

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
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

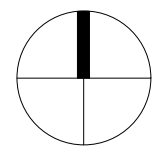
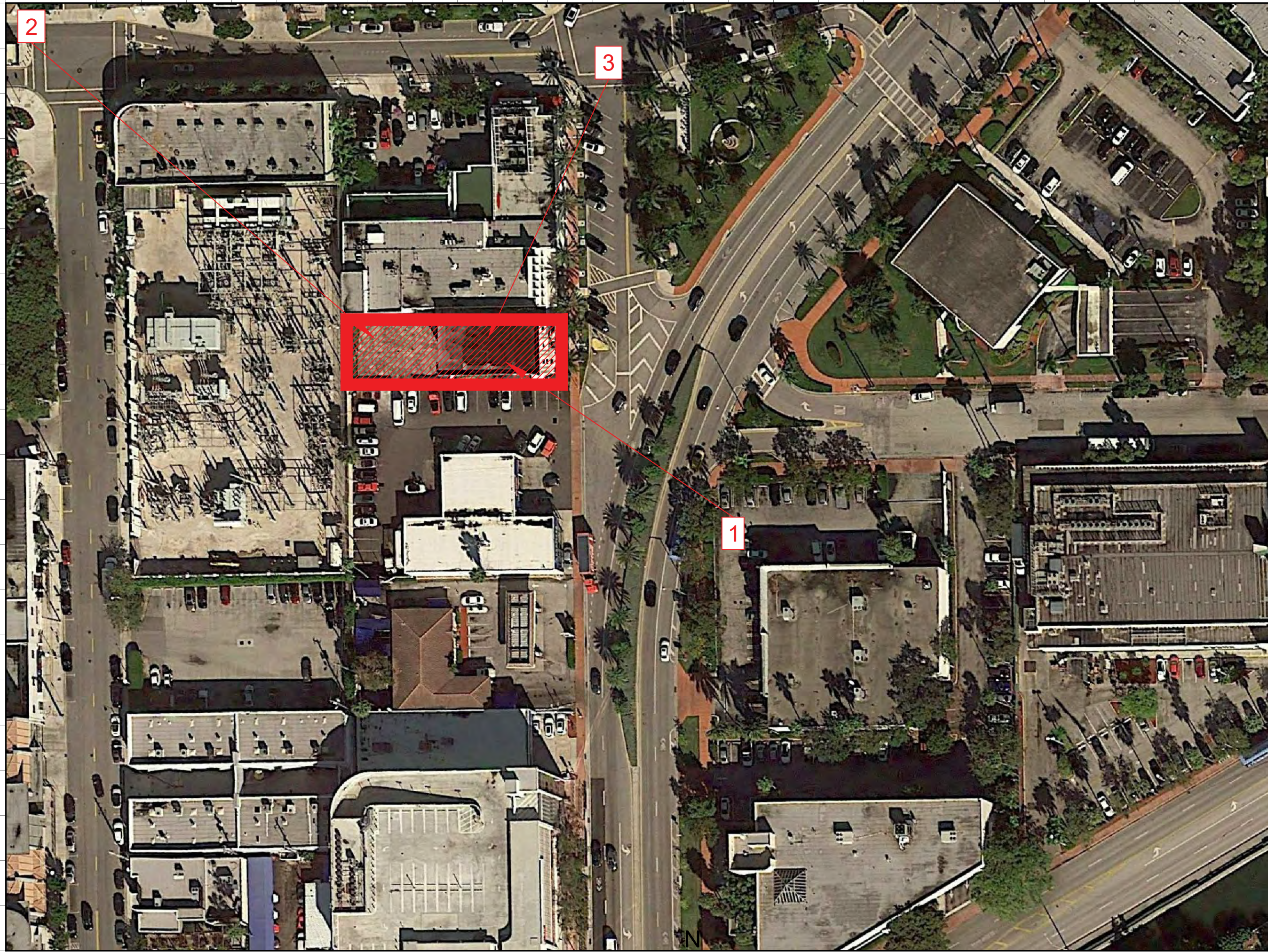
Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33137 USA
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Fax: +1(305) 573 3766



COVER

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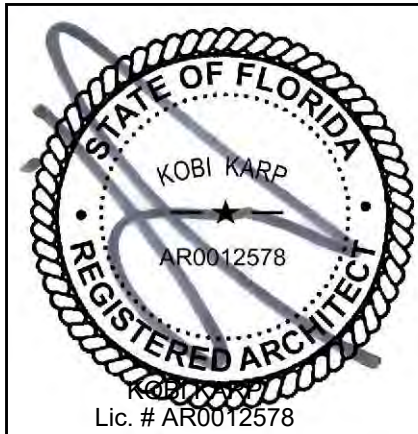
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Consultant:

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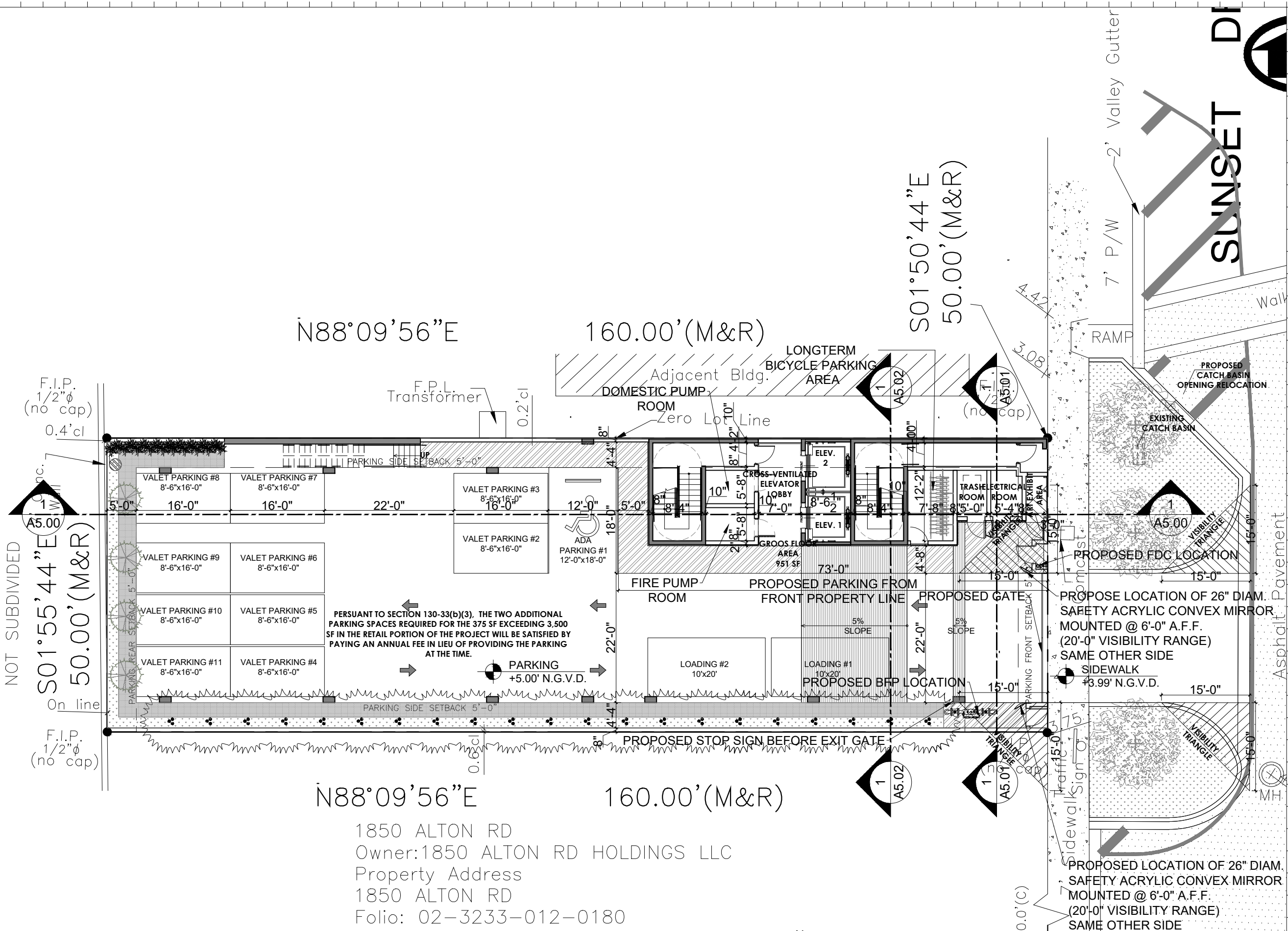
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CONTEXT IMAGES PROPOSED DESIGN

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



NOTE: 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

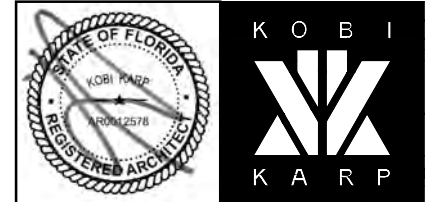
Owner:

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

Consultant:
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
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GROUND FLOOR ALTERNATE
PROPOSED DESIGN

Date	04-27-2020	Sheet No.	A3.01b
Scale			
Project	2001		

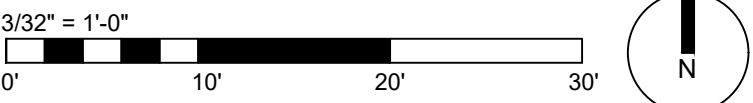
1 ALTERNATE GROUND FLOOR PLAN WITHOUT LIFTS
Scale: 1/16" = 1'-0"



LANDSCAPE PLAN LEGEND

- | | |
|--|---------------------------------|
| (A) MIAMI BEACH 'RED' CONCRETE SIDEWALK. TO BE LEVEL AND SLIP-RESISTANT AS PER FFPC 6TH ED | (E) CMB 15' VISIBILITY TRIANGLE |
| (B) NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED. SEE PLANTING SPECS | (CT) CODE TREE |
| (C) AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH | (ST) STREET TREE |
| (D) 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC | |

GROUND FLOOR LANDSCAPE PLAN



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MIAMI BEACH, FLORIDA 33139

CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE

CHRISTOPHER CAWLEY, RLA
Florida License LA 16647986

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

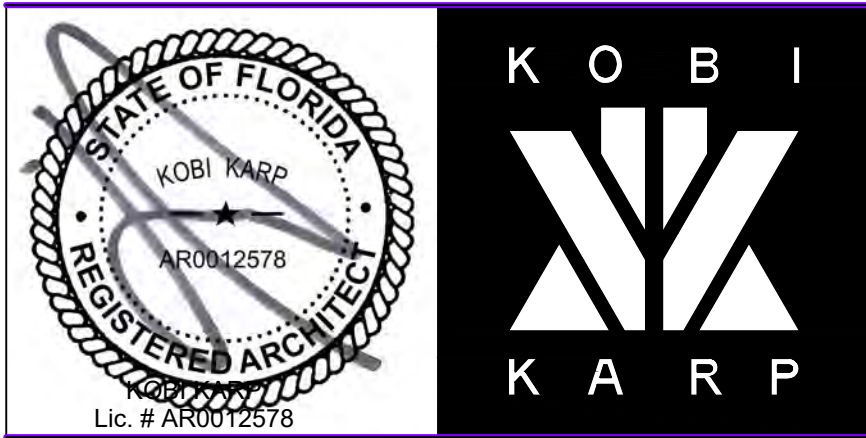
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Date 04-06-2020	Sheet No.
Scale	
Project 2001	L2.00



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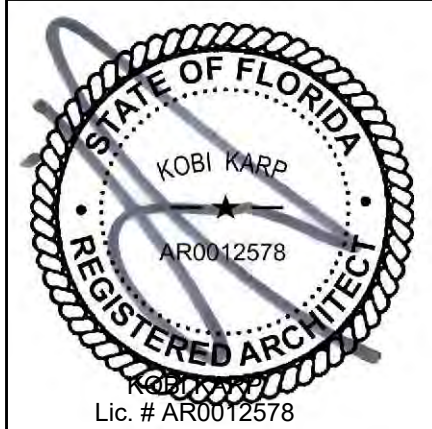
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RENDERING
PROPOSED DESIGN

Date 04-06-2020	Sheet No.
Scale	A6.00
Project 2001	

1 RENDERING

Scale: N.T.S.



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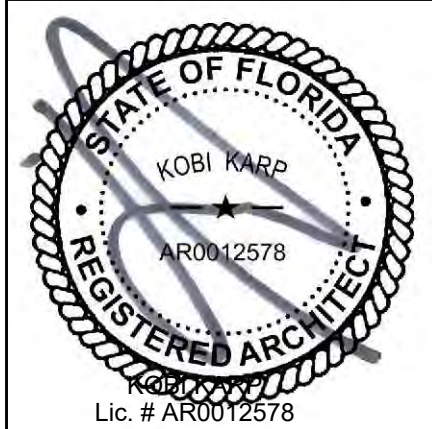
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RENDERING
PROPOSED DESIGN

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

Scale: N.T.S.



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FLORIDA POWER AND LIGHT

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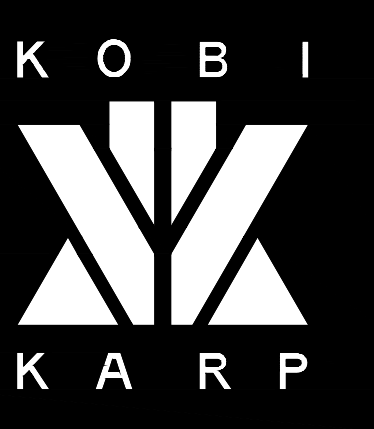
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RENDERING
PROPOSED DESIGN

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

1 RENDERING

Scale: N.T.S.



FLORIDA
POWER AND LIGHT

1920 ALTON ROAD

1850 ALTON ROAD

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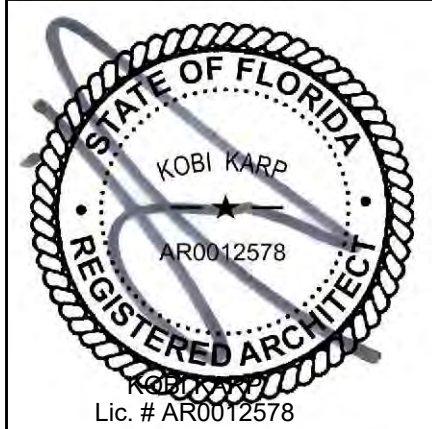
PRIVATE

Landscape Architect:
Name
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Consultant:
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RENDERING
PROPOSED DESIGN

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



FLORIDA
POWER AND LIGHT

TRELLIS WITH 54.08% OPENING

1920 ALTON RD

1850 ALTON RD

1910 ALTON RD. - MIAMI BEACH, FL

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S.E. AXONOMETRIC

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1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

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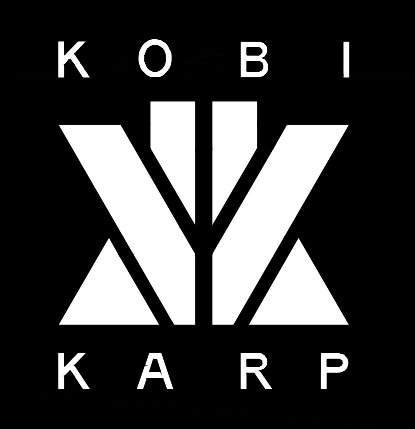
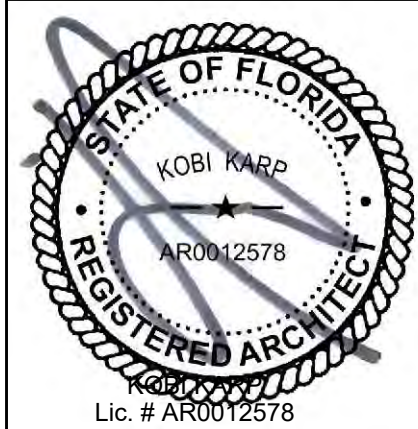
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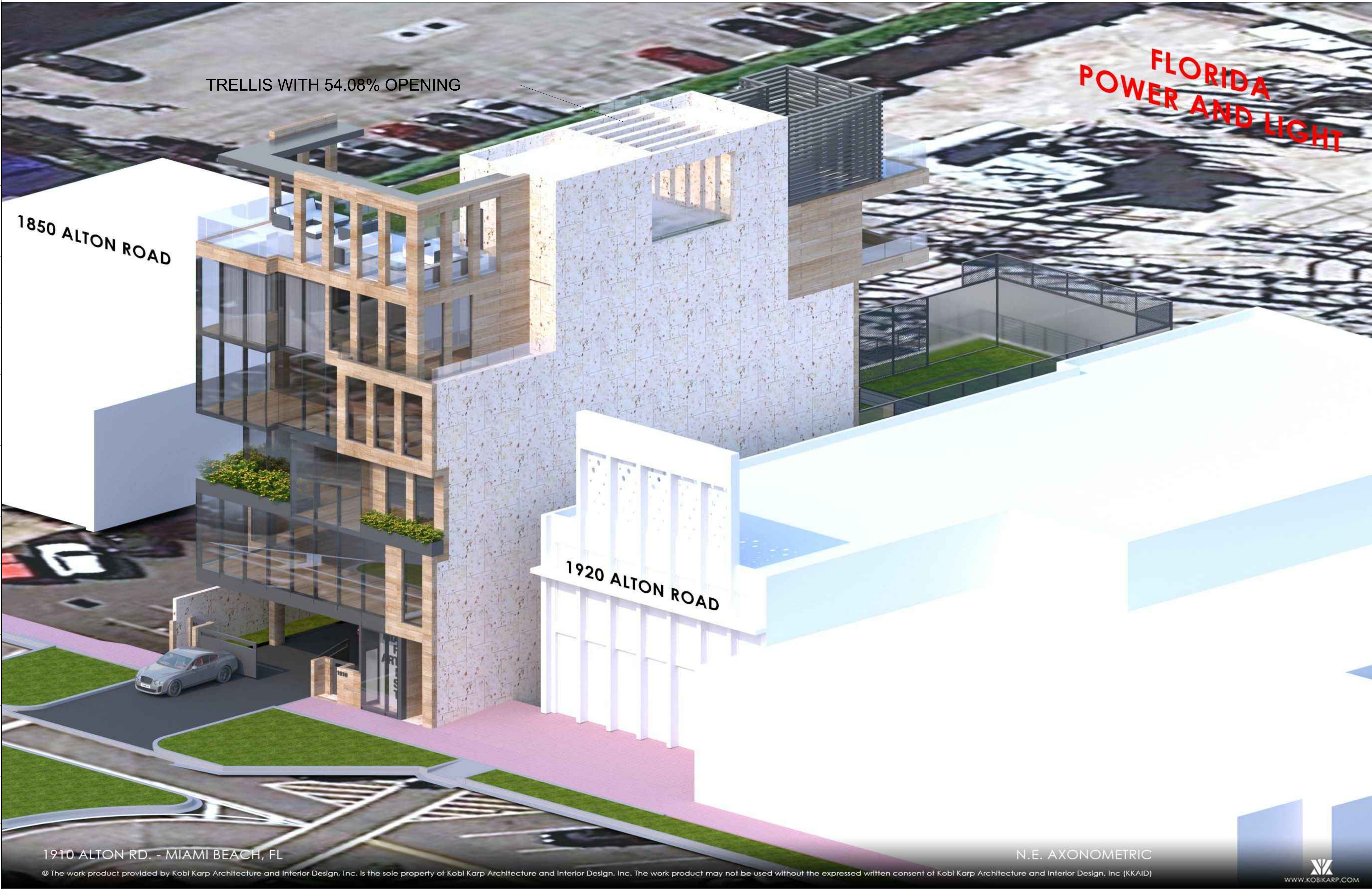


AXONOMETRIC RENDERING
PROPOSED DESIGN

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

1 S.E. AXONOMETRIC

Scale: N.T.S.



FLORIDA
POWER AND LIGHT

TRELLIS WITH 54.08% OPENING

1850 ALTON ROAD

1920 ALTON ROAD

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N.E. AXONOMETRIC



1 N.E. AXONOMETRIC

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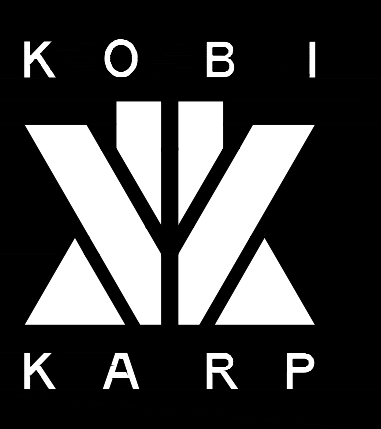
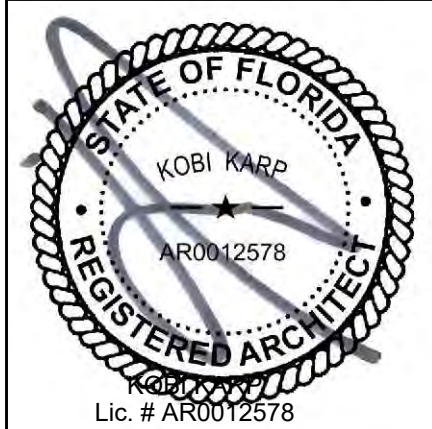
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AXONOMETRIC RENDERING

PROPOSED DESIGN

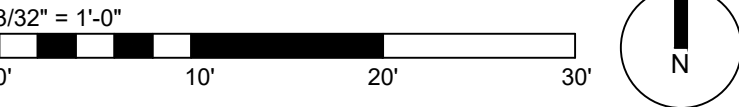
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Project	2001		



LANDSCAPE PLAN LEGEND

- | | |
|--|---------------------------------|
| (A) MIAMI BEACH 'RED' CONCRETE SIDEWALK. TO BE LEVEL AND SLIP-RESISTANT AS PER FFPC 6TH ED | (E) CMB 15' VISIBILITY TRIANGLE |
| (B) NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED. SEE PLANTING SPECS | (CT) CODE TREE |
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GROUND FLOOR LANDSCAPE PLAN



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CHRISTOPHER
CAWLEY
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ARCHITECTURE

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Florida License LA 16647986

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Name
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Consultant:

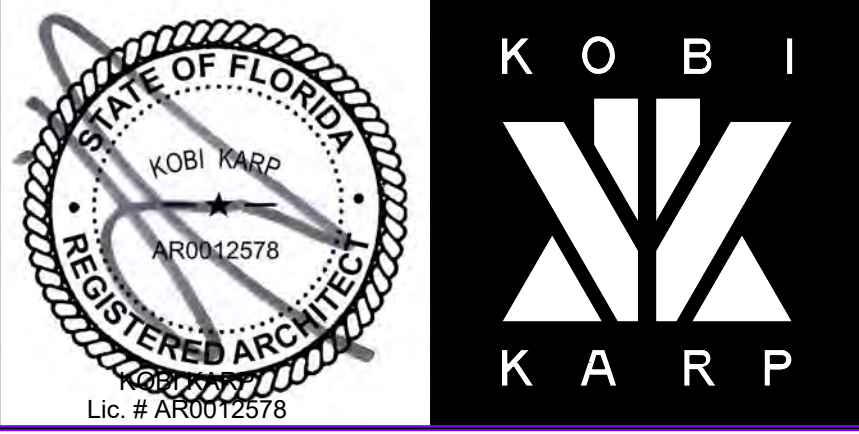
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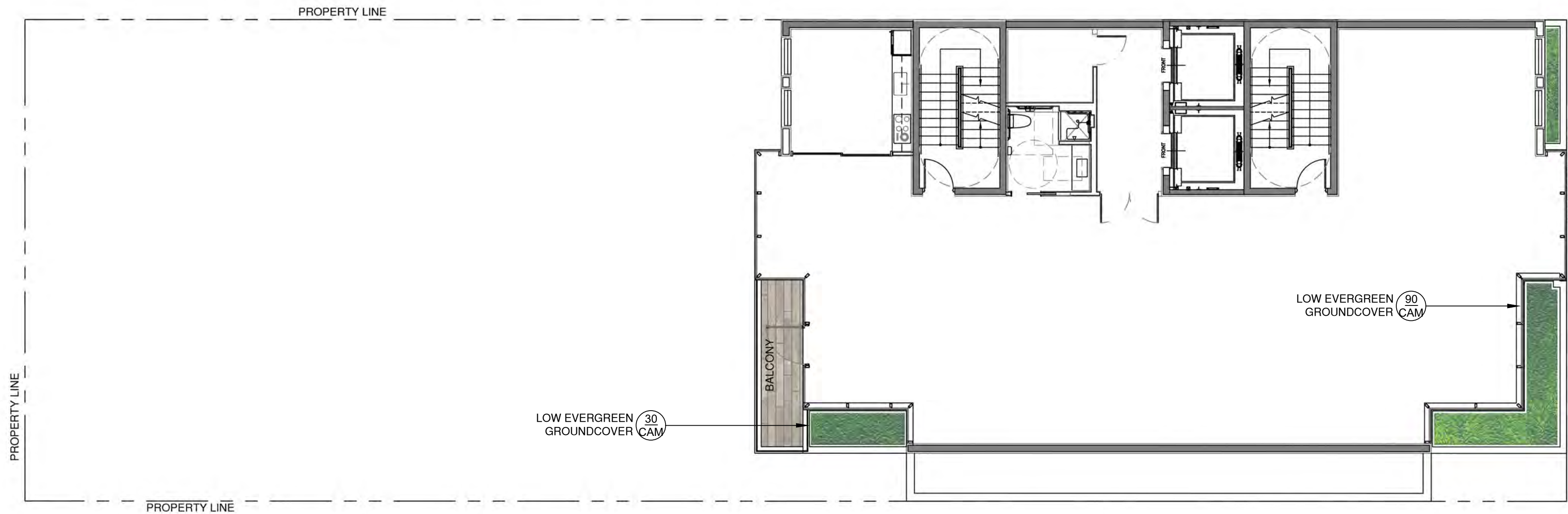
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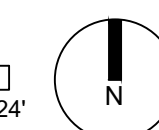


LEVEL 3



LEVEL 2

LEVEL 2 + LEVEL 3 FLOOR LANDSCAPE PLAN



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**CHRISTOPHER
CAWLEY
LANDSCAPE
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CHRISTOPHERCAWLEY.COM | LC 26000460

Owner:

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Name
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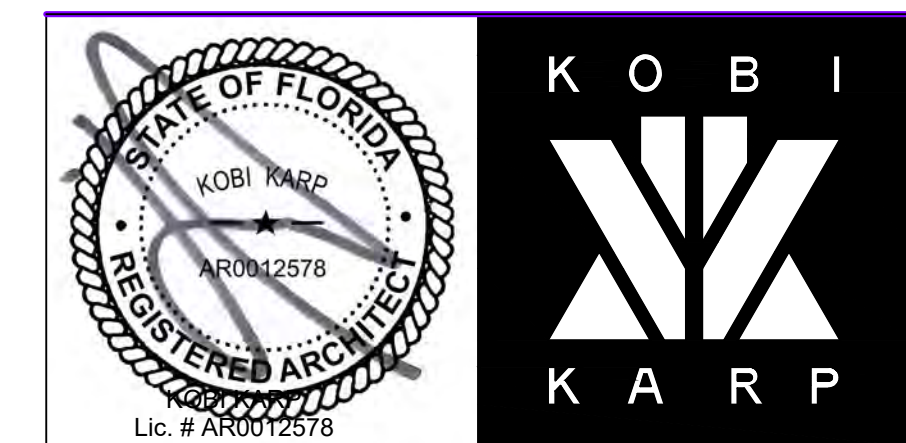
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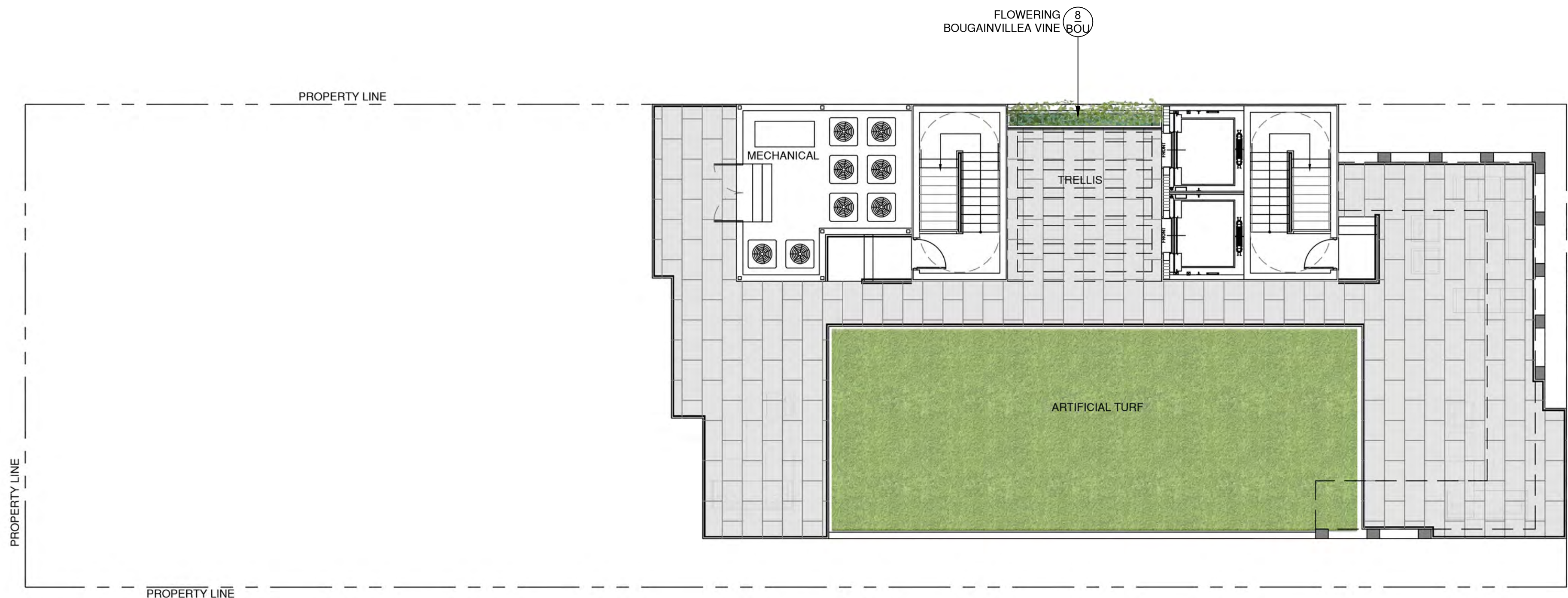
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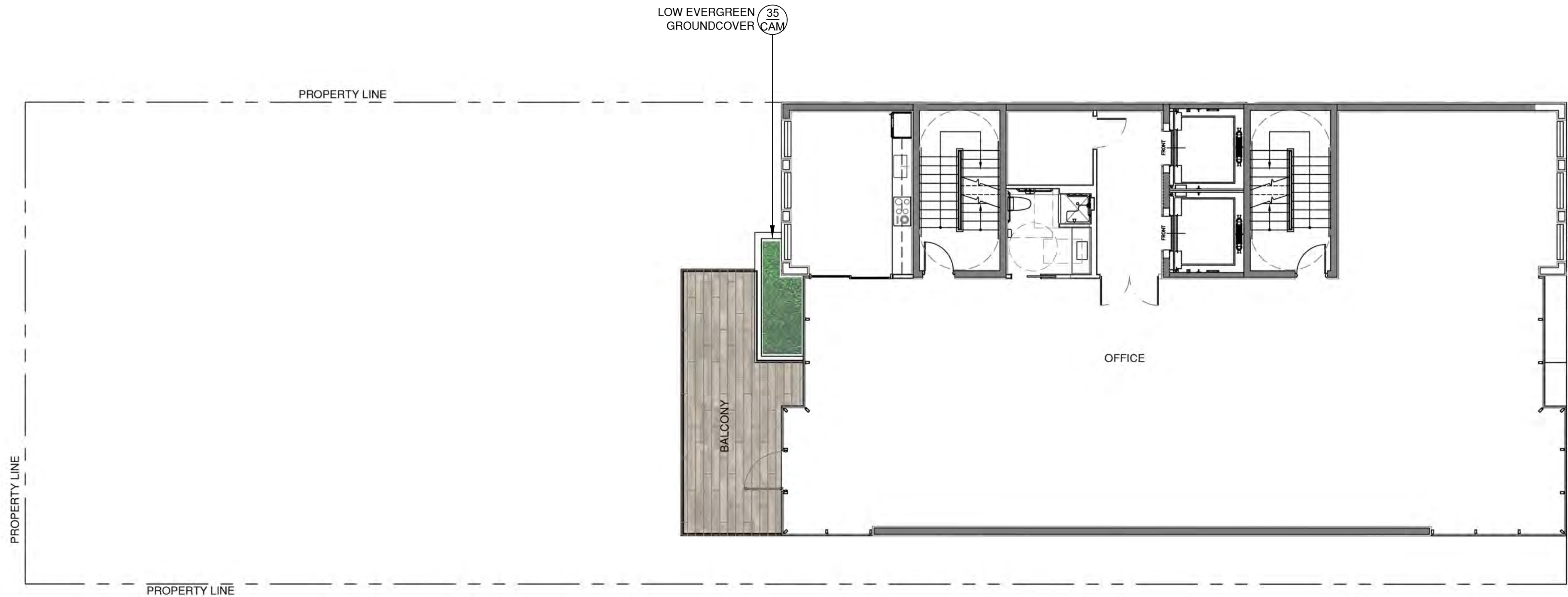
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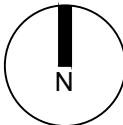


ROOF



LEVEL 4

LEVEL 4 + ROOF FLOOR LANDSCAPE PLAN



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780 NE 69th Street, Suite 200 Miami, Florida 33138
(313) 786-5326 / (305) 303-9710
CHRISTOPHERCAWLEY.COM | LC 26000460

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

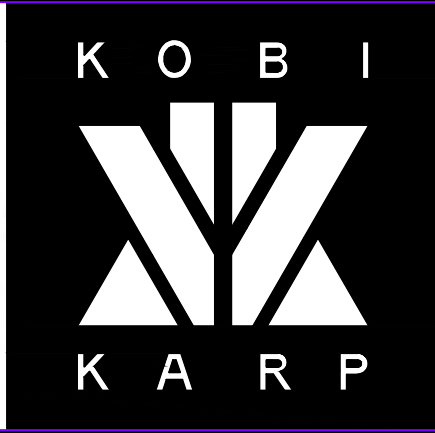
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Email

Consultant:

Name
Address
Tel:
Email

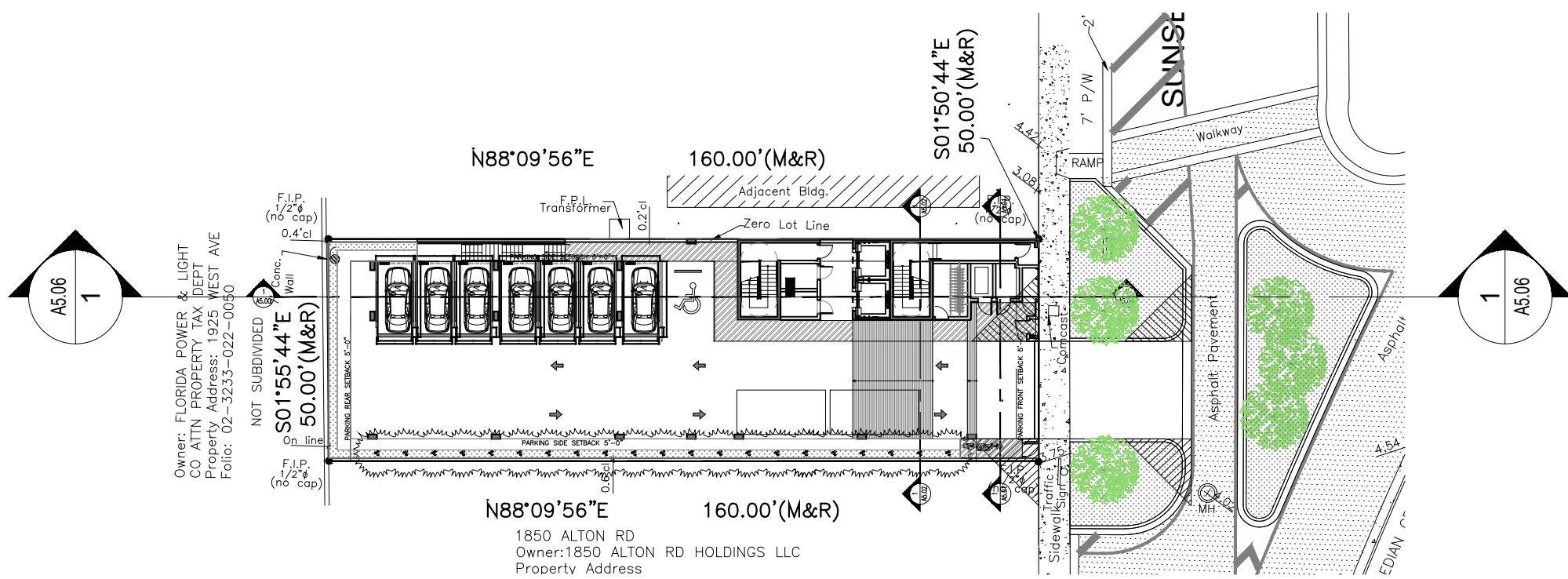
Architect of Record:

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



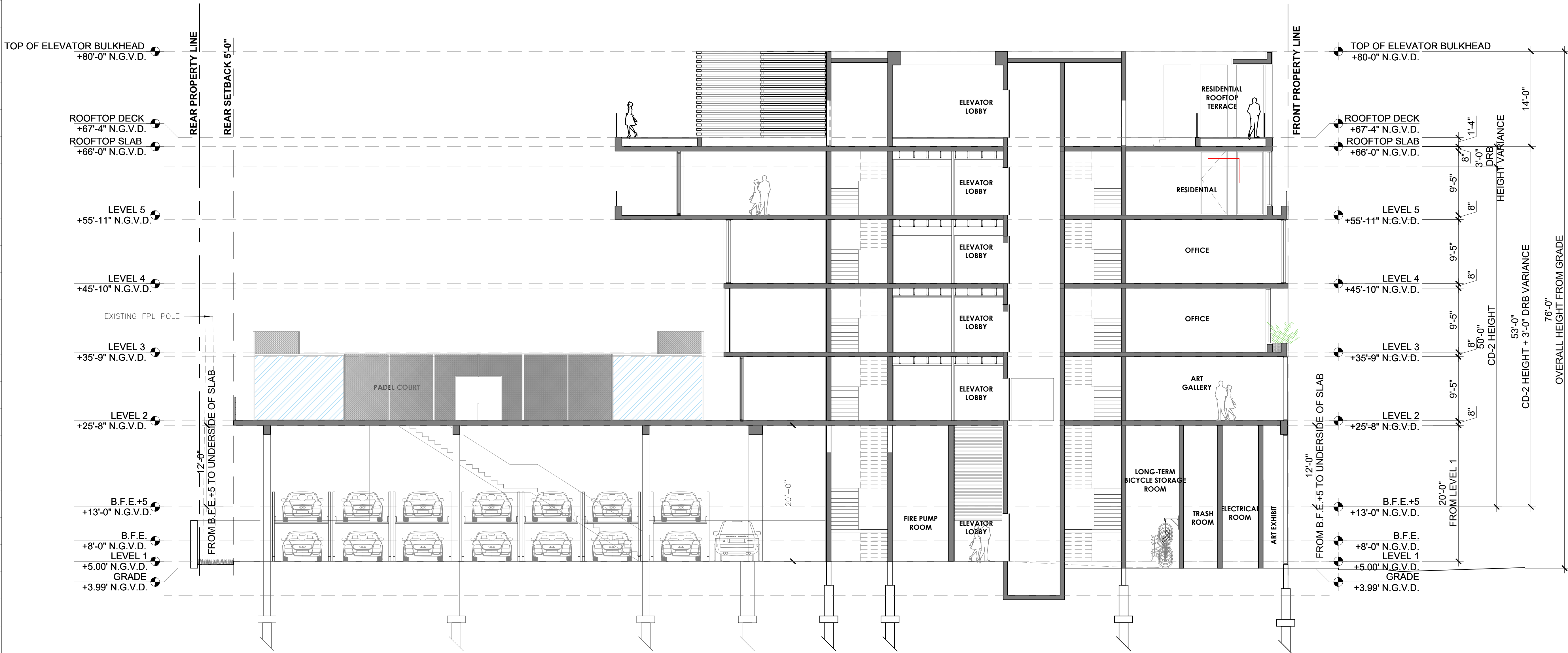
Date 04-06-2020	Sheet No.
Scale	
Project 2001	L2.02

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		
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:

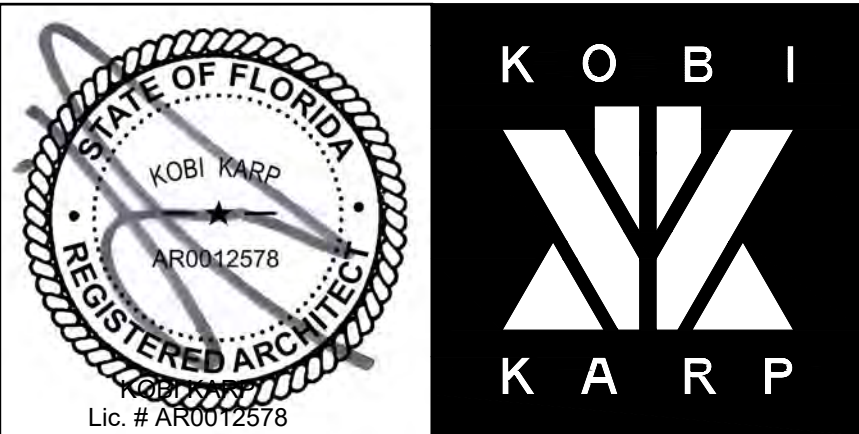
Name
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Email

Consultant:

Name
Address
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



ALTERNATE SECTION
PROPOSED DESIGN

Date 04-06-2020	Sheet No. A5.07
Scale	
Project 2001	

TOP OF ELEV. BULKHEAD
+76'-0" N.G.V.D.

TOP OF ELEVATOR BULKHEAD
+76'-0" N.G.V.D.

ROOFTOP DECK
+63'-4" N.G.V.D.
ROOFTOP SLAB
+62'-0" N.G.V.D.

ROOFTOP DECK
+63'-4" N.G.V.D.
ROOFTOP SLAB
+62'-0" N.G.V.D.

LEVEL 5
+50'-11" N.G.V.D.

LEVEL 5
+50'-11" N.G.V.D.

LEVEL 4
+39'-10" N.G.V.D.

LEVEL 4
+39'-10" N.G.V.D.

LEVEL 3
+28'-9" N.G.V.D.

LEVEL 3
+28'-9" N.G.V.D.

GOODYEAR
1850 ALTON ROAD

LEVEL 2
+17'-8" N.G.V.D.

LEVEL 2
+17'-8" N.G.V.D.

B.F.E.+1
+9'-0" N.G.V.D.
LEVEL 1
+5.00' N.G.V.D.
GRADE
+3.99' N.G.V.D.

B.F.E.+1
+9'-0" N.G.V.D.
LEVEL 1
+5.00' N.G.V.D.
GRADE
+3.99' N.G.V.D.

SOUTH PROPERTY LINE

NORTH PROPERTY LINE

1910 ALTON ROAD

TOP OF ELEVATOR BULKHEAD
+76'-0" N.G.V.D.

ROOFTOP DECK
+63'-4" N.G.V.D.
ROOFTOP SLAB
+62'-0" N.G.V.D.

LEVEL 5
+50'-11" N.G.V.D.

LEVEL 4
+39'-10" N.G.V.D.

LEVEL 3
+28'-9" N.G.V.D.

LEVEL 2
+17'-8" N.G.V.D.

B.F.E.+1
+9'-0" N.G.V.D.
LEVEL 1
+5.00' N.G.V.D.
GRADE
+3.99' N.G.V.D.

1

EAST ELEVATION / STREET CONTEXT

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

SOUTH PROPERTY LINE

NORTH PROPERTY LINE

1910 ALTON ROAD

TOP OF ELEVATOR BULKHEAD
+76'-0" N.G.V.D.

ROOFTOP DECK
+63'-4" N.G.V.D.
ROOFTOP SLAB
+62'-0" N.G.V.D.

LEVEL 5
+50'-11" N.G.V.D.

LEVEL 4
+39'-10" N.G.V.D.

LEVEL 3
+28'-9" N.G.V.D.

LEVEL 2
+17'-8" N.G.V.D.

B.F.E.+1
+9'-0" N.G.V.D.
LEVEL 1
+5.00' N.G.V.D.
GRADE
+3.99' N.G.V.D.

1920 ALTON ROAD

FROM B.F.E. TO UNDERSIDE OF SLAB

2

EAST ELEVATION / STREET CONTEXT

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:

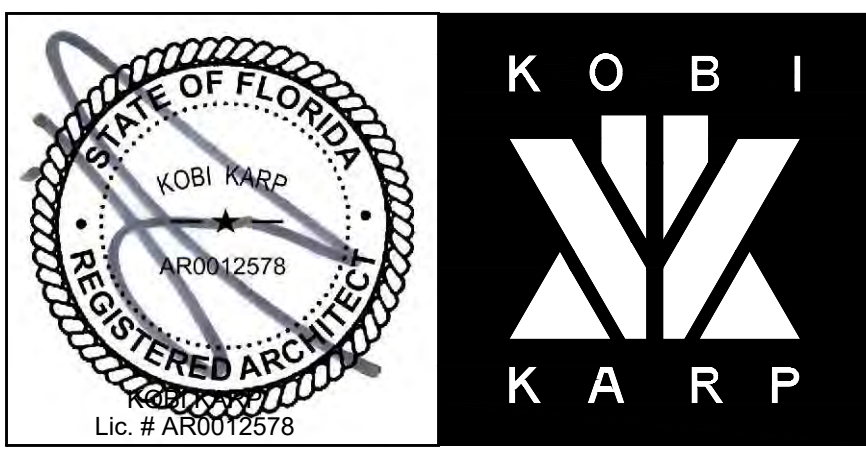
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Consultant:

Name
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Tel:
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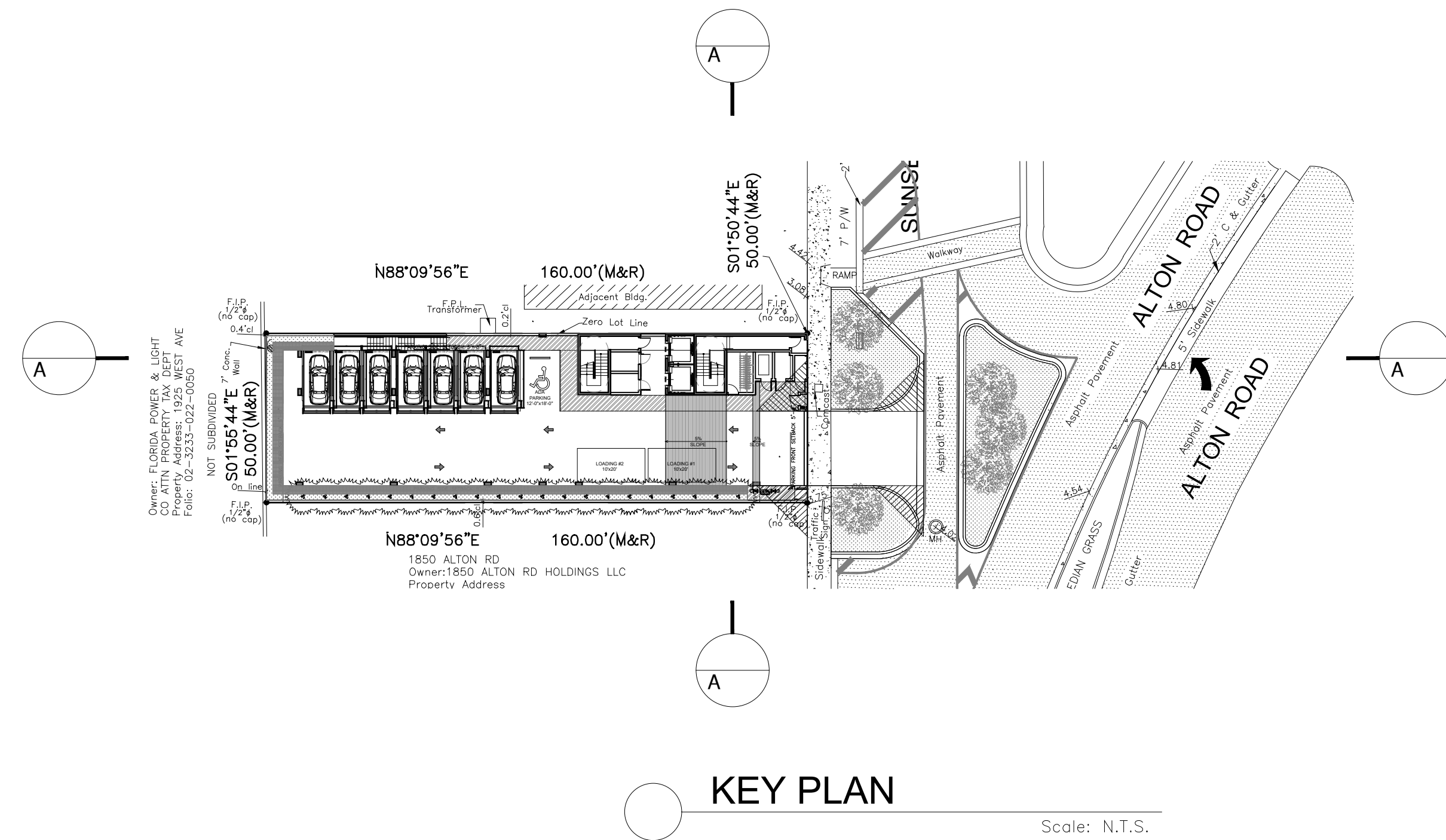
Architect of Record:

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



CONTEXTUAL FRONT ELEVATION

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



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

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MIAMI BEACH, FLORIDA 33139

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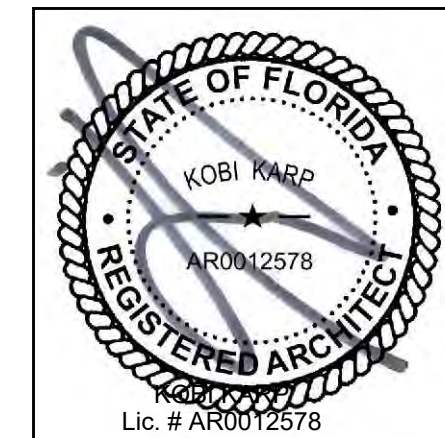
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Consultant:

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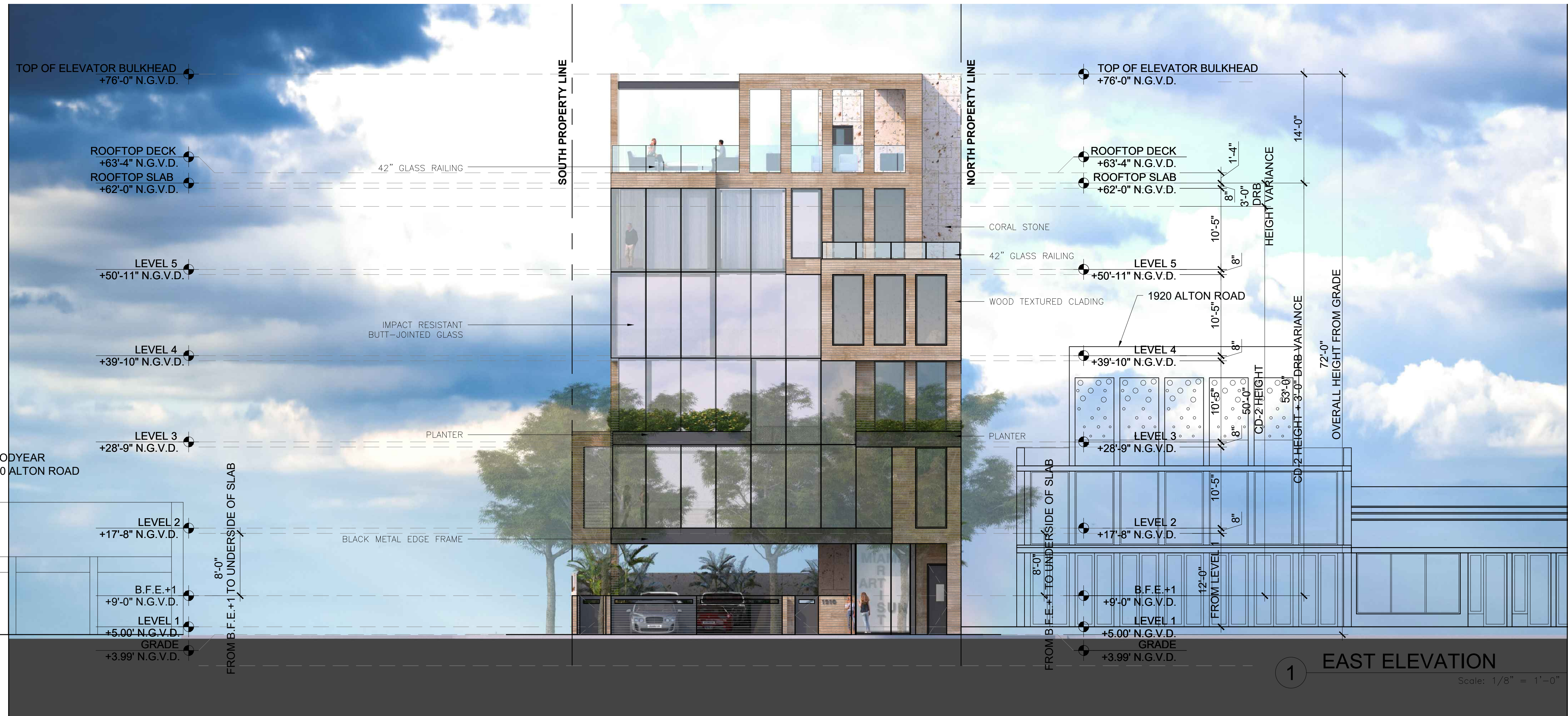
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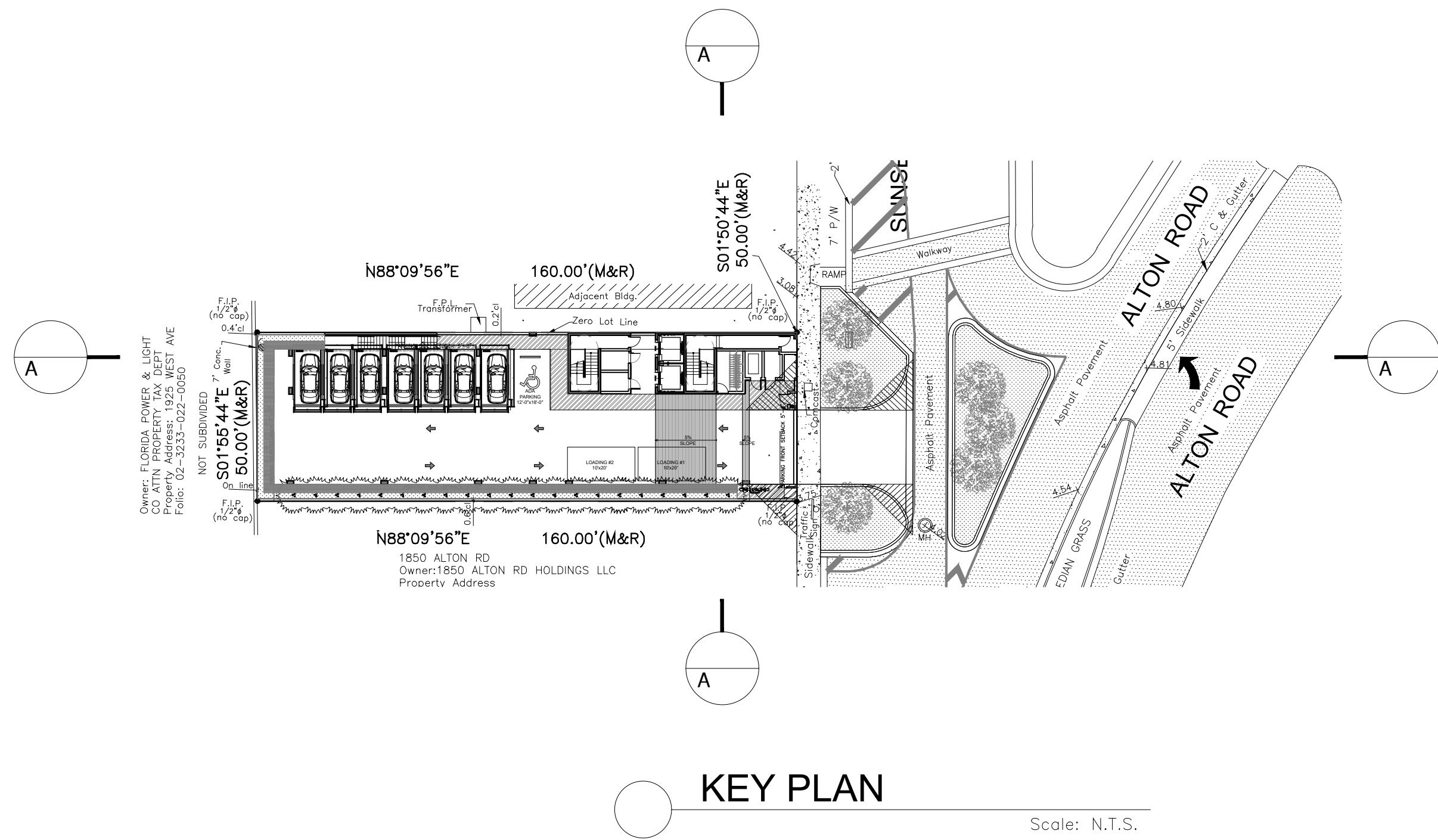
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2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



ELEVATIONS PROPOSED DESIGN

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





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:

PRIVATE

Landscape Architect:

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Address
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Consultant:

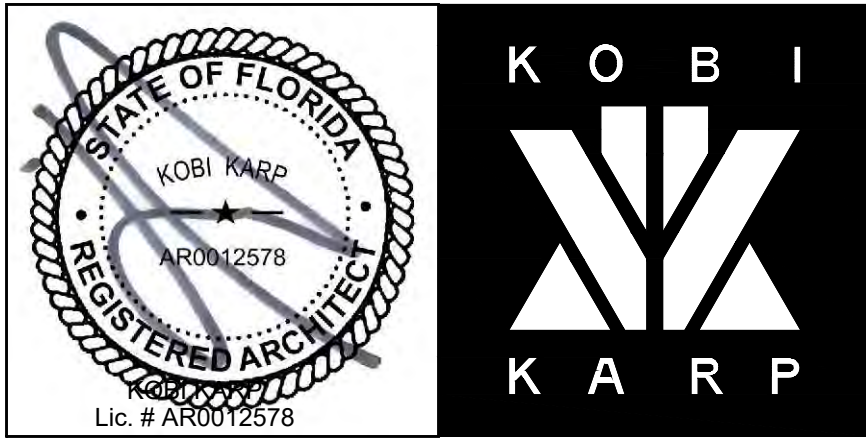
Name
Address
Tel:
Email

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
Fax: +1(305) 573 3766



ELEVATIONS PROPOSED DESIGN

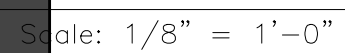
Date 04-06-2020	Sheet No. A4.06
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Project 2001	

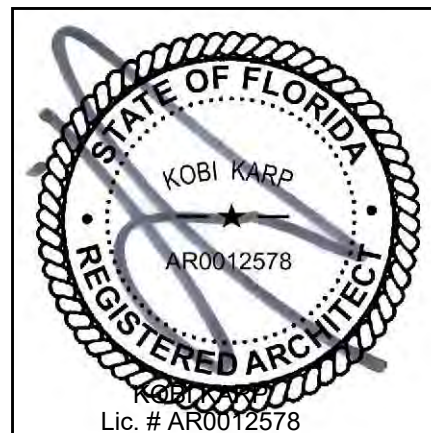
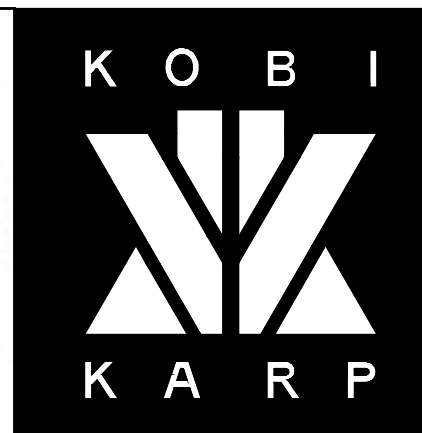


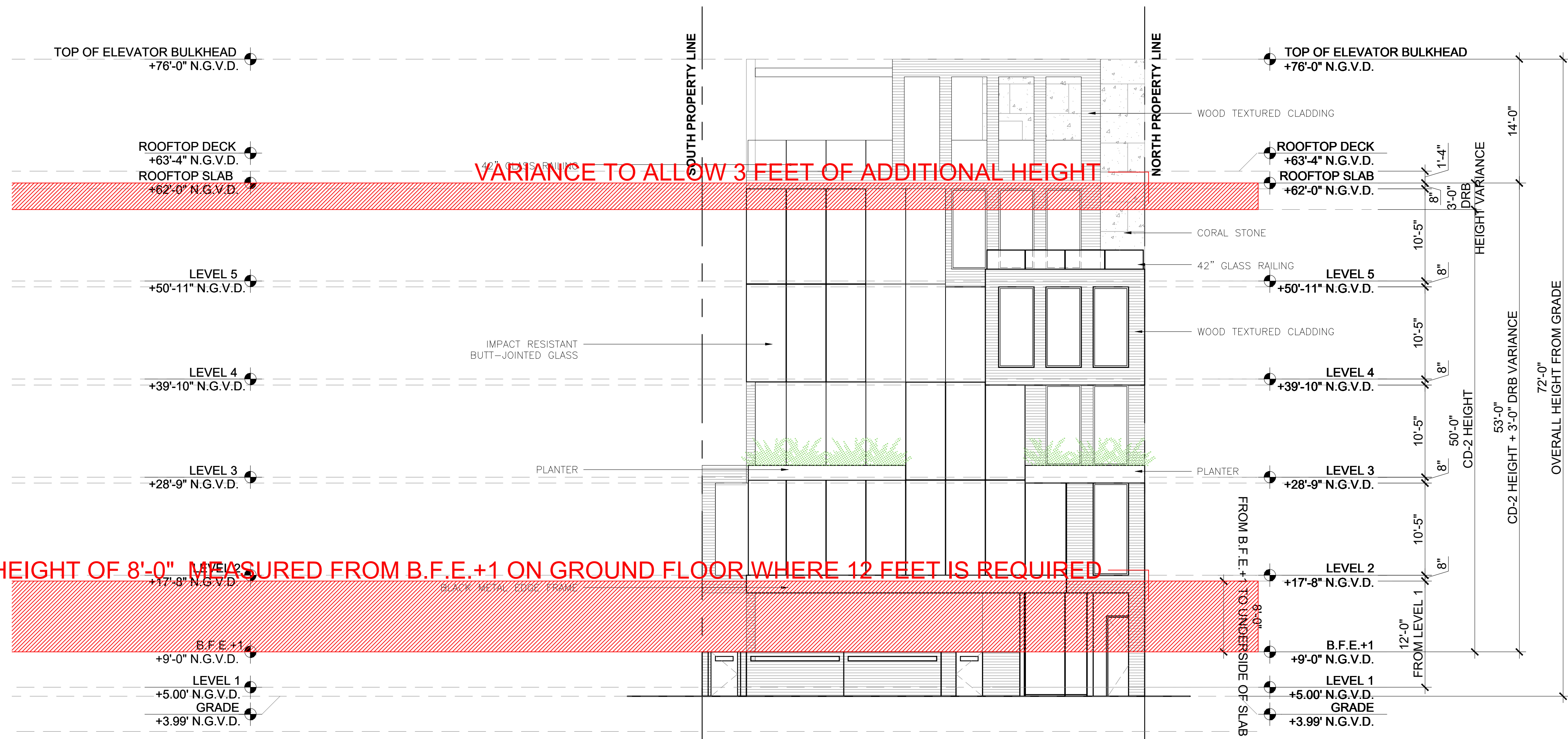
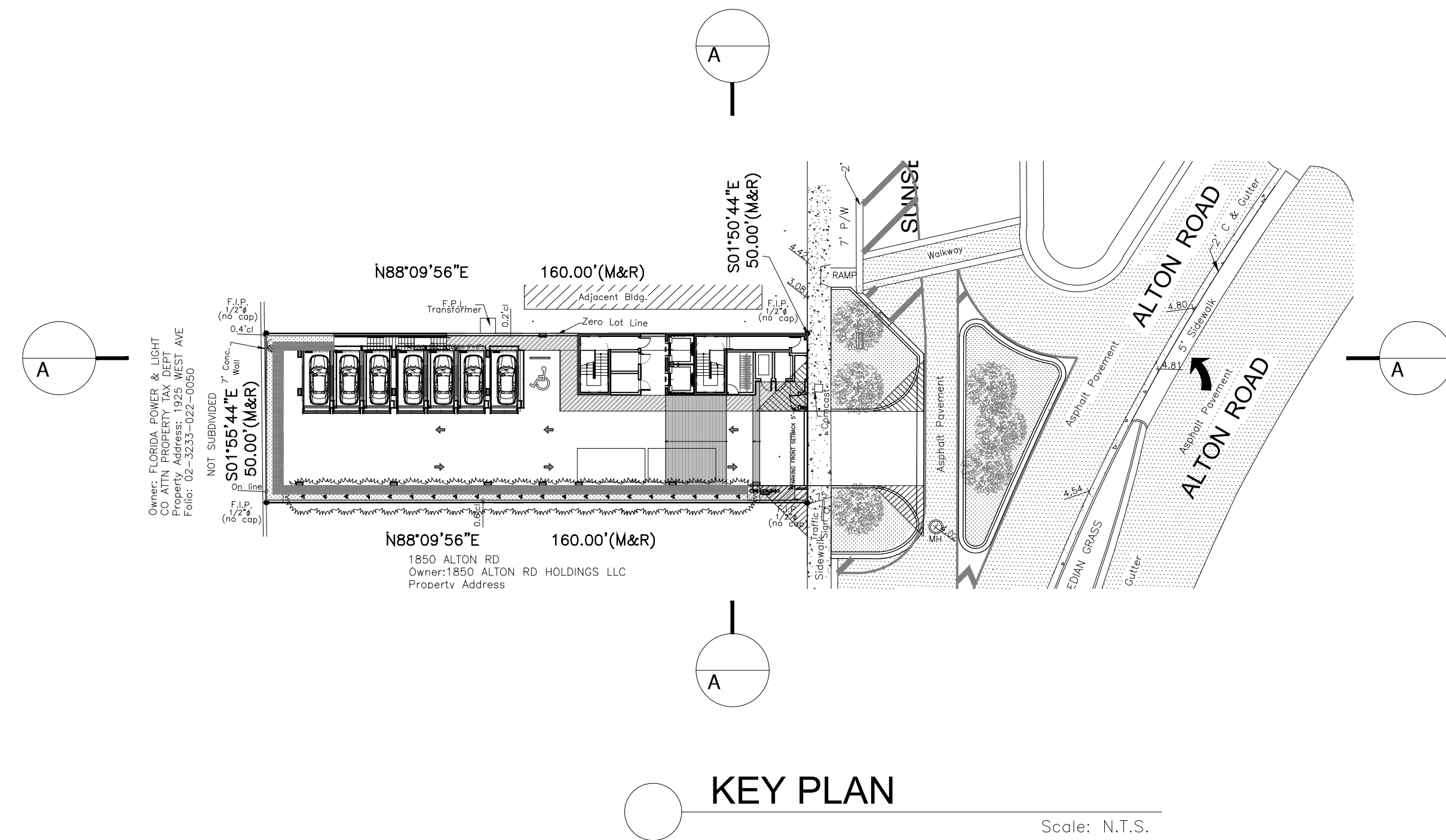


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1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139



Owner:	
PRIVATE	
Landscape Architect: Name Address Address Tel. Email	
Consultant: Name Address Address Tel. Email	
Consultant: Name Address Address Tel. Email	
Architect of Record: 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	
	
Lic. # AR0012578	
ELEVATIONS	
PROPOSED DESIGN	
Date 04-06-2020	Sheet No. A4.07
Scale	
Project 2001	



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

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

DRB FINAL SUBMITTAL

DRB20-0522

**MIXED USE - COMMERCIAL -
OFFICE - RESIDENCE**

1910 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

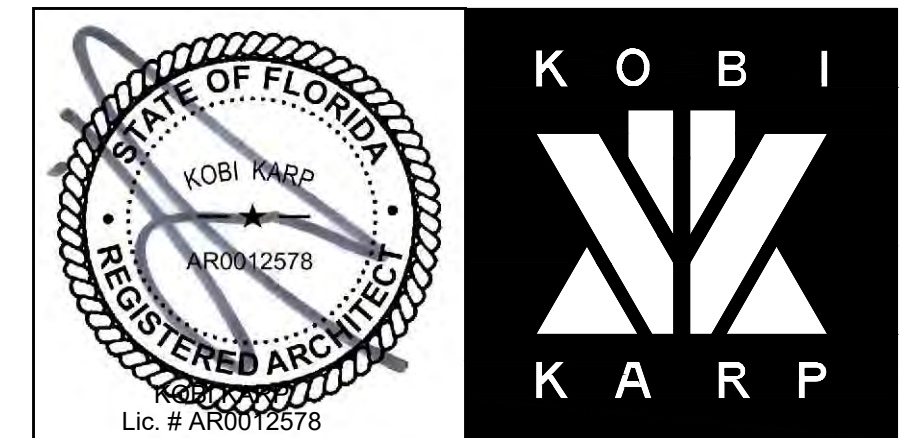
Owner:
PRIVATE

Landscape Architect:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

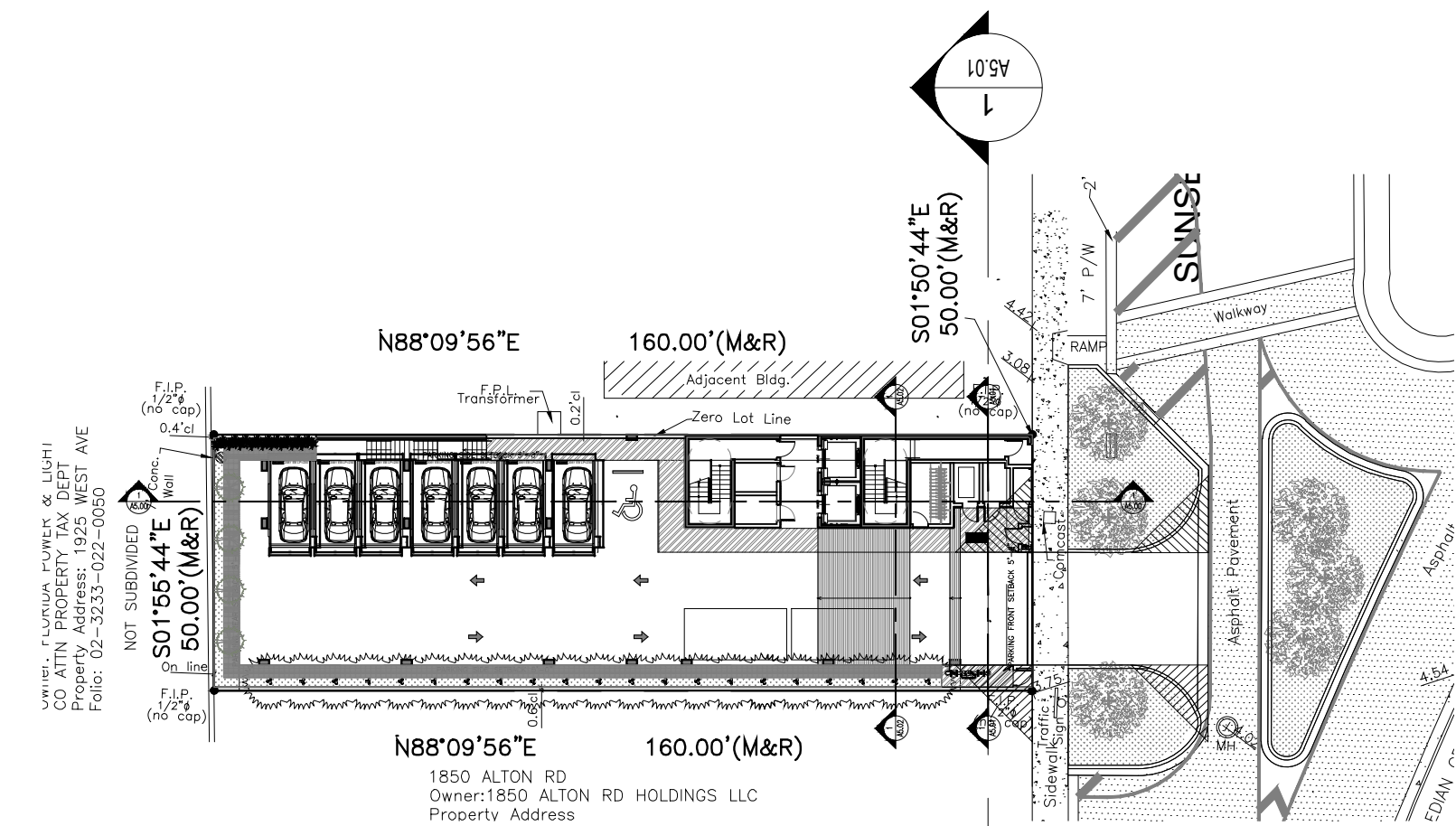
Consultant:
Name
Address
Tel:
Email

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

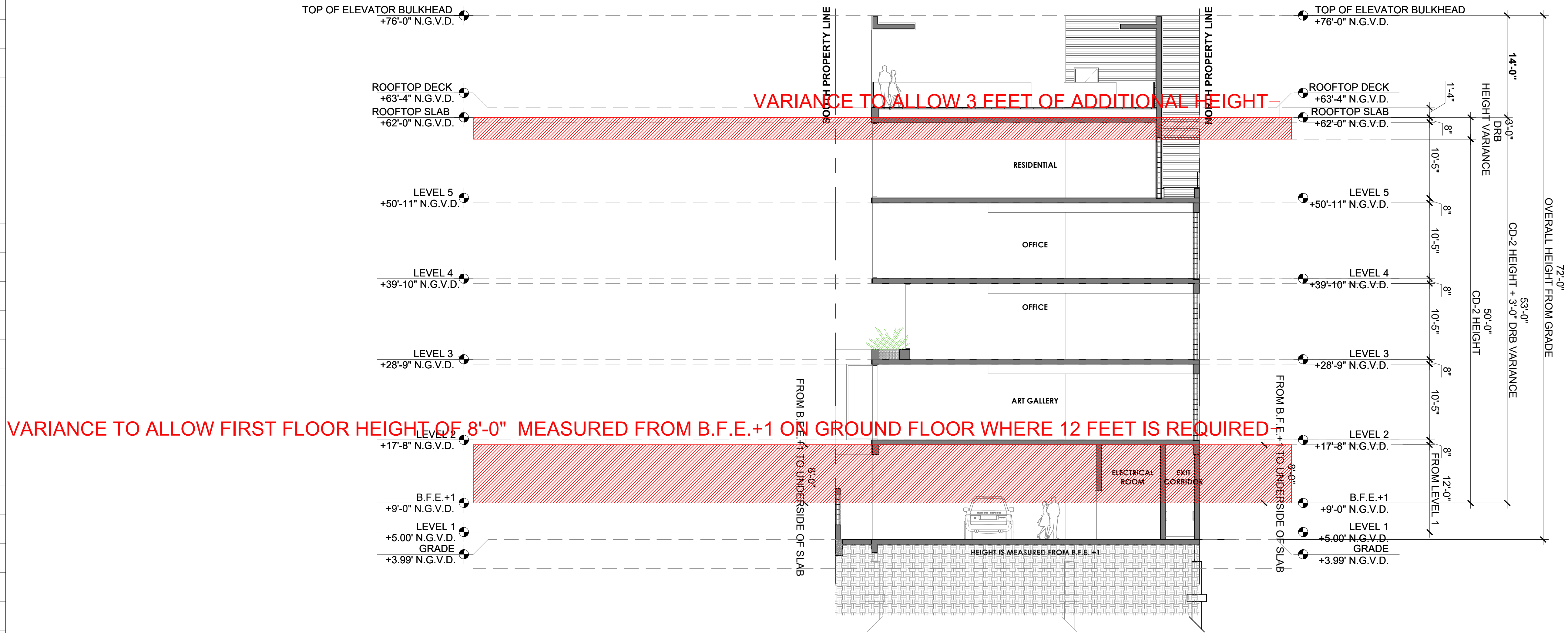


ELEVATIONS PROPOSED DESIGN

Date 04-06-2020	Sheet No. A4.00
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		
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:

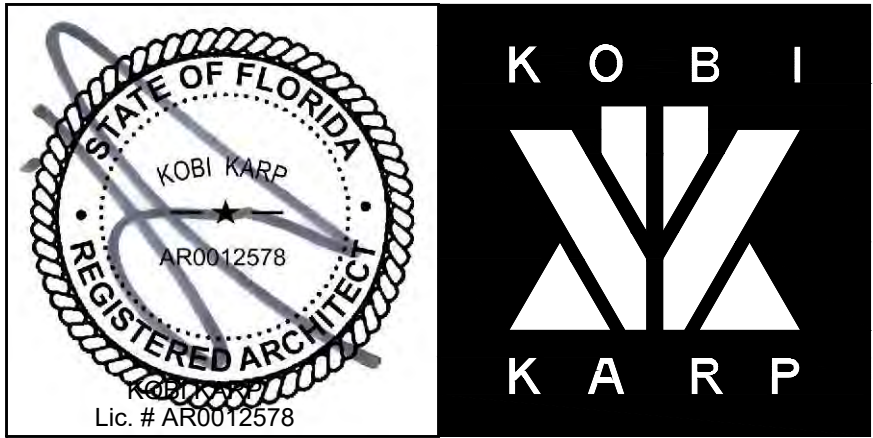
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Consultant:

Name
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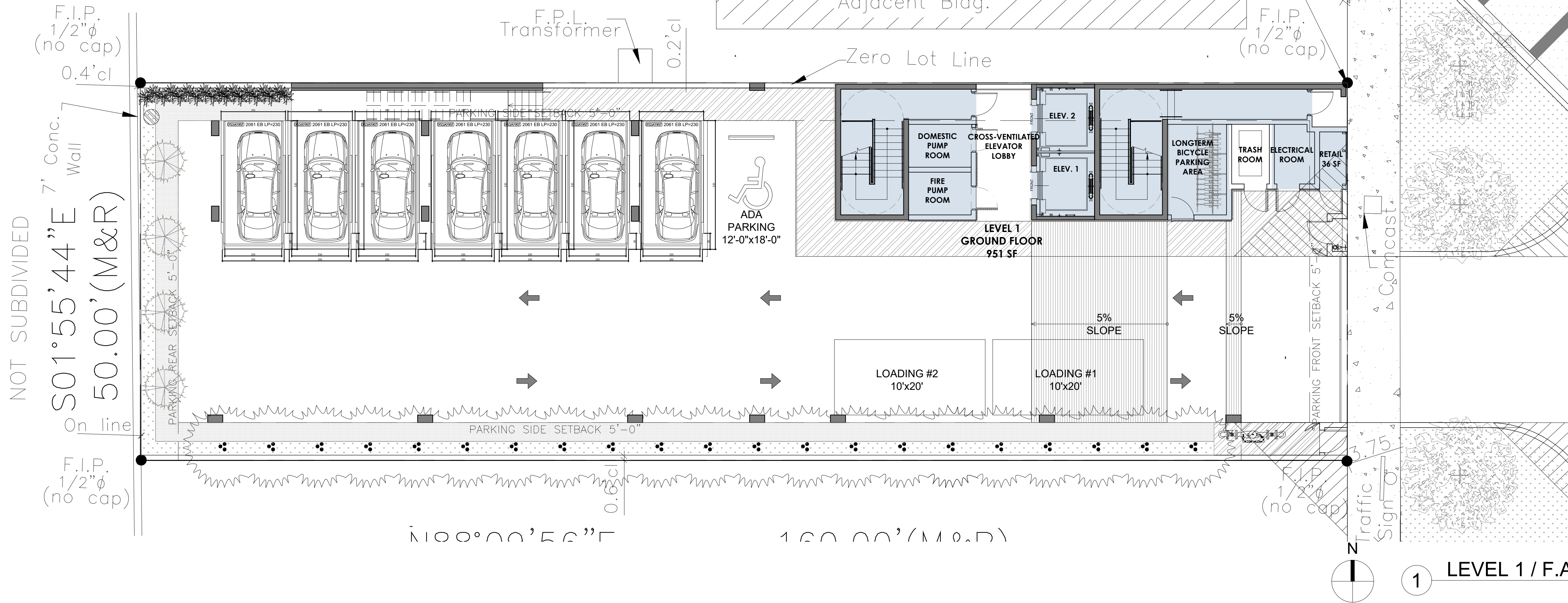
Architect of Record:

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



SECTIONS
PROPOSED DESIGN

Date 04-06-2020	Sheet No. A5.01
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
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:

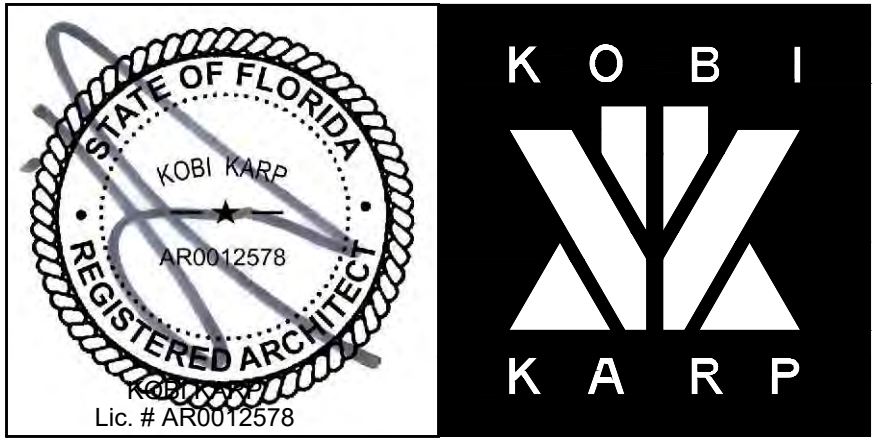
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Email

Consultant:

Name
Address
Tel:
Email

Architect of Record:

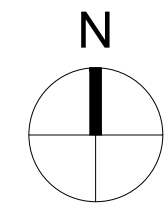
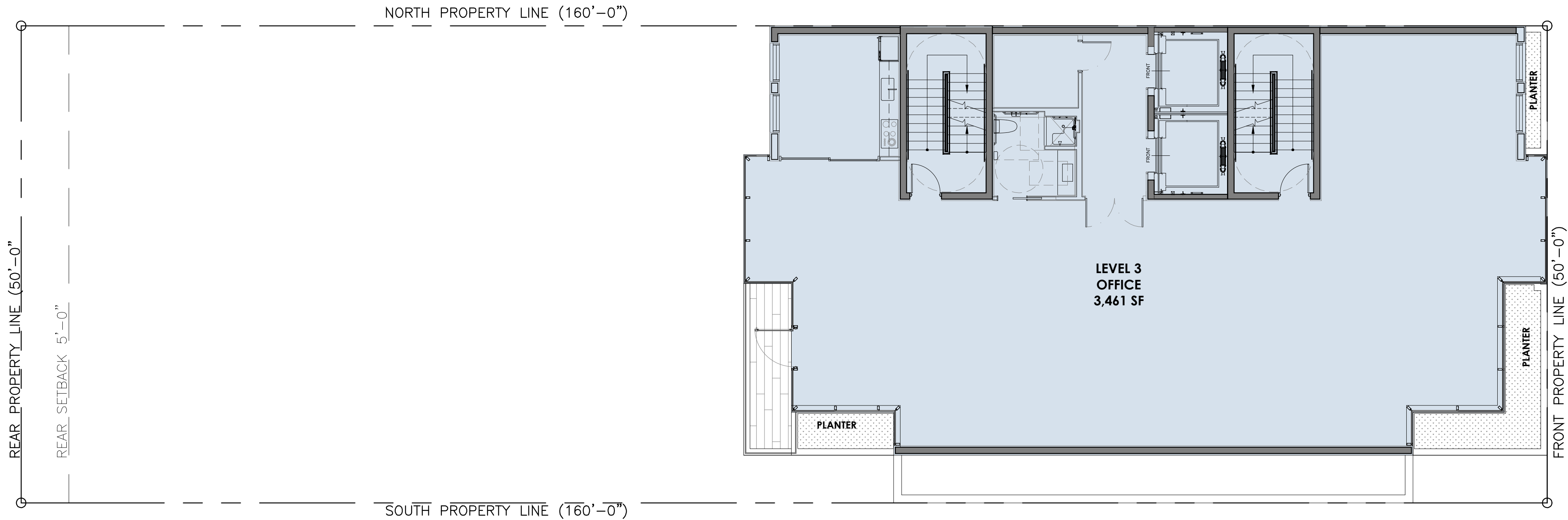
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
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F.A.R. DIAGRAMS

PROPOSED DESIGN

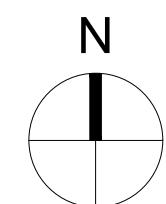
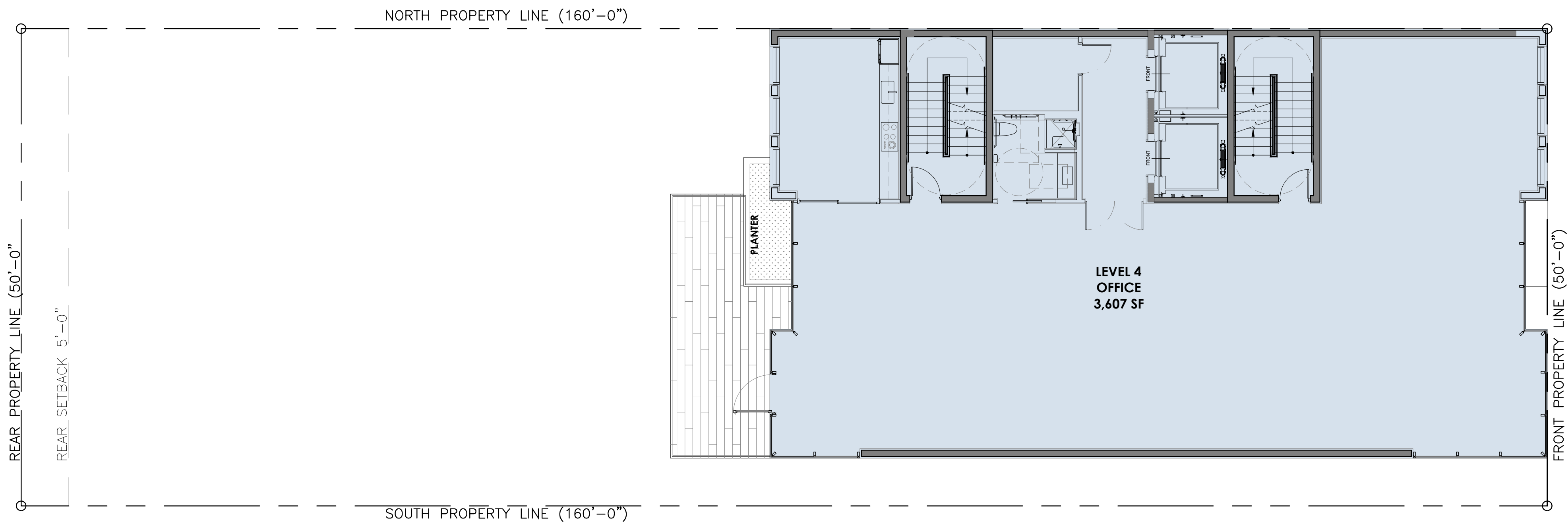
Date 04-06-2020	Sheet No. A0.05
Scale	
Project 2001	



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:

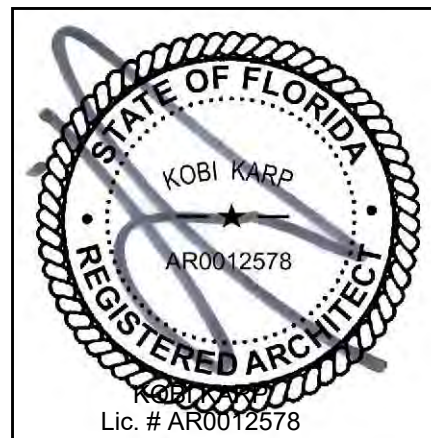
Name
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Consultant:

Name
Address
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Email

Architect of Record:

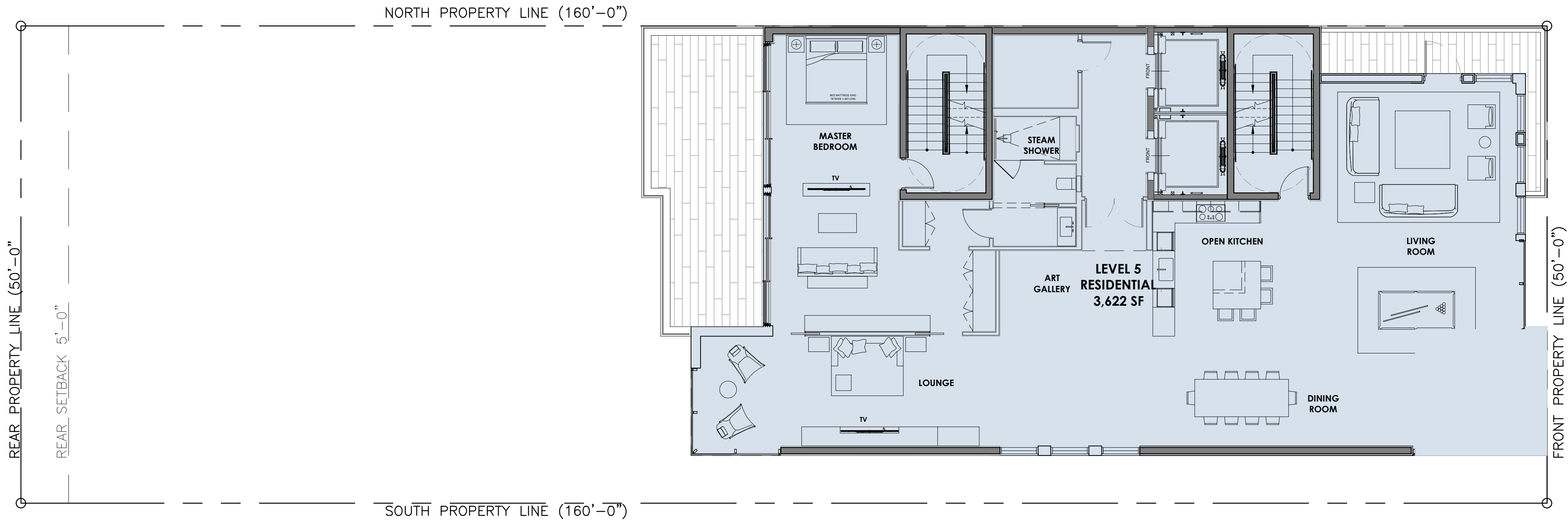
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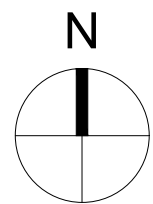
F.A.R. DIAGRAMS

PROPOSED DESIGN

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



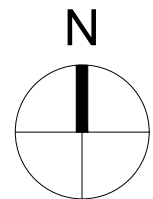
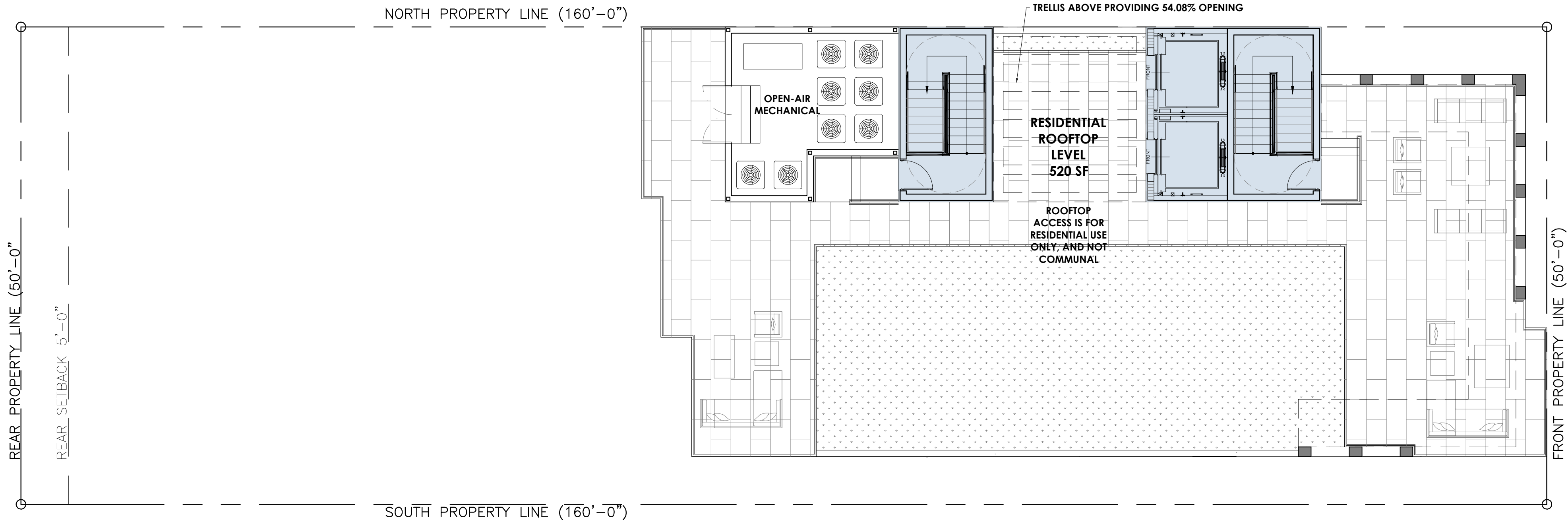
F.A.R. CALCULATIONS	
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LEVEL 1	951 S.F.
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LEVEL 4	3,607 S.F.
LEVEL 5	3,622 S.F.
ROOFTOP	520 S.F.
TOTAL	16,000 S.F.



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		
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DRB FINAL SUBMITTAL

DRB20-0522

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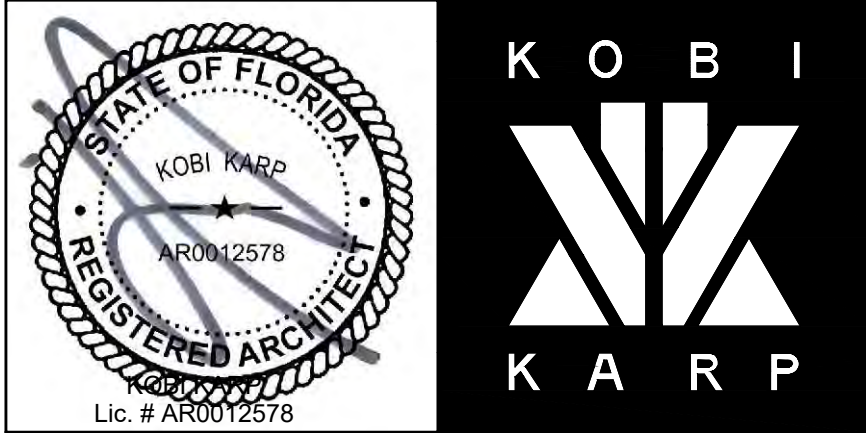
Name
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Consultant:

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F.A.R. DIAGRAMS
PROPOSED DESIGN

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