

Rev.	Date	Rev.	Date

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**DRB22-0897 - FINAL SUBMITTAL**

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

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

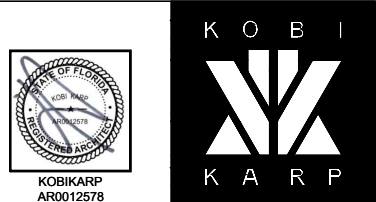
**Landscape:**  
 CLAD  
 8020 NE 4th Ave  
 Studio 113, Miami FL  
 (786) 536-6076  
 Email: carolina@cladlandscape.com

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

**Foster + Partners**

Riverside, 22 Hester Road  
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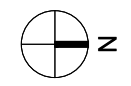
Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28th Street  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766



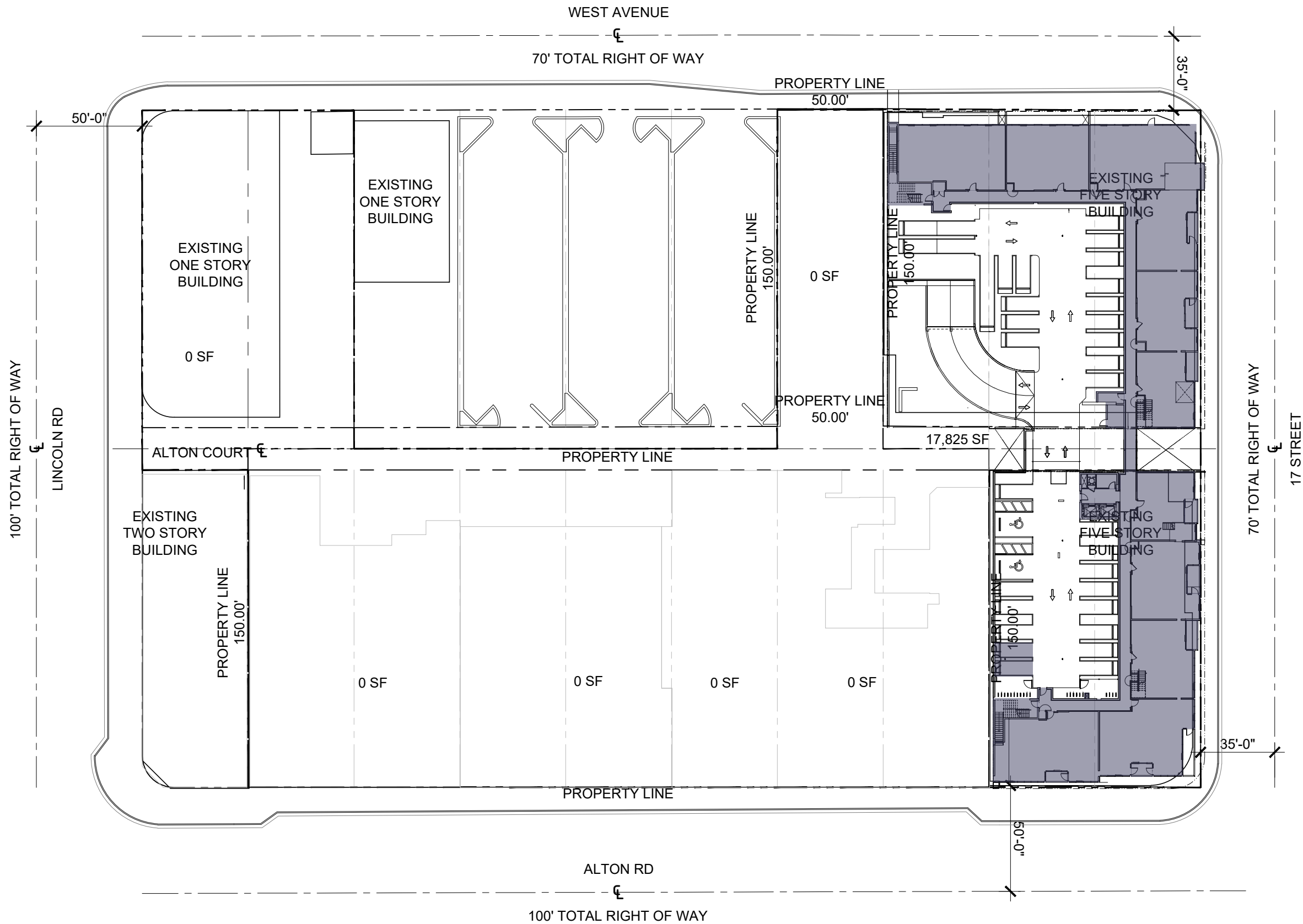
**EXISTING FAR LEVEL 3**

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"



Date	08.07.2023	Sheet No.	A1.02
Scale	1" = 50'-0"		
Project	2132		



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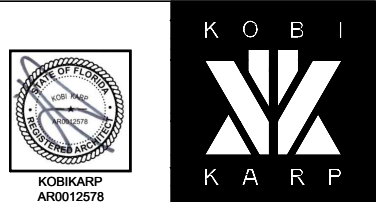
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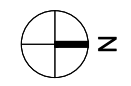
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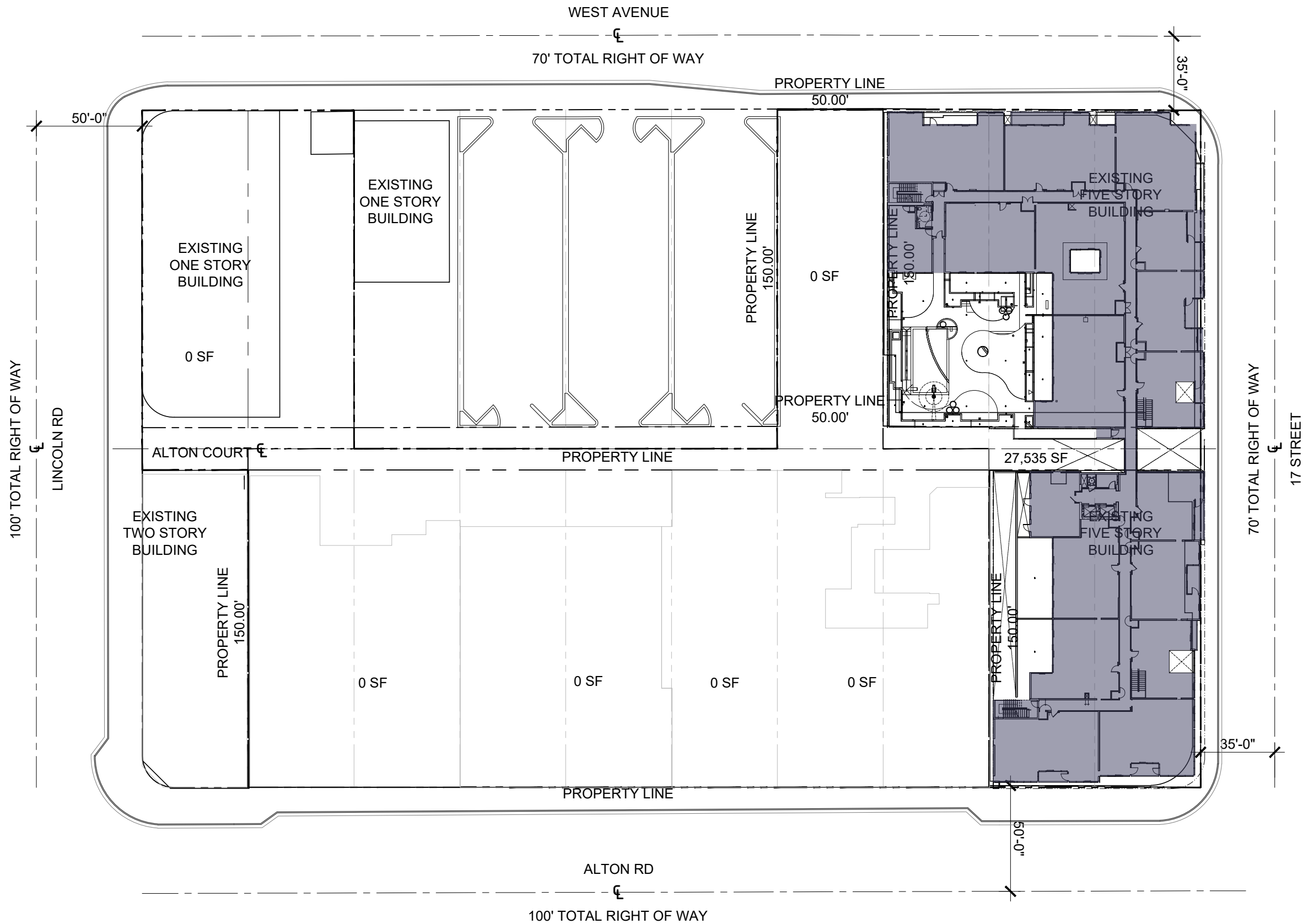
**EXISTING FAR LEVEL 4**

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	0SF	0SF	0SF	0SF	0SF	17,584 SF	0SF	17,584 SF

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



Date	08.07.2023	Sheet No.	A1.03
Scale	1" = 50'-0"		
Project	2132		



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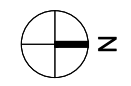
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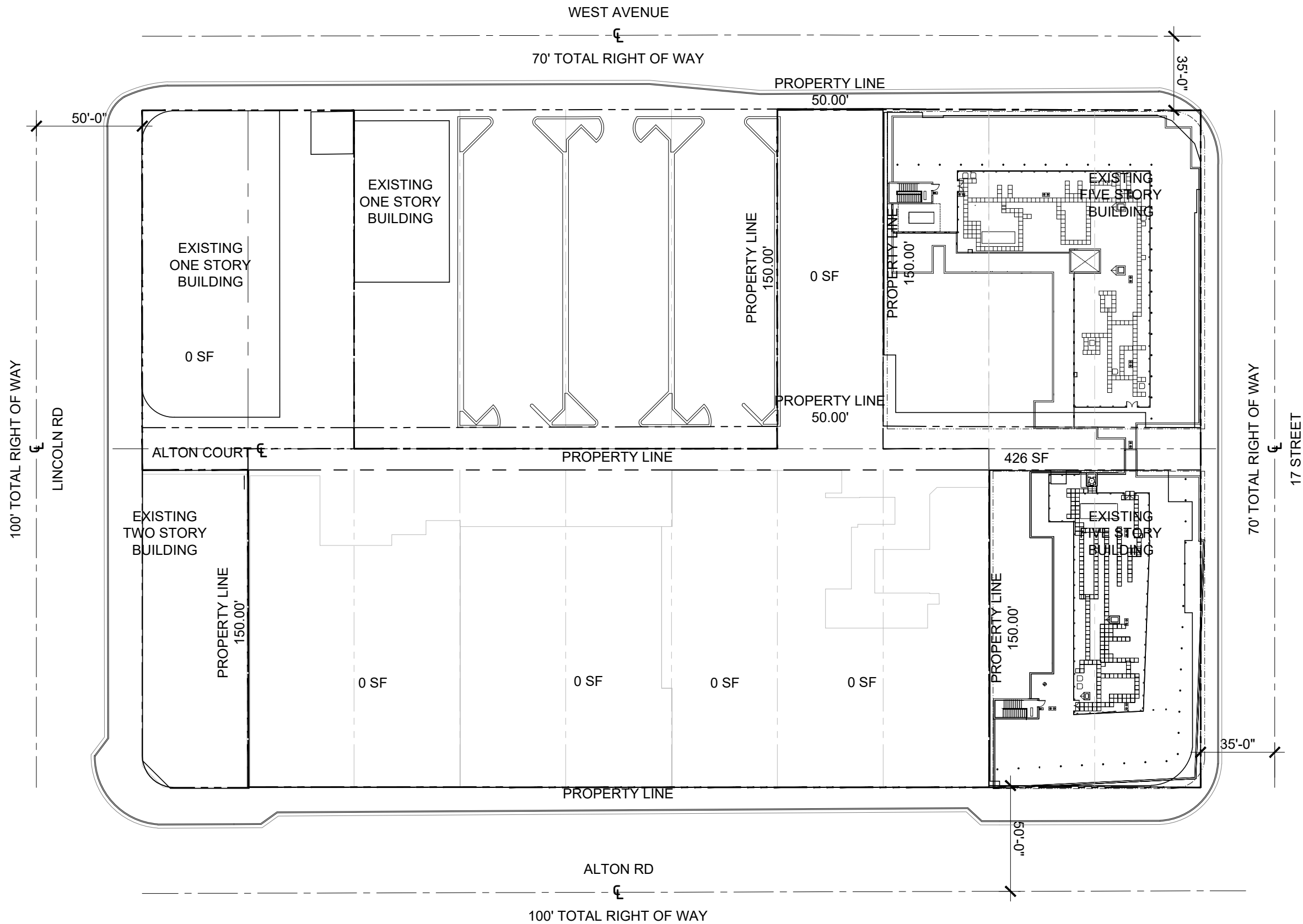
**EXISTING FAR LEVEL 5**

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"



Date	08.07.2023	Sheet No.	A1.04
Scale	1" = 50'-0"		
Project	2132		



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**EXISTING FAR LEVEL 6 ROOF DECK**

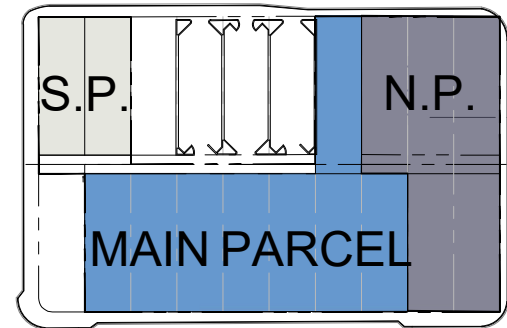
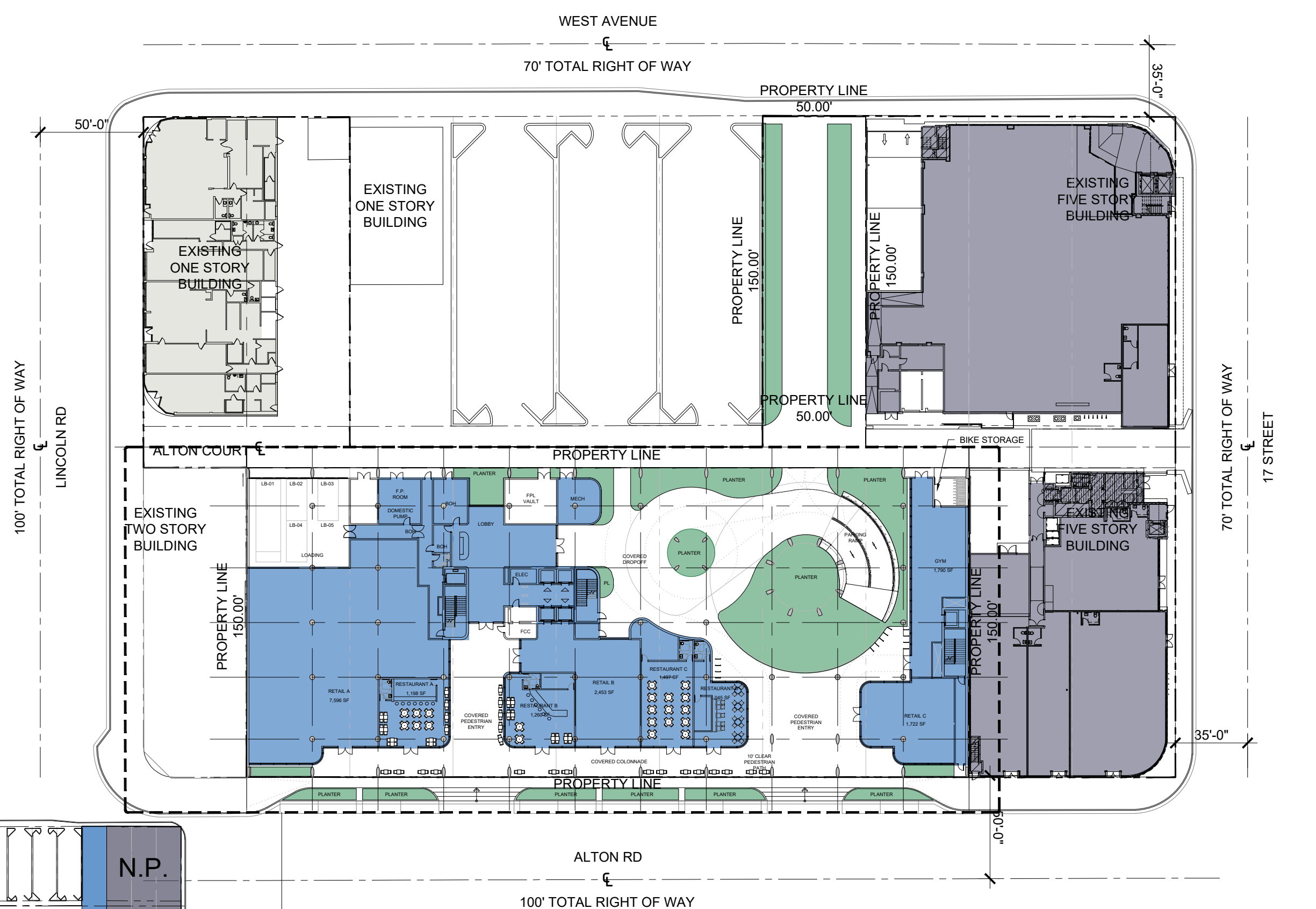
Date	08.07.2023	Sheet No.	A1.05
Scale	1" = 50'-0"		
Project	2132		

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"







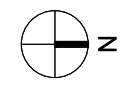
PLAN NORTH  
**KEY PLAN**  
 SCALE: 1" = 200'-0"

**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
	<b>GRAND TOTAL</b>	<b>24,147 SF</b>	<b>30,048 SF</b>	<b>8,828 SF</b>	<b>63,023 SF</b>

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

LANDSCAPE/PLANTERS



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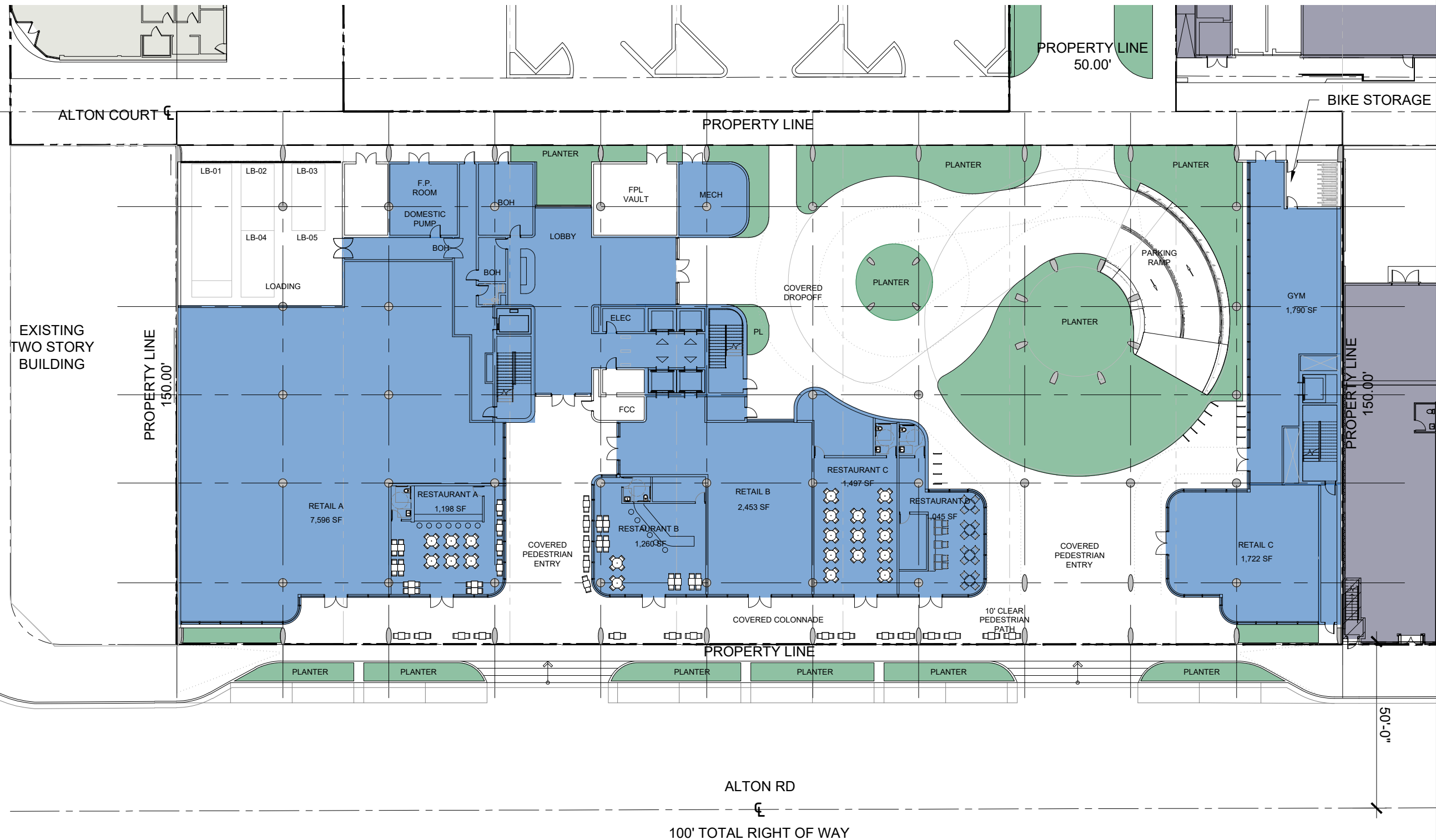
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**PROPOSED OVERALL LEVEL 1 FAR DIAGRAM**

Date	08.07.2023	Sheet No.	A1.11
Scale	1" = 50'-0"		
Project	2132		



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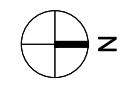


**PROPOSED LEVEL 1 FAR DIAGRAM**

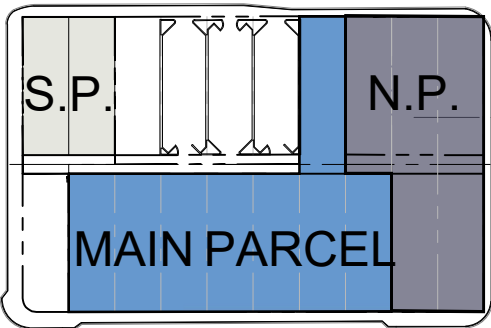
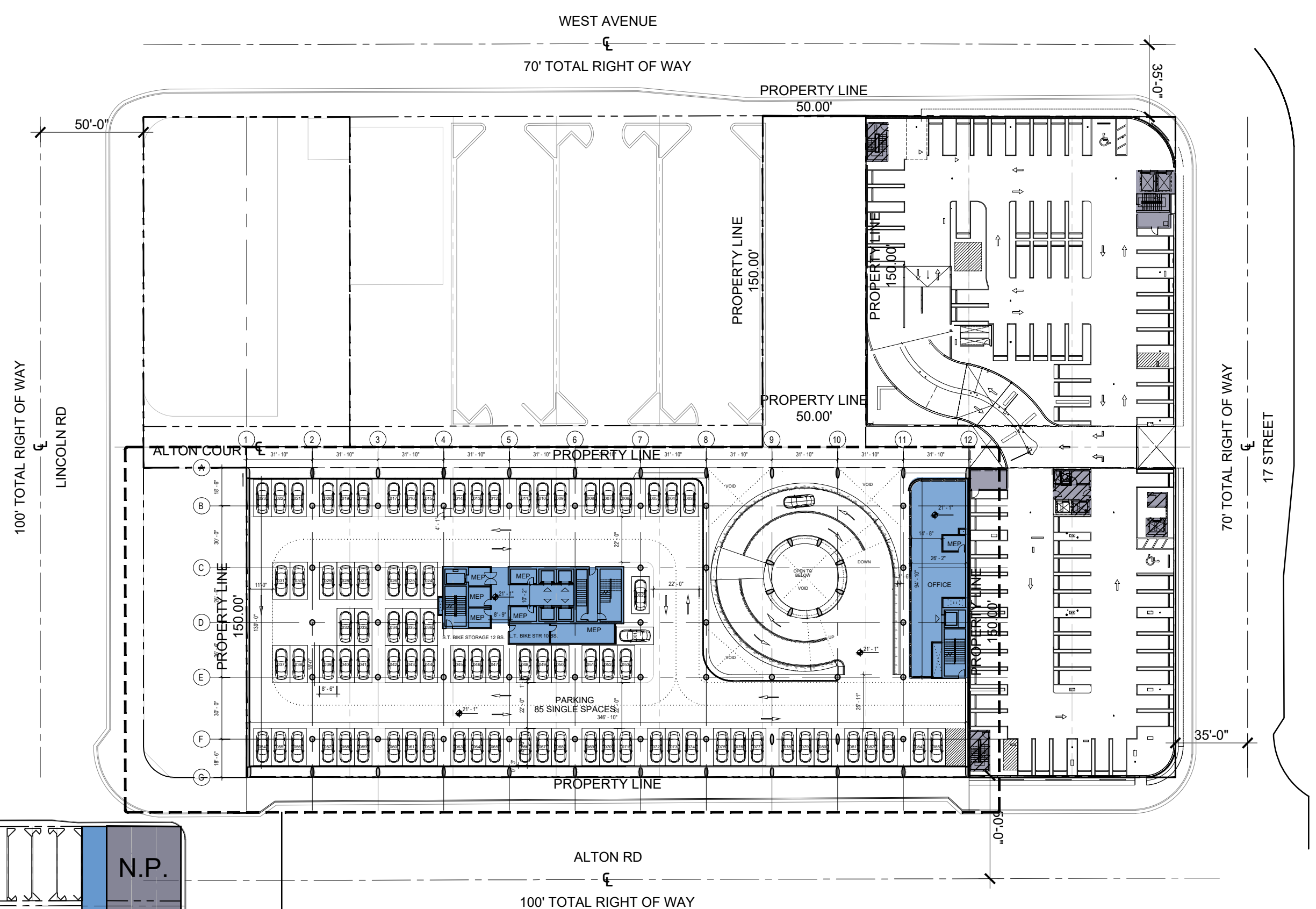
TOTAL PROPOSED FAR LEVEL 1					
LEGEND		MAIN PARCEL	NORTH PARCEL	SOUTH PARCEL	TOTAL
	RESIDENTIAL FAR	0 SF	1,021 SF	0 SF	1,021 SF
	NON-RESIDENTIAL FAR	24,147 SF	29,027 SF	8,828 SF	62,002 SF
	GRAND TOTAL	24,147 SF	30,048 SF	8,828 SF	63,023 SF

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

LANDSCAPE/PLANTERS



Date	08.07.2023	Sheet No.	
Scale	1/32" = 1'-0"		A1.11.1
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
	<b>GRAND TOTAL</b>	<b>5,284 SF</b>	<b>1,668 SF</b>	<b>0 SF</b>	<b>6,952 SF</b>

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

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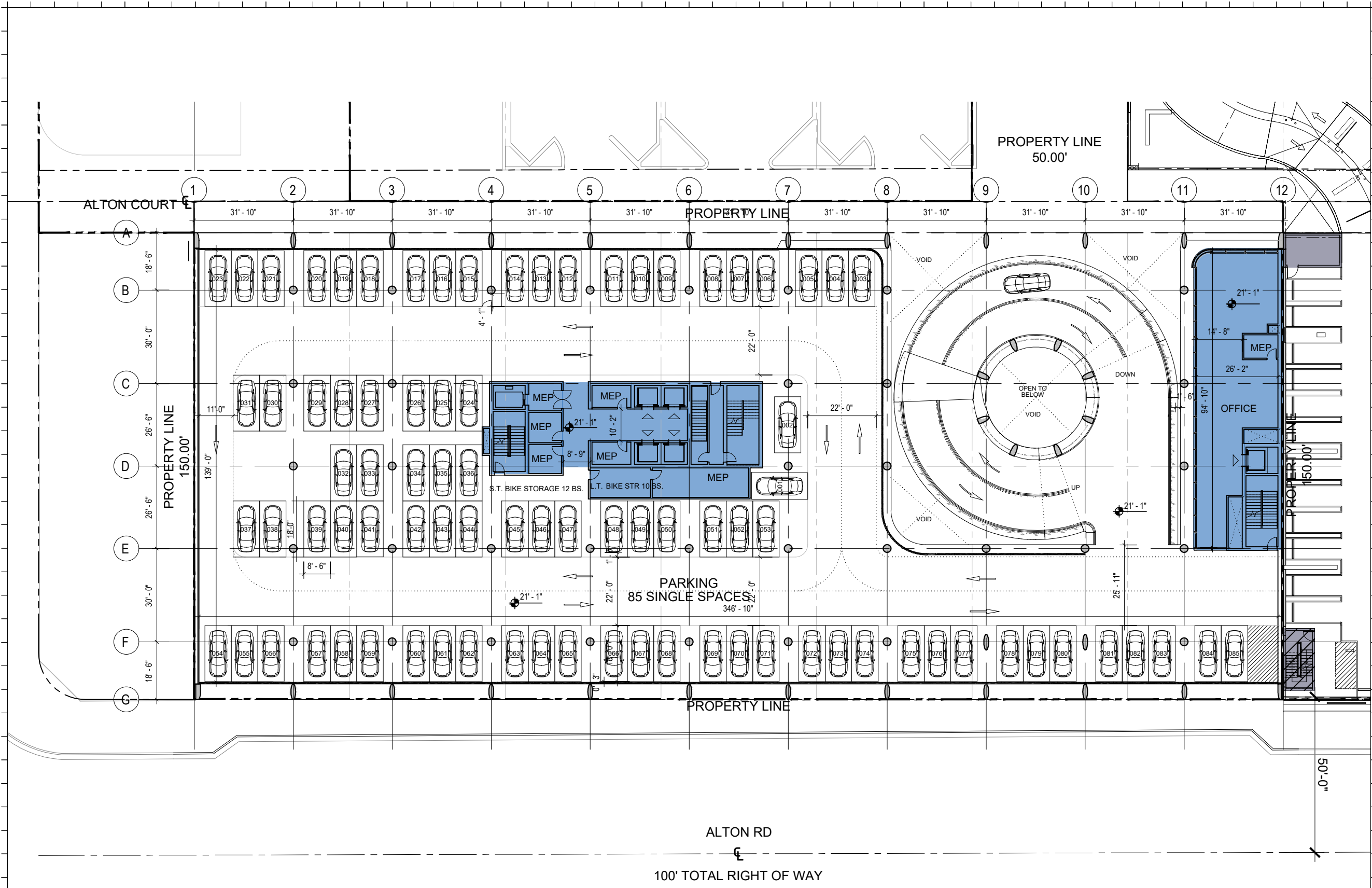
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**PROPOSED OVERALL LEVEL 2 FAR DIAGRAM**

Date	08.07.2023	Sheet No.	A1.12
Scale	1" = 50'-0"		
Project	2132		



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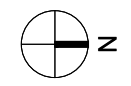
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**PROPOSED LEVEL 2 FAR DIAGRAM**

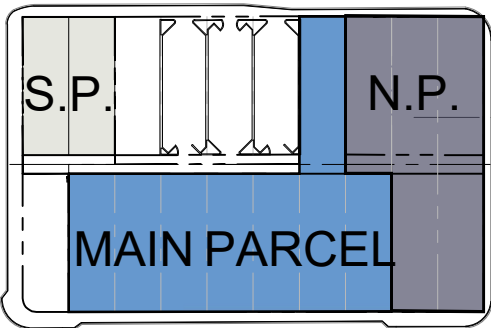
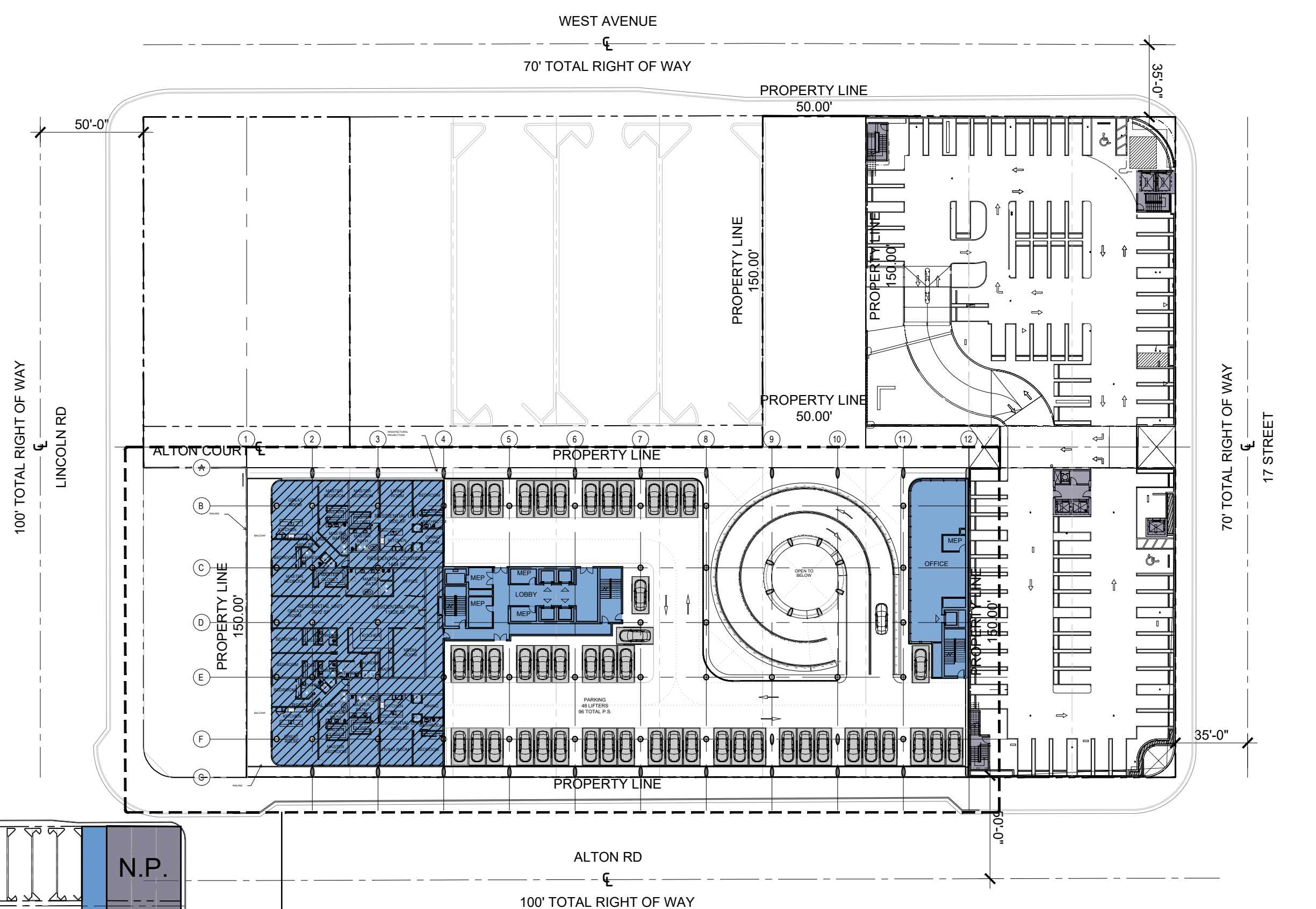
TOTAL PROPOSED FAR LEVEL 2					
LEGEND		MAIN PARCEL	NORTH PARCEL	SOUTH PARCEL	TOTAL
	RESIDENTIAL FAR	0 SF	1,148 SF	0 SF	1,148 SF
	NON-RESIDENTIAL FAR	5,284 SF	520 SF	0 SF	5,804 SF
	GRAND TOTAL	5,284 SF	1,668 SF	0 SF	6,952 SF

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



Date	08.07.2023	Sheet No.
Scale	1/32" = 1'-0"	A1.12.1
Project	2132	





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

**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
	<b>GRAND TOTAL</b>	<b>17,055 SF</b>	<b>1,341 SF</b>	<b>0 SF</b>	<b>18,396 SF</b>

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

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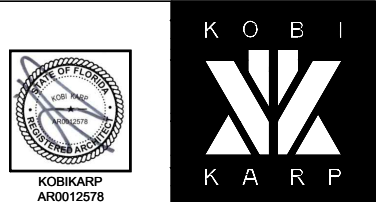
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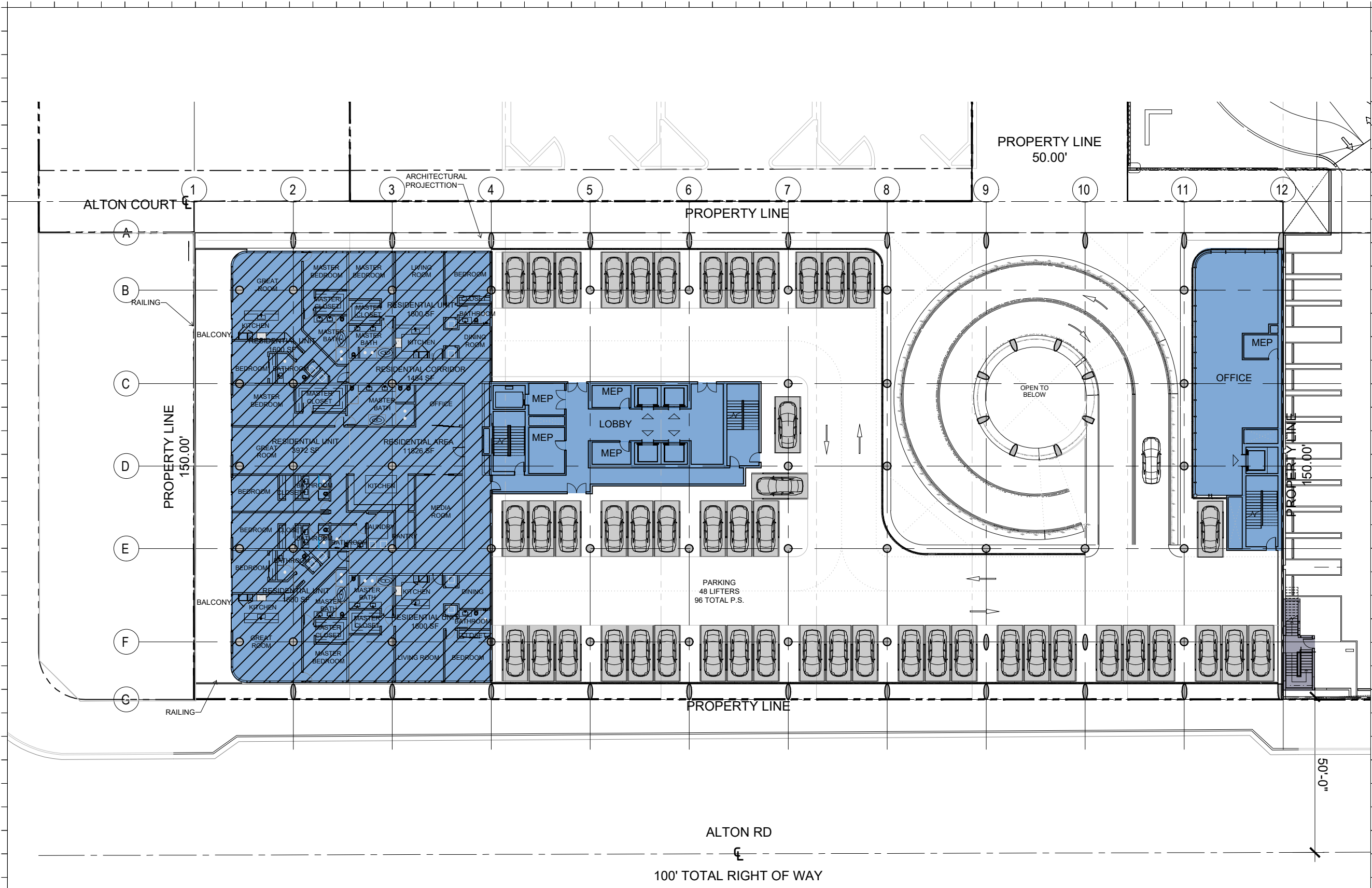
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**PROPOSED OVERALL LEVEL 3 FAR DIAGRAM**

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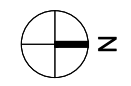
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**PROPOSED LEVEL 3 FAR DIAGRAM**

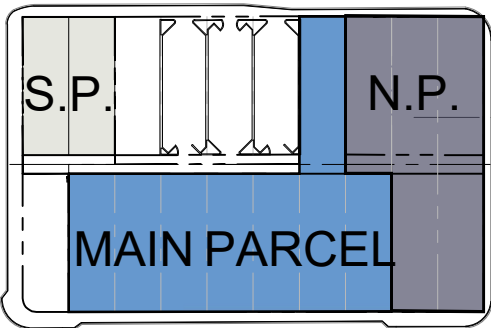
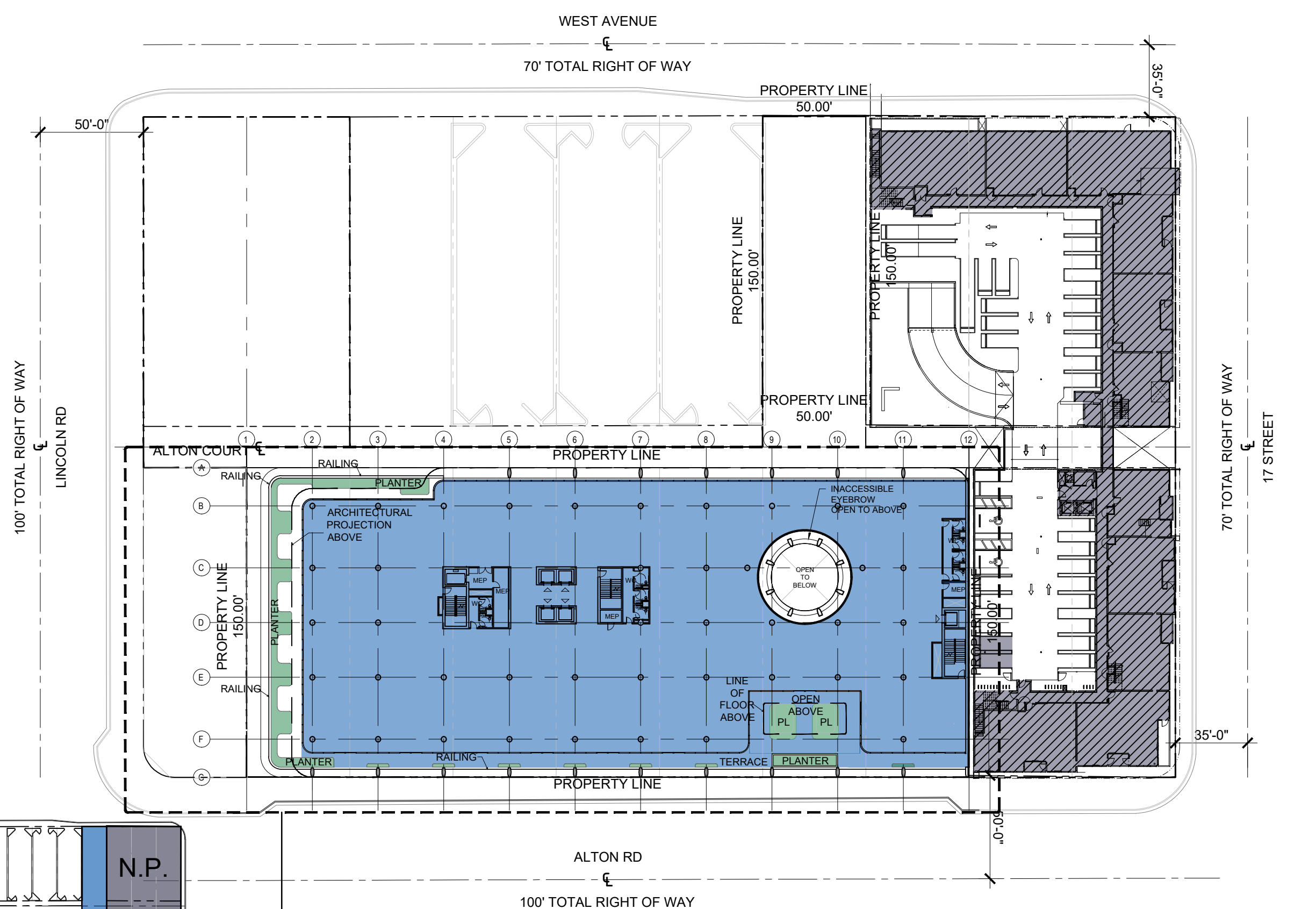
TOTAL PROPOSED FAR LEVEL 3					
LEGEND		MAIN PARCEL	NORTH PARCEL	SOUTH PARCEL	TOTAL
	RESIDENTIAL FAR	11,826 SF	1,202 SF	0 SF	13,028 SF
	NON-RESIDENTIAL FAR	5,229 SF	139 SF	0 SF	5,368 SF
	GRAND TOTAL	17,055 SF	1,341 SF	0 SF	18,396 SF

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



Date	08.07.2023	Sheet No.	
Scale	1/32" = 1'-0"		A1.13.1
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	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

Rev.	Date	Rev.	Date

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**DRB22-0897 - FINAL SUBMITTAL**

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

**Owner:**  
 Name: BH The Alton LLC  
 Address:  
 Address:  
 Tel:  
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**Landscape:**  
 CLAD  
 8020 NE 4th Ave  
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 (786) 536-6076  
 Email: carolina@cladlandscape.com

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

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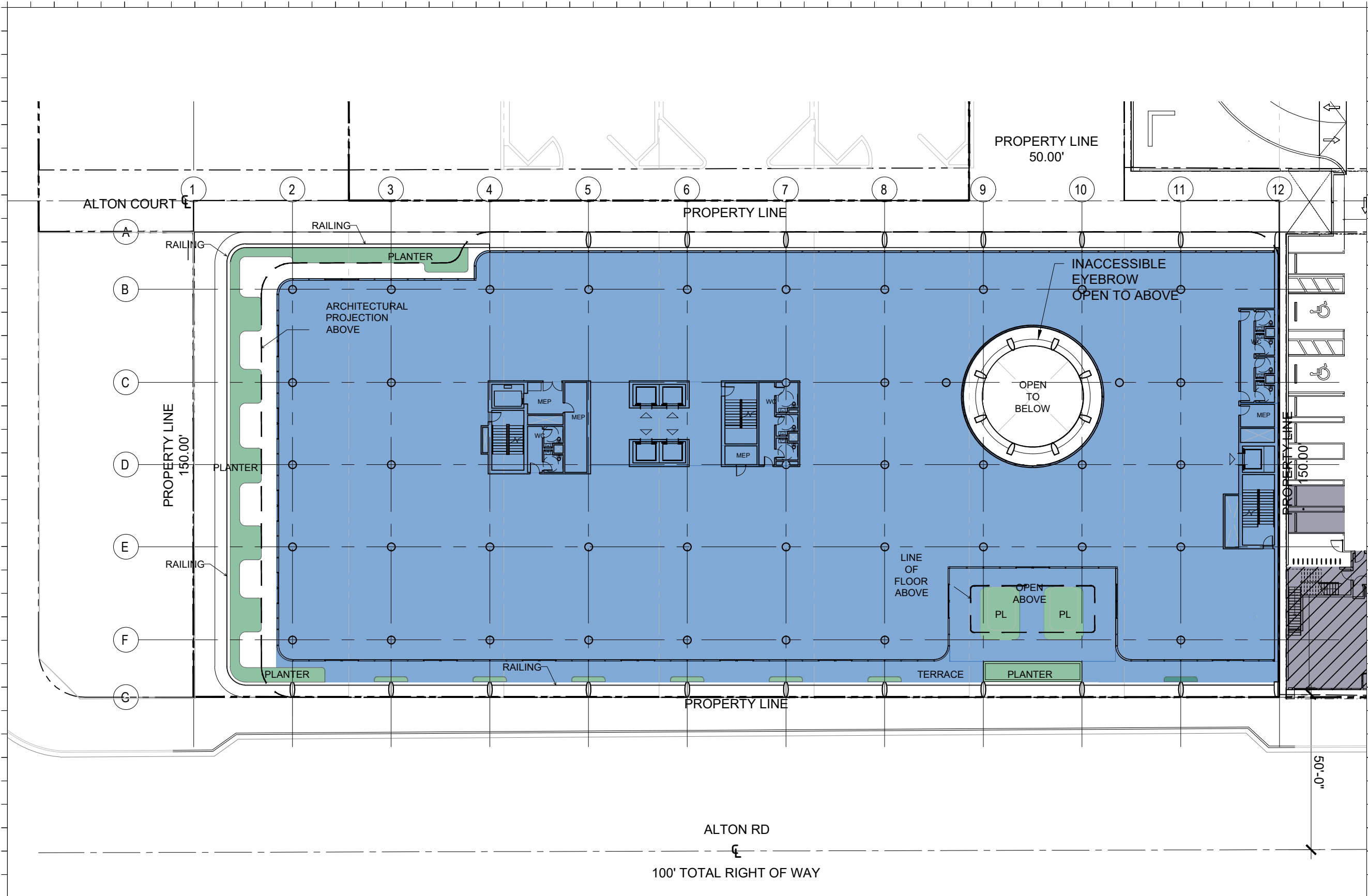
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**PROPOSED OVERALL LEVEL 4 FAR DIAGRAM**

Date	08.07.2023	Sheet No.	A1.14
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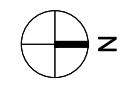
**PROPOSED LEVEL 4 FAR DIAGRAM**

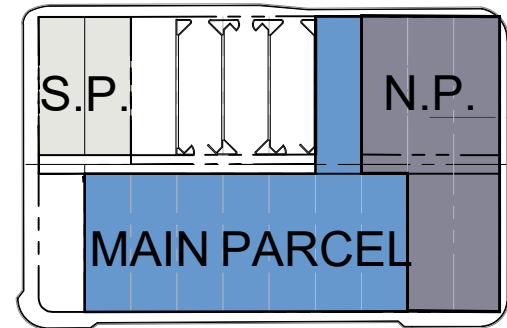
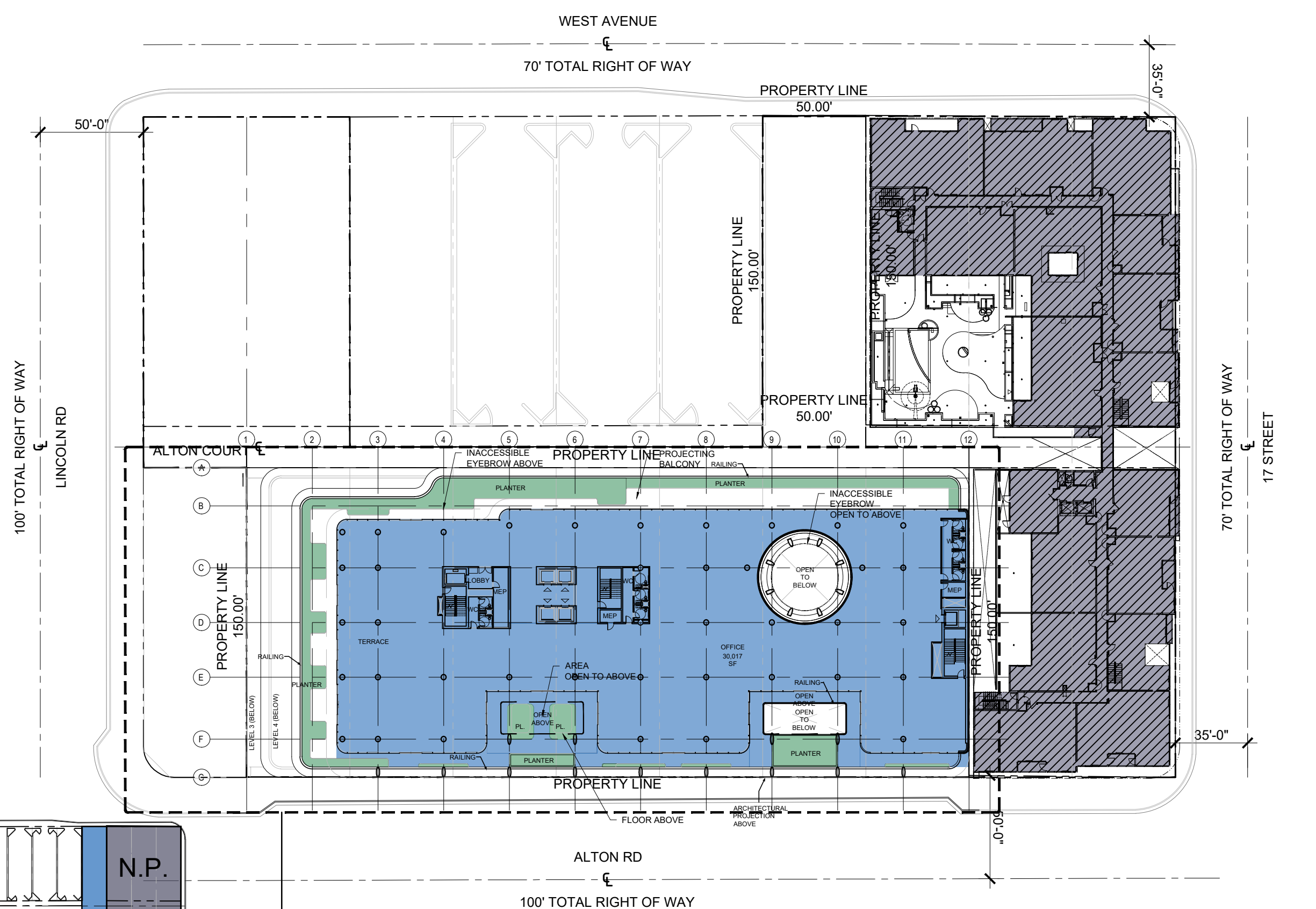
Date	08.07.2023	Sheet No.
Scale	1/32" = 1'-0"	A1.14.1
Project	2132	

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

LANDSCAPE/PLANTERS





PLAN NORTH  
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	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

Rev.	Date	Rev.	Date

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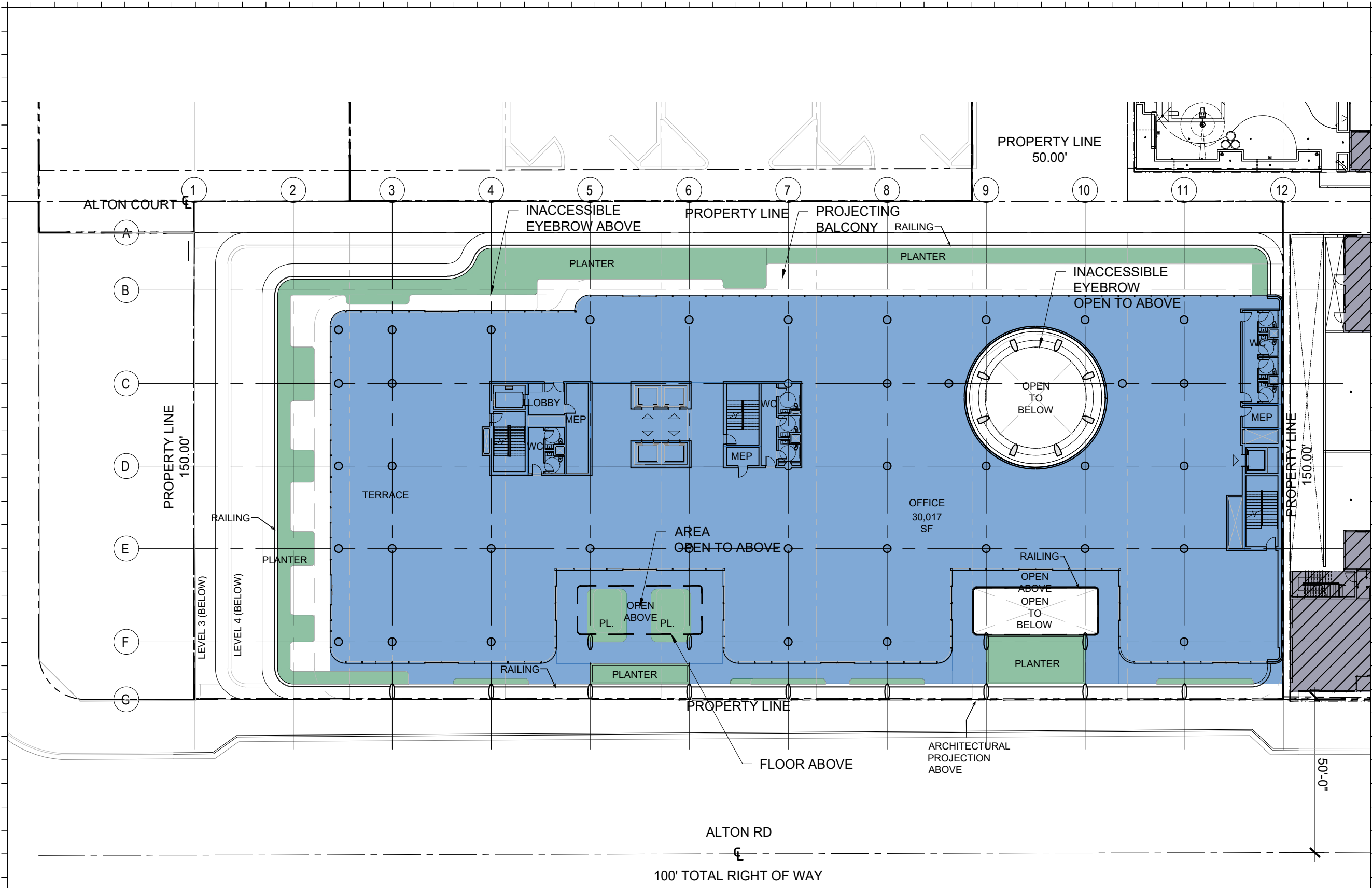
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**PROPOSED OVERALL LEVEL 5 FAR DIAGRAM**

Date	08.07.2023	Sheet No.	A1.15
Scale	1" = 50'-0"		
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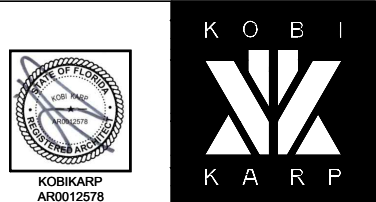
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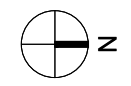


**PROPOSED LEVEL 5 FAR DIAGRAM**

TOTAL PROPOSED FAR LEVEL 5					
LEGEND		MAIN PARCEL	NORTH PARCEL	SOUTH PARCEL	TOTAL
	RESIDENTIAL FAR	0SF	27,392 SF	0SF	27,392 SF
	NON-RESIDENTIAL FAR	34,168 SF	211 SF	0SF	34,379 SF
	GRAND TOTAL	34,168 SF	27,603 SF	0SF	61,771 SF

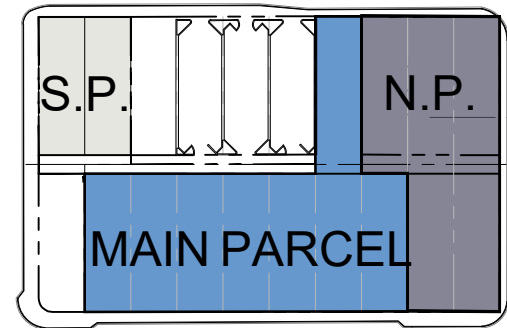
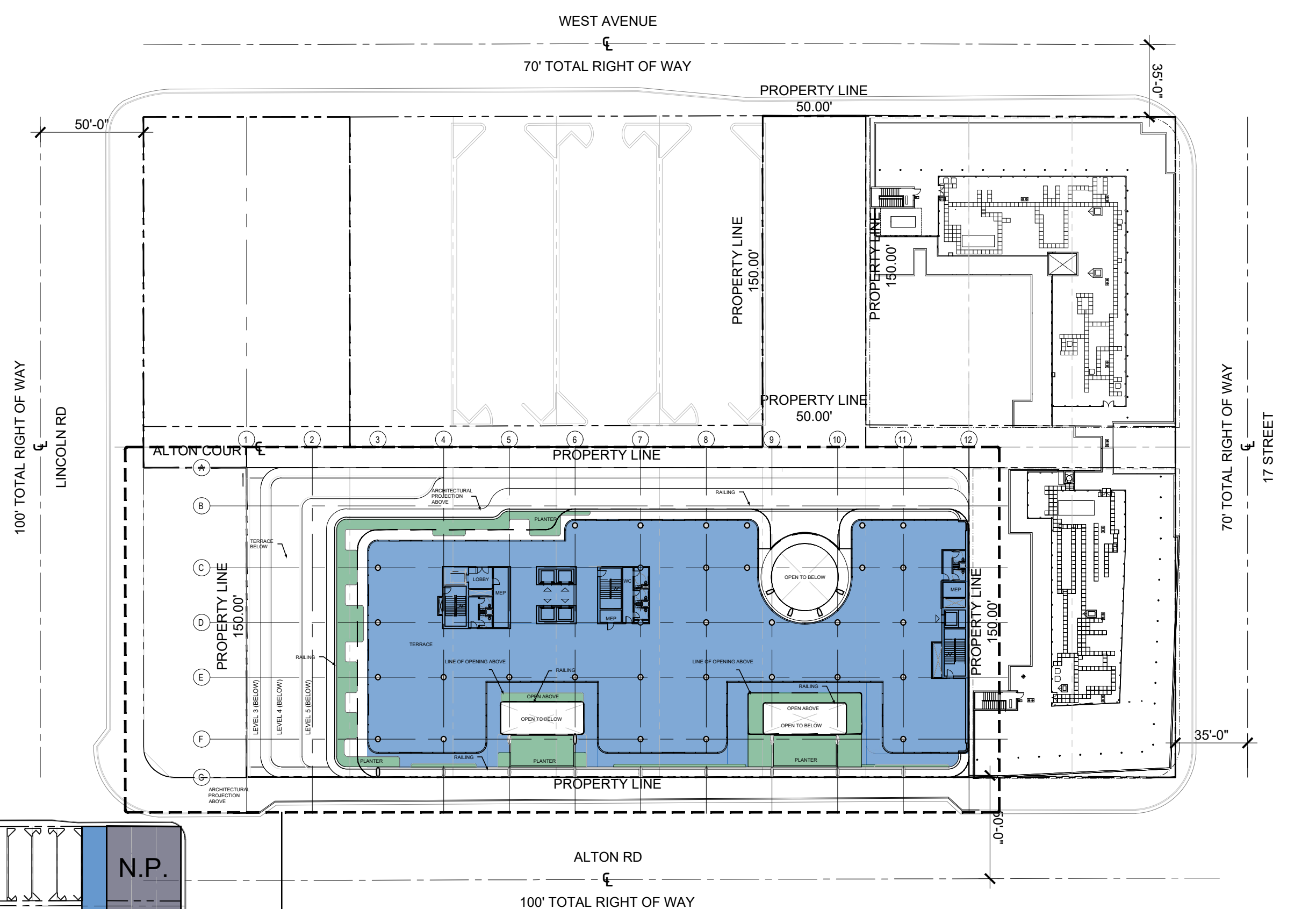
**1** PROPOSED LEVEL 5 FAR DIAGRAM  
 SCALE: 1/32" = 1'-0"

LANDSCAPE/PLANTERS



Date	08.07.2023	Sheet No.	
Scale	1/32" = 1'-0"		A1.15.1
Project	2132		





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

**TOTAL PROPOSED FAR LEVEL 6**

LEGEND	MAIN PARCEL	NORTH PARCEL	SOUTH PARCEL	TOTAL
	0 SF	0 SF	0 SF	0 SF
	27,978 SF	0 SF	0 SF	27,978 SF
<b>GRAND TOTAL</b>	<b>27,978 SF</b>	<b>0 SF</b>	<b>0 SF</b>	<b>27,978 SF</b>

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

LANDSCAPE/PLANTERS

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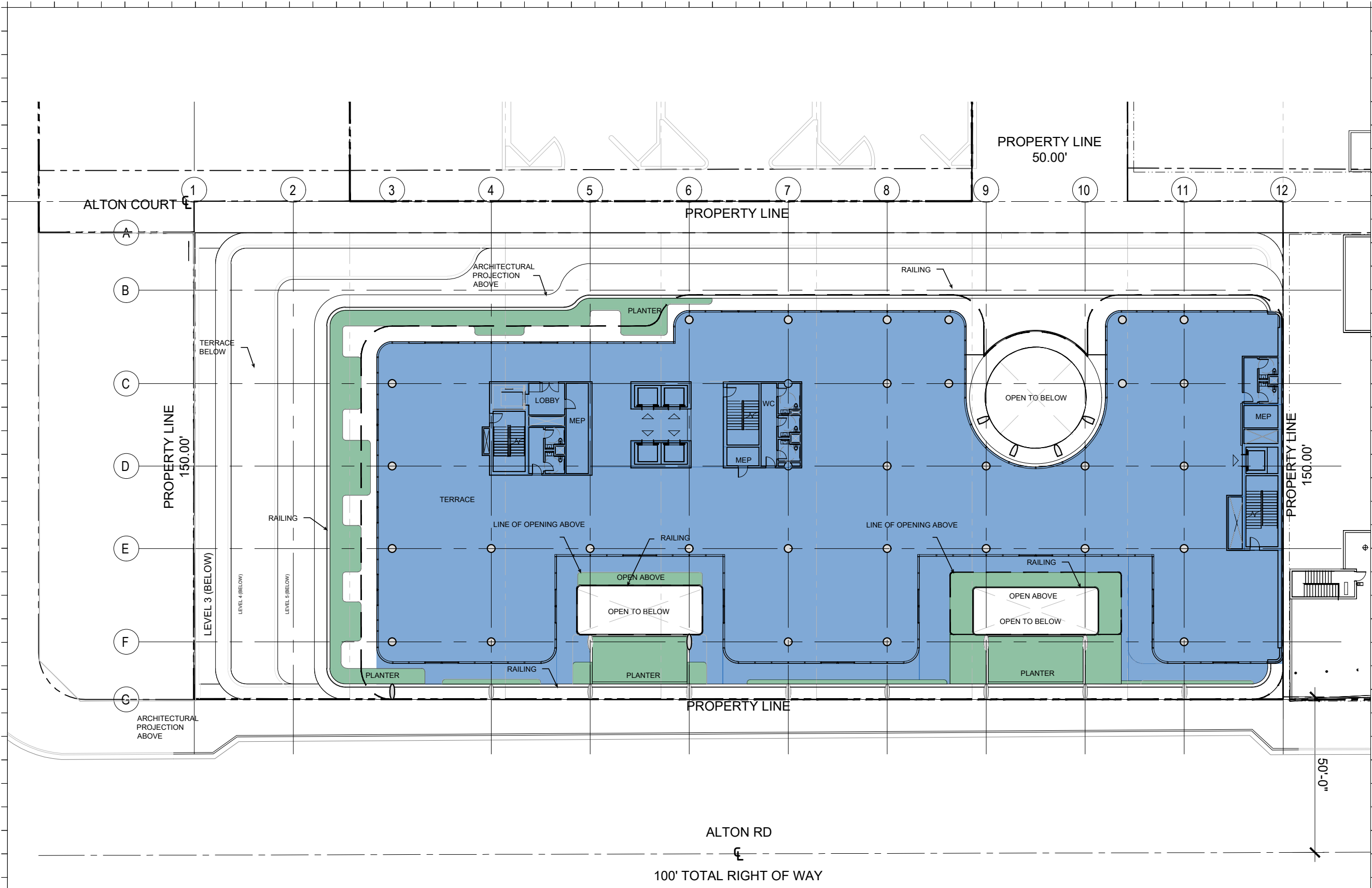
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**PROPOSED OVERALL LEVEL 6 FAR DIAGRAM**

Date	08.07.2023	Sheet No.	A1.16
Scale	1" = 50'-0"		
Project	2132		



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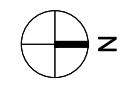
**PROPOSED LEVEL 6 FAR DIAGRAM**

Date	08.07.2023	Sheet No.
Scale	1/32" = 1'-0"	A1.16.1
Project	2132	

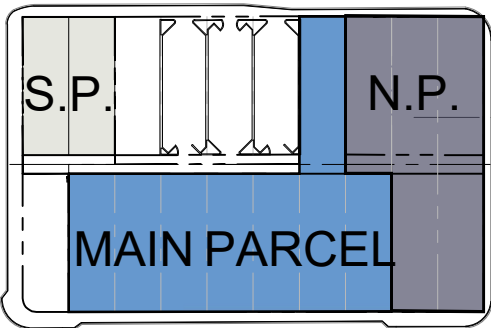
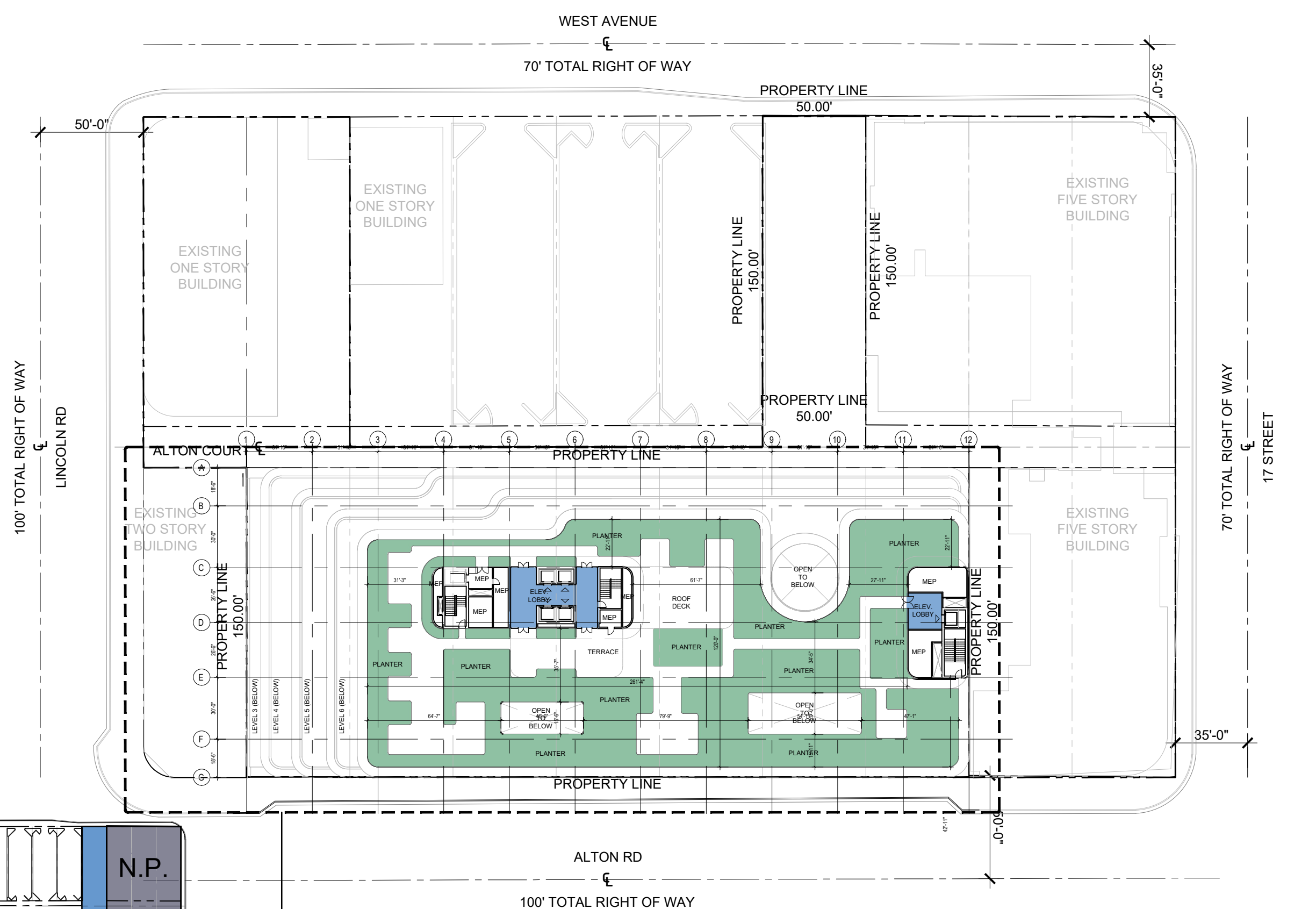
TOTAL PROPOSED FAR LEVEL 6					
LEGEND		MAIN PARCEL	NORTH PARCEL	SOUTH PARCEL	TOTAL
	RESIDENTIAL FAR	0 SF	0 SF	0 SF	0 SF
	NON-RESIDENTIAL FAR	27,978 SF	0 SF	0 SF	27,978 SF
	GRAND TOTAL	27,978 SF	0 SF	0 SF	27,978 SF

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

LANDSCAPE/PLANTERS







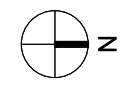
PLAN NORTH  
**KEY PLAN**  
 SCALE: 1" = 200'-0"

**TOTAL PROPOSED FAR LEVEL 7**

LEGEND		MAIN PARCEL	NORTH PARCEL	SOUTH PARCEL	TOTAL
	RESIDENTIAL FAR	0.5F	0.5F	0.5F	0.5F
	NON-RESIDENTIAL FAR	1,214 SF	0.5F	0.5F	1,214 SF
	<b>GRAND TOTAL</b>	<b>1,214 SF</b>	<b>0.5F</b>	<b>0.5F</b>	<b>1,214 SF</b>

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

LANDSCAPE/PLANTERS



Rev.	Date	Rev.	Date

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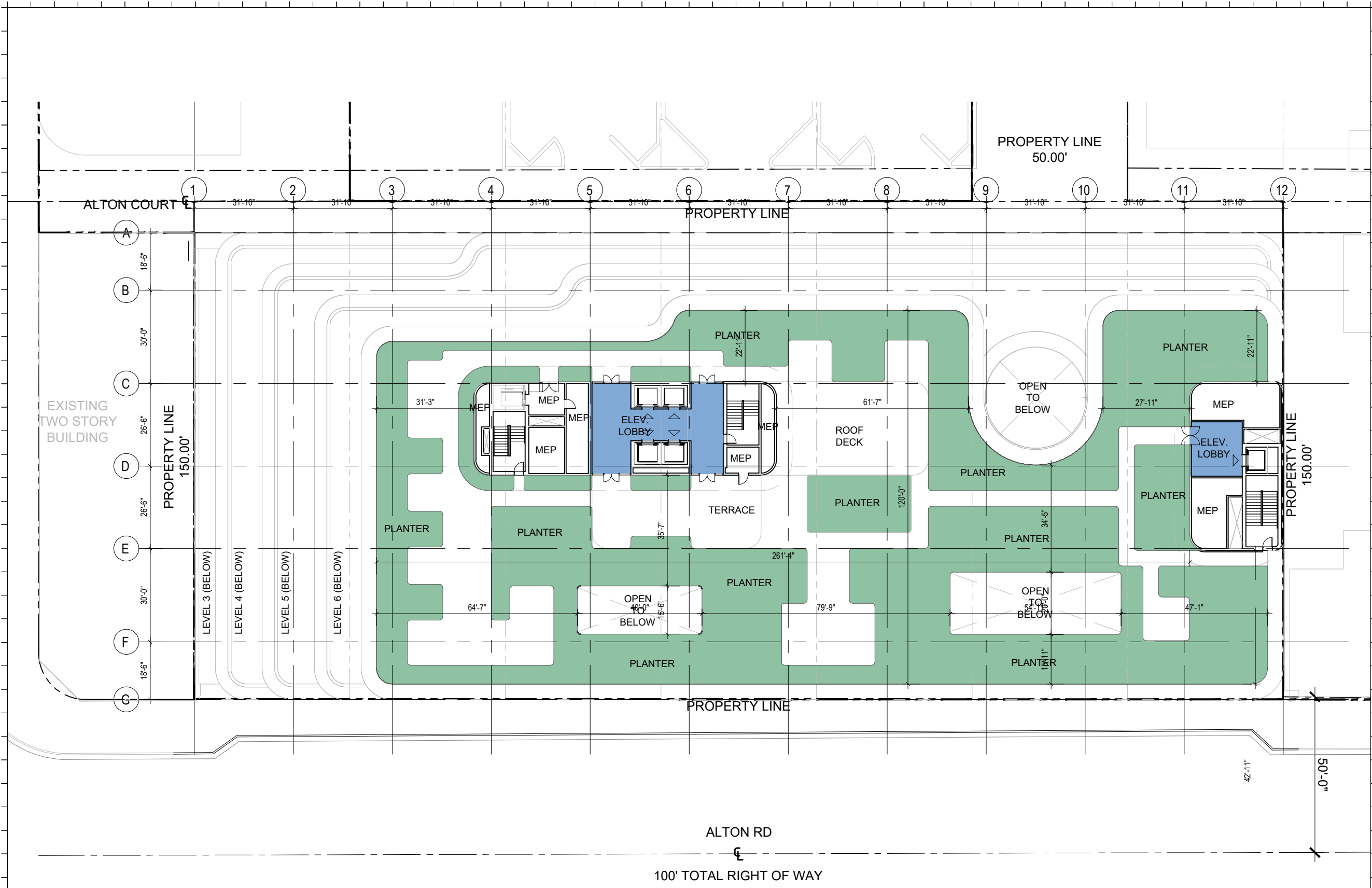
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**PROPOSED OVERALL LEVEL 7 FAR DIAGRAM**

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Scale	1" = 50'-0"		
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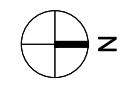


**PROPOSED LEVEL 7 FAR DIAGRAM**

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



Date	08.07.2023	Sheet No.
Scale	1/32" = 1'-0"	A1.17.1
Project	2132	



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One Biscayne Tower Suite 1670  
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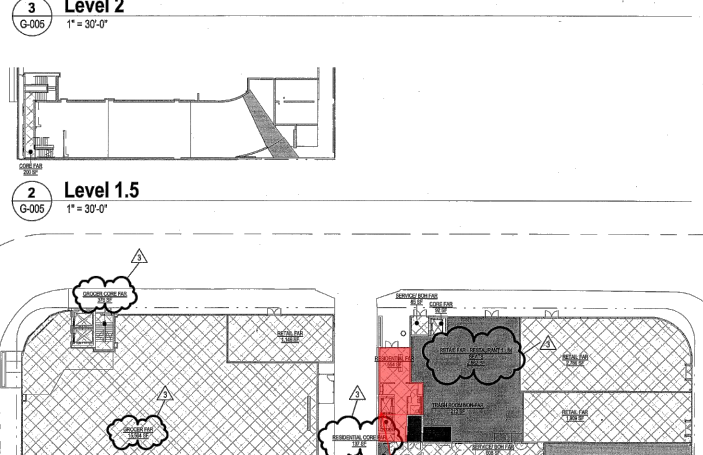
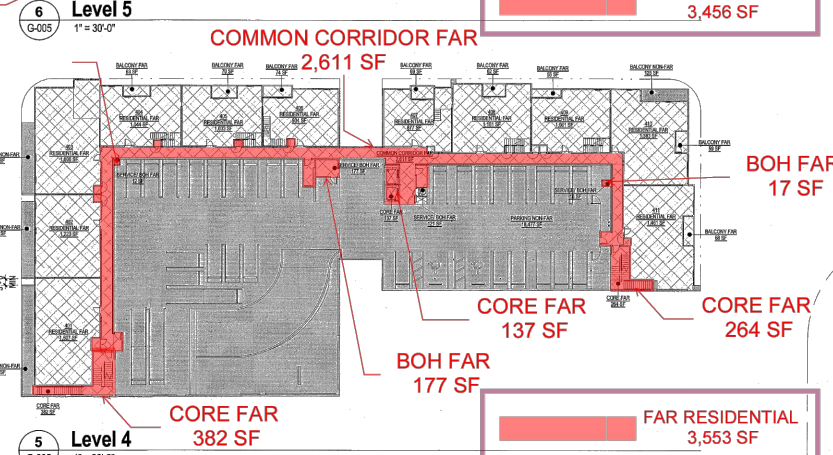
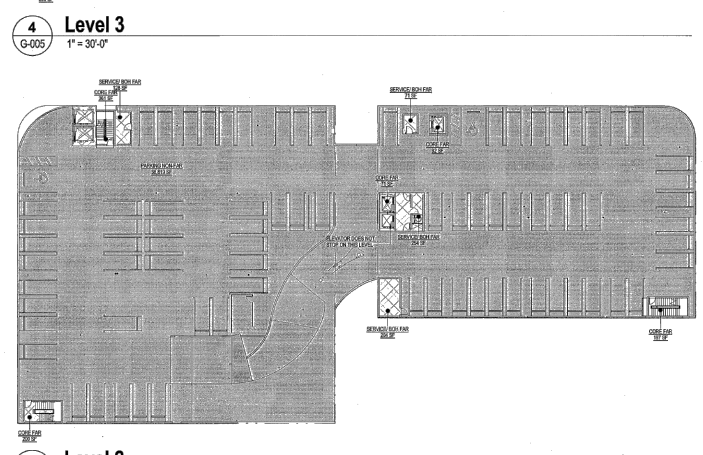
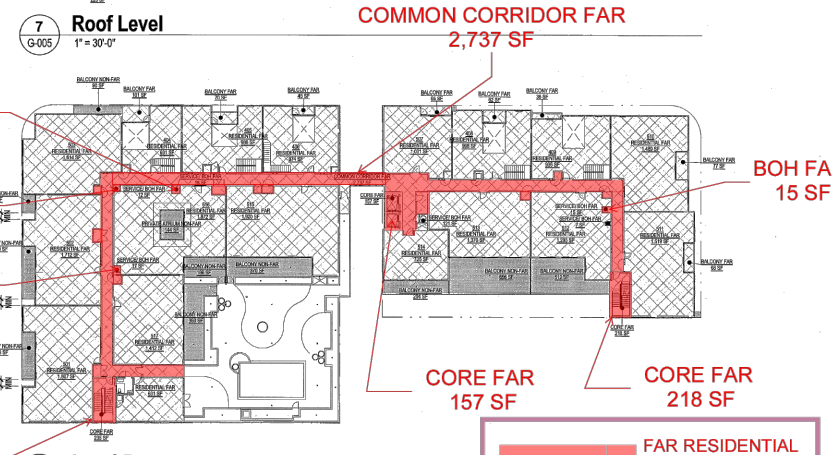
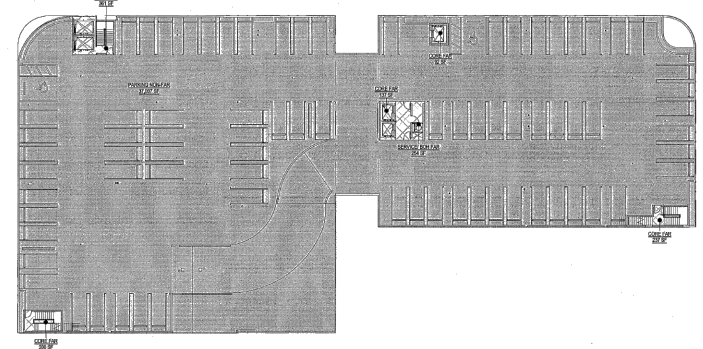
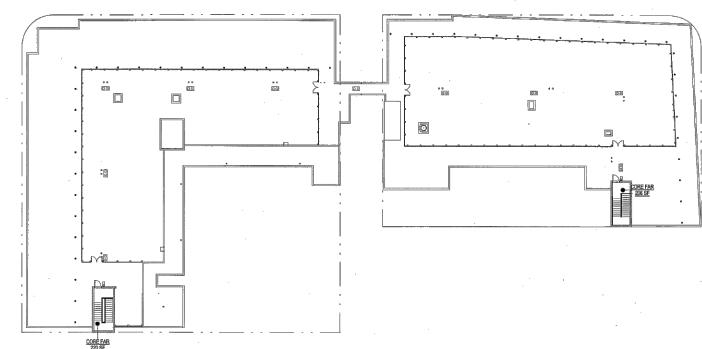
### REQUIRED PARKING BREAKDOWN

RESIDENTIAL Minimum of 2 parking spaces per Dwelling Unit (Units 1,200+ SF) Minimum of 2.25 parking spaces per Dwelling Unit (Units 1,800-1,200 SF) Minimum of 3 additional resort parking spaces for every 75 Dwelling Units developed in with 20+ Units	28 Spaces 23 Spaces 5 Spaces 63 Spaces
RESTAURANT Minimum of 1 parking spaces per 4 seats	44 Spaces
RETAIL Minimum of 1 parking spaces for every 300 SF	31 Spaces
GROCCERY Minimum of 1 parking spaces for every 250 SF	66 Spaces
<b>TOTAL</b>	<b>162 Spaces</b>

Note: Any spaces over the parking requirement, unless uncovered, will count against the FAR of a site of 153.97 Acres  
Note: Retail parking calculation is based off the NSF of the retail, service/BOH, and core of parking only the retail.

### PROPOSED PARKING TO BE PROVIDED

Parking Schedule - By Level		Building Parking Schedule	
Comments	Count	Comments	Count
Level 2		HC PARKING	6
HC PARKING	2	STANDARD	164
STANDARD	77	STANDARD (TANDEM)	3
79		Grand total:	193
Level 3			
HC PARKING	2		
STANDARD	79		
81			
Level 4			
HC PARKING	2		
STANDARD	28		
STANDARD (TANDEM)	3		
33			



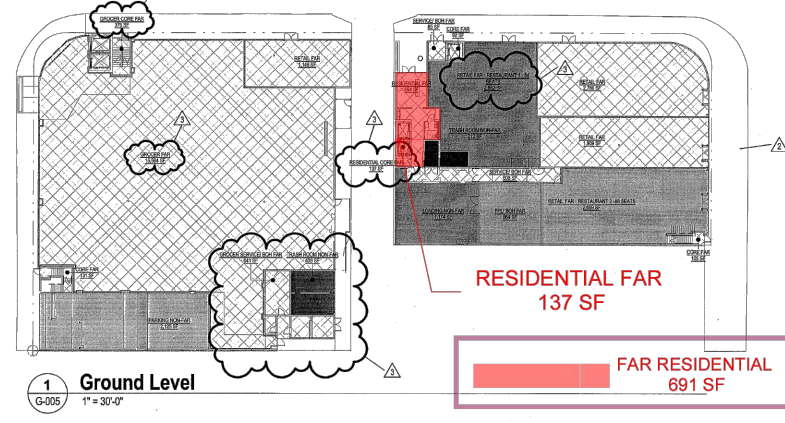
### REVISED RESIDENTIAL AREAS

FLOOR	LOBBY	CIRCULATION	RES BOH	COMMON CORRIDOR	SF
ROOF	-	-	-	-	-
5	-	783	17	15	3,582
4	-	610	12	17	3,427
3	-	-	-	-	-
2	-	-	-	-	-
1.5	-	-	-	-	-
GROUND FLOOR	584	137	-	-	691
				TOTAL	7,700
				RESIDENCE EXISTING AREA	40,285.00
				REVISED TOTAL + RESIDENCE EXISTING AREA	47,985.00

### RESIDENTIAL AREAS OMITTED FROM RESIDENTIAL FAR TABULATIONS

Level	Number	Type	Area
Level 4	407	RESIDENTIAL FAR	1,207 SF
Level 4	407	BALCONY NON-FAR	370 SF
Level 4	402	RESIDENTIAL FAR	1,223 SF
Level 4	402	BALCONY NON-FAR	218 SF
Level 4	403	RESIDENTIAL FAR	1,809 SF
Level 4	403	BALCONY NON-FAR	326 SF
Level 4	404	RESIDENTIAL FAR	1,044 SF
Level 4	404	BALCONY NON-FAR	67 SF
Level 4	404	RESIDENTIAL FAR	631 SF
Level 4	404	BALCONY NON-FAR	101 SF
Level 4	405	RESIDENTIAL FAR	1,039 SF
Level 4	405	BALCONY NON-FAR	70 SF
Level 4	405	RESIDENTIAL FAR	996 SF
Level 4	406	BALCONY NON-FAR	2,159 SF
Level 4	406	RESIDENTIAL FAR	74 SF
Level 4	406	RESIDENTIAL FAR	924 SF
Level 4	406	BALCONY NON-FAR	974 SF
Level 4	406	BALCONY NON-FAR	45 SF
Level 4	407	RESIDENTIAL FAR	877 SF
Level 4	407	BALCONY NON-FAR	89 SF
Level 4	408	BALCONY NON-FAR	62 SF
Level 4	408	RESIDENTIAL FAR	1,151 SF
Level 4	408	BALCONY NON-FAR	102 SF
Level 4	408	RESIDENTIAL FAR	998 SF
Level 4	408	BALCONY NON-FAR	2,274 SF
Level 4	409	BALCONY NON-FAR	103 SF
Level 4	409	RESIDENTIAL FAR	1,081 SF
Level 5	409	RESIDENTIAL FAR	625 SF
Level 5	409	BALCONY NON-FAR	38 SF
Level 4	410	BALCONY NON-FAR	2,099 SF
Level 4	410	RESIDENTIAL FAR	725 SF
Level 4	410	BALCONY NON-FAR	204 SF
Level 4	410	BALCONY NON-FAR	908 SF
Level 4	410	RESIDENTIAL FAR	1,383 SF
Level 4	410	BALCONY NON-FAR	1,507 SF
Level 4	411	BALCONY NON-FAR	2,288 SF
Level 4	411	RESIDENTIAL FAR	1,481 SF
Level 5	501	RESIDENTIAL FAR	1,528 SF
Level 5	501	BALCONY NON-FAR	1,037 SF
Level 5	501	RESIDENTIAL FAR	113 SF
Level 5	502	BALCONY NON-FAR	1,480 SF
Level 5	502	BALCONY NON-FAR	50 SF
Level 5	502	RESIDENTIAL FAR	1,430 SF
Level 5	503	BALCONY NON-FAR	90 SF
Level 5	503	BALCONY NON-FAR	1,834 SF
Level 5	503	RESIDENTIAL FAR	1,704 SF
Level 5	507	BALCONY NON-FAR	85 SF
Level 5	507	RESIDENTIAL FAR	1,001 SF
Level 5	507	RESIDENTIAL FAR	1,096 SF
Level 5	508	RESIDENTIAL FAR	1,428 SF
Level 5	508	BALCONY NON-FAR	77 SF
Level 5	509	BALCONY NON-FAR	1,897 SF
Level 5	510	BALCONY NON-FAR	1,577 SF
Level 5	511	BALCONY NON-FAR	86 SF
Level 5	511	RESIDENTIAL FAR	1,619 SF
Level 5	511	RESIDENTIAL FAR	1,887 SF
Level 5	512	RESIDENTIAL FAR	1,293 SF
Level 5	512	BALCONY NON-FAR	512 SF
Level 5	512	BALCONY NON-FAR	1,855 SF

REVISED RESIDENTIAL TOTAL AREA 47,985 SF



Level	Comments	Area
Ground Level	Parking Non-FAR	12,125 SF
Ground Level	Service/Back of House Non-FAR	1,825 SF
Ground Level		3,951 SF
Level 2	Parking Non-FAR	38,819 SF
Level 2		38,819 SF
Level 3	Parking Non-FAR	17,007 SF
Level 3		17,007 SF
Level 4	Balcony Non-FAR	858 SF
Level 4	Parking Non-FAR	18,477 SF
Level 4		19,335 SF
Level 5	Balcony Non-FAR	12,845 SF
Level 5		2,845 SF
Level 5		99,956 SF
Grand total		



Revision	By	Appr	Date
3	Revision 3		2017.06.28
2	Revision 2		2017.06.02
1	Rev 1		2017.02.15
Issued			

### ZONING ANALYSIS-FAR DIAGRAMS

Level	Comments	Area
Ground Level	Core FAR	84 SF
Ground Level	Residential FAR	654 SF
Ground Level	Retail FAR	25,739 SF
Ground Level	Service/Back of House FAR	12,188 SF
Ground Level		30,325 SF
Level 1.5	Core FAR	200 SF
Level 1.5		200 SF
Level 2	Core FAR	920 SF
Level 2	Service/Back of House FAR	857 SF
Level 2		1,777 SF
Level 3	Core FAR	1,628 SF
Level 3	Service/Back of House FAR	1,294 SF
Level 3		2,922 SF
Level 4	Balcony FAR	526 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	139 SF
Level 4		17,516 SF
Level 5	Balcony FAR	526 SF
Level 5	Common Corridor FAR	2,611 SF
Level 5	Core FAR	610 SF
Level 5	Residential FAR	22,952 SF
Level 5	Service/Back of House FAR	190 SF
Level 5		27,015 SF
Roof Level	Core FAR	428 SF
Roof Level		428 SF
Grand total		78,348 SF

G-005

Rev.	Date	Rev.	Date

### DRB22-0897 - FINAL SUBMITTAL

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

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

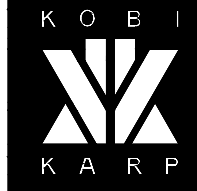
Landscape: CLAD  
8020 NE 4th Ave  
Studio 113, Miami FL  
(786) 536-8076  
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Consultant: Kobi Karp  
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Miami, FL 33127  
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### TRADER JOE'S FAR EXHIBIT

Date	08.07.2023	Sheet No.	
Scale	N/A		A1.18
Project	2132		