



**1801 ALTON ROAD
MIAMI BEACH, 33139**

1/2 MILE RADIUS
FROM PROPERTY

SUNSET
HARBOUR

VENETIAN
WAY

BELLE
ISLE

RIVO ALTO ISLAND

DI LIDO ISLAND

ALTON ROAD

GOLF COURSE

ALTON ROAD

DADE BOULEVARD

DADE BOULEVARD

ALTON ROAD

City Center

Miami Beach

ALTON ROAD

South Beach

2000 ft

Google Earth
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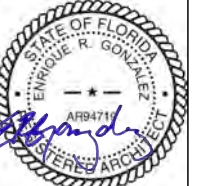
01 LOCATION PLAN AERIAL
SCALE: N.T.S



1035 N. MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136
TELE: 305.440.4314
gonzalezarchitecture.com
create@gonzalezarchitecture.com



ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT



STATE OF FLORIDA
AR94719

COMMERCIAL ADDITION
TO EXISTING BUILDING
1801 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

02-16-2021
FIRST SUB

03-08-2021
FINAL SUB

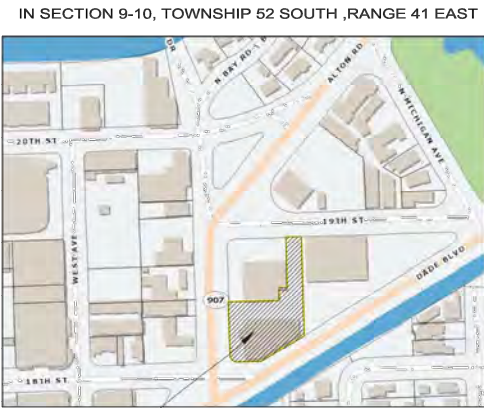
A002

TOPOGRAPHIC SURVEY

1801 ALTON ROAD
MIAMI BEACH, FL 33139

FOLIO: 02-3233-012-0090

LOCATION SKETCH N.T.S.



PROJECT SITE

N/F: PUBLIX SUPER
MARKETS INC
O.R. 30021, PG. 2530
OCCUPIED

19TH STREET

RIGHT OF WAY

70' WIDE PUBLIC RIGHT OF WAY
50' WIDE ASPHALT ROAD
S90°00'00"E
50.00' (R&M)

America Layout Corp

SYMBOL LEGEND

- CENTER LINE
- ⊕ POWER POLE
- ⊙ LIGHT POLE
- ⊗ STOP SIGN
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ SIGN
- ⊕ WATER METER
- ★ PALM
- ⊕ TREE
- CONC. L-P
- ⊕ SANITARY M-H
- ⊕ CATCH BASIN
- P/L PROPERTY LINE
- PB PLAT BOOK
- PG PAGE
- x0.00' EXISTING ELEV.



America Layout Corp
Tel. 305-606-0031
LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165

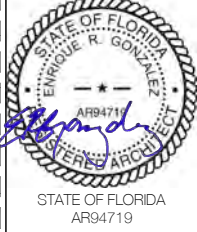
ABBREVIATIONS

- AVE = AVENUE
- ASPH = ASPHALT
- A/W = ANCHOR WIRE
- A/C = AIR CONDITIONER
- BLDG = BUILDING
- CB = BLOCK CORNER
- C = CALCULATED
- CB = CATCH BASIN
- CH = CHORD
- CLF = CHAIN LINK FENCE
- CONC = CONCRETE
- COL = COLUMN
- COMP = COMPRIED
- CUP = CONCRETE UTILITY POLE
- CLP = CONCRETE LIGHT POLE
- CBS = CONCRETE BLOCK STRUCTURE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- D = DELTA
- D/W = DRIVEWAY
- DME = DRAINAGE & MAINTENANCE EASEMENT
- ENC. = ENCROACHMENT
- EAS. = EASEMENT
- E.T.P. = ELECTRIC TRANSFORMER PAD
- F.P.L. = FLORIDA FERRY AND LIGHT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.F. = FINISH FLOOR
- F.B.H. = FOUND BRICK HANDLE
- F.R. = FOUND REBAR
- F.D. = FOUND DISC
- F.N. = FOUND NAIL
- I/F = IRON FENCE
- L = LIGHT
- L.F.E. = LOWEST FLOOR ELEVATION
- L.P. = LIGHT POLE
- M = MEASURED
- M.H. = MAN HOLE
- M/L = MONUMENT LINE
- NGVD = NATIONAL GEODETIC DATUM
- N.T.S. = NOT TO SCALE
- DE = DEVIATION OF CENTER LINE
- D/L = ON LINE
- OUT = OVERHANGING ROOF
- D/S = DFT SET
- P = PLAT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TERMINATION
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C.P. = PERMANENT CONTROL POINT
- PL = PLANTER
- P.M. = PARKING METER
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R = RECORD
- P/W = PARKWAY
- R = RADIUS
- R/W = RIGHT OF WAY
- S.I.H. = SET IRON HOLE
- S.I.P. = SET IRON PIPE
- S.N. = SET NAIL
- SD/WLK = SIDEWALK
- T = TANGENT
- U.E. = UTILITY EASEMENT
- W = WIDTH
- W/F = WOOD FENCE
- W/S = WOOD SHED
- W.V. = WATER VALVE
- W.U.P. = VOID UTILITY POLE
- W.U.P. = VOID UTILITY POLE
- IRON FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD ELEC.
- CENTER LINE
- EASEMENT
- BENCH MARK ELEVATIONS
- BUILDING
- DISTANCE
- CATCH BASIN
- WATER METER
- W.U.P.
- STATE ROAD
- HIGHWAY
- INTERSTATE
- COLUMNS
- W.U.P. = VOID UTILITY POLE

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MIAMI BEACH, FLORIDA 33139

PROJECT:
TOPOGRAPHIC SURVEY

JOB No. 2020800
FIELD BOOK:
CAD FILE: LD-9
DATE: 02-11-2021
SCALE: AS SHOWN
DRAWN: LDD
REV: RC

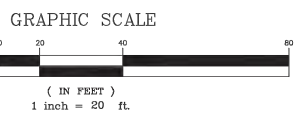
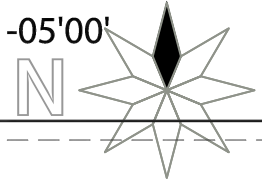
REVISIONS
SHEET No.
1-OF-1

I HEREBY CERTIFY THAT THIS
TOPOGRAPHIC SURVEY IS IN COMPLIANCE
WITH THE STANDARDS OF PRACTICE AS SET
FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL SURVEYORS AND MAPPERS,
IN CHAPTER 5J-17 FLORIDA
ADMINISTRATIVE CODE PURSUANT TO
SECTION 472.027, FLORIDA STATUTES.

Rafael Cabrera
BY RAFAEL R. CABRERA
Professional Surveyor & Mapper
Certificate No. 5865
STATE OF FLORIDA
02-11-2021

RAFAEL CABRERA
2021.02.12
10:30:35 -05'00'

01 CURRENT SURVEY
SCALE: N.T.S.



SURVEYOR'S NOTES:

1. The property depicted hereon were surveyed per the legal description of record and no claims of ownership, code restrictions or matters of title are made or implied. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property. Ownership is subject to an opinion of title.
2. All clearance and/or encroachments shown hereon are of apparent nature. Fence ownership was not determined.
3. If shown, bearings are to be based on an assumed meridian (by plat).
4. Dimensions shown are in US survey feet and were taken from record documents unless otherwise shown or stated.
5. Not valid without the signature and the original raised seal of the Florida licensed surveyor and mapper in responsible charge.
6. Reproduction, addition and/or deletions of maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
7. Some Underground installations or improvements have not been located unless otherwise noted.
8. Benchmark: N.G.V.D 1929
Name: C-100
Elev(NGVD29): 11.05
Elev(NAVD88): 9.50
Location1: DADE BLVD --- 25' SOUTH OF C/L OF EASTBOUND LANE
Location2: WEST AVE --- BRIDGE OVER COLLINS CANAL
Location3: BAY RD --- 65' EAST OF C/L OF ROAD
Description1: BRASS DISC IN NORTH CORNER OF BRIDGE.
ELEVATIONS SHOWN HEREON ARE BASED ON THE NGVD 1929
9. Some underground taken elevations may not accurate for nature, has to be verify by construction contractor
10. The purpose of this survey is to depict actual conditions and elevations on the field.
11. Total lot Area = 47,312 Sq. Ft by MIAMI-DADE RECORDS
Total lot Area = 46,845.0615 Sq. Ft Calculated.

HORIZONTAL PRIMARY CONTROL INFORMATION

MIAMI-DADE COUNTY GPS CONTROL POINT
DESIGNATION: MIAMI BEACH TANK ECC
PID: AC3464
STATE/COUNTRY: FL/MIAMI-DADE
COUNTRY: US
USGS QUAD: MIAMI (2018)
North East Units Scale Factor Converg.
631,424.67 939,930.62 aFT 1.00003351 +0° 22' 31.0"

STATION DESCRIPTION:
DESCRIBED BY COAST AND GEODETIC SURVEY 1934 (JB)
THIS ECCENTRIC STATION, LOCATED ON TOP OF THE MIAMI BEACH WATER TANK IN THE FLOOR OF THE WALL AROUND THE TANK, 2.871 METERS W OF THE CENTER OF THE TANK, 0.42 METER E OF THE INNERSIDE OF THE W WALL OF THE TANK, SET FLUSH WITH AN OLD DRILL HOLE.

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Map Number: 12086C0317L
Community Name: MIAMI BEACH, CITY OF
Community Number: 120651
Parcel Number: 0317
Firm Zone: AE
B. Elev. 8.0
Date of Firm: 09-11-2019
BSuffic: L

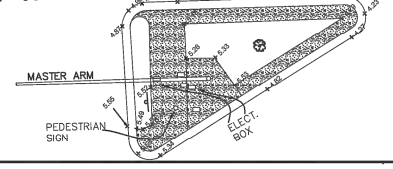
LEGAL DESCRIPTION
All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Miami Beach, County of Miami-Dade, State of Florida.

The East 50 feet of Lot 6, Lot 10, Less the North 2.8 feet thereof, and Lot 11, Block 11, of Island View Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida, less those lands conveyed to the city of Miami Beach by deeds recorded in Deed Book 1343, Page 69 and Deed Book 1343, Page 74 of the Public Records of Miami-Dade County, Florida, all together being more particularly described as shown on a survey made by Lou Boudreau of Rock & Clark Corp., Project/Job Number 9200900147, dated 07/09/09, last revised March 25, 2010 as follows:

Beginning at the northwest corner of said Lot 10, thence South 90 degrees 00 minutes 00 seconds East, a distance of 150.00 feet to a point on the West line of said Lot 11; thence North 00 degrees 00 minutes 46 seconds West, a distance of 37.80 feet to the northwest corner of said Lot 11, said point also being the southwest corner of said Lot 6; thence South 90 degrees 00 minutes 00 seconds East, along the south line of said Lot 6, a distance of 25.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 150.00 feet to a point on the North line of said Lot 6, said point also being on the south right of way line of 19th Street; thence South 90 degrees 00 minutes 00 seconds East, a distance of 50.00 feet to the northeast corner of said Lot 6; thence South 00 degrees 00 minutes 00 seconds East, a distance of 297.37 feet along the east line of said lots 6 and 11 to the southeast corner of said Lot 11, said point lying and being on the North right of way line of Dade Boulevard; thence South 60 degrees 48 minutes 35 seconds West, a distance of 85.91 feet to a point on the east line of said Lot 10; thence South 00 degrees 00 minutes 11 seconds West, a distance of 5.73 feet to the southeast corner of said Lot 10; thence South 60 degrees 48 minutes 35 seconds West, a distance of 51.25 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 90.25 feet to a point of curvature to the right, having a radius of 15.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence along the arc of said curve in a northwesterly direction a distance of 23.56 feet to a point on the east right of way line of Alton Road and the West line of said Lot 10; thence North 00 degrees 00 minutes 00 seconds West, along said East right of way line of Alton Road and west line of said Lot 10, a distance of 167.20 feet to the point of beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. WTRFL-070572, DATED NOVEMBER 29, 2011.

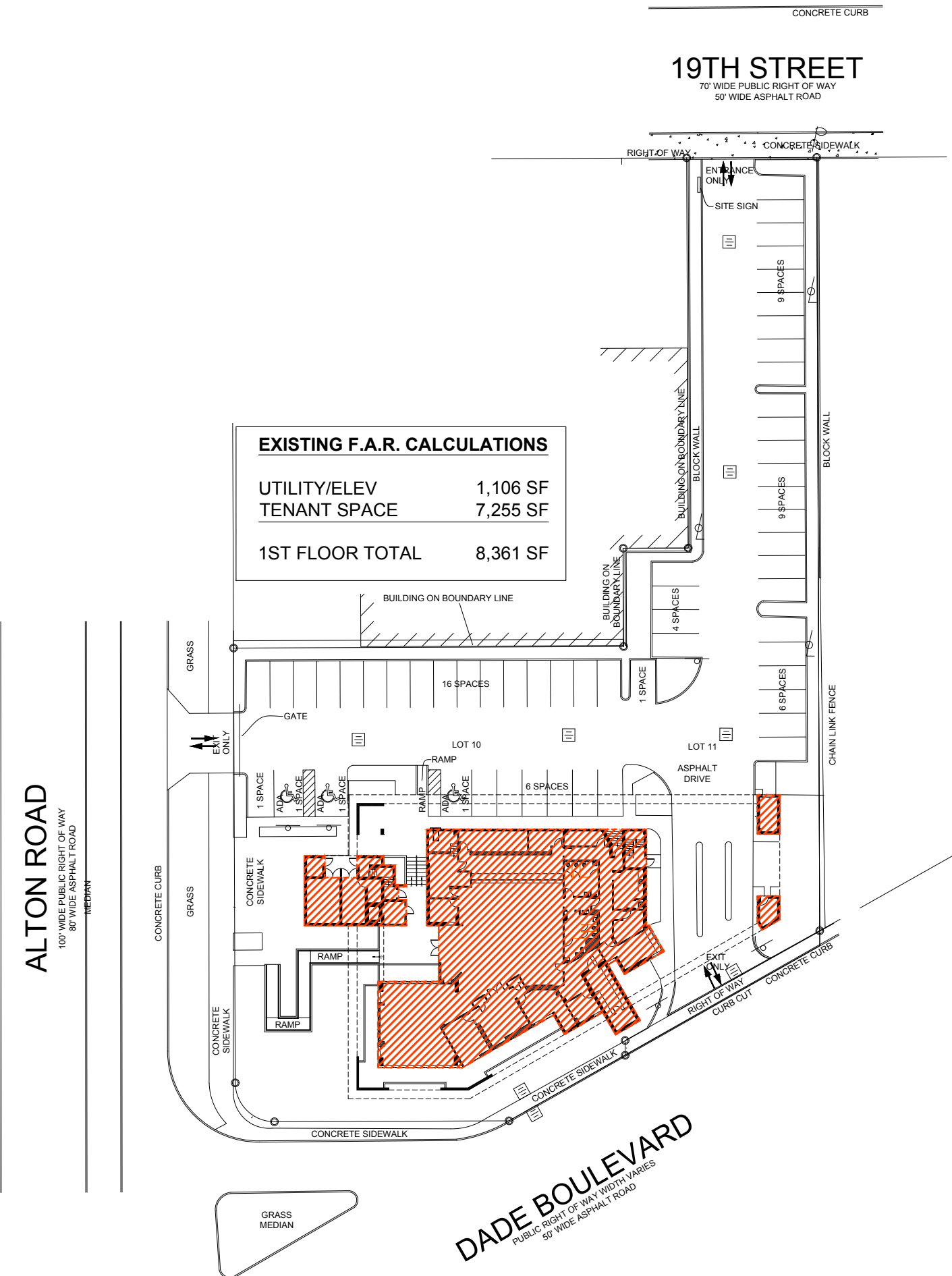
CURVE (R&M)
ARC = 23.56
RADIUS = 15.00
DELTA = 90°00'00"



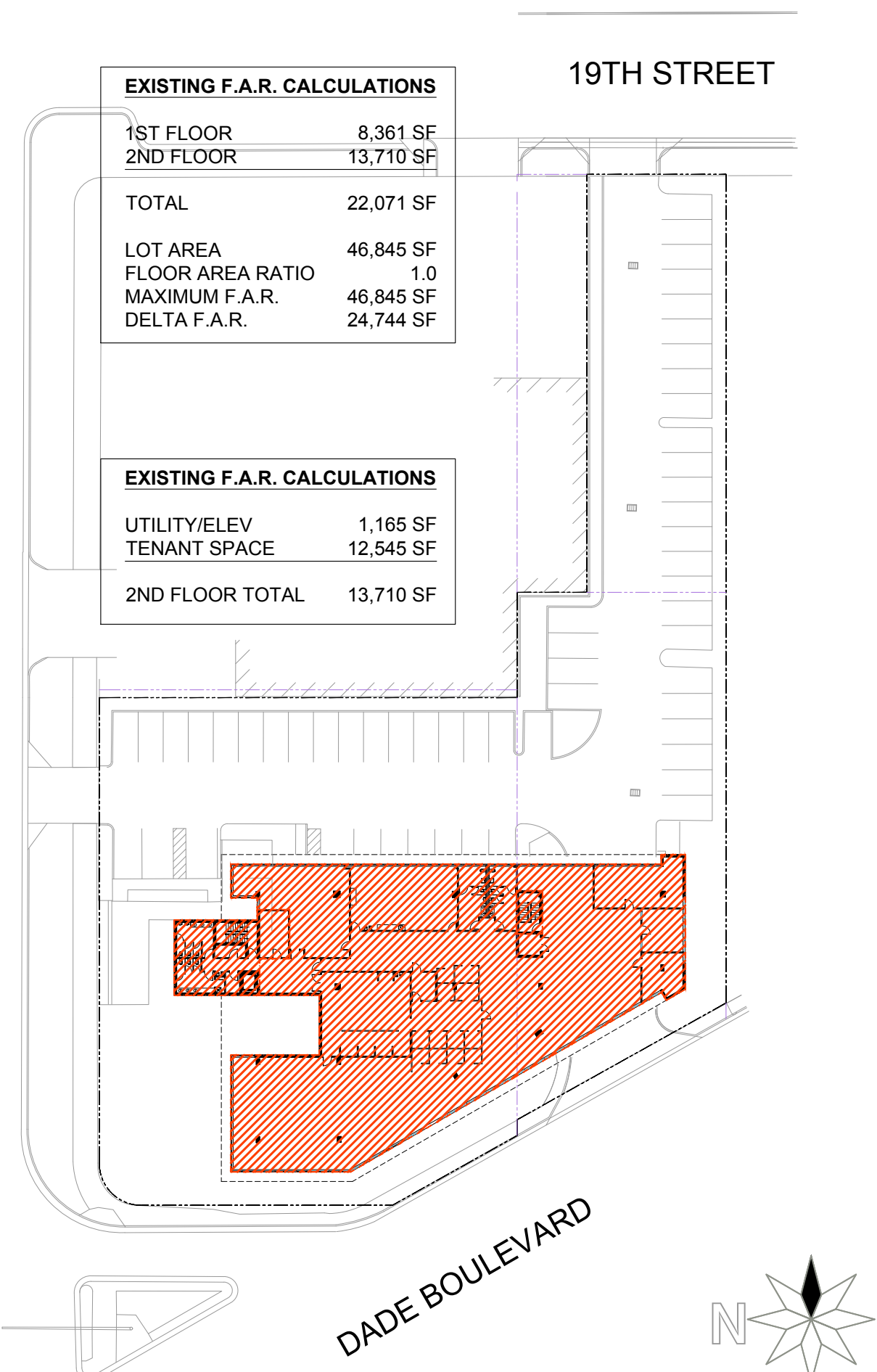
DADE BOULEVARD
PUBLIC RIGHT OF WAY WIDTH VARIES
50' WIDE ASPHALT ROAD

RAFAEL CABRERA
2021.02.12
10:30:35 -05'00'

01 CURRENT SURVEY
SCALE: N.T.S.



01 EXISTING GROUND LEVEL F.A.R. DIAGRAM
SCALE: 1" = 50'-0"



02 EXISTING 2ND LEVEL F.A.R. DIAGRAM
SCALE: 1" = 50'-0"

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GZA
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ENRIQUE R. GONZALEZ
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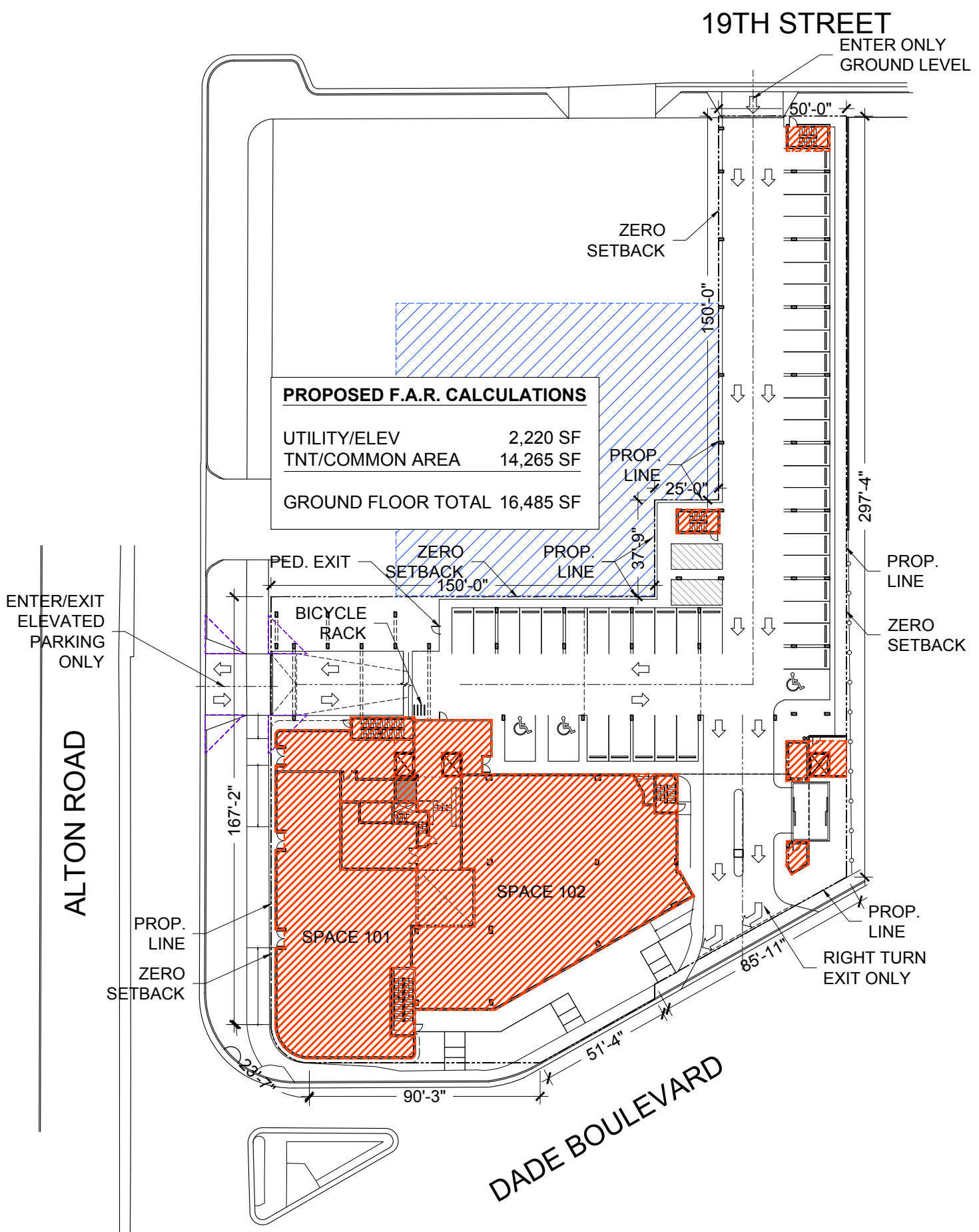
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COMMERCIAL ADDITION
TO EXISTING BUILDING
1801 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

02-16-2021
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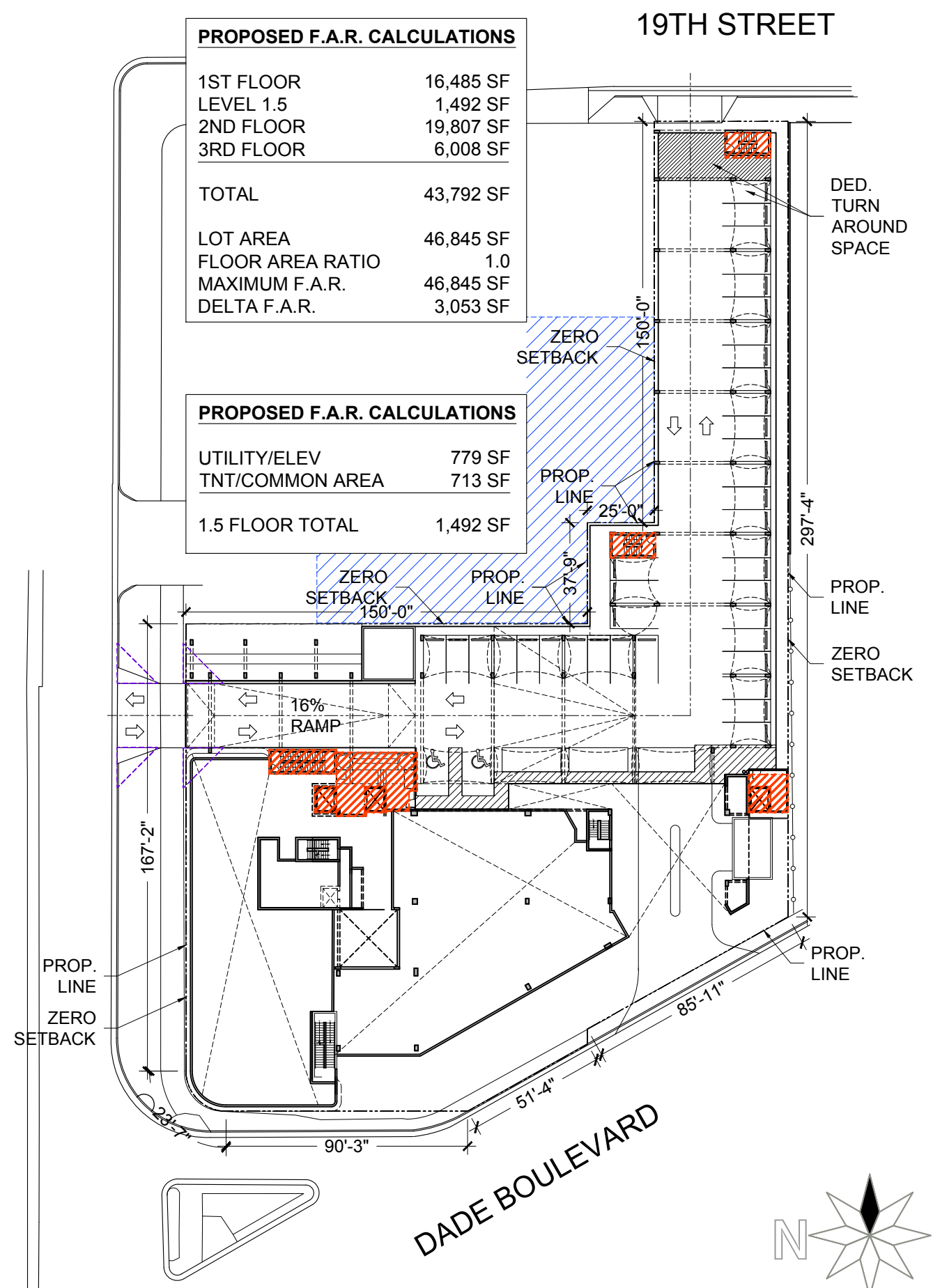
A004



PROPOSED F.A.R. CALCULATIONS

UTILITY/ELEV	2,220 SF
TNT/Common Area	14,265 SF
GROUND FLOOR TOTAL	16,485 SF

01 PROPOSED GROUND LEVEL SITE PLAN F.A.R.
SCALE: 1" = 50'-0"



PROPOSED F.A.R. CALCULATIONS

1ST FLOOR	16,485 SF
LEVEL 1.5	1,492 SF
2ND FLOOR	19,807 SF
3RD FLOOR	6,008 SF
TOTAL	43,792 SF
LOT AREA	46,845 SF
FLOOR AREA RATIO	1.0
MAXIMUM F.A.R.	46,845 SF
DELTA F.A.R.	3,053 SF

PROPOSED F.A.R. CALCULATIONS

UTILITY/ELEV	779 SF
TNT/Common Area	713 SF
1.5 FLOOR TOTAL	1,492 SF

02 PROPOSED LEVEL 1.5 PARKING SITE PLAN F.A.R.
SCALE: 1" = 50'-0"

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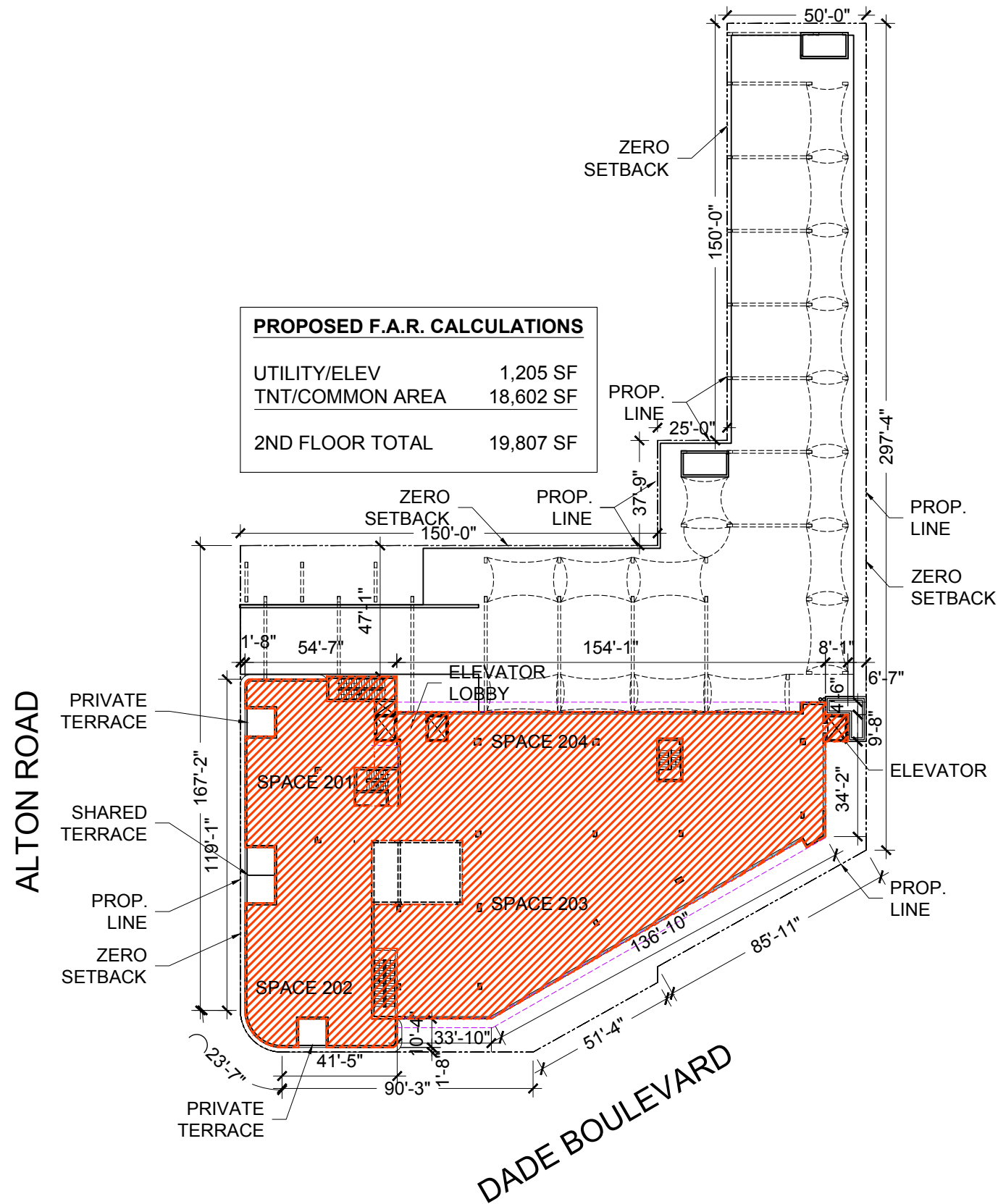
**COMMERCIAL ADDITION
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MIAMI BEACH, FLORIDA 33139**

02-16-2021
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A005

19TH STREET



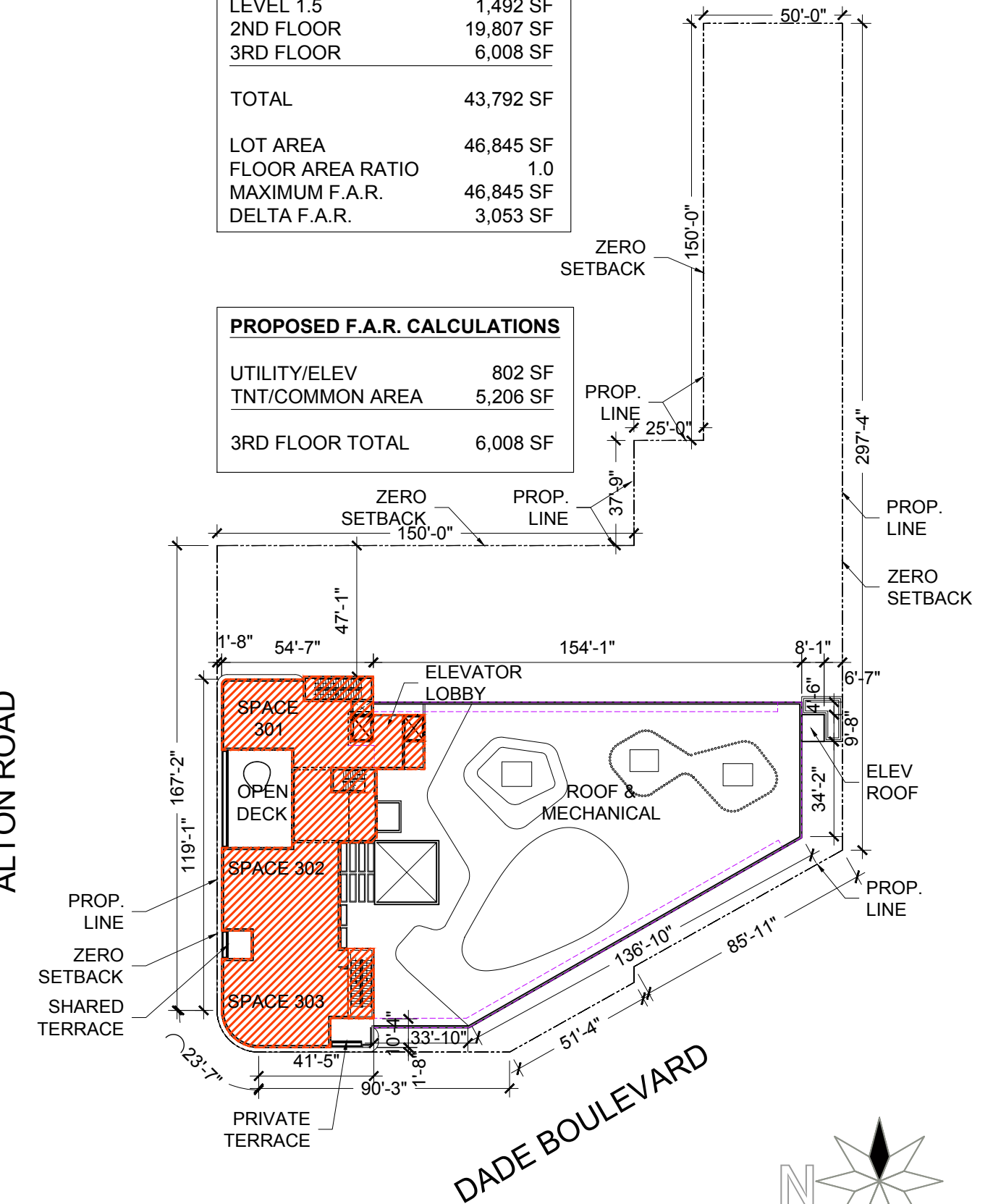
PROPOSED F.A.R. CALCULATIONS

UTILITY/ELEV	1,205 SF
TNT/Common AREA	18,602 SF
2ND FLOOR TOTAL	19,807 SF

PROPOSED F.A.R. CALCULATIONS

1ST FLOOR	16,485 SF
LEVEL 1.5	1,492 SF
2ND FLOOR	19,807 SF
3RD FLOOR	6,008 SF
TOTAL	43,792 SF
LOT AREA	46,845 SF
FLOOR AREA RATIO	1.0
MAXIMUM F.A.R.	46,845 SF
DELTA F.A.R.	3,053 SF

19TH STREET



PROPOSED F.A.R. CALCULATIONS

UTILITY/ELEV	802 SF
TNT/Common AREA	5,206 SF
3RD FLOOR TOTAL	6,008 SF

01 PROPOSED SECOND LEVEL SITE PLAN F.A.R.
SCALE: 1" = 50'-0"

02 PROPOSED THIRD LEVEL SITE PLAN F.A.R.
SCALE: 1" = 50'-0"

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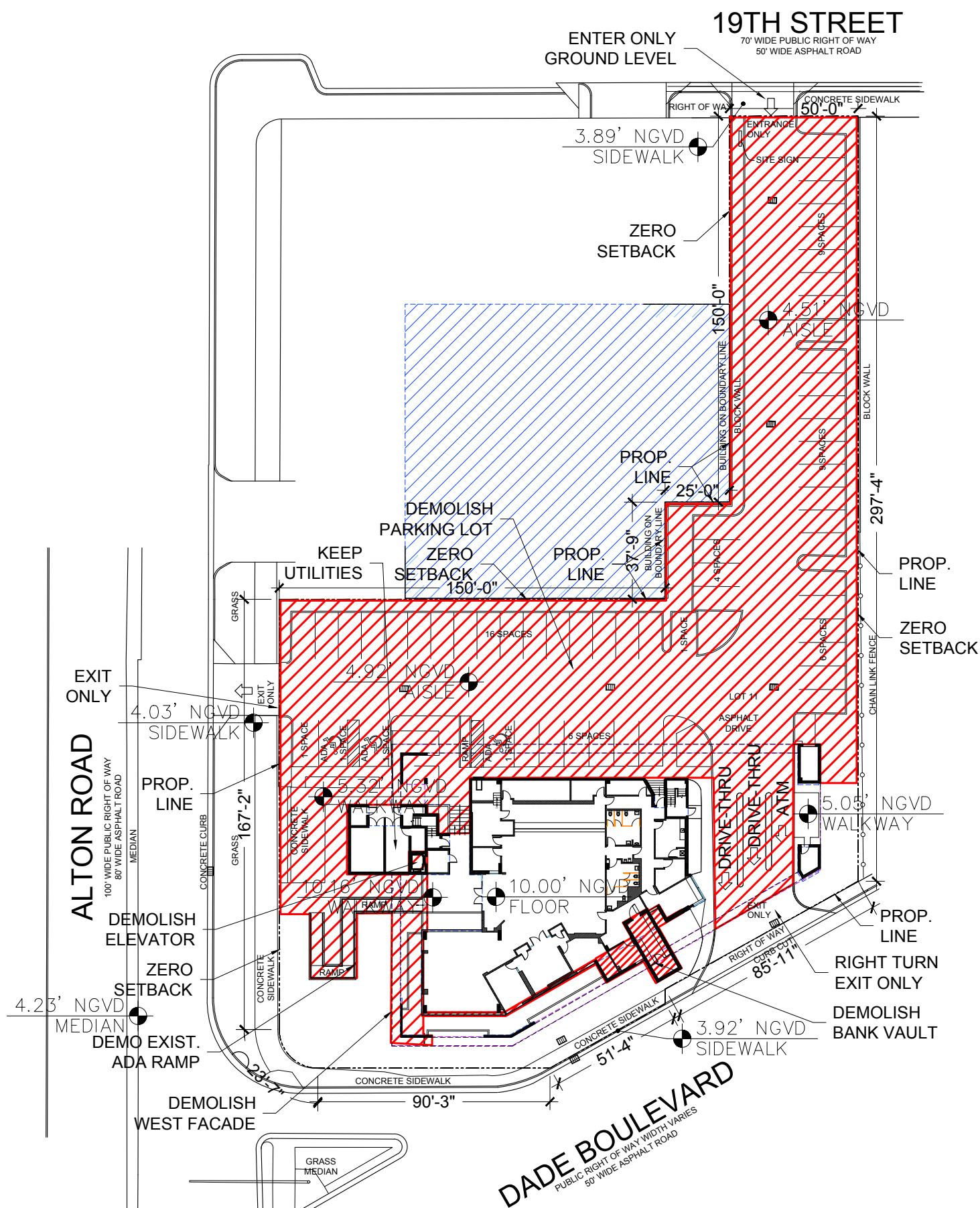
STATE OF FLORIDA
AR94719

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1801 ALTON ROAD
MIAMI BEACH, FLORIDA 33139**

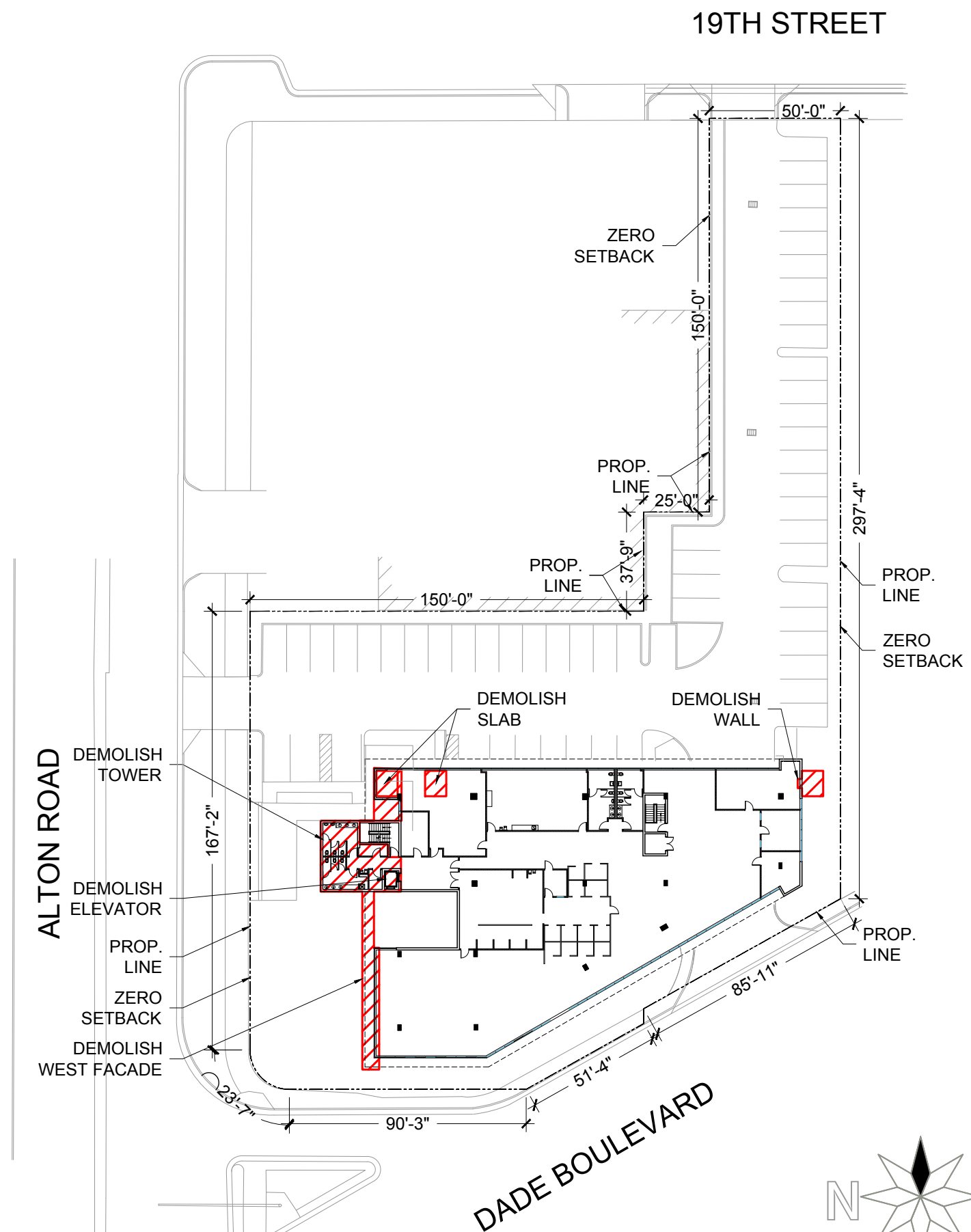
02-16-2021
FIRST SUB

03-08-2021
FINAL SUB

A006



01 EXISTING GROUND LEVEL SITE PLAN DEMO
SCALE: 1" = 50'-0"



02 EXISTING 2ND LEVEL SITE PLAN DEMO
SCALE: 1" = 50'-0"

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ENRIQUE R. GONZALEZ
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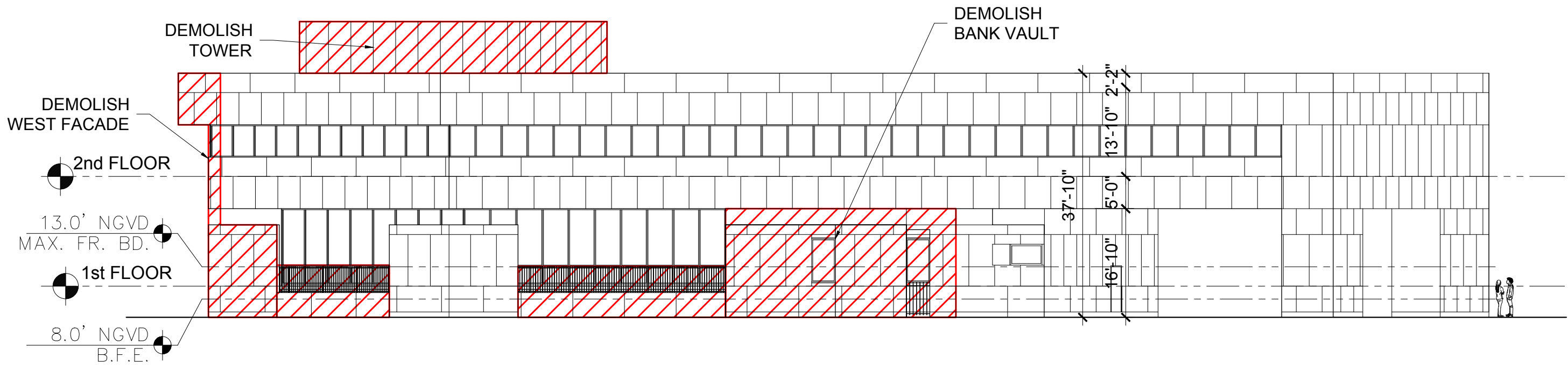
STATE OF FLORIDA
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TO EXISTING BUILDING
1801 ALTON ROAD
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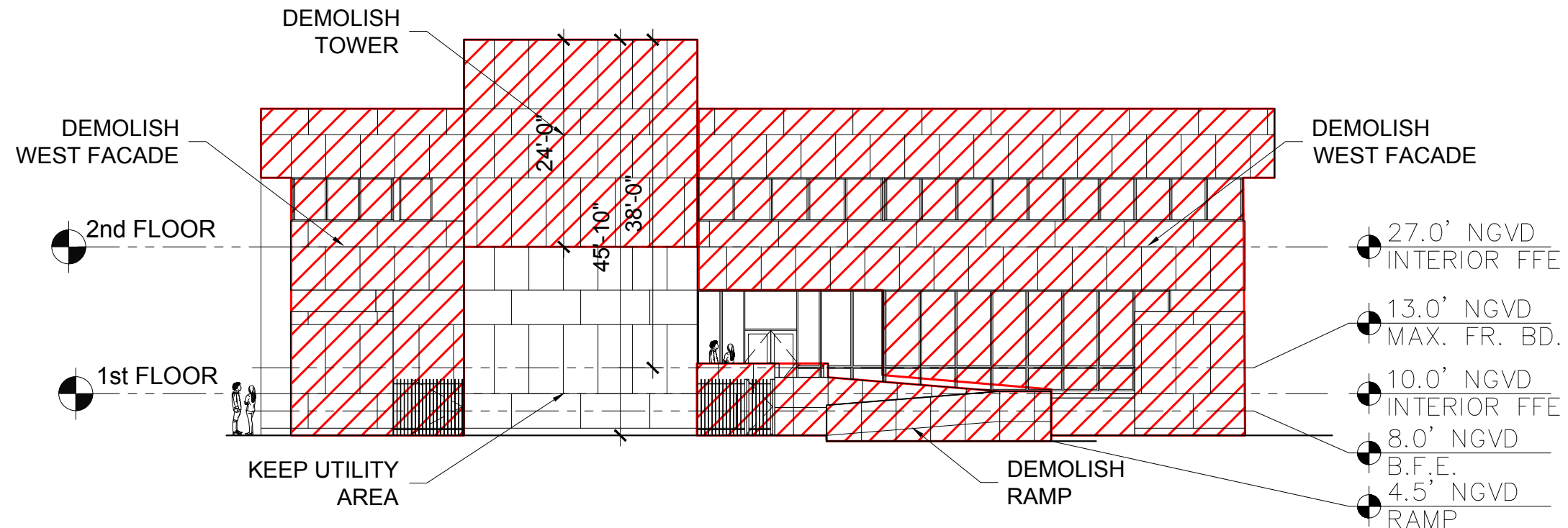
02-16-2021
FIRST SUB

03-08-2021
FINAL SUB

A007



01 EXISTING SOUTH ELEVATION DADE BOULEVARD
SCALE: 1/16" = 1'-0"



02 EXISTING WEST ELEVATION ALTON ROAD
SCALE: 1/16" = 1'-0"

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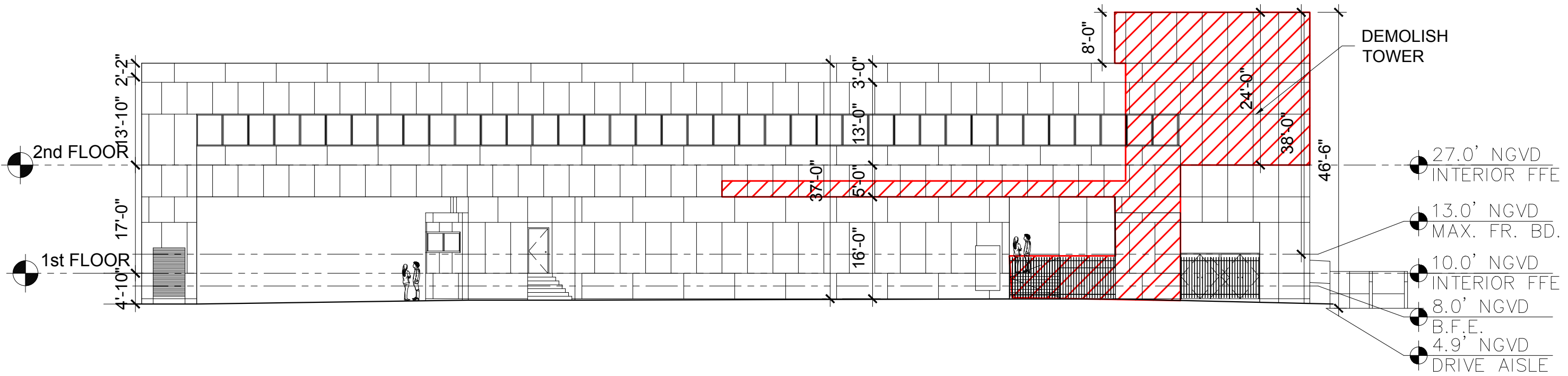
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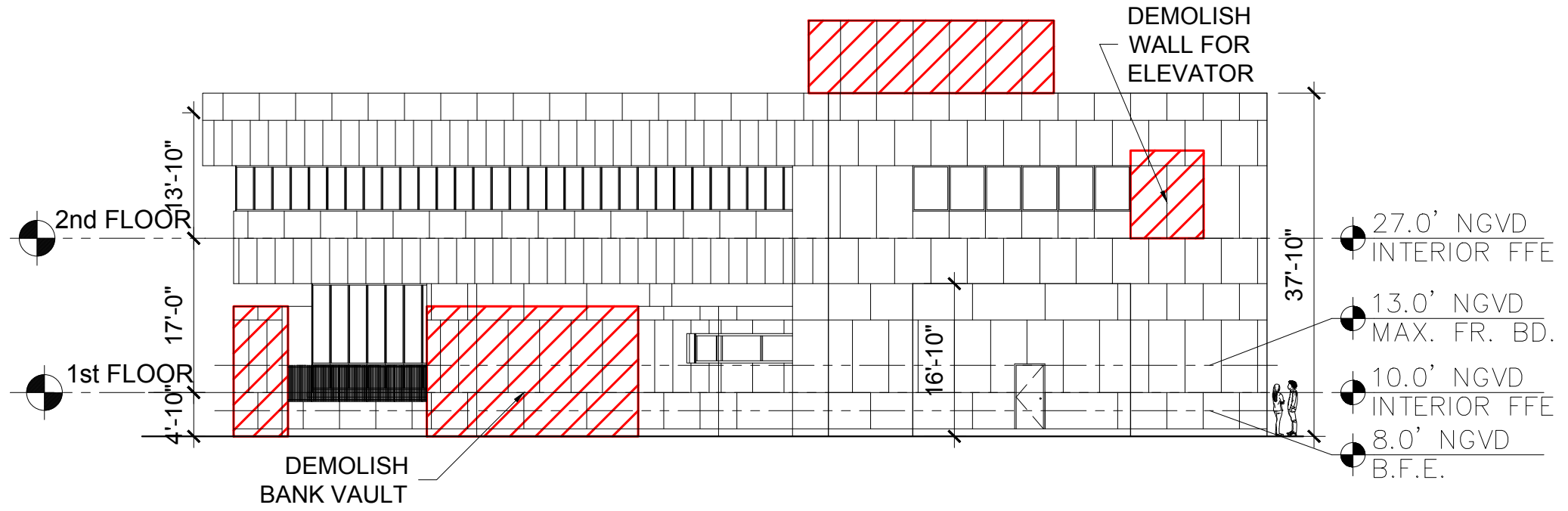
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A008



01 EXISTING NORTH ELEVATION
SCALE: 1/16" = 1'-0"

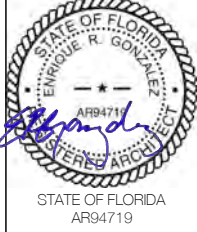


02 EXISTING EAST ELEVATION
SCALE: 1/16" = 1'-0"

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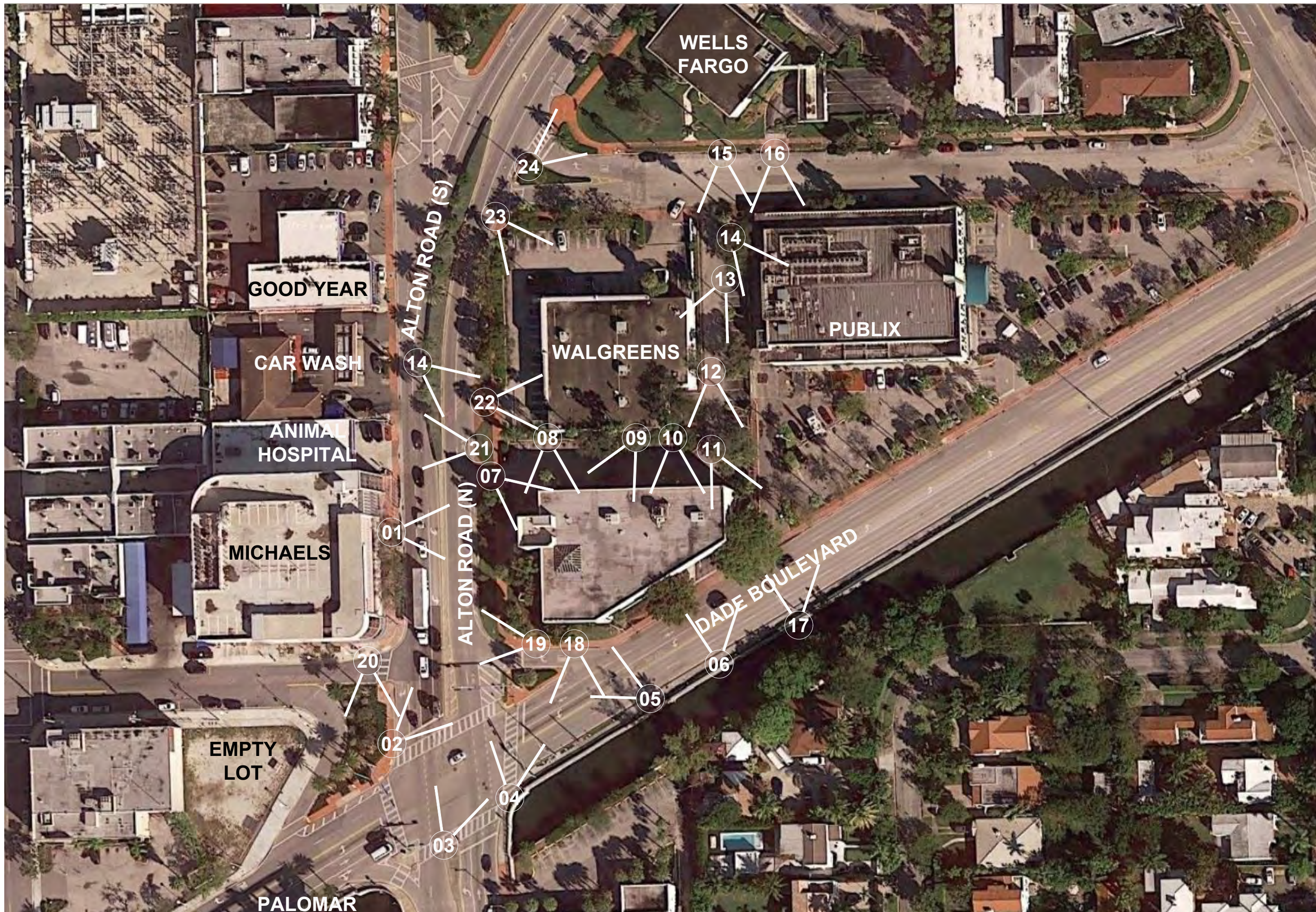
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A009



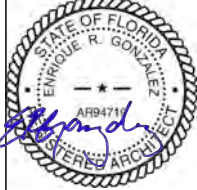
01 SITE PHOTOS KEY AERIAL
SCALE: N.T.S.



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A013



01 ALTON ROAD LOOKING EAST AT 1801 ALTON ROAD



02 ALTON ROAD / DADE BLVD LOOKING NORTH EAST AT 1801 ALTON ROAD



03 ALTON ROAD / DADE BLVD LOOKING NORTH EAST AT 1801 ALTON ROAD



04 ALTON ROAD / DADE BLVD LOOKING NORTH AT 1801 ALTON ROAD

SITE PHOTOS

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A014



05 DADE BOULEVARD LOOKING NORTHWEST



06 DADE BOULEVARD LOOKING NORTH



07 ALTON ROAD LOOKING SOUTHEAST



08 EXISTING PARKING LOT LOOKING SOUTH

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A015

SITE PHOTOS



09 EXISTING PARKING LOOKING SW



10 EXISTING PARKING LOOKING SOUTH



11 EXISTING PARKING LOOKING SOUTHEAST



12 EXISTING PARKING LOT LOOKING SOUTH

1035 N. MIAMI AVENUE
SUITE 406
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ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT



STATE OF FLORIDA
AR94719

COMMERCIAL ADDITION
TO EXISTING BUILDING
1801 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

02-16-2021
FIRST SUB

03-08-2021
FINAL SUB

A016



13 EXISTING PARKING LOOKING SW



14 EXISTING PARKING LOOKING SE



15 19TH STREET LOOKING SOUTH AT THE 1801 ALTON ROAD



16 19TH STREET LOOKING SOUTH AT PUBLIX REAR SERVICE

SITE PHOTOS

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17 DADE BOULEVARD LOOKING NORTH AT PUBLIX



18 DADE BOULEVARD LOOKING SOUTH AT SHOPS ACROSS CANAL



19 ALTON RD / DADE BLVD LOOKING WEST AT MICHAEL'S BUILDING



20 ALTON RD / DADE BLVD LOOKING SOUTH AT THE PALOMAR

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CONTEXT PHOTOS



21 ALTON ROAD LOOKING WEST AT ANIMAL HOSPITAL



22 ALTON ROAD LOOKING NORTH EAST AT WALGREENS



23 ALTON ROAD / 19TH STREET LOOKING SOUTHEAST AT WALGREENS



24 ALTON ROAD / 19TH STREET LOOKING NORTH AT WELLS FARGO

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CONTEXT PHOTOS