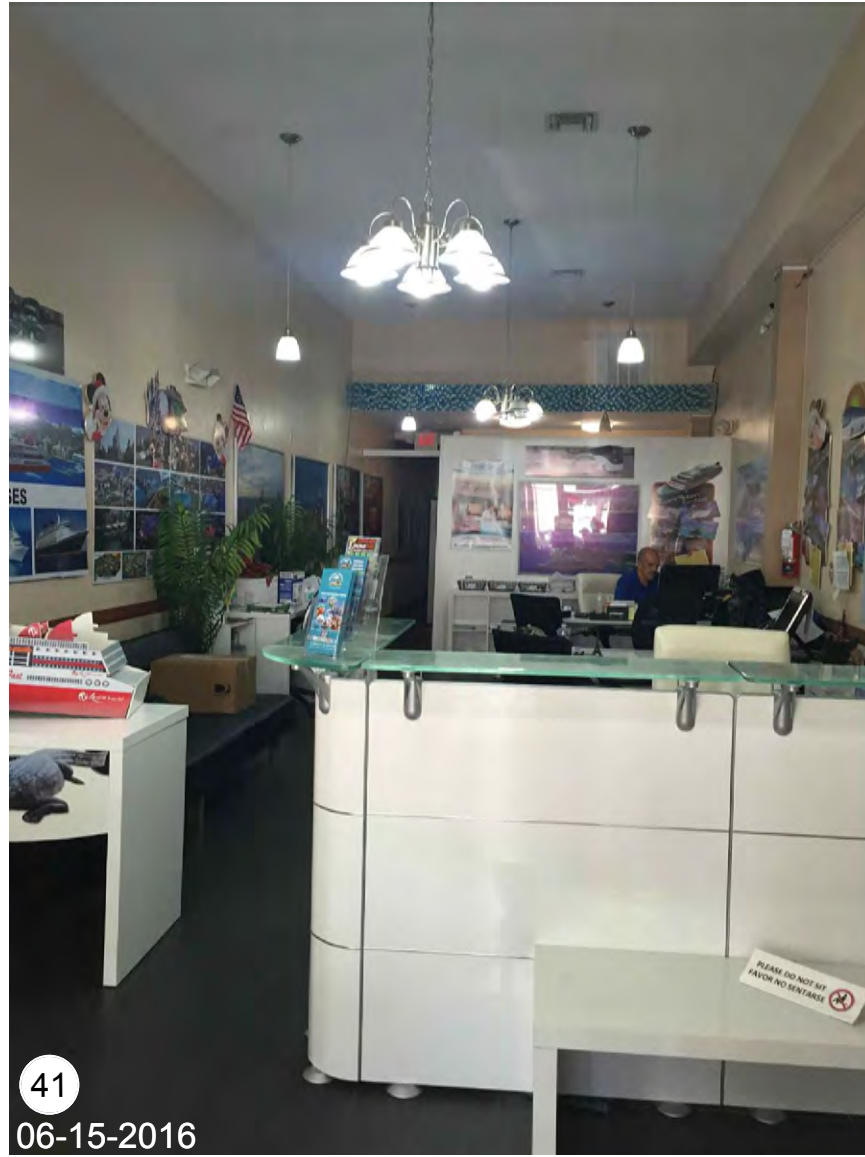




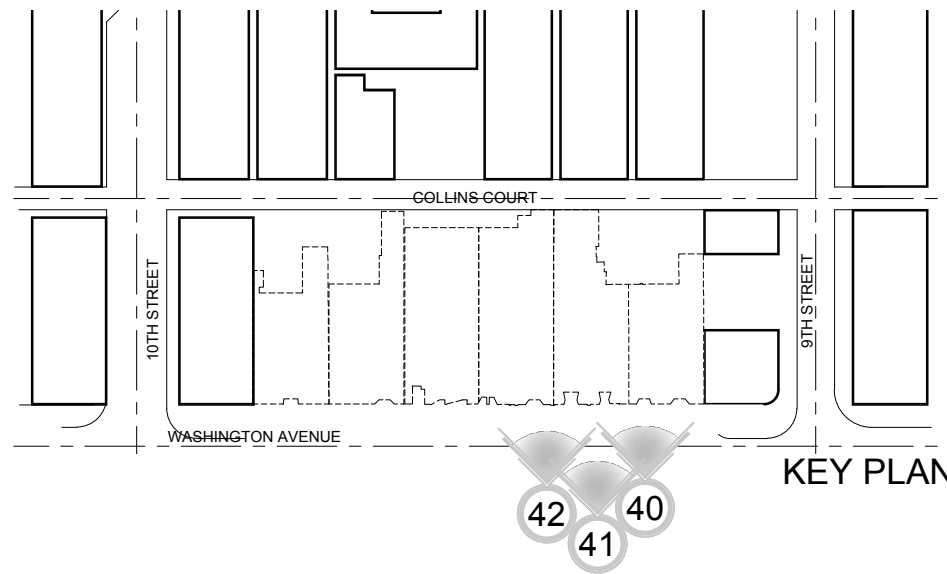
40  
06-15-2016  
Smoke Shop 935 Washington Avenue



41  
06-15-2016  
Travel Agent 937 Washington Avenue



42  
06-15-2016  
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  
**NATURAFICIAL**  
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

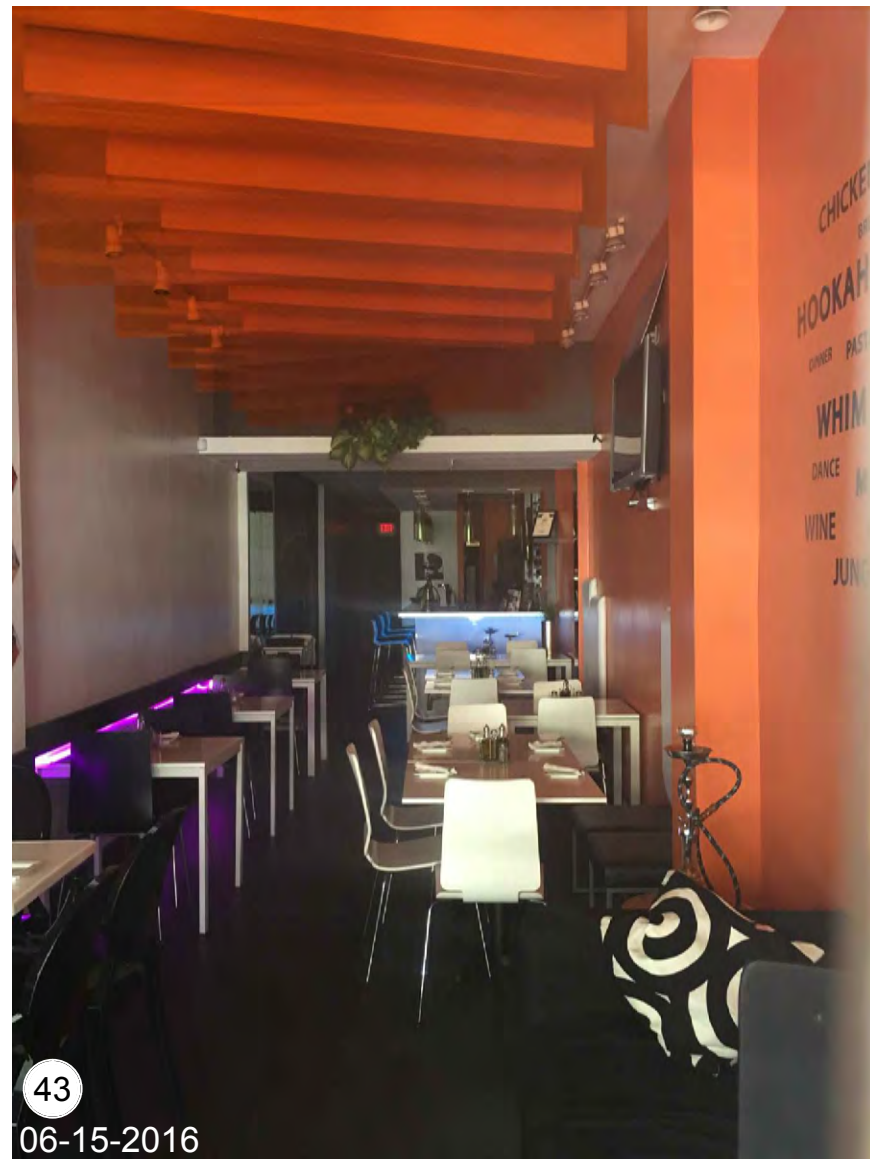
2915 Biscayne Boulevard, Suite 200  
Miami, Florida 33137  
O: 305.573.1818  
F: 305.573.3766  
AIA ASID NCARB  
License #AR0012578  
WWW.KOBIKARP.COM

Historic Preservation and Planning Board Submission

**INTERIOR PHOTOS**  
not to scale  
01-03-2017

**A 1.17**

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43

06-15-2016  
Restaurant 941 Washington Avenue



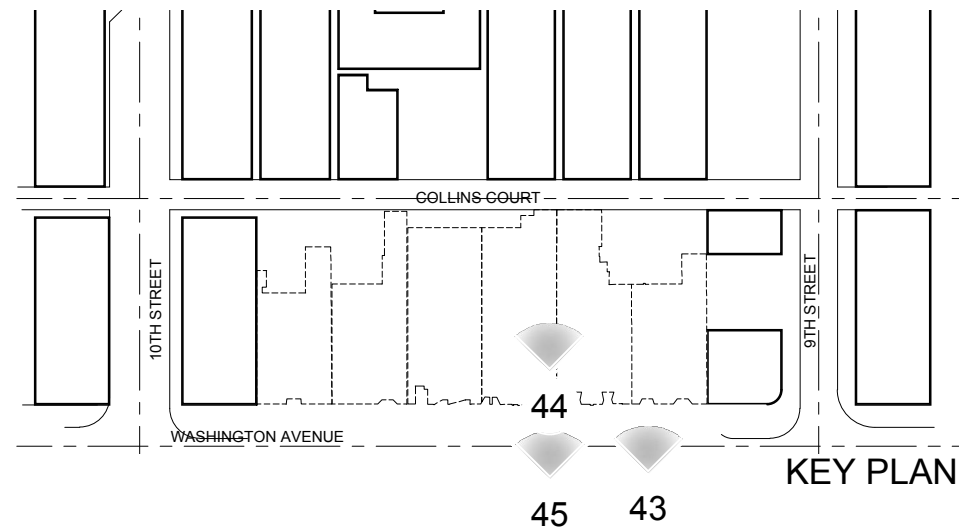
44

06-15-2016  
Clothing Store 941 Washington Avenue



45

06-15-2016  
Clothing Store 941 Washington Avenue



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

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O: 212.674.6500

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Historic Preservation and Planning Board Submission

**INTERIOR PHOTOS**

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01-03-2017

**A 1.18**

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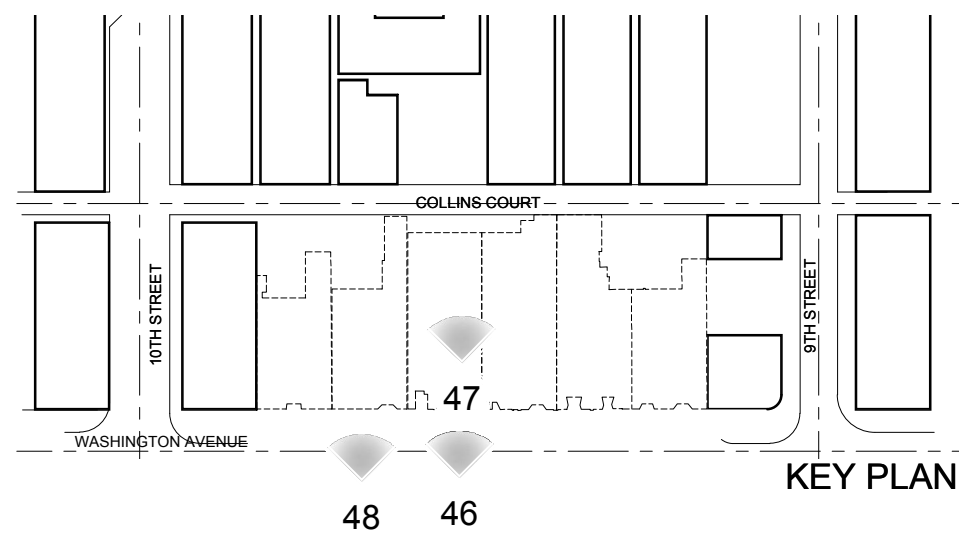
46  
06-15-2016  
Clothing Store 943 Washington Avenue



47  
06-15-2016  
Clothing Store 943 Washington Avenue



48  
06-15-2016  
Vacant 947 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

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**NATURAFICIAL**  
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Coconut Grove, FL 33233  
O: 305.321.2341

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

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PLANNING

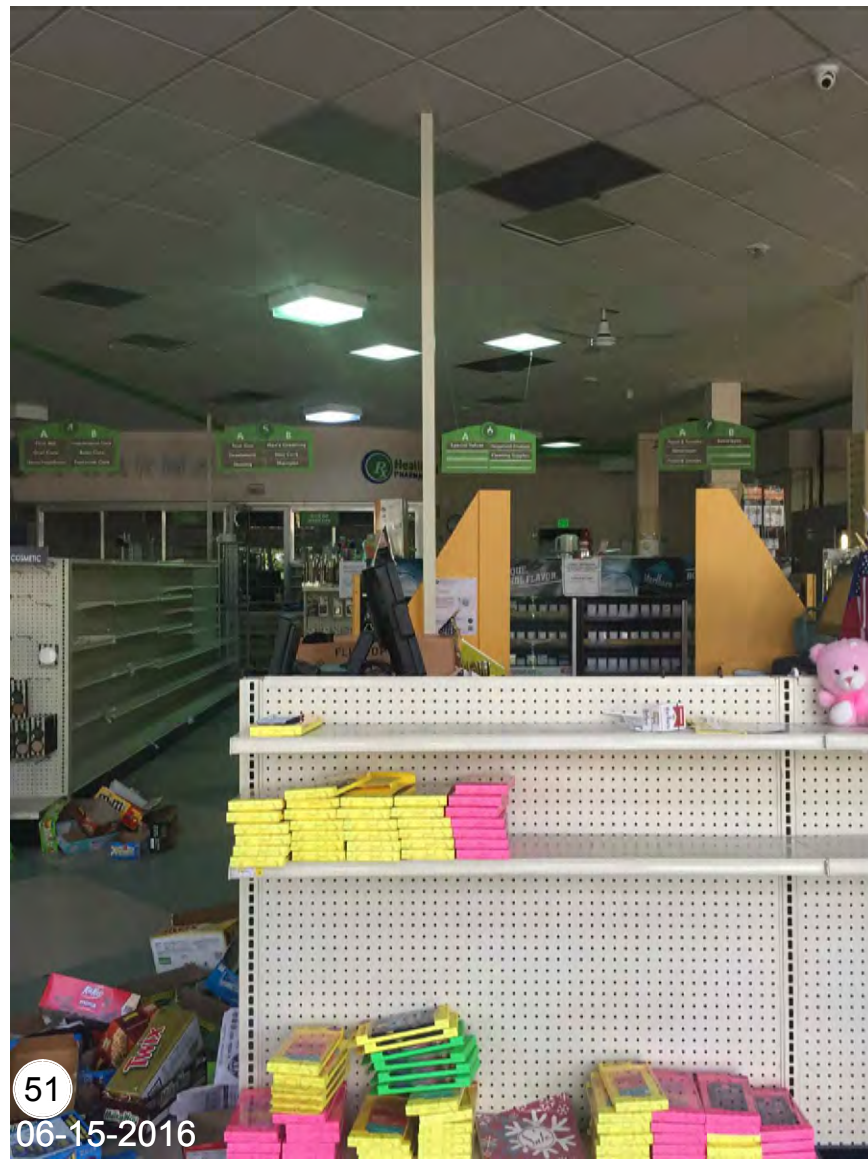
2915 Biscayne Boulevard, Suite 200  
Miami, Florida 33137  
O: 305.573.1818  
F: 305.573.3766  
AIA ASID NCARB  
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Historic Preservation and Planning Board Submission

**INTERIOR PHOTOS**  
not to scale  
01-03-2017

 **A 1.19**

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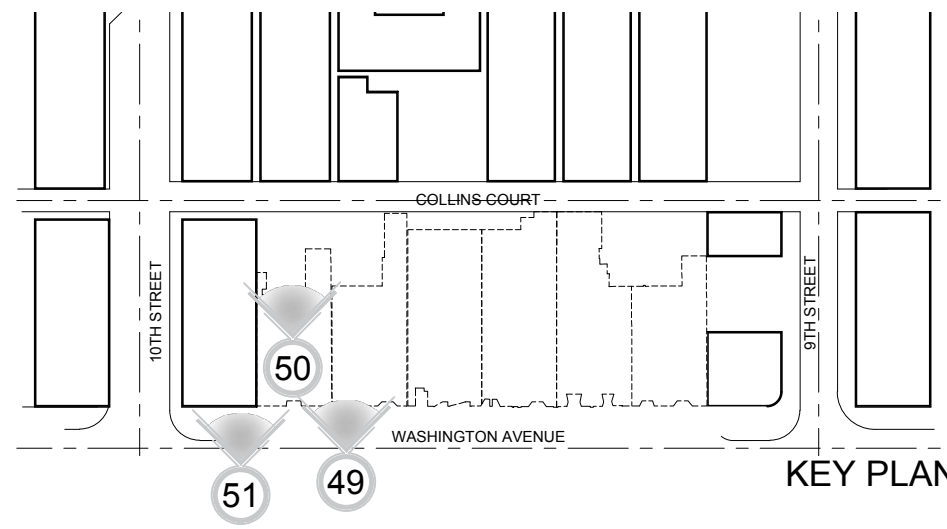
06-15-2016  
Lee Ann 955 Washington Avenue



06-15-2016  
Lee Ann 955 Washington Avenue



06-15-2016  
Vacant 953 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

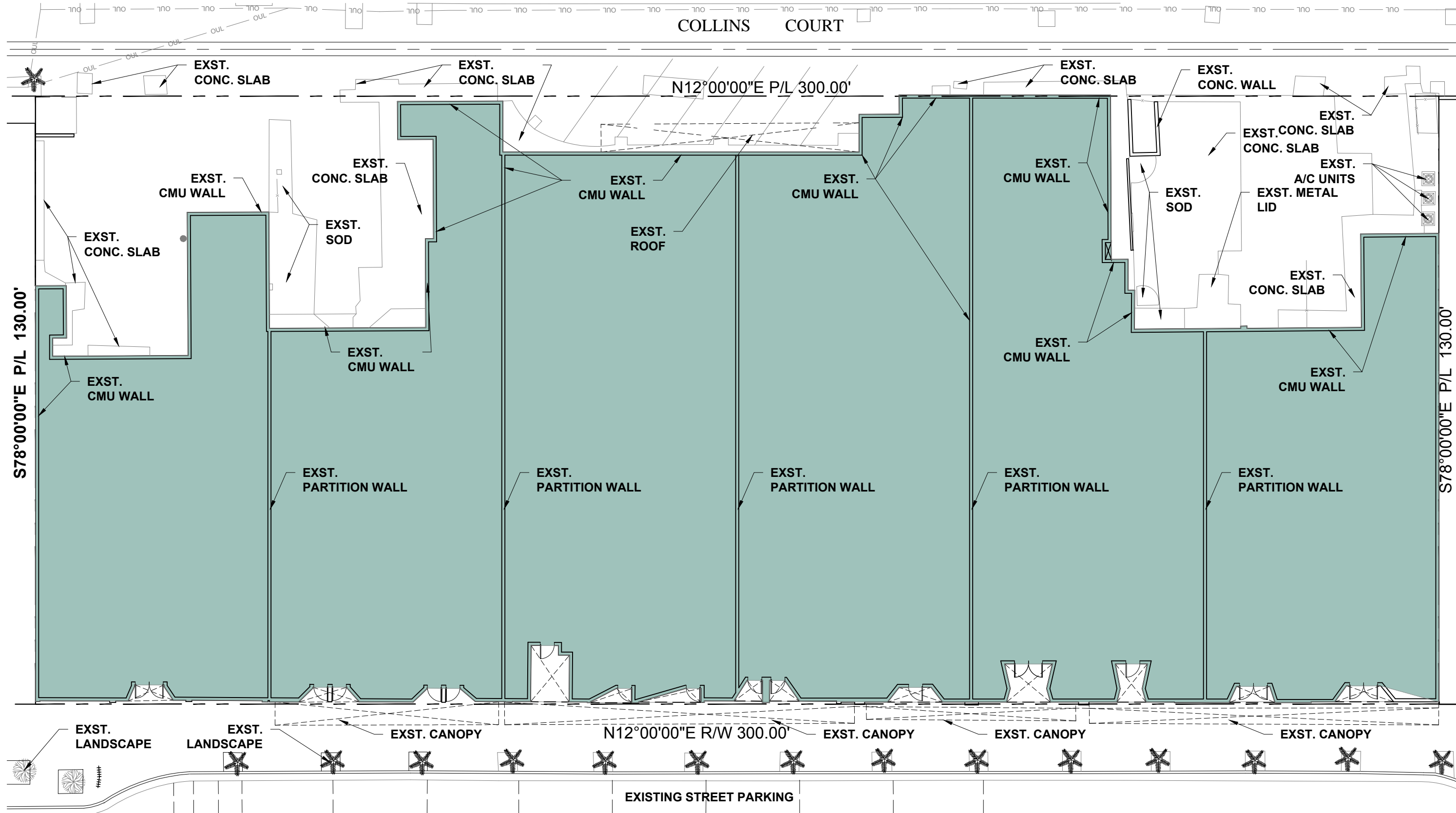
LANDSCAPE DESIGNER  
**NATURAFICIAL**  
P.O. Box 330185  
Coconut Grove, FL 33233  
O: 305.321.2341

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**BOLD**  
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New York, NY 10001  
O: 212.674.6500

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PLANNING  
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Historic Preservation and Planning Board Submission  
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not to scale  
01-03-2017  
 **A 1.20**

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EXISTING FAR AREA  
30,532 SF

Historic Preservation and Planning Board Submission  
**EXISTING GROUND FLOOR PLAN**  
& EXISTING FAR AREA  
SCALE: 1" = 20'-0"  
01-03-2017

**A 2.01**

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**  
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New York, NY 10003  
O: 212.463.0334

LANDSCAPE DESIGNER  
**NATURALFICIAL**  
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O: 305.321.2341

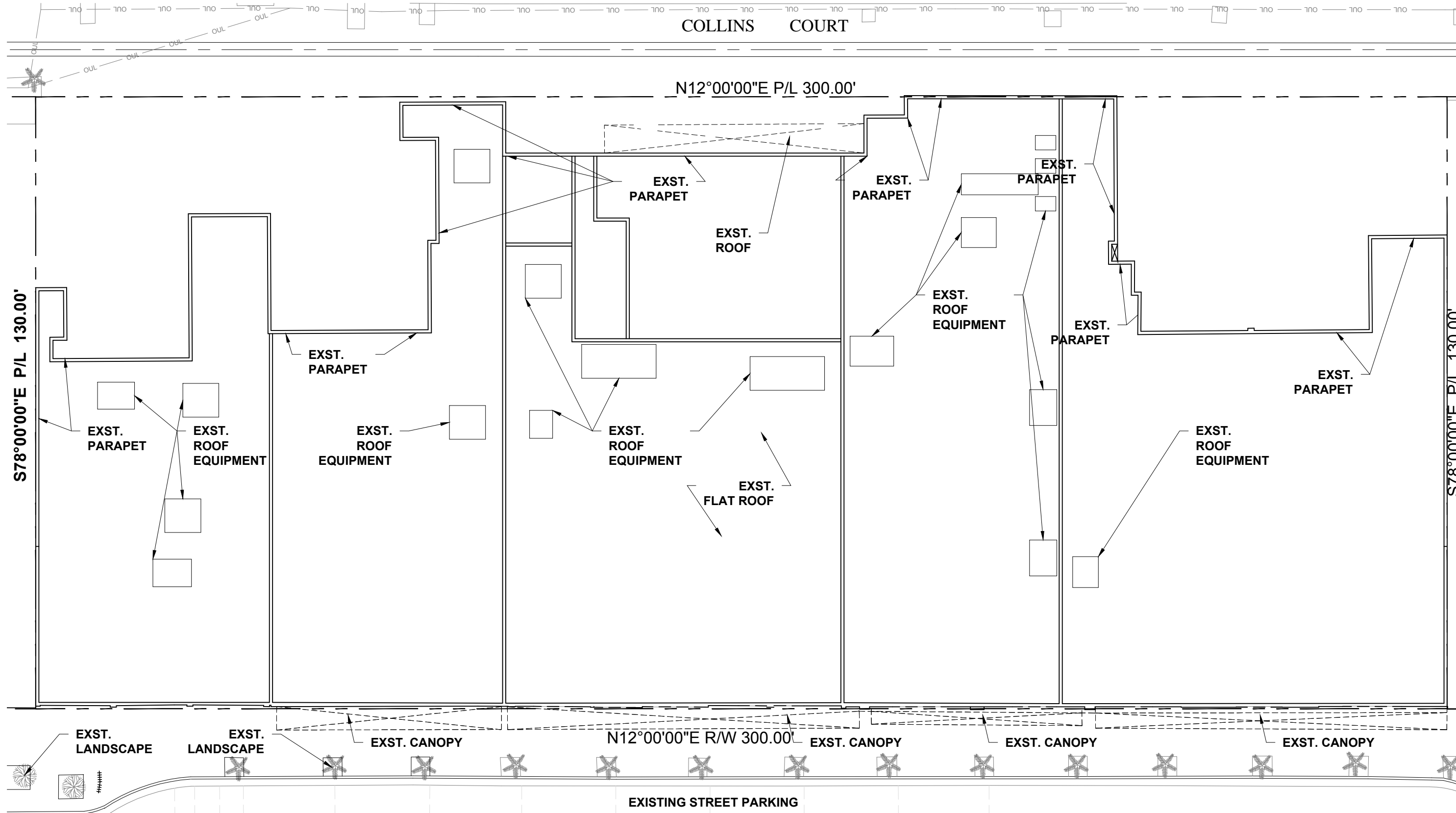
LIGHTING DESIGNER  
**BOLD**  
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New York, NY 10001  
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INTERIOR DESIGN  
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 915 Washington Avenue  
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OWNER  
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INTERIOR DESIGNER  
**ROCKWELLGROUP**  
 5 Union Square West  
 New York, NY 10003  
 O: 212.463.0334

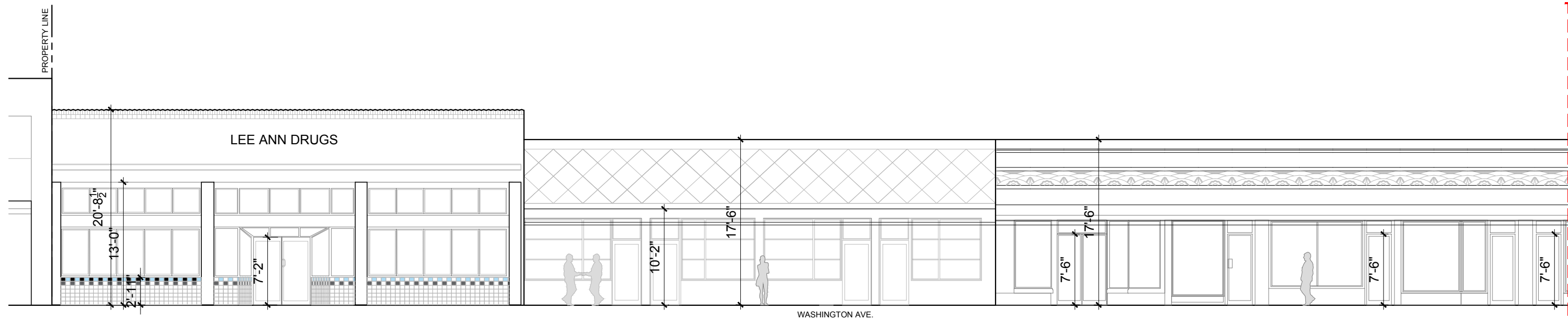
LANDSCAPE DESIGNER  
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LIGHTING DESIGNER  
**BOLD**  
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 F: 305.573.3766  
 AIA ASID NCARB  
 License #AR0012578  
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Historic Preservation and Planning Board Submission  
**EXISTING ROOF PLAN**  
 SCALE : 1" = 20'-0"  
 01-03-2017  
 **A 2.02**

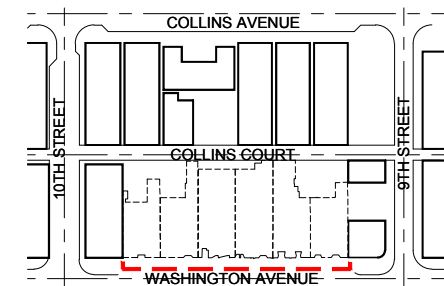
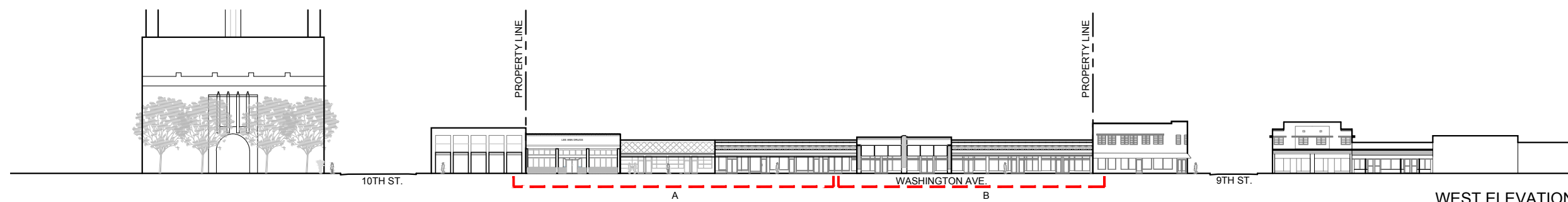
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ENLARGED WEST ELEVATION PART A



ENLARGED WEST ELEVATION PART B



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

**NATURAFICIAL**

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

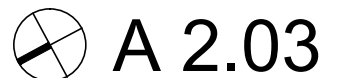
2915 Biscayne Boulevard, Suite 200  
Miami, Florida 33137  
O: 305.573.1818  
F: 305.573.3766

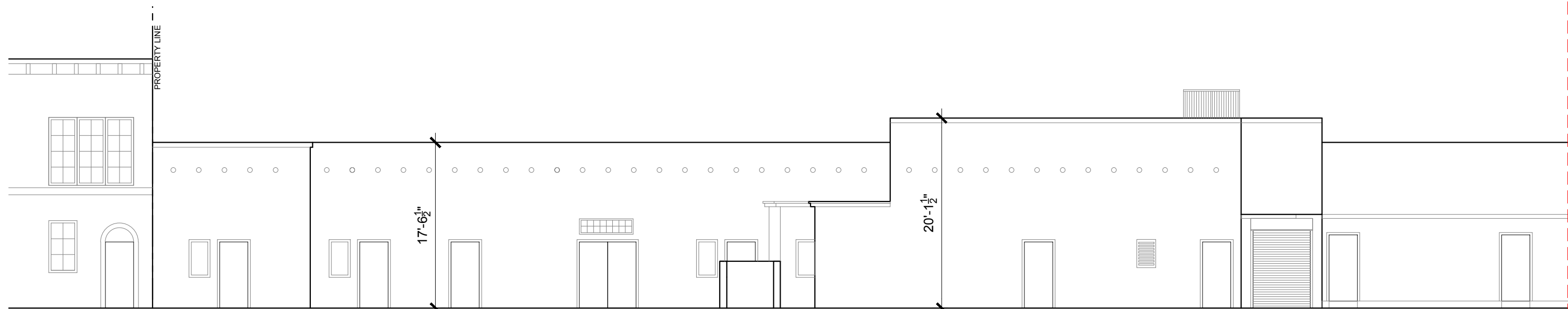
AIA ASID NCARB  
License #AR0012578  
WWW.KOBIKARP.COM

Historic Preservation and Planning Board Submission

**EXISTING WEST ELEVATION**  
WASHINGTON AVENUE

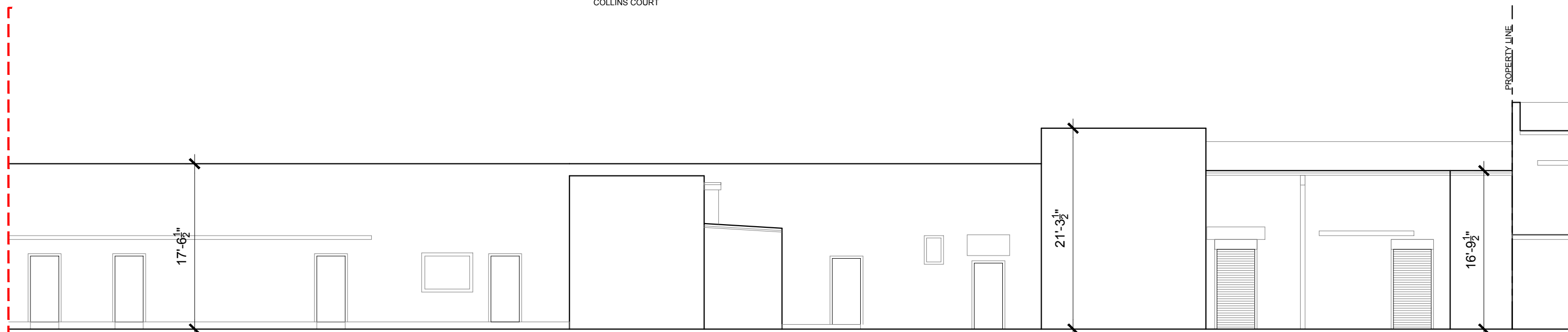
3/32"=1'-0"  
01-03-2017





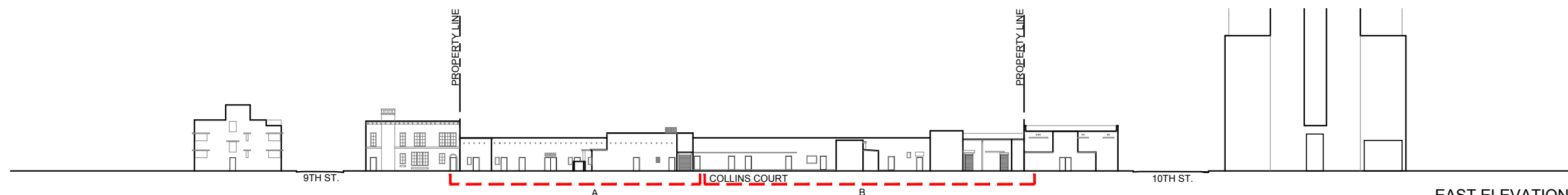
COLLINS COURT

ENLARGED EAST ELEVATION PART A



COLLINS COURT

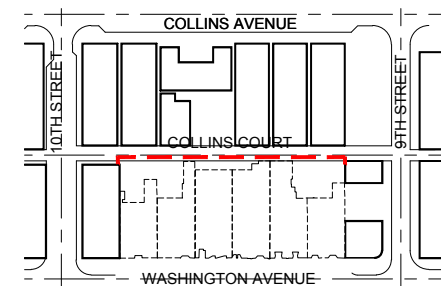
ENLARGED EAST ELEVATION PART B






9TH ST.

10TH ST.

EAST ELEVATION

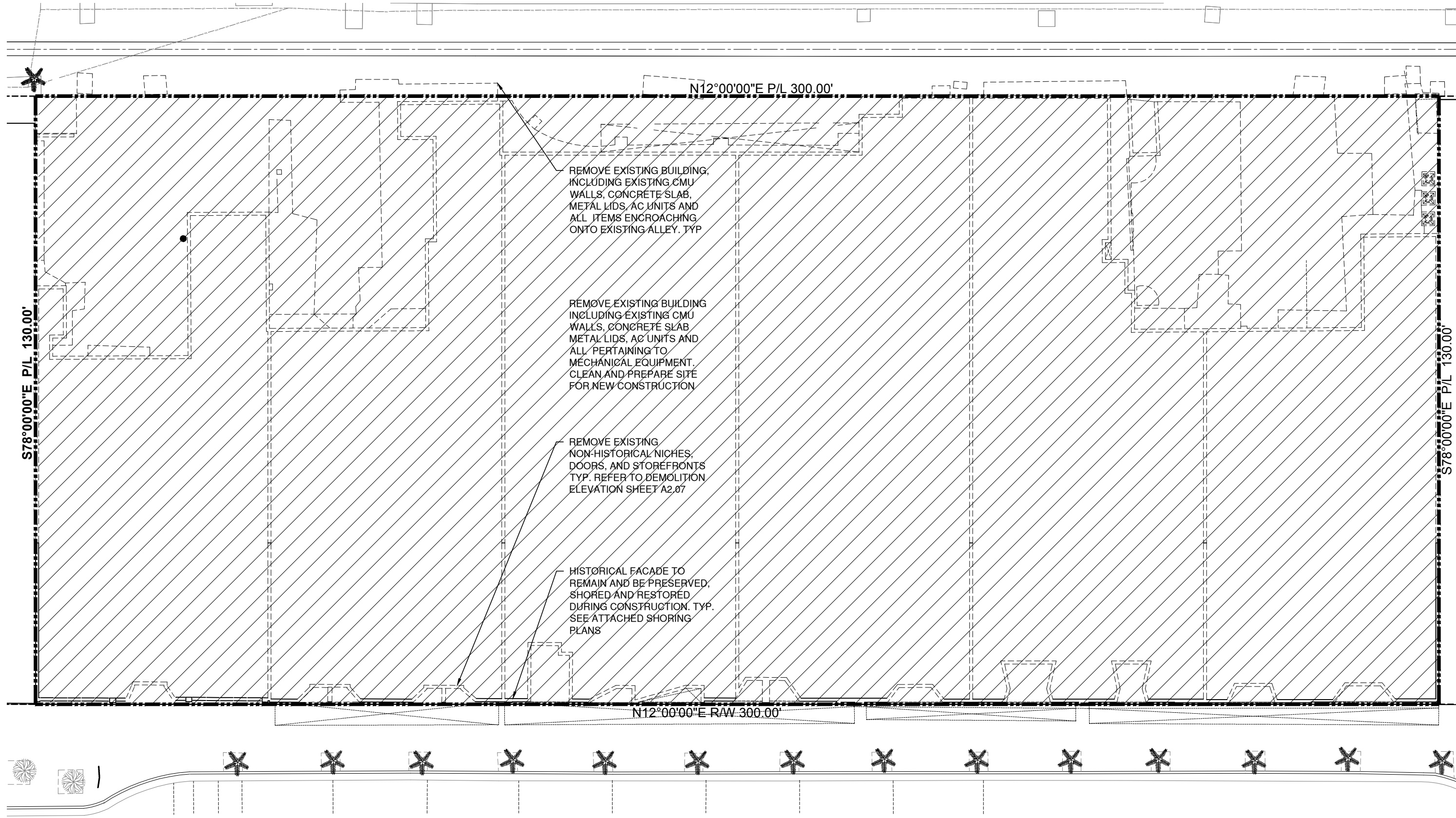


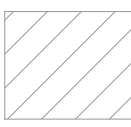
KEY PLAN

<p>1611</p>  <p>915 Washington Avenue Miami Beach, FL 33139</p>	<p>OWNER</p> <p><b>LIGHTSTONE</b></p> <p>460 Park Avenue New York, NY 10022 O: 212.616.9969</p>	<p>INTERIOR DESIGNER</p> <p><b>ROCKWELLGROUP</b></p> <p>5 Union Square West New York, NY 10003 O: 212.463.0334</p>	<p>LANDSCAPE DESIGNER</p> <p><b>NATURAFICIAL</b></p> <p>P.O. Box 330185 Coconut Grove, FL 33233 O: 305.321.2341</p>	<p>LIGHTING DESIGNER</p> <p><b>BOLD</b></p> <p>227 West 29th Street New York, NY 10001 O: 212.674.6500</p>	<p><b>KOBI KARP</b></p>  <p>ARCHITECTURE INTERIOR DESIGN PLANNING</p>	<p>2915 Biscayne Boulevard, Suite 200 Miami, Florida 33137 O: 305.573.1818 F: 305.573.3766</p> <p>AIA ASID NCARB License #AR0012578 WWW.KOBIKARP.COM</p>	<p>Historic Preservation and Planning Board Submission</p> <p><b>EXISTING EAST ELEVATION</b> COLLINS COURT</p> <p>3/32"=1'-0" 01-03-2017</p>  <p><b>A 2.04</b></p>
--	---	--	---	--	--	--	---

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TO BE DEMOLISHED 

Historic Preservation and Planning Board Submission

**DEMOLITION GROUND FLOOR PLAN**

SCALE : 1" = 20'-0"  
01-03-2017

 **A 2.05**

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**

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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**



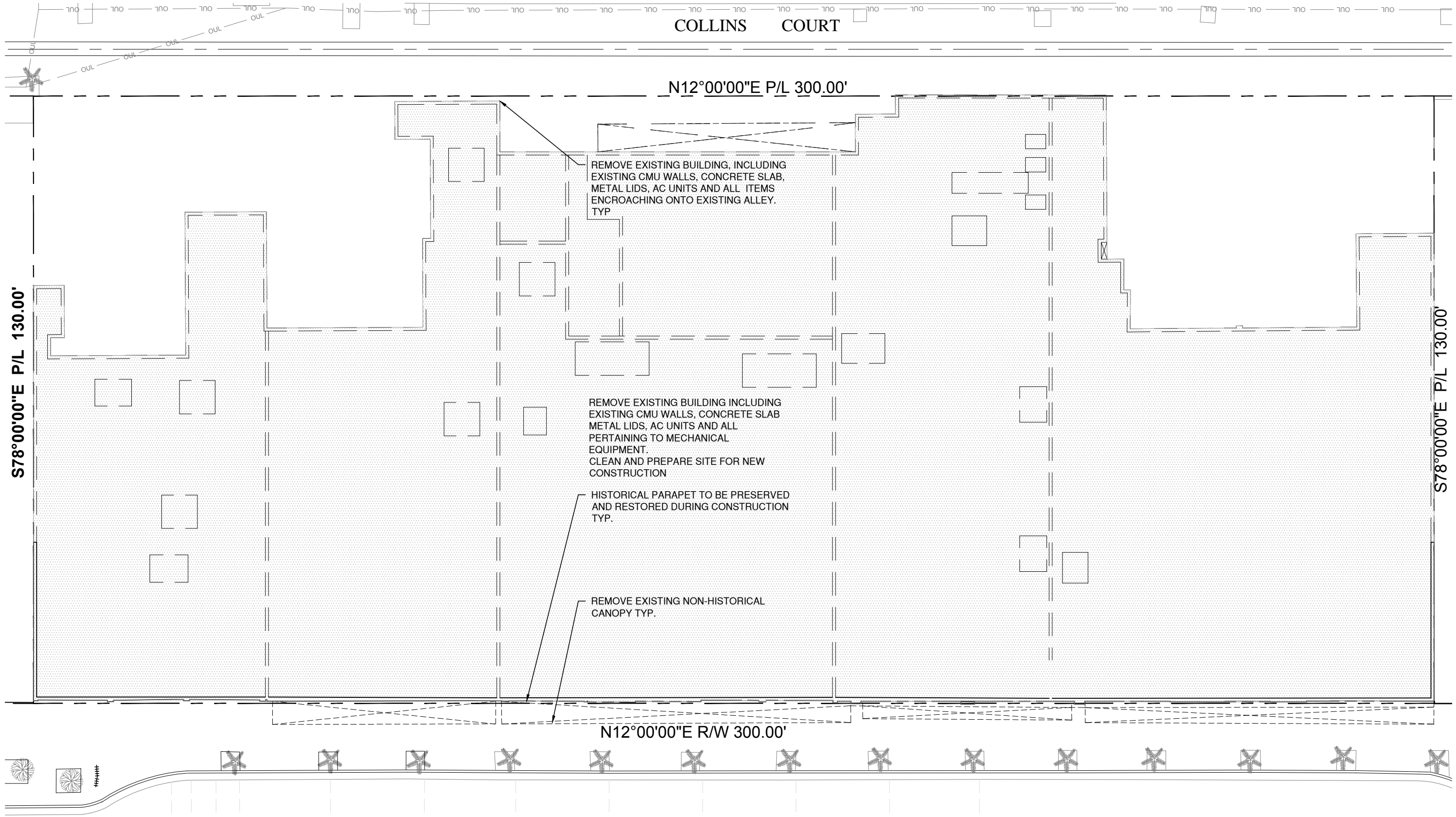
ARCHITECTURE  
INTERIOR DESIGN  
P L A N N I N G

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

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COLLINS COURT



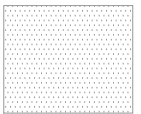
REMOVE EXISTING BUILDING, INCLUDING EXISTING CMU WALLS, CONCRETE SLAB, METAL LIDS, AC UNITS AND ALL ITEMS ENCREACHING ONTO EXISTING ALLEY. TYP

REMOVE EXISTING BUILDING INCLUDING EXISTING CMU WALLS, CONCRETE SLAB METAL LIDS, AC UNITS AND ALL PERTAINING TO MECHANICAL EQUIPMENT. CLEAN AND PREPARE SITE FOR NEW CONSTRUCTION

HISTORICAL PARAPET TO BE PRESERVED AND RESTORED DURING CONSTRUCTION TYP.

REMOVE EXISTING NON-HISTORICAL CANOPY TYP.

TO BE DEMOLISHED



Historic Preservation and Planning Board Submission

DEMOLITION ROOF PLAN

SCALE : 1" = 20'-0"  
01-03-2017

A 2.06

1611



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Miami Beach, FL 33139

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New York, NY 10003  
O: 212.463.0334

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Coconut Grove, FL 33233  
O: 305.321.2341

LIGHTING DESIGNER

BOLD

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New York, NY 10001  
O: 212.674.6500

KOBI KARP

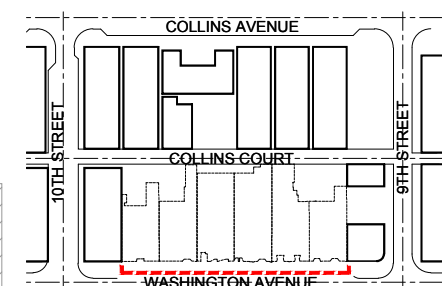
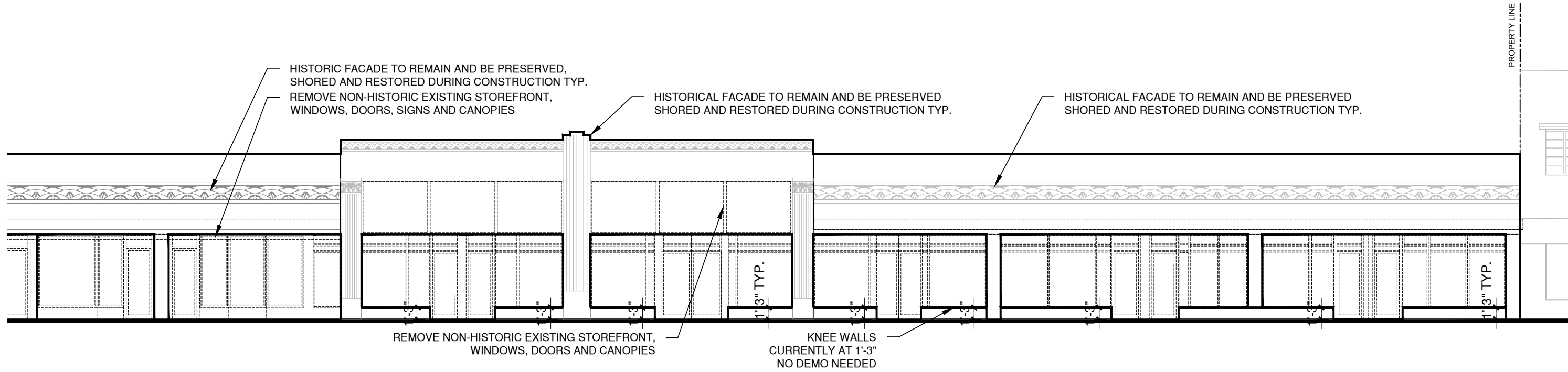
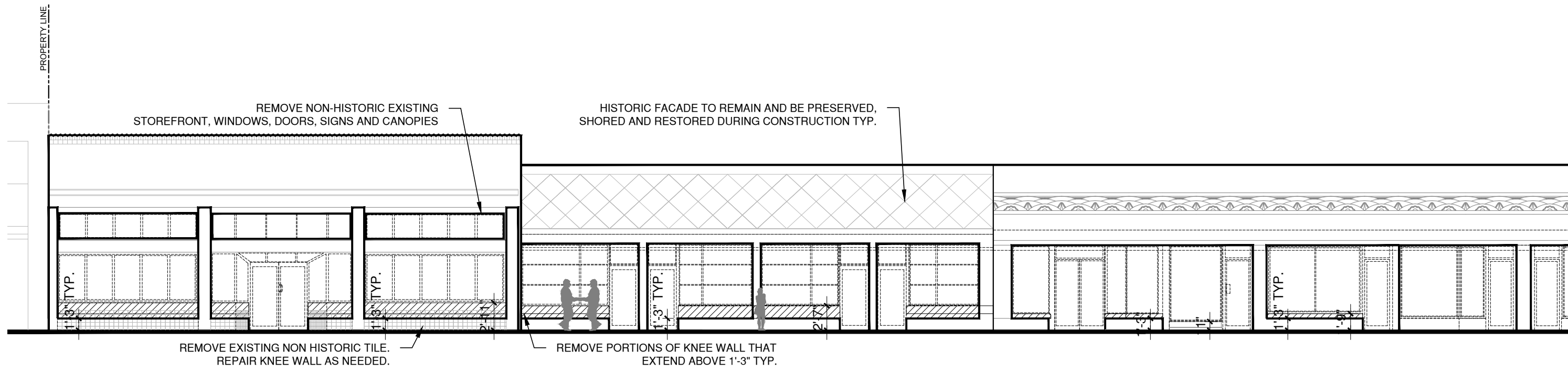


ARCHITECTURE  
INTERIOR DESIGN  
P L A N N I N G

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**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**  
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 Coconut Grove, FL 33233  
 O: 305.321.2341

LIGHTING DESIGNER  
**BOLD**  
 227 West 29th Street  
 New York, NY 10001  
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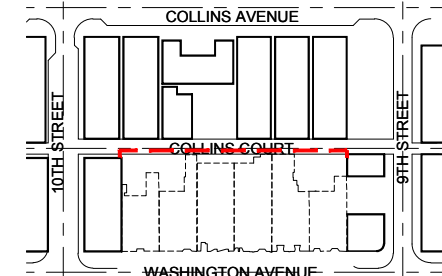
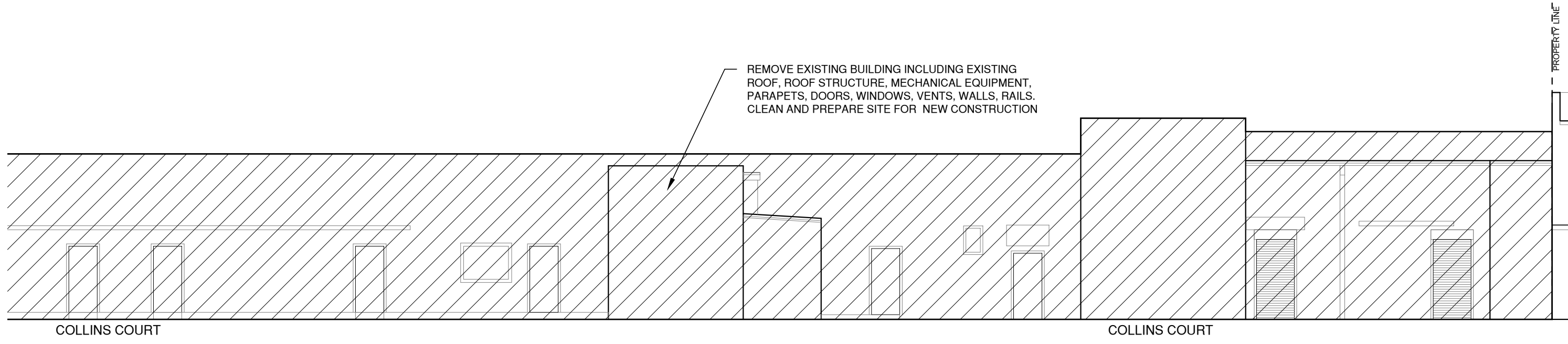
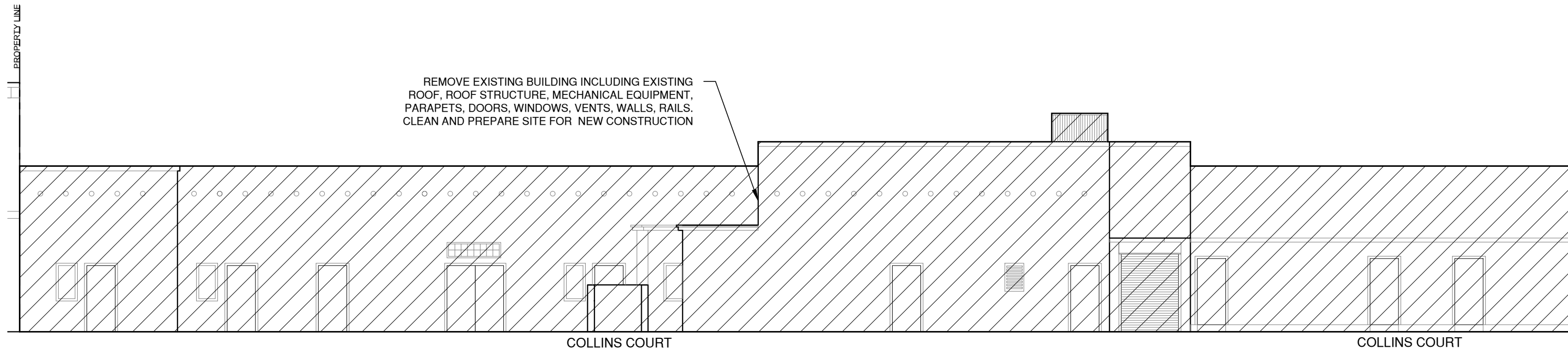
**KOBI KARP**  
  
 ARCHITECTURE  
 INTERIOR DESIGN  
 P L A N N I N G

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 Miami, Florida 33137  
 O: 305.573.1818  
 F: 305.573.3766  
 AIA ASID NCARB  
 License #AR0012578  
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Historic Preservation and Planning Board Submission  
**DEMOLITION WEST ELEVATION**  
 SCALE : 1/16" = 1'-0"  
 01-03-2017

 **A 2.07**

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**KEY PLAN**

TO BE DEMOLISHED


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 915 Washington Avenue  
 Miami Beach, FL 33139


OWNER  
**LIGHTSTONE**  
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 O: 212.616.9969

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

LANDSCAPE DESIGNER  
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 Coconut Grove, FL 33233  
 O: 305.321.2341

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**BOLD**  
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 O: 305.573.1818  
 F: 305.573.3766  
 AIA ASID NCARB  
 License #AR0012578  
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Historic Preservation and Planning Board Submission  
**DEMOLITION EAST ELEVATION**  
 SCALE : 1" = 20'-0"  
 01-03-2017  
 **A 2.08**

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