

901 ALTON RD. MIAMI BEACH, FL. 33139

INTERIOR BUILD-OUT OF LIQUOR STORE IN EXISTING SHELL BUILDING

FIRST SUBMITTAL - 5/10/2021
FINAL SUBMITTAL - 6/01/2021

SCALE: 1"=10000'

LOCATION PLAN



LIST OF DRAWINGS

A-1.0	LOCATION PLAN & BUILDING DATA
A-2.0	SURVEY
A-2.1	ZONING INFORMATION
A-3.0	SITE PLAN
A-4.0	EXISTING STRUCTURES
A-4.1	EXISTING STRUCTURES
A-4.2	EXISTING SURROUNDINGS
A-4.3	EXISTING SURROUNDINGS
A-4.4	EXISTING INTERIOR SPACES
A-4.5	EXISTING INTERIOR SPACES
A-5.0	EXISTING CONDITION PLAN
A-6.0	PROPOSED FLOOR PLAN

FULL LEGAL DESCRIPTION

3 54 42
LENOX MANOR RE-SUB PB 7-15
LOTS 7 & 8 BLK 123
LOT SIZE 127,500 X 160
OR 19066-4106 0400 1

SCOPE OF WORK

- NEW INTERIOR BUILD-OUT OF LIQUOR STORE

NR
architect

NORBERTO ROSENSTEIN
ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING

126 S. FEDERAL HIGHWAY
SUITE # 202
DANA BEACH, FLORIDA 33004
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EMAIL: norberto@norbertorosenstein.com
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STATE REG. NO. AR0018874
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REVISIONS

COMM.	DATE
2021-28	6/01/2021

MB LIQUORS
MIAMI BEACH
901 ALTON RD
MIAMI BEACH, FLORIDA
33139

LOCATION PLAN
BLDG DATA

A-1.0 OF 6



Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

1 of 2

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	901 ALTON ROAD #909 & #911, MIAMI BEACH, FL 33139		
2	Board and file numbers:	N/A		
3	Folio number(s):	02-4203-014-0500		
4	Year constructed:	1994	Zoning District / Overlay:	CD-2
5	Based Flood Elevation:	8' N.G.V.D.	Grade value in NGVD:	5.94' N.G.V.D.
6	Lot Area:	20,400 SQ. FT.	Lot Depth:	160.00 FT
7	Lot width:	127.50 FT		
8	Minimum Unit Size	N/A	Average Unit Size:	N/A
9	Existing use:	SELF-DEFENSE STUDIO/ BARTENDING SCHOOL	Proposed use:	LIQUOR STORE
		Maximum	Existing	Proposed
10	Height:	50'	20'-2"	20'-2"
11	Number of Stories:	5	1	1
12	FAR:	1.50	.48	0.48
13	Gross square footage:	N/A	9,856	9,856
14	Square Footage by use:	N/A	N/A	N/A
15	Number of units Residential:	N/A	N/A	N/A
16	Number of units Hotel:	N/A	N/A	N/A
17	Number of seats:	N/A	N/A	N/A
18	Occupancy load:	N/A	N/A	30
19	Density (per Comprehensive Plan):			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
20	Front Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback:	N/A	N/A	N/A	
23	Side Setback facing street:	N/A	N/A	N/A	
24	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				
25	Front Setback:	5'	5'	5'	
26	Side Setback:	5'	N/A	N/A	
27	Side Setback:	N/A	N/A	N/A	
28	Side Setback facing street:	5'	7'	7'	
29	Rear Setback:	5'	N/A	N/A	
	Pedestal:				
30	Front Setback:	0'	0'	0'	
31	Side Setback:	0'	0'	0'	
32	Side Setback:	N/A	N/A	N/A	
33	Side Setback facing street:	0'	0'	0'	
34	Rear Setback:	5'	5'	5'	
	Tower:				
35	Front Setback:	N/A	N/A	N/A	
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback:	N/A	N/A	N/A	
38	Side Setback facing street:	N/A	N/A	N/A	
39	Rear Setback:	N/A	N/A	N/A	



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2 of 2

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	DISTRICT 6	DISTRICT 6		
41	Total number of parking spaces:	N/A	23 (FOR PLAZA)		
42	Number of parking spaces per use	0	23 (FOR PLAZA)		
43	(Provide a separate chart for a breakdown calculation):				
44	Number of parking spaces per level	N/A	N/A		
45	(Provide a separate chart for a breakdown calculation):				
46	Parking Space Dimensions:	N/A	18' X 8.5'		
47	Parking Space configuration	N/A	90 DEGREES		
48	(45°, 60°, 90°, Parallel):				
49	ADA Spaces:	N/A	2		
50	Tandem Spaces:	N/A	0		
51	Drive aisle width:	N/A	25'		
52	Valet drop off and pick up:	N/A	N/A		
53	Loading spaces:	N/A	ADJACENT TO BLOCK ON 9TH ST		
54	Trash collection area:	N/A	YES - 14X7'		
55	Short-term Bicycle Parking, location and Number of racks:	N/A	2 RACKS FOR 4 BIKES		
56	Long-Term Bicycle Parking, location and Number of racks:	N/A	N/A		
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
57	Type of use:	N/A	N/A	N/A	
58	Number of seats located outside on private property:	N/A	N/A	N/A	
59	Number of seats inside:	N/A	N/A	N/A	
60	Total number of seats:	N/A	N/A	N/A	
61	Total number of seats per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
62	Total occupant content:	N/A	N/A	N/A	
63	Occupant content per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	

61	Proposed hours of operation:	MON-SUN 10AM-10PM
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):	NO
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	NO
64	Is this a contributing building?:	NO Yes or No
65	Is located within a Local Historic District?:	YES- FLAMINGO PARK HISTORICAL DISTRICT Yes or No

Notes:

Please write N/A if section is Not Applicable
Any additional data must be presented in the format above



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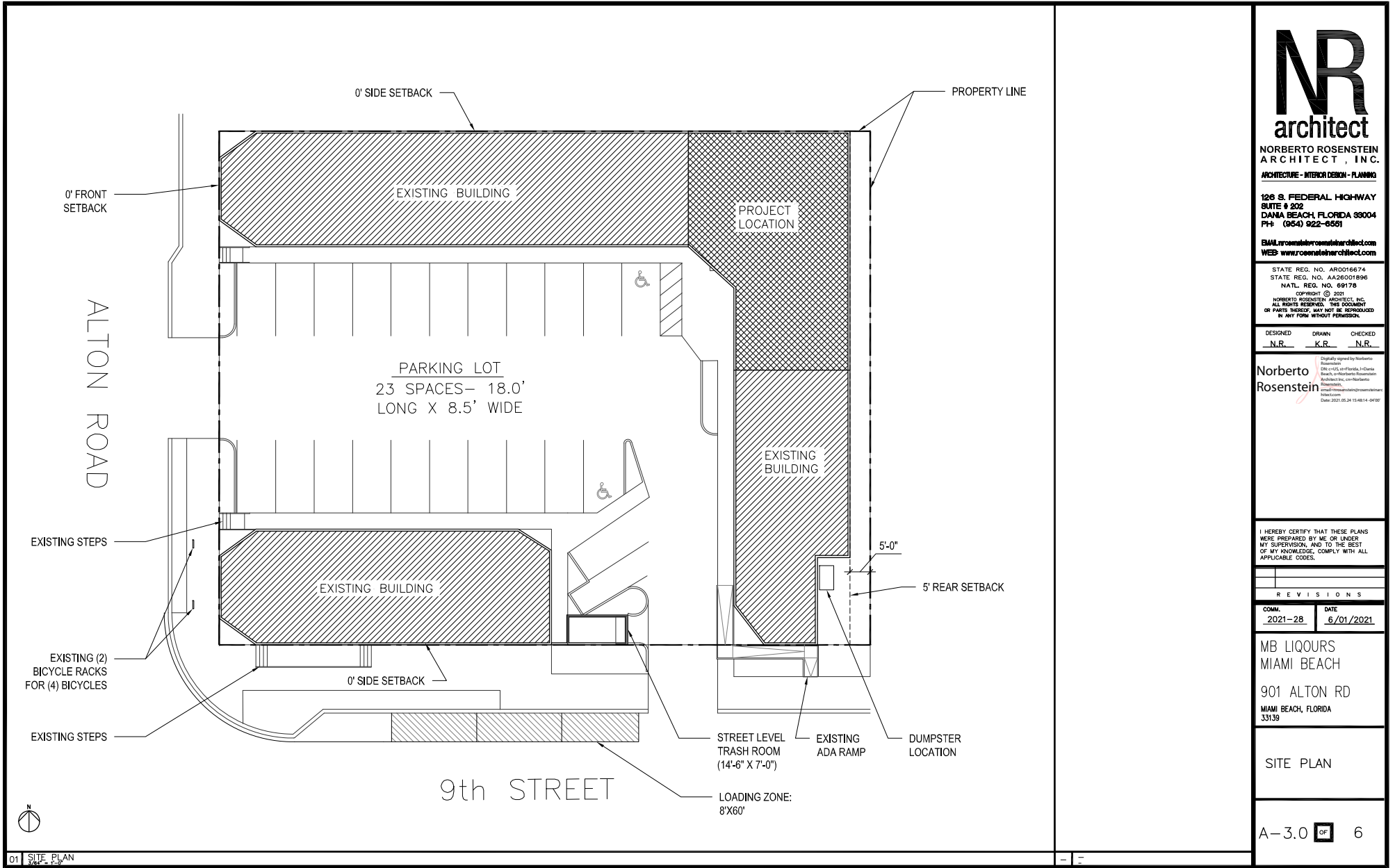
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ZONING
INFORMATION

A-2.1 OF 6



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SITE PLAN

A-3.0 OF 6



PIC #1: EAST FACING VIEW: PARTIAL EAST ELEVATION OF THE PLAZA, SIDEWALK, RETAIL STORES.
DATE: 04/22/2021



PIC #2: STREET VIEW FACING SOUTH: VIEW OF PARKING LOT, RETAIL STORES
DATE: 04/22/2021



PIC #3: EAST FACING VIEW: PARTIAL EAST ELEVATION OF THE PLAZA, PARKING LOT, RETAIL STORES.
DATE: 04/22/2021



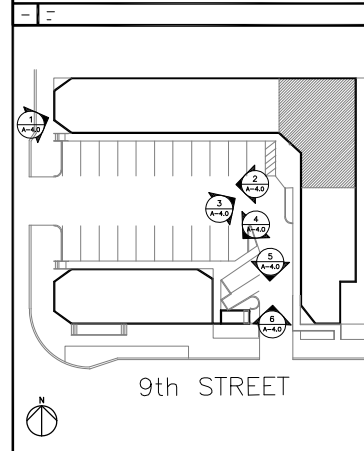
PIC #4: SOUTH-EAST VIEW: PARTIAL PERSPECTIVE OF THE PLAZA, PARKING LOT, RESTAURANT.
DATE: 04/22/2021



PIC #5: STREET VIEW FACING SOUTH: PARTIAL PERSPECTIVE FACING 9TH STREET AND THE ADJACENT BUILDING.
DATE: 04/22/2021



PIC #6: NORTH FACING VIEW: PARTIAL NORTH EAST PERSPECTIVE OF THE PLAZA, PARKING LOT, RETAIL STORES.
DATE: 04/22/2021



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EXISTING
STRUCTURES

A-4.0 OF 6



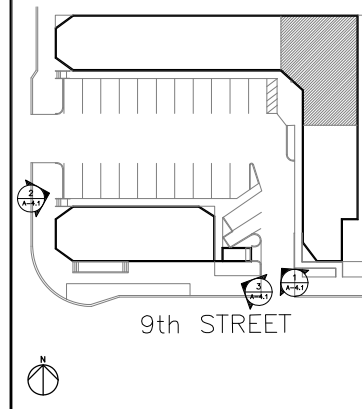
PIC #1: WEST FACING VIEW: PARTIAL WEST PERSPECTIVE OF THE PLAZA, PARKING LOT, RESTAURANT.
DATE: 04/22/2021



PIC #2: STREET VIEW FACING EAST: PARTIAL EAST ELEVATION FACING PLAZA.
DATE: 04/22/2021



PIC #3: CORNER TO CORNER: PARTIAL WEST PERSPECTIVE OF THE PLAZA, SIDEWALK, RESTAURANT.
DATE: 04/22/2021



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email=norberto@norbertorosensteinarchitect.com
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EXISTING
STRUCTURES

A-4.1 OF 6



PIC #1: NORTH FACING VIEW: PICTURE TAKEN ON 9TH STREET FACING PLAZA AND ADJACENT BUILDING.
DATE: 04/22/2021



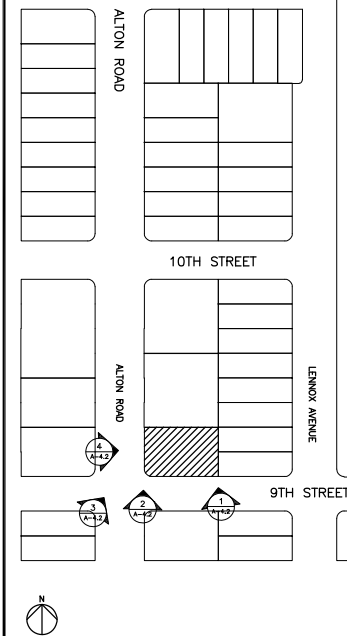
PIC #2: NORTH FACING VIEW: RETAIL ADJACENT TO PROJECT BUILDING. TAKEN FROM ALTON ROAD.
DATE: 04/22/2021



PIC #3: NORTH-EAST FACING VIEW: RETAIL ADJACENT TO PROJECT BUILDING. TAKEN FROM ALTON ROAD.
DATE: 04/22/2021



PIC #4: EAST FACING VIEW: PICTURE TAKEN ON ALTON ROAD PROJECT PLAZA.
DATE: 04/22/2021



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EXISTING
SURROUNDINGS

A-4.2 OF 6



PIC #1: ADJACENT BUILDING FACING EAST. PICTURE TAKEN ON ALTON ROAD
DATE: 04/22/2021



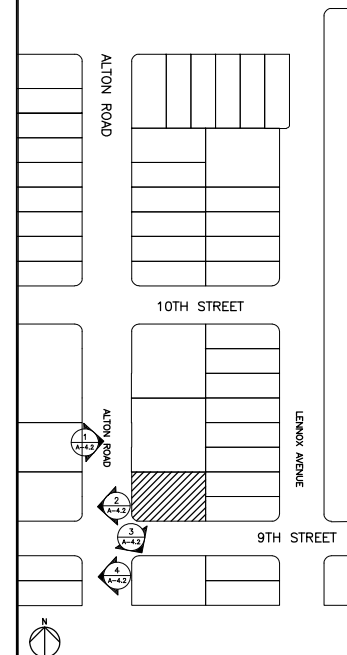
PIC #3: SOUTH FACING VIEW OF ADJACENT BUILDING. PICTURE TAKEN FROM ALTON ROAD FACING 9TH STREET
DATE: 04/22/2021



PIC #2: WEST FACING VIEW OF RESTAURANT ACROSS THE STREET FROM PROJECT BUILDING. PICTURE TAKEN FROM ALTON ROAD
DATE: 04/22/2021



PIC #4: WEST FACING VIEW OF RETAIL ACROSS FROM PROJECT BUILDING. PICTURE TAKEN FROM ALTON ROAD.
DATE: 04/22/2021



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EXISTING
SURROUNDINGS

A-4.3 OF 6



PIC #1: BACKWALL: PARTIAL STORAGE, WOOD FRAME, A/C UNIT
DATE: 04/22/2021



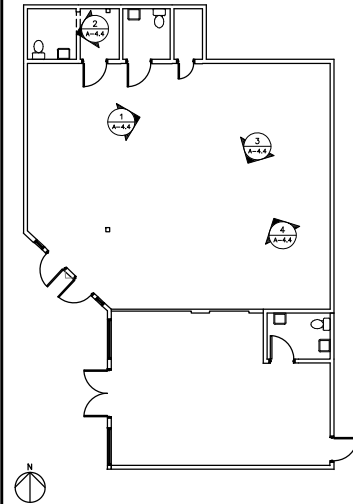
PIC #2: EXISTING RESTROOM ON NORTH SIDE OF BUILDING.
DATE: 04/22/2021



PIC #3: ENTRANCE: EXISTING COLUMN, WINDOW OPENINGS, EXISTING WALL TO BE DEMOLISHED.
DATE: 04/22/2021



PIC #4: NORTH SIDE OF EXISTING PROJECT. TWO RESTROOMS, SMALL STORAGE ROOM.
DATE: 04/22/2021



02 KEY DIRECTIONAL PLAN

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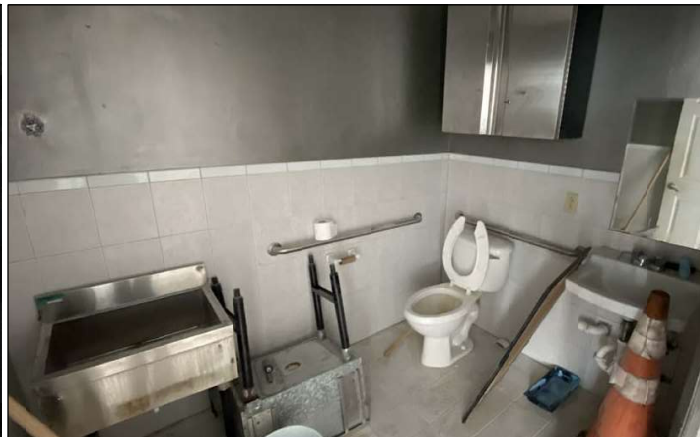
EXISTING
INTERIOR SPACES

A-4.4 OF 6



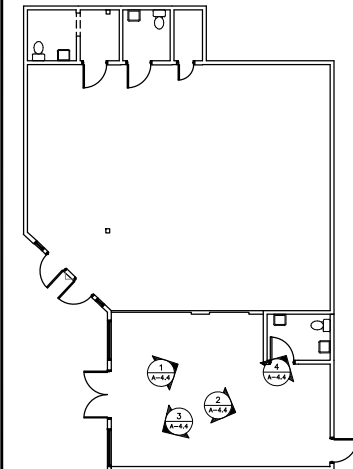
PIC #1: BACKWALL: ENTRANCE TO EXISTING RESTROOM
DATE: 04/22/2021

PIC #2: BACKWALL: EXIT DOOR, DROP CEILING
DATE: 04/22/2021



PIC #3: FRONT OF STORE, WINDOW OPENINGS, DOUBLE DOORS
DATE: 04/22/2021

PIC #4: EXISTING BATHROOM TO BE REMOVED.
DATE: 04/22/2021



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c=US
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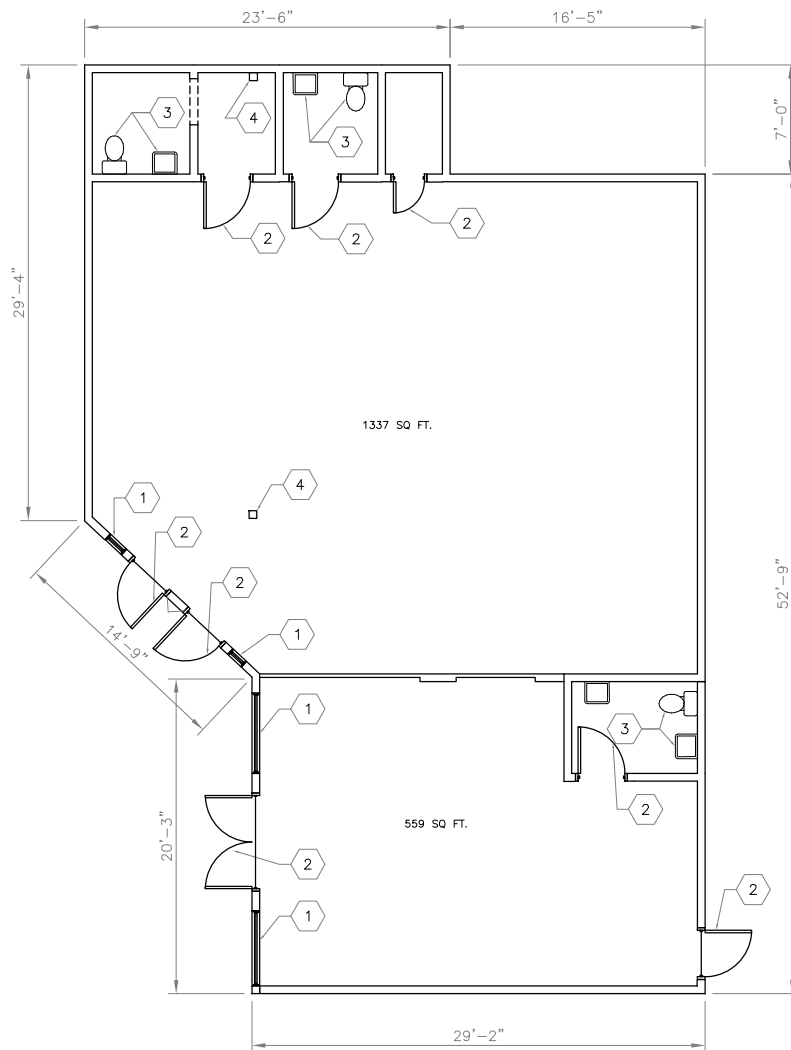
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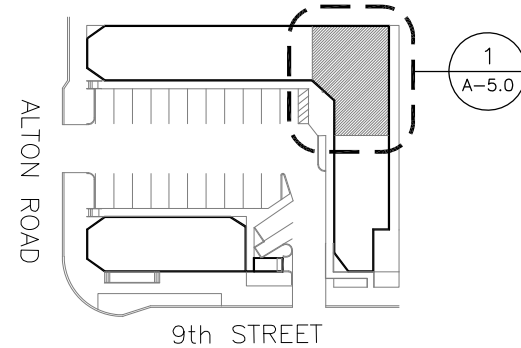
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EXISTING
INTERIOR SPACES

A-4.5 OF 6



01 EXISTING FLOOR PLAN
1/8" = 1'-0"



02 KEYPLAN
1/64" = 1'-0"

EXISTING FLOOR PLAN KEY NOTES:
VERIFY ALL NOTES WITH ID DRAWINGS

1. EXISTING WINDOWS
2. EXISTING DOORS
3. EXISTING PLUMBING FIXTURES
4. EXISTING COLUMN

03 KEYNOTES

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EXISTING
CONDITION PLAN

A-5.0 OF 6