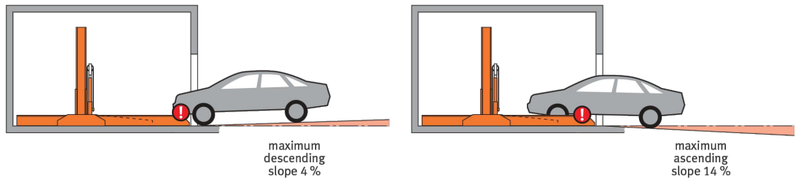
Page 1 Section Dimensions Car data
Page 2 Width dimesions
Page 3 Approach Load plan Installation
Page 4 Electrical installation Technical data
Page 5 To be perfor-med by the customer Description

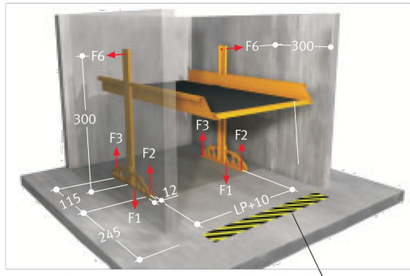
Approach



The illustrated maximum approach angles must not be exceeded. Incorrect approach angles will cause serious maneouvring & positioning problems on the parking system for which the local agency of Klaus accepts no responsibility.

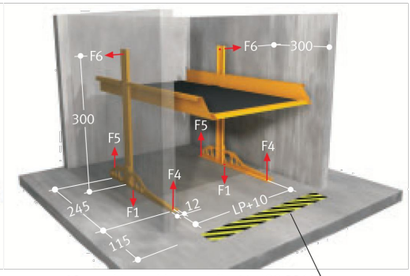
Load plan

Option 1: short steel pillar base



10 cm wide marking compliant to ISO 3864

Option 2: long steel pillar base



10 cm wide marking compliant to ISO 3864

platform load	F1	F2	F3	F4	F5	F6
2,000 kg	30	1.1	7.4	0.5	7.7	±1
2,500 kg	35	1.3	8.9	0.6	9.3	±1

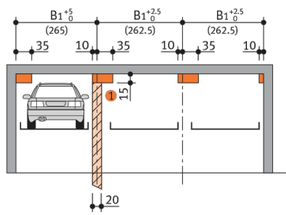
Forces in kN

The steel pillar base can be selected optionally (short or long). Please make sure to note the corresponding forces that apply!

Units are dowelled to the floor. Drilling depth: approx. 15 cm.
Floor and walls are to be made of concrete (quality minimum C20/25)!

Installation data

Free space for longitudinal and vertical ducts (e.g. ventilation)



B_1, B_2 = (see table on page 2)

Free space for vertical pipelines, ventilation branch canals

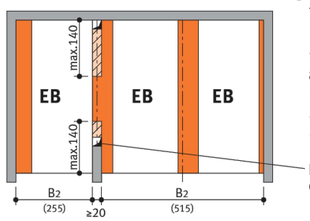
Free space for horizontal ducting

Approach level

1 Size 15 cm is reduced to 5 cm for type 2061-160

Free space only applicable if vehicle is parked forwards = FRONT FIRST and driver's door on the left side.

( ) = Dimensions in brackets illustrate an example for usable platform width 230 cm.



Example for ventilation branch canal and/or vertical pipelines.

Page 1 Section Dimensions Car data
Page 2 Width dimesions
Page 3 Approach Load plan Installation
Page 4 Electrical installation Technical data
Page 5 To be perfor-med by the customer Description

To be performed by the customer

Safety fences

Any constraints that may be necessary according to DIN EN ISO 13857 in order to provide protection, for pathways directly in front, next to or behind the unit. This is also valid during construction.

Numbering of parking spaces

Consecutive numbering of parking spaces.

Building services

Lighting, ventilation, fire extinguishing and fire alarm systems.

Marking

According to DIN EN 14 010, a warning that identifies this danger area must be placed in the entrance area that conforms to ISO 3864. This must be done according to EN 92/58/EWG for systems without a pit 10 cm from the edge of the platform.

Wall cuttings

Any necessary wall cuttings according to page 1.

Electrical supply to the main switch / Foundation earth connector

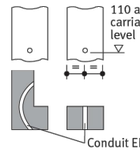
Suitable electrical supply to the main switch and the control wire line must be provided by the customer during installation. The functionality can be monitored on site by our fitters together with the electrician. If this cannot be done during installation for some reason for which the customer is responsible, the customer must commission an electrician at their own expense and risk.

In accordance with DIN EN 60204 (Safety of Machinery. Electrical Equipment), grounding of the steel structure is necessary, provided by the customer (distance between grounding max. 10 m).

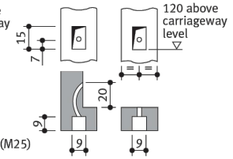
Operating device

Cable conduits and recesses for operating device (for double wing doors: please contact the local agency of Klaus Multiparking).

Operating device exposed



Operating device concealed



If the following are not included in the quotation, they will also have to be provided / paid for by the customer:

- Mounting of contactor and terminal box to the wall valve, complete wiring of all elements in accordance with the circuit diagram
- Costs for final technical approval by an authorized body
- Main switch
- Control line from main switch to hydraulic unit

Description

General description

Multiparking system providing dependent parking spaces for 2 cars one on top of the other each. The lower vehicle parks directly on the floor plate. The vehicle parked on the bottom must be driven out before lowering the platform.

The height of the platform can be adjusted flexibly (even subsequently).

Adjustment of maximum load of 2,500 kg can be made subsequently.

Dimensions are in accordance with the underlying dimensions of parking pit, height and width

The parking bays are accessed horinzotally (installation deviation ± 1 %).

Vehicles are positioned on the upper parking space using wheel stops on the right side (adjust according to operating instructions).

Operation via operating device with hold-to-run-device using master keys.

The operating elements are usually mounted either in front of the column or on the outside of the door frame

Operating instructions are attached to each operator's stand.

For garages with doors at the front of the parking system the special dimensional requirements have to be taken into account.

Multiparking system consisting of:

- 2 steel pillars with bases that are mounted on the floor (short or long steel pillar bases can be selected optionally).
- 2 sliding platforms (mounted to the steel pillars with sliding bearings)
- 1 platform
- 1 mechanic synchronization control system (to ensure synchronous operation of the hydraulic cylinders while lowering and lifting the platform)
- 1 hydraulic cylinder
- 1 automatic hydraulic safety valve (prevents accidental lowering of the platform while accessing the platform)
- Dowels, screws, connecting elements, bolts, etc.
- The platforms and parking spaces are end-to-end accessible for parking!

Platforms consisting of:

- Platform base sections
- Adjustable wheel stops
- Canted access plates
- Side members
- Cross members
- Screws, nuts, washers, distance tubes, etc.

Hydraulic system consisting of:

- Hydraulic cylinder
- Solenoid valve
- Safety valve
- Hydraulic conduits
- Screwed joints
- High-pressure hoses
- Installation material

Electric system consisting of:

- Operating device (Emergency Stop, lock, 1 master key per parking space)
- Terminal box at wall valve
- Electrical locking device
- Chain control

Hydraulic unit consisting of:

- Hydraulic power unit (low-noise, installed onto a console with a rubber-bonded-to-metal mounting)
- Hydraulic oil reservoir
- Oil filling
- Internal geared wheel pump
- Pump holder
- Clutch
- 3-phase-AC-motor (3.0 kW, 230/400 V, 50 Hz)
- Contactor (with thermal overcurrent relay and control fuse)
- Test manometer
- Pressure relief valve
- Hydraulic hoses (which reduce noise transmission onto the hydraulic pipe

We reserve the right to change this specification without further notice

The Klaus company reserves the right in the course of technical progress to use newer or other technologies, systems, processes, procedures or standards in the fulfillment of their obligations other than those originally offered provided the customer derives no disadvantage from their so doing.

1 LIFT PARKING DETAIL 2
SCALE: N.T.S.

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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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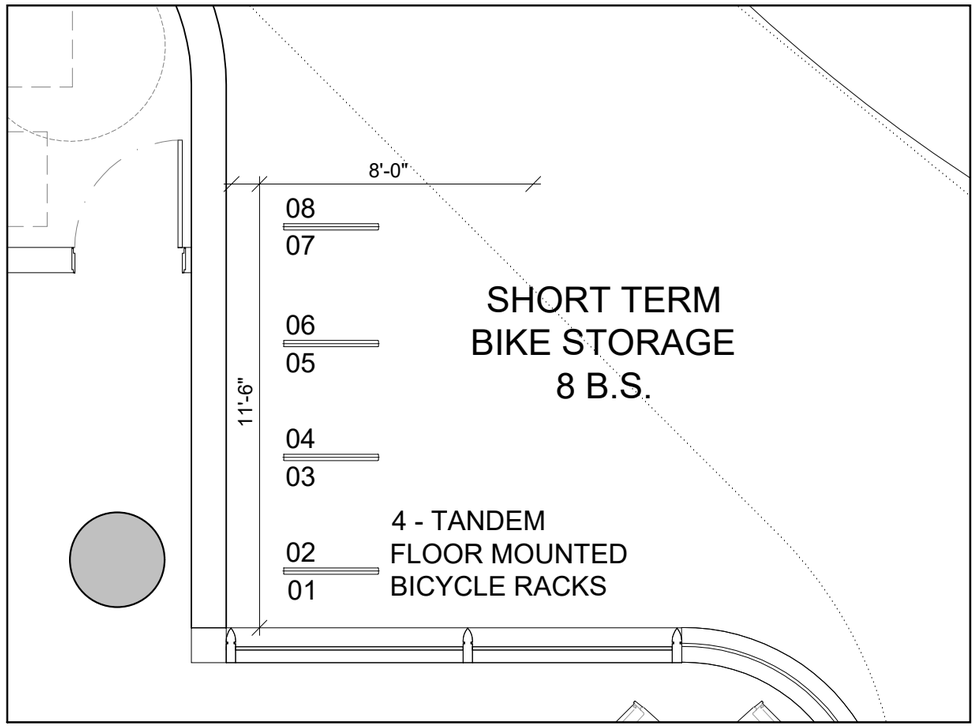
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571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
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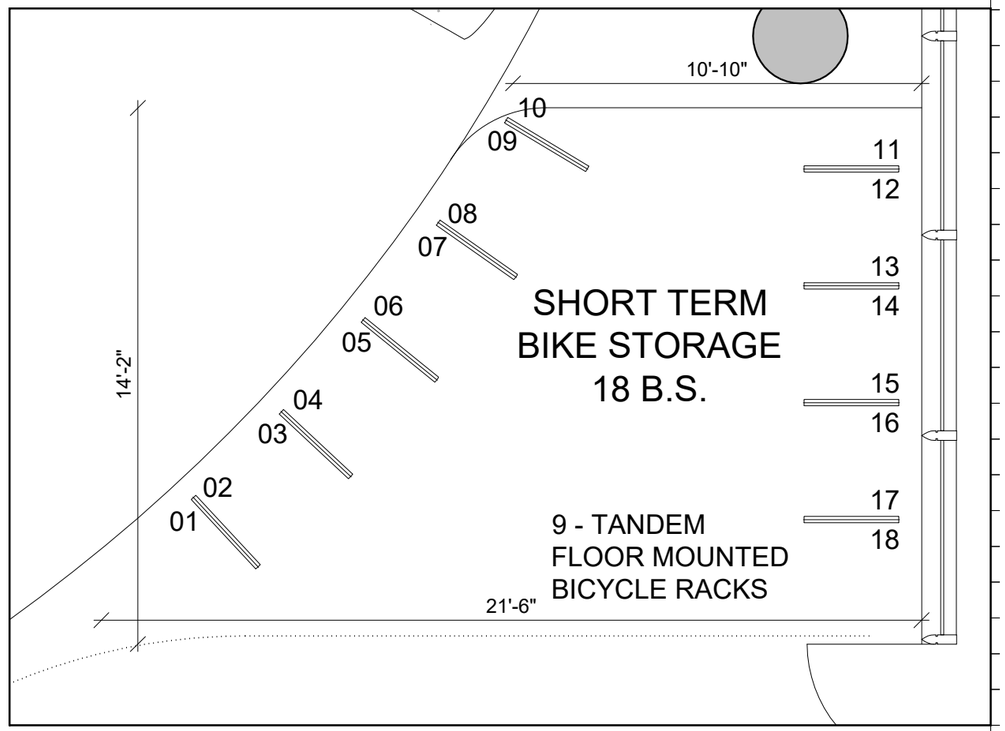
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PARKING DETAILS

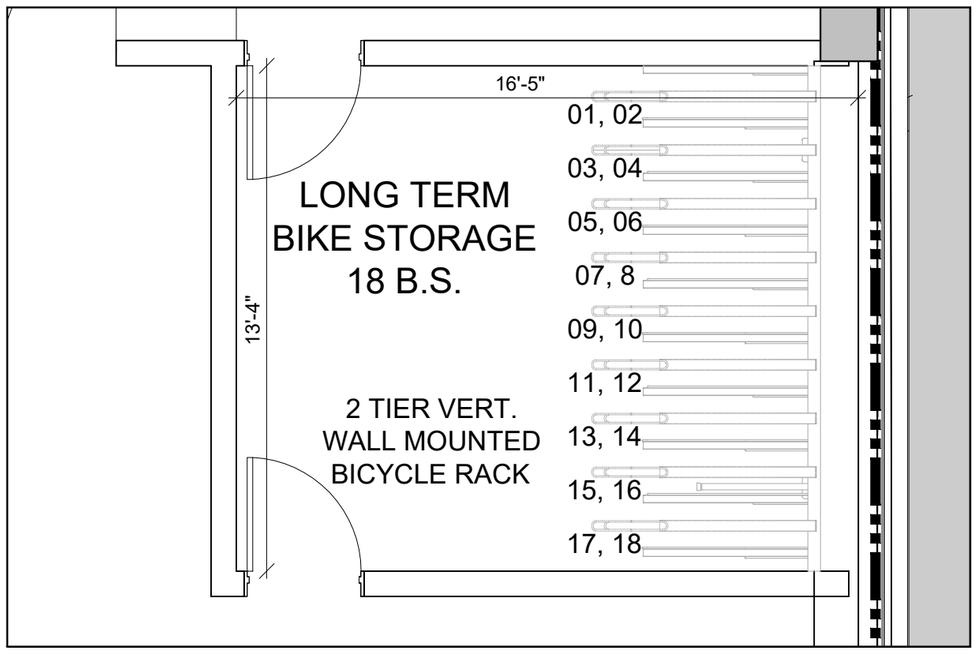
Date	07.31.2023	Sheet No.	A8.02
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Project	2132		



1 PROPOSED GROUND LEVEL OUTDOOR BICYCLE STORAGE
SCALE: 1/4" = 1'-0"

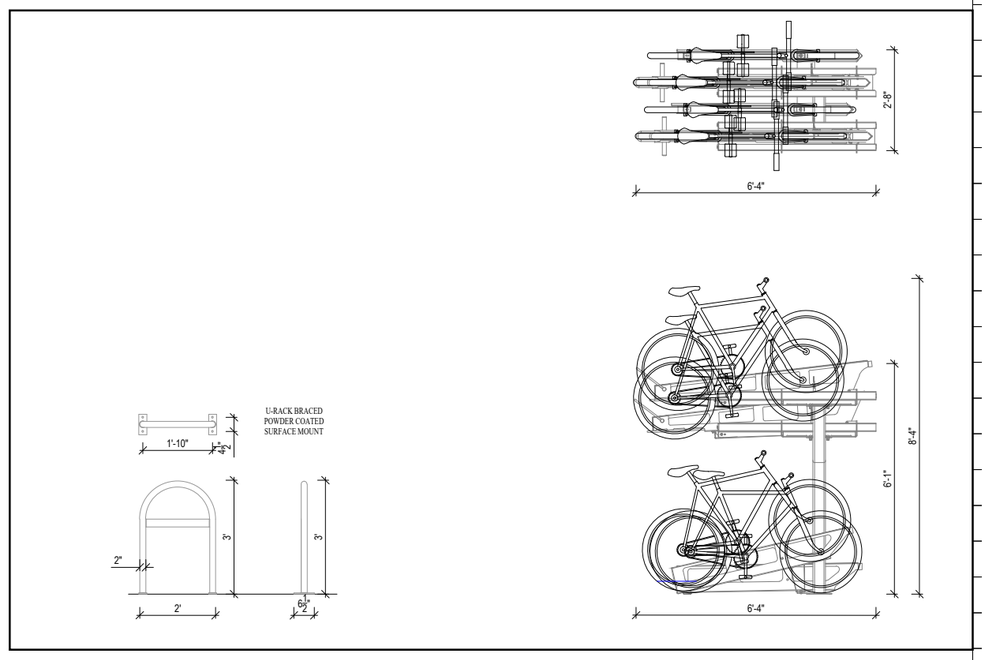


2 PROPOSED GROUND LEVEL OUTDOOR BICYCLE STORAGE
SCALE: 1/4" = 1'-0"



N

3 PROPOSED GROUND LEVEL INDOOR BICYCLE STORAGE
SCALE: 1/4" = 1'-0"



1 PROPOSED OUTDOOR BIKE RACK
SCALE: 1/4" = 1'-0"

3 PROPOSED INDOOR BIKE RACK
SCALE: 1/4" = 1'-0"

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Address
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Tel:
Email

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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

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www.fosterandpartners.com

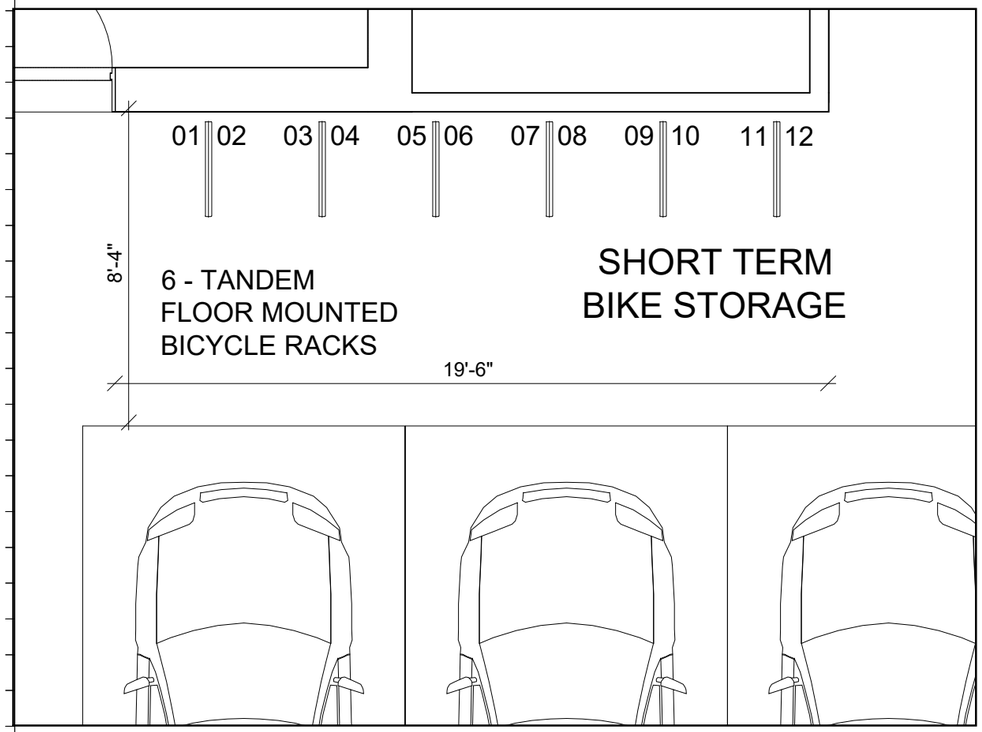
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Miami, Florida 33127 USA
Tel: +1(305) 573 1818
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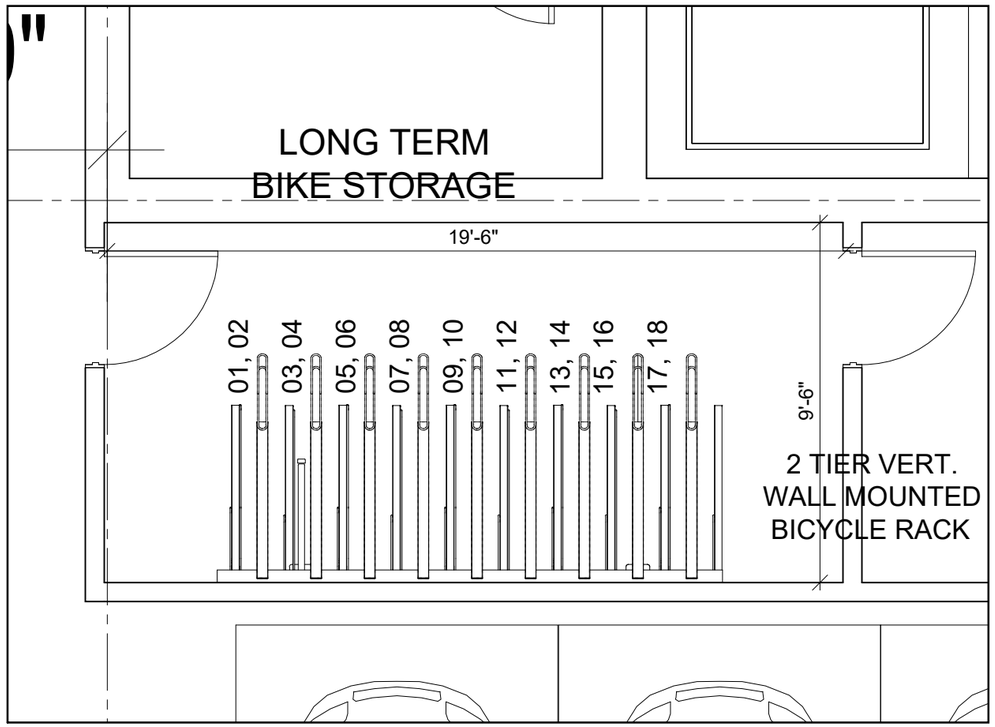
ENLARGED BICYCLE STORAGE
GROUND FLOOR

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Scale	1/32" = 1'-0"		
Project	2132		



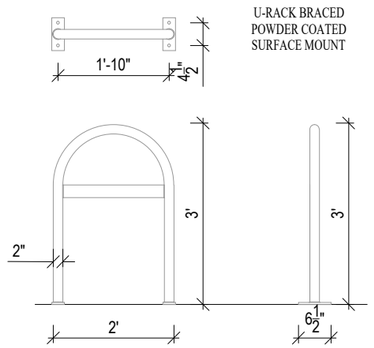
1 PROPOSED SECOND LEVEL OUTDOOR BICYCLE STORAGE

SCALE: 1/4" = 1'-0"



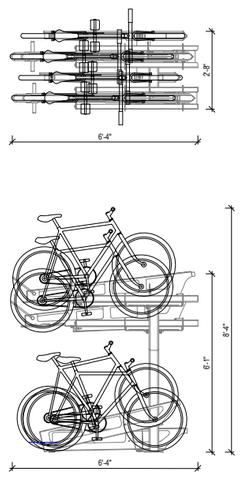
2 PROPOSED SECOND LEVEL INDOOR BICYCLE STORAGE

SCALE: 1/4" = 1'-0"



3 PROPOSED OUTDOOR BICYCLE RACK

SCALE: N.T.S.



1 PROPOSED INDOOR BIKE RACK

SCALE: N.T.S.

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Name BH The Alton LLC
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Tel:
Email

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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

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Riverside, 22 Hester Road
London SW11 4AN
T +44(0)20 7738 0455
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571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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ENLARGED BICYCLE STORAGE
LEVEL 2

Date	07.31.2023	Sheet No.	A8.04
Scale	1/4" = 1'-0"		
Project	2132		

THE ALTON

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ALTERNATE SET

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Miami, Florida 33127 USA
Tel: +1(305) 573 1818
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COVER
ALTERNATE SET

Date	07.31.2023	Sheet No.	
Scale	N/A		A0.00 ALT
Project	2132		

ARCHITECTURE PLANS (ALTERNATE SET)	
SHEET	**TITLE**
A0.00 ALT	COVER
A0.01 ALT	DRAWING INDEX
A0.02 ALT	PARCEL PLAN
A0.03 ALT	PROJECT DATA
A0.03.1 ALT	PROJECT DATA | GENERAL CALCULATION
A1.11 ALT	PROPOSED FAR GROUND LEVEL
A1.12 ALT	PROPOSED FAR LEVEL 02
A1.13 ALT	PROPOSED FAR LEVEL 03
A1.14 ALT	PROPOSED FAR LEVEL 04
A1.15 ALT	PROPOSED FAR LEVEL 05
A1.16 ALT	PROPOSED FAR LEVEL 06
A1.17 ALT	PROPOSED FAR LEVEL 07
A2.20 ALT	PROPOSED SITE PLAN
A2.21.0 ALT	PROPOSED OVERALL GROUND FLOOR
A2.21.1 ALT	PROPOSED GROUND FLOOR ENLARGED
A2.22.0 ALT	PROPOSED OVERALL 2ND FLOOR
A2.22.1 ALT	PROPOSED 2ND FLOOR ENLARGED
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A4.40 ALT	PROPOSED ELEVATION E
A5.00 ALT	PROPOSED SECTION A

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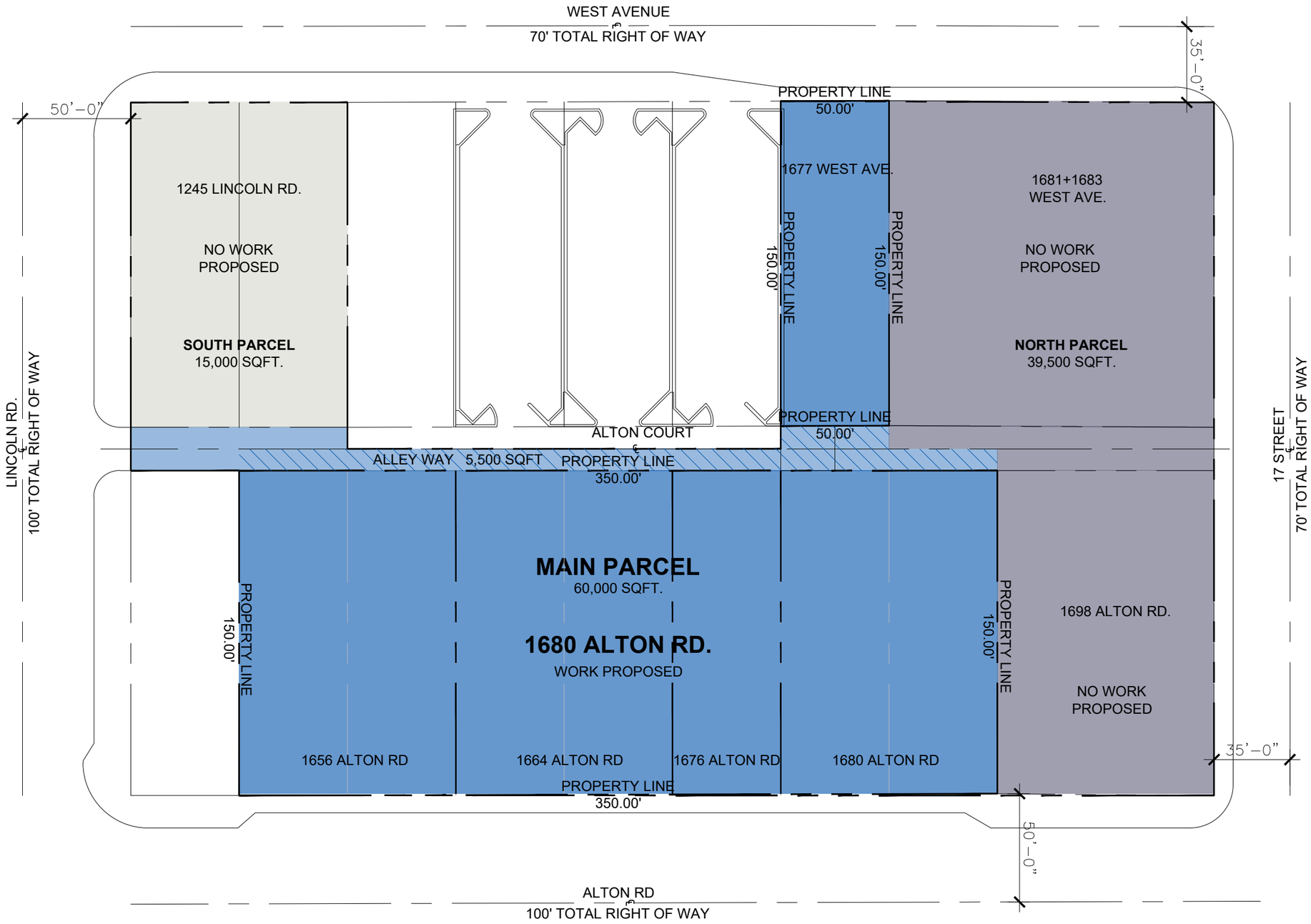
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571 NW 28th Street
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DRAWING INDEX
ALTERNATE SCHEME

Date	07.31.2023	Sheet No.	
Scale	N/A		A0.01 ALT
Project	2132		



1 OVERALL PARCEL PLAN
1" = 50'-0"

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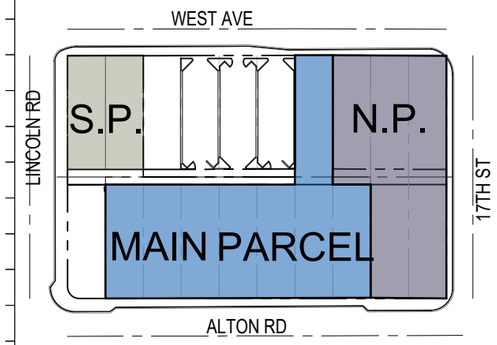
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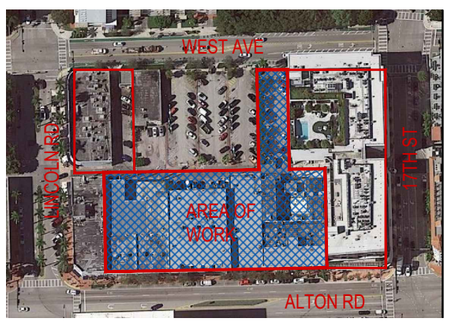
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OVERALL PARCEL PLAN
ALTERNATE SCHEME

Date	07.31.2023	Sheet No.	A0.02 ALT
Scale	1" = 50'-0"		
Project	2132		

ITEM #	Zoning Information												
1	Address:	1656 Alton Road*, 1664 Alton Road*, 1676 Alton Road*, 1680 Alton Road*,1677 West Avenue, 1245 Lincoln Road									Notes:		
2	Board and File numbers:	**PB-22-0562**									1. For FAR calculation see charts at drawing A0.03.1		
3	Folio number(s):	02-3234-017-0160*, 02-3234-017-0170*, 02-3234-017-0180*, 02-3234-017-0190*, 02-3233-017-0050, 02-3233-017-0100											
4	Year constructed:	VARIES		Zoning District:			**CD-2 Commercial, Medium Intensity Distirct**						
5	Historic Designation	Local: Noncontributing					**FAR: 2.00**						
6	Flood Zone:	Flood Zone AE											
7	Base Flood Elevation:	8.0' NGVD		6.44' NAVD									
8	Design Flood Elevation:	9.0' NGVD		7.44' NAVD									
9	Max. Wave Crest Elevation:	N/A		N/A									
10	Adjusted grade (Flood+Grade/2)	N/A											
		MAIN PARCEL (1656 Alton Rd, 1664 Alton Rd, 1676 Alton Rd, 1680 Alton Rd, 1677 West Ave)			**NORTH PARCEL (1681+1683 West Ave. & 1698 Alton Rd.)**			**SOUTH PARCEL (1245 Lincoln Rd)**			**ALLEY WAY (Alton Ct.)**		**GRAND TOTAL**	
11	Lot Area:	**60,000 SF**			**39,500 SF**			**15,000 SF**			**5,500 SF**		**120,000 SF**	
12	Lot Width | Lot Depth													
13	Minimum Unit Size	560 SF			560 SF									
14	Existing Use:	RESIDENTIAL / OFFICE / REST / RETAIL			RETAIL/RESIDENTIAL			RETAIL			CIRCULATION		VARIOUS	
		ALLOWED	**AVAILABLE**	**PROPOSED**	**ALLOWED**	**AVAILABLE**	**EXISTING**	**ALLOWED**	**AVAILABLE**	**EXISTING**	**ALLOWED**	**PROPOSED**	**ALLOWED**	**PROPOSED**
15	Height #	75'-0"		75'-0"	60'-0"		63'-0"							
16	Number of Stories	N/A		6 STORIES	5 UNITS		5 STORIES							
17	FAR	120,000 SF		**152,172 SF***	78,808 SF	565 SF	**78,243 SF**	30,000 SF	20,185 SF	**9,815 SF**	11,000 SF	INCLUDED IN M.P*	228,808 SF	**240,230 SF**
18	Gross Square Footage	N/A		**258,380 SF**	N/A		**175,448 SF**	N/A		**9,815 SF**	N/A	N/A	N/A	**443,643 SF**
19	Square Footage by use:													
a	Retail	N/A		11,770 SF	N/A		26,790 SF	N/A		N/A	N/A	N/A	N/A	N/A
b	Residential	N/A		11,826 SF	N/A		47,985 SF	N/A		N/A	N/A	N/A	N/A	N/A
c	Restaurant	N/A		5,000 SF	N/A		N/A	N/A		9,815 SF	N/A	N/A	N/A	N/A
d	Office	N/A		89,610 SF	N/A		N/A	N/A		N/A	N/A	N/A	N/A	N/A
e	Amenities	N/A		1,922 SF	N/A		N/A	N/A		N/A	N/A	N/A	N/A	N/A
20	Number of Units Residential	N/A		5 UNITS	N/A		26 UNITS	N/A		N/A	N/A	N/A	N/A	31 UNITS
22	Number of Seats	N/A		N/A	213 SEATS		172 SEATS	N/A		N/A	N/A	N/A	N/A	N/A
23	Occupancy Load	N/A		287	N/A		N/A	N/A		N/A	N/A	N/A	N/A	N/A
	*INCLUDES AVAILABLE FAR FROM ALLEY, SOUTH PARCEL AND MAIN PARCEL													
	SETBACKS (View chart below for proposed setbacks by level)													
	Pedestal													
24	Front Setback (ALTON RD/ EAST):	0'-0"		6'-0"	0'-0"		1'-0"	N/A		N/A	0'-0"	0'-0"		
25	Side Setback (Interior/ South):	0'-0"		0'-0"	0'-0"		0'-0"	N/A		N/A	0'-0"	0'-0"		
26	Side Setback (Interior/ North):	0'-0"		0'-0"	0'-0"		2'-4"	N/A		N/A	0'-0"	0'-0"		
27	Rear Setback (ALTON CT. / WEST):	0'-0"		5'-0"	0'-0"		4'-2"	N/A		N/A	0'-0"	0'-0"		
28	Rear Setback (ALTON CT. / WEST) Above 60' building height:	0'-0"		25'-0"										
	*For proposed setbacks per level, see Setback chart at drawing A0.03.1													
	* Covenant In-Lieu of Unity of Title provided for contiguous property, historic buildings on site to remain and no scope of work to be performed on historic properties													
	See Survey for existing conditions													
	PARKING DISTRICT No 6	**REQUIRED**		**PROPOSED**	**REQUIRED**		**EXISTING**	**REQUIRED**		**EXISTING**			**REQUIRED**	**PROPOSED**
29	PARKING DISTRICT No 6													
30	Total # of parking spaces	181		181	157		193	N/A		9			338	374
31	Valet Drop off and pick up			N/A	N/A		N/A	N/A		N/A			N/A	N/A
32	Loading zones and Trash collection areas	4		4 **	3		3 **	N/A		N/A			7	7
33	Bike Racks	57.3		72	59		59	N/A		N/A			116	131
34	Is this a contributing building?	N/A			N/A			N/A					N/A	
35	Located within a Local Historic District?	N/A			N/A			N/A					N/A	
	Notes: If not applicable write N/A													
	Notes: FAR calculated per Ordinance ZBA2019-0097													
	* 20% Reduced Spaces													
	** ALLEY LOADING													

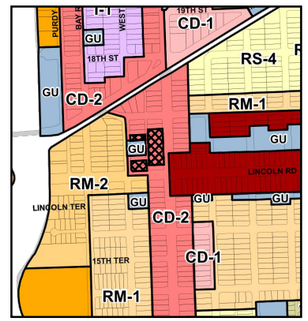




PLAN NORTH

KEY PLANS

Scale: 1" = 200'-0"



PLAN NORTH

ZONING MAP

Scale: NTS

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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) 536-8076
Email: carolina@cladlandscape.com

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

Foster + Partners

Riverside, 22 Hester Road
London SW11 4AN
T +44(0)20 7738 0455
www.fosterandpartners.com

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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PROJECT DATA
ALTERNATE SCHEME

Date	07.31.2023	Sheet No.	A0.03 ALT
Scale	N/A		
Project	2132		

EXISTING FAR

	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
1	7,964 SF	12,000 SF	7,485 SF	7,900 SF	0 SF	30,048 SF	8,828 SF	74,225 SF
2	0 SF	12,145 SF	0 SF	3,320 SF	0 SF	1,668 SF	0 SF	17,133 SF
3	0 SF	0 SF	0 SF	0 SF	0 SF	1,341 SF	0 SF	1,341 SF
4	0 SF	0 SF	0 SF	0 SF	0 SF	17,584 SF	0 SF	17,584 SF
5	0 SF	0 SF	0 SF	0 SF	0 SF	27,603 SF	0 SF	27,603 SF
6	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
TOTALS	7,964 SF	24,145 SF	7,485 SF	11,220 SF	0 SF	78,244 SF	8,828 SF	137,886 SF

Proposed Setbacks (Main Parcel)

	Front (Alton Rd.)	Side (South)	Side (North)	Rear (Alton Ct.)
Level 7	47'-11"	89'10"	0'-0"	47'-11"
Level 6	11'-7"	55'-8"	0'-0"	25'-0"
Level 5	11'-7"	38'-8"	0'-0"	6'-0"
Level 4	11'-7"	23'-11"	0'-0"	6'-0"
Level 3	5'-1"	0'-0"	0'-0"	5'-0"
Level 2	5'-1"	0'-0"	0'-0"	5'-0"

Building proposed FAR calculations (Main Parcel)

	STAIRS AND ELEVATORS	L/S. B.O.H.	B.O.H. / MECH	PARKING	RAMP	RETAIL	RESTAURANT	OFFICE AREA	AMENITIES	RESIDENTIAL	CORRIDOR/LOBBY	RESTROOMS	TERRACE	TERRACE DECK	GROSS TOTAL	PROPOSED FAR
Roof Deck	1428		1778								1214		13115		**17535**	**1214**
Level 6	1319		411					27066			890	722	3387	2394	**36189**	**32802**
Level 5	1319		411					33679			890	911	2566	3110	**42886**	**40320**
Level 4	1440		496					24185		11826	1729	911	2615	2940	**46142**	**43527**
Level 3	1613		391	33859	6065			2340			535				**44802**	**4879**
Level 2	1867		542	33859	6065			2340			535				**45207**	**5284**
Level 1	1578	1472	1203			11770	5000		1922		2674				**25619**	**24147**
TOTALS	**10565**	**1472**	**5231**	**67718**	**12130**	**11770**	**5000**	**89610**	**1922**	**11826**	**8466**	**2543**	**21683**	**8444**	**258380**	**152172**

Building proposed FAR calculations (North Parcel)

	RESIDENTIAL FAR				NON RESIDENTIAL FAR		NON FAR ELEMENTS			TOTALS			
	STAIRS AND ELEVATORS	CORRIDOR/LOBBY	RESIDENTIAL	BALCONY	RETAIL	B.O.H. / MECH	L/S. B.O.H.	PARKING	BALCONY (NON FAR)	GROSS TOTAL	PROPOSED FAR	RESIDENTIAL FAR	NON-RESIDENTIAL FAR
Roof Deck	0									**0**	**0**	0	0
Level 5	629	2726	23492	545		211			2845	30448	27603	27392	211
Level 4	807	2622	13293	500		362		18477	858	36919	17584	17222	362
Level 3	1202					139		37007		38348	1341	1202	139
Level 2	1148					520		36819		38487	1668	1148	520
Level 1	1021				26790	2237	1907	2125		34080	30048	1021	29027
TOTALS	**4807**	**5348**	**36785**	**1045**	**26790**	**3469**	**1907**	**94428**	**3703**	**178282**	**78244**	**47985**	**30259**

1680 Alton Road Parking Analysis -- 152,172 FAR

PARKING CALCULATIONS	Usable SF			SEATS/SF								
1680 ALTON							RATIO					
RETAIL	11,770						1/300	39.2				
RESTAURANT	5,000			0			1/4 SEATS	0	4 restaurants < 1500 SQFT			
OFFICE	89,610						1/400	224.0				
RESIDENTIAL	11,826	1 UNIT @ 3972 SF + 4 UNITS @ 1,600					PER UNIT	6	1 P.S. UNITS < 1600 SQFT | 2 P.S @ Units > 1600 SQFT			
CORE/OTHER	33,966											
TOTAL FAR	**152,172**						**Required**	**270**				
						Office only	20%	44.0	Reduction in office 20% no reserved spaces			
							TOTAL	**226**				

Centralized Parking Discount			Provided parking spaces by level			Total provided parking spaces		
	# Reduction	Total Req.		Parking spaces	Mechanical lifts			
30%	67	**159**	**Level 02**	93	0	Single P.S.	(181x1)	181
20%	45	**181**	**Level 03**	88	0	Lifter P.S.	0	0
10%	22	**204**					**Grand Total**	**181**

1680 Alton Road Loading Requirements -- 152,172 FAR

PARKING CALCULATIONS	Usable SF	REQUIRED		PROVIDED		
1680 ALTON						
RETAIL	11,770	Over 10,000 but not over 20,000: Two spaces	**2 BAYS**			**2 BAYS**
RESTAURANT	5,000					
OFFICE	89,610	Over 10,000 but not over 100,000: 2 spaces.	**2 BAYS**			**2 BAYS**
RESIDENTIAL	11,826					
CORE/OTHER	33,966					
TOTAL FAR	**152,172**	**TOTAL REQUIRED**	**4 BAYS**	**TOTAL PROVIDED**		**4 BAYS**

FAR by use per parcel

Zoning District:	CD-2 Commercial, Medium Intensity Distirct			
FAR	**2.00**			
FAR by use	**MAIN PARCEL**	**NORTH PARCEL**	**SOUTH PARCEL**	**PROJECT:**
Retail	11,770 SF	26,790 SF	0 SF	38,560 SF
Residential	11,826 SF	47,985 SF	0 SF	59,811 SF
Restaurant	5,000 SF	0 SF	9,815 SF	14,815 SF
Office	89,610 SF	0 SF	0 SF	89,610 SF
Amenities	1,922 SF	0 SF	0 SF	1,922 SF

FAR by type

	MAIN PARCEL	NORTH PARCEL	SOUTH PARCEL	TOTAL
RESIDENTIAL FAR	11,826 SF	47,985 SF	0 SF	59,811 SF
NON-RESIDENTIAL FAR	140,346 SF	30,258 SF	8,828 SF	179,432 SF
GRAND TOTAL	**152,172 SF**	**78,243 SF**	**8,828 SF**	**239,243 SF**

FAR calculation

Total Allowed FAR	239,243 SF	
Residential Requirement	59,811 SF	25% of Total Allowed FAR
Existing Residential FAR	47,985 SF	From North Parcel
Provided Residential FAR	**11,826 SF**	

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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
Riverside, 22 Hester Road
London SW11 4AN
T +44(0)20 7738 0455
www.fosterandpartners.com

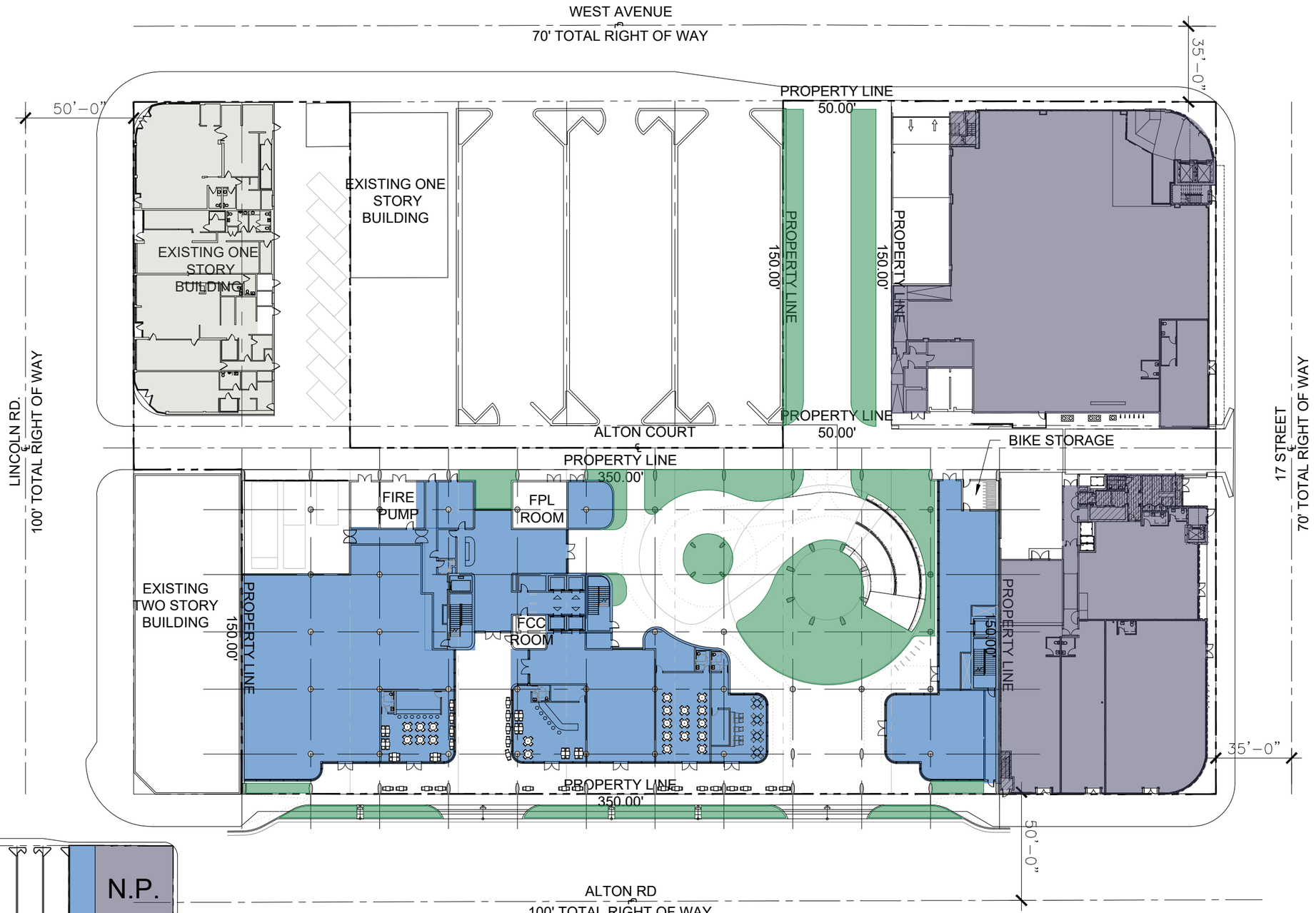
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571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

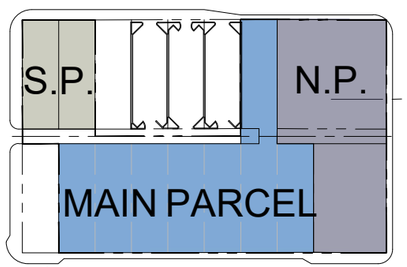
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PROJECT DATA
GENERAL CALCULATIONS - ALT

Date	07.31.2023	Sheet No.
Scale	N/A	A0.03.1 ALT
Project	2132	





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

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" = 50'-0"

LANDSCAPE/PLANTERS

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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

Riverside, 22 Hester Road
London SW11 4AN
T +44(0)20 7738 0455
www.fosterandpartners.com

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571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

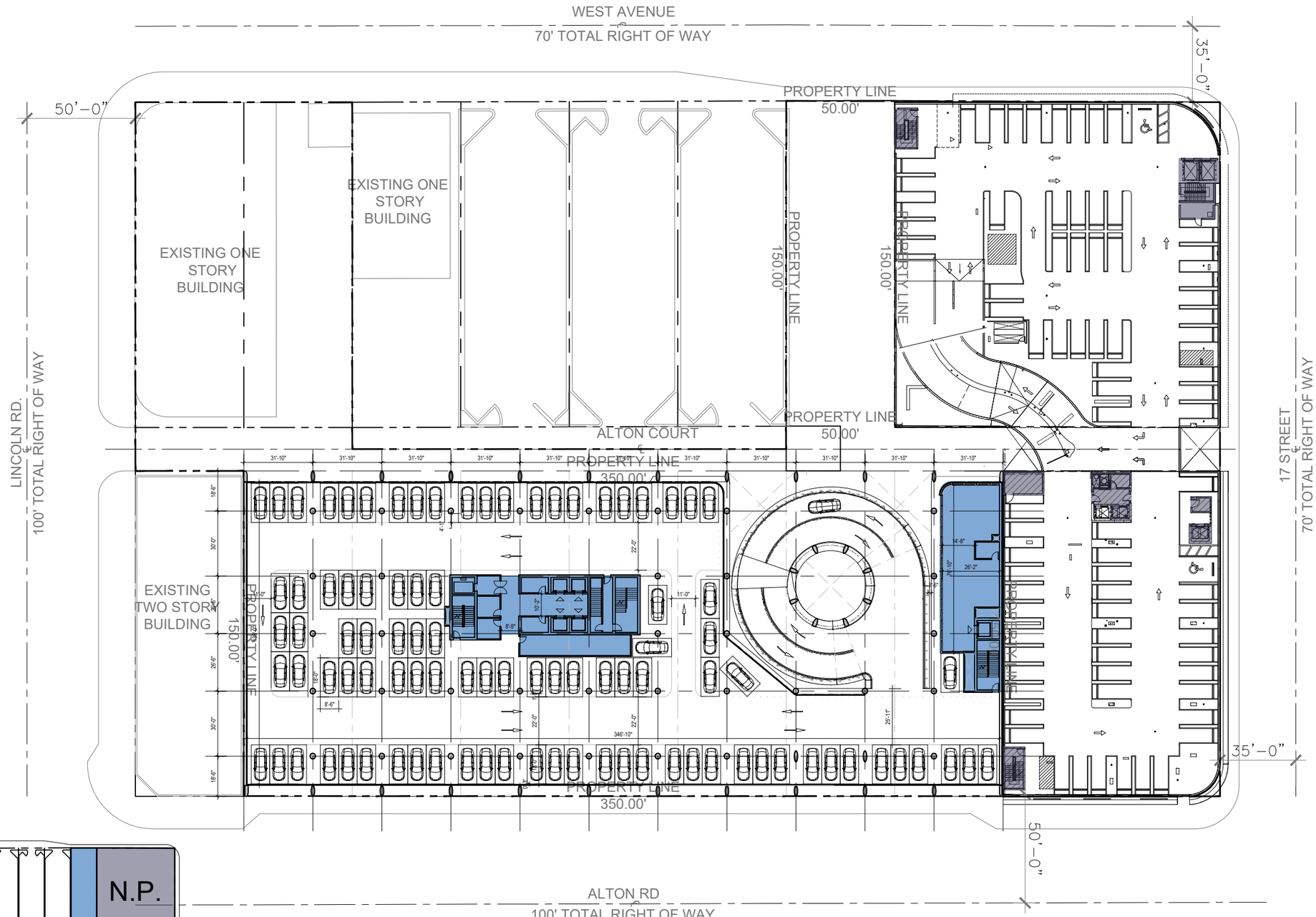
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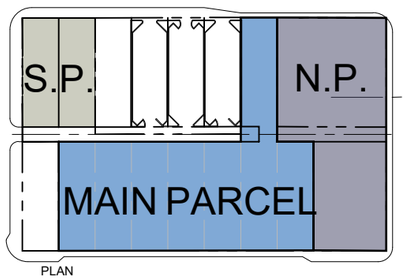
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PROPOSED LEVEL 1 FAR DIAGRAM

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





PLAN NORTH

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

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" = 50'-0"

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Riverside, 22 Hester Road
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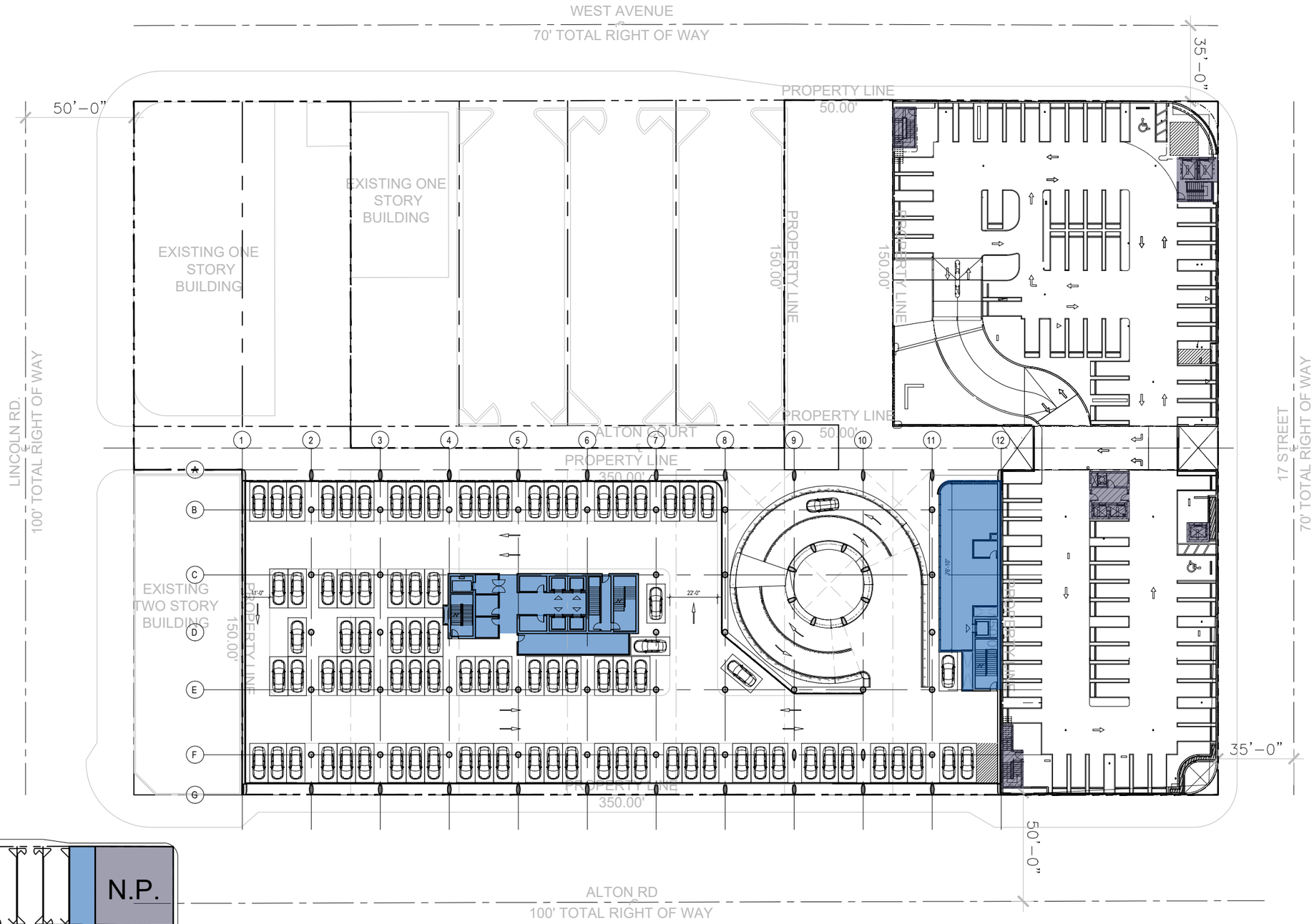
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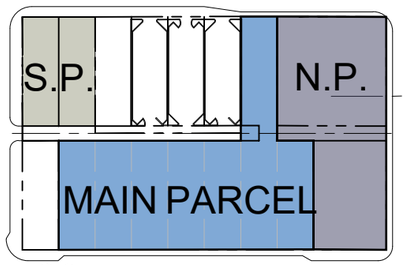
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PROPOSED LEVEL 2 FAR DIAGRAM

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





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

TOTAL PROPOSED FAR LEVEL 3

LEGEND		MAIN PARCEL	NORTH PARCEL	SOUTH PARCEL	TOTAL
	RESIDENTIAL FAR	0 SF	1,202 SF	0 SF	1,202 SF
	NON-RESIDENTIAL FAR	535 SF	139 SF	0 SF	674 SF
	GRAND TOTAL	**4,879 SF**	**1,341 SF**	**0 SF**	**6,220 SF**

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

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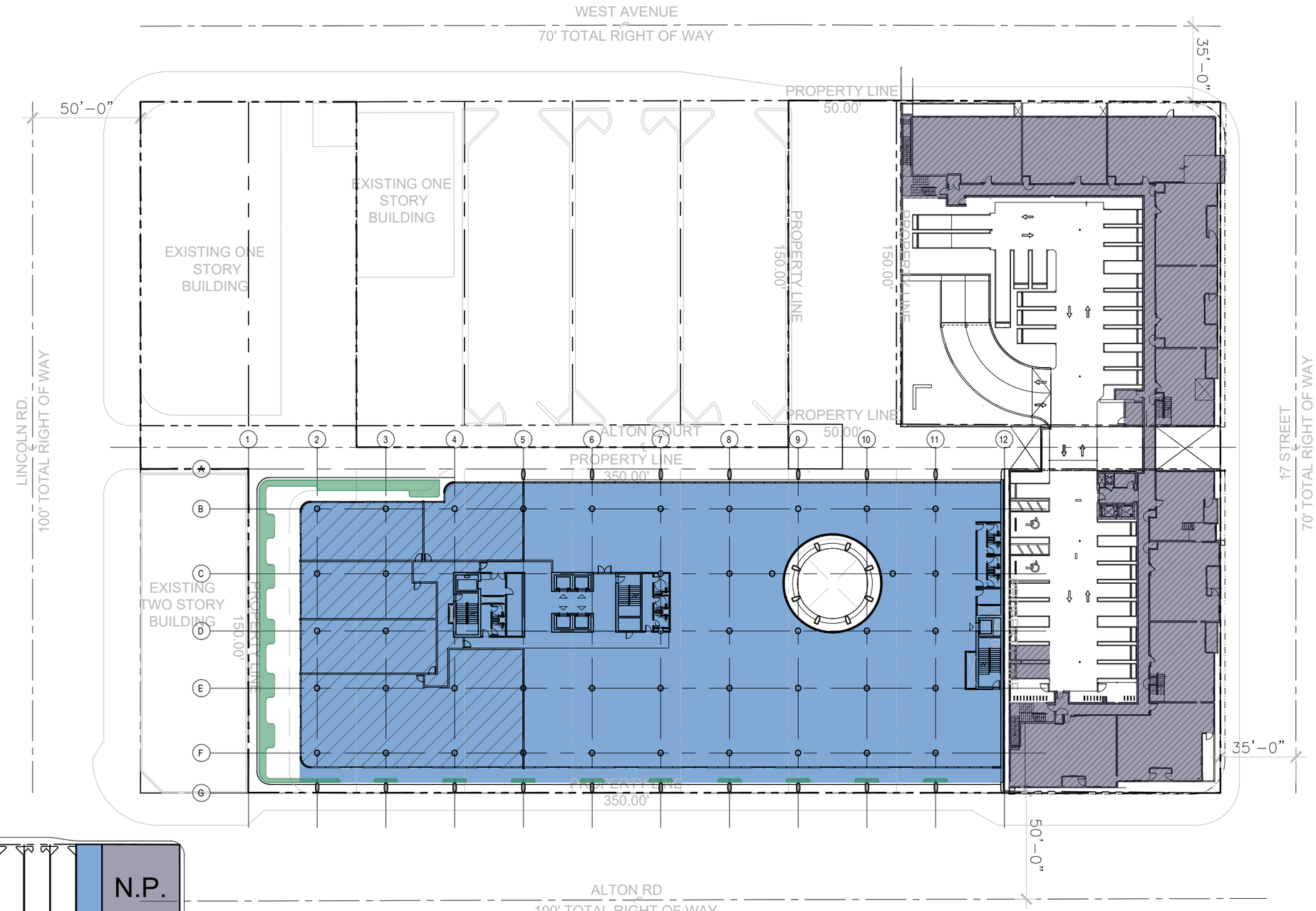
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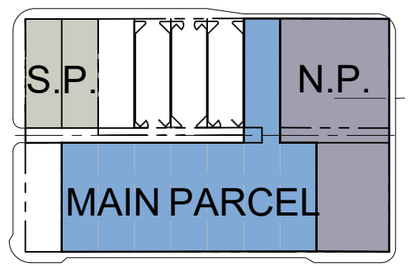
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PROPOSED LEVEL 3 FAR DIAGRAM

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





PLAN NORTH

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

TOTAL PROPOSED FAR LEVEL 4

LEGEND		MAIN PARCEL	NORTH PARCEL	SOUTH PARCEL	TOTAL
	RESIDENTIAL FAR	11,826 SF	17,222 SF	0 SF	29,048 SF
	NON-RESIDENTIAL FAR	31,701 SF	362 SF	0 SF	32,063 SF
	GRAND TOTAL	**43,527 SF**	**17,584 SF**	**0 SF**	**61,111 SF**

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

LANDSCAPE/PLANTERS

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Email

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(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

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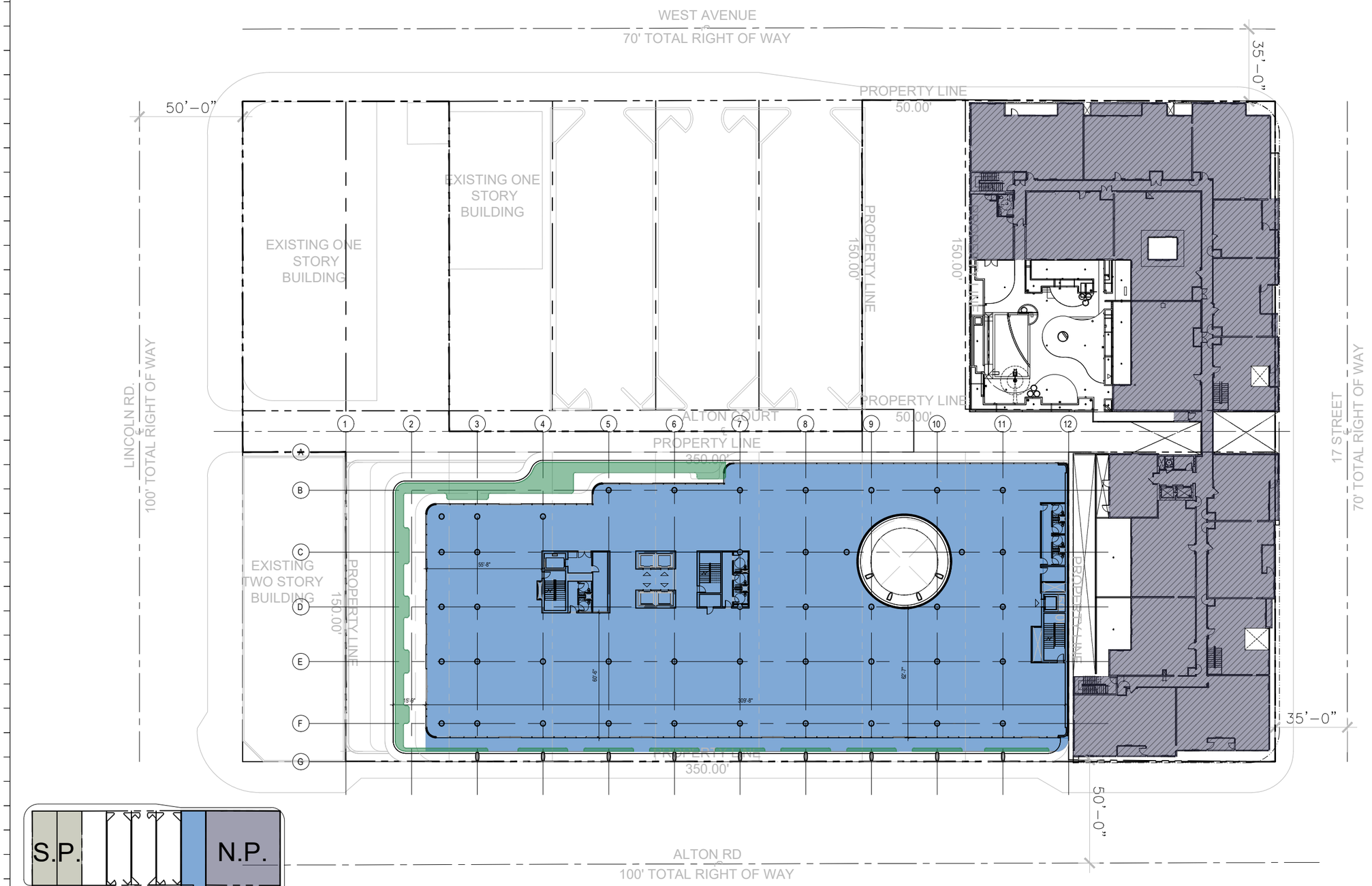
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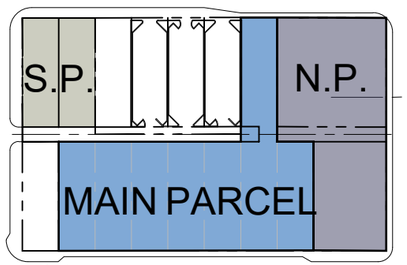
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PROPOSED LEVEL 4 FAR DIAGRAM

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





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

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	40,320 SF	211 SF	0 SF	40,531 SF
	GRAND TOTAL	**40,320 SF**	**27,603 SF**	**0 SF**	**67,923 SF**

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

LANDSCAPE/PLANTERS

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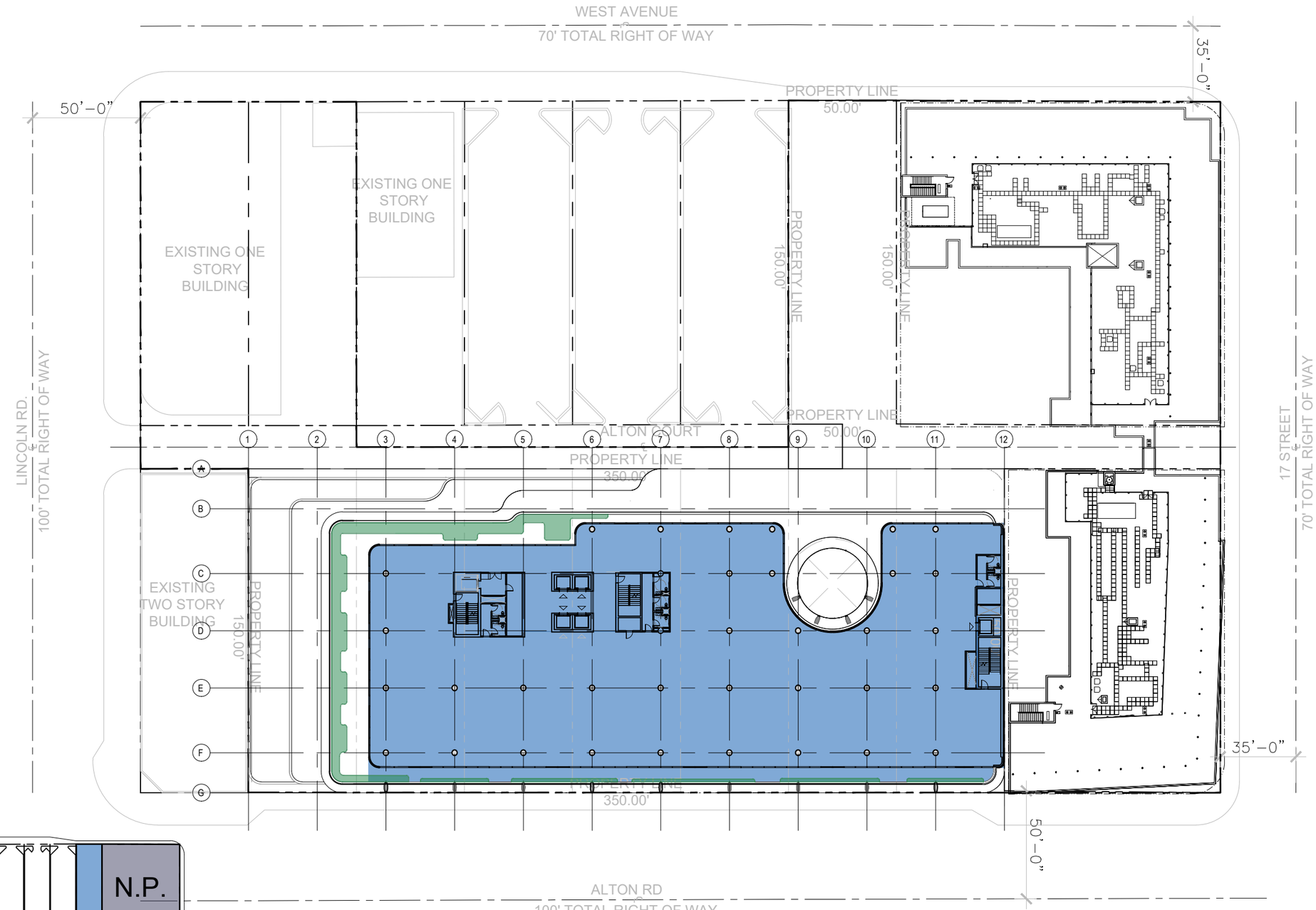
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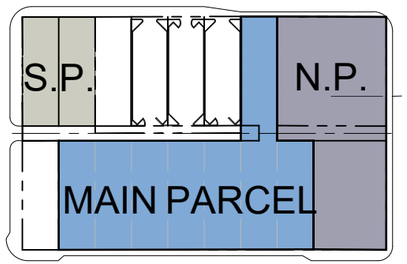
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PROPOSED LEVEL 5 FAR DIAGRAM

Date	07.31.2023
Scale	1" = 50'-0"
Project	2132

Sheet No. A1.15 ALT





PLAN NORTH

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

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	32,802 SF	0 SF	0 SF	32,802 SF
	GRAND TOTAL	**32,802 SF**	**0 SF**	**0 SF**	**32,802 SF**

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

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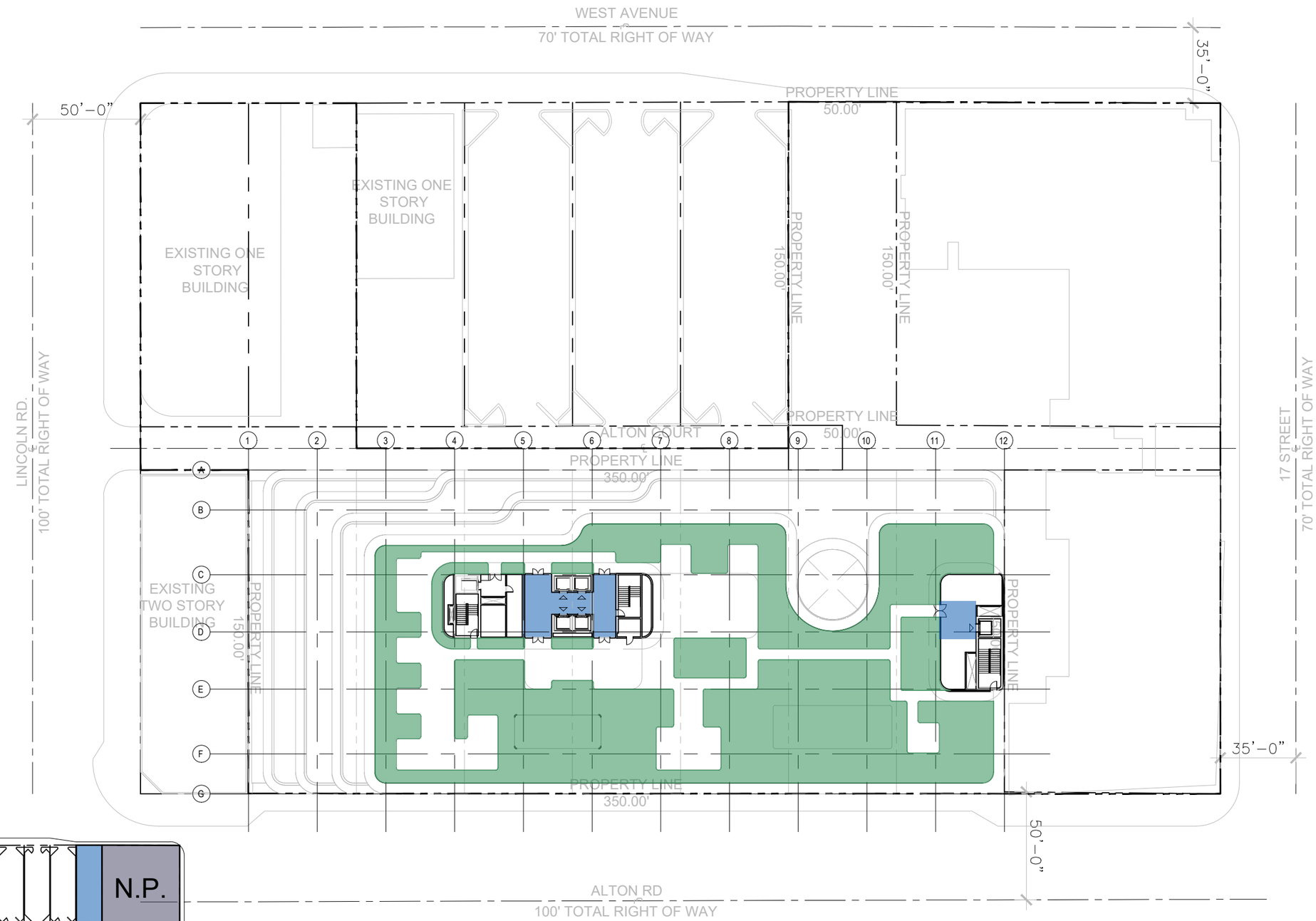
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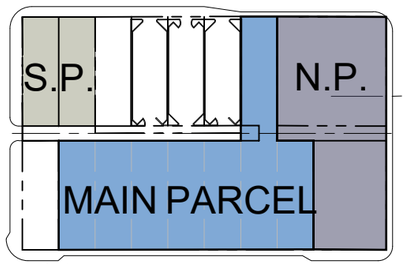
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PROPOSED LEVEL 6 FAR DIAGRAM

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





PLAN NORTH

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

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" = 50'-0"

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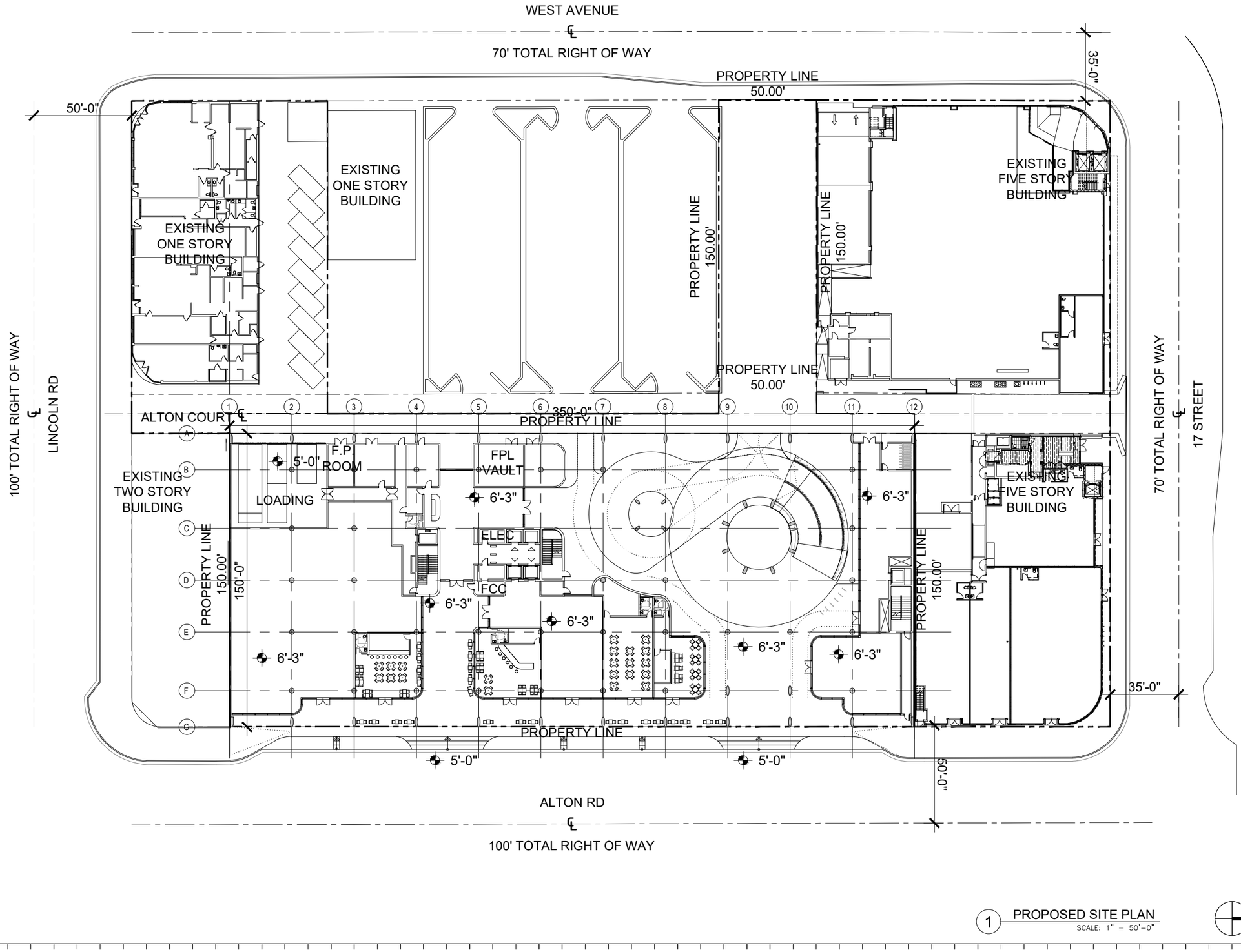
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PROPOSED LEVEL 7
FAR DIAGRAM - ALTERNATE SCHEME

Date	07.31.2023	Sheet No.	
Scale	1" = 50'-0"	A1.17 ALT	
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1 PROPOSED SITE PLAN
SCALE: 1" = 50'-0"

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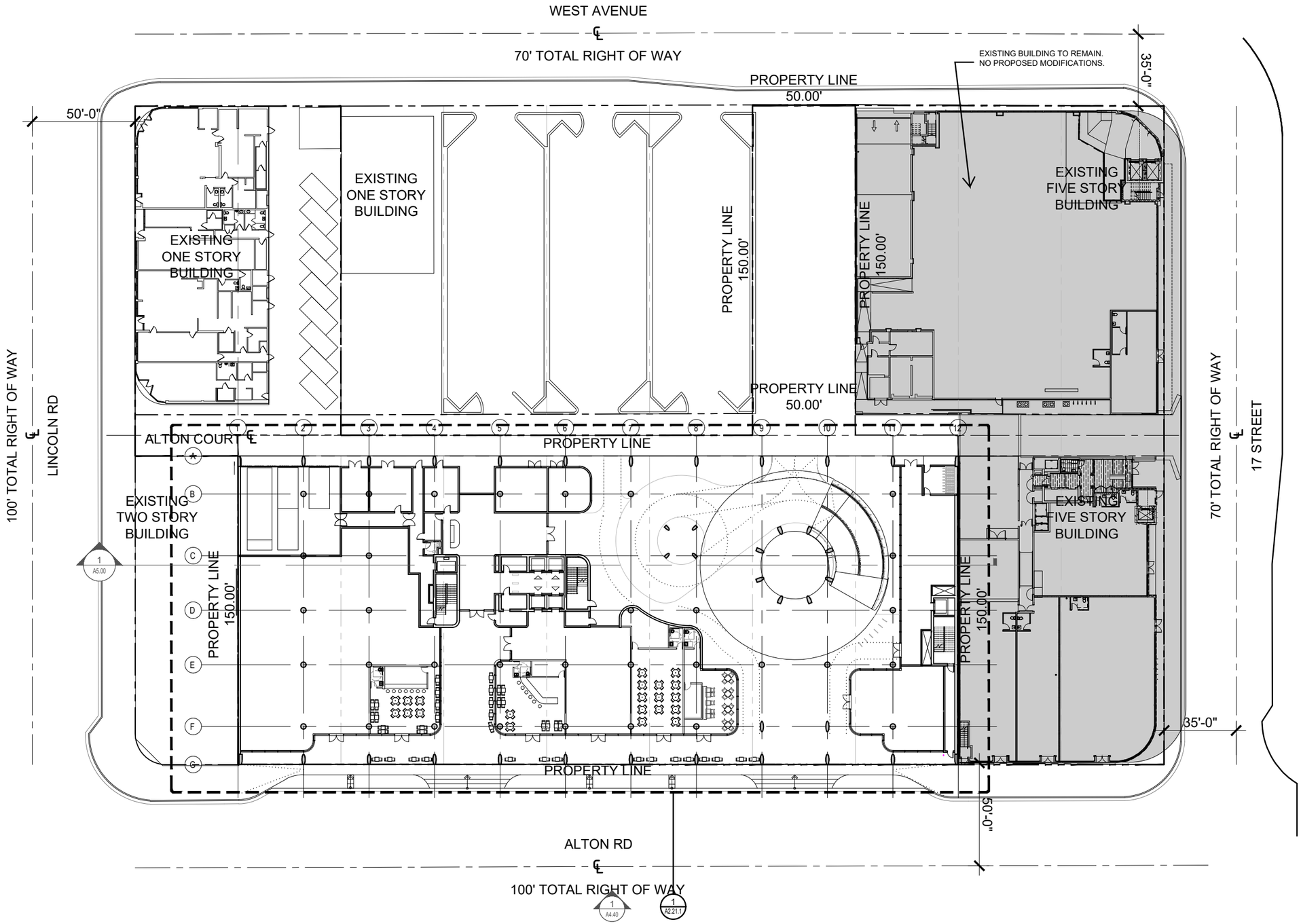
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PROPOSED SITE PLAN
ALTERNATE SCHEME

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

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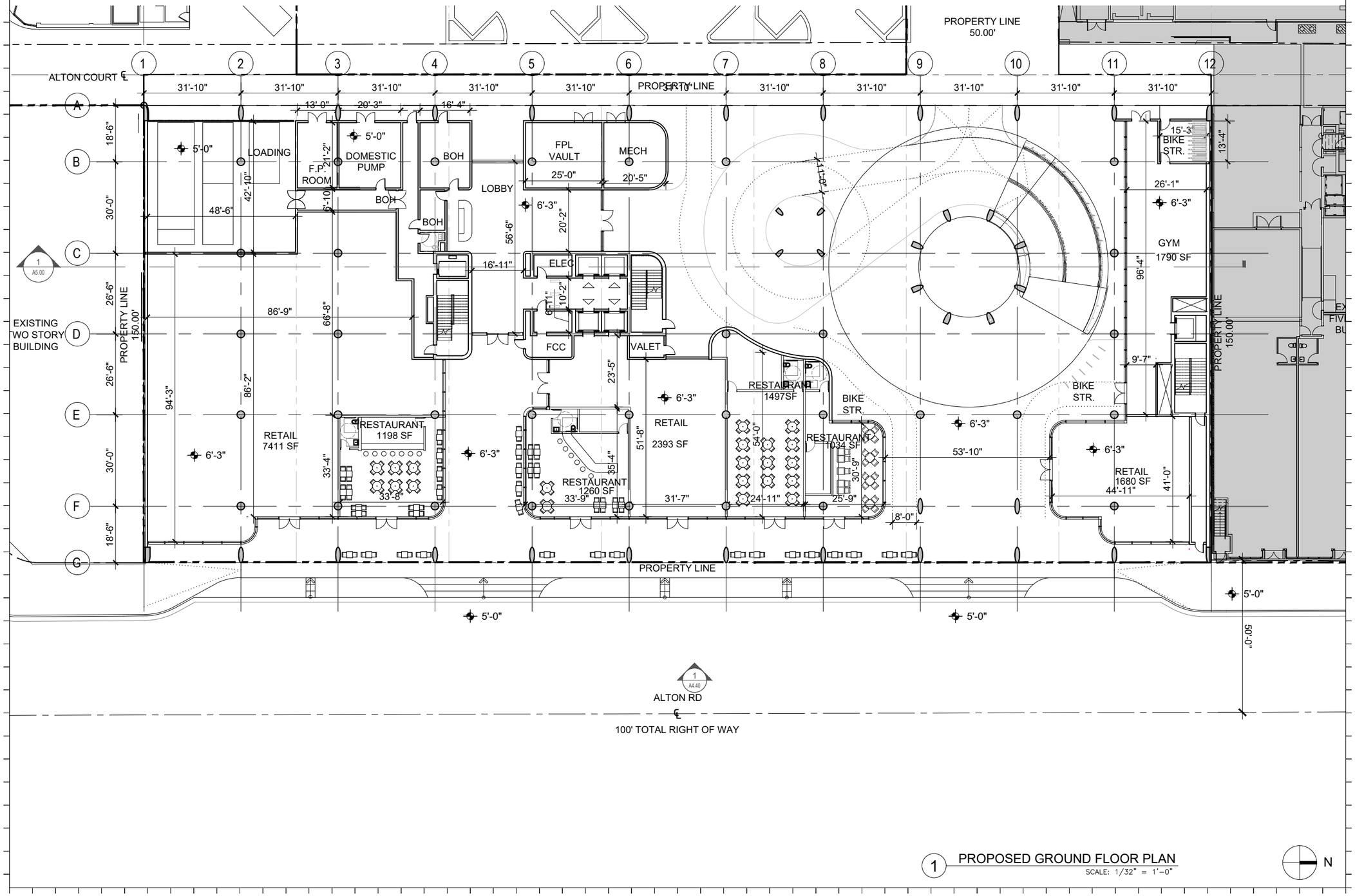
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PROPOSED OVERALL GROUND FLOOR PLAN - ALT. SCHEME

Date	07.31.2023	Sheet No.	
Scale	1" = 50'-0"		A2.21 ALT
Project	2132		



1 PROPOSED GROUND FLOOR PLAN
SCALE: 1/32" = 1'-0"

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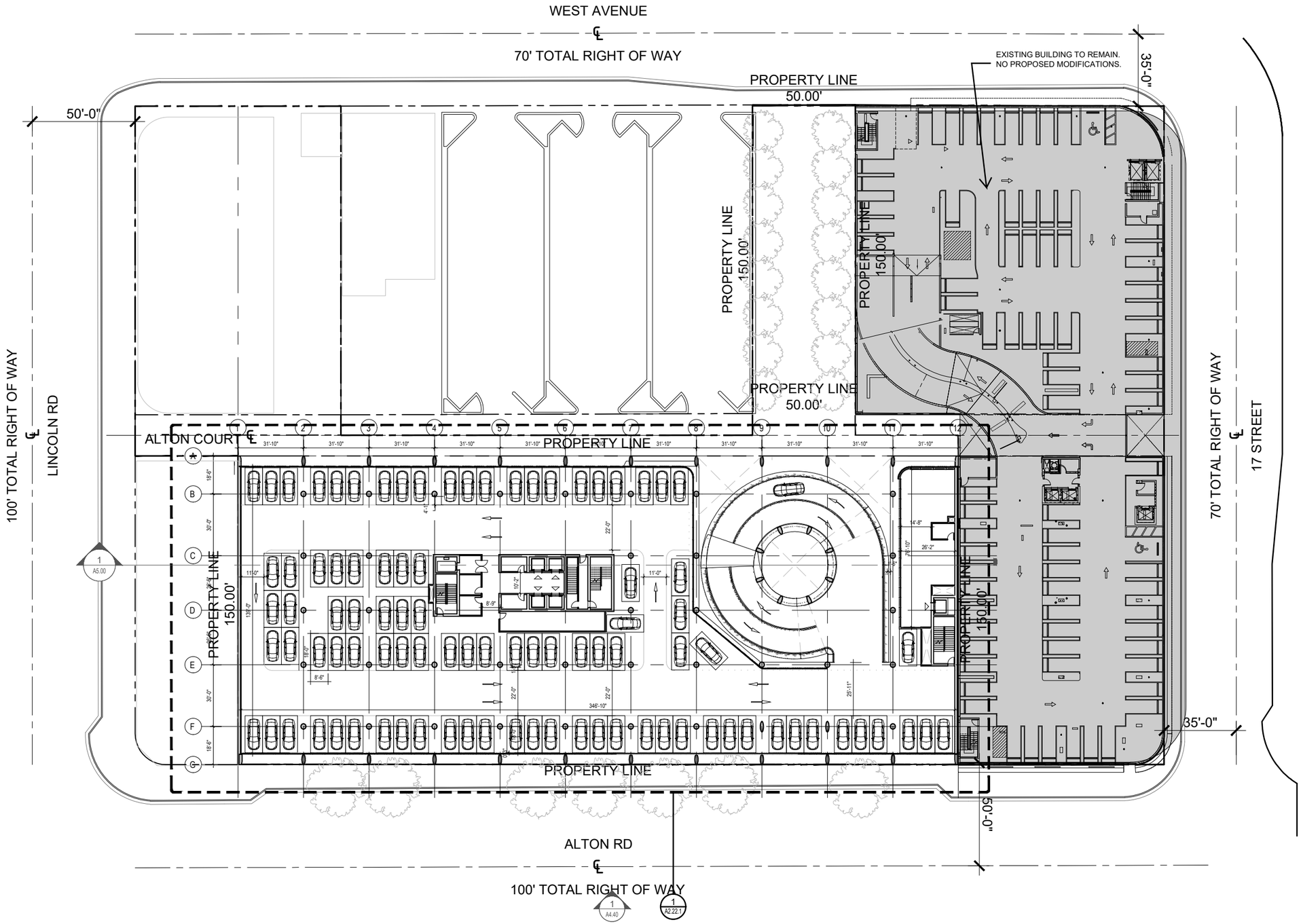
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GROUND FLOOR PLAN
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1 PROPOSED OVERALL LEVEL 2 - ALTERNATE
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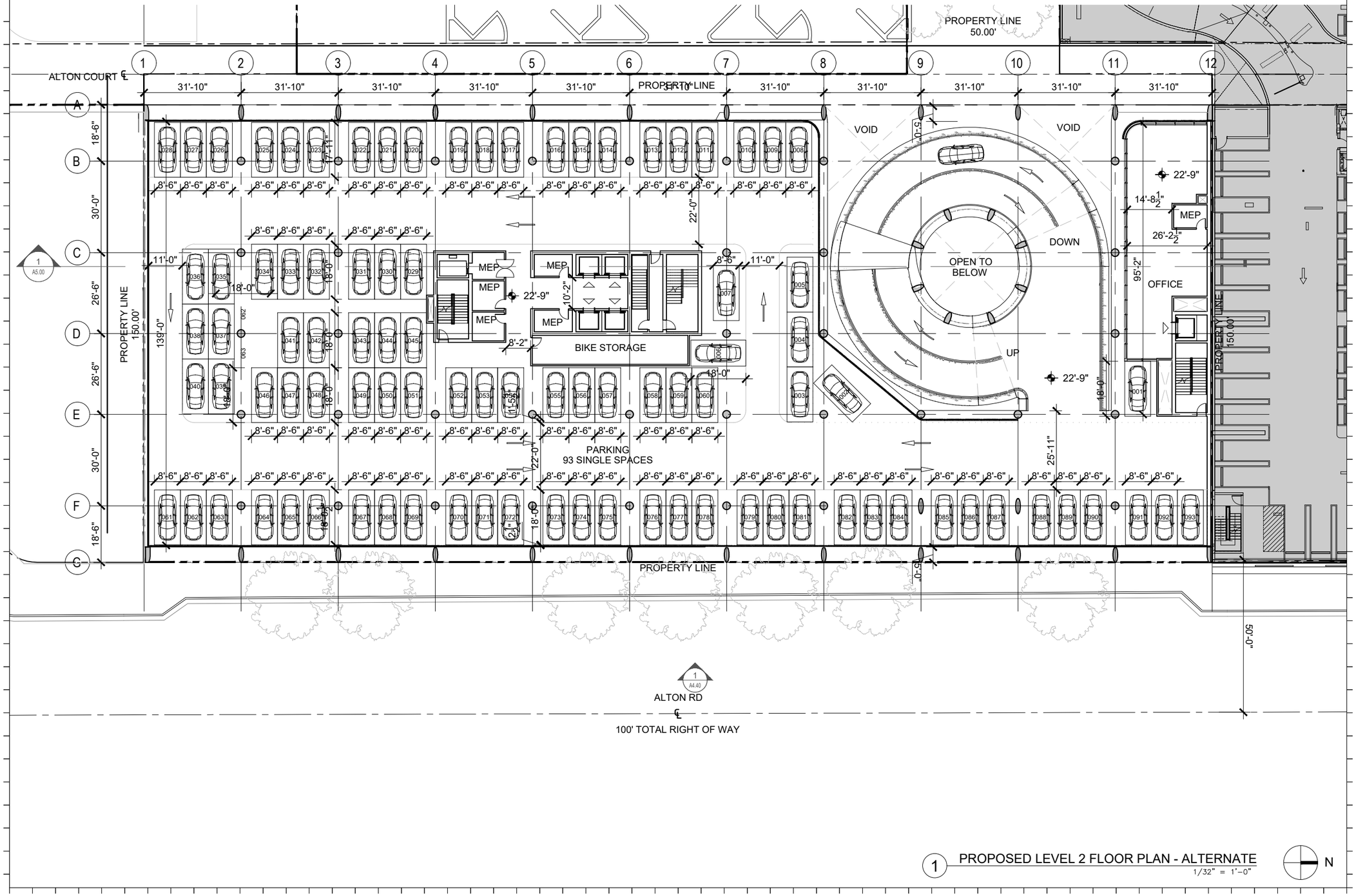
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1 PROPOSED LEVEL 2 FLOOR PLAN - ALTERNATE
1/32" = 1'-0"

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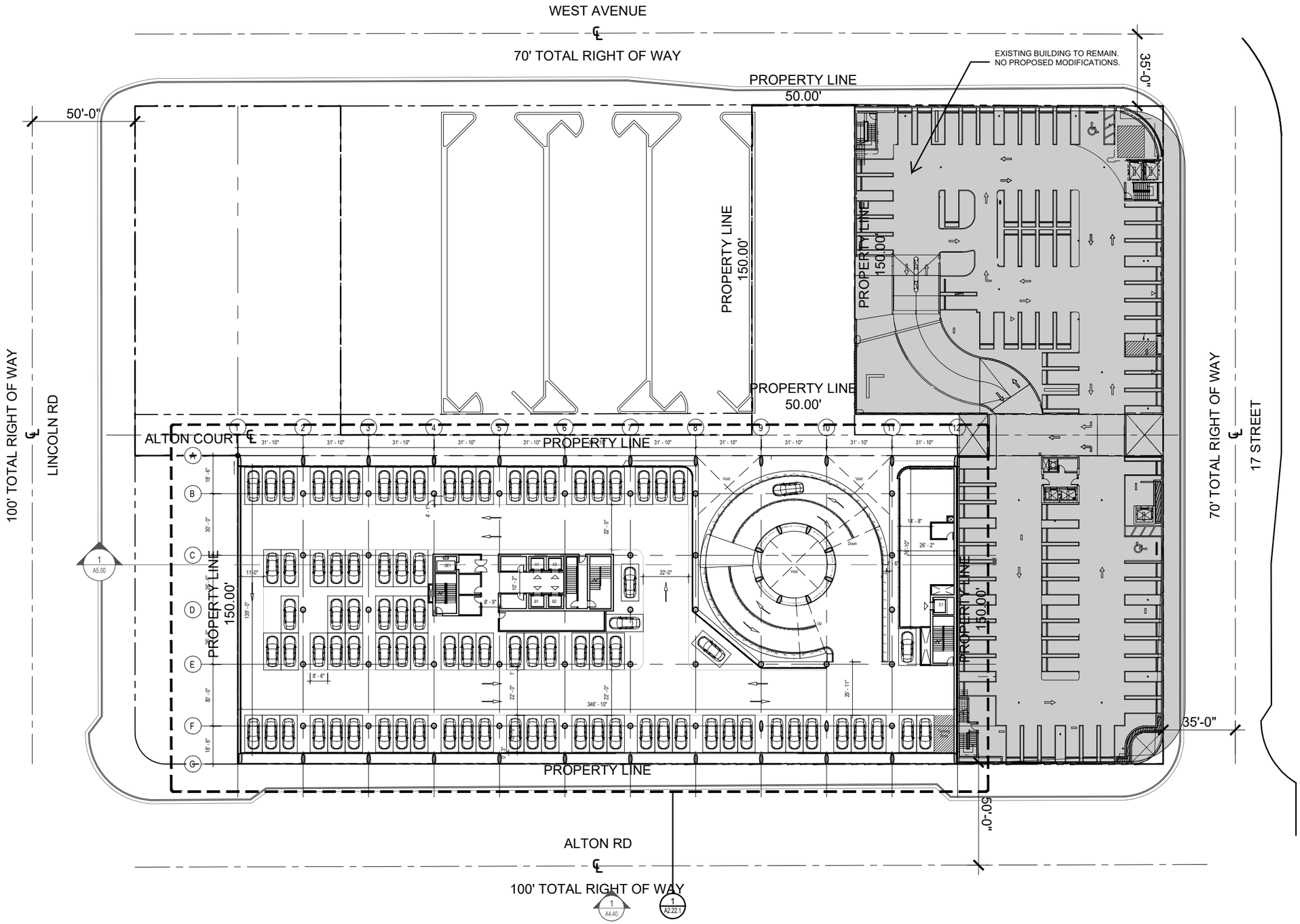
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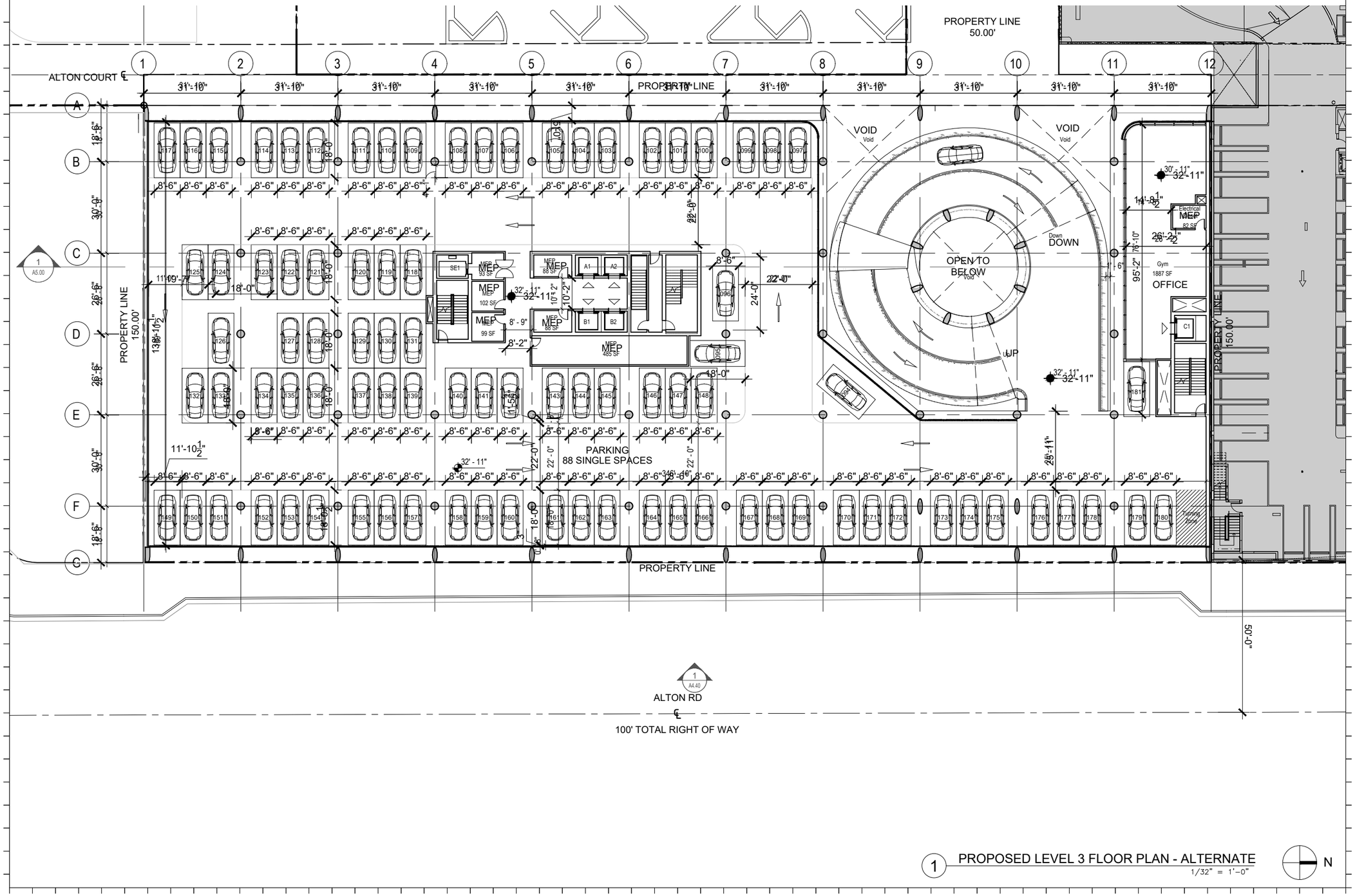
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PROPOSED OVERALL LEVEL 3
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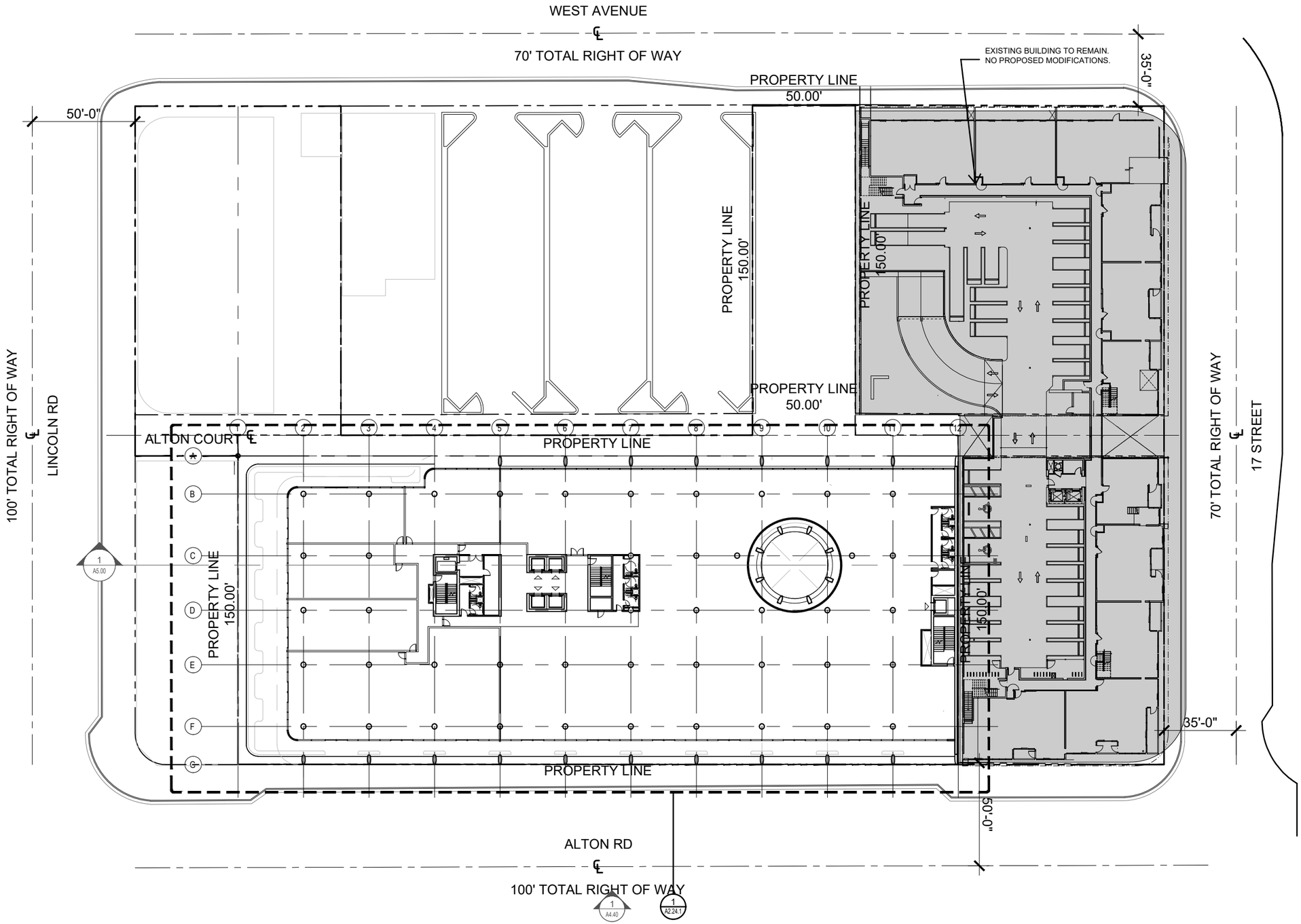
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1 PROPOSED OVERALL LEVEL 4
SCALE: 1" = 50'-0"

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(786) 536-6076
Email: carolina@cladlandscape.com

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

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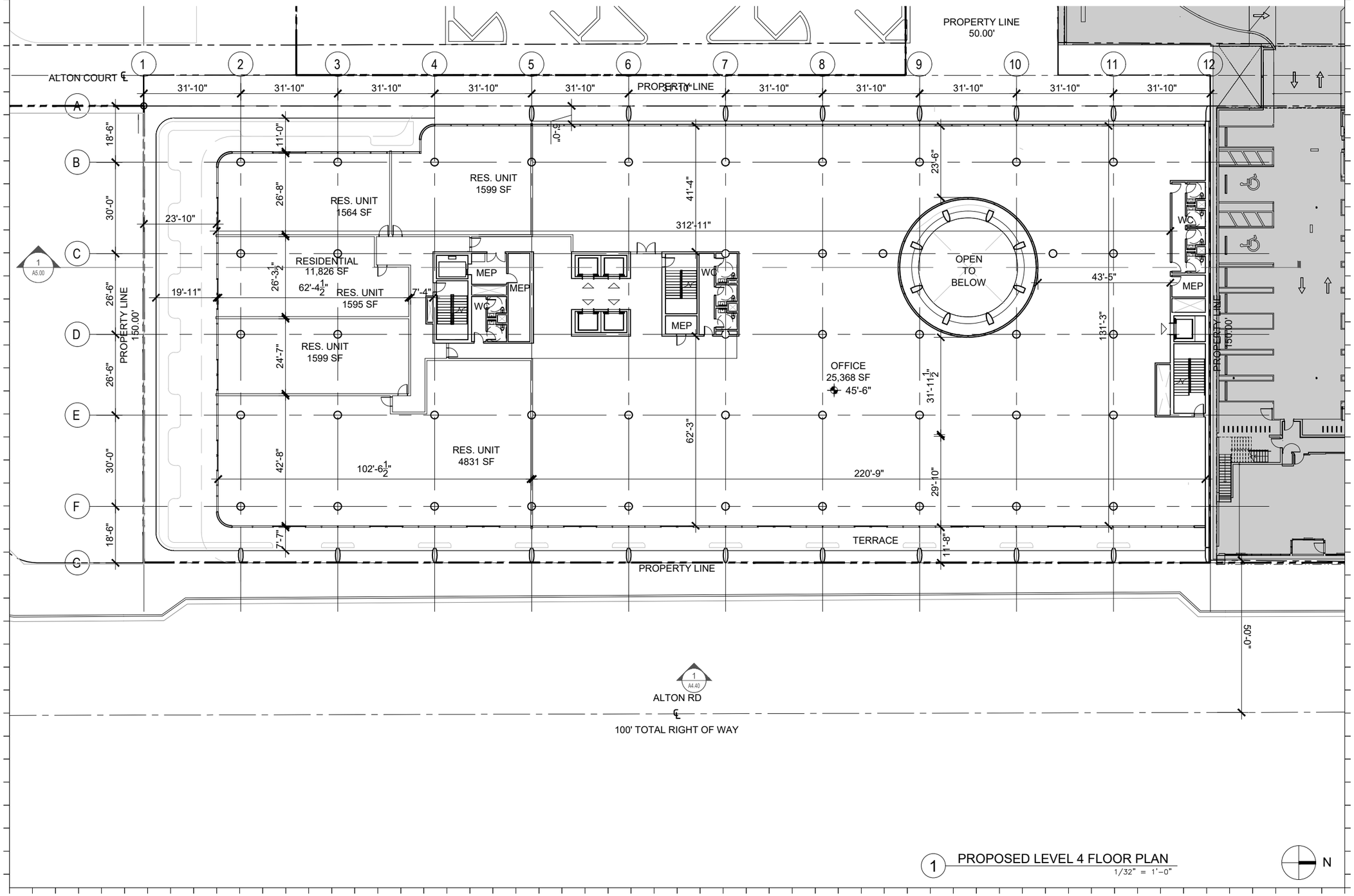
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PROPOSED OVERALL LEVEL 4
ALTERNATE SCHEME

Date	07.31.2023	Sheet No.	A2.24 ALT
Scale	1" = 50'-0"		
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1 PROPOSED LEVEL 4 FLOOR PLAN
1/32" = 1'-0"

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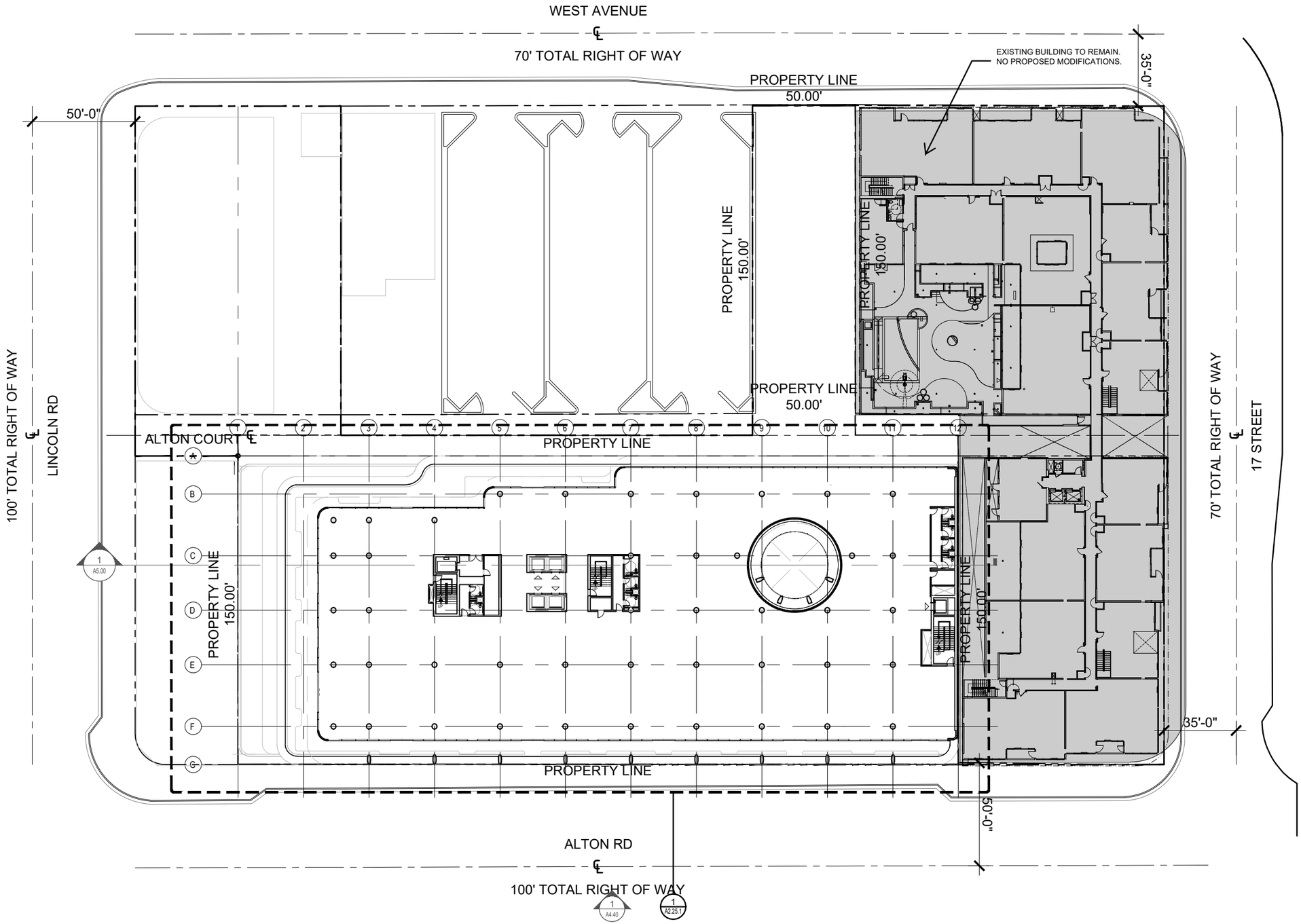
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PROPOSED LEVEL 4
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Date	07.31.2023	Sheet No.	A2.24.1 ALT
Scale	1/32" = 1'-0"		
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1 PROPOSED OVERALL LEVEL 5
SCALE: 1" = 50'-0"

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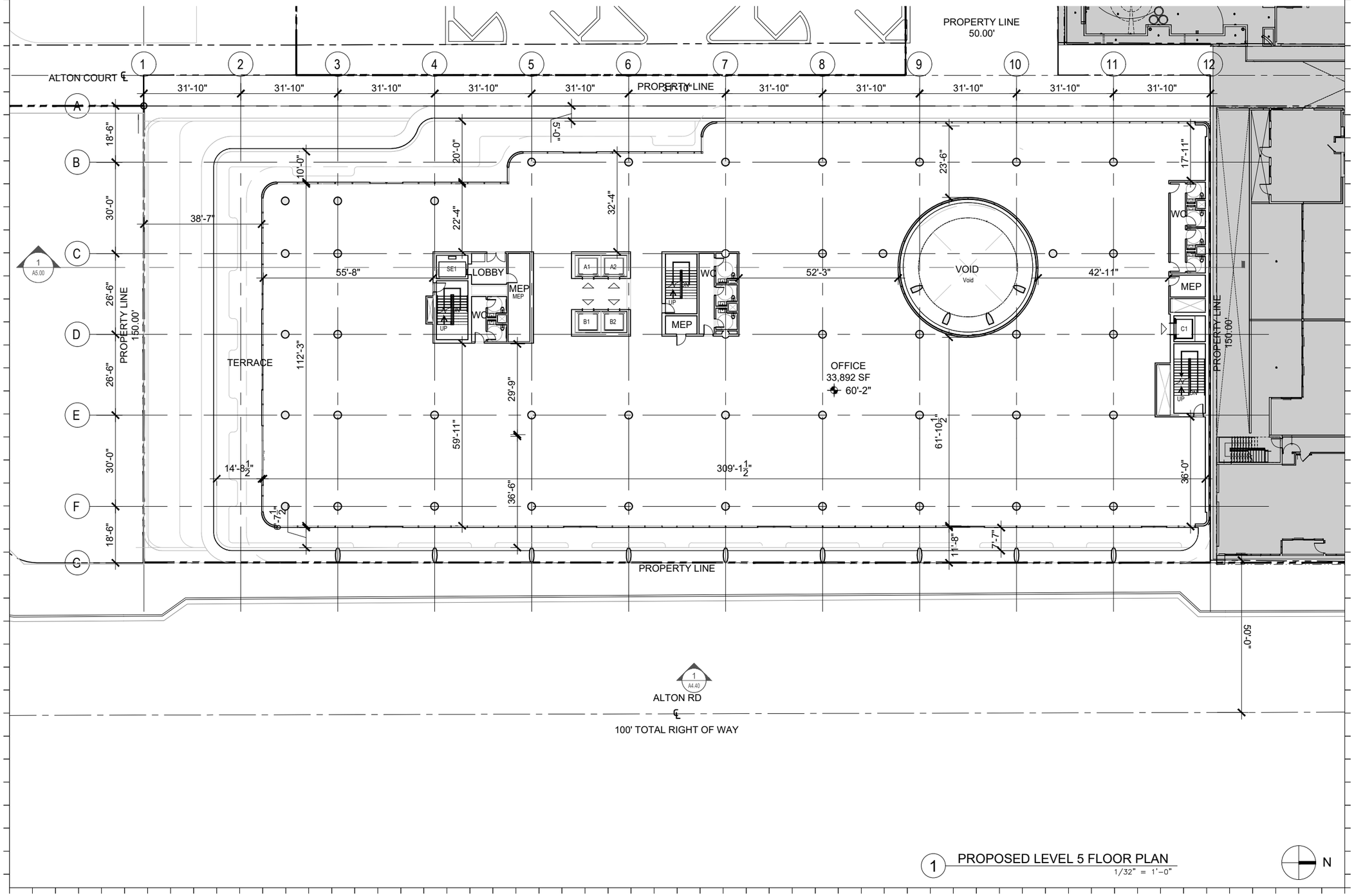
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PROPOSED OVERALL LEVEL 5
ALTERNATE SCHEME

Date	07.31.2023	Sheet No.	
Scale	1" = 50'-0"		A2.25 ALT
Project	2132		



1 PROPOSED LEVEL 5 FLOOR PLAN
1/32" = 1'-0"

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London SW11 4AN
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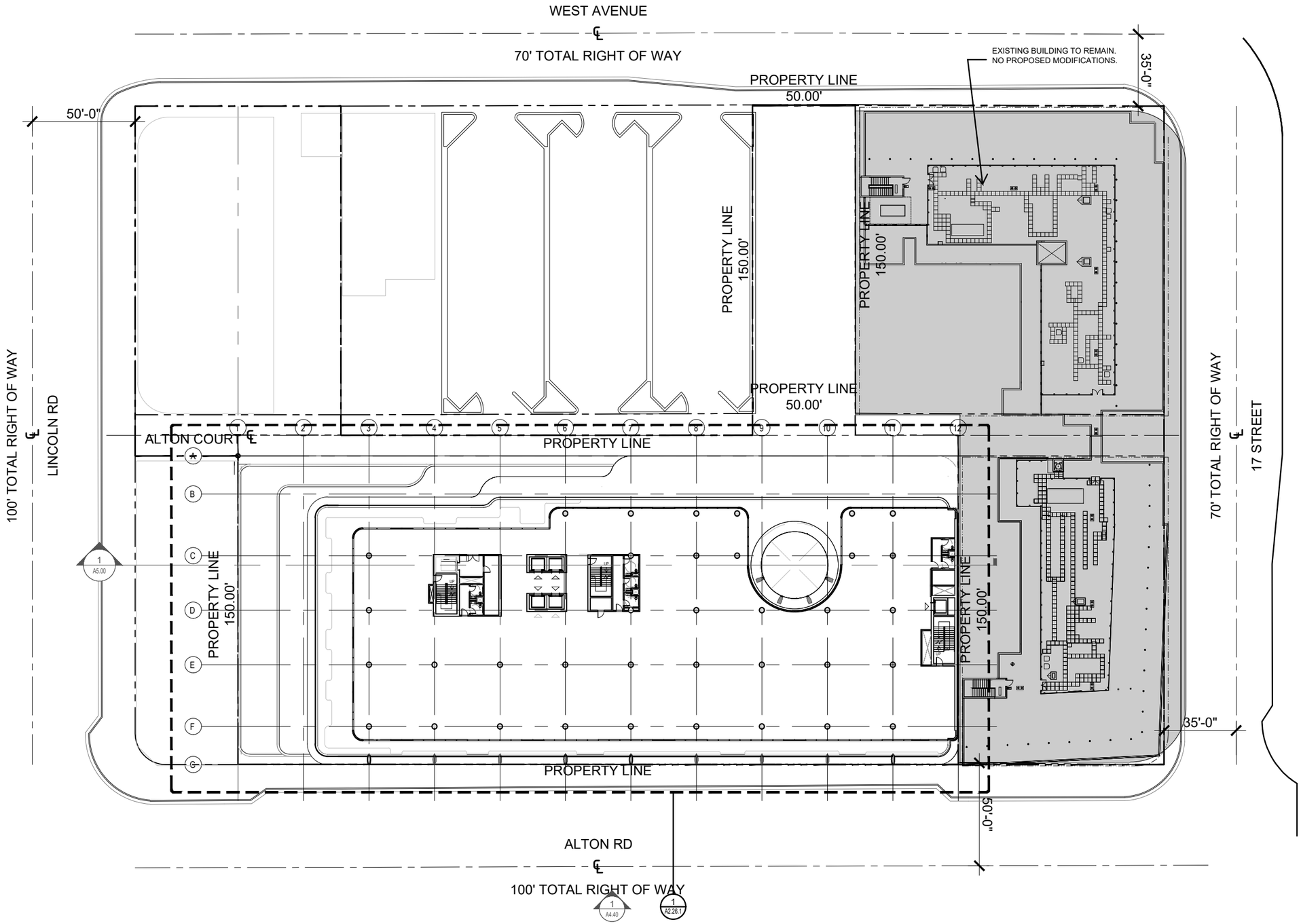
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PROPOSED LEVEL 5
ENLARGED - ALTERNATE SCHEME

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Scale	1/32" = 1'-0"		
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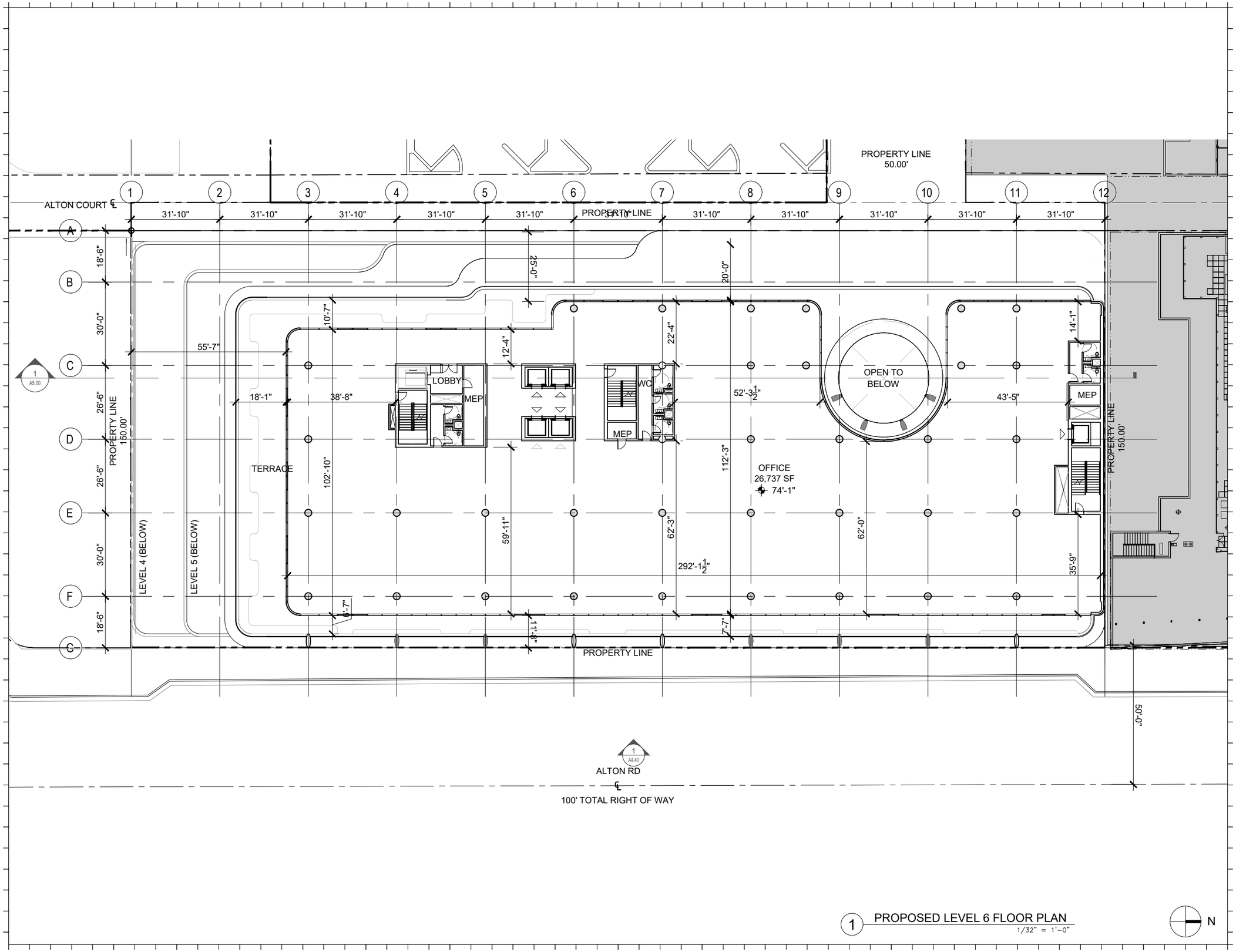
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PROPOSED OVERALL LEVEL 6
ALTERNATE SCHEME

Date	07.31.2023	Sheet No.	
Scale	1" = 50'-0"		A2.26 ALT
Project	2132		



1 PROPOSED LEVEL 6 FLOOR PLAN
1/32" = 1'-0"

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Consultant:
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Miami, FL 33127
Tel: (305) 573-1818
Email: kobikarp@kobikarp.com

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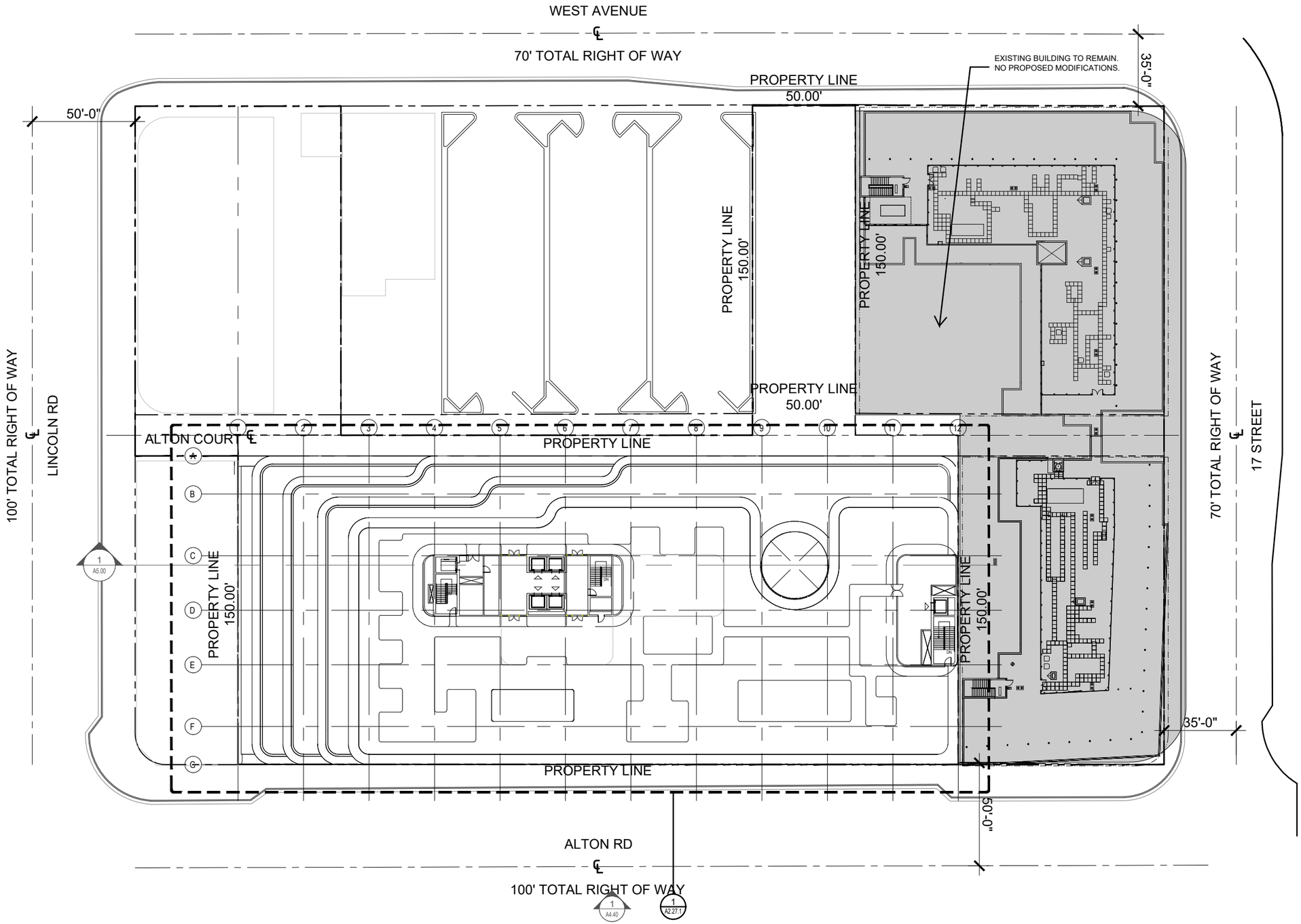
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Date	07.31.2023	Sheet No.	A2.26.1 ALT
Scale	1/32" = 1'-0"		
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1 PROPOSED OVERALL ROOF LEVEL
SCALE: 1" = 50'-0"

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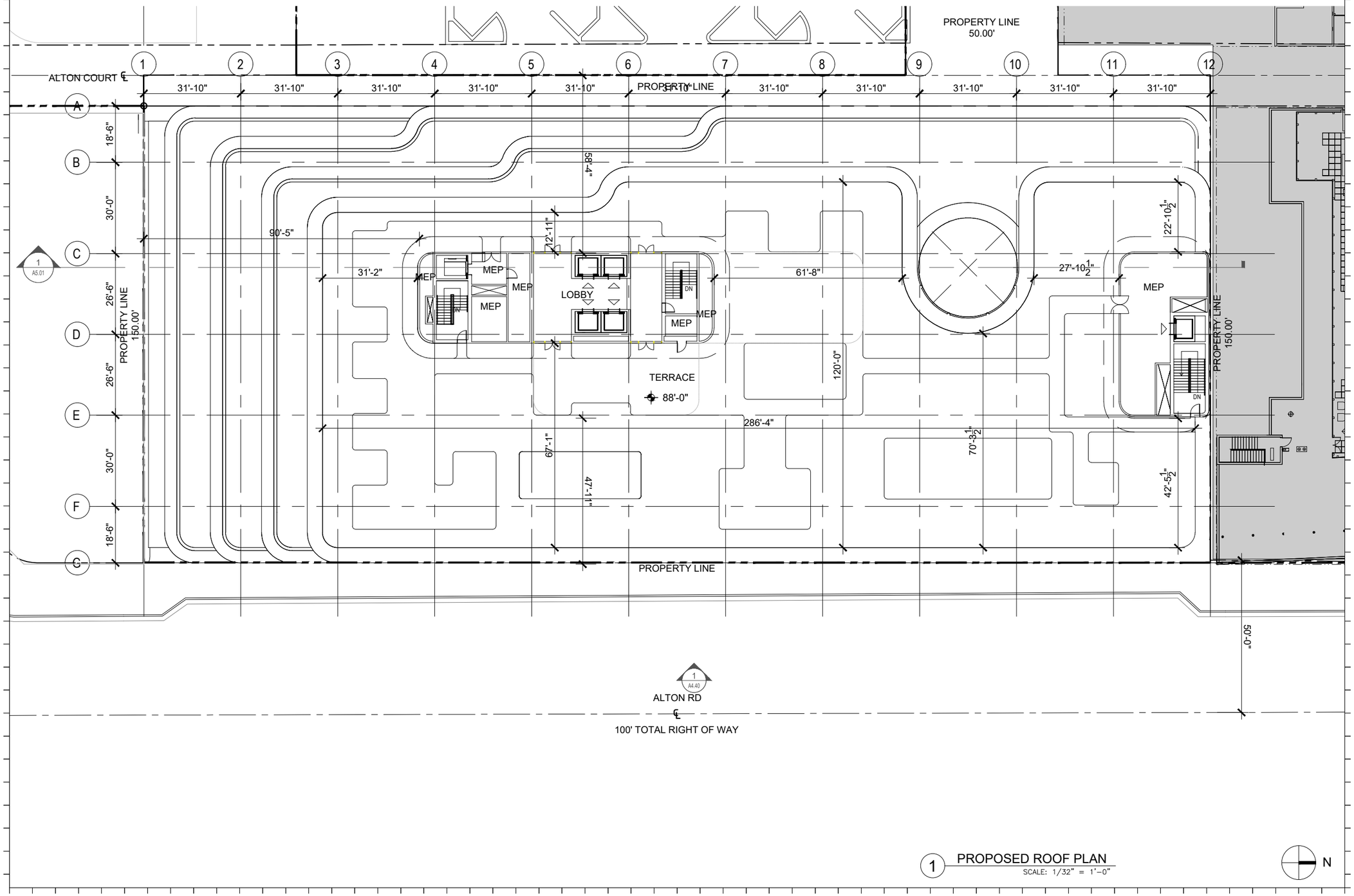
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PROPOSED OVERALL ROOF PLAN
ALTERNATE SCHEME

Date	07.31.2023	Sheet No.	
Scale	1" = 50'-0"		A2.27 ALT
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1 PROPOSED ROOF PLAN
SCALE: 1/32" = 1'-0"

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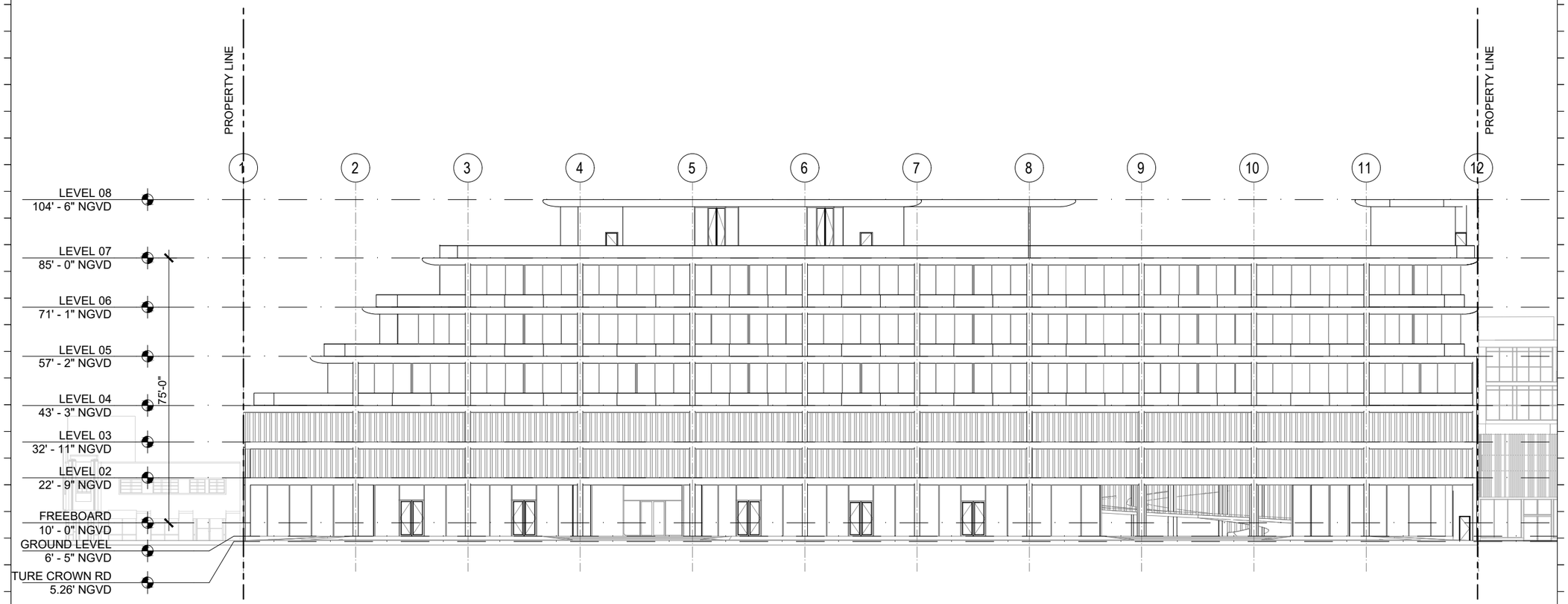
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PROPOSED ROOF PLAN
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Date	07.31.2023	Sheet No.	A2.27.1 ALT
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1 PROPOSED ELEVATION
SCALE: 1/32" = 1'-0"

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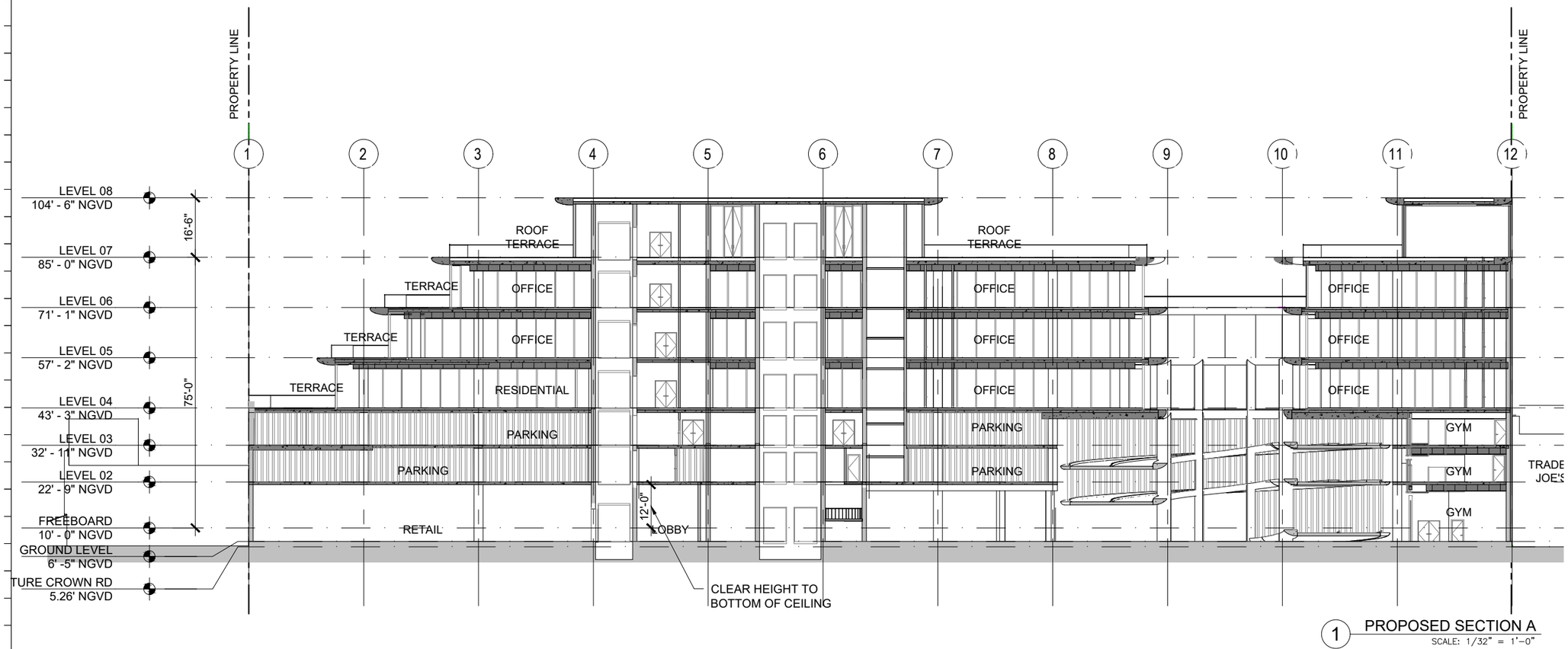
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PROPOSED ELEVATION
ALTERNATE SCHEME

Date	07.31.2023	Sheet No.
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1 PROPOSED SECTION A
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