



1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
MIAMI BEACH , FLORIDA 33139

FINAL SUBMITTAL - 08.02.2019

COVER

OWNER
ALTON ROAD OWNER LLC
1691 MICHIGAN AVENUE SUITE 510
MIAMI BEACH, FL 33139

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509

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COVER SHEET

ARCHITECTURAL DRAWINGS:

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8/2/19

BOUNDARY SURVEY

1671/1671A/1673 ALTON ROAD, MIAMI BEACH, FL

17TH STREET

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.



LOCATION SKETCH
(NOT TO SCALE)

ABBREVIATIONS:

B.C. = BUILDING CORNER
CMB = CITY OF MIAMI BEACH
CONC. = CONCRETE
F.F.E. = FINISHED FLOOR ELEVATION
FND = FOUND
LB = LICENSED BUSINESS
MDC = MIAMI-DADE COUNTY
N&W = NAIL AND WASHER
O.R.B. = OFFICIAL RECORDS BOOK
D/S = OFFSET
P.B. = PLAT BOOK
PG. = PAGE
PL. = PLANTER
R&C = ROD AND CAP
R/W = RIGHT-OF-WAY
(P) = PLAT
C = CENTER LINE

LEGEND:

BACKFLOW PREVENTER
CATCH BASIN
CLEAN OUT
GAS METER
GREASE TRAP
LIGHT POST
MANHOLE
METAL BOX
MONUMENT
PARKING METER
POST
SEWER VALVE
SIGN
UTILITY POLE
WATER VALVE
WELL
WIRE PULL BOX
BUILDING
AWNING
OVERHEAD WIRE
BOUNDARY LINE
CENTER LINE
LOT LINE

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
- PARTS OF FRACTIONAL SECTION 33 AND SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI BEACH, FLORIDA.
- SITE ADDRESS IS 1671/1671A/1673 ALTON RD, MIAMI BEACH, FL 33139; FOLIO # 02-3234-017-0130 FOLIO NUMBER PER THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S WEBSITE.
- BEARINGS SHOWN HEREON ARE ASSUMED, AND REFERENCED TO THE BEARING BASIS, BEING N00°00'00"W ON THE EASTERLY LINE OF ALTON ROAD.
- THIS SITE WAS NOT ABSTRACTED FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD. CLIENT IS ADVISED TO GET A COMMITMENT FOR TITLE INSURANCE THAT SHOW ALL MATTERS OF RECORD. SURVEYOR MAKES NO STATEMENT AS TO OWNERSHIP WHICH IS SUBJECT TO AN OPINION OF TITLE BY A LICENSED FLORIDA ATTORNEY (THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH).
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING, SETBACKS, OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PROPERTY.
- NOTED RECORDED REFERENCES ARE FROM THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- THE CERTIFICATE OF AUTHORIZATION NUMBER OF BISCAYNE ENGINEERING COMPANY (BEC) IS LB-00129.
- DIMENSIONS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- SYMBOLS SHOWN HEREON ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.

- THE LOCATION OF VISIBLE UTILITIES SHOWN HEREON WERE FIELD LOCATED.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO LOCATE UNDERGROUND UTILITIES.
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR RUBBISH FILLS, ETC.; NO INTERIOR OBSERVATIONS WERE MADE AT THE TIME OF THE SURVEY.
- PARTY WALLS OR SPACES BETWEEN BUILDINGS WERE NOT VISIBLE OR ACCESSIBLE.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BE AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ± 0.03 FEET VERTICALLY ON HARD SURFACES, AND ± 0.1 FEET VERTICALLY ON SOFT SURFACES.
- FEMA FLOOD ZONE INFORMATION: COMMUNITY NUMBER: 120635, COMMUNITY NAME: CITY OF MIAMI BEACH, FLOOD ZONE: "AE", BASE FLOOD ELEVATION = 8, MAP NUMBER: 12086C0317L, MAP REVISED: SEPTEMBER 11, 2009.
- ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED FROM THE FOLLOWING BENCHMARKS:
1) MDC C-100, NAIL & WASHER IN CONC. CURB AT THE NORTHWEST CORNER ON 17TH STREET BRIDGE BETWEEN WEST AVENUE AND DADE BLVD; ELEVATION= 9.50' (NAVD 88).
2) CMB, NAIL & WASHER AT THE NORTHEAST CORNER OF INTERSECTION OF 17TH STREET AND MICHIGAN AVENUE; ELEVATION=2.08' (NAVD 88).

LEGAL DESCRIPTION:

LOT 18, BLOCK 39, FIRST ADDITIONAL TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BISCAYNE ENGINEERING COMPANY, INC.
528 WEST FLAGLER STREET, MIAMI, FL 33130
(305) 324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0000129
SURVEY DATE: 07-02-2019

Alberto J. Rabionet
ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA



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DC-6050

1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

SITE SURVEY A-1

OWNER
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BUILDING RENOVATIONS	
ADDRESS	
1671-1673 ALTON ROAD	
MIAMI BEACH, FL	
BUILDING CLASSIFICATION	
OCCUPANCY GROUP	GROUP: MERCANTILE (FBC)
TYPE OF CONSTRUCTION: TYPE IIIB	
ALTERATION LEVEL 2 (FBC - SEC 404.1)	
FLORIDA BUILDING CODE EXISTING 2014 USE FOR DESIGN STANDARDS	
FLORIDA FIRE PREVENTION CODE 2014 NFPA101 USE FOR DESIGN STANDARDS	



1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
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LOCATION MAP A-2

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET					
ITEM #	ZONING INFORMATION				
1	ADDRESS:	1671 & 1673 ALTON ROAD MIAMI BEACH, FL 33139			
2	BOARD AND FILE NUMBERS :	DRB19-0447			
3	FOLIO NUMBER(S):	02-3234-017-0130			
4	YEAR CONSTRUCTED:	1936	ZONING DISTRICT:	COMMERCIAL, MEDIUM INTENSITY DISTRICT (CD-2)	
5	BASED FLOOD ELEVATION:	8'-0"	GRADE VALUE IN NGVD:	3.04'	
6	ADJUSTED GRADE (FLOOD+GRADE/2):	5.52	LOT AREA:	7,500 SQFT	
7	LOT WIDTH:	50'-0"	LOT DEPTH:	150'-0"	
8	MINIMUM UNIT SIZE	--	AVERAGE UNIT SIZE	1,290 SQFT	
9	EXISTING USE:	STORE/ RETAIL OUTLET	PROPOSED USE:	STORE/ RETAIL OUTLET/ RESTAURANT	
		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	22'-0"	EXISTING TO REMAIN	--
11	Number of Stories	--	2	EXISTING TO REMAIN	--
12	FAR	1.5	--	--	--
13	Gross square footage	11,250 SQFT	6,144 SQFT	EXISTING TO REMAIN	--
14	Square Footage by use	N/A	N/A	N/A	N/A
15	Number of units Residential	N/A	N/A	N/A	N/A
16	Number of units Hotel	N/A	N/A	N/A	N/A
17	Number of seats	N/A	N/A	N/A	N/A
18	Occupancy load	N/A	N/A	N/A	N/A

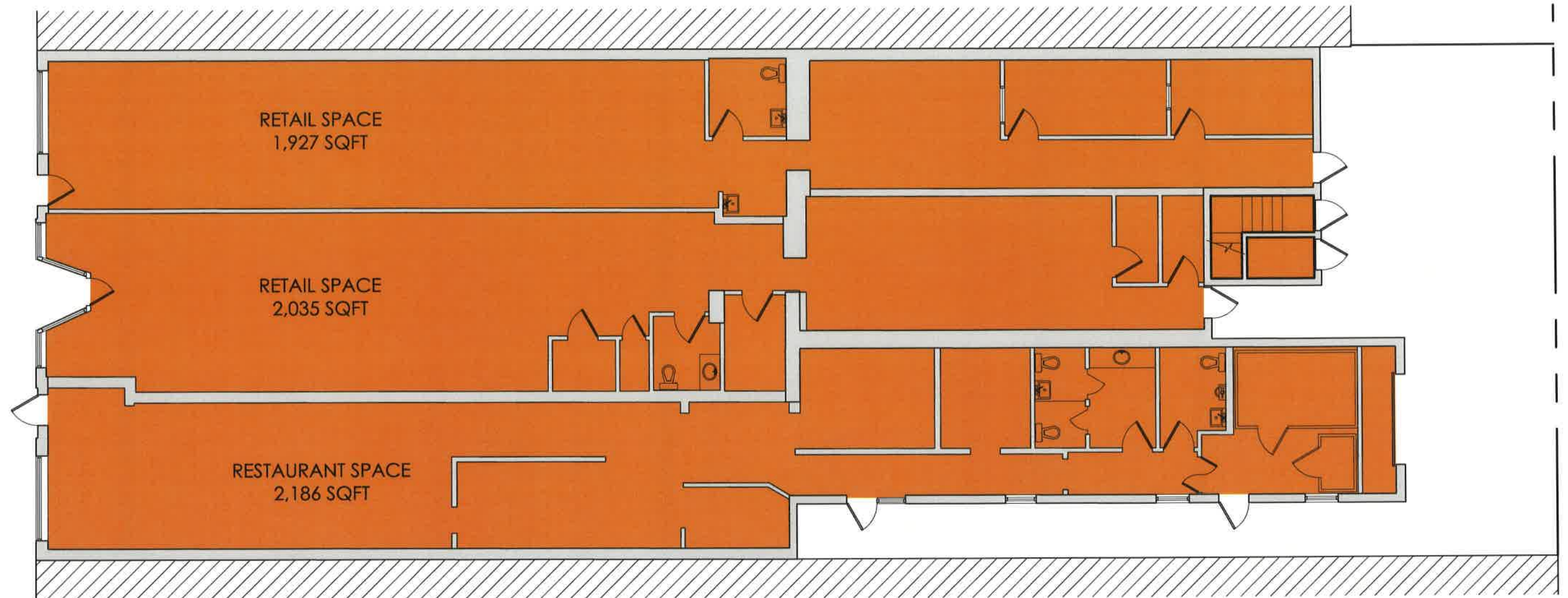
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	N/A
20	Side Setback:	N/A	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing street:	N/A	N/A	N/A	N/A
23	Rear Setback:	N/A	N/A	N/A	N/A
	At Grade Parking:				
24	Front Setback:	N/A	N/A	N/A	N/A
25	Side Setback:	N/A	N/A	N/A	N/A
26	Side Setback:	N/A	N/A	N/A	N/A
27	Side Setback facing street:	N/A	N/A	N/A	N/A
28	Rear Setback:	N/A	N/A	N/A	N/A
	Pedestal:				
29	Front Setback:	N/A	N/A	N/A	N/A
30	Side Setback:	N/A	N/A	N/A	N/A
31	Side Setback:	N/A	N/A	N/A	N/A
32	Side Setback facing street:	N/A	N/A	N/A	N/A
33	Rear Setback:	N/A	N/A	N/A	N/A
	Tower:				
34	Front Setback:	N/A	N/A	N/A	N/A
35	Side Setback:	N/A	N/A	N/A	N/A

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	5'-0"	0'-0"	EXISTING TO REMAIN	--
37	Side Setback facing street:	N/A	N/A	N/A	N/A
38	Rear Setback:	0'-0"	14'-11"	EXISTING TO REMAIN	--

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	N/A	N/A	N/A	N/A
40	Total # of parking spaces	N/A	N/A	N/A	N/A
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
43	Parking Space Dimensions	N/A	N/A	N/A	N/A
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A	N/A	N/A	N/A
45	ADA Spaces	N/A	N/A	N/A	N/A
46	Tandem Spaces	N/A	N/A	N/A	N/A
47	Drive aisle width	N/A	N/A	N/A	N/A
48	Valet drop off and pick up	N/A	N/A	N/A	N/A
49	Loading zones and Trash collection areas	N/A	N/A	N/A	N/A
50	Bicycle parking, location and Number of racks	N/A	N/A	N/A	N/A

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	N/A
52	Total # of seats	N/A	N/A	N/A	N/A
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
54	Total occupant content	N/A	N/A	N/A	N/A
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
56	Is this a contributing building?	NO			
57	Located within a Local Historic District?	NO			

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6/21/19



EXISTING GROUND FLOOR

0 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

FLOOR AREA RATIO	
GROUND FLOOR	6,150 SQFT
SECOND FLOOR	1,420 SQFT
TOTAL EXISTING SQFT	7,570 SQFT
LOT SIZE	7,500 SQFT
F.A.R	1.5
ALLOWABLE SQFT	11,250 SQFT

Handwritten signature: J. Smith

1671 & 1673 ALTON ROAD IMPROVEMENTS

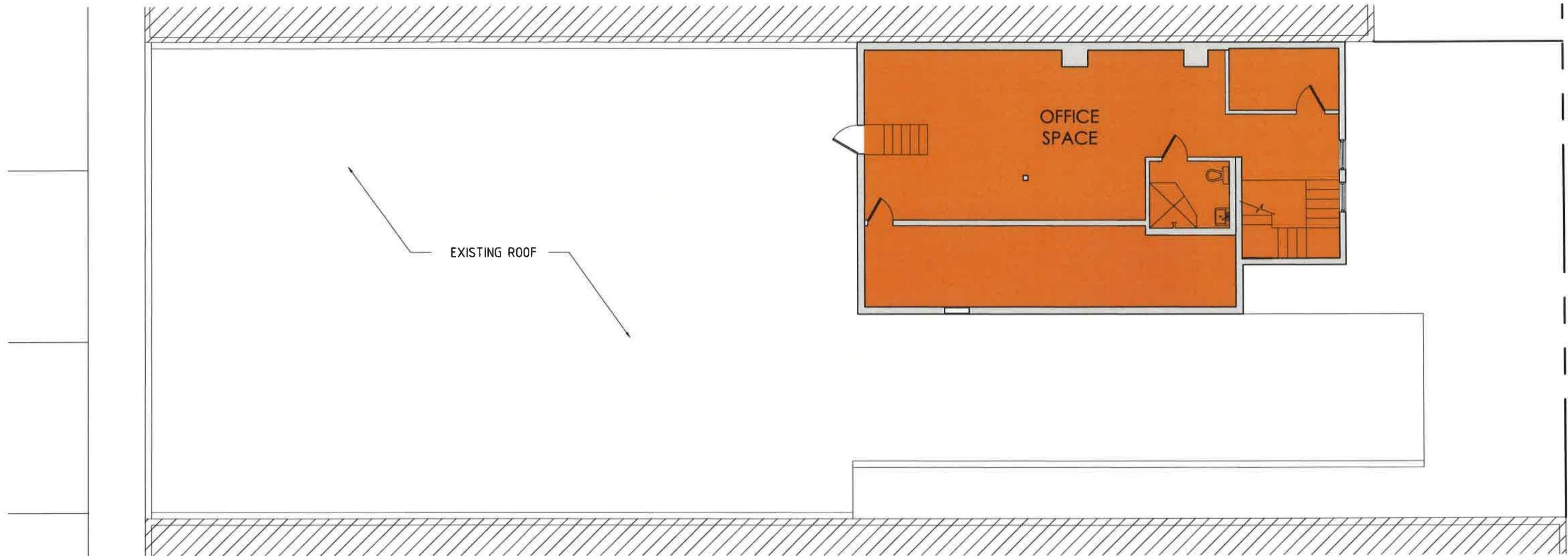
1671 & 1673 ALTON ROAD
MIAMI BEACH , FLORIDA 33139

EXISTING FAR PLAN - GROUND FLOOR A-5

OWNER
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1691 MICHIGAN AVENUE SUITE 510
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FLOOR AREA RATIO	
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ALLOWABLE SQFT	11,250 SQFT

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10/2/14

1671 & 1673 ALTON ROAD IMPROVEMENTS

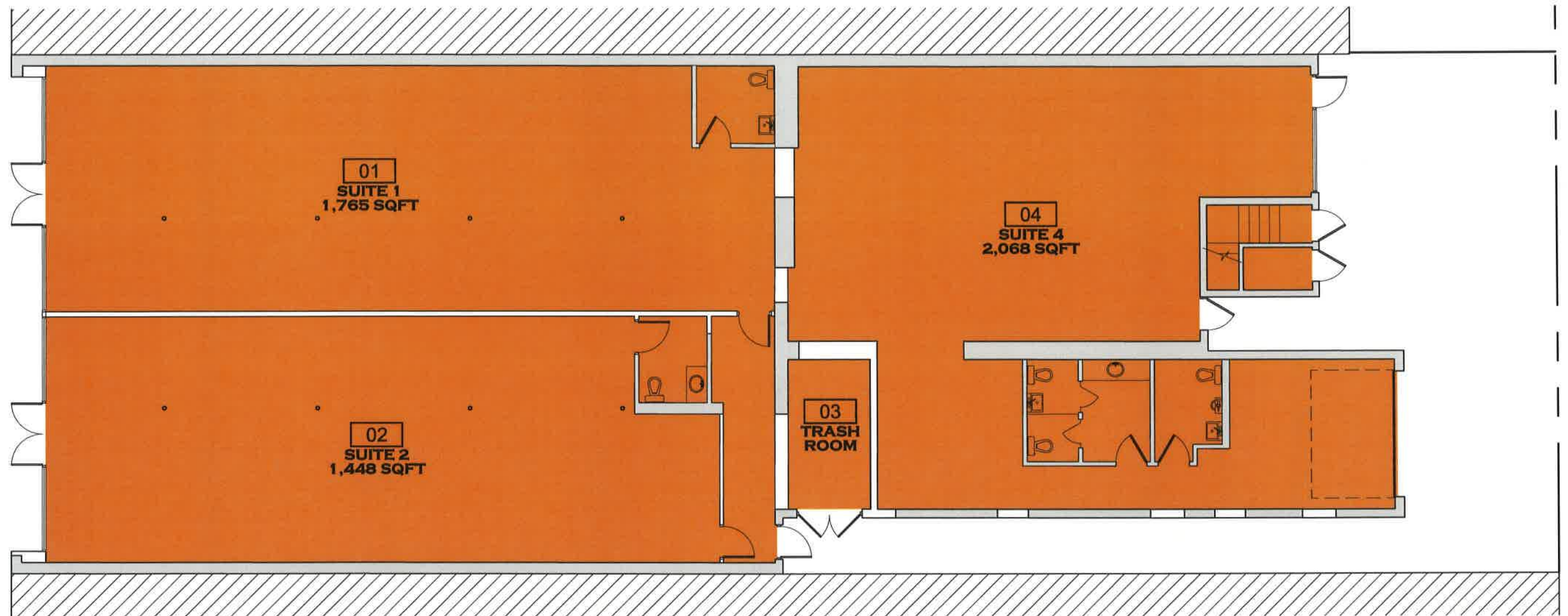
EXISTING FAR PLAN - SECOND FLOOR

A-6

1671 & 1673 ALTON ROAD
MIAMI BEACH , FLORIDA 33139

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FLOOR AREA RATIO	
GROUND FLOOR	6,150 SQFT
SECOND FLOOR	1,420 SQFT
TOTAL EXISTING SQFT	7,570 SQFT
INTERIOR RENOVATION OF EXISTING BUILDING: NO NEW SQUARE FOOTAGE	
LOT SIZE	7,500 SQFT
F.A.R.	1.5
ALLOWABLE SQFT	11,250 SQFT

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1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

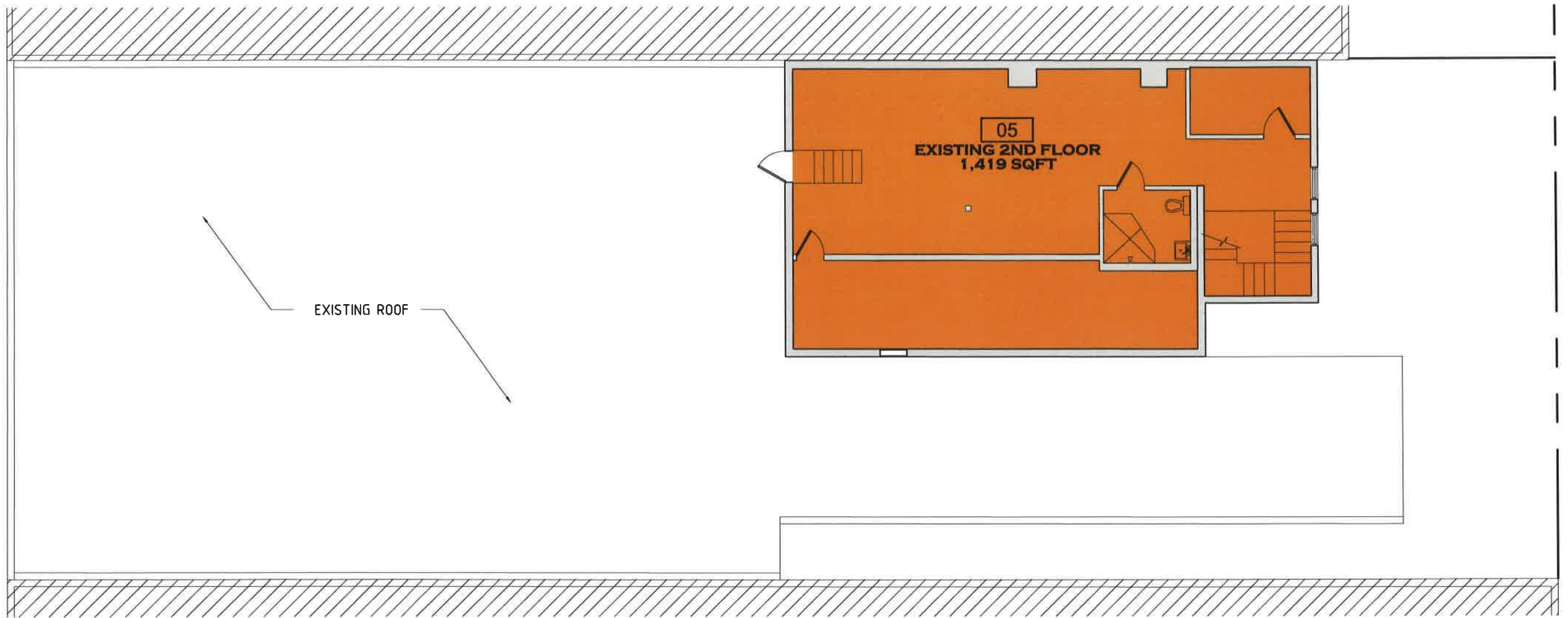
PROPOSED FAR PLAN - SECOND FLOOR

A-7

OWNER
ALTON ROAD OWNER LLC
1691 MICHIGAN AVENUE SUITE 510
MIAMI BEACH, FL 33139

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PROPOSED SECOND FLOOR

FLOOR AREA RATIO	
GROUND FLOOR	6,150 SQFT
SECOND FLOOR	1,420 SQFT
TOTAL EXISTING SQFT	7,570 SQFT
INTERIOR RENOVATION OF EXISTING BUILDING: NO NEW SQUARE FOOTAGE	
LOT SIZE	7,500 SQFT
F.A.R	1.5
ALLOWABLE SQFT	11,250 SQFT

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1671 & 1673 ALTON ROAD IMPROVEMENTS

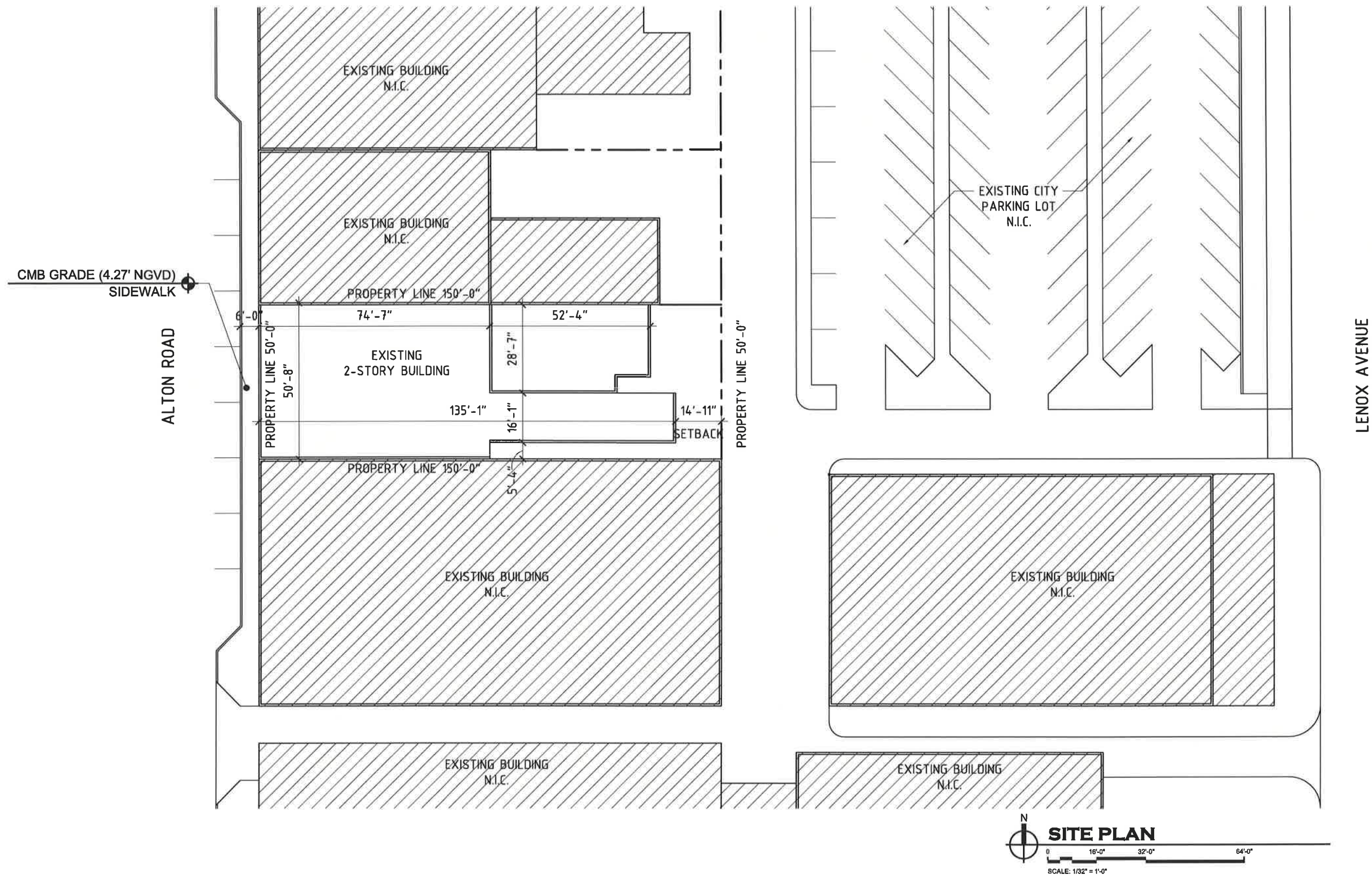
PROPOSED FAR PLAN - GROUND FLOOR

A-8

1671 & 1673 ALTON ROAD
MIAMI BEACH , FLORIDA 33139

OWNER
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1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

SITE PLAN

A-9

OWNER
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1711 ALTON ROAD



1695 ALTON ROAD



ALTON ROAD & 17TH STREET

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1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
MIAMI BEACH , FLORIDA 33139

ALTON ROAD - EAST SIDE

A-10

OWNER
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1681 ALTON ROAD



SITE - 16731/671 ALTON ROAD



1675 ALTON ROAD

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1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
MIAMI BEACH , FLORIDA 33139

ALTON ROAD - EAST SIDE

A-11

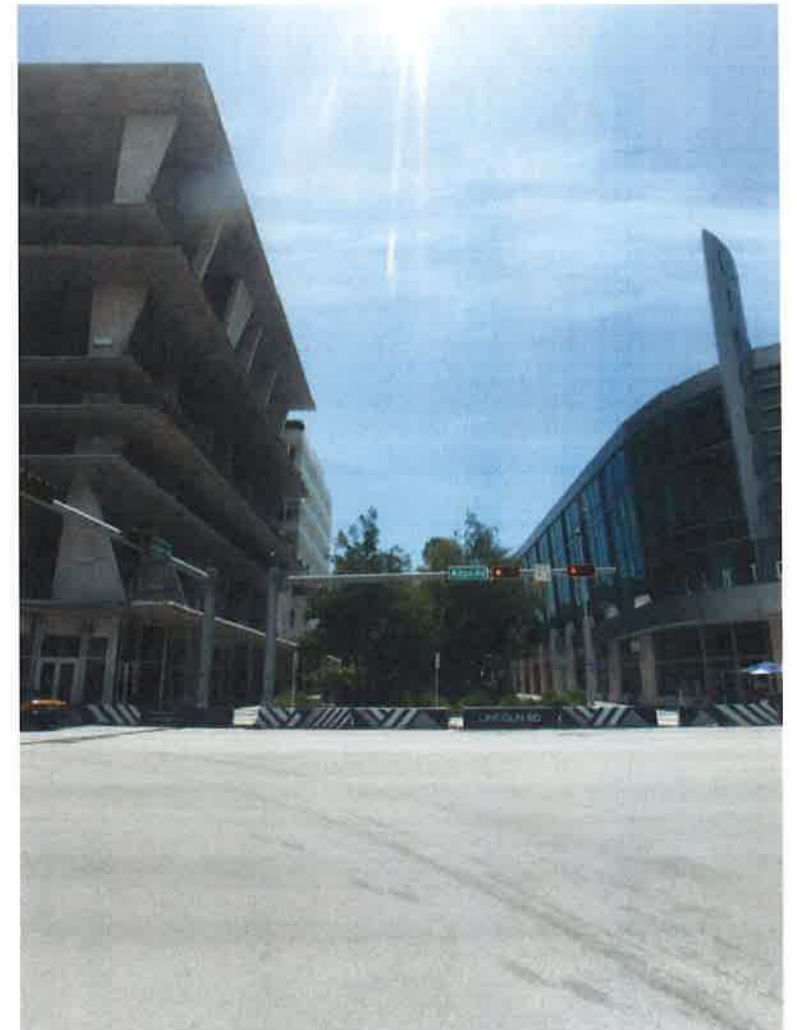
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1665 ALTON ROAD



ALTON ROAD & LINCOLN ROAD



1111 LINCOLN ROAD

1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
MIAMI BEACH , FLORIDA 33139

ALTON ROAD - EAST SIDE

A-12

OWNER
ALTON ROAD OWNER LLC
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1200 LINCOLN ROAD



1650-1659 ALTON ROAD



ALTON ROAD & LINCOLN ROAD

1671 & 1673 ALTON ROAD IMPROVEMENTS

**1671 & 1673 ALTON ROAD
MIAMI BEACH , FLORIDA 33139**

ALTON ROAD - WEST SIDE

A-13

OWNER
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1659-1674 ALTON ROAD



1676-1690 ALTON ROAD



1674 ALTON ROAD

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1671 & 1673 ALTON ROAD IMPROVEMENTS

ALTON ROAD - WEST SIDE A-14

1671 & 1673 ALTON ROAD
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1698 ALTON ROAD



1708 ALTON ROAD



ALTON ROAD & 17TH STREET

1671 & 1673 ALTON ROAD IMPROVEMENTS

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ALTON ROAD - WEST SIDE

A-15

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1688 LENOX AVENUE



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MIAMI BEACH , FLORIDA 33139

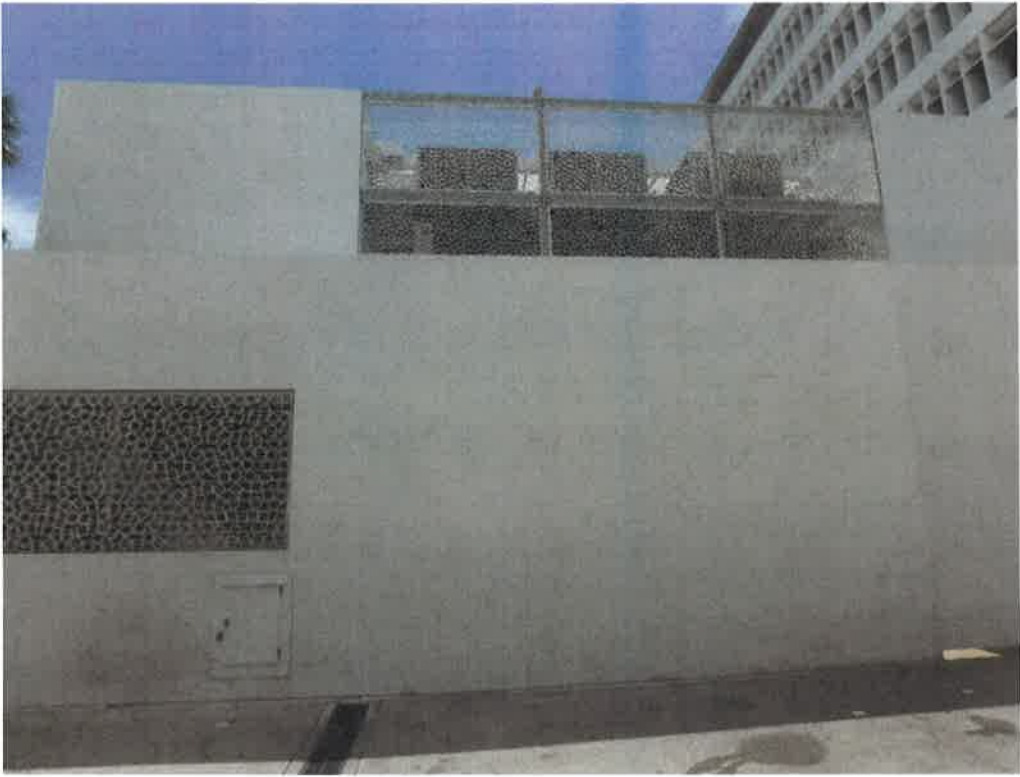
REAR ALLEY - EAST SIDE

A-16

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1671 & 1673 ALTON ROAD IMPROVEMENTS

REAR ALLEY - EAST SIDE

A-17

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1665 ALTON ROAD



1665 ALTON ROAD



SITE - 16731/671 ALTON ROAD

Handwritten signature in blue ink.

1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
MIAMI BEACH , FLORIDA 33139

REAR ALLEY - WEST SIDE

A-18

OWNER
ALTON ROAD OWNER LLC
1691 MICHIGAN AVENUE SUITE 510
MIAMI BEACH, FL 33139

DNB
DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



1675 ALTON ROAD



1695 ALTON ROAD



1681 ALTON ROAD

1671 & 1673 ALTON ROAD IMPROVEMENTS

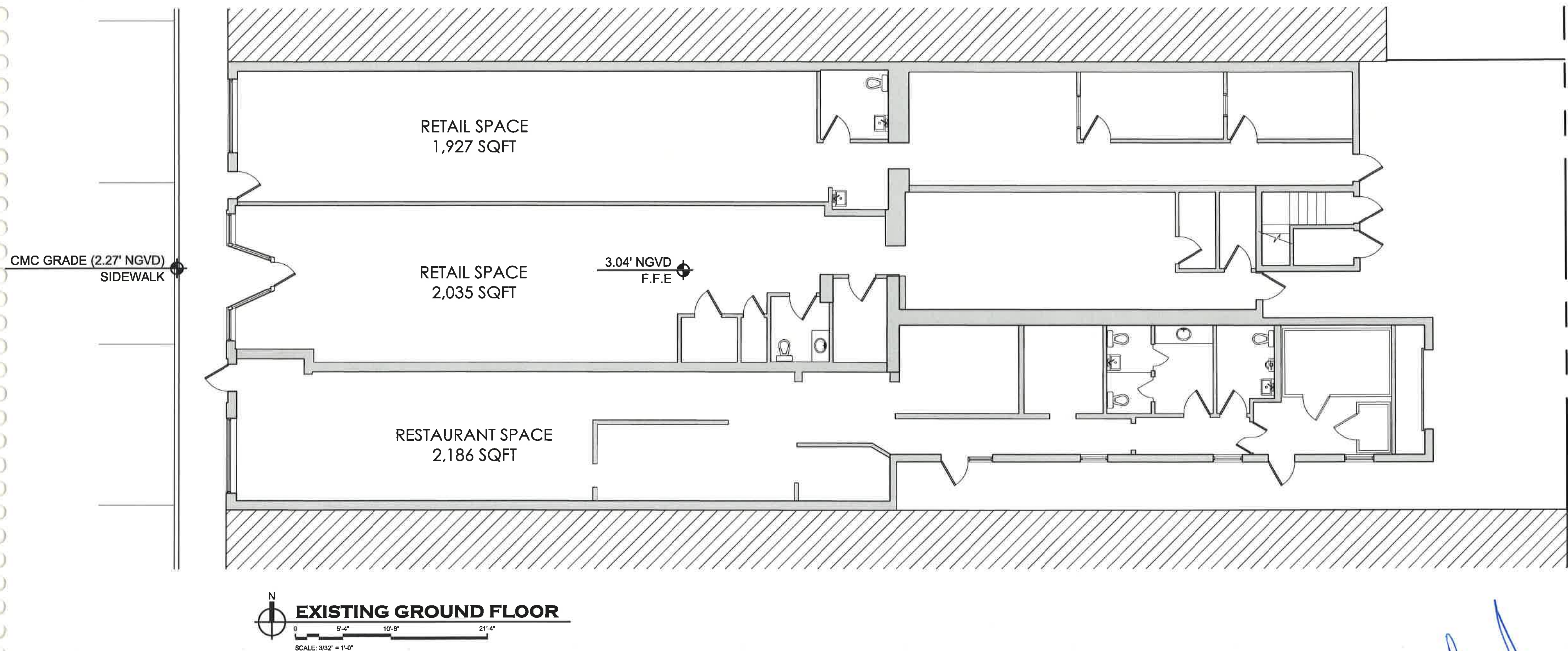
REAR ALLEY - WEST SIDE

A-19

1671 & 1673 ALTON ROAD
 MIAMI BEACH , FLORIDA 33139

OWNER
 ALTON ROAD OWNER LLC
 1691 MICHIGAN AVENUE SUITE 510
 MIAMI BEACH, FL 33139

DNB
 DESIGN GROUP
 2020 PONCE DE LEON BOULEVARD
 CORAL GABLES, FLORIDA 33134
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 FAX: 305.444.5509



1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
MIAMI BEACH , FLORIDA 33139

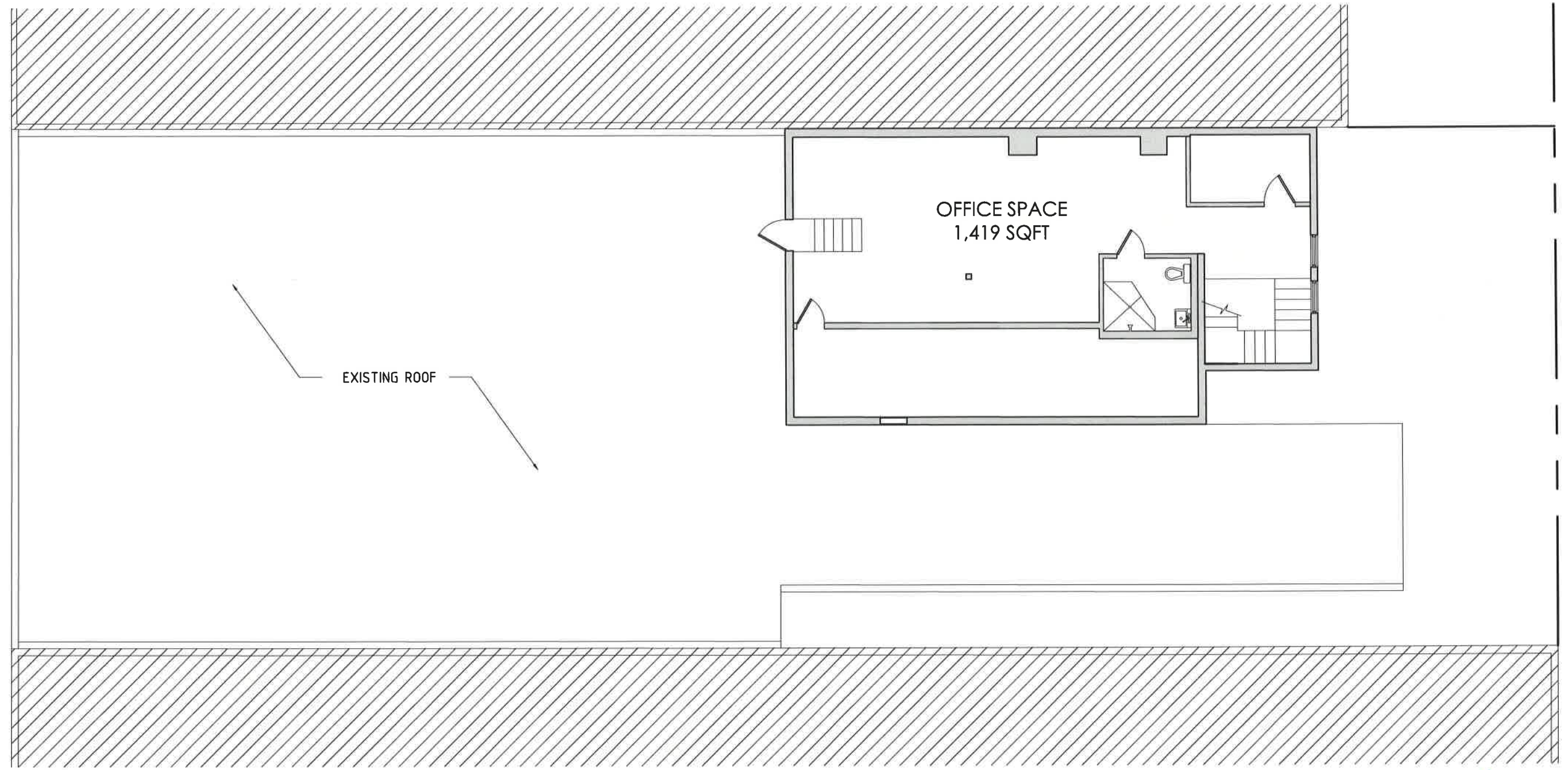
EXISTING PLAN - GROUND FLOOR

A-20

OWNER
ALTON ROAD OWNER LLC
1691 MICHIGAN AVENUE SUITE 510
MIAMI BEACH, FL 33139

DNB
DESIGN GROUP

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CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



EXISTING SECOND FLOOR

0 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

Handwritten signature

1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

EXISTING PLAN - SECOND FLOOR

A-21

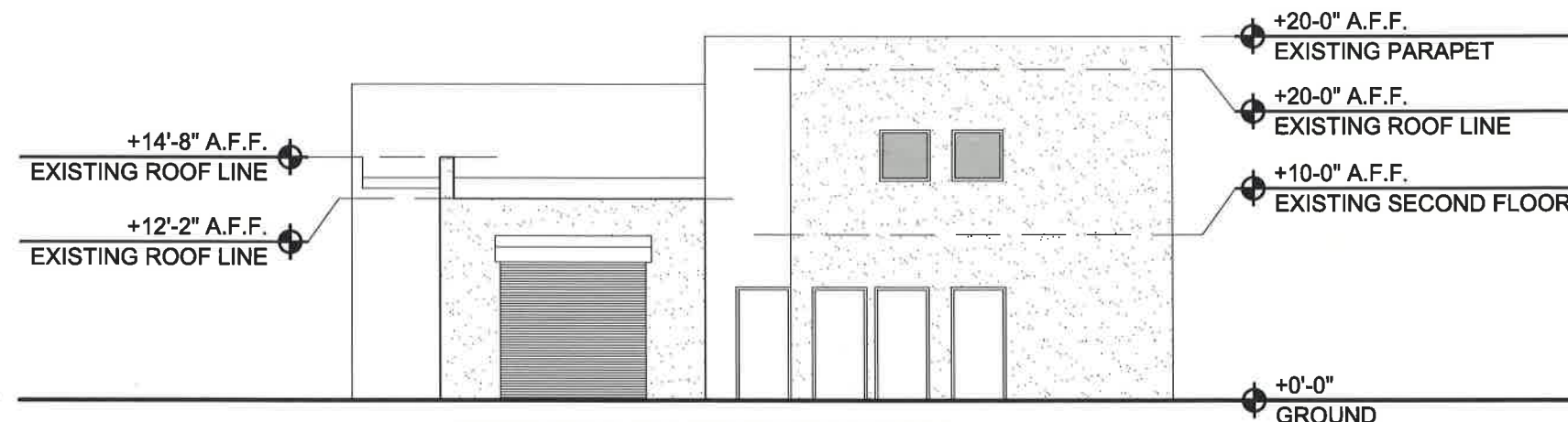
OWNER
ALTON ROAD OWNER LLC
1691 MICHIGAN AVENUE SUITE 510
MIAMI BEACH, FL 33139

DNB
DESIGN GROUP

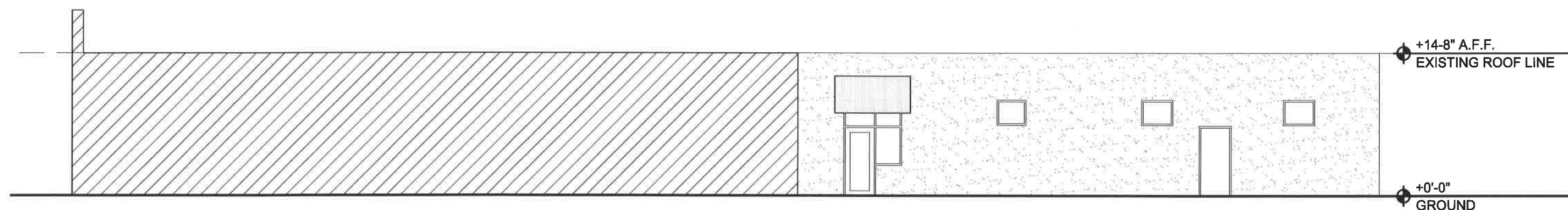
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EXISTING WEST ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



[Handwritten signature]
12/14



EXISTING SITE



Handwritten signature and date: 8/2/19

1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
MIAMI BEACH , FLORIDA 33139

EXISTING SITE - ALTON ROAD

A-23

OWNER
ALTON ROAD OWNER LLC
1691 MICHIGAN AVENUE SUITE 510
MIAMI BEACH, FL 33139

DNB
DESIGN GROUP

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CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



EXISTING SITE

Handwritten signature and date: 8/2/17

1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

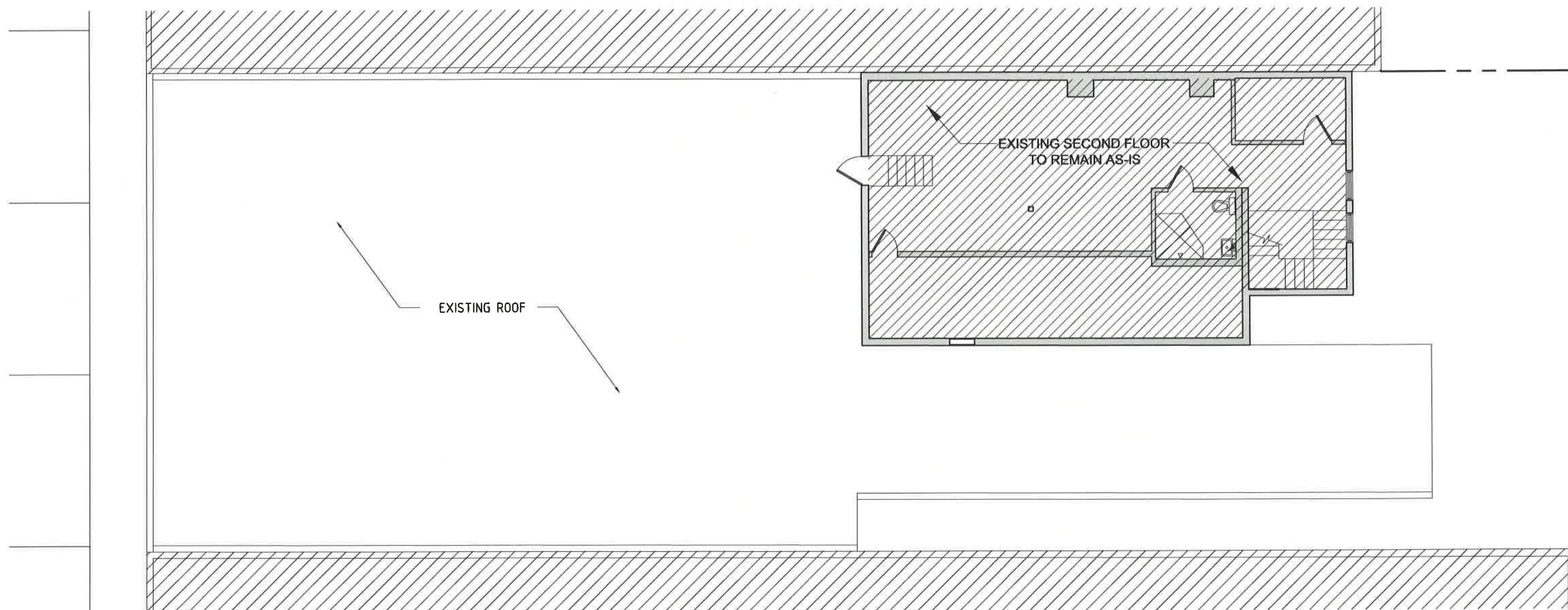
EXISTING SITE - ALTON ROAD

A-24

OWNER
ALTON ROAD OWNER LLC
1691 MICHIGAN AVENUE SUITE 510
MIAMI BEACH, FL 33139

DNB
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SECOND FLOOR DEMOLITION

0 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

[Handwritten signature]

1671 & 1673 ALTON ROAD IMPROVEMENTS

DEMOLITION PLAN - SECOND FLOOR

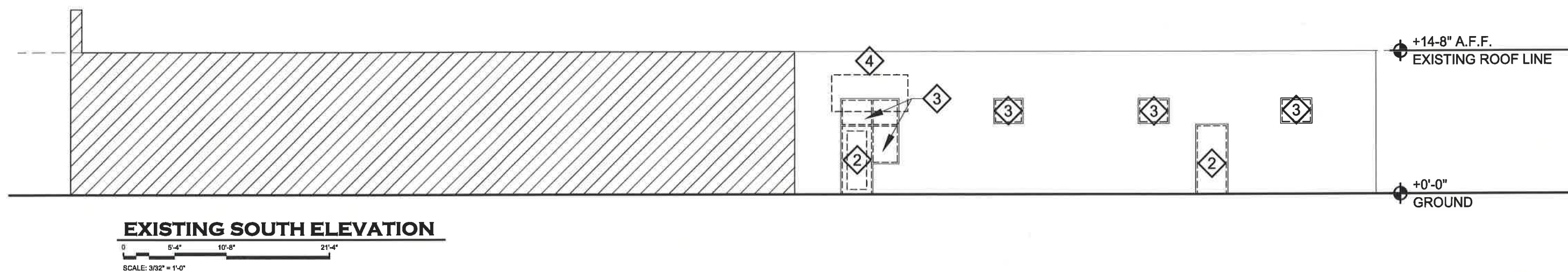
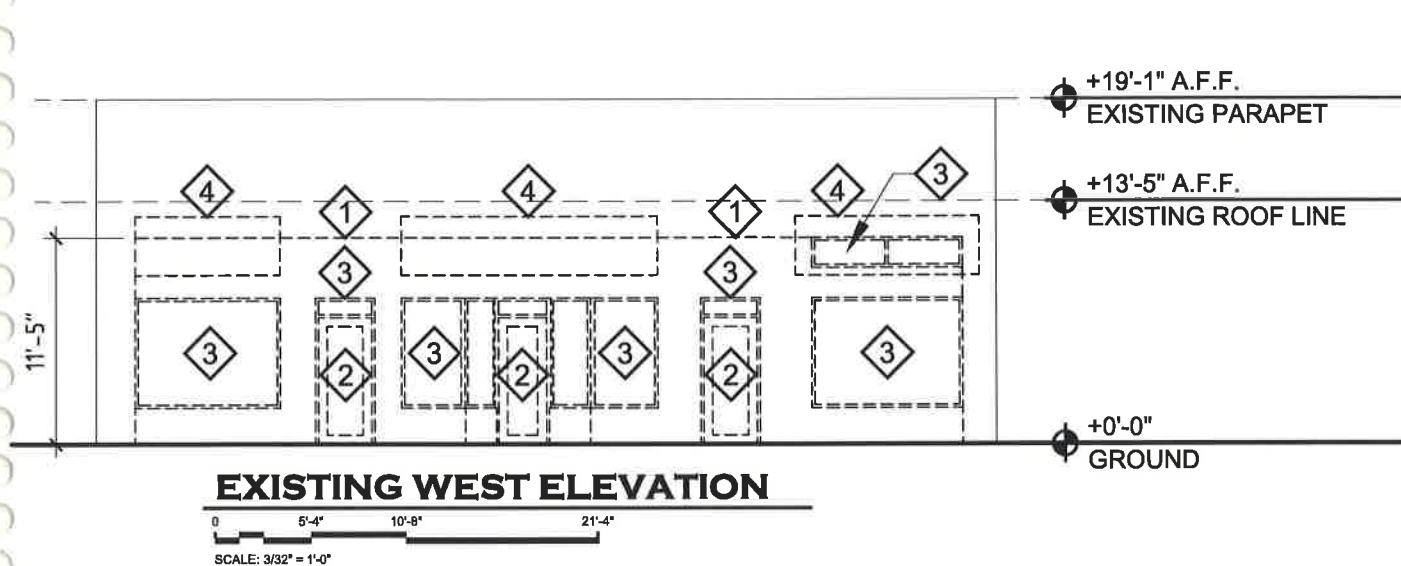
A-26

1671 & 1673 ALTON ROAD
MIAMI BEACH , FLORIDA 33139

OWNER
ALTON ROAD OWNER LLC
1691 MICHIGAN AVENUE SUITE 510
MIAMI BEACH, FL 33139

DNB
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CORAL GABLES, FLORIDA 33134
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[Handwritten signature]
8/2/19

1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

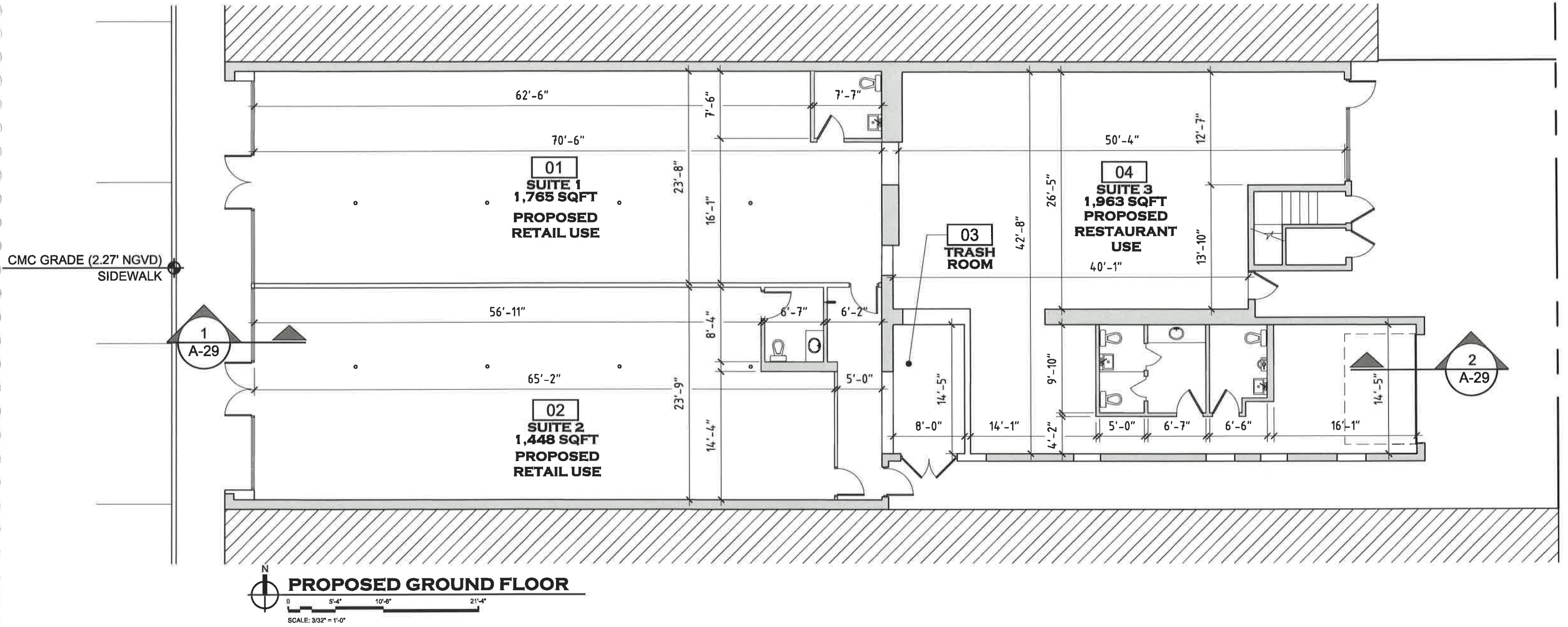
EXISTING ELEVATIONS

A-27

OWNER
ALTON ROAD OWNER LLC
1691 MICHIGAN AVENUE SUITE 510
MIAMI BEACH, FL 33139

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
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SEATING ALLOWANCE	
SUITE 3: POTENTIAL SEATING AREA	1,460 SQFT
AREA ALLOWANCE	15N
MAX ALLOWED SEATS	97 SEATS

1671 & 1673 ALTON ROAD IMPROVEMENTS

PROPOSED PLAN - GROUND FLOOR

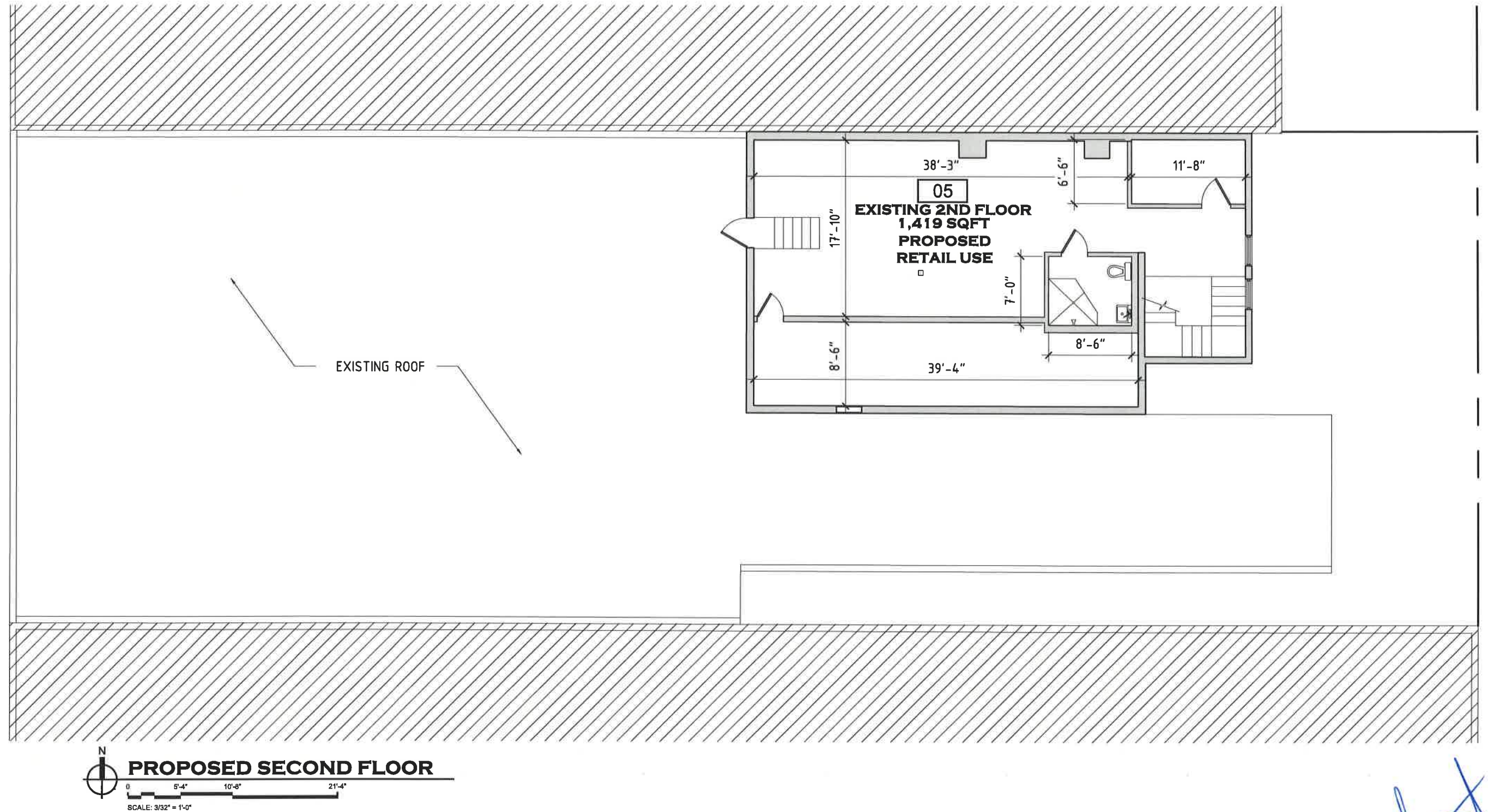
A-28

1671 & 1673 ALTON ROAD
MIAMI BEACH , FLORIDA 33139

OWNER
ALTON ROAD OWNER LLC
1691 MICHIGAN AVENUE SUITE 510
MIAMI BEACH, FL 33139

DNB
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



Handwritten signature and date: 8/2/15

1671 & 1673 ALTON ROAD IMPROVEMENTS

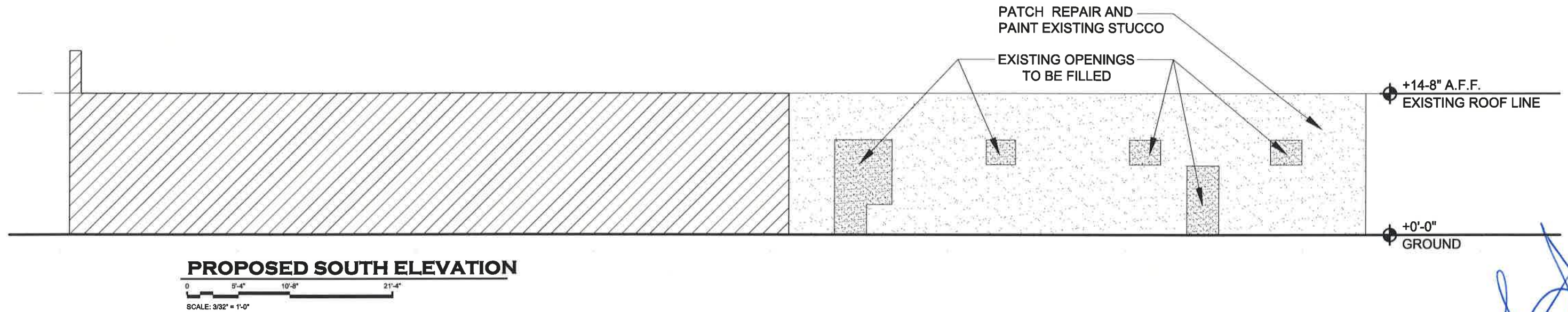
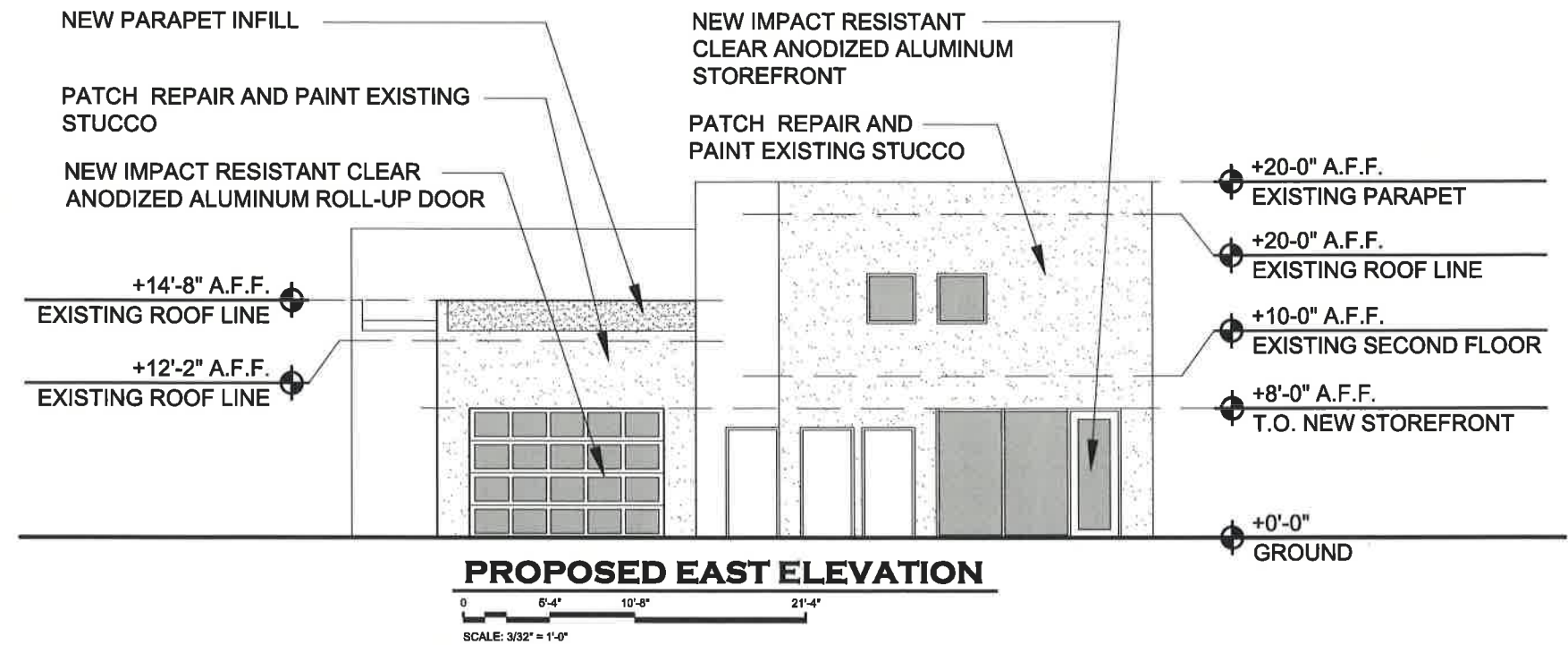
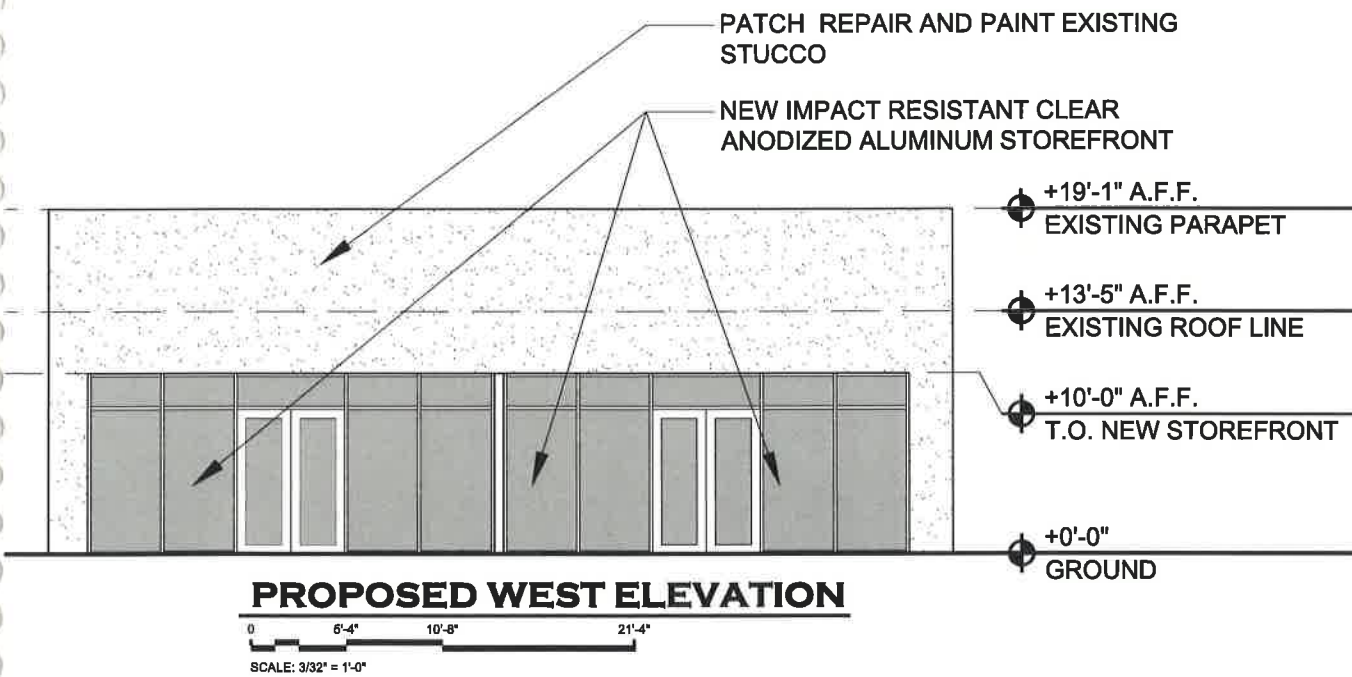
PROPOSED PLAN - SECOND FLOOR

A-29

1671 & 1673 ALTON ROAD
MIAMI BEACH , FLORIDA 33139

OWNER
ALTON ROAD OWNER LLC
1691 MICHIGAN AVENUE SUITE 510
MIAMI BEACH, FL 33139

DNB
DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



Handwritten signature

1671 & 1673 ALTON ROAD IMPROVEMENTS

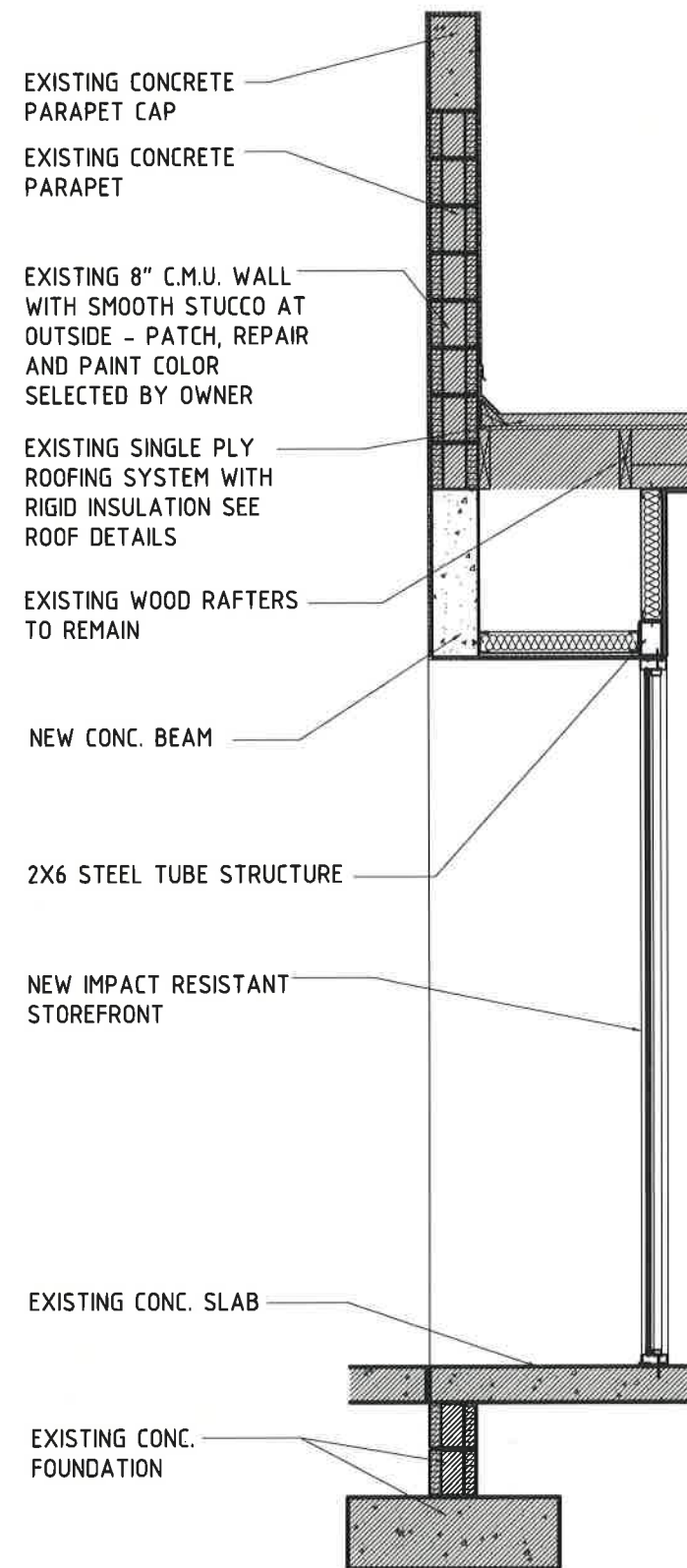
1671 & 1673 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

PROPOSED ELEVATIONS

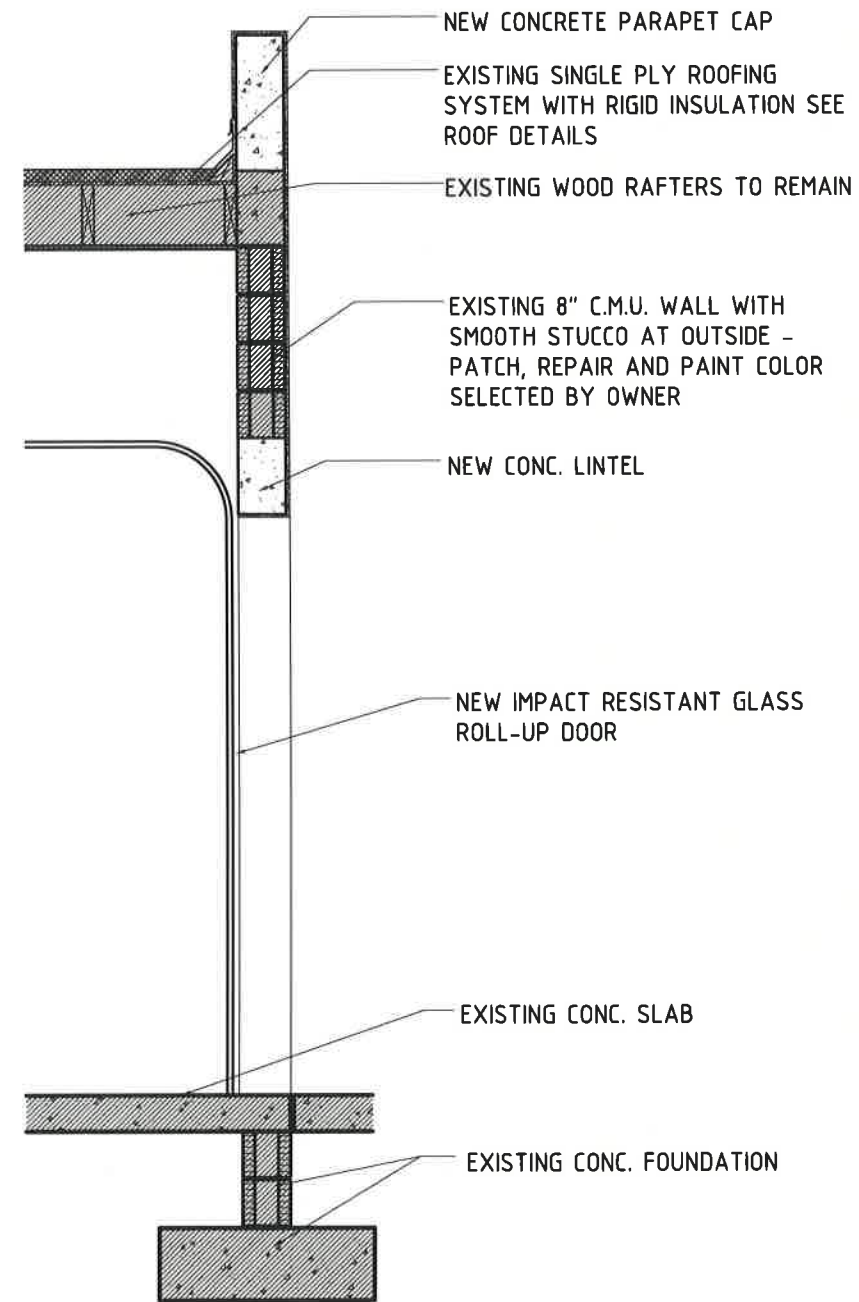
A-30

OWNER
ALTON ROAD OWNER LLC
1691 MICHIGAN AVENUE SUITE 510
MIAMI BEACH, FL 33139

DNB
DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



1
A-29
SECTION OF WEST ENTRANCE
0 1'-4" 2'-8" 5'-4"
SCALE: 3/8" = 1'-0"



2
A-29
SECTION OF EAST ENTRANCE
0 1'-4" 2'-8" 5'-4"
SCALE: 3/8" = 1'-0"

Handwritten signature and date: 8/21/19

1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

PROPOSED SECTIONS

A-31

OWNER
ALTON ROAD OWNER LLC
1691 MICHIGAN AVENUE SUITE 510
MIAMI BEACH, FL 33139

DNB
DESIGN GROUP

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CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



EXISTING FRONT



PROPOSED FRONT

Handwritten signature and date: 10/21/15

1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
MIAMI BEACH , FLORIDA 33139

RENDERINGS

A-32

OWNER
ALTON ROAD OWNER LLC
1691 MICHIGAN AVENUE SUITE 510
MIAMI BEACH, FL 33139

DNB
DESIGN GROUP

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CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



EXISTING REAR



PROPOSED REAR

For 8/21/15

1671 & 1673 ALTON ROAD IMPROVEMENTS

1671 & 1673 ALTON ROAD
MIAMI BEACH , FLORIDA 33139

RENDERINGS

A-33

OWNER
ALTON ROAD OWNER LLC
1691 MICHIGAN AVENUE SUITE 510
MIAMI BEACH, FL 33139

DNB
DESIGN GROUP
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