

FPL ALTON SUBSTATION

1031 FOURTH STREET
MIAMI BEACH, FLORIDA 33139

DRB FINAL SUBMITTAL - MARCH 11TH, 2019



ALTON DISTRIBUTION CENTER - MIAMI BEACH, FL

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ARCHITECT
KOBİ KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.

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Rev.	Date	Rev.	Date

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Zoning

DRB19-0371 FINAL SUBMISSION
MARCH 11, 2019

FPL ALTON SUBSTATION
1031 FOURTH STREET
MIAMI BEACH, FLORIDA 33139

Owner:
Name: FLORIDA POWER & LIGHT CO.
Address: 700 UNIVERSE BLVD.
Address: JUNO BEACH, FLORIDA 33408
Tel: 561-694-3284
Email:

Consultant:
Name:
Address:
Tel:
Email:

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Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
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Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578

COVER

Date	03-11-2019	Sheet No.	A0.00
Scale			
Project	#1763 - FPL ALTON SUBSTATION		

LEGAL DESCRIPTION:

The East 51.00 feet of Lots 7 and 8, in Block 99, of OCEAN BEACH FLA ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 2, at Page 81, of the Public Records of Miami-Dade County, Florida.

AND

The East 51.00 feet of Lots 9 and 10, in Block 99, RESUBDIVISION OF LOTS 7, 8, 9, 10 and 11 of the GEORGE W. MUSSETT'S RESUBDIVISION OF THE LOTS 9, 10, 11 and 12, Block 99, of the OCEAN BEACH ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 38, at Page 69, of the Public Records of Miami-Dade County, Florida.

Said lands situate within the City of Miami Beach, Miami-Dade County, Florida, containing 7650 square feet, more or less.

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	1031 FOURTH STREET, MIAMI BEACH, FL 33139			
2	Board and file numbers :	N/A			
3	Folio Number (s):	02-4203-009-7940			
4	Year constructed:	N/A	Zoning District:	CPS-2	
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	3.73' NGVD	
6	Adjusted grade (Flood+Grade/2):	5.865' NGVD	Lot Area:	7,650 sf (0.17 acres)	
7	Lot width:	51'-0"	Lot Depth:	150'-0"	
8	Minimum Unit Size:	N/A	Average Unit Size:	N/A	
9	Existing Use:	Vacant	Proposed Use:	FPL Substation	
		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	N/A	50'-0"	
11	Number of Stories	N/A	N/A	2	
12	FAR (2.0)	15,300	N/A	10,330	
13	Gross square footage	N/A	N/A	10,330	
14	Square Footage by use	N/A	N/A	N/A	
18	Occupant load	N/A	N/A	0 (Unmanned Facility)	
	Setbacks	Required	Existing	Proposed	Deficiencies
	At Pedestal:				
29	Front Setback:	0'-0"	N/A	0'-0"	
30	Side Setback (East):	0'-0"	N/A	0'-0"	
31	Side Setback (West):	0'-0"	N/A	0'-0"	
32	Side Setback facing street:	N/A	N/A	N/A	
33	Rear Setback:	5'-0"	N/A	5'-0"	
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district - #1				
40	Total # of parking spaces	N/A	N/A	N/A	
56	Is this a contributing building?	N/A	N/A		
57	Located within a Local Historic District?	No			

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

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SHEET NUMBER	SHEET NAME
ARCHITECTURAL DRAWINGS	
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A0.04	CONTEXT IMAGES
A0.05	EXISTING IMAGES
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A6.00	RENDERING
A6.01	RENDERING

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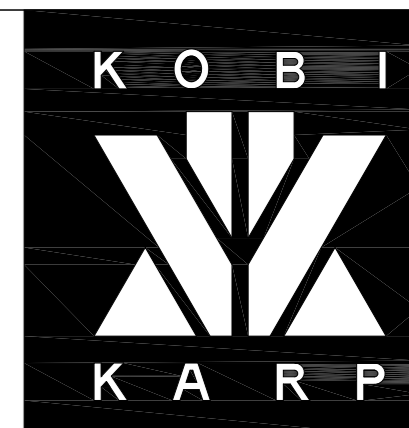
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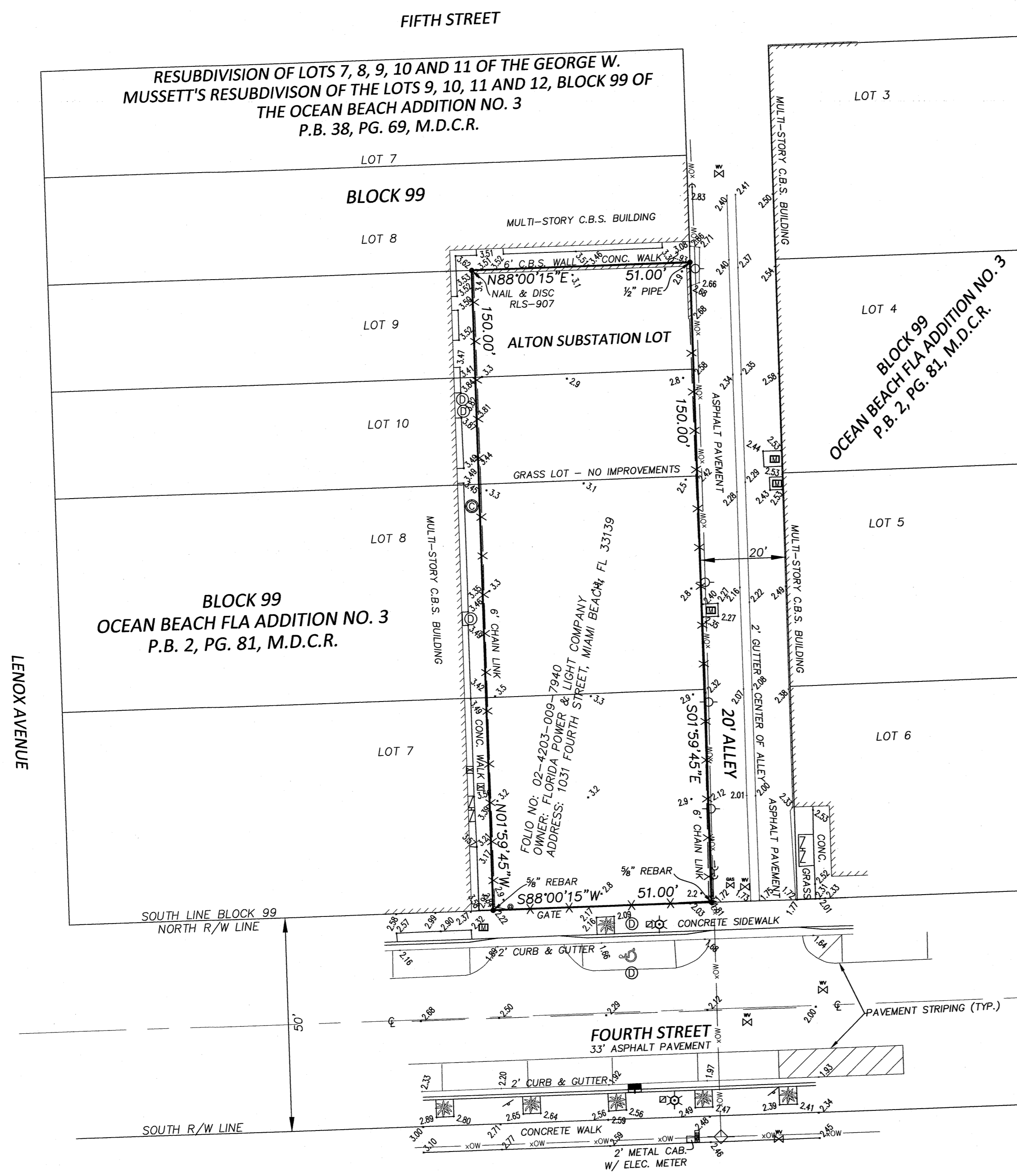


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PROJECT DATA

Date	03-11-2019	Sheet No.	A0.01
Scale			
Project	#1763 - FPL ALTON SUBSTATION		

**BOUNDARY & TOPOGRAPHIC SURVEY
FPL - ALTON SUBSTATION
1031 FOURTH STREET, MIAMI BEACH, FL 33139**



**LEGAL DESCRIPTION: FPL ALTON SUBSTATION SITE
FOLIO NO. 02-4203-009-7940**

The East 51.00 feet of Lots 7 and 8, in Block 99, of OCEAN BEACH FLA ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 2, at Page 81, of the Public Records of Miami-Dade County, Florida.

AND

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OWNERSHIP & ENCUMBRANCE SEARCH REPORT

Chicago Title Insurance Agency, Inc., Ownership & Encumbrance Report, Certificate No.: 40124, Dated: November 16, 2016, has been reviewed and the items as they pertain to survey matters are as follows:

- Easements, restrictions, reservations and dedications as located and reserved on the recorded Plat of OCEAN BEACH, FLA ADDITION NO. 3, as filed in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida. "PLAT INFORMATION SHOWN HEREON"
- Easements, restrictions, reservations and dedications as located and reserved on the RECORDED PLAT OF RESUBDIVISION OF LOTS 7, 8, 9, 10 and 11 OF THE GEORGE W. MUSSETT'S RESUBDIVISION OF THE LOTS 9, 10, 11 and 12, Block 99, of the OCEAN BEACH ADDITION NO. 3, as filed in Plat Book 38, Page 69, of the Public Records of Miami-Dade County, Florida. "PLAT INFORMATION SHOWN HEREON"
- Unity of Title made by Antimo Bilancio and set forth in Quit Claim Deed dated March 12, 1986, recorded March 13, 1986, in Official Records Book 12820, Page 907, of the Public Records of Miami-Dade County, Florida. "LANDS AS DESCRIBED IN DOCUMENT IS ONE AND THE SAME AS THE LANDS DESCRIBED HEREON"
- Terms and conditions of that certain Conditional Use Permit issued by the Planning Board of the City of Miami Beach, dated July 6, 2004, recorded October 13, 2004, in Official Records Book 22727, Page 3156, as modified by Modified Conditional Use Permit dated February 23, 2006, recorded March 17, 2006, in Official Records Book 243238, Page 3084, both of the Public Records of Miami-Dade County, Florida. "LANDS AS DESCRIBED IN DOCUMENTS ARE ONE AND THE SAME AS THE LANDS DESCRIBED HEREON"
- Mortgage And Deed Of Trust from Florida Power & Light Company, a Florida corporation, to Bankers Trust Company and The Florida National Bank of Jacksonville, as Trustees, dated January 1, 1944, recorded January 14, 1944, in Mortgage Book 1462, Page 423, as supplemented, as affected by Notice Under Marketable Record Titles To Real Property, Florida Statutes Chapter 74152, dated November 18, 2002, recorded December 10, 2003, in Official Records Book 21894, Page 1062, both of the Public records of Miami-Dade County, Florida. "PROPERTY AS DESCRIBED HEREON A PORTION OF THE LANDS DESCRIBED IN DOCUMENTS."

REPORT OF BOUNDARY & TOPOGRAPHIC SURVEY

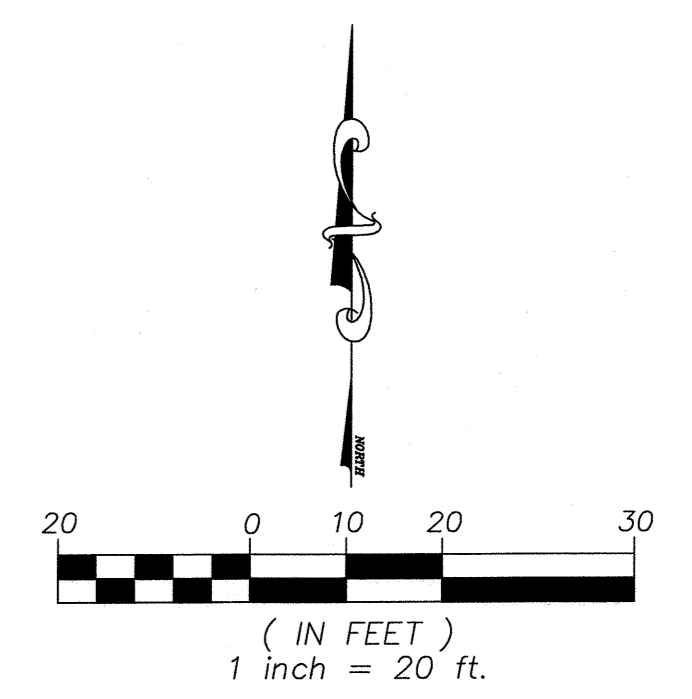
- Calvin, Giordano & Associates, did not research title for this property and the plats, rights-of-way, and easements as shown hereon are per Chicago Title Insurance Agency, Inc., Ownership & Encumbrance Report, Certificate No.: 40124, Dated: November 16, 2016.
- The purpose of this Map of Survey is to prepare a Boundary and Topographic Survey of the FPL Alton Substation site located at 1031 Fourth Street, Miami Beach, Florida. All above ground improvements within the site have been located and shown hereon.
- Not valid without the signature and original raised seal of a Florida Professional Surveyor & Mapper.
- Underground improvements and/or foundations were not located as part of this survey task.
- Unless otherwise noted hereon, record and measured values are in substantial agreement.
- The horizontal features shown hereon are plotted to within 1/20 of the map scale.
- Horizontal and vertical data shown hereon was obtained utilizing a "TOPCON ES-105" Total Station and "TDS-NOMAD" Data Collection System.
- Bearings shown hereon are assumed and referenced to the South line of Block 99, OCEAN BEACH FLA ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 2, at Page 81, of the Public Records of Miami-Dade County, Florida, having a referenced bearing of S88°00'15"W.
- Horizontal feature location is to the center of the symbol and may be enlarged for clarity.
- The elevations shown hereon are referenced to North American Vertical Datum of 1988 (NAVD88) and referenced to Miami Dade County Vertical Control Point Benchmark Number W-238, Elevation = 6.53' (NAVD88), being a SRD Disc on top of the North end of the East concrete abutment of MacArthur Causeway 375 ft. West of intersection with Alton Road.
- The parcel of land as shown hereon has a Flood Zone Designations of Zone AE (8) per the Flood Insurance Rate Map (FIRM), Map Number 12086C0319L, Community Number: 120651-City of Miami Beach, FL, Effective Date: 9/11/2009.

LEGEND:

CONC	CONCRETE	R/W	RIGHT-OF-WAY
CATV	CABLE TELEVISION	S.R.	STATE ROAD
C.L.F.	CHAIN LINK FENCE	(Typ.)	TYPICAL
D.B.	DEED BOOK	(C)	CALCULATED
NAVD(88)	NORTH AMERICAN VERTICAL DATUM OF 1988	(D)	DEED
FP&L	FLORIDA POWER & LIGHT	IPC	IRON PIPE & CAP
LB	LICENSED BUSINESS	IP	IRON PIPE
O.R.B.	OFFICIAL RECORDS BOOK	NL&D	NAIL & DISK
M.D.C.R.	MIAMI-DADE COUNTY RECORDS	COR.	CORNER
P.B.	PLAT BOOK	-xOW-	ELECTRIC OVERHEAD WIRES
PG.	PAGE		

SYMBOL LEGEND

	WATER VALVE
	CURB INLET
	STORM MANHOLE
	CATCH BASIN
	WOOD POWER POLE
	BACKFLOW PREVENTOR
	IRRIGATION VALVE BOX
	DOUBLE DETECTOR CHECK VALVE
	SINGLE POST SIGN
	CONCRETE POWER POLE
	GUY WIRE
	METAL LIGHT POLE
	ELECTRIC HANDHOLE
	GAS VALVE
	WATER METER
	ELECTRIC METER
	FOUND PROPERTY CORNER (ID SHOWN ON SURVEY)
	COMMUNICATION MANHOLE



CERTIFICATION

I, Steven M. Watts, do hereby state that this Map of Boundary and Topographic Survey was done under my direct supervision and is accurate to the best of my knowledge and belief. I further state that this Map of Boundary and Topographic Survey was completed in accordance with the Standards of Practice requirements for Surveying and Mapping as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes Chapter 472.027.

Date of Last Field Work: February 11, 2019

CALVIN, GIORDANO & ASSOCIATES, INC.

Signature:
Steven M. Watts
Professional Surveyor and Mapper
Florida Registration No. 4588

File Name: P:\Projects\2016\169092\FPL Alton Substation Update 2019.dwg - (Plotted by: Steve Watts on Wednesday, February 13, 2019 10:13:15 AM)

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

FIELD SURVEY
DATE 02/11/2019
DRAWN 02/12/2019
BY PD
CHECKED 02/12/2019
BY SMW

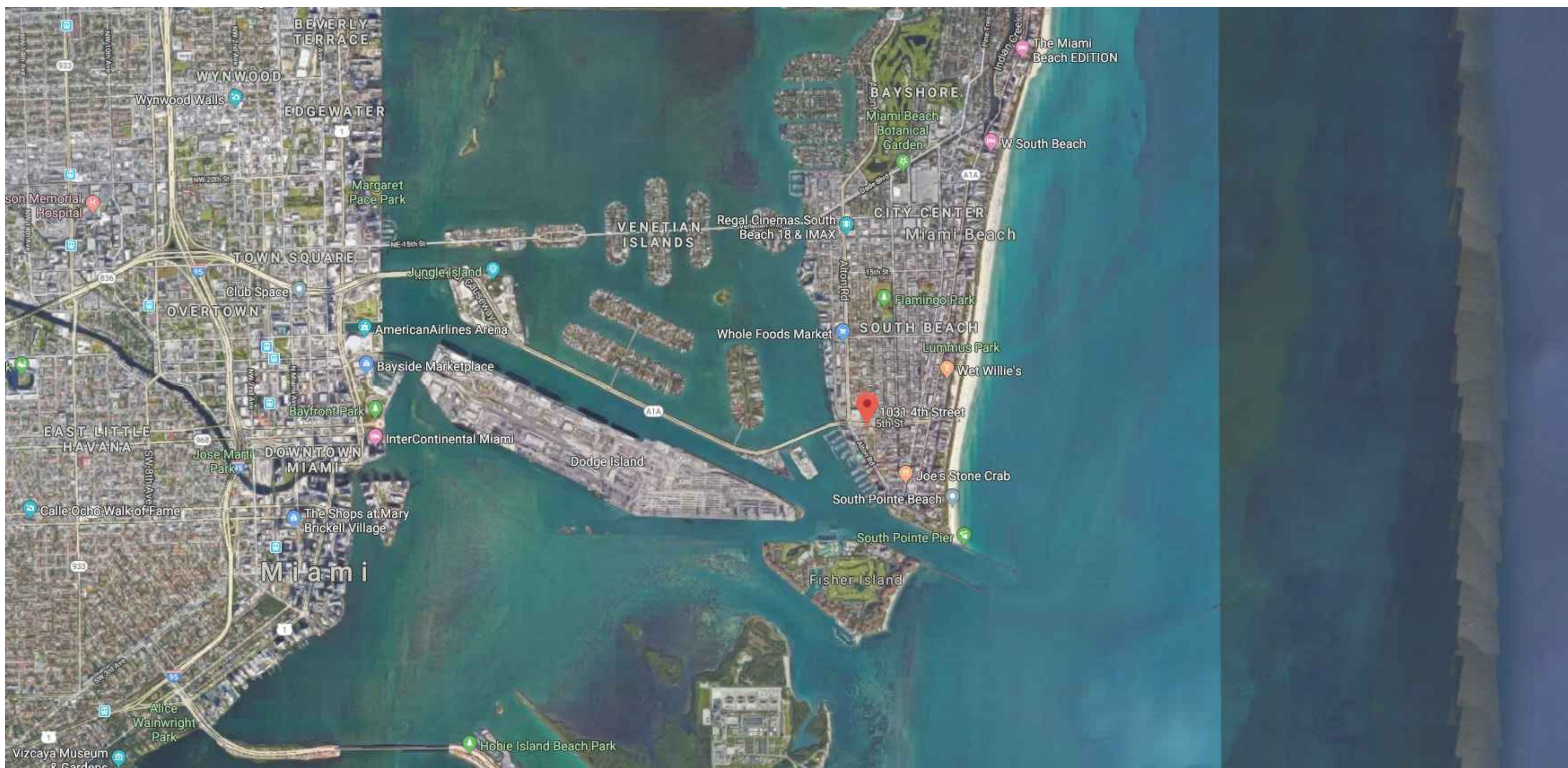
Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
Phone: 954.921.7781 • Fax: 954.921.8807

**FPL ALTON SUBSTATION
1031 FOURTH STREET, MIAMI BEACH, FLORIDA 33139
FLORIDA POWER & LIGHT COMPANY**

BOUNDARY & TOPOGRAPHIC SURVEY

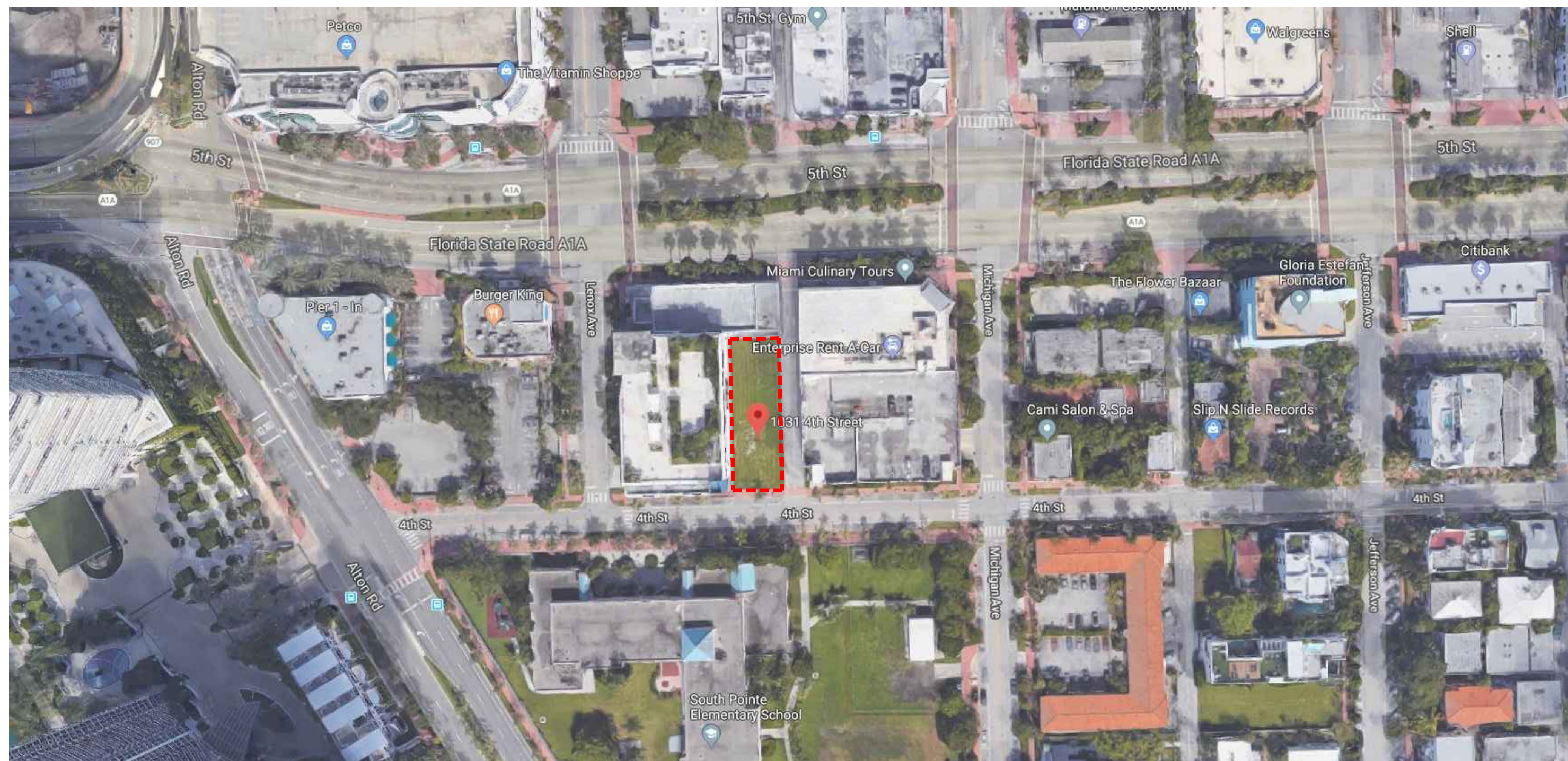
SEAL
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
STEVEN M. WATTS
PSM NO. 4588

SCALE	1" = 20'	SHEET:
PROJECT No	16-9092.1	1 of 1
FIELD BOOK	899-54	



1 LOCATION MAP

Scale: N.T.S.



2 LOCATION MAP

Scale: N.T.S.

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Zoning
 DRB19-0371 FINAL SUBMISSION
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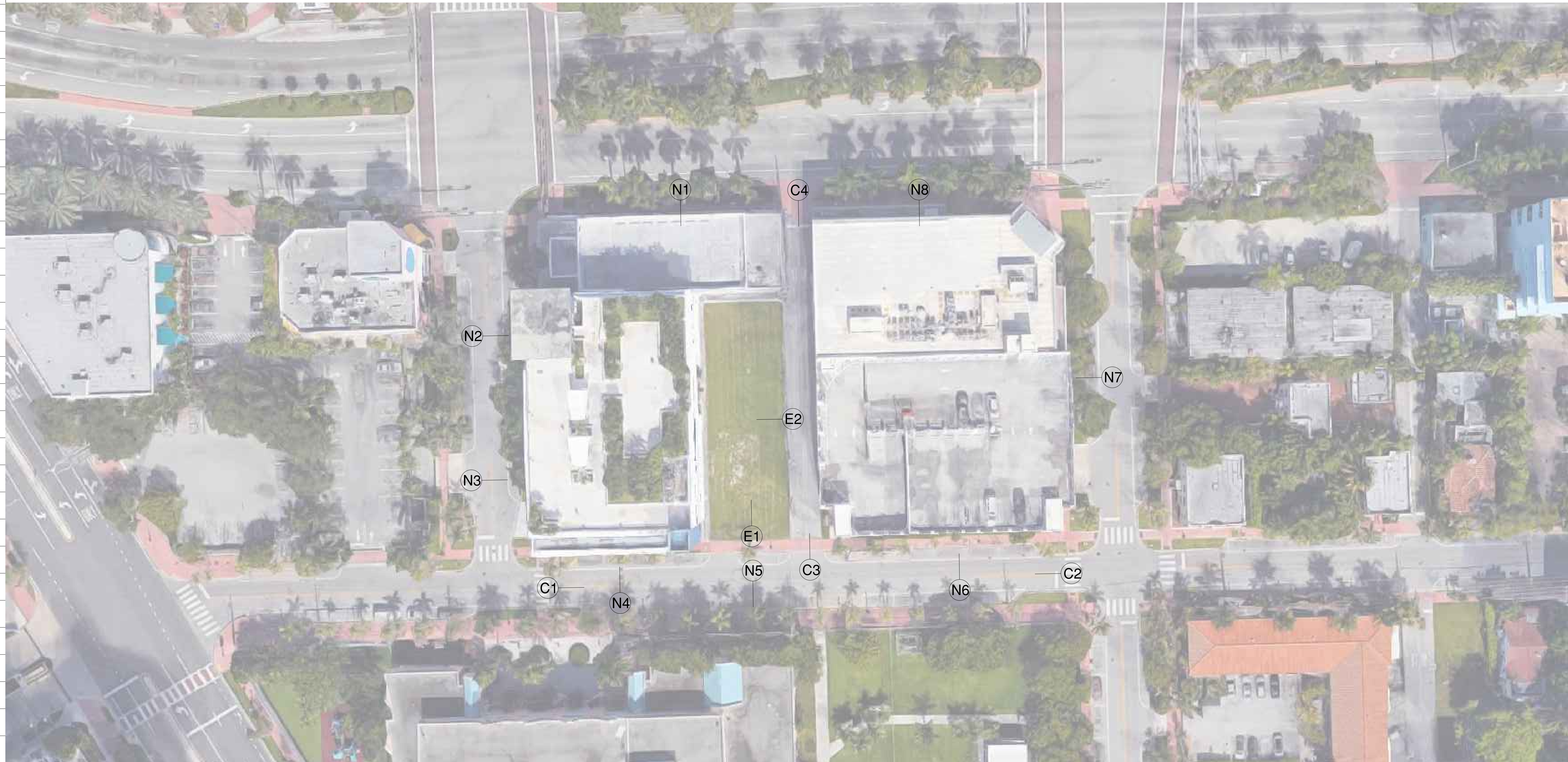
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LOCATION MAP

Date	03-11-2019	Sheet No.	A0.02
Scale			
Project	#1763 - FPL ALTON SUBSTATION		



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IMAGES ON SHEET A0.04-CONTEXT
C1 - FOURTH ST. - LOOKING EAST
C2 - FOURTH ST. - LOOKING WEST
C3 - ALLEY - LOOKING NORTH
C4 - ALLEY - LOOKING SOUTH

IMAGES ON SHEET A0.05-EXISTING PROPERTY
E1 - LOOKING NORTH
E2 - LOOKING WEST

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY
N1 - 429 LENOX AVE.
N2 - 417 LENOX AVE.
N3 - 409 LENOX AVE
N4 - 409 LENOX AVE

IMAGES ON SHEET A0.07-NEARBY PROPERTY
N5 - 1050 FOURTH ST.
N6 - 1000 FIFTH STREET
N7 - 1000 FIFTH STREET
N8 - 1000 FIFTH STREET

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IMAGE KEY PLAN

Date	03-11-2019	Sheet No.	A0.03
Scale			
Project	#1763 - FPL ALTON SUBSTATION		



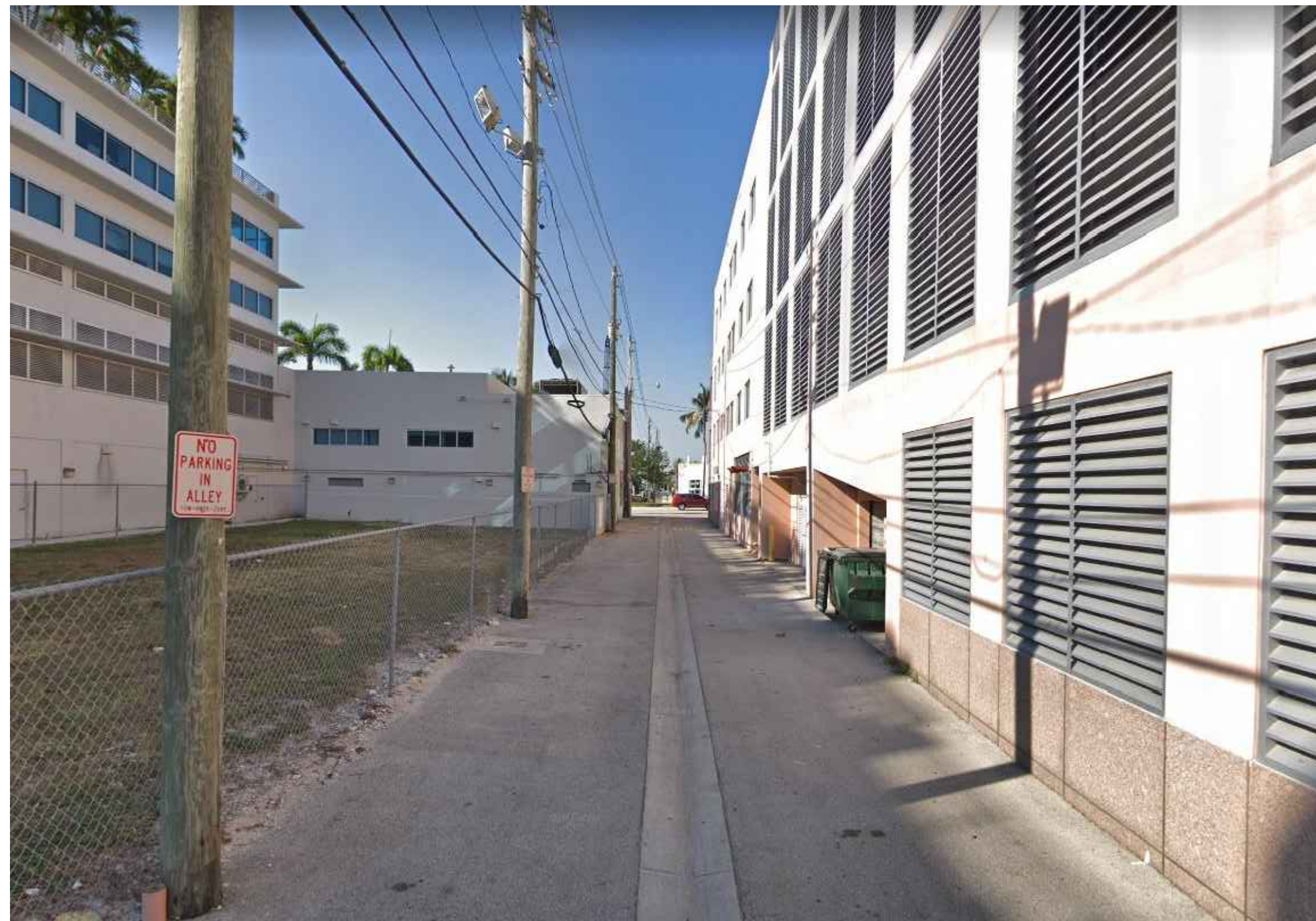
1 C1

Scale: N.T.S.



2 C2

Scale: N.T.S.



3 C3

Scale: N.T.S.



4 C4

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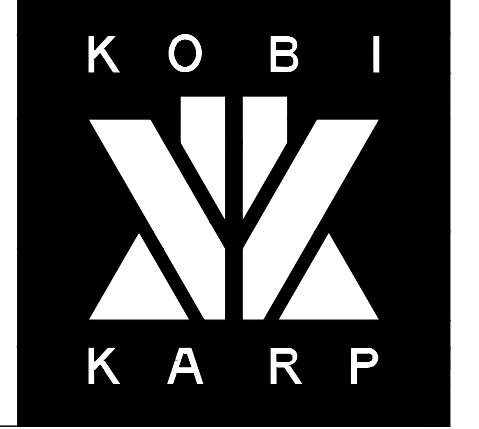
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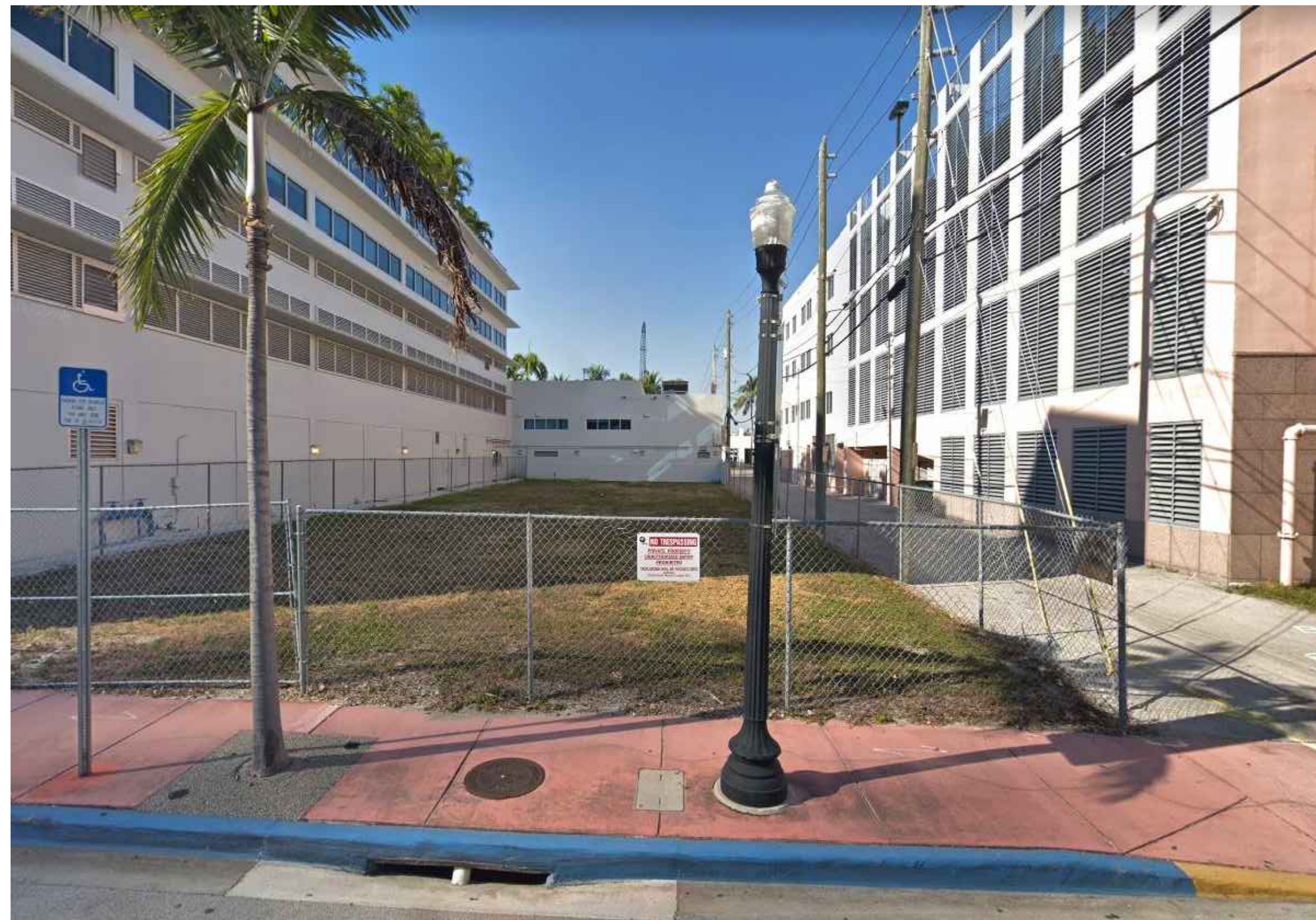
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CONTEXT IMAGES

Date	03-11-2019	Sheet No.	A0.04
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1 E1

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2 E2

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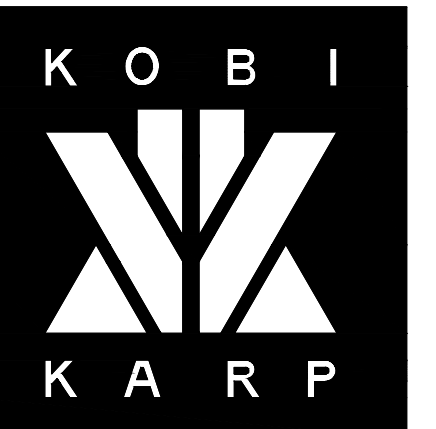
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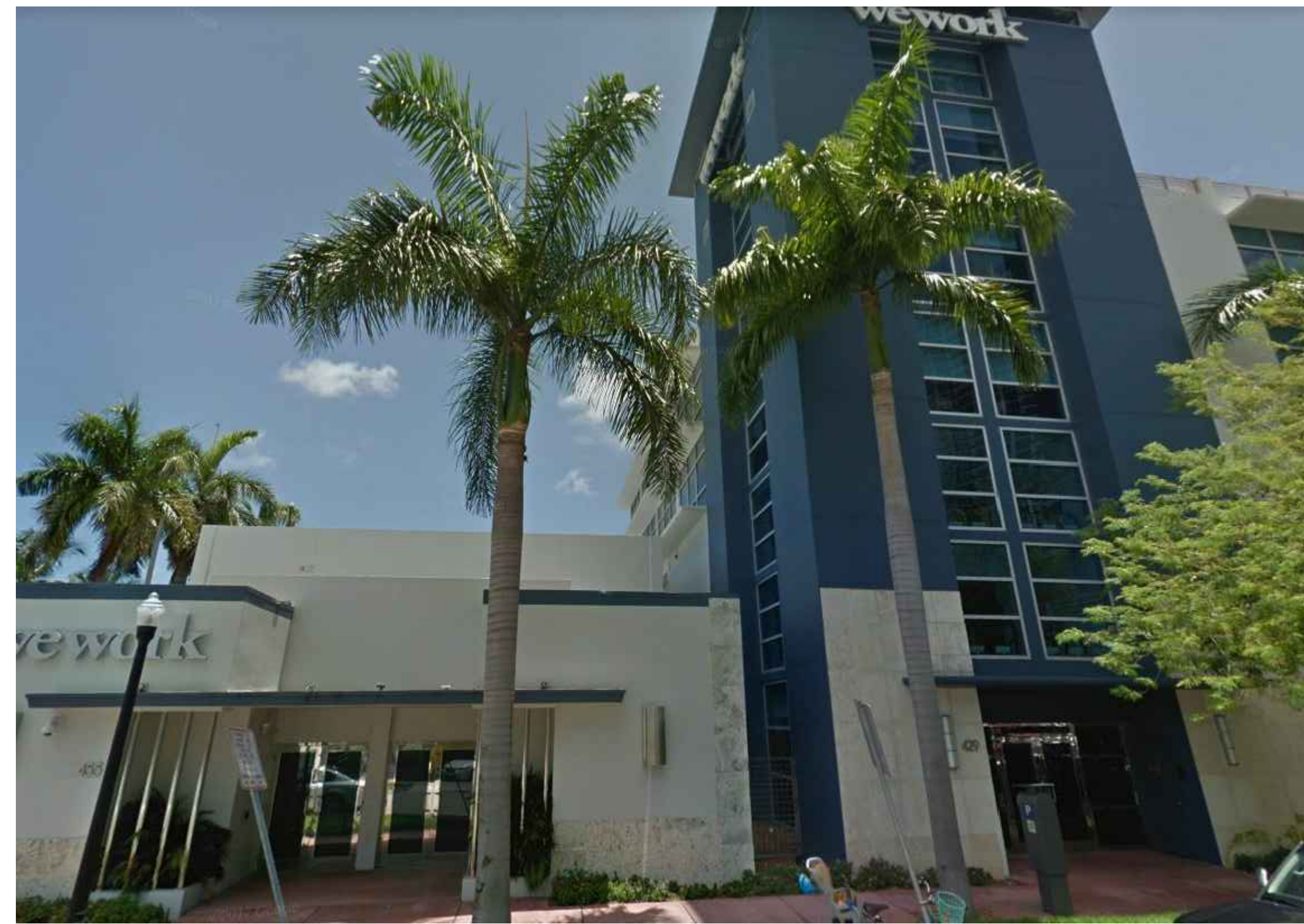
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1 N1

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2 N2

Scale: N.T.S.



3 N3

Scale: N.T.S.



4 N4

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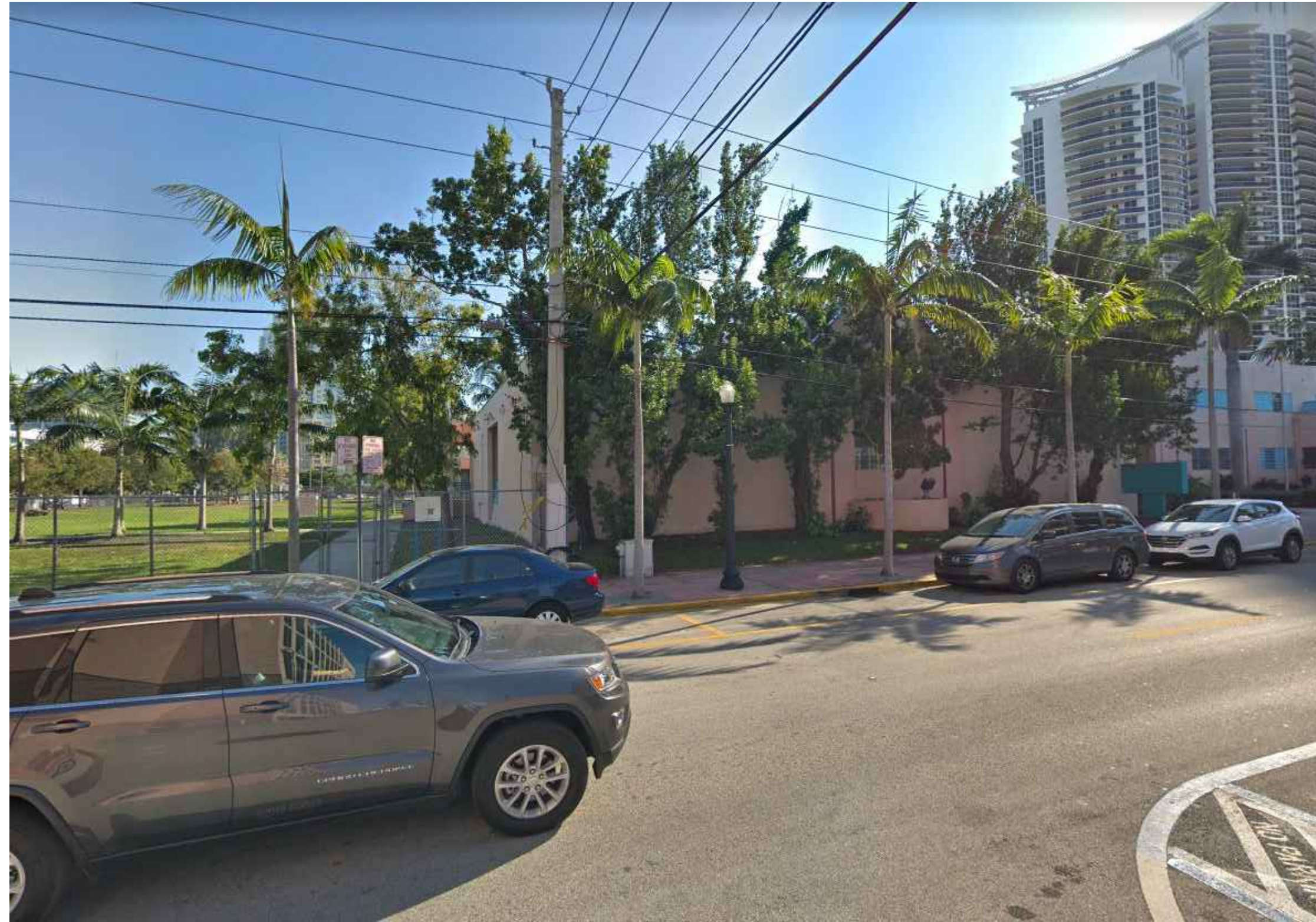
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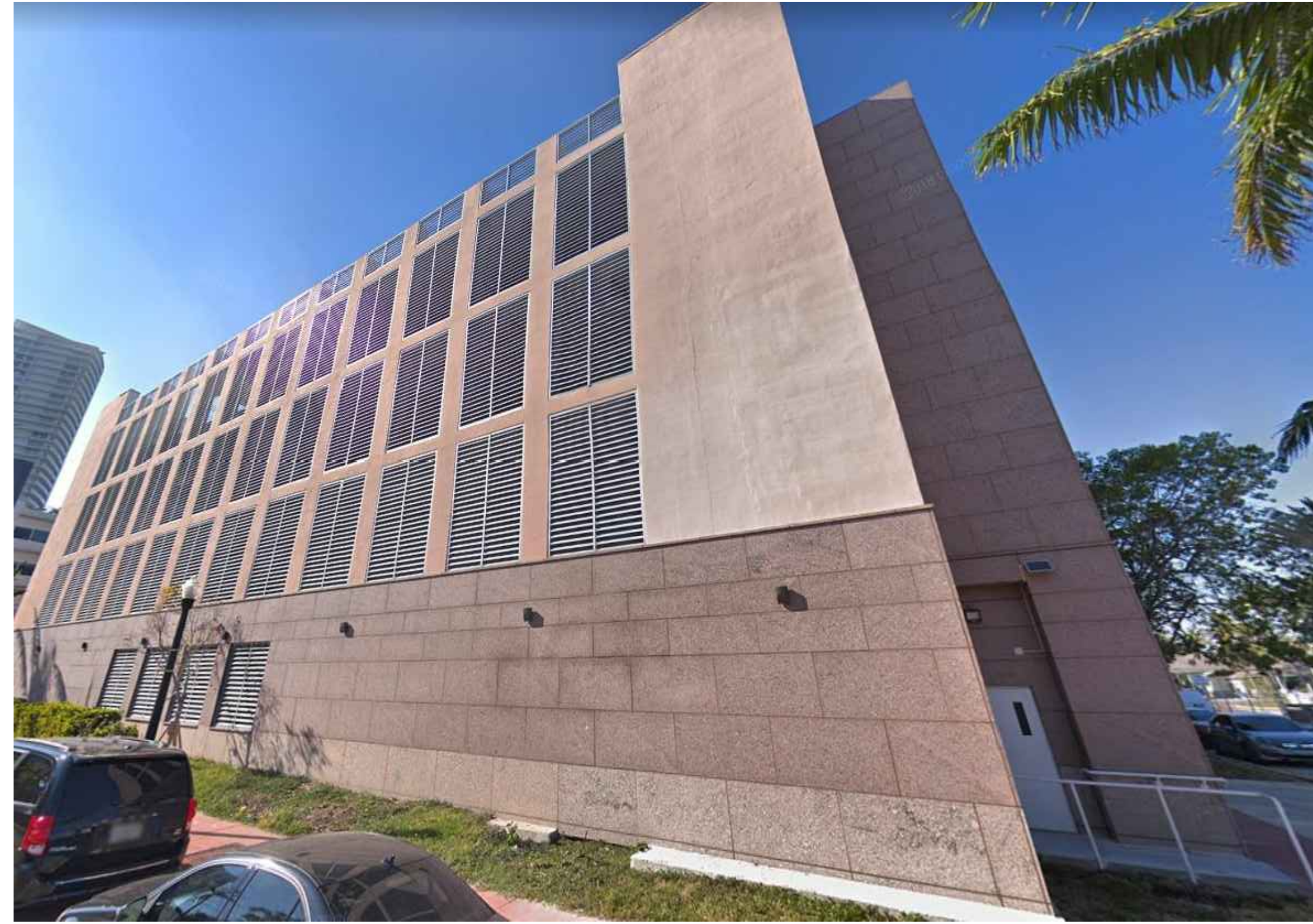
NEIGHBORING IMAGES

Date	03-11-2019	Sheet No.	A0.06
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Project	#1763 - FPL ALTON SUBSTATION		



5 N5

Scale: N.T.S.



6 N6

Scale: N.T.S.



7 N7

Scale: N.T.S.



8 N8

Scale: N.T.S.

Rev.	Date	Rev.	Date

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Zoning
 DRB19-0371 FINAL SUBMISSION
 MARCH 11, 2019

FPL ALTON SUBSTATION
 1031 FOURTH STREET
 MIAMI BEACH, FLORIDA 33139

Owner:
 Name: FLORIDA POWER & LIGHT CO.
 Address: 700 UNIVERSE BLVD.
 Address: JUNO BEACH, FLORIDA 33408
 Tel: 561-694-3284
 Email:

Consultant:
 Name:
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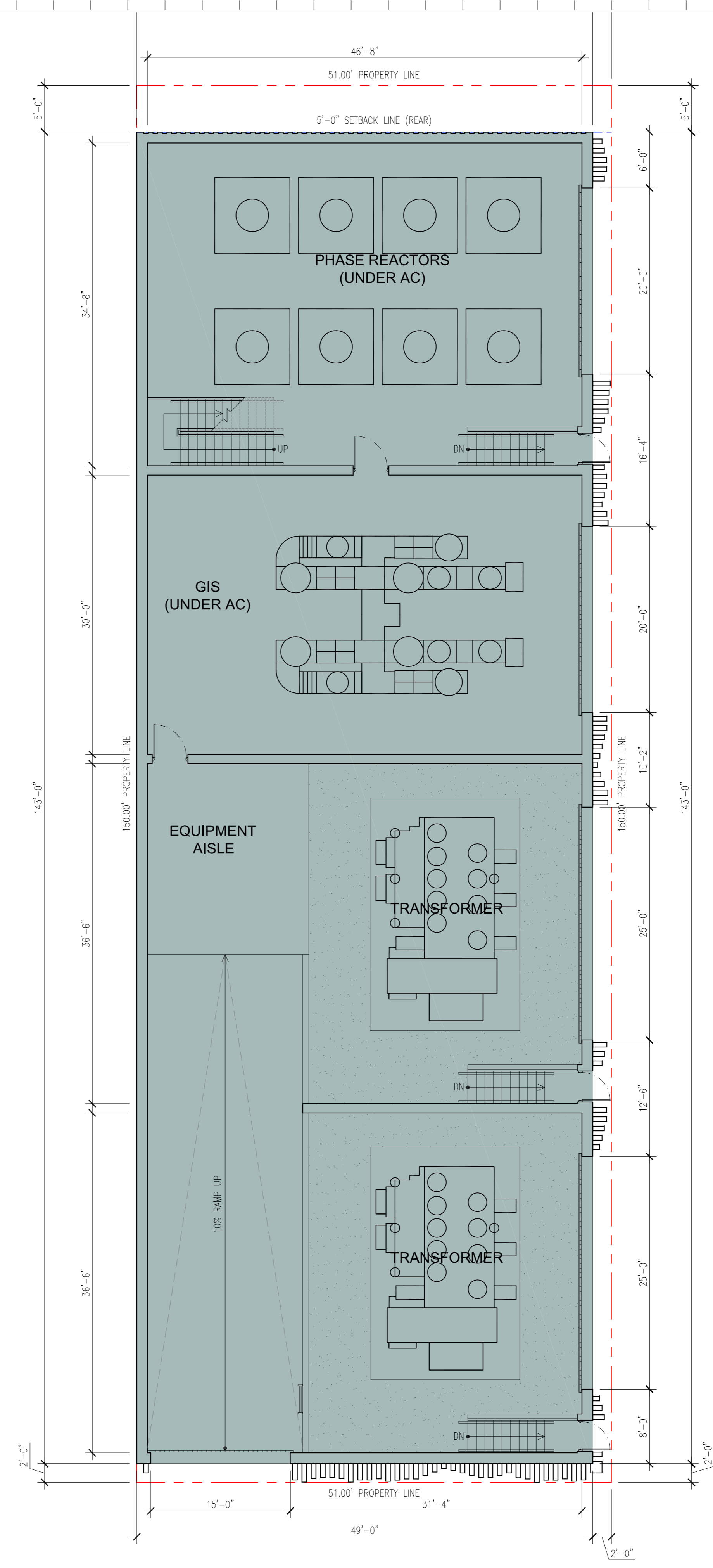
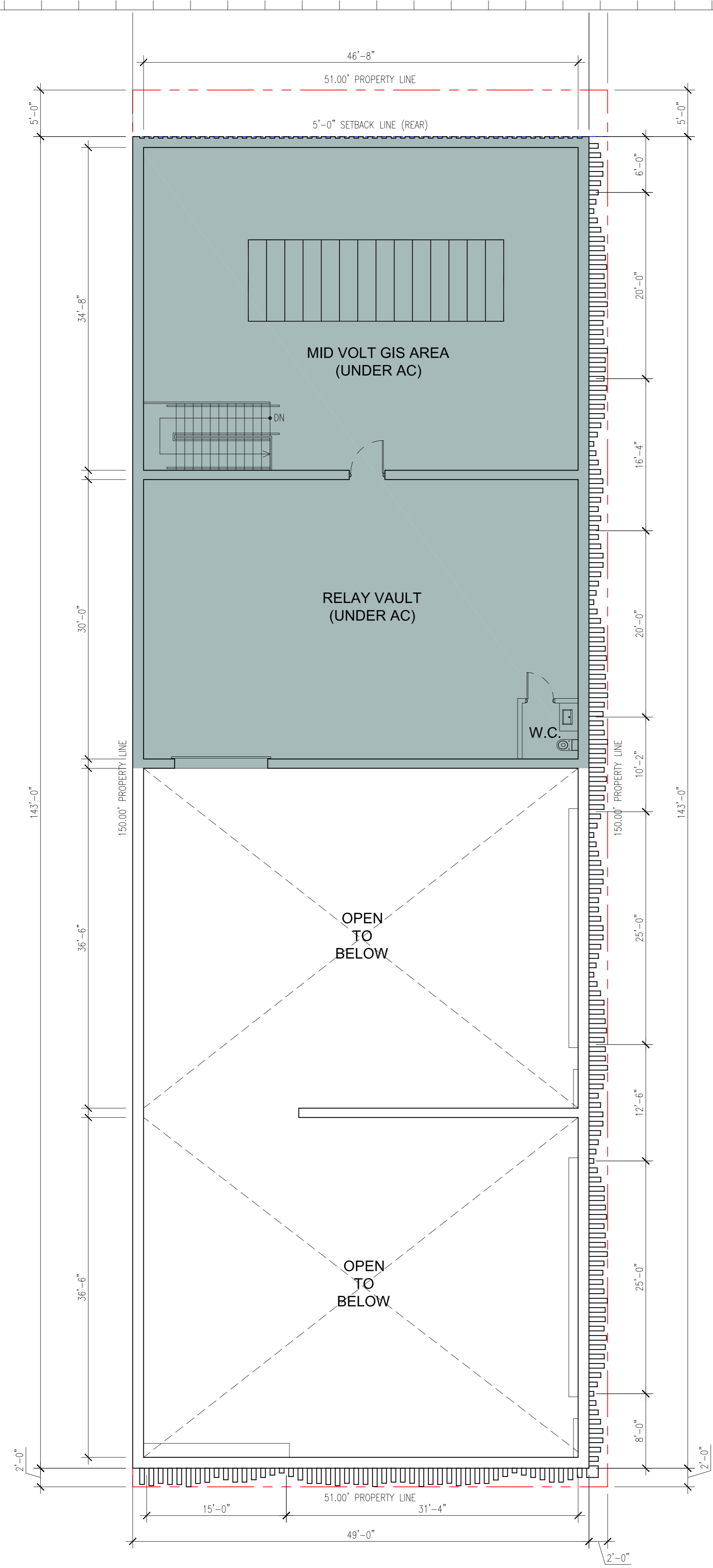
Consultant:
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Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 2915 Biscayne Boulevard, Suite #200
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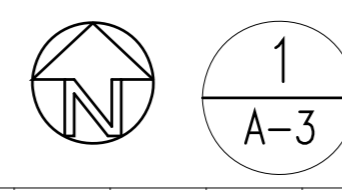
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NEIGHBORING IMAGES

Date	03-11-2019	Sheet No.	A0.07
Scale			
Project	#1763 - FPL ALTON SUBSTATION		



FIRST FLOOR = 7,007 SF
 SECOND FLOOR = 3,323 SF
 TOTAL = 10,330 SF FAR

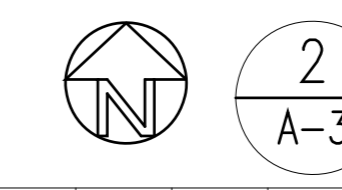


1
A-3

SECOND FLOOR = 3,323 SF
 PROPOSED FAR 2ND FLOOR PLAN

1/8" = 1'-0"

FIRST FLOOR = 7,007 SF
 PROPOSED FAR 1ST FLOOR PLAN



2
A-3

1/8" = 1'-0"

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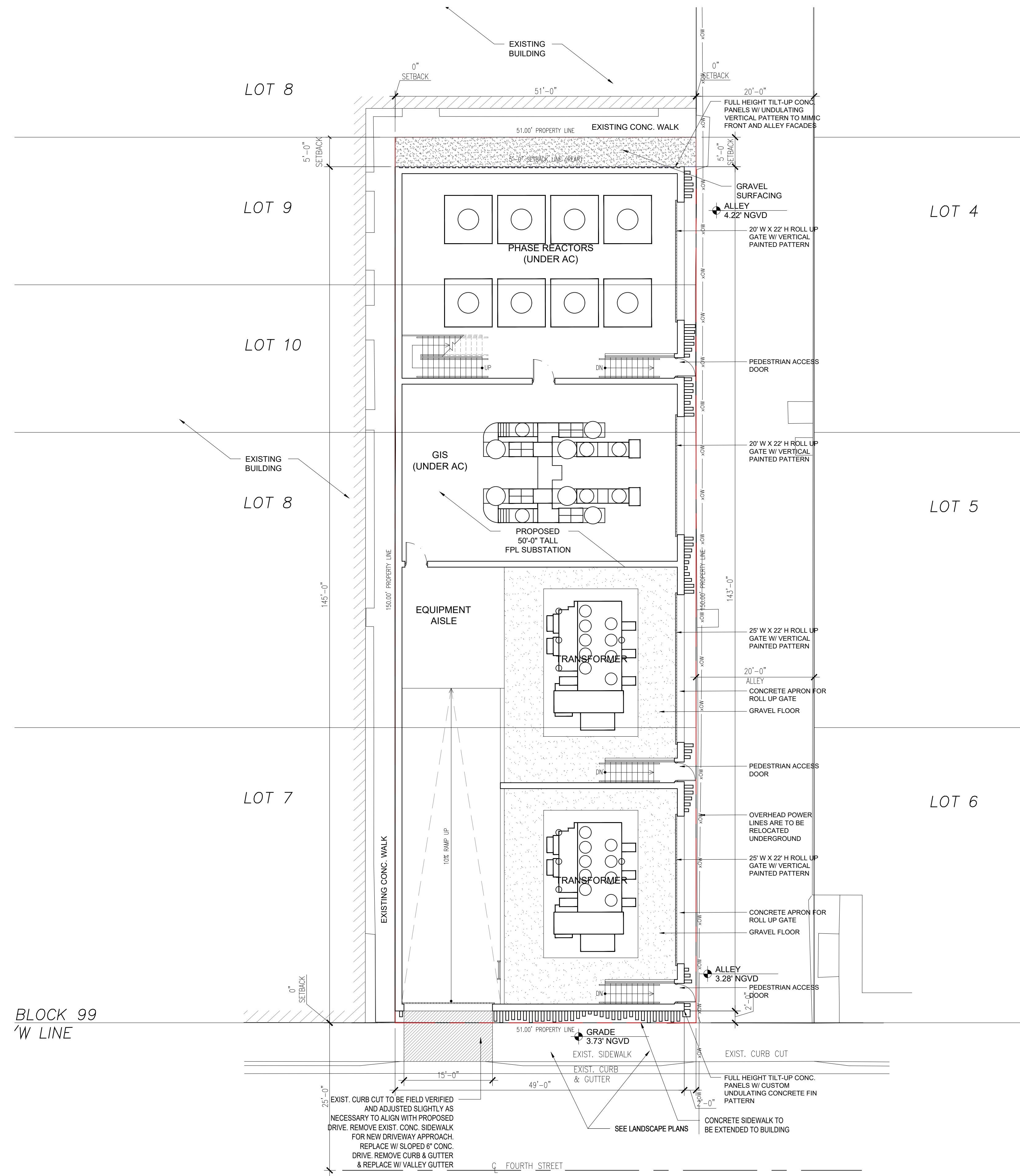
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ZONING DIAGRAM

Date	03-11-2019	Sheet No.	A0.08
Scale	1/8"=1'-0"		
Project	#1763 - FPL ALTON SUBSTATION		



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Zoning
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 MARCH 11, 2019

FPL ALTON SUBSTATION
 1031 FOURTH STREET
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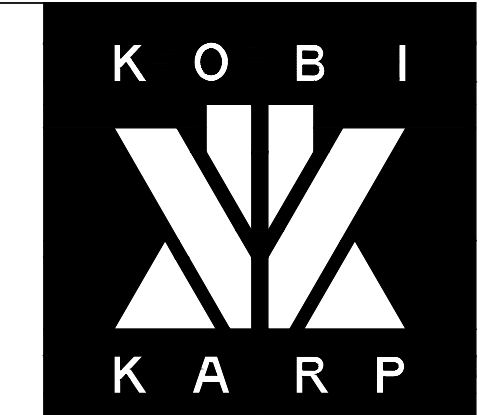
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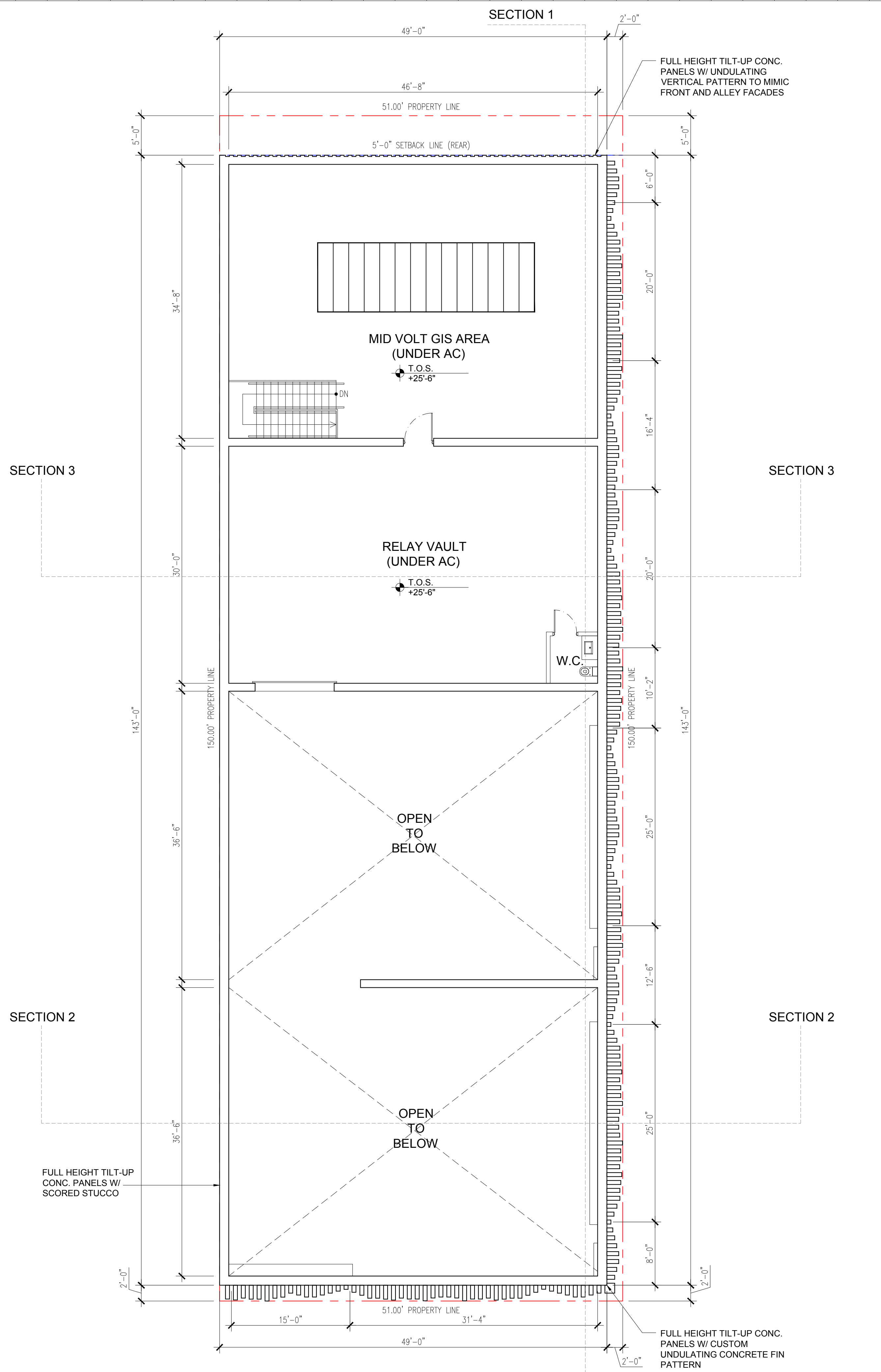


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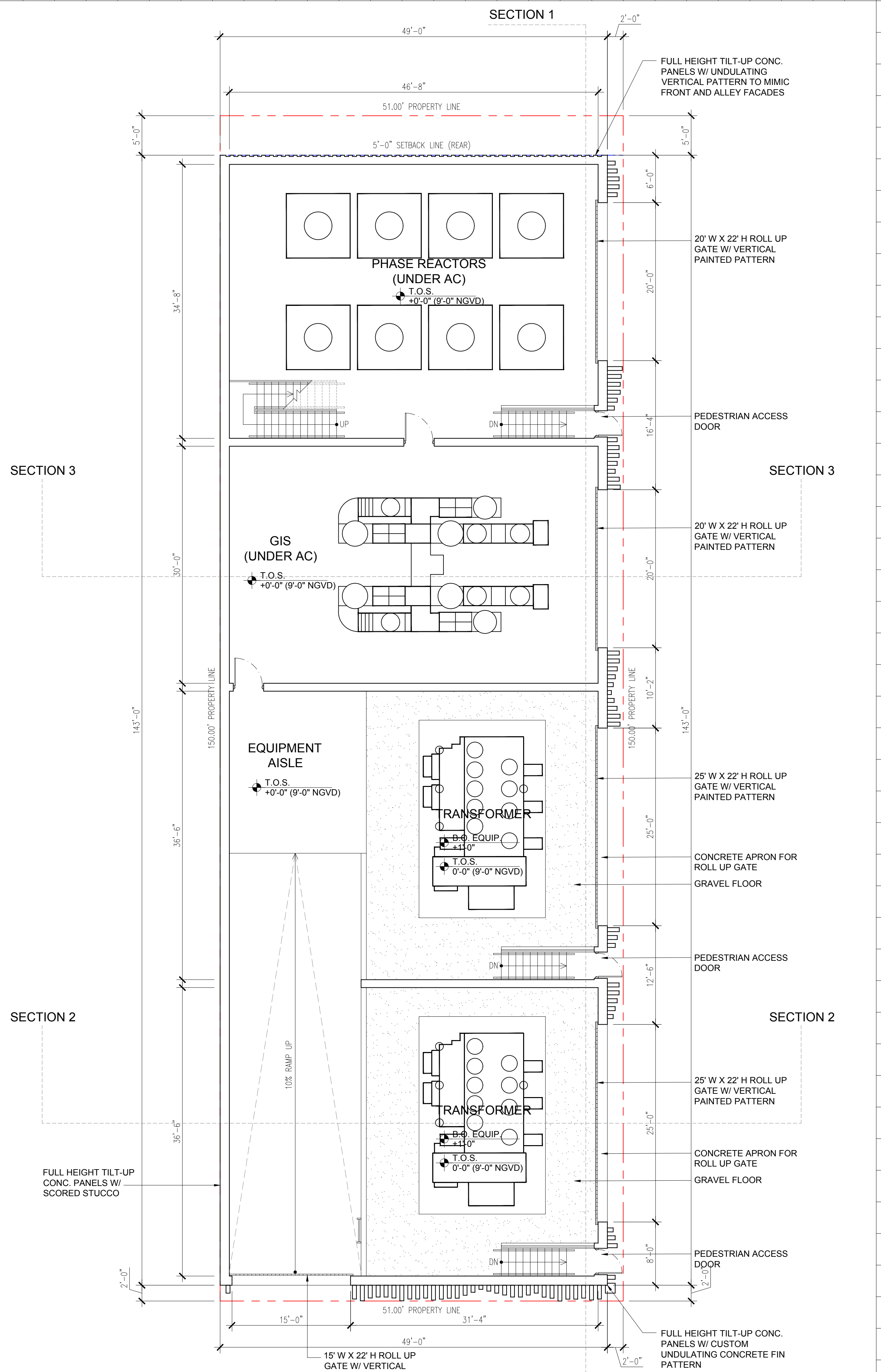
PROPOSED SITE PLAN

PUBLIC WORKS:
 A. ALL CONSTRUCTION AND / OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND / OR EASEMENTS WILL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR OR COMMENCEMENT OF CONSTRUCTION

Date	03-11-2019	Sheet No.	
Scale	1"=10'-0"		A2.00
Project	#1763 - FPL ALTON SUBSTATION		



2 PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0"



1 PROPOSED 1ST FLOOR PLAN
1/8" = 1'-0"

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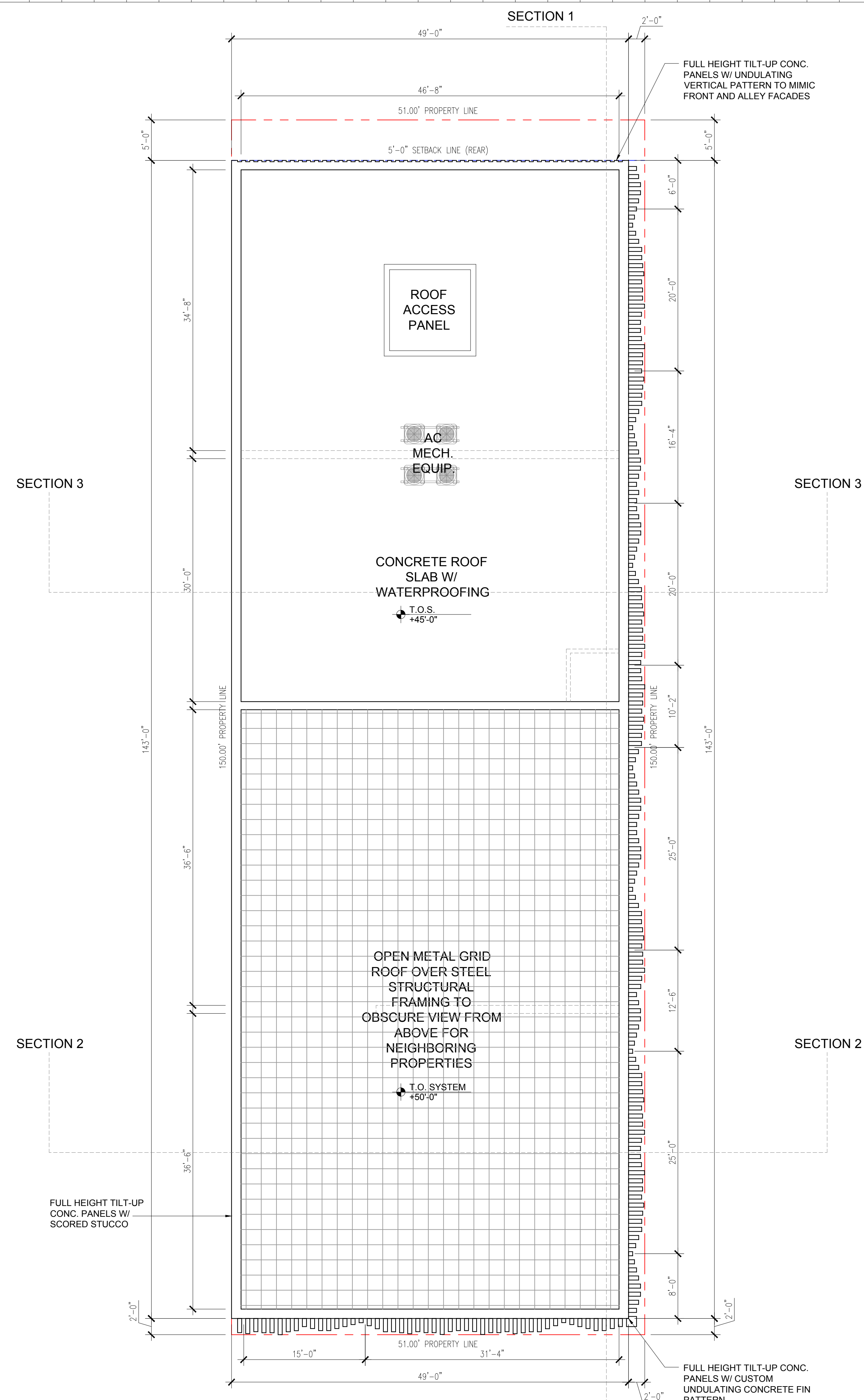
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PROPOSED FLOOR PLAN

Date	03-11-2019	Sheet No.	A3.01
Scale	1/8"=1'-0"		
Project	#1763 - FPL ALTON SUBSTATION		



FULL HEIGHT TILT-UP CONC. PANELS W/ UNDULATING VERTICAL PATTERN TO MIMIC FRONT AND ALLEY FACADES

ROOF ACCESS PANEL

AC MECH. EQUIP.

CONCRETE ROOF SLAB W/ WATERPROOFING

T.O.S. +45'-0"

OPEN METAL GRID ROOF OVER STEEL STRUCTURAL FRAMING TO OBSCURE VIEW FROM ABOVE FOR NEIGHBORING PROPERTIES

T.O. SYSTEM +50'-0"

FULL HEIGHT TILT-UP CONC. PANELS W/ SCORED STUCCO

FULL HEIGHT TILT-UP CONC. PANELS W/ CUSTOM UNDULATING CONCRETE FIN PATTERN

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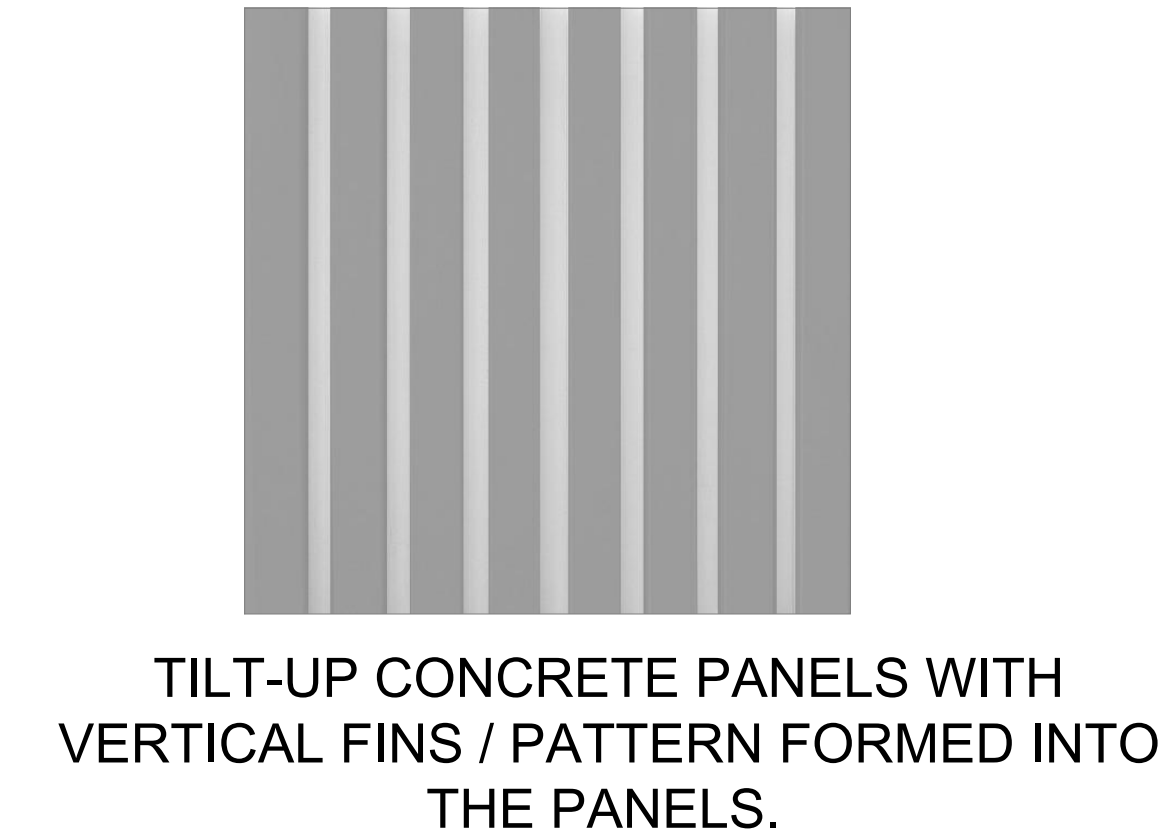
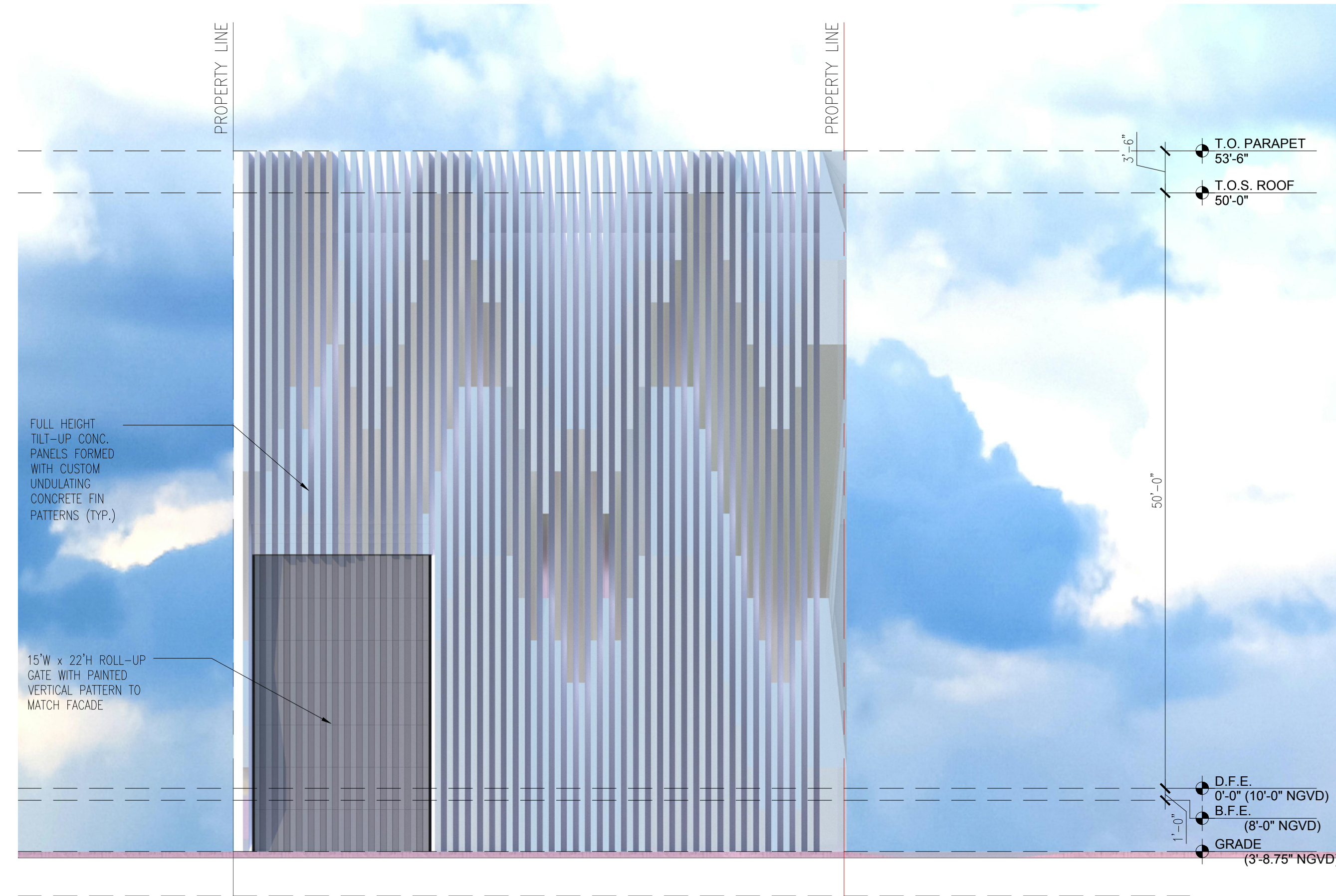


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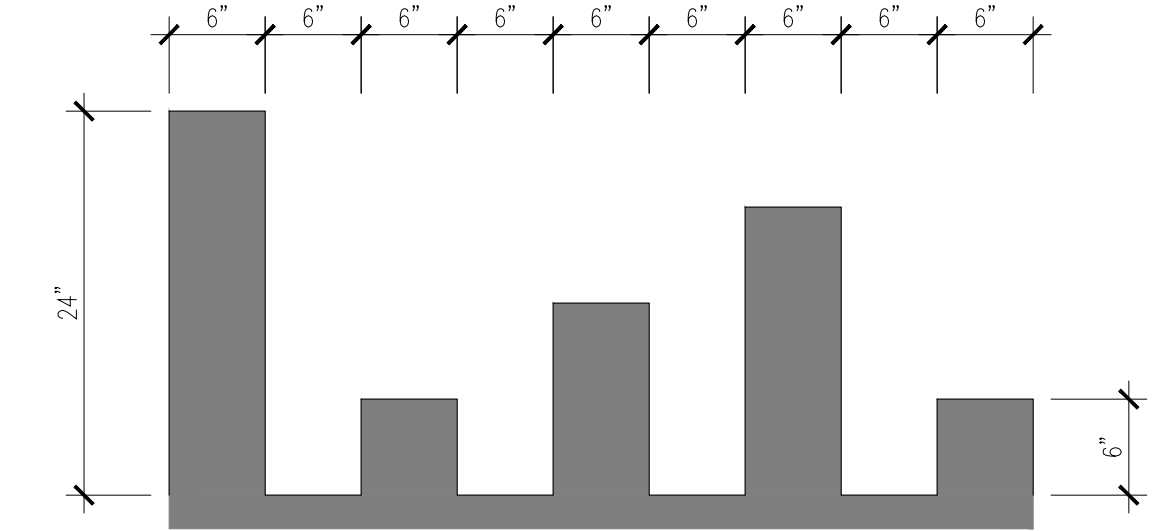
PROPOSED FLOOR PLAN

3 PROPOSED ROOF PLAN
 1/8" = 1'-0"

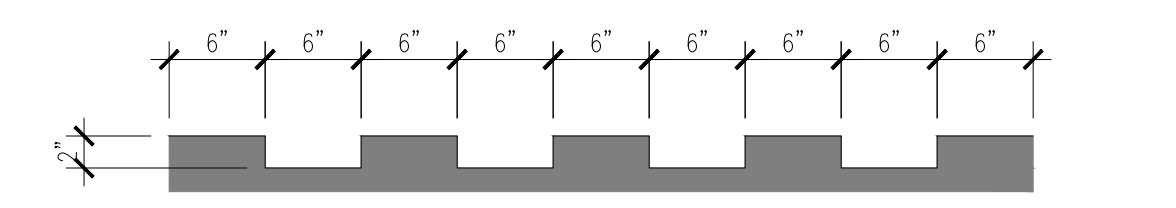
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Scale	1/8"=1'-0"		
Project	#1763 - FPL ALTON SUBSTATION		



FRONT & ALLEY FACADE PATTERN:
CONCRETE FINNS VARYING
FROM 6" TO 24" PROJECTIONS

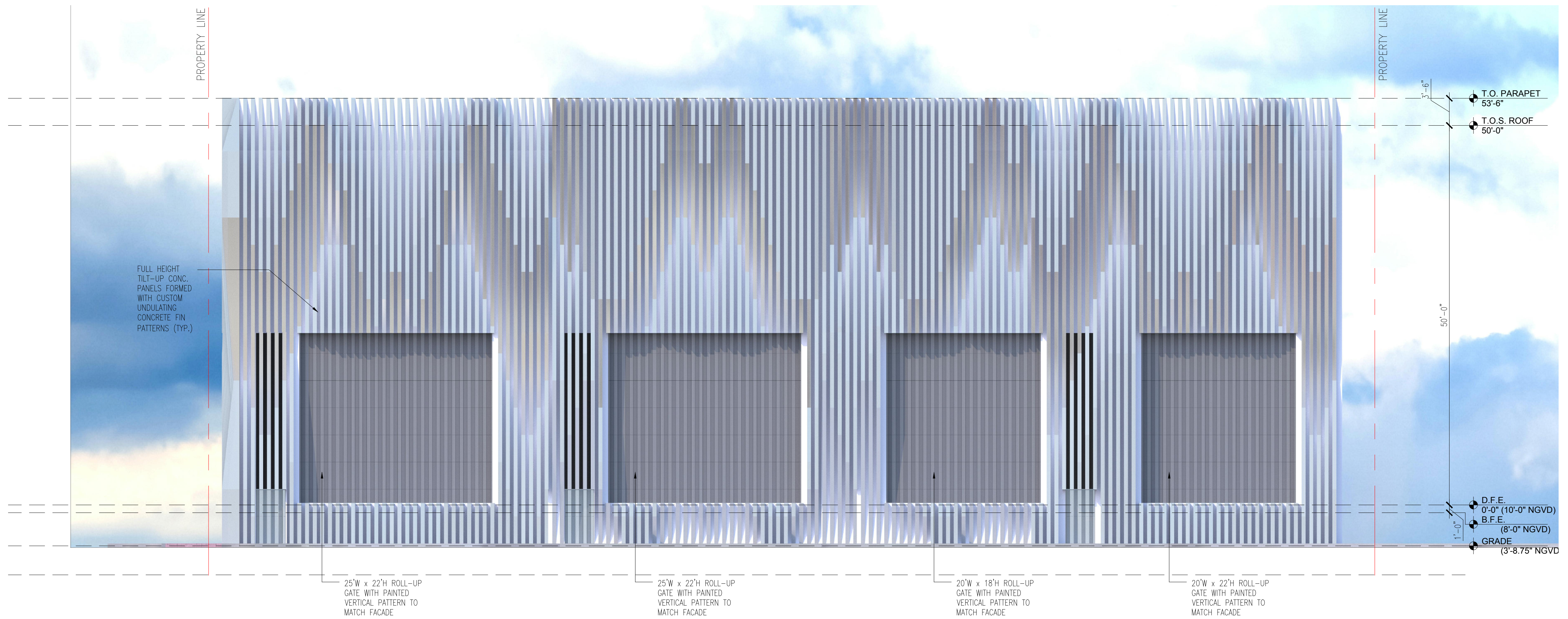


REAR FACADE PATTERN:
TYP. 2" DEPRESSION FORMWORK



1 SOUTH ELEVATION

Scale: 1/8" = 1'-0"



2 EAST ELEVATION

Scale: 1/8" = 1'-0"

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Zoning
DRB19-0371 FINAL SUBMISSION
MARCH 11, 2019

FPL ALTON SUBSTATION
1031 FOURTH STREET
MIAMI BEACH, FLORIDA 33139

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Architect of Record:
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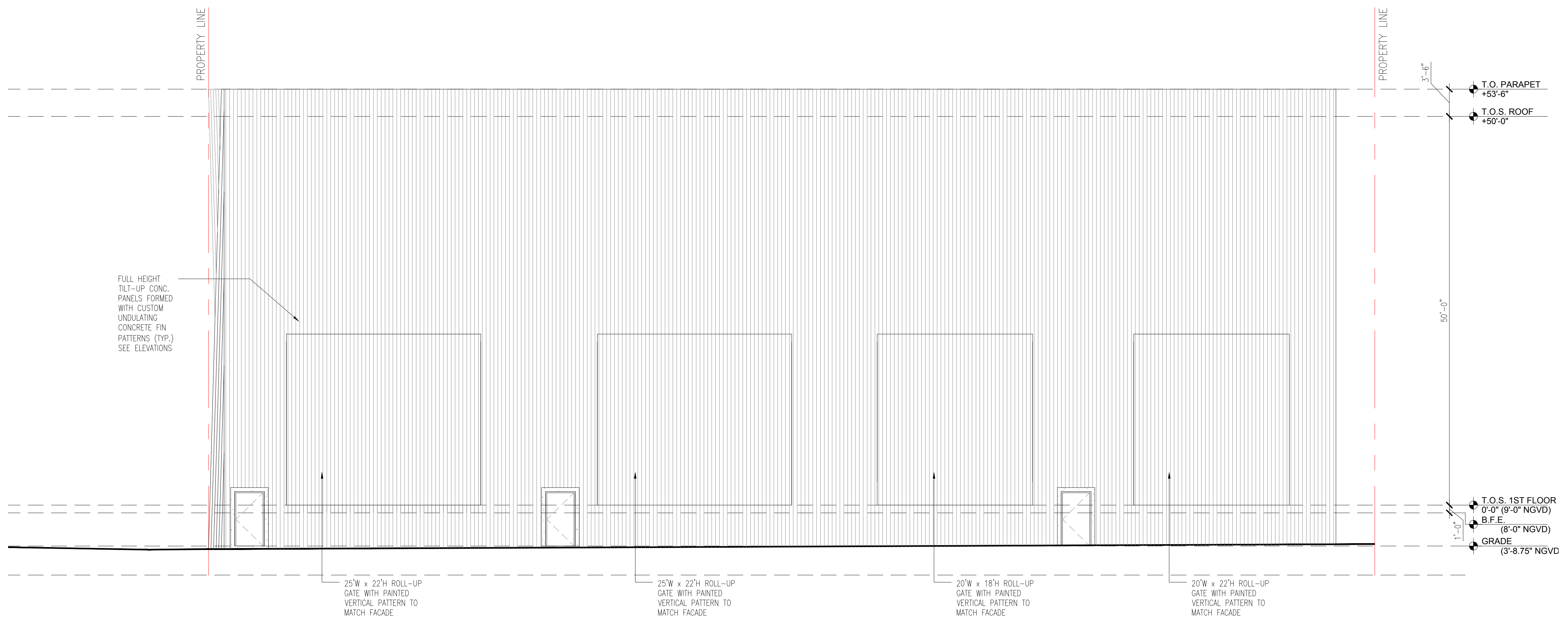
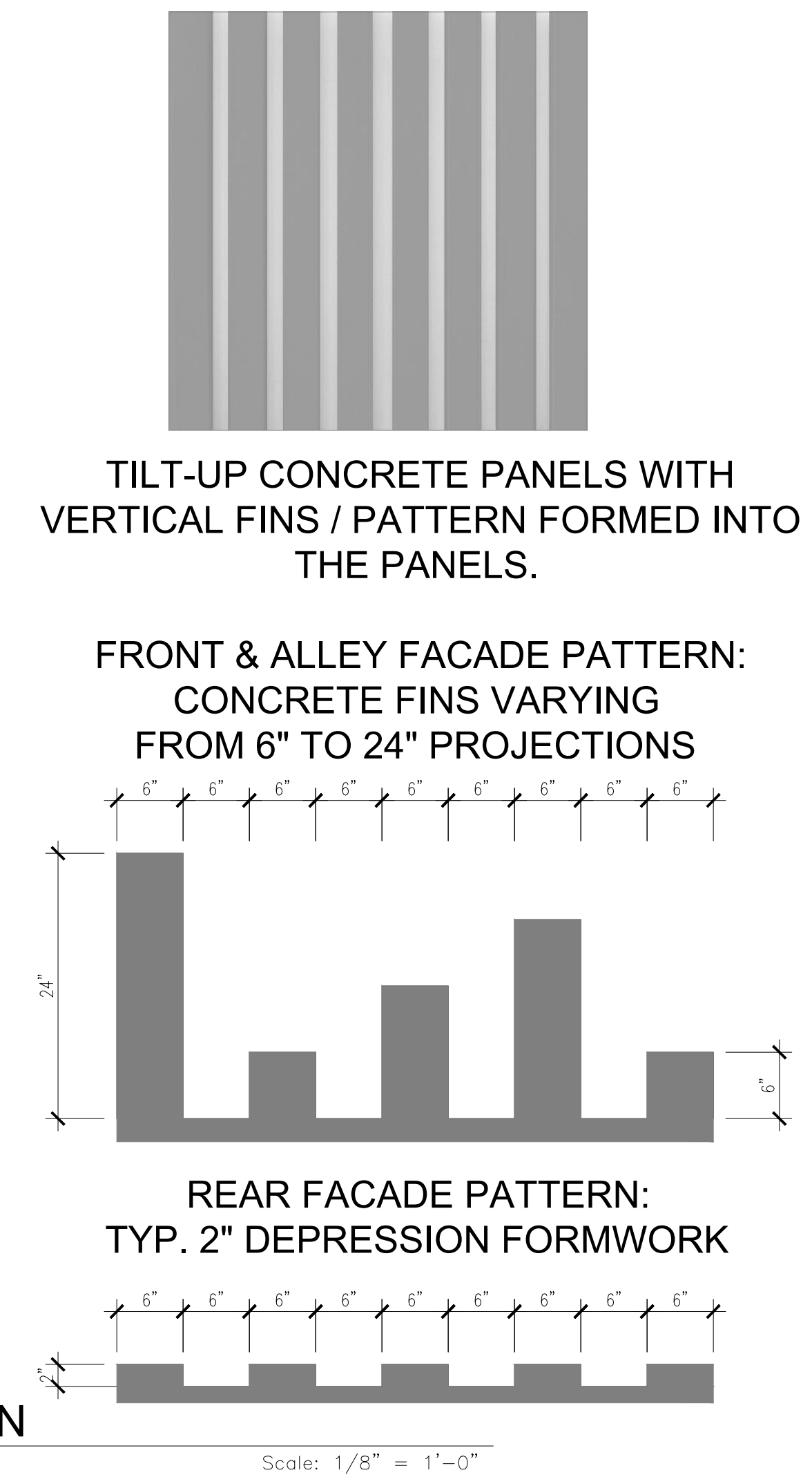
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RENDERED ELEVATIONS

Date	03-11-2019	Sheet No.	A4.00
Scale	1/8"=1'-0"		
Project	#1763 - FPL ALTON SUBSTATION		



1 SOUTH ELEVATION



2 EAST ELEVATION

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Zoning
 DRB19-0371 FINAL SUBMISSION
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FPL ALTON SUBSTATION
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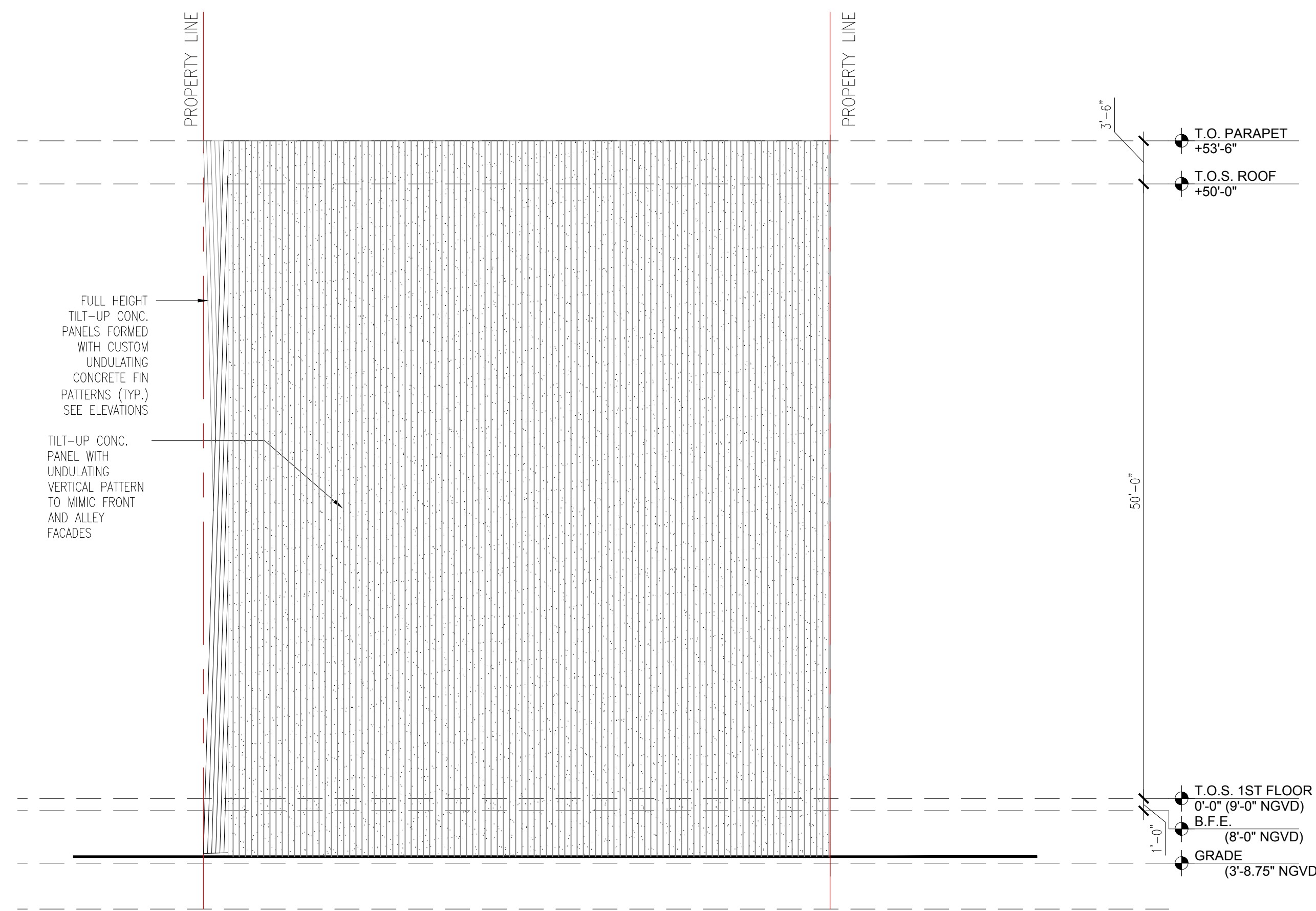
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PROPOSED BUILDING ELEVATIONS

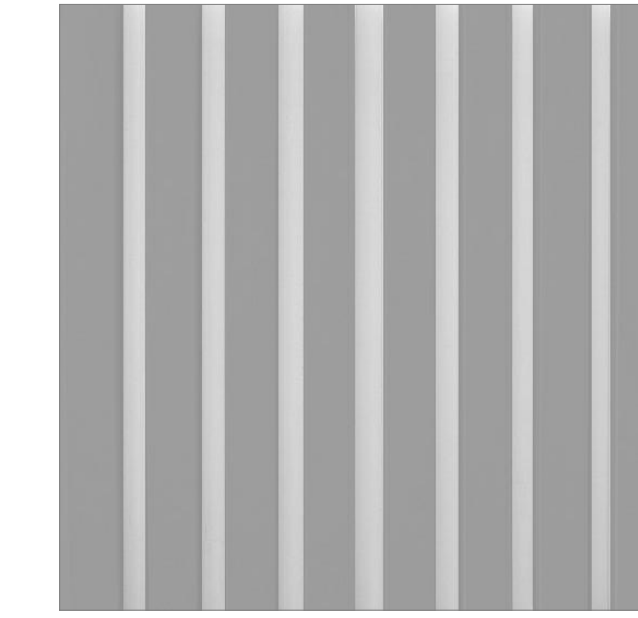
Date	03-11-2019	Sheet No.	A4.01
Scale	1/8"=1'-0"		
Project	#1763 - FPL ALTON SUBSTATION		



WHITE STUCCO W/
SCORE LINES

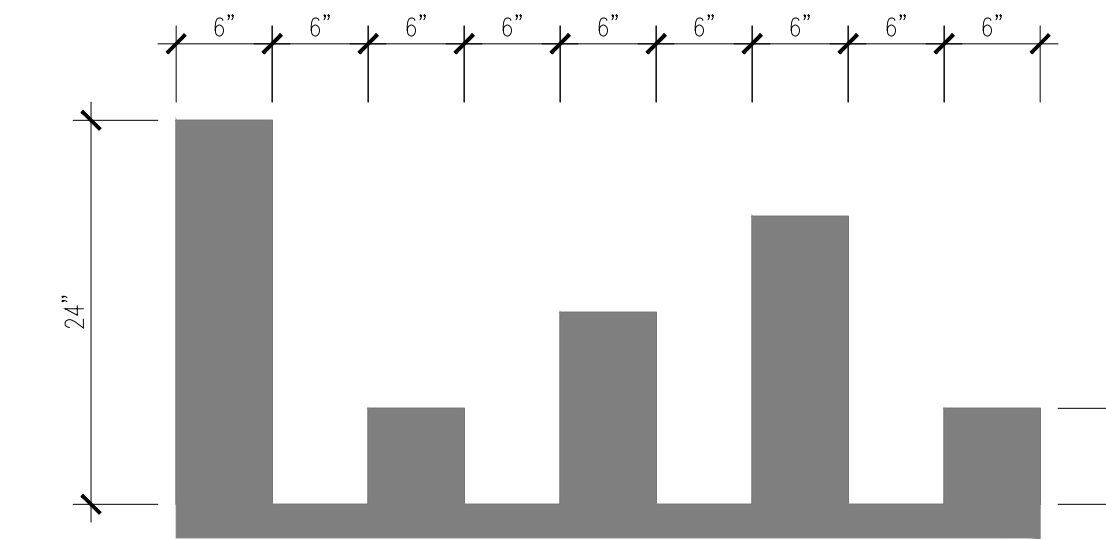


1 NORTH ELEVATION

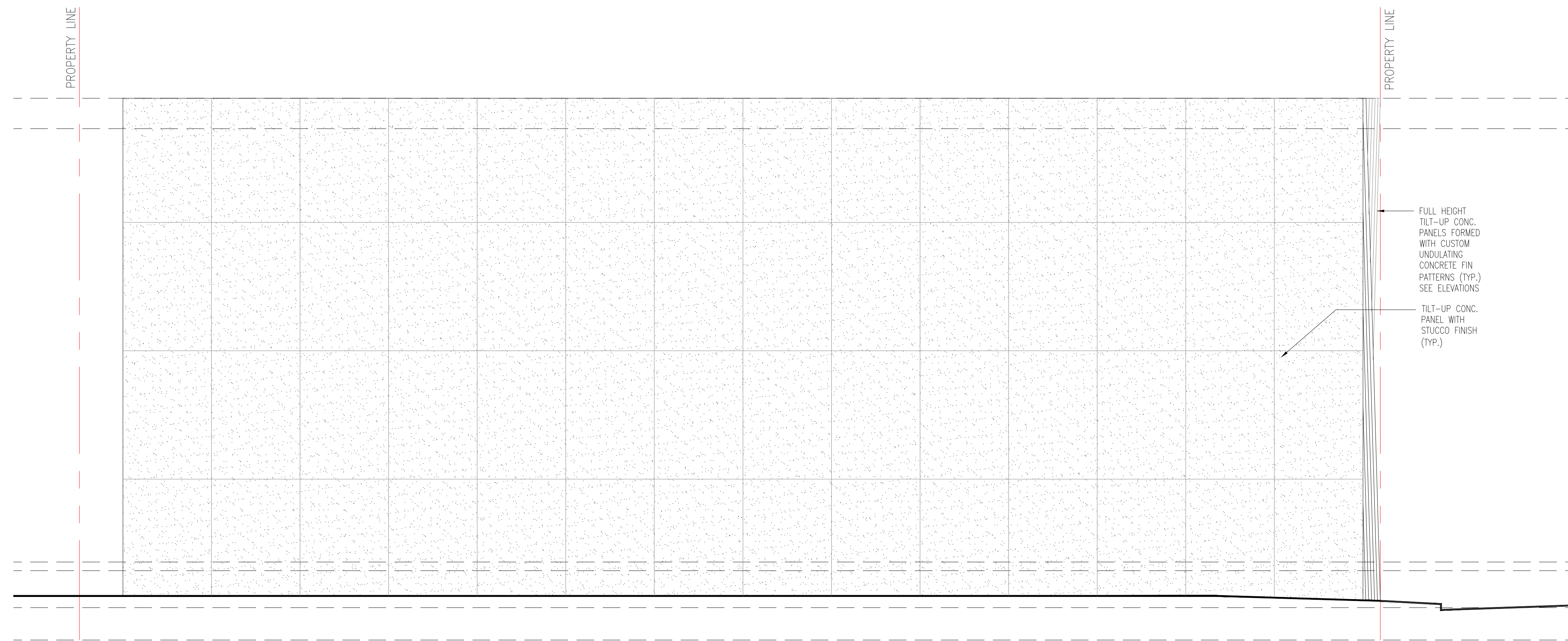
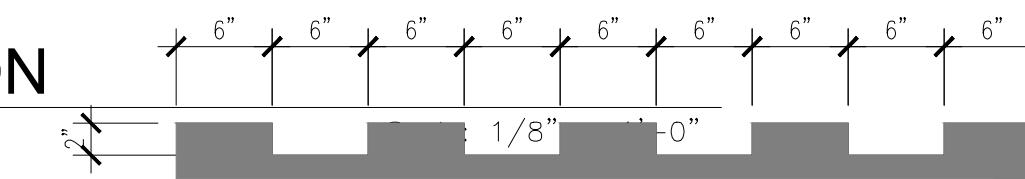


TILT-UP CONCRETE PANELS WITH
VERTICAL FIN / PATTERN FORMED INTO
THE PANELS.

FRONT & ALLEY FACADE PATTERN:
CONCRETE FIN VARYING
FROM 6" TO 24" PROJECTIONS



REAR FACADE PATTERN:
TYP. 2" DEPRESSION FORMWORK



2 WEST ELEVATION

Scale: 1/8" = 1'-0"

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MIAMI BEACH, FLORIDA 33139

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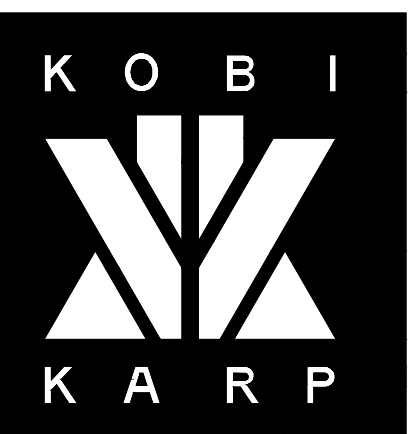
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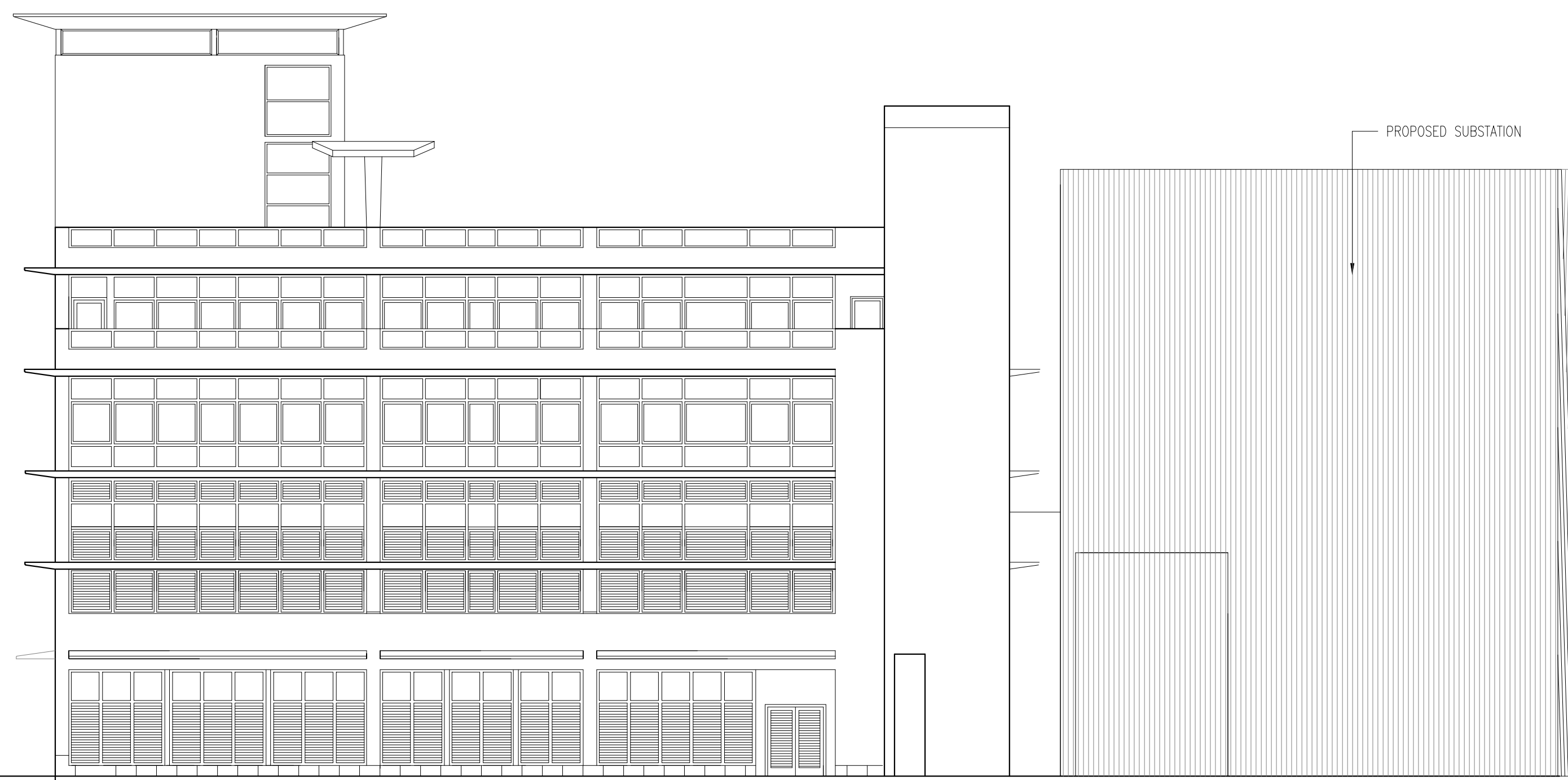
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PROPOSED BUILDING ELEVATIONS

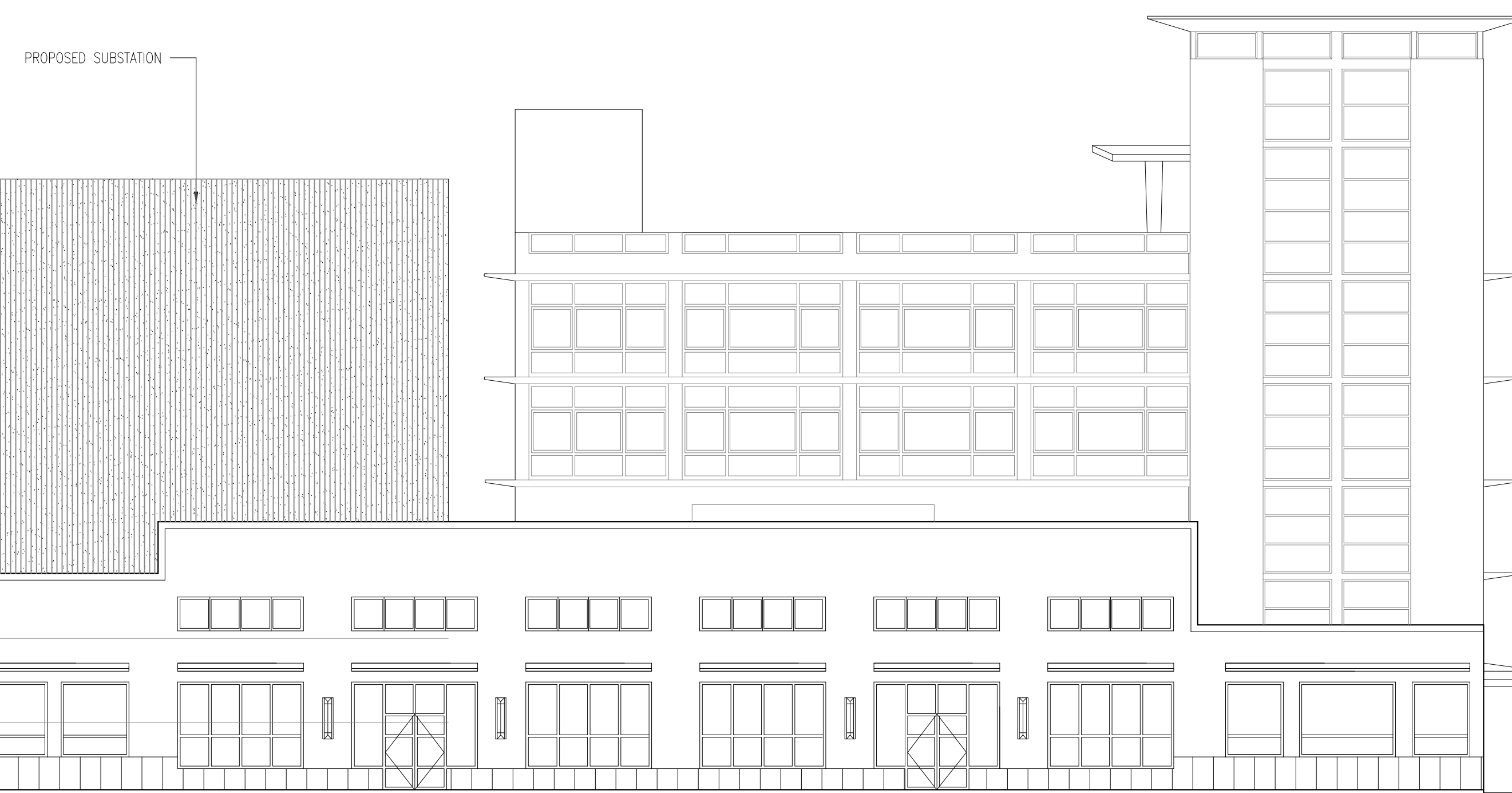
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Project	#1763 - FPL ALTON SUBSTATION		

LENOX AVE.



ALLEY

1 SOUTH CONTEXT ELEVATION
Scale: 3/32" = 1'-0"



ALLEY

LENOX AVE.

2 NORTH CONTEXT ELEVATION
Scale: 3/32" = 1'-0"

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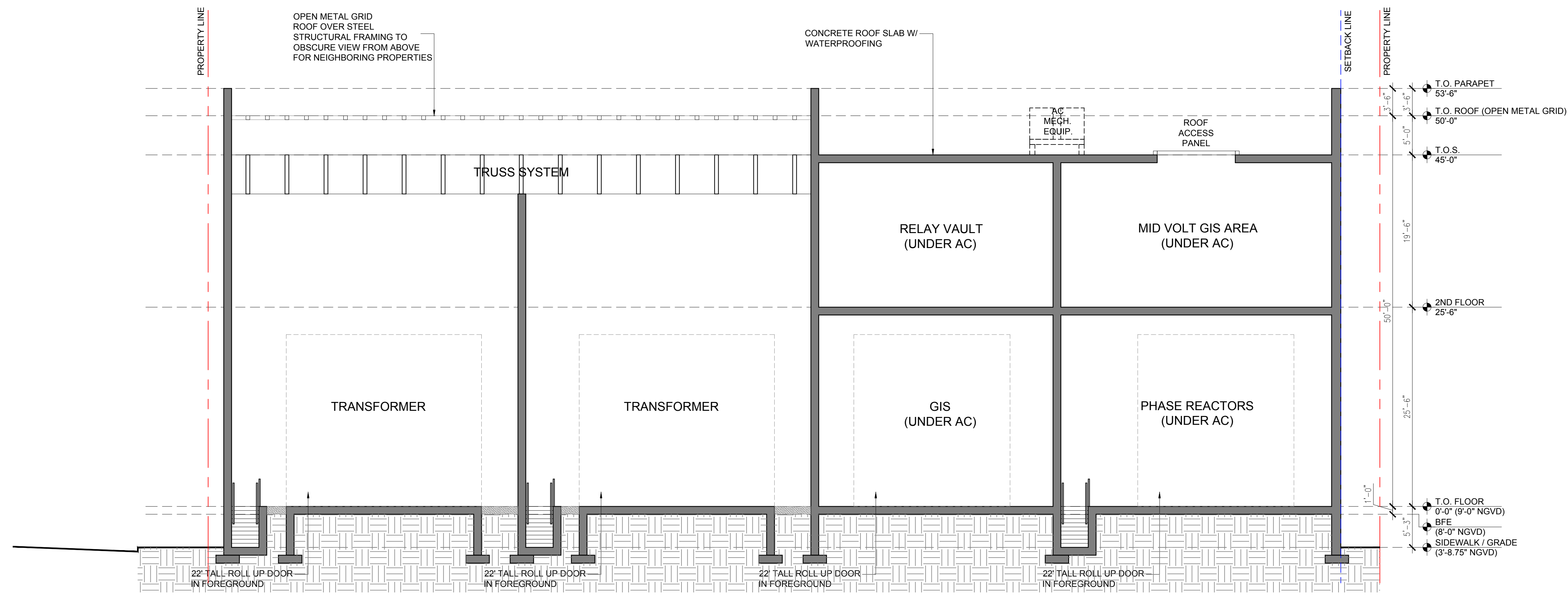
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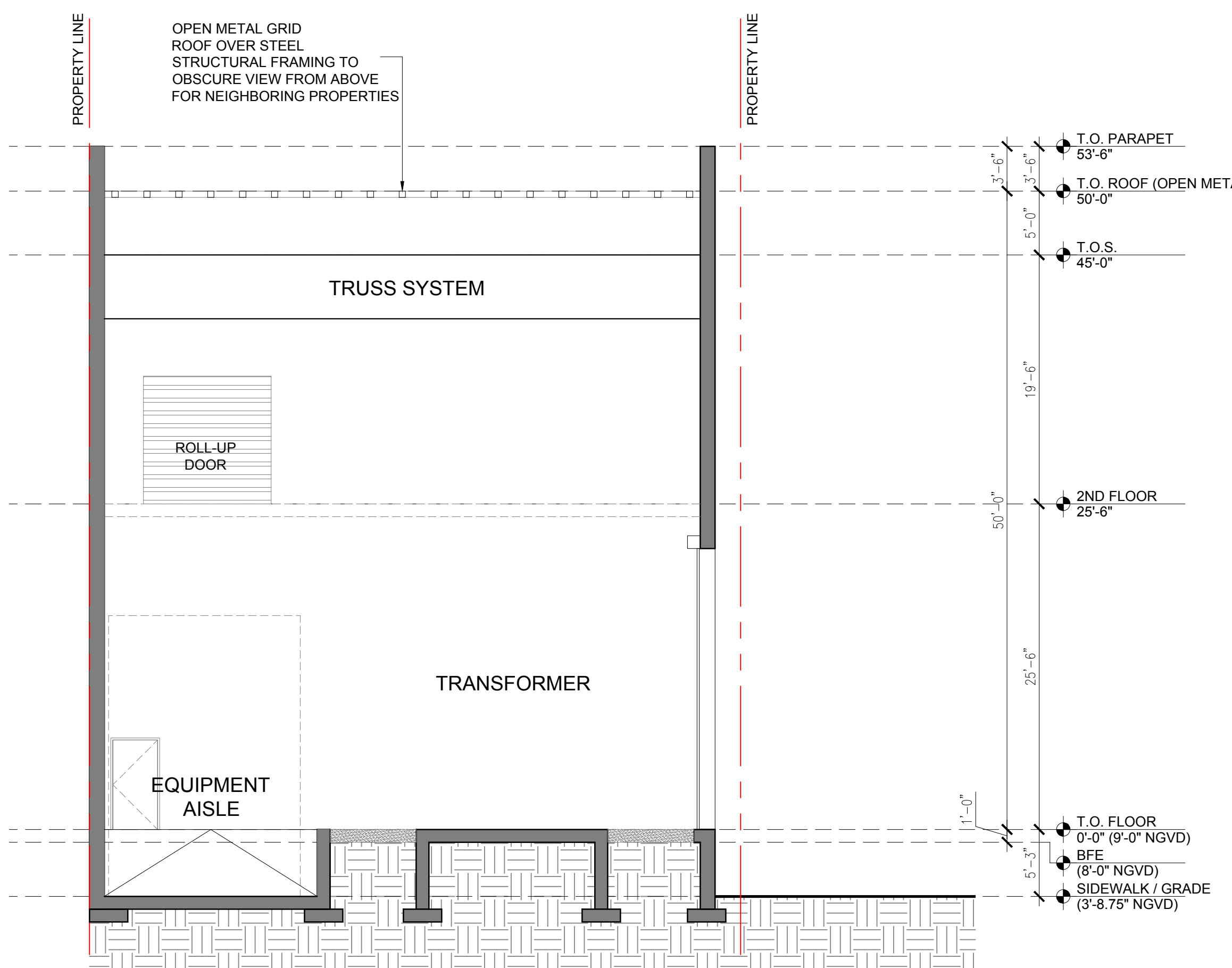


PROPOSED BUILDING ELEVATIONS

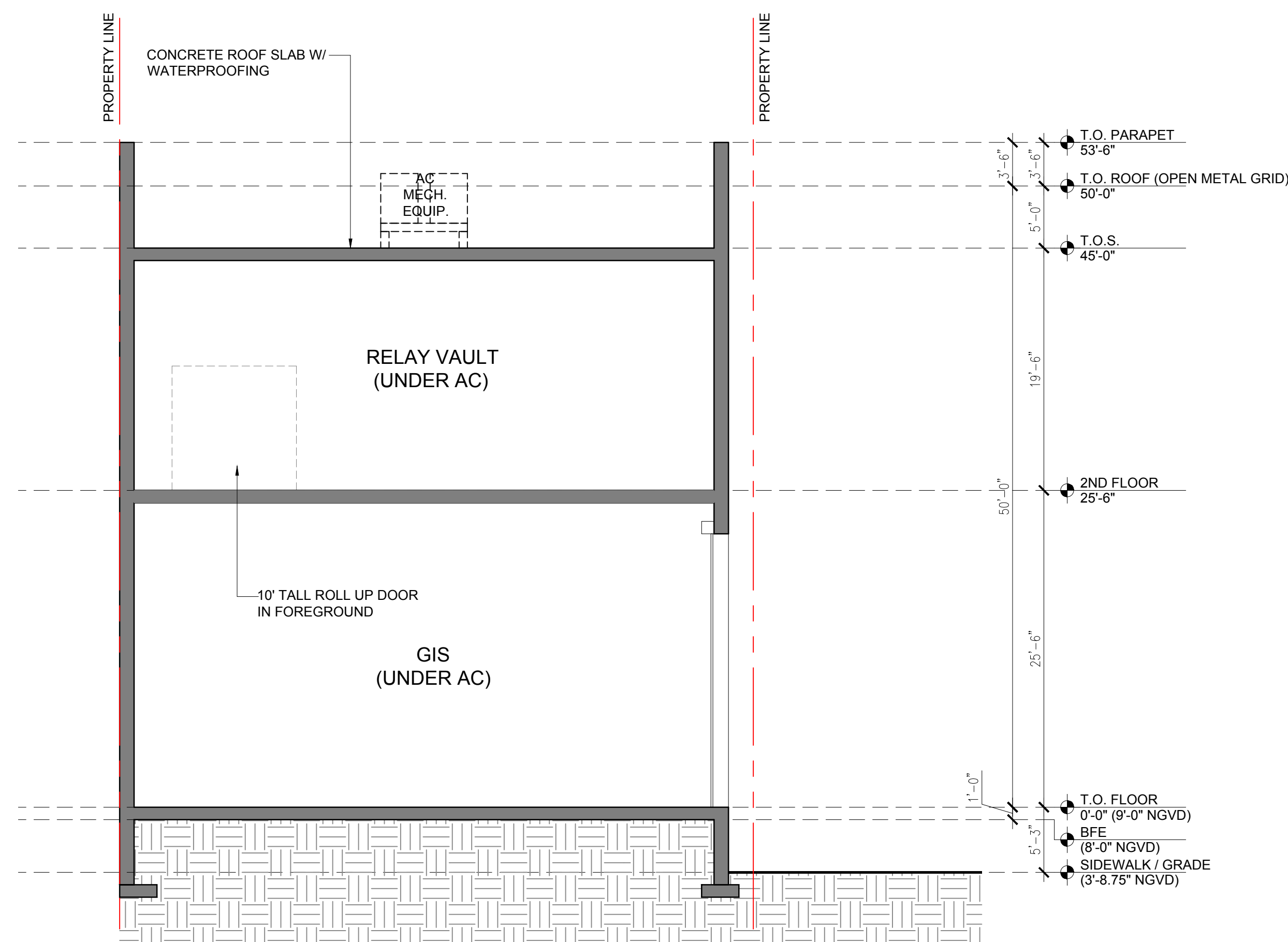
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Project	#1763 - FPL ALTON SUBSTATION		



1 SECTION 1/8" = 1'-0"



2 SECTION 1/8" = 1'-0"



3 SECTION 1/8" = 1'-0"

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SECTION

Date	03-11-2019	Sheet No.	A5.00
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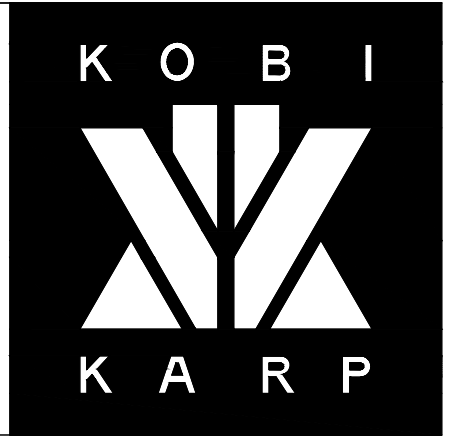
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Zoning
 DRB19-0371 FINAL SUBMISSION
 MARCH 11, 2019

FPL ALTON SUBSTATION
 1031 FOURTH STREET
 MIAMI BEACH, FLORIDA 33139

Owner:
 Name: FLORIDA POWER & LIGHT CO.
 Address: 700 UNIVERSE BLVD.
 Address: JUNO BEACH, FLORIDA 33408
 Tel: 561-694-3284
 Email:

Consultant:
 Name:
 Address:
 Address:
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RENDERING

Date	03-11-2019	Sheet No.	A6.01
Scale			
Project	#1763 - FPL ALTON SUBSTATION		