

# 1910 ALTON ROAD

1910 ALTON ROAD  
MIAMI BEACH, FL  
33139

DESIGN REVIEW BOARD FINAL SUBMITTAL - APRIL 6TH, 2020



ARCHITECT  
KOBI KARP ARCHITECTURE  
AND INTERIOR DESIGN, INC.  
2915 BISCAYNE BLVD. SUITE 200  
MIAMI, FLORIDA 33137  
T: 305.573.1818

| Rev.                | Date       | Rev. | Date |
|---------------------|------------|------|------|
| DRB FIRST SUBMITTAL | 03-16-2020 |      |      |
| DRB FINAL SUBMITTAL | 04-06-2020 |      |      |
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## DRB FINAL SUBMITTAL

DRB20-0522

MIXED USE - COMMERCIAL -  
OFFICE - RESIDENCE

1910 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

Consultant:

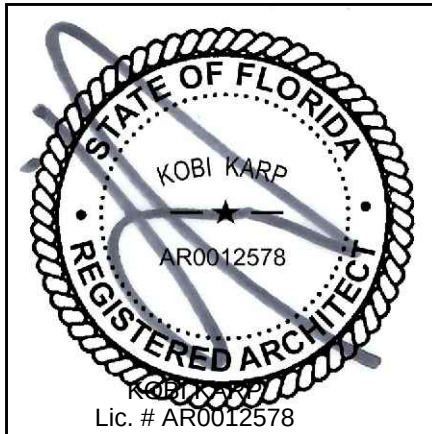
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Consultant:

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Architect of Record:

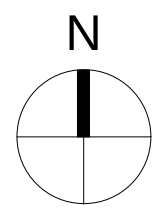
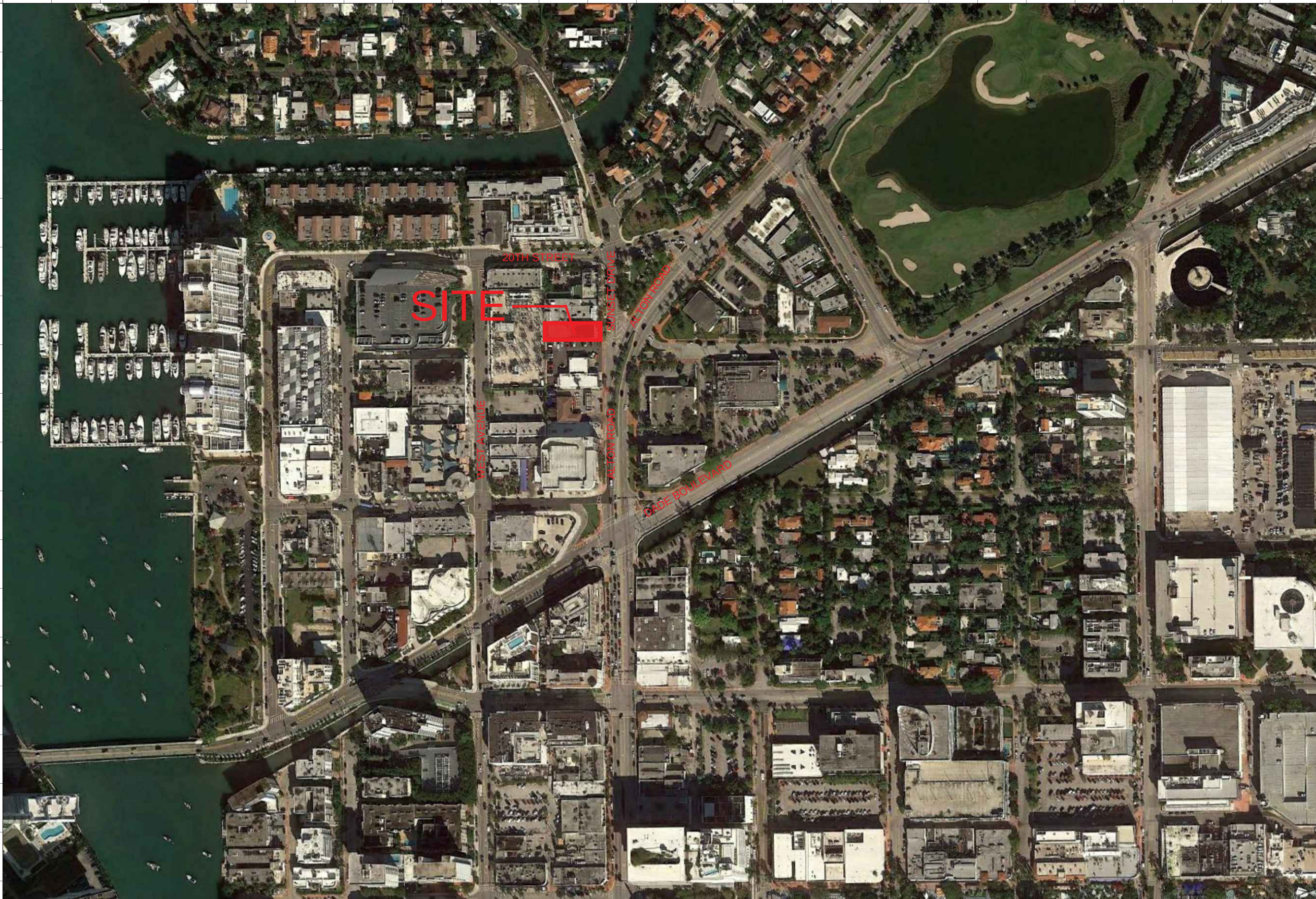
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



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| Date 04-06-2020 | Sheet No. |
| Scale           | A0.00     |
| Project 2001    |           |

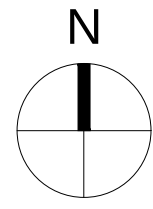
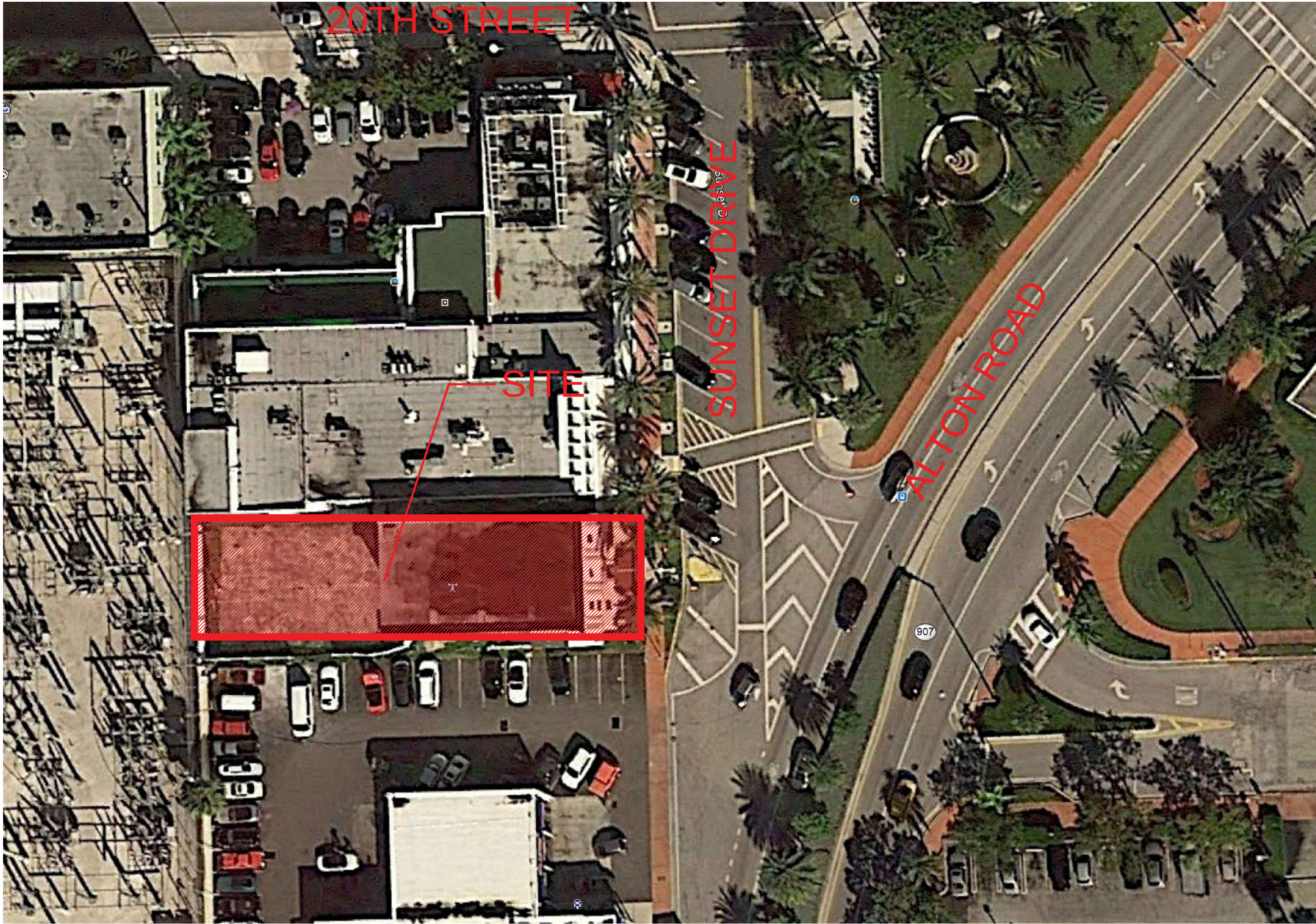




1

## LOCATION MAP

Scale: N.T.S.



2

## CONTEXT MAP

Scale: N.T.S.

| Rev.                | Date       | Rev. | Date |
|---------------------|------------|------|------|
| DRB FIRST SUBMITTAL | 03-16-2020 |      |      |
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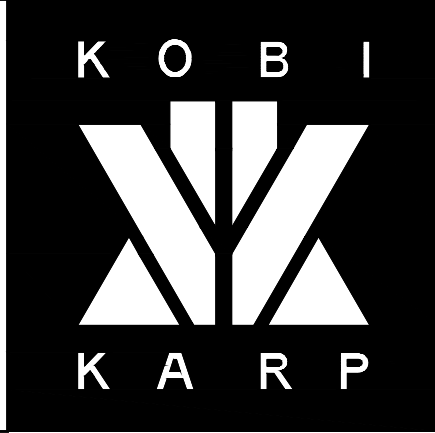
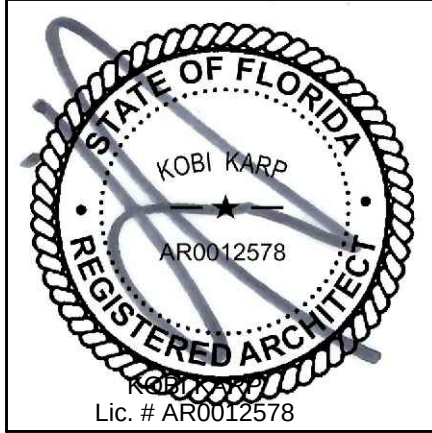
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Consultant:

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Architect of Record:

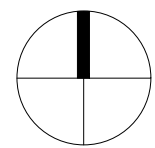
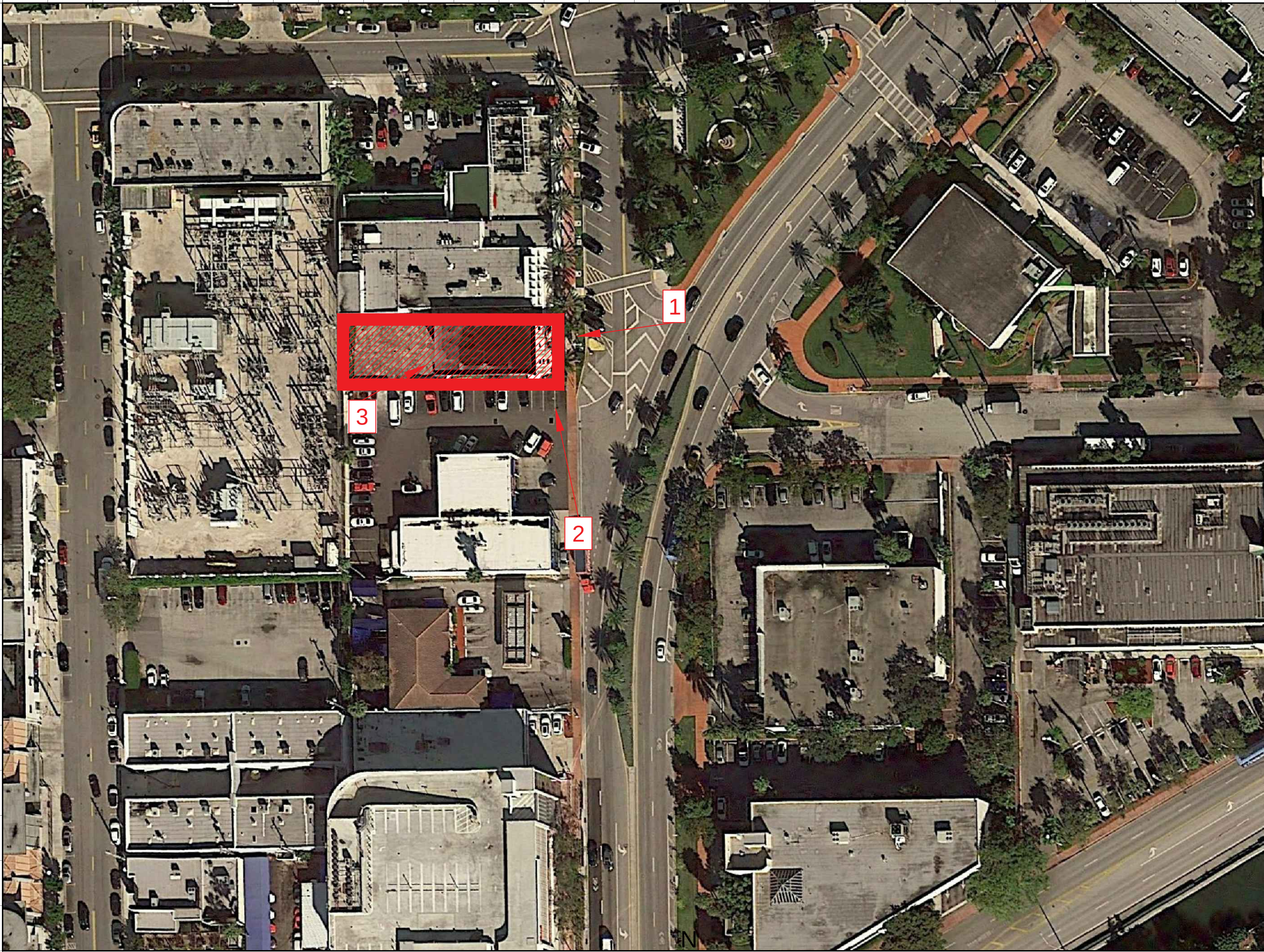
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
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## LOCATION MAP PROPOSED DESIGN

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|---------|------------|-----------|-------|
| Date    | 04-06-2020 | Sheet No. | A0.02 |
| Scale   |            |           |       |
| Project | 2001       |           |       |





KEY PLAN

N.T.S.



1 SITE IMAGE 1

Scale: N.T.S.



3 SITE IMAGE 3

Scale: N.T.S.



2 SITE IMAGE 2

Scale: N.T.S.

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|---------------------|------------|------|------|
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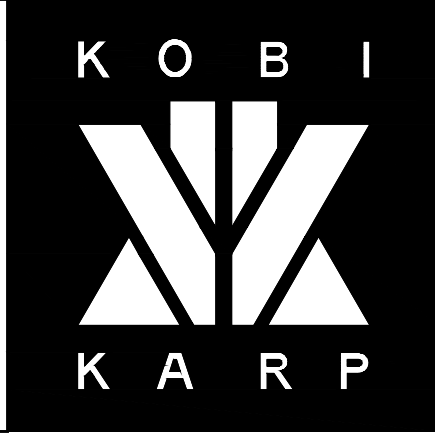
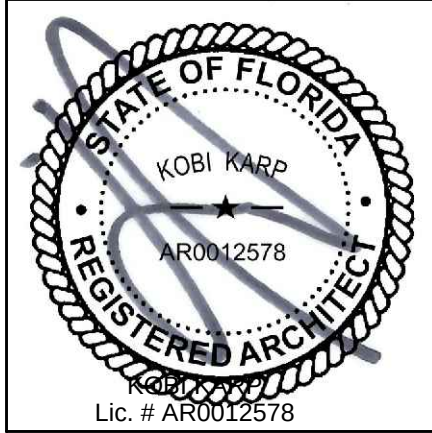
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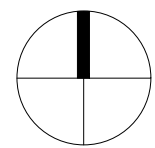
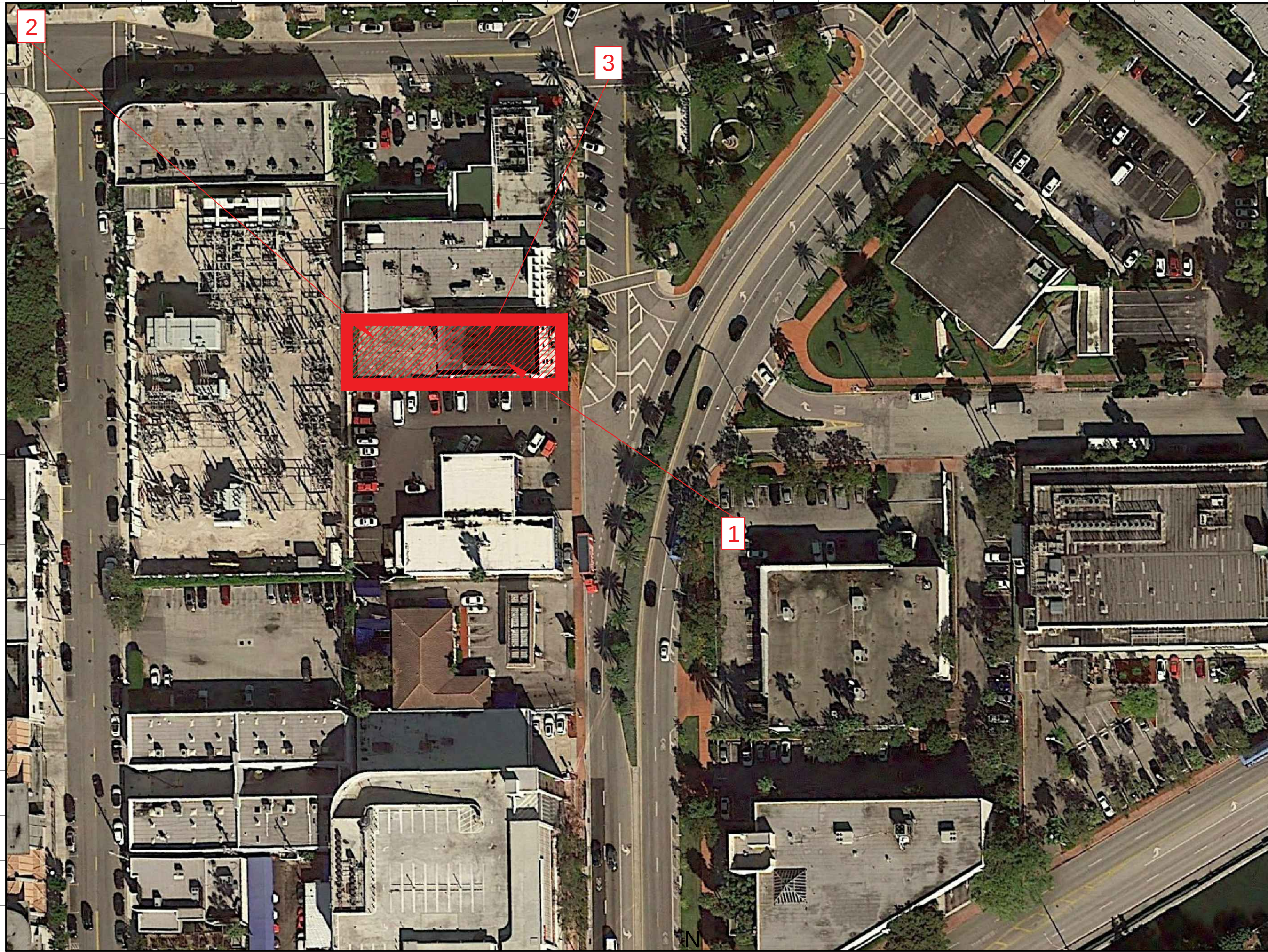


CONTEXT IMAGES

PROPOSED DESIGN

|         |            |           |       |
|---------|------------|-----------|-------|
| Date    | 04-06-2020 | Sheet No. | A0.03 |
| Scale   |            |           |       |
| Project | 2001       |           |       |





KEY PLAN

N.T.S.



1 SITE IMAGE 1

Scale: N.T.S.



3 SITE IMAGE 3

Scale: N.T.S.



2 SITE IMAGE 2

Scale: N.T.S.

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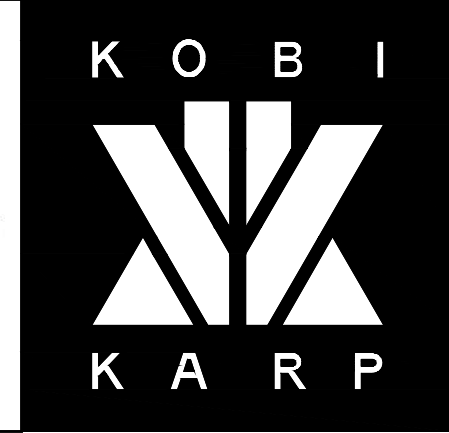
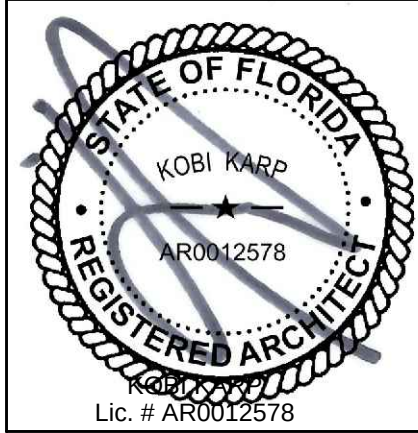
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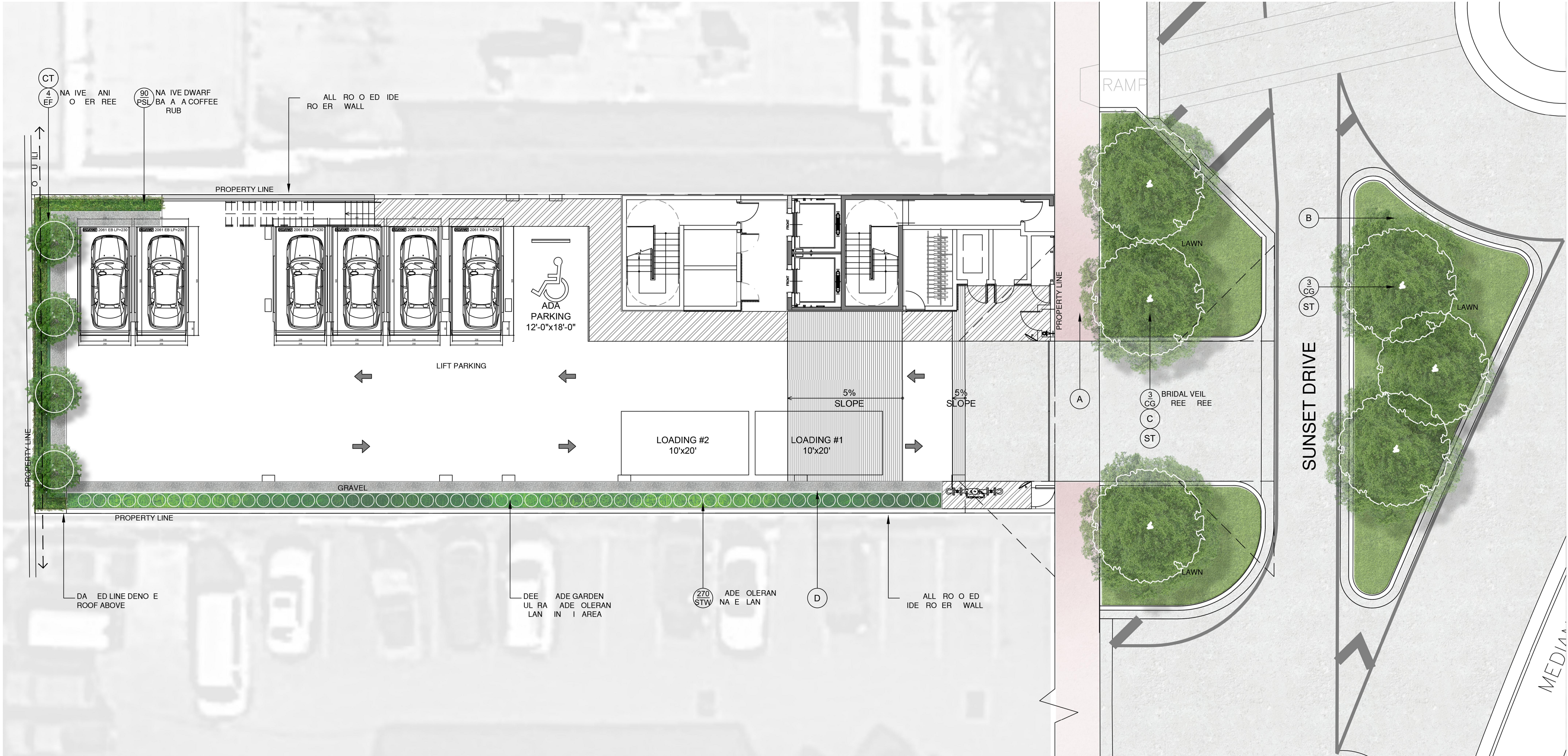


## CONTEXT IMAGES

PROPOSED DESIGN

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|---------|------------|-----------|-------|
| Date    | 04-06-2020 | Sheet No. | A0.04 |
| Scale   |            |           |       |
| Project | 2001       |           |       |





LANDSCAPE PLAN LEGEND

- A

MIAMI BEACH 'RED' CONCRETE SIDEWALK. TO BE LEVEL AND SLIP-RESISTANT AS PER FFPC 6TH ED
- B

NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED. SEE PLANTING SPECS
- C

AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH
- D

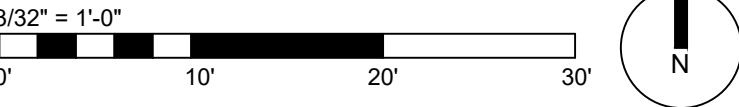
3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- E

CMB 15' VISIBILITY TRIANGLE
- CT

CODE TREE
- ST

STREET TREE

GROUND FLOOR LANDSCAPE PLAN



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DRB FINAL SUBMITTAL

DRB20-0522

MIXED USE - COMMERCIAL -  
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1910 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

CHRISTOPHER  
CAWLEY  
LANDSCAPE  
ARCHITECTURE

CHRISTOPHER CAWLEY, RLA  
Florida License LA 16647986

780 NE 69th Street, Suite 200 Miami, Florida 33138  
(305) 776-5295 / (305) 776-1585  
CHRISTOPHERCAWLEY.COM | LC 2600460

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

Consultant:

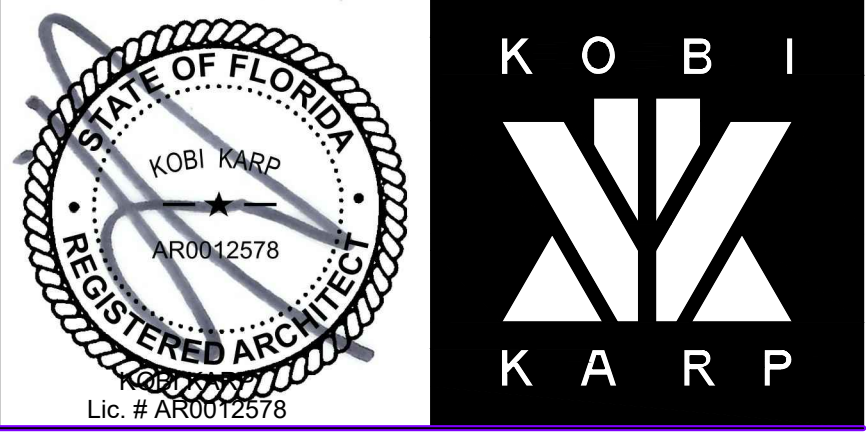
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| Scale           |           |
| Project 2001    | L2.00     |





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DRB FINAL SUBMITTAL

DRB20-0522

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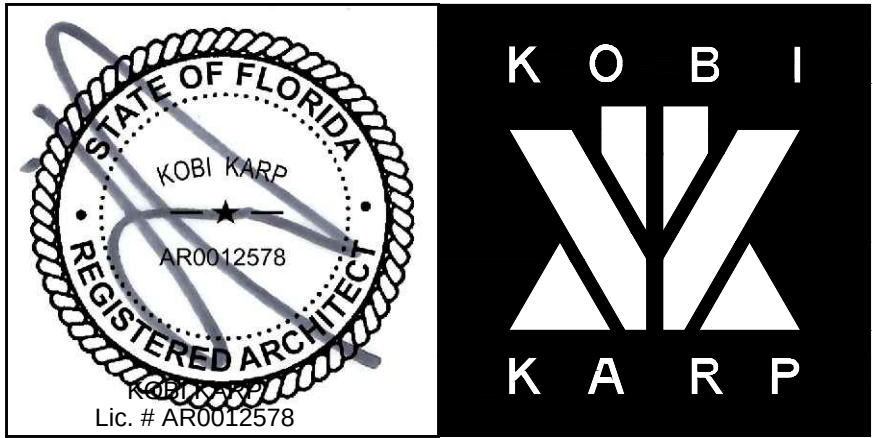
Name  
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Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
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RENDERING  
PROPOSED DESIGN

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| Date 04-06-2020 | Sheet No. |
| Scale           | A6.00     |
| Project 2001    |           |

1 RENDERING

Scale: N.T.S.





| Rev.                | Date       | Rev. | Date |
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RENDERING  
PROPOSED DESIGN

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|---------|------------|-----------|-------|
| Date    | 04-06-2020 | Sheet No. | A6.01 |
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1910 ALTON RD. - MIAMI BEACH, FL

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FLORIDA POWER AND LIGHT

| Rev.                | Date       | Rev. | Date |
|---------------------|------------|------|------|
| DRB FIRST SUBMITTAL | 03-16-2020 |      |      |
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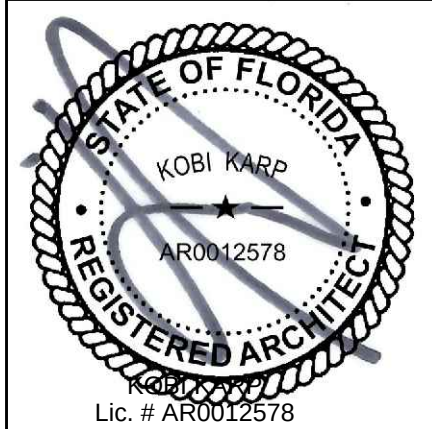
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RENDERING  
PROPOSED DESIGN

|         |            |           |       |
|---------|------------|-----------|-------|
| Date    | 04-06-2020 | Sheet No. | A6.02 |
| Scale   |            |           |       |
| Project | 2001       |           |       |

1 RENDERING

Scale: N.T.S.





FLORIDA  
POWER AND LIGHT

1920 ALTON ROAD

1850 ALTON ROAD

1910 ALTON RD. - MIAMI BEACH, FL

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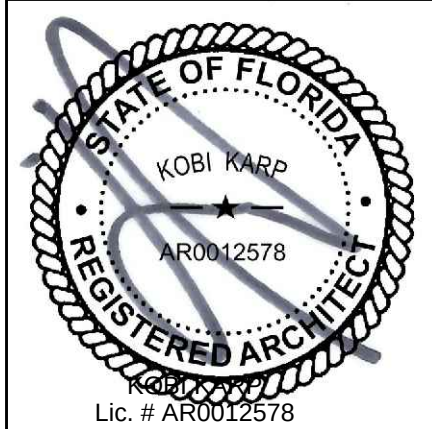
PRIVATE

Landscape Architect:  
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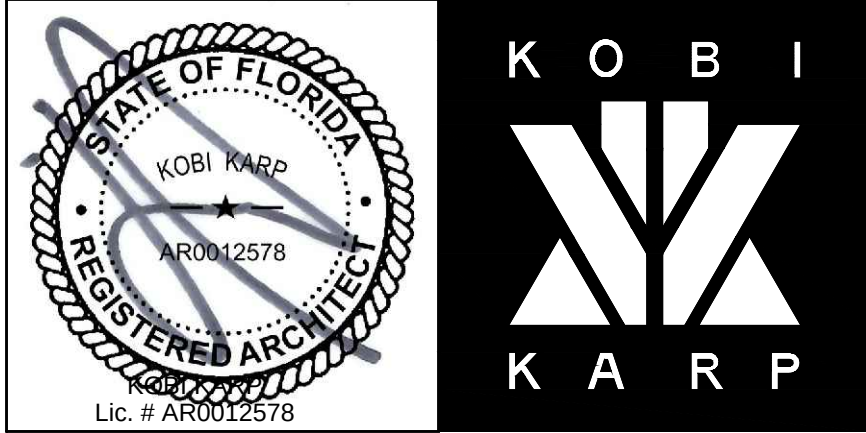
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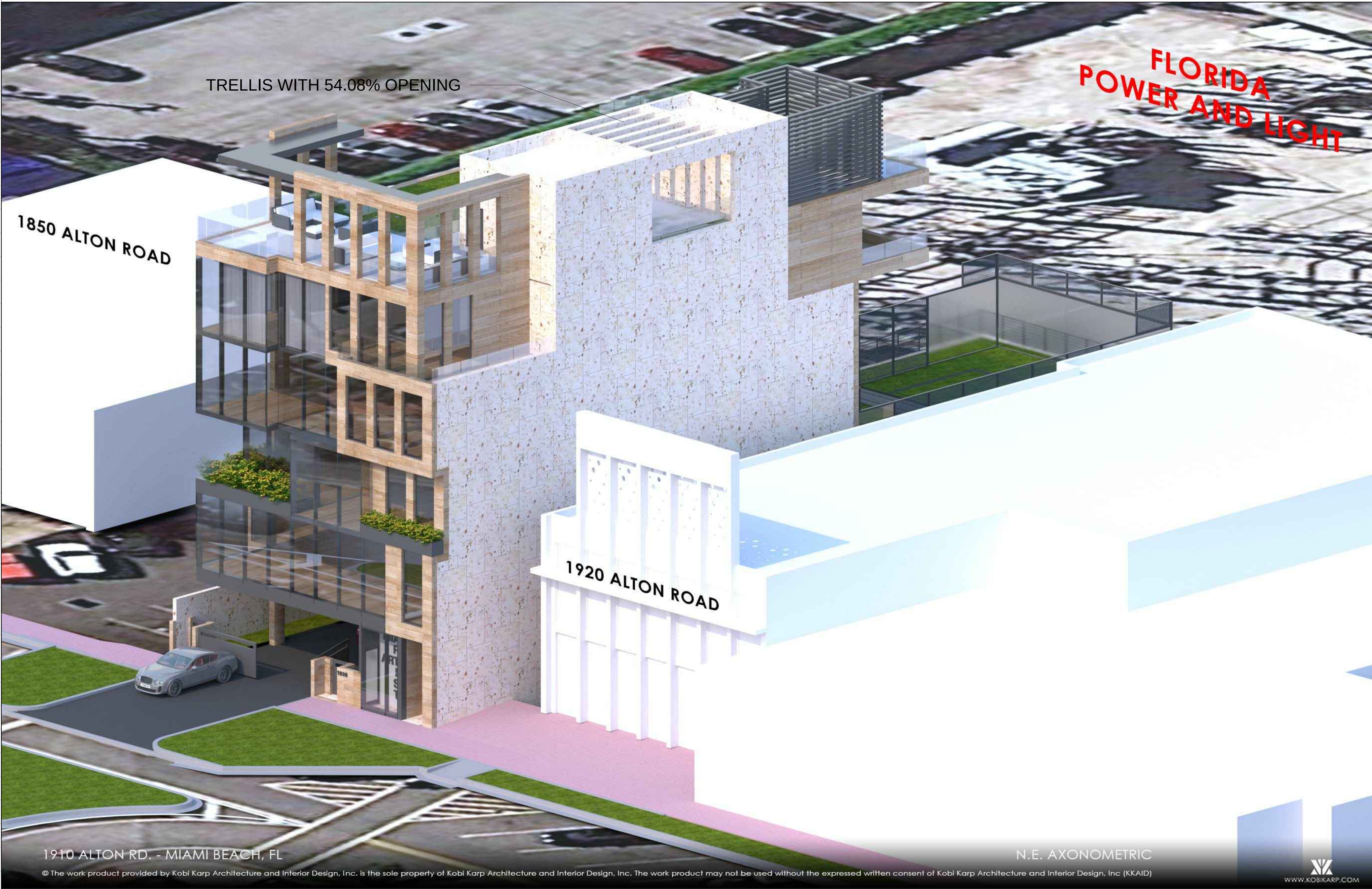
## AXONOMETRIC RENDERING PROPOSED DESIGN

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|---------|------------|-----------|-------|
| Date    | 04-06-2020 | Sheet No. | A0.08 |
| Scale   |            |           |       |
| Project | 2001       |           |       |

## 1 S.E. AXONOMETRIC

Scale: N.T.S.





FLORIDA  
POWER AND LIGHT

TRELLIS WITH 54.08% OPENING

1850 ALTON ROAD

1920 ALTON ROAD

1910 ALTON RD. - MIAMI BEACH, FL

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N.E. AXONOMETRIC



1 N.E. AXONOMETRIC  
Scale: N.T.S.

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|---------------------|------------|------|------|
| DRB FIRST SUBMITTAL | 03-16-2020 |      |      |
| DRB FINAL SUBMITTAL | 04-06-2020 |      |      |
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DRB FINAL SUBMITTAL

DRB20-0522

MIXED USE - COMMERCIAL -  
OFFICE - RESIDENCE

1910 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

Consultant:

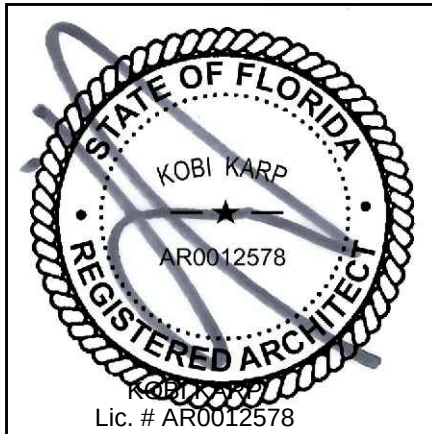
Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



AXONOMETRIC RENDERING  
PROPOSED DESIGN

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|---------|------------|-----------|-------|
| Date    | 04-06-2020 | Sheet No. | A0.09 |
| Scale   |            |           |       |
| Project | 2001       |           |       |



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## DRB20-0522

1910 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

**PRIVATE**

Name  
Address  
Address  
Tel:  
Email

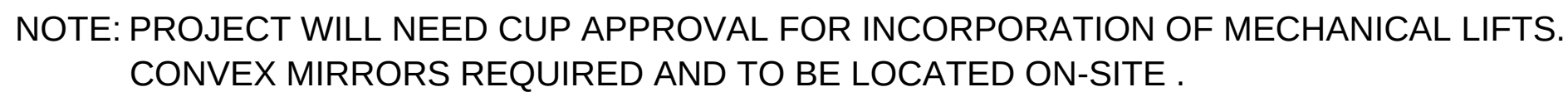
Name  
Address  
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Name  
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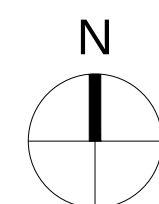
STATE OF FLORIDA  
KOBİ KARP  
AR00012578  
REGISTERED ARCHITECT

Lic. # AR0012578

|         |            |                           |
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| Date    | 04-06-2020 | Sheet No.<br><b>A2.00</b> |
| Scale   |            |                           |
| Project | 2001       |                           |



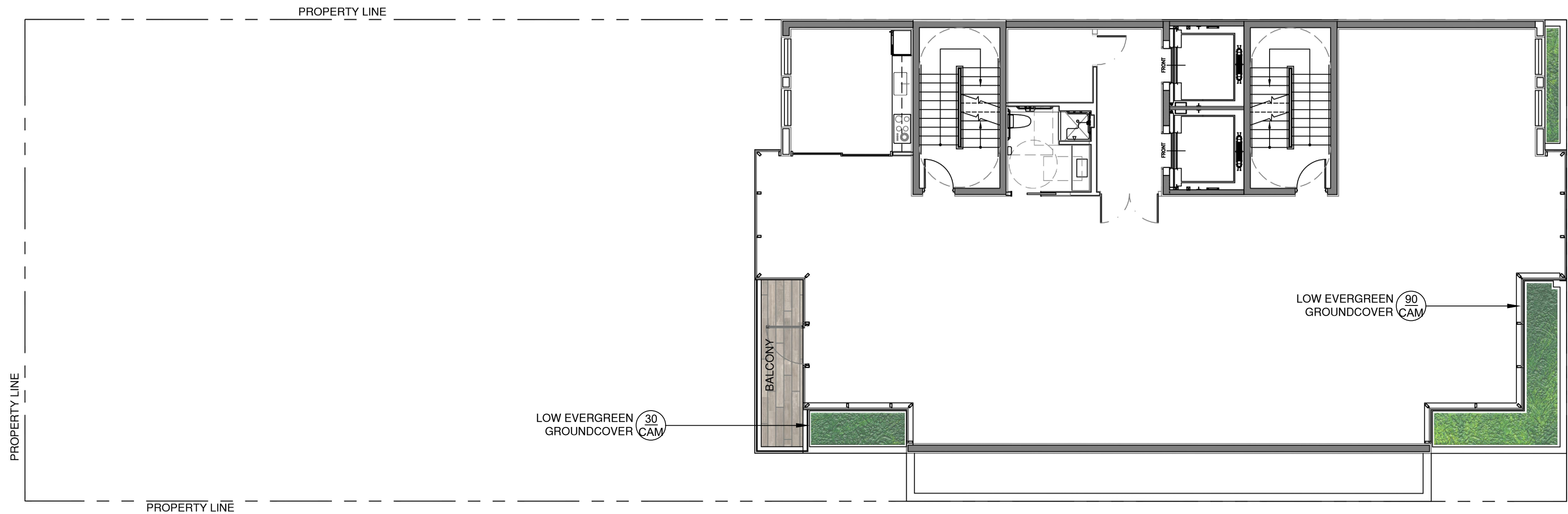
- A. REPLACE THE SIDEWALK ALONG THE ENTIRE STREET FRONTAGE OF THE PROPERTY.
- B. RECONSTRUCT THE SWALE / SOD ALONG THE ENTIRE FRONTAGE OF THE PROPERTY.
- C. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (22 FEET WIDE).
- D. LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT OF WAY REQUIRE PRELIMINARY APPROVALS FROM CMB PLANNING DEPARTMENT AND PARKS (GREEN MANAGMENT). DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.
- E. ALL CONSTRUCTION AND / OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND / OR EASEMENTS WILL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR OR COMMENCEMENT OF CONSTRUCTION
- F. ELIMINATION OF ON-STREET PARKING SPACES SHALL REQUIRE A FEE PER SPACE AND APPROVAL BY THE PARKING DIRECTOR.



**1 SITE PLAN WITH LIFTS** Scale: 1/16" = 1'-0"

Scale:  $1/16" = 1'-0"$



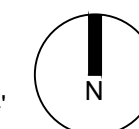


LEVEL 3



LEVEL 2

LEVEL 2 + LEVEL 3 FLOOR LANDSCAPE PLAN



| Rev.                | Date       | Rev. | Date |
|---------------------|------------|------|------|
| DRB FIRST SUBMITTAL | 03-16-2020 |      |      |
| DRB FINAL SUBMITTAL | 04-06-2020 |      |      |
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## DRB FINAL SUBMITTAL

DRB20-0522

### MIXED USE - COMMERCIAL - OFFICE - RESIDENCE

1910 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

**CHRISTOPHER  
CAWLEY  
LANDSCAPE  
ARCHITECTURE**

CHRISTOPHER CAWLEY, RLA  
Florida License LA 1664786  
780 NE 69th Street, Suite 200 Miami, Florida 33138  
(305) 786-5326 / (305) 786-5327  
CHRISTOPHERCAWLEY.COM | LC 26000460

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Address  
Tel:  
Email

Consultant:

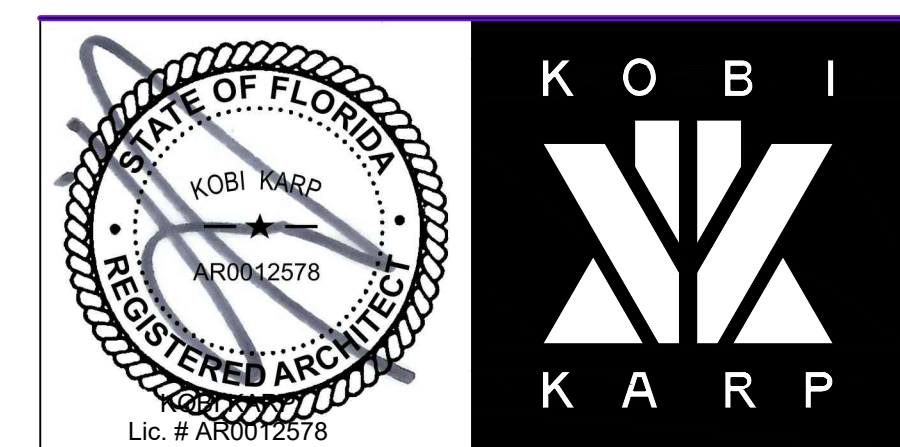
Name  
Address  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Address  
Tel:  
Email

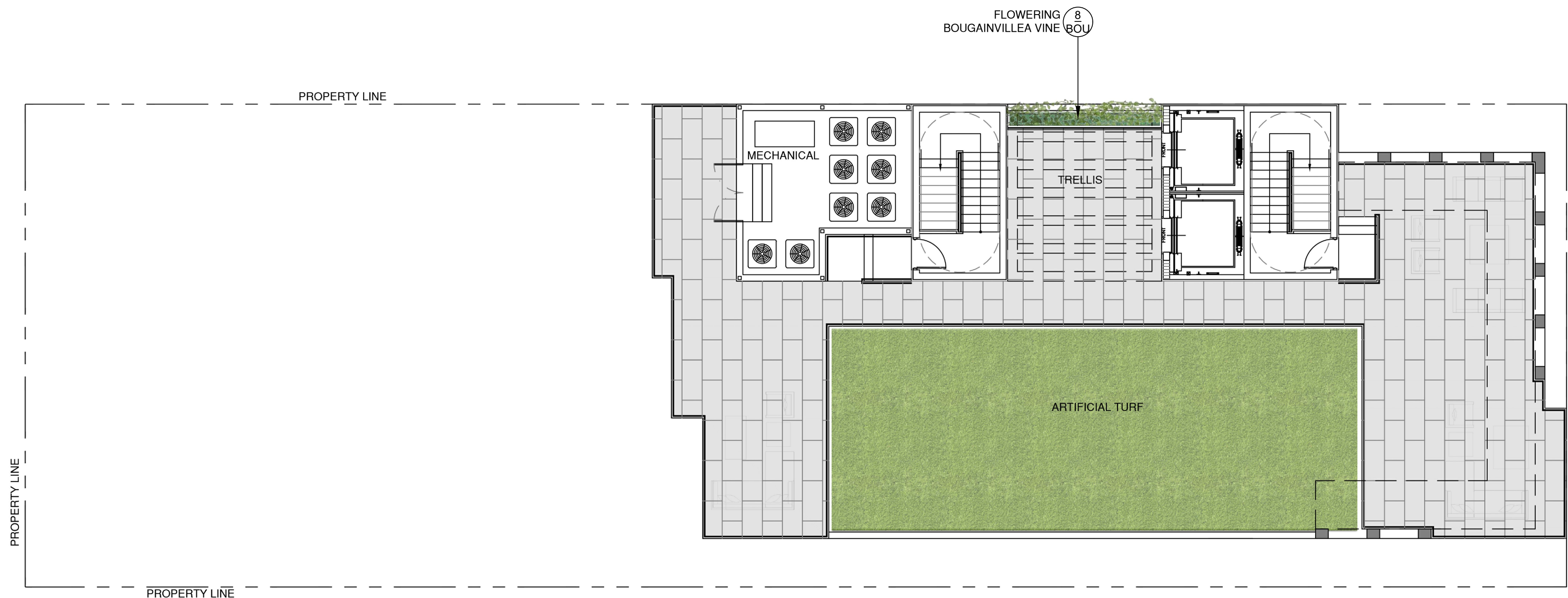
Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

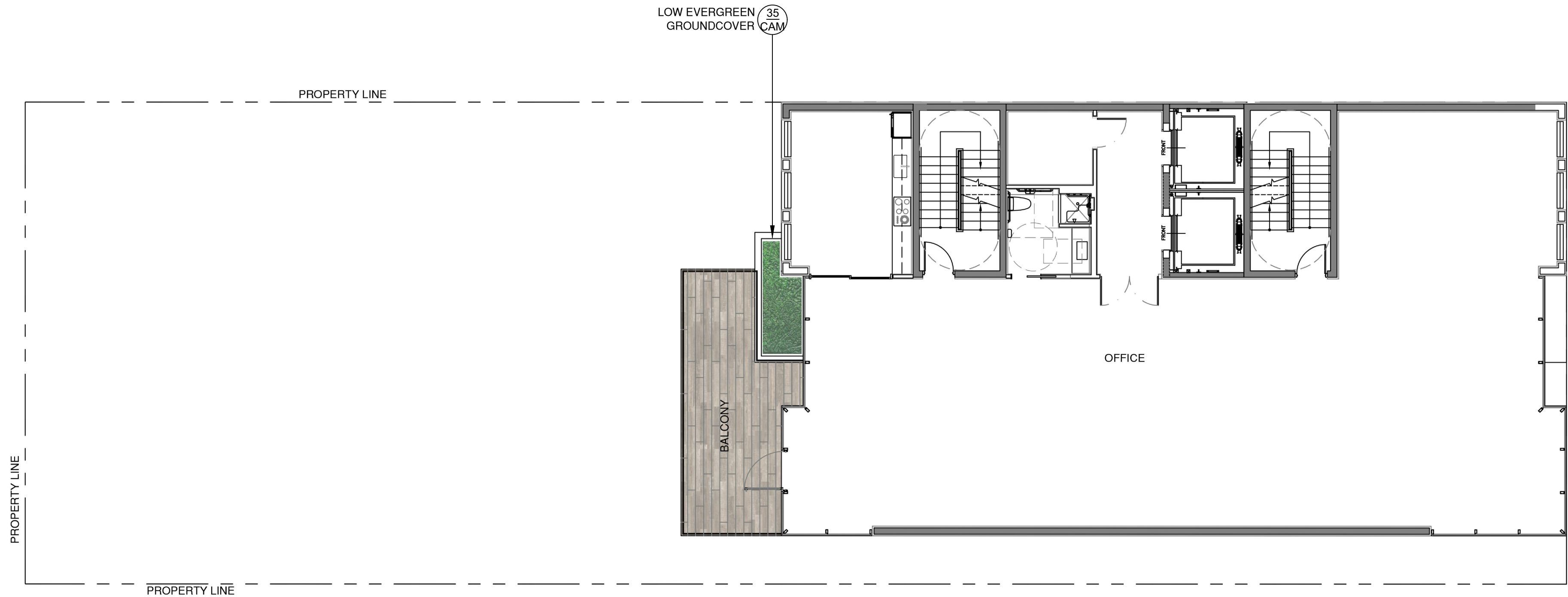


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| Date 04-06-2020 | Sheet No.    |
| Scale           |              |
| Project 2001    | <b>L2.01</b> |



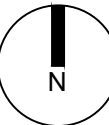


ROOF



LEVEL 4

LEVEL 4 + ROOF FLOOR LANDSCAPE PLAN



| Rev.                | Date       | Rev. | Date |
|---------------------|------------|------|------|
| DRB FIRST SUBMITTAL | 03-16-2020 |      |      |
| DRB FINAL SUBMITTAL | 04-06-2020 |      |      |
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DRB FINAL SUBMITTAL

DRB20-0522

MIXED USE - COMMERCIAL -  
OFFICE - RESIDENCE

1910 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

**CHRISTOPHER  
CAWLEY  
LANDSCAPE  
ARCHITECTURE**

CHRISTOPHER CAWLEY, RLA  
Florida License LA 1664786

780 NE 69th Street, Suite 200 Miami, Florida 33138  
(772) 535-2951 | (305) 973-1585  
CHRISTOPHERCAWLEY.COM | LC 2600460

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

Consultant:

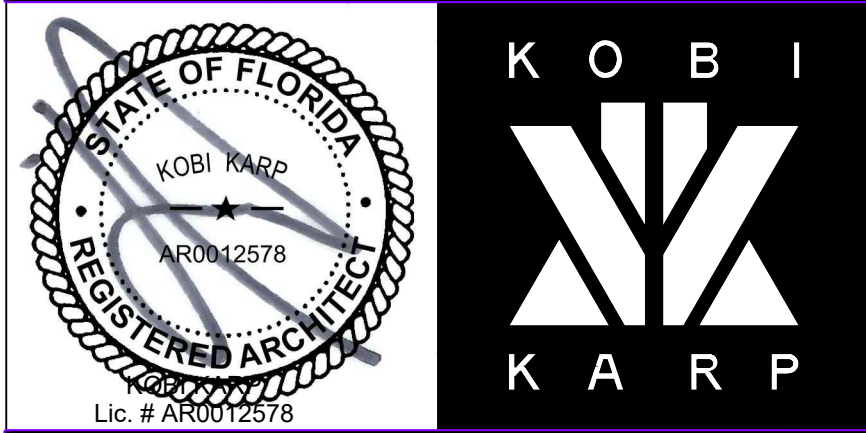
Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

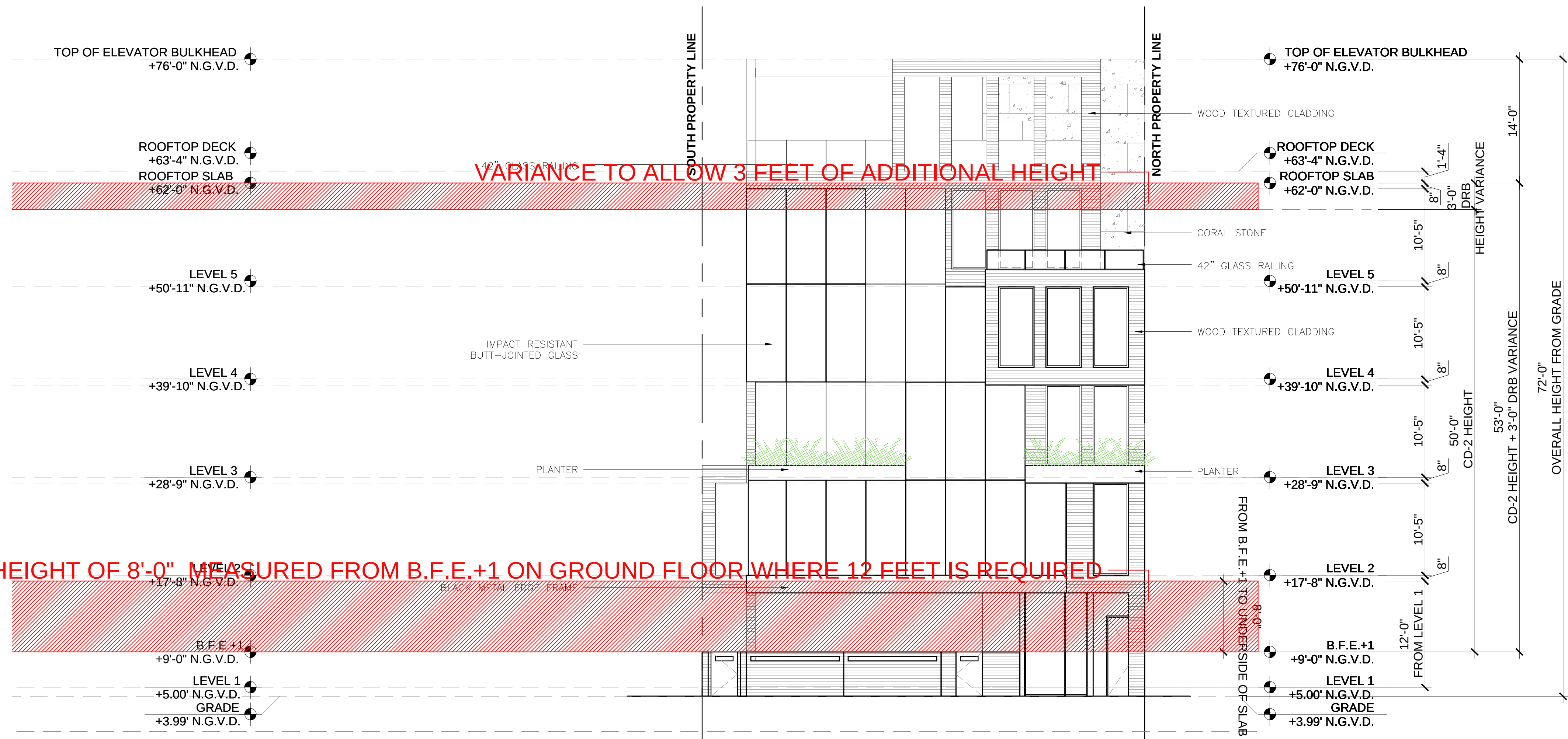
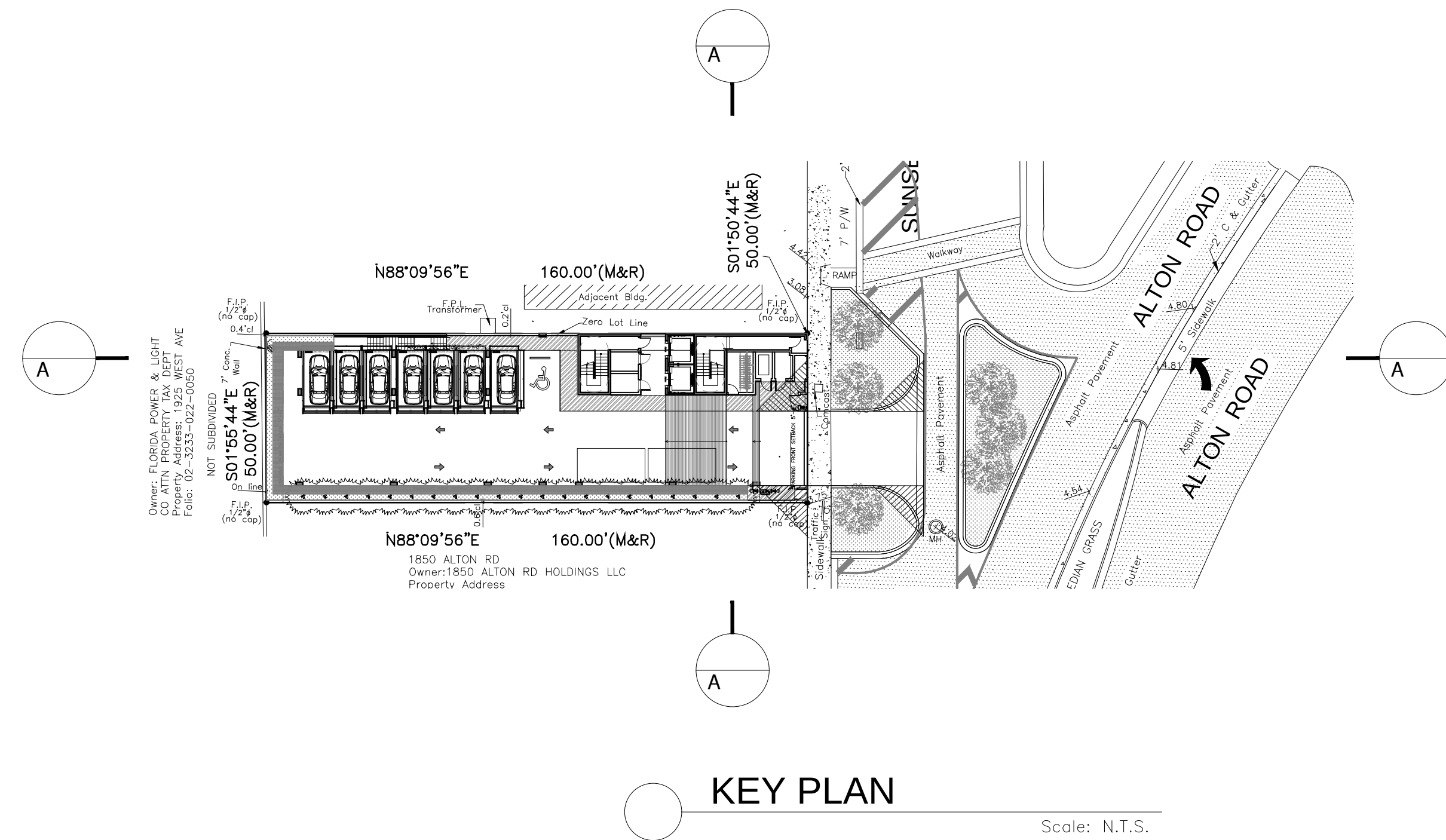
Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



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| Date 04-06-2020 | Sheet No.    |
| Scale           |              |
| Project 2001    | <b>L2.02</b> |





VARIANCE TO ALLOW FIRST FLOOR HEIGHT OF 8'-0" MEASURED FROM B.F.E.+1 ON GROUND FLOOR WHERE 12 FEET IS REQUIRED

VARIANCE TO ALLOW 3 FEET OF ADDITIONAL HEIGHT

| Rev.                | Date       | Rev. | Date |
|---------------------|------------|------|------|
| DRB FIRST SUBMITTAL | 03-16-2020 |      |      |
| DRB FINAL SUBMITTAL | 04-06-2020 |      |      |
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## DRB FINAL SUBMITTAL

DRB20-0522

**MIXED USE - COMMERCIAL -  
OFFICE - RESIDENCE**

1910 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

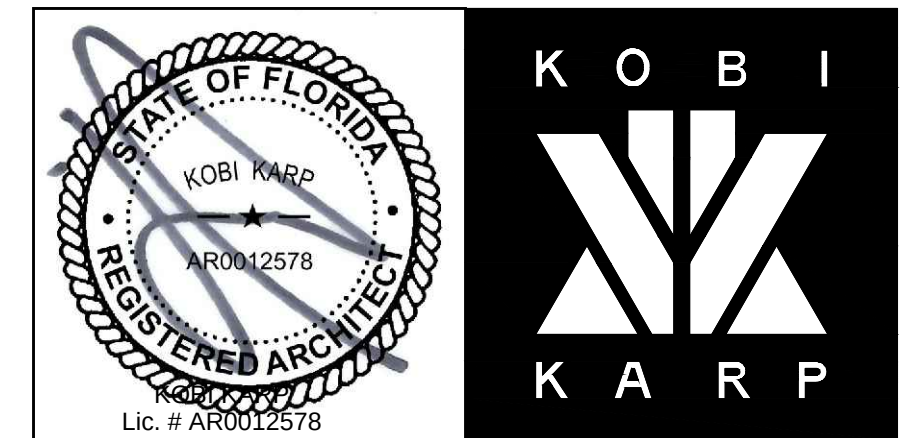
**Owner:**  
PRIVATE

**Landscape Architect:**  
Name  
Address  
Tel:  
Email

**Consultant:**  
Name  
Address  
Tel:  
Email

**Consultant:**  
Name  
Address  
Tel:  
Email

**Architect of Record:**  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

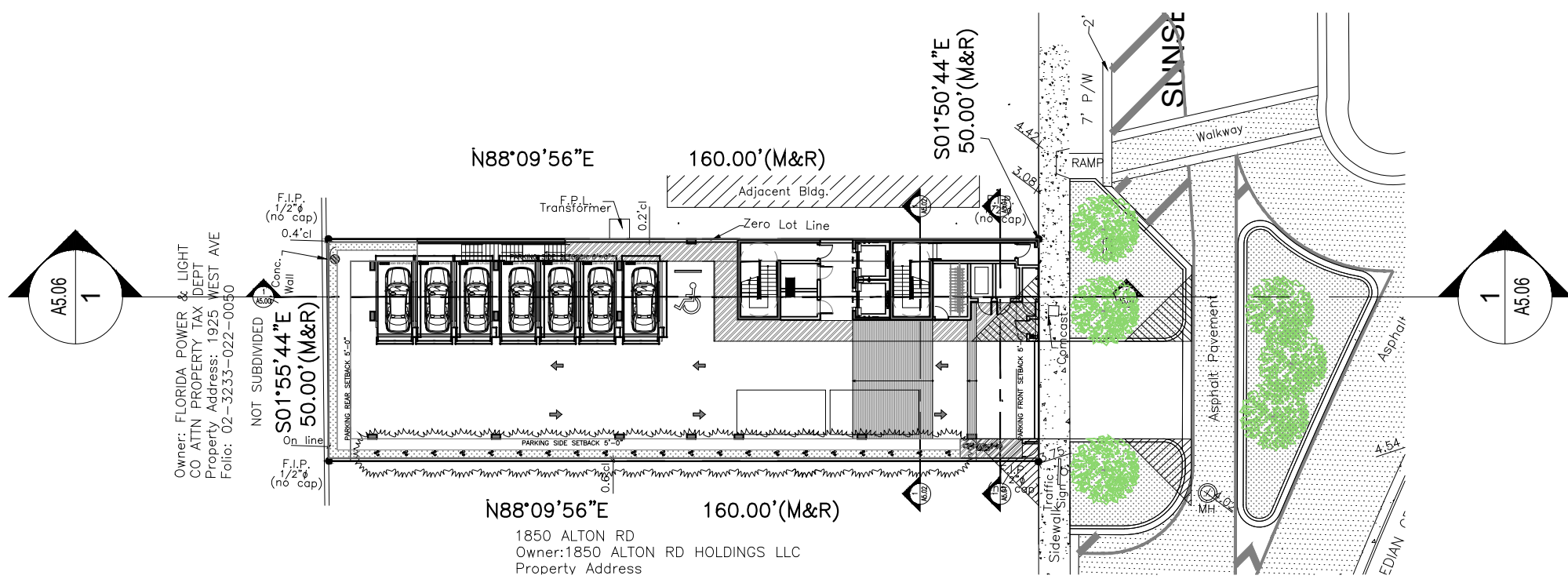


## ELEVATIONS PROPOSED DESIGN

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| Date 04-06-2020 | Sheet No. A4.00 |
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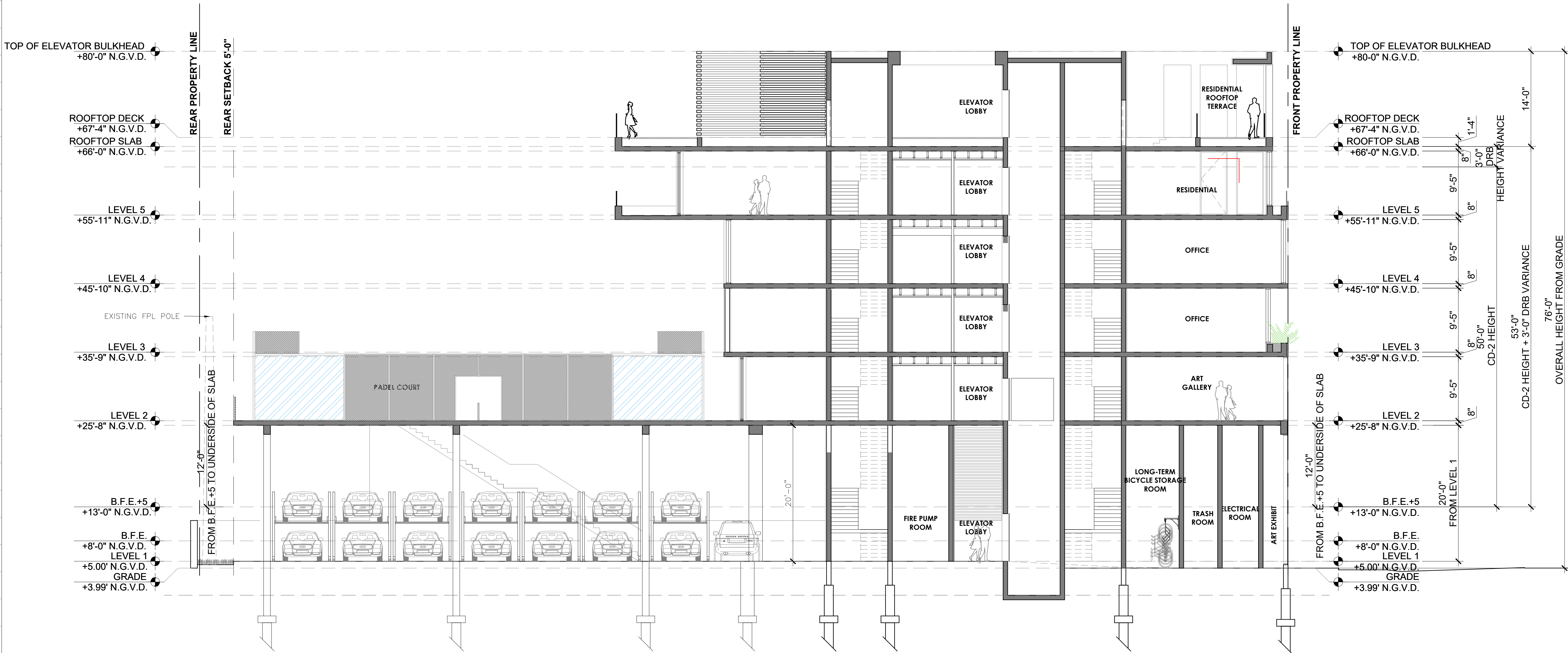


ALTERNATE SECTION IF BUILT AS OF RIGHT.  
TO COMPARE HEIGHT. FOR REFERENCE ONLY



KEY PLAN

Scale: N.T.S.



1 ALTERNATE SECTION (AS OF RIGHT) FOR REFERENCE ONLY  
Scale: 1/8" = 1'-0"

| Rev.                | Date       | Rev. | Date |
|---------------------|------------|------|------|
| DRB FIRST SUBMITTAL | 03-16-2020 |      |      |
| DRB FINAL SUBMITTAL | 04-06-2020 |      |      |
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DRB FINAL SUBMITTAL

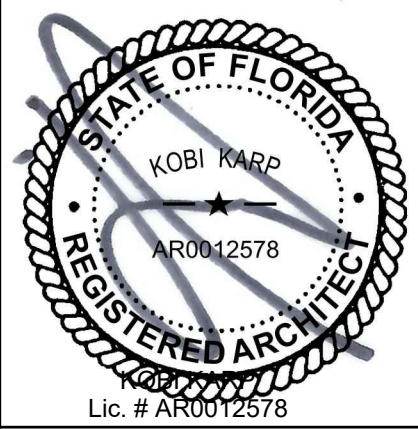
DRB20-0522

MIXED USE - COMMERCIAL -  
OFFICE - RESIDENCE

1910 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

|                      |  |
|----------------------|--|
| Owner:               |  |
| PRIVATE              |  |
| Landscape Architect: |  |
| Name                 |  |
| Address              |  |
| Address              |  |
| Tel:                 |  |
| Email                |  |
| Consultant:          |  |
| Name                 |  |
| Address              |  |
| Address              |  |
| Tel:                 |  |
| Email                |  |
| Consultant:          |  |
| Name                 |  |
| Address              |  |
| Address              |  |
| Tel:                 |  |
| Email                |  |

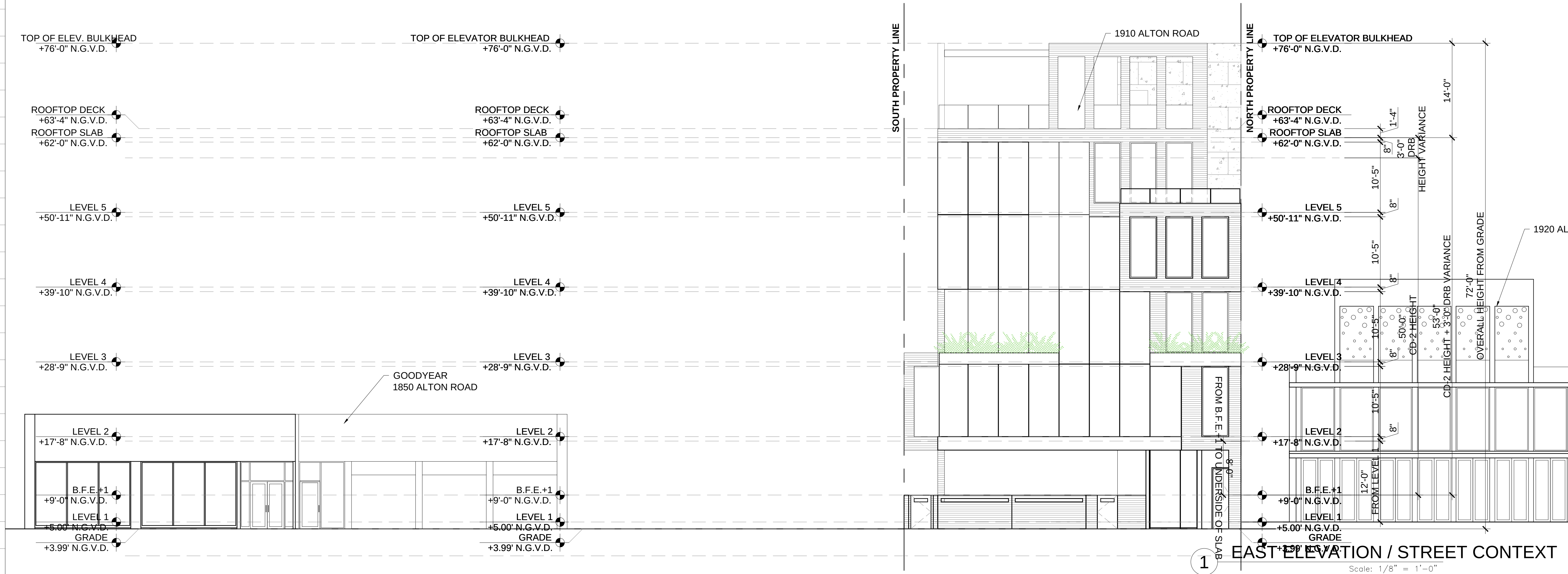
**Architect of Record:**  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



ALTERNATE SECTION  
PROPOSED DESIGN

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|-----------------|-----------------|
| Date 04-06-2020 | Sheet No. A5.07 |
| Scale           |                 |
| Project 2001    |                 |





| Rev.                | Date       | Rev. | Date |
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| DRB FIRST SUBMITTAL | 03-16-2020 |      |      |
| DRB FINAL SUBMITTAL | 04-06-2020 |      |      |
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## DRB FINAL SUBMITTAL

DRB20-0522

## MIXED USE - COMMERCIAL - OFFICE - RESIDENCE

1910 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

Owner:

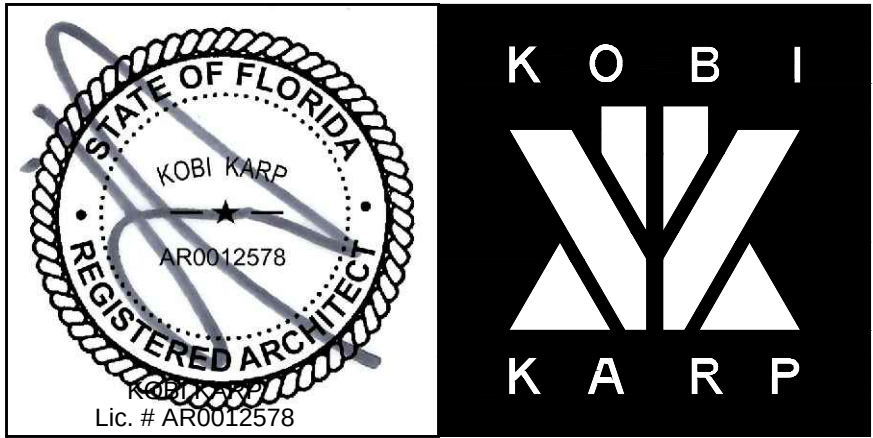
PRIVATE

Landscape Architect:  
Name  
Address  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Address  
Tel:  
Email

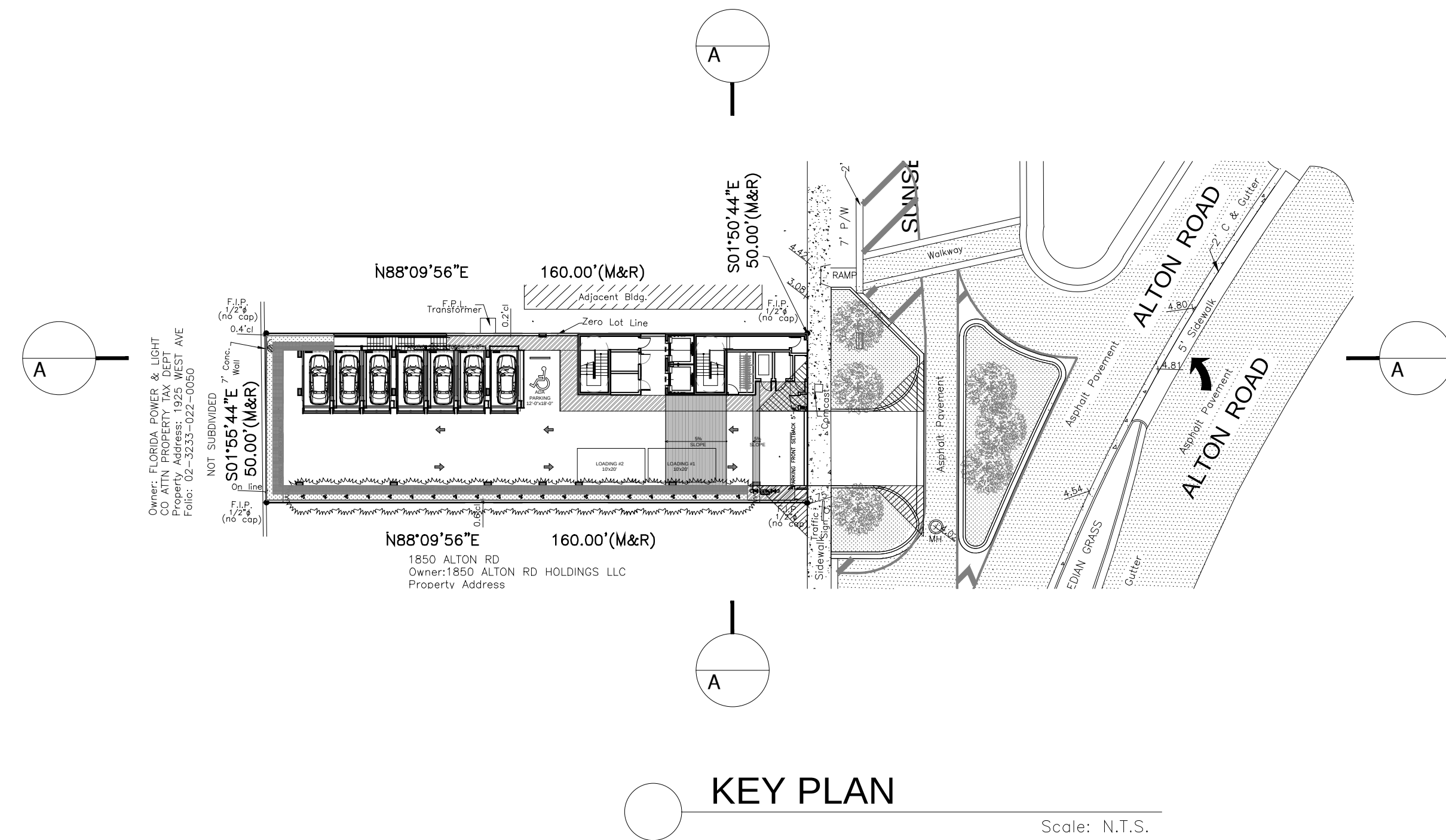
Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



## CONTEXTUAL FRONT ELEVATION PROPOSED DESIGN

|                 |                 |
|-----------------|-----------------|
| Date 04-06-2020 | Sheet No. A4.04 |
| Scale           |                 |
| Project 2001    |                 |





| Rev.                | Date       | Rev. | Date |
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| DRB FIRST SUBMITTAL | 03-16-2020 |      |      |
| DRB FINAL SUBMITTAL | 04-06-2020 |      |      |
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## DRB FINAL SUBMITTAL

DRB20-0522

### MIXED USE - COMMERCIAL - OFFICE - RESIDENCE

1910 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

Consultant:

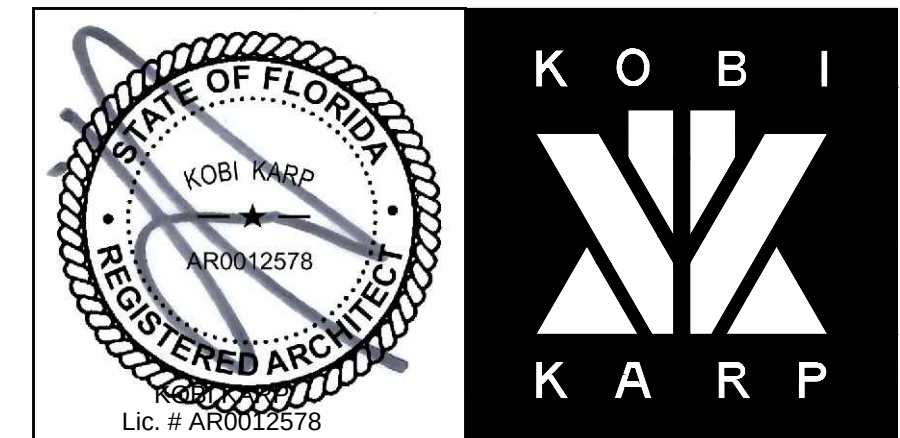
Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

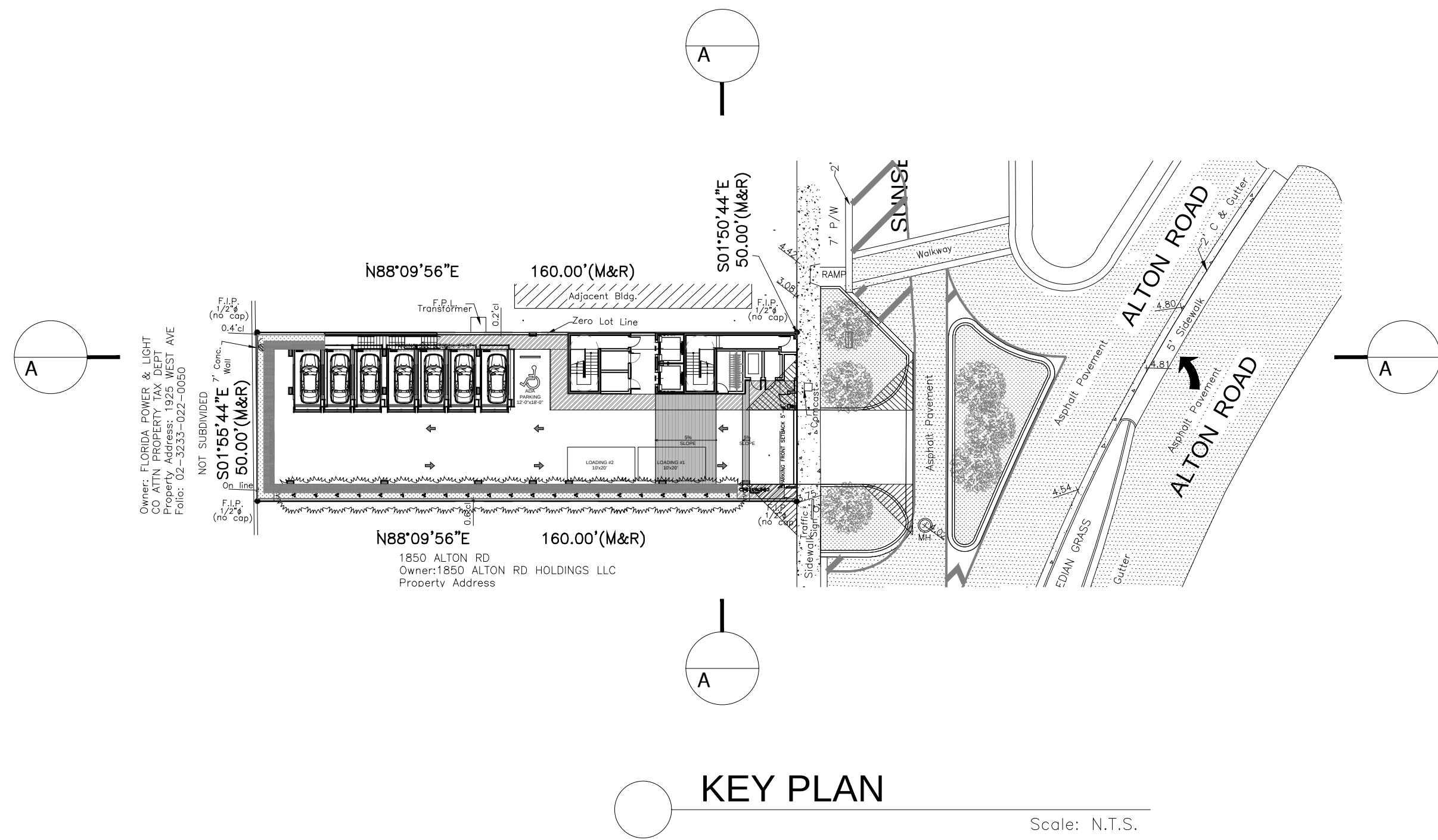


## ELEVATIONS PROPOSED DESIGN

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| Date 04-06-2020 | Sheet No. A4.05 |
| Scale           |                 |
| Project 2001    |                 |







| Rev.                | Date       | Rev. | Date |
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| DRB FINAL SUBMITTAL | 04-06-2020 |      |      |
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DRB FINAL SUBMITTAL

DRB20-0522

MIXED USE - COMMERCIAL -  
OFFICE - RESIDENCE

1910 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

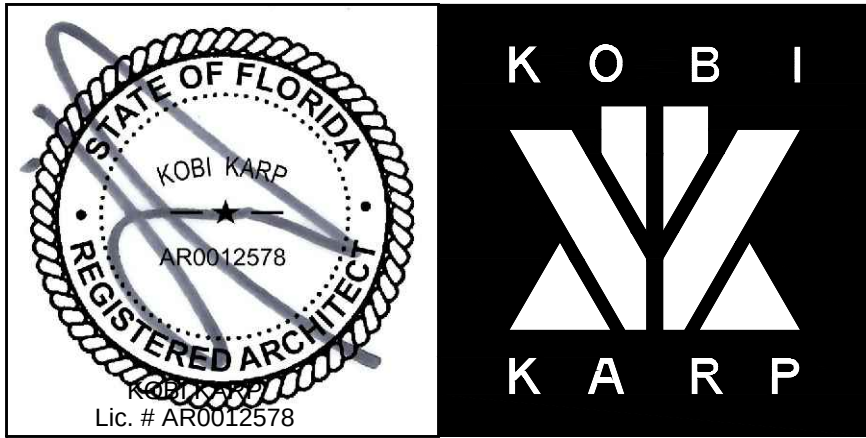
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PRIVATE

Landscape Architect:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

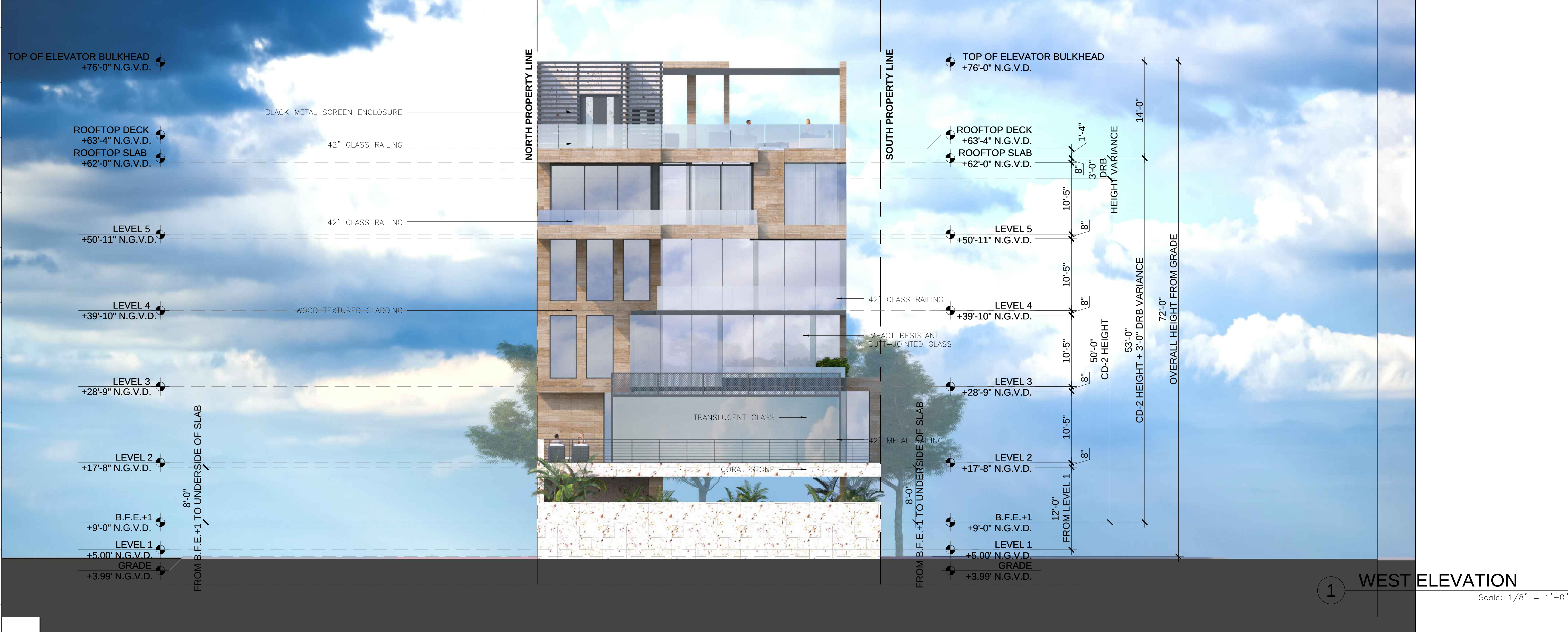
Consultant:  
Name  
Address  
Tel:  
Email

Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

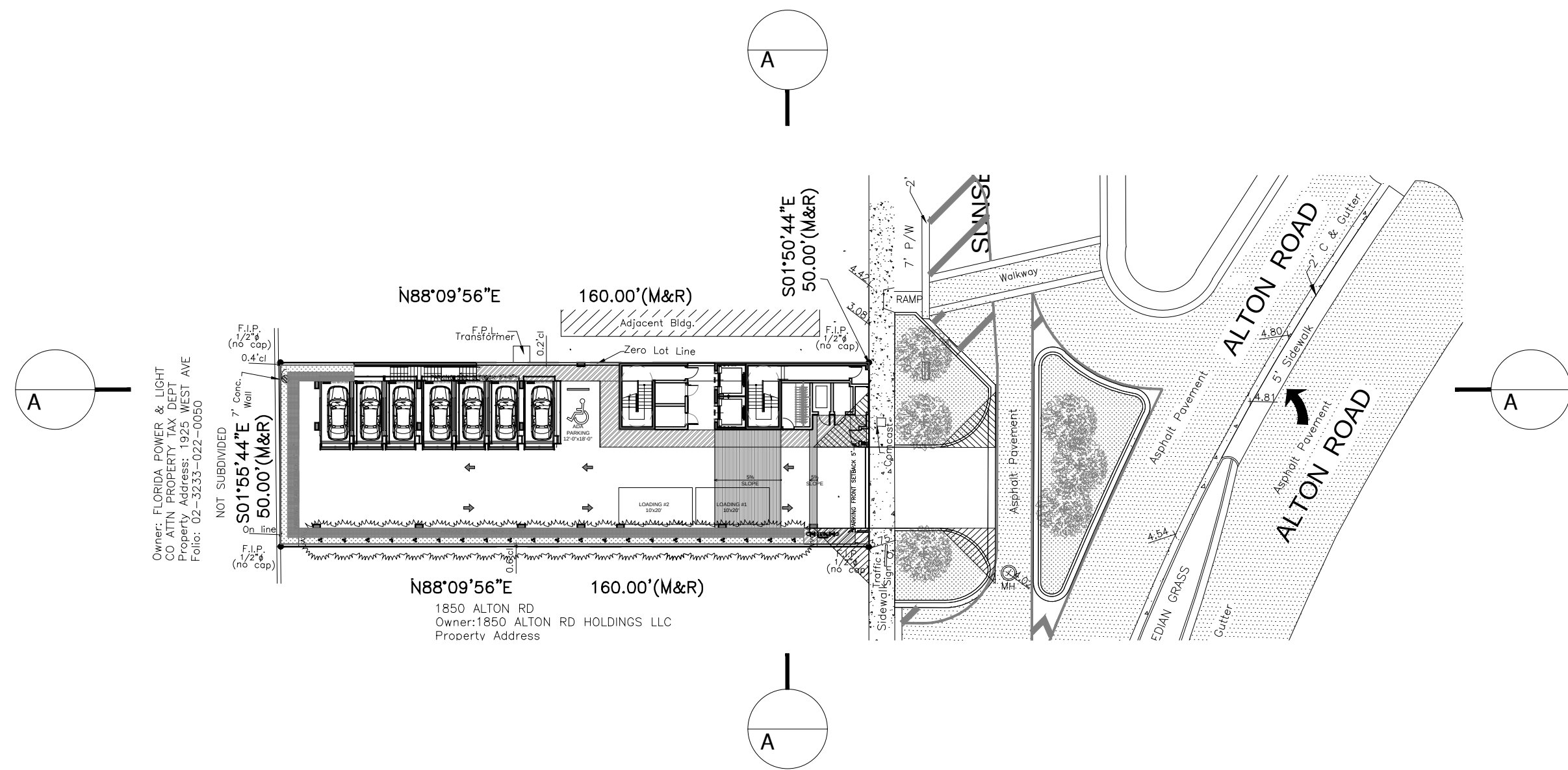


ELEVATIONS  
PROPOSED DESIGN

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| Date 04-06-2020 | Sheet No. A4.06 |
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| Project 2001    |                 |







KEY PLAN

Scale: N.T.S.

| Rev.                | Date       | Rev. | Date |
|---------------------|------------|------|------|
| DRB FIRST SUBMITTAL | 03-16-2020 |      |      |
| DRB FINAL SUBMITTAL | 04-06-2020 |      |      |
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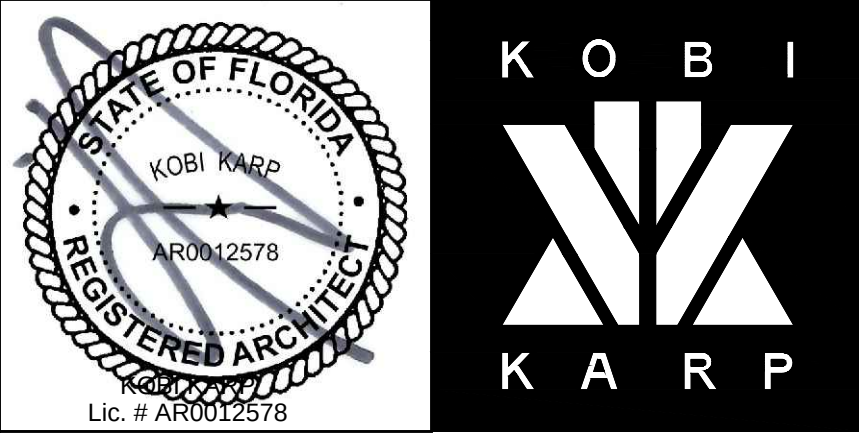
DRB FINAL SUBMITTAL

DRB20-0522

MIXED USE - COMMERCIAL -  
OFFICE - RESIDENCE

1910 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

|                                                  |
|--------------------------------------------------|
| Owner:                                           |
| PRIVATE                                          |
| Landscape Architect:                             |
| Name                                             |
| Address                                          |
| Tel:                                             |
| Email                                            |
| Consultant:                                      |
| Name                                             |
| Address                                          |
| Tel:                                             |
| Email                                            |
| Consultant:                                      |
| Name                                             |
| Address                                          |
| Tel:                                             |
| Email                                            |
| Architect of Record:                             |
| Kobi Karp Architecture and Interior Design, Inc. |
| 2915 Biscayne Boulevard, Suite #200              |
| Miami, Florida 33137 USA                         |
| Tel: +1(305) 573 1818                            |
| Fax: +1(305) 573 3766                            |

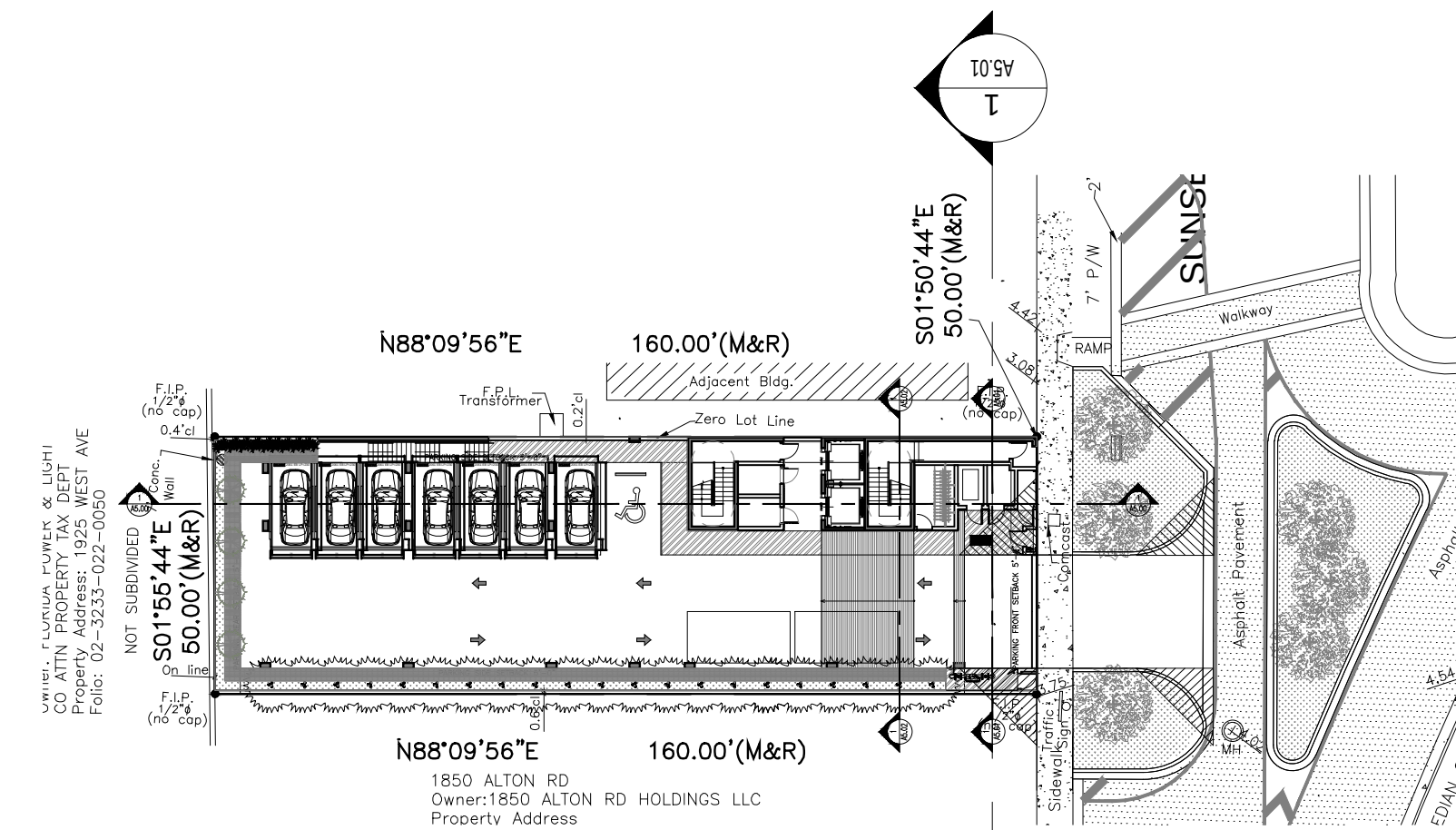


ELEVATIONS  
PROPOSED DESIGN

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| Date 04-06-2020 | Sheet No. A4.07 |
| Scale           |                 |
| Project 2001    |                 |

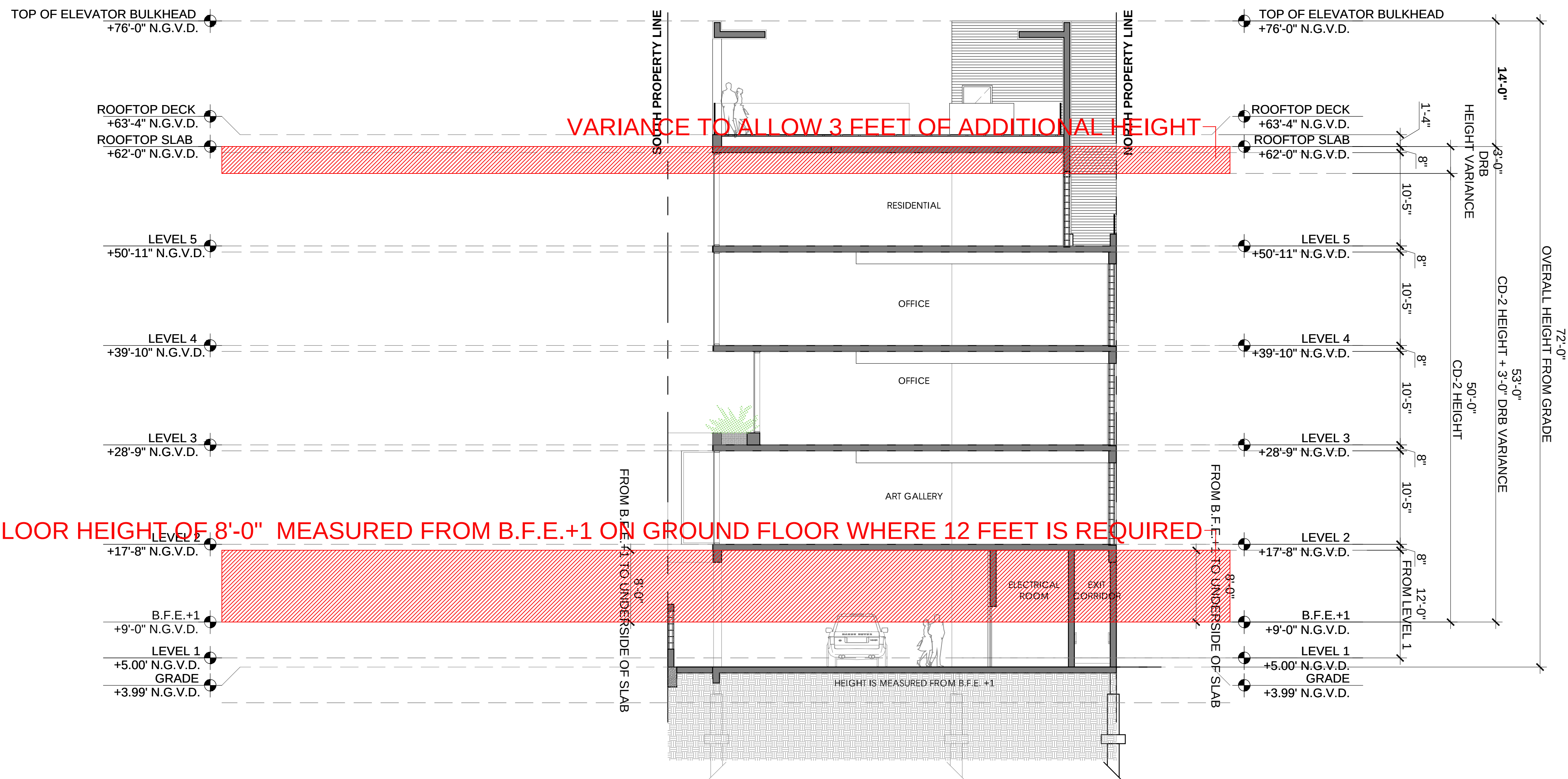






KEY PLAN

Scale: N.T.S.



SECTION 2

Scale: 1/8" = 1'-0"

| Rev.                | Date       | Rev. | Date |
|---------------------|------------|------|------|
| DRB FIRST SUBMITTAL | 03-16-2020 |      |      |
| DRB FINAL SUBMITTAL | 04-06-2020 |      |      |
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## DRB FINAL SUBMITTAL

DRB20-0522

### MIXED USE - COMMERCIAL - OFFICE - RESIDENCE

1910 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

Consultant:

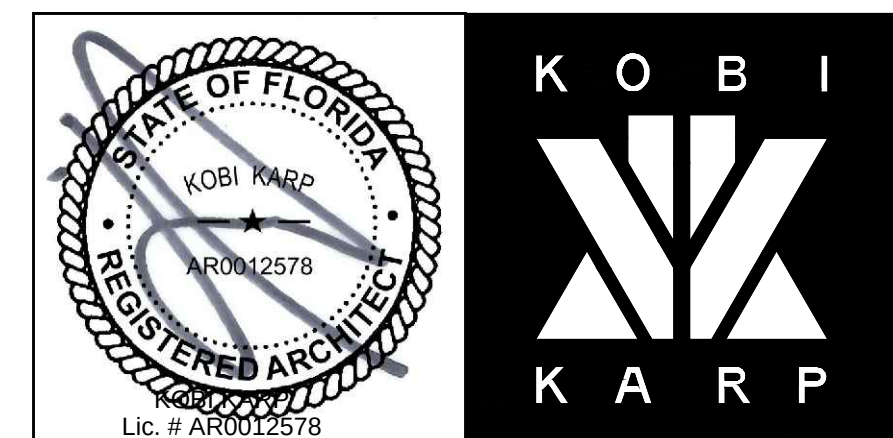
Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Architect of Record:

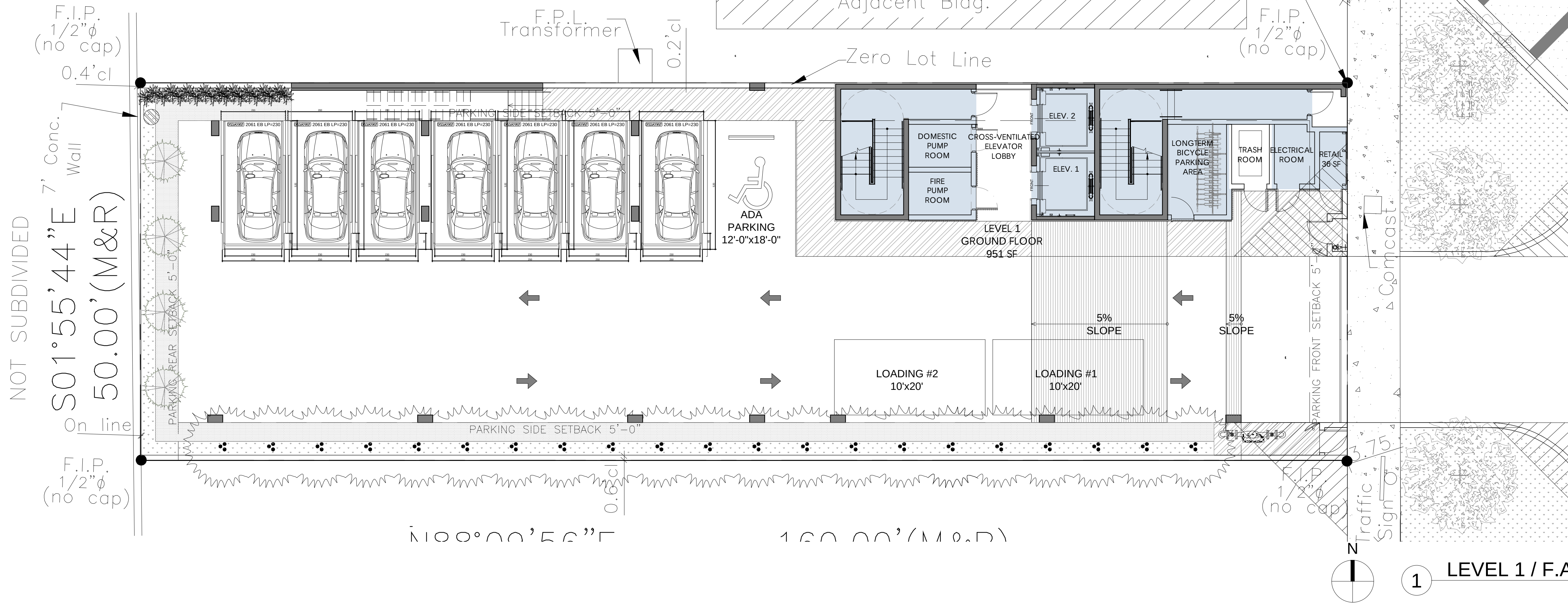
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



## SECTIONS PROPOSED DESIGN

|                 |                           |
|-----------------|---------------------------|
| Date 04-06-2020 | Sheet No.<br><b>A5.01</b> |
| Scale           |                           |
| Project 2001    |                           |





| F.A.R. CALCULATIONS |             |
|---------------------|-------------|
| LEVELS              | F.A.R.      |
| LEVEL 1             | 951 S.F.    |
| LEVEL 2             | 3,839 S.F.  |
| LEVEL 3             | 3,461 S.F.  |
| LEVEL 4             | 3,607 S.F.  |
| LEVEL 5             | 3,622 S.F.  |
| ROOFTOP             | 520 S.F.    |
| TOTAL               | 16,000 S.F. |

| Rev.                | Date       | Rev. | Date |
|---------------------|------------|------|------|
| DRB FIRST SUBMITTAL | 03-16-2020 |      |      |
| DRB FINAL SUBMITTAL | 04-06-2020 |      |      |
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## DRB FINAL SUBMITTAL

DRB20-0522

### MIXED USE - COMMERCIAL - OFFICE - RESIDENCE

1910 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

Owner:

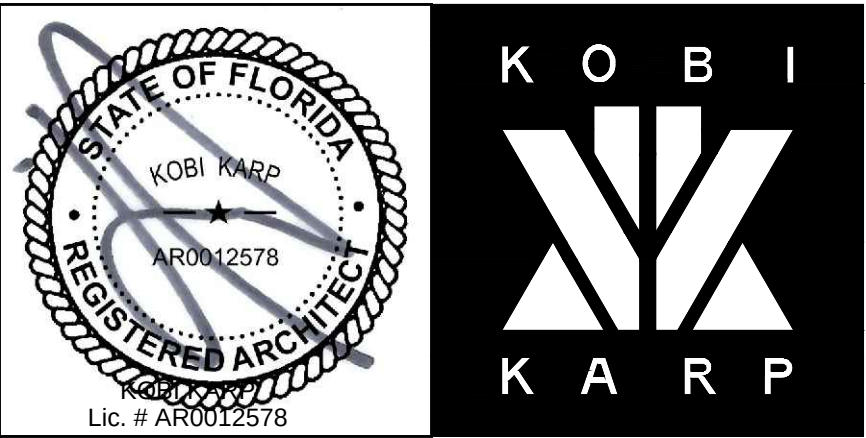
PRIVATE

Landscape Architect:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

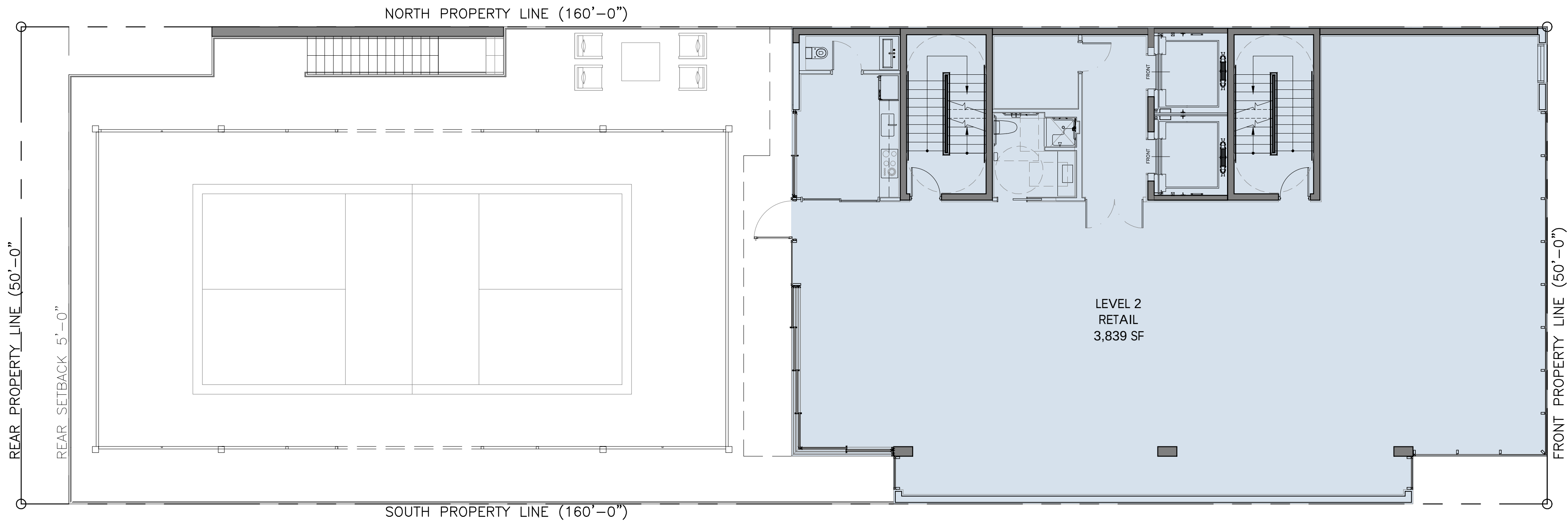
Consultant:  
Name  
Address  
Tel:  
Email

Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766

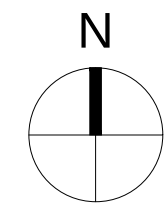
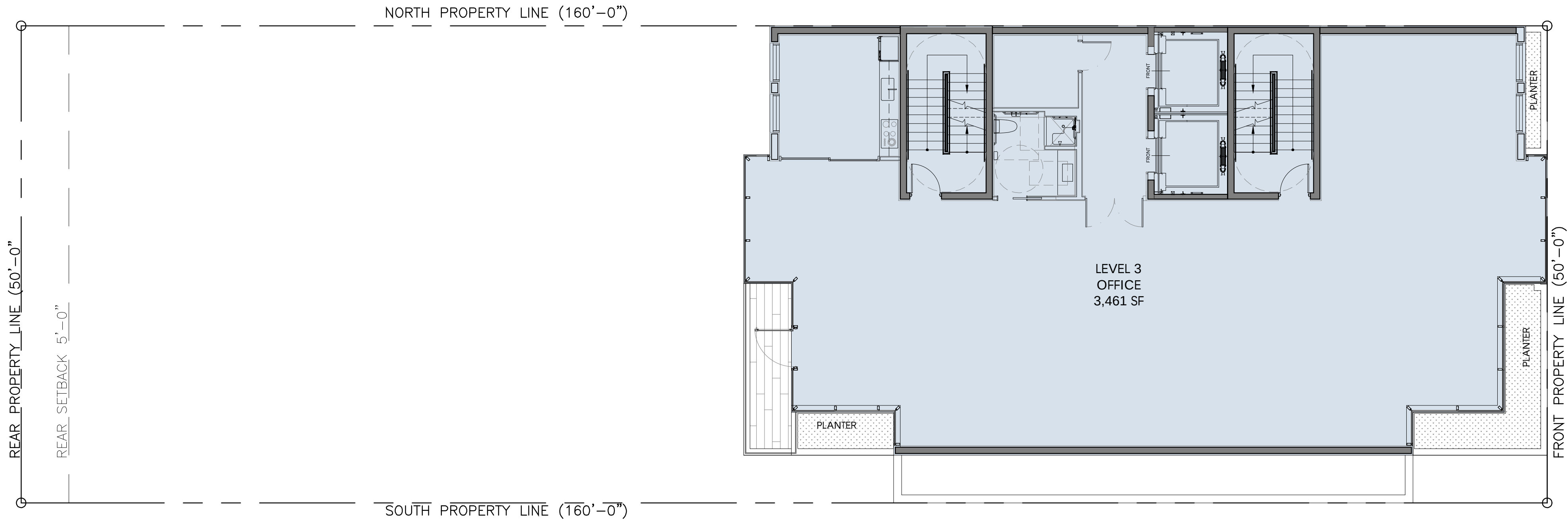


## F.A.R. DIAGRAMS PROPOSED DESIGN

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|-----------------|-----------------|
| Date 04-06-2020 | Sheet No. A0.05 |
| Scale           |                 |
| Project 2001    |                 |



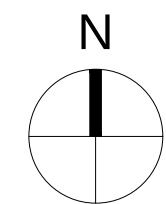
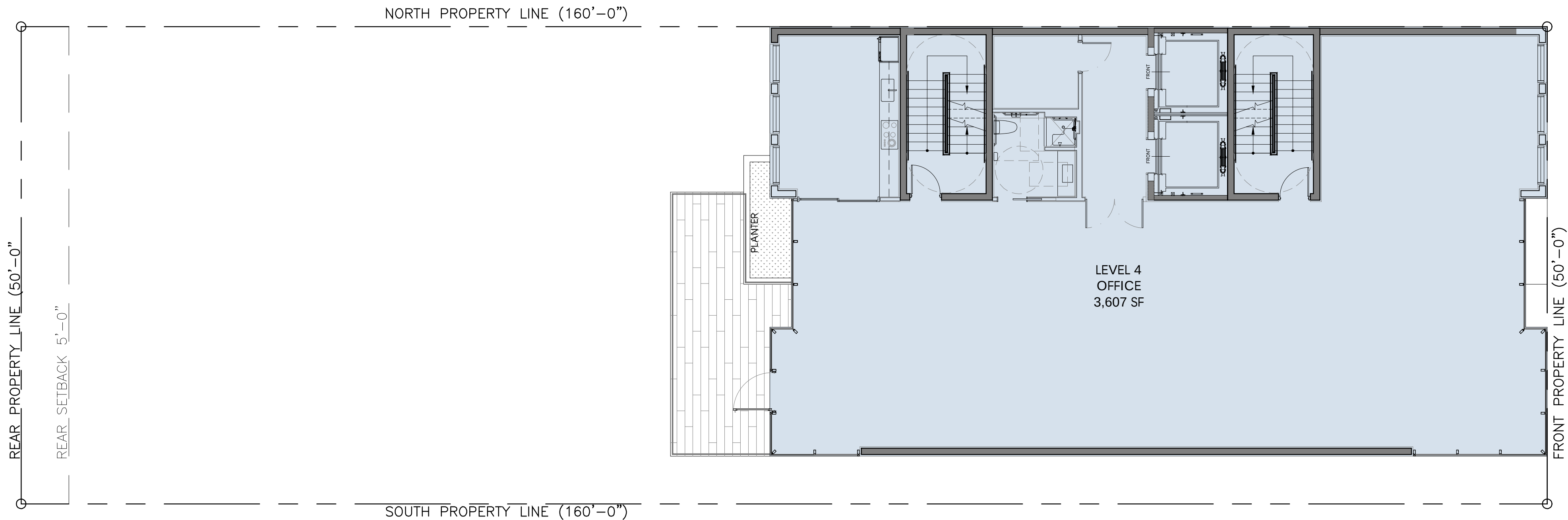




1

LEVEL 3 / F.A.R.

Scale: 1/8" = 1'-0"



1

LEVEL 4 / F.A.R.

Scale: 1/8" = 1'-0"

| F.A.R. CALCULATIONS |             |
|---------------------|-------------|
| LEVELS              | F.A.R.      |
| LEVEL 1             | 951 S.F.    |
| LEVEL 2             | 3,839 S.F.  |
| LEVEL 3             | 3,461 S.F.  |
| LEVEL 4             | 3,607 S.F.  |
| LEVEL 5             | 3,622 S.F.  |
| ROOFTOP             | 520 S.F.    |
| TOTAL               | 16,000 S.F. |

| Rev.                | Date       | Rev. | Date |
|---------------------|------------|------|------|
| DRB FIRST SUBMITTAL | 03-16-2020 |      |      |
| DRB FINAL SUBMITTAL | 04-06-2020 |      |      |
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## DRB FINAL SUBMITTAL

DRB20-0522

### MIXED USE - COMMERCIAL - OFFICE - RESIDENCE

1910 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

Consultant:

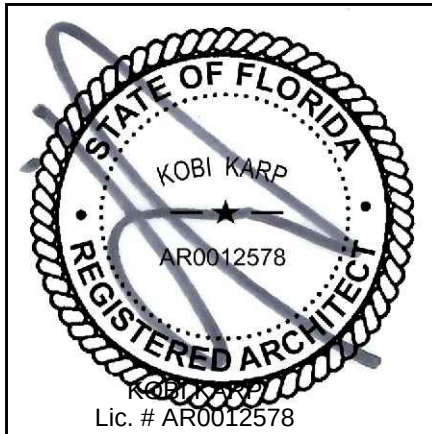
Name  
Address  
Tel:  
Email

Consultant:

Name  
Address  
Tel:  
Email

Architect of Record:

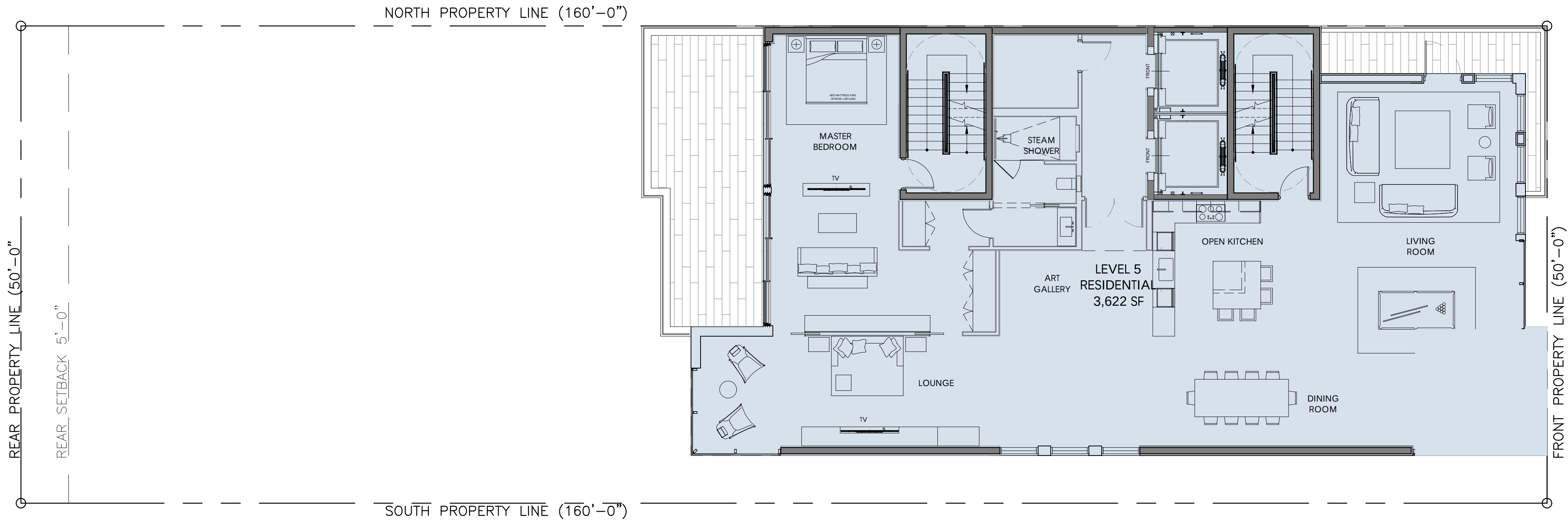
Kobi Karp Architecture and Interior Design, Inc.  
2915 Biscayne Boulevard, Suite #200  
Miami, Florida 33137 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



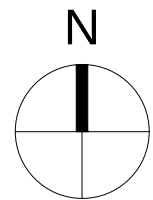
### F.A.R. DIAGRAMS PROPOSED DESIGN

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|-----------------|-----------|
| Date 04-06-2020 | Sheet No. |
| Scale           | A0.06     |
| Project 2001    |           |





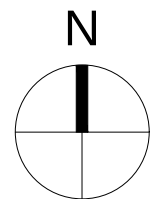
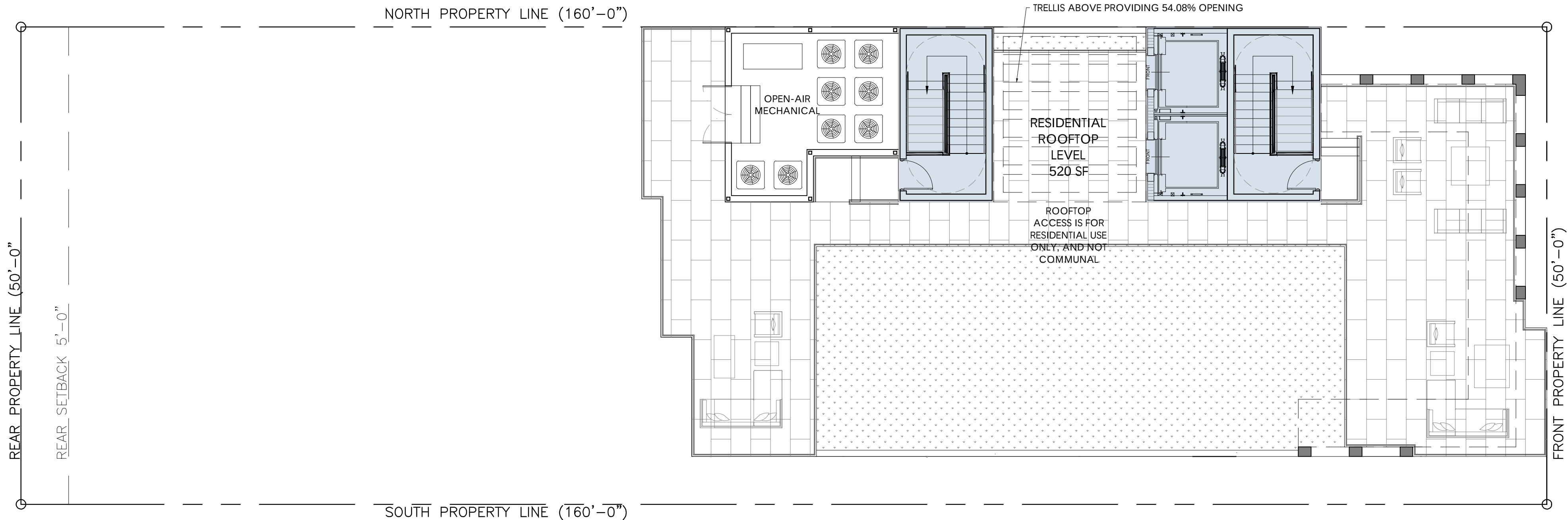
| F.A.R. CALCULATIONS |             |
|---------------------|-------------|
| LEVELS              | F.A.R.      |
| LEVEL 1             | 951 S.F.    |
| LEVEL 2             | 3,839 S.F.  |
| LEVEL 3             | 3,461 S.F.  |
| LEVEL 4             | 3,607 S.F.  |
| LEVEL 5             | 3,622 S.F.  |
| ROOFTOP             | 520 S.F.    |
| TOTAL               | 16,000 S.F. |



1

LEVEL 5 / F.A.R.

Scale: 1/8" = 1'-0"



1

ROOFTOP / F.A.R.

Scale: 1/8" = 1'-0"

| Rev.                | Date       | Rev. | Date |
|---------------------|------------|------|------|
| DRB FIRST SUBMITTAL | 03-16-2020 |      |      |
| DRB FINAL SUBMITTAL | 04-06-2020 |      |      |
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DRB FINAL SUBMITTAL

DRB20-0522

MIXED USE - COMMERCIAL -  
OFFICE - RESIDENCE

1910 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name  
Address  
Tel:  
Email

Consultant:

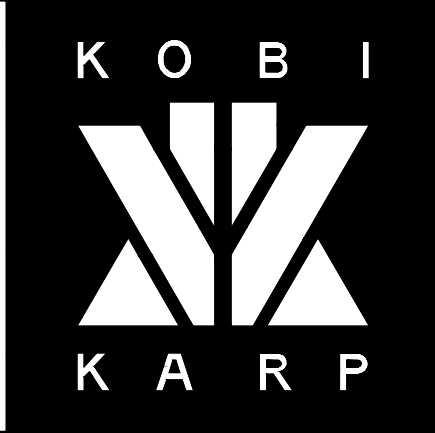
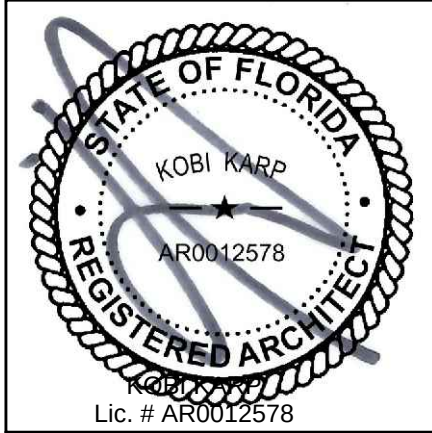
Name  
Address  
Tel:  
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Consultant:

Name  
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Architect of Record:

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Tel: +1(305) 573 1818  
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F.A.R. DIAGRAMS  
PROPOSED DESIGN

|                 |                 |
|-----------------|-----------------|
| Date 04-06-2020 | Sheet No. A0.07 |
| Scale           |                 |
| Project 2001    |                 |