

# 1665-1667 WASHINGTON AVE, MIAMI BEACH, FL 33139

08.05.2022 HPB22-0515 SUBMITTAL



## SCOPE OF WORK

- DEMOLITION OF NON-HISTORIC 1665 WASHINGTON AVENUE 4 STORY OFFICE BUILDING
- DEMOLITION OF NON-HISTORIC SURFACE PARKING LOT LOCATED AT 1667 WASHINGTON AVENUE
- NEW CONSTRUCTION OF 6 STORY MIXED USE OFFICE BUILDING

Rev.	Date	Rev.	Date

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## HPB SUBMITTAL

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

**Owner:**  
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Address: 745 Fifth Ave  
Address: New York, NY 10151  
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Studio 113, Miami FL  
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## COVER

Date	07.18.2022	Sheet No.	A0.00
Scale	N/A		
Project	2132		



ARCHITECTURE PLANS	
SHEET	TITLE
A0.00	COVER
22035.0.01	SURVEY
A0.01	DRAWING INDEX
A0.03	PROJECT DATA
A0.04	LOCATION PLAN
A0.05	CONTEXT VIEWS
A0.06	CONTEXT VIEWS
A0.07	CONTEXT VIEWS
A0.08	CONTEXT VIEWS
A0.09	CONTEXT VIEWS
A0.20	CONTEXT ELEVATION WEST
A0.21	CONTEXT ELEVATION SOUTH
A0.22	LINE OF SIGHT STUDY
A0.70	EXTERIOR RENDERING
A0.71	EXTERIOR RENDERING
A0.72	EXTERIOR RENDERING
A0.73	EXTERIOR RENDERING
A0.74	EXTERIOR RENDERING
A0.75	EXTERIOR RENDERING
A0.76	EXTERIOR RENDERING
A0.77	INTERIOR RENDERING
A0.78	DRIVE WAY RENDERING
A1.00	EXISTING FAR
A1.10	PROPOSED FAR
A1.11	PROPOSED FAR
A1.20	VEHICLE MANEUVERABILITY
A1.21	VEHICLE MANEUVERABILITY
A1.22	VEHICLE MANEUVERABILITY
A2.01	EXISTING OVERALL GROUND FLOOR
A2.02	EXISTING OVERALL 2ND FLOOR
A2.03	EXISTING OVERALL 3RD FLOOR
A2.04	EXISTING OVERALL 4TH FLOOR
A2.21	PROPOSED GROUND FLOOR
A2.22	PROPOSED 2ND FLOOR
A2.23	PROPOSED LEVEL 3
A2.24	PROPOSED LEVEL 4
A2.25	PROPOSED LEVEL 5
A2.26	PROPOSED LEVEL 6
A2.27	PROPOSED ROOF LEVEL
A4.11	EXISTING ELEVATION E
A4.12	EXISTING ELEVATION N
A4.13	EXISTING ELEVATION S
A4.14	EXISTING ELEVATION W
A4.40	PROPOSED ELEVATION E
A4.41	PROPOSED ELEVATION N
A4.42	PROPOSED ELEVATION S
A4.43	PROPOSED ELEVATION W

ARCHITECTURE PLANS	
SHEET	TITLE
A4.50	PROPOSED COLOR ELEVATION E
A4.51	PROPOSED COLOR ELEVATION N
A4.52	PROPOSED COLOR ELEVATION S
A4.53	PROPOSED COLOR ELEVATION W
A5.01	SECTION
A5.02	SECTION 2
A6.00	FINISHES AND MATERIAL
A6.01	OPEN AIR DRIVEWAY FINISHES
A6.02	FINISHES AND MATERIAL
A6.03	FINISHES AND MATERIAL
A6.04	FINISHES AND MATERIAL
A7.00	ARCHITECTURAL DETAILS
A7.01	ARCHITECTURAL DETAILS
A8.00	PARKING DETAILS
A8.01	PARKING DETAILS
A8.02	PARKING DETAILS
D2.01	DEMO PLAN
D2.02	DEMO ELEVATIONS

LANDSCAPE PLANS	
SHEET	TITLE
L-0	LANDSCAPE COVER SHEET + INDEX
L-1	TREE DISPOSITION PLAN + SCHEDULE
L-1.1	TREE MITIGATION PLAN + SCHEDULE
L-2	ILLUSTRATIVE SITE PLAN
L-2.1	ILLUSTRATIVE PLAN ROOFTOP
L-5	PLANTING PLAN GROUND + SCHEDULE + LANDSCAPE LEGEND
L-5.1	PLANTING PLAN ROOFTOP +SCHEDULE
L-5.2	PLANTING DETAILS
L-5.3	GENERAL LANDSCAPE NOTES
L-5.4	TRELLIS ELEVATION + REFERENCE IMAGES

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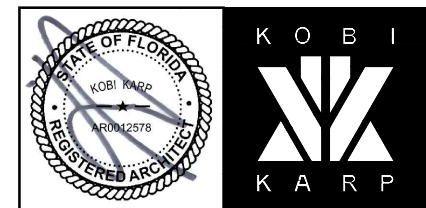
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### INDEX

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Scale	N/A		
Project	2132		



# MIAMI BEACH

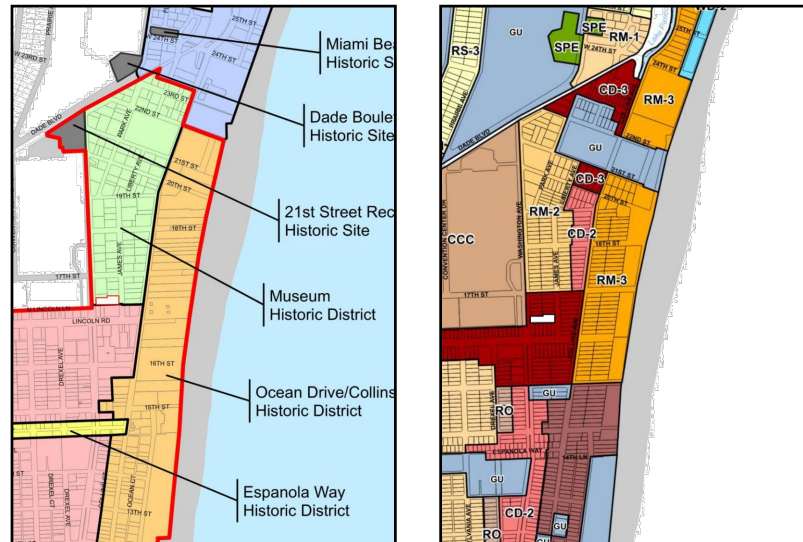
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Miami Beach, Florida 33139, www.miamibeachfl.gov  
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## MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET



### 1 CONTEXT AERIAL

SCALE: NTS



### 1 ZONING MAPS

SCALE: NTS

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. Free Board:	13'	Flood + 5' MAX.	
10	Adjusted grade (Flood+Grade/2)	N/A		
11	Lot Area:	.275 ACRES	12,000 SF	
12	Lot Width:	80'-0"	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 #	65'	80'	
16	Architectural District-New Construction	N/A	4 STORIES	6 STORIES
17	FAR ##	33,000 SF	10,111 SF	32,998 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	20 Seats

	REQUIRED	EXISTING	PROPOSED	ENCROACHMENTS
<b>SETBACKS</b>				
<b>At-Grade Parking Lot</b>				
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
23	Side Setback (20th Street/ North):	N/A	N/A	N/A
23	Rear Setback (East):	N/A	N/A	N/A
<b>Subterranean/ Pedestal and tower (non-oceanfront)</b>				
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

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
See Survey for existing conditions				
<b>PARKING</b>				
28	Parking District No 7			
29	Total # of parking spaces	58	20	58
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	N/A
35	Located within a Local Historic District?		YES	YES
Notes: If not applicable write N/A				

### PROPOSED AREA CALCULATIONS

	STAIRS AND ELEVATORS	L/S. B.O.H.	B.O.H.	PARKING	# SPACES	ELEVATOR LIFTS	OFFICE AREA	LOBBY	RESTROOMS	TERRACE	ROOFTOP DECK	ROOF PLANTERS/MECH	COVERED ARRIVAL	GROSS TOTAL	PROPOSED FAR
Roof												1,182		1,182	
Roof Deck	946							236			5,450	5,172		10,858	236
Level 6	946	1,114		3,767	9	475	3,867		214	456				10,964	5,502
Level 5	946			4,643	12	475	4,408		214	225				10,964	6,043
Level 4	946			4,643	12	475	4,398		214	225				10,964	6,033
Level 3	946			4,643	12	475	4,398		214					10,964	6,033
Level 2	946		346	4,297	12	475	4,364		214					10,964	6,345
Level 1	946	668				408		1,094					8,324	3,116	2,806
<b>TOTALS</b>	<b>6,622</b>	<b>1,782</b>	<b>346</b>	<b>21,993</b>	<b>57</b>	<b>2,783</b>	<b>21,435</b>	<b>1,330</b>	<b>1,070</b>	<b>906</b>	<b>5,450</b>	<b>6,354</b>	<b>8,324</b>	<b>68,794</b>	<b>32,998</b>

### PARKING CALCULATIONS

OCCUPANCY	SF	SEATS/UNITS	RATIO	PARKING SPACES
COFFEE SHOP		20 SEATS	20/5	4 SPACES
OFFICE	21435		400	54
<b>TOTAL</b>				<b>58</b>

### BICYCLE CALCULATIONS

OCCUPANCY	SF	SEATS/UNITS	RATIO	BICYCLE SPACES
COFFEE SHOP		20	1 S. T.	1 ST
OFFICE	21435		3 S.T.P.P/6 L.T.	3 ST/6LT
<b>TOTAL</b>				<b>ON 2ND FLOOR 10</b>

### LOADING CALCULATIONS

USE	SF	REQ	PROVIDED
RETAIL	1,000	0	0
OFFICE	21,435	2	2
<b>TOTAL</b>			<b>2</b>

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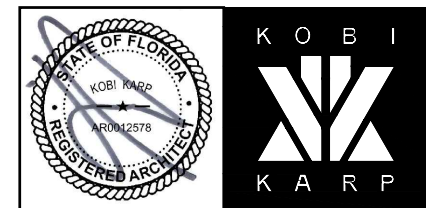
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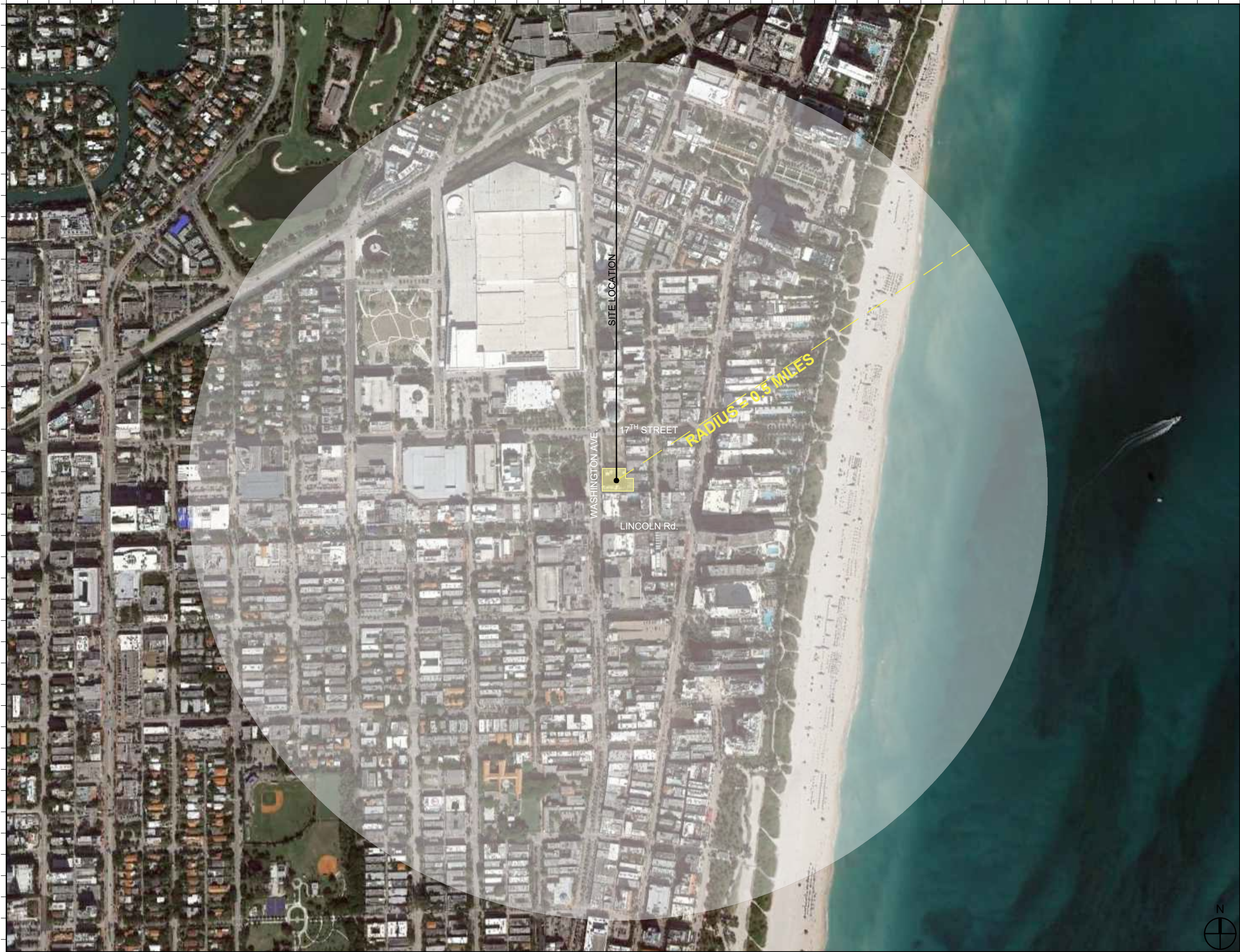
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### PROJECT DATA

Date	07.18.2022	Sheet No.	A0.03
Scale	N/A		
Project	2132		



SITE LOCATION

WASHINGTON AVE.

17<sup>TH</sup> STREET

LINCOLN Rd.

RADIUS = 0.5 MILES

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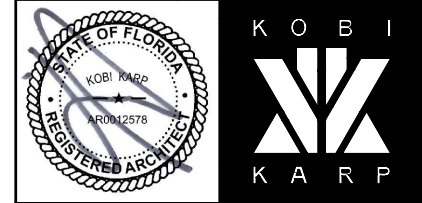
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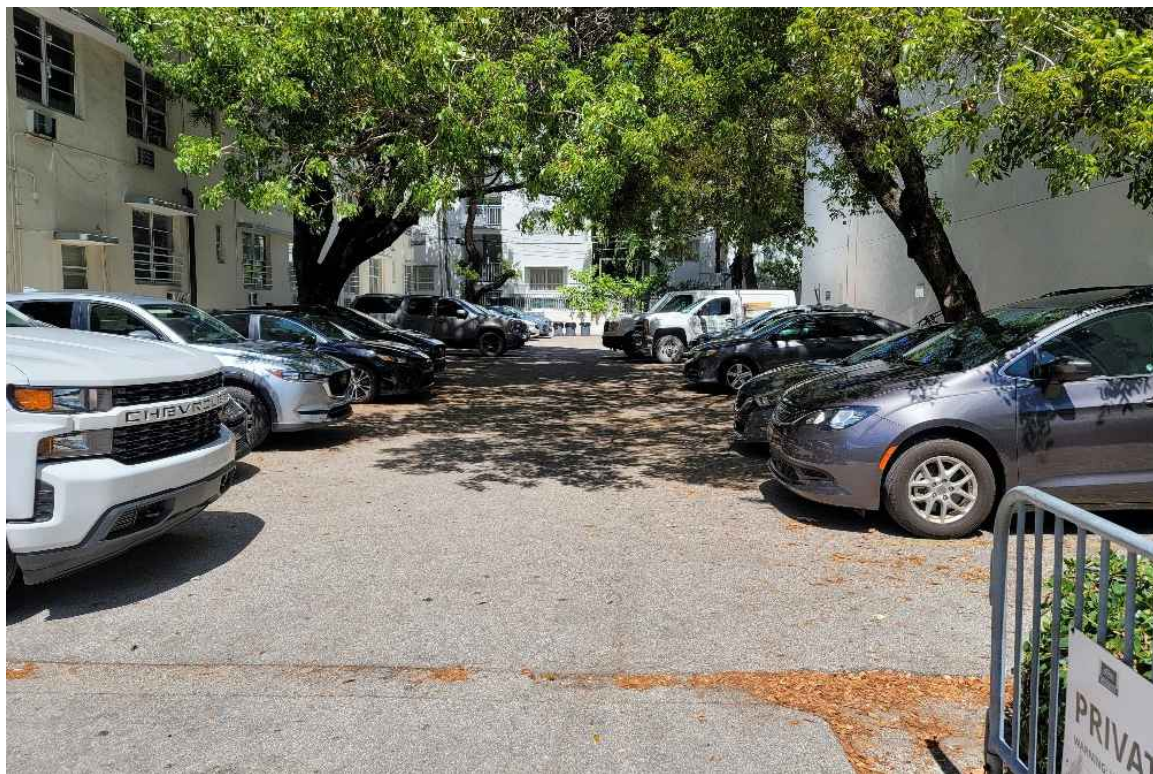
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**LOCATION PLAN**

Date	07.18.2022	Sheet No.
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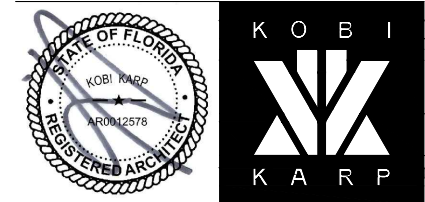
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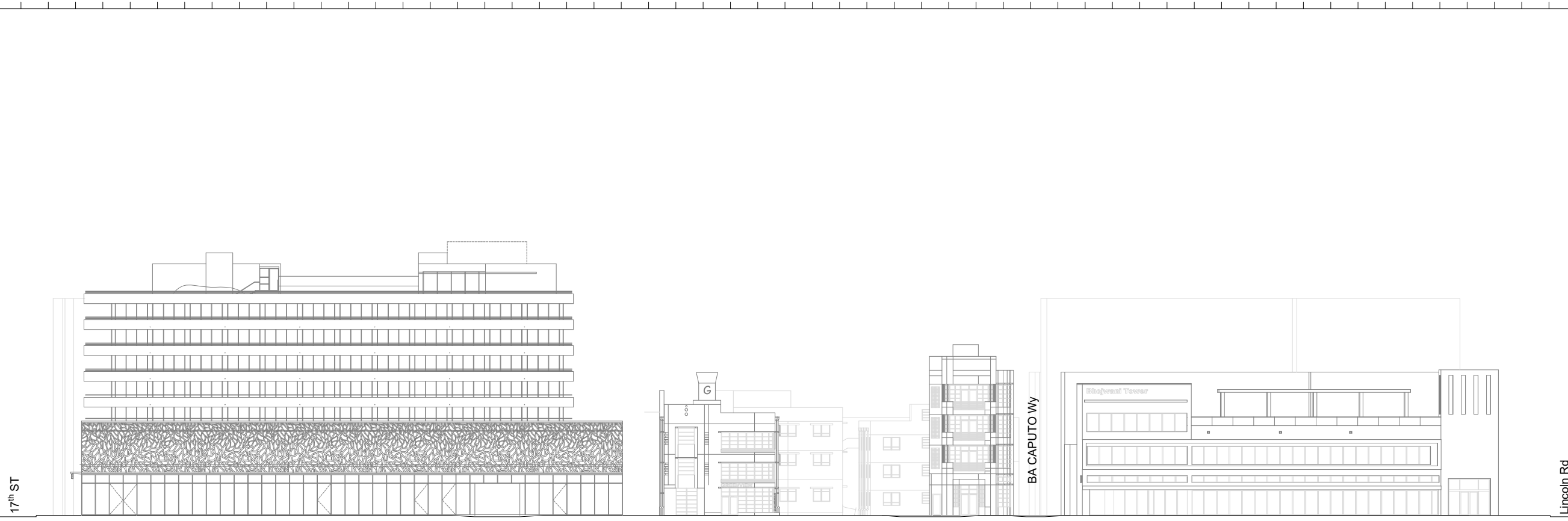
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**CONTEXT VIEWS**

**1 BUILDING VIEWS**  
 1665-1667 WASHINGTON AVE, MIAMI BEACH, FL 33139

Date	07.18.2022	Sheet No.
Scale	N/A	A0.09
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1 EXISTING CONTEXT WEST ELEVATION  
SCALE: NTS



2 PROPOSED CONTEXT WEST ELEVATION  
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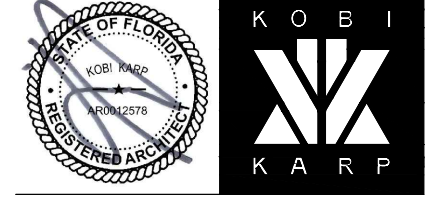
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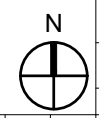
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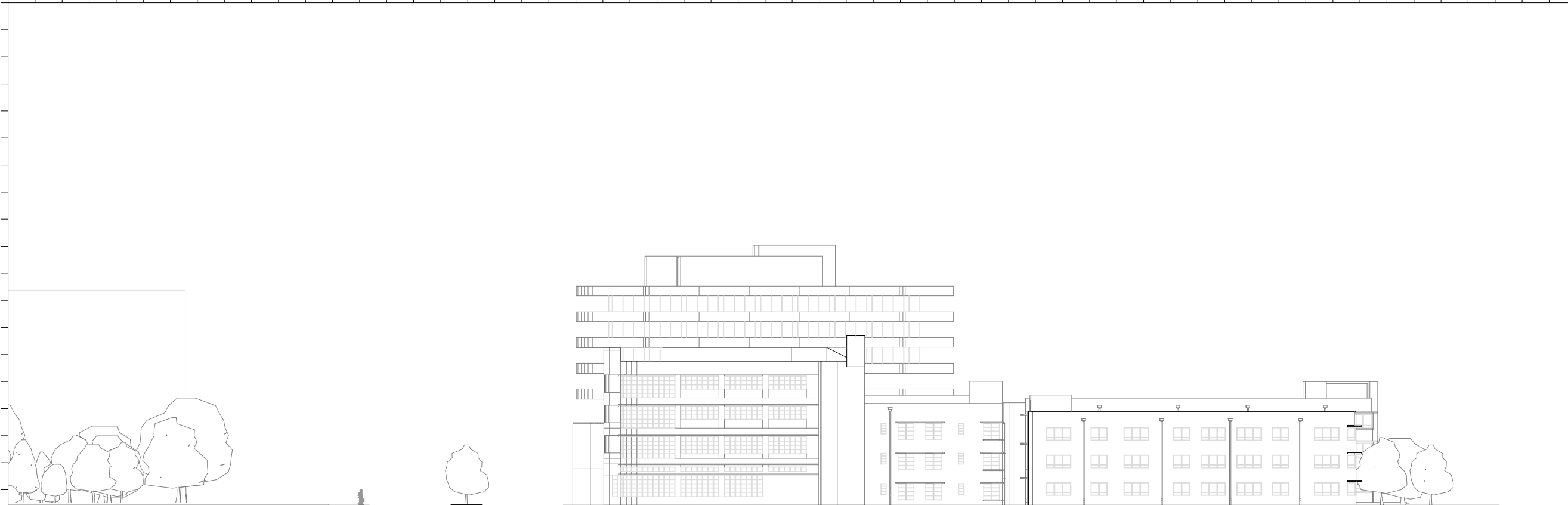
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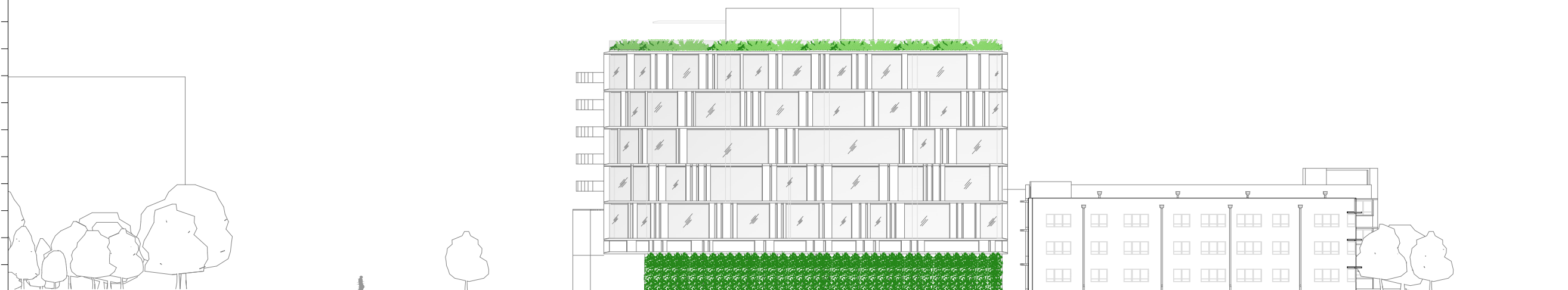
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1 EXISTING CONTEXT SOUTH ELEVATION  
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2 PROPOSED CONTEXT SOUTH ELEVATION  
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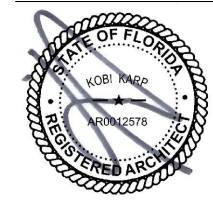
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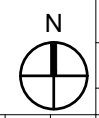
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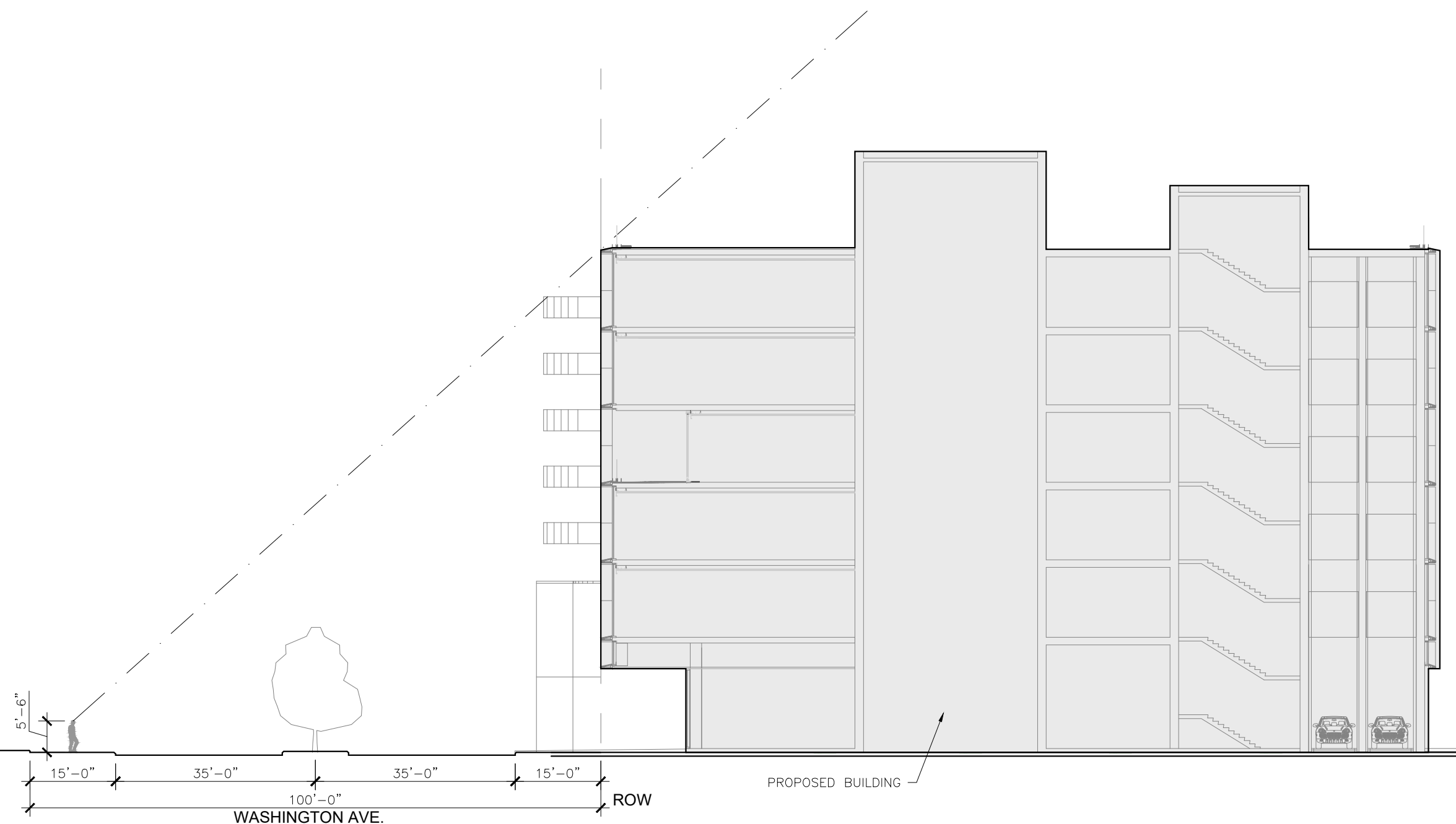
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CONTEXT SOUTH ELEVATION

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1 PROPOSED BUILDING SECTION  
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**LINE OF SIGHT STUDY**

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**One Soundscape**  
View 06

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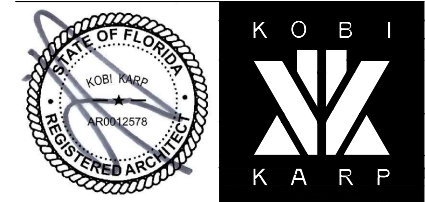
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Name: KK 1665 WASHINGTON AVE  
Address: 745 Fifth Ave  
Address: New York, NY 10151  
Tel:  
Email:

**Landscape:**  
CLAD  
8020 NE 4th Ave  
Studio 113, Miami Fl  
(786) 536-5076  
Email: carolina@cladlandscape.com

**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

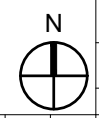
**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

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

Date	07.18.2022	Sheet No.
Scale	N/A	A0.70
Project	2132	





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 1665-1667 WASHINGTON AVENUE  
 MIAMI BEACH, FLORIDA 33139

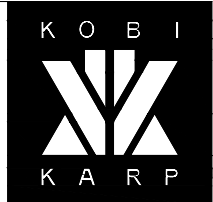
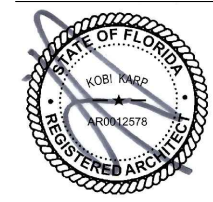
**Owner:**  
 Name: KK 1665 WASHINGTON AVE  
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**Landscape:**  
 CLAD  
 8020 NE 4th Ave  
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**Consultant:**  
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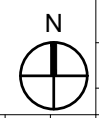
**Consultant:**  
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 Kobi Karp Architecture and Interior Design, Inc.  
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**EXTERIOR RENDERING**

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Project	2132	





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 CLAD  
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**Consultant:**  
 Name:  
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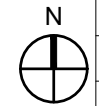
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 Name:  
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**Architect:**  
 Kobi Karp Architecture and Interior Design, Inc.  
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**EXTERIOR RENDERING**

Date	07.18.2022	Sheet No.	A0.72
Scale	N/A		
Project	2132		





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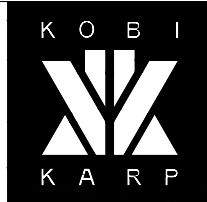
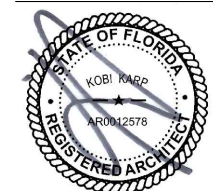
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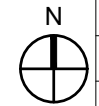
**Consultant:**  
 Name:  
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 Kobi Karp Architecture and Interior Design, Inc.  
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**EXTERIOR RENDERING**

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Scale	N/A	A0.73
Project	2132	





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**EXTERIOR RENDERING**

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Scale	N/A		
Project	2132		



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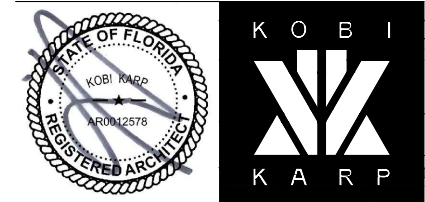
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**EXTERIOR RENDERING**

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Scale	N/A		
Project	2132		



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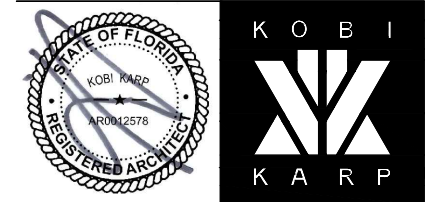
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 (786) 536-6076  
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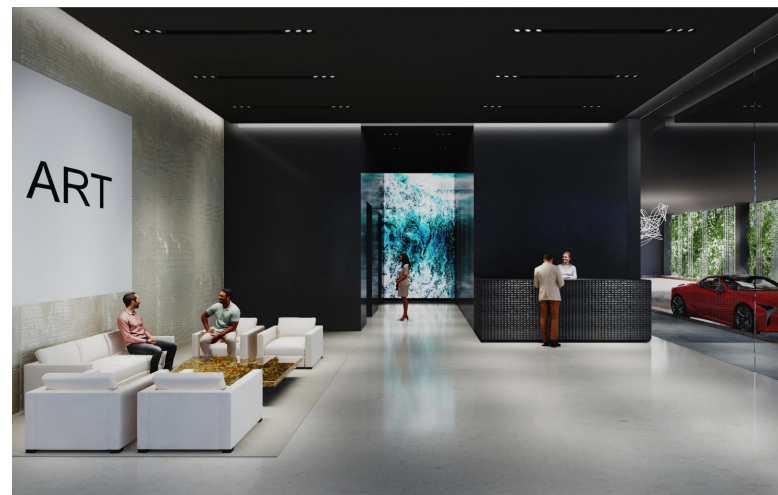
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Project	2132	



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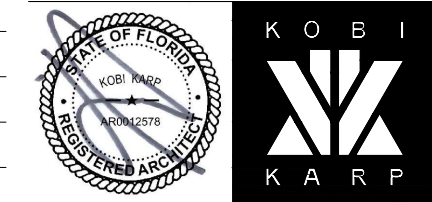
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 Kobi Karp Architecture and Interior Design, Inc.  
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 Miami, Florida 33127 USA  
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**INTERIOR RENDERING**

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Project	2132	







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 MIAMI BEACH, FLORIDA 33139

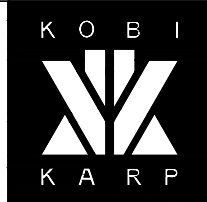
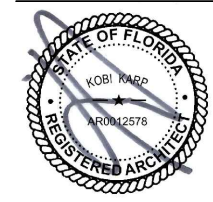
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 Address: 745 Fifth Ave  
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**Landscape:**  
 CLAD  
 8020 NE 4th Ave  
 Studio 113, Miami Fl  
 (786) 536-5076  
 Email: carolina@cladlandscape.com

**Consultant:**  
 Name:  
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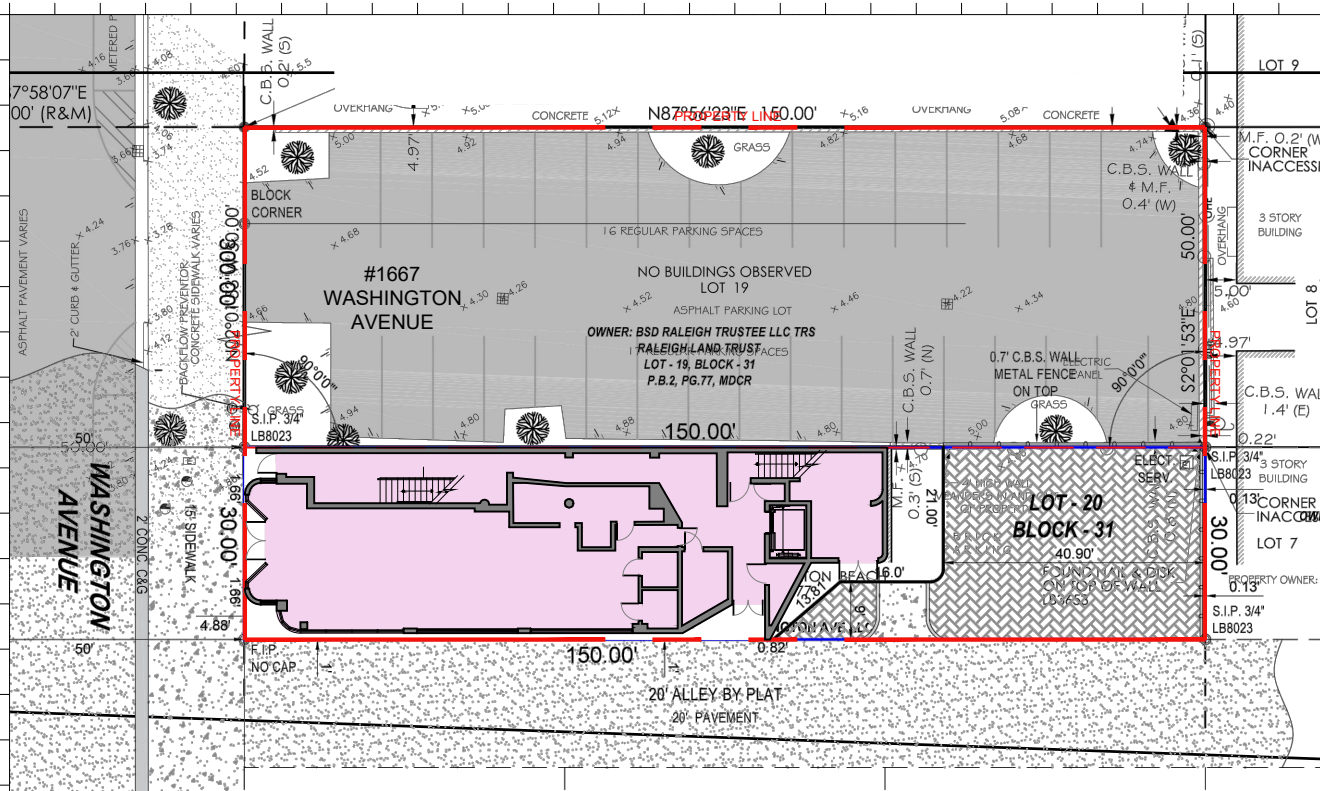
**Consultant:**  
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 Email:

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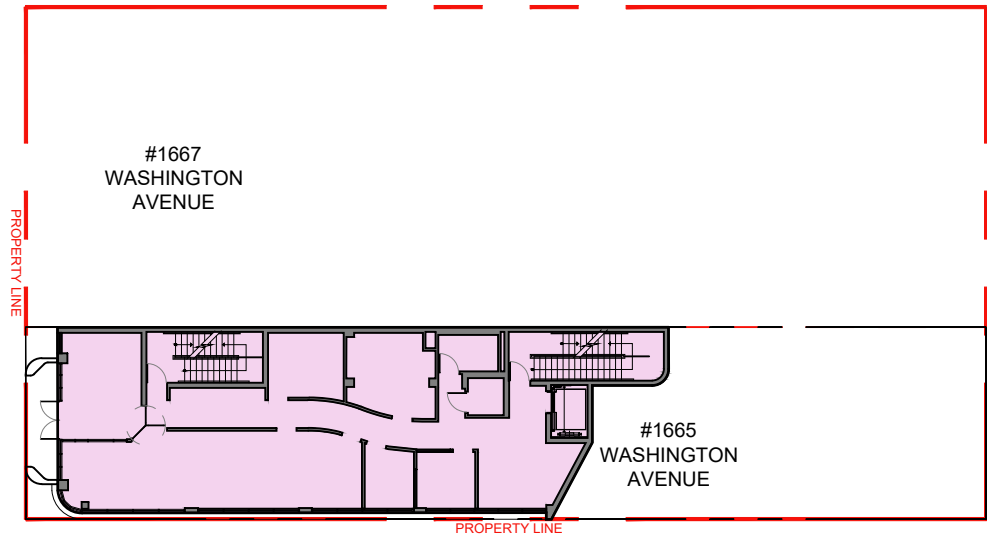


**DRIVE WAY RENDERING**

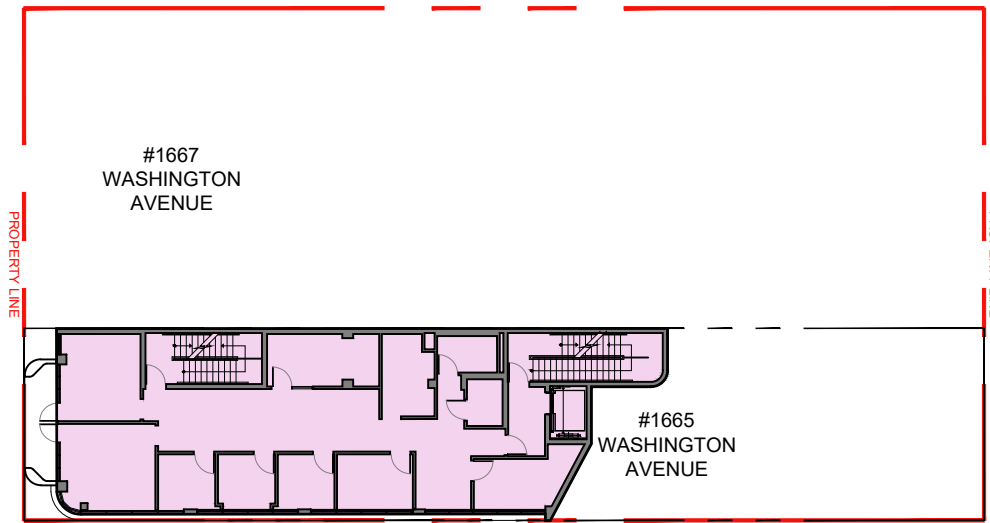
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Project	2132		



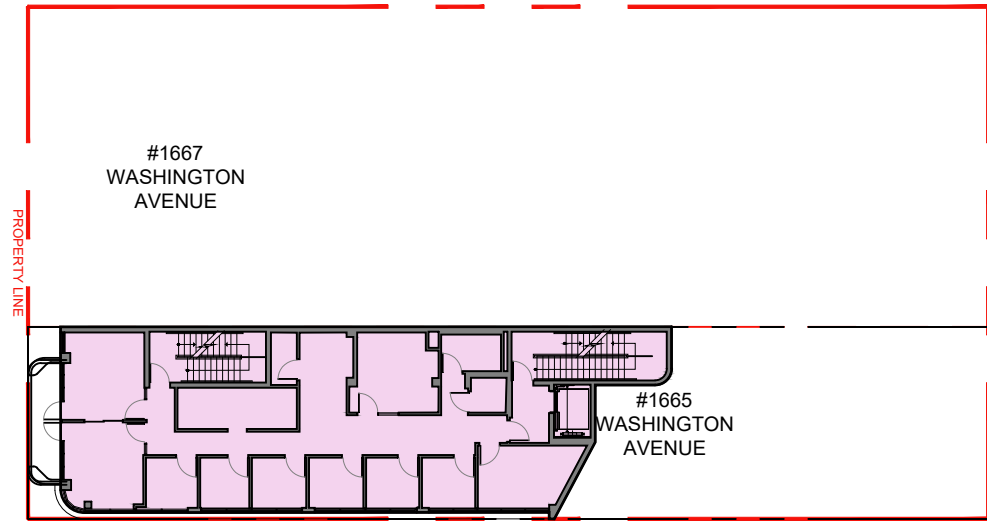
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SCALE: 1"=30'-0"



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



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



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

	1665 WASHINGTON AVENUE	1667 WASHINGTON AVENUE	EXISTING FAR
Level 4	2,520	0	2,520
Level 3	2,520	0	2,520
Level 2	2,520	0	2,520
Level 1	2,551	0	2,551
<b>TOTALS</b>	<b>10,111</b>	<b>0</b>	<b>10,111</b>

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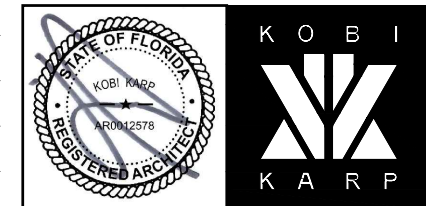
Owner:  
Name: KK 1665 WASHINGTON AVE  
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Address: New York, NY 10151  
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Landscape:  
CLAD  
8020 NE 4th Ave  
Studio 113, Miami Fl  
(786) 536-5076  
Email: carolina@cladlandscape.com

Consultant:  
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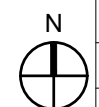
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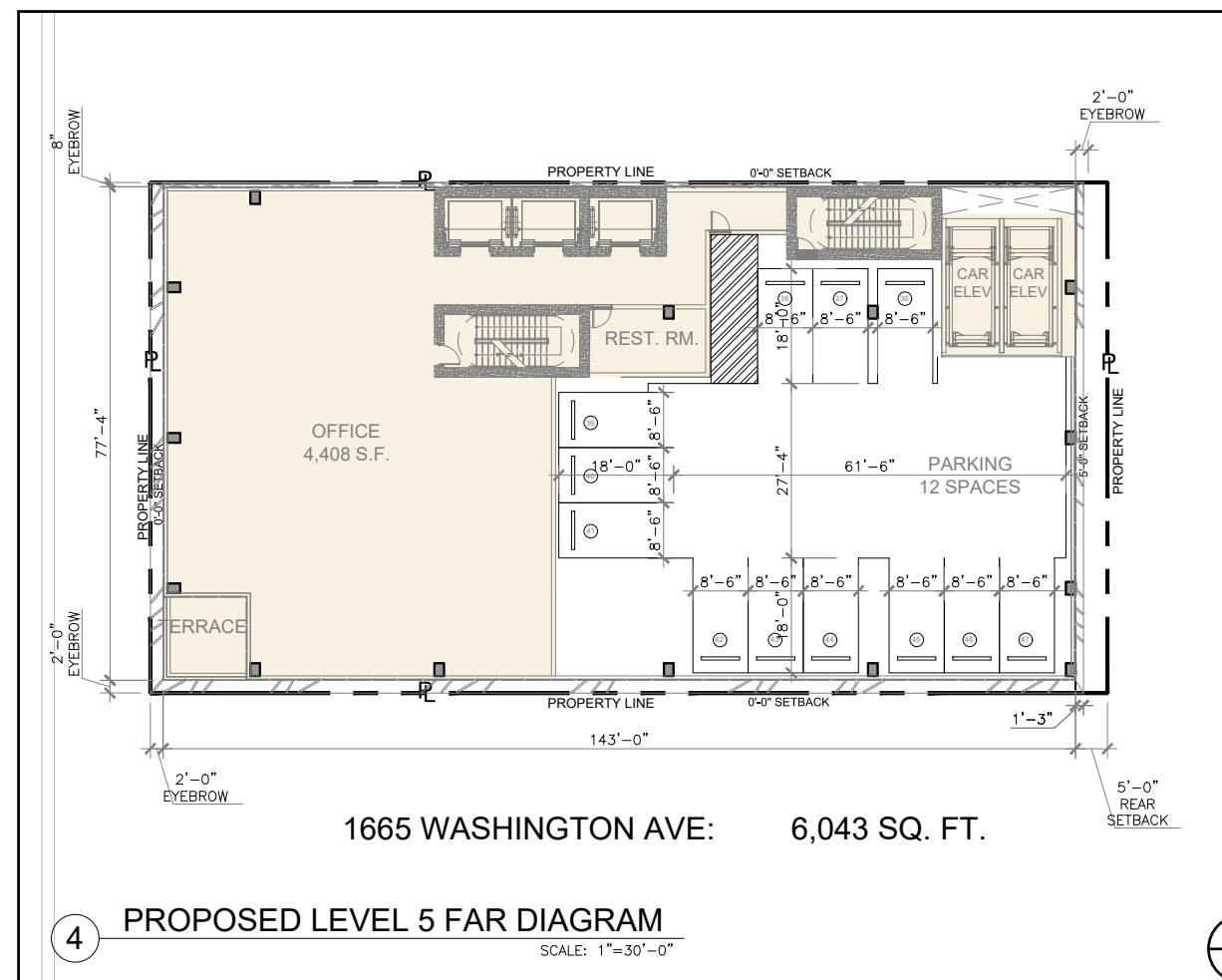
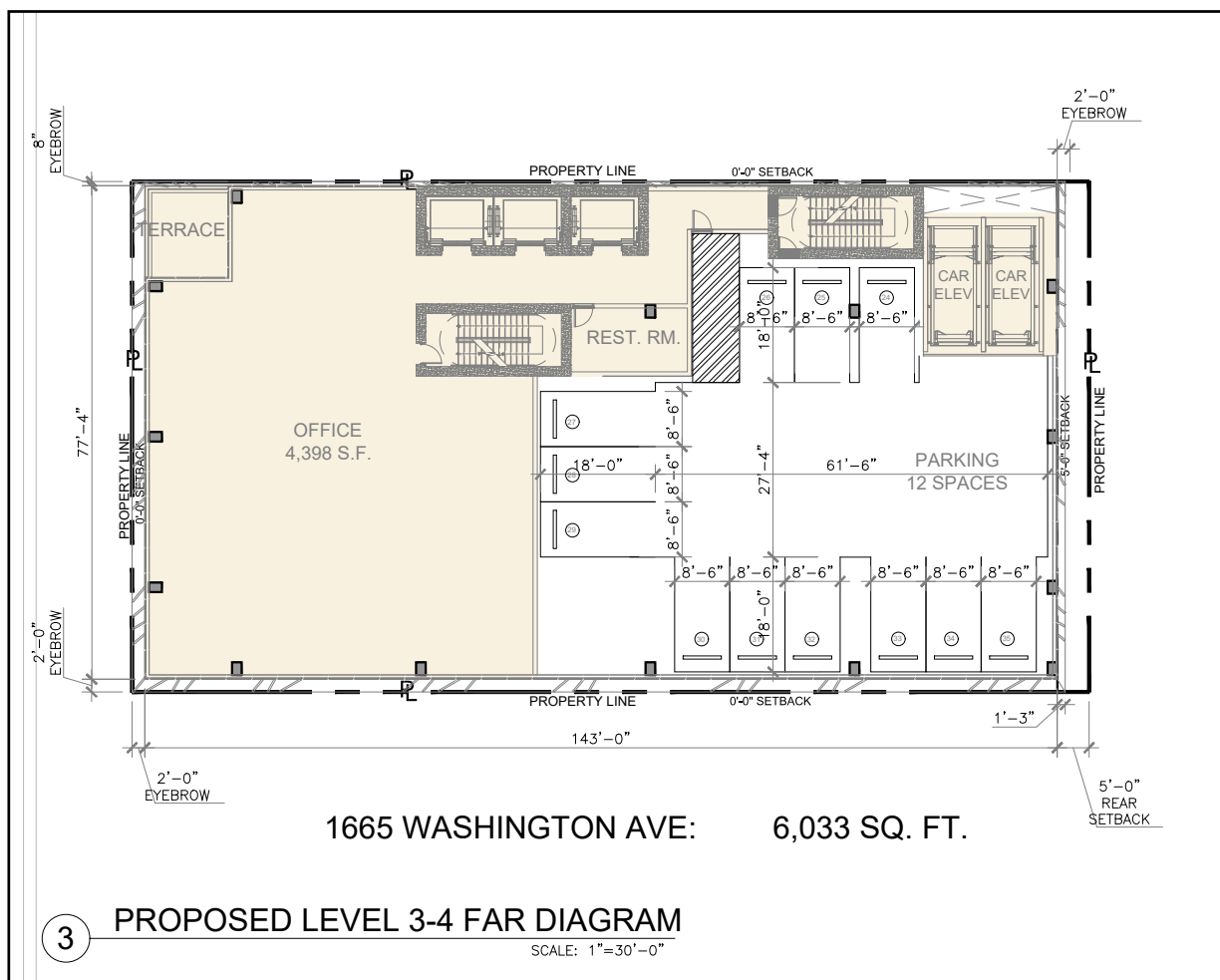
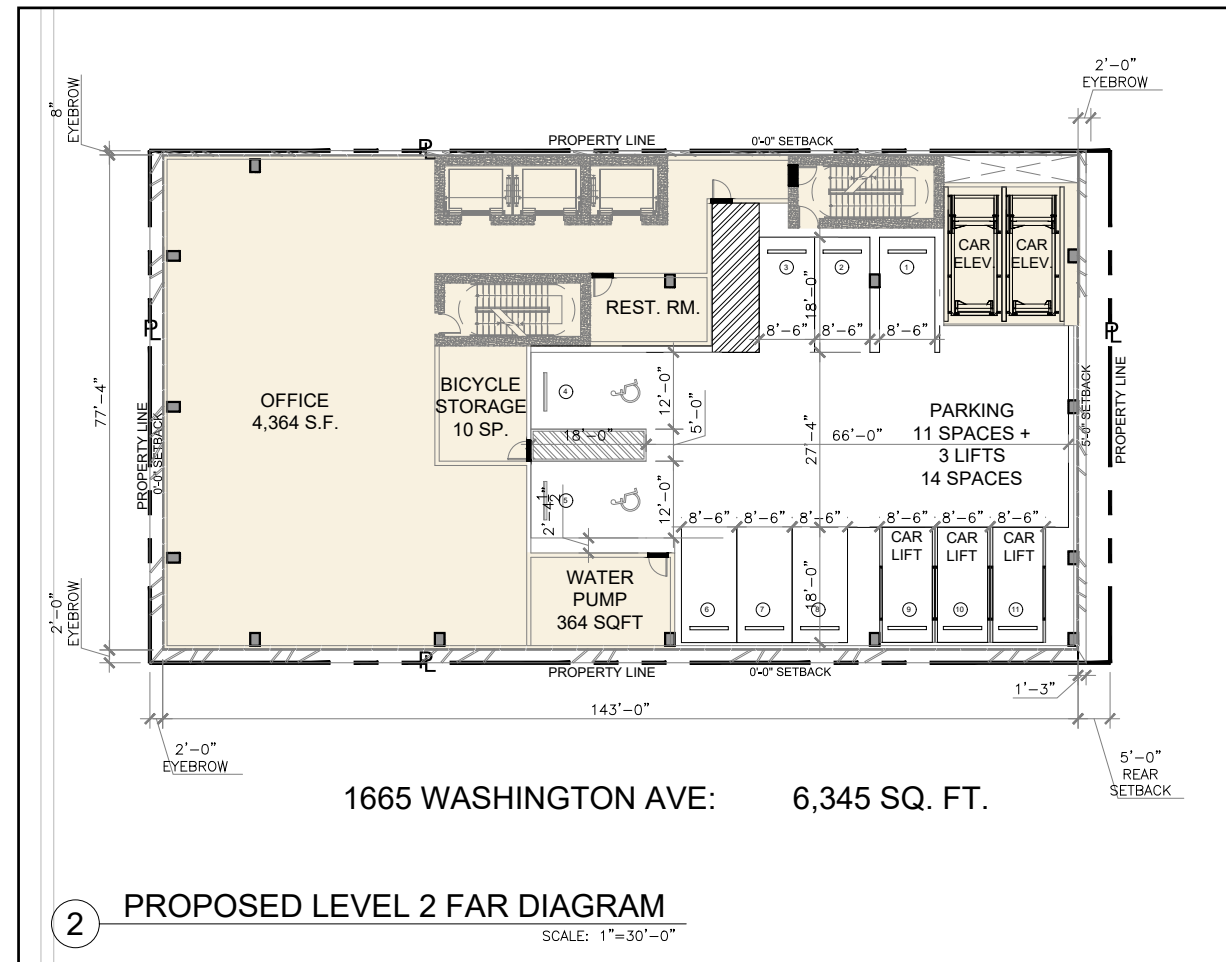
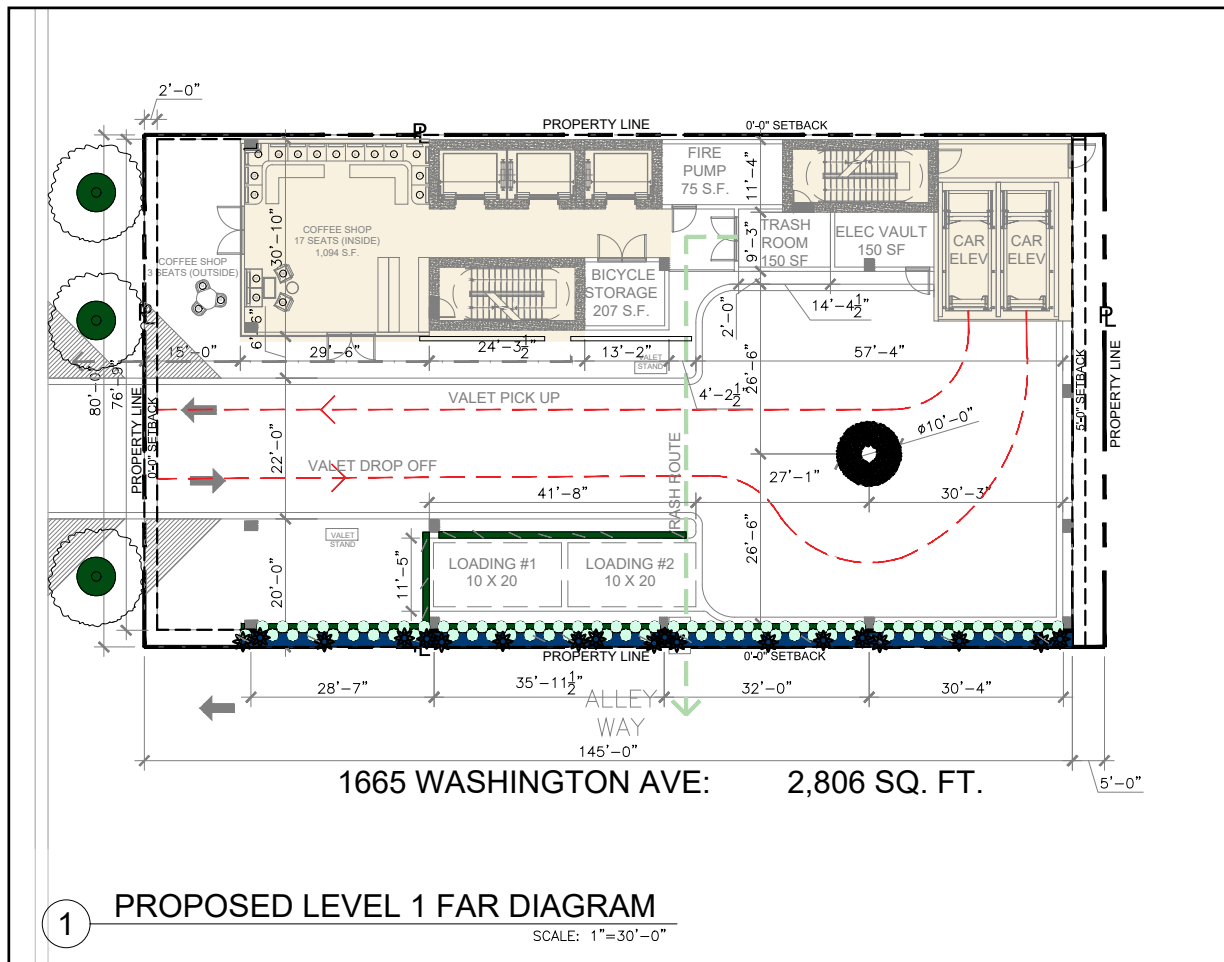
Architect:  
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571 NW 28th Street  
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EXISTING FAR DIAGRAMS

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Scale	1"=30'-0"	A1.00
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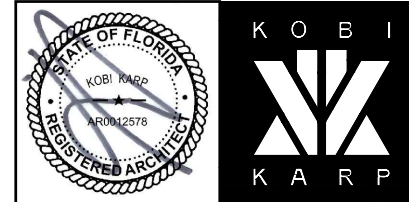
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Address: New York, NY 10151  
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**Landscape:**  
CLAD  
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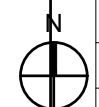
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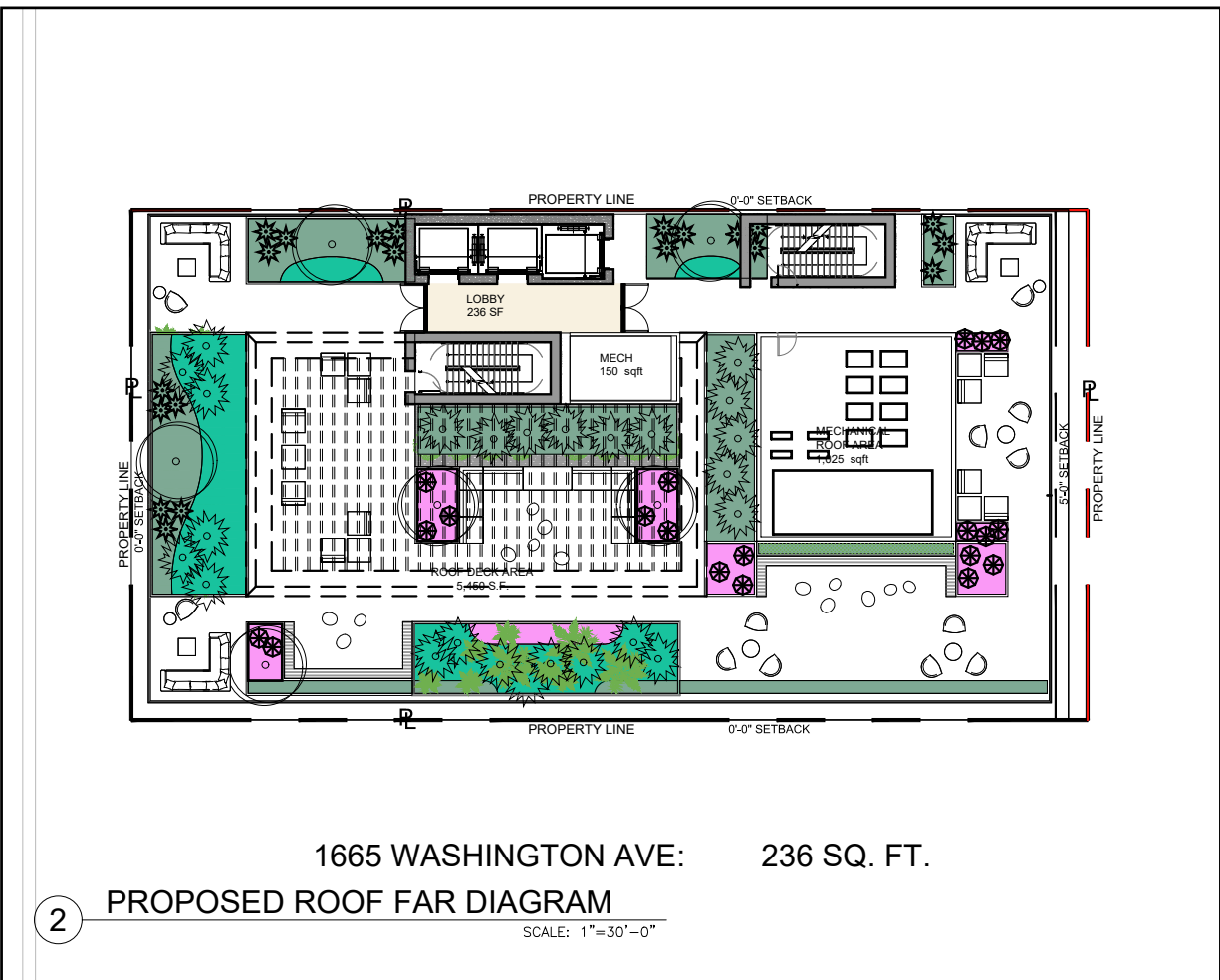
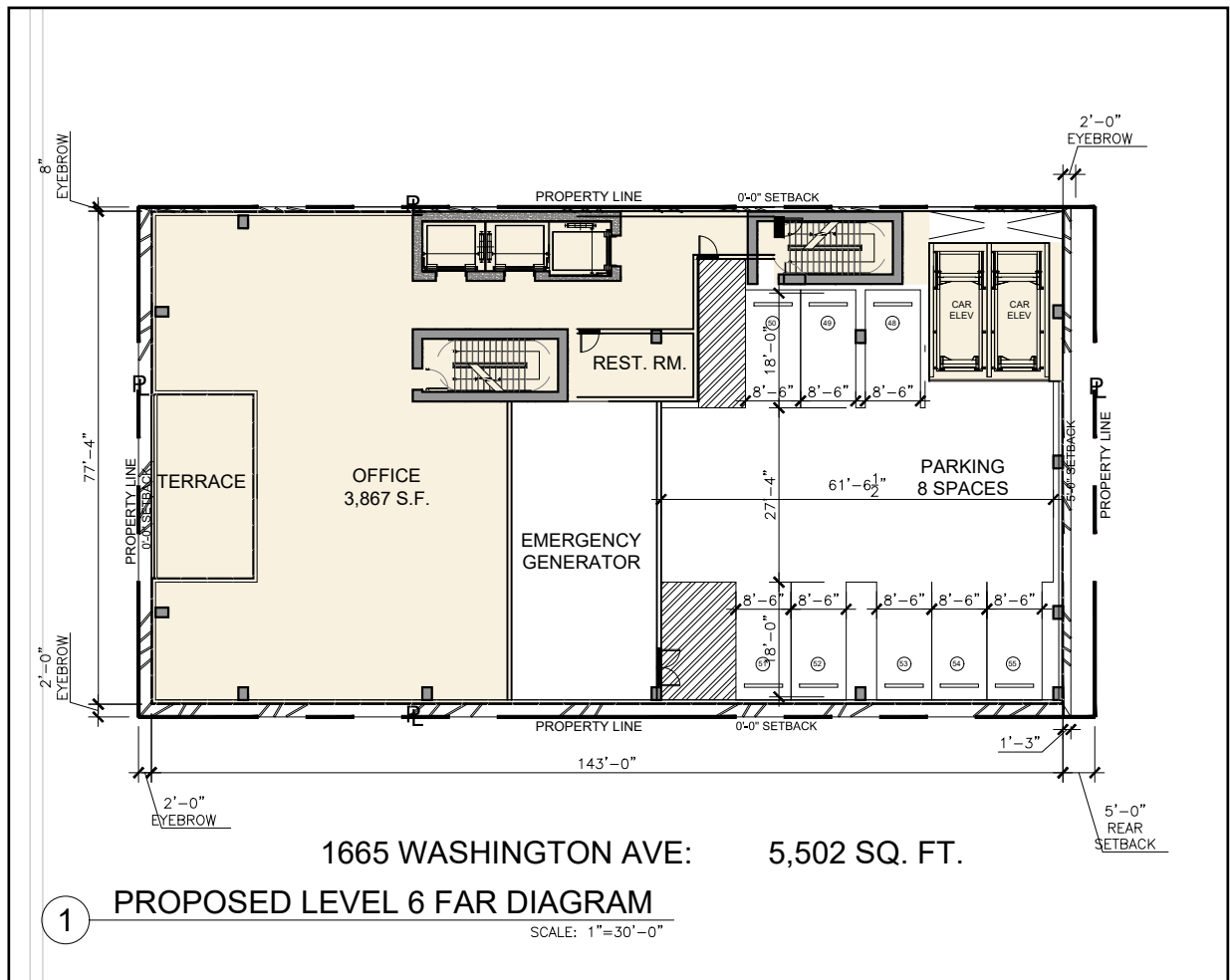
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**PROPOSED FAR DIAGRAMS**

Date	07.18.2022	Sheet No.	A1.10
Scale	N/A		
Project	2132		





**PROPOSED AREA CALCULATIONS**

	STAIRS AND ELEVATORS	L/S. B.O.H.	B.O.H.	PARKING	# SPACES	ELEVATOR LIFTS	OFFICE AREA	LOBBY	RESTROOMS	TERRACE	ROOFTOP DECK	ROOF PLANTERS/MECH	COVERED ARRIVAL	GROSS TOTAL	PROPOSED FAR
Roof												1,182		1,182	
Roof Deck	946							236			5,450	5,172		10,858	236
Level 6	946	1,114		3,767	9	475	3,867		214	456				10,964	5,502
Level 5	946			4,643	12	475	4,408		214	225				10,964	6,043
Level 4	946			4,643	12	475	4,398		214	225				10,964	6,033
Level 3	946			4,643	12	475	4,398		214					10,964	6,033
Level 2	946		346	4,297	12	475	4,364		214					10,964	6,345
Level 1	946	668				408		1,094					8,324	3,116	2,806
<b>TOTALS</b>	<b>6,622</b>	<b>1,782</b>	<b>346</b>	<b>21,993</b>	<b>57</b>	<b>2,783</b>	<b>21,435</b>	<b>1,330</b>	<b>1,070</b>	<b>906</b>	<b>5,450</b>	<b>6,354</b>	<b>8,324</b>	<b>68,794</b>	<b>32,998</b>

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MIAMI BEACH, FLORIDA 33139

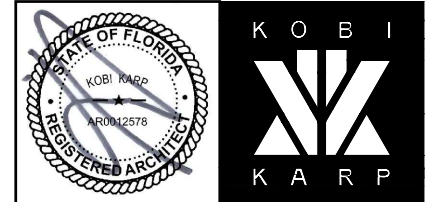
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Email:

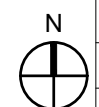
**Consultant:**  
Name:  
Address:  
Address:  
Tel:  
Email:

**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

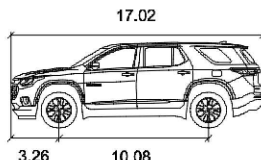
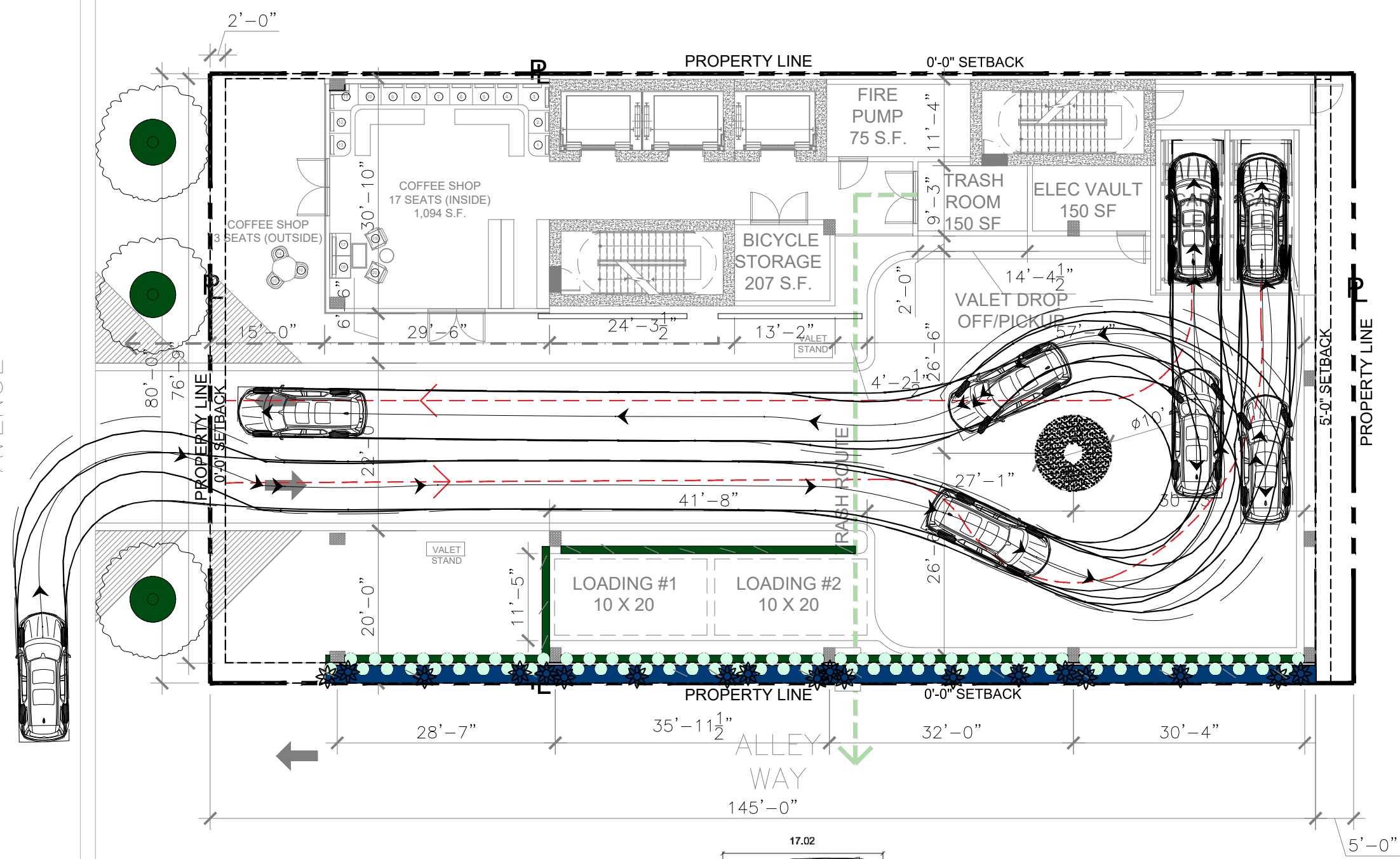


**PROPOSED FAR DIAGRAMS**

Date	07.18.2022	Sheet No.	A1.11
Scale	N/A		
Project	2132		



WASHINGTON AVENUE



**Chevrolet Traverse 2018**  
 Width : 6.55 feet  
 Track : 6.35  
 Lock to Lock Time : 6.0  
 Steering Angle : 36.6

1 PROPOSED PASSENGER VEHICLE  
 SCALE: 1/16"=1'-0"

Rev.	Date	Rev.	Date

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**HPB SUBMITTAL**

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

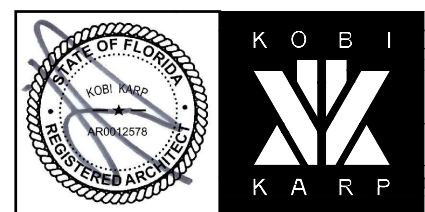
**Owner:**  
 Name: KK 1665 WASHINGTON AVE  
 Address: 745 Fifth Ave  
 Address: New York, NY 10151  
 Tel:  
 Email:

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

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 Name:  
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 Tel:  
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**Architect:**  
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 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766



**VEHICLE TURNING RADII**

Date	07.18.2022	Sheet No.
Scale	1/16"-1'-0"	A1.20
Project	2132	

