



**1801 ALTON ROAD  
MIAMI BEACH, 33139**

1/2 MILE RADIUS  
FROM PROPERTY

SUNSET  
HARBOUR

VENETIAN  
WAY

BELLE  
ISLE

RIVO ALTO ISLAND

DI LIDO ISLAND

**01** LOCATION PLAN AERIAL  
SCALE: N.T.S



SLIDE 1

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

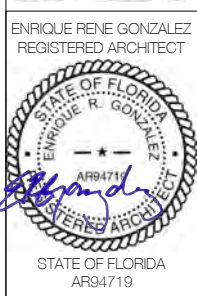
02-16-2021  
FIRST SUB

03-08-2021  
FINAL SUB

06-07-2021  
DRB REV

**A002**

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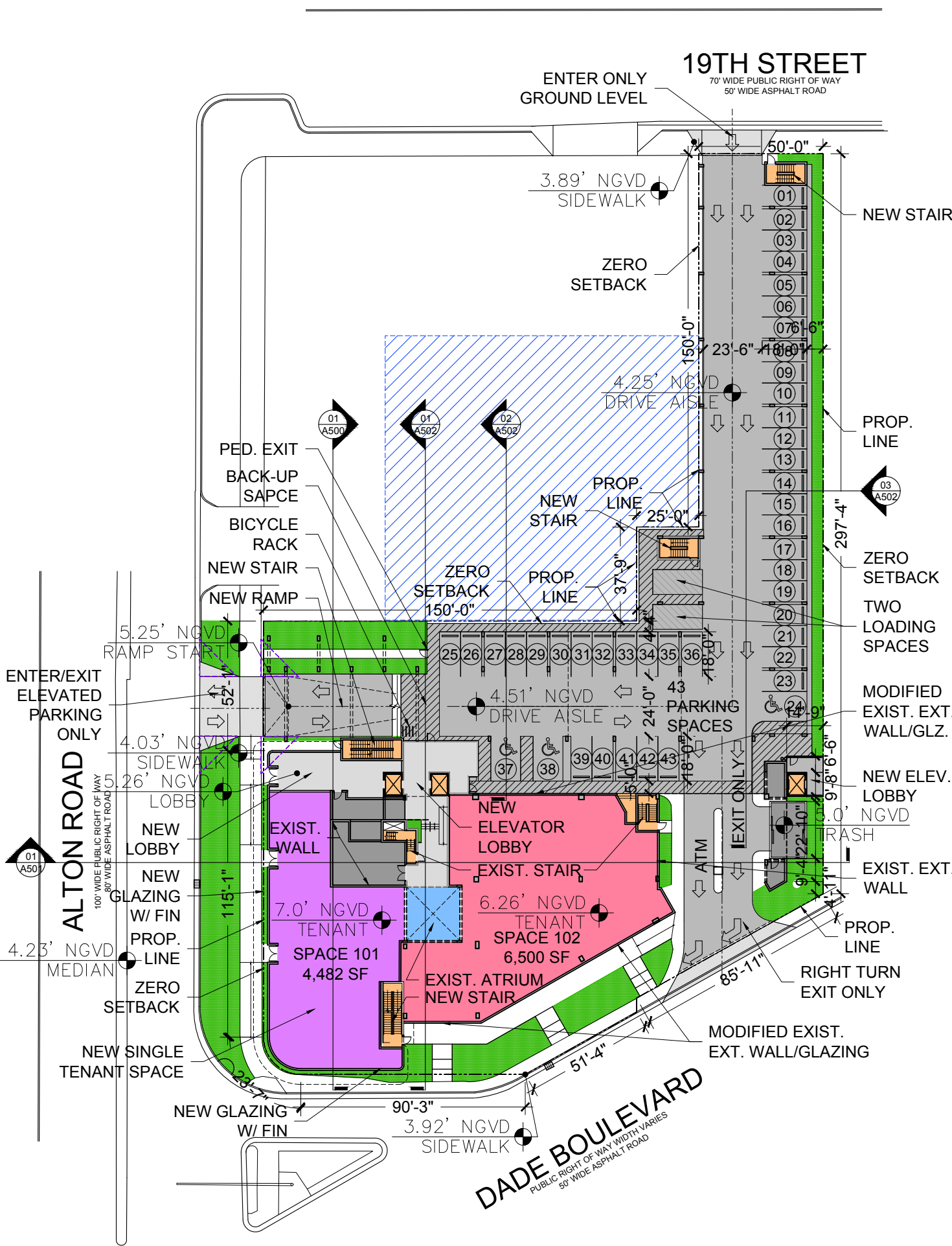


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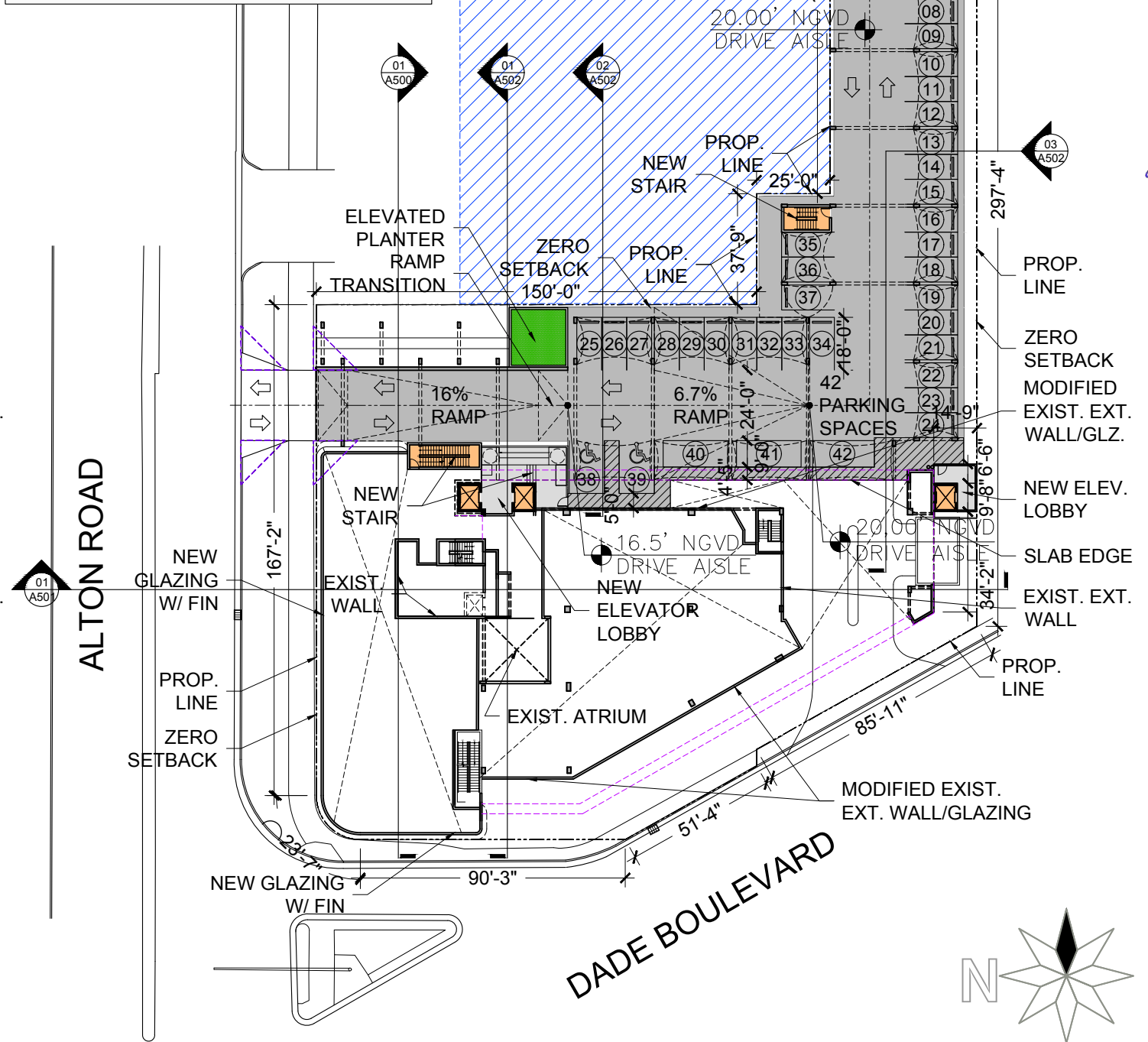
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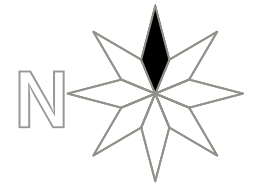


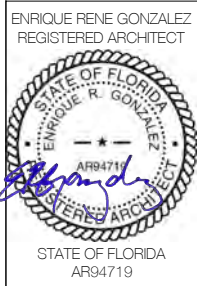
**01** PROPOSED GROUND LEVEL SITE PLAN  
SCALE: 1" = 50'-0"

LOCATION	USE	AREA
LEVEL 1:	OFFICE / RETAIL	10,982 SF
LEVEL 2:	OFFICE	15,318 SF
LEVEL 3:	OFFICE	3,294 SF
10,982 SF / 300 SF / SPACE =		36.61 SP
18,370 SF / 400 SF / SPACE =		45.92 SP
<b>TOTAL PARKING REQ'D:</b>		<b>82.53 SP</b>
LEVEL 1 PARKING PROV'D		43 SP
LEVEL 1.5 PARKING PROV'D		42 SP
<b>TOTAL PARKING PROV'D:</b>		<b>85 SP</b>



**02** PROPOSED LEVEL 1.5 PARKING SITE PLAN  
SCALE: 1" = 50'-0"





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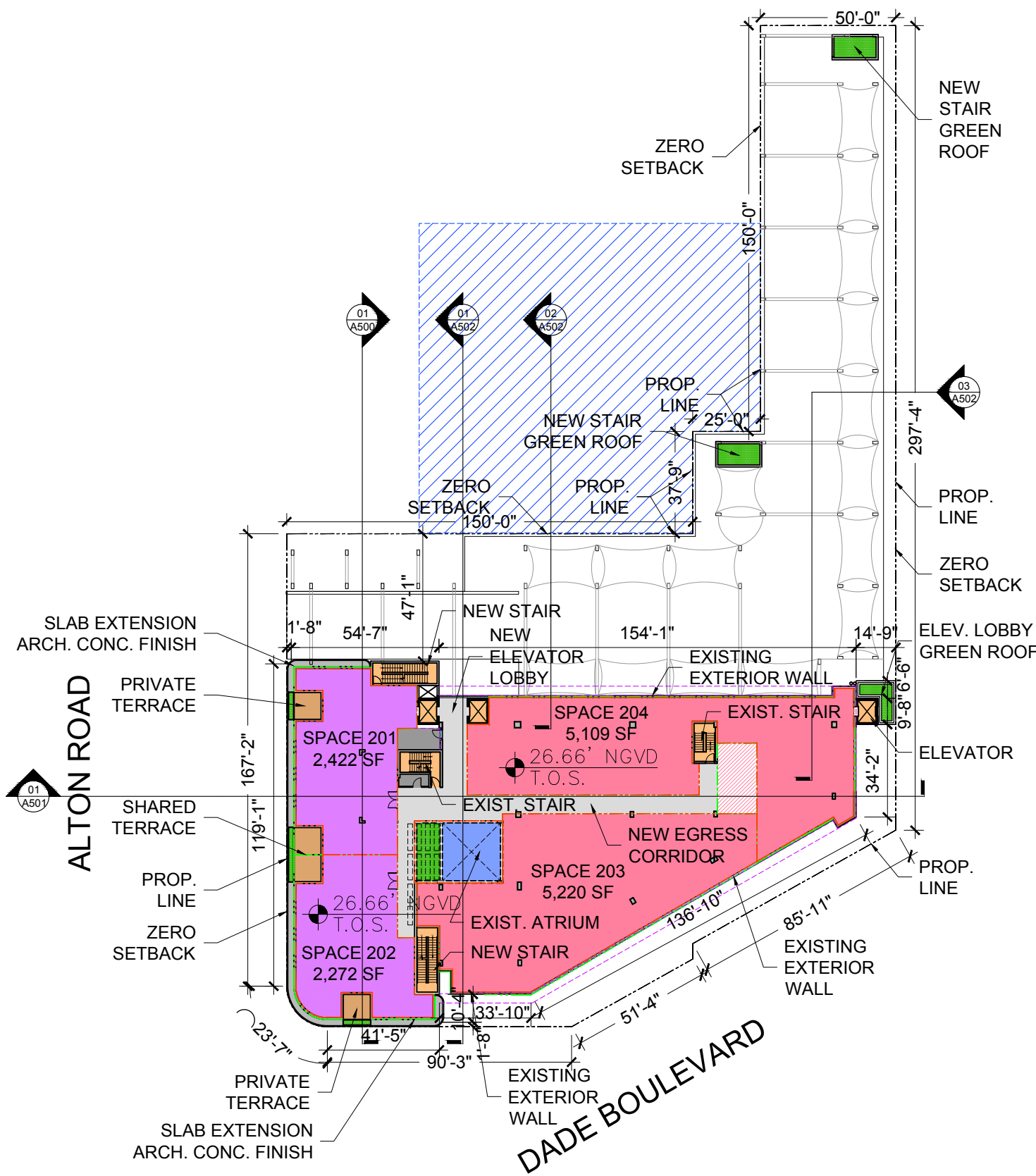
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A011

19TH STREET

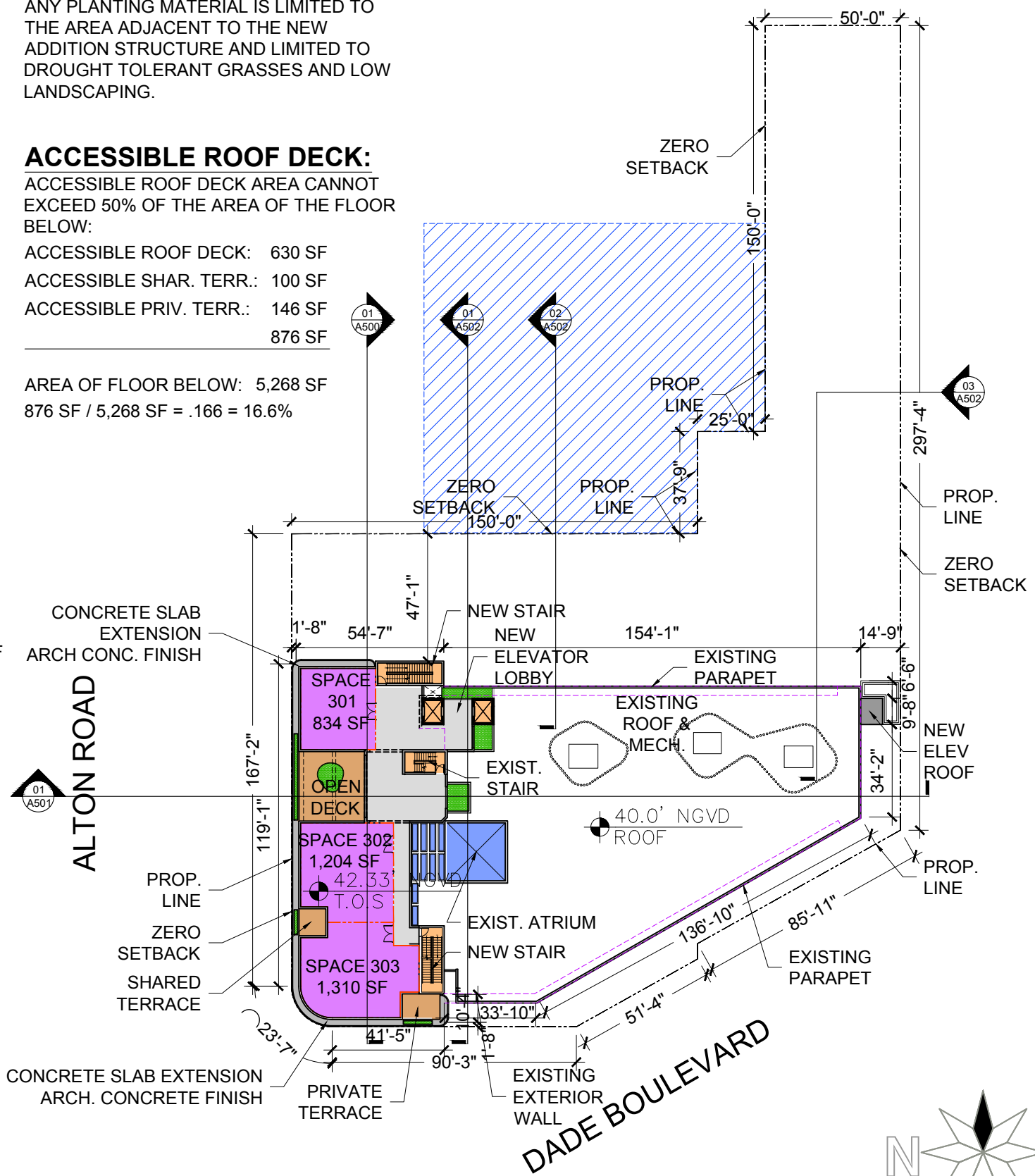
19TH STREET



**GREEN ROOF:**  
THE GREEN ROOF SHALL NOT BE LOCATED ON THE EXISTING BUILDING ROOF DUE TO SAFETY AND STRUCTURAL LIMITATIONS. ANY PLANTING MATERIAL IS LIMITED TO THE AREA ADJACENT TO THE NEW ADDITION STRUCTURE AND LIMITED TO DROUGHT TOLERANT GRASSES AND LOW LANDSCAPING.

**ACCESSIBLE ROOF DECK:**  
ACCESSIBLE ROOF DECK AREA CANNOT EXCEED 50% OF THE AREA OF THE FLOOR BELOW:  
ACCESSIBLE ROOF DECK: 630 SF  
ACCESSIBLE SHAR. TERR.: 100 SF  
ACCESSIBLE PRIV. TERR.: 146 SF  
876 SF

AREA OF FLOOR BELOW: 5,268 SF  
876 SF / 5,268 SF = .166 = 16.6%

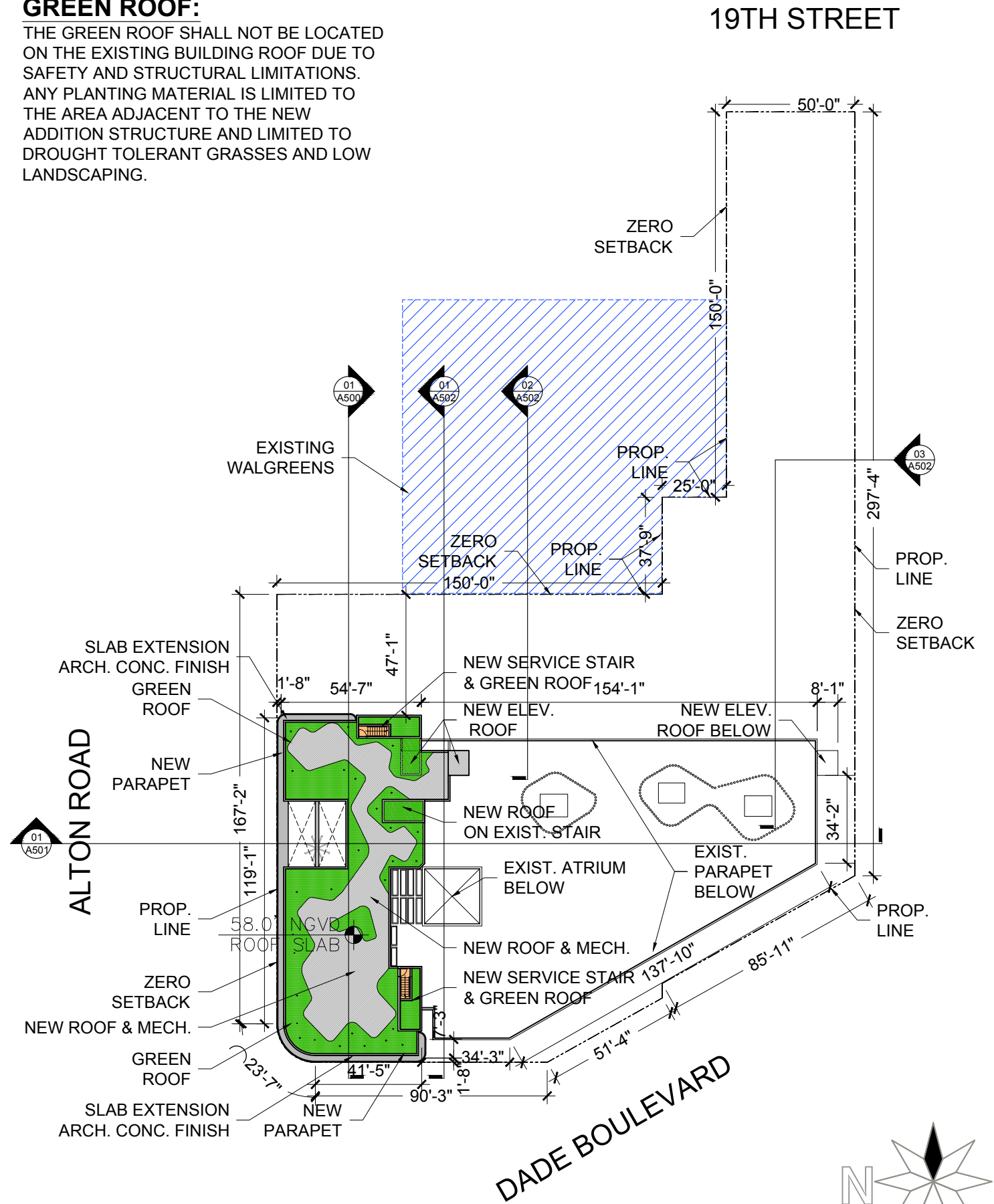


01 PROPOSED SECOND LEVEL SITE PLAN  
SCALE: 1" = 50'-0"

02 PROPOSED THIRD LEVEL SITE PLAN  
SCALE: 1" = 50'-0"

**GREEN ROOF:**

THE GREEN ROOF SHALL NOT BE LOCATED ON THE EXISTING BUILDING ROOF DUE TO SAFETY AND STRUCTURAL LIMITATIONS. ANY PLANTING MATERIAL IS LIMITED TO THE AREA ADJACENT TO THE NEW ADDITION STRUCTURE AND LIMITED TO DROUGHT TOLERANT GRASSES AND LOW LANDSCAPING.



**01 PROPOSED NEW ROOF PLAN**  
SCALE: 1" = 50'-0"



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**A012**



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**A020**

PHOTO MONTAGE RENDER AT ALTON ROAD AND DADE BLVD (LOOKING NORTH EAST)



NIGHT RENDERING AT ALTON ROAD (LOOKING SOUTH EAST)



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**A021**



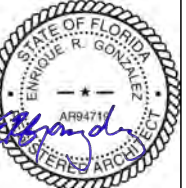
NIGHT RENDERING OF SOUTH FACADE  
FROM DADE BOULEVARD (LOOKING NORTH WEST)

SLIDE 7

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**A022**



RENDERING AT THIRD LEVEL ROOF DECK  
OVER LOOKING ALTON ROAD (LOOKING EAST)

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**A023**





RENDERING VIEW AT THIRD LEVEL PRIVATE OFFICE  
TERRACE LOOKING AT LINCOLN ROAD (LOOKING SOUTH)

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RENDERING VIEW AT EXECUTIVE CONFERENCE ROOM OVERLOOKING THE INTERSECTION OF ALTON ROAD AND DADE BOULEVARD (LOOKING SOUTHWEST)



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DUSK VIEW OF PARKING ENTRANCE FROM 19TH STREET (LOOKING SOUTHWEST)



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**A026**



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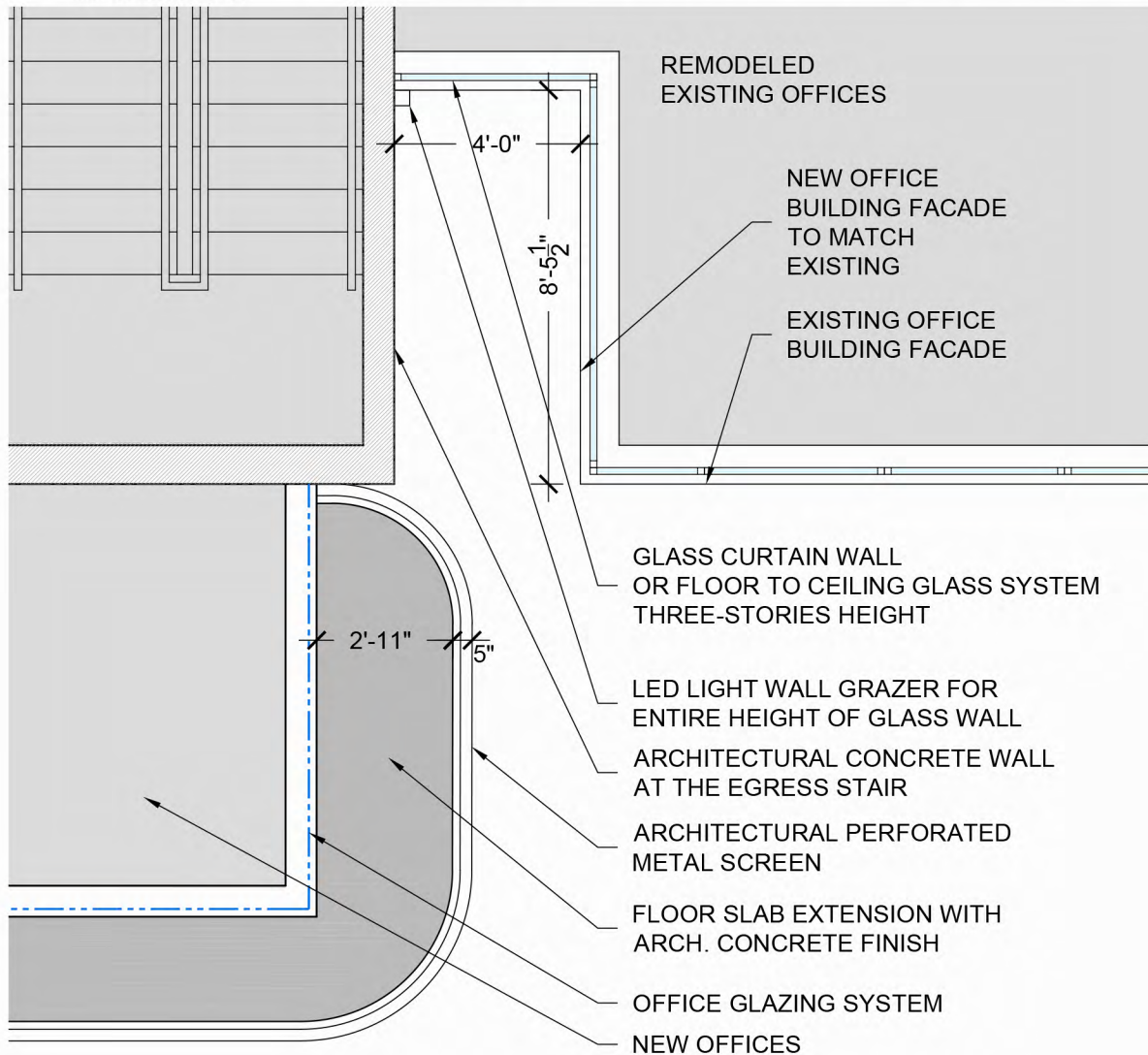
06-07-2021  
DRB REV

**A027**

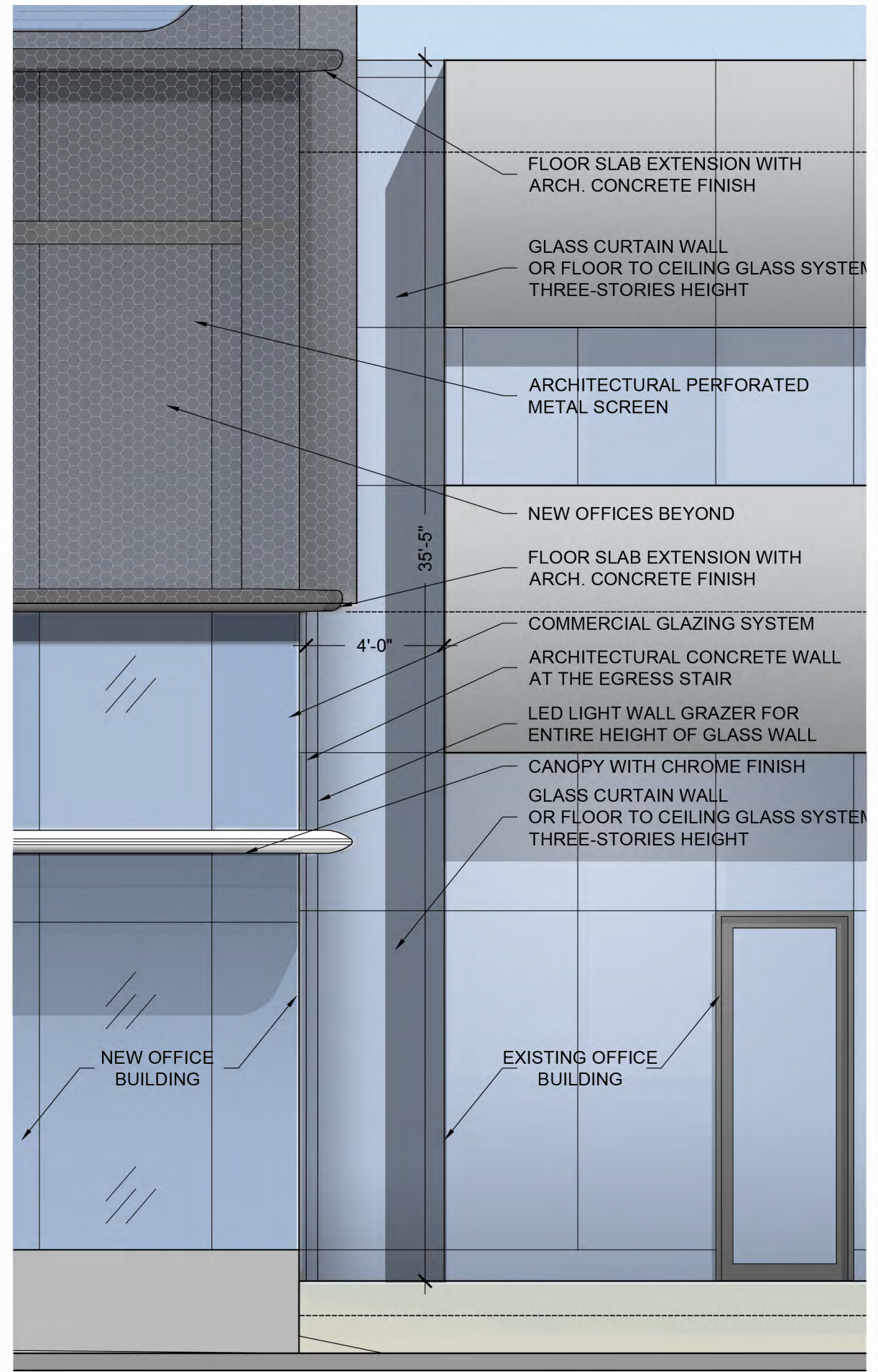
DUSK VIEW OF PARKING ENTRANCE FROM 19TH STREET (LOOKING SOUTH)



**03 ENLARGED RENDERING AT GLASS REVEAL**  
SCALE: N.T.S.



**02 ENLARGED FLOOR PLAN AT GLASS REVEAL**  
SCALE: 1/4" = 1'-0"



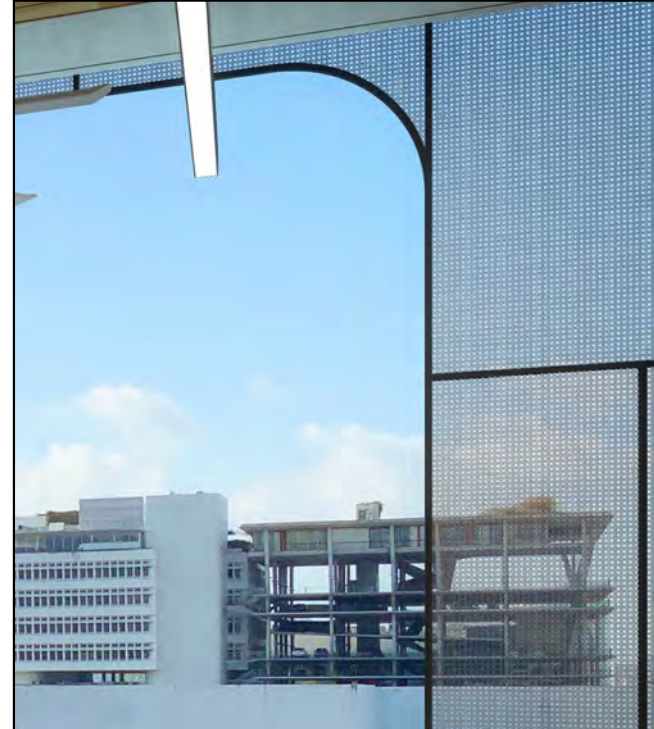
**01 ENLARGED ELEVATION AT GLASS REVEAL**  
SCALE: 1/4" = 1'-0"



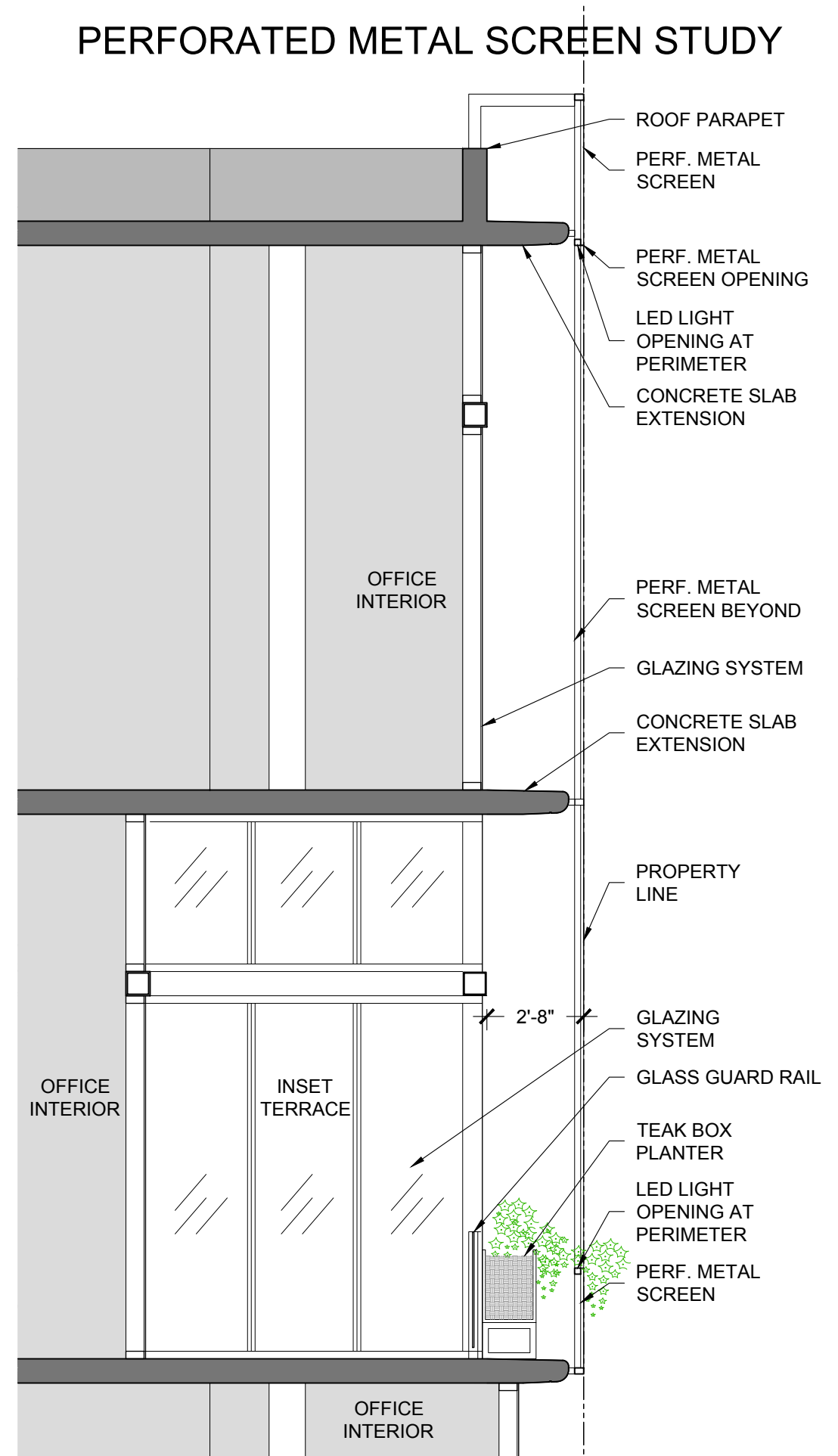
**03 PHOTO OF COLLINS PARK GARAGE**  
SCALE: N.T.S.



**02 ENLARGED RENDERINGS AND SAMPLES**  
SCALE: N.T.S.



**PERFORATED METAL SCREEN STUDY**



**01 SECTION OF SCREEN AND ATTACHMENT**  
SCALE: 1/4" = 1'-0"



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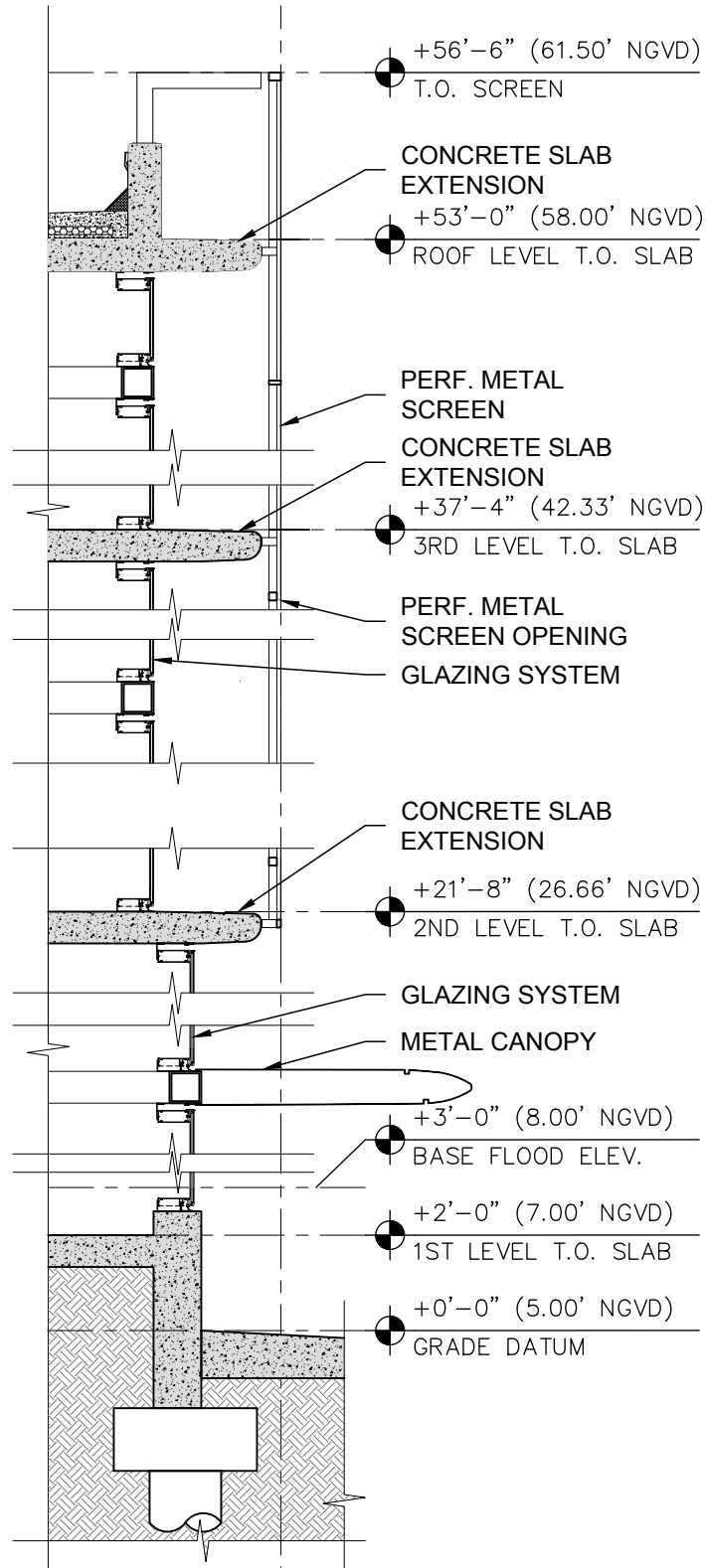
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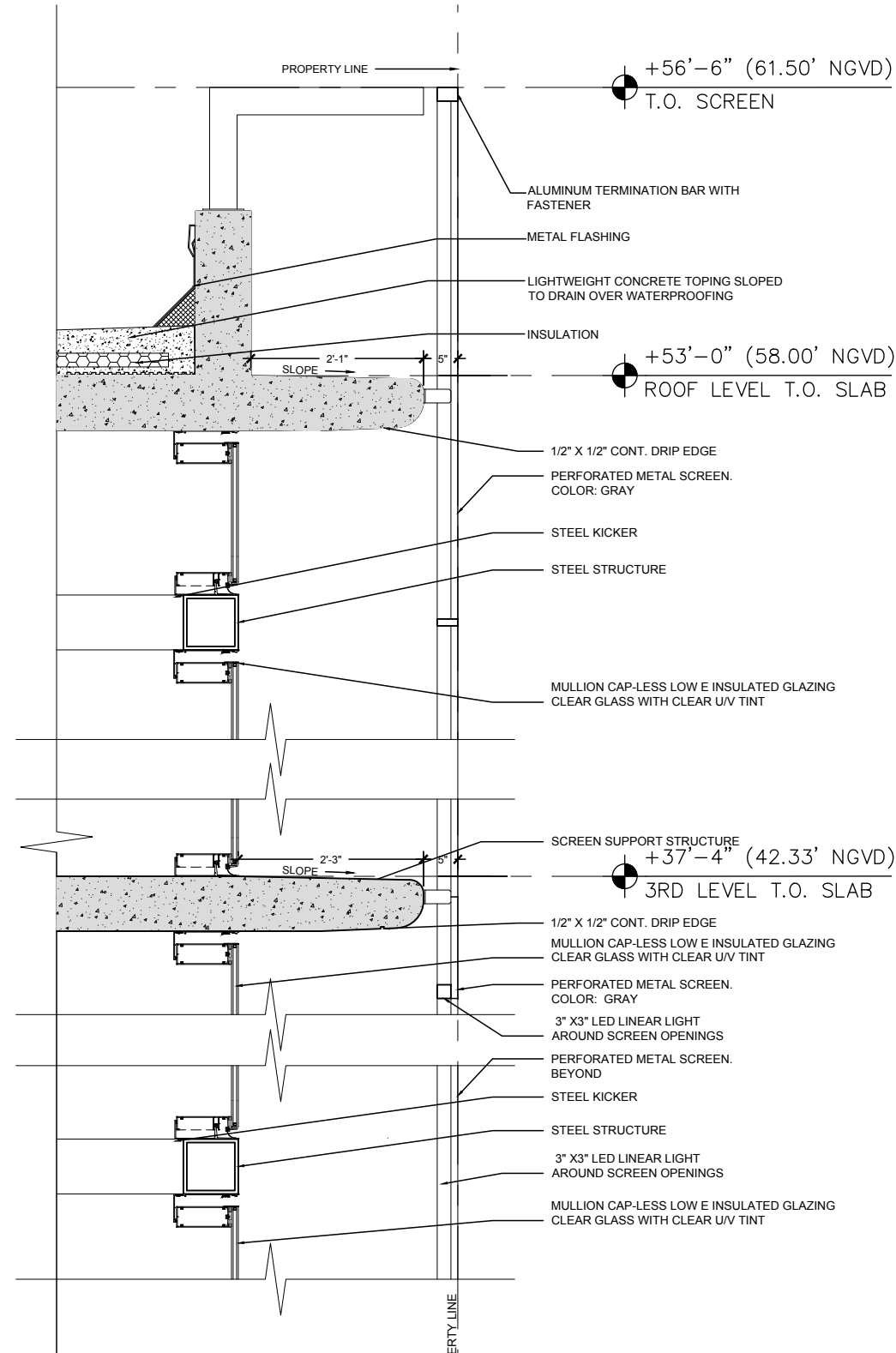
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**A029**

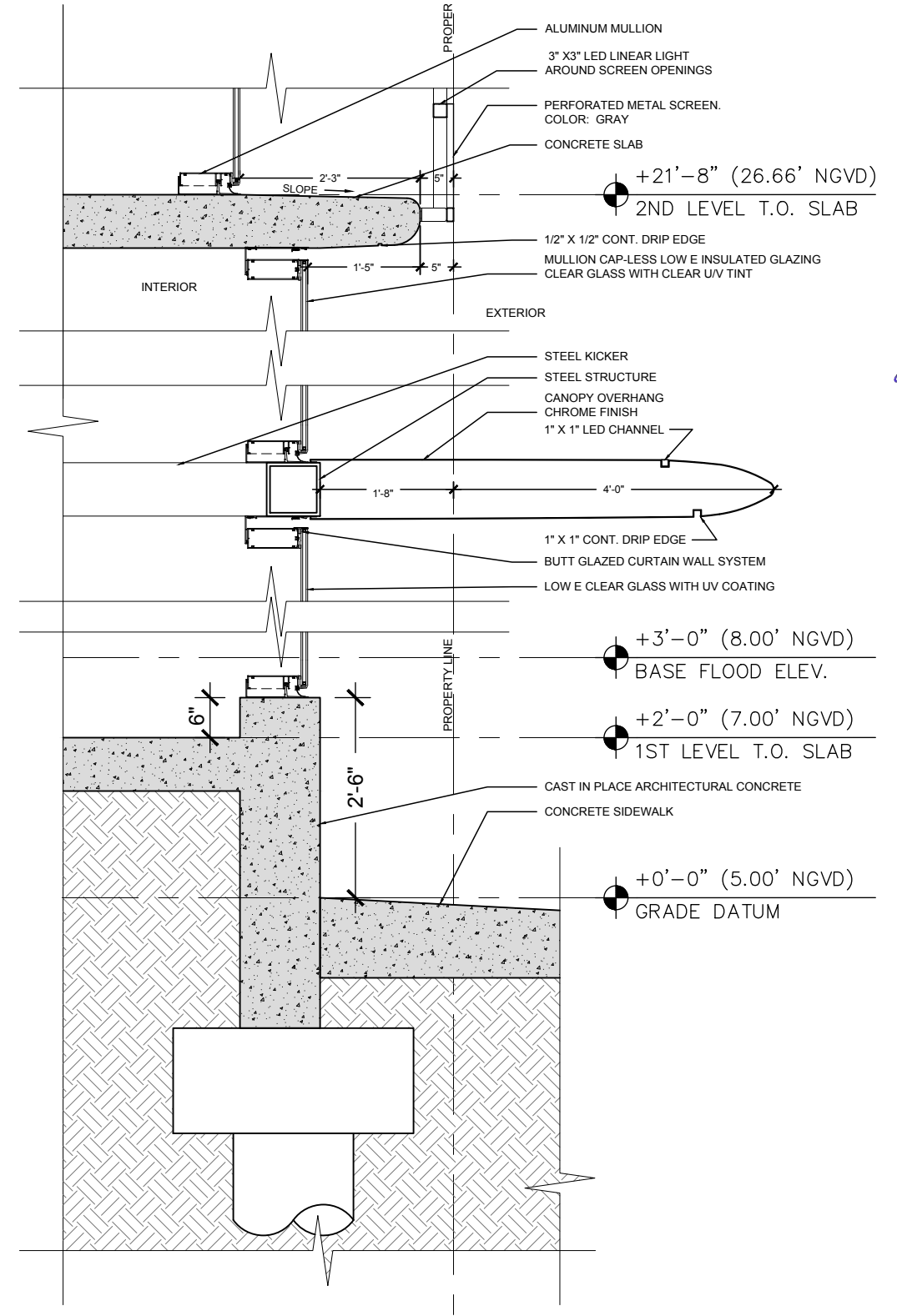
**NOTE:**  
 APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION OR A KNEE WALL AS APPROPRIATE AT ALL GROUND LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY THE PLANNING DIRECTOR.



**03 OVERALL FACADE SECTION**  
 SCALE: 1/4" = 1'-0"



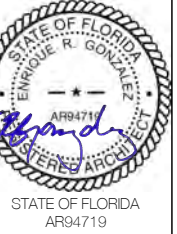
**02 DETAIL SECTION UPPER FACADE**  
 SCALE: 1/2" = 1'-0"



**01 DETAIL SECTION LOWER FACADE**  
 SCALE: 1/2" = 1'-0"



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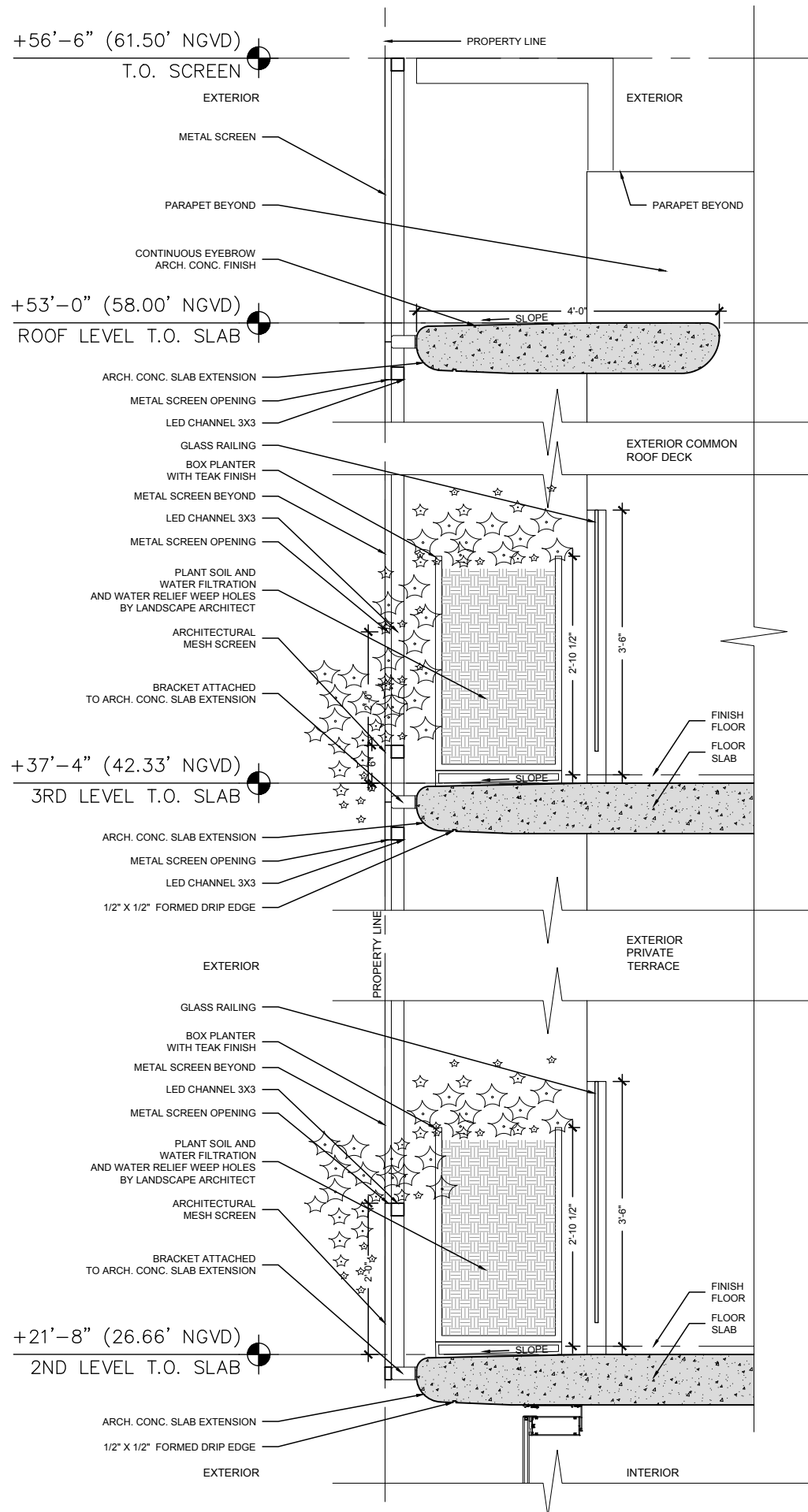
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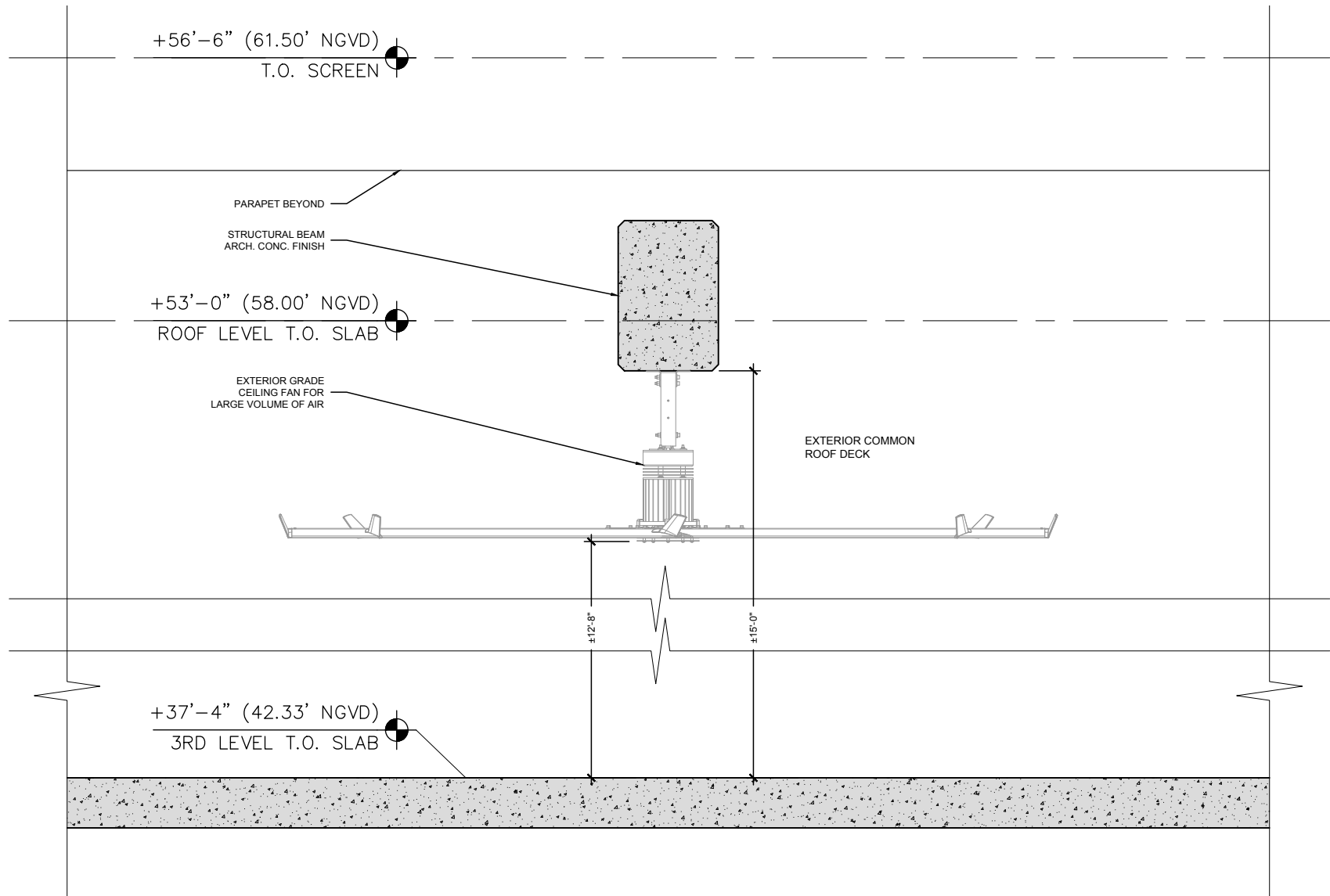
03-08-2021  
 FINAL SUB

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 DRB REV

**A503**



**01** **DETAIL SECTION AT TERRACES**  
SCALE: 1/2" = 1'-0"



**02** **DETAIL SECTION AT ROOF DECK**  
SCALE: 1/2" = 1'-0"

**NOTE:**  
APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION OR A KNEE WALL AS APPROPRIATE AT ALL GROUND LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY THE PLANNING DIRECTOR.



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**A504**

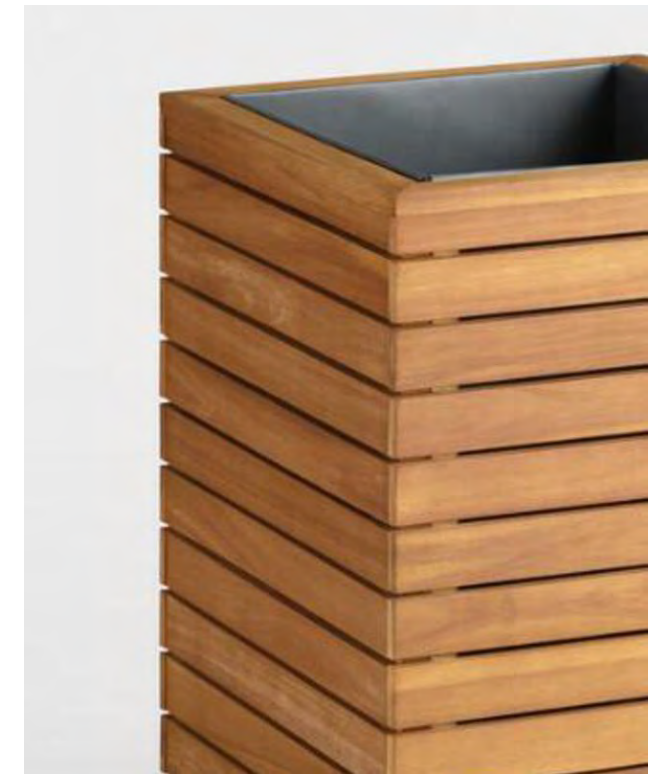




- 01 CAST IN PLACE WALLS & ARCHES  
ARCHITECTURAL CONCRETE
- 02 LOW E CLEAR GLAZING  
WITH U/V PROTECTIVE FILM
- 03 ARCHITECTURAL  
MESH PERFORATED SCREEN
- L1 LED LINEAR CHANNEL  
AROUND SCREEN OPENINGS
- 04 TEAK WOOD BOX  
PLANTER
- 01 CAST IN PLACE SLAB EXTENSION  
ARCHITECTURAL CONCRETE
- 03 ARCHITECTURAL  
MESH PERFORATED SCREEN
- 01 CAST IN PLACE SLAB EXTENSION  
ARCHITECTURAL CONCRETE
- 05 CANOPY OVERHANG  
CHROME FINISH
- 02 LOW E CLEAR GLAZING  
WITH U/V PROTECTIVE FILM
- 01 BASE - KNEEWALL  
CAST IN PLACE  
ARCHITECTURAL CONCRETE



05 ARCHITECTURAL CANOPY OVERHANG  
CHROME FINISH



04 TEAK WOOD BOX PLANTER

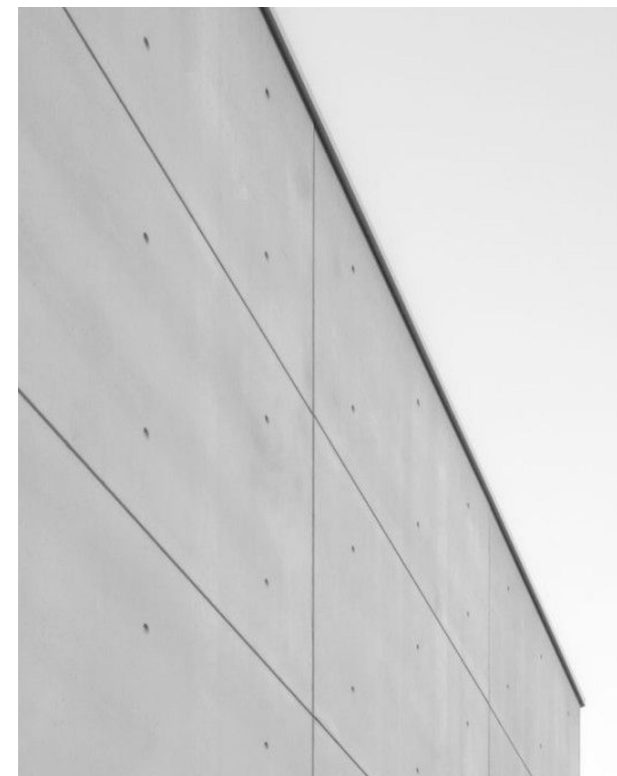
06 RENDERING



03 PERFORATED METAL SCREEN  
WITH HIGH TRANSPARENCY



02 LOW E CLEAR INSULATED GLAZING  
WITH U/V PROTECTIVE FILM



01 CAST IN PLACE ARCHITECTURAL CONCRETE  
WALLS, COLUMNS AND ARCHES



01 CAST IN PLACE ARCHITECTURAL CONCRETE  
SLAB EXTENSION CANOPY



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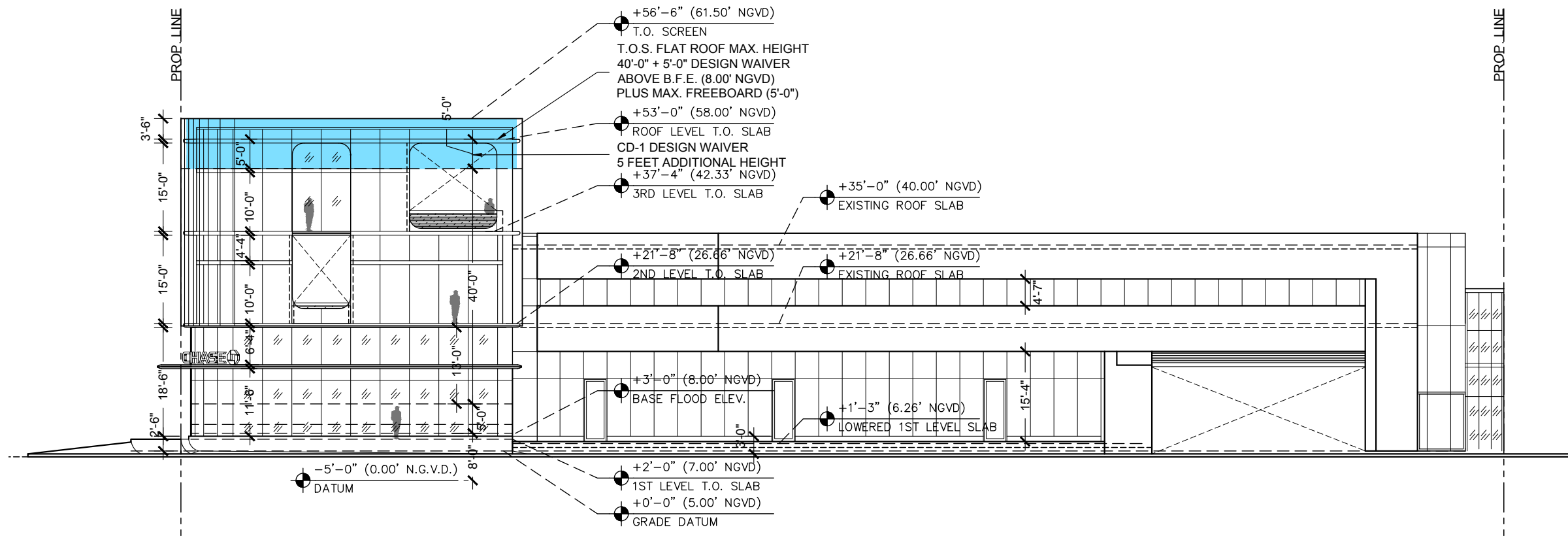
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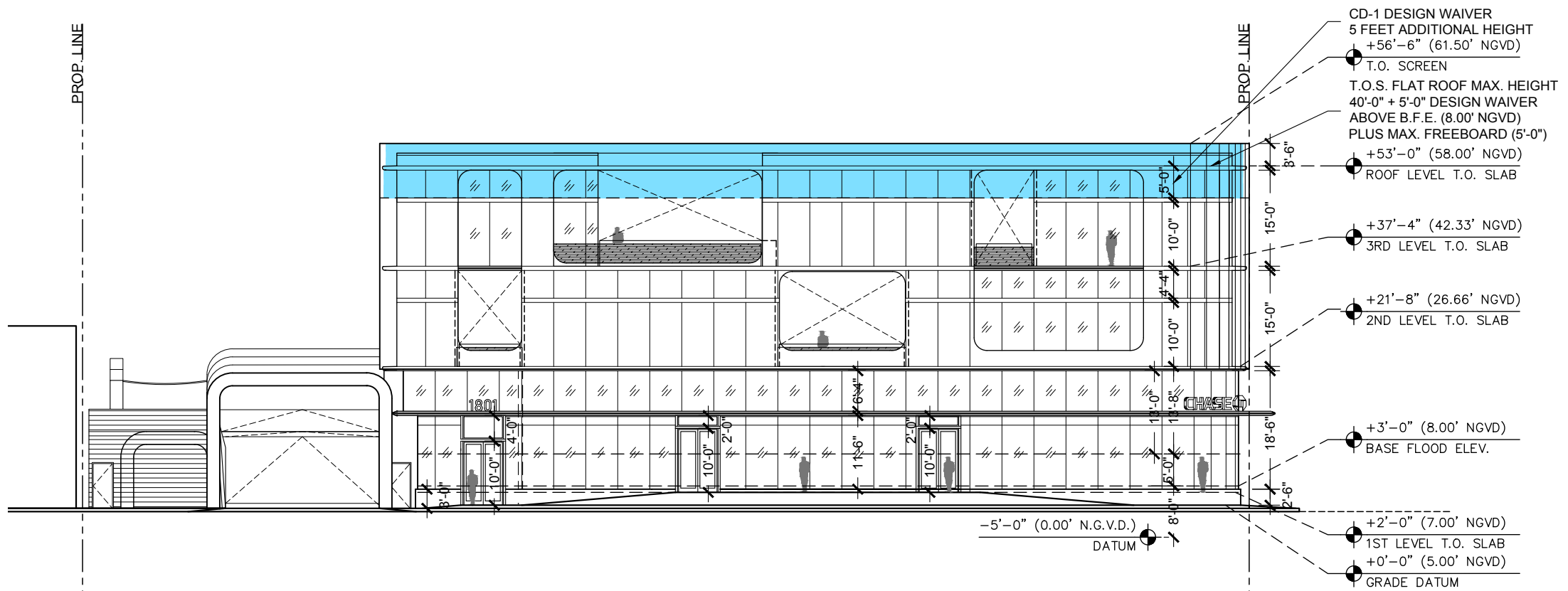
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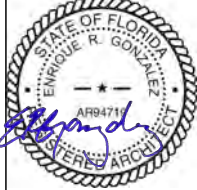
**01 PROPOSED SOUTH ELEVATION WAIVER DIAGRAM**  
 SCALE: 3/64" = 1'-0"



**02 PROPOSED WEST ELEVATION WAIVER DIAGRAM**  
 SCALE: 3/64" = 1'-0"



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**A031**



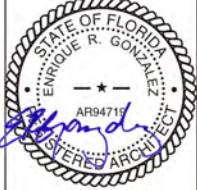
2 | DADE BLVD ELEVATION WITH LANDSCAPE  
SCALE: 3/64" = 1'-0"



1 | ALTON ROAD ELEVATION WITH LANDSCAPE  
SCALE: 3/64" = 1'-0"



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**A030**

OVERALL PLANT LIST

NOTE: FOR EXISTING TREE LIST SEE SHEET LE-1.0

PROPOSED PLANT LIST							
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY	MITIG.
<b>TREES + PALMS</b>							
Rre	<i>Roystonea regia</i>	Florida Royal Palm	45'OA 18"GW 20"CAL	*	*	1	
Bsi	<i>Bursera simaruba</i>	Gumbo Limbo	20' HT 8"-10" DBH	*	*	1	*
Paq	<i>Pachira aquatica</i>	Money Tree	30' OA 18" DBH	*	*	1	*
Spa	<i>Sabal Palmetto</i>	Sabal Palm	24' - 26' CT DBL CURVE	*	*	4	
Dca	<i>Dypsis cabadae</i>	Cabada Palm	10' HT CLUSTER	*	*	1	
Tra	<i>Thrinax radiata</i>	Thatch Palm	10'-14' OA	*	*	2	
Tba	<i>Tabebuia bahamensis</i>	Bahama Tabebuia Tree	14'-16' HT OA 4"-6" DBH	*	*	3	*
Cdi	<i>Coccoloba diversifolia</i>	Pigeon Plum Tree	12' HT 3" DBH	*	*	12	*
Cba	<i>Copernicia baileyana</i>	Bailey's Palm	FG 10'-12' CT	*	*	1	
Bsp	<i>Bucida spinosa</i>	Spiny Black olive Tree	FG 12'-14' OA 3"-4" DBH	*	*	4	
Cer1	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood Tree	18' OA 4"-6" DBH Multi w/ Character	*	*	2	*
Cer2	<i>Conocarpus erectus</i>	Green Buttonwood Tree	18' OA 4"-6" DBH Multi w/ Character	*	*	1	*

<b>SHRUBS + ACENTS</b>							
ZF	<i>Zamia Floridana</i>	Coontie Palm	7G	*	*	12	
PL	<i>Psychotria ligustrifolia</i>	Bahama Coffee	7G	*	*	35	
MG	<i>Myrsine guianensis</i>	Myrsine	25G	*	*	9	
SR	<i>Serenoa Repens</i>	Silver Saw Palmetto	25G @ 4' HT	*	*	15	
TF	<i>Tripsacum floridiana</i>	Gamma Grass	7 GAL	*	*	28	
PG	<i>Philodendron giganteum</i>	Giant Philodendron	25G' 4HT	*	*	5	
PP	<i>Portea petropolitana</i>	Portea Jungles	20" HT	*	*	3	
MF	<i>Myrcianthes fragrans</i>	Simpson Stopper	25G	*	*	43	
CC	<i>Capparis cynophallophora</i>	Jamaican Caper	25G	*	*	19	
CW	<i>Carapa guianensis</i>	Crabwood	25G	*	*	25	

<b>GROUNDCOVERS</b>							
GC	<i>Ernodea littoralis</i>	Golden Creeper	1 GAL @ 18" OC	*	*	201	
BR	<i>Barteria repens</i>	Purple Coral Creeper	1 GAL @ 12" OC	*	*	163	
BM	<i>Philodendron</i>	Burle Marx	3 GAL @ 24" OC	*	*	116	
MD	<i>Monstera Deliciosa</i>	Swis Cheese Palm	3 GAL @ 24" OC	*	*	111	
SF	<i>Nephrolepis exaltata</i>	Sword Fern	1 GAL @ 24" OC	*	*	126	
CN	<i>Clusia Nana</i>	Dwarf Clusia	1 GAL @ 12" OC	*	*	50	
ZF	<i>Zamia pumila</i>	Coontie	3 GAL @ 24" OC	*	*	12	
WF	<i>Microsorium scolopendrium</i>	Wart Fern	1 GAL @ 24" OC	*	*	116	

	Top Soil	50/50.	5'-6" Deep	*	*	275 CY	
	Mulch	Pine Straw	3" Deep. Roll Edges	*	*	137 CY	
	Empire Zoysia	Empire Zoysia		*	*	1,174SF	

LANDSCAPE LEGEND

Transect Zone: CD-1    Lot Area: 47,312.00    Acres: 1.086    REQUIRED/ALLOWED    PROVIDED

TREES

**A. Number of trees required per net lot acre, less existing number of trees**  
 meeting minimum requirements =  
 22 trees x 1.086 net lot acres - number of existing trees (6) = **18    45**

**B. % Natives required: Number of trees provided x 30% =**  
 45 x .30 = 14 Native Trees required    **14    36**

**C. % Drought tolerant and low maintenance:**  
 Number of trees provided x 50% =  
 45 x .5 = 23 Drought & Low Maintenance Trees required    **23    45**

**D. Street Trees (maximum average spacing of 20' o.c.):**  
 237 linear feet along street / 20 =  
 237 / 20 = 12 Street Trees required.    **9    12**

**E. Street trees located directly beneath power lines: (maximum average spacing of 20' o.c.):** \_\_\_\_\_ linear feet along street / 20 = **N/A    N/A**

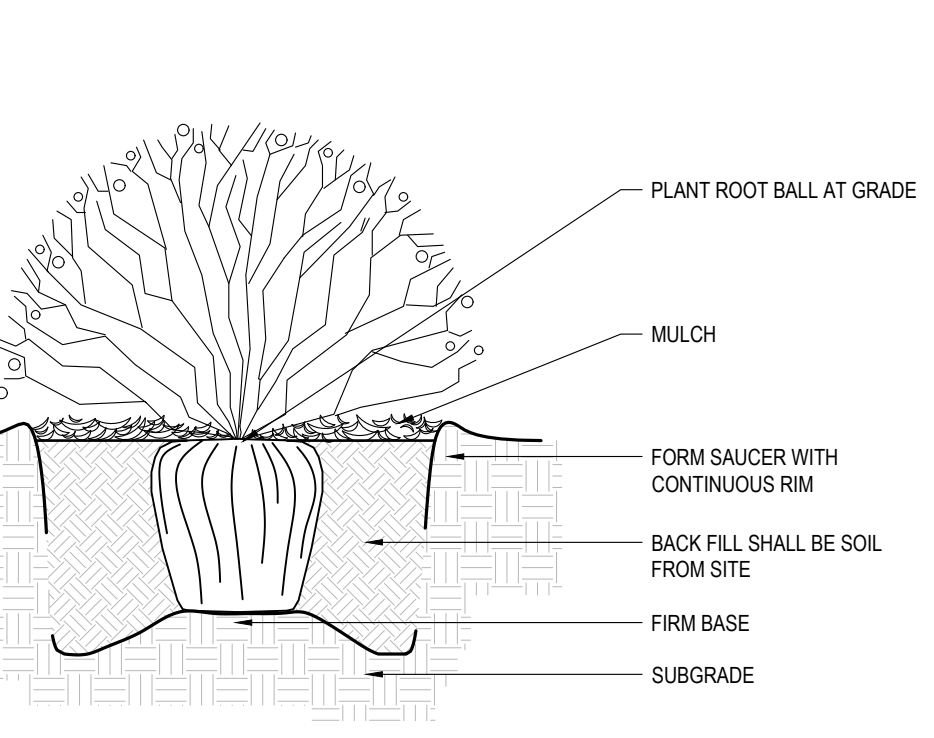
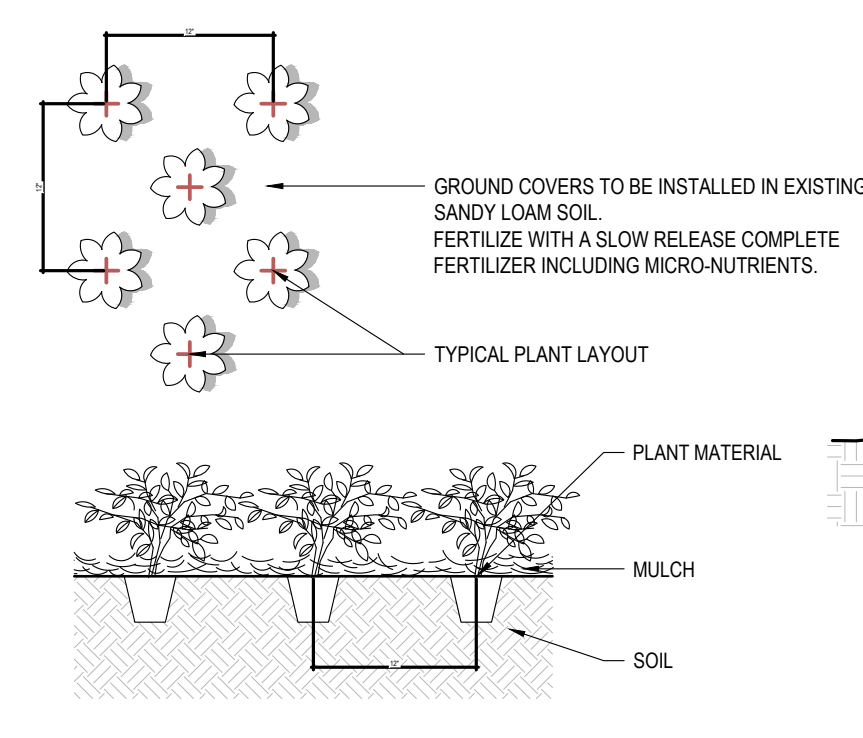
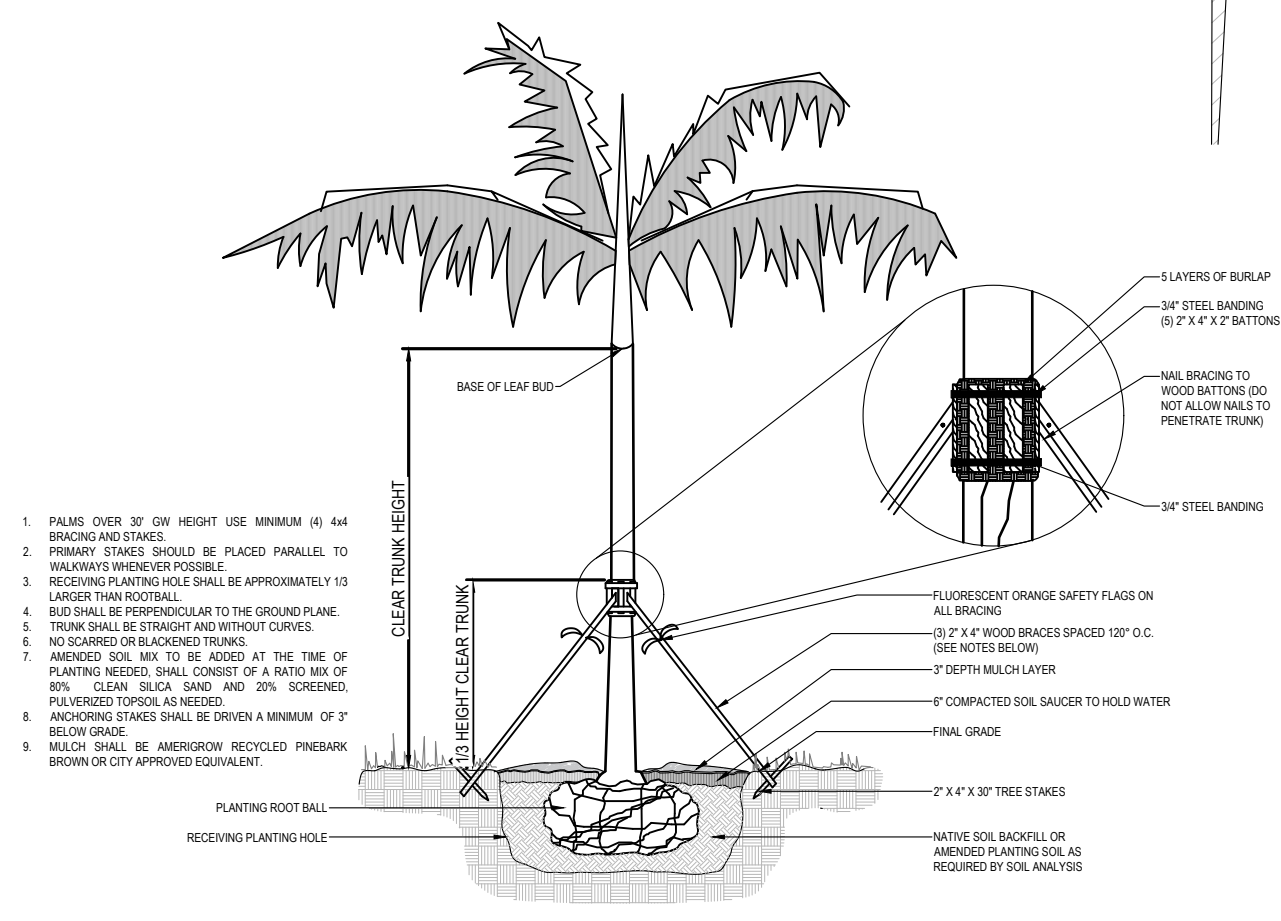
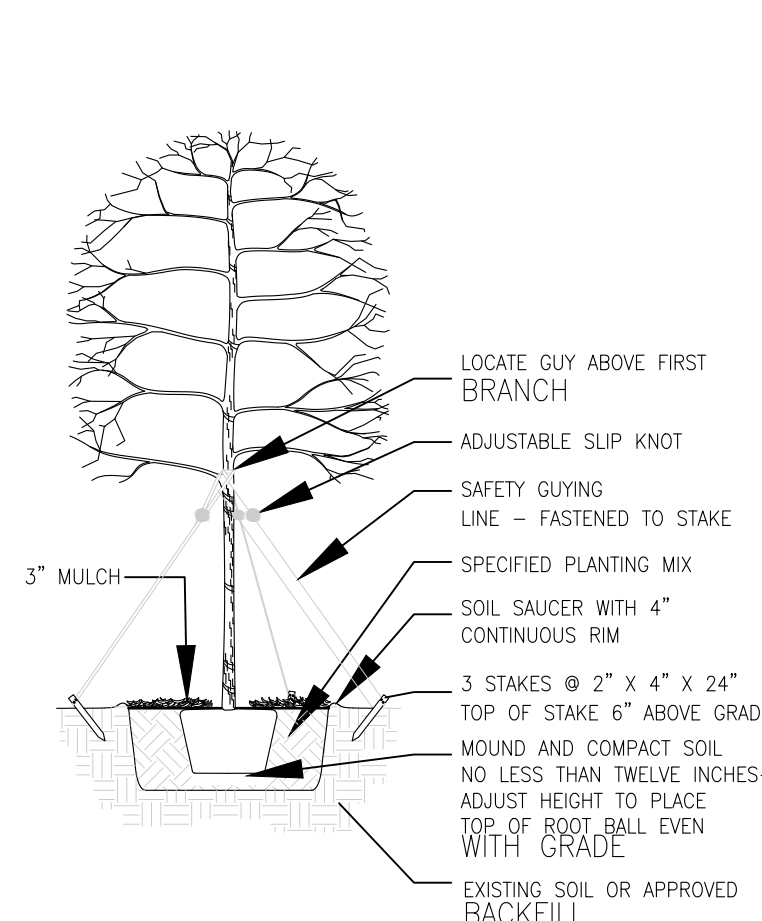
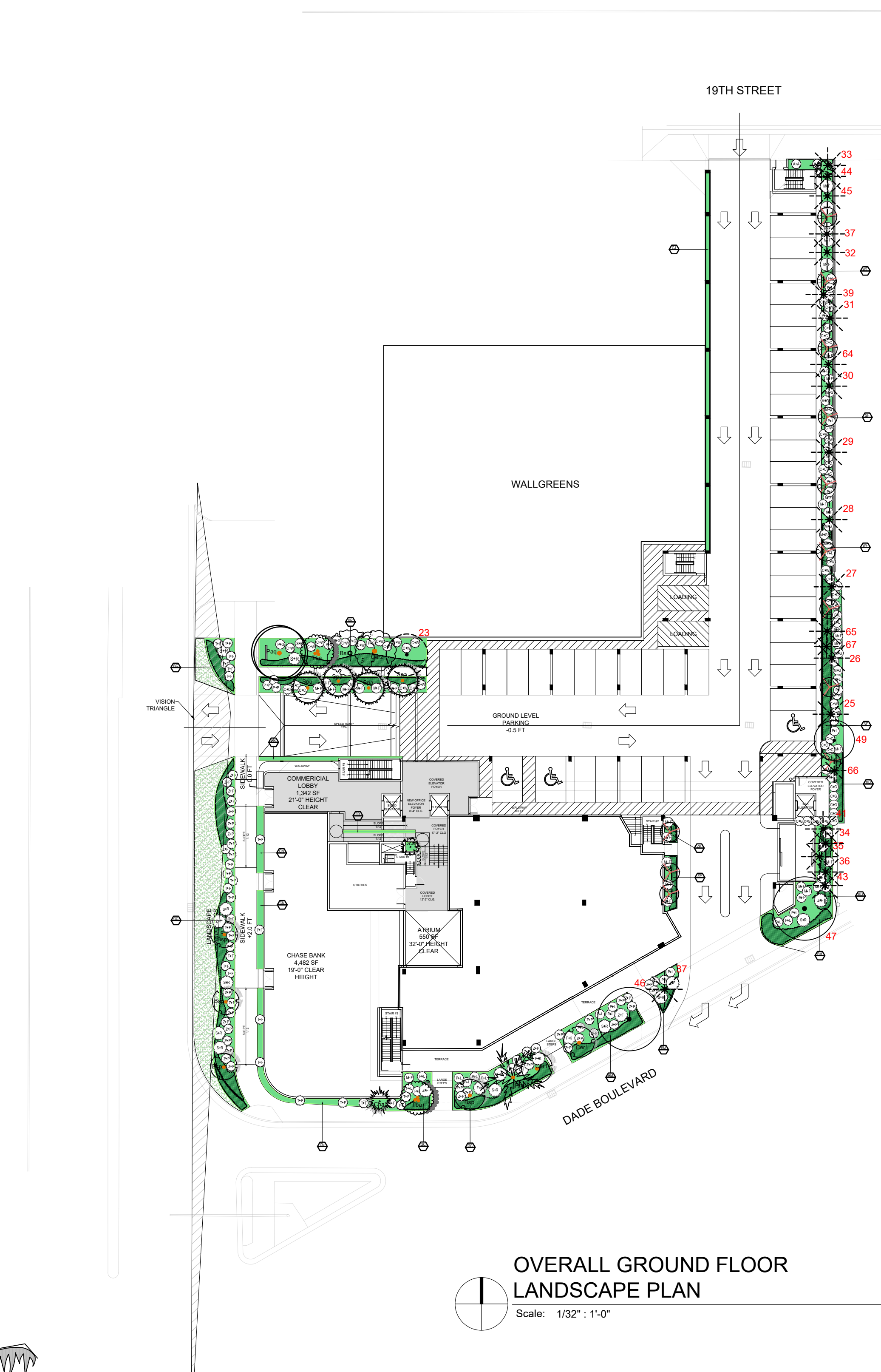
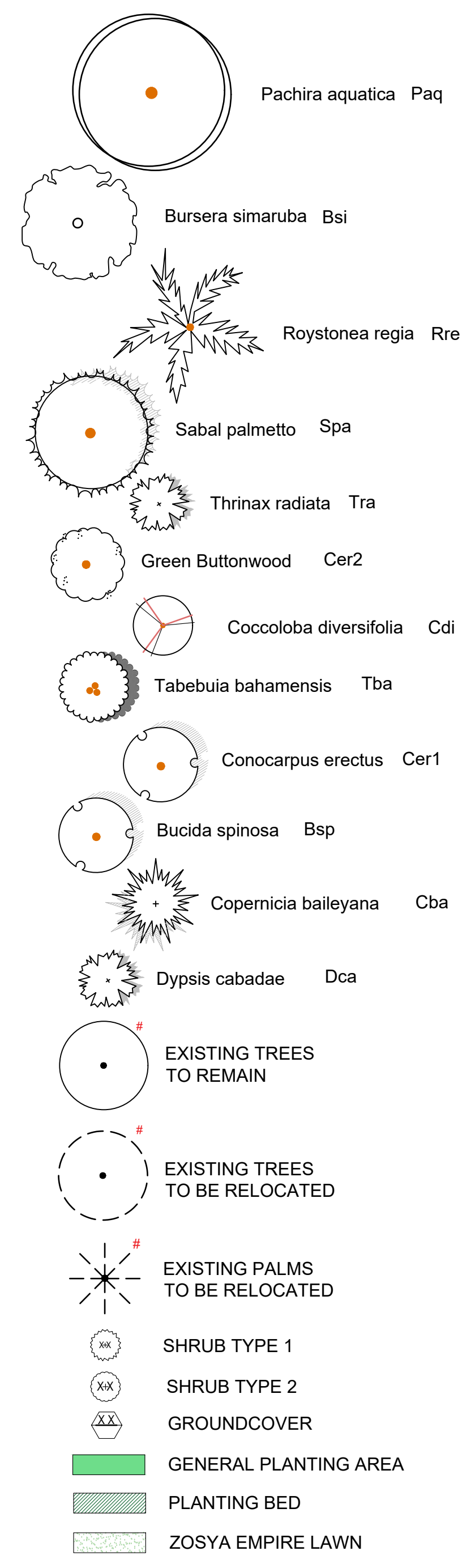
SHRUBS

**A. Number of shrubs required: Number of trees required x 12 =**  
 18 x 12 = 216 Shrubs required    **216    245**

**B. % Native shrubs required: Number of shrubs provided x 30% =**  
 245 x .30 = Native shrubs required    **74    245**

NOTE: Due to FDOT vision triangle restrictions, 9 street trees have been used

PLANT SYMBOLS



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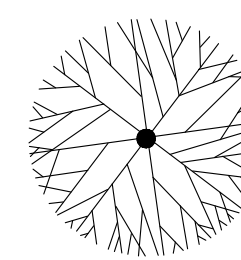
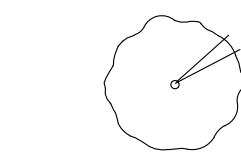



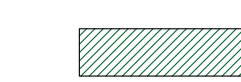

SHEET ISSUE	REV #	DATE	DESCRIPTION
#1	2.26.21	DRB LANDSCAPE	
#2	3.8.21	DRB LANDSCAPE	
#3	6.3.21	DRB LANDSCAPE	

PROJECT #:  
 DRAWN BY: AJ  
 CHECKED BY: VF  
 DATE: 6.3.2021

DISCIPLINE / SHEET TITLE:  
**PROPOSED GROUND FLOOR PLANTING PLAN**

SHEET NUMBER:  
**LP-1.0**

PLANT SYMBOLS

-  RED ACACIA TREE Ase
-  LIGNUM VITAE Lvi
-  SHRUB TYPE 1
-  SHRUB TYPE 2
-  GROUNDCOVER
-  GENERAL PLANTING AREA
-  PLANTING BED

IV. PRODUCT SPECIFICATION:



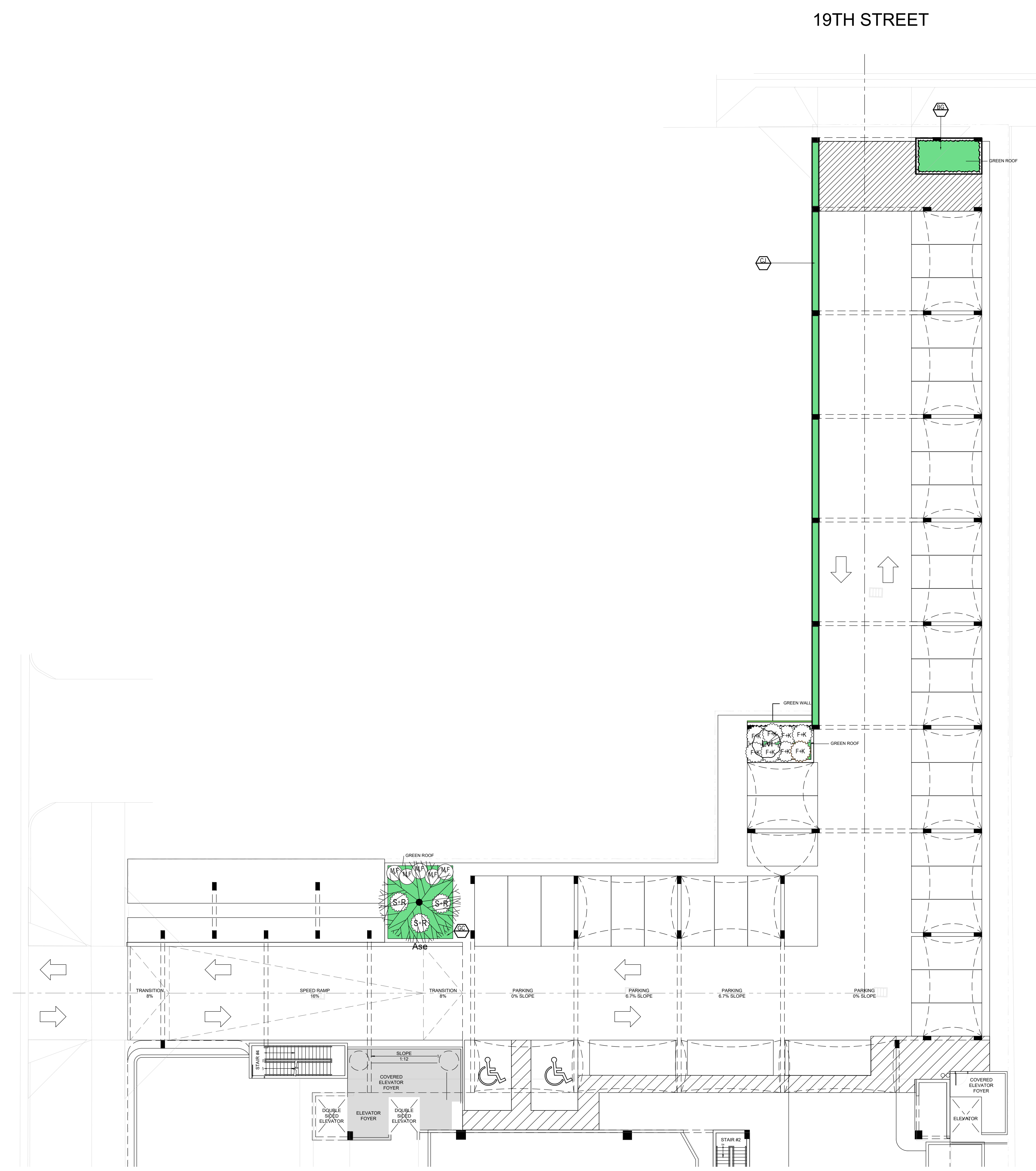
- Standard hydroponic (no soil) panel size: 3' 3"W X 8' 3"H
- Plants per panel: 96 pockets/plants, 4"-6" size planting material
- Perimeter is framed by standard metal powder coated framing/trim (INCLUDED)

LIVING WALL MAINTENANCE

Regular Monthly Maintenance (12 Months Contract): Servicing will occur monthly, during last week of the month. Routine monthly maintenance will include inspection of the irrigation equipment, replenishing water and nutrient solution, pruning and trimming, pest inspection and management, and minor dead plant replacement.

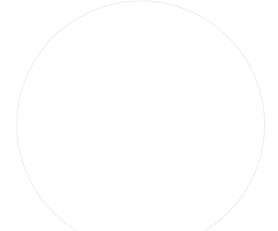


PROPOSED PLANT LIST						
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
<b>TREES + PALMS</b>						
Lvi	<i>Lignum vitae sanctum.</i>	Guaiacum Tree	5' HT 2" DBH	*	*	1
Ase	<i>Vachellia seyal</i>	Red Acacia Tree	15' HT	*	*	1
<b>SHRUBS + ACENTS</b>						
SR	<i>Serenoa Repens</i>	Silver Saw Palmetto	25G @ 4' HT	*	*	3
MF	<i>Myrcianthes fragrans</i>	Simpson Stopper	25G	*	*	2
FK	<i>Pennisetum fakahatchee</i>	Fakahatchee	3 GAL	*	*	8
<b>GROUNDCOVERS</b>						
GC	<i>Ernodea littoralis</i>	Golden Creeper	1 GAL @ 18" OC	*	*	33
CJ	<i>Trachelospermum jasminoides</i>	Confederate Jasmine	3 GAL @ 12" OC	*	*	68
BG	<i>Bougainvillea</i>	Bougainvillea	7 GAL @ 24" OC	*	*	2
	Top Soil	50/50	5"-6" Deep	*	*	15.09 CY
	Mulch	Pine Straw	3" Deep. Roll Edges	*	*	7.55 CY



1.5 LEVEL LANDSCAPE PLAN  
Scale: 1/16" = 1'-0"

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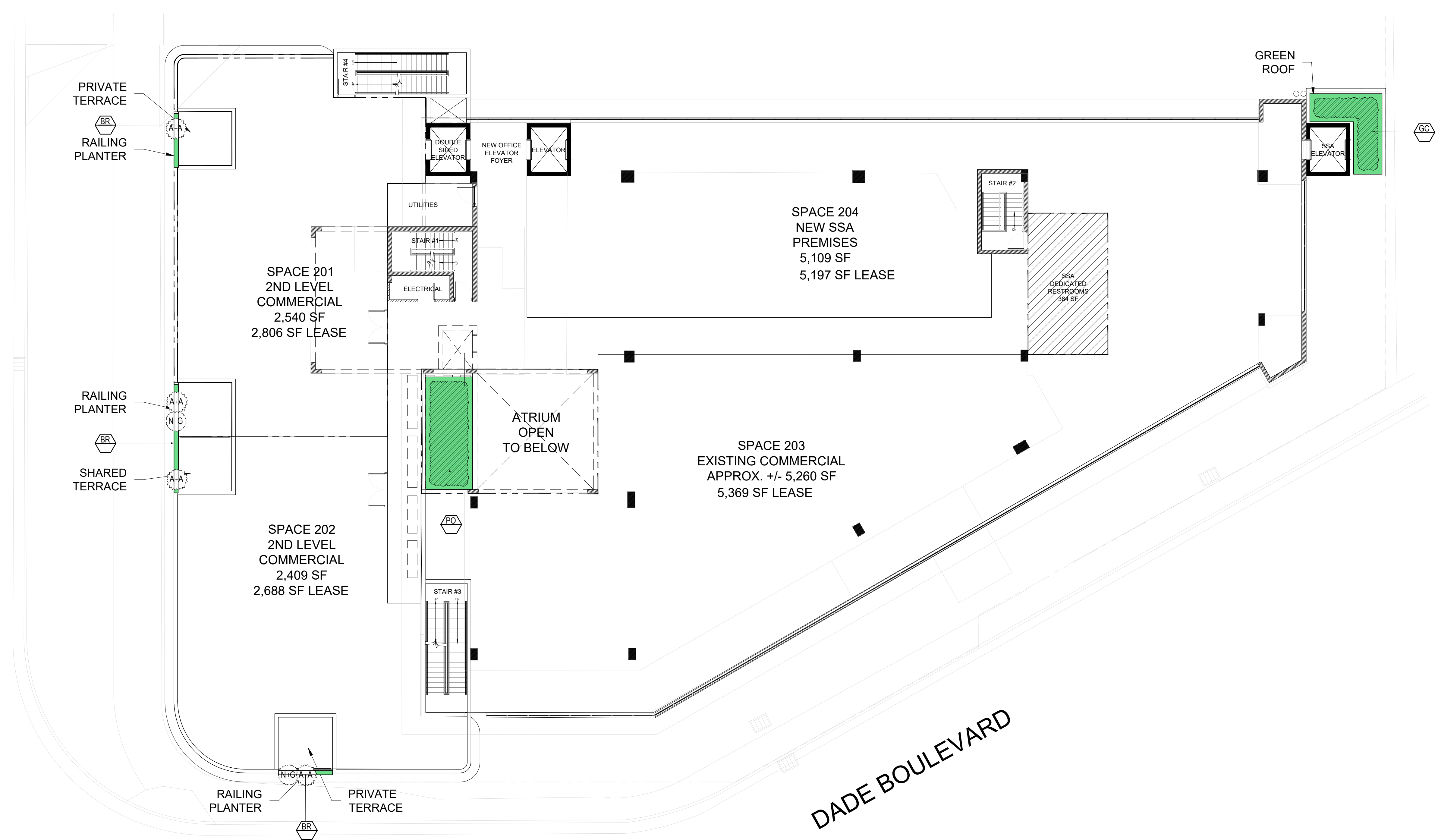
SHEET ISSUE	REV #	DATE	DESCRIPTION
#1	2.26.21		DRB LANDSCAPE
#2	3.8.21		DRB LANDSCAPE
#3	6.3.21		DRB LANDSCAPE

PROJECT #:  
DRAWN BY: AJ  
CHECKED BY: VF  
DATE: 6.3.2021

DISCIPLINE / SHEET TITLE:  
LEVEL 1.5  
LANDSCAPE  
PLAN

SHEET NUMBER:  
LP-2.0

ALTON ROAD  
NORTH BOUND



2ND LEVEL LANDSCAPE PLAN  
Scale: 3/32" = 1'-0"

PLANT SYMBOLS

- SHRUB TYPE 1
- SHRUB TYPE 2
- GROUNDCOVER
- GENERAL PLANTING AREA
- PLANTING BED

PROPOSED PLANT LIST

SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
<b>SHRUBS + ACENTS</b>						
AA	<i>Agave attenuata</i>	Spineless Agave	15G @ 2' HT		*	8
NG	<i>Neomarica gracilis</i>	Apostle's Iris	7 GAL			8
<b>GROUNDCOVERS</b>						
GC	<i>Ernodea littoralis</i>	Golden Creeper	1 GAL @ 18" OC	*	*	30
BR	<i>Barleria repens</i>	Purple Coral Creeper	1 GAL @ 12" OC	*	*	27
PO	<i>Peperomia obtusifolia</i>	Peperomia	1 GAL @ 12" OC			34
	Top Soil	50/50.	5"-6" Deep	*		3.34 CY
	Mulch	Pine Straw	3" Deep. Roll Edges			6.69 CY

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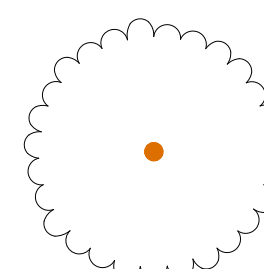
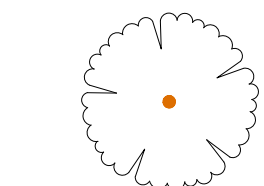


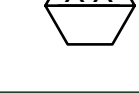

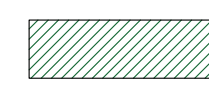
REV #	DATE	DESCRIPTION
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#2	3.8.21	DRB LANDSCAPE
#3	6.3.21	DRB LANDSCAPE

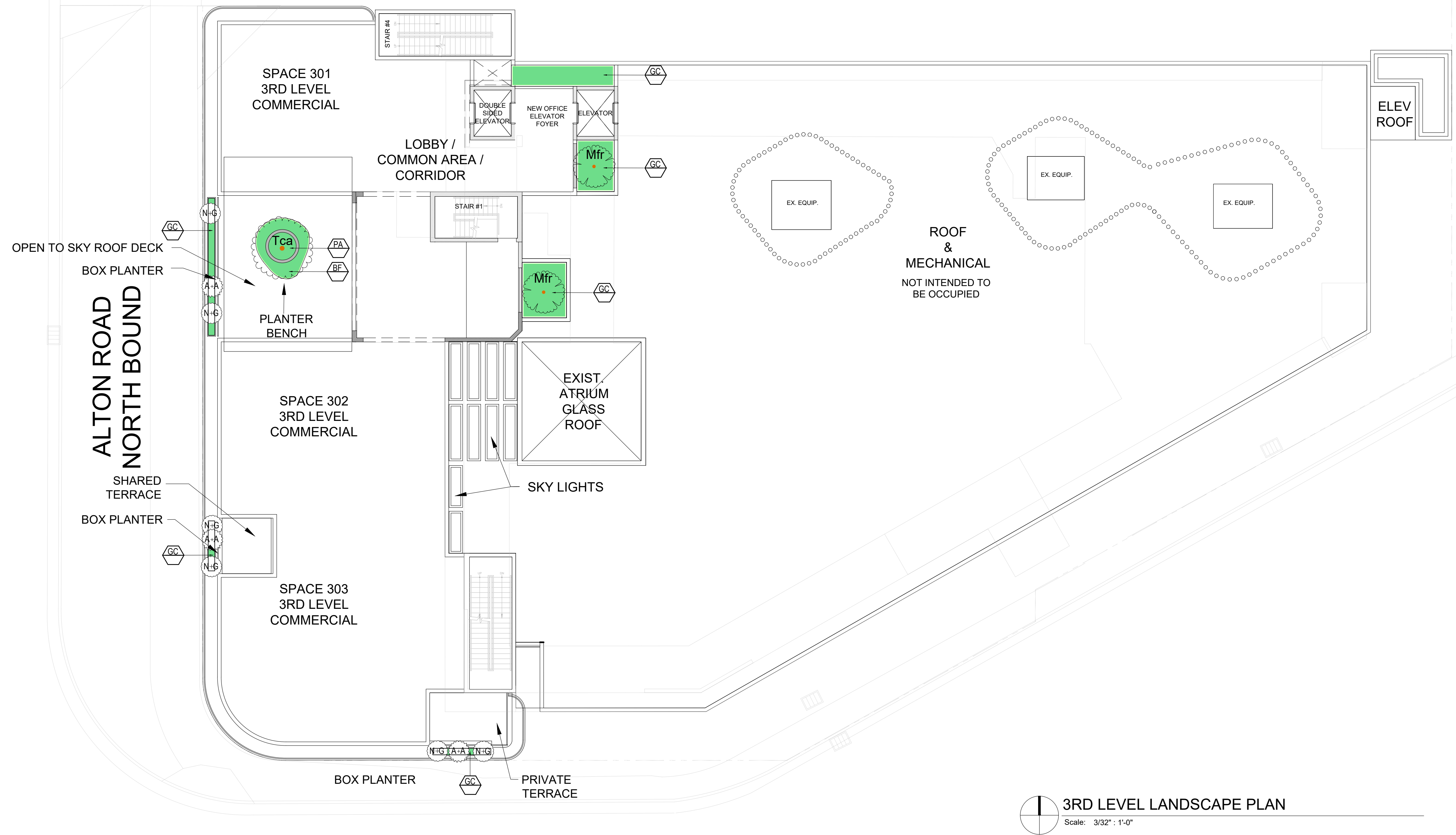
PROJECT #:  
DRAWN BY: AJ  
CHECKED BY: VF  
DATE: 6.3.2021

DISCIPLINE / SHEET TITLE:  
LEVEL 2  
LANDSCAPE  
PLAN

SHEET NUMBER:  
LP-3.0

PLANT SYMBOLS

-  Yellow tabebuia Tca
-  Myrcianthes fragrans Mfr
-  SHRUB TYPE 1
-  SHRUB TYPE 2
-  GROUNDCOVER
-  GENERAL PLANTING AREA
-  PLANTING BED

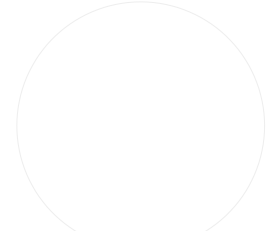


3RD LEVEL LANDSCAPE PLAN  
Scale: 3/32" = 1'-0"

PROPOSED PLANT LIST

SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY	MITIG.
<b>TREES + PALMS</b>							
Tca	<i>Tabebuia caraiba</i>	Yellow Tabebuia Tree	14'-16' HT OA 6"-8" DBH		*	1	*
Mfr	<i>Myrcianthes fragrans</i>	Simpson Stopper Tree	65G 8'-10' OA Multi 2"-3" DBH	*	*	3	*
<b>SHRUBS + ACENTS</b>							
AA	<i>Agave attenuata</i>	Spineless Agave	15G @ 2' HT			8	
NG	<i>Neomarica gracilis</i>	Apostle's Iris	7 GAL			8	
<b>GROUNDCOVERS</b>							
GC	<i>Ernodea littoralis</i>	Golden Creeper	1 GAL @ 18" OC	*	*	26	
BF	<i>Bulbines frutescens</i>	Bulbines	1 GAL @ 12" OC			15	
PA	<i>Pilea glauca</i>	Aquamarine	1 GAL @ 18" OC			80	
	Top Soil	50/50.	5"-6" Deep	*		2.46 CY	
	Mulch	Pine Straw	3" Deep. Roll Edges			1.23 CY	

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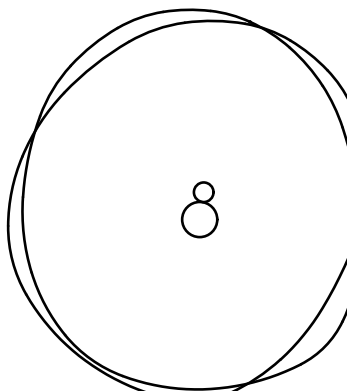
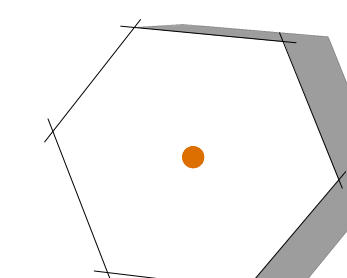
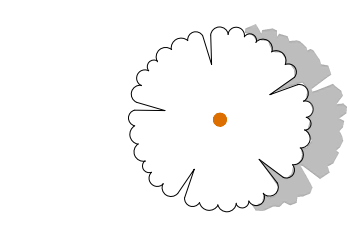
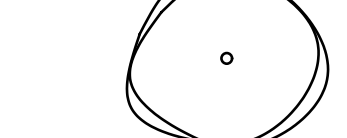


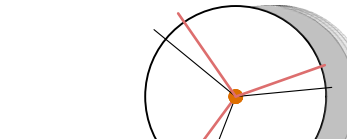

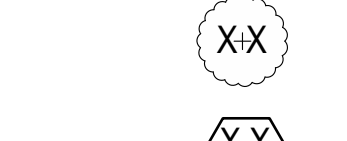
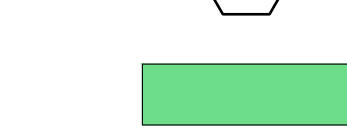


REV #	DATE	DESCRIPTION
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#2	3.8.21	DRB LANDSCAPE
#3	6.3.21	DRB LANDSCAPE

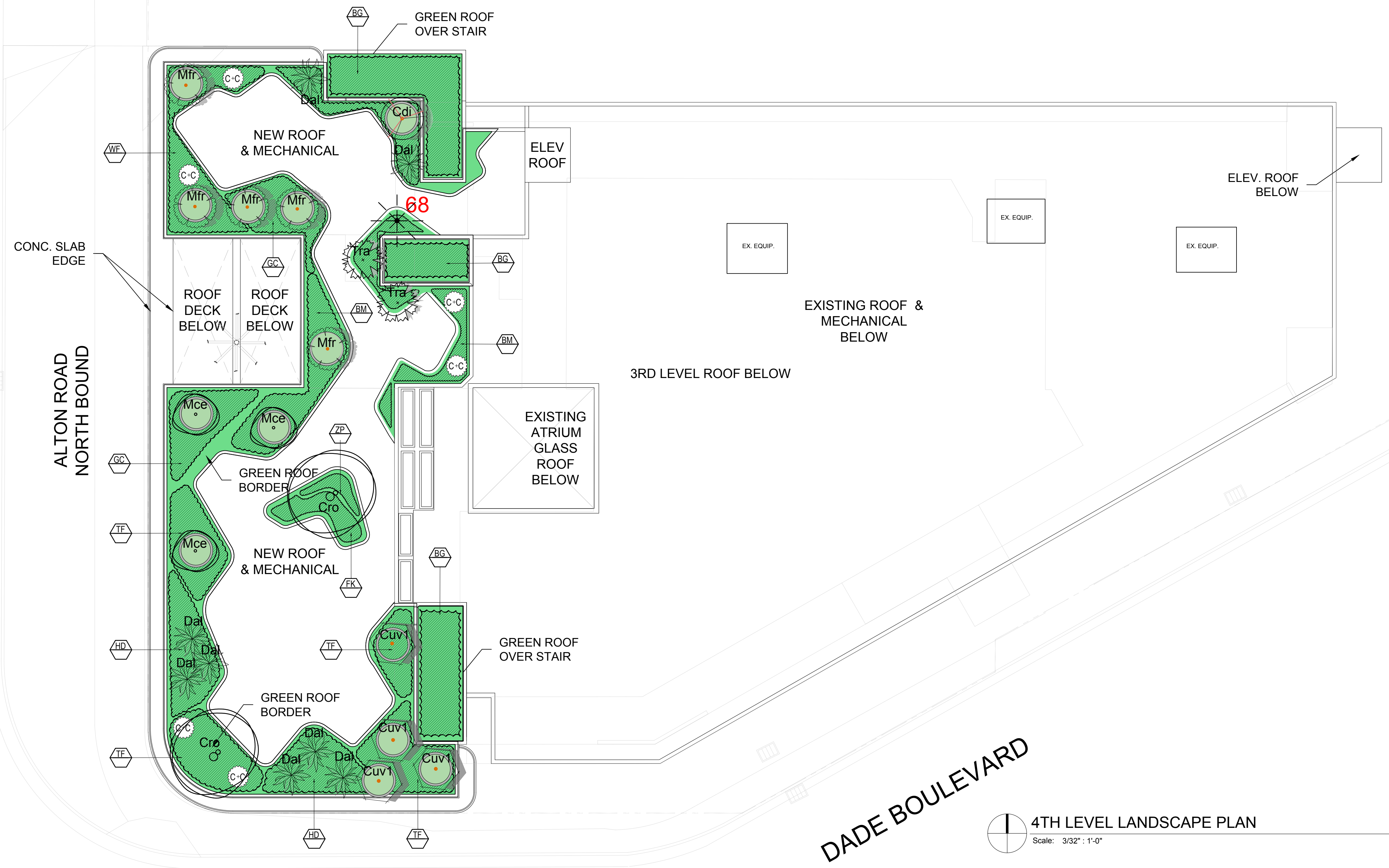
PROJECT #:  
DRAWN BY: AJ  
CHECKED BY: VF  
DATE: 6.3.2021

DISCIPLINE / SHEET TITLE:  
LEVEL 3  
LANDSCAPE  
PLAN

SHEET NUMBER:  
LP-4.0

PLANT SYMBOLS

-  Clusia Rosea Cro
-  Coccoloba uvifera Cuv1
-  Myrcianthes fragrans Mfr
-  Myrica cerifera Mce
-  Dyctiosperma album Dal
-  Thrinax radiata Tra
-  Coccoloba diversifolia Cdi
-  SHRUB TYPE 1
-  SHRUB TYPE 2
-  GROUNDCOVER
-  GENERAL PLANTING AREA
-  PLANTING BED



4TH LEVEL LANDSCAPE PLAN  
Scale: 3/32" = 1'-0"

PROPOSED PLANT LIST

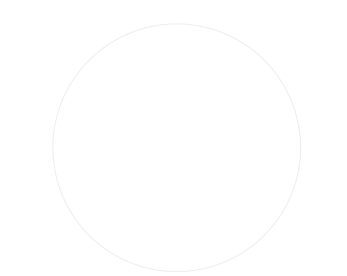
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY	MITIG.
<b>TREES + PALMS</b>							
Cro	<i>Clusia rosea</i>	Autograph Tree	16-18' OA HT w/ character 4"-6" DBH	*	*	2	*
Dal	<i>Dyctiosperma album</i>	Princess Palm	8'-9' OA HT	*	*	8	*
Tra	<i>Thrinax radiata</i>	Thatch Palm	10'-14' OA	*	*	2	*
Cdi	<i>Coccoloba diversifolia</i>	Pigeon Plum Tree	12' HT 3" DBH	*	*	1	*
Mce	<i>Myrica cerifera</i>	Wax Myrtle Tree	65G 8'-10' OA Multi 2"-3" DBH	*	*	3	*
Mfr	<i>Myrcianthes fragrans</i>	Simpson Stopper Tree	65G 8'-10' OA Multi 2"-3" DBH	*	*	5	*
Cuv1	<i>Coccoloba uvifera</i>	Sea Grape Tree	12' HT 2"-3" DBH Multi w/ Character	*	*	4	*
<b>SHRUBS + ACENTS</b>							
CC	<i>Capparis cynophallophora</i>	Jamaican Caper	25G	*	*	6	*
<b>GROUNDCOVERS</b>							
GC	<i>Ernodea littoralis</i>	Golden Creeper	1 GAL @ 18" OC	*	*	21	
TF	<i>Tripsacum floridiana</i>	Gamma Grass	3 GAL @ 24" OC	*	*	16	
BM	<i>Philodendron</i>	Burle Marx	3 GAL @ 24" OC	*	*	52	
FK	<i>Pennisetum fakahatchee</i>	Fakahatchee Grass	3 GAL @ 24" OC	*	*	5	
BG	<i>Bougainvillea</i>	Bougainvillea	7 GAL @ 36" OC	*	*	3	
ZP	<i>Zamia pumila</i>	Coontie	3 GAL @ 24" OC	*	*	35	
HD	<i>Helianthus debilis</i>	Dune Sunflower	1 GAL @ 18" OC	*	*	85	
WF	<i>Microsorium scolopendrium</i>	Wart Fern	1 GAL @ 24" OC	*	*	74	
	Top Soil	50/50	5'-6" Deep	*		25.56 CY	
	Mulch	Pine Straw	3" Deep, Roll Edges			51.11 CY	

GREEN ROOF COVERAGE

NEW ROOF OVERALL (SF)	5,151 SF
GREEN ROOF COVERAGE (SF)	3,053 SF 59%

NOTE: 50% OF THE NEW ROOF SHALL ACCOMMODATE A GREEN ROOF. PENDING STRUCTURAL EVALUATION OF EXISTING BUILDING TO ACCOMMODATE LARGER TREES DUE TO TREE MITIGATION OR MINIMUM NUMBER OF CANOPY TREES. SEE ROOF AREA CALCULATION SHOWING COMPLIANCE IN TABLE ON THIS SHEET.

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SHEET ISSUE:

REV #	DATE	DESCRIPTION
#1	2.26.21	DRB LANDSCAPE
#2	3.8.21	DRB LANDSCAPE
#3	6.3.21	DRB LANDSCAPE

PROJECT #:  
DRAWN BY: AJ  
CHECKED BY: VF  
DATE: 6.3.2021

DISCIPLINE / SHEET TITLE:  
**LEVEL 4 LANDSCAPE PLAN**

SHEET NUMBER:  
**LP-5.0**





GUMBO LIMBO



PACHIRA AQUATICA



BAHAMA TABEBUIA



SABAL PALM



SIMPSON STOPPER



ROYAL PALM



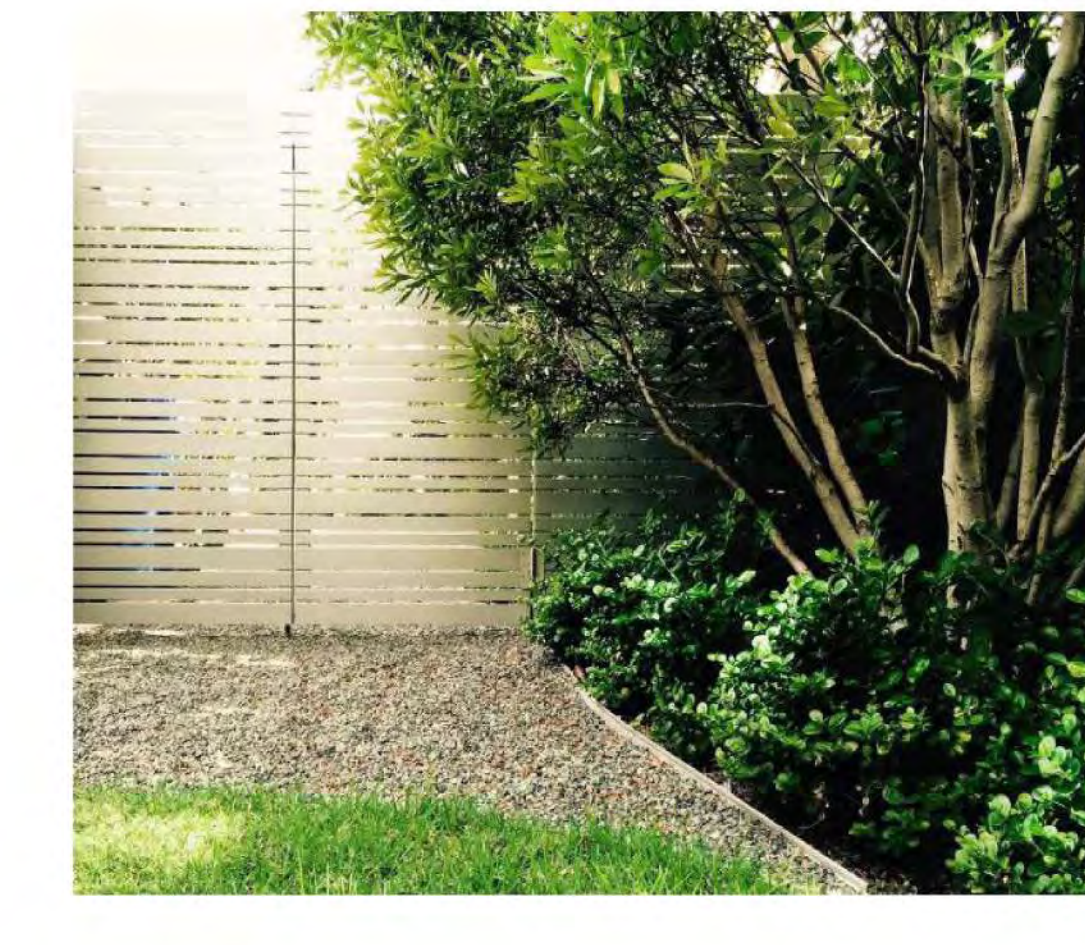
SILVER SAW PALMETTO



GREEN THATCH PALM



MYRSINE GUIANENSIS



WAX MYRTLE



SILVER BUTTONWOOD



CLUSIA GUTTIFERA



PORTEA JUNGLES



COONTIE



PHILODENDRON GIGANTEUM



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SHEET ISSUE:		
REV #	DATE	DESCRIPTION
#1	2.26.21	DRG LANDSCAPE
#2	3.8.21	DRG LANDSCAPE
#3	6.3.21	DRG LANDSCAPE

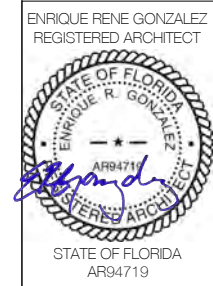
PROJECT #:  
DRAWN BY: A.J  
CHECKED BY: VF  
DATE: 6.3.2021

DISCIPLINE / SHEET TITLE:

REFERENCE  
PLANT  
IMAGES

SHEET NUMBER:

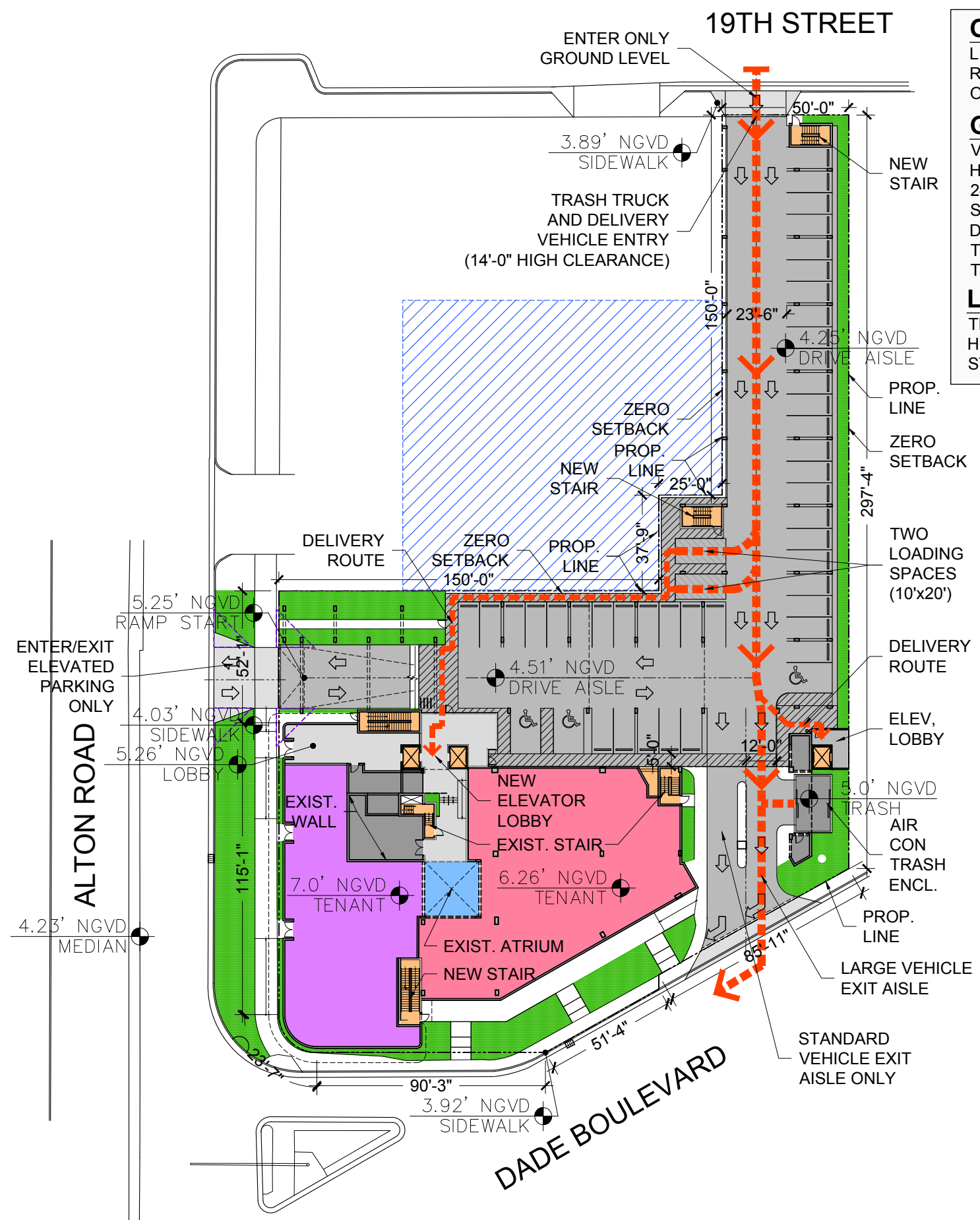
LP-6.0



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

02-16-2021  
FIRST SUB  
03-08-2021  
FINAL SUB  
06-07-2021  
DRB REV

**A032**

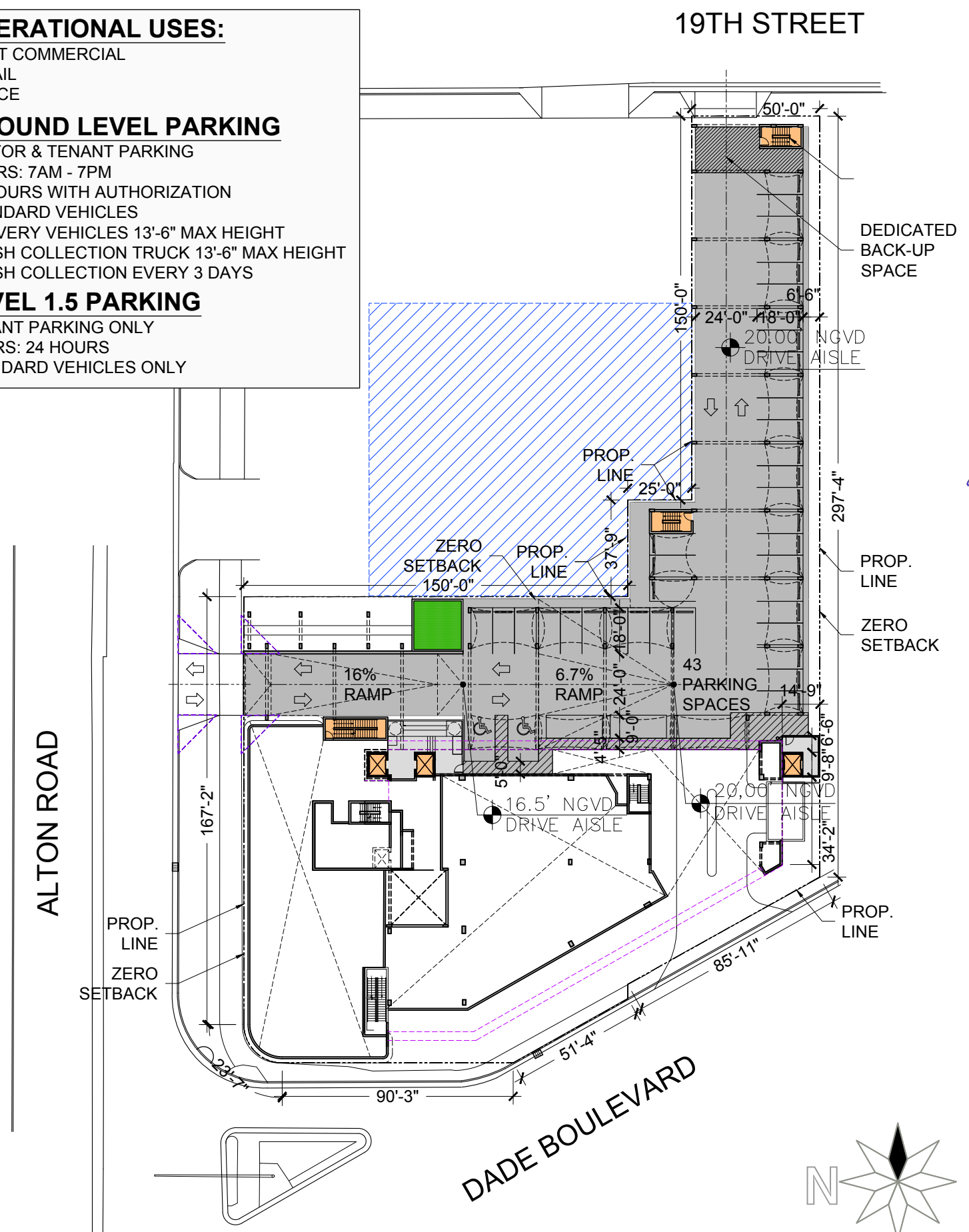


**OPERATIONAL USES:**  
LIGHT COMMERCIAL  
RETAIL  
OFFICE

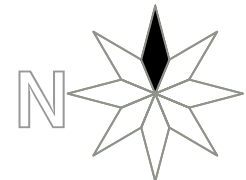
**GROUND LEVEL PARKING**  
VISITOR & TENANT PARKING  
HOURS: 7AM - 7PM  
24 HOURS WITH AUTHORIZATION  
STANDARD VEHICLES  
DELIVERY VEHICLES 13'-6" MAX HEIGHT  
TRASH COLLECTION TRUCK 13'-6" MAX HEIGHT  
TRASH COLLECTION EVERY 3 DAYS

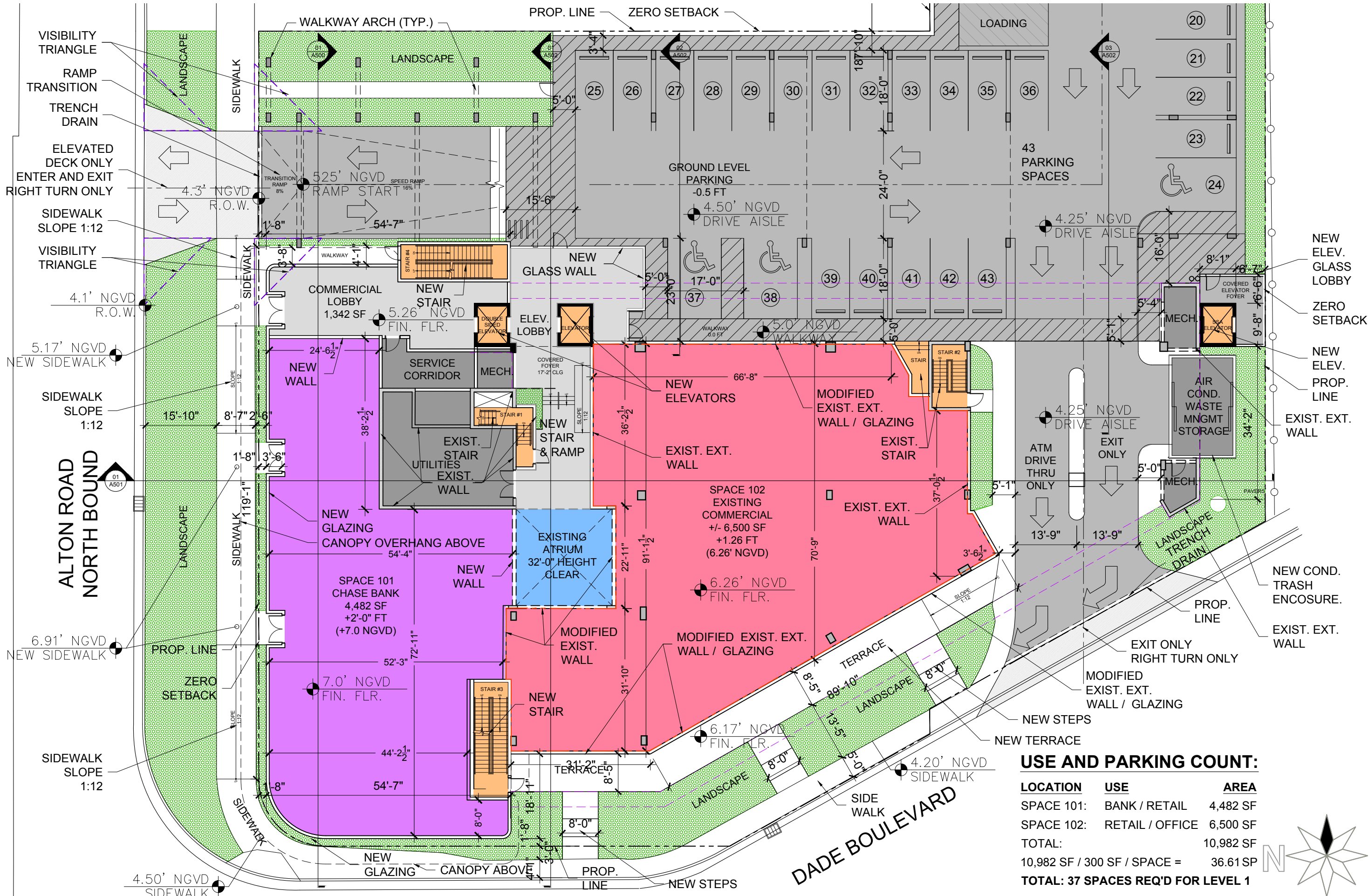
**LEVEL 1.5 PARKING**  
TENANT PARKING ONLY  
HOURS: 24 HOURS  
STANDARD VEHICLES ONLY

**01 GROUND LEVEL OPERATIONAL PLAN**  
SCALE: 1" = 50'-0"



**02 LEVEL 1.5 PARKING OPERATIONAL PLAN**  
SCALE: 1" = 50'-0"

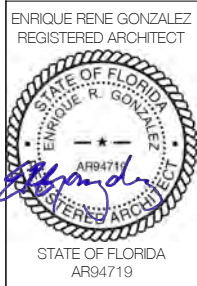




**USE AND PARKING COUNT:**

LOCATION	USE	AREA
SPACE 101:	BANK / RETAIL	4,482 SF
SPACE 102:	RETAIL / OFFICE	6,500 SF
TOTAL:		10,982 SF
TOTAL: 10,982 SF / 300 SF / SPACE =		36.61 SP
<b>TOTAL: 37 SPACES REQ'D FOR LEVEL 1</b>		

**01 PROPOSED GROUND LEVEL PLAN**  
SCALE: 1" = 20'-0"

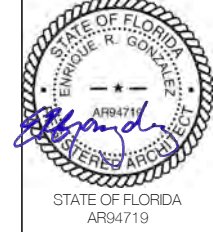


**COMMERCIAL ADDITION  
TO EXISTING BUILDING**  
1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

02-16-2021  
FIRST SUB  
03-08-2021  
FINAL SUB  
06-07-2021  
DRB REV



ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT



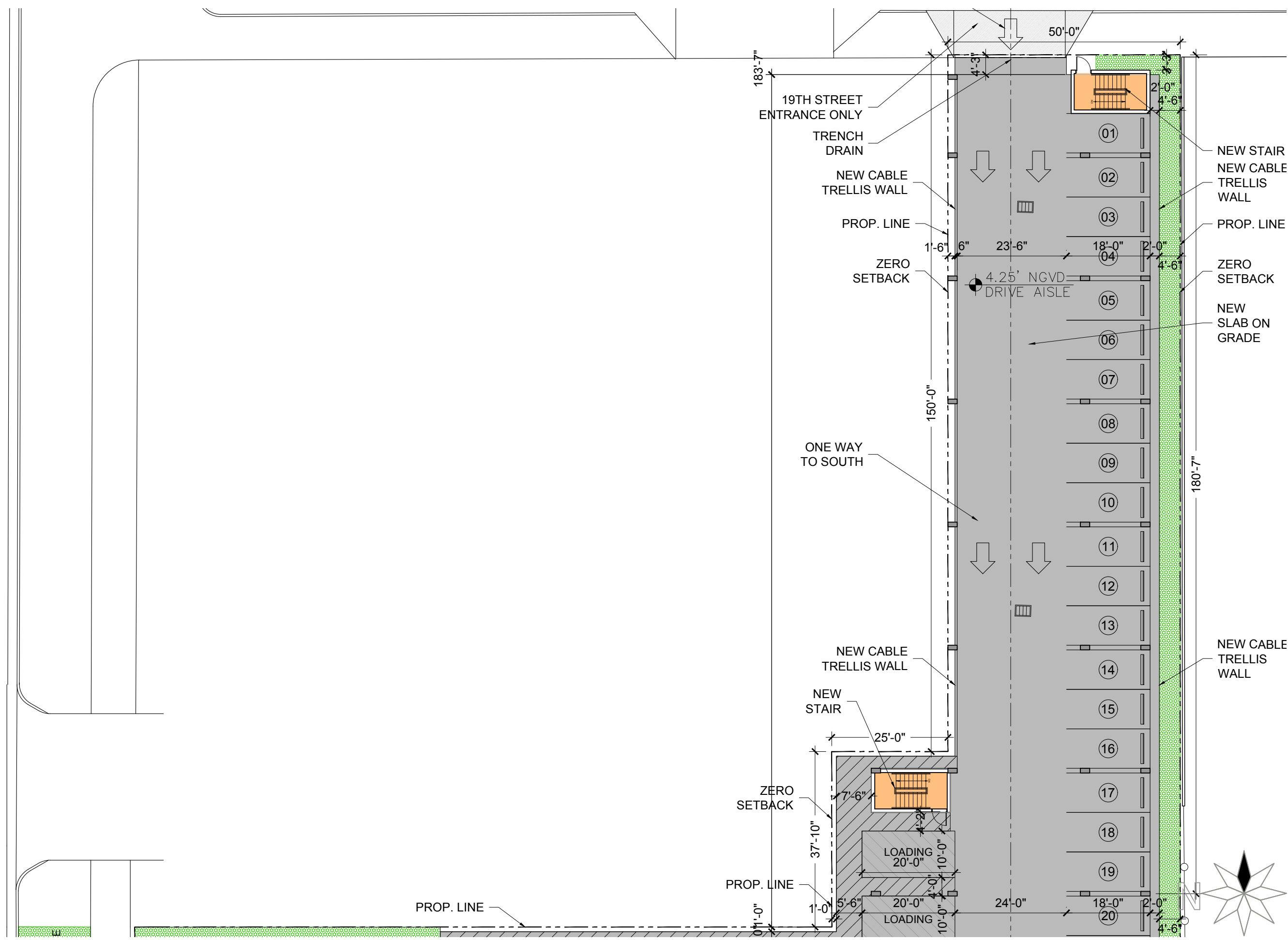
COMMERCIAL ADDITION  
TO EXISTING BUILDING  
1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

02-16-2021  
FIRST SUB

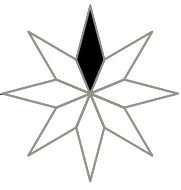
03-08-2021  
FINAL SUB

06-07-2021  
DRB REV

A101

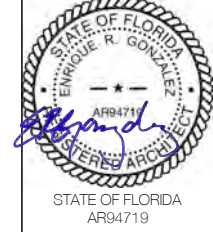


01 PROPOSED GROUND LEVEL PLAN - NORTH  
SCALE: 1" = 20'-0"





ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT



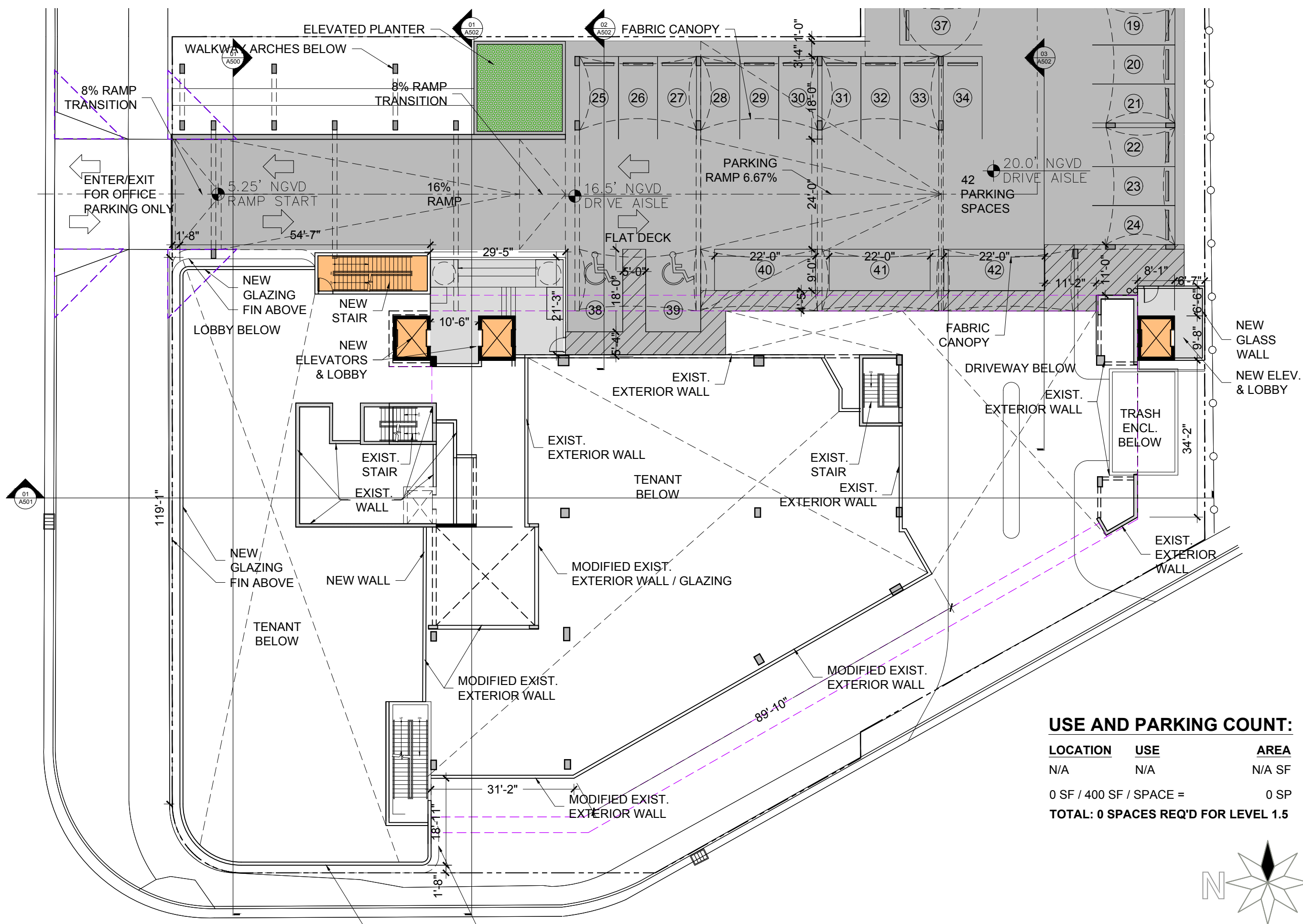
COMMERCIAL ADDITION  
TO EXISTING BUILDING  
1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

02-16-2021  
FIRST SUB

03-08-2021  
FINAL SUB

06-07-2021  
DRB REV

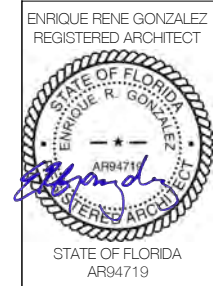
**A102**



**USE AND PARKING COUNT:**

LOCATION	USE	AREA
N/A	N/A	N/A SF
0 SF / 400 SF / SPACE =		0 SP
<b>TOTAL: 0 SPACES REQ'D FOR LEVEL 1.5</b>		

**01 PROPOSED LEVEL 1.5 PARKING PLAN**  
SCALE: 1" = 20'-0"



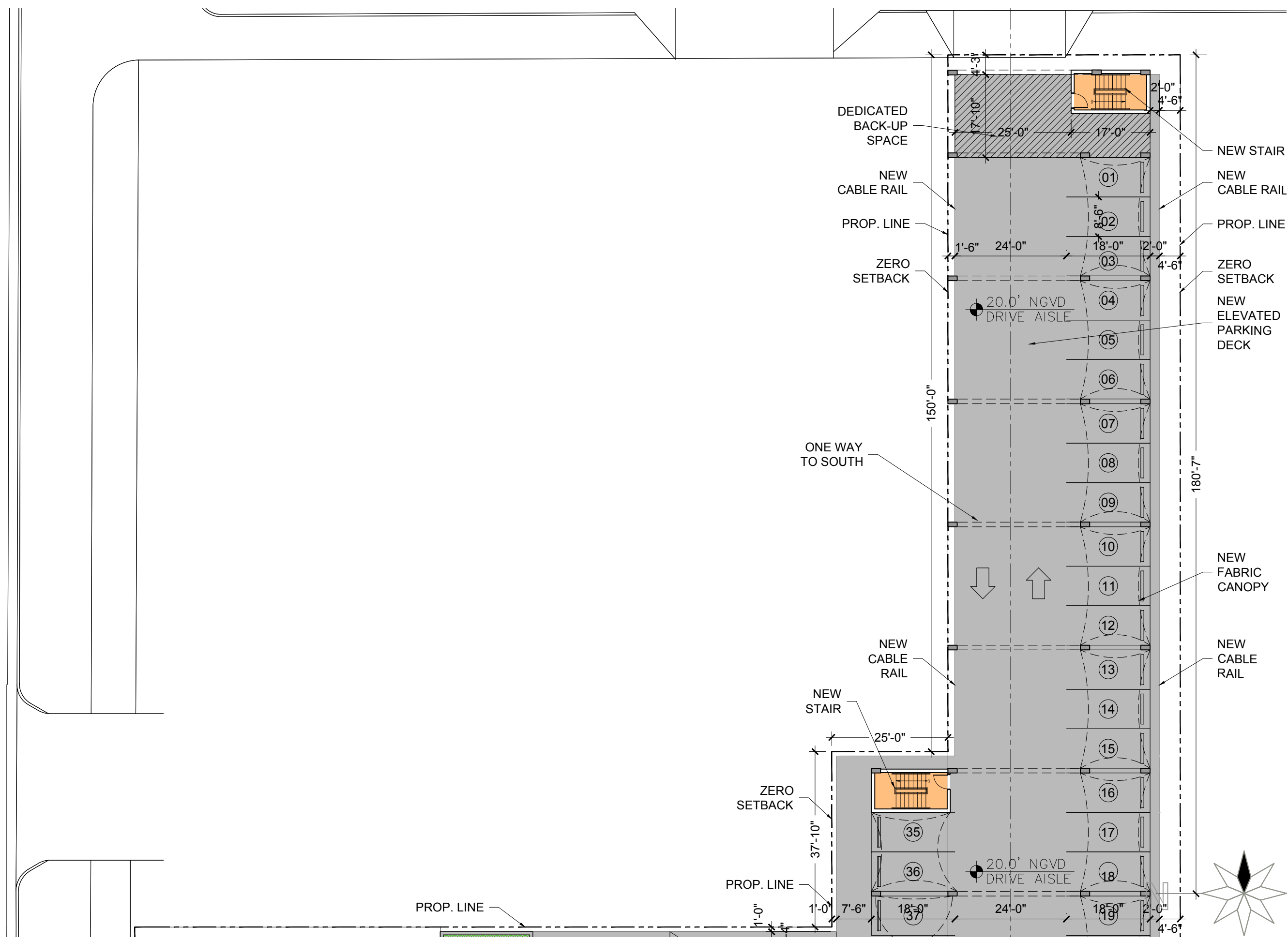
COMMERCIAL ADDITION  
TO EXISTING BUILDING  
1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

02-16-2021  
FIRST SUB

03-08-2021  
FINAL SUB

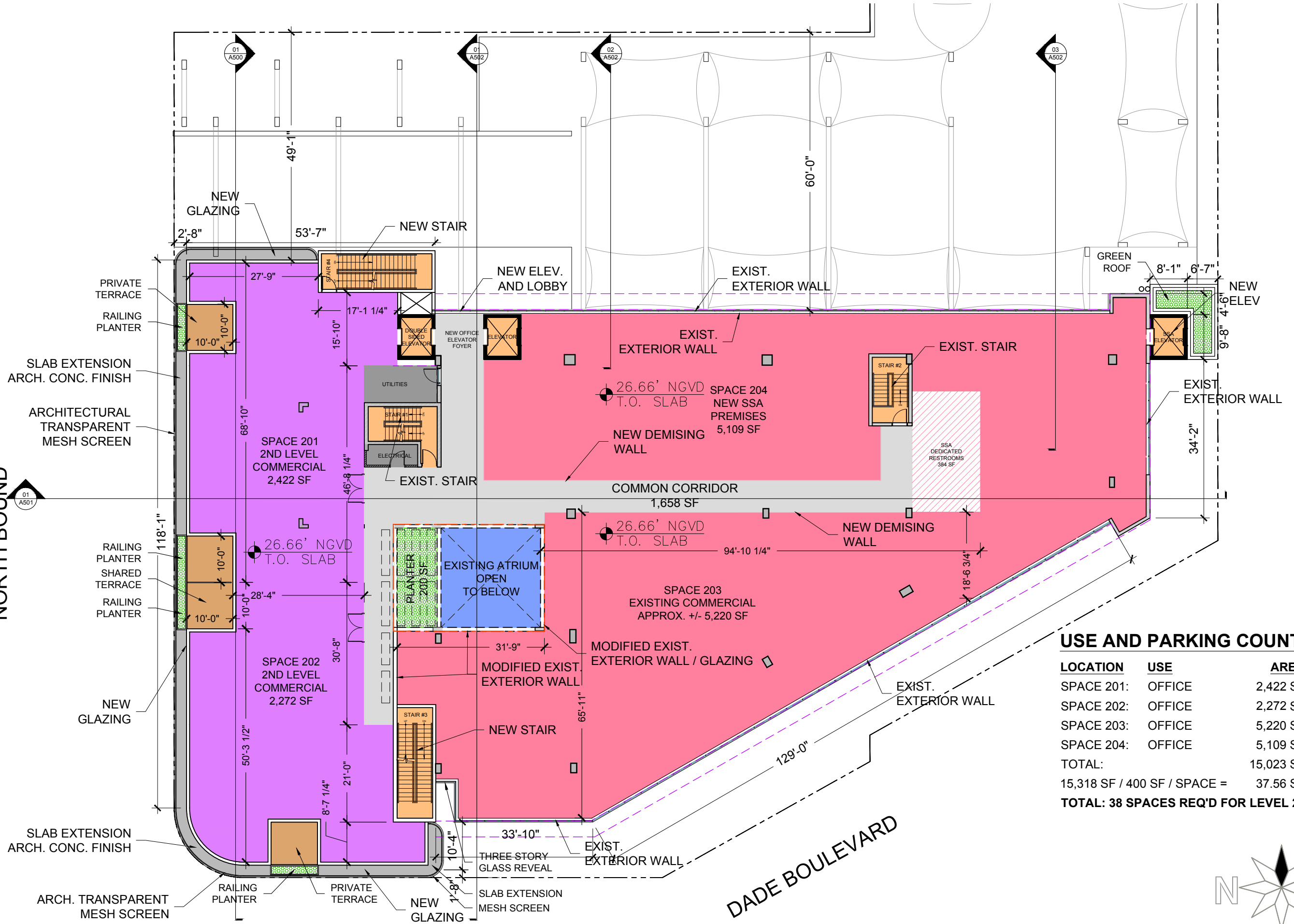
06-07-2021  
DRB REV

A103



01 PROPOSED LEVEL 1.5 PARKING PLAN - NORTH  
SCALE: 1" = 20'-0"

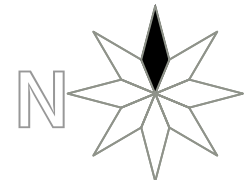
ALTON ROAD  
NORTH BOUND



**USE AND PARKING COUNT:**

LOCATION	USE	AREA
SPACE 201:	OFFICE	2,422 SF
SPACE 202:	OFFICE	2,272 SF
SPACE 203:	OFFICE	5,220 SF
SPACE 204:	OFFICE	5,109 SF
TOTAL:		15,023 SF
15,318 SF / 400 SF / SPACE =		37.56 SP
<b>TOTAL: 38 SPACES REQ'D FOR LEVEL 2</b>		

**01 PROPOSED SECOND LEVEL PLAN**  
SCALE: 1" = 20'-0"



ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT

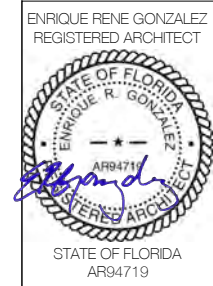


**COMMERCIAL ADDITION**  
TO EXISTING BUILDING  
1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

02-16-2021  
FIRST SUB

03-08-2021  
FINAL SUB

06-07-2021  
DRB REV



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

02-16-2021  
FIRST SUB

03-08-2021  
FINAL SUB

06-07-2021  
DRB REV

**A105**

**GREEN ROOF:**

THE GREEN ROOF SHALL NOT BE LOCATED ON THE EXISTING BUILDING ROOF DUE TO SAFETY AND STRUCTURAL LIMITATIONS. ANY PLANTING MATERIAL IS LIMITED TO THE AREA ADJACENT TO THE NEW ADDITION STRUCTURE AND LIMITED TO DROUGHT TOLERANT GRASSES AND LOW LANDSCAPING.

**ACCESSIBLE ROOF DECK:**

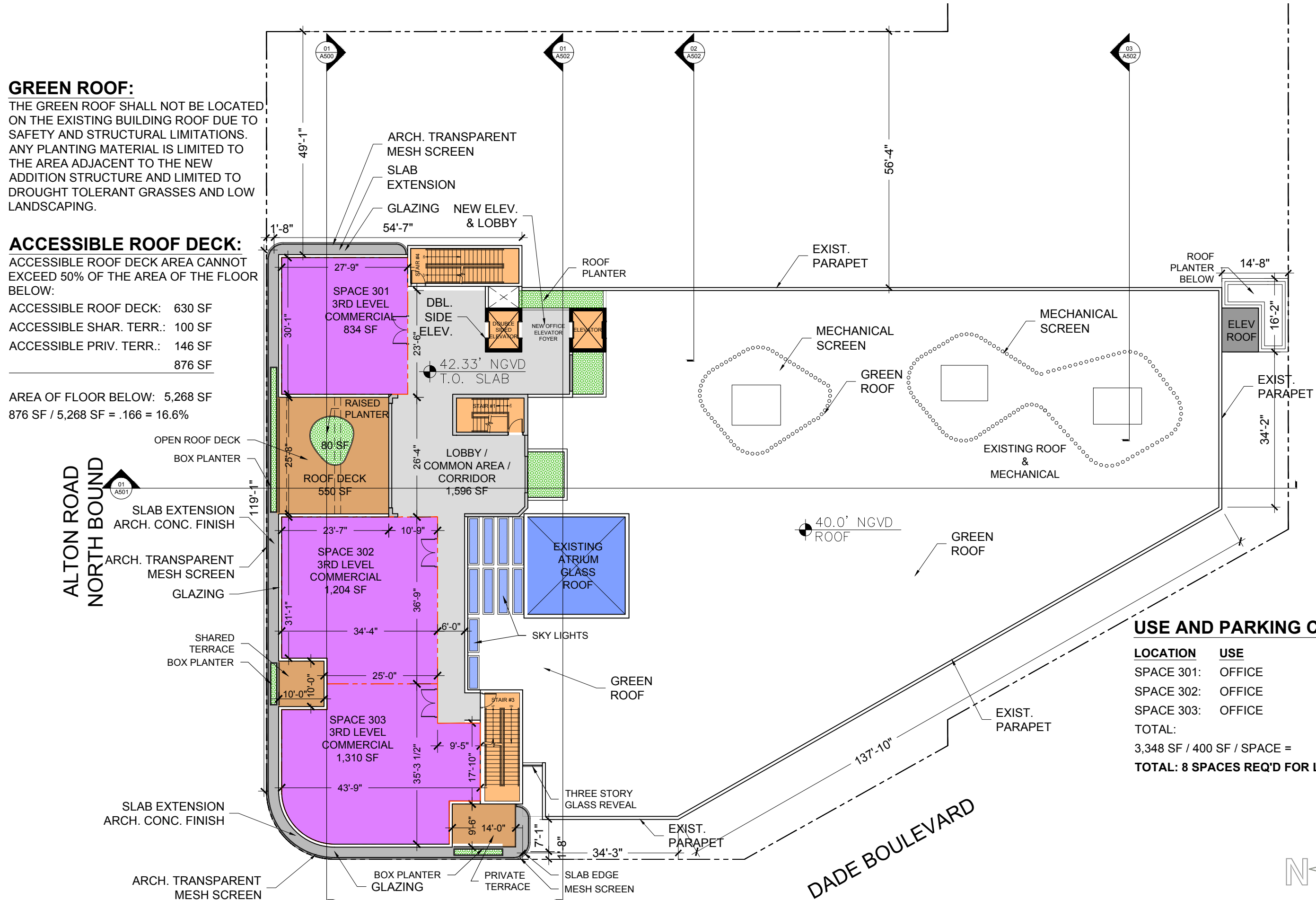
ACCESSIBLE ROOF DECK AREA CANNOT EXCEED 50% OF THE AREA OF THE FLOOR BELOW:

- ACCESSIBLE ROOF DECK: 630 SF
- ACCESSIBLE SHAR. TERR.: 100 SF
- ACCESSIBLE PRIV. TERR.: 146 SF
- 876 SF

AREA OF FLOOR BELOW: 5,268 SF  
876 SF / 5,268 SF = .166 = 16.6%

ALTON ROAD  
NORTH BOUND

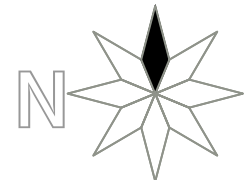
DADE BOULEVARD



**USE AND PARKING COUNT:**

LOCATION	USE	AREA
SPACE 301:	OFFICE	834 SF
SPACE 302:	OFFICE	1,204 SF
SPACE 303:	OFFICE	1,310 SF
TOTAL:		3,348 SF
3,348 SF / 400 SF / SPACE =		8.37 SP
<b>TOTAL: 8 SPACES REQ'D FOR LEVEL 3</b>		

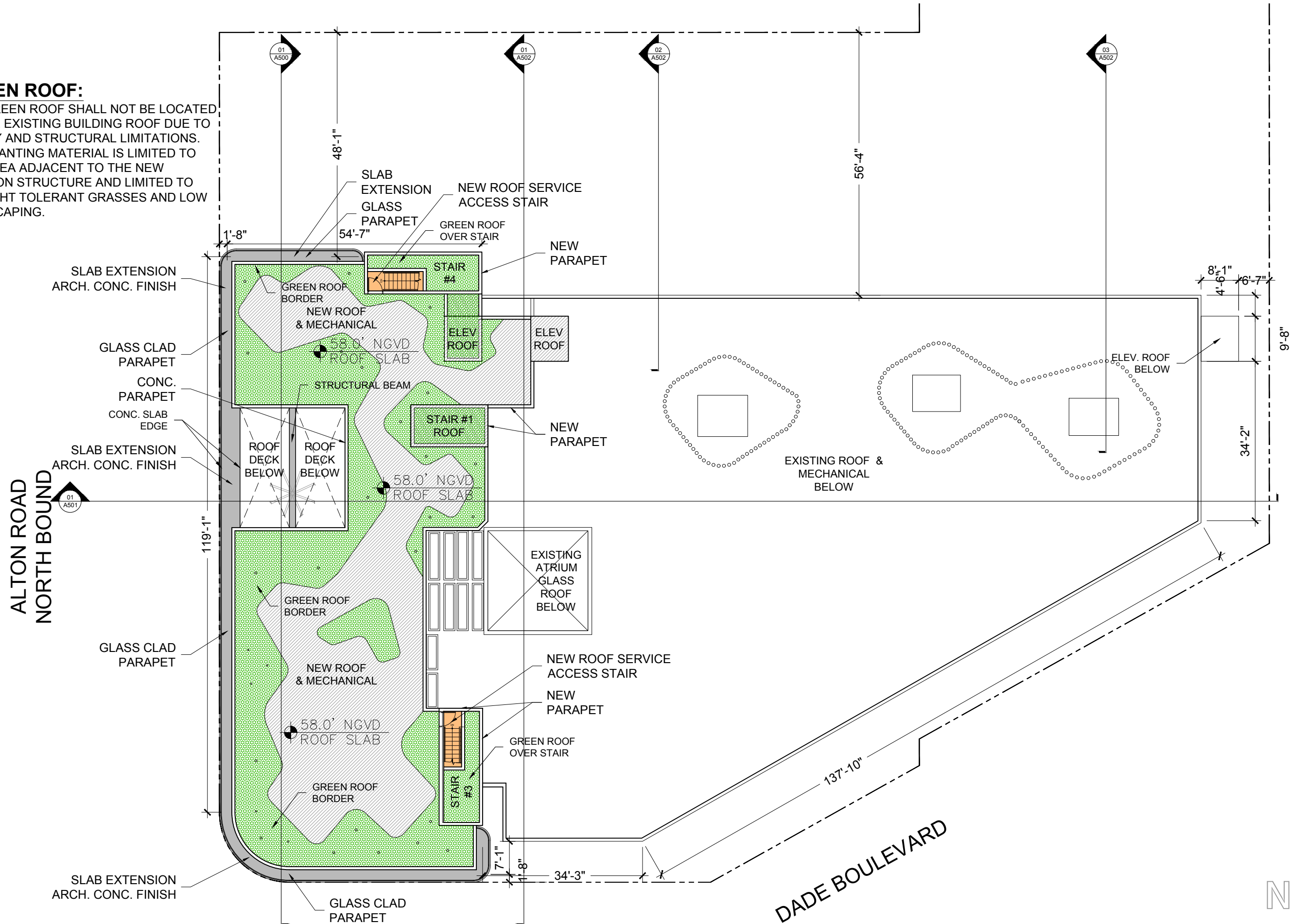
**01 PROPOSED THIRD LEVEL PLAN**  
SCALE: 1" = 20'-0"





**GREEN ROOF:**

THE GREEN ROOF SHALL NOT BE LOCATED ON THE EXISTING BUILDING ROOF DUE TO SAFETY AND STRUCTURAL LIMITATIONS. ANY PLANTING MATERIAL IS LIMITED TO THE AREA ADJACENT TO THE NEW ADDITION STRUCTURE AND LIMITED TO DROUGHT TOLERANT GRASSES AND LOW LANDSCAPING.



**01 PROPOSED NEW ROOF PLAN**  
SCALE: 1" = 20'-0"



ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT



STATE OF FLORIDA  
AR94719

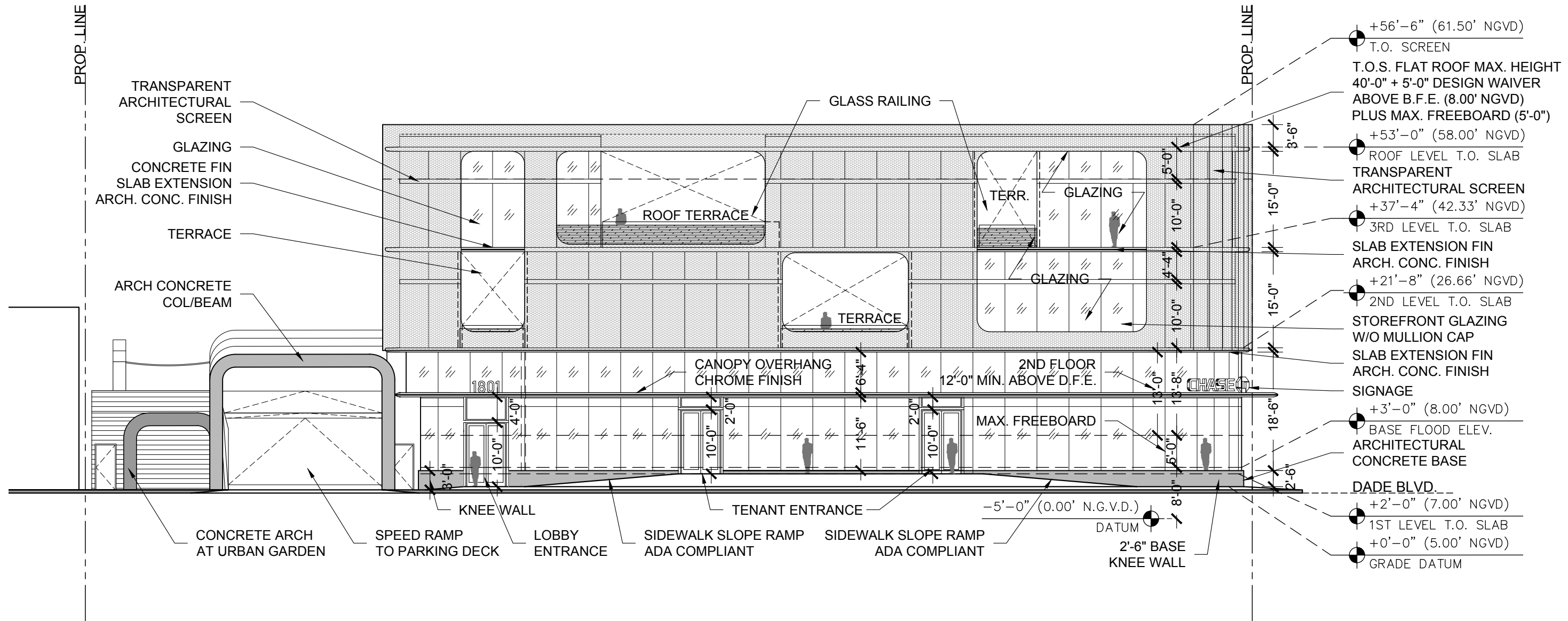
COMMERCIAL ADDITION  
TO EXISTING BUILDING  
1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

02-16-2021  
FIRST SUB

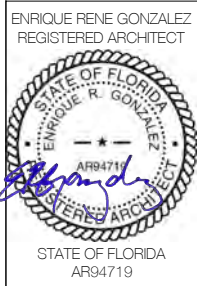
03-08-2021  
FINAL SUB

06-07-2021  
DRB REV

**NOTE:**  
APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION OR A KNEE WALL AS APPROPRIATE AT ALL GROUND LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY THE PLANNING DIRECTOR.



**01 PROPOSED WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



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

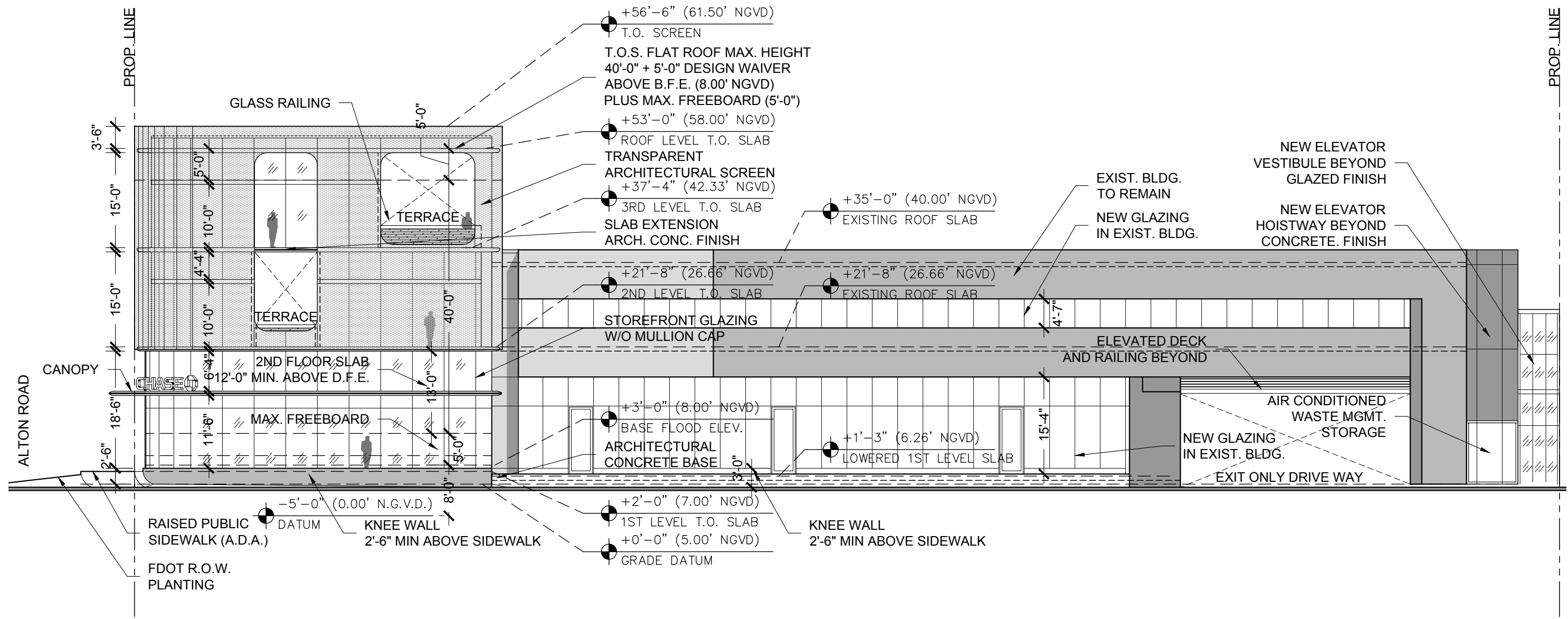
02-16-2021  
FIRST SUB

03-08-2021  
FINAL SUB

06-07-2021  
DRB REV

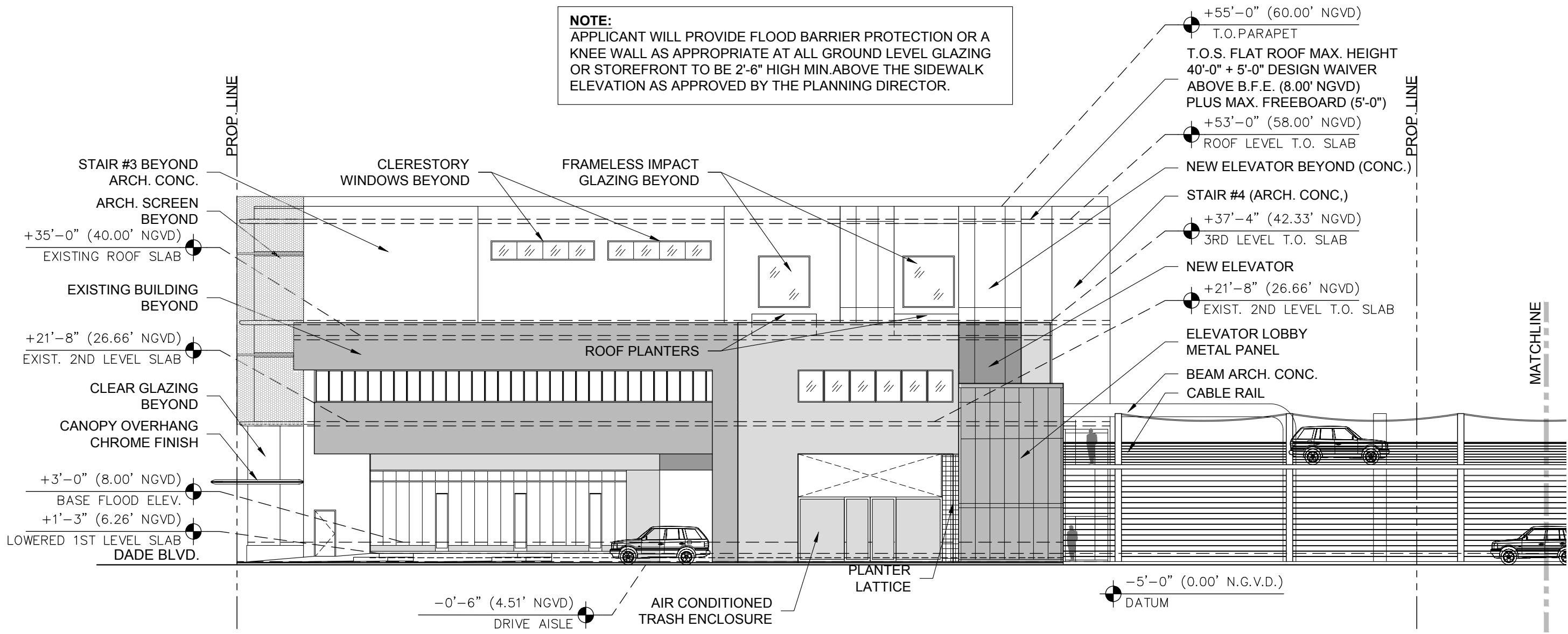
**A401**

**NOTE:**  
APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION OR A KNEE WALL AS APPROPRIATE AT ALL GROUND LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY THE PLANNING DIRECTOR.

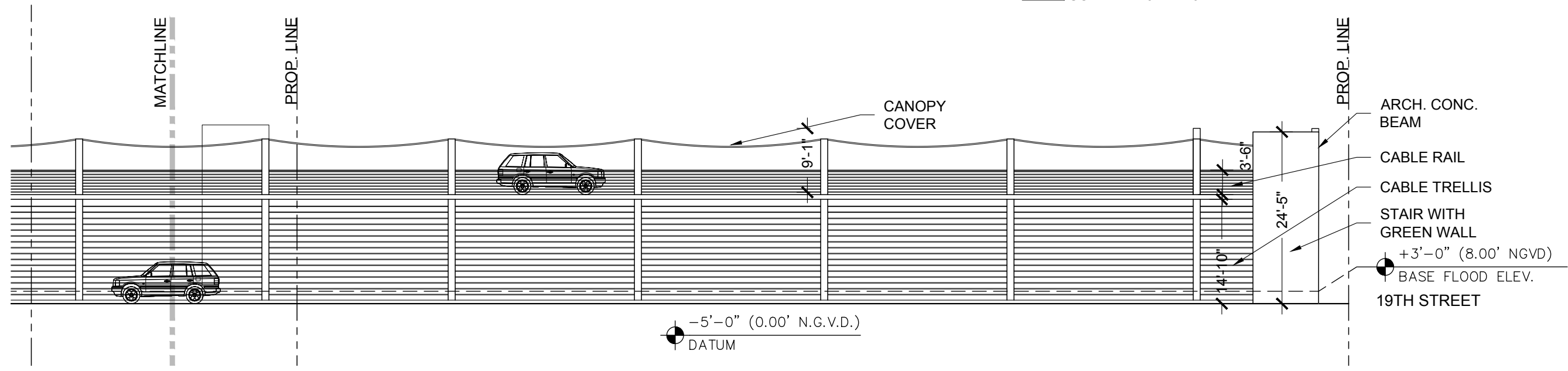


**01** PROPOSED SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

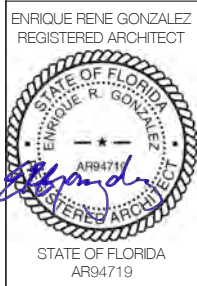
**NOTE:**  
 APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION OR A KNEE WALL AS APPROPRIATE AT ALL GROUND LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY THE PLANNING DIRECTOR.



**01 PROPOSED EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"



**02 PROPOSED EAST ELEVATION PARKING**  
 SCALE: 1/16" = 1'-0"



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

02-16-2021  
 FIRST SUB

03-08-2021  
 FINAL SUB

06-07-2021  
 DRB REV

**A402**



ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT



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

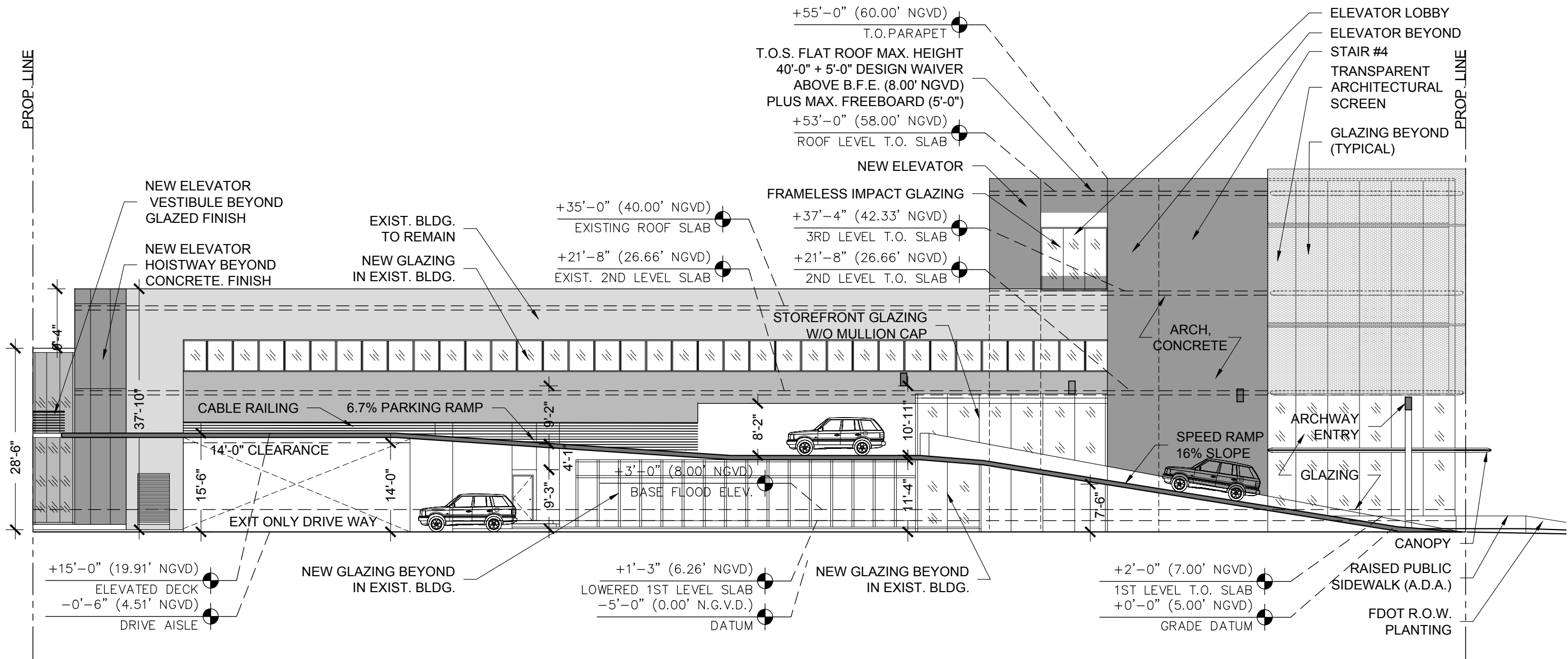
02-16-2021  
FIRST SUB

03-08-2021  
FINAL SUB

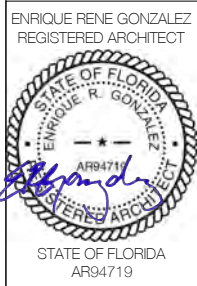
06-07-2021  
DRB REV

**A403**

**NOTE:**  
APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION OR A KNEE WALL AS APPROPRIATE AT ALL GROUND LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY THE PLANNING DIRECTOR.



**01** PROPOSED NORTH ELEVATION - SECTION  
SCALE: 1/16" = 1'-0"



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

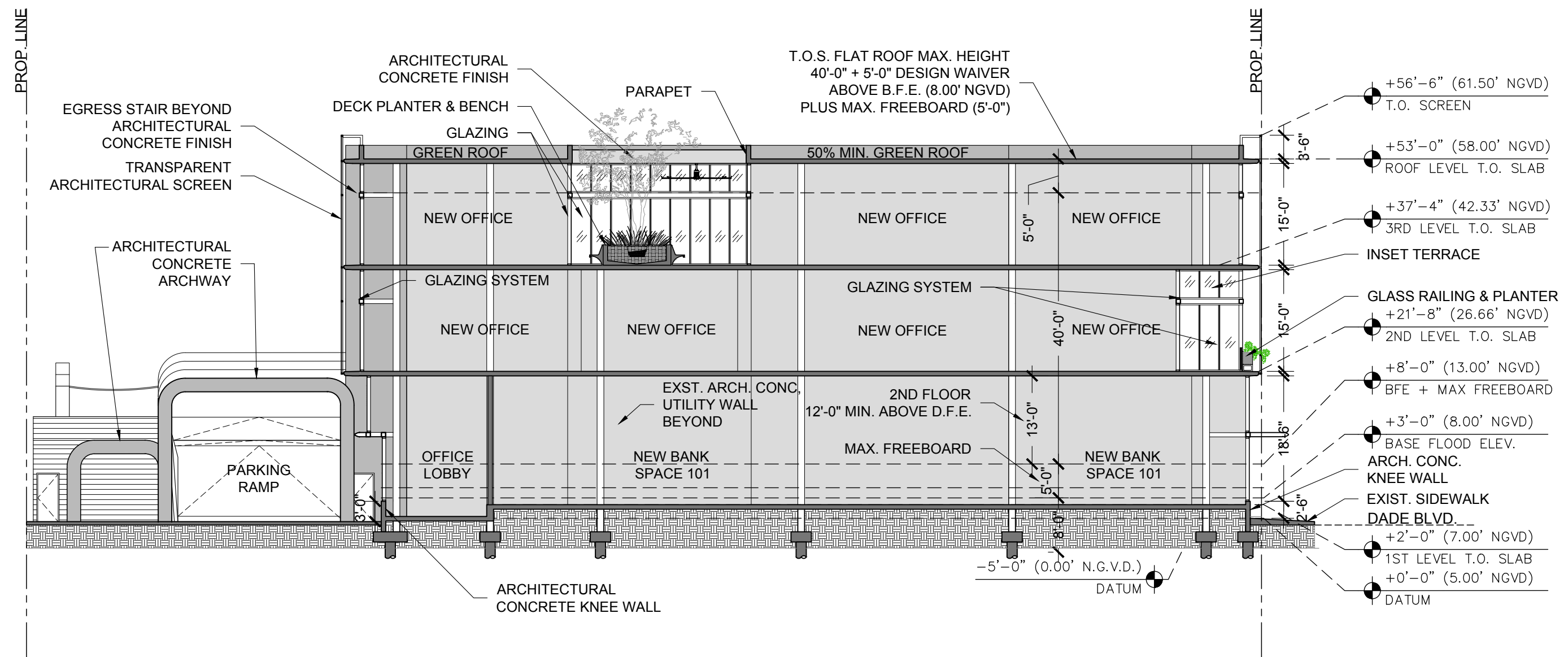
02-16-2021  
FIRST SUB

03-08-2021  
FINAL SUB

06-07-2021  
DRB REV

**A500**

**NOTE:**  
APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION OR A KNEE WALL AS APPROPRIATE AT ALL GROUND LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY THE PLANNING DIRECTOR.



**01** PROPOSED NORTH-SOUTH SECTION  
SCALE: 1/16" = 1'-0"



ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT



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

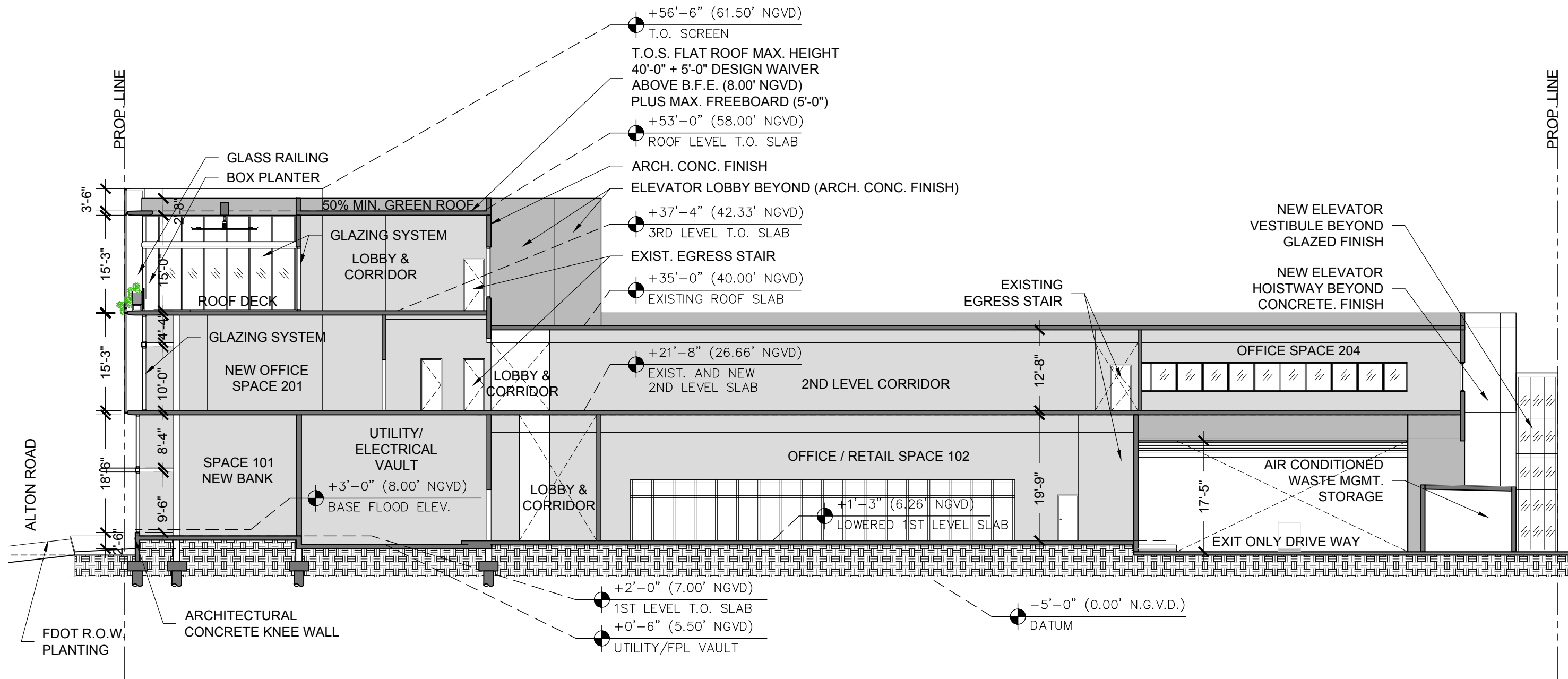
02-16-2021  
FIRST SUB

03-08-2021  
FINAL SUB

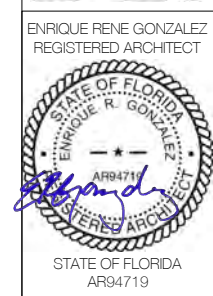
06-07-2021  
DRB REV

**A501**

**NOTE:**  
APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION OR A KNEE WALL AS APPROPRIATE AT ALL GROUND LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY THE PLANNING DIRECTOR.



**01 PROPOSED EAST-WEST SECTION**  
SCALE: 1/16" = 1'-0"



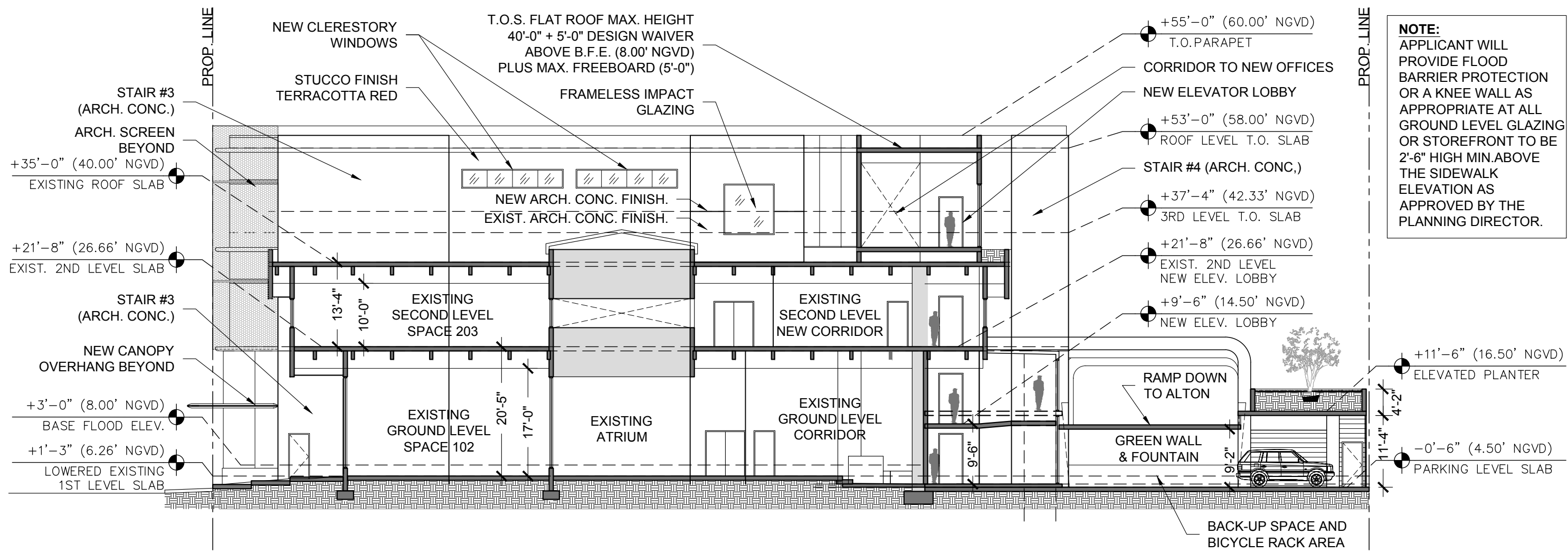
COMMERCIAL ADDITION  
TO EXISTING BUILDING  
1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

02-16-2021  
FIRST SUB

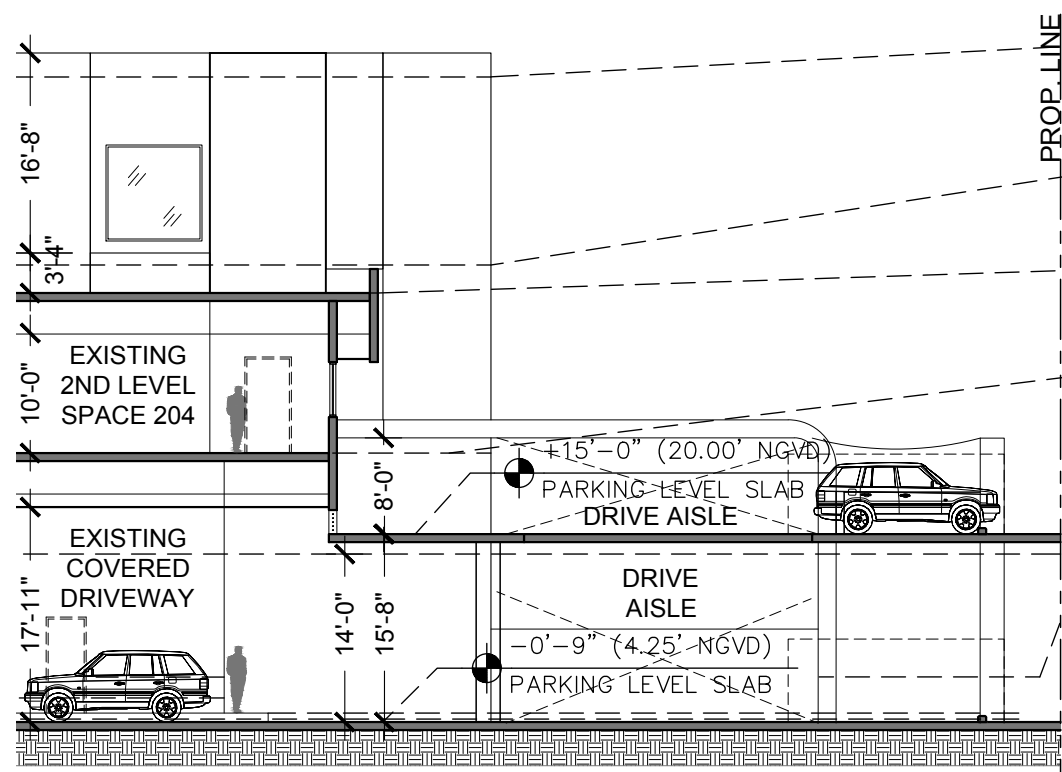
03-08-2021  
FINAL SUB

06-07-2021  
DRB REV

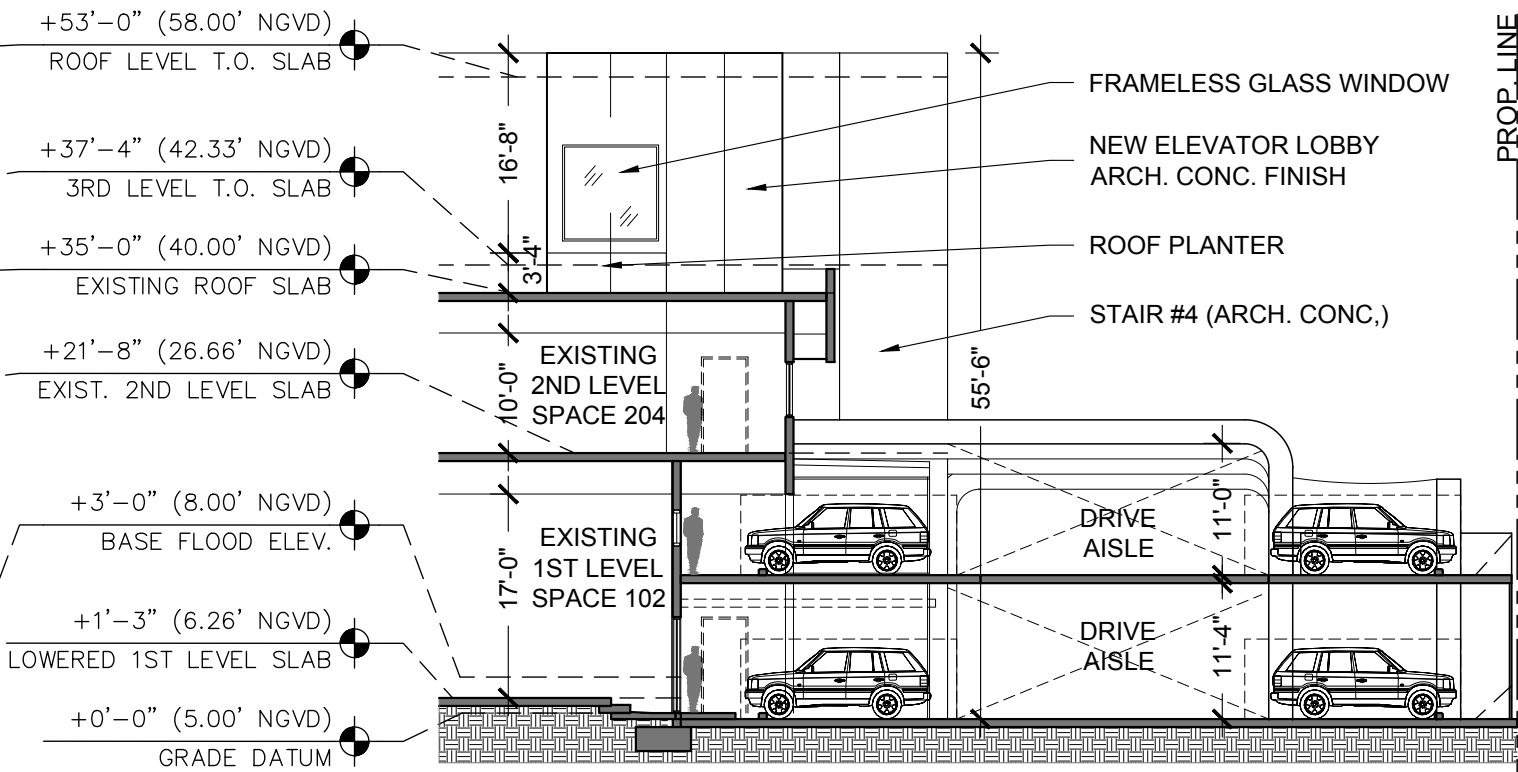
A502



01 NORTH-SOUTH SECTION EXIST. BLDG. & PARKING LEVEL  
SCALE: 1/16" = 1'-0"



03 NORTH-SOUTH SECTION AT PARKING  
SCALE: 1/16" = 1'-0"



02 NORTH-SOUTH SECTION AT PARKING  
SCALE: 1/16" = 1'-0"

**NOTE:**  
APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION OR A KNEE WALL AS APPROPRIATE AT ALL GROUND LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY THE PLANNING DIRECTOR.



# COMMERCIAL ADDITION

## TO AN EXISTING COMMERCIAL BUILDING

1801 ALTON ROAD  
MIAMI BEACH, 33139

FINAL SUBMITTAL REVISION  
DRB20-0553 1801 ALTON ROAD JUNE 7, 2021

SLIDE 41

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



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

02-16-2021  
FIRST SUB

03-08-2021  
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DRB REV

**A000**

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- A003 SURVEY N.T.S.
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- A007 EXISTING SITE PLAN AND DEMOLITION NOTES
- A008 EXISTING WEST AND SOUTH ELEVATION AND DEMOLITION NOTES
- A009 EXISTING EAST AND NORTH ELEVATION AND DEMOLITION NOTES
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- A501 PROPOSED EAST-WEST SECTION
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- A504 PROPOSED TERRACE AND PLANTERS DETAIL SECTION

### LANDSCAPE ARCHITECTURE

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- LP-1.0 GROUND LEVEL LANDSCAPE PLAN
- LP-2.0 LEVEL 1.5 LANDSCAPE PLAN
- LP-3.0 LEVEL 2 LANDSCAPE PLAN
- LP-4.0 LEVEL 3 LANDSCAPE PLAN
- LP-5.0 LEVEL 4 ROOF LANDSCAPE PLAN
- LP-6.0 PROPOSED PLANTING IMAGES



DIGITAL SIGNATURE:

## SCOPE OF WORK

1. DEMOLISH EXISTING PARKING AND AREAS OF EXISTING BUILDING
2. ADD AN ADDITIONAL THREE STORY OFFICE AND COMMERCIAL BUILDING TO THE WEST OF THE EXISTING BUILDING
3. ADD A TWO LEVEL PARKING FACILITY
4. REMODEL THE EXISTING BUILDING TENANT AND UTILITY SPACES
5. SITE IMPROVEMENTS TO ACCOMMODATE CITY OF MIAMI BEACH AND F.D.O.T.

# ZONING DATA SHEET

1 of 2

**MIAMIBEACH**

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

**MIAMIBEACH**

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

2 of 2

## MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1801 ALTON ROAD, MIAMI BEACH FLORIDA 33139		
2	Board and file numbers :	DRB20-0553		
3	Folio number(s):	02-3233-012-0090		
4	Year constructed:	1982	Zoning District / Overlay:	CD-1 LOW INTENSITY INTENSITY DISTRICT
5	Based Flood Elevation:	AEB 8.0' N.G.V.D.	Grade value in NGVD:	4.3' NGVD
6	Lot Area:	46,845 SF (SURVEY)	Lot Depth:	IRREG. 296'-10"
7	Lot width:	IRREG. 225'-0"		
8	Minimum Unit Size	N/A	Average Unit Size:	N/A
9	Existing use:	COMMERCIAL / OFFICE	Proposed use:	COMMERCIAL / OFFICE

	Maximum	Existing	Proposed	Deficiencies
10	Height:	40'-0"	38'-0"	45'-0" W/ DESIGN WAIVER 5'-0" DESIGN WAIVER
11	Number of Stories:	N/A	TWO (2)	THREE (3)
12	FAR:	46,845	22,071	41,520
13	Gross square footage:	N/A	25,030	81,083 W/PARKING
14	Square Footage by use:	N/A	18,951	29,353
15	Number of units Residential:	N/A		
16	Number of units Hotel:	N/A		
17	Number of seats:	N/A		
18	Occupancy load:	N/A		
19	Density (per Comprehensive Plan):	N/A		

	Setbacks	Required	Existing	Proposed	Deficiencies
<b>Subterranean:</b>					
20	Front Setback:	0'-0"	26'-10"	1'-8"	
21	Side Setback:	0'-0"	15'-3"	0'-0"	
22	Side Setback:	0'-0"	57'-0"	0'-0"	
23	Side Setback facing street:	0'-0"	8'-8"	1'-8"	
24	Rear Setback:	0'-0"	N/A	0'-0"	
<b>At Grade Parking:</b>					
25	Front Setback:	5'-0"	7'-0"	6'-6"	
26	Side Setback:	5'-0"	7'-0"	6'-6"	
27	Side Setback:	5'-0"			
28	Side Setback facing street:	5'-0"			
29	Rear Setback:				
<b>Pedestal:</b>					
30	Front Setback:	N/A			
31	Side Setback:	N/A			
32	Side Setback:	N/A			
33	Side Setback facing street:	N/A			
34	Rear Setback:	N/A			
<b>Tower:</b>					
35	Front Setback:	N/A			
36	Side Setback:	N/A			
37	Side Setback:	N/A			
38	Side Setback facing street:	N/A			
39	Rear Setback:	N/A			

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	#1			
41	Total number of parking spaces:	83	55	85	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	83	55	85	
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):	N/A	55 SURFACE LOT	43 GROUND LEVEL 42 ELEVATED LEVEL	
44	Parking Space Dimensions:	8'-6" X 18'-0"	8'-6" X 18'-0"	8'-6" X 18'-0"	
45	Parking Space configuration (45°, 60°, 90°, Parallel):	90 DEGREE	90 DEGREE	90 DEGREE	
46	ADA Spaces:	4	3	5	
47	Tandem Spaces:	N/A	N/A	N/A	
48	Drive aisle width:	22'-0"	22'-0"	23'-6"	
49	Valet drop off and pick up:	N/A			
50	Loading spaces:	1	0	2	1
51	Trash collection area:	1	0	1	
52	Short-term Bicycle Parking, location and Number of racks:	1	0	1	
53	Long-Term Bicycle Parking, location and Number of racks:	0	0	0	
<b>Restaurants, Cafes, Bars, Lounges, Nightclubs</b>					
54	Type of use:	N/A	N/A	N/A	
55	Number of seats located outside on private property:	N/A	N/A	N/A	
56	Number of seats inside:	N/A	N/A	N/A	
57	Total number of seats:	N/A	N/A	N/A	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
59	Total occupant content:	N/A	N/A	N/A	
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
61	Proposed hours of operation:	N/A			
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):	N/A			
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	N/A			
64	Is this a contributing building?:			NO	
65	Located within a Local Historic District?:			NO	

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

SLIDE 42

1035 N. MIAMI AVENUE  
SUITE 406  
MIAMI, FLORIDA 33136  
TELE: 305.440.4314  
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ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT



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

02-16-2021  
FIRST SUB

03-08-2021  
FINAL SUB

06-07-2021  
DRB REV

COMMERCIAL ADDITION  
1801 ALTON ROAD

DRB20-0553

COMMERCIAL ADDITION  
1801 ALTON ROAD

DRB20-0553

**A001**

# TOPOGRAPHIC SURVEY

1801 ALTON ROAD  
MIAMI BEACH, FL 33139

FOLIO: 02-3233-012-0090

### SURVEYOR'S NOTES:

- The property depicted hereon was 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.
- All clearance and/or encroachments shown hereon are of apparent nature. Fence ownership was not determined.
- If shown, bearings are to be based on an assumed meridian (by plat).
- Dimensions shown are in US survey feet and were taken from record documents unless otherwise shown or stated.
- Not valid without the signature and the original raised seal of the Florida licensed surveyor and mapper in responsible charge.
- 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.
- Some underground installations or improvements have not been located unless otherwise noted.
- 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  
Description: BRASS DISC IN NORTH CORNER OF BRIDGE.  
ELEVATIONS SHOWN HEREON ARE BASED ON THE NGVD 1929
- Some underground taken elevations may not accurate for nature, has to be verify by construction contractor
- The purpose of this survey is to depict actual conditions and elevations on the field.
- 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.  
631,424.57 939,930.62 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

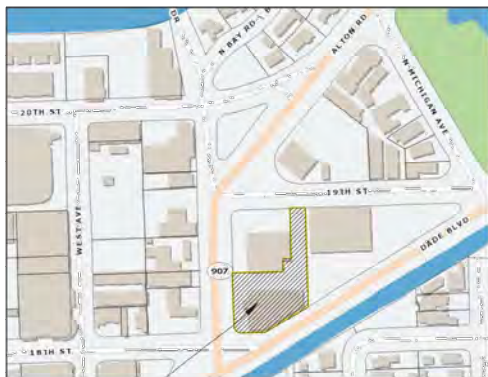
All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Miami Beach, County of Miami-Dade, State of Florida.

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 Rack & 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 northerly 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-07052, DATED NOVEMBER 29, 2011.

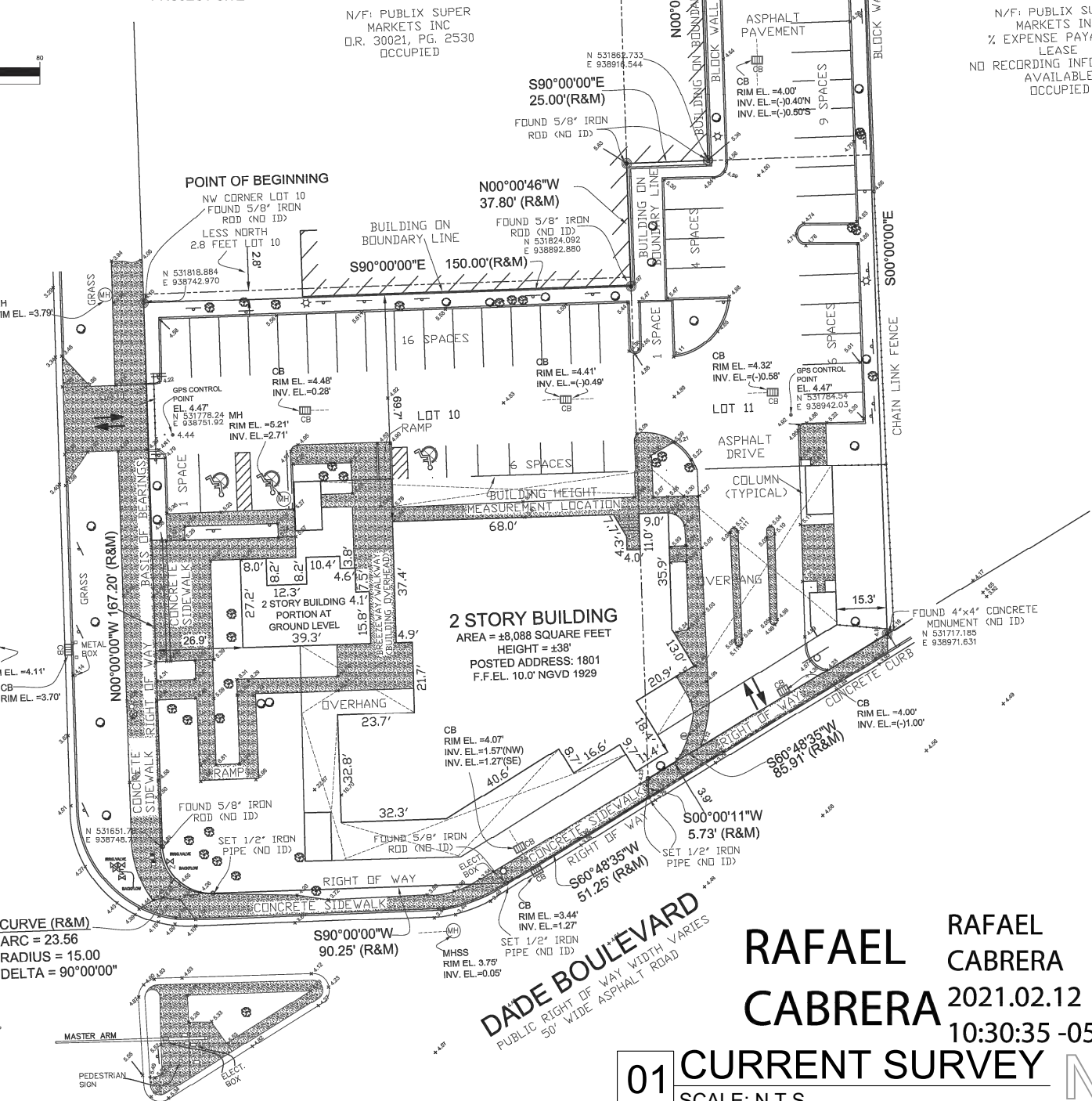
### LOCATION SKETCH N.T.S. IN SECTION 9-10, TOWNSHIP 52 SOUTH, RANGE 41 EAST



PROJECT SITE

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

N/F: PUBLIX SUPER  
MARKETS INC  
% EXPENSE PAYABLES  
LEASE  
NO RECORDING INFORMATION  
AVAILABLE  
OCCUPIED



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

DADE BOULEVARD  
PUBLIC RIGHT OF WAY WIDTH VARIES

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

01 CURRENT SURVEY  
SCALE: N.T.S.



America Layout Corp



America Layout Corp  
Tel. 305-606-0031  
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

- ### 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
  - PROPERTY LINE
  - PLAT BOOK
  - PAGE
  - X.0.0' EXISTING ELEV.

- ### ABBREVIATIONS
- AVE = AVENUE
  - ASPH = ASPHALT
  - A/W = ANCHORED WIRE
  - A/C = AIR CONDITIONER
  - BLDG = BUILDING
  - CB = BLOCK CORNER
  - C = CALCULATED
  - CB = CATCH BASIN
  - CH = CHORD
  - CLF = CHAIN LINK FENCE
  - CNC = 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
  - ENC. = ENCROACHMENT
  - E.T.P. = ELECTRIC TRANSFORMER PAD
  - F.P.L. = FLORIDA FIRE AND LIGHT
  - F.H. = FIRE HYDRANT
  - F.I.P. = FOUND IRON PIPE
  - F.F. = FINISH FLOOR
  - F.B.H. = FOUND BRICK HOLE
  - F.R. = FOUND REBAR
  - F.D. = FOUND DISC
  - F.W. = FOUND WALL
  - 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
  - DL = DRIVEWAY LIGHT LINE
  - D/L = ON LINE
  - DT = OVERHANGING ROOF
  - D/S = D/F 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
  - R/W = RIGHT OF WAY
  - S.I.H. = SET IRON HOLE
  - S.I.P. = SET IRON PIPE
  - S.N. = SET NAIL
  - S.W.L.K. = SIDEWALK
  - T = TANGENT
  - U.E. = UTILITY EASEMENT
  - W = WIDTH
  - W/F = WOOD FENCE
  - W/S = WOOD SHED
  - W.V. = WATER VALVE
  - W.U.P. = WOOD UTILITY POLE
  - IRON FENCE
  - CHAIN LINK FENCE
  - WOOD FENCE
  - CONCRETE FENCE
  - CBS WALL
  - OVERHEAD ELEC.
  - WATER METER
  - EASEMENT
  - RENTS ELEVATIONS
  - BUILDING
  - DRAINAGE BASIN
  - WATER METER
  - W.U.P.
  - STATE ROAD
  - HI-WAY
  - INTERSTATE
  - COLUMNS
  - W.U.P. = WOOD UTILITY POLE

SLIDE 43

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



ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT  
STATE OF FLORIDA  
AR94719

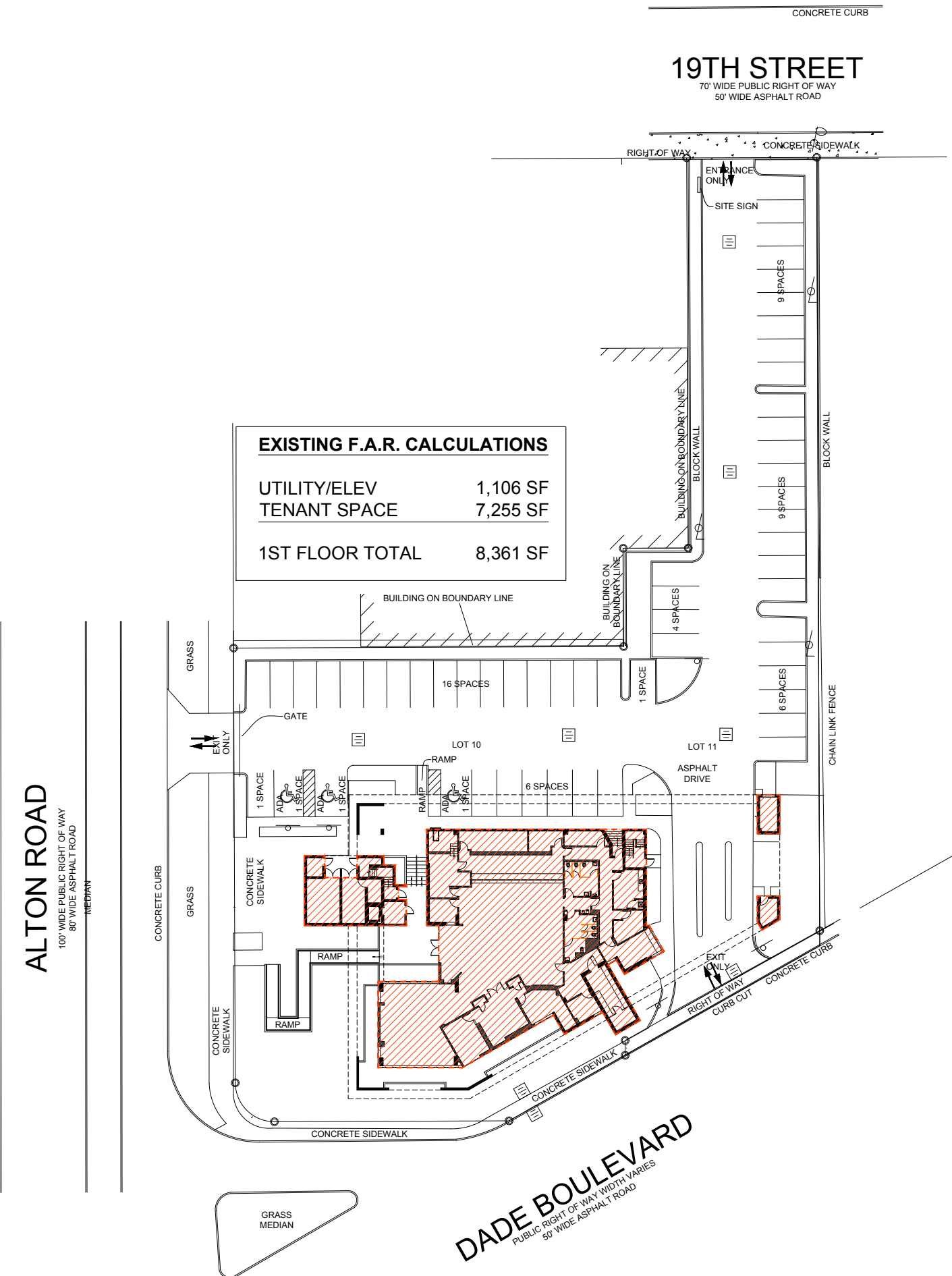
COMMERCIAL ADDITION  
TO EXISTING BUILDING  
1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

02-16-2021  
FIRST SUB  
03-08-2021  
FINAL SUB  
06-07-2021  
DRB REV

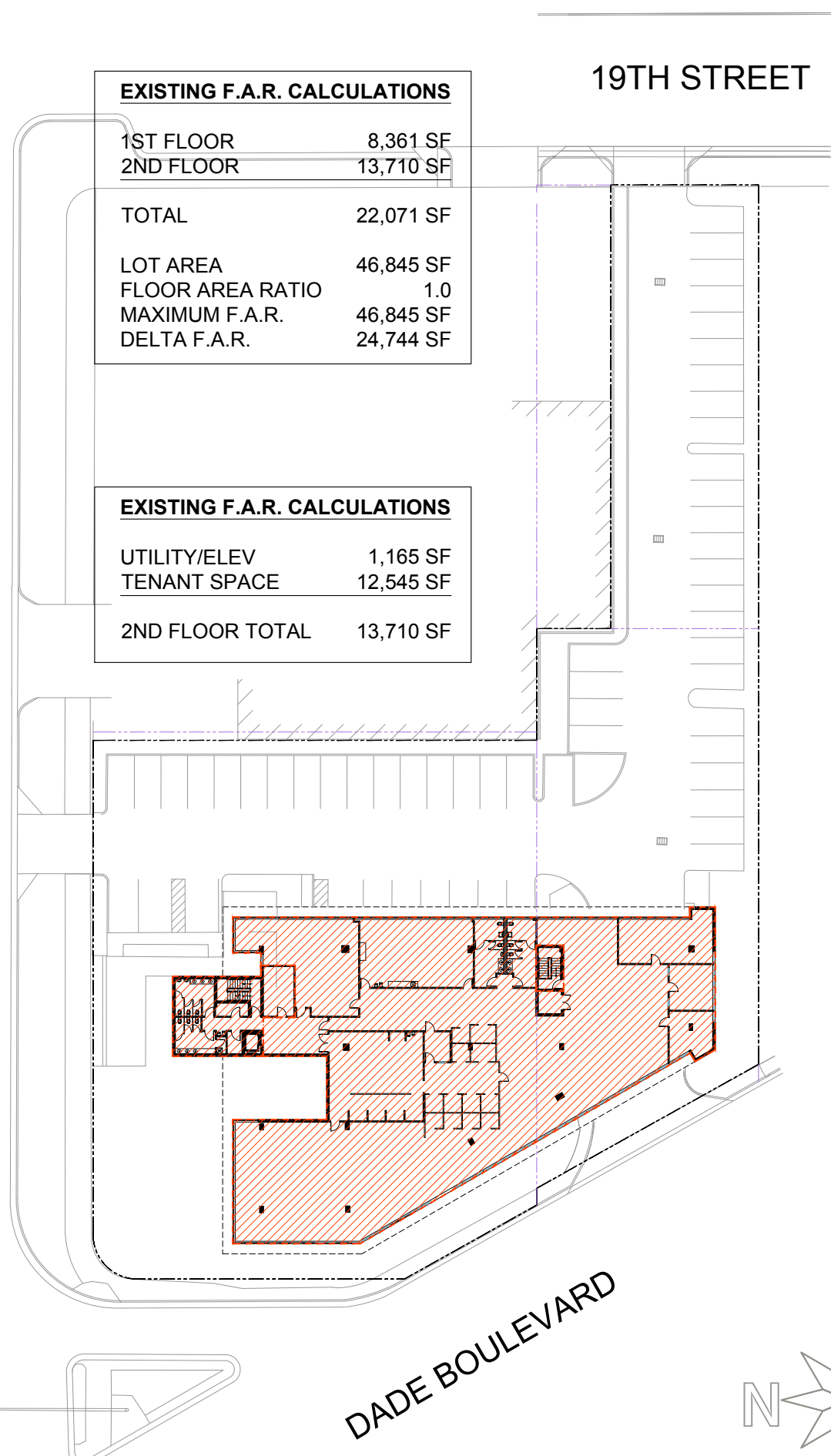
A003

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  
Professional Surveyor & Mapper  
Certificate No. 5885  
STATE OF FLORIDA  
02-11-2021



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

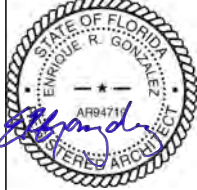


**02** EXISTING 2ND LEVEL F.A.R. DIAGRAM  
SCALE: 1" = 50'-0"

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REGISTERED ARCHITECT



STATE OF FLORIDA  
AR94719

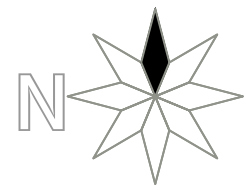
**COMMERCIAL ADDITION**  
TO EXISTING BUILDING  
1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

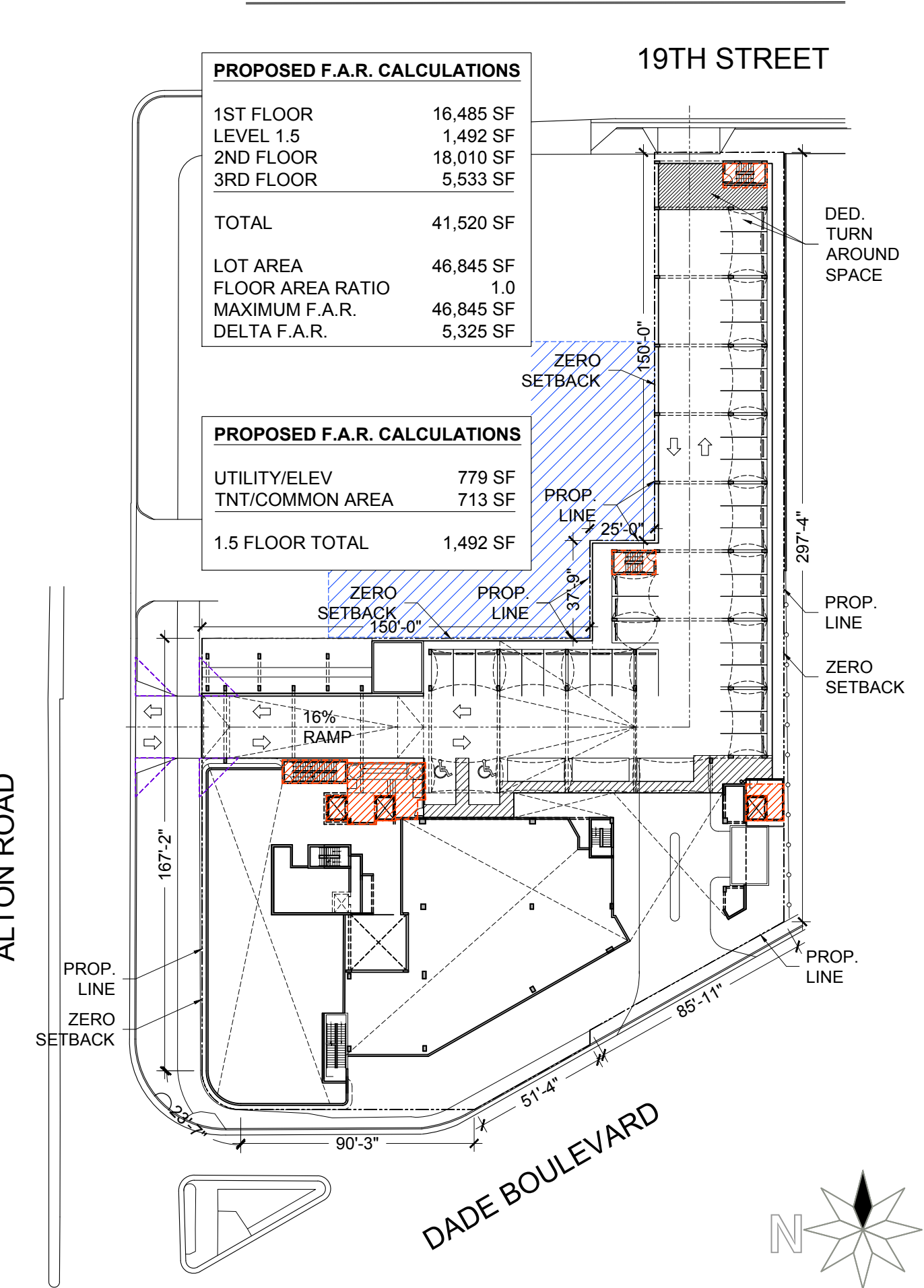
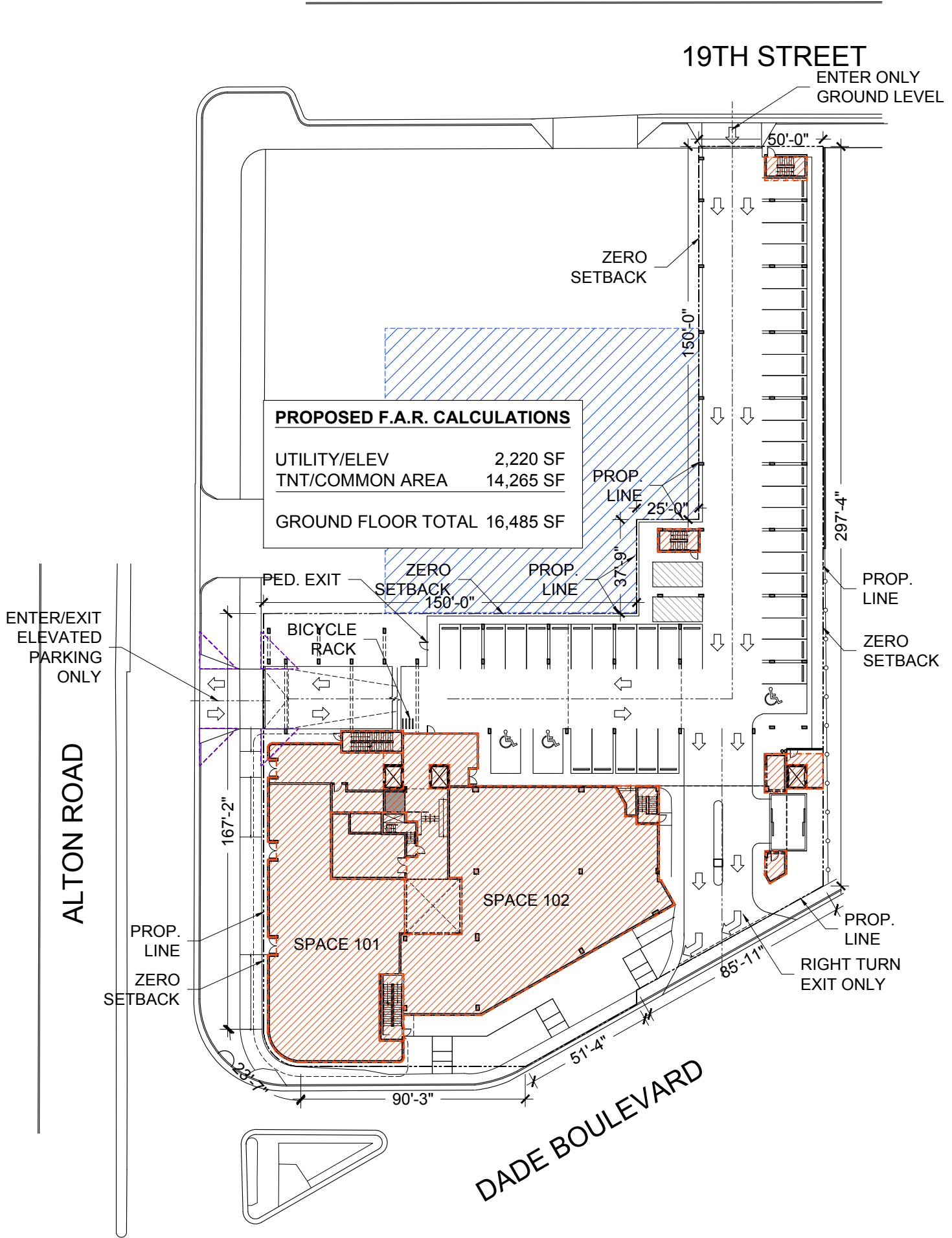
02-16-2021  
FIRST SUB

03-08-2021  
FINAL SUB

06-07-2021  
DRB REV

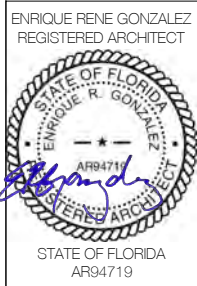
**A004**





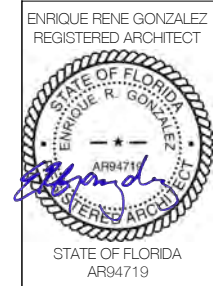
**01 PROPOSED GROUND LEVEL SITE PLAN F.A.R.**  
SCALE: 1" = 50'-0"

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



**COMMERCIAL ADDITION**  
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COMMERCIAL ADDITION  
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**A006**

19TH STREET

19TH STREET

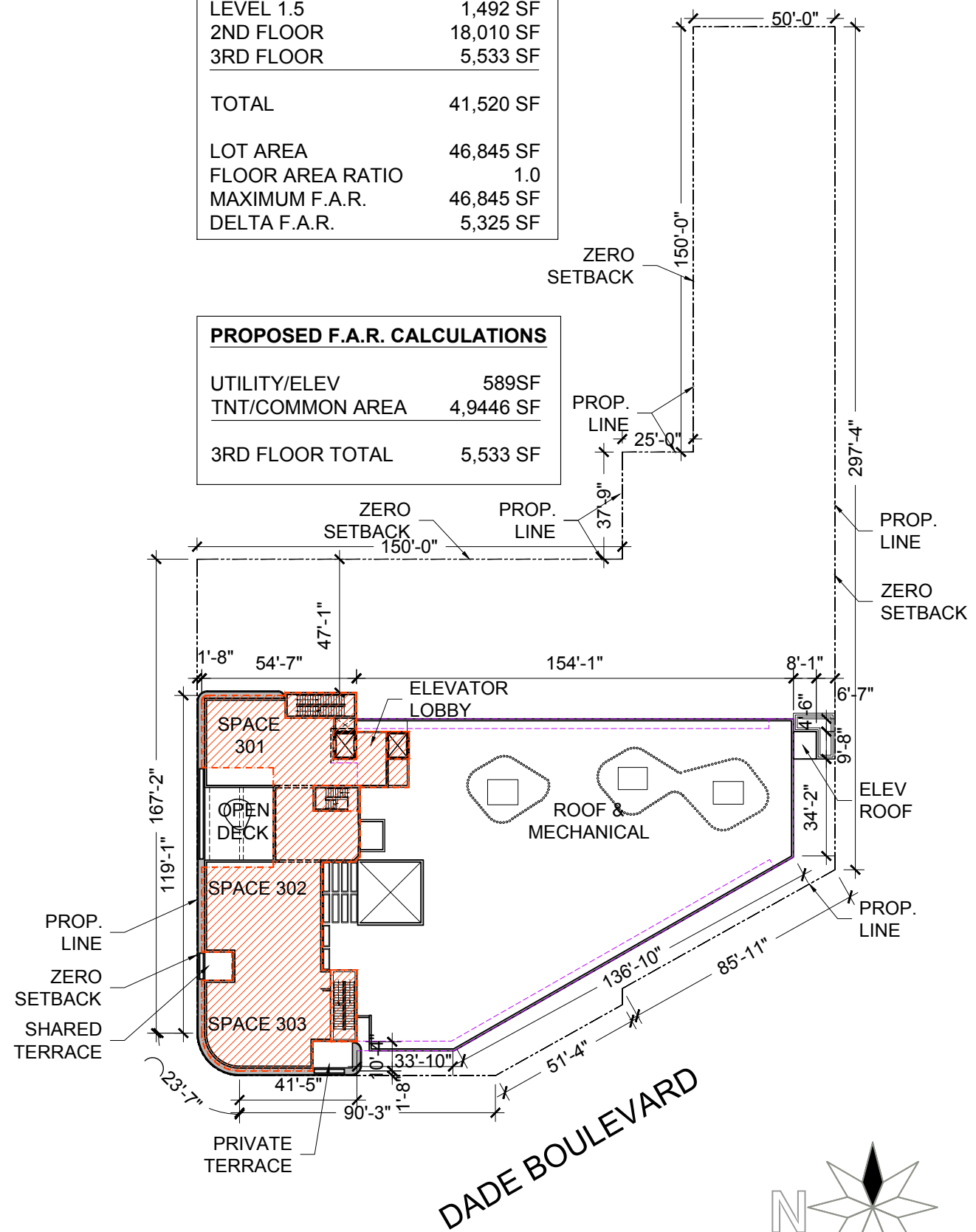
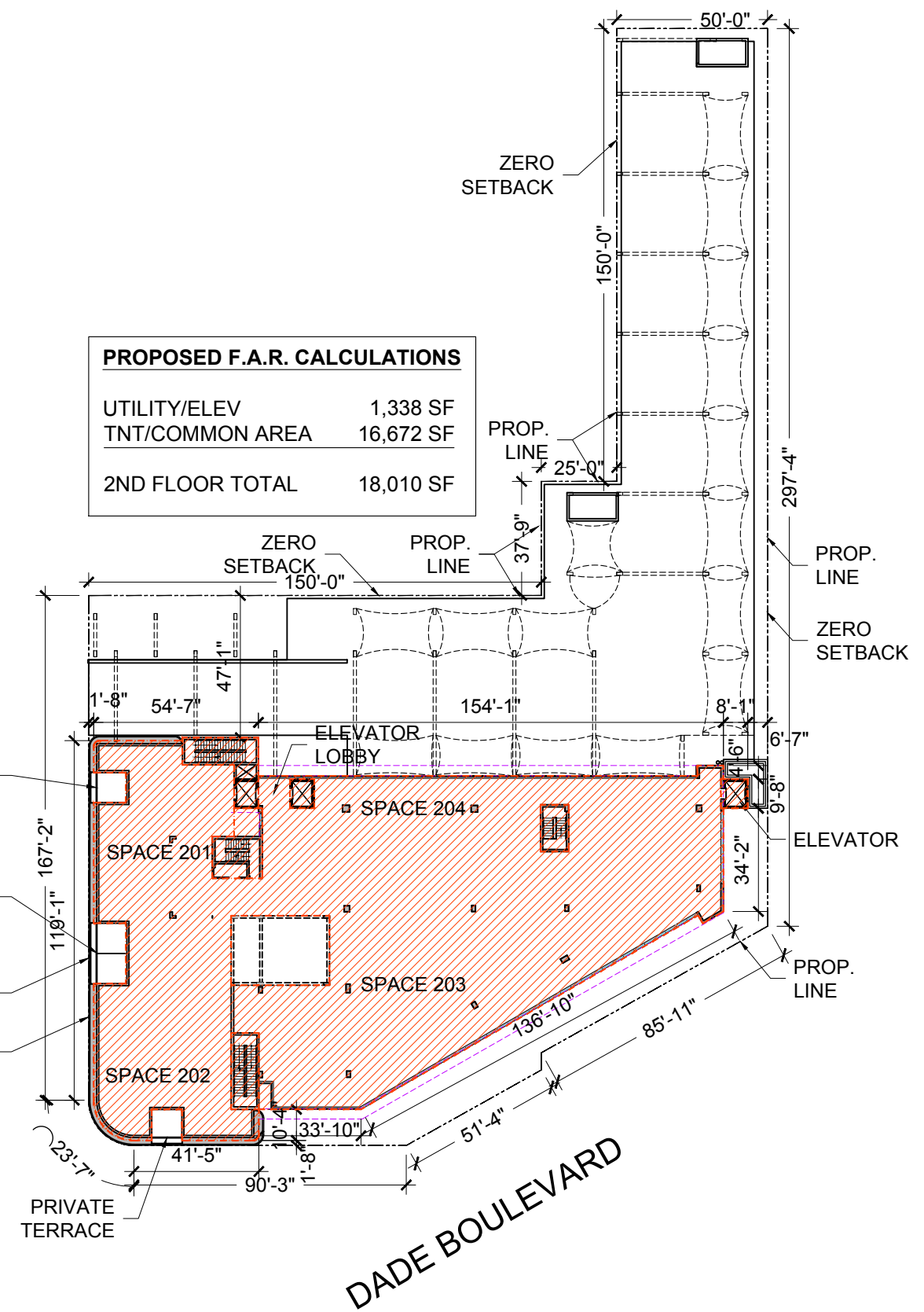
PROPOSED F.A.R. CALCULATIONS	
1ST FLOOR	16,485 SF
LEVEL 1.5	1,492 SF
2ND FLOOR	18,010 SF
3RD FLOOR	5,533 SF
<b>TOTAL</b>	<b>41,520 SF</b>
LOT AREA	46,845 SF
FLOOR AREA RATIO	1.0
MAXIMUM F.A.R.	46,845 SF
DELTA F.A.R.	5,325 SF

PROPOSED F.A.R. CALCULATIONS	
UTILITY/ELEV	589SF
TNT/Common Area	4,9446 SF
<b>3RD FLOOR TOTAL</b>	<b>5,533 SF</b>

PROPOSED F.A.R. CALCULATIONS	
UTILITY/ELEV	1,338 SF
TNT/Common Area	16,672 SF
<b>2ND FLOOR TOTAL</b>	<b>18,010 SF</b>

ALTON ROAD

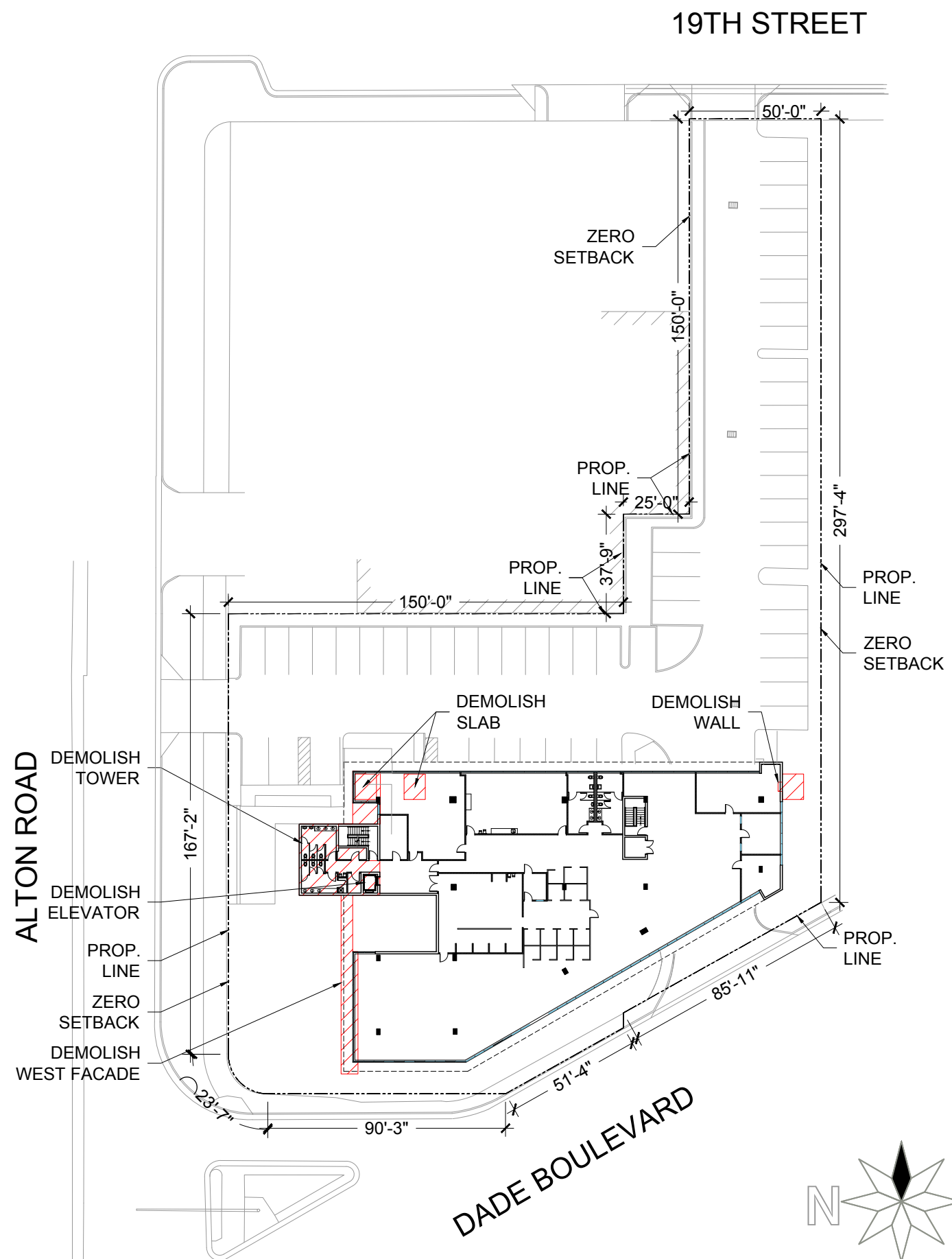
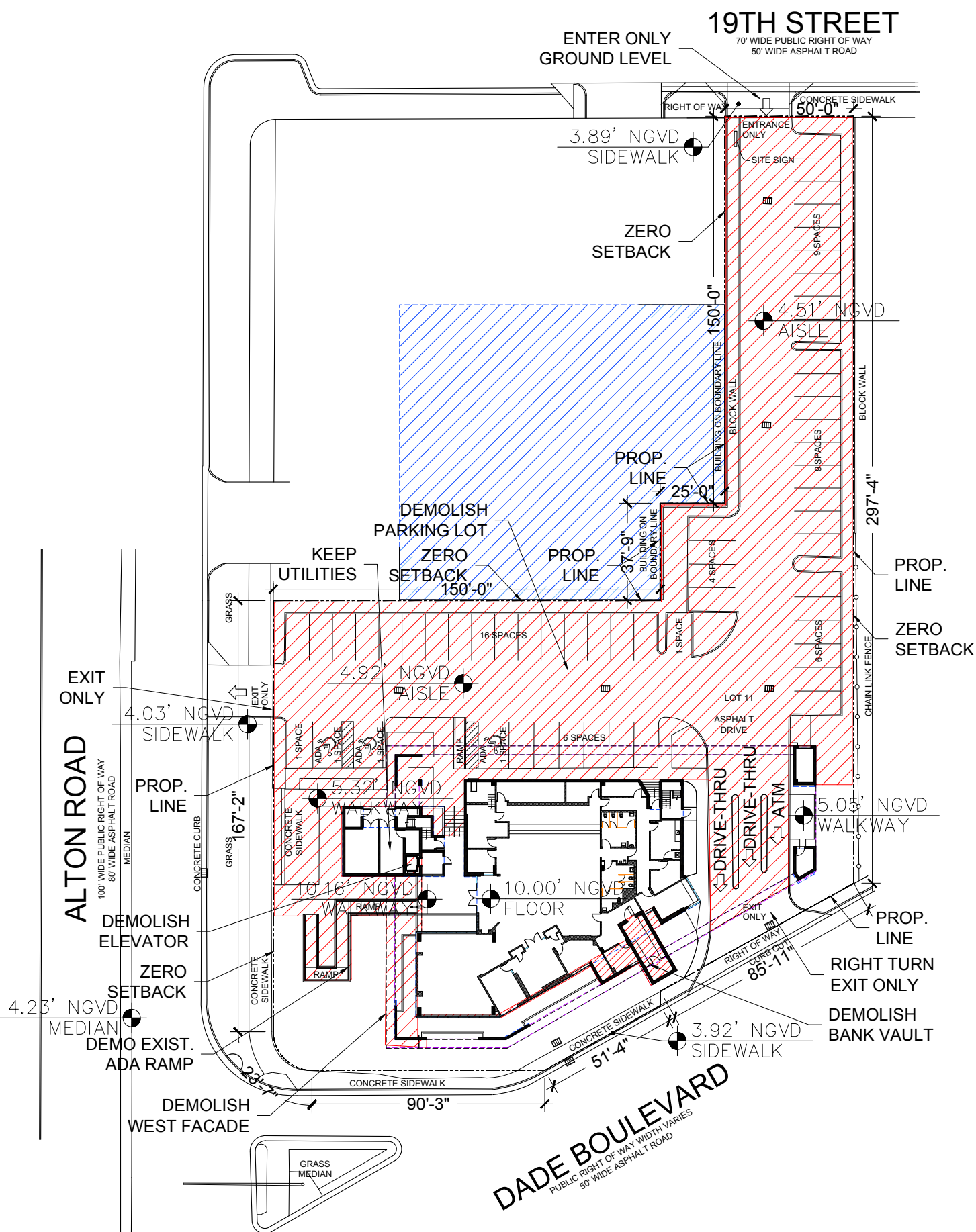
ALTON ROAD



**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"



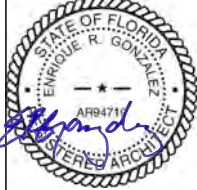


**01** EXISTING GROUND LEVEL SITE PLAN DEMO  
SCALE: 1" = 50'-0"

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



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

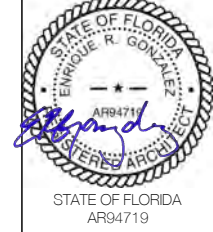
03-08-2021  
FINAL SUB

06-07-2021  
DRB REV

**A007**



ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT



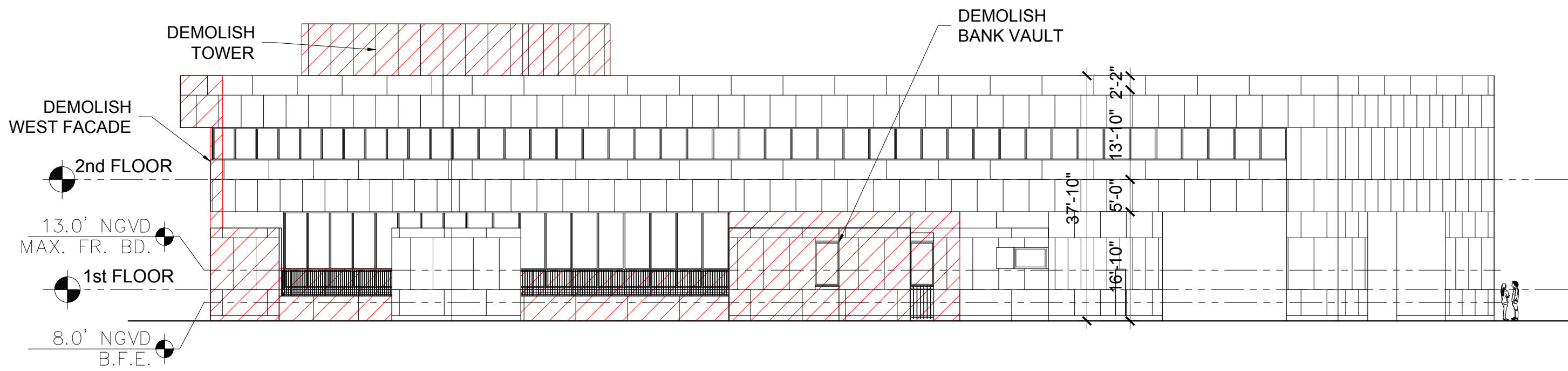
COMMERCIAL ADDITION  
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1801 ALTON ROAD  
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02-16-2021  
FIRST SUB

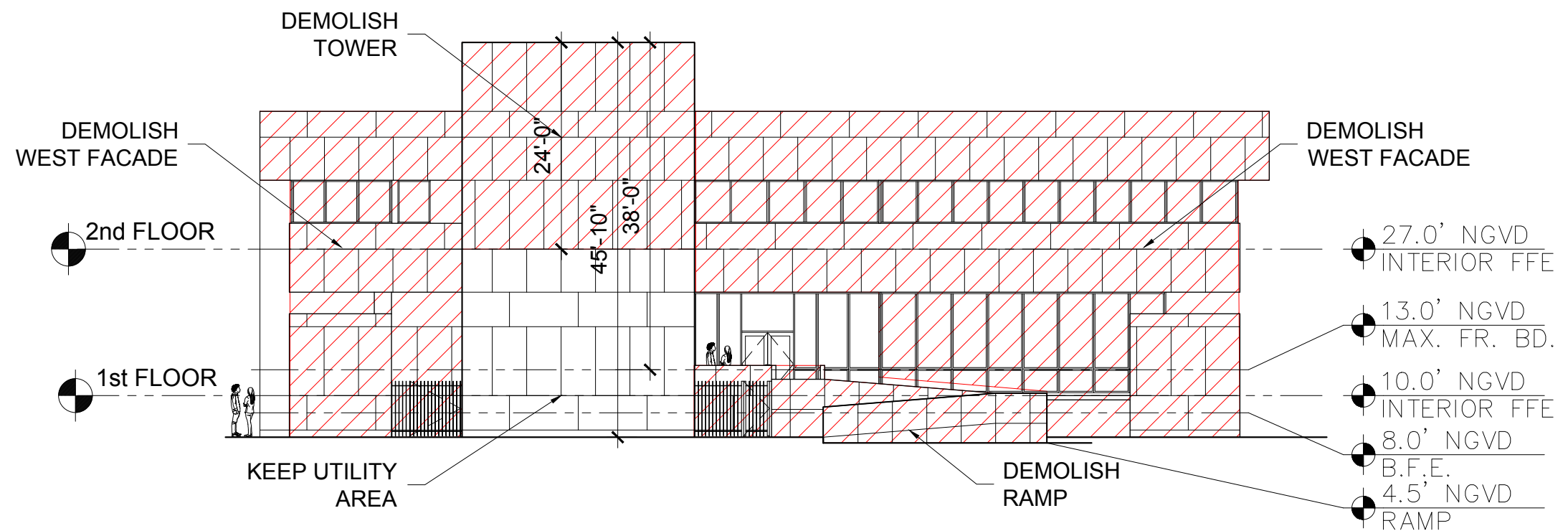
03-08-2021  
FINAL SUB

06-07-2021  
DRB REV

**A008**



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

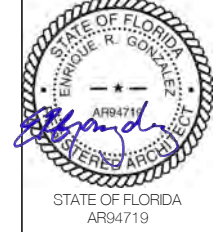


**02** EXISTING WEST ELEVATION ALTON ROAD  
SCALE: 1/16" = 1'-0"





ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT



STATE OF FLORIDA  
AR94719

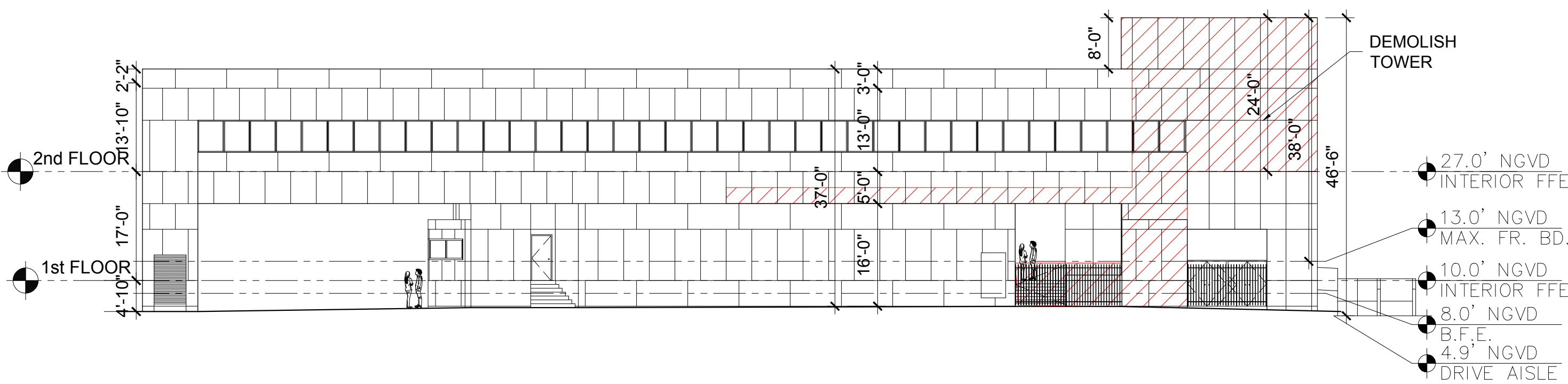
COMMERCIAL ADDITION  
TO EXISTING BUILDING  
1801 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

02-16-2021  
FIRST SUB

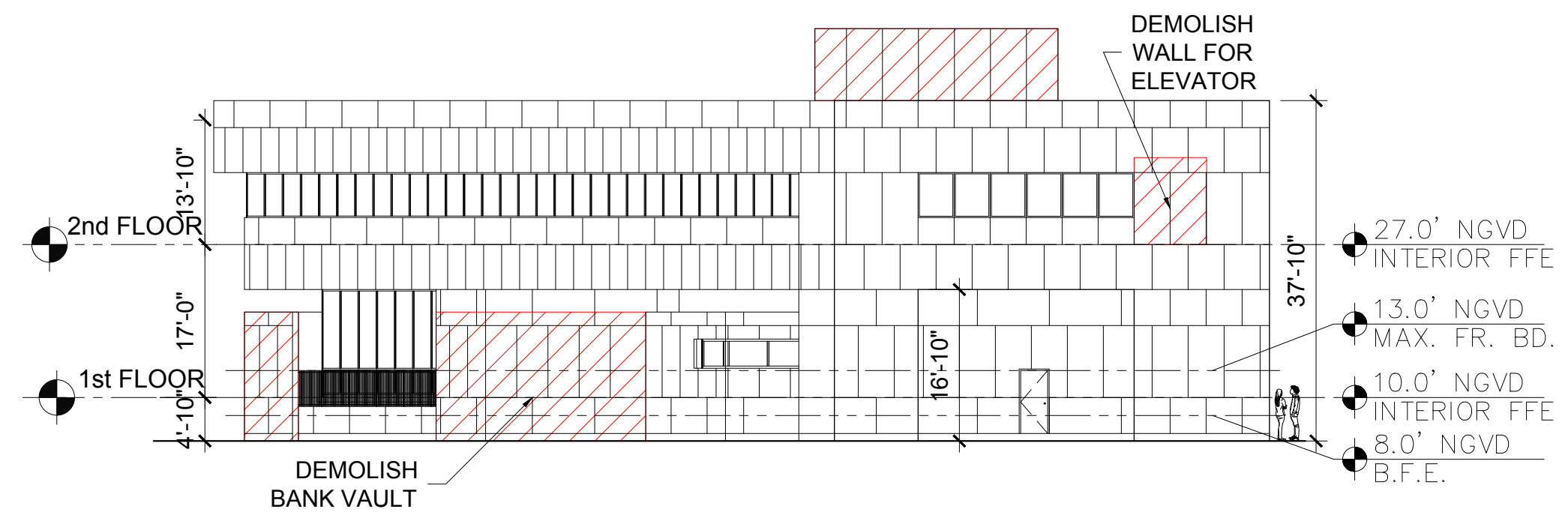
03-08-2021  
FINAL SUB

06-07-2021  
DRB REV

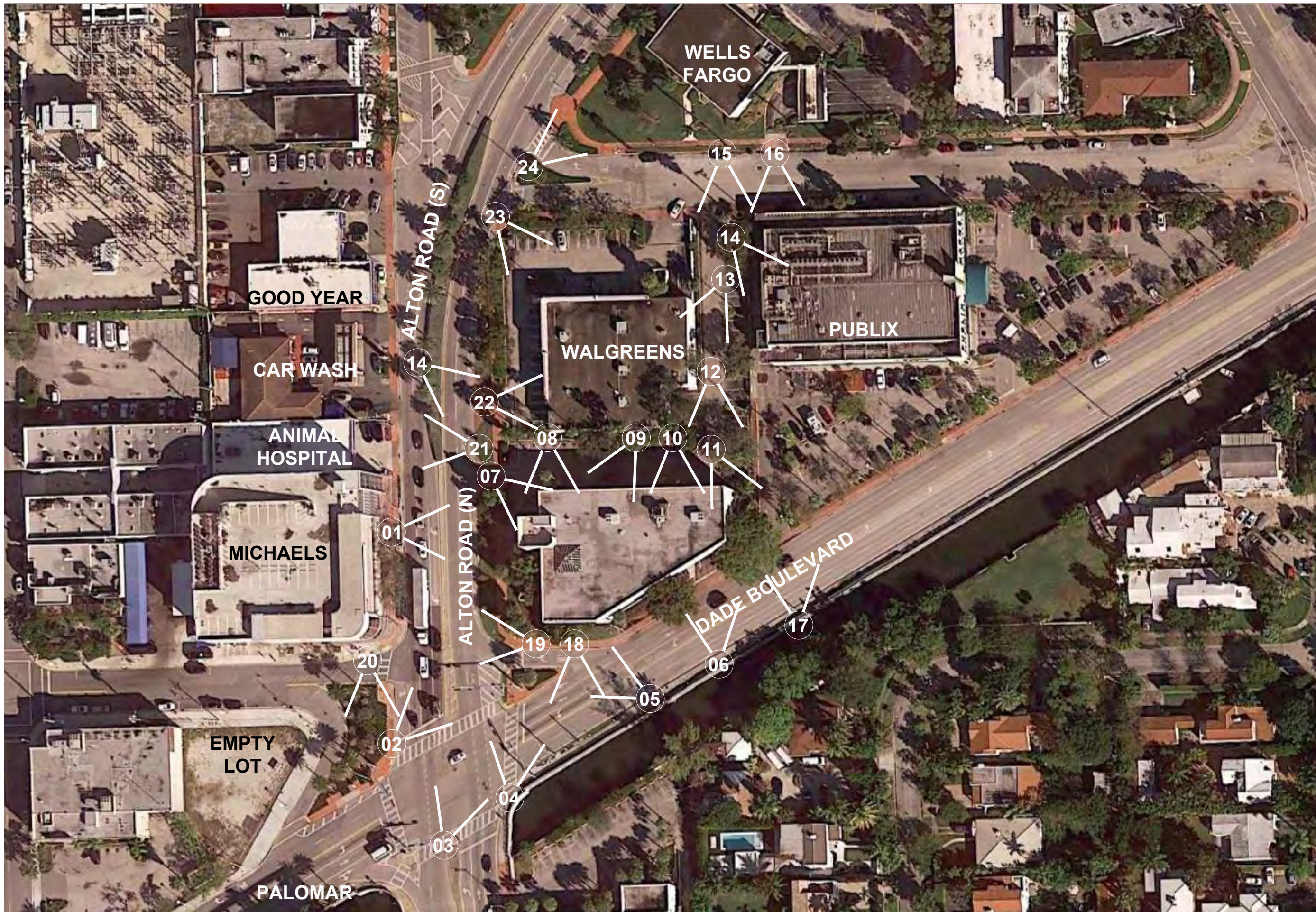
A009



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



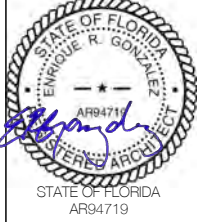
02 EXISTING EAST ELEVATION  
SCALE: 1/16" = 1'-0"



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



ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT



COMMERCIAL ADDITION  
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**A013**



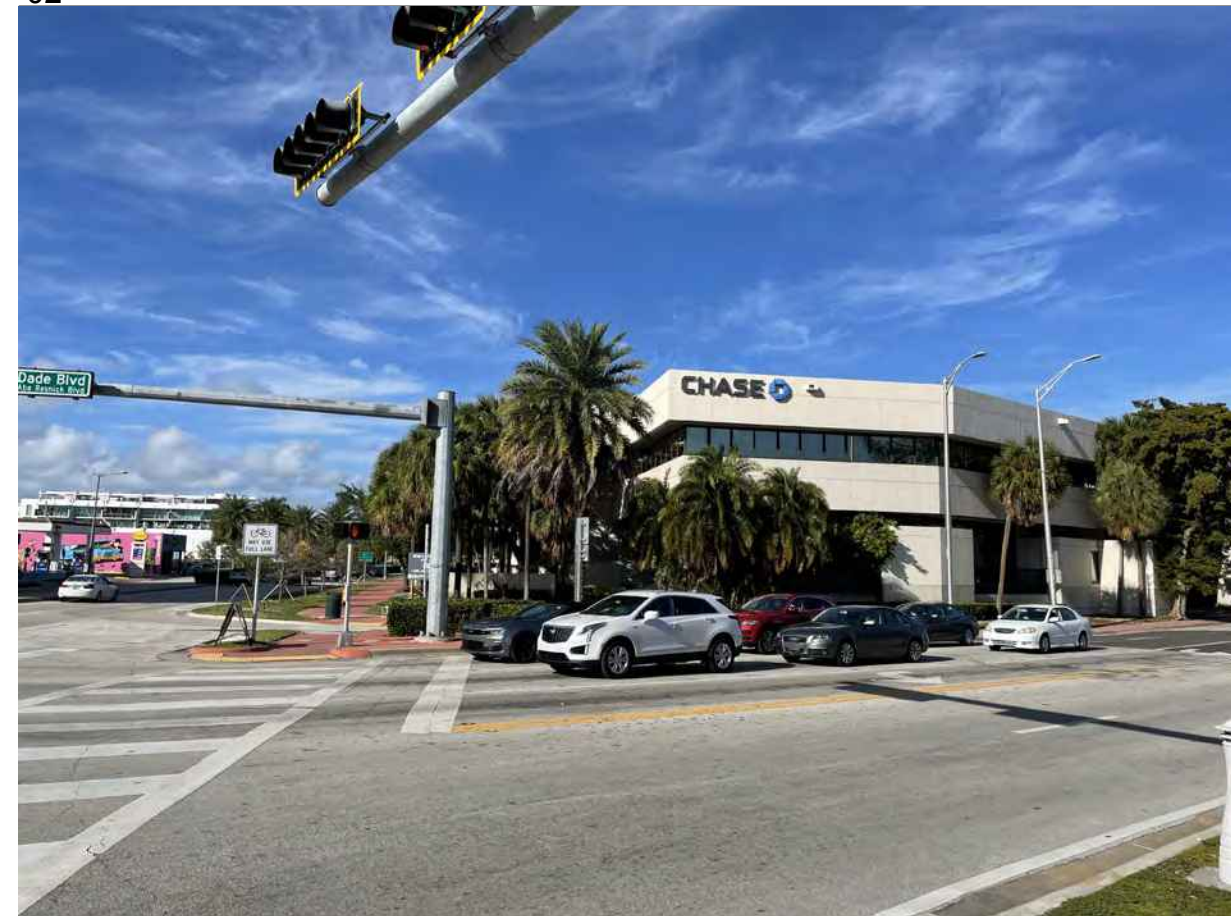
01 ALTON ROAD LOOKING EAST AT 1801 ALTON ROAD



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

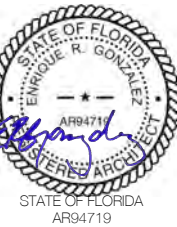
SITE PHOTOS

SLIDE 51

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



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

02-16-2021  
FIRST SUB

03-08-2021  
FINAL SUB

06-07-2021  
DRB REV

**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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DRB REV

**A015**



09 EXISTING PARKING LOOKING SOUTHWEST



10 EXISTING PARKING LOOKING SOUTH



11 EXISTING PARKING LOOKING SOUTHEAST



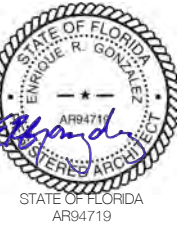
12 EXISTING PARKING LOT LOOKING SOUTH

SLIDE 53

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DRB REV

**A016**

SITE PHOTOS



13 EXISTING PARKING LOOKING SW



14 EXISTING PARKING LOOKING SE



15 19TH STREET LOOKING SOUTH AT THE 1801 ALTON ROAD

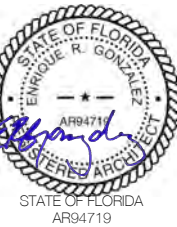


16 19TH STREET LOOKING SOUTH AT PUBLIX REAR SERVICE

SITE PHOTOS



ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT



COMMERCIAL ADDITION  
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**A017**



17 DADE BOULEVARD LOOKING NORTH AT PUBLIX



18 DADE BOULEVARD LOOKING SOUTH AT SHOPS ACROSS CANAL



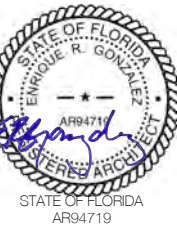
19 ALTON RD / DADE BLVD LOOKING WEST AT MICHAEL'S BUILDING



20 ALTON RD / DADE BLVD LOOKING SOUTH AT THE PALOMAR



ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT



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DRB REV

**A018**



21 ALTON ROAD LOOKING WEST AT ANIMAL HOSPITAL



22 ALTON ROAD LOOKING NORTH EAST AT WALGREENS



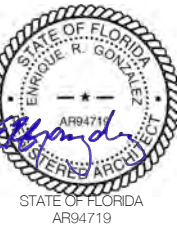
23 ALTON ROAD / 19TH STREET LOOKING SOUTHEAST AT WALGREENS



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



ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT



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03-08-2021  
FINAL SUB

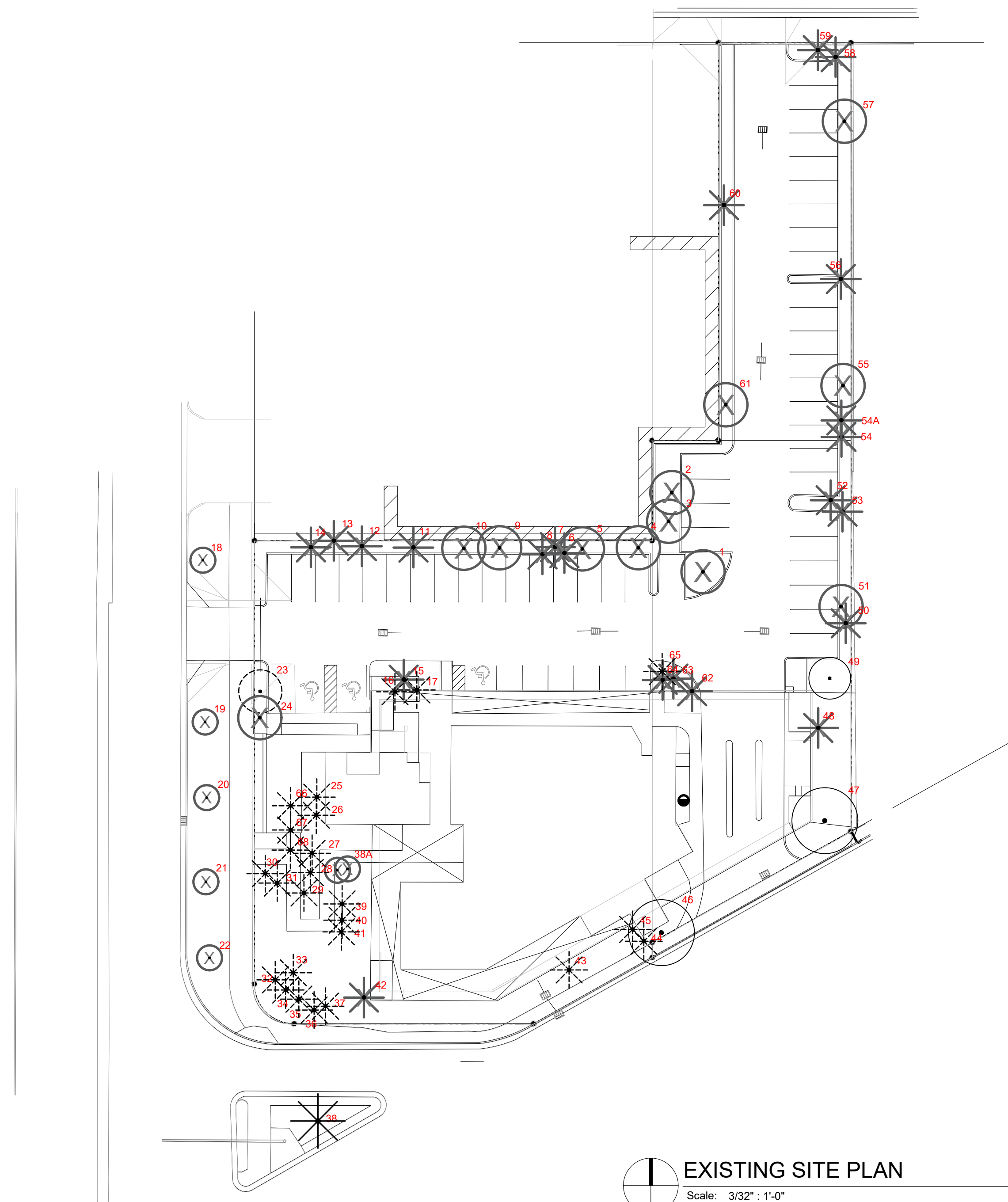
06-07-2021  
DRB REV

**A019**

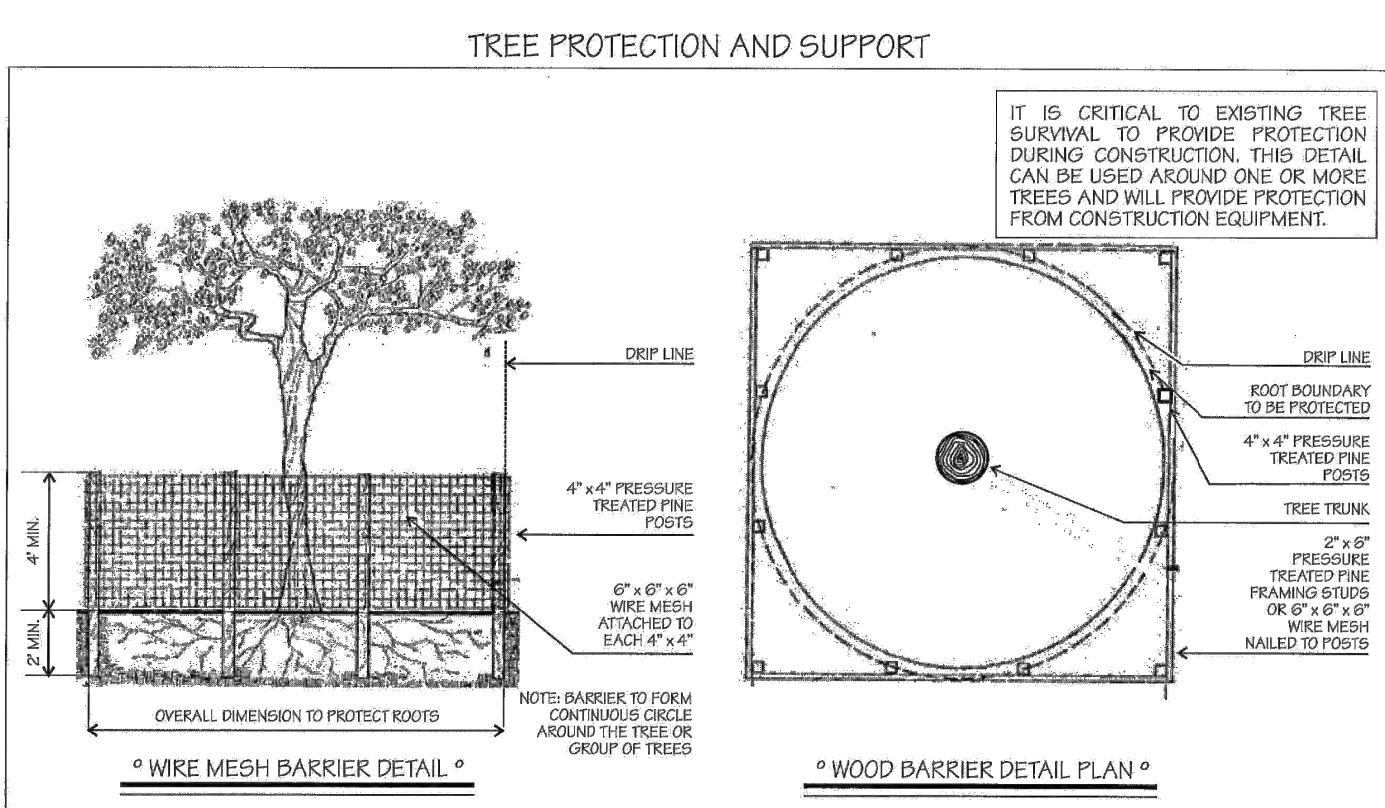
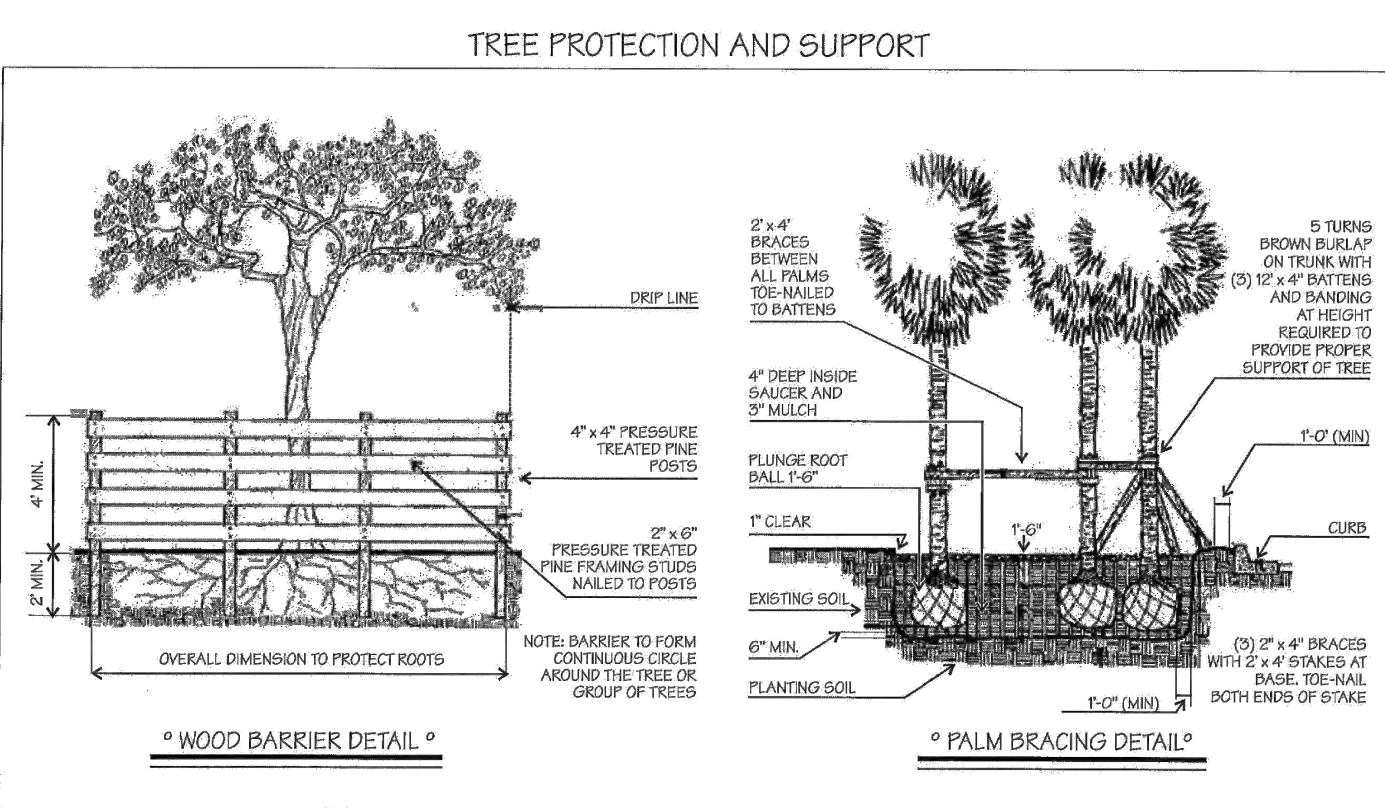
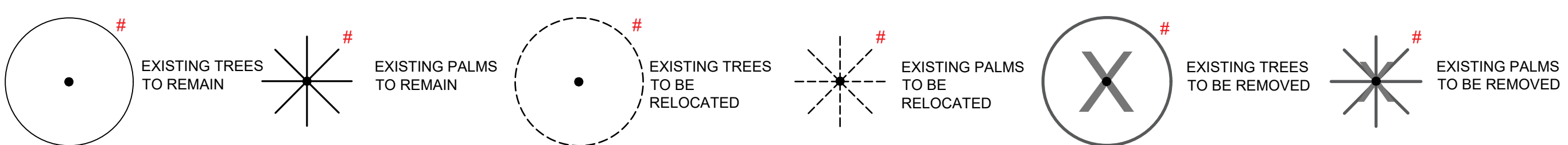


EXISTING TREE LIST

Tree #	Botanical Name	Common Name	DBH in inches	OAH in feet	Spread in feet	Notes/Condition (All are fair to good unless otherwise noted)
1	<i>Bursera simaruba</i>	Gumbo limbo	9.5	12-14	18-22	To be removed
2	<i>Quercus virginiana</i>	Live oak	25	35-40	25-30	To be removed
3	<i>Schefflera actinophylla</i>	Umbrella tree	15	25-30	20-25	Invasive species to be removed
4	<i>Quercus virginiana</i>	Live oak	12	30-35	15-20	To be removed
5	<i>Quercus virginiana</i>	Live oak	11.5	35-40	20-25	To be removed
6	<i>Washingtonia robusta</i>	Washingtonia palm	13	50-60	12-14	Exempt from permit requirements
7	<i>Washingtonia robusta</i>	Washingtonia palm	13	50-60	12-14	Exempt from permit requirements
8	<i>Washingtonia robusta</i>	Washingtonia palm	13	35-40	12-14	Exempt from permit requirements
9	<i>Quercus virginiana</i>	Live oak	14	35-40	30-35	To be removed
10	<i>Quercus virginiana</i>	Live oak	16	35-40	30-35	To be removed
11	<i>Washingtonia robusta</i>	Washingtonia palm	14	60-65	12-14	Exempt from permit requirements
12	<i>Cocos nucifera</i>	Coconut palm	9	40-45	20-25	To be removed
13	<i>Cocos nucifera</i>	Coconut palm	9	30-35	20-25	To be removed
14	<i>Cocos nucifera</i>	Coconut palm	9	35-40	20-25	To be removed
15	<i>Washingtonia robusta</i>	Washingtonia palm	14	60-65	12-14	Exempt from permit requirements
16	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated
17	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated
18	<i>Quercus virginiana</i>	Live oak	3	10-11	6-8	To be removed
19	<i>Quercus virginiana</i>	Live oak	3	10-11	6-8	To be removed
20	<i>Quercus virginiana</i>	Live oak	3	10-11	6-8	To be removed
21	<i>Quercus virginiana</i>	Live oak	3	10-11	6-8	To be removed
22	<i>Quercus virginiana</i>	Live oak	3	10-11	6-8	To be removed
23	<i>Tabebuia heterophylla</i>	Pink trumpet tree	12	35-40	20-25	To be relocated on site
24	<i>Quercus virginiana</i>	Live oak	16	20-25	20-25	To remain
25	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
26	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
27	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
28	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
29	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
30	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
31	<i>Sabal palmetto</i>	Sabal palm	8	20-25	10-12	To be relocated on site
32	<i>Sabal palmetto</i>	Sabal palm	8	25-30	10-12	To be relocated on site
33	<i>Sabal palmetto</i>	Sabal palm	7	30-35	10-12	To be relocated on site
34	<i>Sabal palmetto</i>	Sabal palm	7	25-30	10-12	To be relocated on site
35	<i>Sabal palmetto</i>	Sabal palm	10	30-35	10-12	To be relocated on site
36	<i>Sabal palmetto</i>	Sabal palm	6	30-35	10-12	To be relocated on site
37	<i>Sabal palmetto</i>	Sabal palm	7	30-35	10-12	To be relocated on site
38	<i>Phoenix sylvestris</i>	Date palm	12	25-30	15-20	To be relocated on site
38A	<i>Schefflera actinophylla</i>	Umbrella tree	24	40-45	30-35	Invasive species to be removed
39	<i>Sabal palmetto</i>	Sabal palm	8	20-25	10-12	To be relocated on site
40	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
41	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
42	<i>Phoenix reclinata</i>	Senegal Date palm	40	25-30	30-35	To be removed. Category 1, no mitigation required
43	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
44	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	To be relocated on site
45	<i>Sabal palmetto</i>	Sabal palm	8	40-45	10-12	To be relocated on site
46	<i>Bucida buceras</i>	Black Olive	28	40-45	30-35	To remain. Recommended pruning off roadway
47	<i>Bucida buceras</i>	Black Olive	24	40-45	60-65	To remain
48	<i>Ravenala madagascariensis</i>	Travelers Palm	16	15-20	15-20	To be removed
49	<i>Bursera simaruba</i>	Gumbo limbo	7	12-14	15-20	To remain
50	<i>Washingtonia robusta</i>	Washingtonia palm	13.5	50-60	12-14	Exempt from permit requirements
51	<i>Quercus virginiana</i>	Live oak	21	30-35	45-50	To be removed
52	<i>Washingtonia robusta</i>	Washingtonia palm	13	50-60	12-14	Exempt from permit requirements
53	<i>Washingtonia robusta</i>	Washingtonia palm	N/A	8-10	6-7	Exempt from permit requirements
54	<i>Washingtonia robusta</i>	Washingtonia palm	12	40-45	12-14	Exempt from permit requirements
54A	<i>Washingtonia robusta</i>	Washingtonia palm	N/A	6-7	5-6	Exempt from permit requirements
55	<i>Quercus virginiana</i>	Live oak	20	30-35	40-45	To be removed
56	<i>Washingtonia robusta</i>	Washingtonia palm	13	40-45	12-14	Exempt from permit requirements
57	<i>Quercus virginiana</i>	Live oak	20	30-35	40-45	To remain
58	<i>Washingtonia robusta</i>	Washingtonia palm	13	40-45	12-14	Exempt from permit requirements
59	<i>Washingtonia robusta</i>	Washingtonia palm	13	40-45	12-14	Exempt from permit requirements
60	<i>Washingtonia robusta</i>	Washingtonia palm	13	20-25	12-14	Exempt from permit requirements
61	<i>Quercus virginiana</i>	Live oak	12.5	20-25	20-25	Poor condition-remove
62	<i>Washingtonia robusta</i>	Washingtonia palm	13	35-40	12-14	Exempt from permit requirements
63	<i>Ptychosperma elegans</i>	Alexander palm	4	30-35	8-10	Poor condition-remove
64	<i>Sabal palmetto</i>	Sabal palm	8	30-35	10-12	Relocate
65	<i>Sabal palmetto</i>	Sabal palm	8	20-25	10-12	Relocate
66	<i>Thrinax sp.</i>	Thatch palm	4	15-20	6-8	Relocate
67	<i>Thrinax sp.</i>	Thatch palm	4	15-20	6-8	Relocate
68	<i>Thrinax sp.</i>	Thatch palm	4	15-20	6-8	Relocate



DISPOSITION LEGEND



NOTE  
 ◊ EXISTING TREES SYMBOLS ARE GRAPHIC AND LOCATION MAY VARY SLIGHTLY

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 LA #6667191

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1801 ALTON RD.  
 Landscape Design  
 1801 Alton Rd., Miami Beach, FL 33141

SHEET ISSUE:

REV #	DATE	DESCRIPTION
#1	2.26.21	DRB LANDSCAPE
#2	3.8.21	DRB LANDSCAPE
#3	6.3.21	DRB LANDSCAPE

PROJECT #:  
 DRAWN BY: AJ  
 CHECKED BY: VF  
 DATE: 6.3.2021

DISCIPLINE / SHEET TITLE:  
**DISPOSITION PLAN**  
 SHEET NUMBER:  
**LE-1.0**