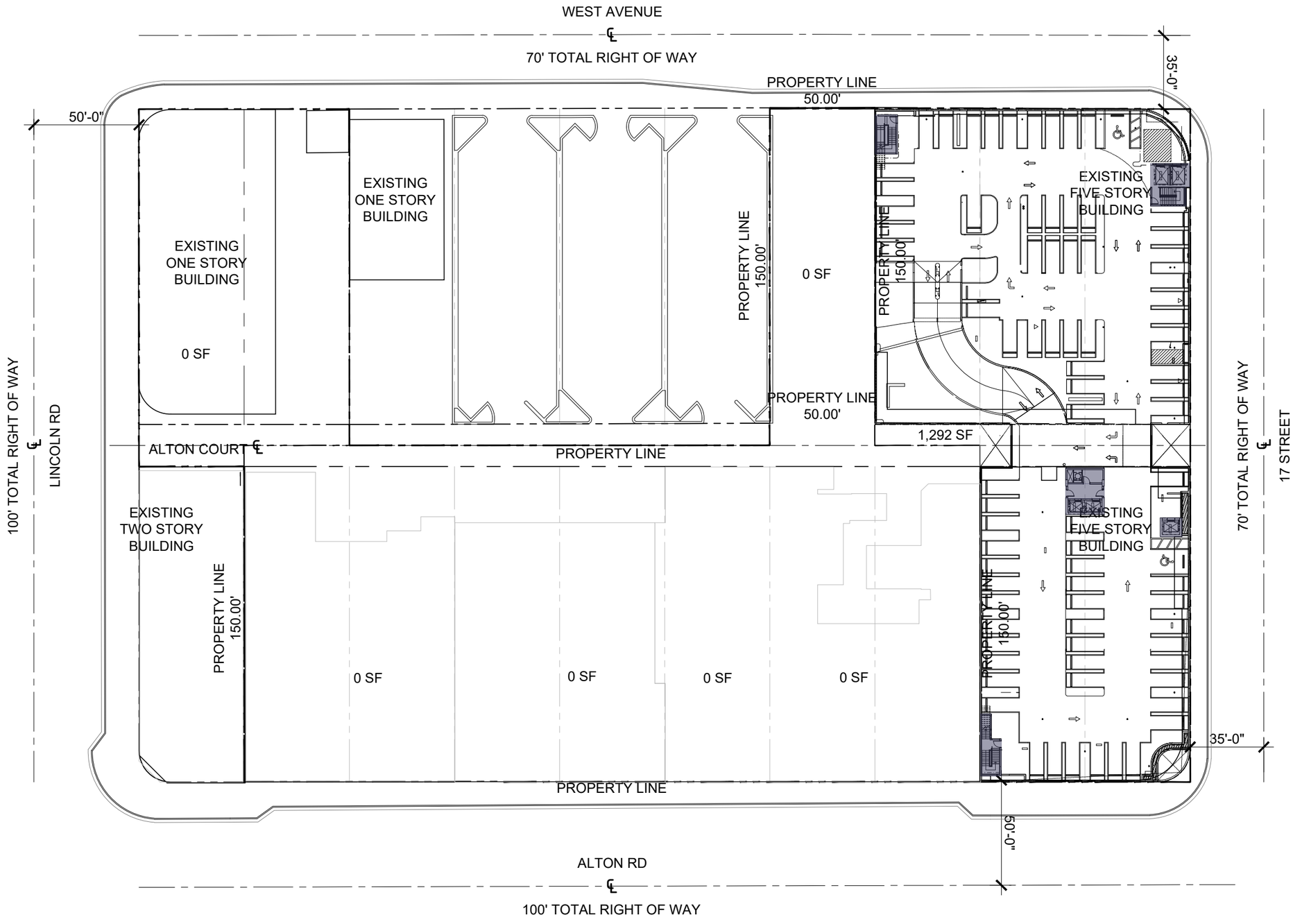



## EXISTING FAR LEVEL 3

| PARCEL | MAIN PARCEL | | | | | NORTH PARCEL | SOUTH PARCEL | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|
| | 1656 ALTON RD | 1664 ALTON RD | 1676 ALTON RD | 1680 ALTON RD | 1677 WEST AVE | 1667 WEST AVE | 1245 LINCOLN RD | EXISTING FAR |
| TOTALS | 0 SF | 0 SF | 0 SF | 0 SF | 0 SF | 1,341 SF | 0 SF | 1,341 SF |

1 EXISTING LEVEL 3 FAR DIAGRAM
SCALE: 1"=50'-0"

N

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

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# OFFICE BUILDING

1656-1680 ALTON RD
MIAMI BEACH, FLORIDA 33139

**Owner:**
Name BH The Alton LLC
Address
Address
Tel:
Email

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

**Consultant:**
Kobi Karp
571 NW 28th St
Miami, FL 33127
Tel: (305) 573-1818
Email: kobikarp@kobikarp.com

**Foster + Partners**

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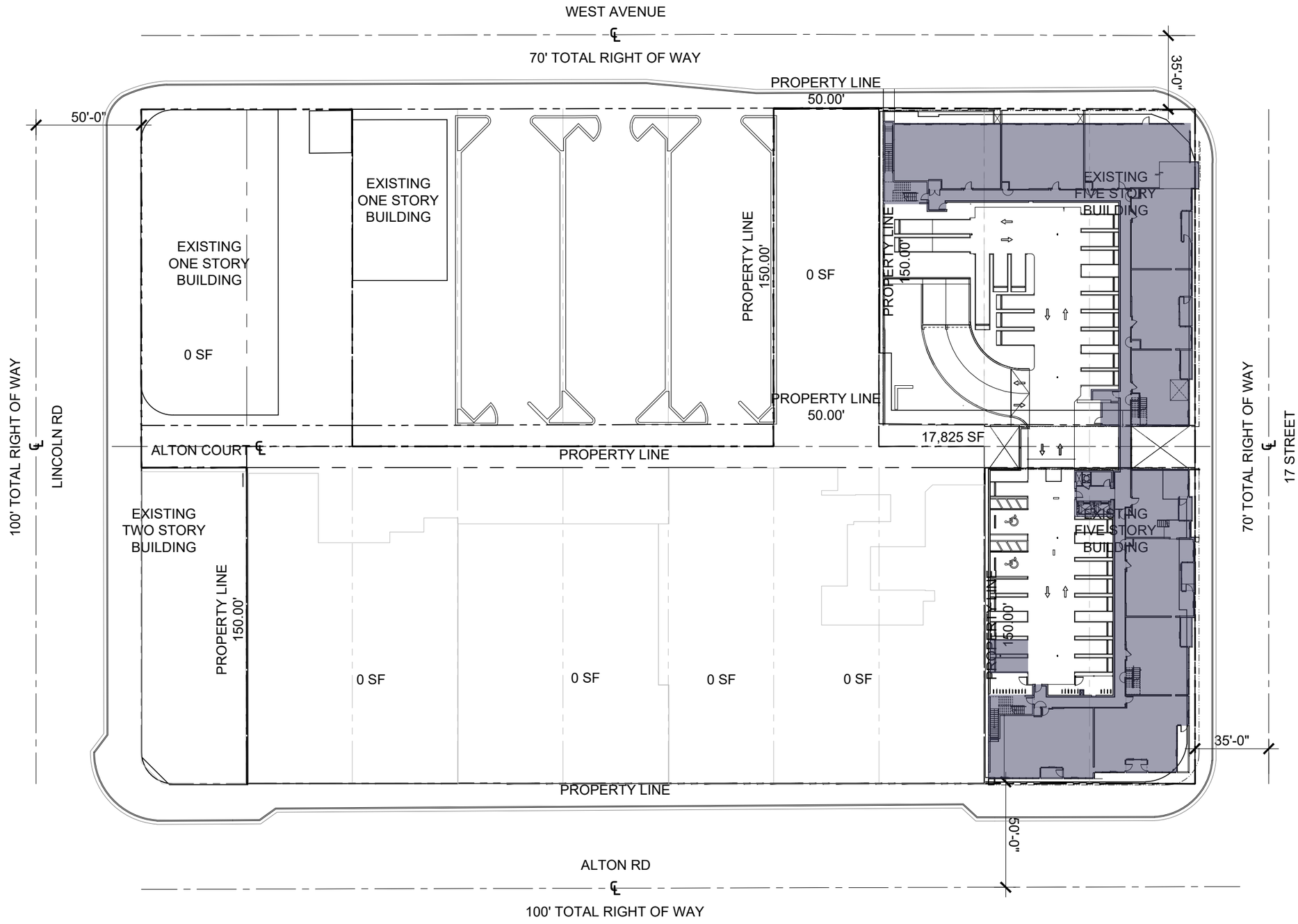
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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Kobi Karp
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KOBI KARP

EXISTING FAR LEVEL 3

| Date | 07.31.2023 | Sheet No. |
|---|---|---|
| Scale | 1" = 50'-0" | A1.02 |
| Project | 2132 | |




## EXISTING FAR LEVEL 4

| PARCEL | MAIN PARCEL | | | | | NORTH PARCEL | SOUTH PARCEL | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|
| | 1656 ALTON RD | 1664 ALTON RD | 1676 ALTON RD | 1680 ALTON RD | 1677 WEST AVE | 1667 WEST AVE | 1245 LINCOLN RD | EXISTING FAR |
| TOTALS | 0 SF | 0 SF | 0 SF | 0 SF | 0 SF | 17,584 SF | 0 SF | 17,584 SF |

1 EXISTING LEVEL 4 FAR DIAGRAM
SCALE: 1"=50'-0"

N

| Rev. | Date | Rev. | Date |
|---|---|---|---|

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# OFFICE BUILDING

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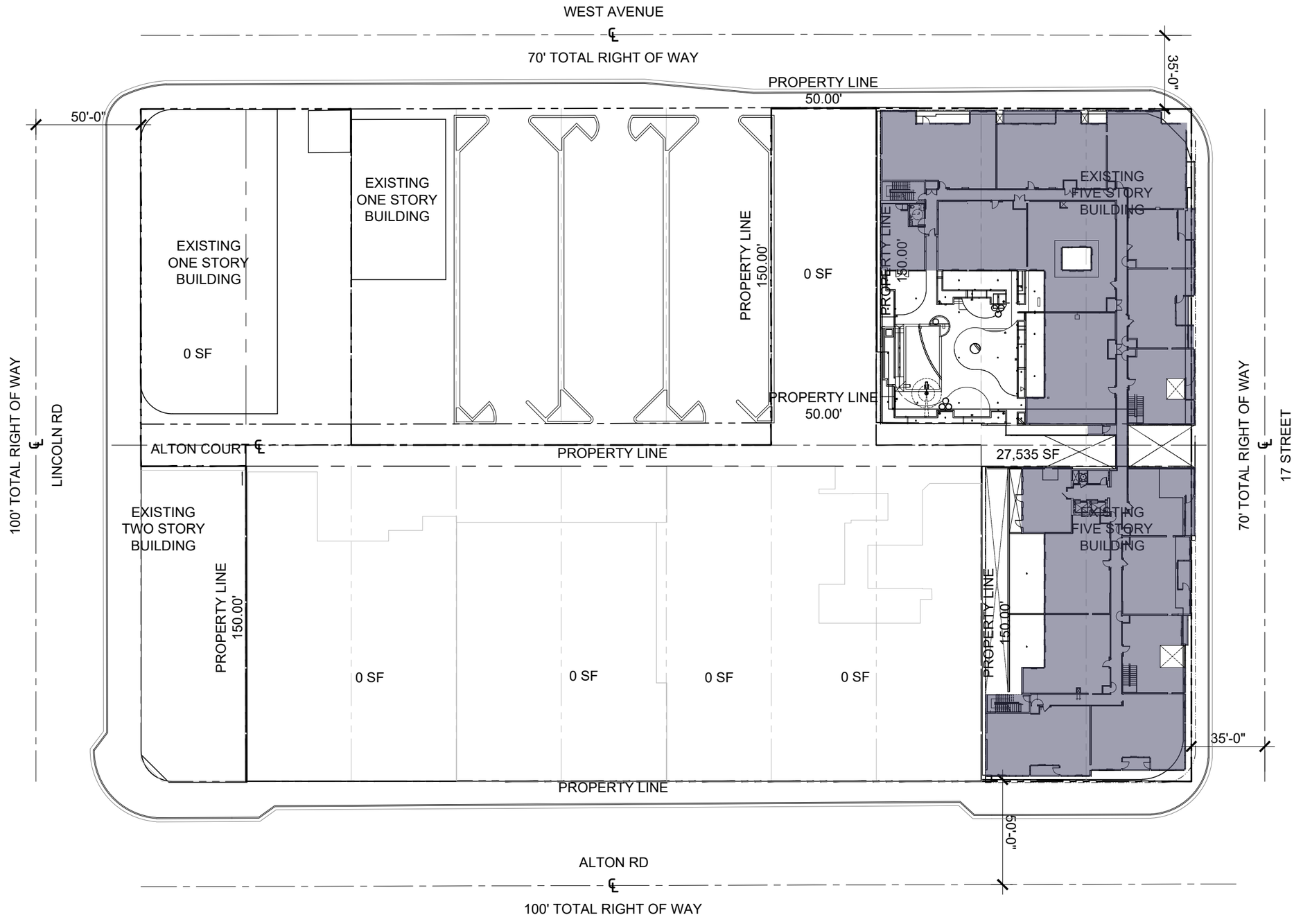
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KOBI KARP

EXISTING FAR LEVEL 4

| Date | 07.31.2023 | Sheet No. |
|---|---|---|
| Scale | 1" = 50'-0" | A1.03 |
| Project | 2132 | |




## EXISTING FAR LEVEL 5

| PARCEL | MAIN PARCEL | | | | | NORTH PARCEL | SOUTH PARCEL | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|
| | 1656 ALTON RD | 1664 ALTON RD | 1676 ALTON RD | 1680 ALTON RD | 1677 WEST AVE | 1667 WEST AVE | 1245 LINCOLN RD | EXISTING FAR |
| TOTALS | 0 SF | 0 SF | 0 SF | 0 SF | 0 SF | 27,603 SF | 0 SF | 27,603 SF |

1 EXISTING LEVEL 5 FAR DIAGRAM
SCALE: 1"=50'-0"

N

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

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# OFFICE BUILDING

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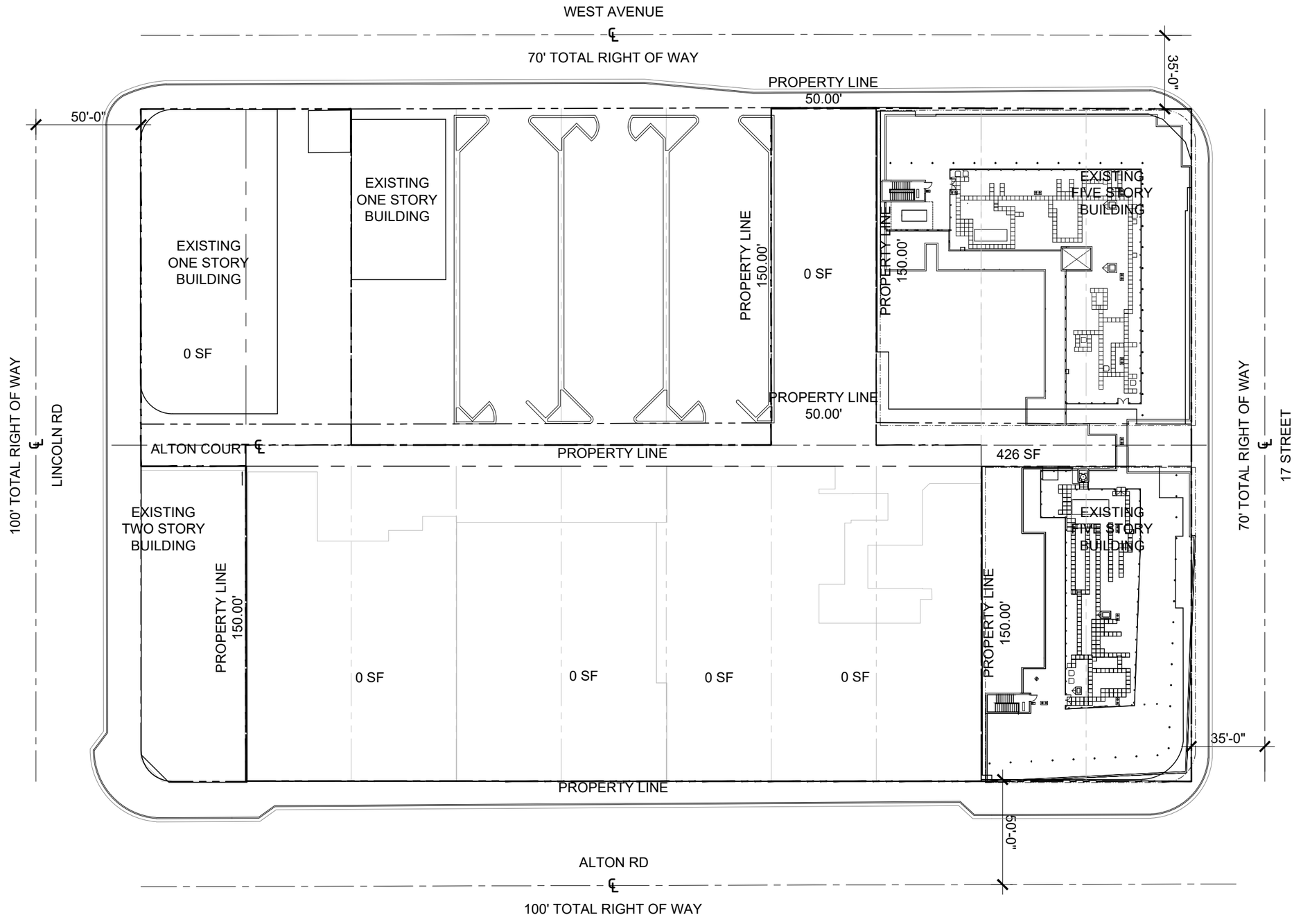
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EXISTING FAR LEVEL 5

| Date | 07.31.2023 | Sheet No. |
|---|---|---|
| Scale | 1" = 50'-0" | A1.04 |
| Project | 2132 | |




## EXISTING FAR LEVEL 6 ROOF DECK

| PARCEL | MAIN PARCEL | | | | | NORTH PARCEL | SOUTH PARCEL | GRAND TOTAL |
|---|---|---|---|---|---|---|---|---|
| | 1656 ALTON RD | 1664 ALTON RD | 1676 ALTON RD | 1680 ALTON RD | 1677 WEST AVE | 1667 WEST AVE | 1245 LINCOLN RD | EXISTING FAR |
| TOTALS | 0 SF | 0 SF | 0 SF | 0 SF | 0 SF | 0 SF | 0 SF | 0 SF |

1 EXISTING LEVEL 6 FAR DIAGRAM
SCALE: 1"=50'-0"

N

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

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**OFFICE BUILDING**
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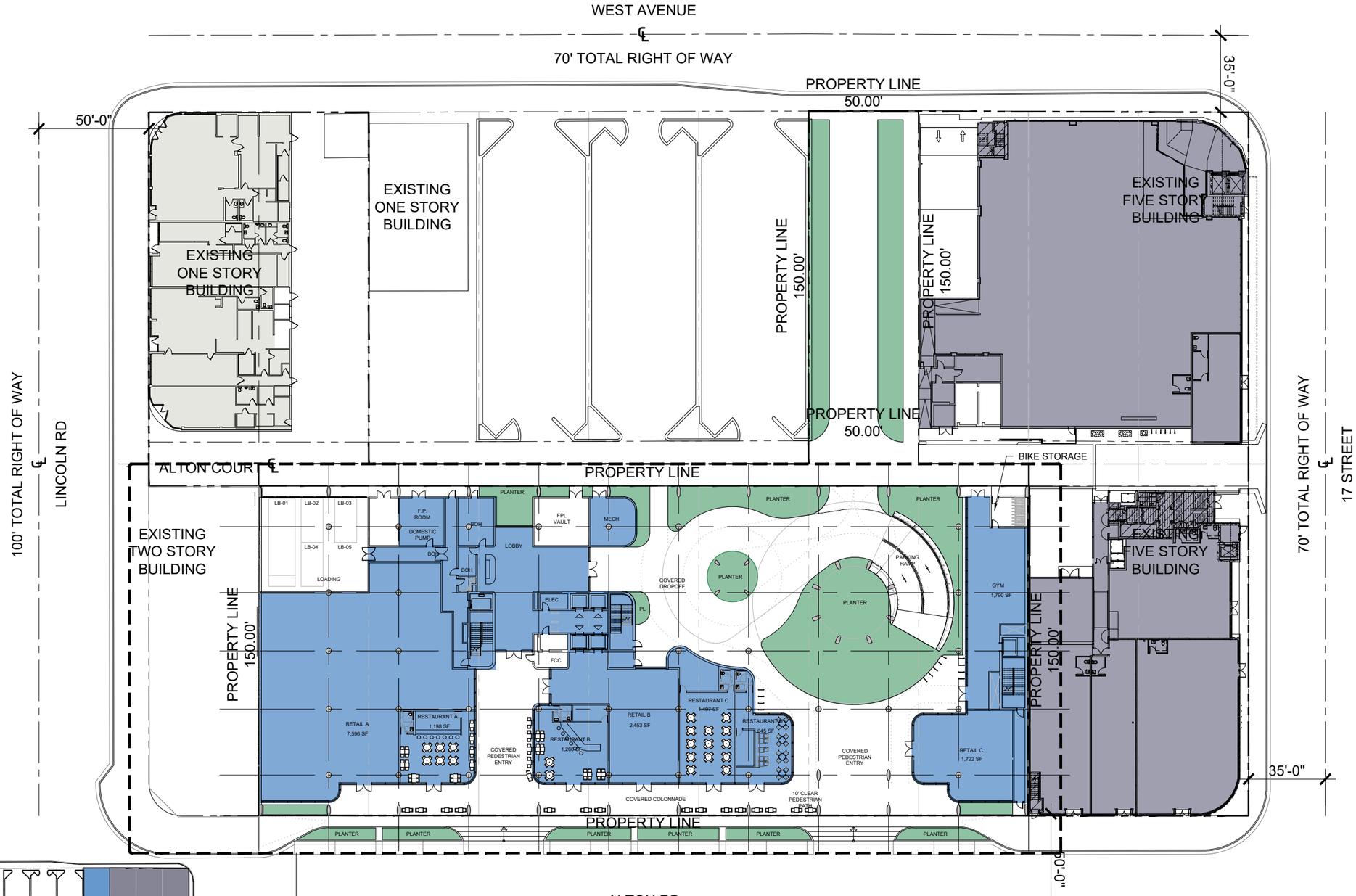
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Miami, Florida 33127 USA
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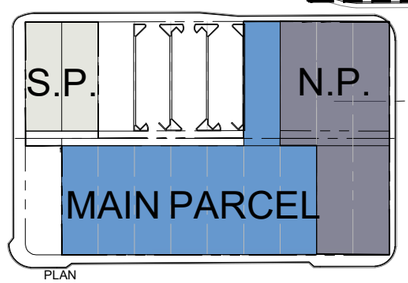
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K O B I K A R P

EXISTING FAR LEVEL 6 ROOF DECK

| Date | 07.31.2023 | Sheet No. |
|---|---|---|
| Scale | 1" = 50'-0" | A1.05 |
| Project | 2132 | |




PLAN NORTH

KEY PLAN
SCALE: 1" = 200'-0"

1
A1.11.1

**TOTAL PROPOSED FAR LEVEL 1**

| LEGEND | | MAIN PARCEL | NORTH PARCEL | SOUTH PARCEL | TOTAL |
|---|---|---|---|---|---|
| | RESIDENTIAL FAR | 0 SF | 1,021 SF | 0 SF | 1,021 SF |
| | NON-RESIDENTIAL FAR | 24,147 SF | 29,027 SF | 8,828 SF | 62,002 SF |
| | GRAND TOTAL | **24,147 SF** | **30,048 SF** | **8,828 SF** | **63,023 SF** |

1 PROPOSED OVERALL LEVEL 1 FAR DIAGRAM
SCALE: 1" = 50'-0"

LANDSCAPE/PLANTERS

N

| Rev. | Date | Rev. | Date |
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## OFFICE BUILDING

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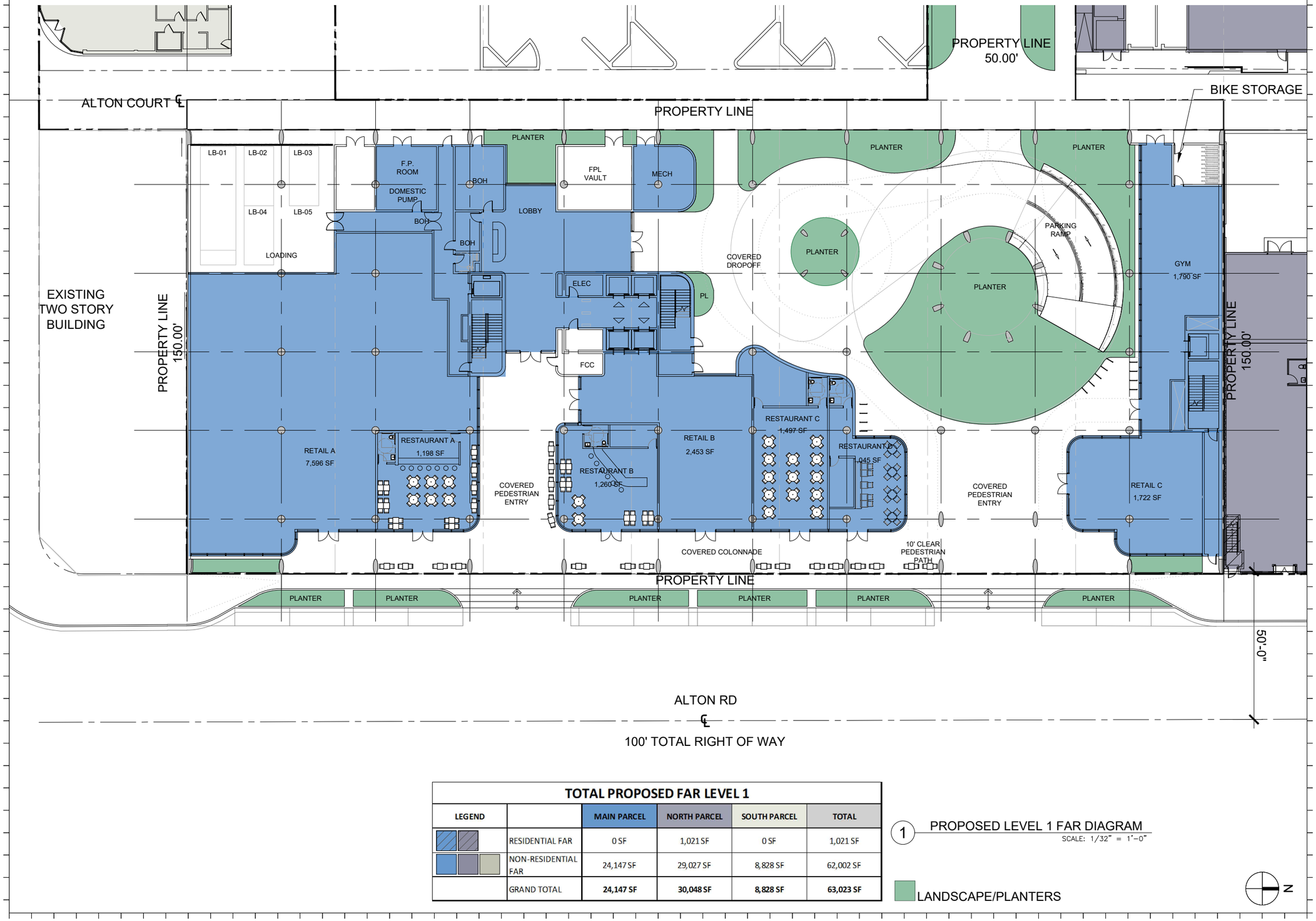
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K O B I K A R P

PROPOSED OVERALL LEVEL 1 FAR DIAGRAM

| | | | |
|---|---|---|---|
| Date | 07.31.2023 | Sheet No. | A1.11 |
| Scale | 1" = 50'-0" | | |
| Project | 2132 | | |




**TOTAL PROPOSED FAR LEVEL 1**

| LEGEND | | MAIN PARCEL | NORTH PARCEL | SOUTH PARCEL | TOTAL |
|---|---|---|---|---|---|
| | RESIDENTIAL FAR | 0 SF | 1,021 SF | 0 SF | 1,021 SF |
| | NON-RESIDENTIAL FAR | 24,147 SF | 29,027 SF | 8,828 SF | 62,002 SF |
| | GRAND TOTAL | **24,147 SF** | **30,048 SF** | **8,828 SF** | **63,023 SF** |

1 PROPOSED LEVEL 1 FAR DIAGRAM
SCALE: 1/32" = 1'-0"

LANDSCAPE/PLANTERS

N

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

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## OFFICE BUILDING

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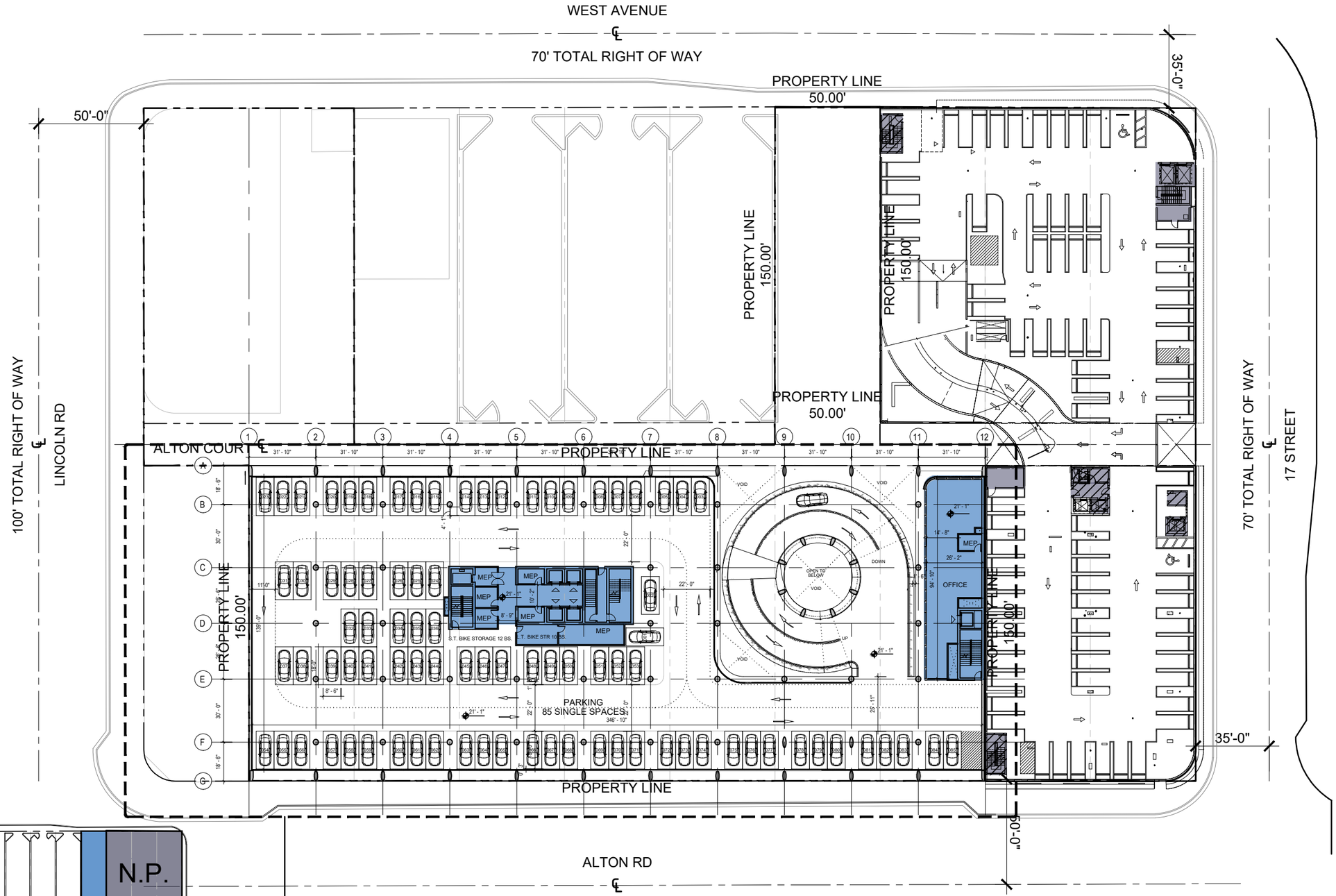
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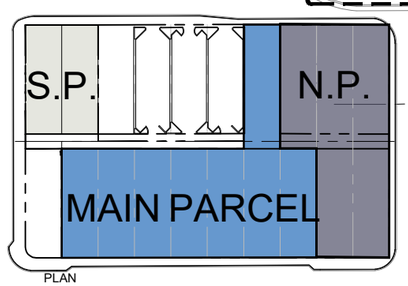
KOBI KARP

PROPOSED LEVEL 1 FAR DIAGRAM

| | |
|---|---|
| Date | 07.31.2023 |
| Scale | 1/32" = 1'-0" |
| Project | 2132 |

Sheet No. A1.11.1




KEY PLAN
SCALE: 1" = 200'-0"

1
A1.12.1

**TOTAL PROPOSED FAR LEVEL 2**

| LEGEND | | MAIN PARCEL | NORTH PARCEL | SOUTH PARCEL | TOTAL |
|---|---|---|---|---|---|
| | RESIDENTIAL FAR | 0 SF | 1,148 SF | 0 SF | 1,148 SF |
| | NON-RESIDENTIAL FAR | 5,284 SF | 520 SF | 0 SF | 5,804 SF |
| | GRAND TOTAL | **5,284 SF** | **1,668 SF** | **0 SF** | **6,952 SF** |

1 PROPOSED OVERALL LEVEL 2 FAR DIAGRAM
SCALE: 1" = 50'-0"

N

| Rev. | Date | Rev. | Date |
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## OFFICE BUILDING

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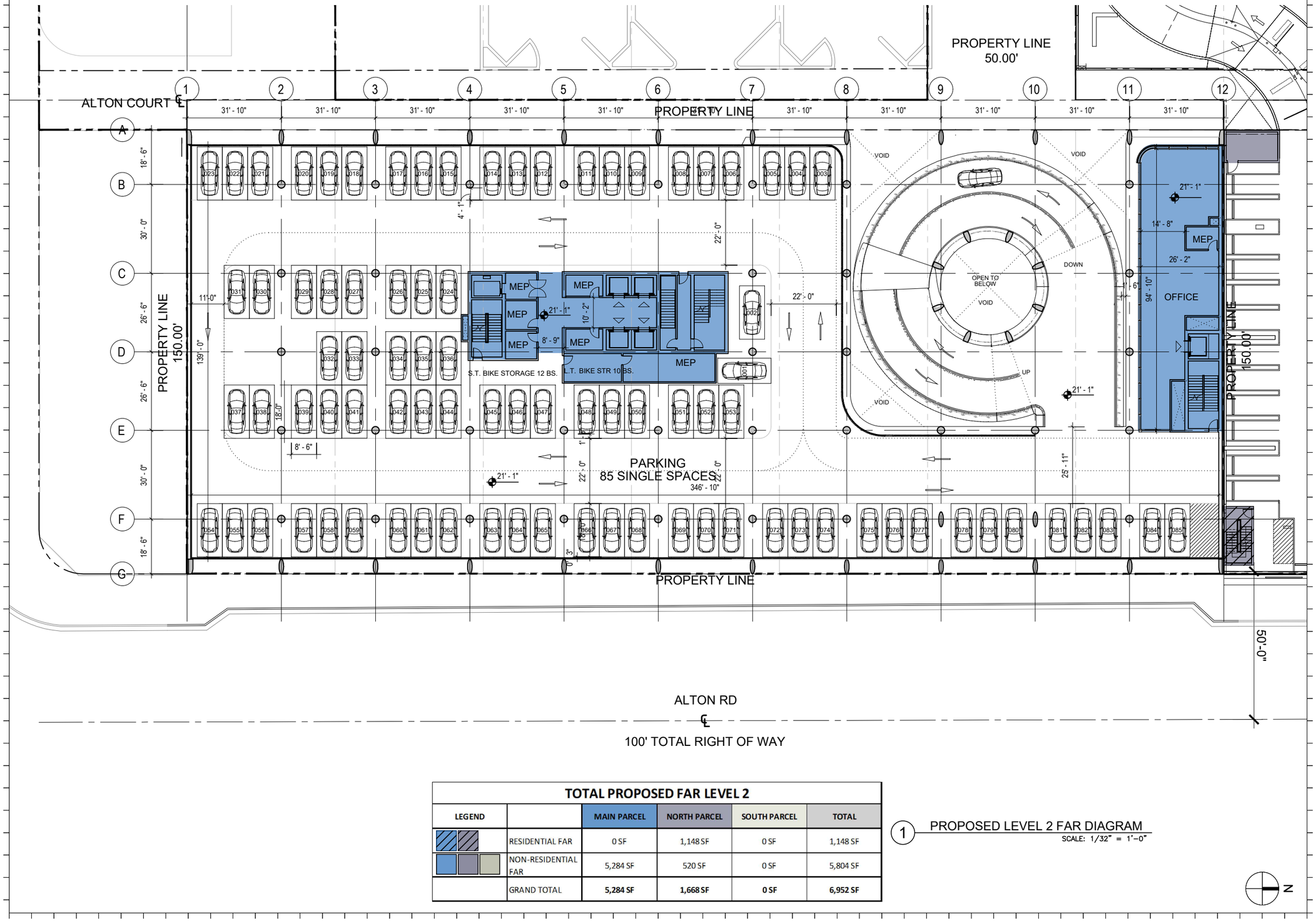
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PROPOSED OVERALL LEVEL 2 FAR DIAGRAM

| | | | |
|---|---|---|---|
| Date | 07.31.2023 | Sheet No. | A1.12 |
| Scale | 1" = 50'-0" | | |
| Project | 2132 | | |




## TOTAL PROPOSED FAR LEVEL 2

| LEGEND | | MAIN PARCEL | NORTH PARCEL | SOUTH PARCEL | TOTAL |
|---|---|---|---|---|---|
| | RESIDENTIAL FAR | 0 SF | 1,148 SF | 0 SF | 1,148 SF |
| | NON-RESIDENTIAL FAR | 5,284 SF | 520 SF | 0 SF | 5,804 SF |
| | GRAND TOTAL | **5,284 SF** | **1,668 SF** | **0 SF** | **6,952 SF** |

1 PROPOSED LEVEL 2 FAR DIAGRAM
SCALE: 1/32" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

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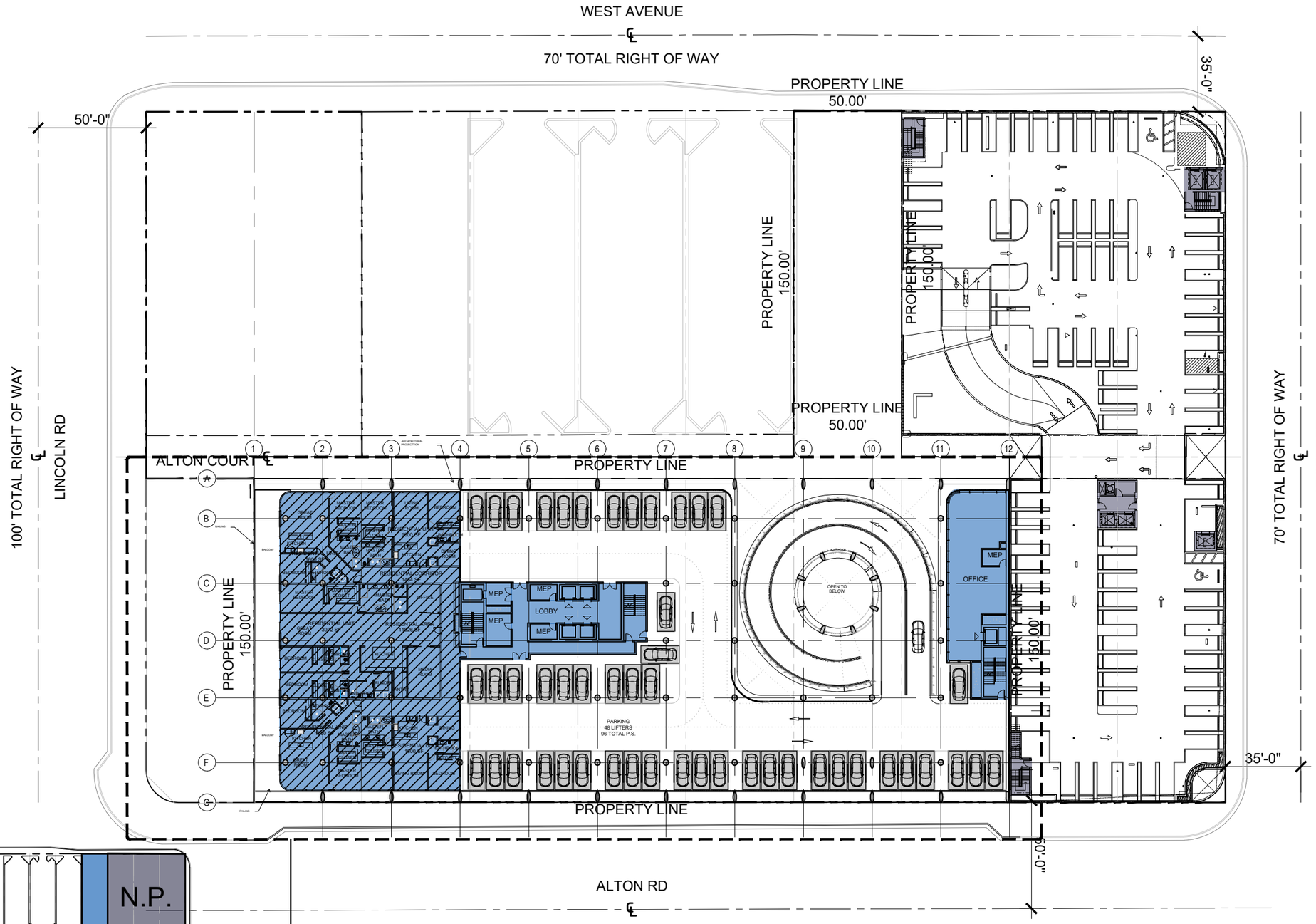
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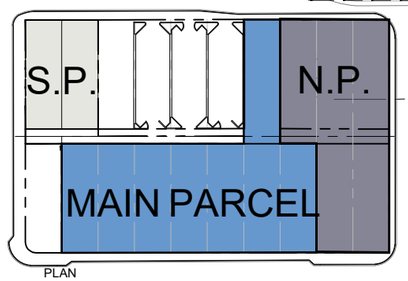
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Kobi Karp
2023.07.31
19:15:10-04'00'

KOBI KARP

PROPOSED LEVEL 2
FAR DIAGRAM

| | | | |
|---|---|---|---|
| Date | 07.31.2023 | Sheet No. | A1.12.1 |
| Scale | 1/32" = 1'-0" | | |
| Project | 2132 | | |




PLAN NORTH

KEY PLAN
SCALE: 1" = 200'-0"

1 A1.13.1

**TOTAL PROPOSED FAR LEVEL 3**

| LEGEND | | MAIN PARCEL | NORTH PARCEL | SOUTH PARCEL | TOTAL |
|---|---|---|---|---|---|
| | RESIDENTIAL FAR | 11,826 SF | 1,202 SF | 0 SF | 13,028 SF |
| | NON-RESIDENTIAL FAR | 5,229 SF | 139 SF | 0 SF | 5,368 SF |
| | GRAND TOTAL | **17,055 SF** | **1,341 SF** | **0 SF** | **18,396 SF** |

1 PROPOSED OVERALL LEVEL 3 FAR DIAGRAM
SCALE: 1" = 50'-0"

N

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

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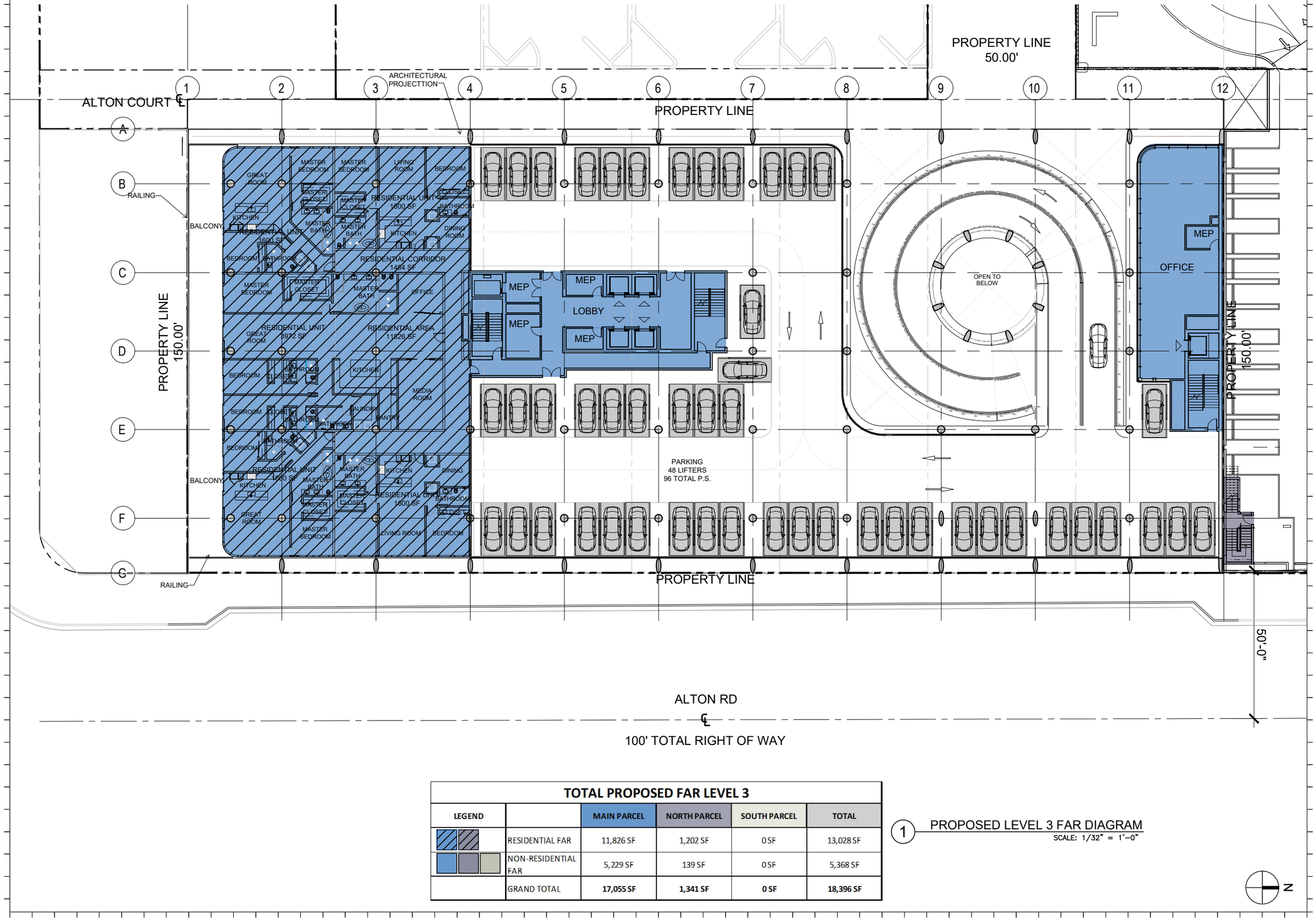
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K O B I K A R P

PROPOSED OVERALL LEVEL 3 FAR DIAGRAM

| | | | |
|---|---|---|---|
| Date | 07.31.2023 | Sheet No. | A1.13 |
| Scale | 1" = 50'-0" | | |
| Project | 2132 | | |




## TOTAL PROPOSED FAR LEVEL 3

| LEGEND | | MAIN PARCEL | NORTH PARCEL | SOUTH PARCEL | TOTAL |
|---|---|---|---|---|---|
| | RESIDENTIAL FAR | 11,826 SF | 1,202 SF | 0 SF | 13,028 SF |
| | NON-RESIDENTIAL FAR | 5,229 SF | 139 SF | 0 SF | 5,368 SF |
| | GRAND TOTAL | **17,055 SF** | **1,341 SF** | **0 SF** | **18,396 SF** |

1 PROPOSED LEVEL 3 FAR DIAGRAM
SCALE: 1/32" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

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PB22-0562 - FINAL SUBMITTAL

# OFFICE BUILDING

1656-1680 ALTON RD
MIAMI BEACH, FLORIDA 33139

**Owner:**
Name BH The Alton LLC
Address
Address
Tel:
Email

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

**Consultant:**
Kobi Karp
571 NW 28th St
Miami, FL 33127
Tel: (305) 573-1818
Email: kobikarp@kobikarp.com

**Foster + Partners**
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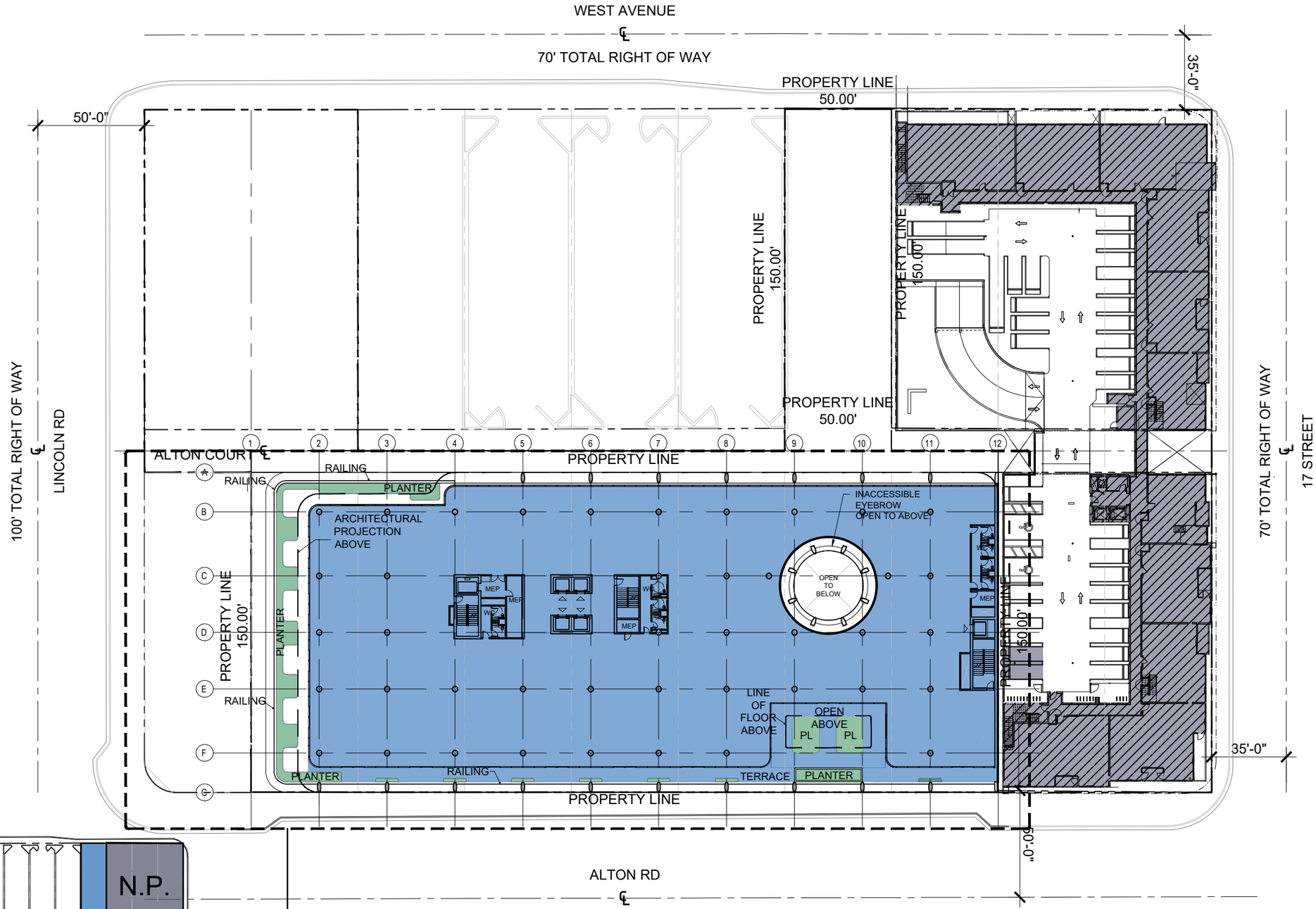
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571 NW 28th Street
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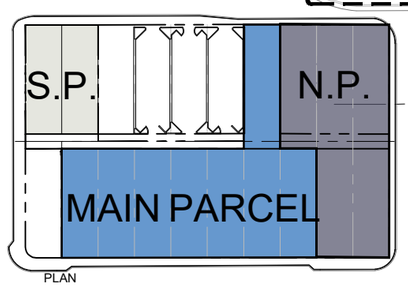
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KOBI KARP

PROPOSED LEVEL 3
FAR DIAGRAM

| | | | |
|---|---|---|---|
| Date | 07.31.2023 | Sheet No. | A1.13.1 |
| Scale | 1/32" = 1'-0" | | |
| Project | 2132 | | |




KEY PLAN
SCALE: 1" = 200'-0"

**TOTAL PROPOSED FAR LEVEL 4**

| LEGEND | | MAIN PARCEL | NORTH PARCEL | SOUTH PARCEL | TOTAL |
|---|---|---|---|---|---|
| | RESIDENTIAL FAR | 0 SF | 17,222 SF | 0 SF | 17,222 SF |
| | NON-RESIDENTIAL FAR | 42,326 SF | 362 SF | 0 SF | 42,688 SF |
| | GRAND TOTAL | **42,326 SF** | **17,584 SF** | **0 SF** | **59,910 SF** |

1 PROPOSED OVERALL LEVEL 4 FAR DIAGRAM
SCALE: 1" = 50'-0"

LANDSCAPE/PLANTERS

N

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

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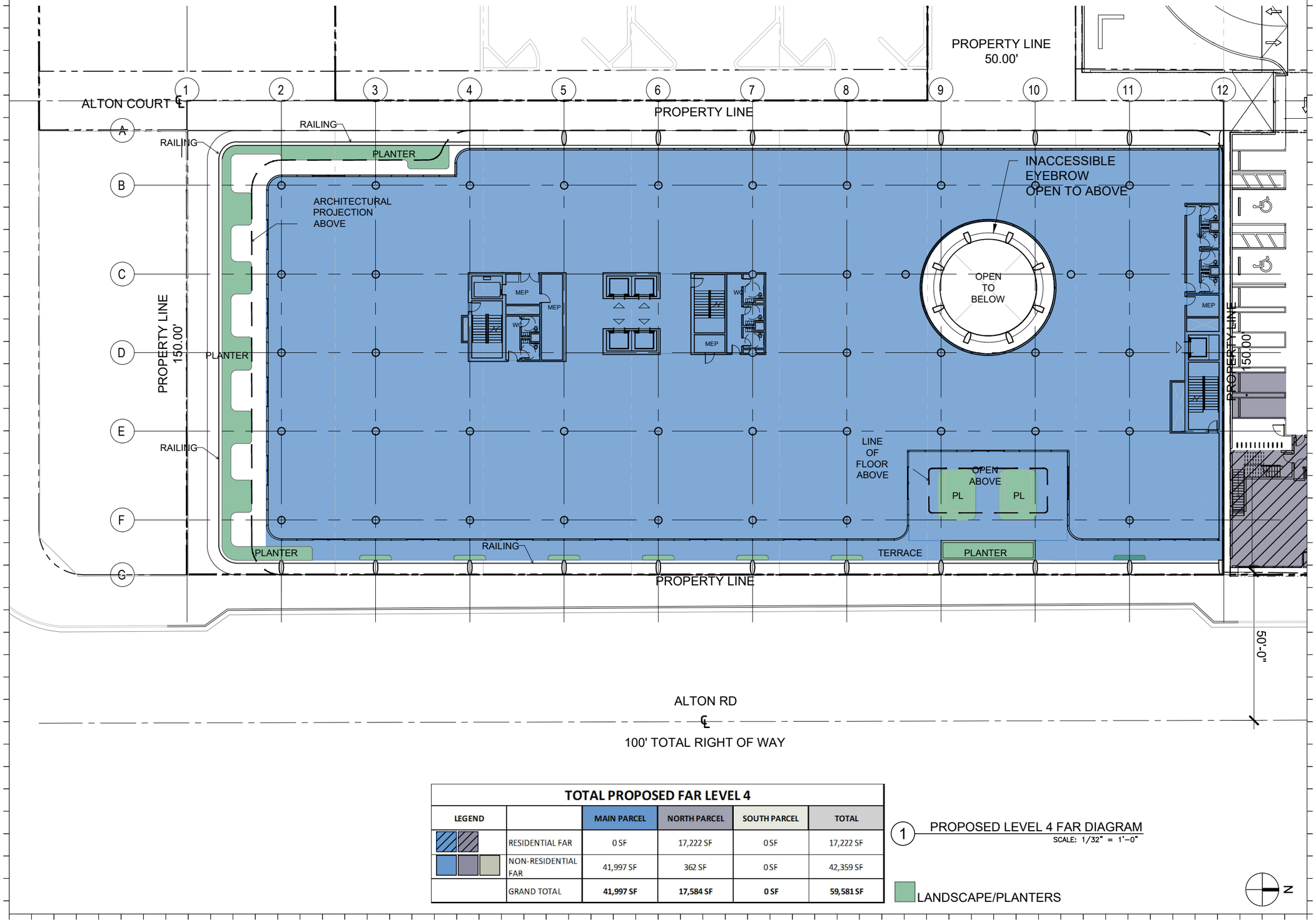
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PROPOSED OVERALL LEVEL 4 FAR DIAGRAM

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|---|---|---|---|
| Date | 07.31.2023 | Sheet No. | A1.14 |
| Scale | 1" = 50'-0" | | |
| Project | 2132 | | |




| TOTAL PROPOSED FAR LEVEL 4 | | | | | |
|---|---|---|---|---|---|
| LEGEND | | MAIN PARCEL | NORTH PARCEL | SOUTH PARCEL | TOTAL |
| | RESIDENTIAL FAR | 0 SF | 17,222 SF | 0 SF | 17,222 SF |
| | NON-RESIDENTIAL FAR | 41,997 SF | 362 SF | 0 SF | 42,359 SF |
| | GRAND TOTAL | **41,997 SF** | **17,584 SF** | **0 SF** | **59,581 SF** |

1 PROPOSED LEVEL 4 FAR DIAGRAM
SCALE: 1/32" = 1'-0"

LANDSCAPE/PLANTERS

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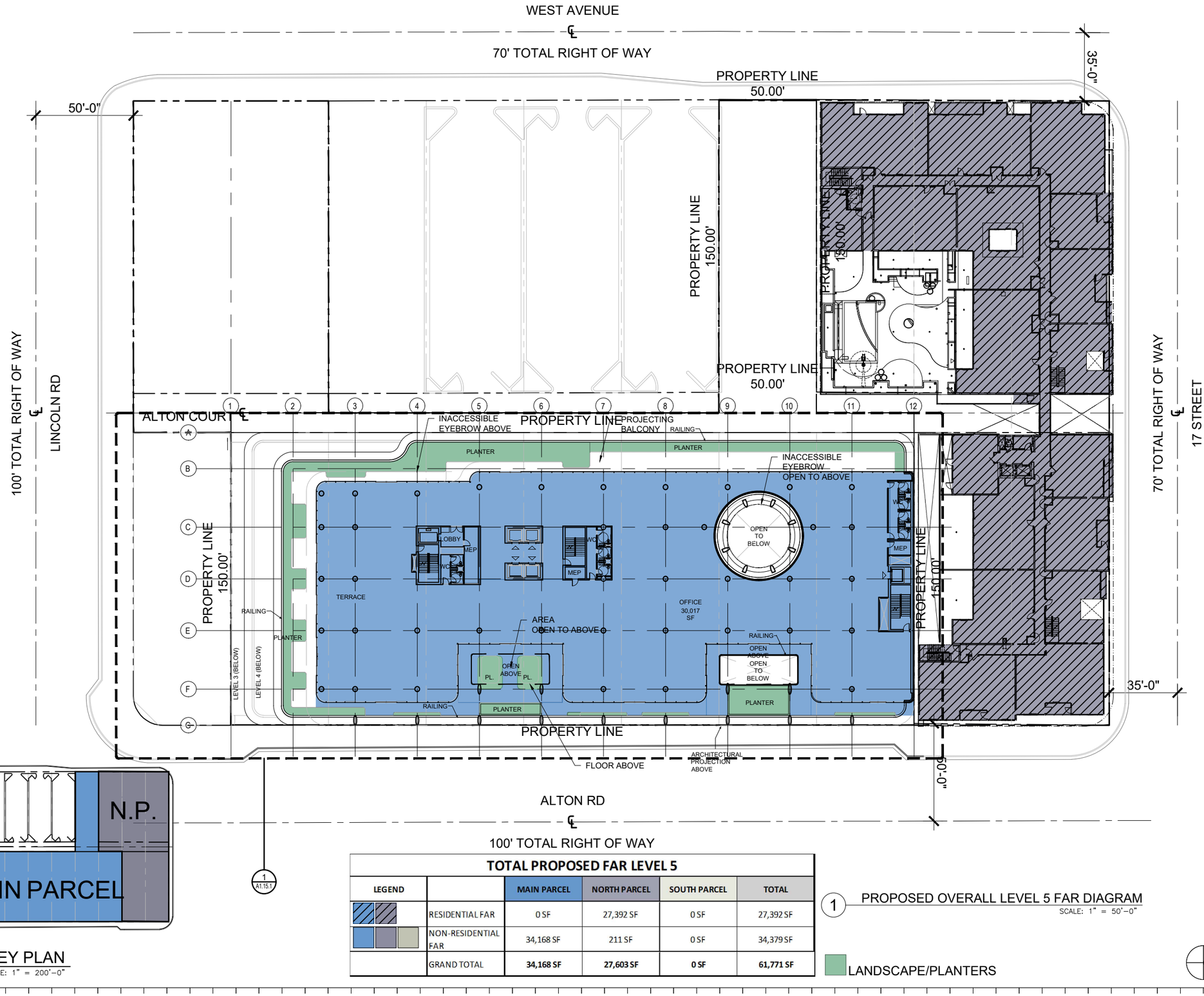
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PROPOSED LEVEL 4
FAR DIAGRAM

| Date | 07.31.2023 | Sheet No. |
|---|---|---|
| Scale | 1/32" = 1'-0" | A1.14.1 |
| Project | 2132 | |




**TOTAL PROPOSED FAR LEVEL 5**

| LEGEND | | MAIN PARCEL | NORTH PARCEL | SOUTH PARCEL | TOTAL |
|---|---|---|---|---|---|
| | RESIDENTIAL FAR | 0 SF | 27,392 SF | 0 SF | 27,392 SF |
| | NON-RESIDENTIAL FAR | 34,168 SF | 211 SF | 0 SF | 34,379 SF |
| | GRAND TOTAL | **34,168 SF** | **27,603 SF** | **0 SF** | **61,771 SF** |

1 PROPOSED OVERALL LEVEL 5 FAR DIAGRAM
SCALE: 1" = 50'-0"

LANDSCAPE/PLANTERS

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| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

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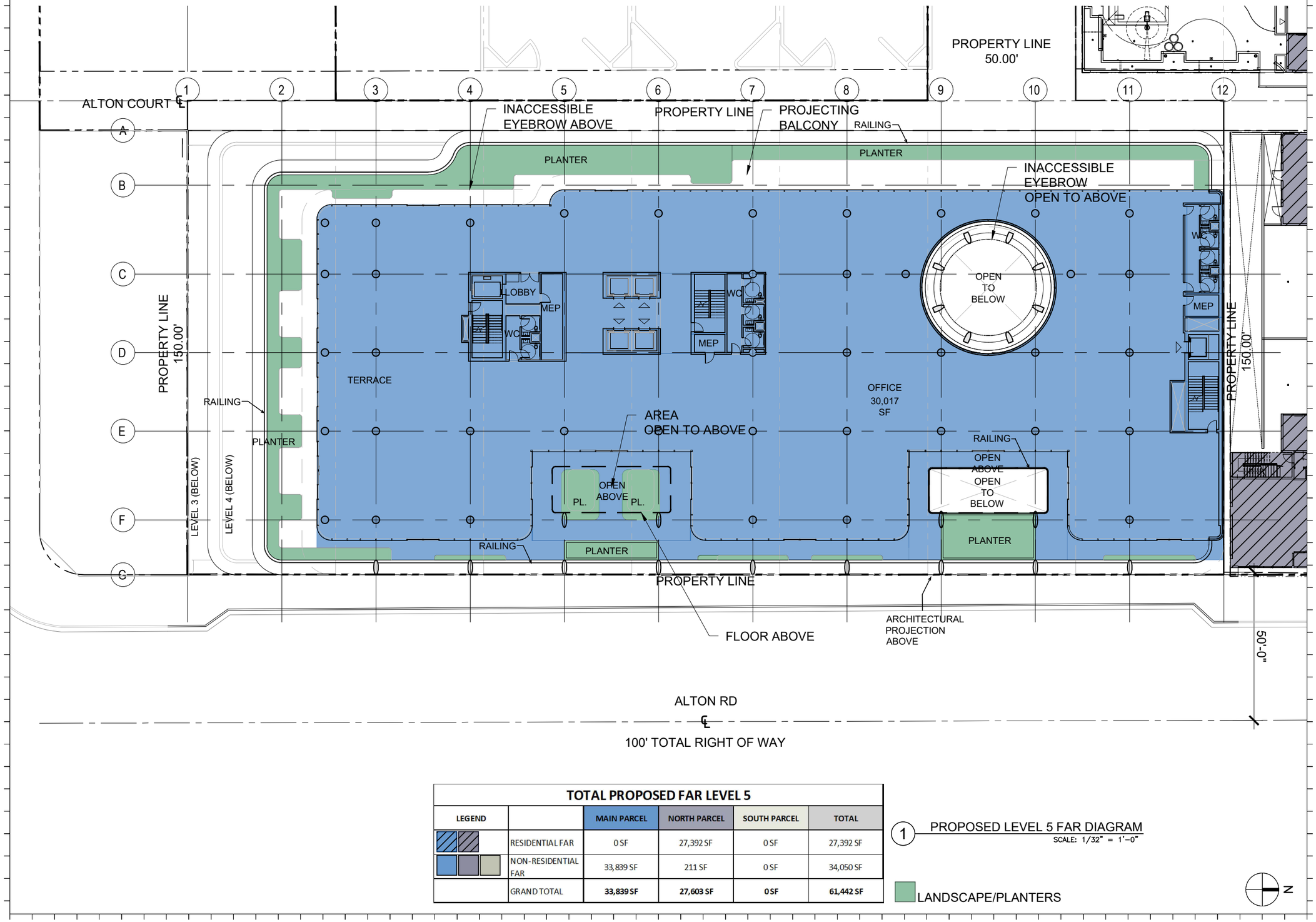
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KOBI KARP

PROPOSED OVERALL LEVEL 5 FAR DIAGRAM

| | | | |
|---|---|---|---|
| Date | 07.31.2023 | Sheet No. | A1.15 |
| Scale | 1" = 50'-0" | | |
| Project | 2132 | | |




## TOTAL PROPOSED FAR LEVEL 5

| LEGEND | | MAIN PARCEL | NORTH PARCEL | SOUTH PARCEL | TOTAL |
|---|---|---|---|---|---|
| | RESIDENTIAL FAR | 0 SF | 27,392 SF | 0 SF | 27,392 SF |
| | NON-RESIDENTIAL FAR | 33,839 SF | 211 SF | 0 SF | 34,050 SF |
| | GRAND TOTAL | **33,839 SF** | **27,603 SF** | **0 SF** | **61,442 SF** |

1 PROPOSED LEVEL 5 FAR DIAGRAM
SCALE: 1/32" = 1'-0"

LANDSCAPE/PLANTERS

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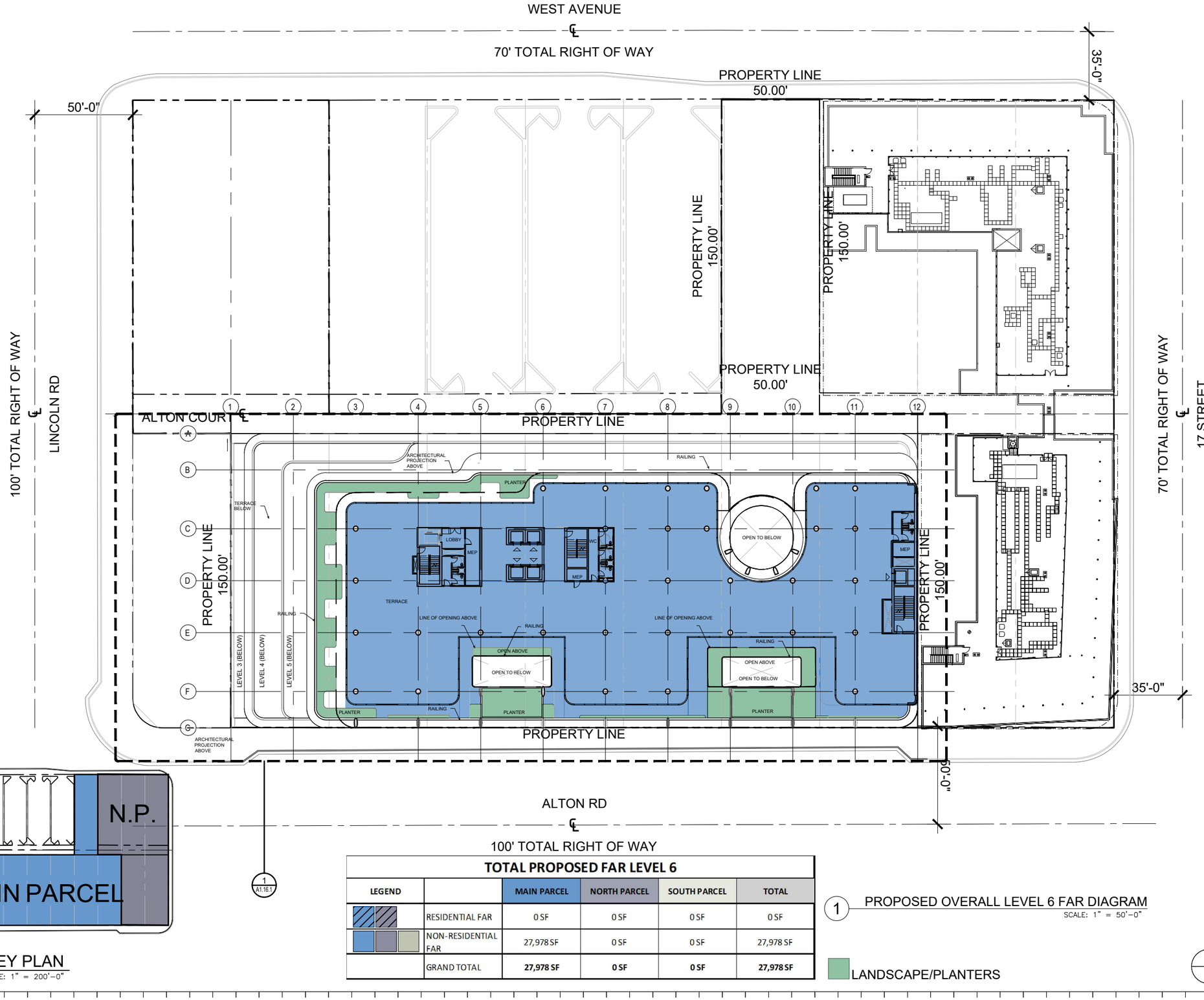
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K O B I K A R P

PROPOSED LEVEL 5
FAR DIAGRAM

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|---|---|---|---|
| Date | 07.31.2023 | Sheet No. | A1.15.1 |
| Scale | 1/32" = 1'-0" | | |
| Project | 2132 | | |




**TOTAL PROPOSED FAR LEVEL 6**

| LEGEND | | MAIN PARCEL | NORTH PARCEL | SOUTH PARCEL | TOTAL |
|---|---|---|---|---|---|
| | RESIDENTIAL FAR | 0 SF | 0 SF | 0 SF | 0 SF |
| | NON-RESIDENTIAL FAR | 27,978 SF | 0 SF | 0 SF | 27,978 SF |
| | GRAND TOTAL | **27,978 SF** | **0 SF** | **0 SF** | **27,978 SF** |

1 PROPOSED OVERALL LEVEL 6 FAR DIAGRAM
SCALE: 1" = 50'-0"

LANDSCAPE/PLANTERS

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| Rev. | Date | Rev. | Date |
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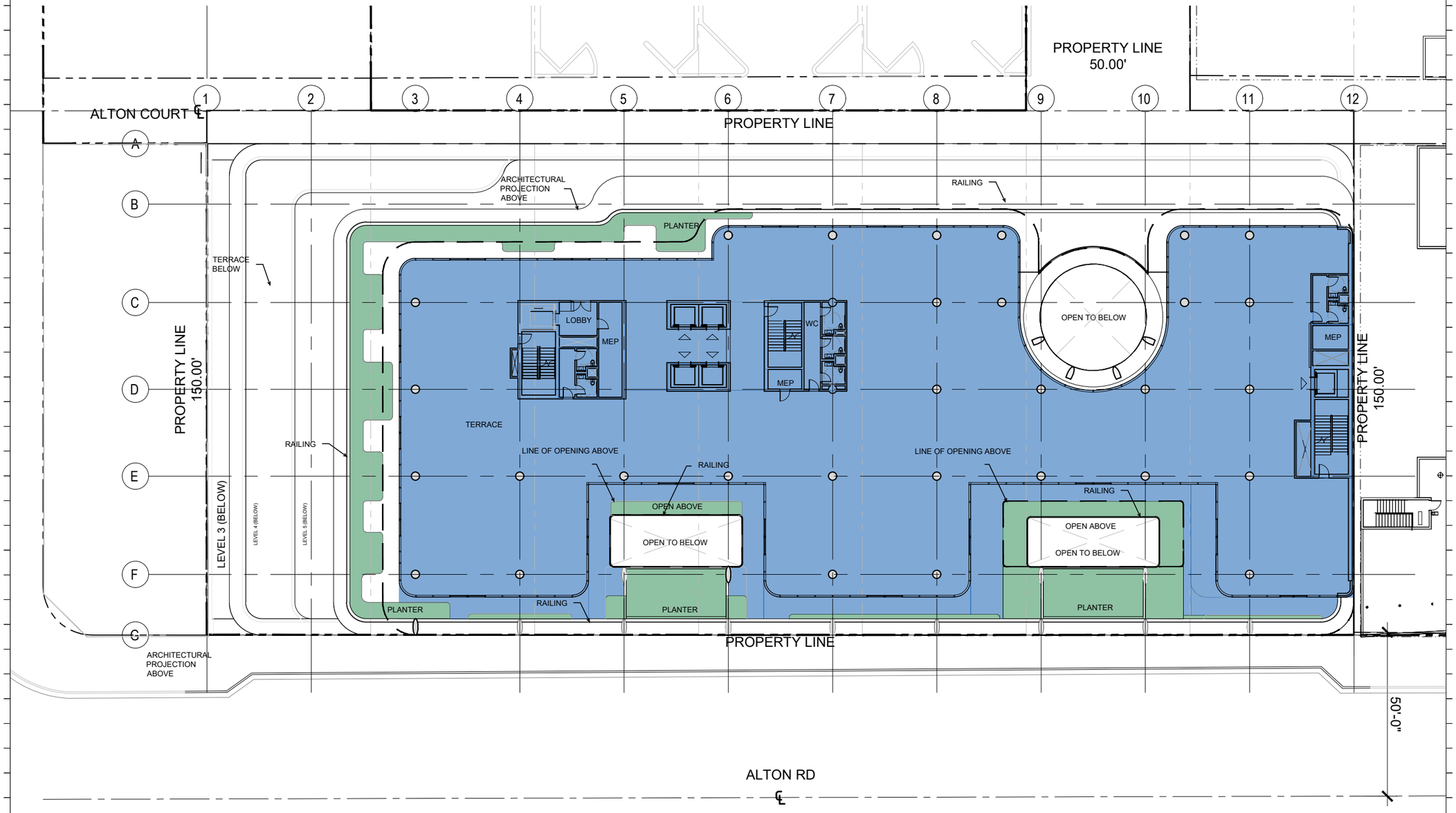
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KOBI KARP

PROPOSED OVERALL LEVEL 6 FAR DIAGRAM

| Date | 07.31.2023 | Sheet No. |
|---|---|---|
| Scale | 1" = 50'-0" | A1.16 |
| Project | 2132 | |




| TOTAL PROPOSED FAR LEVEL 6 | | | | | |
|---|---|---|---|---|---|
| LEGEND | | MAIN PARCEL | NORTH PARCEL | SOUTH PARCEL | TOTAL |
| | RESIDENTIAL FAR | 0 SF | 0 SF | 0 SF | 0 SF |
| | NON-RESIDENTIAL FAR | 27,649 SF | 0 SF | 0 SF | 27,649 SF |
| | GRAND TOTAL | **27,649 SF** | **0 SF** | **0 SF** | **27,649 SF** |

1 PROPOSED LEVEL 6 FAR DIAGRAM
SCALE: 1/32" = 1'-0"

LANDSCAPE/PLANTERS

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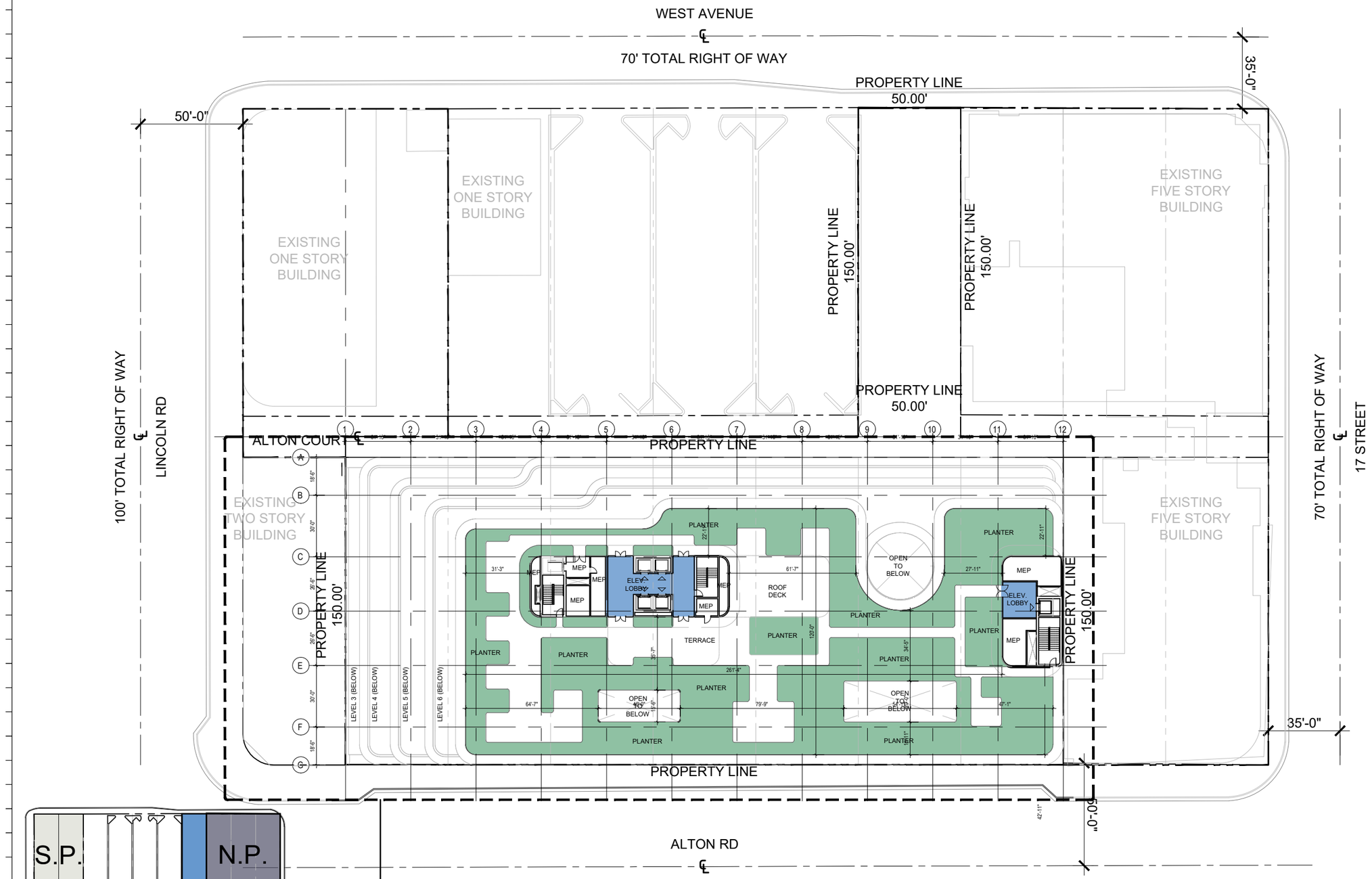
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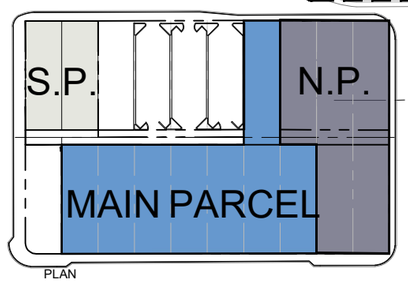
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KOBI KARP

PROPOSED LEVEL 6 FAR DIAGRAM

| Date | 07.31.2023 | Sheet No. |
|---|---|---|
| Scale | 1/32" = 1'-0" | A1.16.1 |
| Project | 2132 | |




PLAN NORTH

KEY PLAN
SCALE: 1" = 200'-0"

1 A1.17.1

**TOTAL PROPOSED FAR LEVEL 7**

| LEGEND | | MAIN PARCEL | NORTH PARCEL | SOUTH PARCEL | TOTAL |
|---|---|---|---|---|---|
| | RESIDENTIAL FAR | 0 SF | 0 SF | 0 SF | 0 SF |
| | NON-RESIDENTIAL FAR | 1,214 SF | 0 SF | 0 SF | 1,214 SF |
| | GRAND TOTAL | **1,214 SF** | **0 SF** | **0 SF** | **1,214 SF** |

1 PROPOSED OVERALL LEVEL 7 FAR DIAGRAM
SCALE: 1" = 50'-0"

LANDSCAPE/PLANTERS

N

| Rev. | Date | Rev. | Date |
|---|---|---|---|
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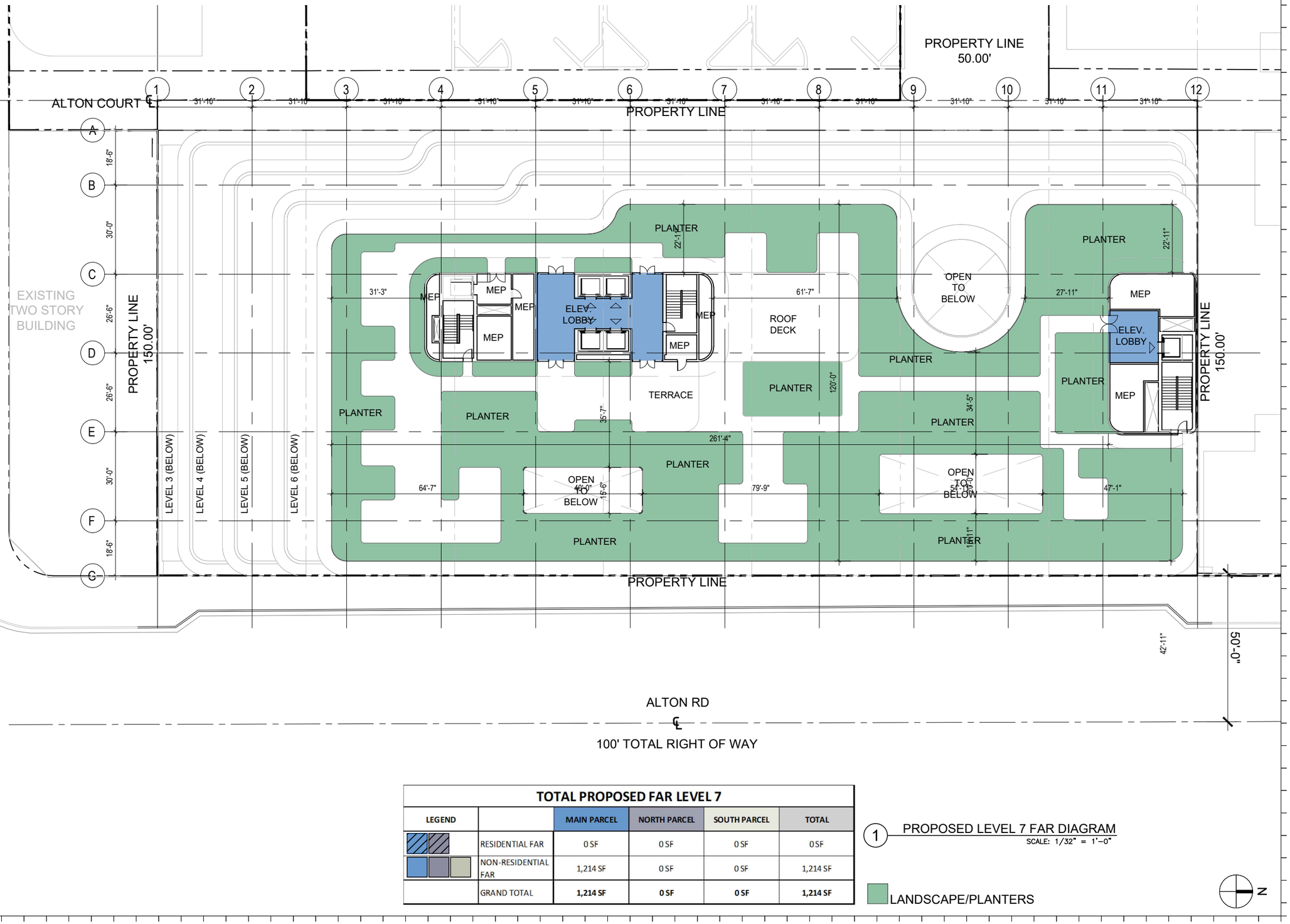
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PROPOSED OVERALL LEVEL 7 FAR DIAGRAM

| | | | |
|---|---|---|---|
| Date | 07.31.2023 | Sheet No. | A1.17 |
| Scale | 1" = 50'-0" | | |
| Project | 2132 | | |




## TOTAL PROPOSED FAR LEVEL 7

| LEGEND | | MAIN PARCEL | NORTH PARCEL | SOUTH PARCEL | TOTAL |
|---|---|---|---|---|---|
| | RESIDENTIAL FAR | 0 SF | 0 SF | 0 SF | 0 SF |
| | NON-RESIDENTIAL FAR | 1,214 SF | 0 SF | 0 SF | 1,214 SF |
| | GRAND TOTAL | **1,214 SF** | **0 SF** | **0 SF** | **1,214 SF** |

1 PROPOSED LEVEL 7 FAR DIAGRAM
SCALE: 1/32" = 1'-0"

LANDSCAPE/PLANTERS

N

| Rev. | Date | Rev. | Date |
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KOBI KARP

PROPOSED LEVEL 7
FAR DIAGRAM

| | | | |
|---|---|---|---|
| Date | 07.31.2023 | Sheet No. | A1.17.1 |
| Scale | 1/32" = 1'-0" | | |
| Project | 2132 | | |

## REQUIRED PARKING BREAKDOWN

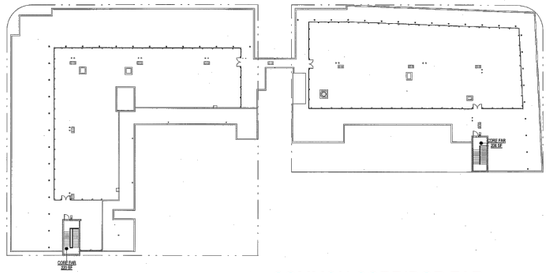
| | | |
|---|---|---|
| RESIDENTIAL | | |
| Minimum of 1 parking spaces per Dwelling Unit (Units 1,200< SF) | | 26 Spaces |
| Minimum of 0.25 parking spaces per Dwelling Unit (Units 1,600< SF) | | 22 Spaces |
| Minimum of 0.10 additional visitor parking space for every 10 Dwelling Units (developments with 20+ Units) | | 5 Spaces |
| | | 53 Spaces |
| RESTAURANT | | |
| Minimum of 1 parking spaces per 4 seats | 176 SEATS | 44 Spaces |
| RETAIL | | |
| Minimum of 1 parking spaces for every 300 SF | 9,925 SF | 36 Spaces |
| GROCER | | |
| Minimum of 1 parking spaces for every 250 SF | 16,370 SF | 66 Spaces |
| | | |
| TOTAL | | 193 Spaces |

*Note: Any space over the parking requirement, unless uncovered, will count against the FAR at a ratio of 153 SF/Space*
*Note: Retail parking calculation is based off the NSF of the retail, service/BOH, and core all serving only the retail*

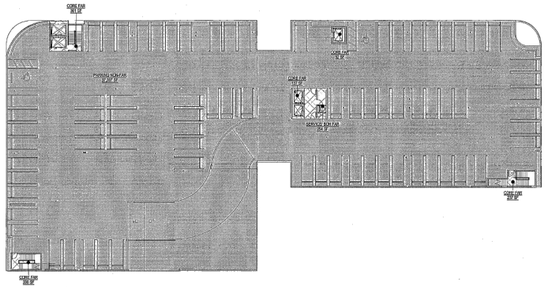
## PROPOSED PARKING TO BE PROVIDED

| Parking Schedule - By Level | |
|---|---|
| Comments | Count |
| Level 2 | |
| HC PARKING | 2 |
| STANDARD | 77 |
| 79 | |
| Level 3 | |
| HC PARKING | 2 |
| STANDARD | 79 |
| 81 | |
| Level 4 | |
| HC PARKING | 2 |
| STANDARD | 28 |
| STANDARD (TANDEM) | 3 |
| 33 | |

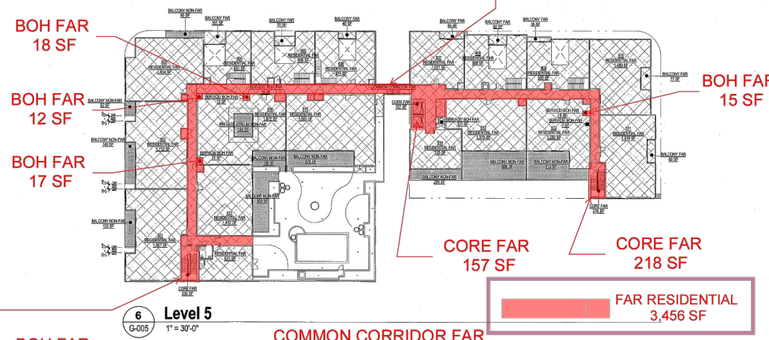
| Building Parking Schedule | |
|---|---|
| Comments | Count |
| HC PARKING | 6 |
| STANDARD | 184 |
| STANDARD (TANDEM) | 3 |
| Grand total: 193 | |



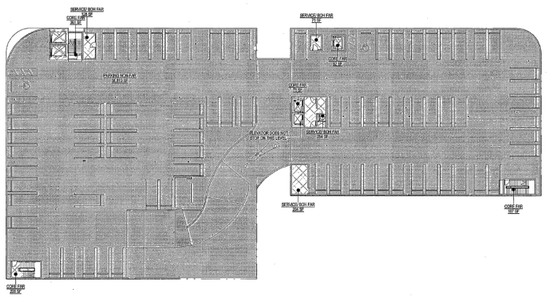
7 G-005 **Roof Level** 1" = 30'-0"



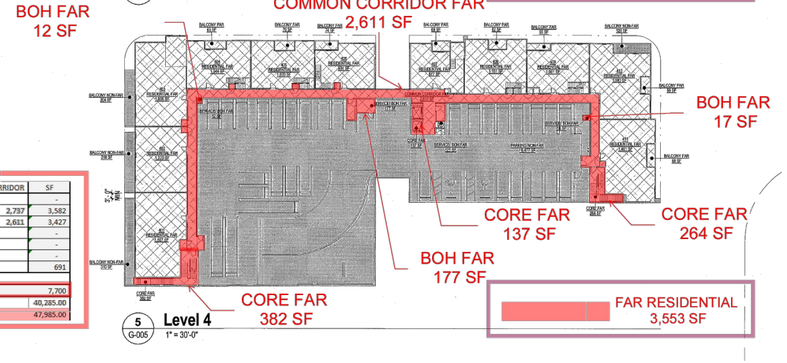
4 G-005 **Level 3** 1" = 30'-0"



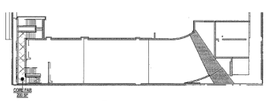

6 G-005 **Level 5** 1" = 30'-0"



3 G-006 **Level 2** 1" = 30'-0"




5 G-005 **Level 4** 1" = 30'-0"



2 G-006 **Level 1.5** 1" = 30'-0"

## REVISED RESIDENTIAL AREAS

| FLOOR | LOBBY | CIRCULATION | | RES BOH | | | | COMMON CORRIDOR | SF |
|---|---|---|---|---|---|---|---|---|---|
| ROOF | - | - | - | - | - | - | - | | - |
| 5 | - | 783 | - | 17 | 12 | 15 | 18 | 2,737 | 3,582 |
| 4 | - | 610 | - | 12 | 17 | 177 | - | 2,611 | 3,427 |
| 3 | - | - | - | - | - | - | - | | - |
| 2 | - | - | - | - | - | - | - | | - |
| 1.5 | - | - | - | - | - | - | - | | - |
| GROUND FLOOR | 554 | 127 | - | - | - | - | - | | 691 |

| | | |
|---|---|---|
| TOTAL | | 7,700 |
| RESIDENCE EXISITNG AREA | | 40,285.00 |
| REVISED | TOTAL + RESIDENCE EXISITNG AREA | 47,985.00 |

RESIDENTIAL AREAS OMITTED FROM RESIDENTIAL FAR TABULATIONS

| AREA SCHEDULE (FAR) - UNITS | | | |
|---|---|---|---|
| Level | Number | Type | Area |
| Level 4 | 401 | RESIDENTIAL FAR | 1,507 SF |
| Level 4 | 401 | BALCONY NON-FAR | 312 SF |
| | | | 1,819 SF |
| Level 4 | 402 | RESIDENTIAL FAR | 1,223 SF |
| Level 4 | 402 | BALCONY NON-FAR | 218 SF |
| | | | 1,442 SF |
| Level 4 | 403 | RESIDENTIAL FAR | 1,606 SF |
| Level 4 | 403 | BALCONY NON-FAR | 204 SF |
| | | | 1,810 SF |
| Level 4 | 404 | RESIDENTIAL FAR | 1,044 SF |
| Level 4 | 404 | BALCONY FAR | 63 SF |
| Level 5 | 404 | RESIDENTIAL FAR | 631 SF |
| Level 5 | 404 | BALCONY FAR | 101 SF |
| | | | 1,839 SF |
| Level 4 | 405 | RESIDENTIAL FAR | 1,033 SF |
| Level 4 | 405 | BALCONY FAR | 70 SF |
| Level 5 | 405 | BALCONY FAR | 70 SF |
| Level 5 | 405 | RESIDENTIAL FAR | 986 SF |
| | | | 2,159 SF |
| Level 4 | 406 | BALCONY FAR | 74 SF |
| Level 4 | 406 | RESIDENTIAL FAR | 934 SF |
| Level 5 | 406 | RESIDENTIAL FAR | 974 SF |
| Level 5 | 406 | BALCONY FAR | 45 SF |
| | | | 2,027 SF |
| Level 4 | 407 | RESIDENTIAL FAR | 877 SF |
| Level 4 | 407 | BALCONY FAR | 68 SF |
| | | | 945 SF |
| Level 4 | 408 | BALCONY FAR | 62 SF |
| Level 4 | 408 | RESIDENTIAL FAR | 1,151 SF |
| Level 5 | 408 | BALCONY FAR | 62 SF |
| Level 5 | 408 | RESIDENTIAL FAR | 998 SF |
| | | | 2,274 SF |
| Level 4 | 409 | BALCONY FAR | 55 SF |

| AREA SCHEDULE (FAR) - UNITS | | | |
|---|---|---|---|
| Level | Number | Type | Area |
| Level 4 | 409 | RESIDENTIAL FAR | 1,091 SF |
| Level 5 | 409 | RESIDENTIAL FAR | 935 SF |
| Level 5 | 409 | BALCONY FAR | 38 SF |
| | | | 2,099 SF |
| Level 4 | 410 | BALCONY NON-FAR | 125 SF |
| Level 4 | 410 | BALCONY FAR | 69 SF |
| Level 4 | 410 | RESIDENTIAL FAR | 1,383 SF |
| | | | 1,587 SF |
| Level 4 | 411 | BALCONY FAR | 68 SF |
| Level 4 | 411 | RESIDENTIAL FAR | 1,481 SF |
| | | | 1,528 SF |
| Level 5 | 501 | RESIDENTIAL FAR | 1,807 SF |
| Level 5 | 501 | BALCONY NON-FAR | 133 SF |
| | | | 1,940 SF |
| Level 5 | 502 | BALCONY NON-FAR | 148 SF |
| Level 5 | 502 | BALCONY NON-FAR | 62 SF |
| Level 5 | 502 | RESIDENTIAL FAR | 1,712 SF |
| | | | 1,913 SF |
| Level 5 | 503 | BALCONY NON-FAR | 90 SF |
| Level 5 | 503 | RESIDENTIAL FAR | 1,614 SF |
| | | | 1,704 SF |
| Level 5 | 507 | BALCONY FAR | 65 SF |
| Level 5 | 507 | RESIDENTIAL FAR | 1,001 SF |
| | | | 1,066 SF |
| Level 5 | 510 | RESIDENTIAL FAR | 1,489 SF |
| Level 5 | 510 | BALCONY FAR | 77 SF |
| | | | 1,567 SF |
| Level 5 | 511 | BALCONY FAR | 68 SF |
| Level 5 | 511 | RESIDENTIAL FAR | 1,019 SF |
| | | | 1,087 SF |
| Level 5 | 512 | RESIDENTIAL FAR | 1,293 SF |
| Level 5 | 512 | BALCONY NON-FAR | 512 SF |
| | | | 1,805 SF |

| AREA SCHEDULE (FAR) - UNITS | | | |
|---|---|---|---|
| Level | Number | Type | Area |
| Level 5 | 513 | BALCONY NON-FAR | 696 SF |
| Level 5 | 513 | RESIDENTIAL FAR | 1,370 SF |
| | | | 2,026 SF |
| Level 5 | 514 | RESIDENTIAL FAR | 725 SF |
| Level 5 | 514 | BALCONY NON-FAR | 204 SF |
| | | | 929 SF |
| Level 5 | 515 | BALCONY NON-FAR | 370 SF |
| Level 5 | 515 | RESIDENTIAL FAR | 1,920 SF |
| | | | 2,289 SF |
| Level 5 | 516 | RESIDENTIAL FAR | 1,872 SF |
| Level 5 | 516 | BALCONY NON-FAR | 186 SF |
| Level 5 | 516 | PRIVATE ATRIUM NON-FAR | 144 SF |
| | | | 2,202 SF |
| Level 5 | 517 | RESIDENTIAL FAR | 1,412 SF |
| Level 5 | 517 | BALCONY NON-FAR | 390 SF |
| | | | 1,781 SF |
| Residential Total Area | | | 43,284 SF |

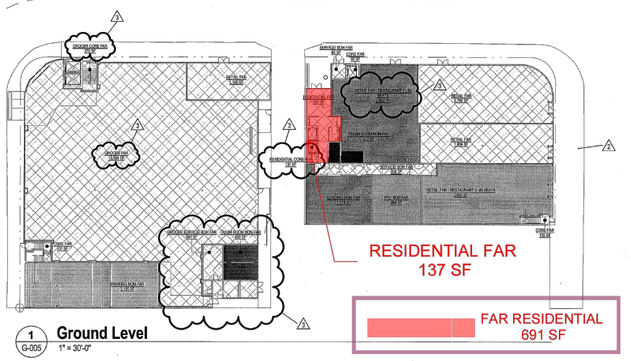
REVISED RESIDENTIAL TOTAL AREA 47,985 SF

| AREA SCHEDULE (FAR) PER LEVEL | | |
|---|---|---|
| Level | Comments | Area |
| Ground Level | Parking Non-FAR | 2,125 SF |
| Ground Level | Service/Back of House Non-FAR | 1,825 SF |
| | | 3,951 SF |
| Level 2 | Parking Non-FAR | 36,819 SF |
| | | 36,819 SF |
| Level 3 | Parking Non-FAR | 37,007 SF |
| | | 37,007 SF |
| Level 4 | Balcony Non-FAR | 858 SF |
| Level 4 | Parking Non-FAR | 18,477 SF |
| | | 19,335 SF |
| Level 5 | Balcony Non-FAR | 2,845 SF |
| | | 2,845 SF |
| Grand total | | 99,956 SF |

| AREA SCHEDULE (FAR) PER LEVEL | | |
|---|---|---|
| Level | Comments | Area |
| Ground Level | Core FAR | 941 SF |
| Ground Level | Residential FAR | 554 SF |
| Ground Level | Retail FAR | 26,736 SF |
| Ground Level | Service/Back of House FAR | 2,198 SF |
| | | 30,329 SF |
| Level 1.5 | Core FAR | 200 SF |
| | | 200 SF |
| Level 2 | Core FAR | 920 SF |
| Level 2 | Service/Back of House FAR | 657 SF |
| | | 1,577 SF |
| Level 3 | Core FAR | 1,026 SF |
| Level 3 | Service/Back of House FAR | 254 SF |
| | | 1,280 SF |

137 SF STAIRS

| AREA SCHEDULE (FAR) PER LEVEL | | |
|---|---|---|
| Level | Comments | Area |
| Level 4 | Balcony FAR | 521 SF |
| Level 4 | Common Corridor FAR | 2,611 SF |
| Level 4 | Core FAR | 783 SF |
| Level 4 | Residential FAR | 13,279 SF |
| Level 4 | Service/Back of House FAR | 326 SF |
| | | 17,518 SF |
| Level 5 | Balcony FAR | 526 SF |
| Level 5 | Common Corridor FAR | 2,737 SF |
| Level 5 | Core FAR | 610 SF |
| Level 5 | Residential FAR | 22,952 SF |
| Level 5 | Service/Back of House FAR | 190 SF |
| | | 27,015 SF |
| Roof Level | Core FAR | 426 SF |
| | | 426 SF |
| Grand total | | 78,346 SF |




1 G-005 **Ground Level** 1" = 30'-0"

1 TRADER JOE'S FAR EXHIBIT
SCALE: N/A

N


MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE



Stantec Architecture Inc.
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2 South Biscayne Boulevard
Miami, FL 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

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| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |


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PB22-0562 - FINAL SUBMITTAL

# OFFICE BUILDING

1656-1680 ALTON RD
MIAMI BEACH, FLORIDA 33139

**Owner:**
Name BH The Alton LLC
Address
Address
Tel:
Email

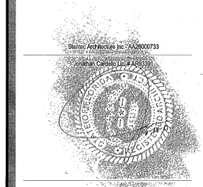
**Landscape:**
CLAD
8020 NE 4th Ave
Studio 113, Miami Fl
(786) 536-6076
Email: carolina@cladlandscape.com

**Consultant:**
Kobi Karp
571 NW 28th St
Miami, FL 33127
Tel: (305) 573-1818
Email: kobikarp@kobikarp.com

**Foster + Partners**

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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



| Revision | By | Appd | |
|---|---|---|---|
| 3 Revision 3 | | | 2017.04.28 |
| 2 Revision 2 | | | 2017.04.02 |
| 1 FPL Revision 1 | | | 2017.02.15 |
| Revision | By | Appd | YYYY.MM.DD |

| Issued | By | Appd | |
|---|---|---|---|
| PERMIT SET | | | 2017.01.20 |
| PERMIT SET | | | 2016.12.23 |
| DESIGN DEVELOPMENT | | | 2016.11.23 |
| 50% DESIGN DEVELOPMENT | | | 2016.11.04 |
| DERM SUBMISSION | | | 2016.10.11 |
| 100% SCHEMATIC DESIGN | | | 2016.09.26 |
| Issued | By | Appd | YYYY.MM.DD |

PERMIT SET

17th & West Avenue

1220 17th Street
Miami Beach, FL 33139

**ZONING ANALYSIS-FAR DIAGRAMS**

| Project No. | Scale |
|---|---|
| 219420456 | As indicated |
| Revision 3 | Drawing No. |

**G-005**

STATE OF FLORIDA
Kobi Karp
LICENSED
REGISTERED ARCHITECT
AR0012578
2023.07.31
16:16:22-04'00'

KOBI KARP

TRADER JOE'S
FAR EXHIBIT

| | |
|---|---|
| Date 07.31.2023 | Sheet No. |
| Scale N/A | A1.18 |
| Project 2132 | |

ORIGINAL SHEET - ARCH D (36"x24")