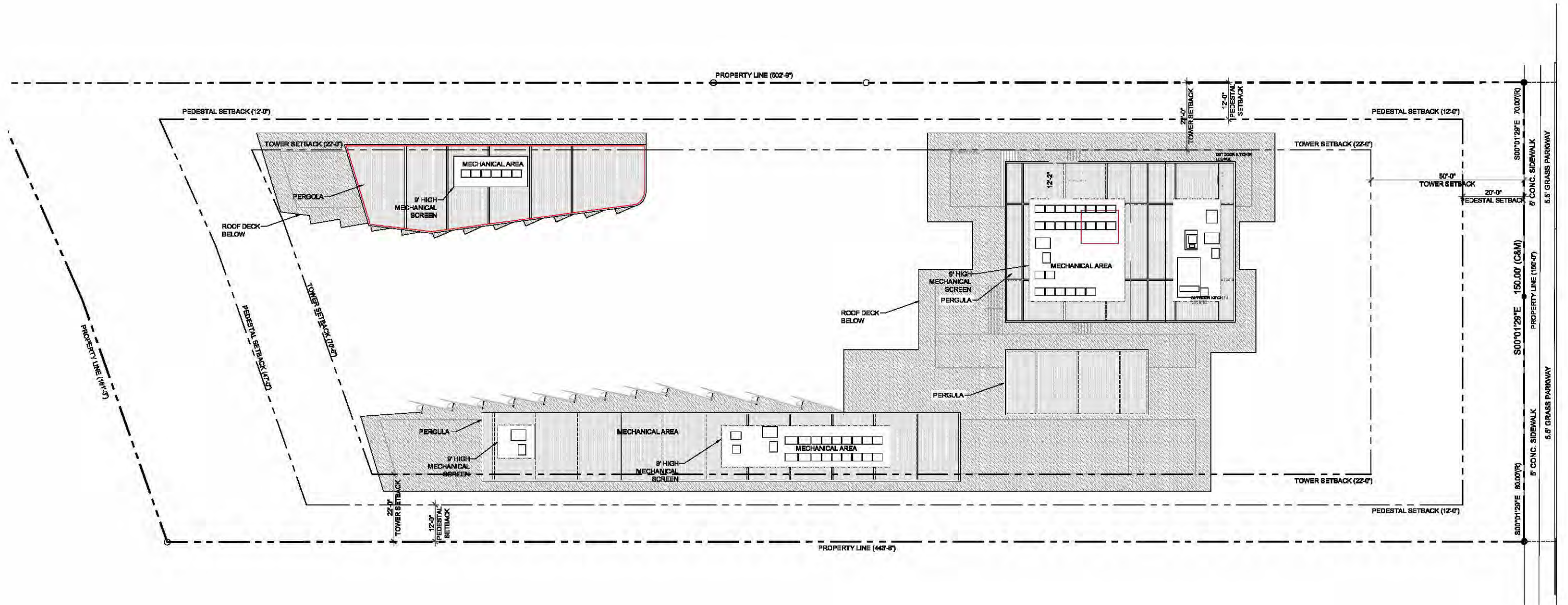
EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER / TRAFFIC ENGINEER

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

3/14/2016

DATE  
**A 3.14** 1/32"=1'  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL.  
Level 15 Upper Roof

OWNER

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

ARCHITECTURAL/LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

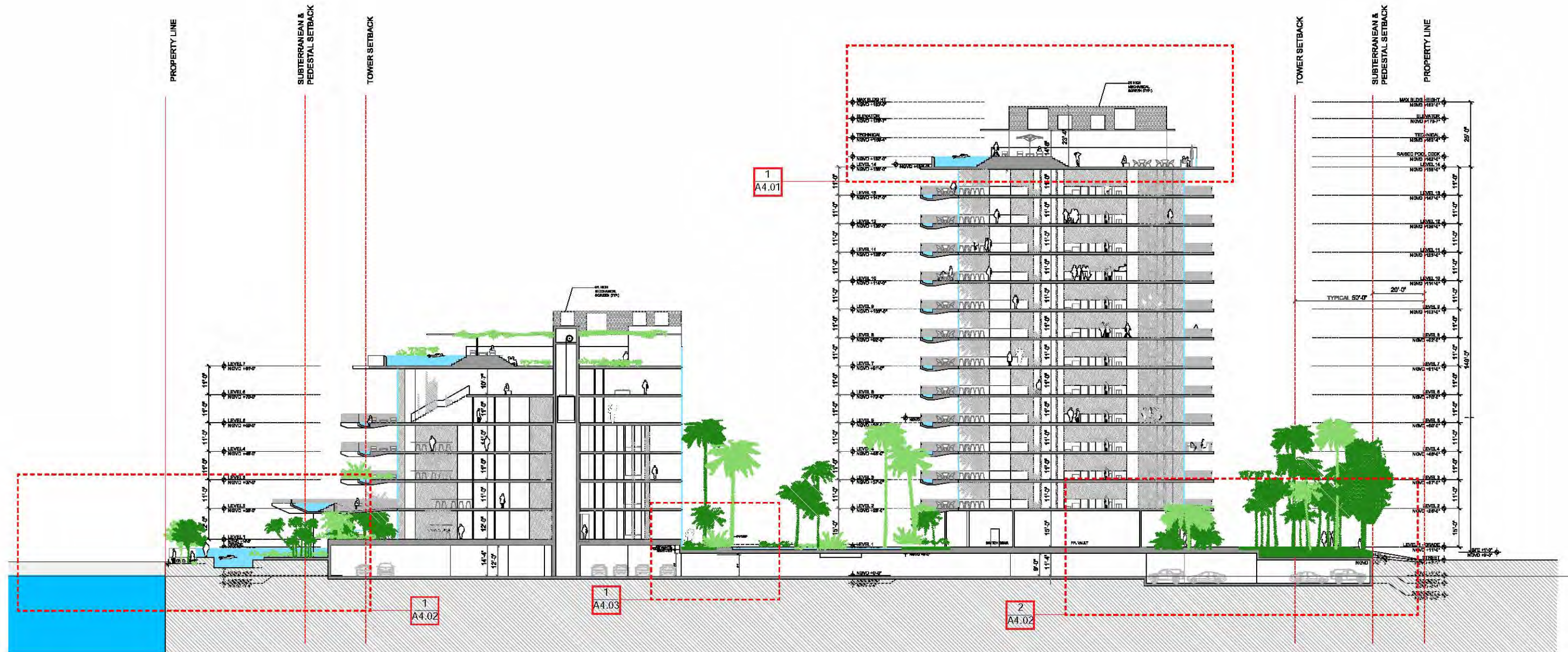
EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER / TRAFFIC ENGINEER

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

**3/14/2016**

DATE  
**A 3.15** 1/32"-1'  
SHEET NUMBER SCALE





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

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

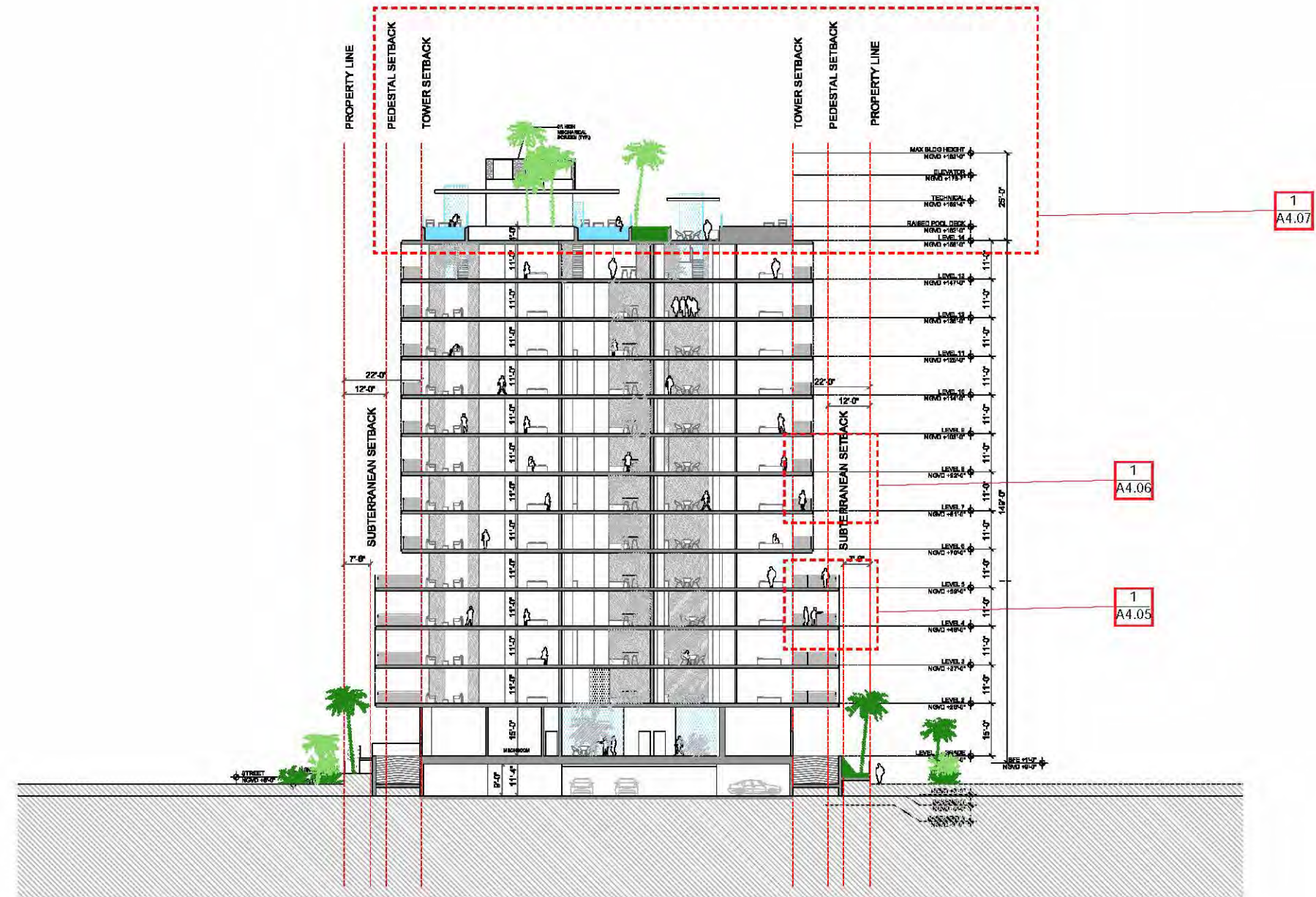
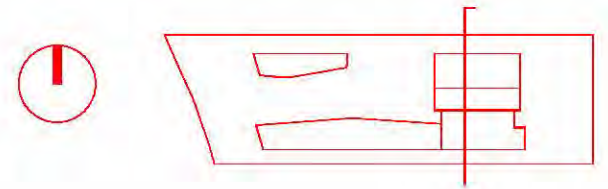
ARCHITECTURAL/LANDSCAPE  
DESIGNER  
**Ateliers Jean Nouvel**  
10 Cité d'Angoulême  
75011 Paris - France  
Tel: [+33] 1 49 23 83 83

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

EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER / TRAFFIC ENGINEER  
**Kimley - Horn**  
1221 Brickell Ave.  
Suite 400  
Miami, FL 33131  
Tel: [+1] 305-673-2025

3/14/2016  
DATE  
A 4.00 1"=40'  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL.  
Section DD  
(N-S looking west)

OWNER

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

ARCHITECTURAL / LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

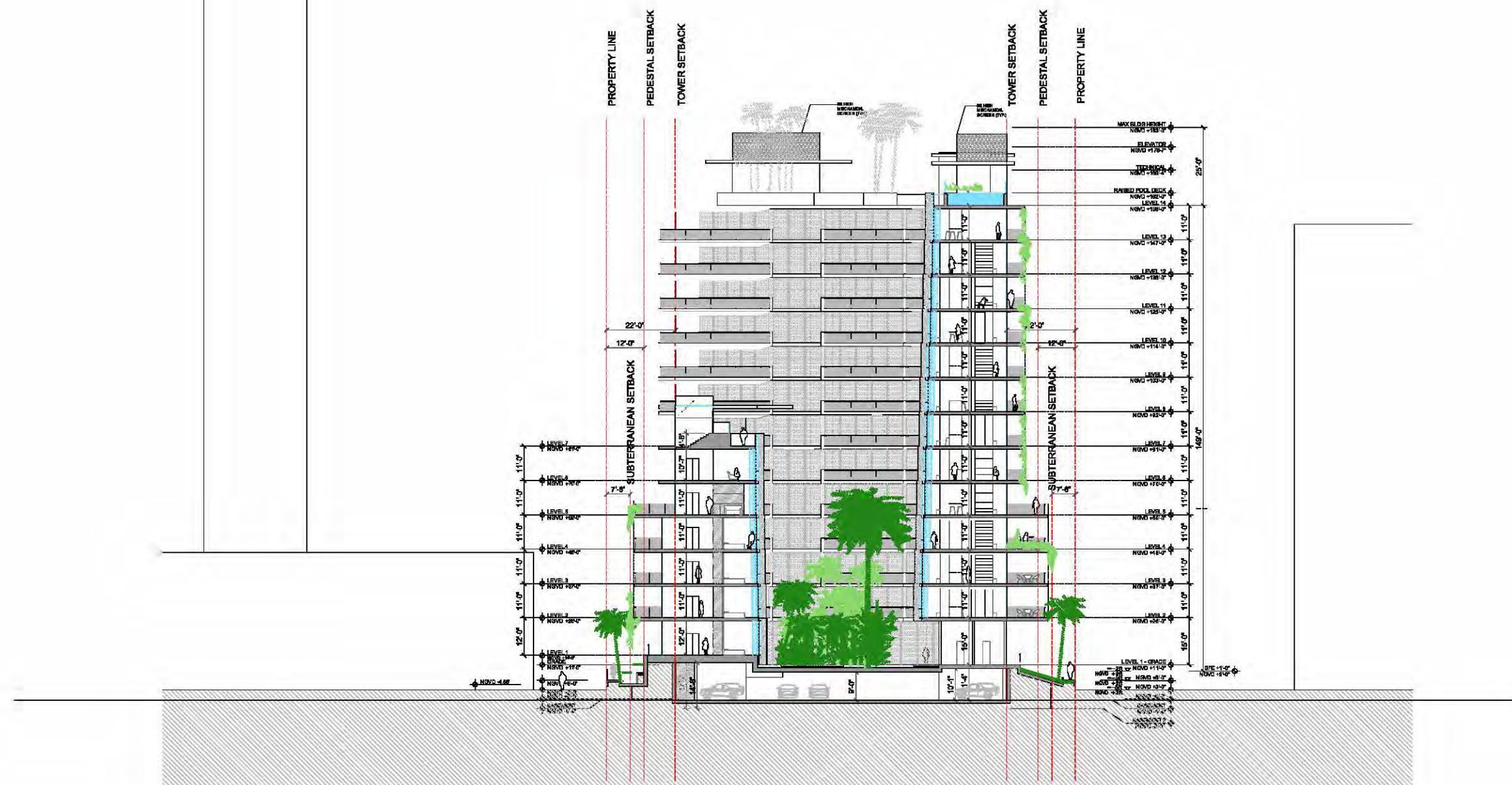
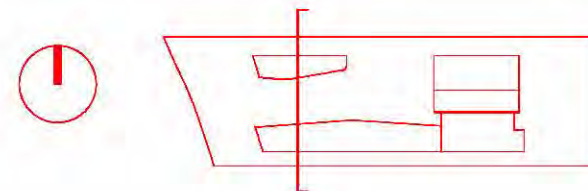
**Kobi Karp Architecture**  
and Interior Design  
2915 Biscayne Boulevard  
Suite 200  
Miami, FL 33137  
Tel: [+1] 305-573-1818  
License #AR0012578

EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER / TRAFFIC ENGINEER

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

**3/14/2016**  
DATE  
**A 4.04** **1"=40'**  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL.  
Section EE  
(N-S looking est)

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

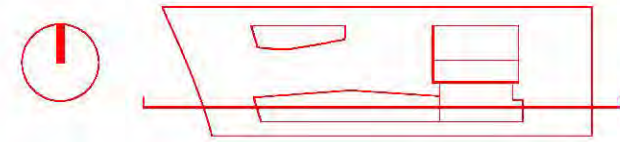
ARCHITECTURAL/ LANDSCAPE  
DESIGNER  
**AteliersJeanNouvel**  
10 Cité d'Angoulême  
75011 Paris - France  
Tel: [+33] 1 49 23 83 83

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

EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER/TRAFFIC ENGINEER  
**Kimley - Horn**  
1221 Brickell Ave.  
Suite 400  
Miami, FL 33131  
Tel: [+1] 305-673-2025

3/14/2016  
DATE  
**A 4.08** 1"=40'  
SHEET NUMBER SCALE





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

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

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

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

EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER/TRAFFIC ENGINEER  
**Kimley - Horn**  
1221 Brickell Ave.  
Suite 400  
Miami, FL 33131  
Tel: [+1] 305-673-2025

3/14/2016  
DATE  
**A 4.09** 1"=40'  
SHEET NUMBER SCALE





DATE **A 4.10** **1"-40'**  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL.  
Rendered view from south  
on West Avenue

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

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

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

EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER /TRAFFIC ENGINEER  
**Kimley - Horn**  
1221 Brickell Ave.  
Suite 400  
Miami, FL 33131  
Tel: [+1] 305-673-2025

**3/14/2016**  
DATE  
**A 1.21**  
SHEET NUMBER SCALE





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

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

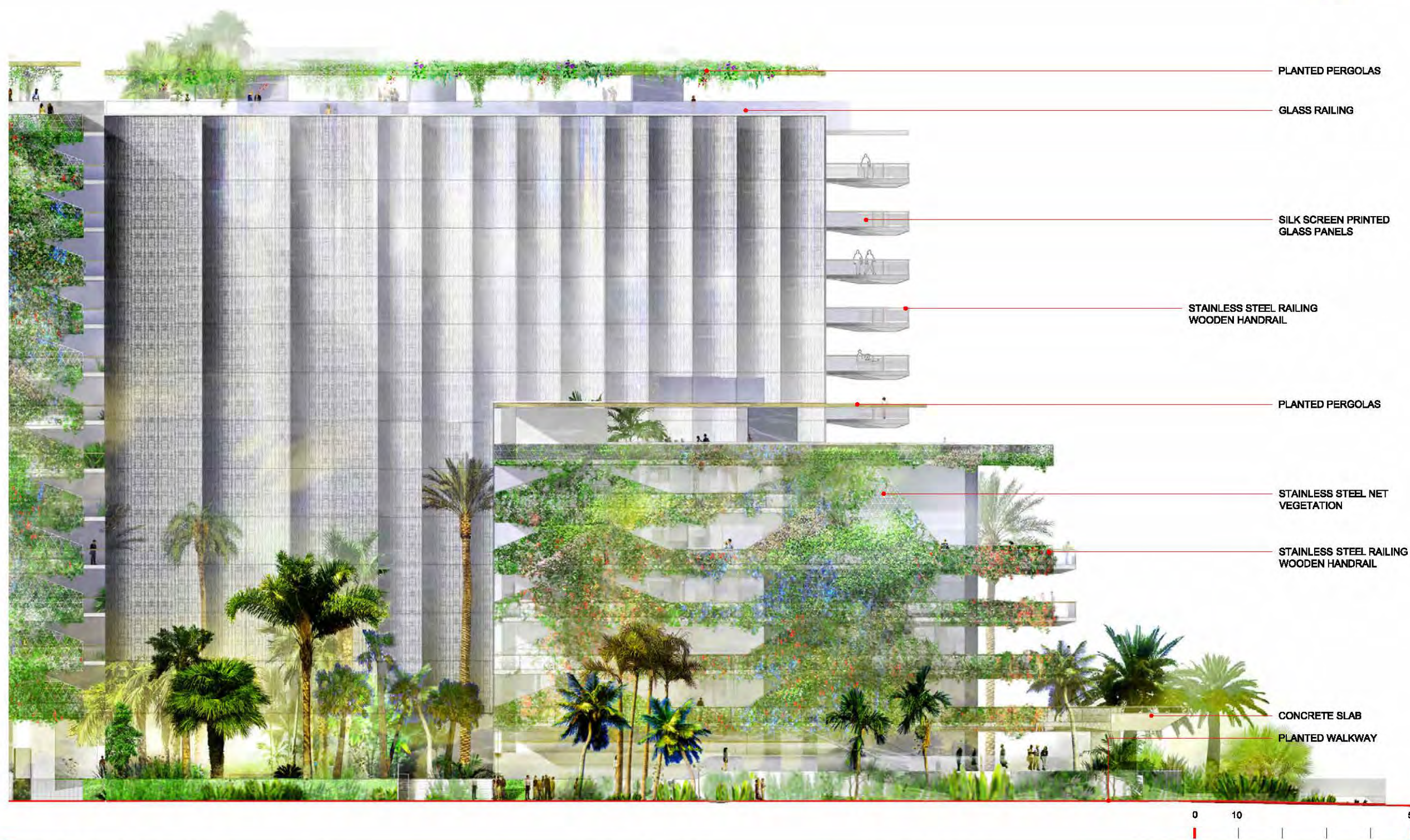
ARCHITECTURAL/ LANDSCAPE  
DESIGNER  
**AteliersJeanNouvel**  
10 Cité d'Angoulême  
75011 Paris - France  
Tel: [+33] 1 49 23 83 83

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

EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER /TRAFFIC ENGINEER  
**Kimley - Horn**  
1221 Brickell Ave.  
Suite 400  
Miami, FL 33131  
Tel: [+1] 305-673-2025

**3/14/2016**  
DATE  
**A 1.22**  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL.  
North Elevation (detail)

OWNER

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

ARCHITECTURAL / LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

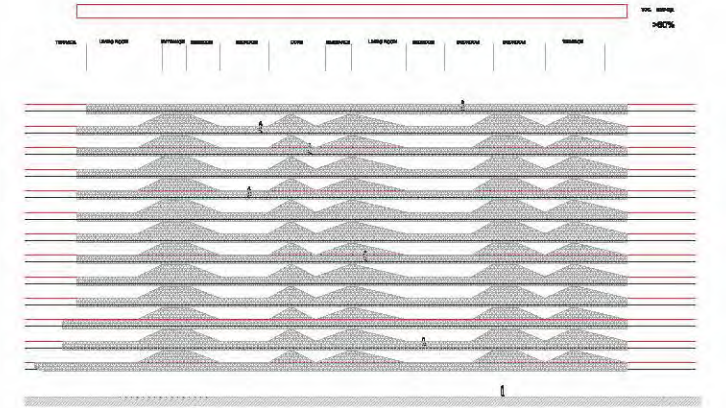
EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER / TRAFFIC ENGINEER

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

**3/14/2016**

DATE  
**A 5.08** **1"-20'**  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL.  
South Elevation

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

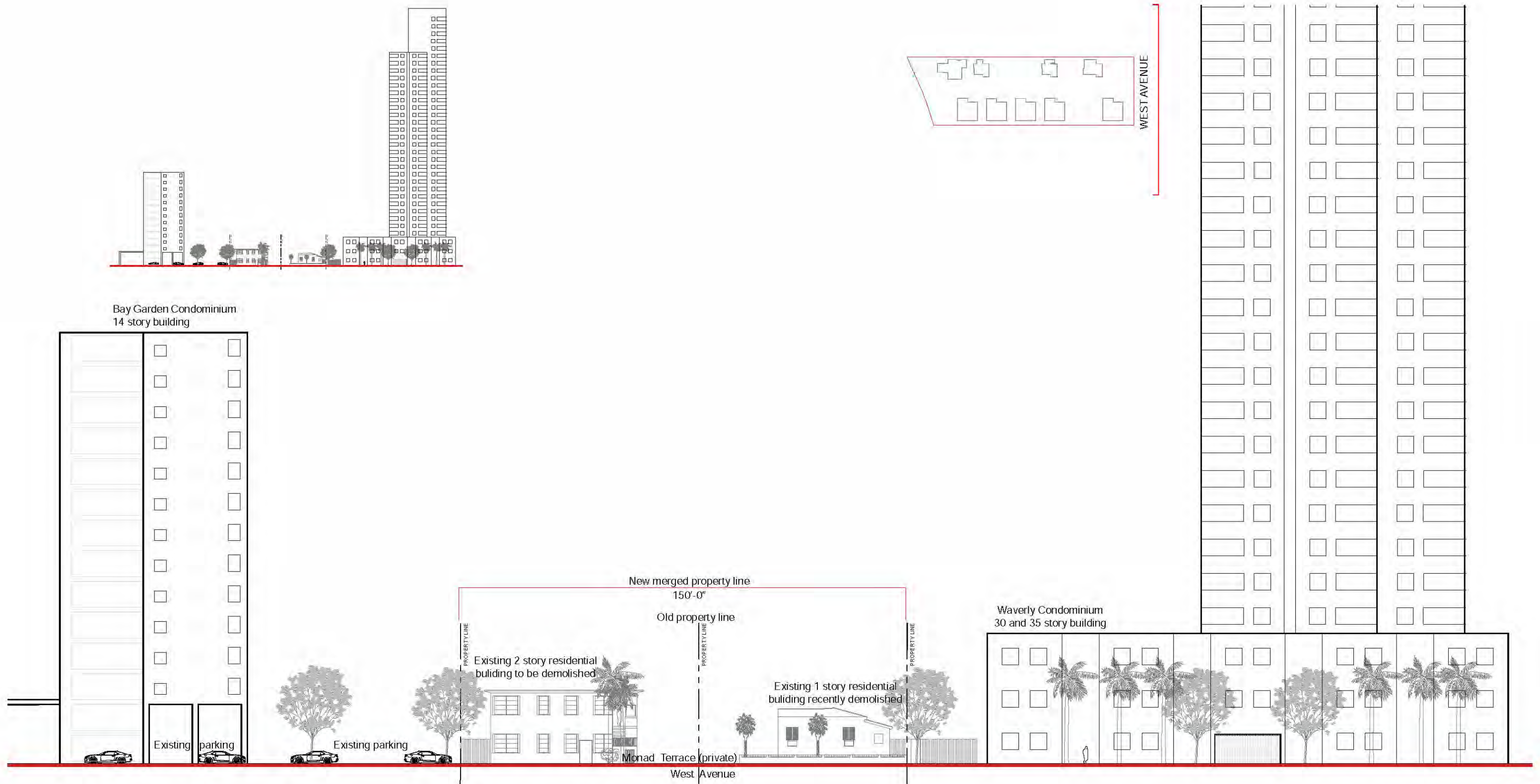
ARCHITECTURAL/ LANDSCAPE  
DESIGNER  
**AteliersJeanNouvel**  
10 Cité d'Angoulême  
75011 Paris - France  
Tel: [+33] 1 49 23 83 83

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

EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER / TRAFFIC ENGINEER  
**Kimley - Horn**  
1221 Brickell Ave.  
Suite 400  
Miami, FL 33131  
Tel: [+1] 305-673-2025

3/14/2016  
DATE  
**A 5.09**  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL  
Existing West Elevation

OWNER

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

ARCHITECTURAL/LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER / TRAFFIC ENGINEER

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

**3/14/2016**  
DATE  
**A 1.12** **1/32"-1'**  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL.  
East Elevation

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

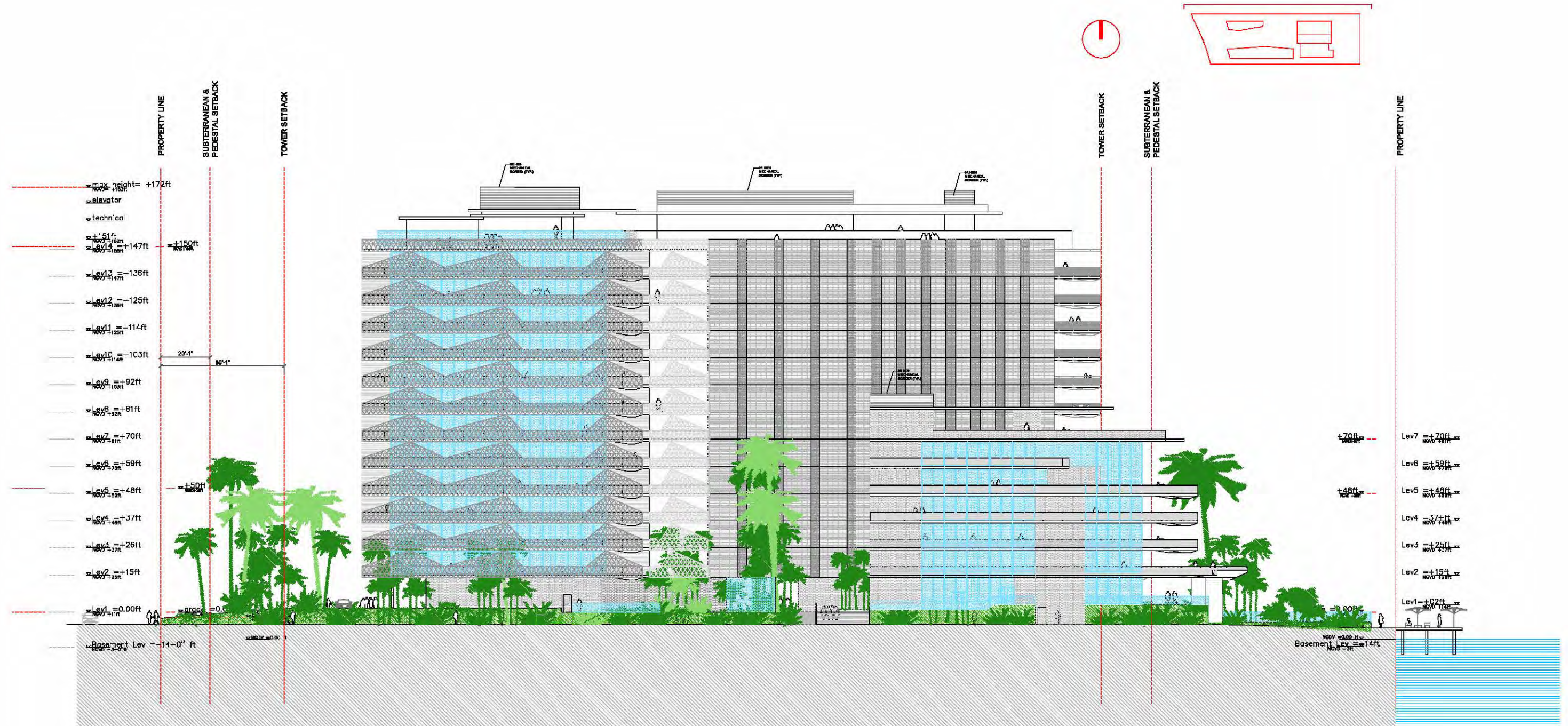
ARCHITECTURAL/ LANDSCAPE  
DESIGNER  
**AteliersJeanNouvel**  
10 Cité d'Angoulême  
75011 Paris - France  
Tel: [+33] 1 49 23 83 83

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

EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER / TRAFFIC ENGINEER  
**Kimley - Horn**  
1221 Brickell Ave.  
Suite 400  
Miami, FL 33131  
Tel: [+1] 305-673-2025

3/14/2016  
DATE  
**A 5.00** 1"=40'  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL.  
North Elevation

OWNER

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

ARCHITECTURAL/ LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

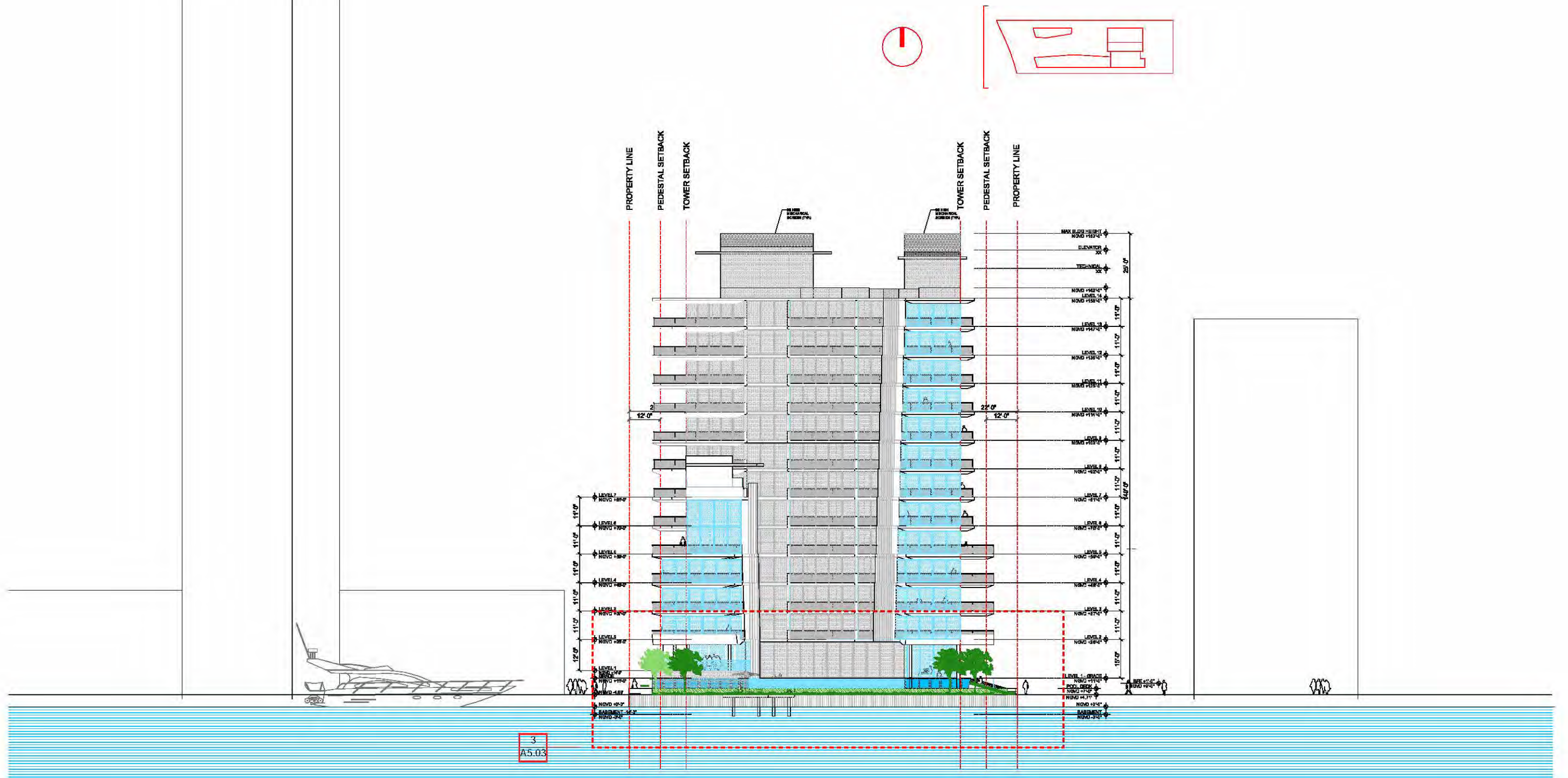
EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER / TRAFFIC ENGINEER

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

3/14/2016

DATE  
**A 5.01** 1"-40'  
SHEET NUMBER SCALE





1300 MONAD TERRACE  
MIAMI BEACH, FL.  
West Elevation

OWNER

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

ARCHITECTURAL/ LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER/TRAFFIC ENGINEER

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

3/14/2016  
DATE  
A 5.02 1"-40'  
SHEET NUMBER SCALE









MONAD TERRACE

MIAMI BEACH, FL.

AteliersJeanNouvel

in collaboration with



KOBI KARP

Architecture and  
Interior Design



FINAL SUBMITTAL  
DESIGN REVIEW BOARD

1300 MONAD TERRACE  
MIAMI BEACH, FL.

Design Review Board

OWNER

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

ARCHITECTURAL/ LANDSCAPE  
DESIGNER

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

EXECUTIVE ARCHITECT

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

EXECUTIVE LANDSCAPE ARCHITECT /  
CIVIL ENGINEER /TRAFFIC ENGINEER

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

3/14/2016

DATE

C 1.00

SHEET NUMBER

SCALE