

1910 ALTON ROAD

1910 ALTON ROAD
MIAMI BEACH, FL
33139

DESIGN REVIEW BOARD FINAL SUBMITTAL - APRIL 6TH, 2020



1910 ALTON RD. - MIAMI BEACH, FL

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www.kobikarp.com

ARCHITECT
KOBİ 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:

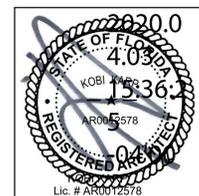
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COVER

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	DEFICIENCIES
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"	NONE
	FRONT PEDESTAL AND TOWER:	0'-0"	N/A	0'-0"	NONE
19	SIDE 1: NORTH	0'-0" (5'-0" AT-GRADE PARKING)	N/A	5'-0" AT GRADE PARKING	NONE
20	SIDE 2: SOUTH	0'-0" (5'-0" AT-GRADE PARKING)	N/A	5'-0" AT GRADE PARKING	NONE
21	REAR:	5'-0"	N/A	5'-0"	NONE
22	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A	NONE
23	SUM OF SIDE YARD:	N/A	N/A	5'-0"	NONE
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"	NONE
28	PROPOSED ENCROACHMENT IN WEST SIDE YARD			0'-0"	NONE
29	PROPOSED ENCROACHMENT IN EAST SIDE YARD			0'-0"	NONE
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

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A0.04	SITE CONTEXT IMAGES
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A0.06	ZONING DIAGRAMS - F.A.R.
A0.07	ZONING DIAGRAMS - F.A.R.
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A0.10	AXONOMETRIC RENDERING
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A6.00	RENDERING
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A6.02	RENDERING
A6.03	RENDERING

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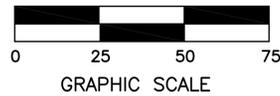
DATA SHEET

PROPOSED DESIGN

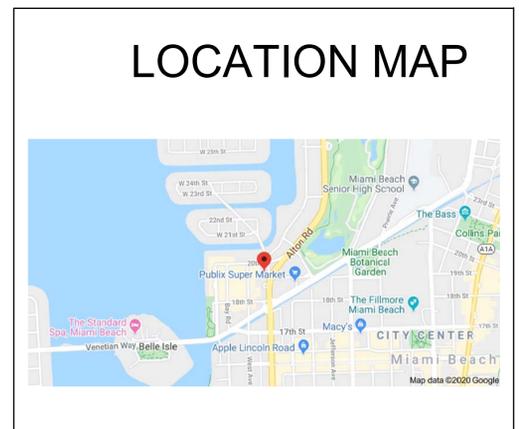
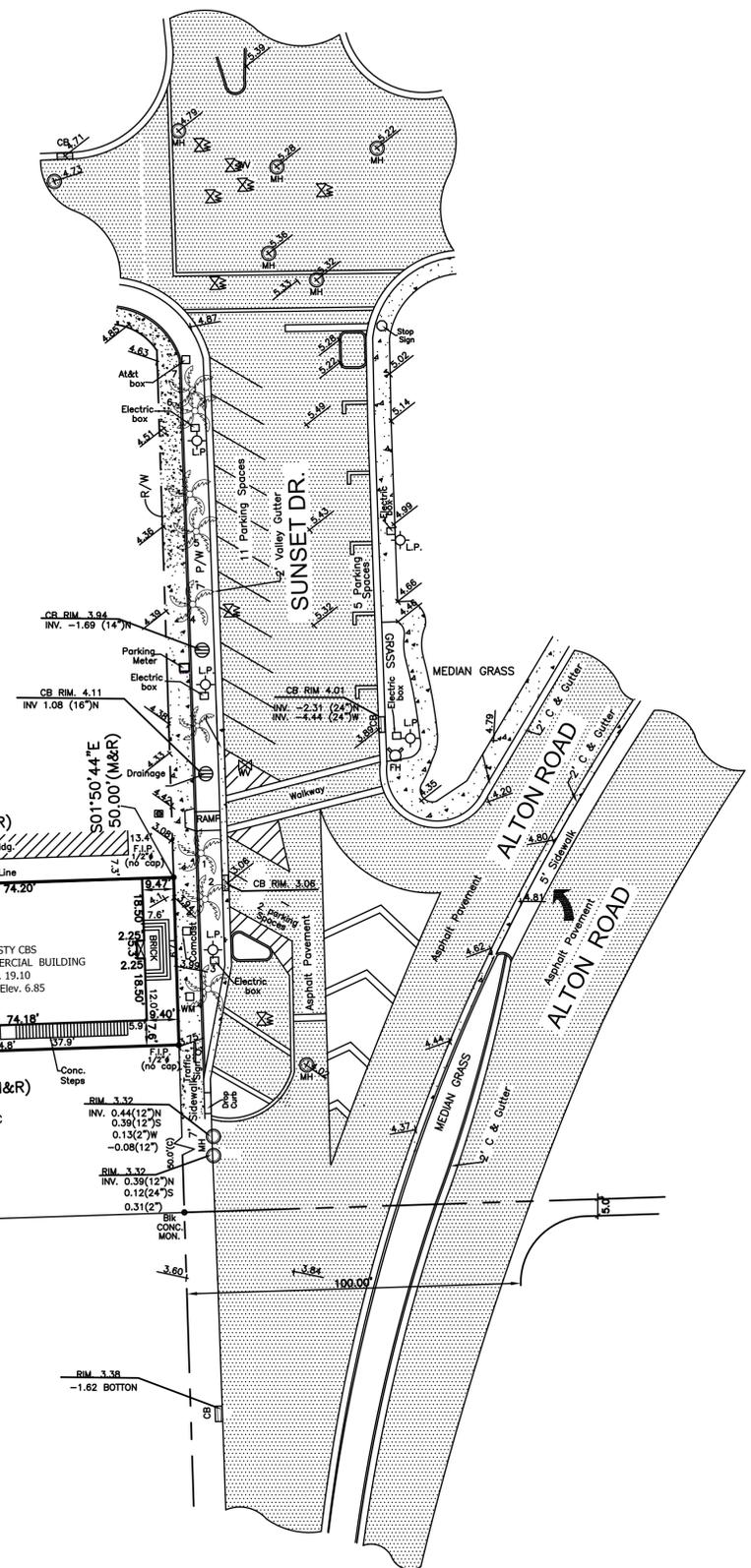
Date 04-06-2020	Sheet No. A0.01
Scale	
Project 2001	

SPECIFIC PURPOSE SURVEY

SCALE: 1" = 25'



LEGEND:		ABBREVIATIONS:	
	BOUNDARY LINE	CB	CATCH BASIN
	STRUCTURE (BLDG.)	MANHOLE	
	CONCRETE BLOCK WALL	O.E.	OVERHEAD ELECT.
	METAL FENCE	PP	POWER POLE
	WOODEN FENCE	LP	LIGHT POLE
	CHAIN LINK FENCE	HS	HANDICAP SPACE
	WOOD DECK/DOCK	FD	FIRE HYDRANT
	ASPHALTED AREAS	EL	EASEMENT LINE
	CONCRETE	WV	WATER VALVE
	BRICKS OR PAVERS	TV	TV-CABLE BOX
	ROOFED AREAS	WM	WATER METER
	WATER (EDGE OF WATER)	CLP	CONC. LIGHT POLE
	ELECTRIC BOX		
		CB	CONCRETE BLOCK STRUCTURE
		CB	CATCH BASIN
		MANHOLE	
		O.E.	OVERHEAD ELECT.
		PP	POWER POLE
		LP	LIGHT POLE
		HS	HANDICAP SPACE
		FD	FIRE HYDRANT
		EL	EASEMENT LINE
		WV	WATER VALVE
		TV	TV-CABLE BOX
		WM	WATER METER
		CLP	CONC. LIGHT POLE



- JOB SPECIFIC SURVEYOR NOTES:**
- 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 PANEL No. 120651-0317L, WITH AN EFFECTIVE DATE OF SEPT. 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
 - 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 S01°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 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 1/8 FOOT FOR NATURAL GROUND SURFACES AND 1/16 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.

TREE LIST

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1-7	ROYAL PALM	ROYSTONIA ELATA	1.3'	30'	25'

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.

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.

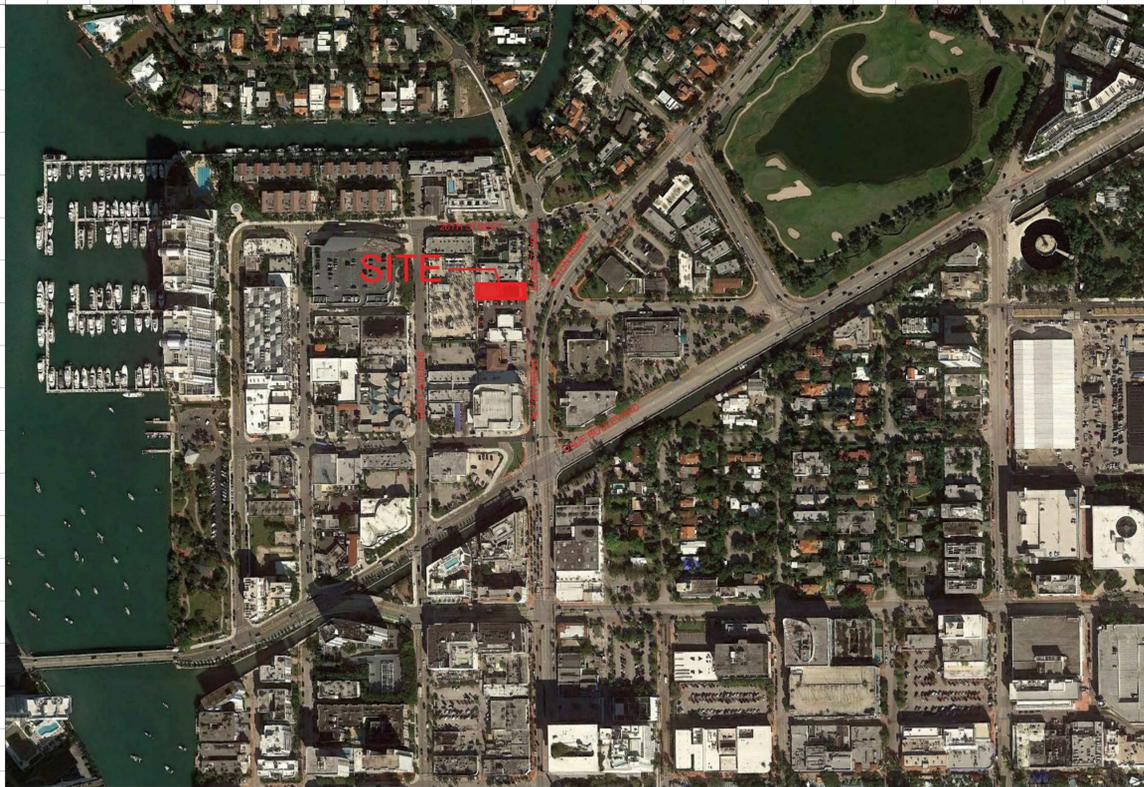
WE HEREBY CERTIFY THAT THIS "SPECIFIC PURPOSE" RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "ALTA SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

Ed Pino
PROFESSIONAL LAND SURVEYOR
AND MAPPER No. 6771
STATE OF FLORIDA
DATE: FEBRUARY 14, 2020

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

DESIGNED BY: EP
DRAWN BY: T.P.
CHECKED BY: EP
DATE: 2/14/20
FIELD BOOK No.
PAGE No.

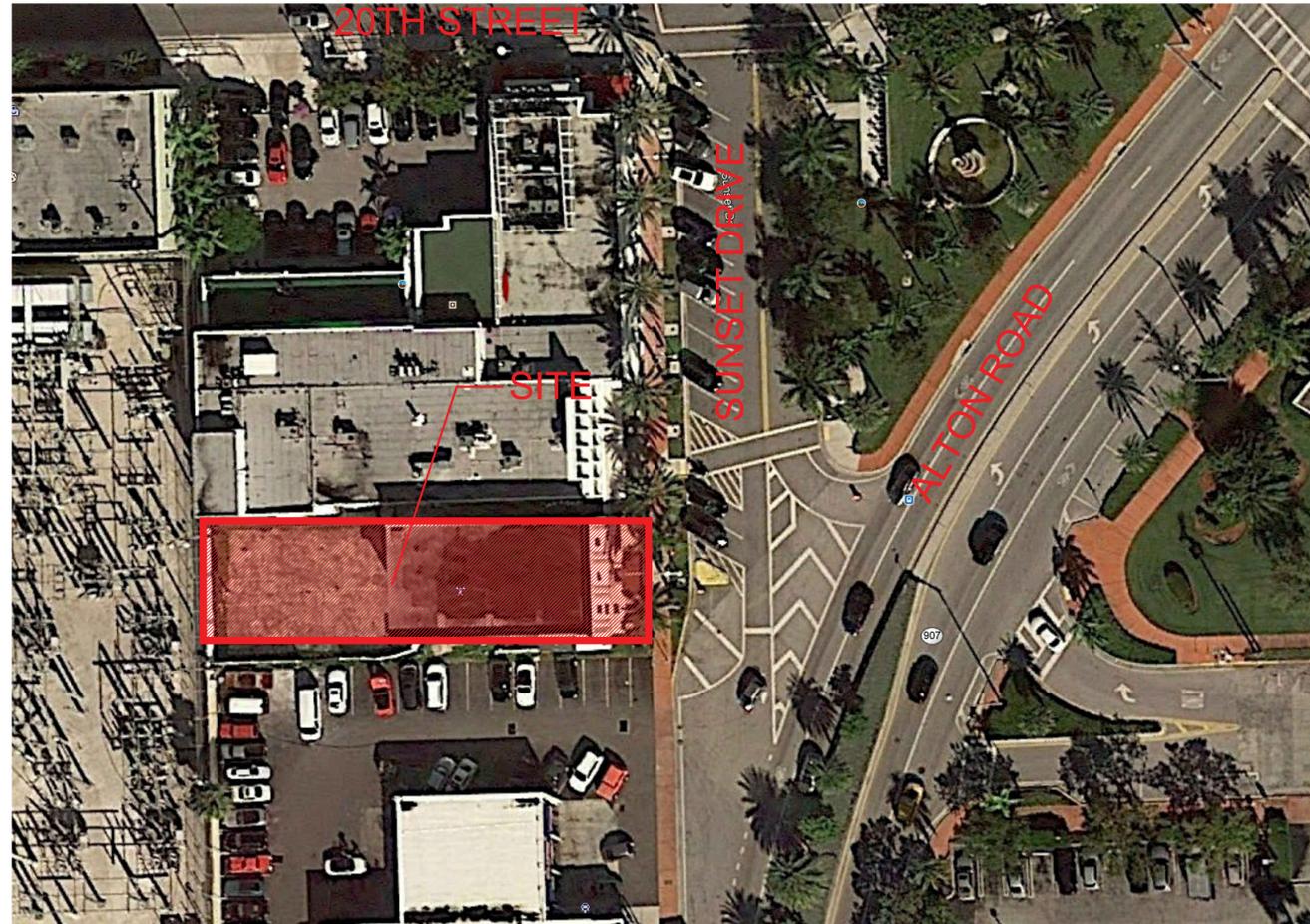
ORDER No.
20-108
SHEET No.
1



1

LOCATION MAP

Scale: N.T.S.



2

CONTEXT MAP

Scale: N.T.S.

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

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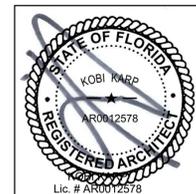
Consultant:

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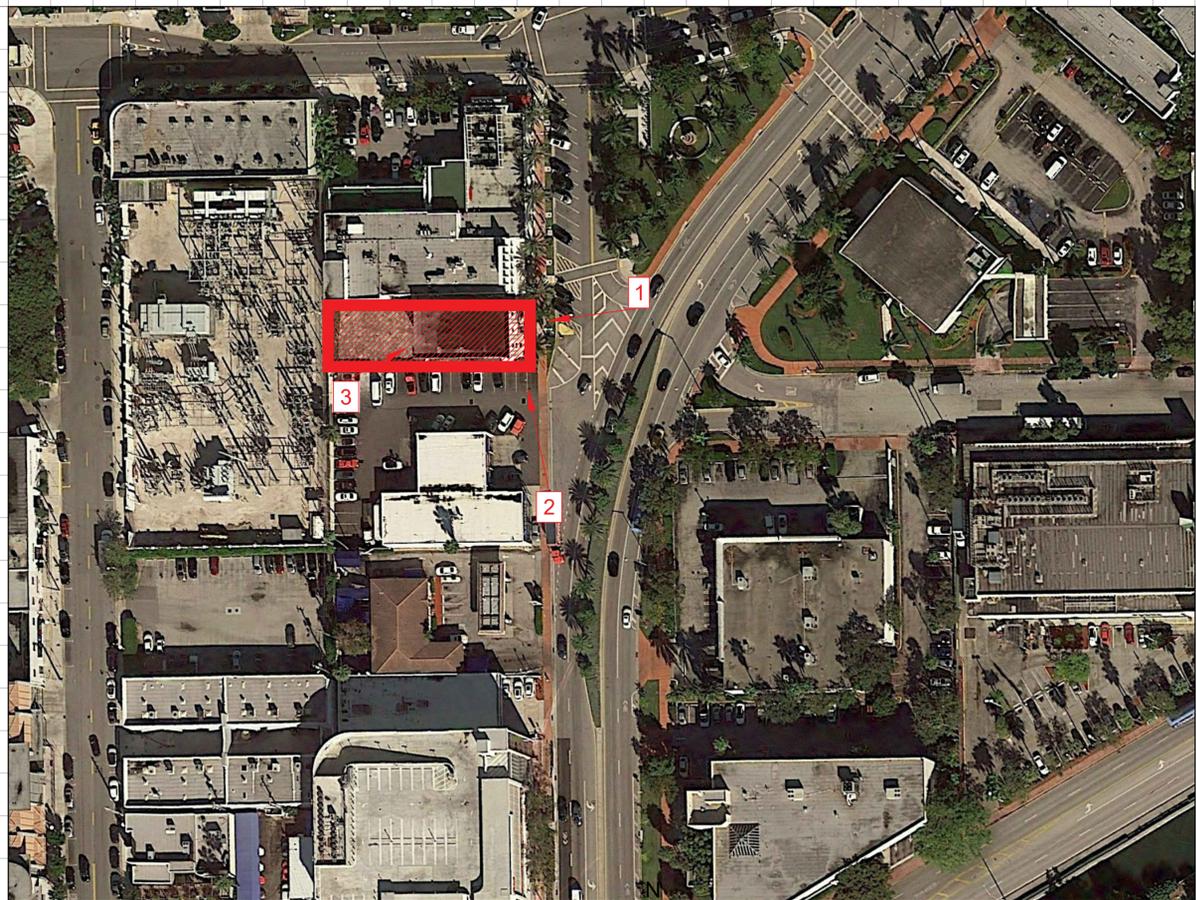
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LOCATION MAP
PROPOSED DESIGN

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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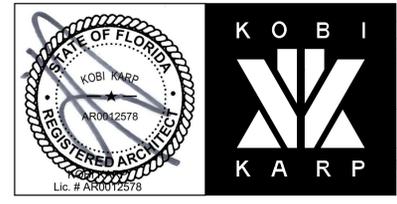
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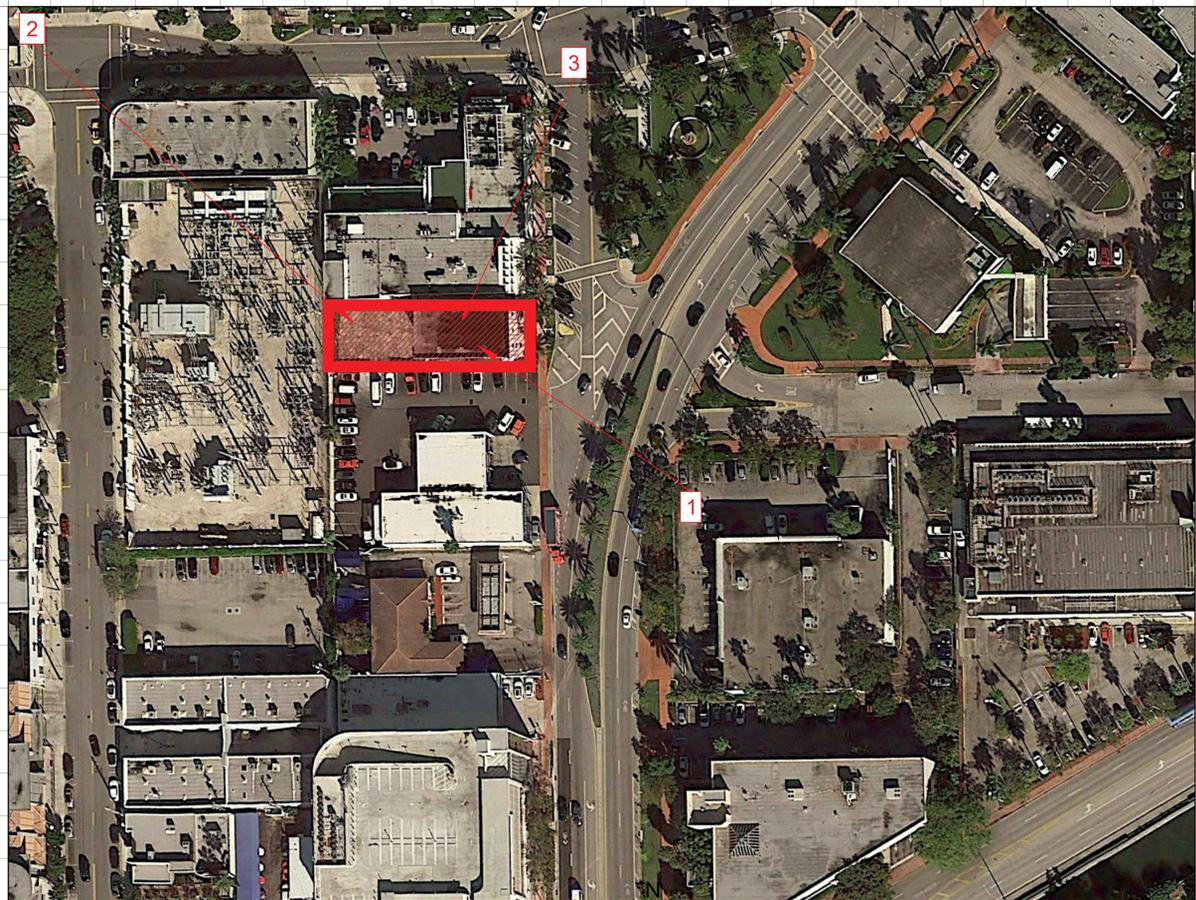
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CONTEXT IMAGES

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

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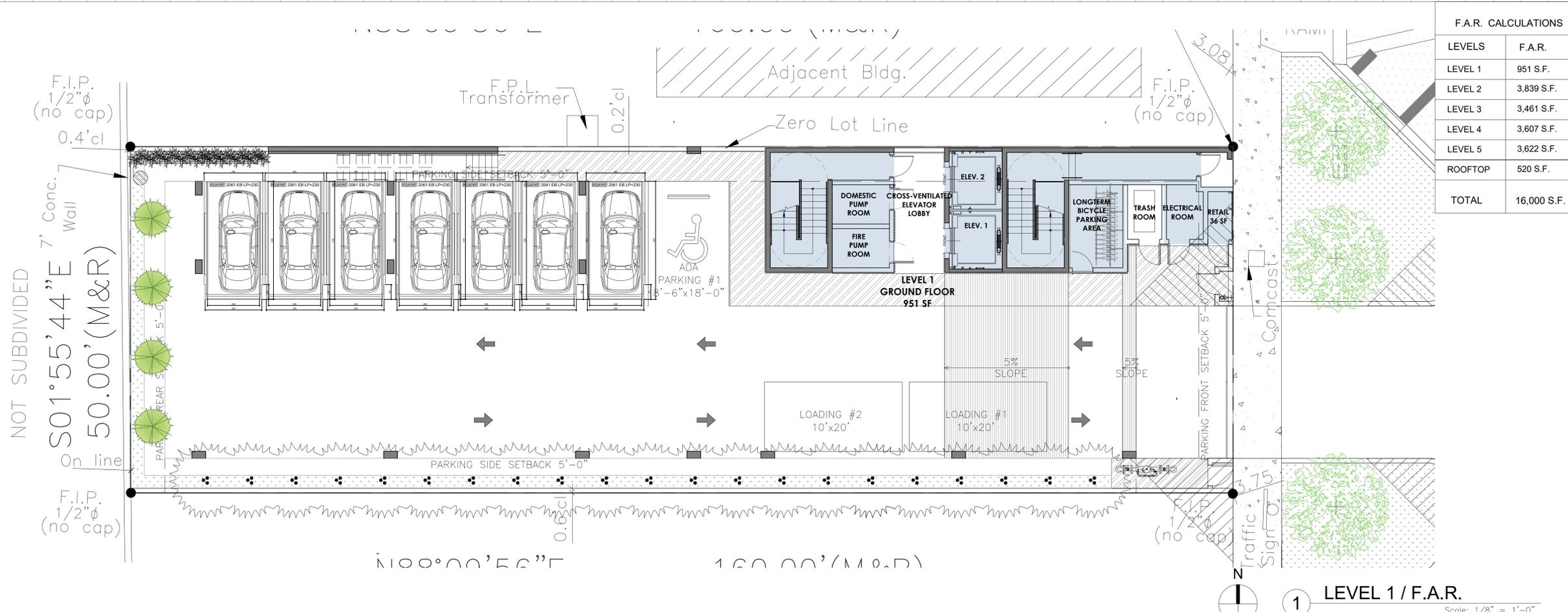
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CONTEXT IMAGES
PROPOSED DESIGN

Date	04-06-2020	Sheet No.	A0.04
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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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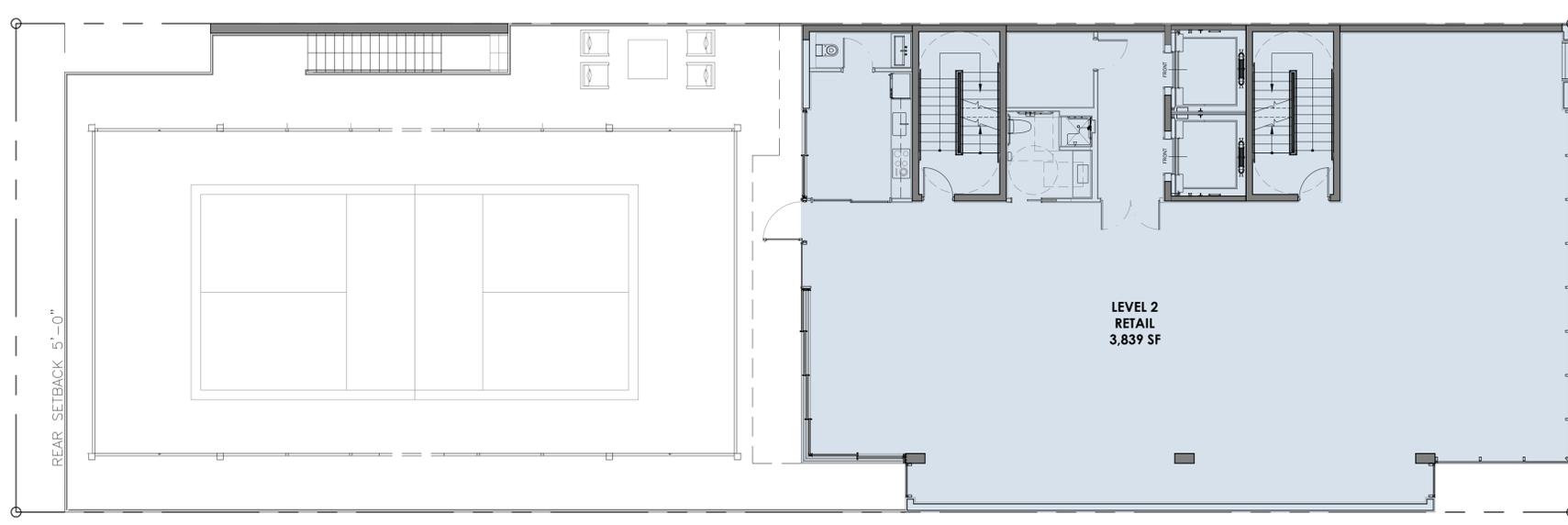
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1 LEVEL 2 / F.A.R. Scale: 1/8" = 1'-0"

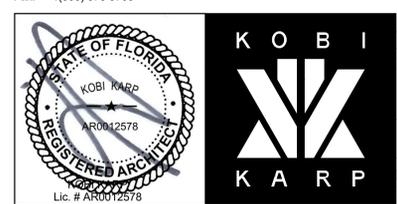
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Tel:
Email

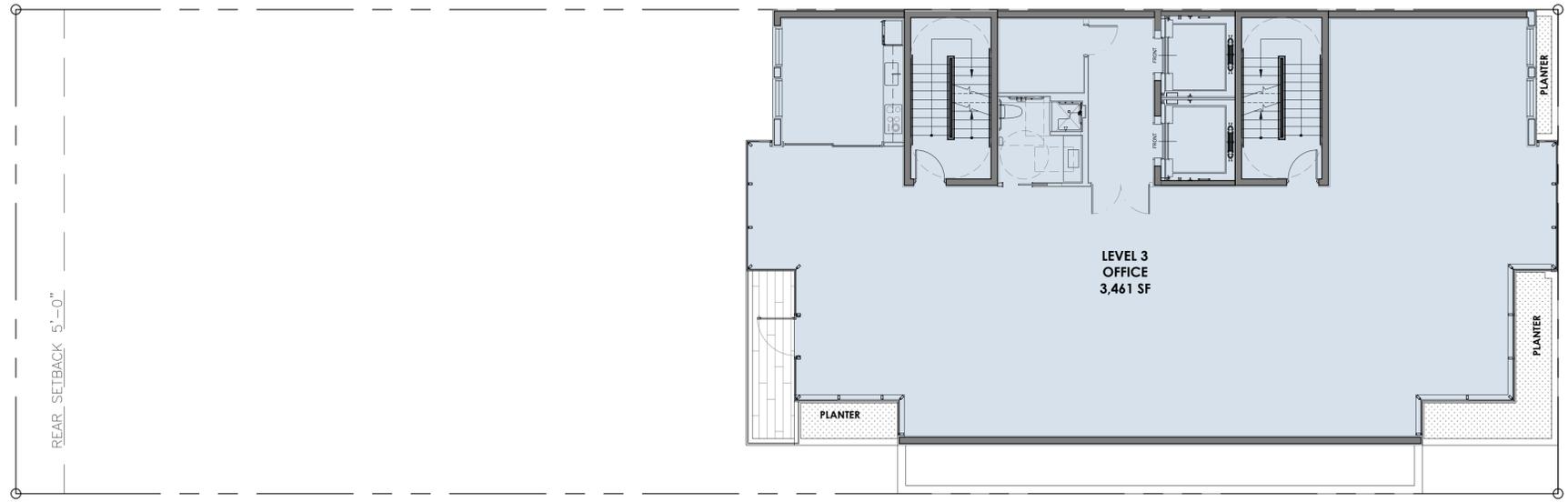
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



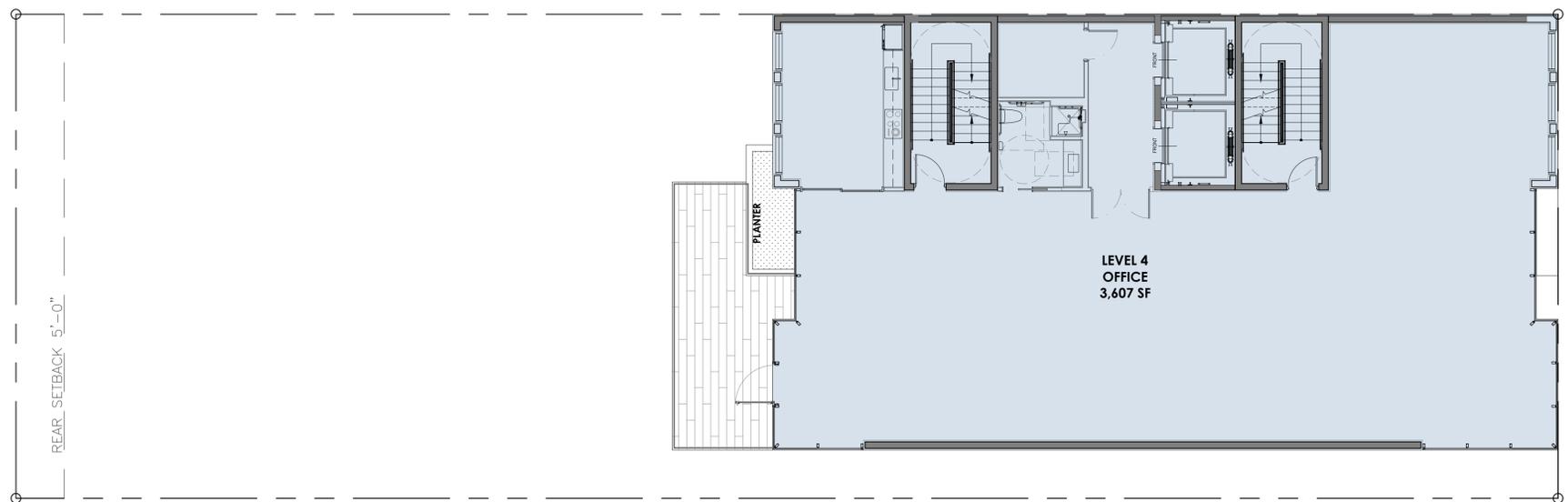
F.A.R. DIAGRAMS
PROPOSED DESIGN

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

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



① LEVEL 4 / 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
 Address
 Tel:
 Email

Consultant:
 Name
 Address
 Address
 Tel:
 Email

Consultant:
 Name
 Address
 Address
 Tel:
 Email

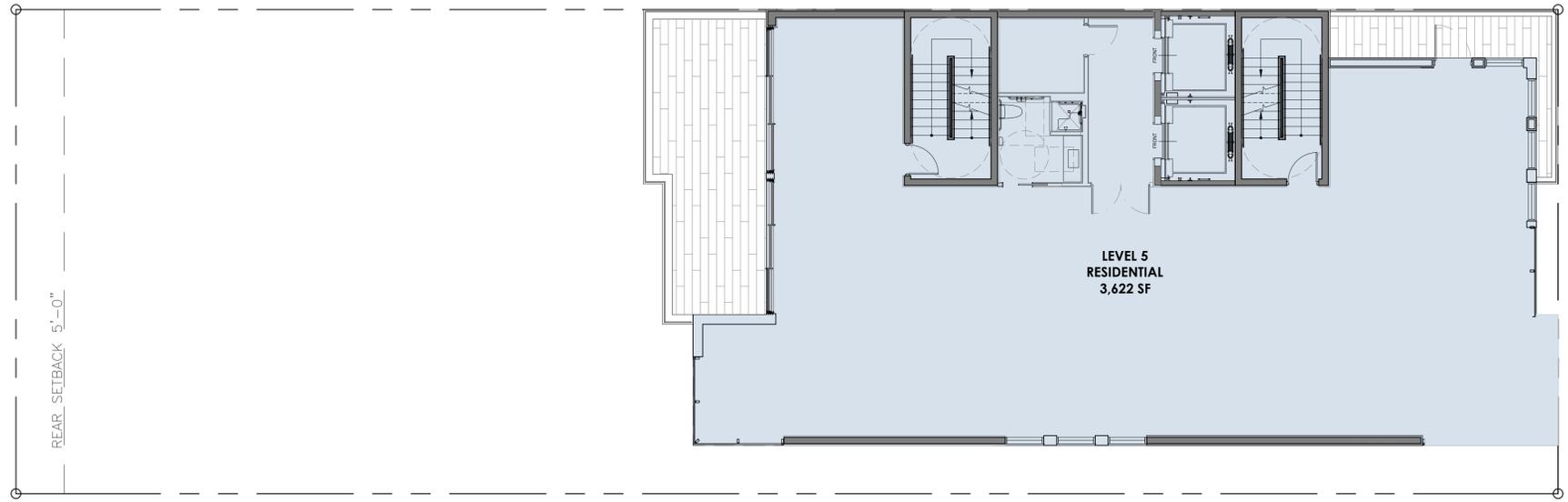
Architect of Record:
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F.A.R. DIAGRAMS
 PROPOSED DESIGN

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

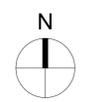
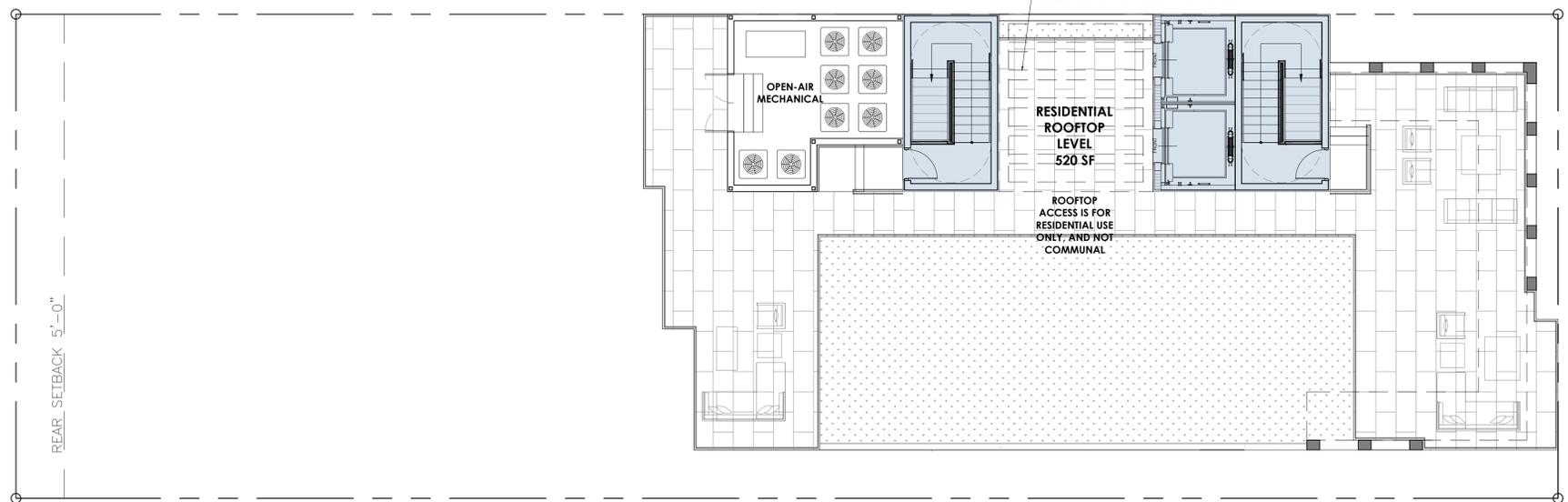
F.A.R. CALCULATIONS	
LEVELS	F.A.R.
LEVEL 1	951 S.F.
LEVEL 2	3,839 S.F.
LEVEL 3	3,461 S.F.
LEVEL 4	3,607 S.F.
LEVEL 5	3,622 S.F.
ROOFTOP	520 S.F.
TOTAL	16,000 S.F.



LEVEL 5
RESIDENTIAL
3,622 SF



1 LEVEL 5 / F.A.R. Scale: 1/8" = 1'-0"



1 ROOFTOP / 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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DRB20-0522
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1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

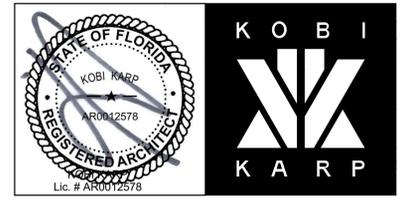
Owner:
PRIVATE

Landscape Architect:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Architect of Record:
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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

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S.E. AXONOMETRIC



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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:

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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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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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Email

Consultant:

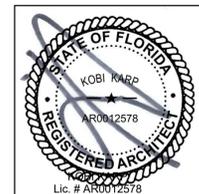
Name
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AXONOMETRIC RENDERING
PROPOSED DESIGN

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

1 N.E. AXONOMETRIC
Scale: N.T.S.



TRELLIS WITH 54.08% OPENING

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N.W. AXONOMETRIC

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

DRB20-0522

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

Owner:

PRIVATE

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Consultant:

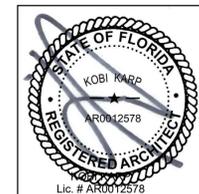
Name
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AXONOMETRIC RENDERING
PROPOSED DESIGN

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

1 N.W. AXONOMETRIC
Scale: N.T.S.

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S.W. AXONOMETRIC

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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
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Consultant:

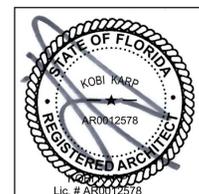
Name
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AXONOMETRIC RENDERING
PROPOSED DESIGN

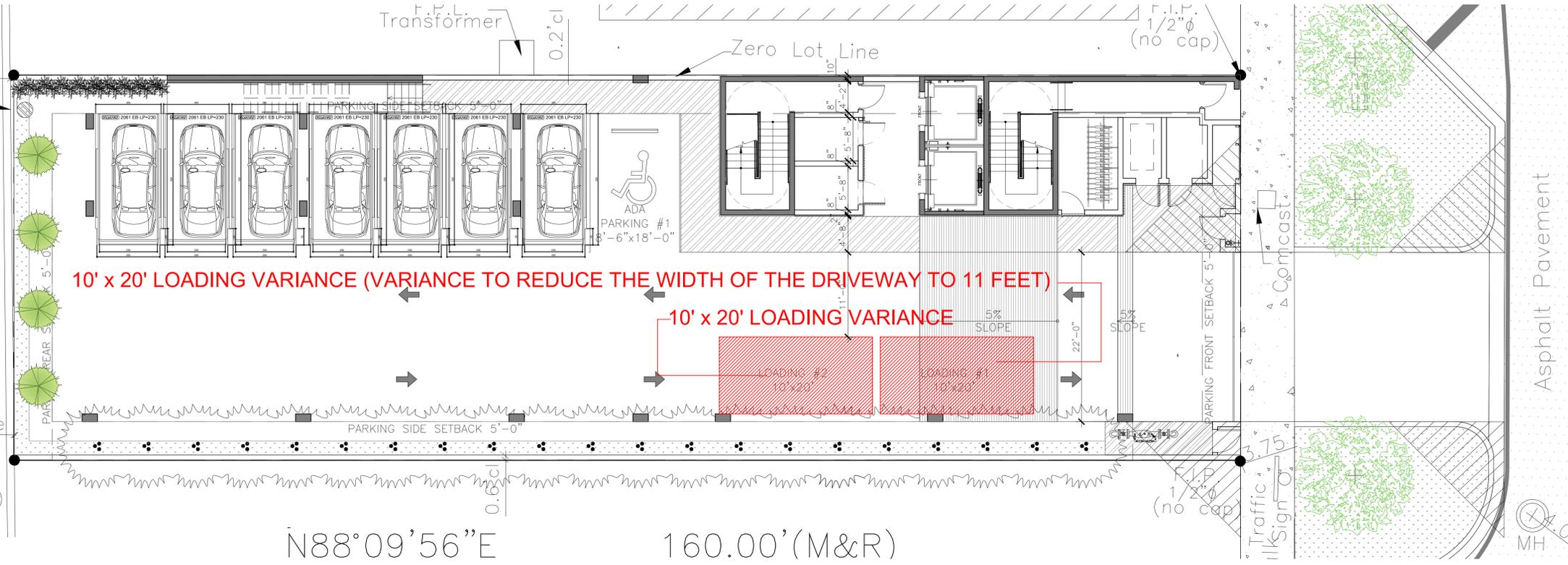
Date	04-06-2020	Sheet No.	A0.11
Scale			
Project	2001		

1 S.W. AXONOMETRIC
Scale: N.T.S.

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

NOT SUBDIVIDED

1/2"φ (no cap)
 0.4'cl
 7' Conc. Wall
 S01°55'44"E
 50.00' (M&R)
 On line
 F.I.P. 1/2"φ (no cap)



N88°09'56"E
 160.00' (M&R)

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

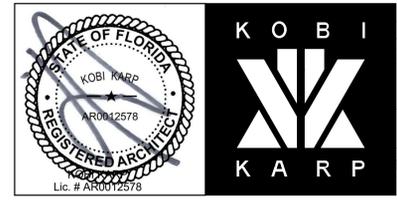
Owner:
 PRIVATE

Landscape Architect:
 Name
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Consultant:
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Consultant:
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 2915 Biscayne Boulevard, Suite #200
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 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



LOADING VARIANCE DIAGRAM
 PROPOSED DESIGN

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

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