

1910 ALTON ROAD

1910 ALTON ROAD
MIAMI BEACH, FL
33139

PLANNING BOARD FINAL SUBMITTAL - APRIL 27TH, 2020



ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
2915 BISCAYNE BLVD. SUITE 200
MIAMI, FLORIDA 33137
T: 305.573.1818

Rev.	Date	Rev.	Date
PB FIRST SUBMITTAL	04-06-2020		
PB FINAL SUBMITTAL	04-27-2020		

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PLANNING BOARD

PB20-0357 FINAL SUBMITTAL

MIXED USE - COMMERCIAL -
OFFICE - RESIDENCE
1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

Consultant: LANDSCAPE ARCHITECT

Name: CHRISTOPHER CAWLEY
Address: 780 NE 69th STREET
Address: Suite #1106
Tel: Tel: (786) 536-2961

Consultant:

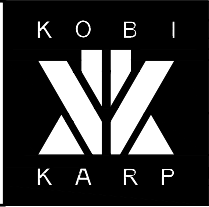
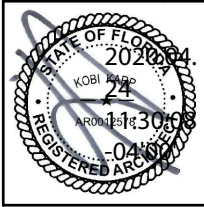
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Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
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COVER
PROPOSED DESIGN

Date	04-27-2020	Sheet No.	A0.00
Scale			
Project	2001		

CD-2 COMMERCIAL MEDIUM INTENSITY DISTRICT - ZONING DATA SHEET

ITEM #	ZONING INFORMATION			
1	ADDRESS:	1910 ALTON RD., MIAMI BEACH, FL 33139		
2	FOLIO NUMBER(S):	02-3233-022-0020		
3	BOARD AND FILE NUMBERS:	N/A		
4	YEAR BUILT:	1935	ZONING DISTRICT:	CD-2 (COMMERCIAL MEDIUM INTENSITY)
5	BASE FLOOD ELEVATION:	8'-0" NGVD	FUTURE GRADE VALUE IN NGVD :	N/A
6	GRADE:	3.99' NGVD	ADJUSTED GRADE:	N/A
7	LOT AREA:	8,000 SF	HEIGHT OF FIRST FLOOR:	+5.00' N.G.V.D.
8	LOT WIDTH:	50'-0"	LOT DEPTH:	160'-0"
9	PROPOSED GROUND FLOOR F.A.R.:	689 SF (4.31%)		
10	PROPOSED SECOND FLOOR ART GALLERY RETAIL 1 F.A.R.:	3,479 SF (21.74%)		
11	PROPOSED SECOND FLOOR ART GALLERY RETAIL 2 F.A.R.:	431 SF (2.69%)		
12	PROPOSED THIRD FLOOR OFFICE F.A.R.:	3,526 SF (22.04%)		
13	PROPOSED FOURTH FLOOR OFFICE F.A.R.:	3,670 SF (22.93%)		
14	PROPOSED FIFTH FLOOR RESIDENTIAL F.A.R.:	3,682 SF (23.01%)		
15	PROPOSED ROOFTOP RESIDENTIAL F.A.R.:	520 SF (3.25%)		
16	TOTAL BUILDING F.A.R.:	15,997 SF		
		ALLOWED	EXISTING	PROPOSED
17	HEIGHT:	50'-0"	N/A	53'-0"
				VARIANCE #1 : TO REDUCE THE REQUIRED CLEARANCE FOR PARKING AT GROUND FLOOR LEVEL BELOW THE FIRST HABITABLE LEVEL 12 FEET REQUIRED (FROM BFE+1). 8 FEET PROVIDED
				VARIANCE #2: TO EXCEED BY 3'-0" THE MAXIMUM ALLOWABLE HEIGHT. 50 FEET REQUIRED. 53 FEET PROVIDED
18	SETBACKS:			
	FRONT AT GRADE PARKING:	5'-0" AT-GRADE PARKING	N/A	73'-0"
	FRONT PEDESTAL AND TOWER:	0'-0"	N/A	0'-0"
19	SIDE 1: NORTH	0'-0" (5'-0" AT-GRADE PARKING)	N/A	5'-0" AT GRADE PARKING
20	SIDE 2: SOUTH	0'-0" (5'-0" AT-GRADE PARKING)	N/A	5'-0" AT GRADE PARKING
21	REAR:	5'-0"	N/A	5'-0"
22	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A
23	SUM OF SIDE YARD:	N/A	N/A	5'-0"
24	LOCATED WITHIN A LOCAL HISTORIC DISTRICT):		NO	
25	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?		NO	
26	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?		NO	
27	PROPOSED ENCROACHMENT IN REAR YARD			0'-0"
28	PROPOSED ENCROACHMENT IN WEST SIDE YARD			0'-0"
29	PROPOSED ENCROACHMENT IN EAST SIDE YARD			0'-0"
30	LOADING SPACE REQUIREMENT	2 (10'x20')	N/A	2 (10'x20')
				VARIANCE #3: TO REDUCE THE REQUIRED TWO-WAY DRIVEWAY UP TO 11 FEET.

PROJECT IS LOCATED IN PARKING DISTRICT no. 5 - SUNSET HARBOUR NEIGHBORHOOD

PARKING REQUIREMENT WITHOUT PARKING INCENTIVES:

- REQUIRED PARKING: 2 SPACES FOR RESIDENTIAL
- RETAIL SF = 3,500 + 36 + 339 + = 0 SPACE + 375/300 = 2 SPACES
- OFFICE SF = 3,461 + 3,607 = 7,068 / 400 = 18 SPACES
- 22 SPACES TOTAL REQUIRED

PARKING REQUIREMENT WITH PARKING INCENTIVES:

- REQUIRED PARKING: 2 SPACES FOR RESIDENTIAL
- RETAIL SF = 3,500 + 36 + 339 + = 0 SPACE + 375/300 = 2 SPACES
- OFFICE SF = 3,461 + 3,607 = 7,068 / 400 = 18 SPACES - 50% WITH ALTERNATIVE PARKING REDUCTION SYSTEM = 9 SPACES
- 13 SPACES TOTAL REQUIRED

PARKING PROVIDED

- PROVIDED PARKING: 2 SPACES FOR RESIDENTIAL
- RETAIL SF = 3,500 + 36 + 339 = 2 SPACES
- OFFICE SF = 3,461 + 3,607 = 7,068 / 400 = 18 SPACES - 50% WITH ALTERNATIVE PARKING REDUCTION SYSTEM = 9 SPACES
- 15 SPACES TOTAL PARKING PROVIDED WITH LIFTS

NOTES: IF NOT APPLICABLE WRITE N/A
3 SHOWERS = 6 PARKING SPACES REDUCTION PER SECS. 130-40. (a) - ALTERNATIVE PARKING INCENTIVES.
15 LONGTERM BICYCLE SPACES = 3 PARKING SPACES REDUCTION PER SECS. 130-40. (f) - ALTERNATIVE PARKING INCENTIVES.
PROJECT WILL NEED CUP APPROVAL FOR INCORPORATION OF MECHANICAL LIFTS.

LEGAL DESCRIPTION:
LOT 2, BLOCK 12-A, OF ISLAND VIEW ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 144, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A 15'-0" TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 2'-0" AND 6'-0" ABOVE GRADE (3.99' N.G.V.D.)

THE SIDE OF THE PROPERTY SHALL BE GRADED IN A MANNER TO RETAIN ALL RAINWATER ON THE PROPERTY WITH THE USE OF INTERCEPTOR SWALES AROUND THE PERIMETER OF THE SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES AND THE AREA ADJACENT TO THE CANAL WILL BE GRADED TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO THE CANAL

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A0.07	ZONING DIAGRAMS - F.A.R.
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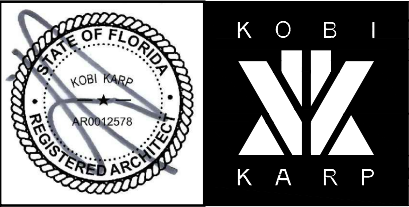
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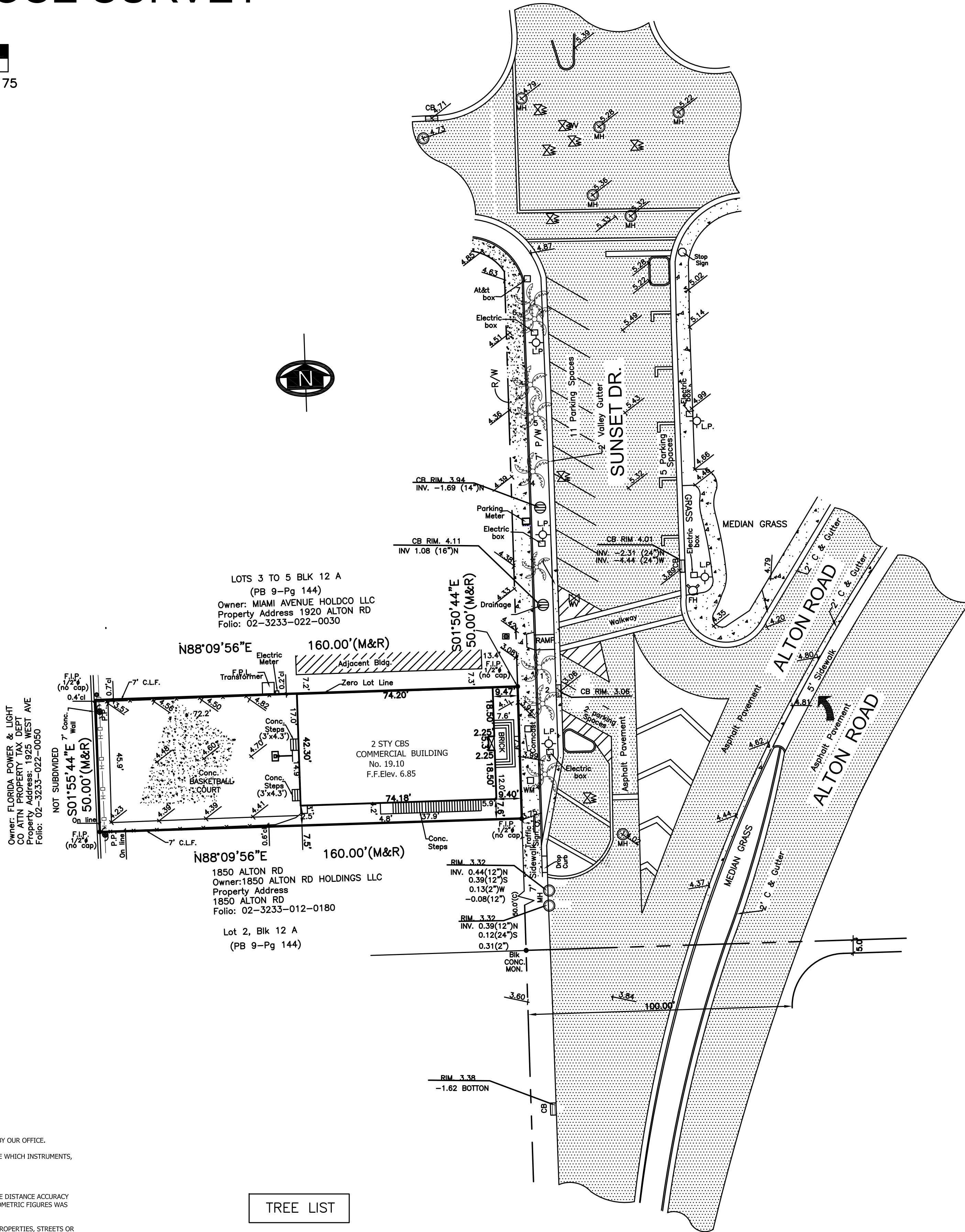
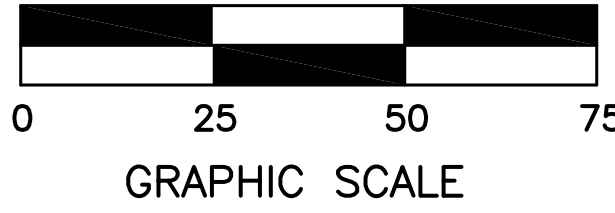
DATA SHEET

PROPOSED DESIGN

Date	04-27-2020	Sheet No. A0.01
Scale		
Project	2001	

SPECIFIC PURPOSE SURVEY

SCALE: 1" = 25'

JOB SPECIFIC SURVEYOR NOTES:

- ① THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PLAN No. 120651-0317L, WITH AN EFFECTIVE DATE OF SEPT. 11, 2009. BASE FLOOD ELEVATION OF 8.00 FEET (NGVD)
- ② LAND AREA OF SUBJECT PROPERTY: 8,000 (+/-) SQ FT
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY BENCH MARK No. A-36, WITH AN ELEVATION OF 7.33 FEET
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.01°50'44"E, BEING THE RECORDED BEARING FOR THE CENTERLINE OF ALTON ROAD, AS SHOWN ON PLAT BOOK 9 AT PAGE 144 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF $\frac{1}{8}$ FOOT FOR NATURAL GROUND SURFACES AND $\frac{1}{100}$ FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

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LOCATION MAP



SITE PHOTO



SURVEY CERTIFICATION:

TODD GLASER

SITE ADDRESS: 1910 ALTON ROAD MIAMI BEACH, FL 33139

JOB NUMBER: 20-108

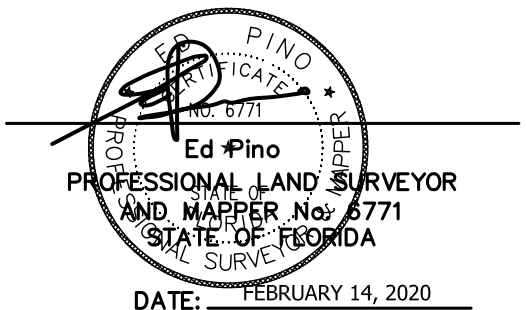
DATE OF SURVEY: JANUARY 7, 2020

FOLIO NUMBER: 02-3233-022-0020

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

WE HEREBY CERTIFY THAT THIS "SPECIFIC PURPOSE" RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "ALTA SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 63-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.



DATE: FEBRUARY 14, 2020

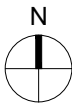
AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

without permission of American Services of Miami, Corp.

FOR: TODD GLASER	SCALE: 1"=25'	DESIGNED BY: EP	DRAWN BY: T.P.	CHECKED BY: EP
	DATE: 2/14/20	APPROVED BY: EP	FIELD BOOK No.	PAGE No.

ORDER No.
20-108

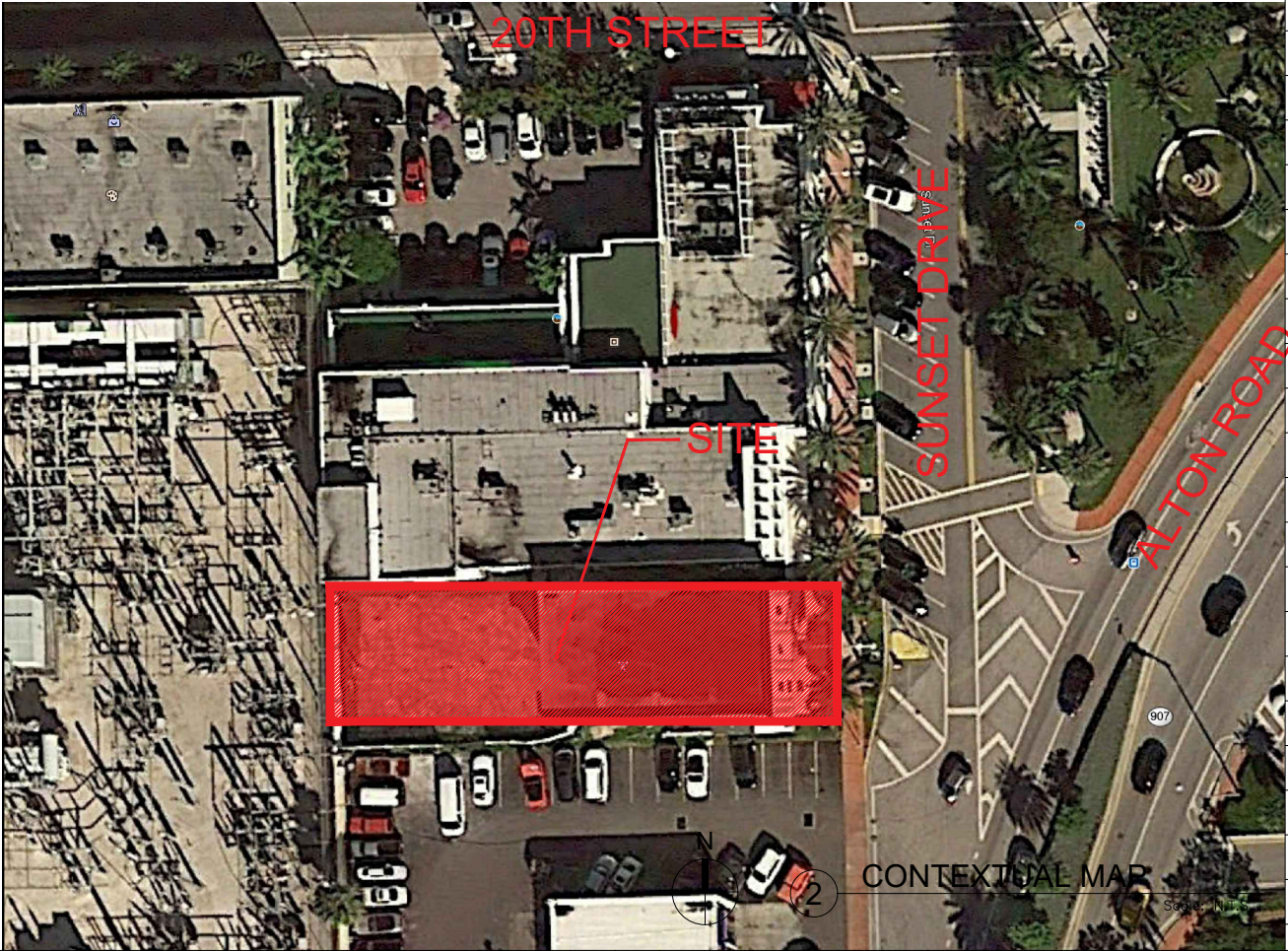
SHEET No.
1



1

LOCATION MAP

N.T.S. Scale: N.T.S.



2

CONTEXTUAL MAP

Scale: 1" = 100'

Rev.	Date	Rev.	Date
PB FIRST SUBMITTAL	04-06-2020		
PB FINAL SUBMITTAL	04-27-2020		

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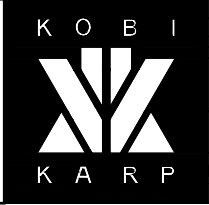
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LOCATION MAP
PROPOSED DESIGN

Date	04-27-2020	Sheet No.	A0.02
Scale			
Project	2001		



KEY PLAN

N.T.S.



1 SITE IMAGE 1

Scale: N.T.S.



3 SITE IMAGE 3

Scale: N.T.S.



2 SITE IMAGE 2

Scale: N.T.S.

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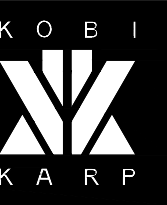
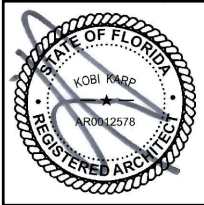
Owner:

Consultant: LANDSCAPE ARCHITECT
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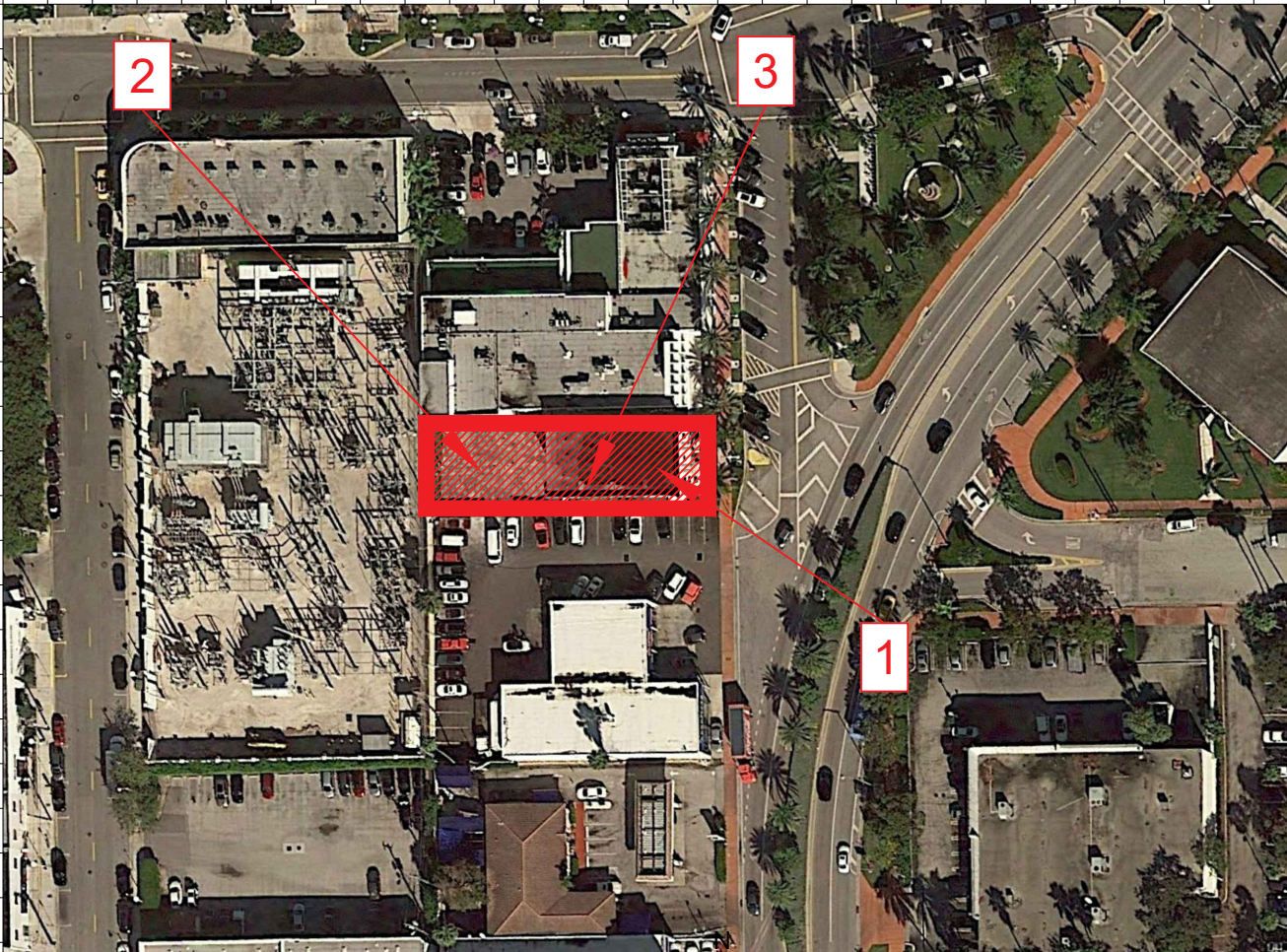
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CONTEXT IMAGES

PROPOSED DESIGN

Date	04-27-2020	Sheet No.	A0.03
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KEY PLAN

N.T.S.



1 SITE IMAGE 1

Scale: N.T.S.



3 SITE IMAGE 3

Scale: N.T.S.



2 SITE IMAGE 2

Scale: N.T.S.

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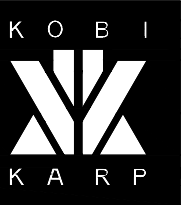
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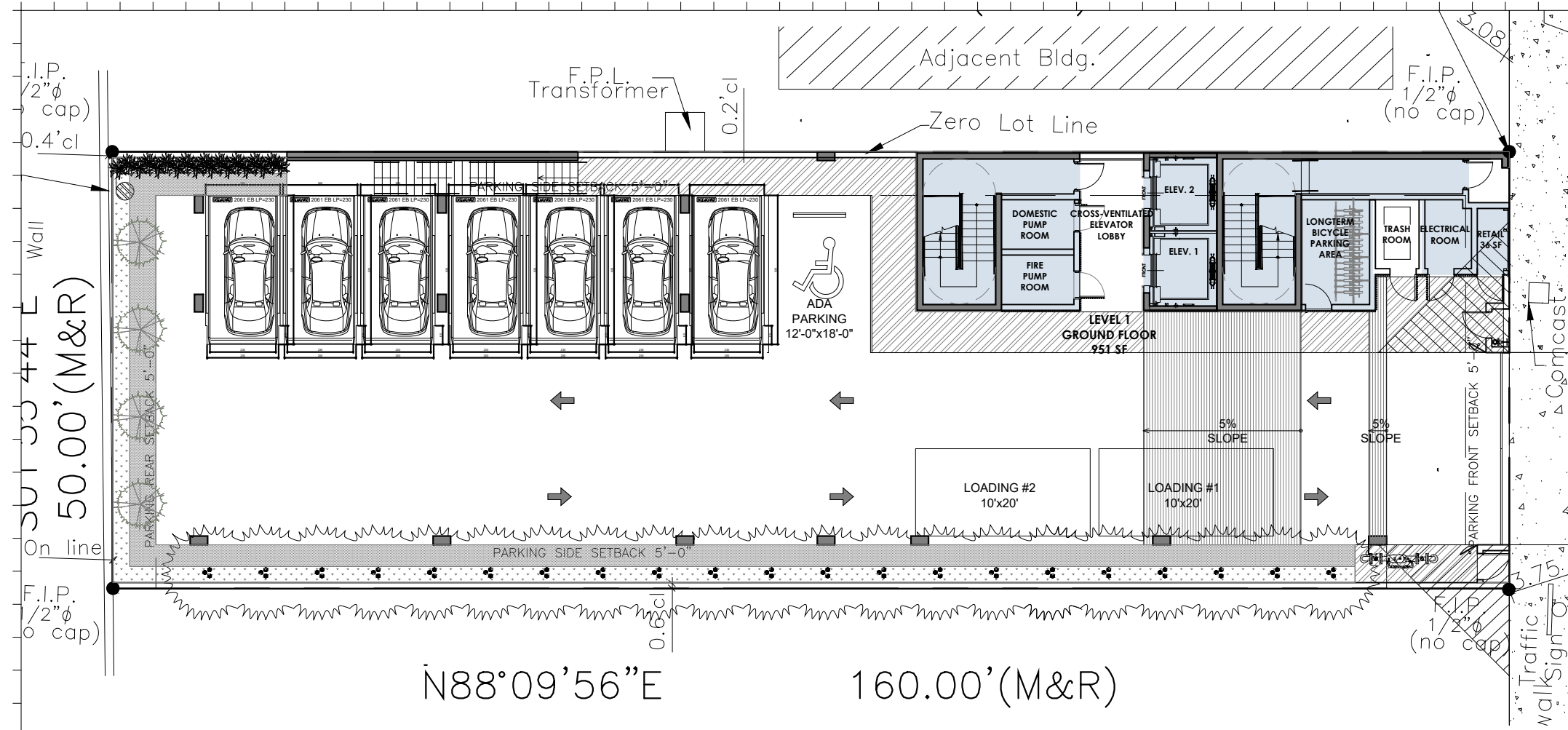
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F.A.R. CALCULATIONS	
LEVELS	F.A.R.
LEVEL 1	951 S.F.
LEVEL 2	3,839 S.F.
LEVEL 3	3,461 S.F.
LEVEL 4	3,607 S.F.
LEVEL 5	3,622 S.F.
ROOFTOP	520 S.F.
TOTAL	16,000 S.F.

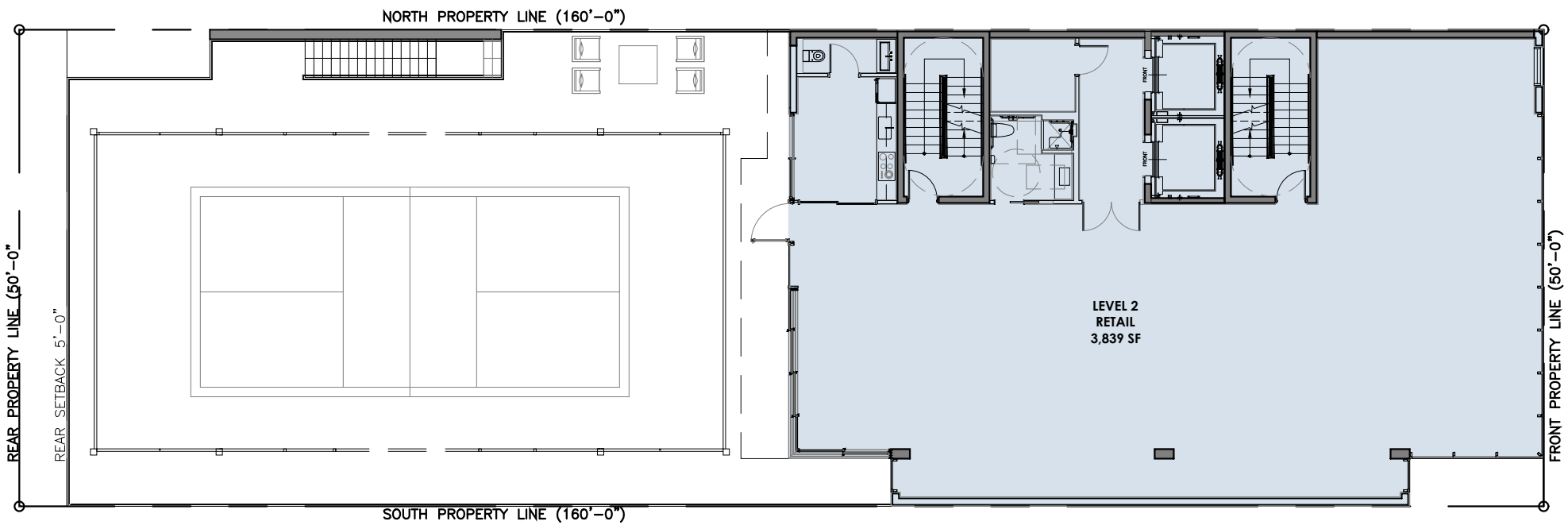
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LEVEL 1 / F.A.R.
Scale: 1/16" = 1'-0"



LEVEL 2 / F.A.R.
Scale: 1/16" = 1'-0"

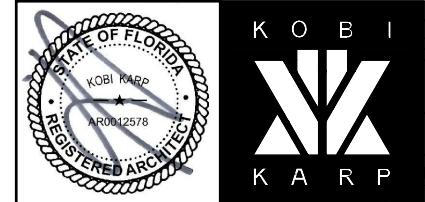
Owner:

Consultant: LANDSCAPE ARCHITECT
Name: CHRISTOPHER CAWLEY
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Address: Suite #1106
Tel: (786) 536-2961

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F.A.R. DIAGRAMS
PROPOSED DESIGN

Date	04-27-2020	Sheet No.	A0.05
Scale			
Project	2001		

F.A.R. CALCULATIONS	
LEVELS	F.A.R.
LEVEL 1	951 S.F.
LEVEL 2	3,839 S.F.
LEVEL 3	3,461 S.F.
LEVEL 4	3,607 S.F.
LEVEL 5	3,622 S.F.
ROOFTOP	520 S.F.
TOTAL	16,000 S.F.

Rev.	Date	Rev.	Date
PB FIRST SUBMITTAL	04-06-2020		
PB FINAL SUBMITTAL	04-27-2020		

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PLANNING BOARD

PB20-0357 FINAL SUBMITTAL

MIXED USE - COMMERCIAL -
OFFICE - RESIDENCE
1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

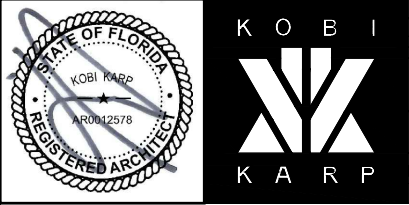
Owner:

Consultant: LANDSCAPE ARCHITECT
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Address: 780 NE 69th STREET
Address: Suite #1106
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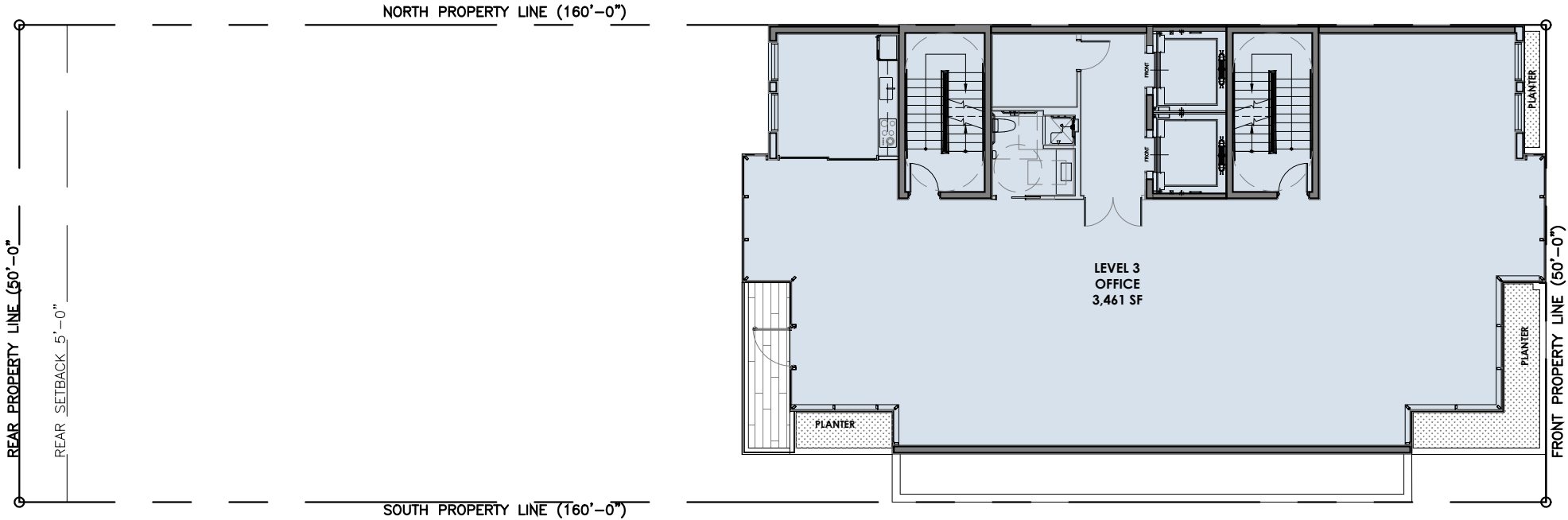
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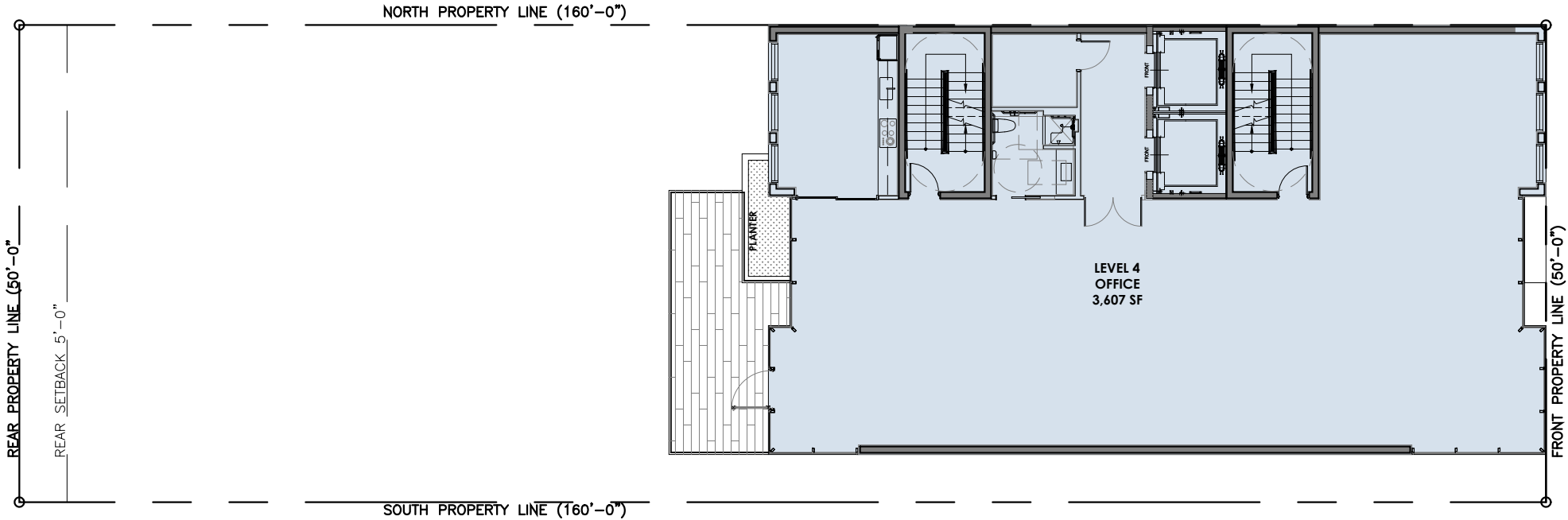


F.A.R. DIAGRAMS
PROPOSED DESIGN

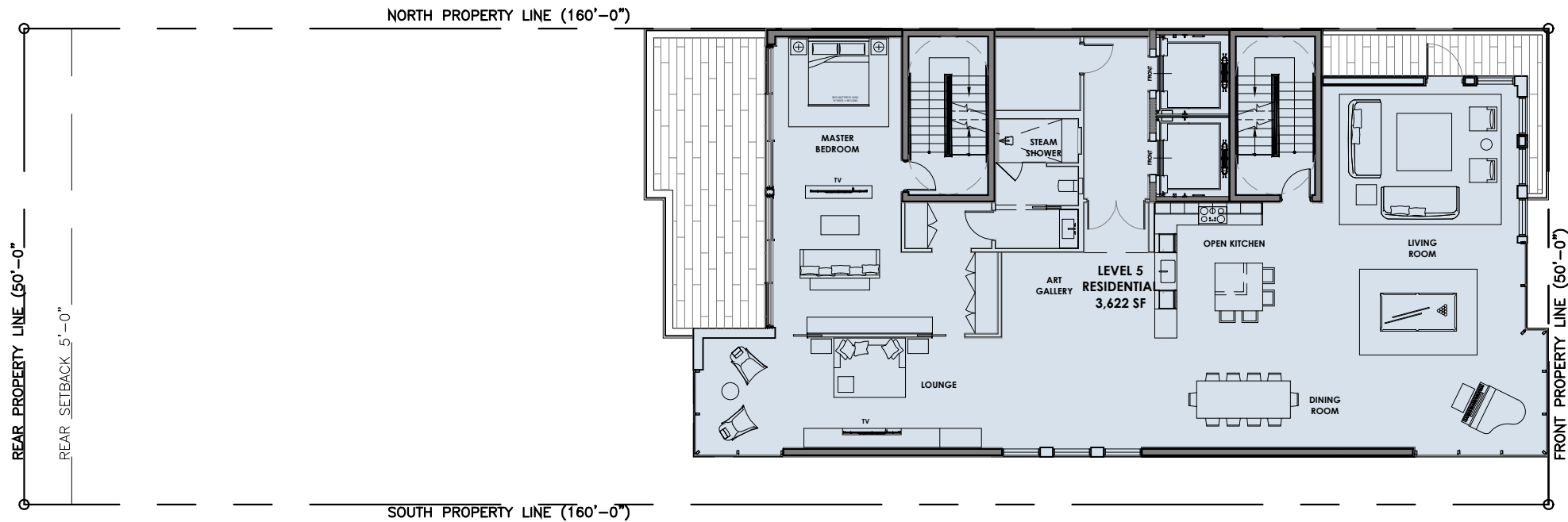
Date	04-27-2020	Sheet No.	A0.06
Scale			
Project	2001		



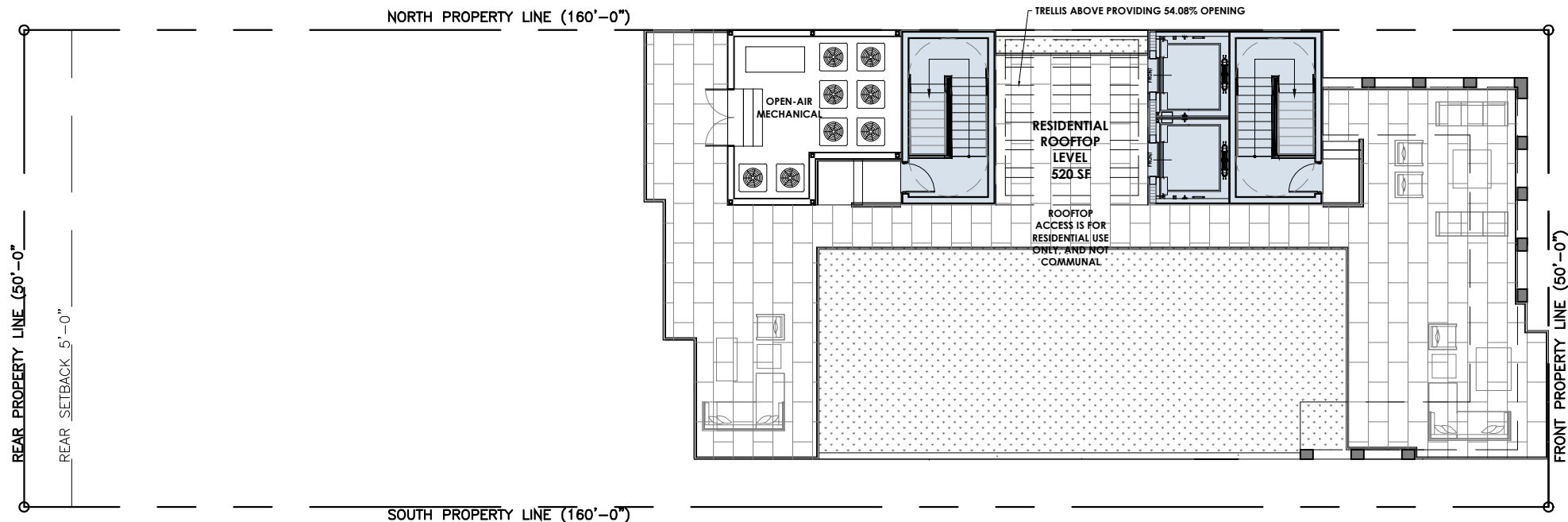
1 LEVEL 3 / F.A.R.
Scale: 1/16" = 1'-0"



2 LEVEL 4 / F.A.R.
Scale: 1/16" = 1'-0"



1 LEVEL 5 / F.A.R.
Scale: 1/16" = 1'-0"



2 ROOFTOP / F.A.R.
Scale: 1/16" = 1'-0"

F.A.R. CALCULATIONS	
LEVELS	F.A.R.
LEVEL 1	951 S.F.
LEVEL 2	3,839 S.F.
LEVEL 3	3,461 S.F.
LEVEL 4	3,607 S.F.
LEVEL 5	3,622 S.F.
ROOFTOP	520 S.F.
TOTAL	16,000 S.F.

Rev.	Date	Rev.	Date
PB FIRST SUBMITTAL	04-06-2020		
PB FINAL SUBMITTAL	04-27-2020		

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PLANNING BOARD

PB20-0357 FINAL SUBMITTAL

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F.A.R. DIAGRAMS

PROPOSED DESIGN

Date	04-27-2020	Sheet No.	A0.07
Scale			
Project	2001		



TRELLIS WITH 54.08% OPENING

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PLANNING BOARD

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MIAMI BEACH, FLORIDA 33139

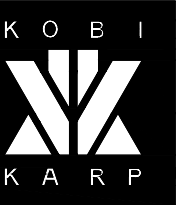
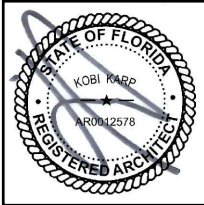
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AXONOMETRIC RENDERING
PROPOSED DESIGN

Date	04-27-2020	Sheet No.	A0.08
Scale			
Project	2001		



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PLANNING BOARD

PB20-0357 FINAL SUBMITTAL

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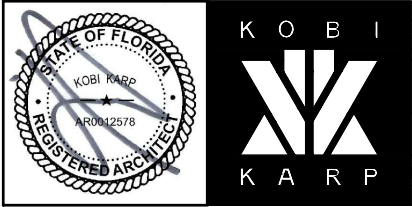
Owner:

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AXONOMETRIC RENDERING
PROPOSED DESIGN

Date	04-27-2020	Sheet No.	A0.09
Scale			
Project	2001		



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N.W. AXONOMETRIC

1 N.W. AXONOMETRIC

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PLANNING BOARD

PB20-0357 FINAL SUBMITTAL

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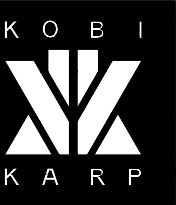
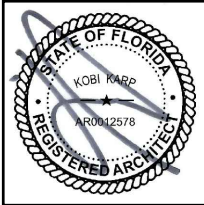
Owner:

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AXONOMETRIC RENDERING
PROPOSED DESIGN

Date	04-27-2020	Sheet No.	A0.10
Scale			
Project	2001		



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S.W. AXONOMETRIC

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PB FINAL SUBMITTAL	04-27-2020		

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PLANNING BOARD

PB20-0357 FINAL SUBMITTAL

MIXED USE - COMMERCIAL -
OFFICE - RESIDENCE
1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

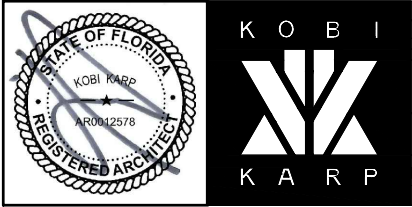
Owner:

Consultant: LANDSCAPE ARCHITECT
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Address: 780 NE 69th STREET
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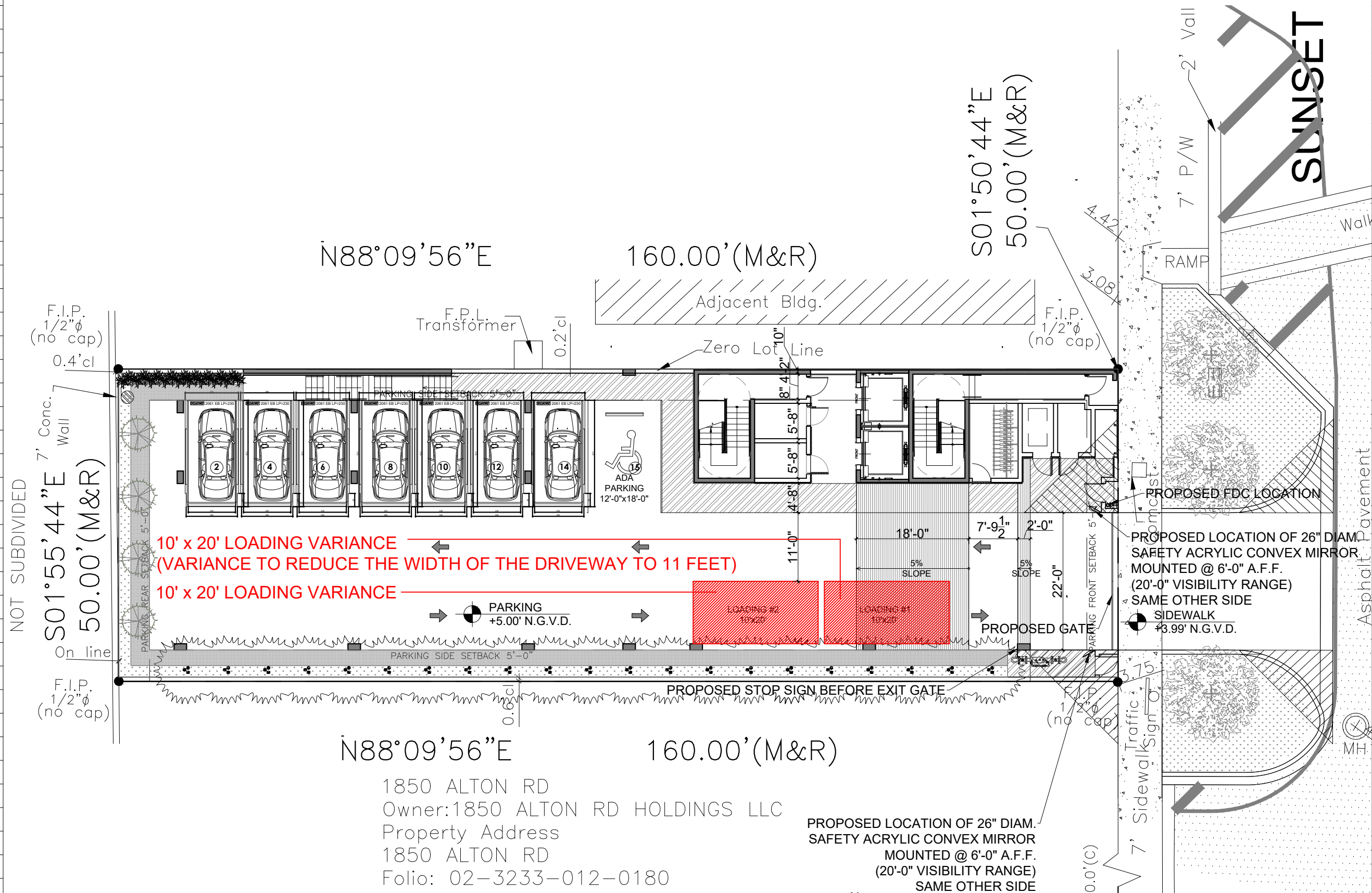
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AXONOMETRIC RENDERING
PROPOSED DESIGN

Date	04-27-2020	Sheet No.	A0.11
Scale			
Project	2001		



NOTE: PROJECT WILL NEED CUP APPROVAL FOR INCORPORATION OF MECHANICAL LIFTS.
CONVEX MIRRORS AND A HOLD HARMLESS AGREEMENT REQUIRED.
THE RADIUS OF THE RIGHT OF WAY HAS BEEN REVISED FROM 5 FEET TO 15 FEET PER RECOMMENDATION FROM CITY OF MIAMI BEACH CIVIL ENGINEER I

Rev.	Date	Rev.	Date
PB FIRST SUBMITTAL	04-06-2020		
PB FINAL SUBMITTAL	04-27-2020		

PLANNING BOARD
PB20-0357 FINAL SUBMITTAL

MIXED USE - COMMERCIAL -
OFFICE - RESIDENCE
1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

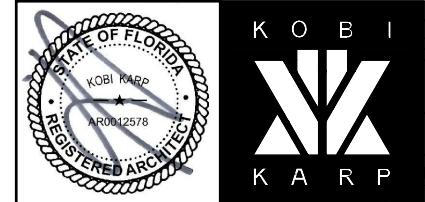
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LOADING VARIANCE DIAGRAM
PROPOSED DESIGN

Date	04-27-2020	Sheet No.	A0.12
Scale			
Project	2001		