

OWNER & CONSULTANTS

OWNER:

GOODBLEND PENNSYLVANIA, LLC
N. 11TH ST.
2ND FLOOR
TAMPA, FL 33602
CONTACT: NICHOLAS MONETTE
404.920.4890 EXT 507

ARCHITECT:

ASD | SKY
1240 E 5TH AVE
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MEP/STRUCTURAL ENGINEER:

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SAFETY HARBOR, FL 34695
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MIAMI BEACH

1531-1537 ALTON RD.
MIAMI BEACH, FL 33139

FINAL SUBMITTAL 10/12/2020 -
FILE NO. ZBA20-0120

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PROJECT DESCRIPTION

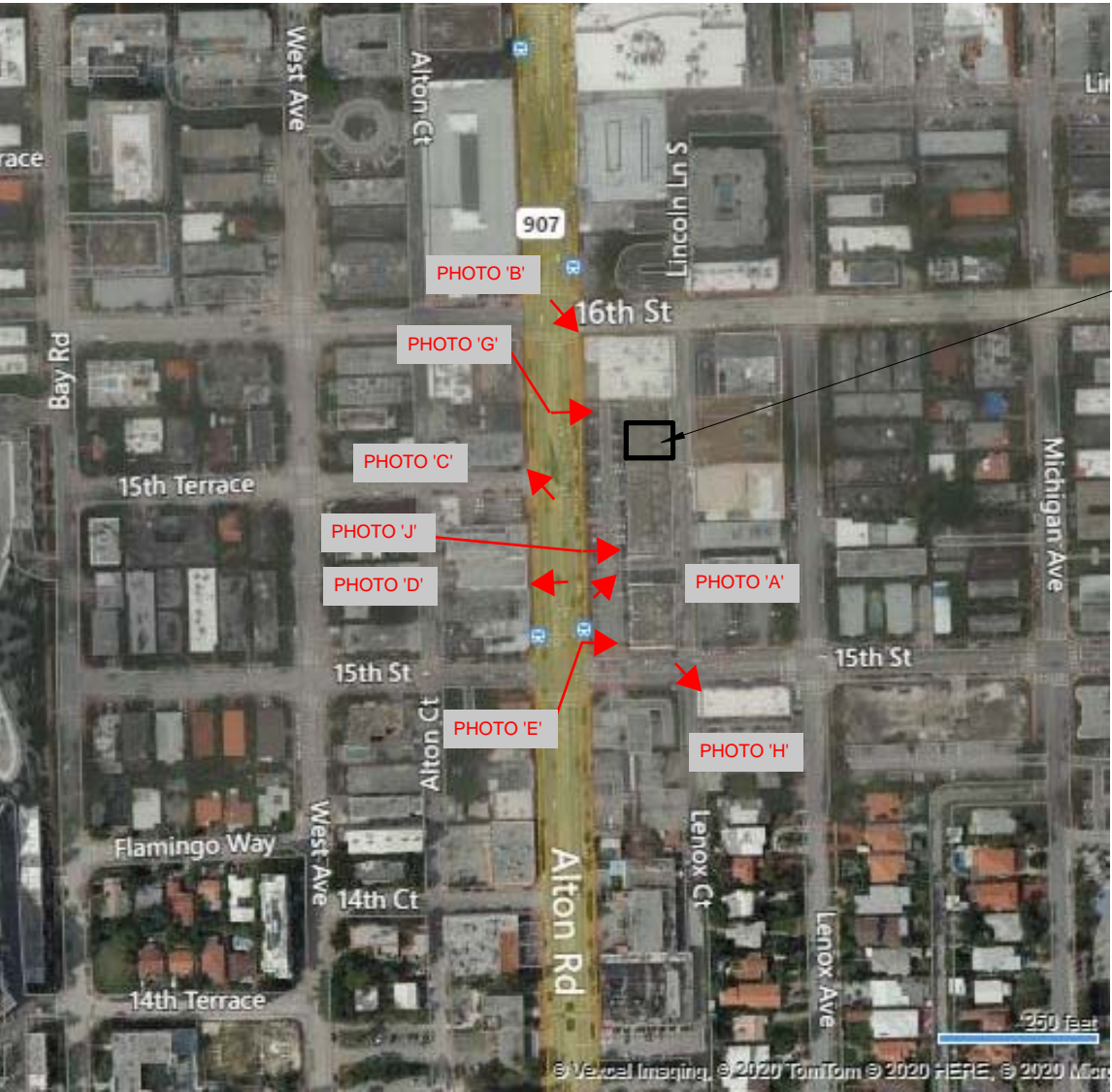
INTERIOR RENOVATION OF AN EXISTING RETAIL SPACE FOR A RETAIL FACILITY IN WHICH STATE LICENSED CANNABIS RELATED PRODUCTS ARE SOLD. IN ADDITION TO RETAIL SPACE AND ELEMENTS, THE RENOVATION WILL INCLUDE ADA COMPLIANT RESTROOMS, AND BACK OF HOUSE SPACE ACCESSIBLE TO EMPLOYEES ONLY.

PREVIOUS TENANT: DISCOUNT AUTO PARTS



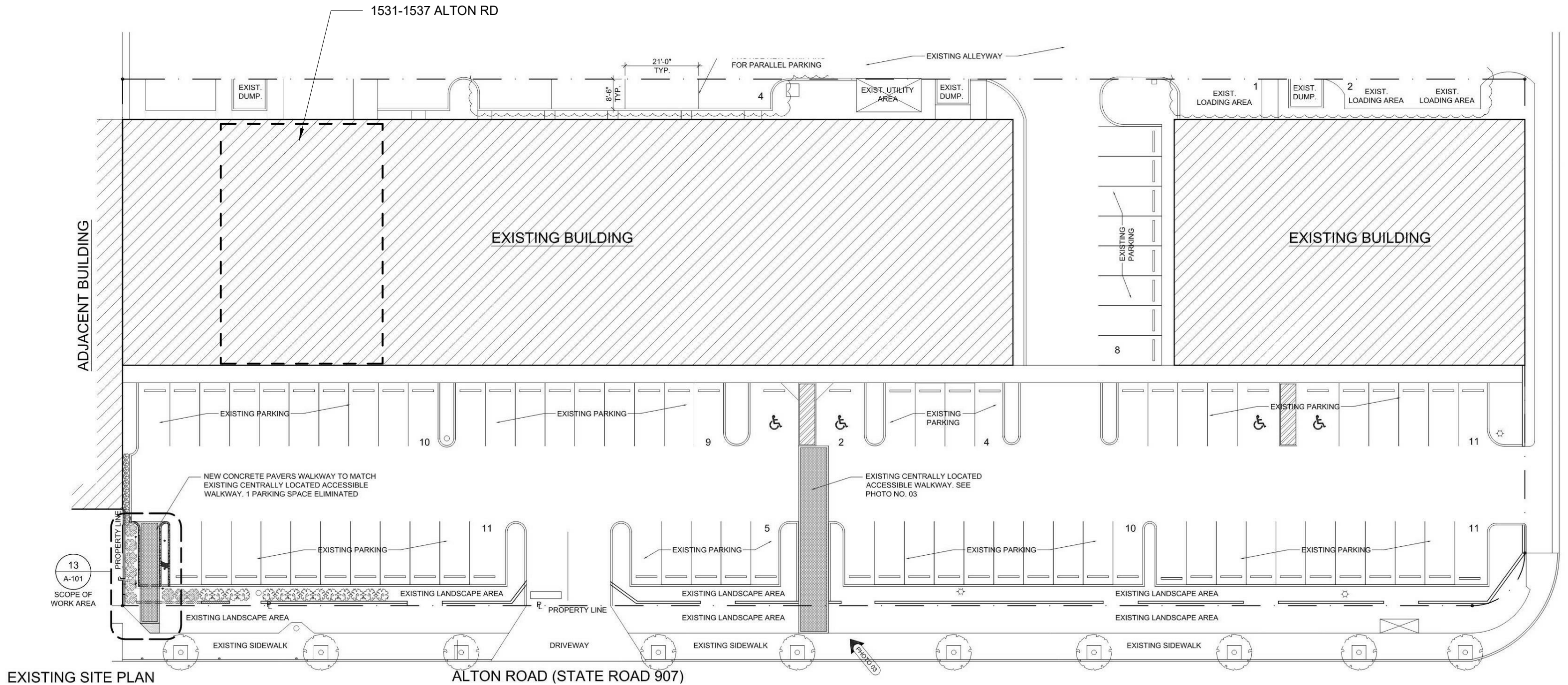
FLORIDA REGISTERED
ARCHITECT
AR.93215

Kenneth M
Cowart
2020.10.12
07:42:39-04'00'



1531-1537 ALTON RD
MIAMI BEACH, FL
33139





EXISTING SITE PLAN



10/08/20

SITE PLAN (BY OTHERS)
 MIAMI BEACH RELOCATION - 1531 ALTON RD

NOT TO SCALE

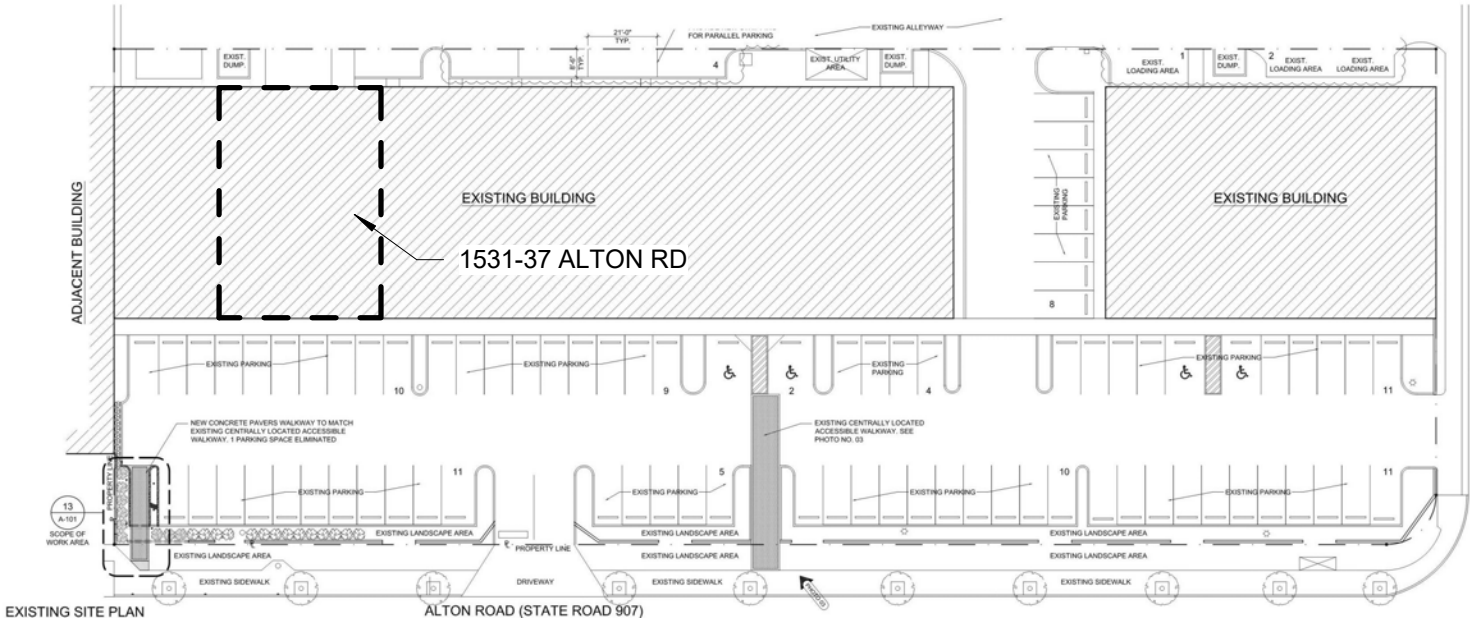


CODE INFORMATION

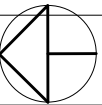
JURISDICTION: CITY OF MIAMI BEACH / MIAMI BEACH CODE OF ORDINANCES

APPLICABLE CODES

BUILDING CODE: FLORIDA BUILDING CODE 6TH EDITION (2017)
MECHANICAL CODE: FLORIDA MECHANICAL CODE 6TH EDITION (2017)
PLUMBING CODE: FLORIDA PLUMBING CODE 6TH EDITION (2017)
ELECTRICAL CODE: NFPA 70 NATIONAL ELECTRIC CODE 2014
LIFE SAFETY: NFPA 101 LIFE SAFETY CODE 2015
FIRE: FLORIDA FIRE PREVENTION CODE 6TH EDITION (2017)
ACCESSIBILITY CODE: FLORIDA BUILDING CODE 6TH EDITION (2017)



KEY PLAN



ZONING DATA SUMMARY

ADDRESS: 1531-1537 ALTON RD. MIAMI BEACH, FL 33139
SITE AREA = 24,780 SF
ZONING DESIGNATION CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT
YEAR CONSTRUCTED: 1991; HEIGHT: 1-STORY BUILDING
BASE FLOOD ELEVATION: BM# 1605-R; GRADE ELEVATION: 3.42'

142-306 DEVELOPMENT REGULATIONS

REGULATION:	REQUIREMENT:	PROPOSED:
MAXIMUM FAR	1.5(1.5 X 24,780 SF = 37,170)	5,464 SF (EXISTING)
MAXIMUM BUILDING HEIGHT	50 FEET	+/- 20FT. (EXISTING)

142-307 SETBACK REGULATIONS

REGULATION:	REQUIREMENT:	PROPOSED:
FRONT (ALTON RD)	5 FEET	N/A (EXISTING)
SIDE - INTERIOR	5 FEET	N/A (EXISTING)
SIDE - FACING A STREET	5 FEET	N/A (EXISTING)
REAR	0 FEET (ABUTTING AN ALLEY)	N/A (EXISTING)

PARKING AS PER ORDINANCE 2013-3812/SEC. 130-33

SPACE	USE	SQ FT	REQUIREMENT	SPACE REQ'D
1501	RETAIL	2,800		
1509	RESTAURANT	1,400		
1511	RESTAURANT	2,800		
1515	RETAIL	1,400		
1517	RETAIL	1,200		
1519	RETAIL	1,413		
1521	RETAIL	1,560		
1523	RETAIL	1,260		
1525	RESTAURANT	1,400		
1527	RETAIL	1,260		
1529	RETAIL	1,400		
1531-1537	RETAIL	5,464		
1539	RETAIL	1,400		

PARKING REQUIREMENTS

MEDICINAL CANNIBUS SUBTOTAL:	5,464	1 SPACE PER 300SF	19
RETAIL SUBTOTAL:	13,716	1 SPACE PER 300SF	46
RESTAURANT SUBTOTAL:	SEATS=36	1 SPACE PER SEAT	9
TOTAL PARKING REQUIREMENT FOR THE SITE =			73
TOTAL PARKING SPACES PROVIDED FOR THE SITE =			85



EXTERIOR VIEW 'A'
SOUTHWEST CORNER OF PROPERTY LOOKING NORTH



EXTERIOR VIEW 'C'
SOUTHEAST CORNER OF PROPERTY LOOKING NORTHWEST



EXTERIOR VIEW 'B'
NORTHWEST CORNER OF PROPERTY LOOKING SOUTHEAST



EXTERIOR VIEW 'D'
SOUTH END OF PROPERTY LOOKING WEST



EXTERIOR VIEW 'E'
WEST SIDE OF PROPERTY LOOKING EAST



EXTERIOR VIEW 'H'
NORTHEAST CORNER OF PROPERTY LOOKING SOUTHWEST



EXTERIOR VIEW 'G'
WEST SIDE OF PROPERTY LOOKING EAST



EXTERIOR VIEW 'J'
WEST SIDE OF PROPERTY LOOKING EAST



EXTERIOR VIEW '1'
WEST SIDE LOOKING EAST



EXTERIOR VIEW '3'
WEST SIDE LOOKING EAST

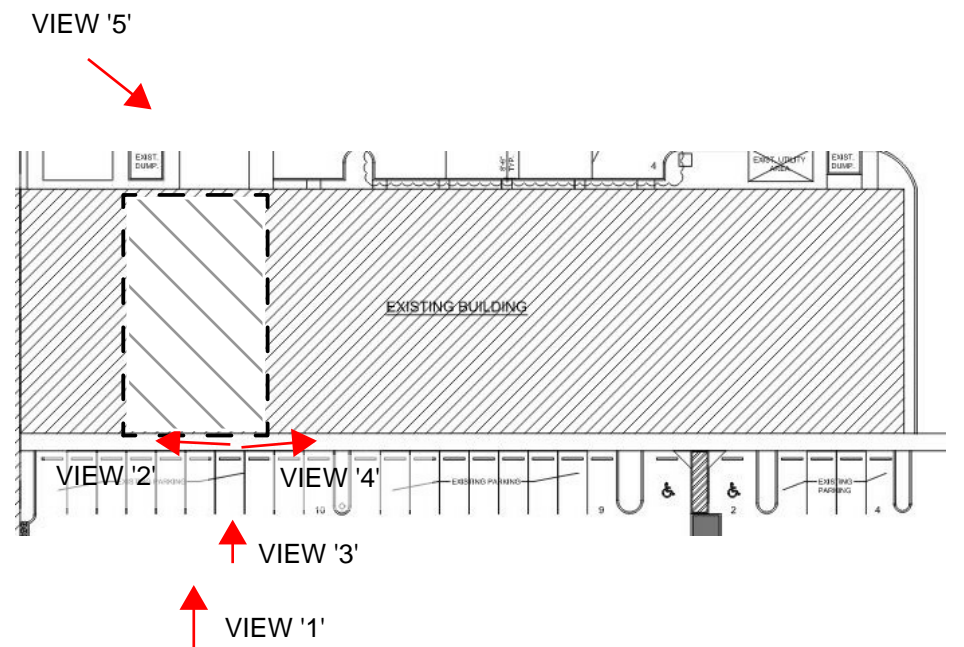


PHOTO KEY



EXTERIOR VIEW '2'
UNDER SOFFIT LOOKING NORTH



EXTERIOR VIEW '4'
UNDER SOFFIT LOOKING SOUTH



EXTERIOR VIEW '5'
ALLEY VIEW - NORTH END LOOKING SOUTHWEST



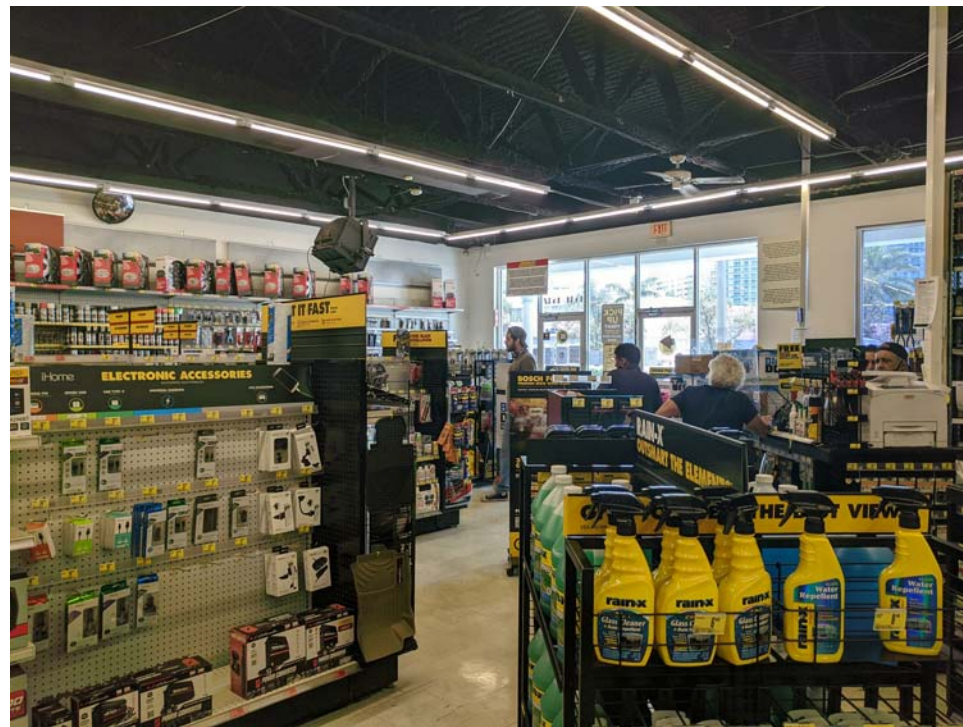
INTERIOR VIEW - ENTRY



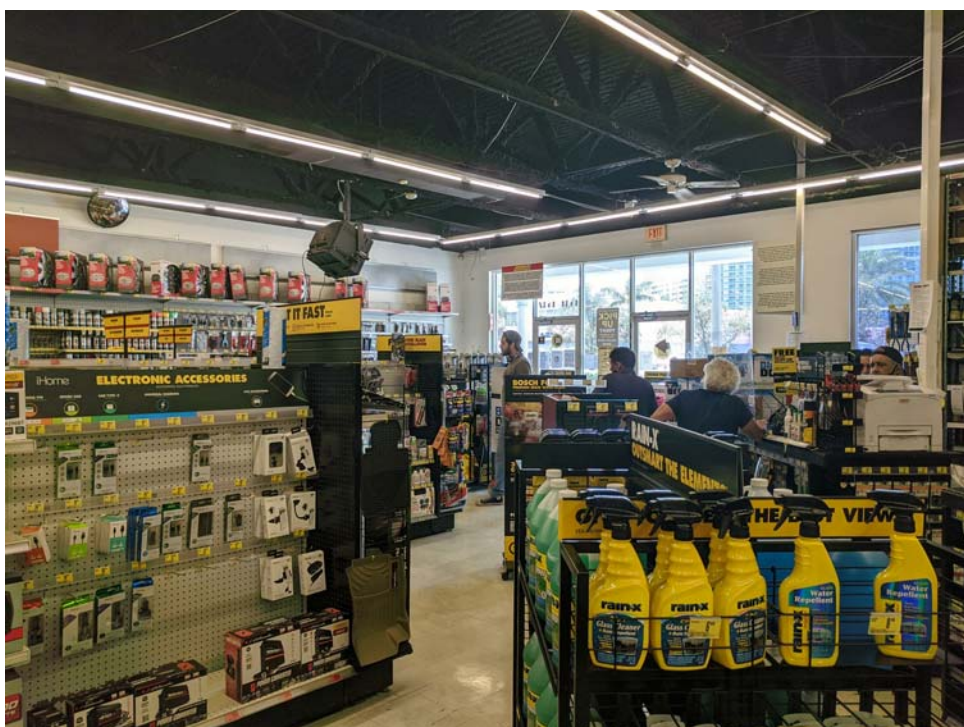
INTERIOR VIEW - GENERAL



INTERIOR VIEW - BACK ROOM



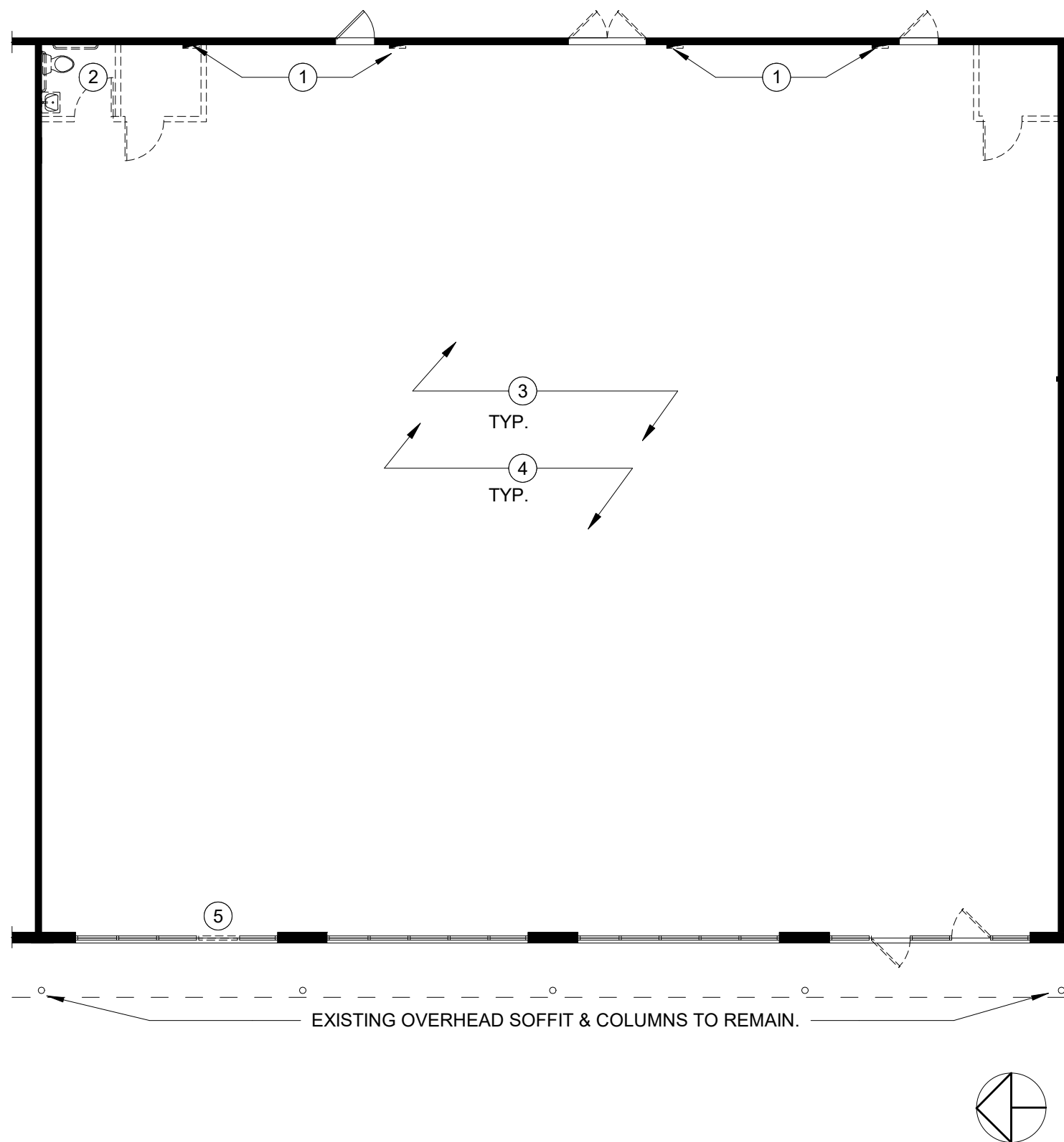
INTERIOR VIEW - GENERAL



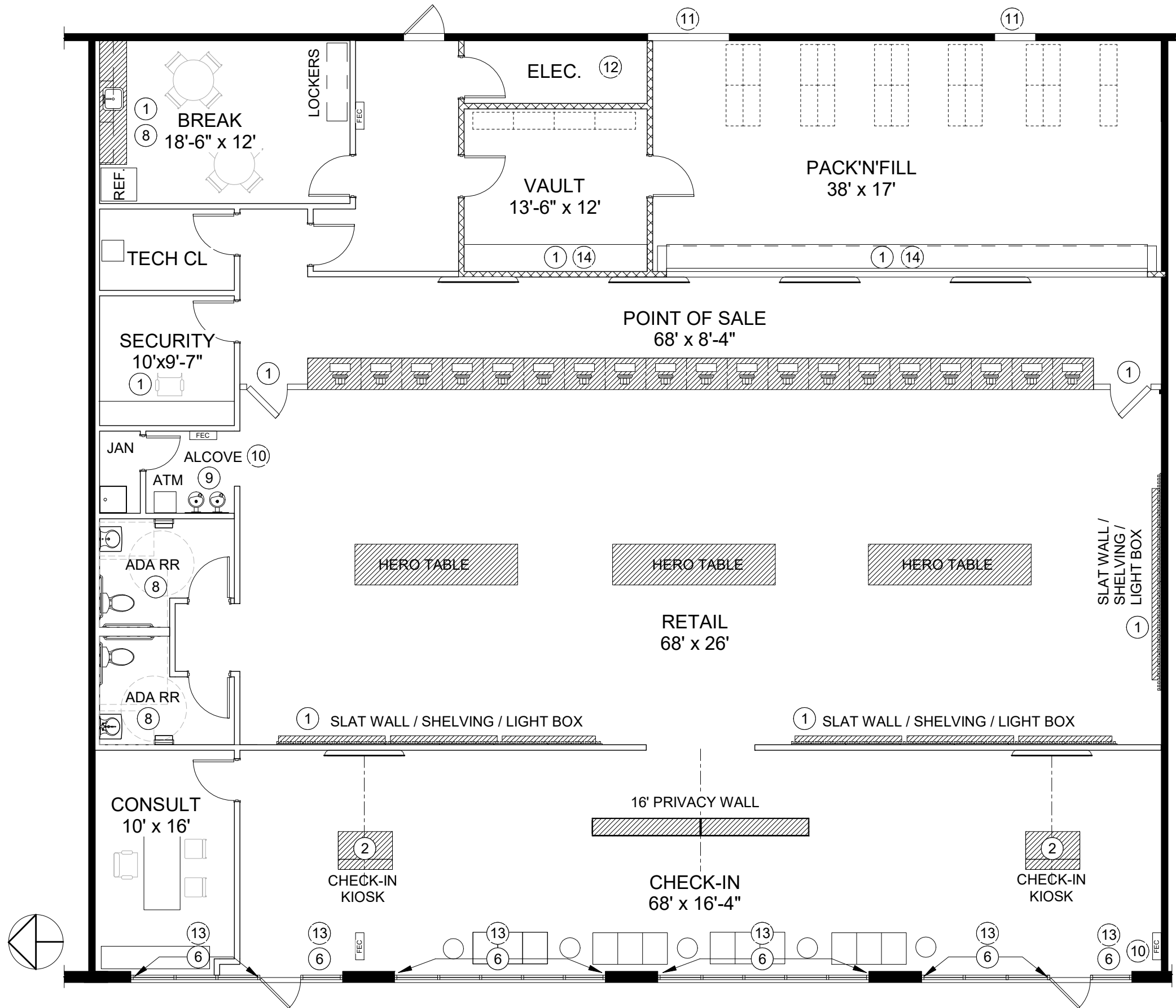
INTERIOR VIEW - GENERAL



INTERIOR VIEW - BACK AREA



SYMBOL	DESCRIPTION
	EXISTING PARTITION TO REMAIN
	EXISTING PARTITION TO BE DEMOLISHED.
	EXISTING DOOR TO BE REMOVED.
	EXISTING DOOR TO REMAIN.
DEMOLITION PLAN LEGEND	
<p>① EXISTING ELECTRICAL PANELS TO BE RELOCATED PER CONSTRUCTION PLAN.</p> <p>② EXISTING PLUMBING FIXTURES AND ACCESSORIES TO BE REMOVED. CAP PLUMB LINES AS REQUIRED. REFER TO CONSTRUCTION PLAN FOR NEW PLUMBING FIXTURE LOCATIONS.</p> <p>③ EXISTING FINISHED FLOOR TO BE REMOVED.</p> <p>④ EXSITING LIGHT FIXTURES TO BE REMOVED THROUGHOUT.</p> <p>⑤ REMOVE EXISTING STOREFRONT AT THIS LOCATION FOR NEW DOOR PER CONSTRUCTION PLAN</p>	
DEMOLITION PLAN CODED NOTES	



SYMBOL	DESCRIPTION
	EXISTING PARTITION TO REMAIN
	NEW PARTITION
	NEW SECURITY PARTITION TO STRUCTURE
	FIRE EXTINGUISHER CABINET, SOLID DOOR, FLAT TRIM FULLY RECESSED, ALUMINUM CABINET, COLOR IN WHITE
	INDICATES MILLWORK PROVIDED AND INSTALLED BY G.C.

CONSTRUCTION LEGEND

- ① GC TO PROVIDE BLOCKING AT ALL MILLWORK LOCATIONS AS REQUIRED, VENDOR SUPPLIED MILLWORK SHELVING AND SLAT WALL DISPLAY
- ② VENDOR PROVIDED CHECK IN KIOSK, CONTRACTOR TO PROVIDE POWER AND DATA
- ③ GC TO PROVIDE AND INSTALL BLOCKING FOR WALL MOUNTED TV BRACKET CONFIRM LOCATION, MOUNTING HEIGHTS, AND EQUIPMENT REQUIREMENTS W/ TENANT
- ⑥ GC TO PROVIDE AND INSTALL '3M' SECURITY WINDOW FILM ON ANY EXISTING WINDOWS AND NEW STOREFRONT GLAZING. PRICE AS SEPARATE LINE ITEM
- ⑧ NEW PLUMBING FIXTURES AND MILLWORK.
- ⑨ HI-LO DRINKING FOUNTAIN.
- ⑩ FURR PARTITIONS OUT AS REQUIRED TO RECEIVE RELOCATED FIRE EXTINGUISHER CABINETS.
- ⑪ PROVIDE CMU INFILL TO MATCH EXISTING WALL.
- ⑫ RELOCATE ELECTRICAL PANELS TO THIS LOCATION.
- ⑬ PROVIDE MANUAL MECHOSHADE WITH MATCHING FASCIA COVER - DRAPER PW4400 PW4410-U58, 3% CHALK (SNOWY WHITE)

CONSTRUCTION PLAN CODED NOTES



10/01/20

CONSTRUCTION PLAN
MIAMI BEACH RELOCATION- 1531 ALTON RD.

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

