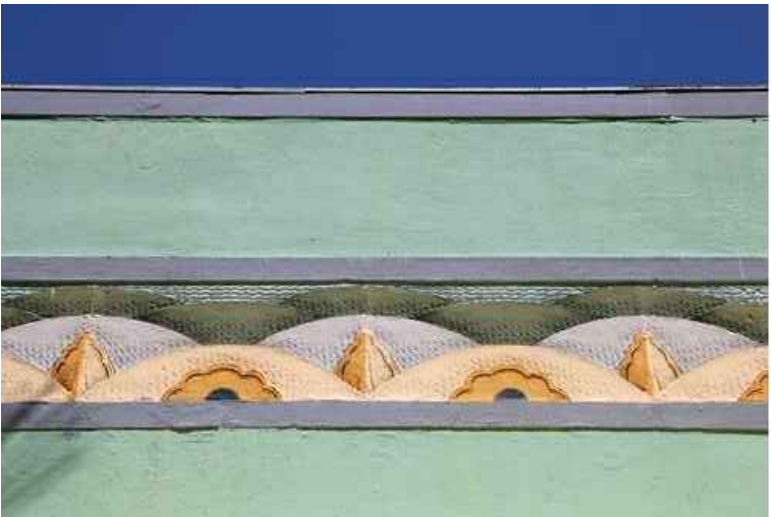




①



②



③



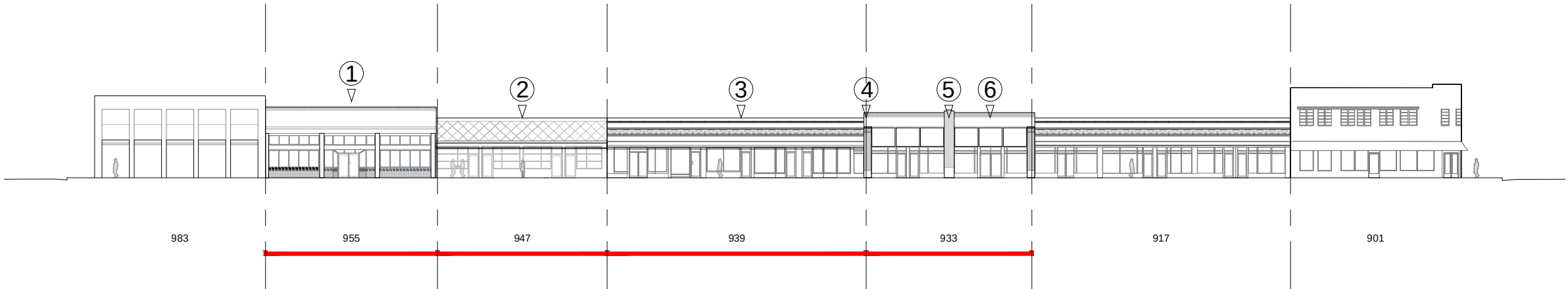
④



⑤



⑥



1611



915 Washington Avenue
Miami Beach, FL 33139

OWNER

LIGHTSTONE

460 Park Avenue
New York, NY 10022
O: 212.616.9969

INTERIOR DESIGNER

ROCKWELLGROUP

5 Union Square West
New York, NY 10003
O: 212.463.0334

LANDSCAPE DESIGNER

NATURalfICIAL

P.O. Box 330185
Coconut Grove, FL 33233
O: 305.321.2341

LIGHTING DESIGNER

BOLD

227 West 29th Street
New York, NY 10001
O: 212.674.6500

KOBI KARP



ARCHITECTURE
INTERIOR DESIGN
PLANNING

2915 Biscayne Boulevard, Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766

AIA ASID NCARB
License #AR0012578
WWW.KOBIKARP.COM

Historic Preservation and Planning Board Submission

ARCHITECTURAL DETAILS

not to scale

09-01-2016

A 1.14

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE
DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2016



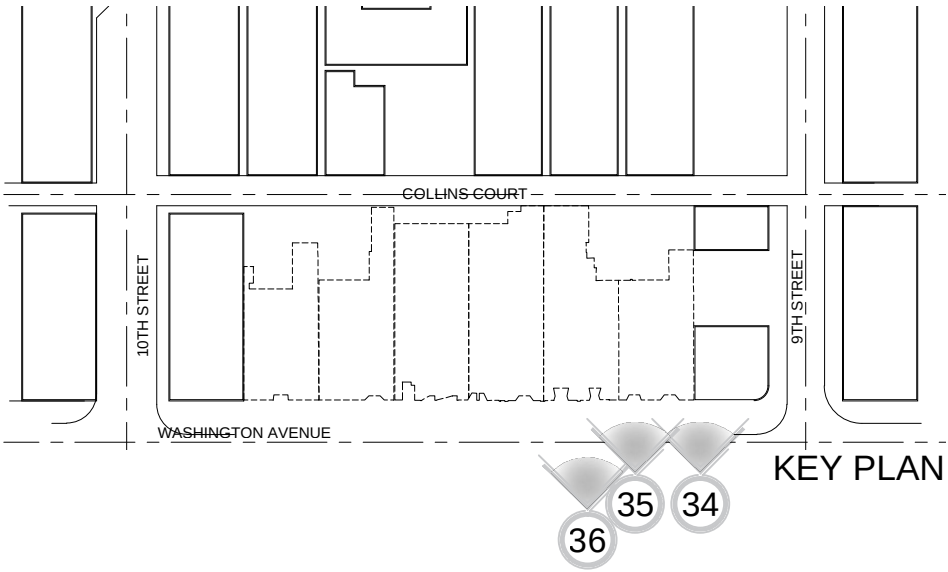
Pizza 921 Washington Avenue



06-15-2016
Taylor Shop 917 Washington Avenue



06-15-2016
Liquors 917 Washington Avenue





37
06-15-2016

Boutique 925 Washington Avenue



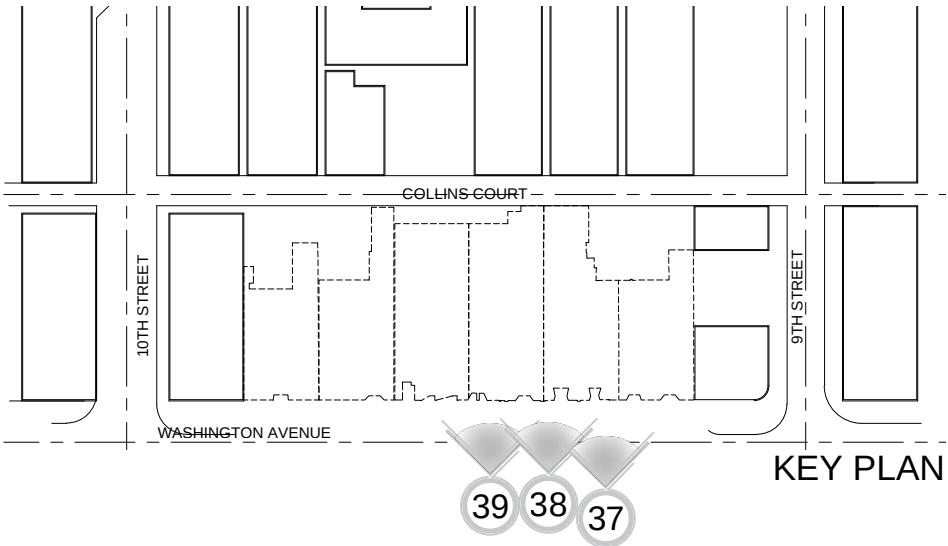
38
06-15-2016

Clothing Store 933 Washington Avenue



39
06-15-2016

Nail Salon 933 Washington Avenue



KEY PLAN

1611



915 Washington Avenue
Miami Beach, FL 33139

OWNER

LIGHTSTONE

460 Park Avenue
New York, NY 10022
O: 212.616.9969

INTERIOR DESIGNER

ROCKWELLGROUP

5 Union Square West
New York, NY 10003
O: 212.463.0334

LANDSCAPE DESIGNER

NATURALFICIAL

P.O. Box 330185
Coconut Grove, FL 33233
O: 305.321.2341

LIGHTING DESIGNER

BOLD

227 West 29th Street
New York, NY 10001
O: 212.674.6500

KOBI KARP



ARCHITECTURE
INTERIOR DESIGN
PLANNING

2915 Biscayne Boulevard, Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766

AIA ASID NCARB
License #AR0012578
WWW.KOBIKARP.COM

Historic Preservation and Planning Board Submission

INTERIOR PHOTOS

not to scale

09-01-2016



A 1.16

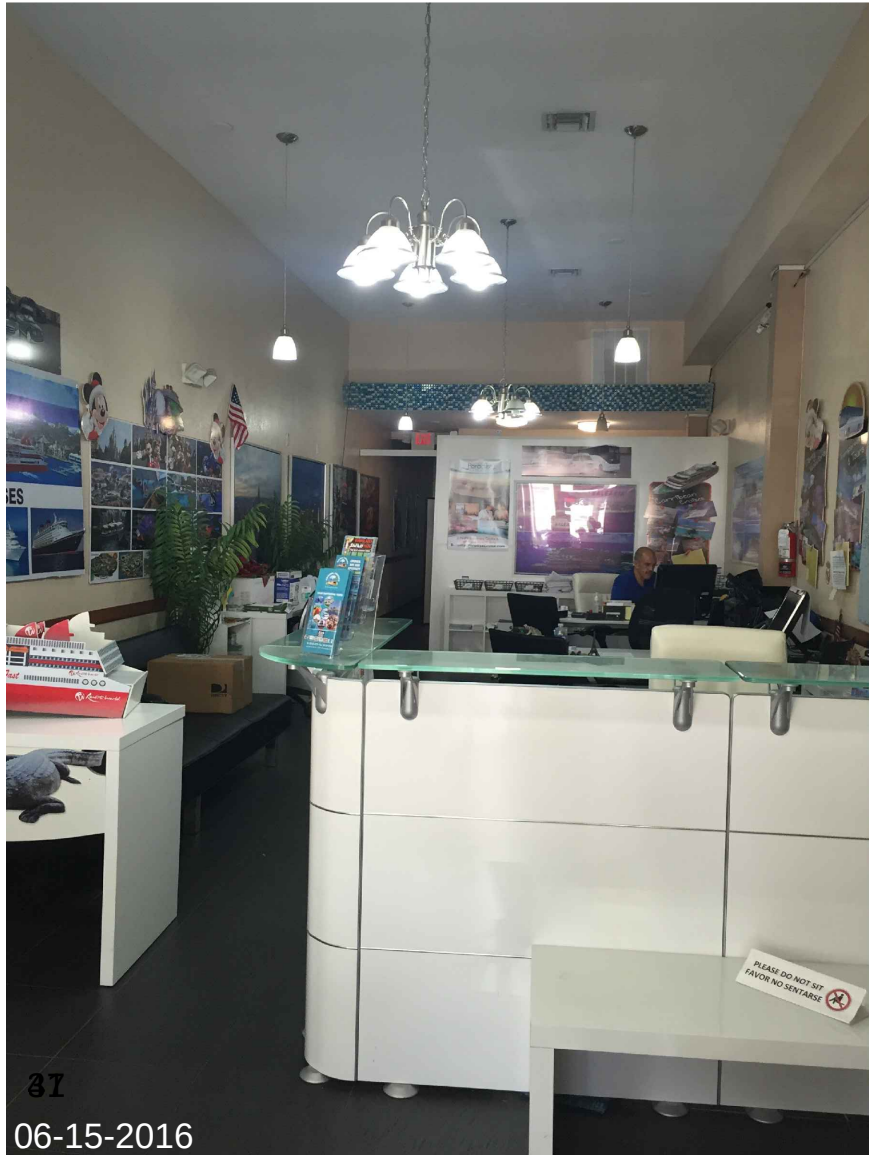
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2016



38

06-15-2016

Smoke Shop 935 Washington Avenue



37

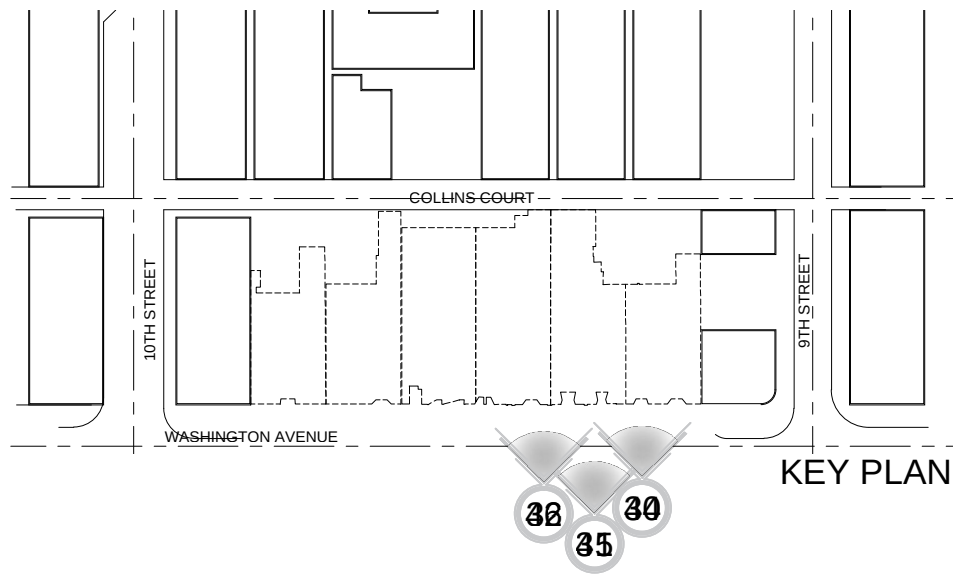
06-15-2016

Travel Agent 937 Washington Avenue



42

Clothing Store 939 Washington Avenue



KEY PLAN

1611

moxy
HOTELS

915 Washington Avenue
Miami Beach, FL 33139

OWNER

LIGHTSTONE

460 Park Avenue
New York, NY 10022
O: 212.616.9969

INTERIOR DESIGNER

ROCKWELLGROUP

5 Union Square West
New York, NY 10003
O: 212.463.0334

LANDSCAPE DESIGNER

NATURalfICIAL

P.O. Box 330185
Coconut Grove, FL 33233
O: 305.321.2341

LIGHTING DESIGNER

BOLD

227 West 29th Street
New York, NY 10001
O: 212.674.6500

KOBI KARP



ARCHITECTURE
INTERIOR DESIGN
PLANNING

2915 Biscayne Boulevard, Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766

AIA ASID NCARB
License #AR0012578
WWW.KOBIKARP.COM

Historic Preservation and Planning Board Submission

INTERIOR PHOTOS

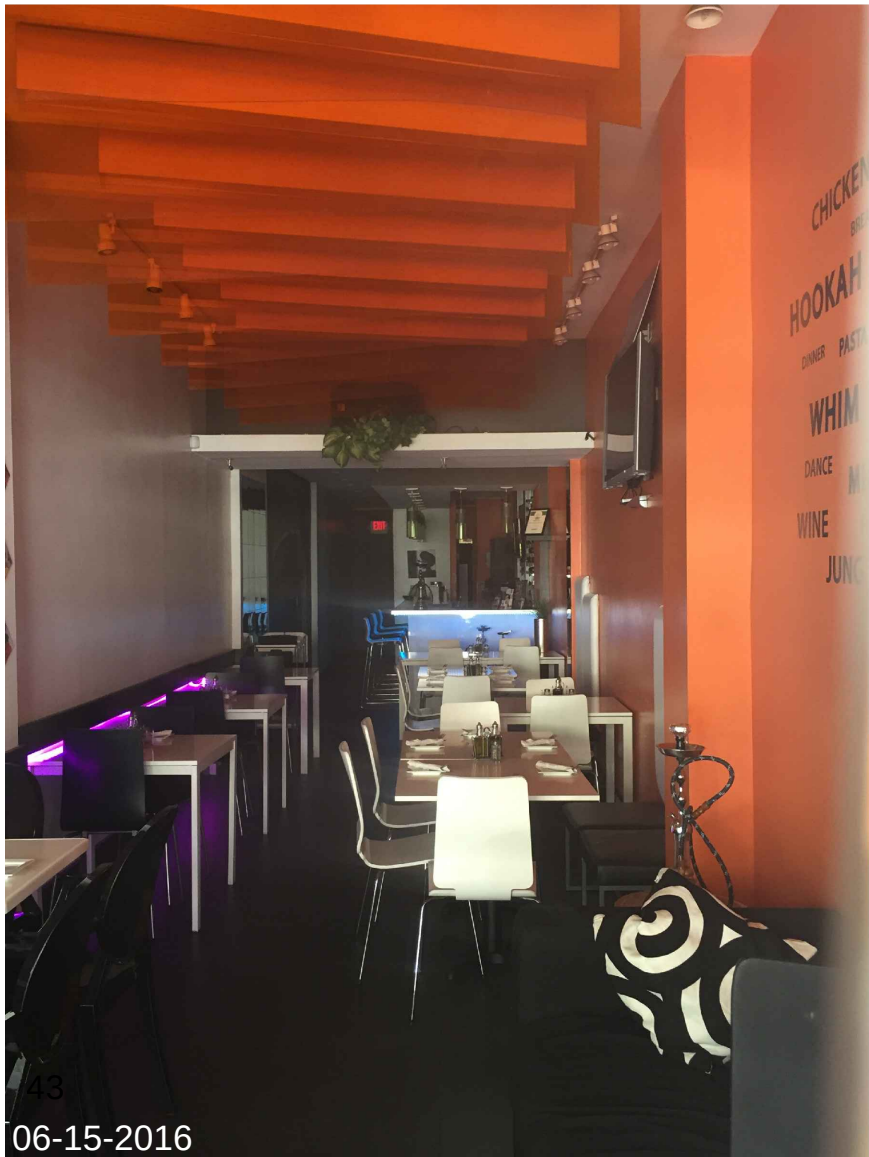
not to scale

09-01-2016



A 1.17

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2016



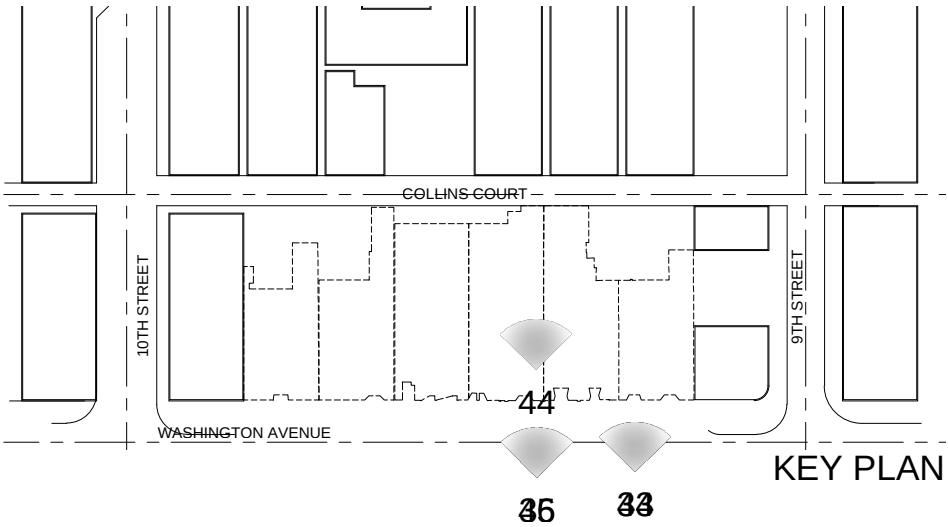
43
06-15-2016
Restaurant 941 Washington Avenue



44
06-15-2016
Clothing Store 941 Washington Avenue



45
06-15-2016
Clothing Store 941 Washington Avenue





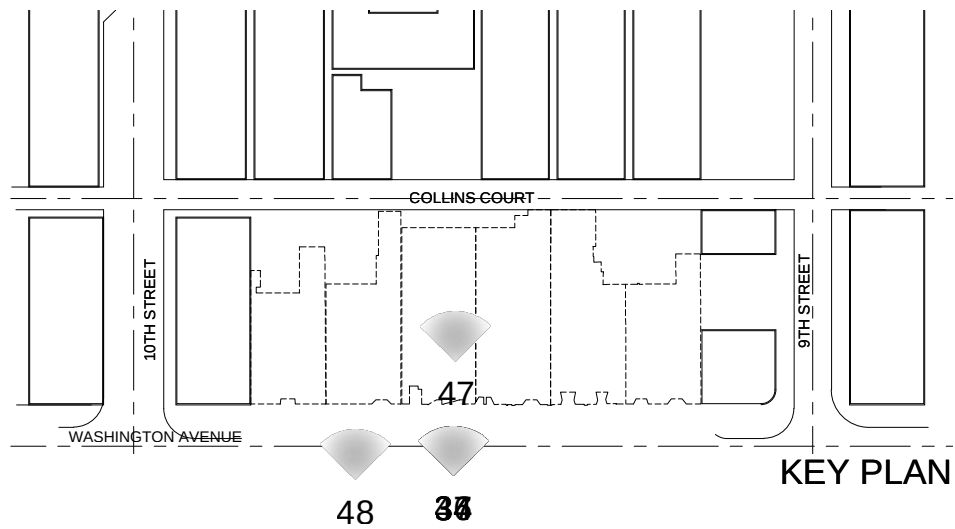
Clothing Store 943 Washington Avenue



Clothing Store 943 Washington Avenue



Vacant 947 Washington Avenue



1611
moxy
HOTELS
915 Washington Avenue
Miami Beach, FL 33139

OWNER
LIGHTSTONE
460 Park Avenue
New York, NY 10022
O: 212.616.9969

INTERIOR DESIGNER
ROCKWELLGROUP
5 Union Square West
New York, NY 10003
O: 212.463.0334

LANDSCAPE DESIGNER
NATURALFICIAL
P.O. Box 330185
Coconut Grove, FL 33233
O: 305.321.2341

LIGHTING DESIGNER
BOLD
227 West 29th Street
New York, NY 10001
O: 212.674.6500

KOBI KARP
ARCHITECTURE
INTERIOR DESIGN
PLANNING

2915 Biscayne Boulevard, Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766

AIA ASID NCARB
License #AR0012578
WWW.KOBIKARP.COM

Historic Preservation and Planning Board Submission

INTERIOR PHOTOS
not to scale
09-01-2016

A 1.19



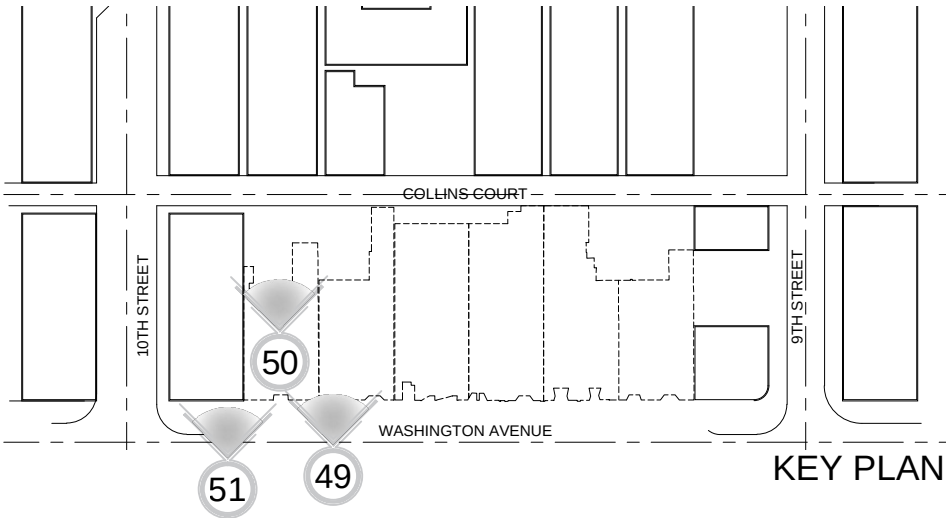
51
06-15-2016
Lee Ann 955 Washington Avenue

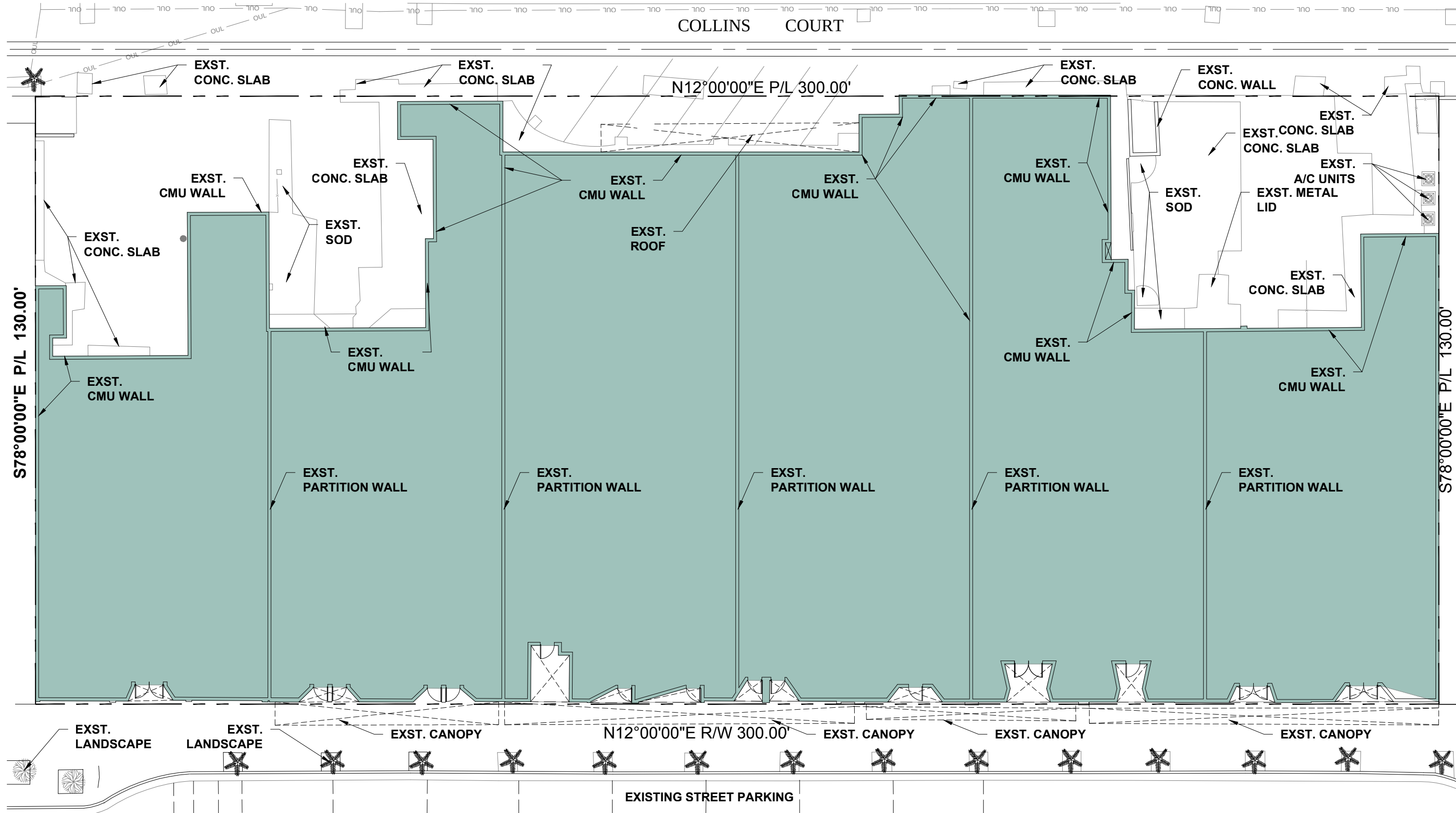


50
06-15-2016
Lee Ann 955 Washington Avenue



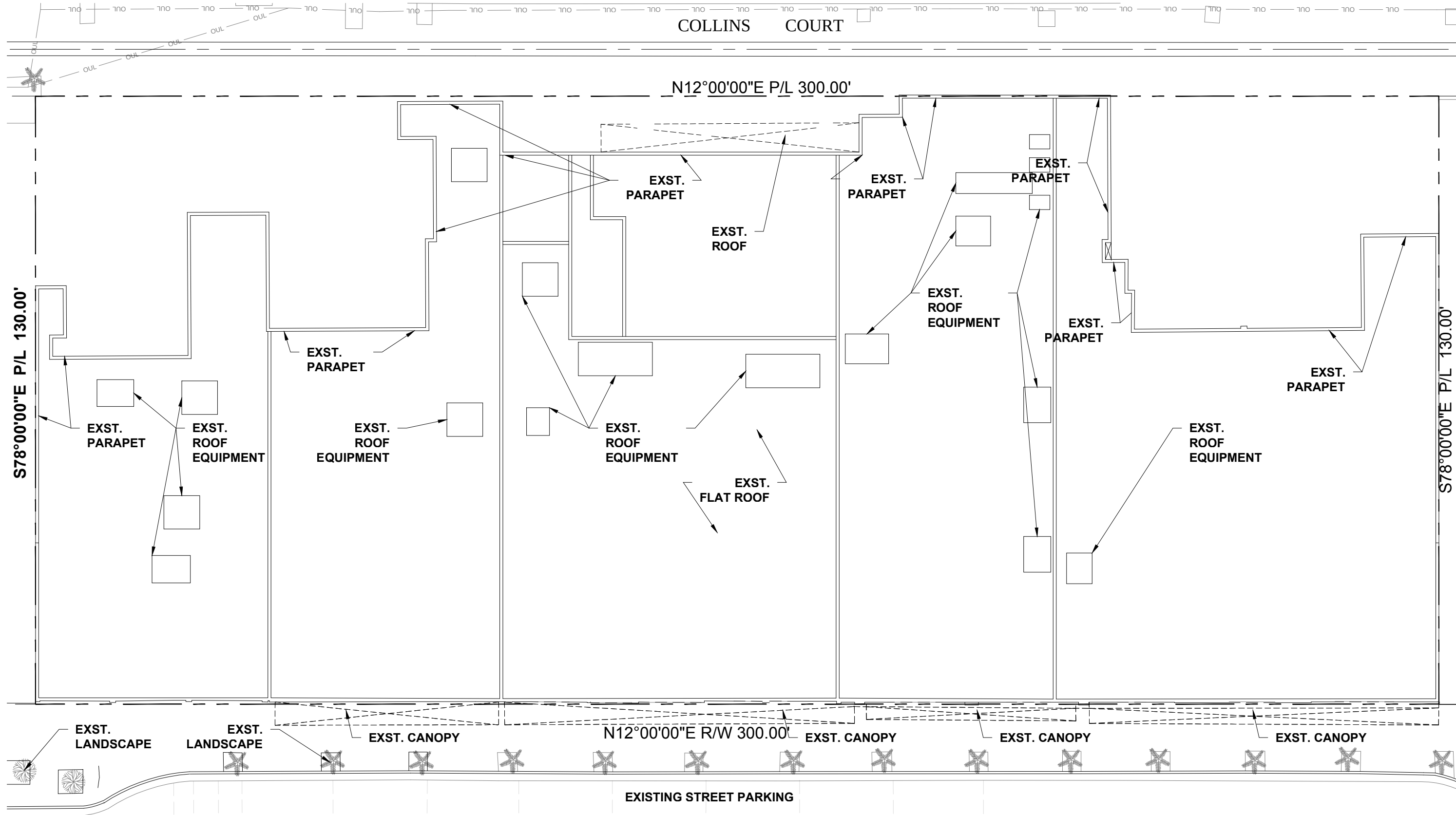
49
Vacant 953 Washington Avenue

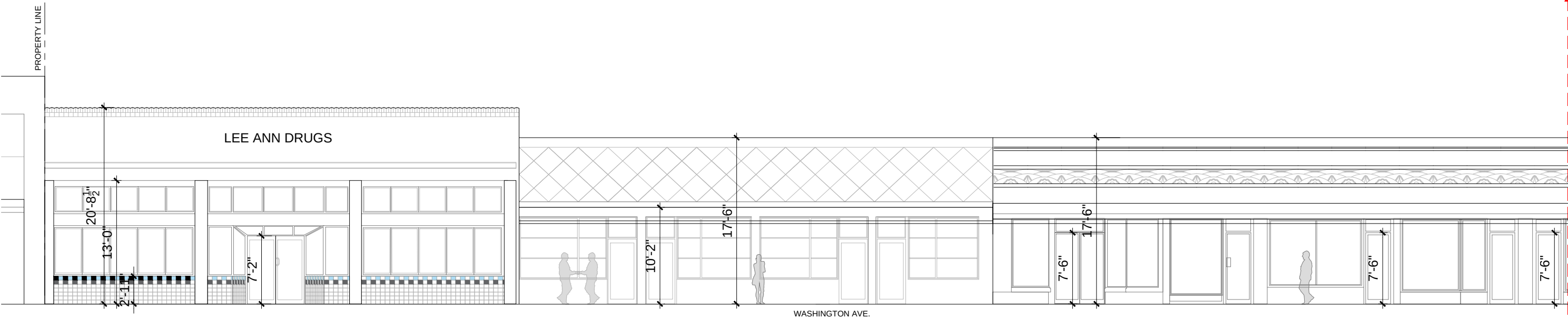




EXISTING FAR AREA
30,532 SF

1611 moxy HOTELS 915 Washington Avenue Miami Beach, FL 33139	OWNER LIGHTSTONE 460 Park Avenue New York, NY 10022 O: 212.616.9969	INTERIOR DESIGNER ROCKWELLGROUP 5 Union Square West New York, NY 10003 O: 212.463.0334	LANDSCAPE DESIGNER NATURALFICIAL P.O. Box 330185 Coconut Grove, FL 33233 O: 305.321.2341	LIGHTING DESIGNER BOLD 227 West 29th Street New York, NY 10001 O: 212.674.6500	KOBI KARP ARCHITECTURE INTERIOR DESIGN PLANNING 2915 Biscayne Boulevard, Suite 200 Miami, Florida 33137 O: 305.573.1818 F: 305.573.3766 AIA ASID NCARB License #AR0012578 WWW.KOBIKARP.COM	Historic Preservation and Planning Board Submission EXISTING GROUND FLOOR PLAN & EXISTING FAR AREA SCALE : 1" = 20'-0" 09-01-2016 A 2.01
--	---	--	--	--	--	--

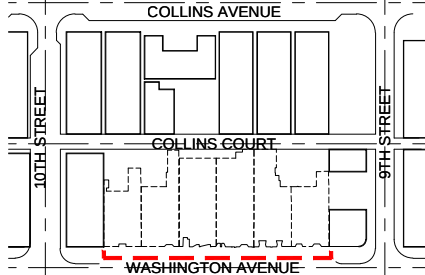




ENLARGED WEST ELEVATION PART A



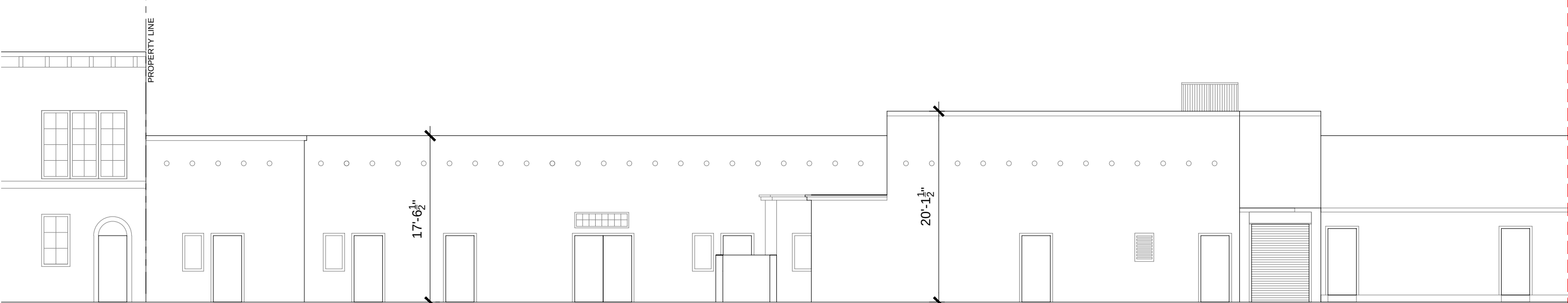
ENLARGED WEST ELEVATION PART B



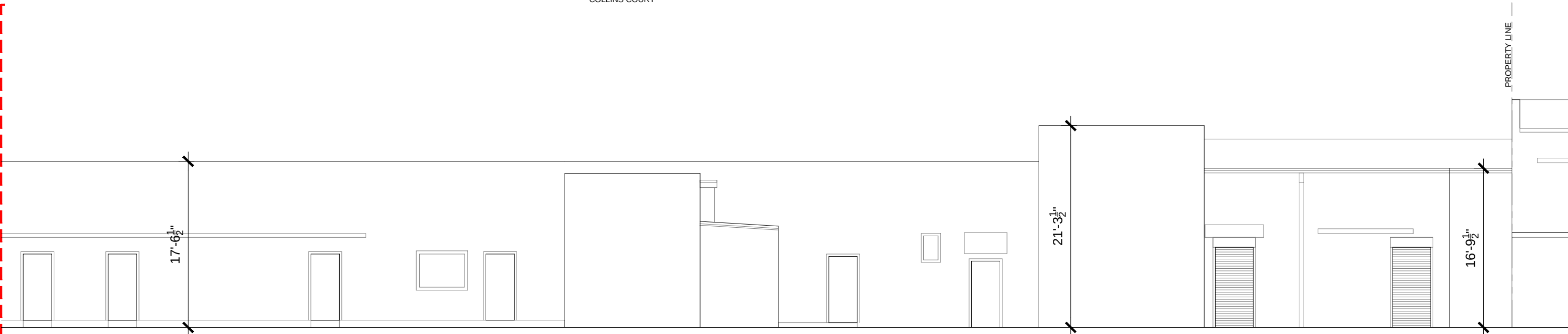
KEY PLAN

WEST ELEVATION

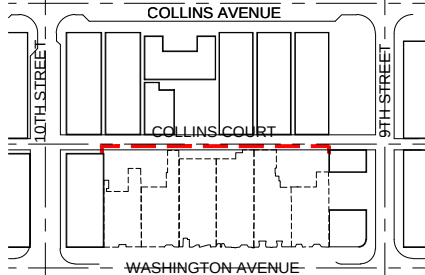
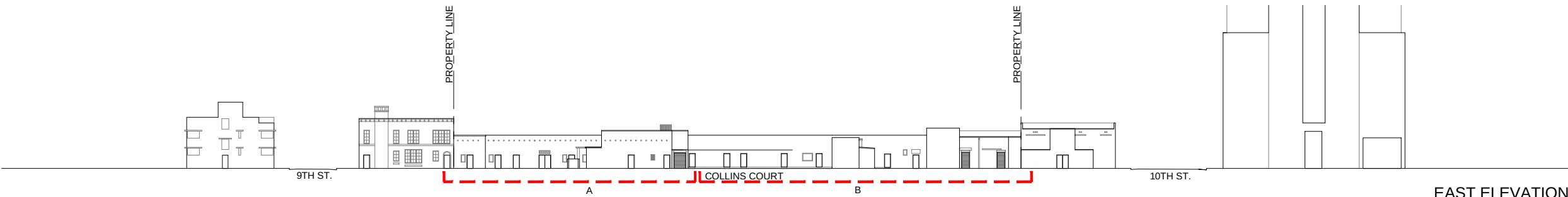
1611 moxy HOTELS 915 Washington Avenue Miami Beach, FL 33139	OWNER LIGHTSTONE 460 Park Avenue New York, NY 10022 O: 212.616.9969	INTERIOR DESIGNER ROCKWELLGROUP 5 Union Square West New York, NY 10003 O: 212.463.0334	LANDSCAPE DESIGNER NATURALFICIAL P.O. Box 330185 Coconut Grove, FL 33233 O: 305.321.2341	LIGHTING DESIGNER BOLD 227 West 29th Street New York, NY 10001 O: 212.674.6500	KOBI KARP ARCHITECTURE INTERIOR DESIGN PLANNING 2915 Biscayne Boulevard, Suite 200 Miami, Florida 33137 O: 305.573.1818 F: 305.573.3766 AIA ASID NCARB License #AR0012578 WWW.KOBIKARP.COM	Historic Preservation and Planning Board Submission EXISTING WEST ELEVATION WASHINGTON AVENUE 3/32"=1'-0" 09-01-2016  A 2.03
--	---	--	--	--	--	---



ENLARGED EAST ELEVATION PART A



ENLARGED EAST ELEVATION PART B



KEY PLAN

1611 moxy HOTELS 915 Washington Avenue Miami Beach, FL 33139	OWNER LIGHTSTONE 460 Park Avenue New York, NY 10022 O: 212.616.9969	INTERIOR DESIGNER ROCKWELLGROUP 5 Union Square West New York, NY 10003 O: 212.463.0334	LANDSCAPE DESIGNER NATURALFICIAL P.O. Box 330185 Coconut Grove, FL 33233 O: 305.321.2341	LIGHTING DESIGNER BOLD 227 West 29th Street New York, NY 10001 O: 212.674.6500	KOBI KARP ARCHITECTURE INTERIOR DESIGN PLANNING 2915 Biscayne Boulevard, Suite 200 Miami, Florida 33137 O: 305.573.1818 F: 305.573.3766 AIA ASID NCARB License #AR0012578 WWW.KOBIKARP.COM	Historic Preservation and Planning Board Submission EXISTING EAST ELEVATION COLLINS COURT 3/32"=1'-0" 09-01-2016  A 2.04
--	---	--	--	--	--	---



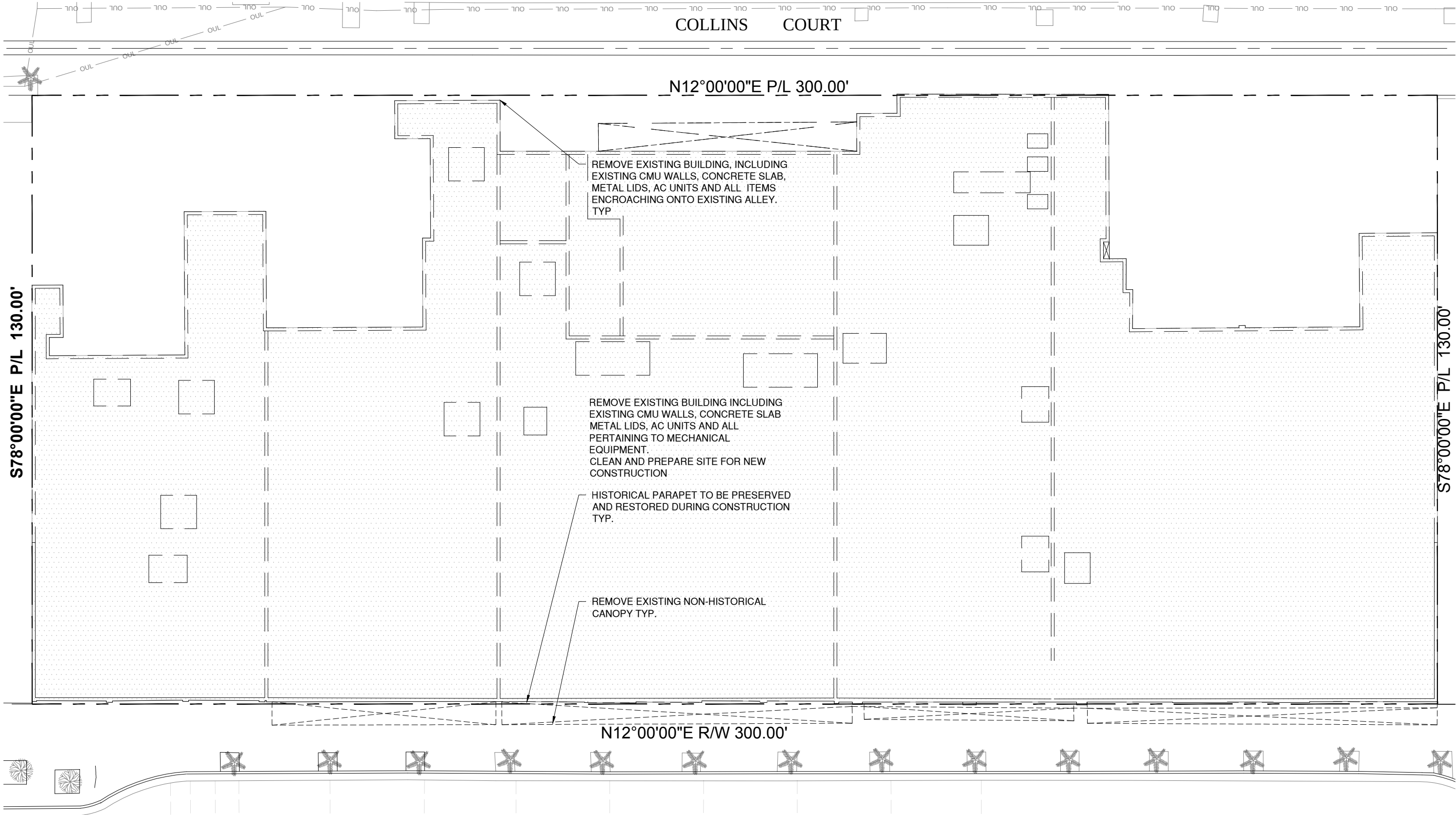
SCALE : 1" = 20'-0"

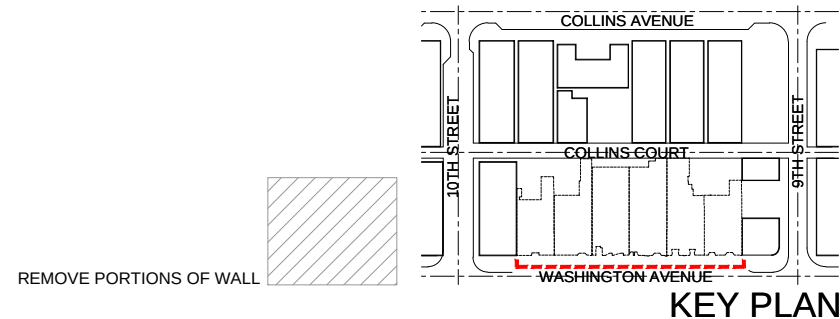
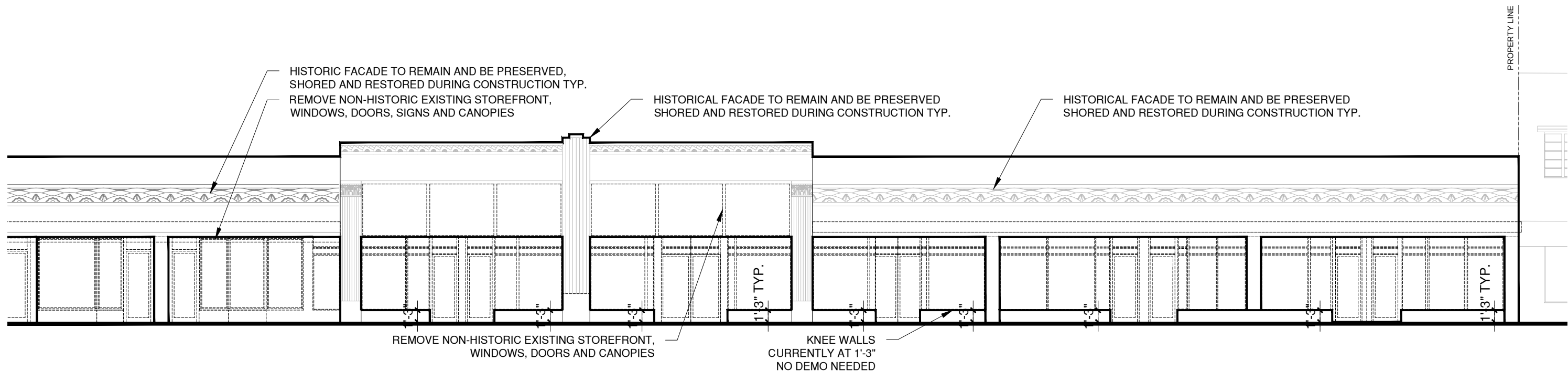
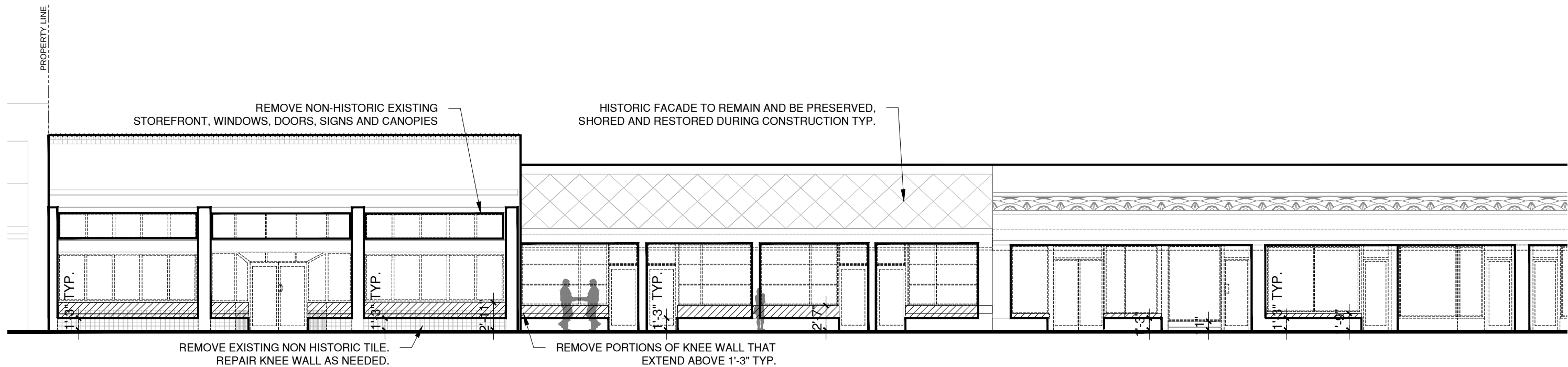
9-01-2016



AIA ASID NCARB
License #AR0012578
WWW.KOBIKARP.COM

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, Duplicated, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2016





1611

moxy
HOTELS

915 Washington Avenue
Miami Beach, FL 33139

OWNER

LIGHTSTONE

460 Park Avenue
New York, NY 10022
O: 212.616.9969

INTERIOR DESIGNER

ROCKWELLGROUP

5 Union Square West
New York, NY 10003
O: 212.463.0334

LANDSCAPE DESIGNER

NATURALFICIAL

P.O. Box 330185
Coconut Grove, FL 33233
O: 305.321.2341

LIGHTING DESIGNER

BOLD

227 West 29th Street
New York, NY 10001
O: 212.674.6500

KOBI KARP

**ARCHITECTURE
INTERIOR DESIGN
PLANNING**

2915 Biscayne Boulevard, Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766

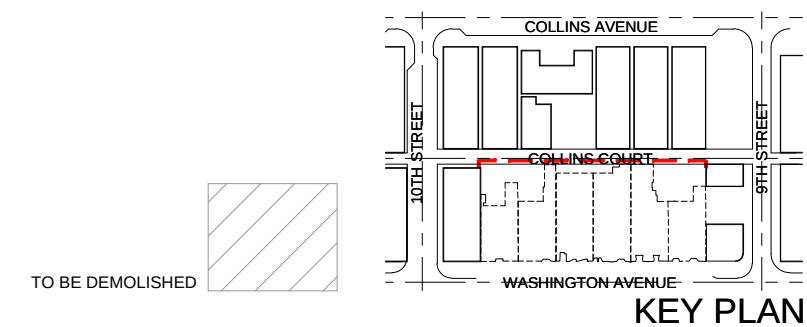
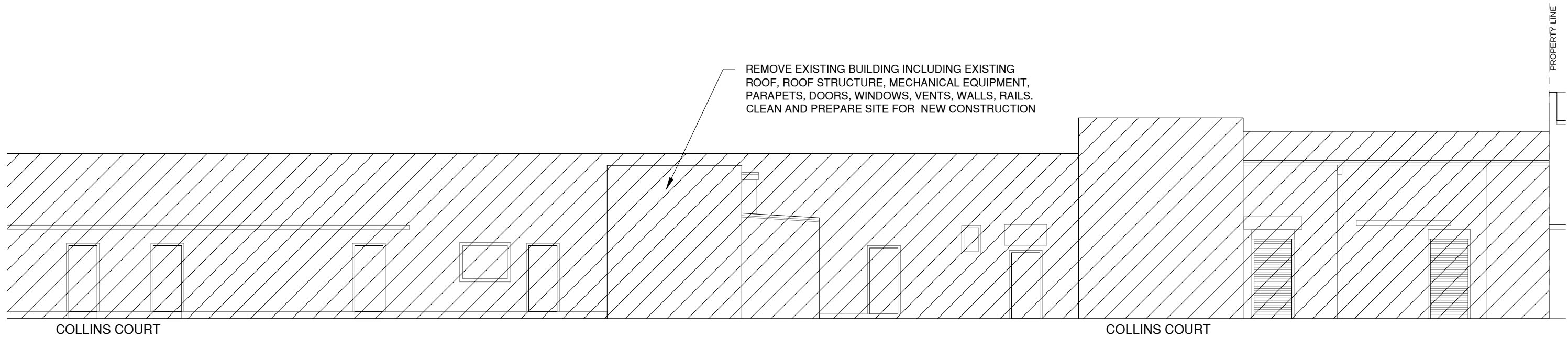
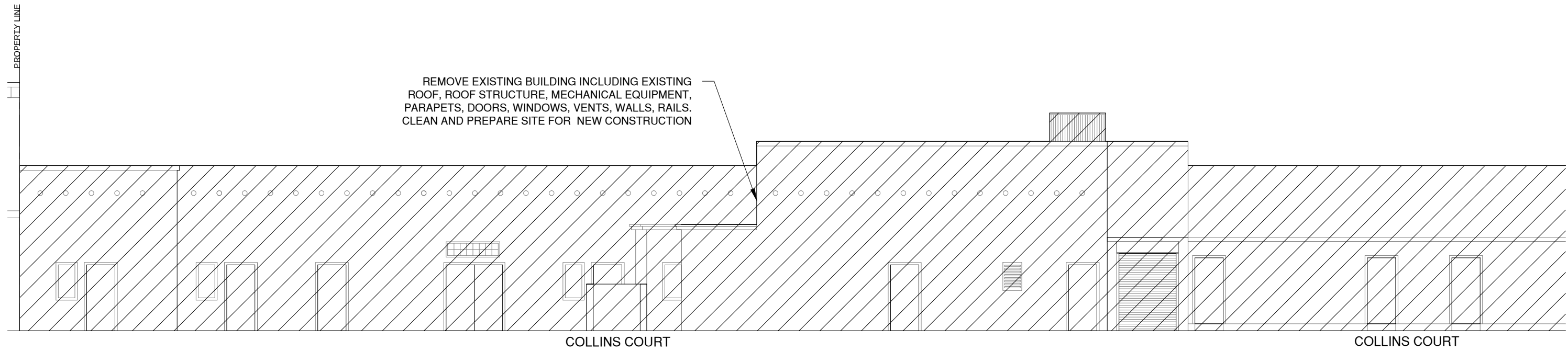
AIA ASID NCARB
License #AR0012578
WWW.KOBIKARP.COM

Historic Preservation and Planning Board Submission

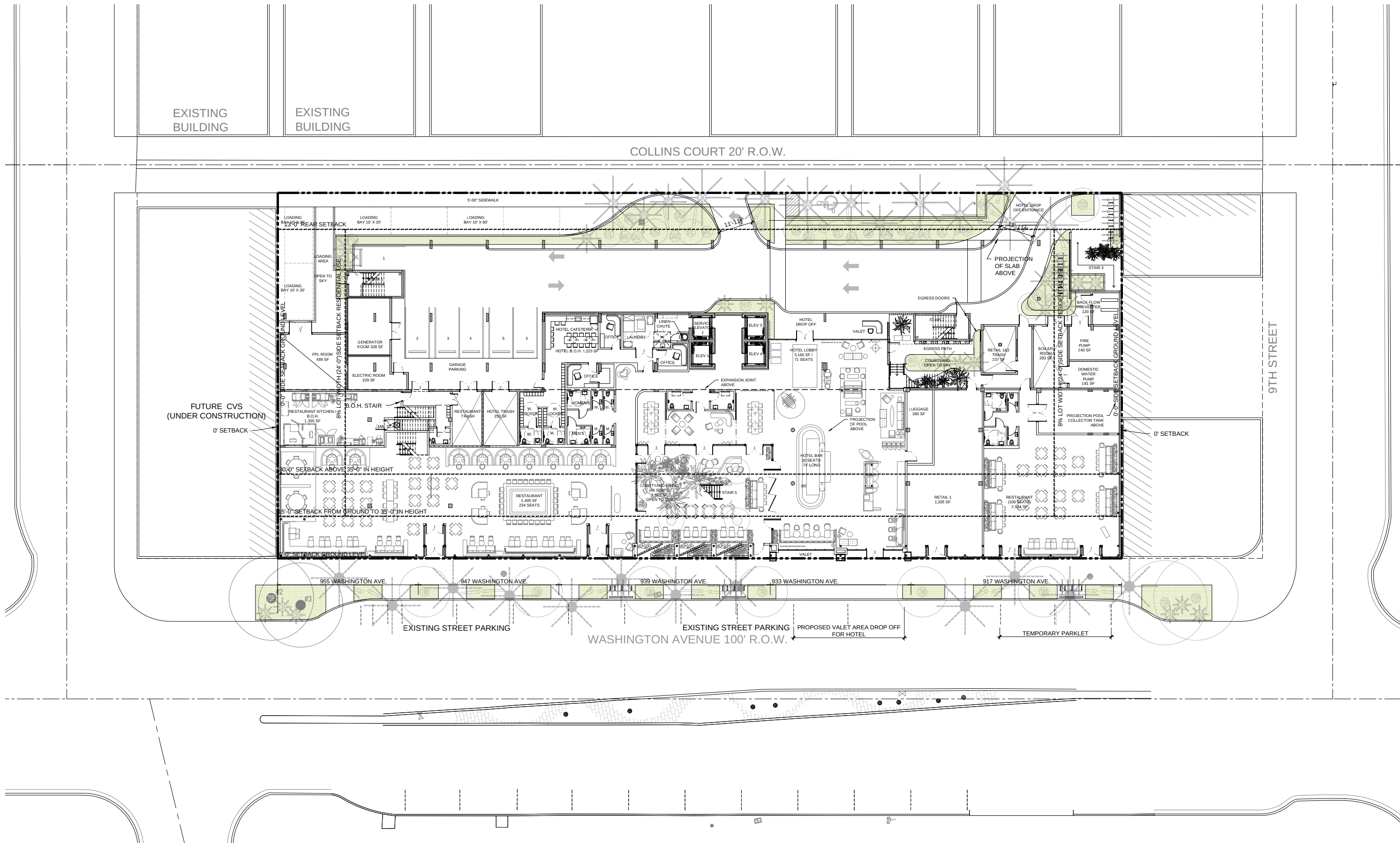
DEMOLITION WEST ELEVATION

SCALE : 1/16" = 1'-0"
09-01-2016

A 2.07



1611 moxy HOTELS 915 Washington Avenue Miami Beach, FL 33139	OWNER LIGHTSTONE 460 Park Avenue New York, NY 10022 O: 212.616.9969	INTERIOR DESIGNER ROCKWELLGROUP 5 Union Square West New York, NY 10003 O: 212.463.0334	LANDSCAPE DESIGNER NATURALFICIAL P.O. Box 330185 Coconut Grove, FL 33233 O: 305.321.2341	LIGHTING DESIGNER BOLD 227 West 29th Street New York, NY 10001 O: 212.674.6500	KOBI KARP ARCHITECTURE INTERIOR DESIGN PLANNING 2915 Biscayne Boulevard, Suite 200 Miami, Florida 33137 O: 305.573.1818 F: 305.573.3766 AIA ASID NCARB License #AR0012578 WWW.KOBIKARP.COM	Historic Preservation and Planning Board Submission DEMOLITION EAST ELEVATION SCALE : 1" = 20'-0" 09-01-2016 A 2.08
--	---	--	--	--	--	---



1611



915 Washington Avenue
Miami Beach, FL 33139

OWNER

LIGHTSTONE

460 Park Avenue
New York, NY 10022
O: 212.616.9969

INTERIOR DESIGNER

ROCKWELLGROUP

5 Union Square West
New York, NY 10003
O: 212.463.0334

LANDSCAPE DESIGNER

NATURALFICIAL

P.O. Box 330185
Coconut Grove, FL 33233
O: 305.321.2341

LIGHTING DESIGNER

BOLD

227 West 29th Street
New York, NY 10001
O: 212.674.6500

KOBI KARP



ARCHITECTURE
INTERIOR DESIGN
PLANNING

2915 Biscayne Boulevard, Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766

AIA ASID NCARB
License #AR0012578
WWW.KOBIKARP.COM

Historic Preservation and Planning Board Submission

SITEPLAN

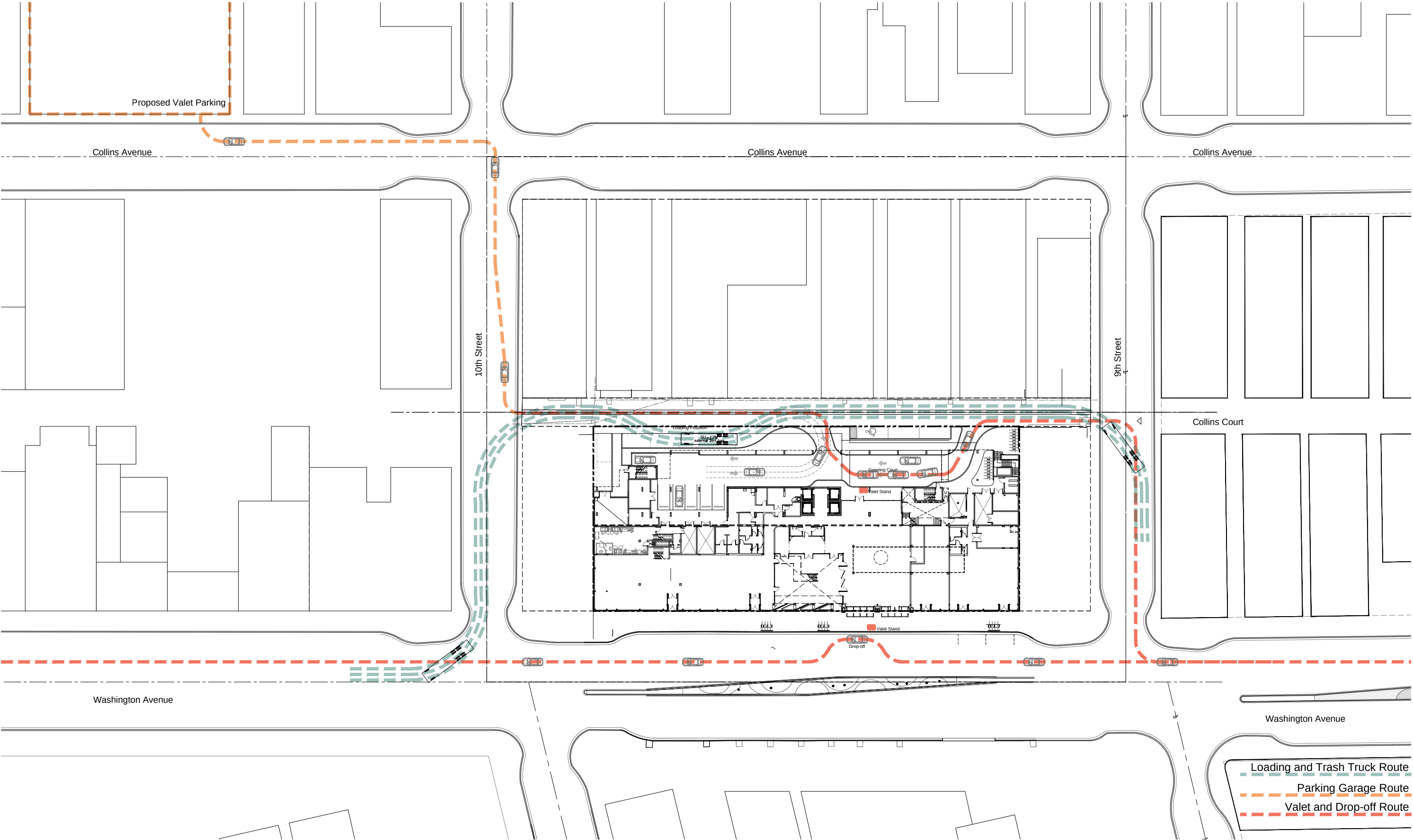
SCALE: 1/32" = 1'-0"

09-01-2016



A 2.09

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE
DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2016

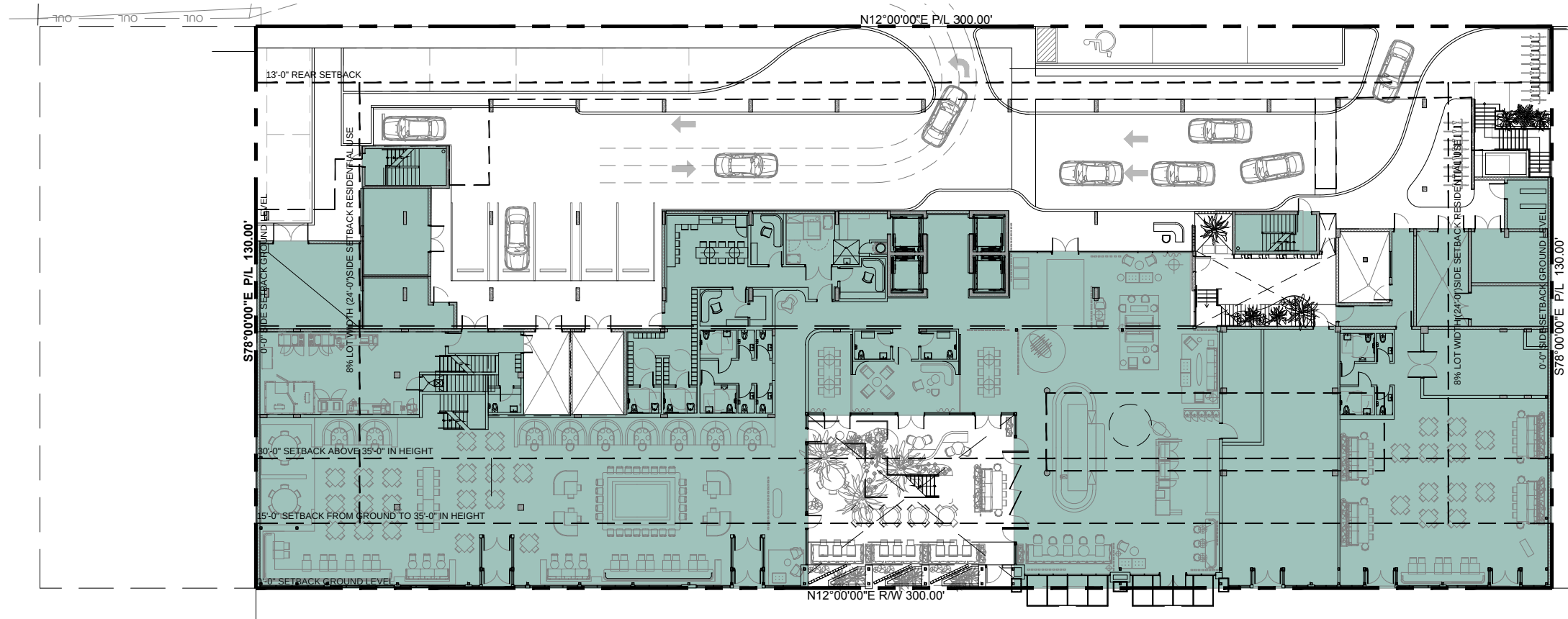


- Loading and Trash Truck Route
- Parking Garage Route
- Valet and Drop-off Route

1611 915 Washington Avenue Miami Beach, FL 33139	OWNER LIGHTSTONE 460 Park Avenue New York, NY 10022 O: 212.616.9969	INTERIOR DESIGNER ROCKWELLGROUP 5 Union Square West New York, NY 10003 O: 212.463.0334	LANDSCAPE DESIGNER NATURalfICIAL P.O. Box 330185 Coconut Grove, FL 33233 O: 305.321.2341	LIGHTING DESIGNER BOLD 227 West 29th Street New York, NY 10001 O: 212.674.6500	KOBI KARP ARCHITECTURE INTERIOR DESIGN PLANNING 2915 Biscayne Boulevard, Suite 200 Miami, Florida 33137 O: 305.573.1818 F: 305.573.3766 AIA ASID NCARB License #AR0012578 WWW.KOBIKARP.COM	Historic Preservation and Planning Board Submission SERVICE PLAN 1/64"=1'-0" 09-01-2016 A 2.10
--	--	---	---	---	--	---

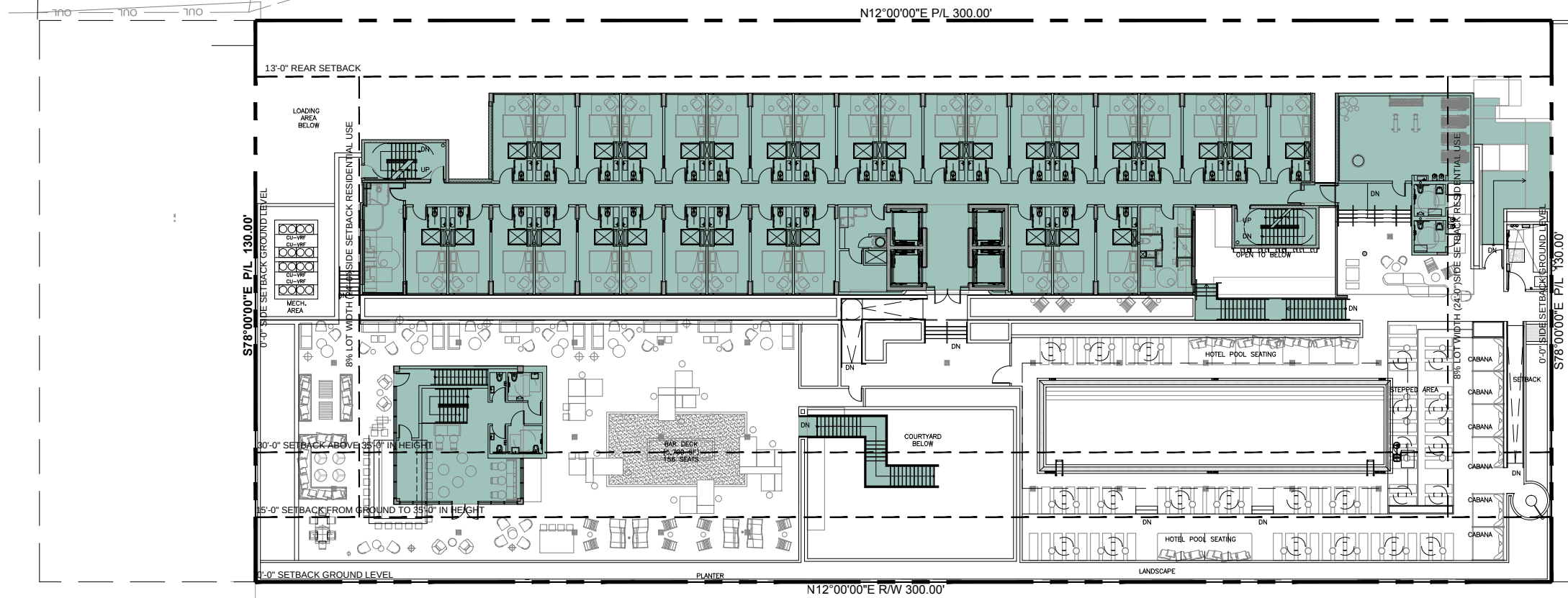
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2016

10th STREET



GROUND FLOOR PLAN FAR

10th STREET



SECOND FLOOR PLAN FAR

1611



915 Washington Avenue
Miami Beach, FL 33139

OWNER

LIGHTSTONE

460 Park Avenue
New York, NY 10022
O: 212.616.9969

INTERIOR DESIGNER

ROCKWELLGROUP

5 Union Square West
New York, NY 10003
O: 212.463.0334

LANDSCAPE DESIGNER

NATURALFICIAL

P.O. Box 330185
Coconut Grove, FL 33233
O: 305.321.2341

LIGHTING DESIGNER

BOLD

227 West 29th Street
New York, NY 10001
O: 212.674.6500

KOBI KARP



ARCHITECTURE
INTERIOR DESIGN
PLANNING

2915 Biscayne Boulevard, Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766

AIA ASID NCARB
License #AR0012578
WWW.KOBIKARP.COM

Historic Preservation and Planning Board Submission

FAR CALCULATIONS

1/32"=1'-0"

09-01-2016



A 2.11

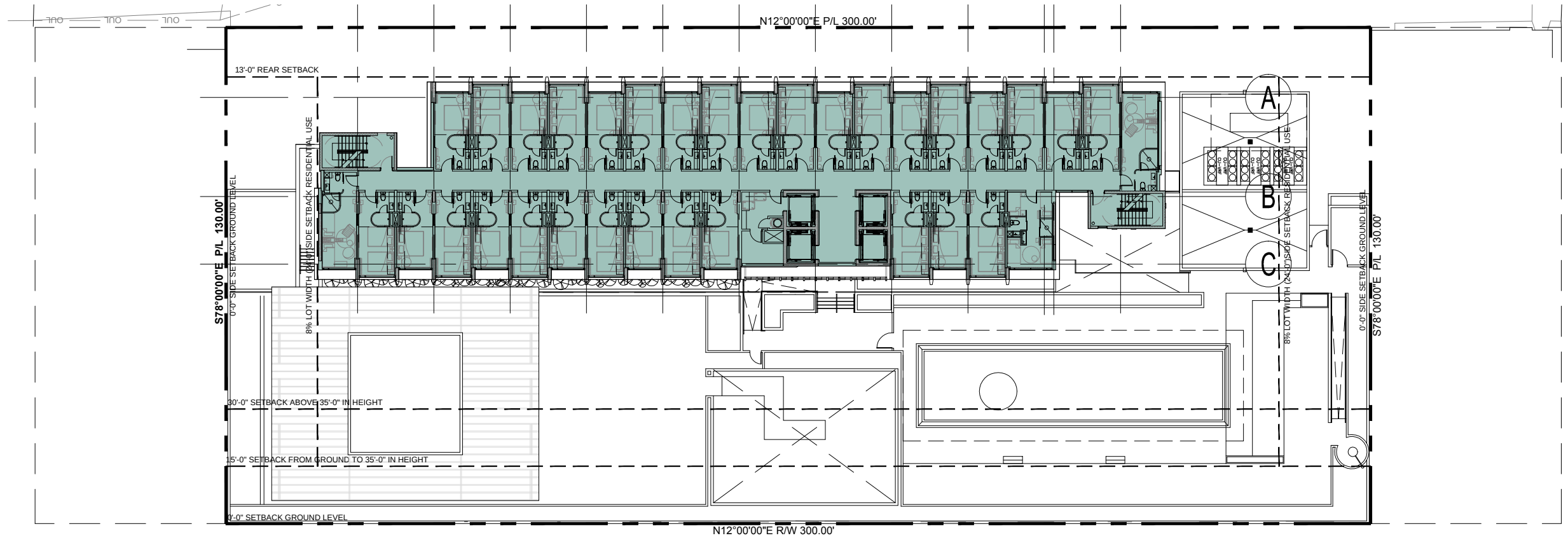
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2016

10th STREET

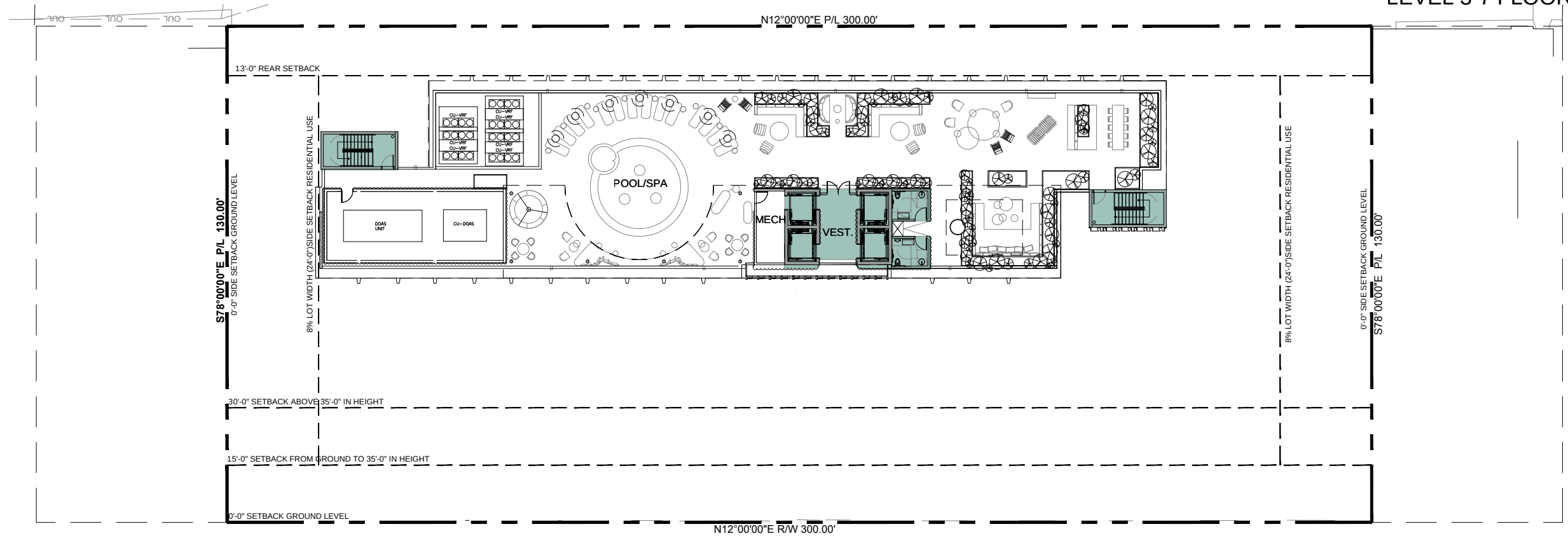
10th STREET

9TH STREET

9TH STREET



LEVEL 3-7 FLOOR PLAN FAR



ROOF PLAN FAR

1611



915 Washington Avenue
Miami Beach, FL 33139

OWNER

LIGHTSTONE

460 Park Avenue
New York, NY 10022
O: 212.616.9969

INTERIOR DESIGNER

ROCKWELLGROUP

5 Union Square West
New York, NY 10003
O: 212.463.0334

LANDSCAPE DESIGNER

NATURALFICIAL

P.O. Box 330185
Coconut Grove, FL 33233
O: 305.321.2341

LIGHTING DESIGNER

BOLD

227 West 29th Street
New York, NY 10001
O: 212.674.6500

KOBI KARP



ARCHITECTURE
INTERIOR DESIGN
PLANNING

2915 Biscayne Boulevard, Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766

AIA ASID NCARB
License #AR0012578
WWW.KOBIKARP.COM

Historic Preservation and Planning Board Submission

FAR CALCULATIONS

1/32"=1'-0"

09-01-2016



A 2.12

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2016