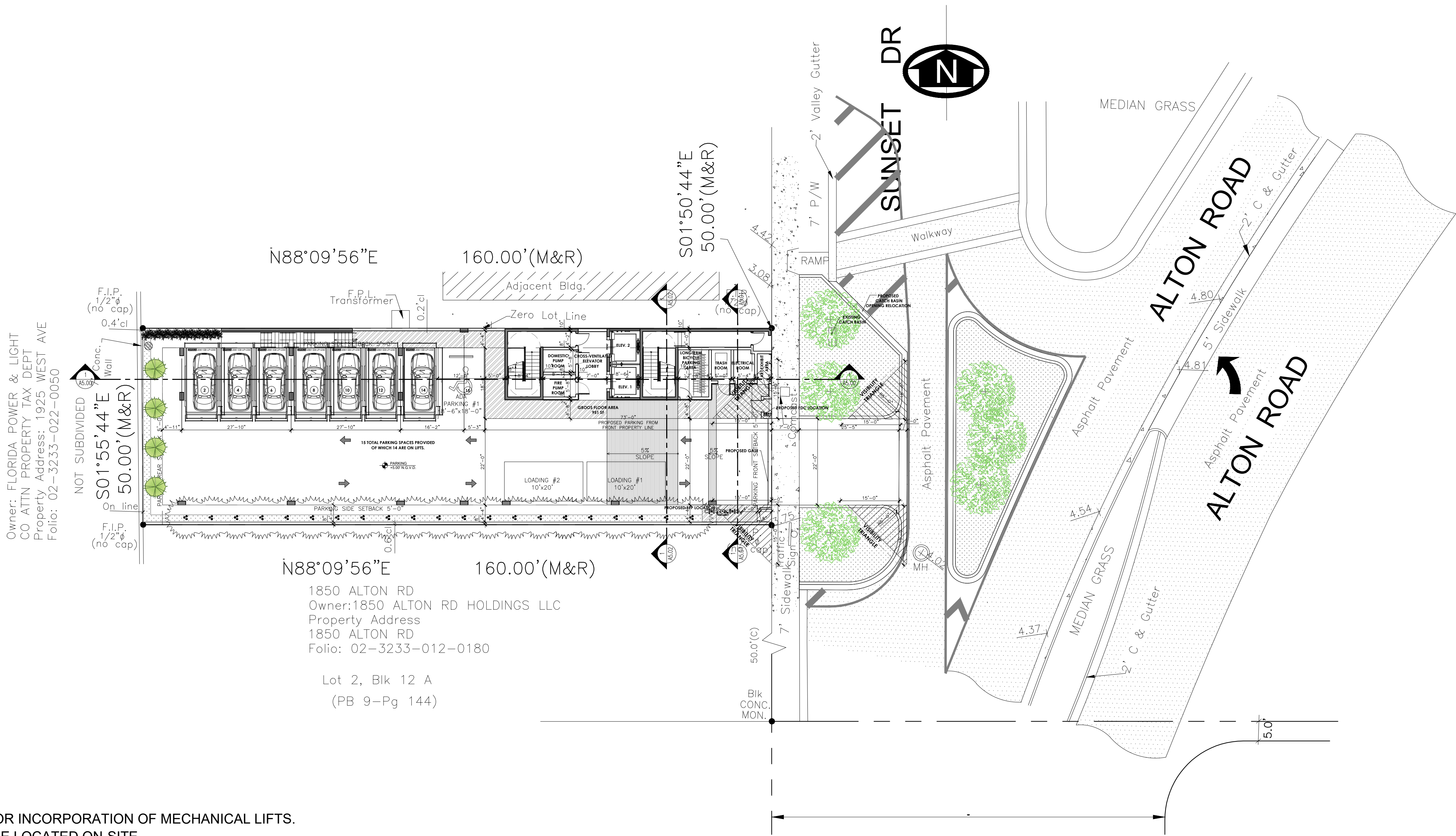
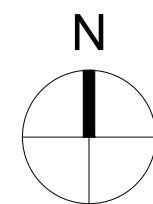




NOTE: PROJECT WILL NEED CUP APPROVAL FOR INCORPORATION OF MECHANICAL LIFTS.
CONVEX MIRRORS REQUIRED AND TO BE LOCATED ON-SITE .

PUBLIC WORKS:

- REPLACE THE SIDEWALK ALONG THE ENTIRE STREET FRONTAGE OF THE PROPERTY.
- RECONSTRUCT THE SWALE / SOD ALONG THE ENTIRE FRONTAGE OF THE PROPERTY.
- MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (22 FEET WIDE).
- LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT OF WAY REQUIRE PRELIMINARY APPROVALS FROM CMB PLANNING DEPARTMENT AND PARKS (GREEN MANAGMENT). DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.
- 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
- ELIMINATION OF ON-STREET PARKING SPACES SHALL REQUIRE A FEE PER SPACE AND APPROVAL BY THE PARKING DIRECTOR.



1 SITE PLAN WITH LIFTS
Scale: 1/16" = 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

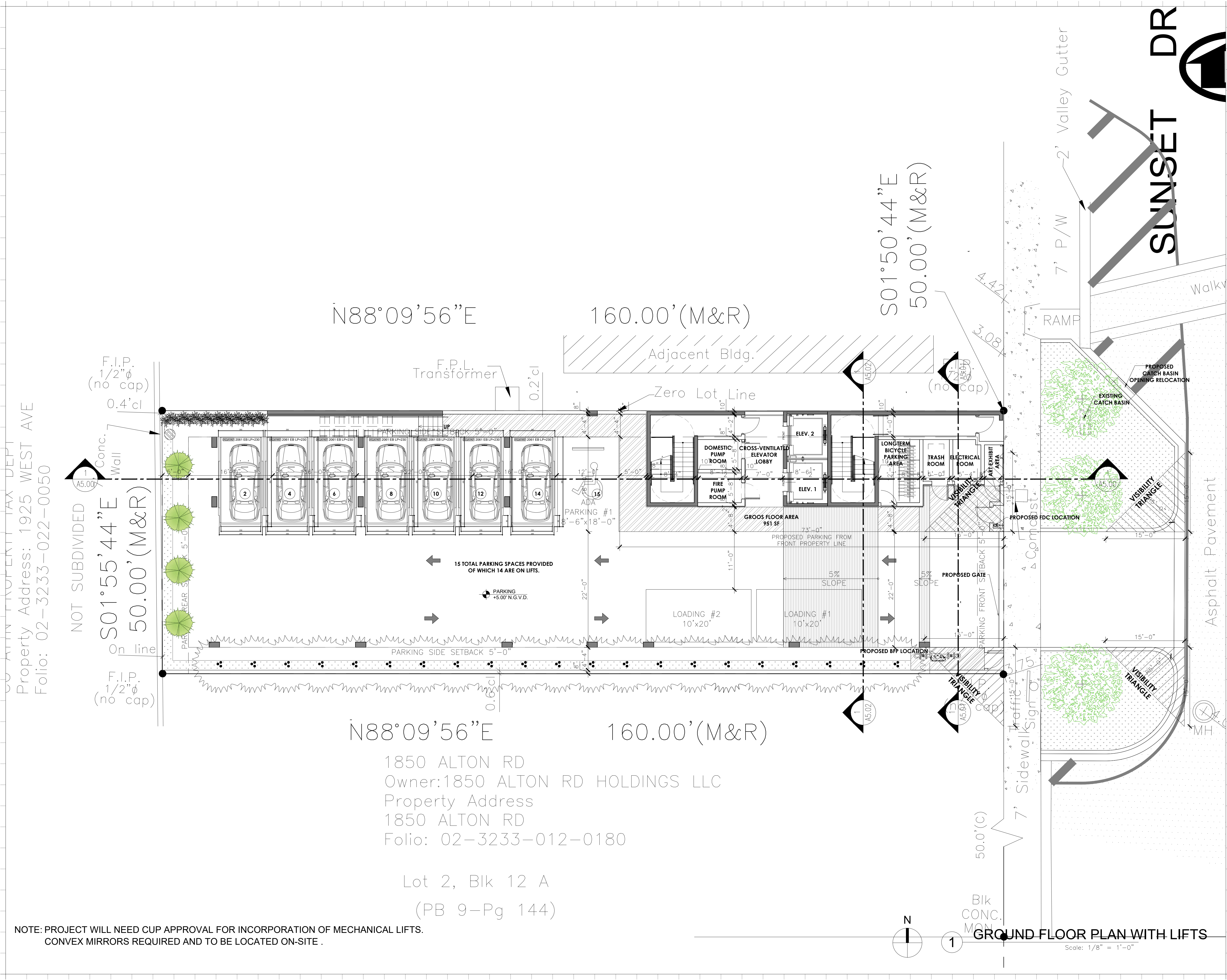
Architect of Record:

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



**SITE PLAN
PROPOSED DESIGN**

Date 04-06-2020	Sheet No. A2.00
Scale	
Project 2001	



NOTE: PROJECT WILL NEED CUP APPROVAL FOR INCORPORATION OF MECHANICAL LIFTS.
CONVEX MIRRORS REQUIRED AND TO BE LOCATED ON-SITE .

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

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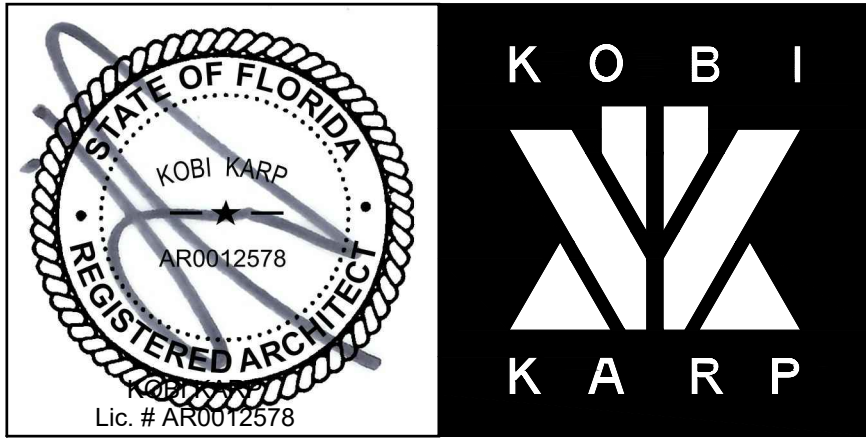
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Consultant:

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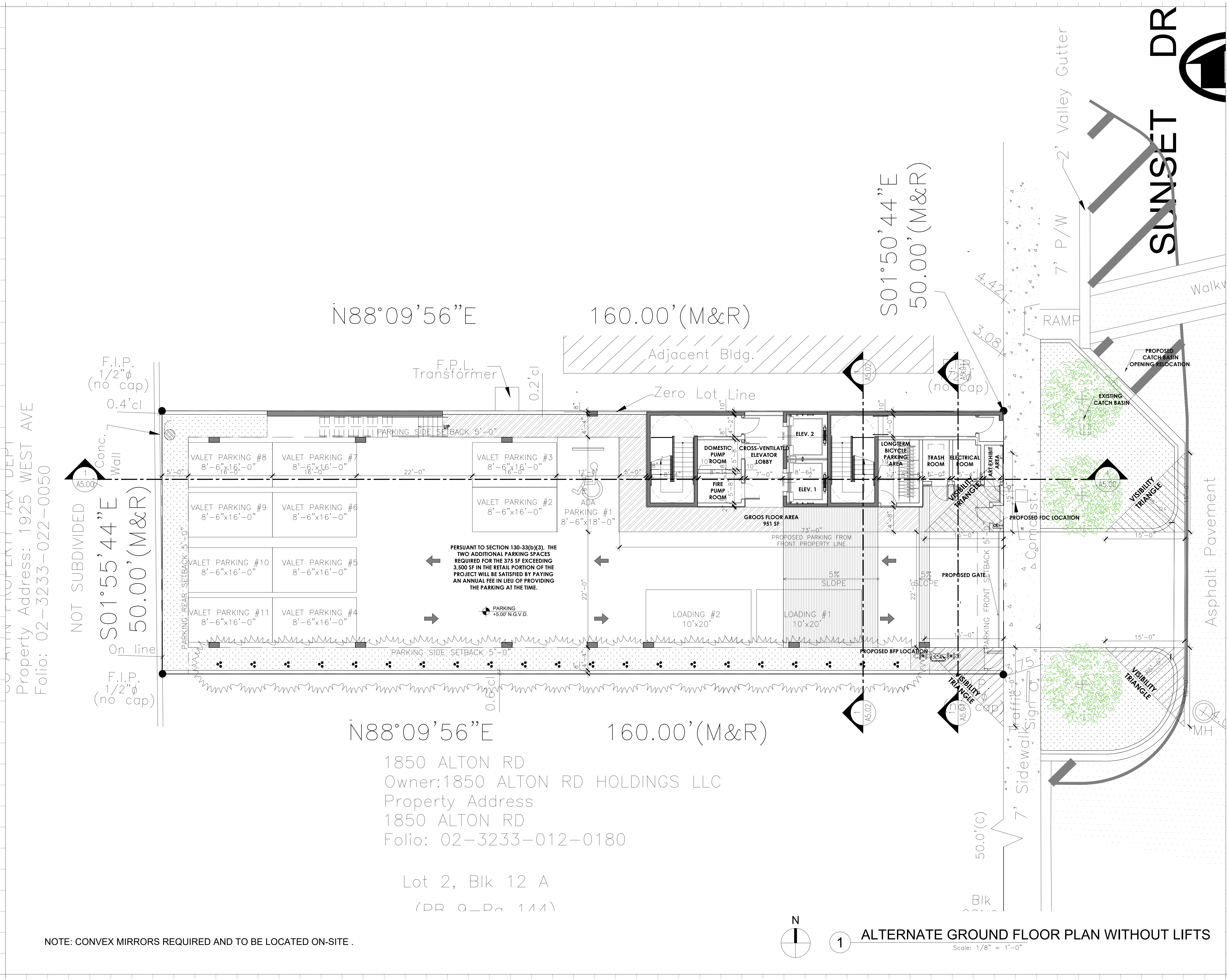
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GROUND FLOOR
PROPOSED DESIGN

Date 04-06-2020	Sheet No. A3.01
Scale	
Project 2001	



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

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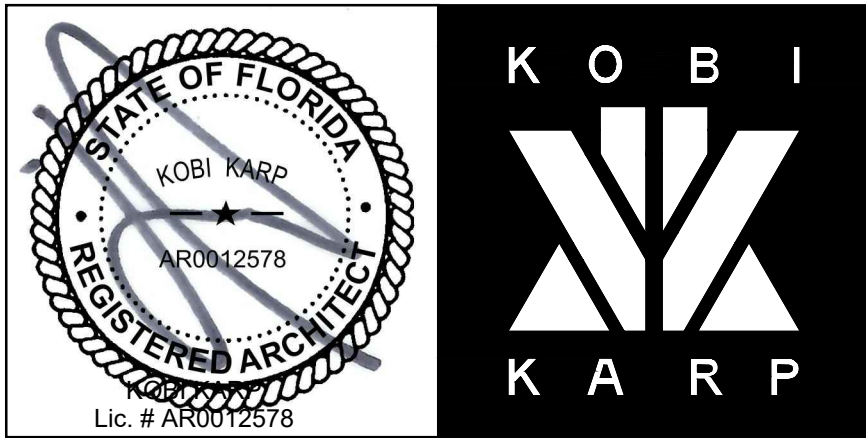
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GROUND FLOOR
PROPOSED DESIGN

Date 04-06-2020	Sheet No. A3.01
Scale	
Project 2001	

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	03-16-2020		
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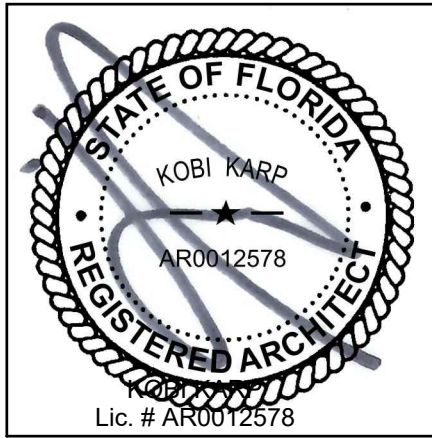
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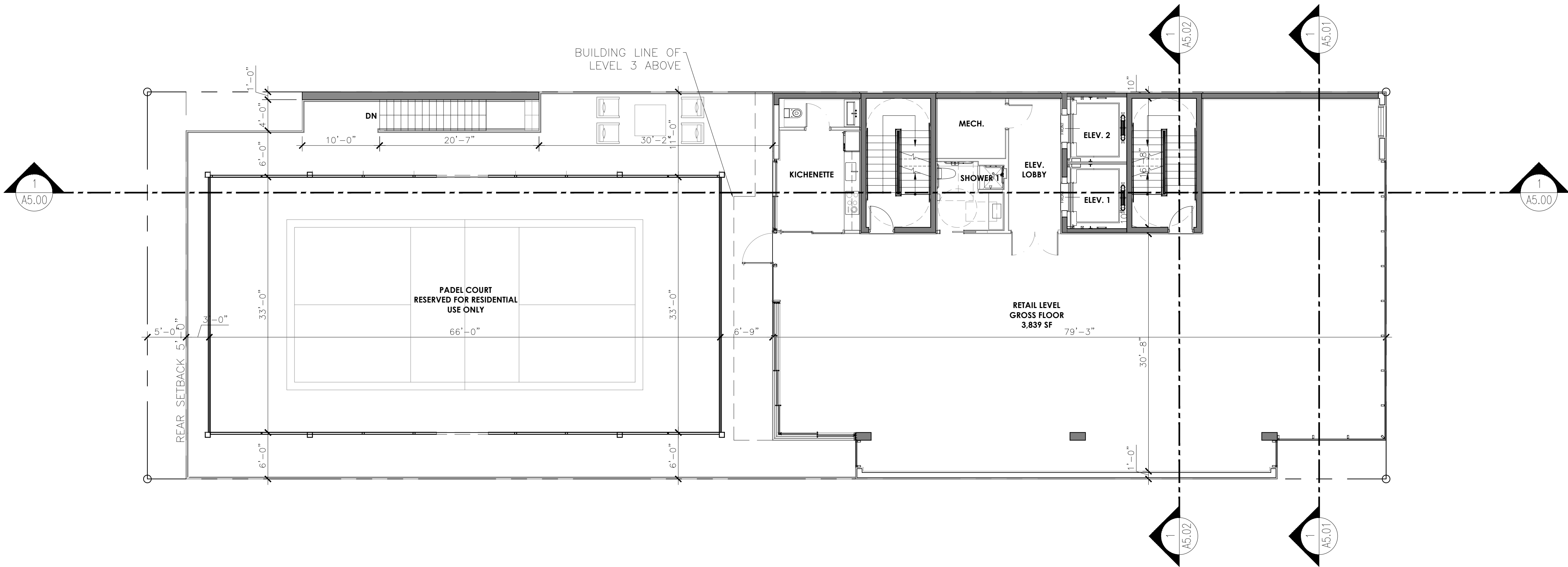
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LEVEL 2
PROPOSED DESIGN

Date 04-06-2020	Sheet No. A3.02
Scale	
Project 2001	



LEVEL 2 FLOOR PLAN
Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	03-16-2020		
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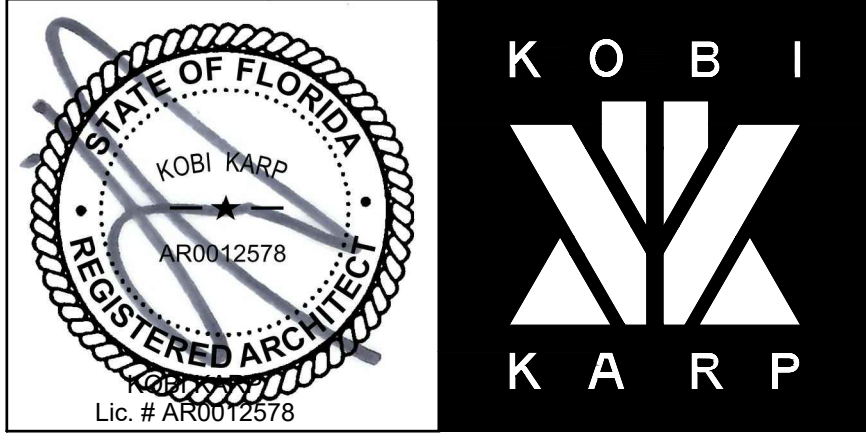
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Consultant:

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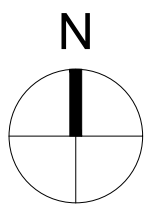
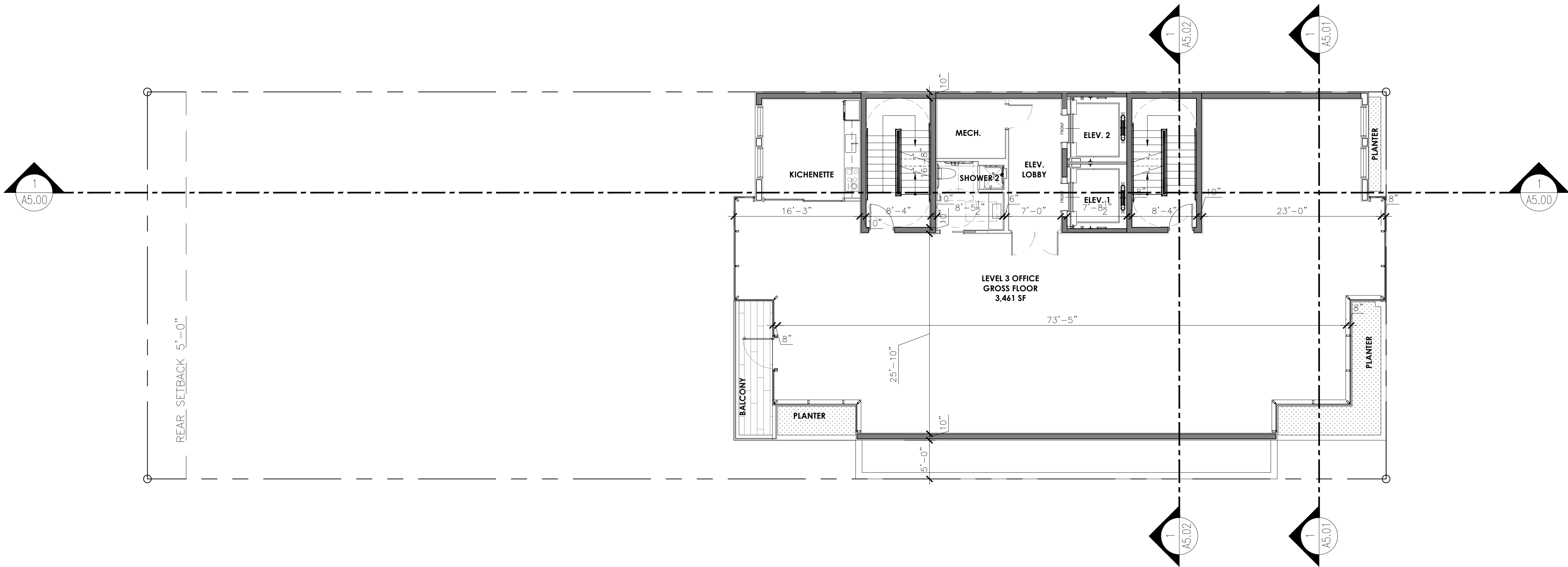
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LEVEL 3
PROPOSED DESIGN

Date 04-06-2020	Sheet No.
Scale	A3.03
Project 2001	



1 LEVEL 3 FLOOR PLAN

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

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	03-16-2020		
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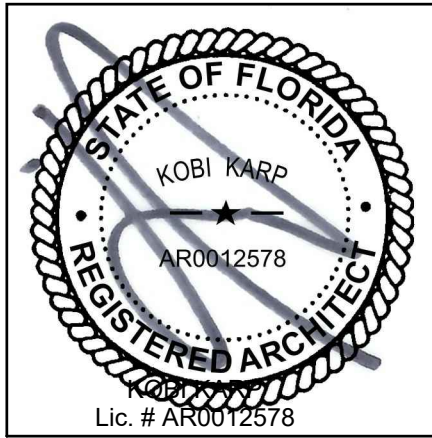
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Consultant:

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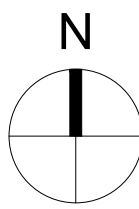
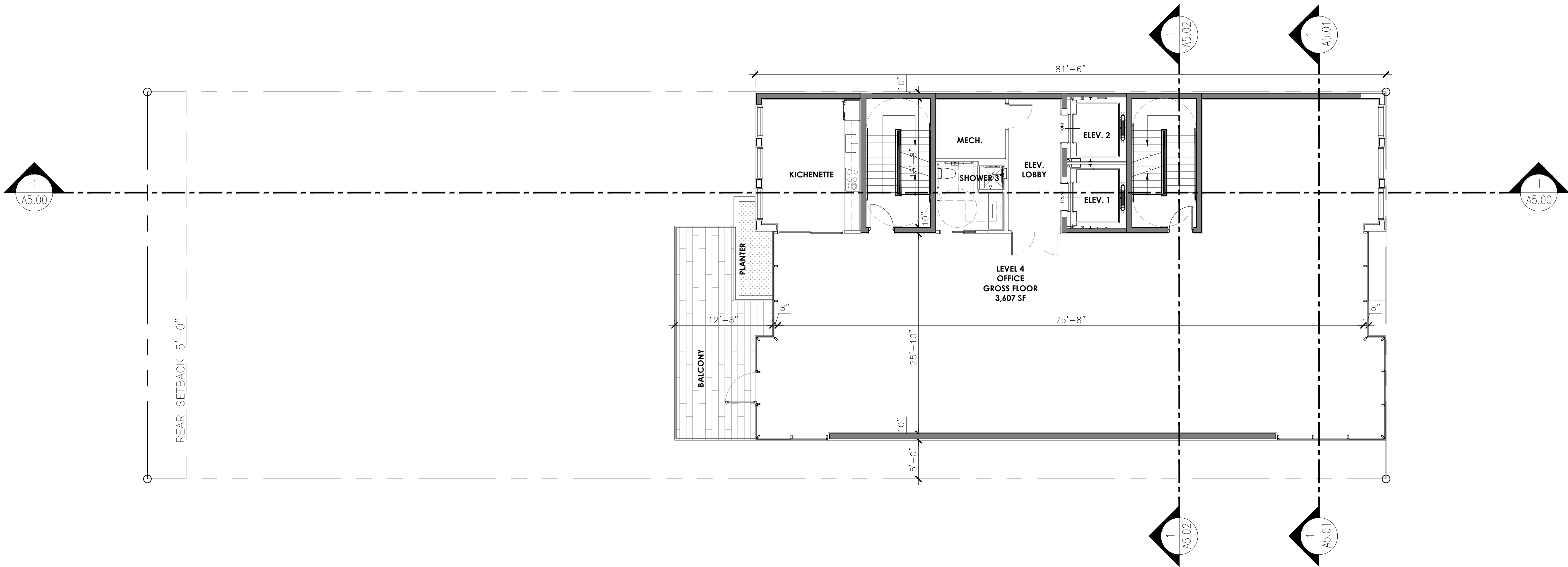
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LEVEL 4
PROPOSED DESIGN

Date 04-06-2020	Sheet No.
Scale	A3.04
Project 2001	



1 LEVEL 4 FLOOR PLAN

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

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	03-16-2020		
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MIAMI BEACH, FLORIDA 33139

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Landscape Architect:

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Consultant:

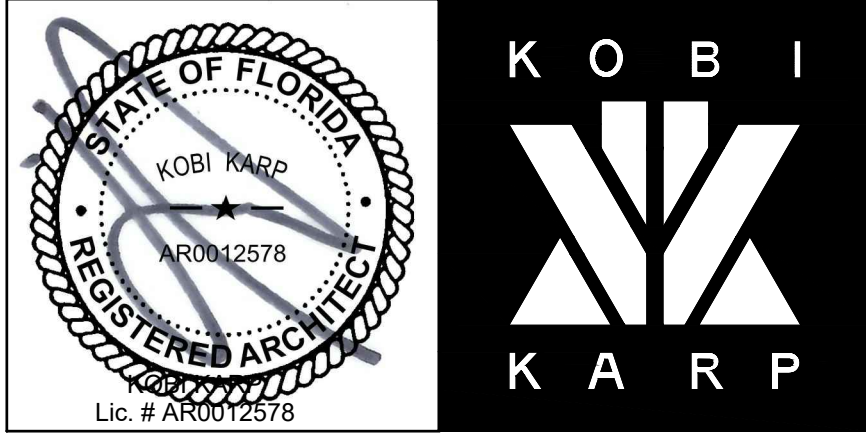
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Consultant:

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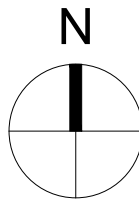
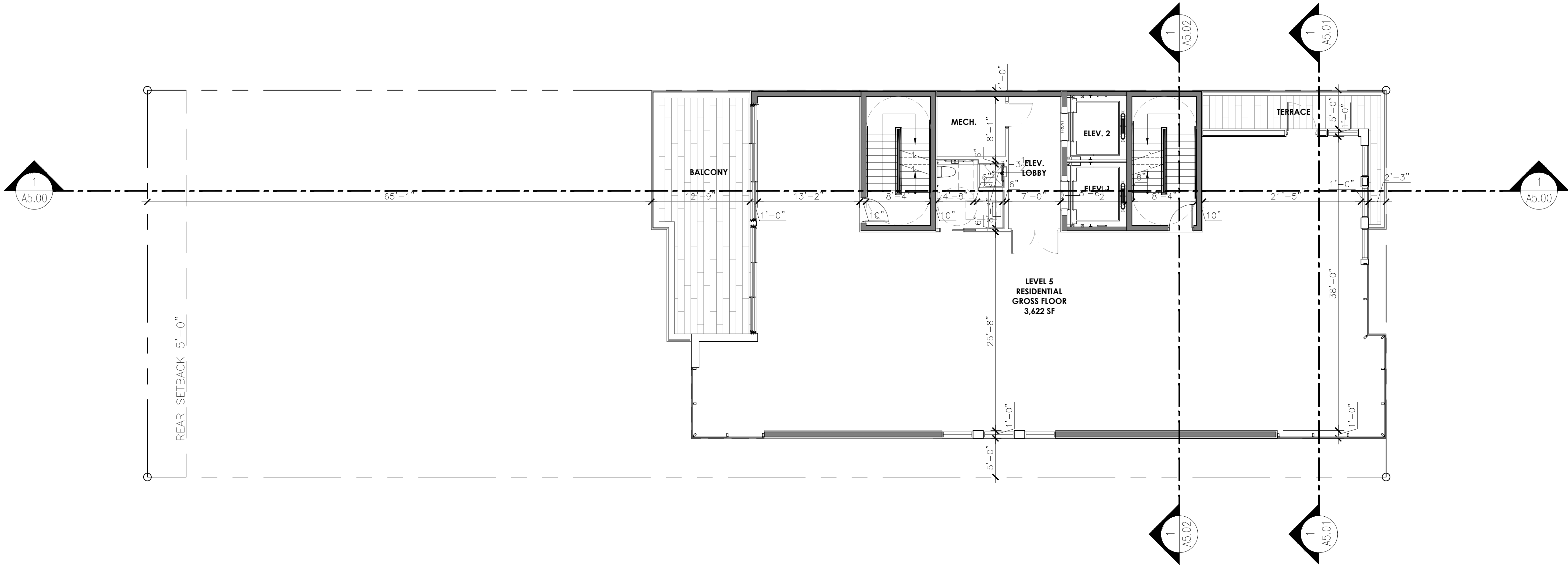
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Fax: +1(305) 573 3766



LEVEL 5
PROPOSED DESIGN

Date 04-06-2020	Sheet No. A3.05
Scale	
Project 2001	



LEVEL 5 RESIDENTIAL PLAN
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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MIAMI BEACH, FLORIDA 33139

Owner:

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Landscape Architect:

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Consultant:

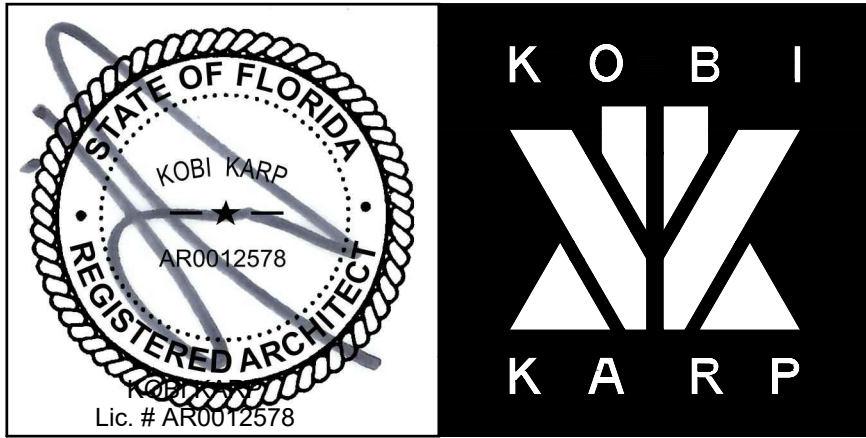
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Consultant:

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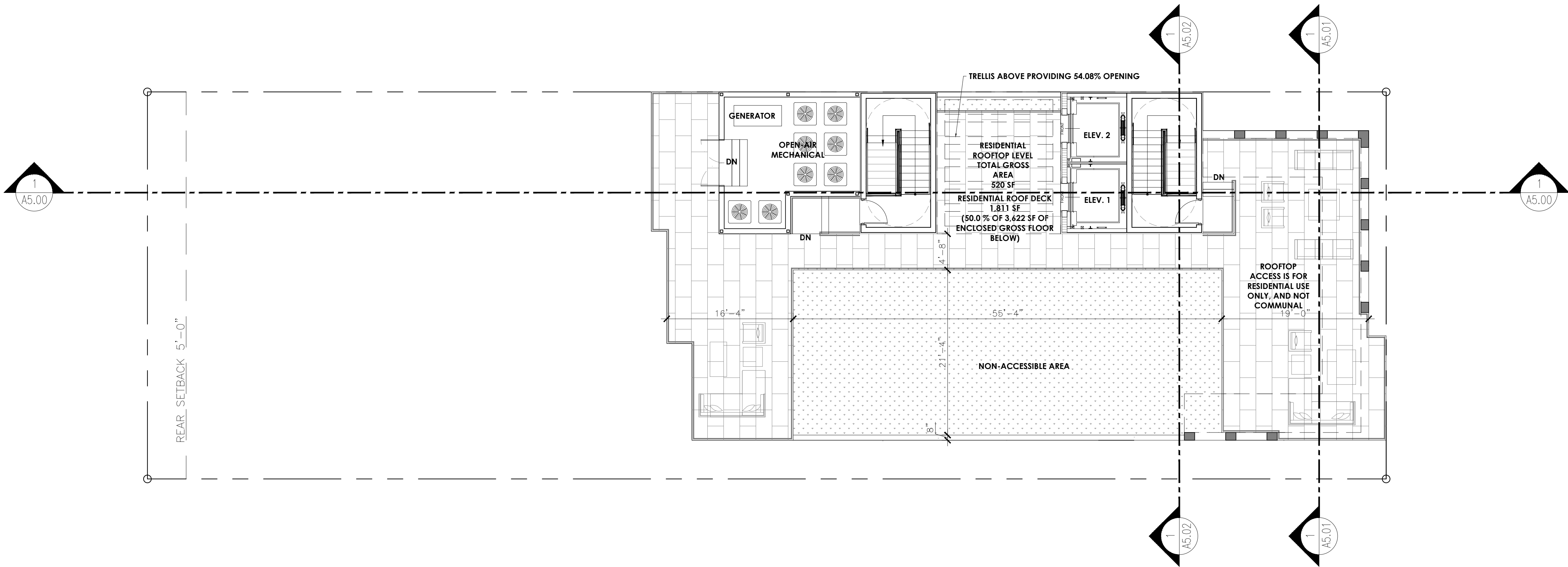
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Miami, Florida 33137 USA
Tel: +1(305) 573 1818
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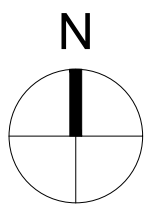


ROOF PLAN
PROPOSED DESIGN

Date 04-06-2020	Sheet No.
Scale	A3.06
Project 2001	

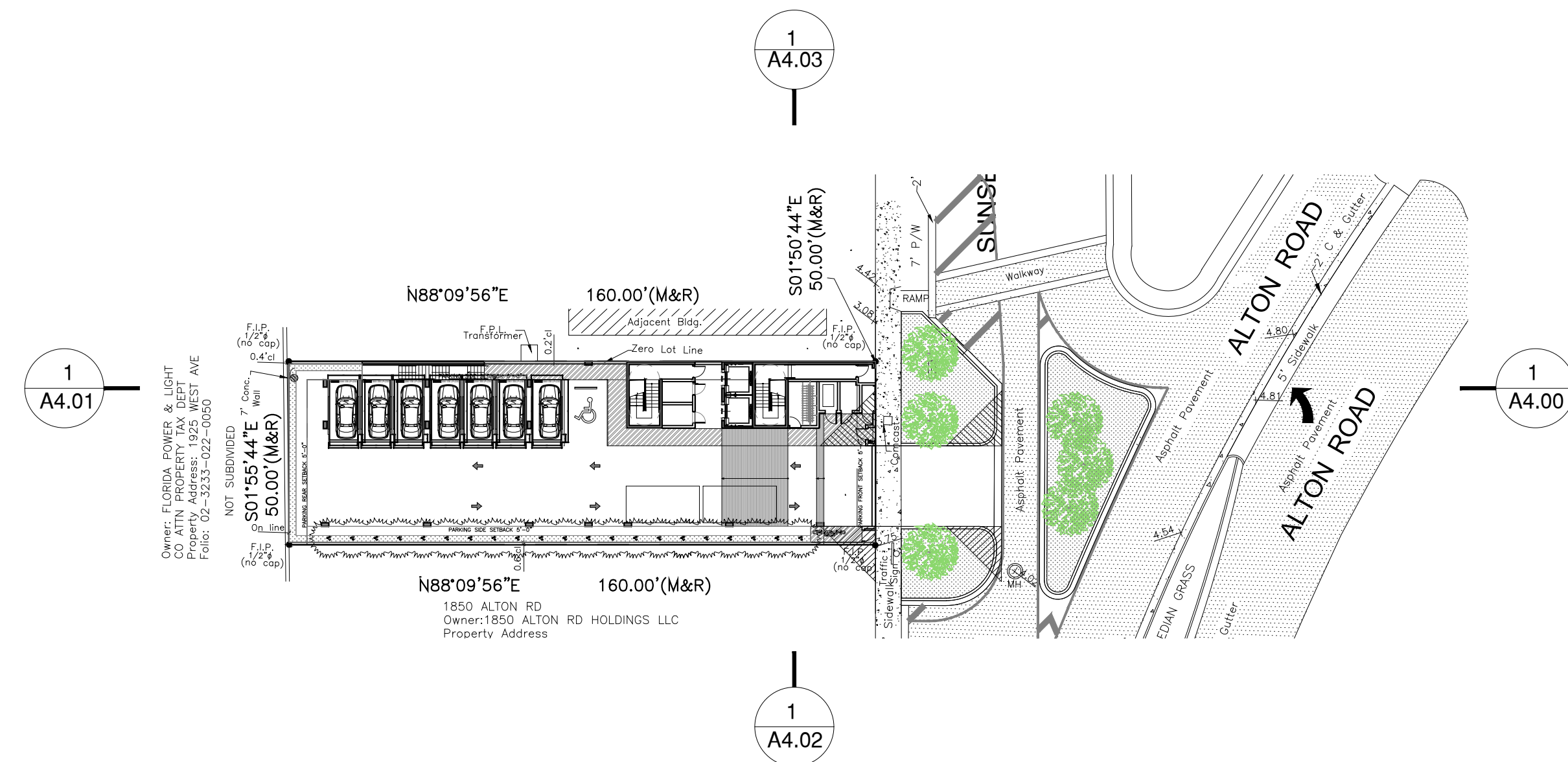


NOTE: Section 142-1161 (a) For all districts (3) Decks, not to exceed three feet above the main roofline and not exceeding a combined deck area of 50 percent of the enclosed floor area immediately one floor below. (13) Swimming pools, whirlpools or similar structures, which shall have a four-foot wide walkway surrounding such structures, not to exceed five feet above the main roofline.

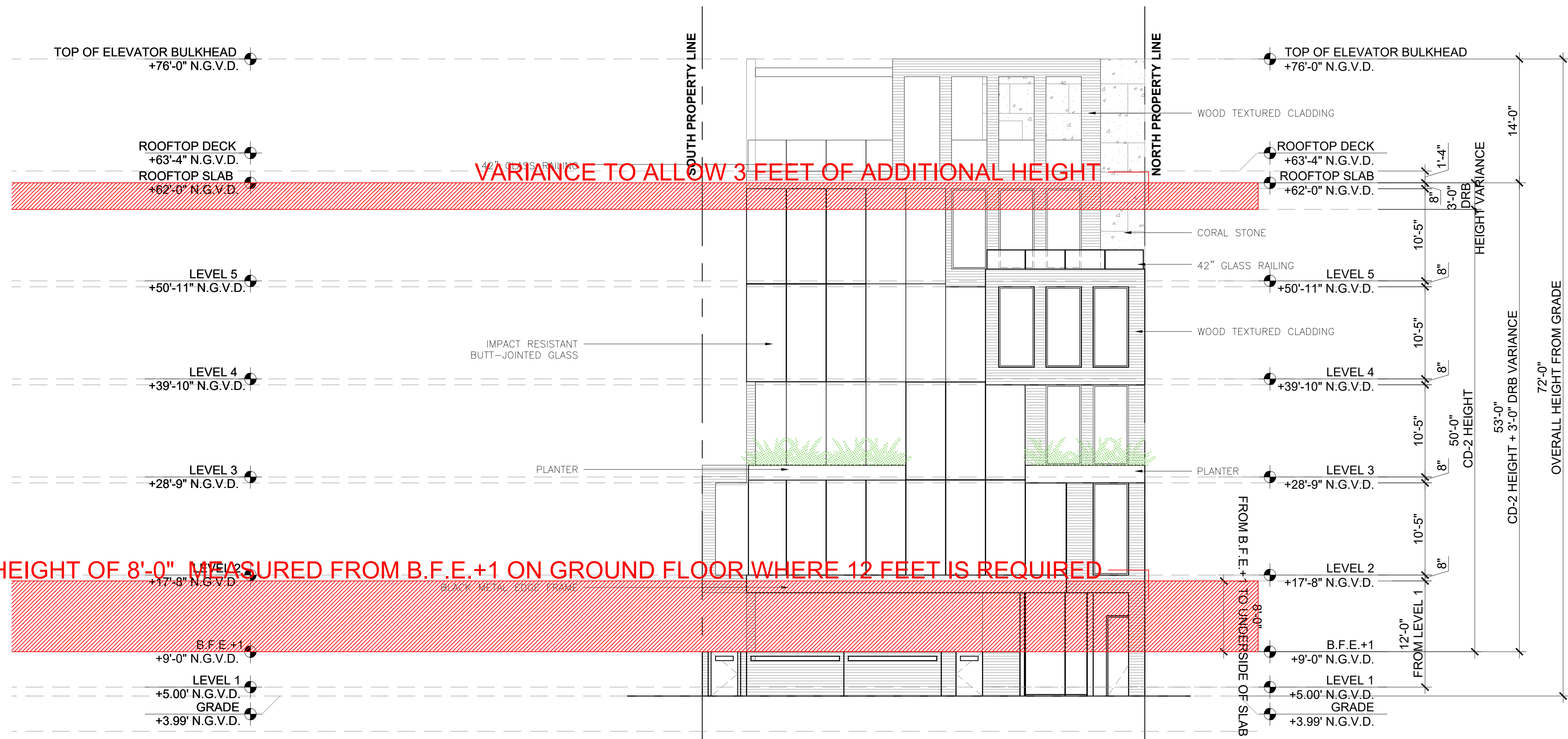


1 ROOF PLAN

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



KEY PLAN
Scale: N.T.S.



VARIANCE TO ALLOW FIRST FLOOR HEIGHT OF 8'-0" MEASURED FROM B.F.E.+1 ON GROUND FLOOR WHERE 12 FEET IS REQUIRED

VARIANCE TO ALLOW 3 FEET OF ADDITIONAL HEIGHT

1 EAST ELEVATION
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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1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
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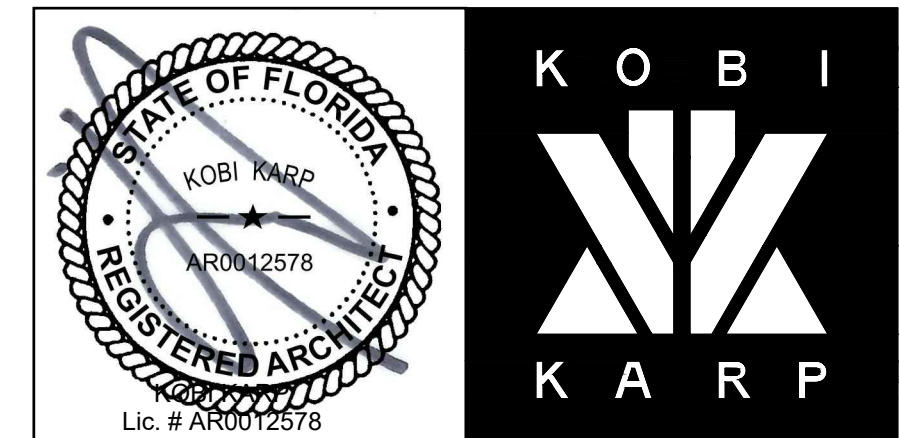
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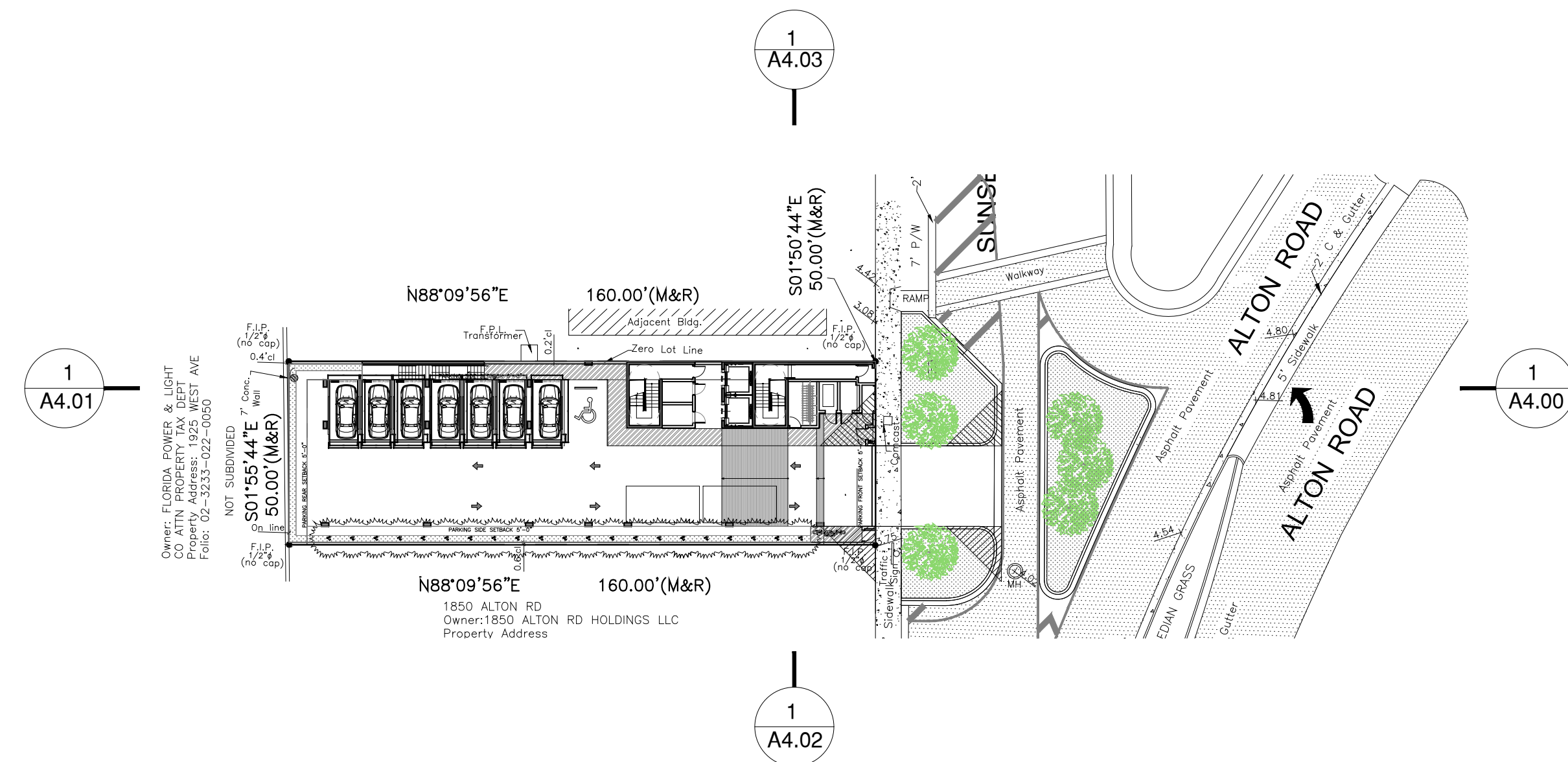
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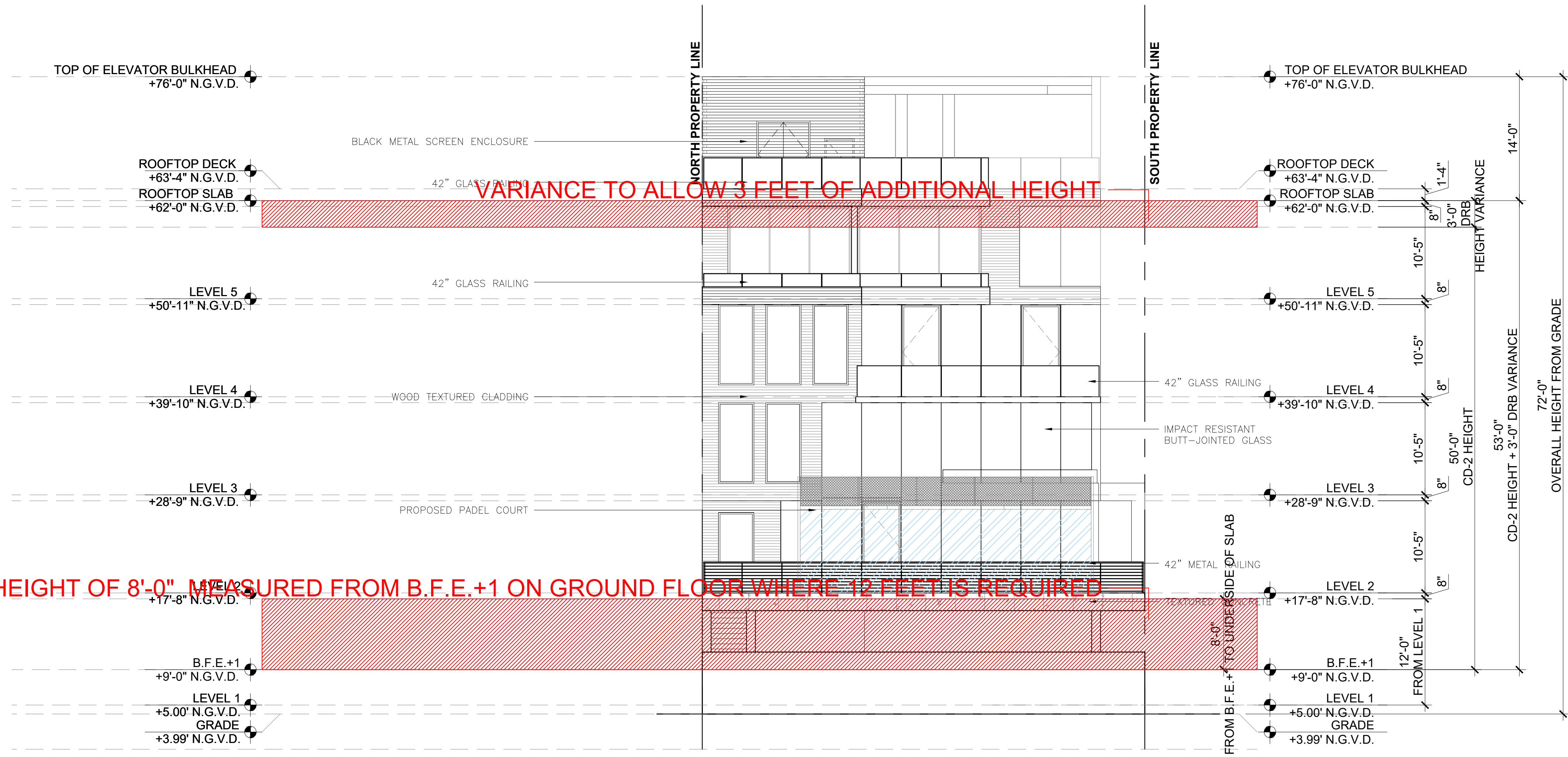


ELEVATIONS PROPOSED DESIGN

Date 04-06-2020	Sheet No. A4.00
Scale	
Project 2001	



KEY PLAN
Scale: N.T.S.



VARIANCE TO ALLOW FIRST FLOOR HEIGHT OF 8'-0" MEASURED FROM B.F.E.+1 ON GROUND FLOOR WHERE 12 FEET IS REQUIRED

VARIANCE TO ALLOW 3 FEET OF ADDITIONAL HEIGHT

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

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	03-16-2020		
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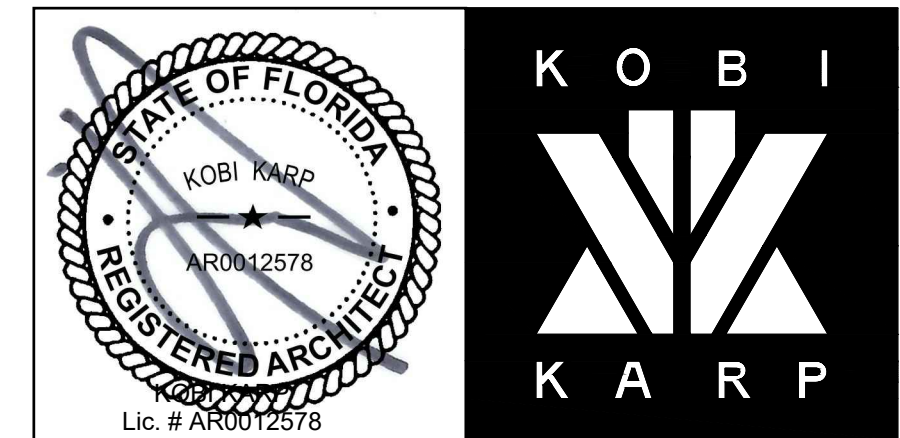
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Consultant:

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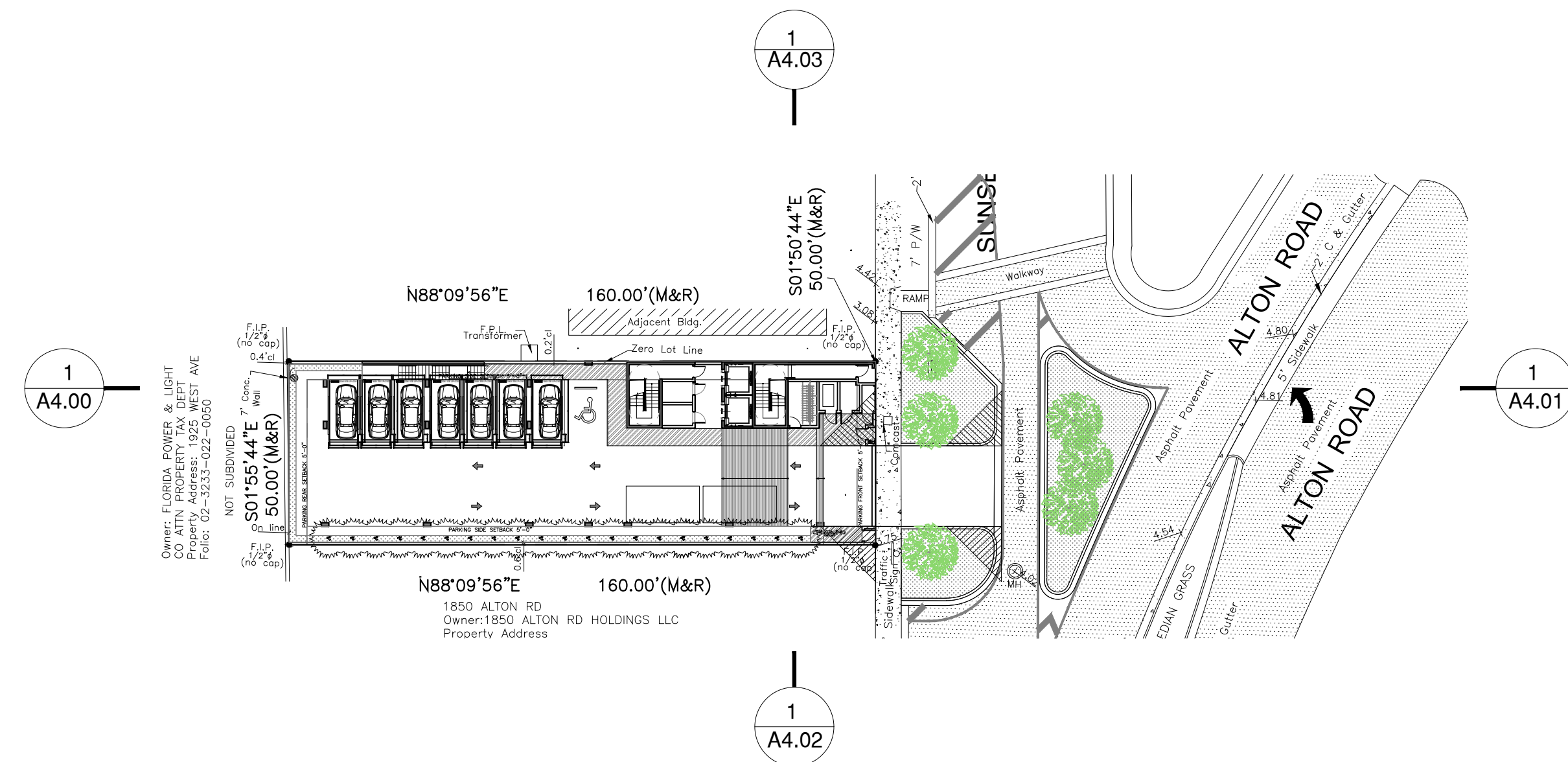
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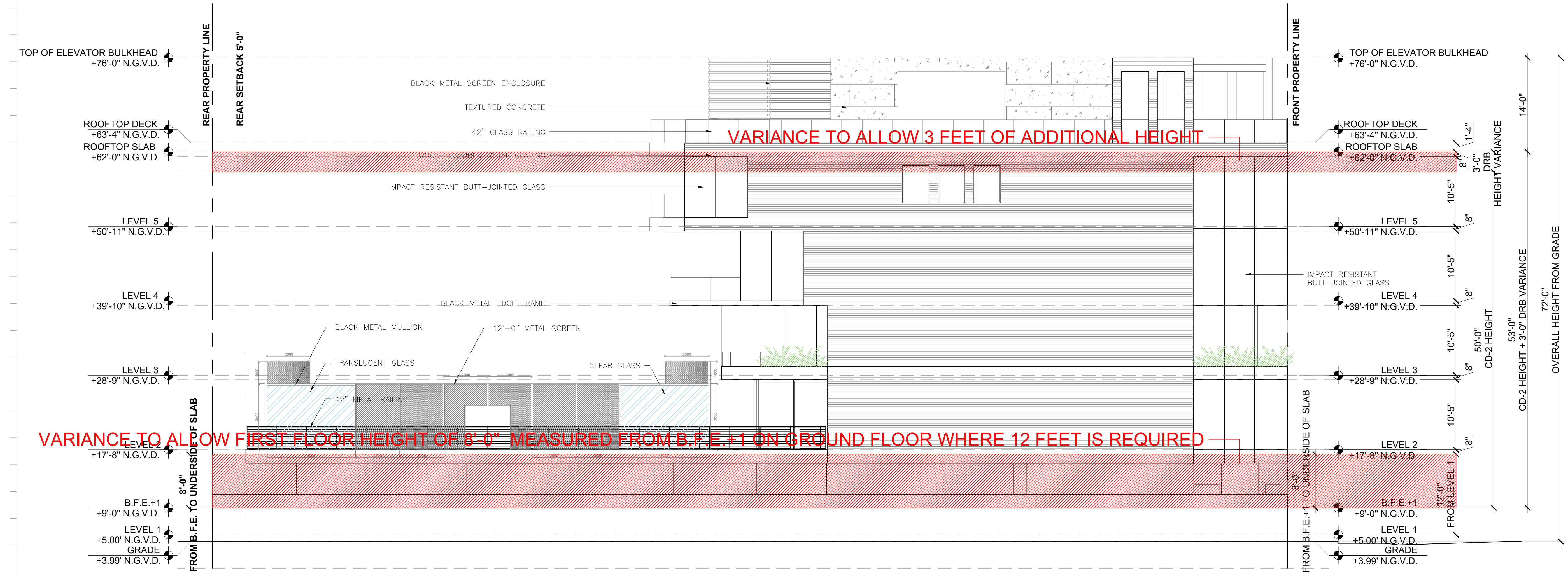


ELEVATIONS
PROPOSED DESIGN

Date 04-06-2020	Sheet No. A4.01
Scale	
Project 2001	



KEY PLAN
Scale: N.T.S.



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

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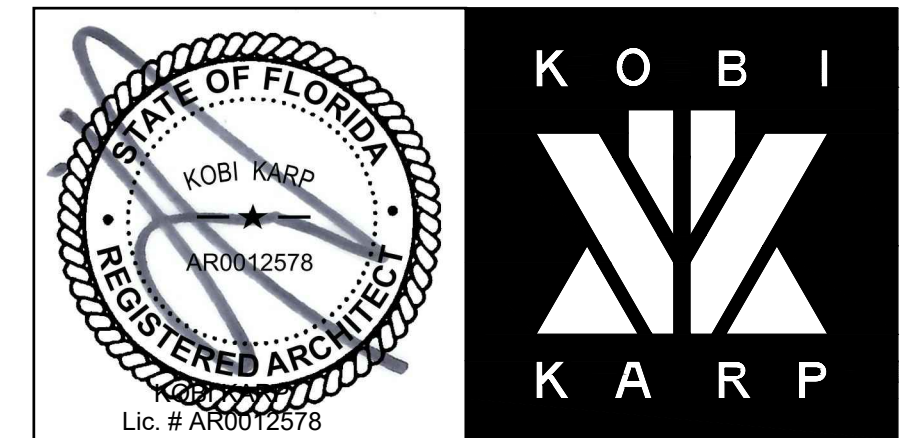
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PRIVATE

Landscape Architect:
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Consultant:
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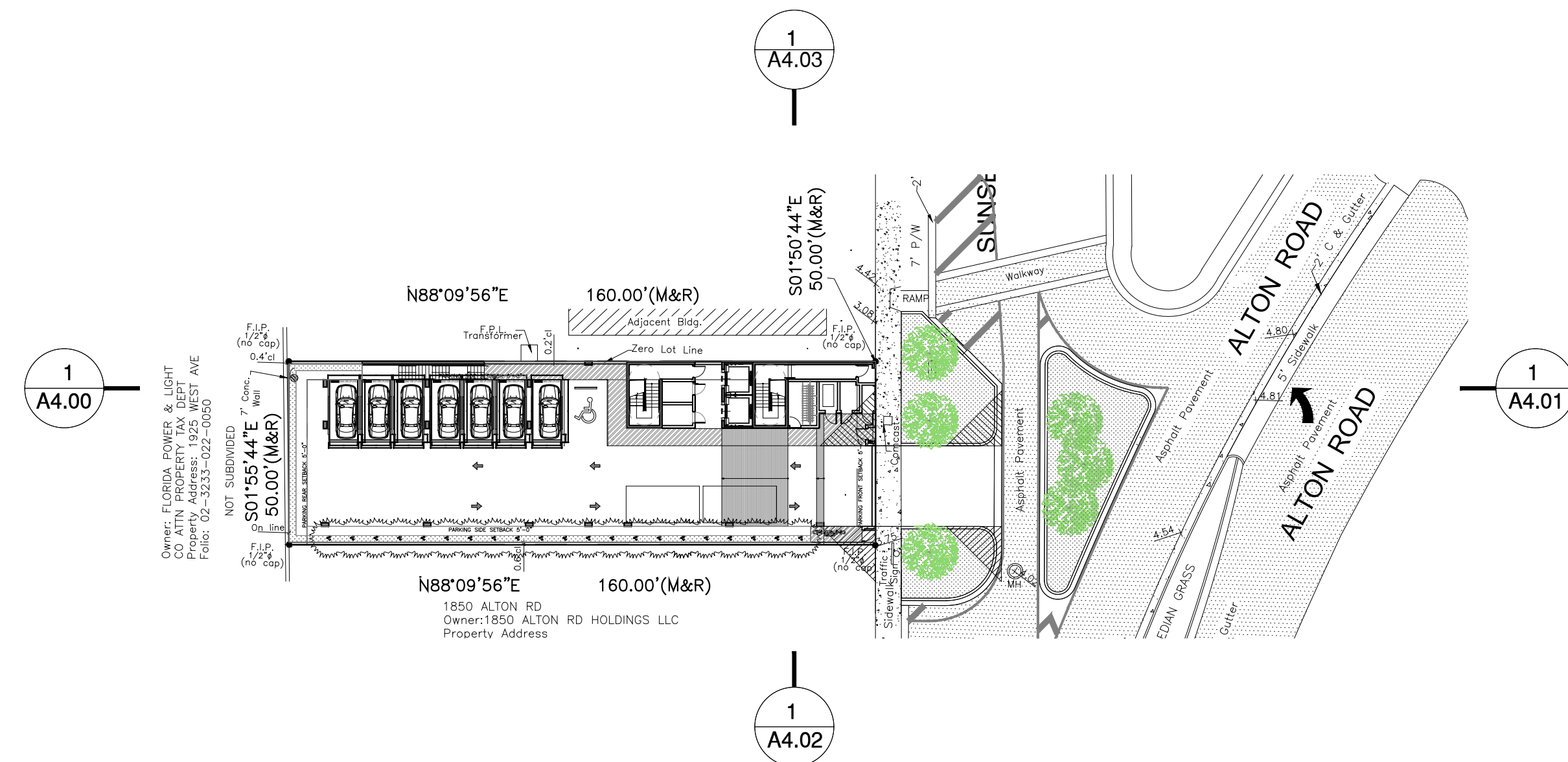
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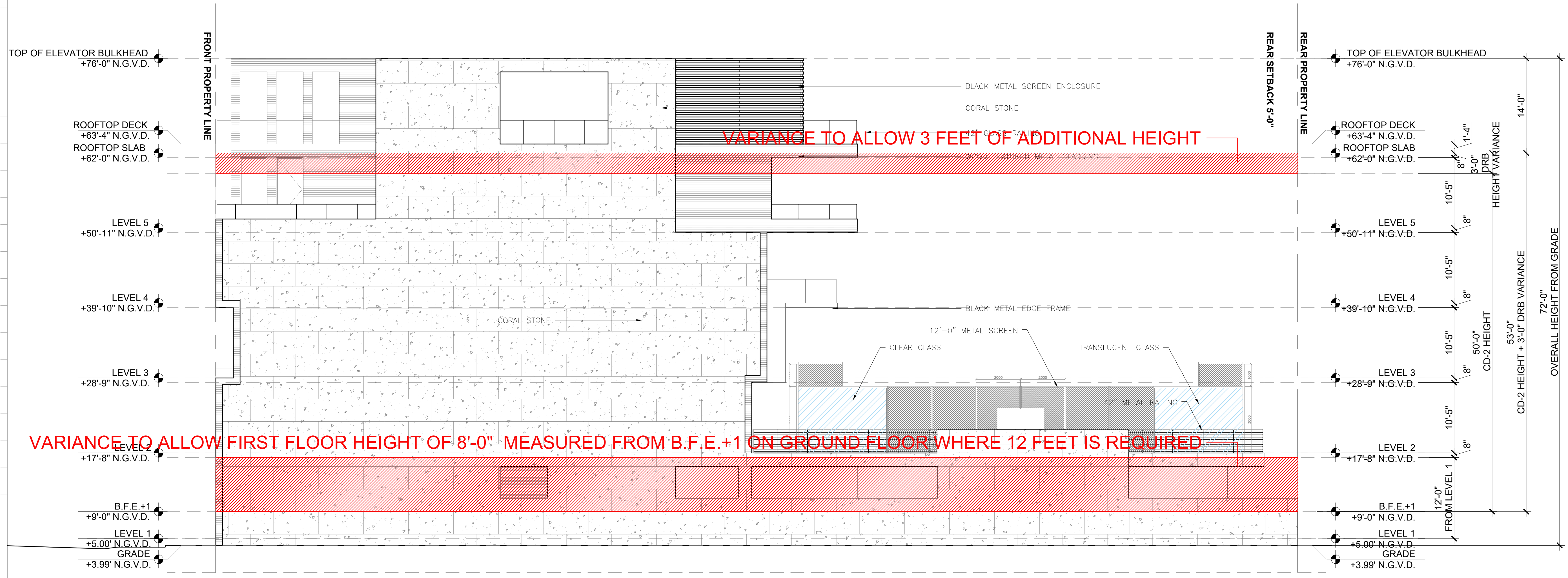


ELEVATIONS PROPOSED DESIGN

Date 04-06-2020	Sheet No. A4.02
Scale	
Project 2001	



KEY PLAN
Scale: N.T.S.



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

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

DRB FINAL SUBMITTAL

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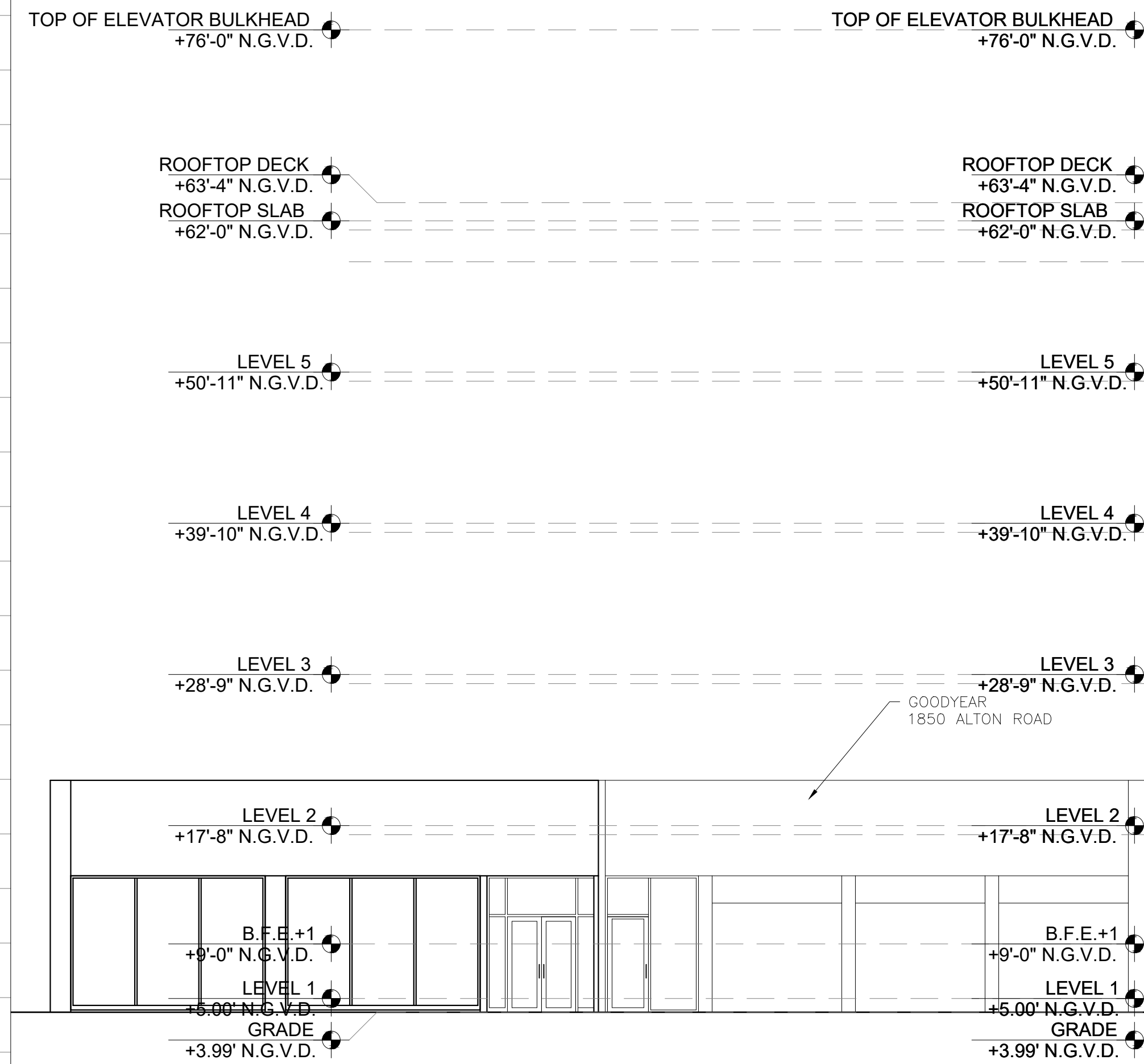
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ELEVATIONS
PROPOSED DESIGN

Date 04-06-2020	Sheet No. A4.03
Scale	
Project 2001	



1 EAST ELEVATION / STREET CONTEXT

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



2 EAST ELEVATION / STREET CONTEXT

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

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	03-16-2020		
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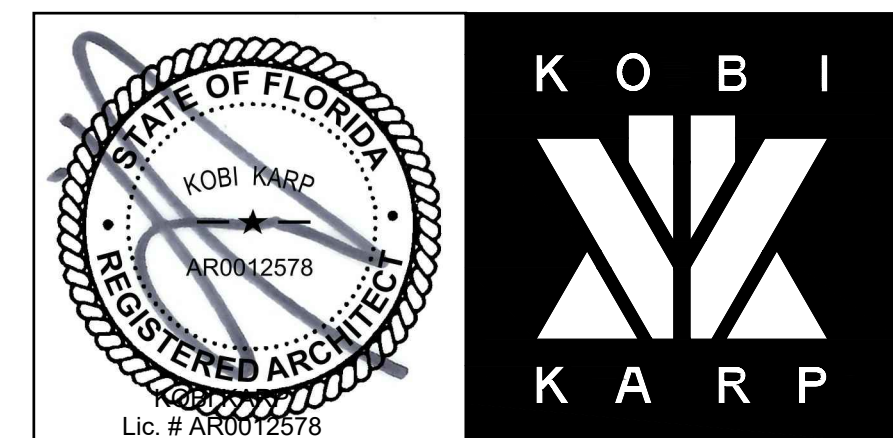
Name
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Email

Consultant:

Name
Address
Tel:
Email

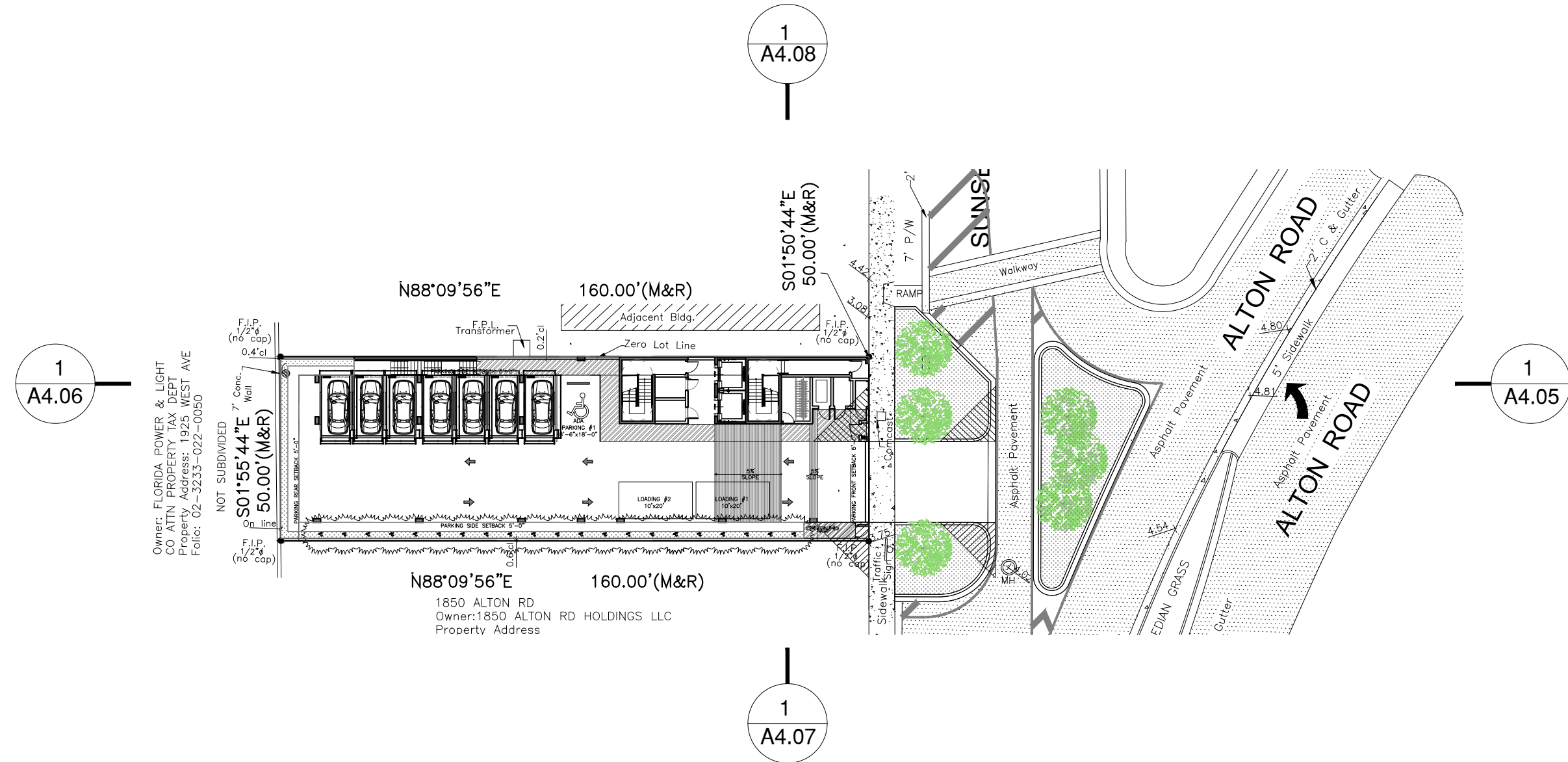
Architect of Record:

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



CONTEXTUAL FRONT ELEVATION PROPOSED DESIGN

Date	04-06-2020	Sheet No.	A4.04
Scale			
Project	2001		



KEY PLAN

Scale: N.T.S.

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:

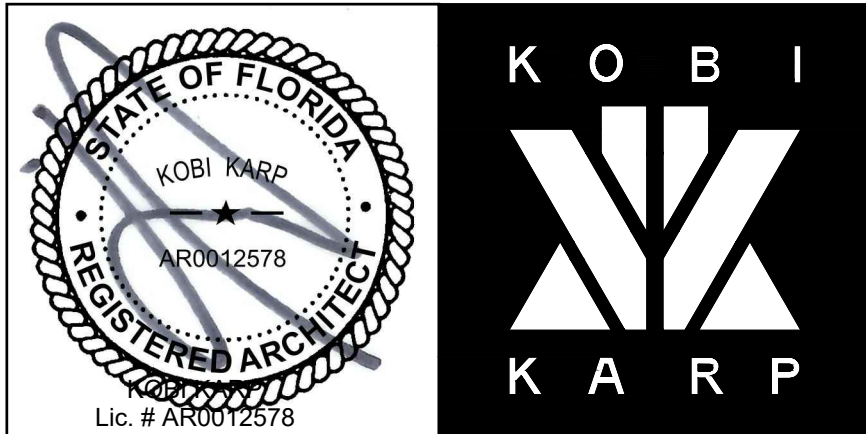
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Address
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Consultant:

Name
Address
Tel:
Email

Architect of Record:

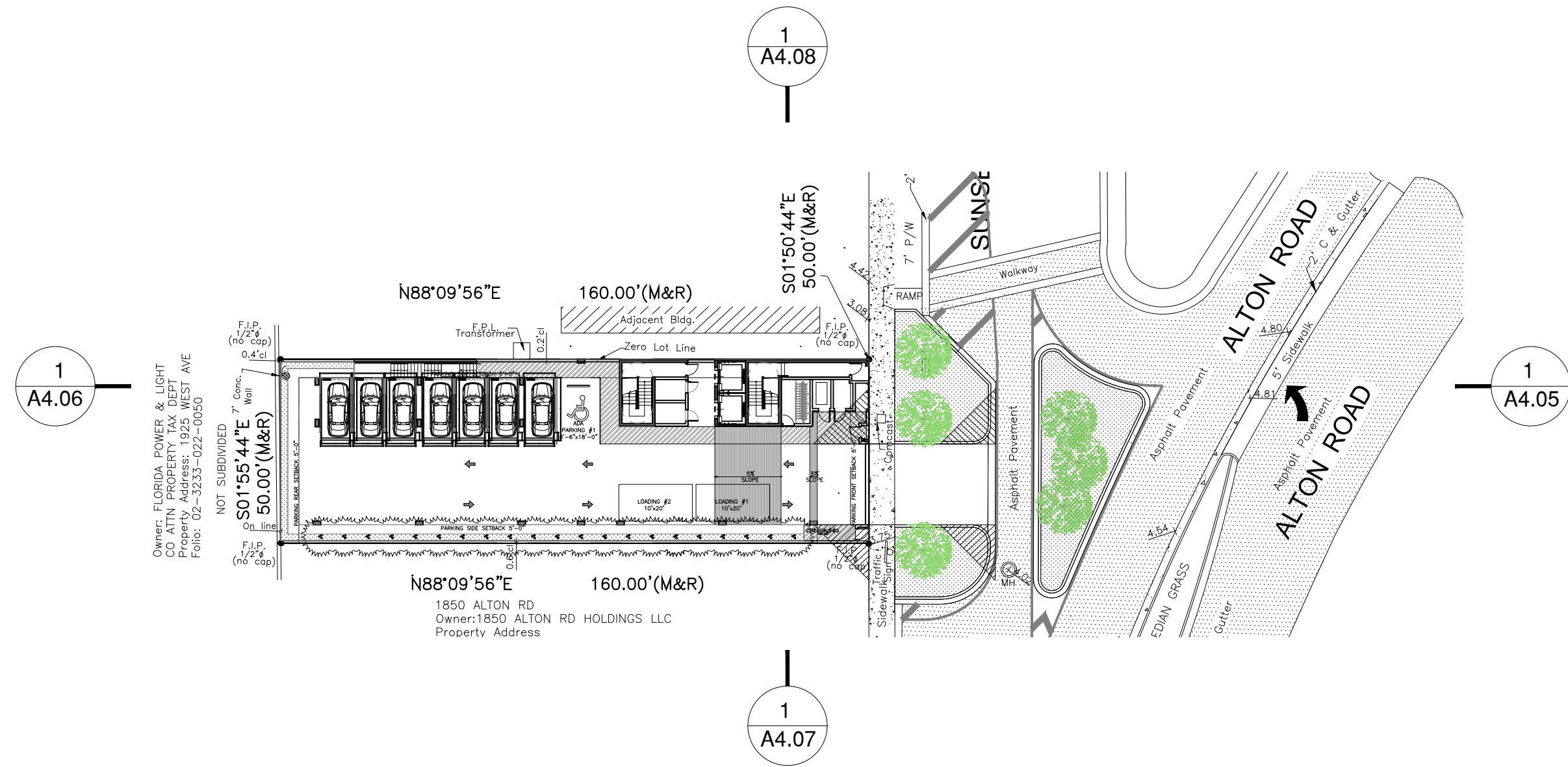
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
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ELEVATIONS PROPOSED DESIGN

Date 04-06-2020	Sheet No. A4.05
Scale	
Project 2001	





KEY PLAN
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Rev.	Date	Rev.	Date
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:

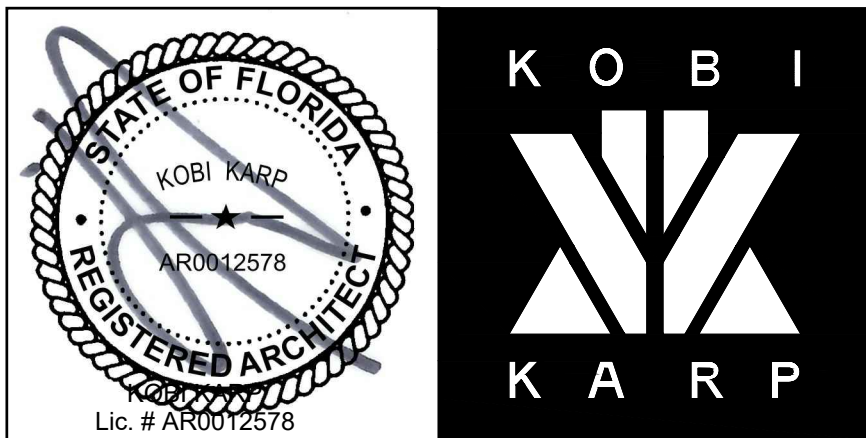
Name
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Tel:
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Consultant:

Name
Address
Tel:
Email

Architect of Record:

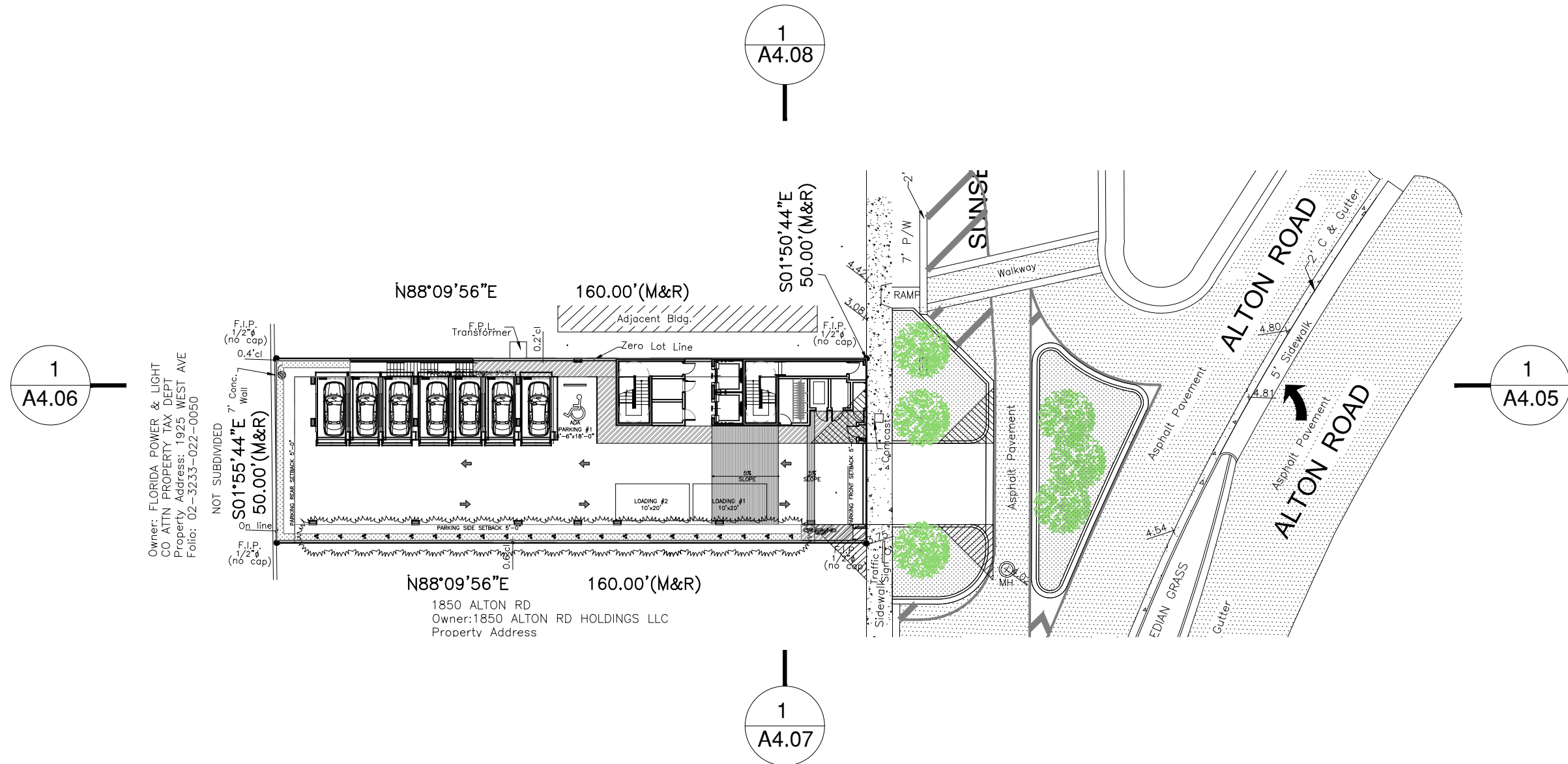
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



ELEVATIONS PROPOSED DESIGN

Date 04-06-2020	Sheet No. A4.06
Scale	
Project 2001	





KEY PLAN

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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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Tel:
Email

Architect of Record:

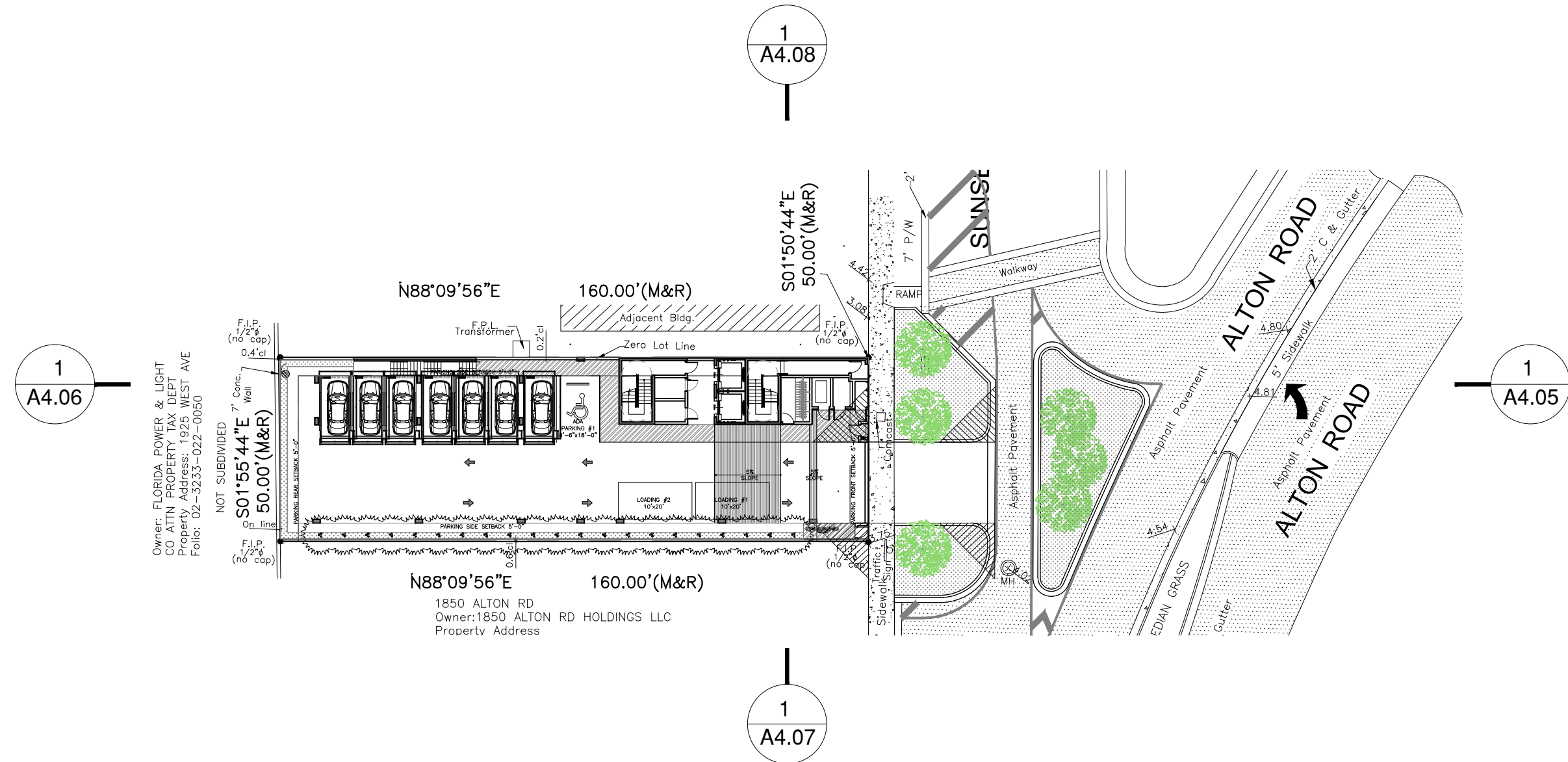
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
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ELEVATIONS PROPOSED DESIGN

Date 04-06-2020	Sheet No. A4.07
Scale	
Project 2001	





KEY PLAN

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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:

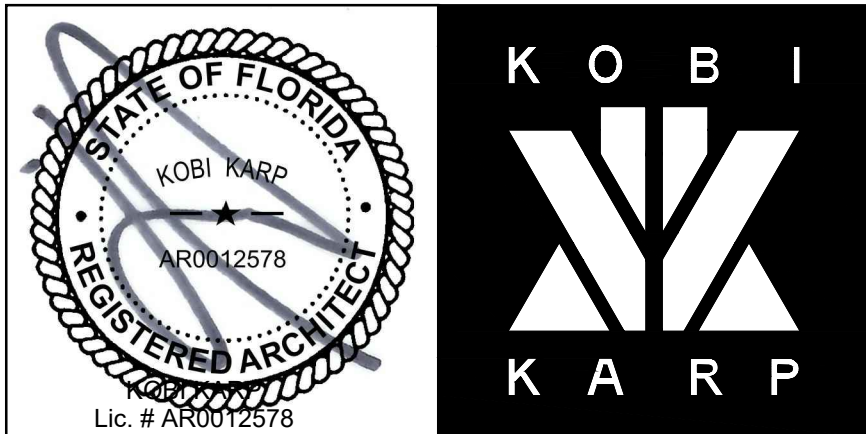
Name
Address
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Consultant:

Name
Address
Tel:
Email

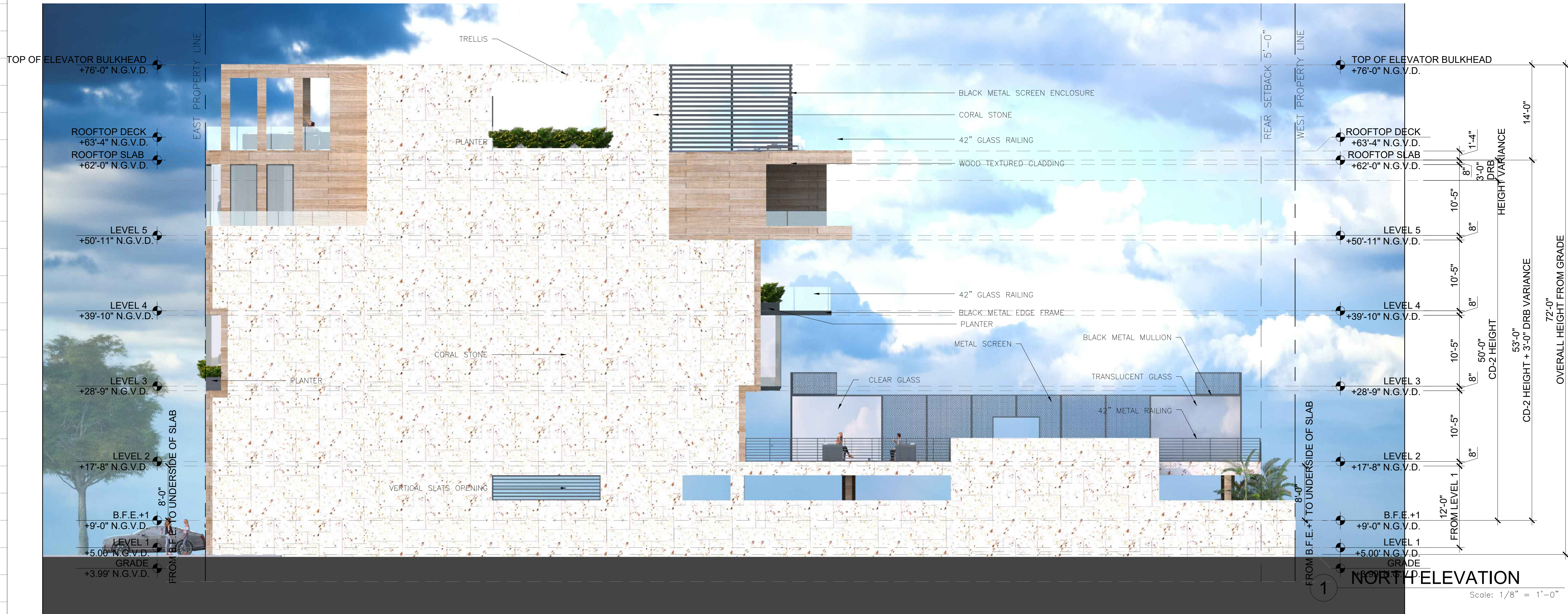
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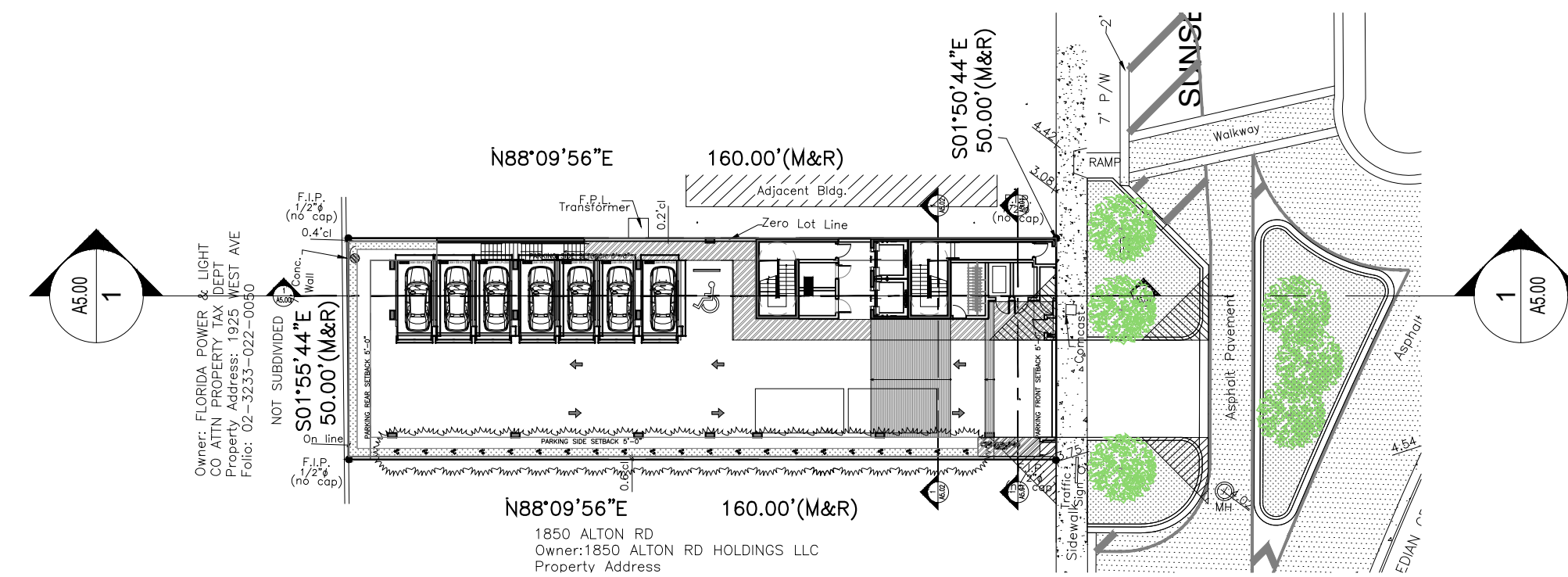
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2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
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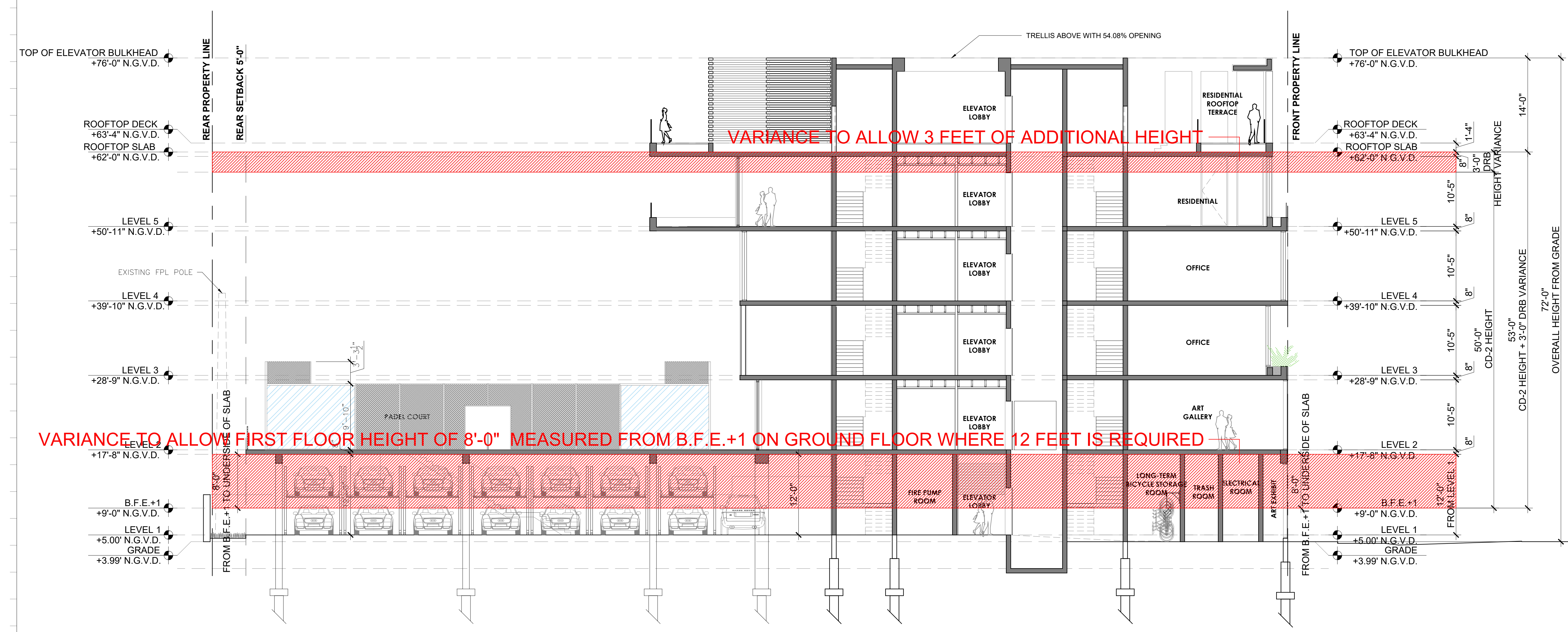
ELEVATIONS PROPOSED DESIGN

Date 04-06-2020	Sheet No. A4.08
Scale	
Project 2001	





KEY PLAN
Scale: N.T.S.



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

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

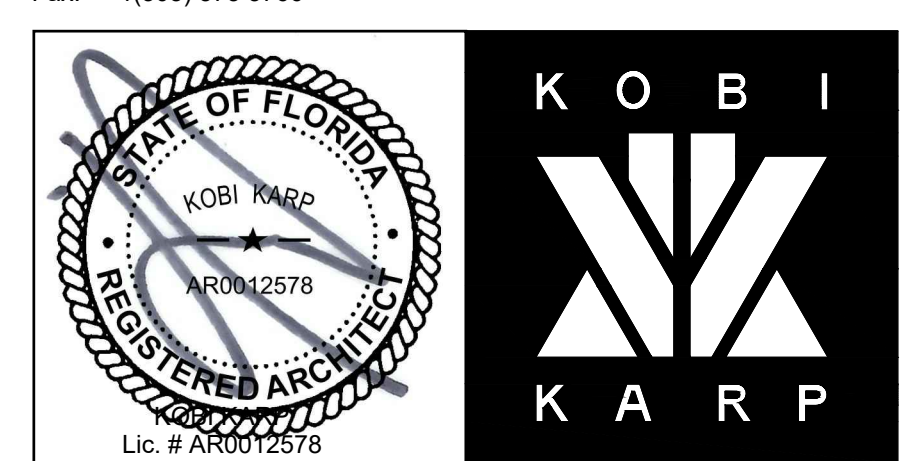
Owner:
PRIVATE

Landscape Architect:
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Address
Tel:
Email

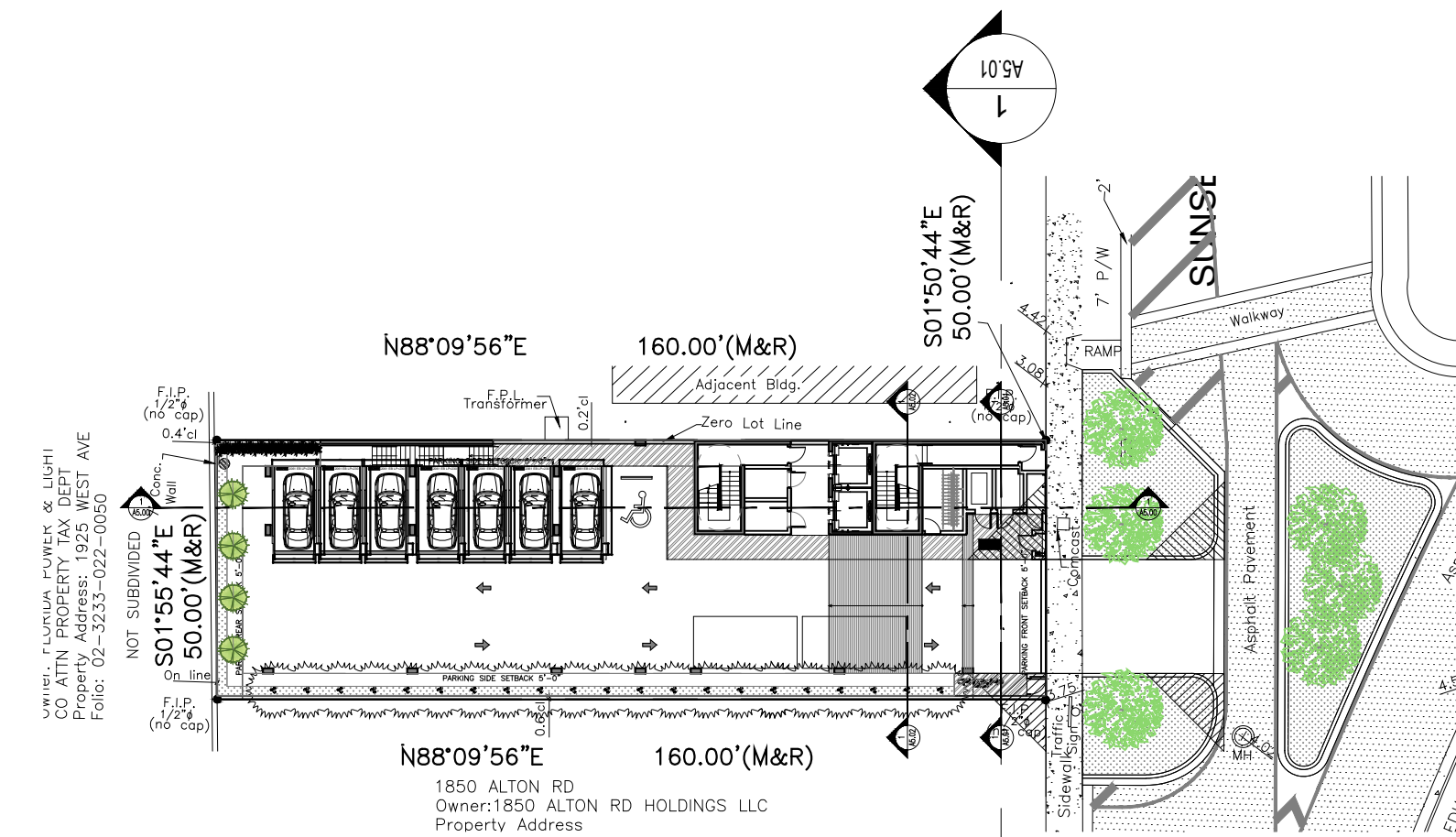
Consultant:
Name
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Tel:
Email

Consultant:
Name
Address
Tel:
Email

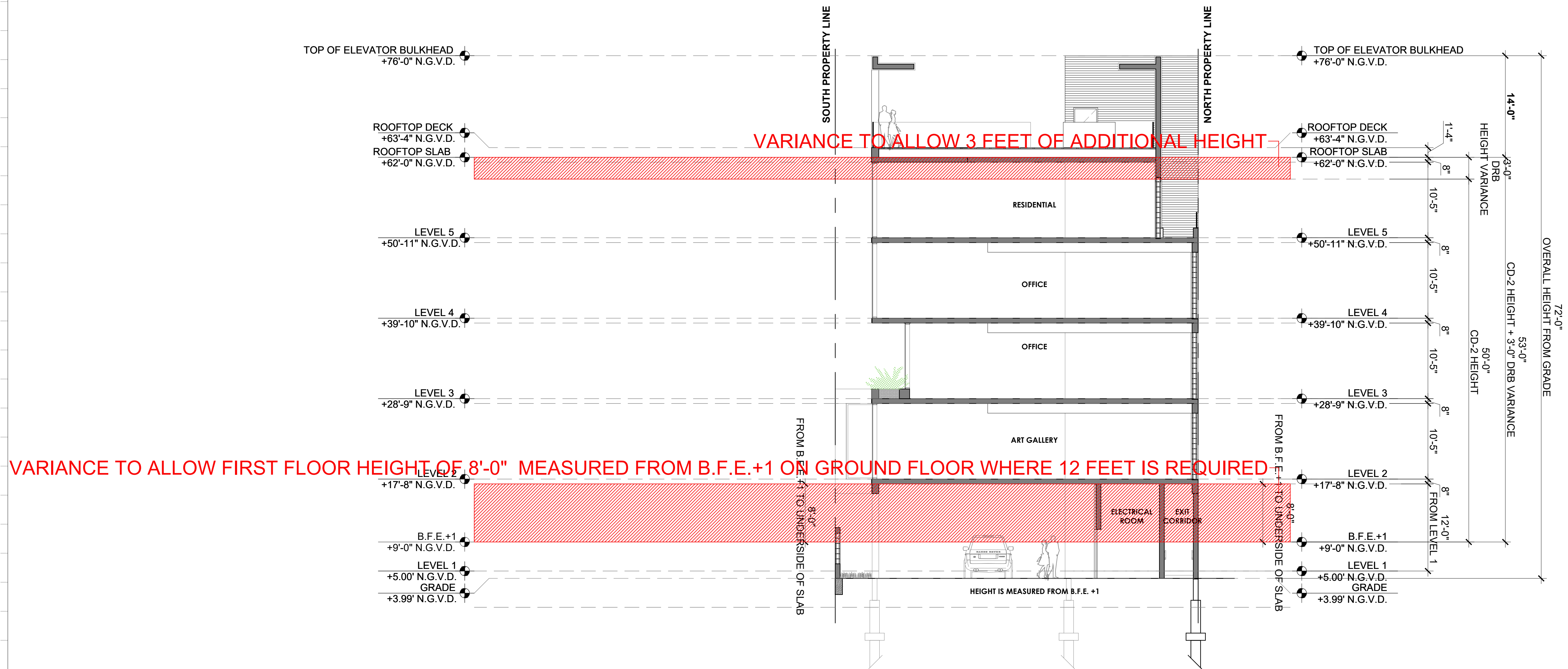
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



SECTIONS PROPOSED DESIGN	
Date 04-06-2020	Sheet No. A5.00
Scale	
Project 2001	



KEY PLAN
Scale: N.T.S.



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

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	03-16-2020		
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DRB20-0522

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OFFICE - RESIDENCE

1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

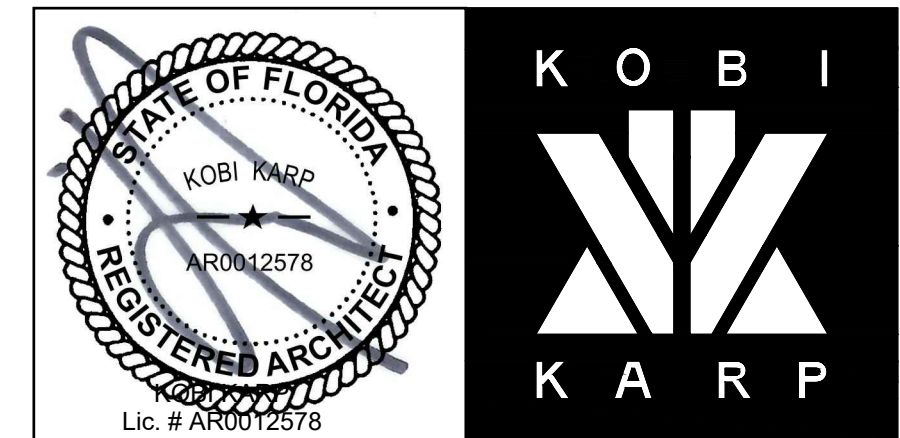
PRIVATE

Landscape Architect:
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Tel:
Email

Consultant:
Name
Address
Tel:
Email

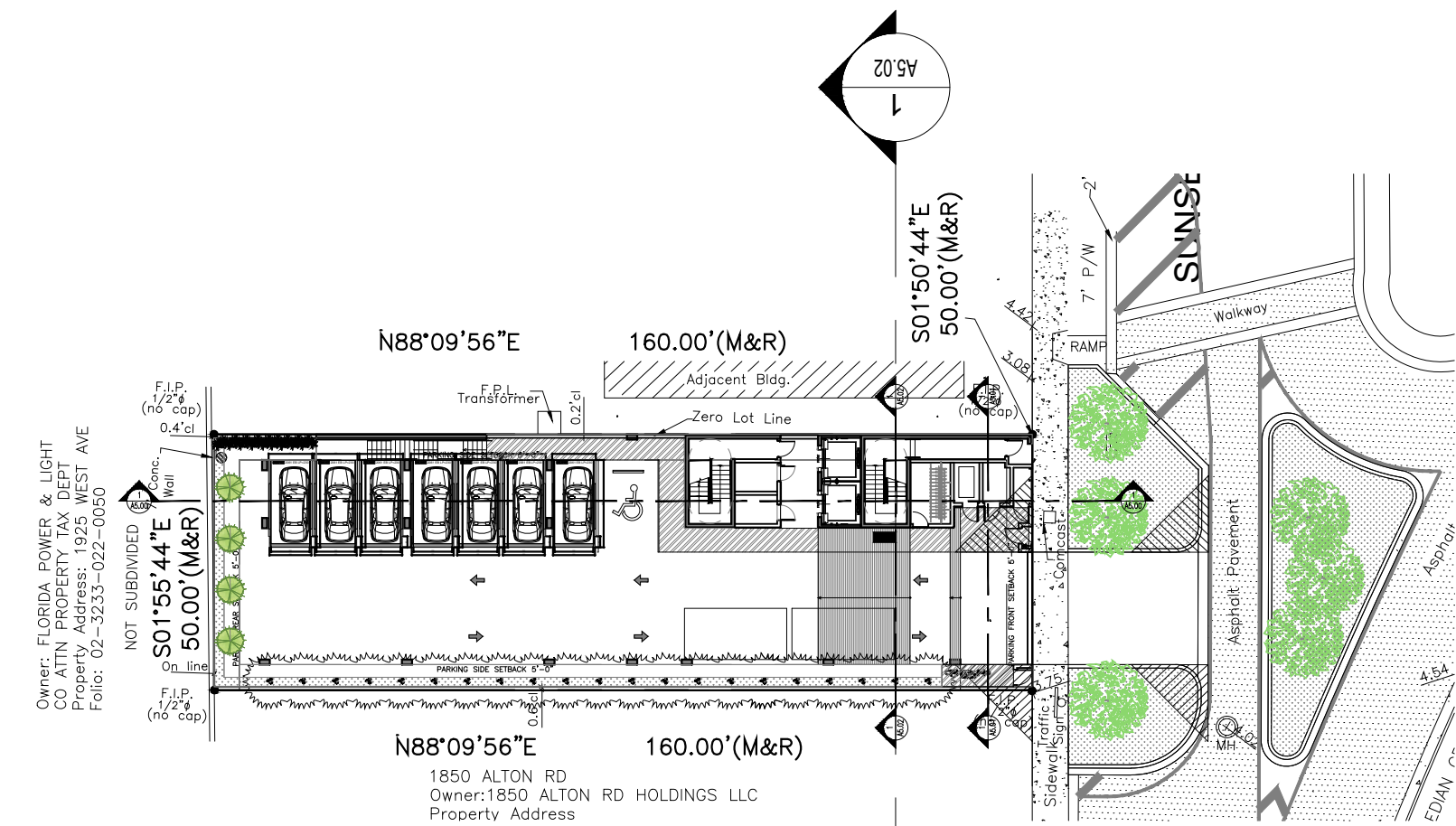
Consultant:
Name
Address
Tel:
Email

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

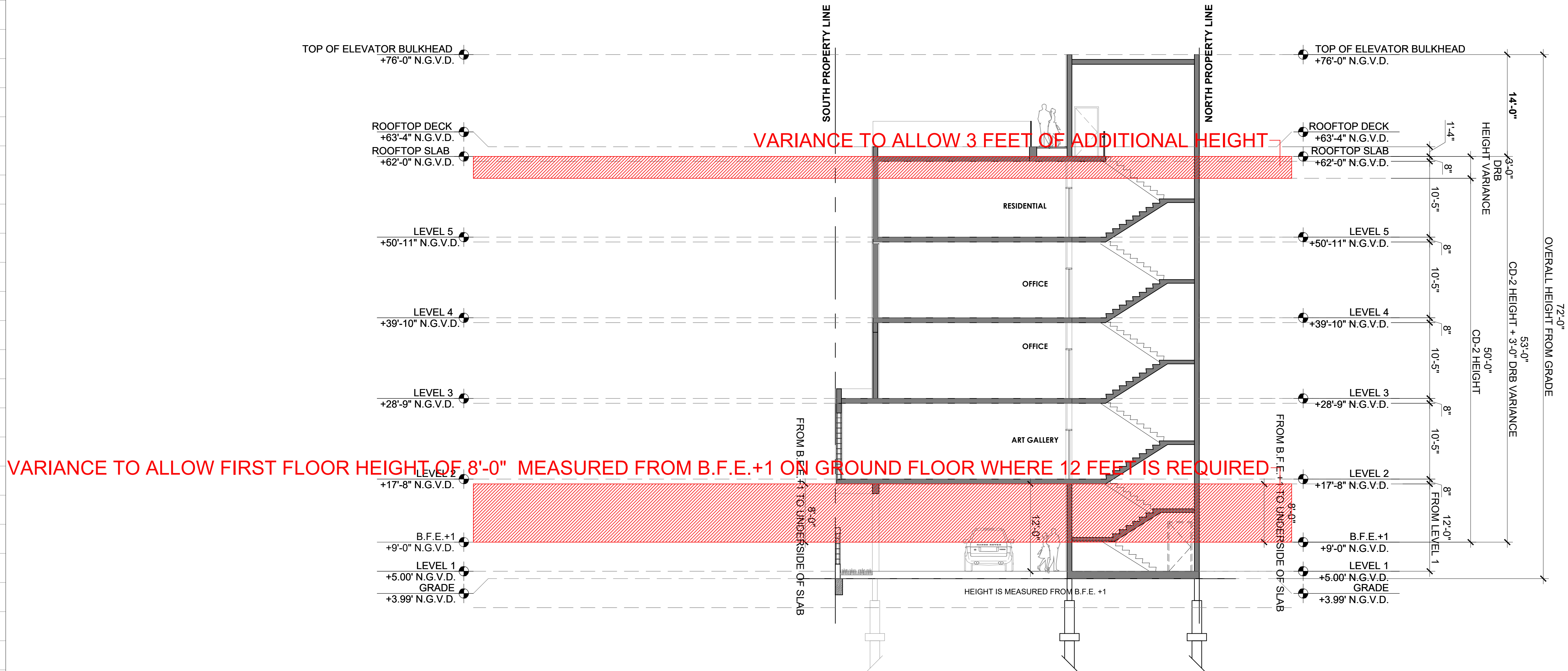


SECTIONS
PROPOSED DESIGN

Date 04-06-2020	Sheet No. A5.01
Scale	
Project 2001	



KEY PLAN
Scale: N.T.S.



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

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DRB FIRST SUBMITTAL	03-16-2020		
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OFFICE - RESIDENCE

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MIAMI BEACH, FLORIDA 33139

Owner:

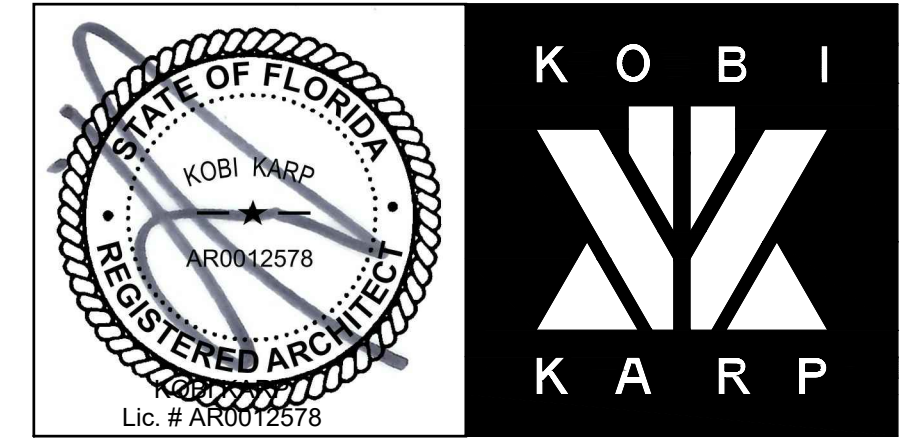
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Landscape Architect:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

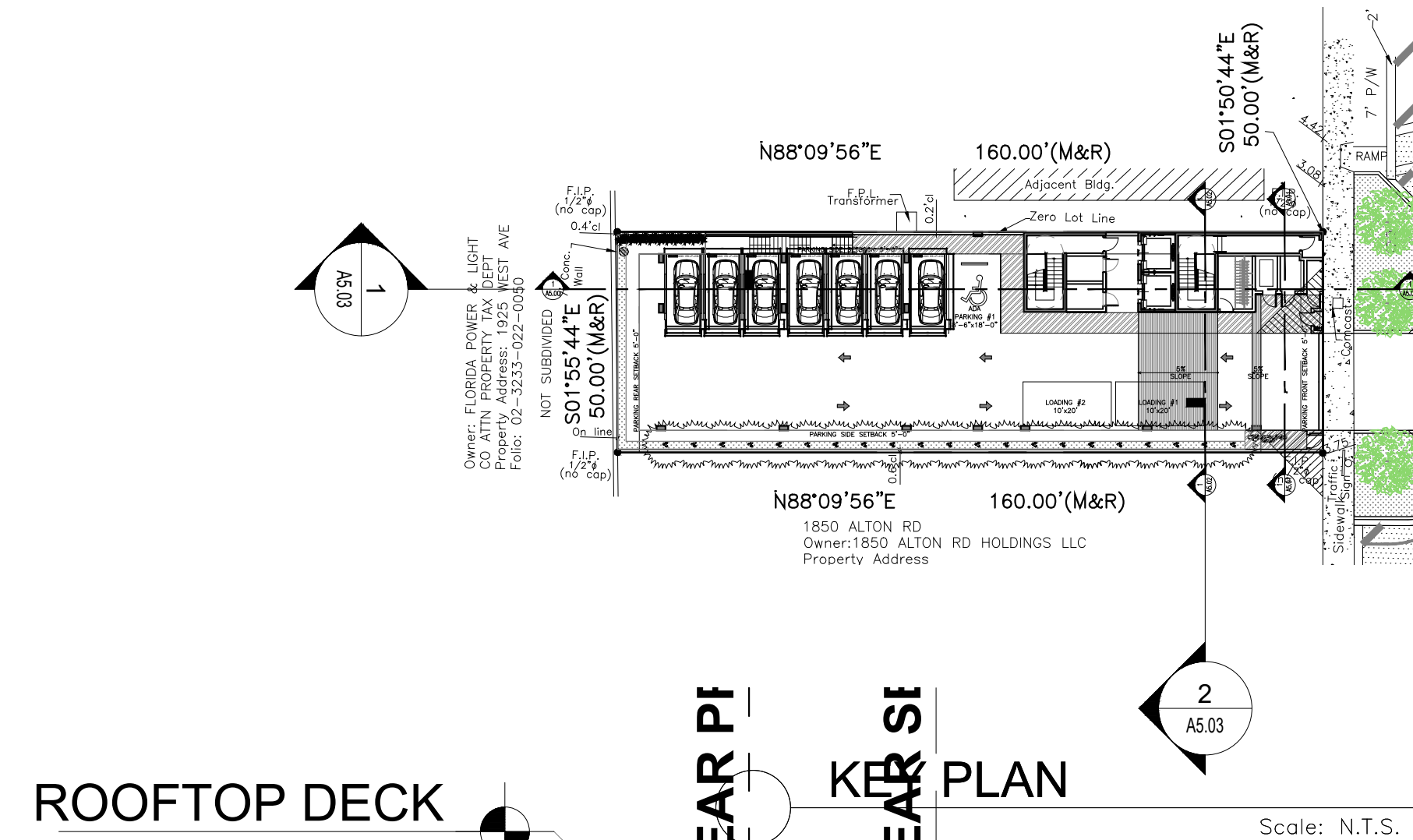
Consultant:
Name
Address
Tel:
Email

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

Date 04-06-2020	Sheet No. A5.02
Scale	
Project 2001	

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MIXED USE - COMMERCIAL -
OFFICE - RESIDENCE

1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Address
Tel:
Email

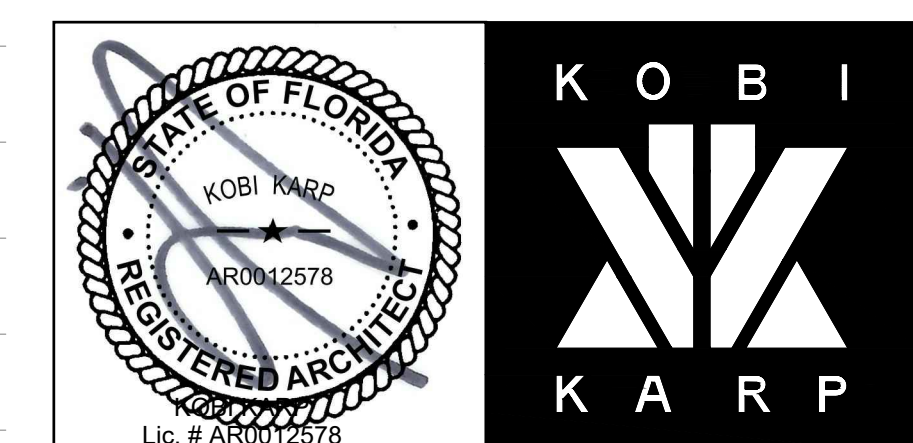
Consultant:

Name
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Address
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Email

Consultant:

Name
Address
Address
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Email

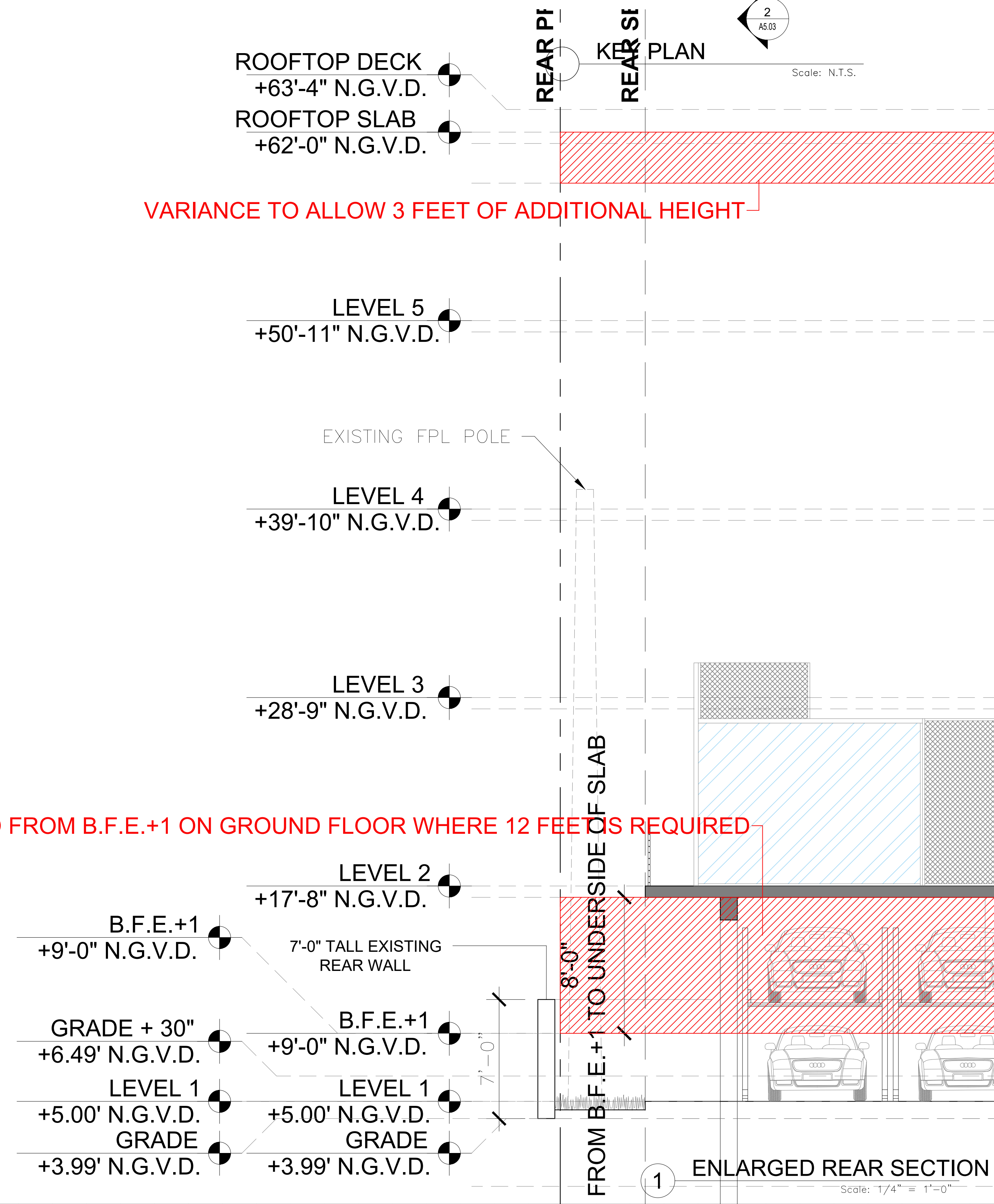
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



SECTIONS

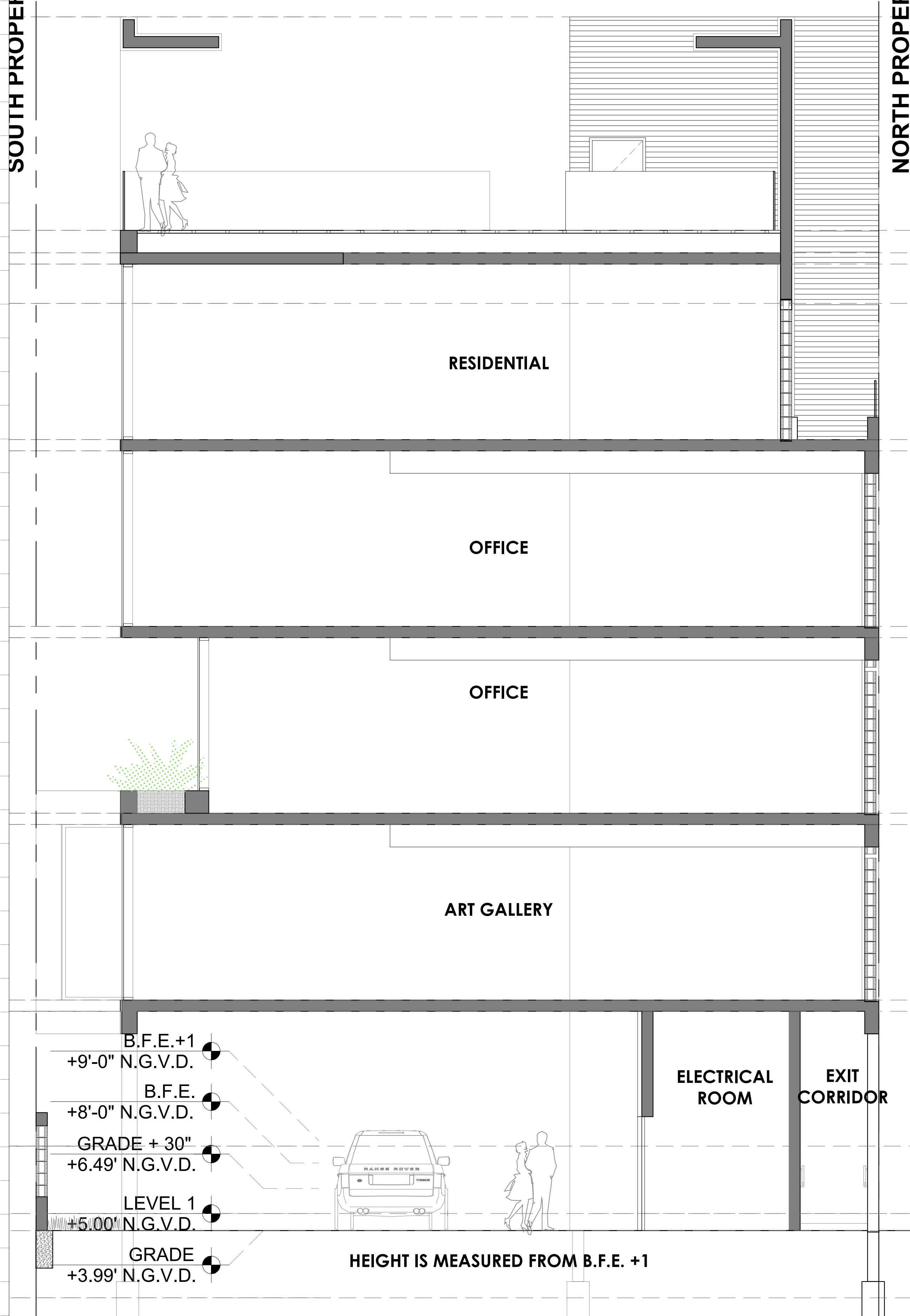
PROPOSED DESIGN

Date 04-06-2020	Sheet No. A5.03
Scale	
Project 2001	



SOUTH PROPERTY LINE

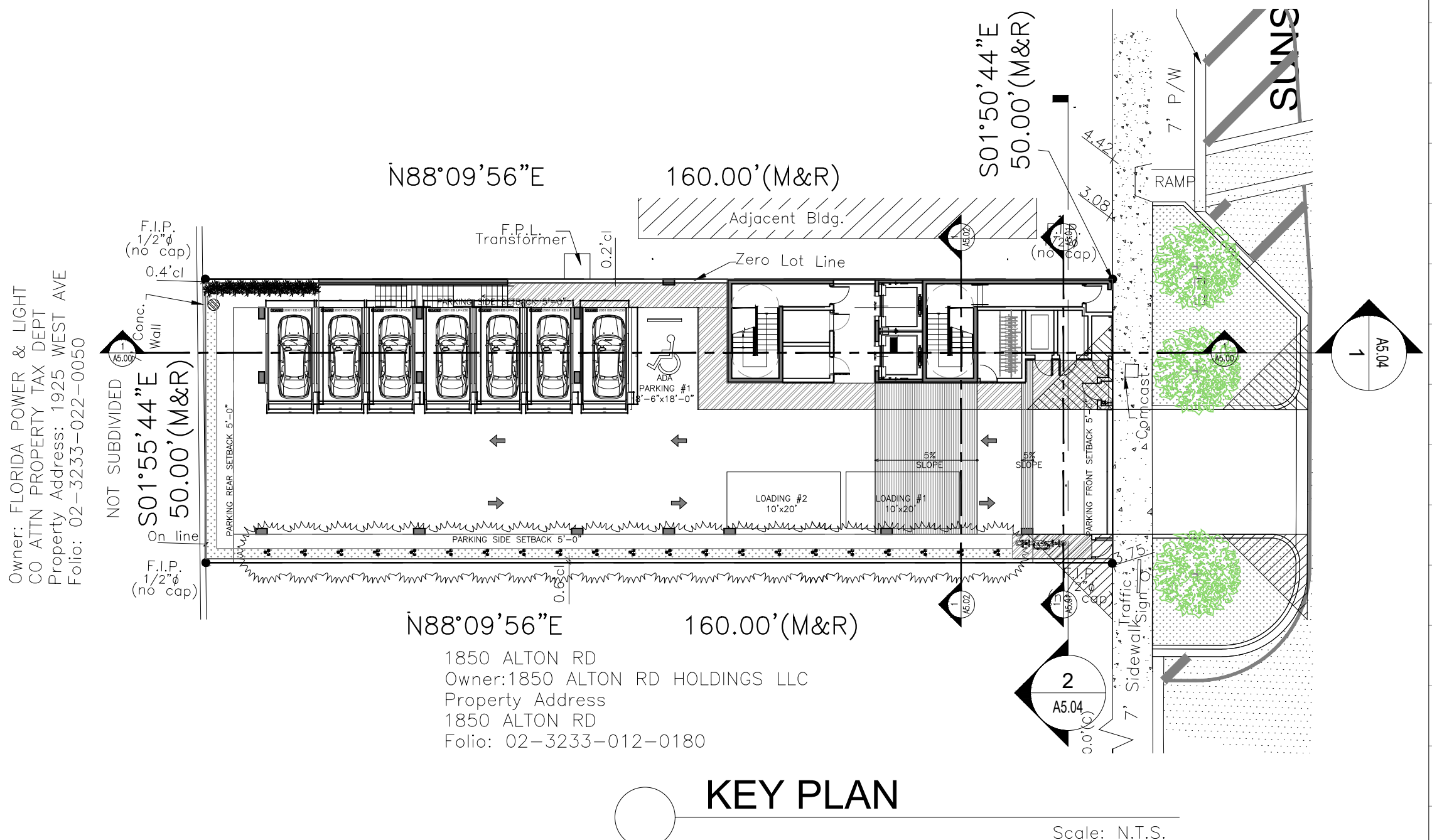
NORTH PROPERTY LINE



2

ENLARGED SECTION OF CROSS-VENTILATED BIKE STORAGE ROOM

Scale: 1/4" = 1'-0"



1

ENLARGED SECTION OF CROSS-VENTILATED STORAGE AND BIKE STORAGE ROOMS

Scale: 1/4" = 1'-0"

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	03-16-2020		
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OFFICE - RESIDENCE

1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

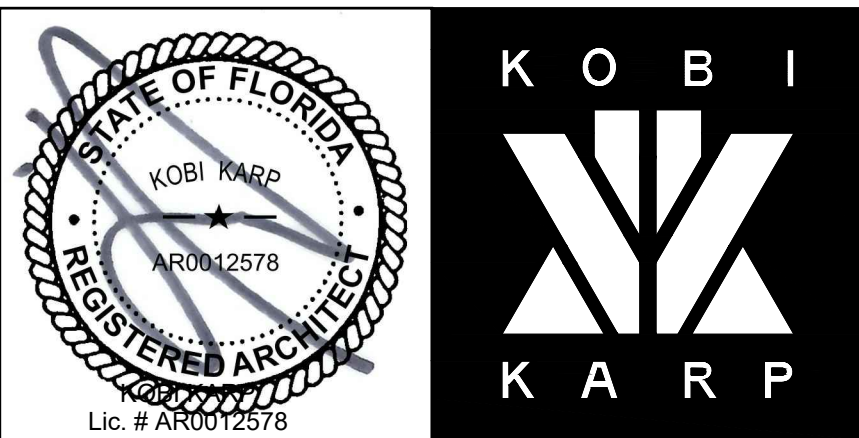
PRIVATE

Landscape Architect:
Name
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Tel:
Email

Consultant:
Name
Address
Tel:
Email

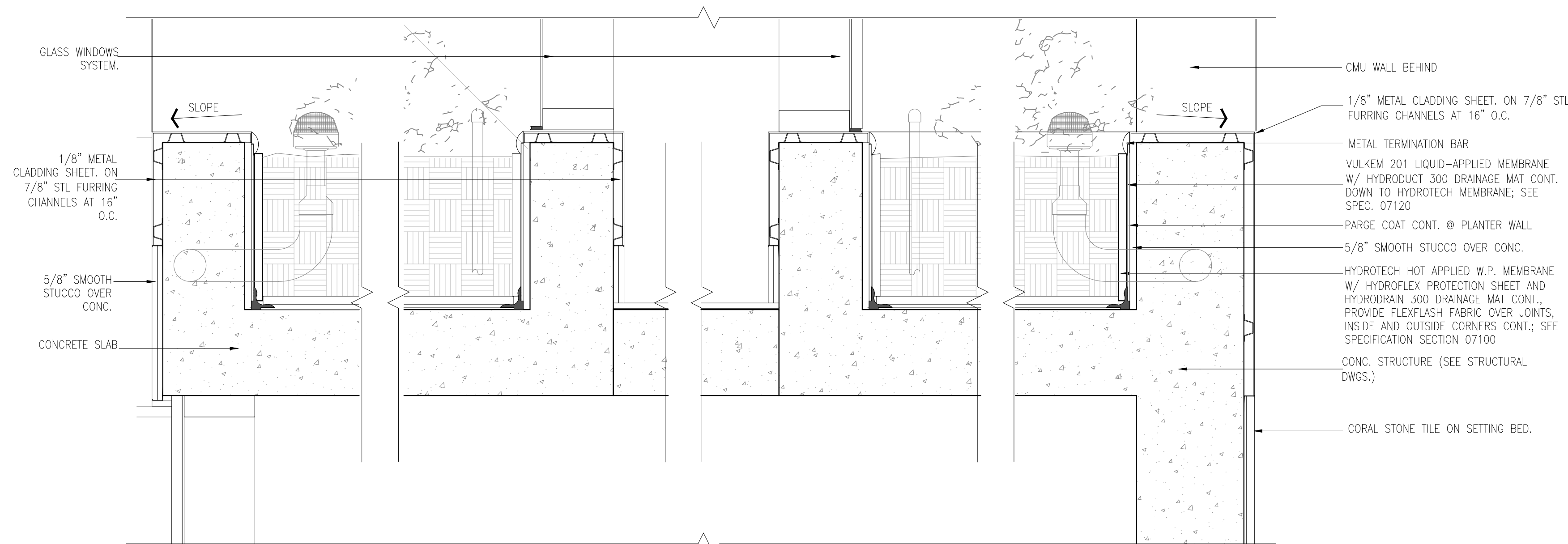
Consultant:
Name
Address
Tel:
Email

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

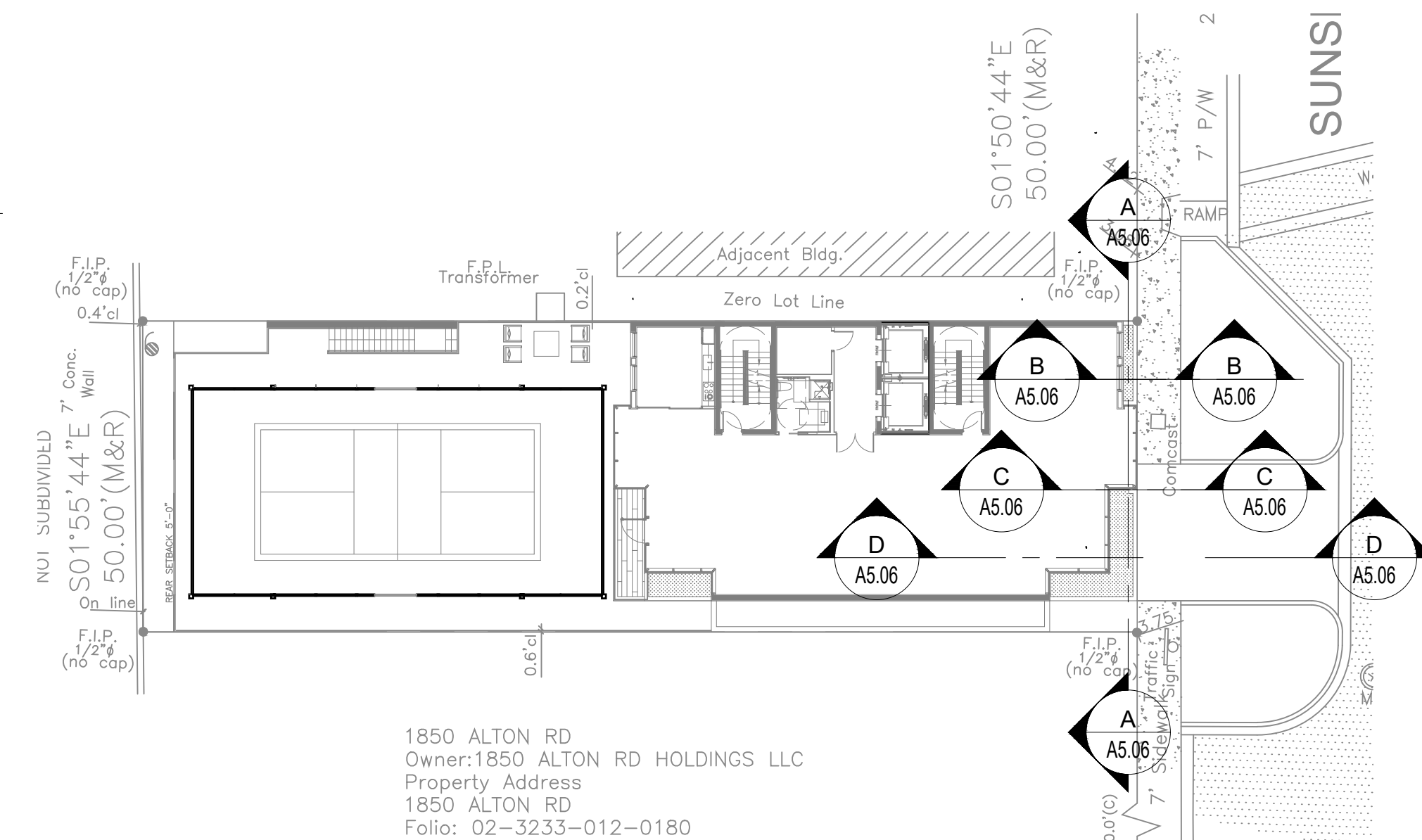


SECTIONS
PROPOSED DESIGN

Date 04-06-2020	Sheet No. A5.04
Scale	
Project 2001	



1 ENLARGED SECTION DET. A-A
Scale: 1-1/2" = 1'-0"



KEY PLAN

Scale: N.T.S.

1850 ALTON RD.
Owner: 1850 ALTON RD HOLDINGS LLC
Property Address
1850 ALTON RD
Folio: 02-3233-012-0180

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	03-16-2020		
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DRB20-0522

MIXED USE - COMMERCIAL - OFFICE - RESIDENCE

1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Address
Tel:
Email

Consultant:

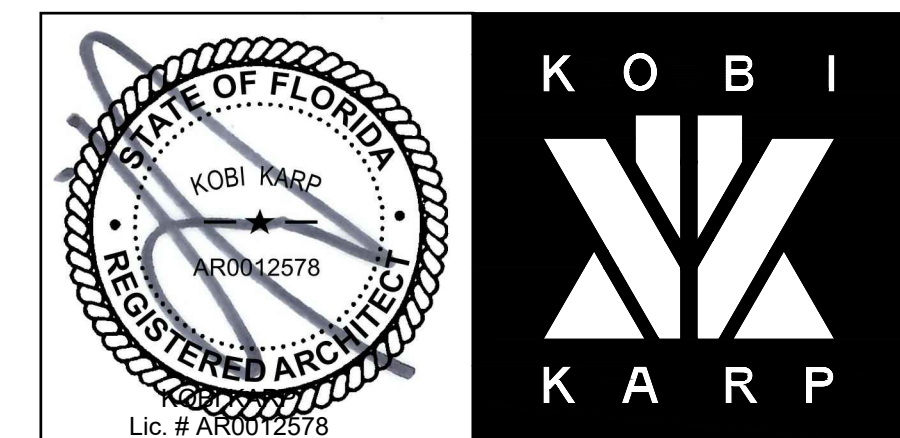
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Consultant:

Name
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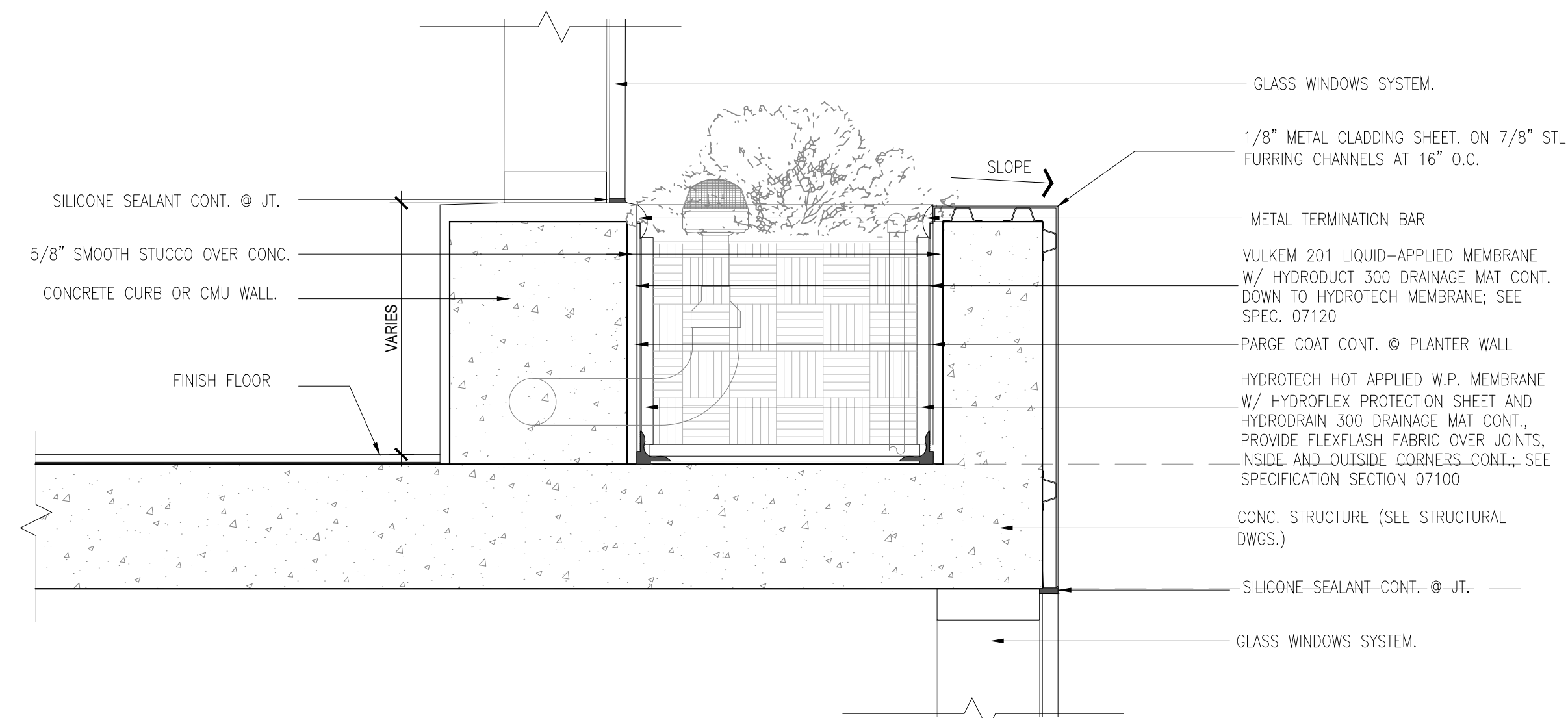
Architect of Record:

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2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

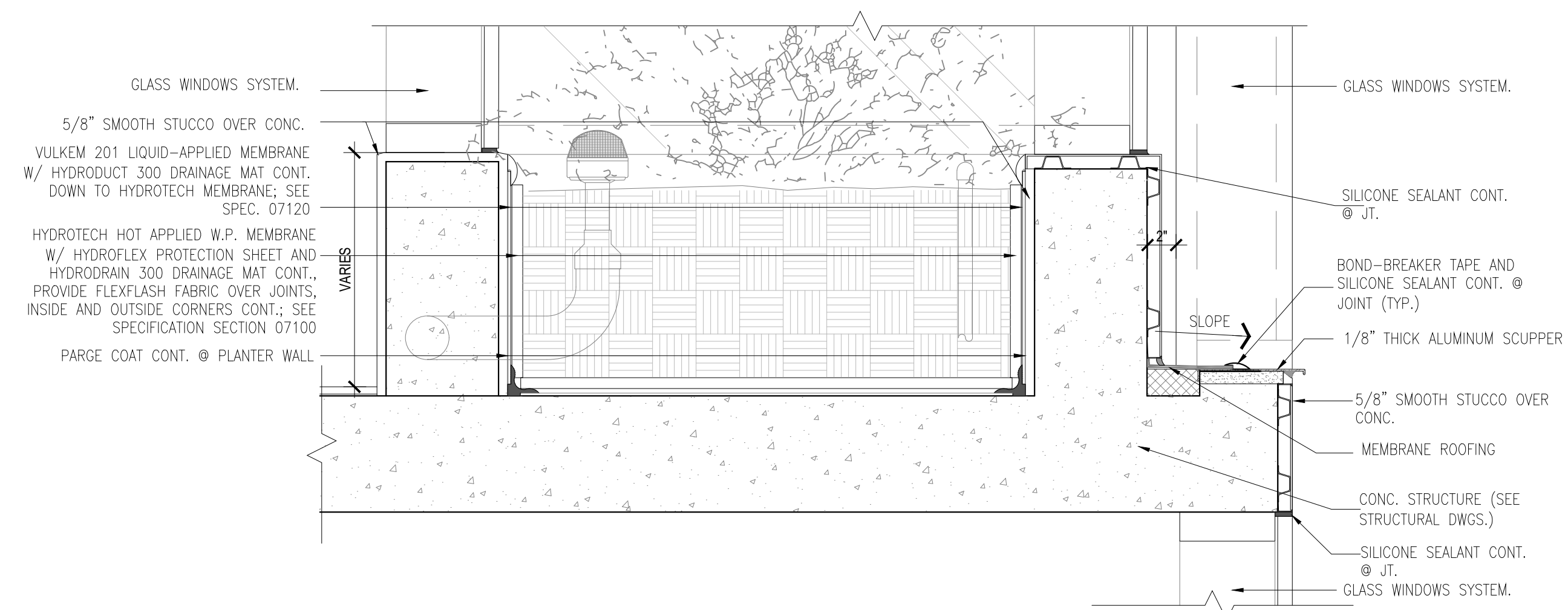


DETAILS PROPOSED DESIGN

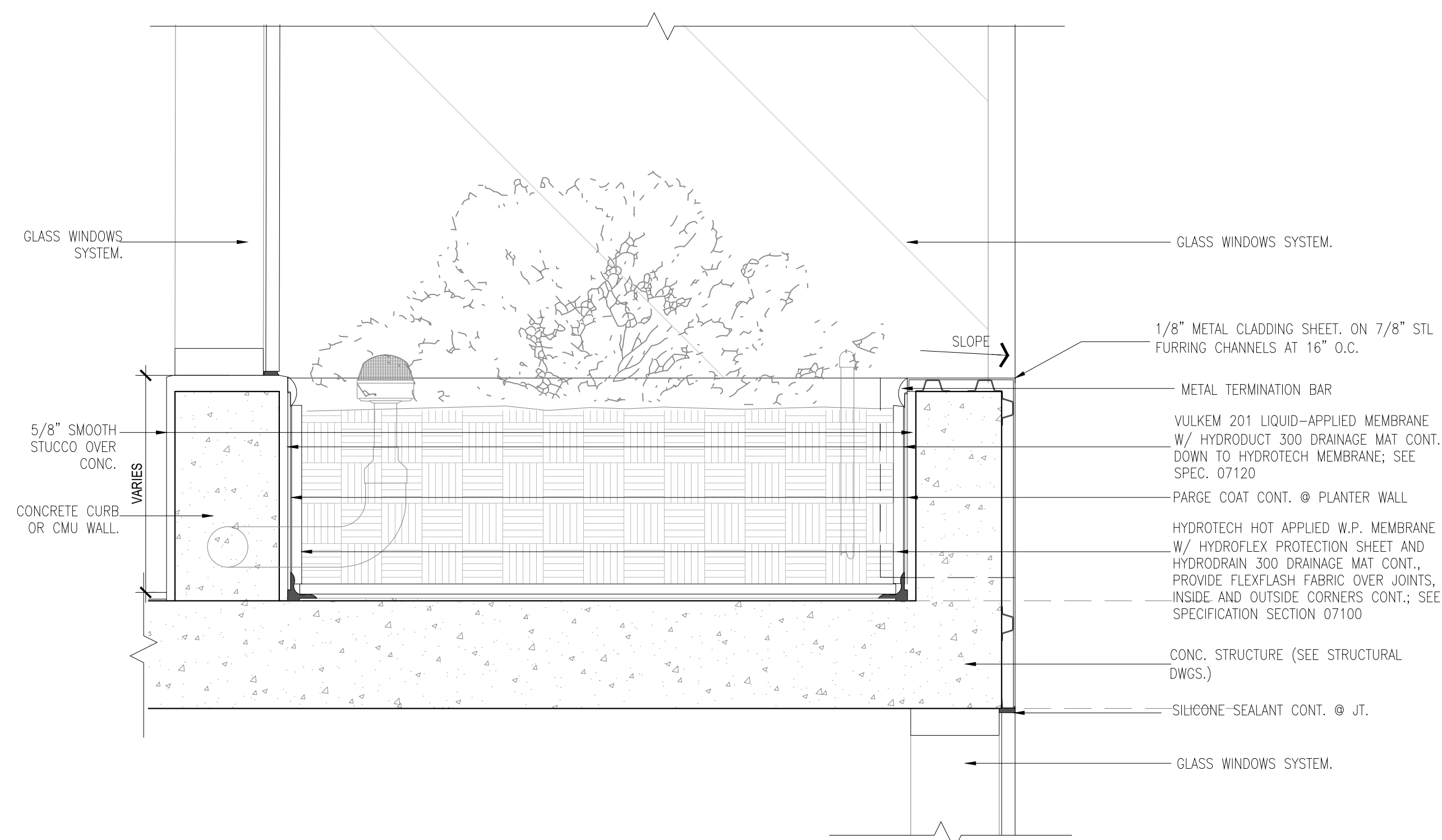
Date	04-06-2020	Sheet No.	A5.06
Scale			
Project	2001		



2 ENLARGED SECTION DET. B-B
Scale: 1-1/2" = 1'-0"

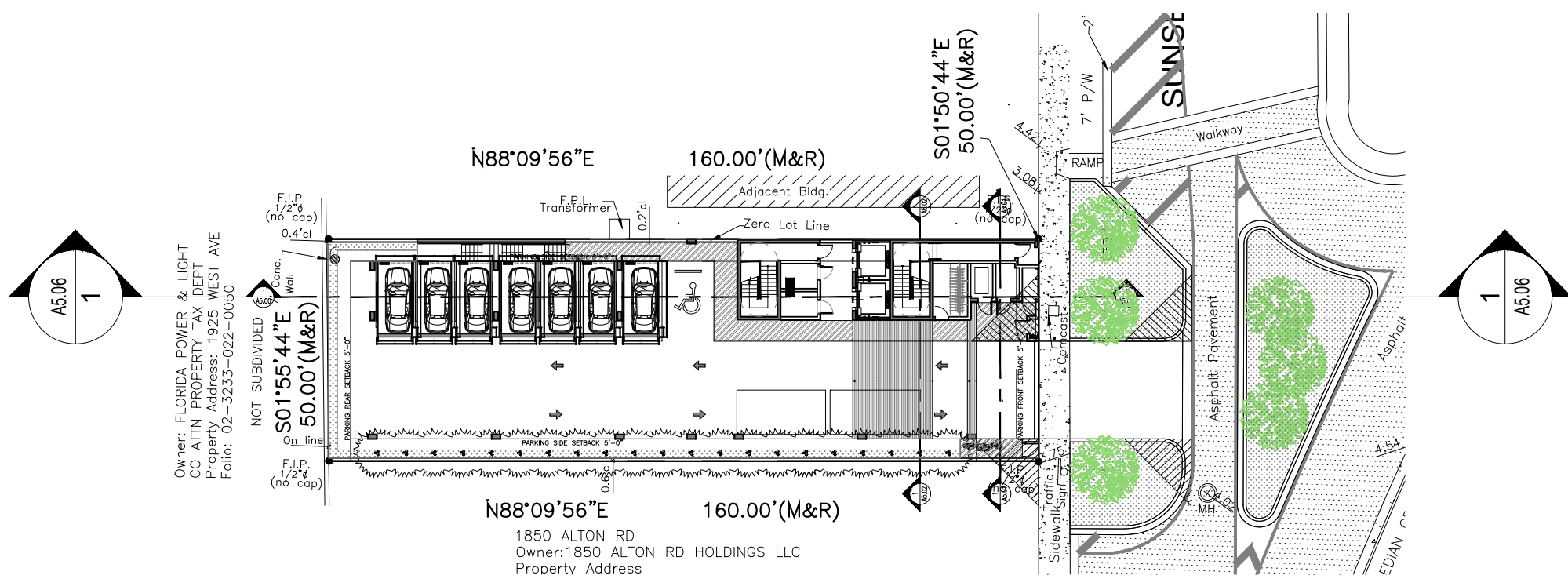


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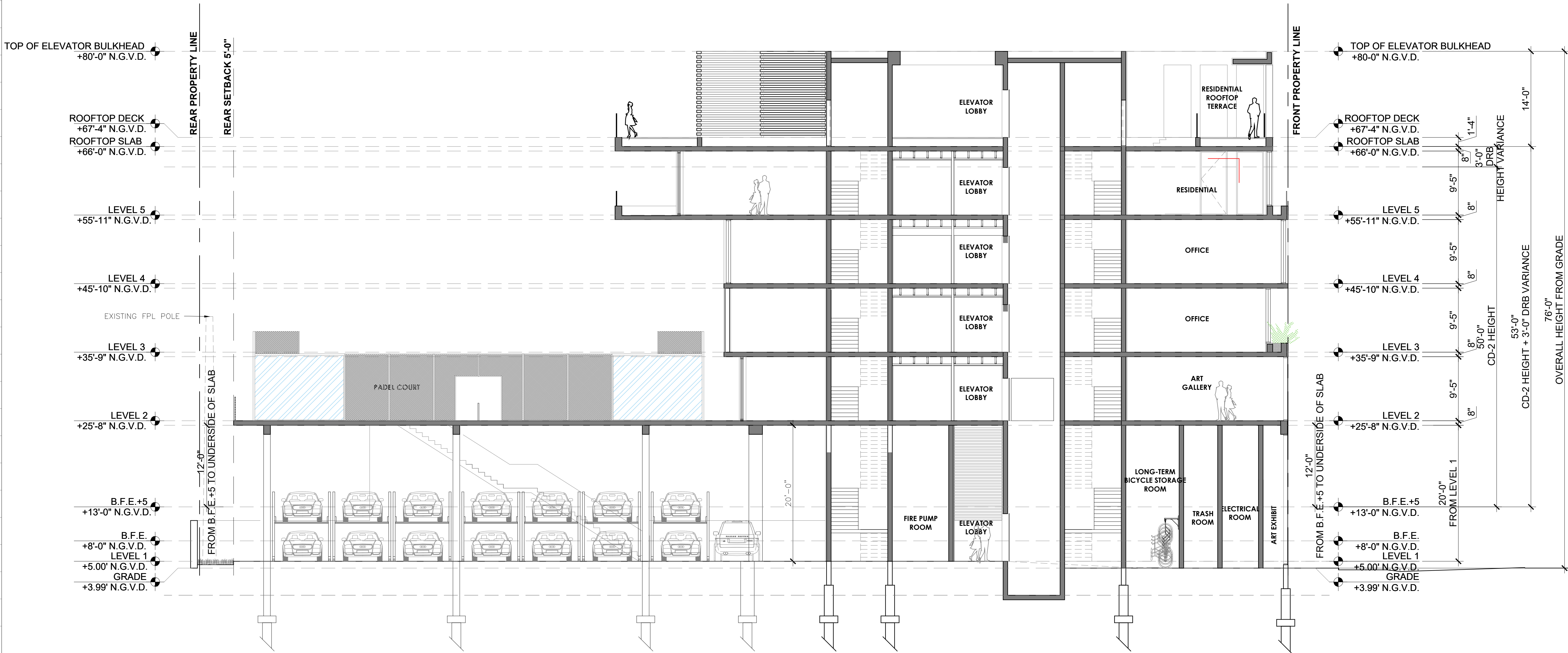
4 ENLARGED SECTION DET. D-D
Scale: 1-1/2" = 1'-0"

ALTERNATE SECTION IF BUILT AS OF RIGHT.
TO COMPARE HEIGHT. FOR REFERENCE ONLY



KEY PLAN

Scale: N.T.S.



1 ALTERNATE SECTION (AS OF RIGHT) FOR REFERENCE ONLY
Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date
DRB FIRST SUBMITTAL	03-16-2020		
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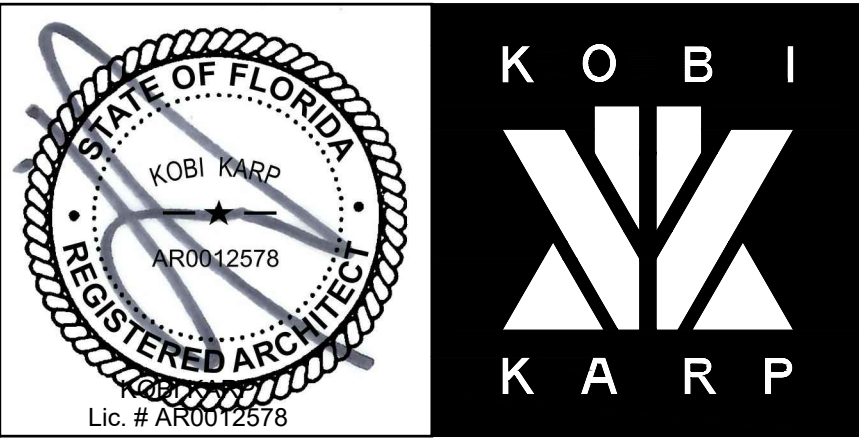
DRB20-0522

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:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
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ALTERNATE SECTION
PROPOSED DESIGN

Date 04-06-2020	Sheet No. A5.07
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1910 ALTON RD. - MIAMI BEACH, FL

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Scale: N.T.S.

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1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

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Landscape Architect:

Name
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Email

Consultant:

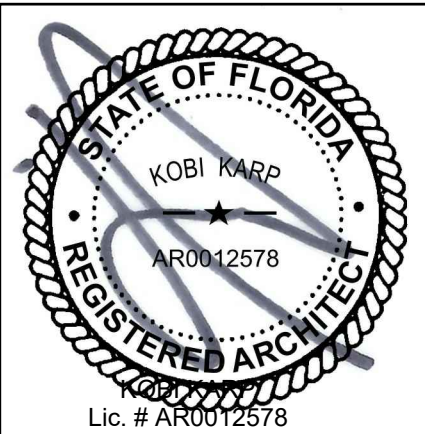
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Architect of Record:

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Miami, Florida 33137 USA
Tel: +1(305) 573 1818
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RENDERING
PROPOSED DESIGN

Date	04-06-2020	Sheet No.	A6.00
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RENDERING



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1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

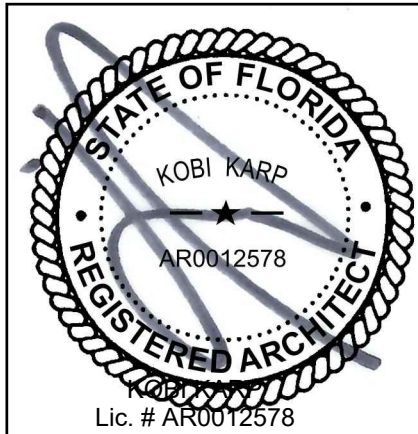
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
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RENDERING
PROPOSED DESIGN

Date	04-06-2020	Sheet No.	A6.01
Scale			
Project	2001		

Scale: N.T.S.



1910 ALTON RD. - MIAMI BEACH, FL

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1 RENDERING

Scale: N.T.S.

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:

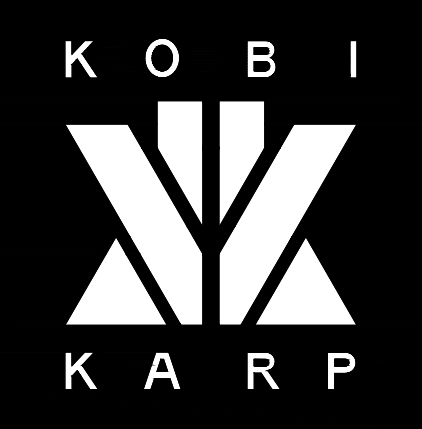
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

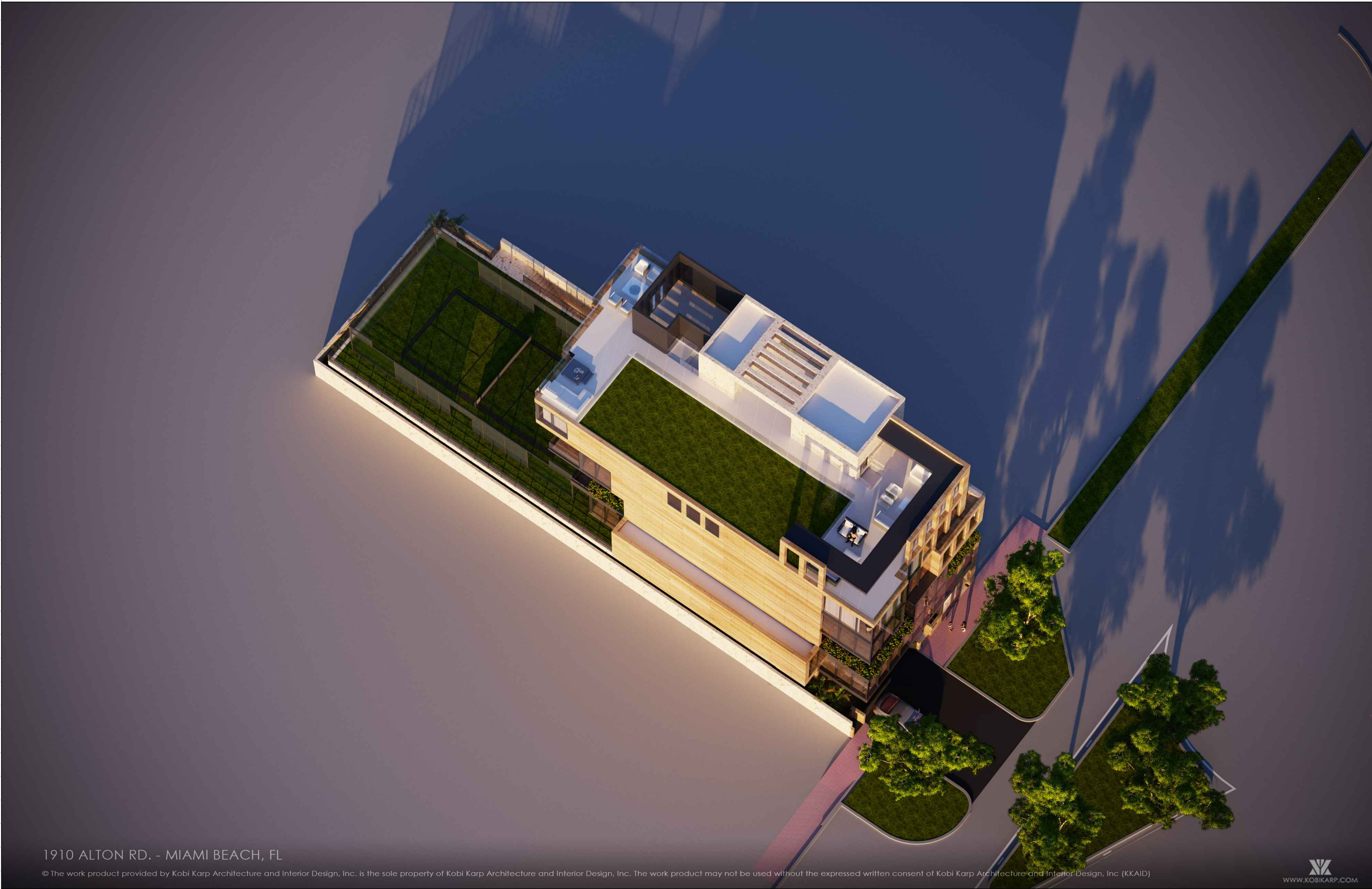
Architect of Record:

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RENDERING
PROPOSED DESIGN

Date	04-06-2020	Sheet No.	A6.02
Scale			
Project	2001		



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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:

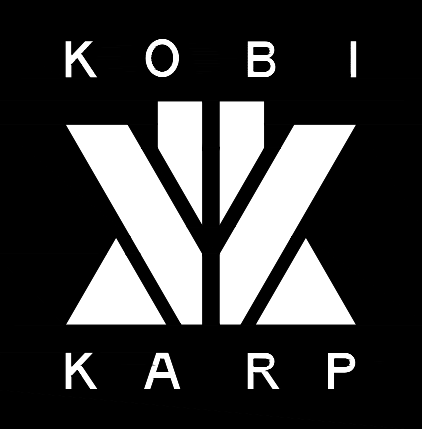
Name
Address
Tel:
Email

Consultant:

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RENDERING
PROPOSED DESIGN

Date 04-06-2020	Sheet No. A6.03
Scale	
Project 2001	