

## 1840 Alton Road | Operations Plan

The Project provides a 5-story mixed-use development with ground floor retail, second floor parking garage, two levels of Class A office, and an approximately 7,999 square foot live-work residential unit on the top floor.

### **A. Project Scope and Programming:**

- 67,641 Gross Square Feet
- 31,996 FAR SF
- 2,496 SF: Retail
- 17,113 SF: Office - Class A
- 7,999 SF: Live-Work Unit

**B. Project Goals:** Provide a mixed-use development with Class A office space, a new and desirable use in Miami Beach.

**C. Entrance and Parking:** The general vehicular circulation for the project is southbound on Alton Road, and vehicles use the entry/egress driveway ("Driveway") located on the southeast corner of the Property fronting Alton Road to access the second-floor parking garage and the access entry for loading. The Driveway will be operated by two (2) vehicular gates, which will organize car queuing in and out of the second-floor parking garage, ground floor parking and loading area. The vehicular gate for general vehicular circulation will be located on the southern property line, fronting the garage ramp, for access to the second-floor parking deck ("General Vehicle Circulation Gate"). The vehicular gate for ground level parking and loading area will be located north of the General Vehicle Circulation Gate, which will provide access to the western half of the Property, where ground floor parking and loading area are located.

**D. Hours of Operation:** The Project will include primarily office uses, which will operate during normal business hours and possibly after hours. It is expected that Retail will operate at least five days and possibly seven days a week to maintain ground level activation during normal retail operating hours. At least one lobby attendant will be on site 24/7.

**E. Staffing:** The Project will include security staff, sanitation, and janitorial staff. Valet service will be provided during all hours the building is open.

**F. Rooftop and Outdoor Spaces:** The Project design incorporates multiple outdoor spaces. This includes a third-floor terrace, fourth and fifth floor balcony, and the rooftop. Except for the spaces designated for retail use located on the ground level, the outdoor spaces on the third and fourth floors will be used solely by office tenants as informal, flexible, passive spaces. The fifth-floor balcony and rooftop will be used for the tenant in the fifth-floor live-work residential unit.

**G. Delivery, Loading, and Waste Removal:**

- All deliveries, loading, and waste removal shall occur on the ground floor loading area located on the western portion of the Property.

<u>Type of Delivery</u>	<u>Day of Week</u>	<u>Time of Day</u>
Waste/Trash pickup	7 days per week, as needed	Pursuant with Zoning restrictions

**H. Security Plan:**

- Cameras will be provided throughout the building to assist with security.
- Building staff or security personnel will always be available to provide security and address building occupant concerns.
- Offices will have security access control with cards, key fobs, or other devices for off-hour access.