



Rev.	Date	Rev.	Date

ALL DIMENSIONS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (S) 2018

DRB22-0897 - 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

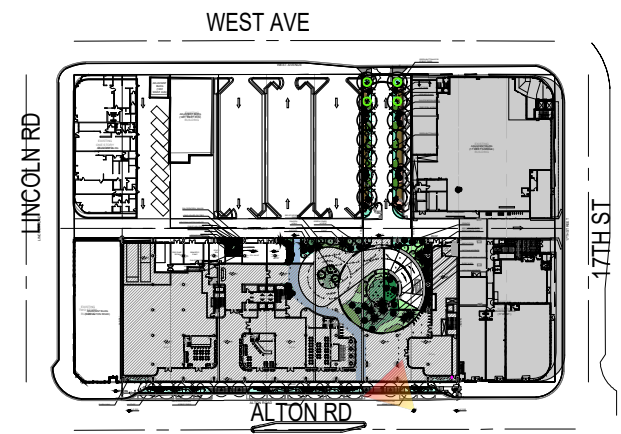
Foster + Partners
 Riverside, 22 Hester Road
 London SW11 4AN
 T +44(0)20 7738 0455
 www.fosterandpartners.com

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



EXTERIOR RENDERING
 ALTON RD. PEDESTRIAN LOBBY

1 PROPOSED ENTRANCE PERSPECTIVE - RENDERING
 SCALE: N.T.S.



KEY PLAN

Date	08.07.2023	Sheet No.
Scale	N/A	A0.64
Project	2132	



Rev.	Date	Rev.	Date

ALL DIMENSIONS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2018

DRB22-0897 - 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

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

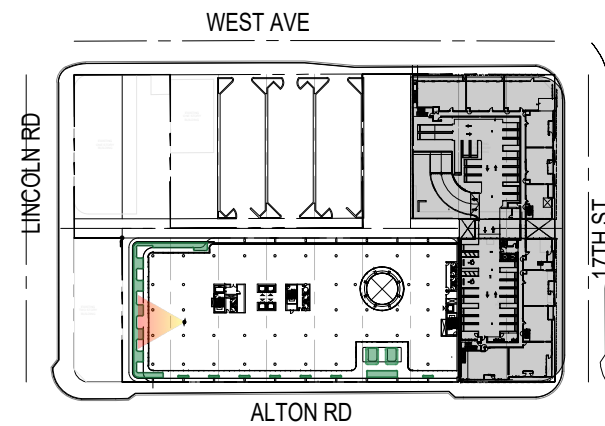


**INTERIOR RENDERING
 OFFICE INTERIOR**

Date	08.07.2023	Sheet No.	A0.66
Scale	N/A		
Project	2132		

① **INTERIOR OFFICE RENDERING**
 SCALE: N.T.S.

○ **KEY PLAN**





Rev.	Date	Rev.	Date

ALL DIMENSIONS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2018

DRB22-0897 - FINAL SUBMITTAL

OFFICE BUILDING

1656-1680 ALTON RD
 MIAMI BEACH, FLORIDA 33139

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

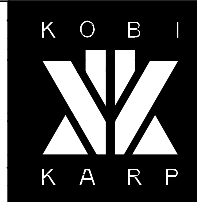
Landscape:
 CLAD
 8020 NE 4th Ave
 Studio 113, Miami FL
 (786) 536-6076
 Email: carolina@cladlandscape.com

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

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

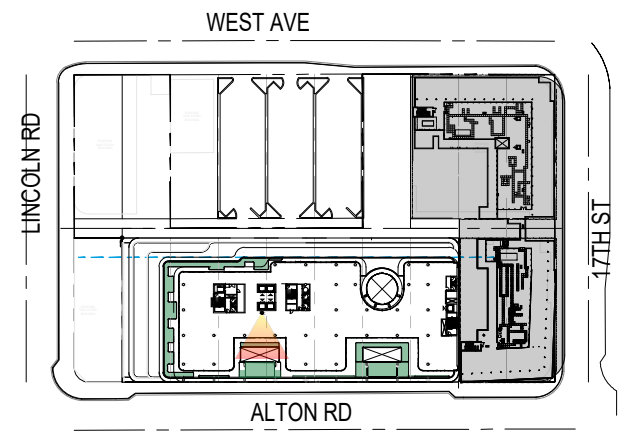


**INTERIOR RENDERING
 OFFICE INTERIOR ARRIVAL**

Date	08.07.2023	Sheet No.
Scale	N/A	A0.67
Project	2132	

2 PROPOSED INTERIOR RENDERING
 SCALE: N.T.S.

KEY PLAN





Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2018

DRB22-0897 - FINAL SUBMITTAL

OFFICE BUILDING
 1656-1680 ALTON RD
 MIAMI BEACH, FLORIDA 33139

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

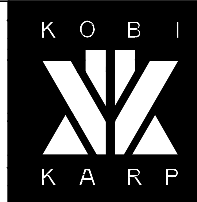
Landscape:
 CLAD
 8020 NE 4th Ave
 Studio 113, Miami Fl
 (786) 536-8076
 Email: carolina@cladlandscape.com

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

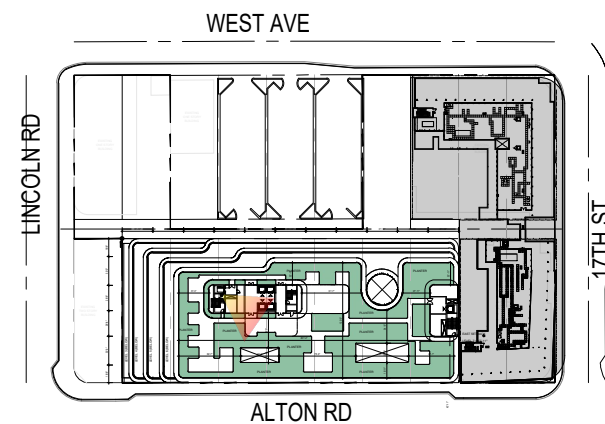
Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



**EXTERIOR RENDERING
 ROOF TERRACE**

Date	08.07.2023	Sheet No.
Scale	N/A	A0.68
Project	2132	

① **POPOSED ROOFTOP PERSPECTIVE - RENDERING**
 SCALE: N.T.S.



○ **KEY PLAN**



Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2018

DRB22-0897 - 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

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

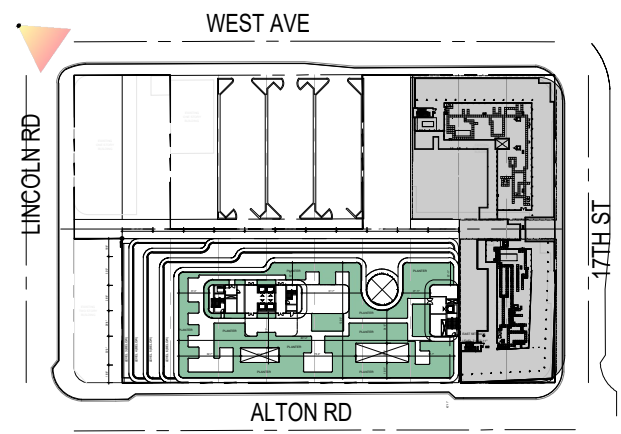


**EXTERIOR RENDERING
 LINCOLN AND WEST AVE.**

Date	08.07.2023	Sheet No.	
Scale	N/A		A0.69
Project	2132		

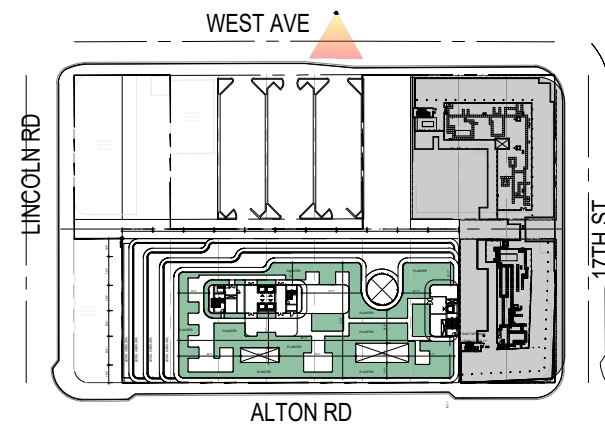
① **POPOSED NORTHEAST PERSPECTIVE - RENDERING**
 SCALE: N.T.S.

○ **KEY PLAN**





2 PROPOSED ELEVATION WEST - RENDERING
SCALE: N.T.S.



KEY PLAN

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, © 2018

DRB22-0897 - 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

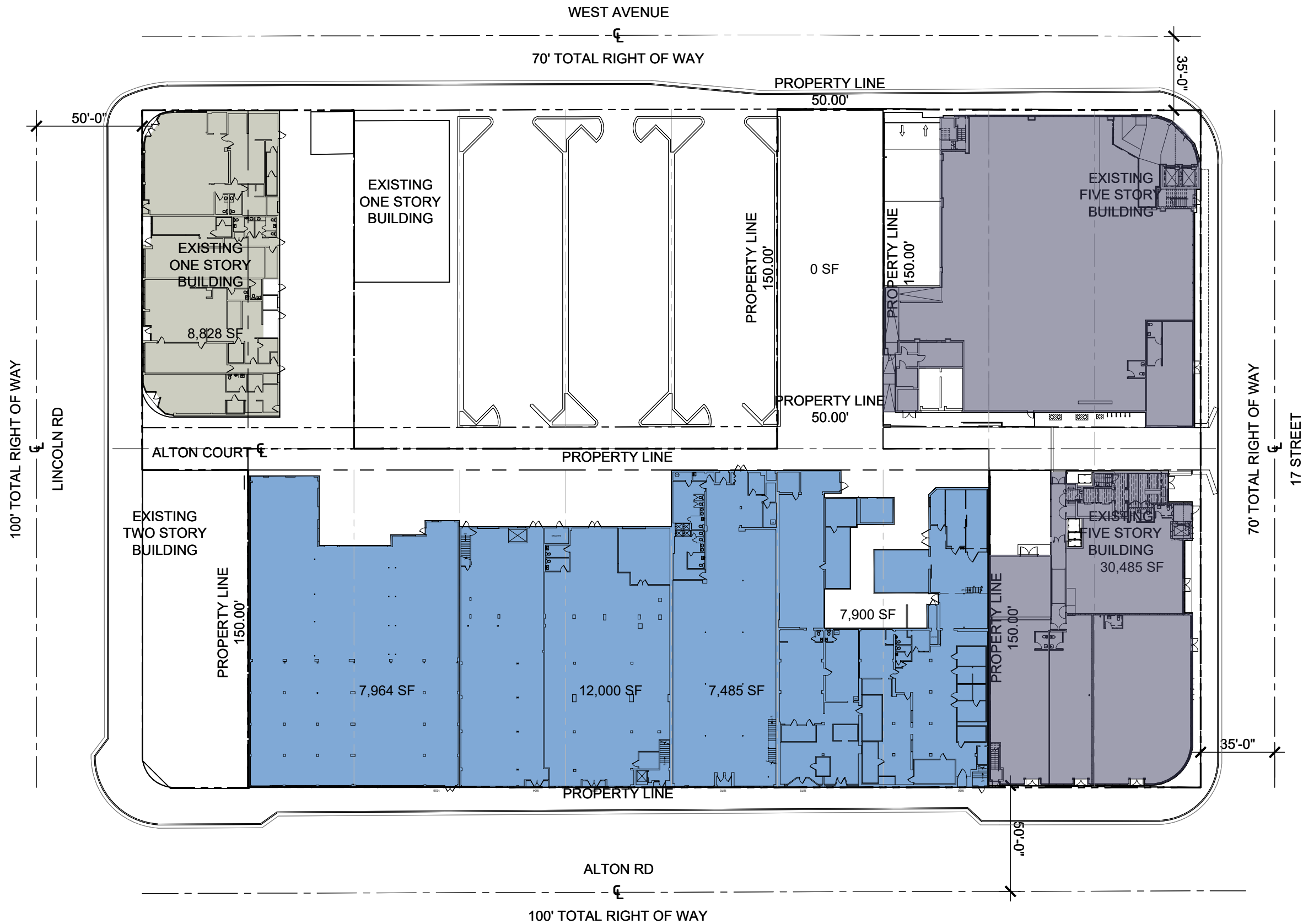
Riverside, 22 Hester Road
London SW11 4AN
T +44(0)20 7738 0455
www.fosterandpartners.com

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



**EXTERIOR RENDERING
WEST AVE.**

Date	08.07.2023	Sheet No.	
Scale	N/A		A0.70
Project	2132		



Rev.	Date	Rev.	Date

ALL DIMENSIONS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (S) 2018

DRB22-0897 - 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

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

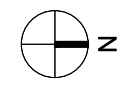


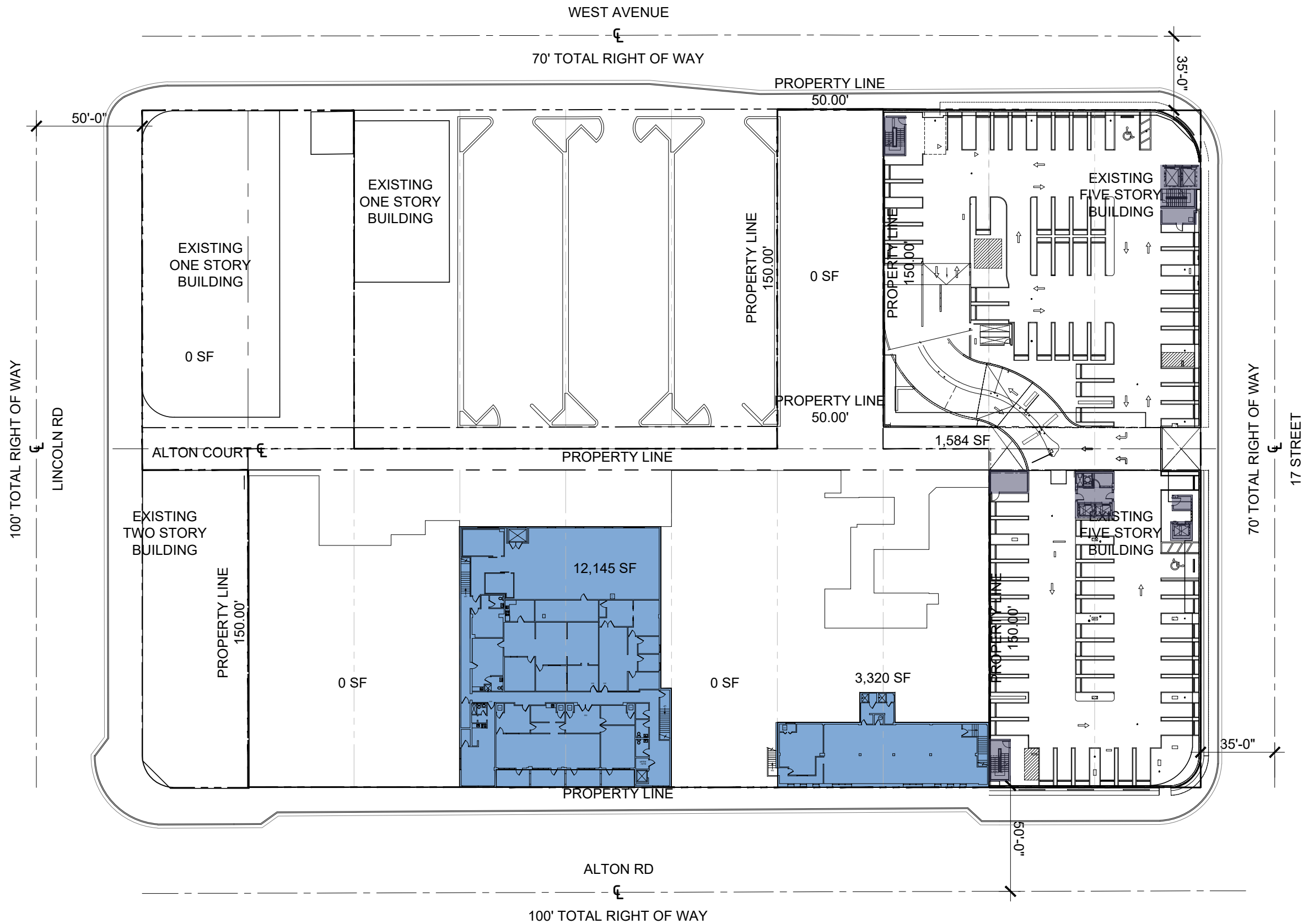
**EXISTING FAR LEVEL 1
 GROUND LEVEL**

Date	08.07.2023	Sheet No.	
Scale	1" = 50'-0"		A1.00
Project	2132		

EXISTING FAR LEVEL 1									
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	7,964 SF	12,000 SF	7,485 SF	7,900 SF	0 SF	30,048 SF	8,828 SF	74,225 SF	

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





Rev.	Date	Rev.	Date

ALL DIMENSIONS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (S) 2018

DRB22-0897 - 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

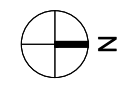
Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



EXISTING FAR LEVEL 2

EXISTING FAR LEVEL 2									
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	12,145 SF	0 SF	3,320 SF	0 SF	1,668 SF	0 SF	17,133 SF	

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



Date	08.07.2023	Sheet No.	A1.01
Scale	1" = 50'-0"		
Project	2132		