

1910 ALTON ROAD

1910 ALTON ROAD
MIAMI BEACH, FL
33139

DESIGN REVIEW BOARD FINAL SUBMITTAL - APRIL 6TH, 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
DRB FIRST SUBMITTAL	03-16-2020		
DRB FINAL SUBMITTAL	04-06-2020		

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DRB FINAL SUBMITTAL

DRB20-0522

MIXED USE - COMMERCIAL -
OFFICE - RESIDENCE

1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

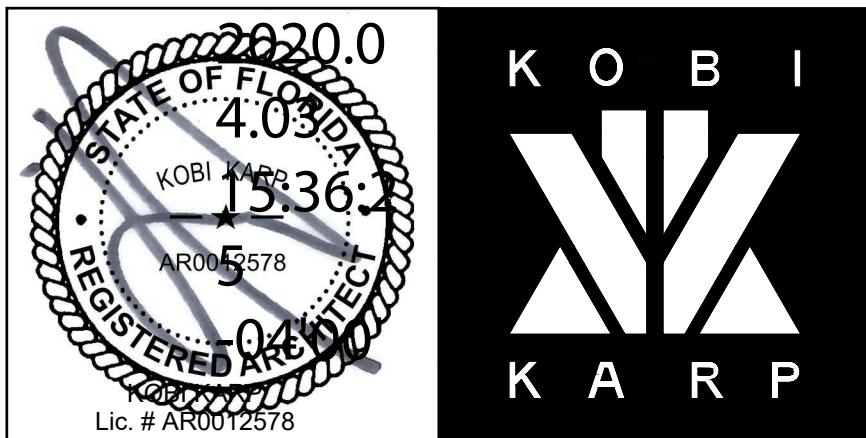
Name
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Consultant:

Name
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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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COVER

Date 04-06-2020	Sheet No.
Scale	A0.00
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.

PARKING REQUIREMENT:

- 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 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

INDEX

SHEET NUMBER	SHEET NAME
ARCHITECTURAL DRAWINGS	
A0.00	COVER
A0.01	PROJECT DATA / DRAWING INDEX & GENERAL NOTES
	SURVEY
A0.02	LOCATION MAP
A0.03	EXISTING BUILDING IMAGES
A0.04	SITE CONTEXT IMAGES
A0.05	ZONING DIAGRAMS - F.A.R.
A0.06	ZONING DIAGRAMS - F.A.R.
A0.07	ZONING DIAGRAMS - F.A.R.
A0.08	AXONOMETRIC RENDERING
A0.09	AXONOMETRIC RENDERING
A0.10	AXONOMETRIC RENDERING
A0.11	AXONOMETRIC RENDERING
A0.12	ZONING LOADING VARIANCE DIAGRAM
A2.00	SITE PLAN
A3.01	GROUND FLOOR PLAN WITH LIFTS
A3.01	ALTERNATE GROUND FLOOR PLAN WITHOUT LIFTS
A3.02	SECOND FLOOR PLAN
A3.03	THIRD FLOOR PLAN
A3.04	FOURTH FLOOR PLAN
A3.05	FIFTH FLOOR PLAN
A3.06	ROOF PLAN
A4.00	FRONT ELEVATION (EAST)
A4.01	REAR ELEVATION (WEST)
A4.02	SIDE ELEVATION (SOUTH)
A4.03	SIDE ELEVATION (NORTH)
A4.04	CONTEXTUAL ELEVATIONS
A4.05	FRONT RENDERED ELEVATION (EAST)
A4.06	REAR RENDERED ELEVATION (WEST)
A4.07	SIDE RENDERED ELEVATION (SOUTH)
A4.08	SIDE RENDERED ELEVATION (NORTH)
A5.00	SECTION
A5.01	SECTION
A5.02	SECTION
A5.03	ENLARGED SECTIONS
A5.04	ENLARGED SECTIONS
A5.05	ENLARGED SECTIONS
A5.06	ENLARGED SECTIONS / DETAILS
A5.07	ALTERNATE SECTION WITH (AS OF RIGHT) (FOR REFERENCE)
A6.00	RENDERING
A6.01	RENDERING
A6.02	RENDERING
A6.03	RENDERING

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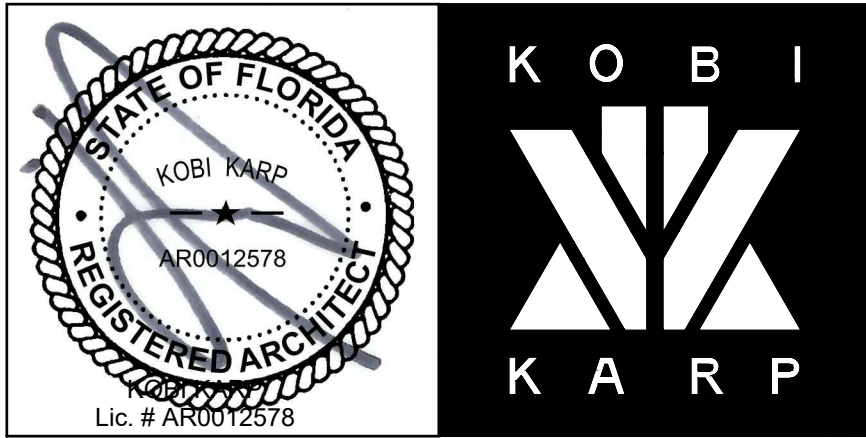
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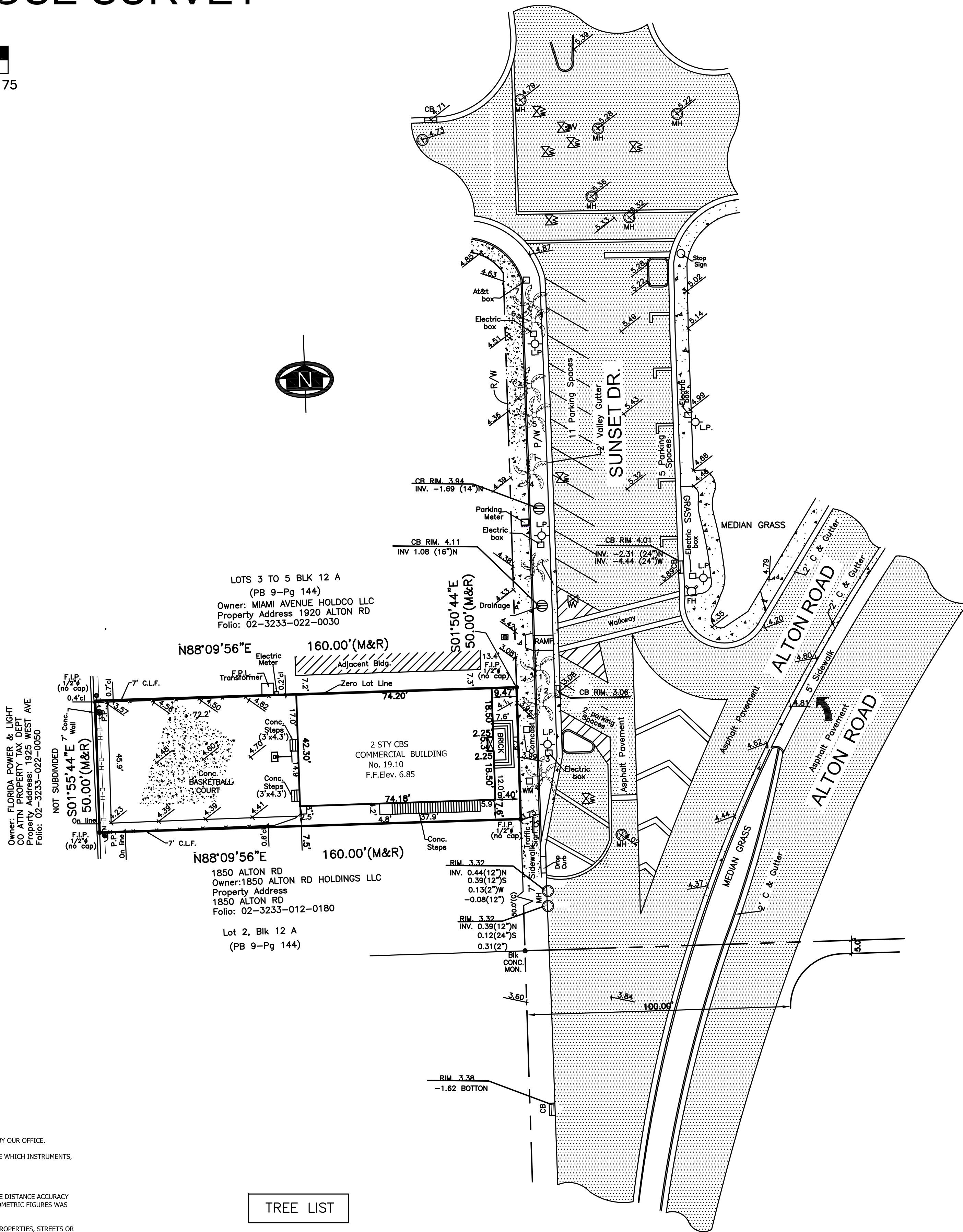
DATA SHEET

PROPOSED DESIGN

Date 04-06-2020	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 PLANAL 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 GEODETTIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY BENCH MARK No. A-36, WITH AN ELEVATION OF 7.33 FEET
- ③ 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 A 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 53-17 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 ± 0.5 FOOT FOR NATURAL GROUND SURFACES AND ± 1.0 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 53-17.062 (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.

LEGAL DESCRIPTION:

LOT 2, BLOCK 12-A, OF ISLAND VIEW ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9 AT PAGE 144, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGEND

- | | | | |
|--|-----------------------|--|------------------|
| | BOUNDARY LINE | | CATCH BASIN |
| | STRUCTURE (BLDG.) | | MANHOLE |
| | CONCRETE BLOCK WALL | | OVERHEAD ELECT |
| | METAL FENCE | | POWER POLE |
| | WOODEN FENCE | | LIGHT POLE |
| | CHAIN LINK FENCE | | HANDICAP SPACE |
| | WOOD DECK/DOCK | | FIRE HYDRANT |
| | ASPHALTED AREAS | | EASEMENT LINE |
| | CONCRETE | | WATER VALVE |
| | BRICKS OR PAVES | | TV -T-CABLE BOX |
| | ROOFED AREAS | | WM WATER METER |
| | WATER (EDGE OF WATER) | | CONC. LIGHT POLE |
| | ELECTRIC BOX | | |

ABBREVIATIONS:

- AC = AIR CONDITIONING UNIT
A.C. = ASPHALT
B.M. = BENCH MARK
B/C/M/C = BLOCK CORNER
C/C = CALCULATED
C/C = CATCH BASIN
C.S. = CONCRETE BLOCK STRUCTURE
C/S = CONCRETE
CONC. = CONCRETE
D.M.E. = DRAINAGE MANHOLE, EASEMENT
EQ. = EASEMENT
EASMT. = EASEMENT
ELEV. = ELEVATION
ENC. = ENCROACHMENT
F.D/H = FOUND DRILL HOLE
F.D. = FOUND DRAIN
F.N.D. = FOUND NAIL AND DISC
F.I.P. = FOUND IRON PIPE
F.P. = FOUND SPIRE
L.P. = LIGHT POLE
MEAS. (M) = MEASURED
M.P. = MARK POLE
M. = MONUMENT
L.N. = NON-LEVEL LINE
N. = NITS = NOT TO SCALE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.L. = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE
P.T. = POINT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. = RECORD
RES. = RESIDENCE
REV. = REVISION
RW = RIGHT OF WAY
SEC. = SECTION
S.D/H = SET DRILL HOLE
S.N. = SET NAIL AND DISC
S.P. = SET POINT
S.R.B. = SET REBAR
ST. = STAKE
S.W. = SIDEWALK
T.O.P. = TOP OF BANK
U.L. = UTIL. EASEMENT
W. = WOODEN POLE
W. = SECTION LINE

LOCATION MAP



SITE PHOTO



SURVEY CERTIFICATION:

TODD GLASER

SITE ADDRESS: 1910 ALTON ROAD MIAMI BEACH, FL 33139

JOB NUMBER: 20-100

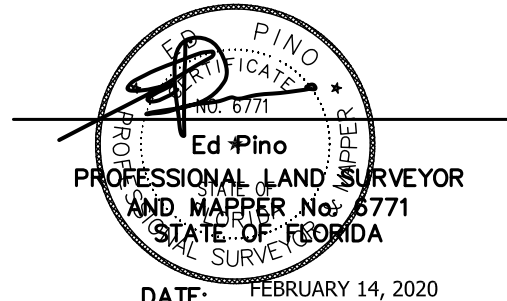
DATE OF SURVEY: JANUARY 7, 2020

FOLIO NUMBER: 02-3233-022-0020

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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 1J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.



DATE: FEBRUARY 14, 2021

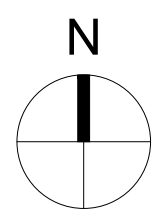
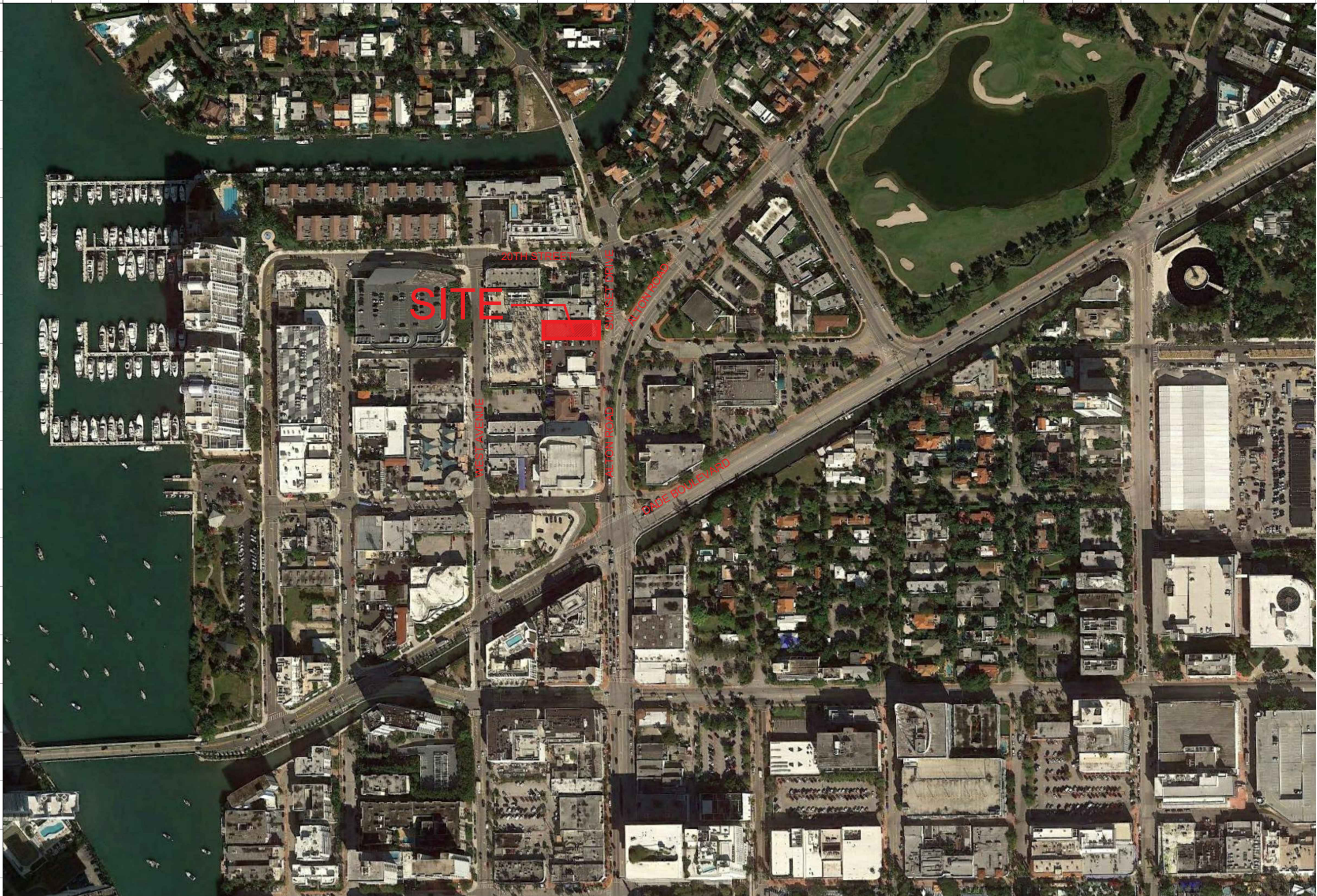
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FOR: TODD GLASER	DESIGNED BY: EP	DRAWN BY: T.P.	CHECKED BY: EP
SCALE: 1"=25'	APPROVED BY: EP	FIELD BOOK NO.	PAGE NO.
DATE: 2/14/20			

ORDER No.
20-108

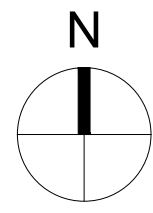
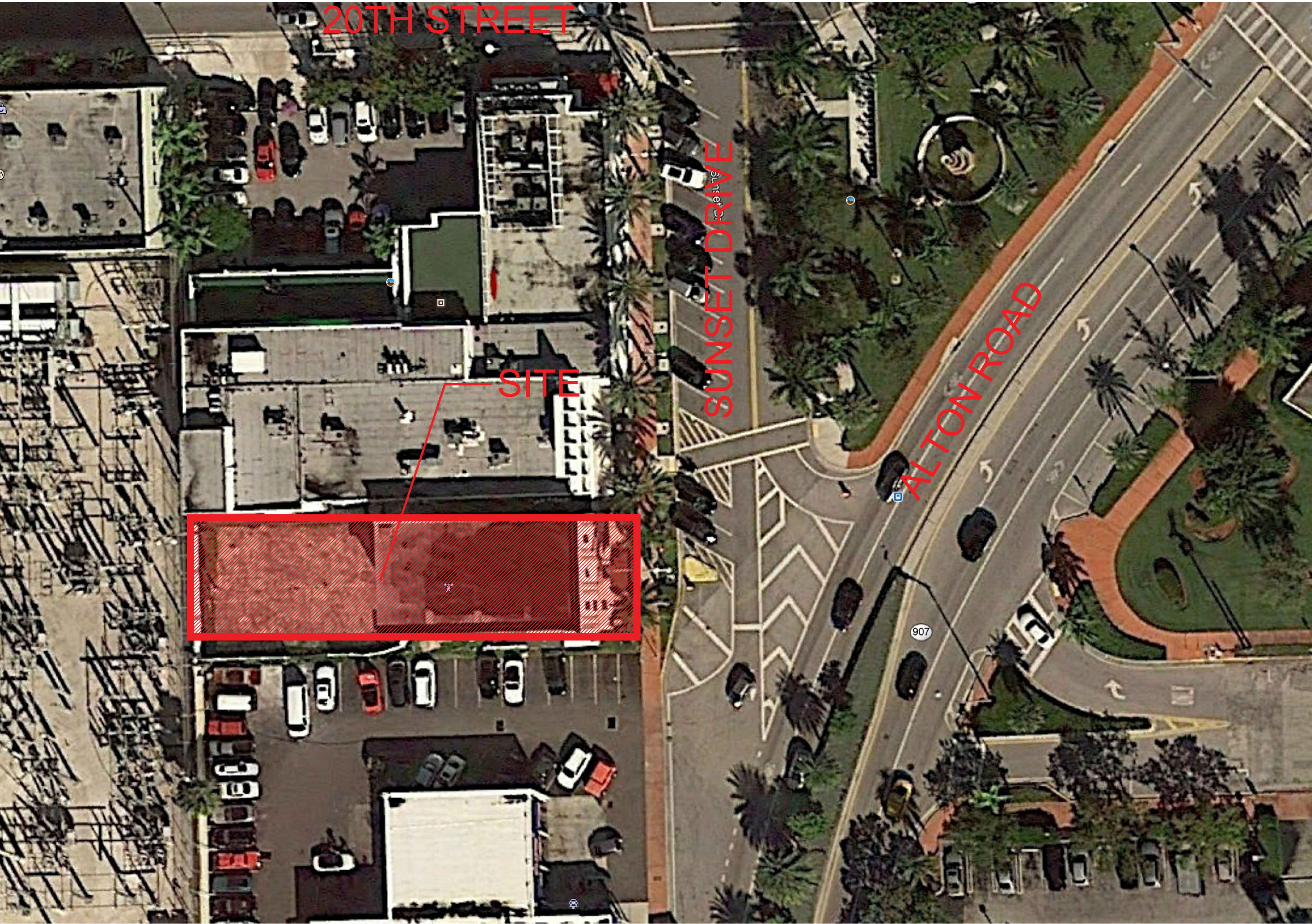
SHEET No.
1



1

LOCATION MAP

Scale: N.T.S.



2

CONTEXT MAP

Scale: N.T.S.

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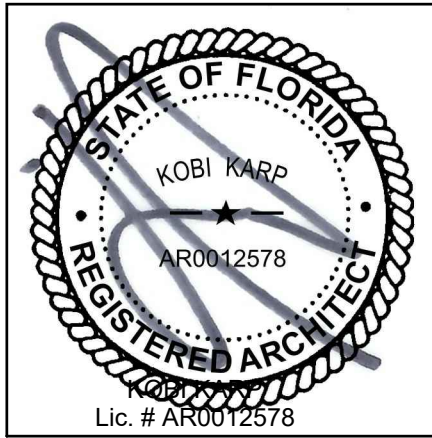
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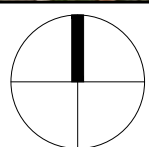
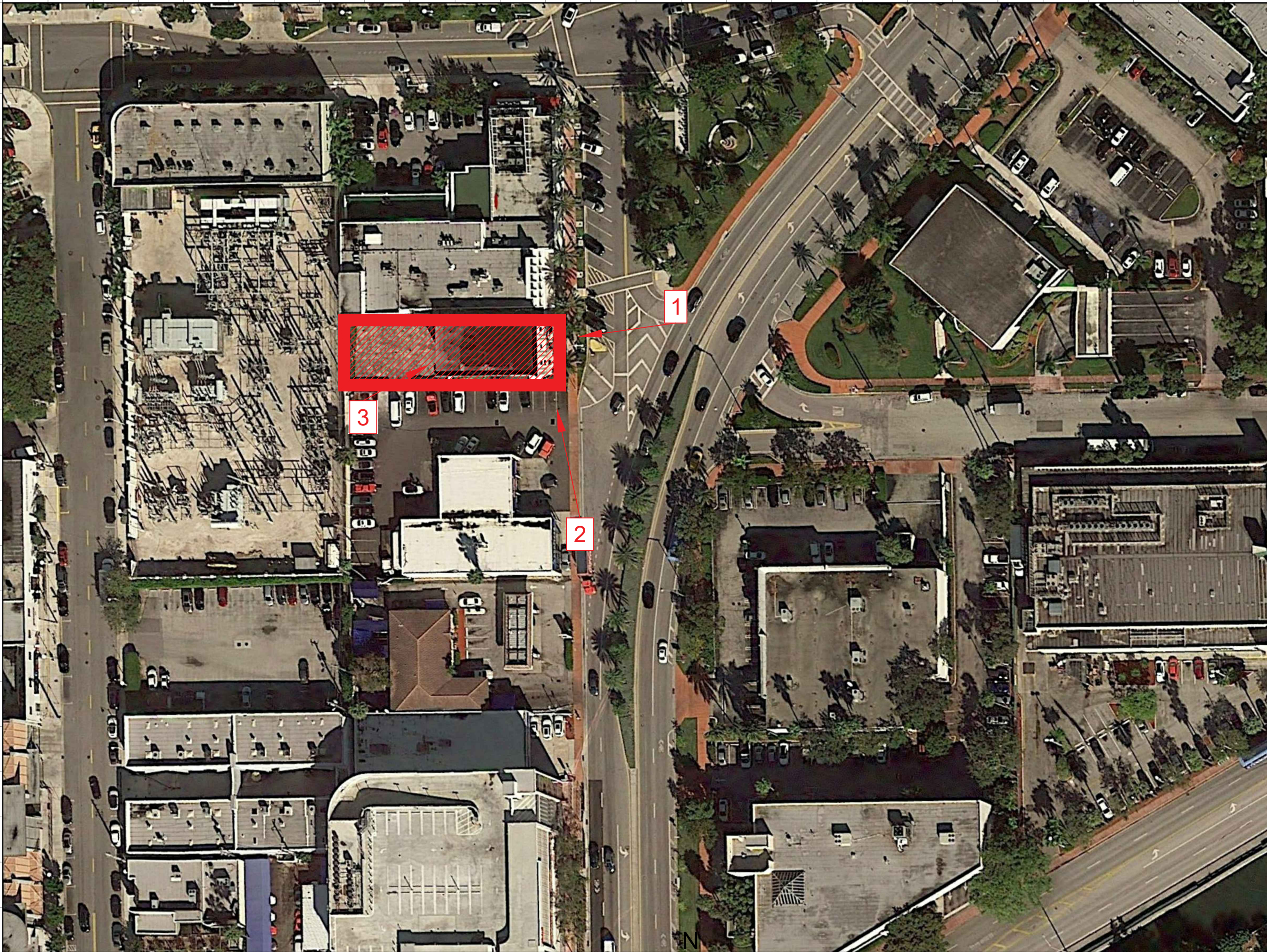
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LOCATION MAP
PROPOSED DESIGN

Date	04-06-2020	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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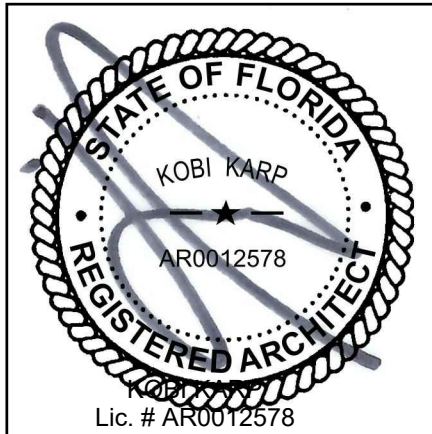
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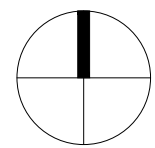
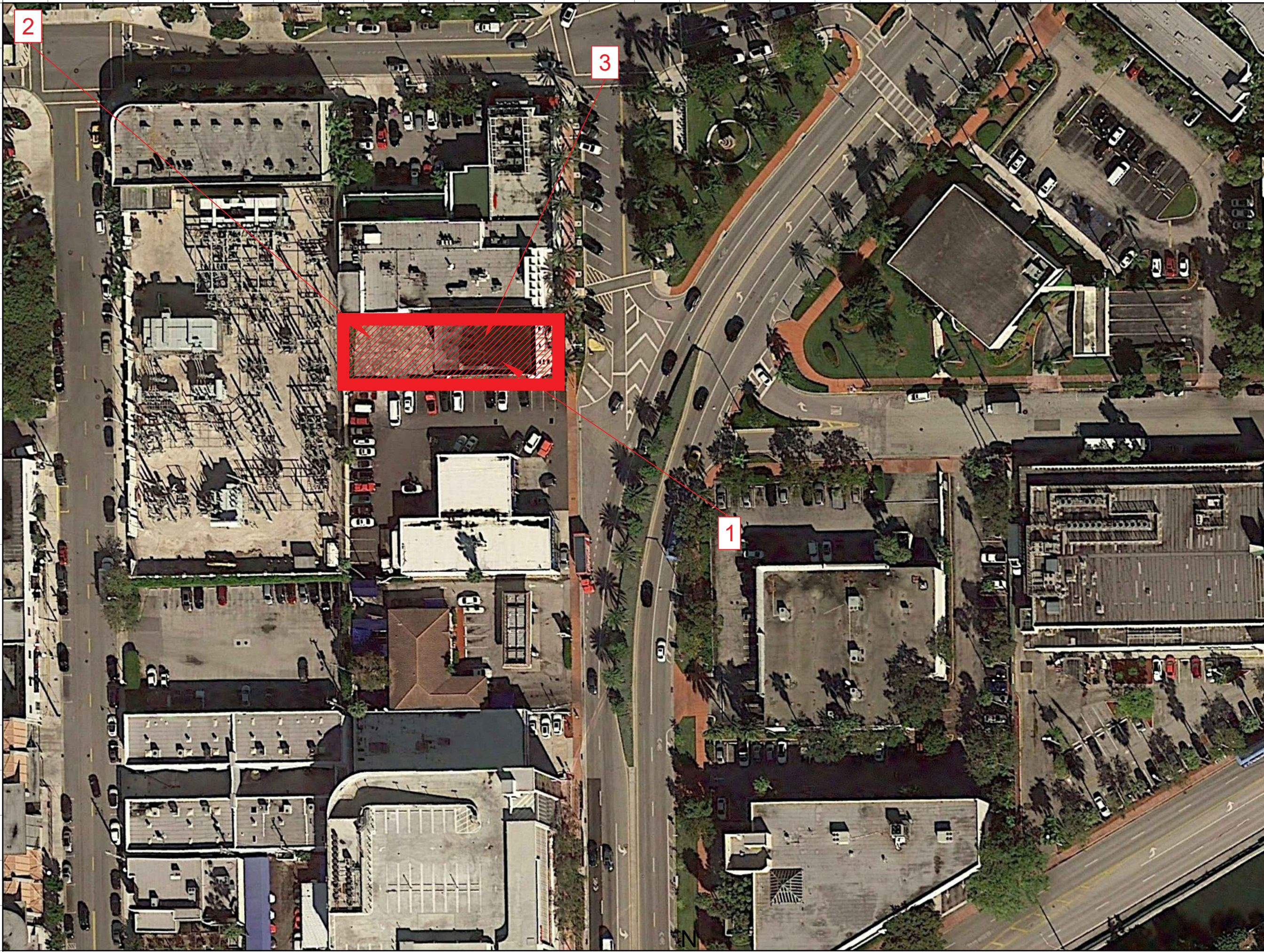
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CONTEXT IMAGES

PROPOSED DESIGN

Date	04-06-2020	Sheet No.	A0.03
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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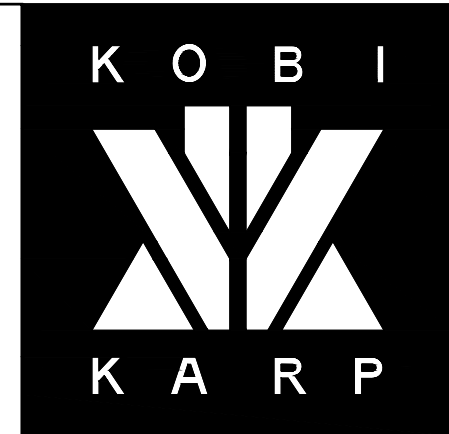
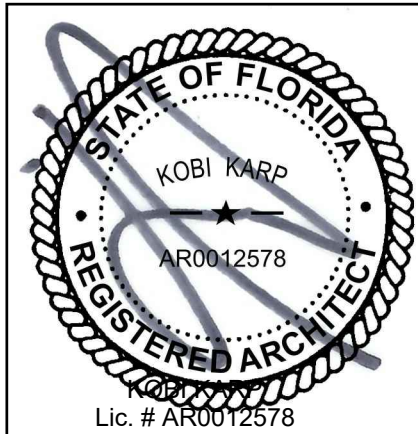
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Fax: +1(305) 573 3766



CONTEXT IMAGES PROPOSED DESIGN

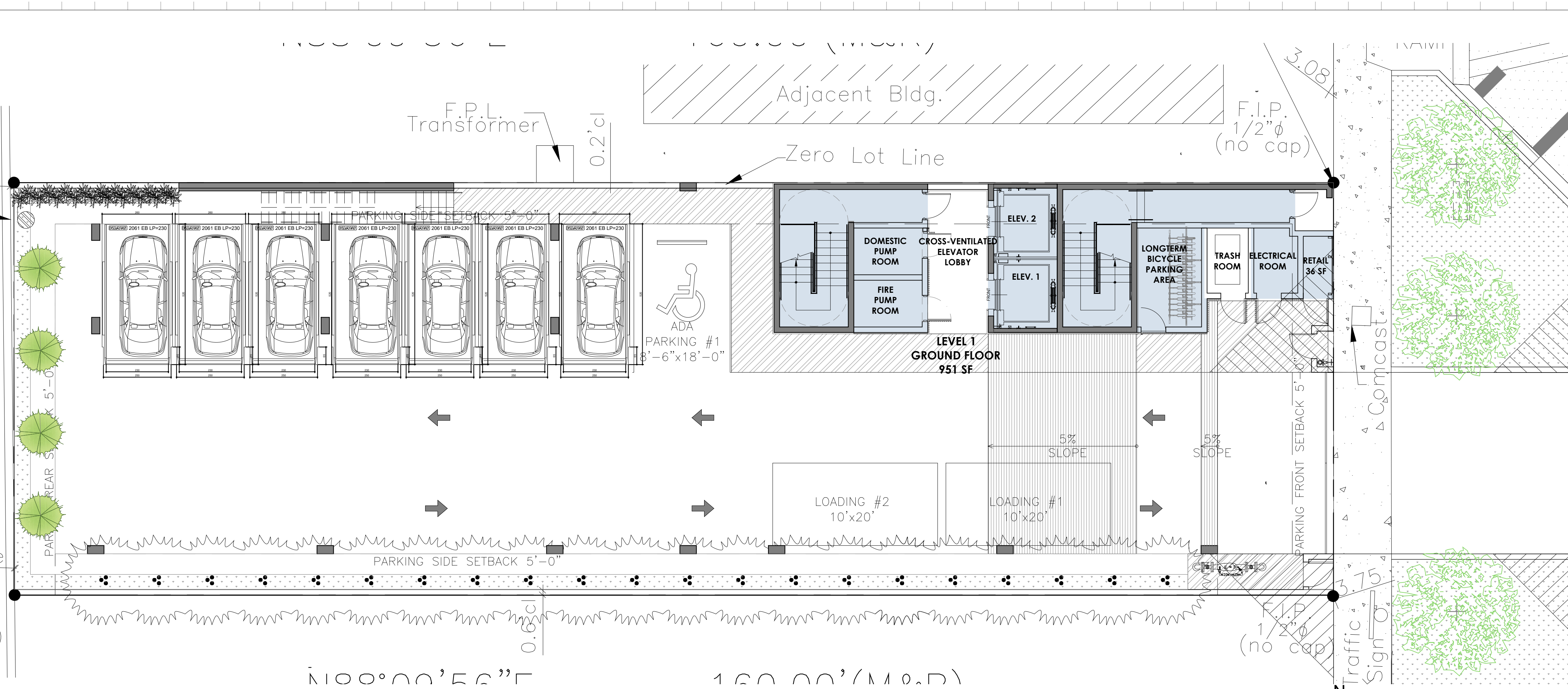
Date	04-06-2020	Sheet No.	A0.04
Scale			
Project	2001		

NOT SUBDIVIDED

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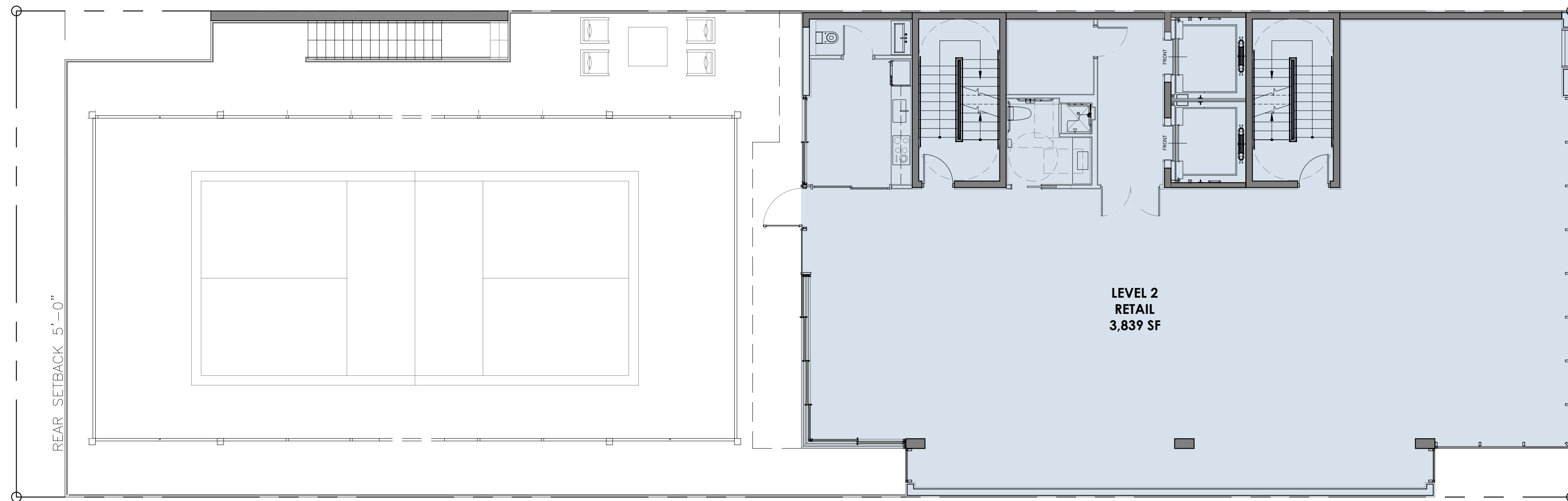
F.I.P.
1/2" ϕ
(no cap)
0.4' cl

F.I.P.
1/2" ϕ
(no cap)



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.

1 LEVEL 1 / F.A.R.
Scale: 1/8" = 1'-0"



1 LEVEL 2 / F.A.R.
Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	03-16-2020		
DRB FINAL SUBMITTAL	04-06-2020		

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DRB FINAL SUBMITTAL

DRB20-0522

MIXED USE - COMMERCIAL -
OFFICE - RESIDENCE

1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

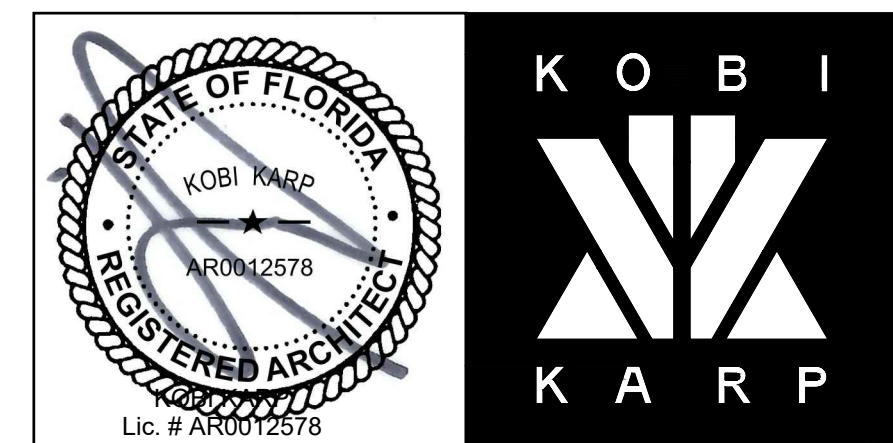
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

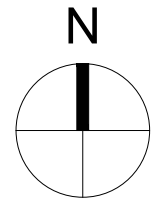
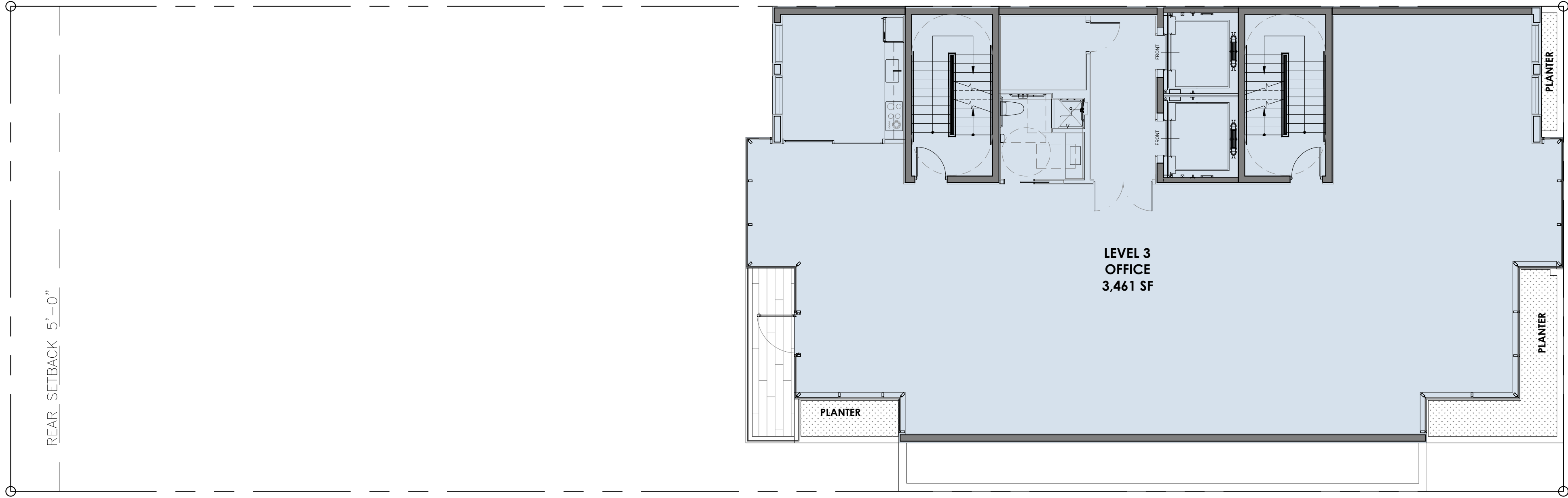
Architect of Record:

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Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



F.A.R. DIAGRAMS PROPOSED DESIGN

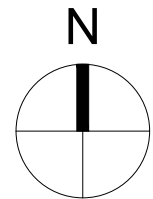
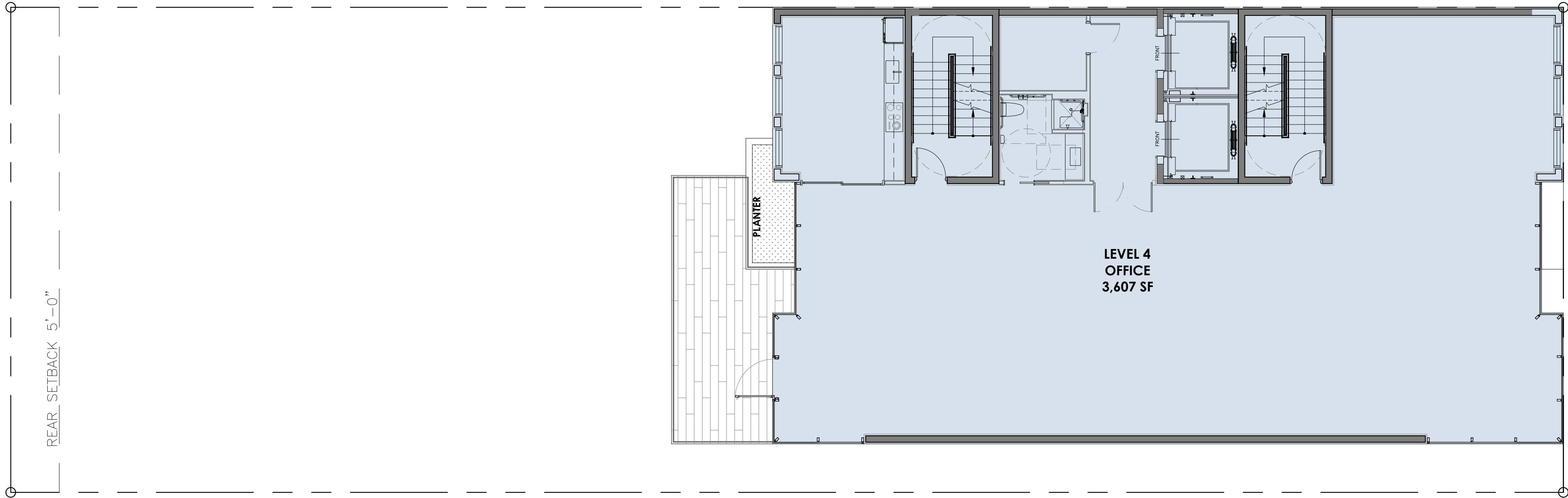
Date 04-06-2020	Sheet No. A0.05
Scale	
Project 2001	



1

LEVEL 3 / F.A.R.

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



1

LEVEL 4 / F.A.R.

Scale: 1/8" = 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
DRB FIRST SUBMITTAL	03-16-2020		
DRB FINAL SUBMITTAL	04-06-2020		

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DRB FINAL SUBMITTAL

DRB20-0522

MIXED USE - COMMERCIAL -
OFFICE - RESIDENCE

1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

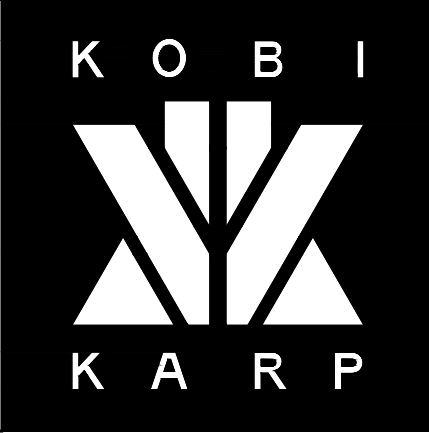
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

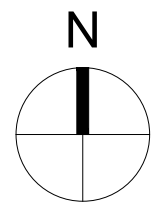
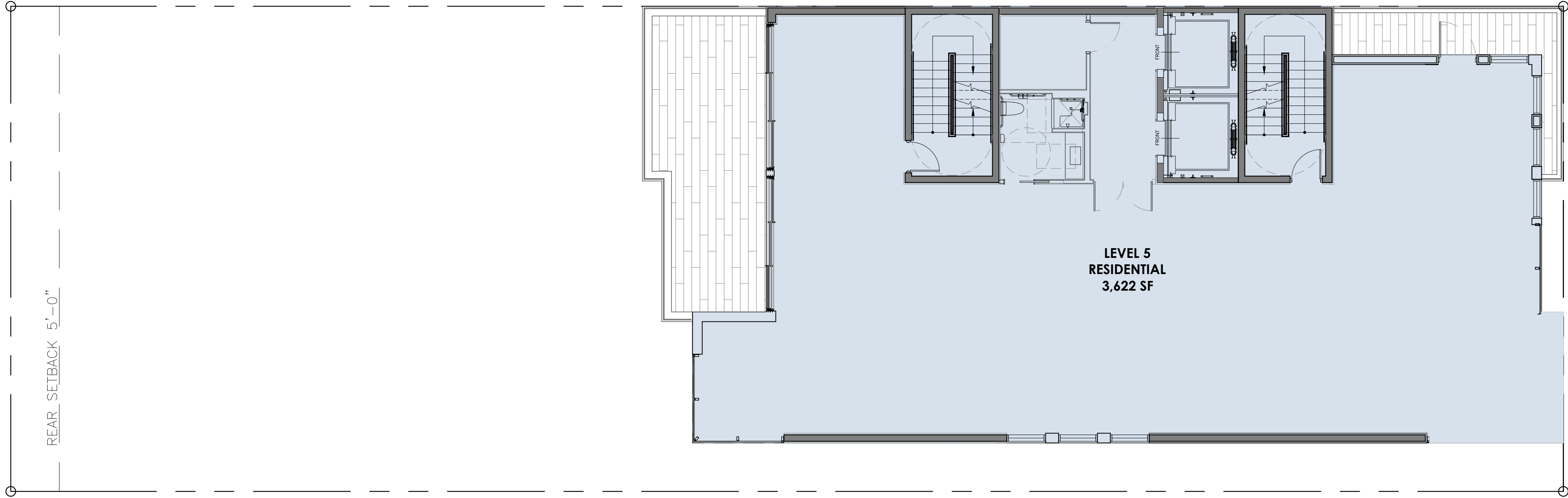
Architect of Record:

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Miami, Florida 33137 USA
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F.A.R. DIAGRAMS
PROPOSED DESIGN

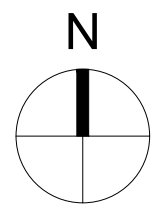
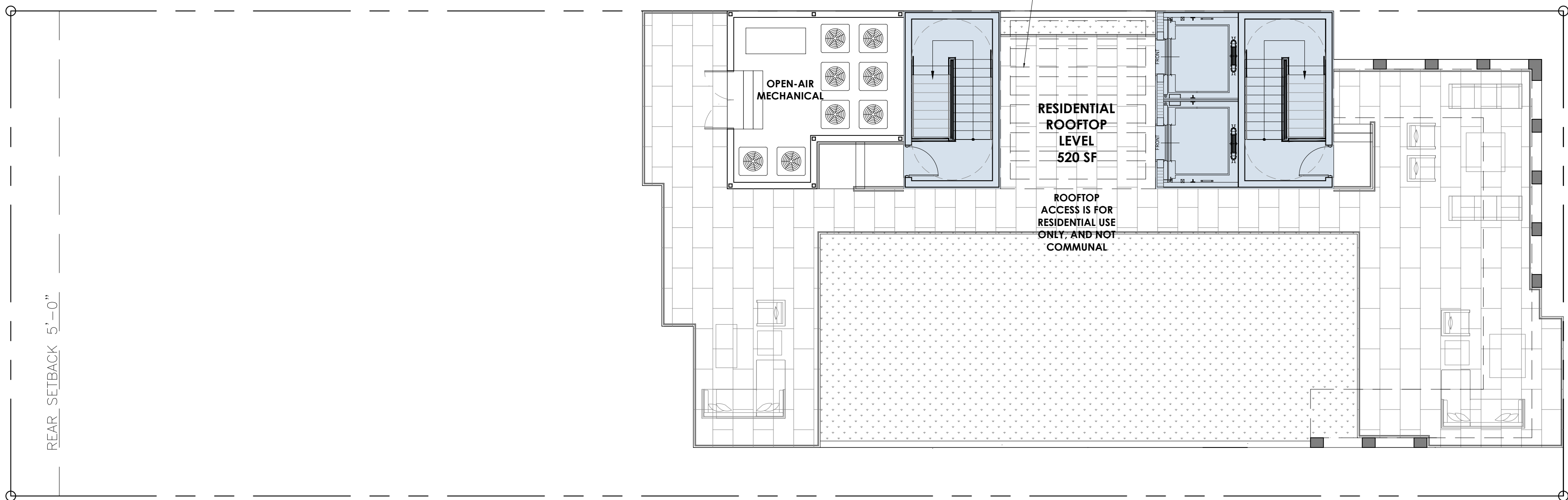
Date 04-06-2020	Sheet No. A0.06
Scale	
Project 2001	



1

LEVEL 5 / F.A.R.

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



1

ROOFTOP / F.A.R.

Scale: 1/8" = 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
DRB FIRST SUBMITTAL	03-16-2020		
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DRB FINAL SUBMITTAL

DRB20-0522

MIXED USE - COMMERCIAL - OFFICE - RESIDENCE

1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
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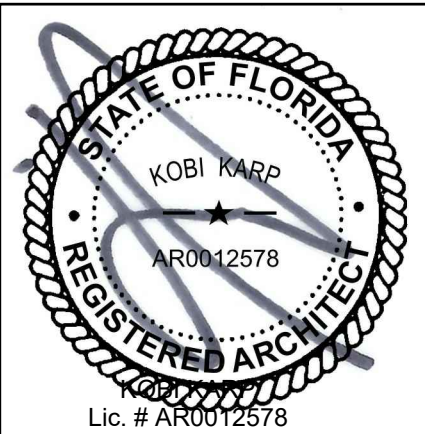
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Architect of Record:

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2915 Biscayne Boulevard, Suite #200
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F.A.R. DIAGRAMS PROPOSED DESIGN

Date 04-06-2020	Sheet No. A0.07
Scale	
Project 2001	



TRELLIS WITH 54.08% OPENING

1910 ALTON RD. - MIAMI BEACH, FL

S.E. AXONOMETRIC

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1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

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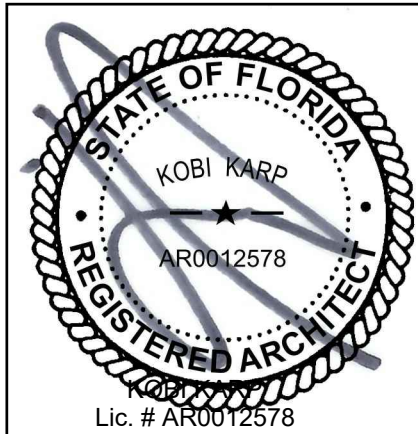
Name
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Tel:
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Consultant:

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2915 Biscayne Boulevard, Suite #200
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AXONOMETRIC RENDERING
PROPOSED DESIGN

Date	04-06-2020	Sheet No.	A0.08
Scale			
Project	2001		

1 S.E. AXONOMETRIC

Scale: N.T.S.



TRELLIS WITH 54.08% OPENING

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N.E. AXONOMETRIC



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DRB FIRST SUBMITTAL	03-16-2020		
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1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

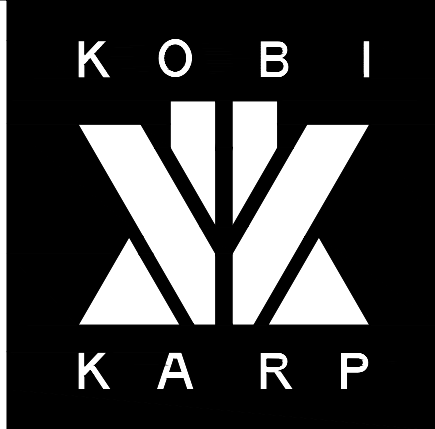
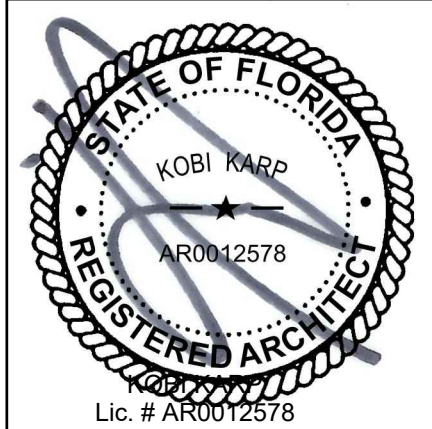
Name
Address
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Email

Consultant:

Name
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Tel:
Email

Architect of Record:

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AXONOMETRIC RENDERING
PROPOSED DESIGN

Date	04-06-2020	Sheet No.	A0.09
Scale			
Project	2001		



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N.W. AXONOMETRIC



1 N.W. AXONOMETRIC

Scale: N.T.S.

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	03-16-2020		
DRB FINAL SUBMITTAL	04-06-2020		

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DRB20-0522

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1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
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Consultant:

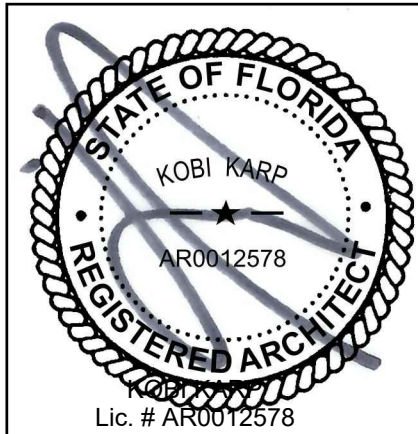
Name
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2915 Biscayne Boulevard, Suite #200
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AXONOMETRIC RENDERING
PROPOSED DESIGN

Date	04-06-2020	Sheet No.	A0.10
Scale			
Project	2001		



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DRB FIRST SUBMITTAL	03-16-2020		
DRB FINAL SUBMITTAL	04-06-2020		

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DRB20-0522

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1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

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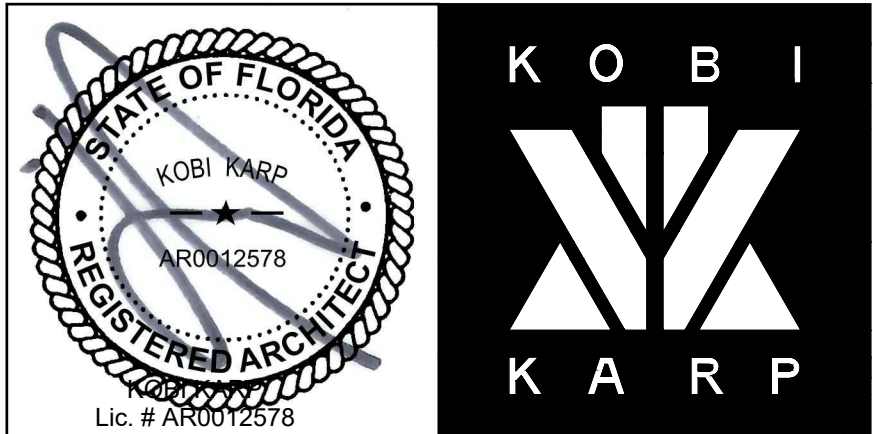
Name
Address
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Consultant:

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Email

Architect of Record:

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2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
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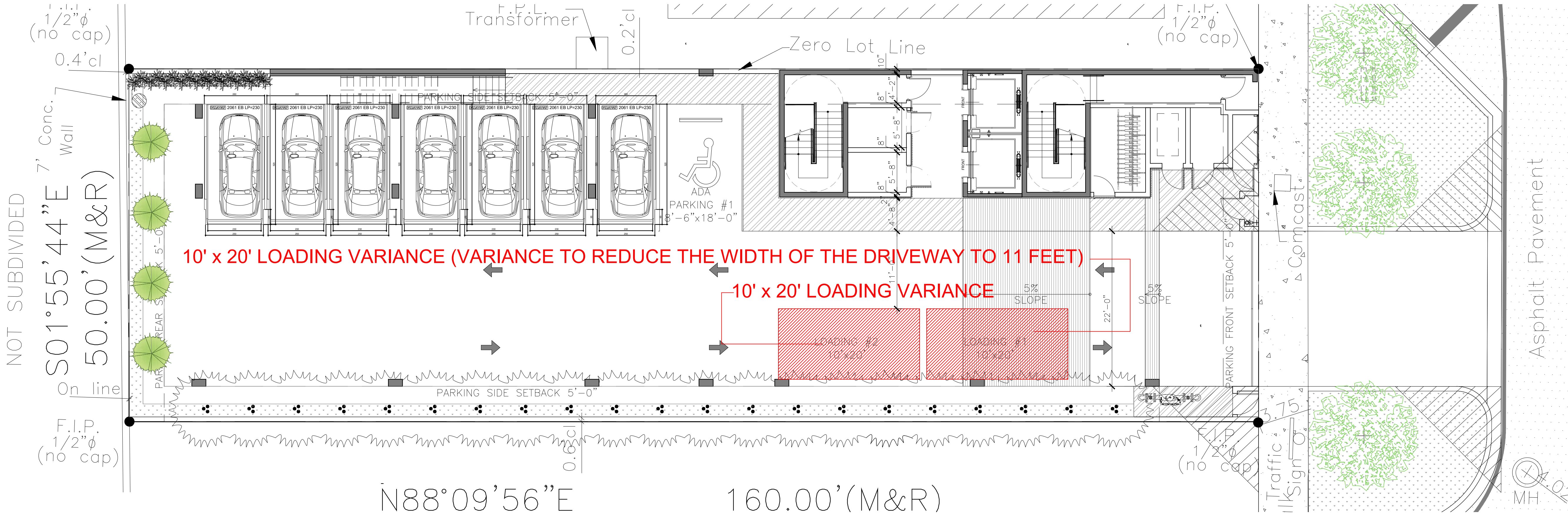
AXONOMETRIC RENDERING PROPOSED DESIGN

Date	04-06-2020	Sheet No.	A0.11
Scale			
Project	2001		

1 S.W. AXONOMETRIC

Scale: N.T.S.

Property Address: 1925 WEST AVE
Folio: 02-3233-022-0050



1 GROUND FLOOR / LOADING VARIANCE
Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	03-16-2020		
DRB FINAL SUBMITTAL	04-06-2020		

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DRB20-0522

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OFFICE - RESIDENCE

1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

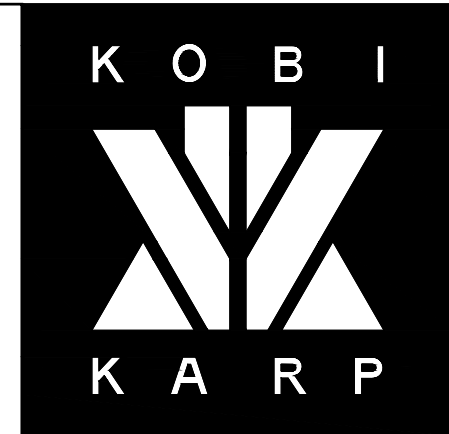
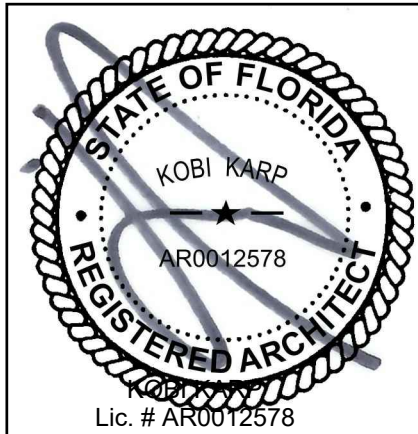
Name
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Architect of Record:

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2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
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LOADING VARIANCE DIAGRAM
PROPOSED DESIGN

Date	04-06-2020	Sheet No.	A0.12
Scale			
Project	2001		