

# DESIGN REVIEW BOARD 1790 ALTON ROAD

FINAL SUBMITTAL  
08/08/2022

MIXED USE PROJECT  
1790 ALTON ROAD MIAMI BEACH, FLORIDA, 33139  
SCOPE OF WORK: NEW CONSTRUCTION OF A 5 STORY BUILDING



7500 NE 4th Court  
Suite 102  
Miami, FL 33138  
T: (305) 573-2728

PROJECT NUMBER  
2116

PROJECT NAME

1790 ALTON RD.

1790 ALTON ROAD  
MIAMI BEACH, FL 33141  
OWNER



DESIGNER

GEK ARCHITECTURE

CONCEPT DESIGN

COVER

Jennifer McConney  
Professional Seal  
Professional Engineer  
No. 1200001666  
Exp. 12/08/08  
Renewal 12/08/08

STUDIO MCG ARCHITECTURE  
JENNIFER MCCONNEY FLORIDA LIC# AR93044  
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**INDEX OF  
DRAWINGS**



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# MIAMI BEACH

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

## ZONING DATA SHEET

FAR CALCULATION		
LEVEL 1	4,158	SQ. FT
LEVEL 2	3,958	SQ. FT
LEVEL 3	3,863	SQ. FT
LEVEL 4	3,863	SQ. FT
LEVEL 5	3,863	SQ. FT
ROOF LEVEL	402	SQ. FT
<b>TOTAL</b>	<b>20,107</b>	SQ. FT
<b>MAX FAR ALLOWED</b>	<b>20,662</b>	SQ. FT

UNIT COUNT		
LEVEL 1	0	Units
LEVEL 2	0	Units
LEVEL 3	4	Units
LEVEL 4	4	Units
LEVEL 5	4	Units
<b>TOTAL</b>	<b>12</b>	Units

PARKING REQUIREMENT		
APARTMENTS	9 UNITS X 1.5 SPACE	14
	3 UNITS X 1.75 SPACE	5
RESTAURANT/CAFÉ	100 seats or less (Ground Floor)	0
	100 seats or less (Second Floor)	0
<b>TOTAL</b>		<b>19</b>

RESTAURANT OCCUPANCY CALCULATIONS				
LEVEL 1 - RESTAURANT				TOTAL OCCUPANTS - 100
SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS	
INTERIOR SEATING	390 SF	1:15	26	
EXTERIOR SEATING	900 SF	1:15	60	
KITCHEN	1,376 SF	1:100	14	
LEVEL 2 - RESTAURANT				TOTAL OCCUPANTS - 199
SPACE NAME	AREA SF	OCCUPANCY FACTOR	OCCUPANTS	
INTERIOR SEATING	1,980 SF	1:15	132	
EXTERIOR SEATING	600 SF	1:15	40	
KITCHEN	355 SF	1:100	4	
BAR	29'-0"	L x 4/7	17	
WINE VAULT	165 SF	1:30	6	

ITEM #	Zoning Information	LAND USE: CD-2		
1	Address:	1790 Alton Road, Miami Beach, FL 33139		
2	Board and File numbers:	PB22-0548		
3	Folio number(s):	02-3233-012-0700		
4	Year constructed:	N/A	Zoning District:	CD-2 (SUNSET HARBOUR NEIGHBORHOOD)
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	5'-4"
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	10,331 SF
7	Lot Width	50'-0"	Lot Depth:	137'-0"
8	Minimum Unit Size	301 SF		N/A
9	Existing User	VACANT	Proposed Use:	MIXED USE

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	0'-00"	55'-0"	WAIVER REQUIRED
11	Number of Stories	5	N/A	5	-
12	FAR	2	0.00	1.95	-
13	FLOOR AREA Square Footage	20,662 SF	0 SF	20,107 SF	-
14	GROSS Square Footage	N/A	N/A	34,679 SF	-
15	Number of Units Residential	N/A	N/A	12	-
16	Number of Units Hotel	N/A	N/A	0	-
17	Number of Seats	N/A	N/A	SEE CHART	-
18	Occupancy Load	N/A	N/A	SEE CHART	-

	Setbacks	Required	Existing	Proposed	Deficiencies
<b>At Grade Parking (CD-2) SUNSET HARBOR</b>					
19	Front Setback (NORTH):	5'-0"	N/A	N/A	-
20	Rear Setback (WEST):	5'-0"	N/A	5'-0"	-
21	Side Setback facing Street (EAST):	5'-0"	N/A	N/A	-
22	Side Setback facing Street (SOUTH):	5'-0"	N/A	N/A	-
<b>Pedestal LEVEL 1 (CD-2) SUNSET HARBOR</b>					
23	Front Setback (NORTH):	0'-0"	N/A	0' - 0"	-
24	Rear Setback (WEST):	5'-0"	N/A	5'-0"	-
25	Side Setback facing Street (EAST):	0'-0"	N/A	5'-0"	-
26	Side Setback facing Street (SOUTH):	0'-0"	N/A	5'-0"	-

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District (DISTRICT #5)				-
32	Total # of parking spaces required	19 spaces			-
33	# of parking spaces provided		N/A	19	-
34	Parking Space Dimensions	8.5' X 18'	N/A	8.5' X 18'	-
35	Parking Space Configurations (45°, 60°, 90°, Parallel)	90 DEGREE	N/A	90 DEGREE	-
36	ADA Spaces	1	N/A	1	-
37	Tandem Spaces	N/A	N/A	3	-
38	Drive Aisle Width	22'	N/A	22'	-
39	Valet Drop off and pick up	N/A	N/A	N/A	-
40	Loading zones and Trash collection areas	2	N/A	2	VARIANCE REQUIRED
41	Bikes (15% of required parking)	3	N/A	3	-

47	Is this a contributing building?	NO
48	Located within a Local Historic District?	NO

Notes: If not applicable write N/A  
All other data information may be required and presented like the above format.



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## PROJECT DATA



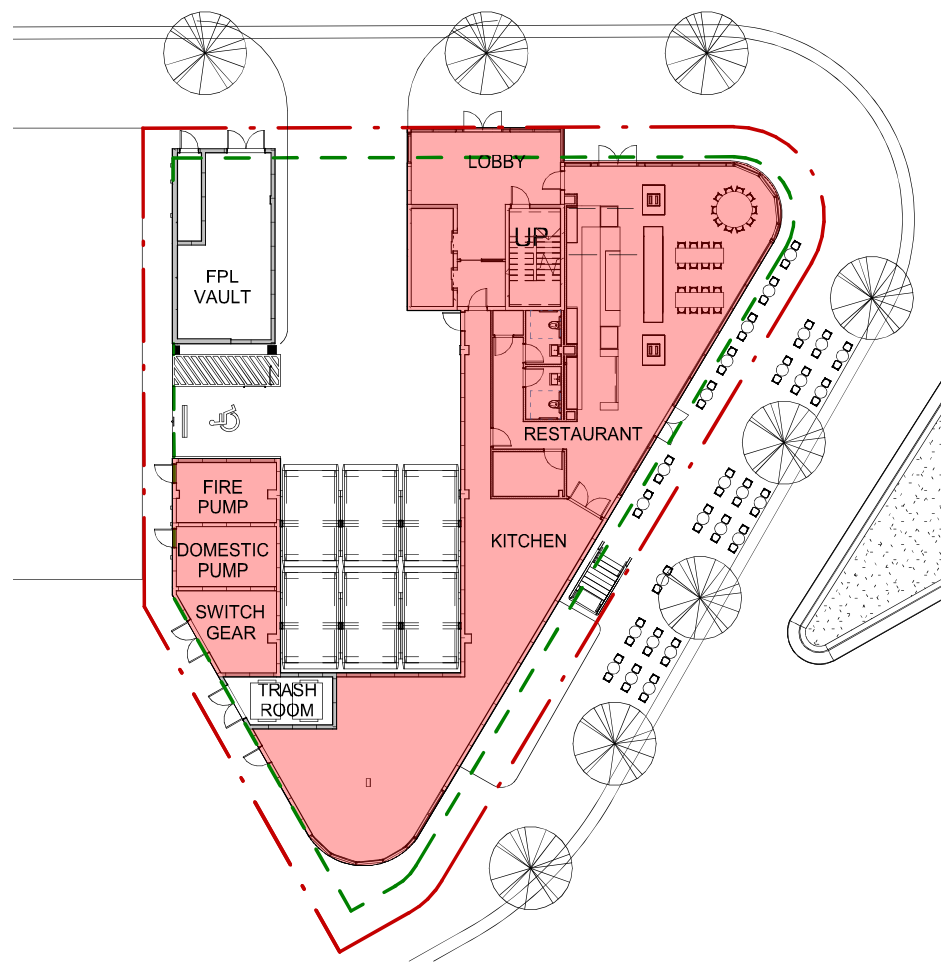
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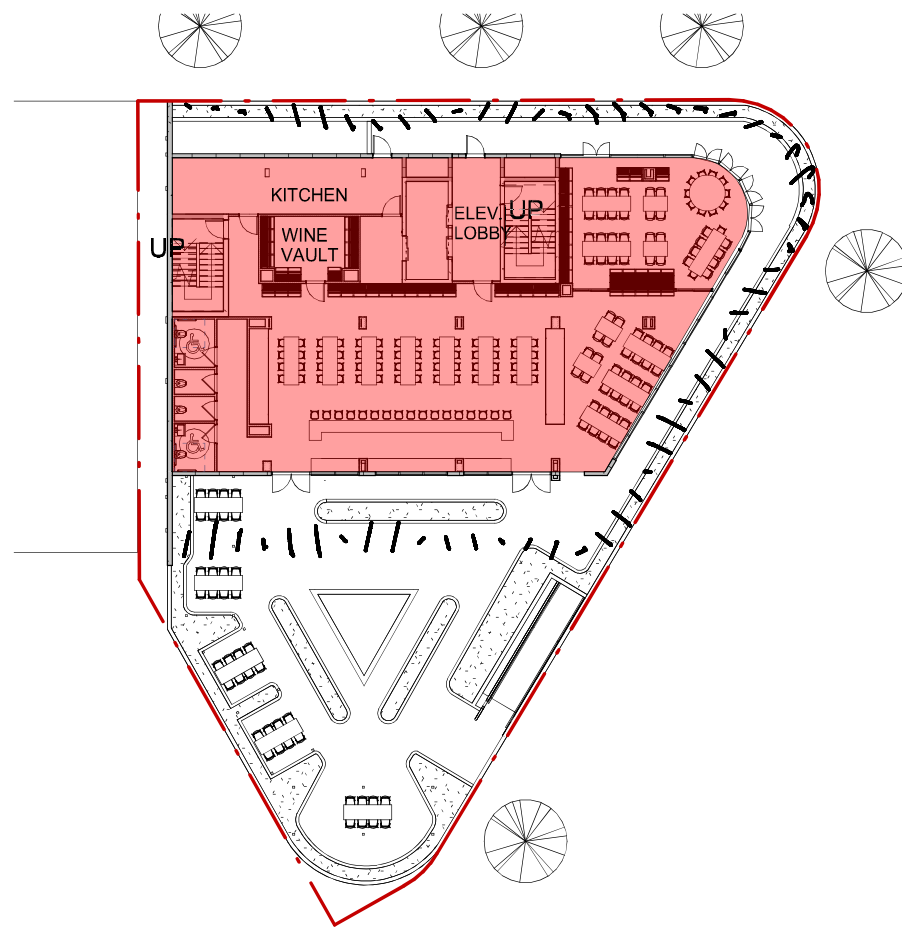
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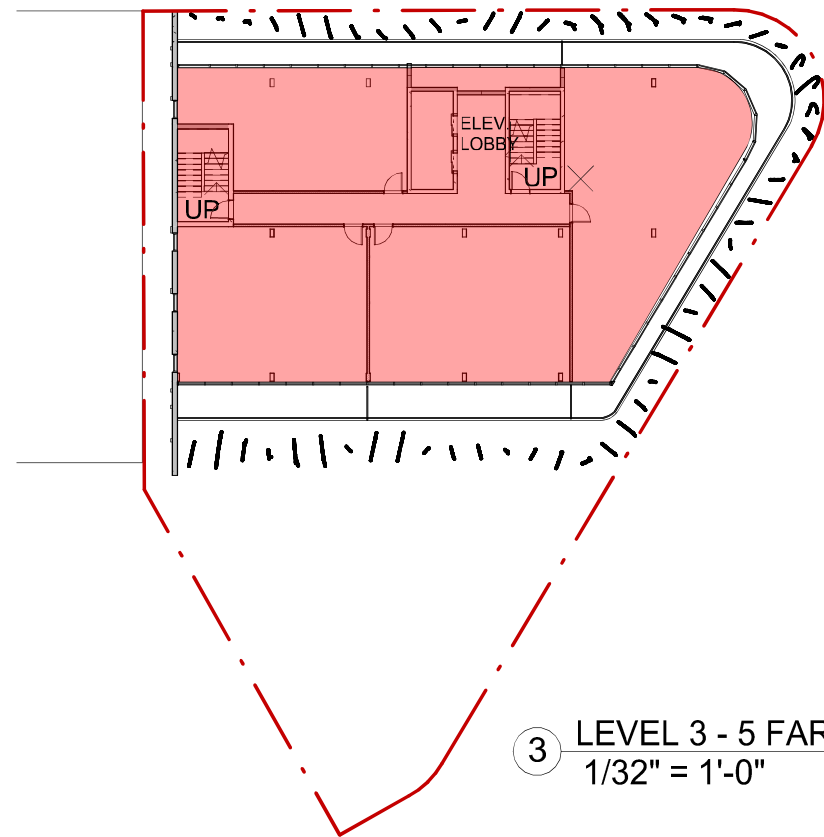
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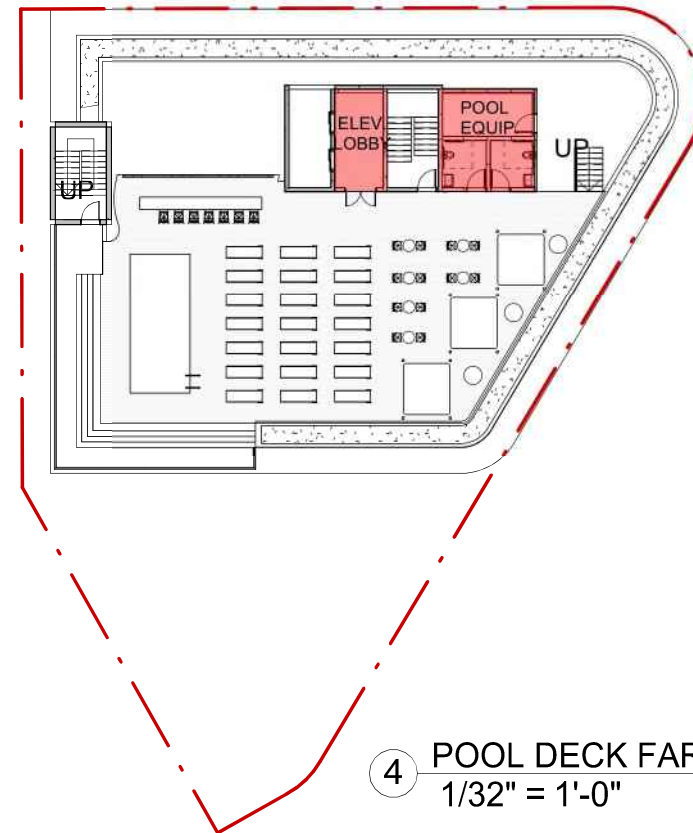
1 LEVEL 1 FAR  
1/32" = 1'-0"



2 LEVEL 2 FAR  
1/32" = 1'-0"



3 LEVEL 3 - 5 FAR  
1/32" = 1'-0"



4 POOL DECK FAR  
1/32" = 1'-0"

Ground Floor	4,158 SF
Level 2	3,958 SF
Level 3-5	11,589 SF
Pool deck	402 SF
<b>Total</b>	<b>20,107 SF</b>

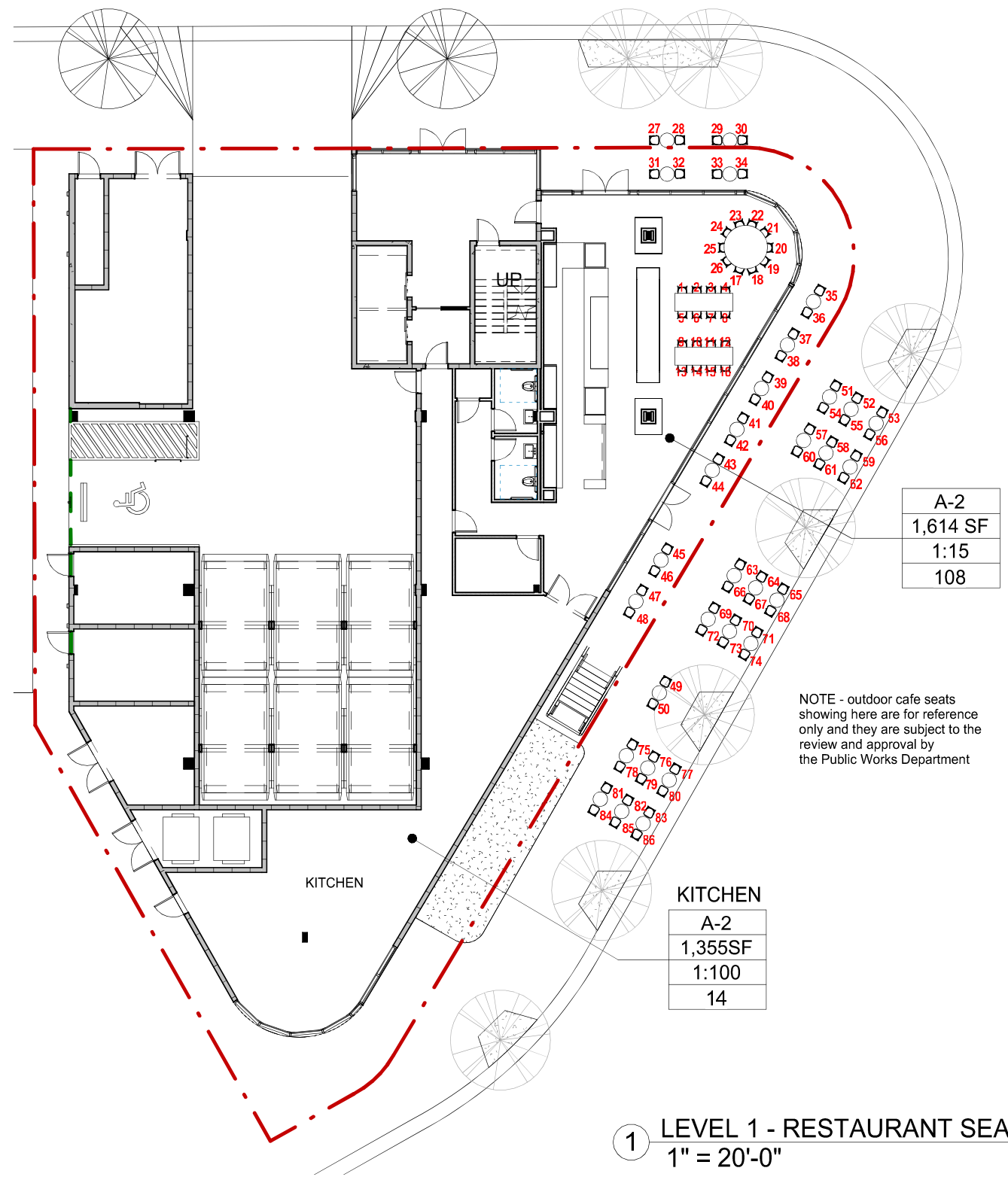


FAR  
DIAGRAMS





**SEAT COUNT DIAGRAM**

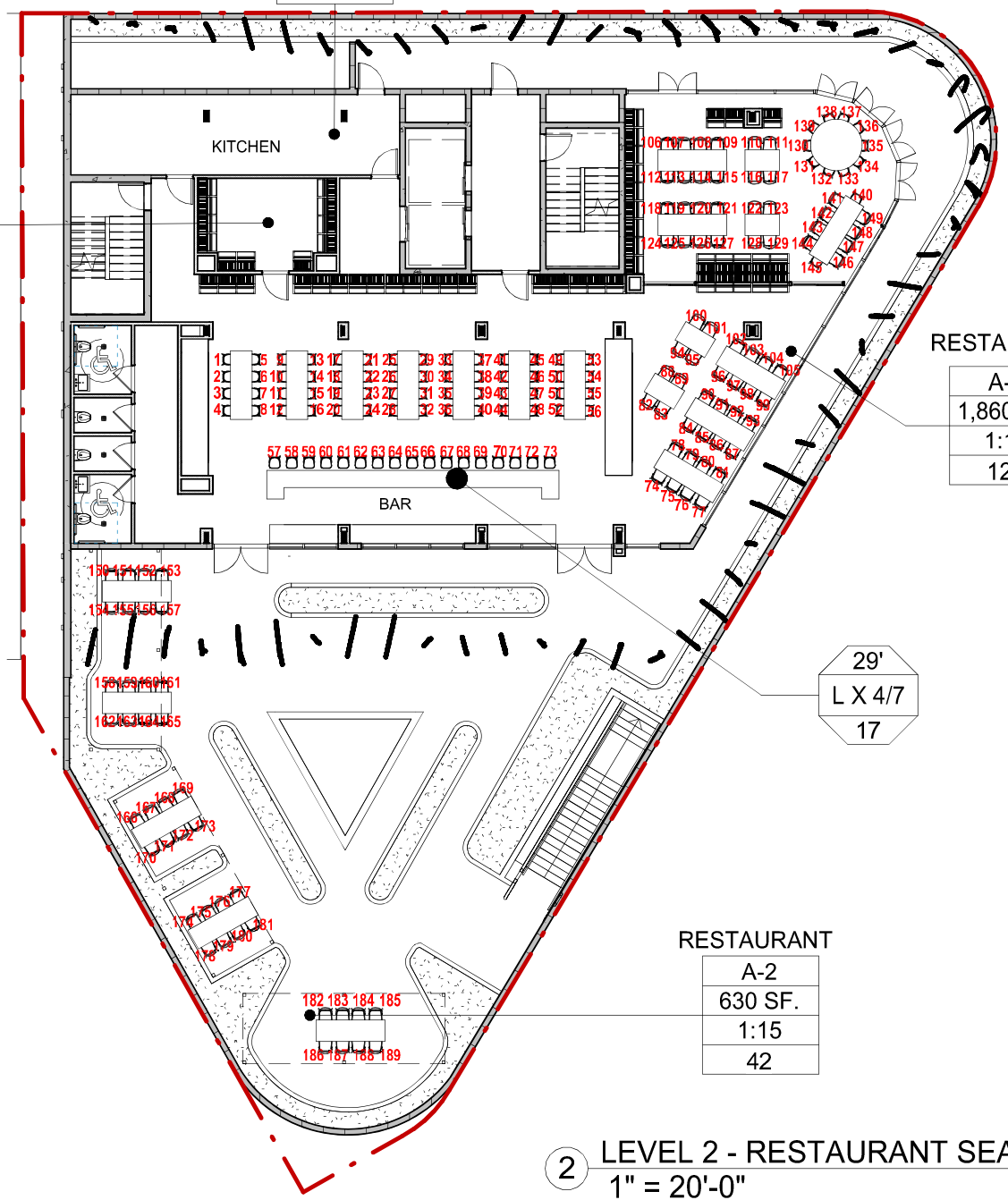


A-2  
165 SF  
1:15  
11

A-2  
1,614 SF  
1:15  
108

KITCHEN  
A-2  
1,355SF  
1:100  
14

NOTE - outdoor cafe seats showing here are for reference only and they are subject to the review and approval by the Public Works Department



KITCHEN  
A-2  
350 SF  
1:100  
4

RESTAURANT  
A-2  
1,860 SF.  
1:15  
124

RESTAURANT  
A-2  
630 SF.  
1:15  
42

29'  
L X 4/7  
17

LEVEL	OCCUPANCY
RESTAURANT GROUND FLOOR	122
RESTAURANT LEVEL 2	198

RESTAURANT SEATS COUNTS	AREA	SEATS	INSIDE PROPERTY LINE	OUTSIDE PROPERTY LINE	ADA SEATS (5%)	TOTAL
RESTAURANT GROUND FLOOR	INDOOR - 3,215 SF	24			2	86
	OUTDOOR - 1,670 SF	57	18	39	3	
RESTAURANT LEVEL 2	INDOOR - 3,456 SF	141			8	189
	OUTDOOR - 3,405 SF	38			2	



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## RENDERS



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**RENDERS**



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**RENDERS**



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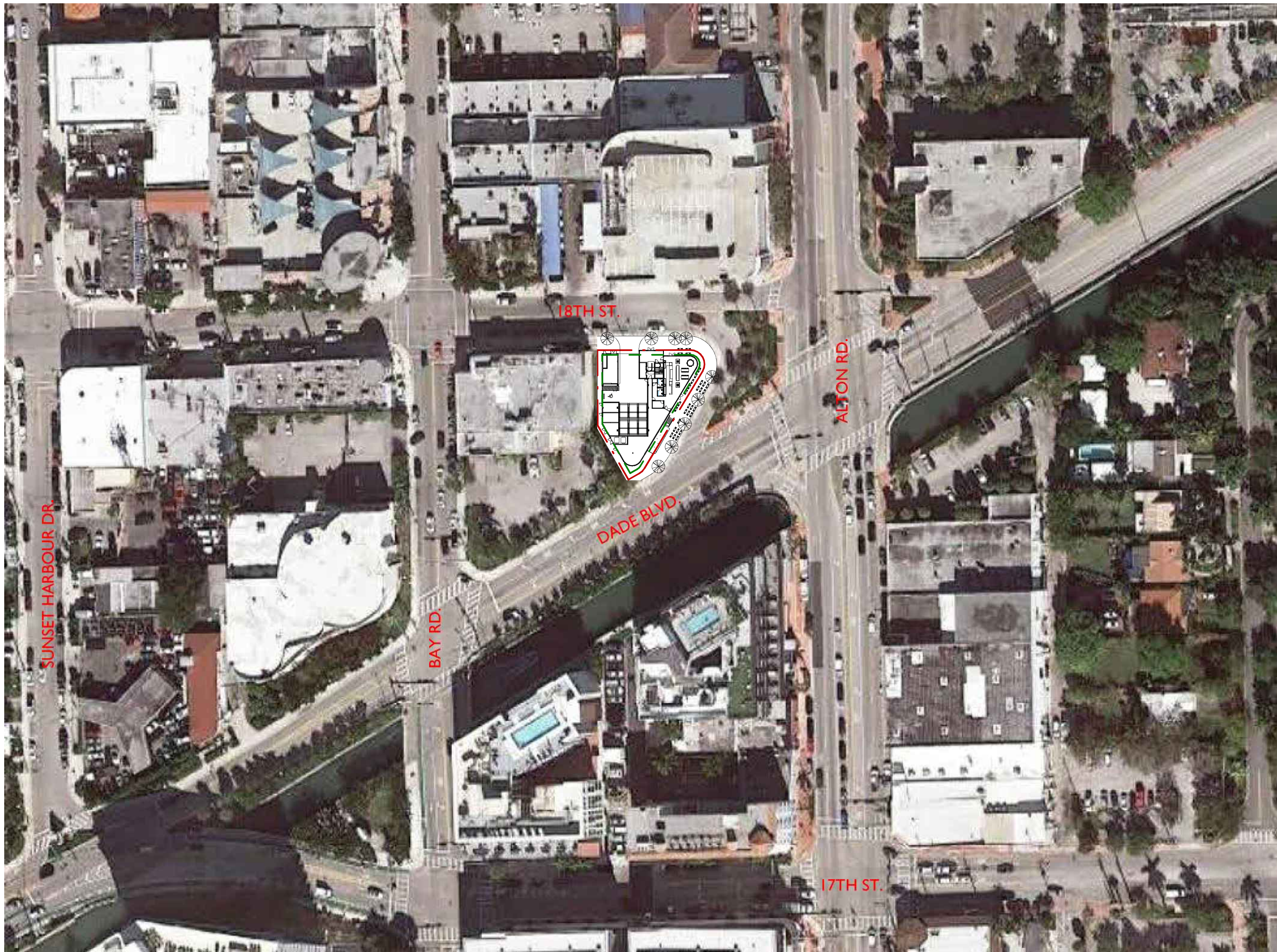
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**LOCATION  
 PLAN**



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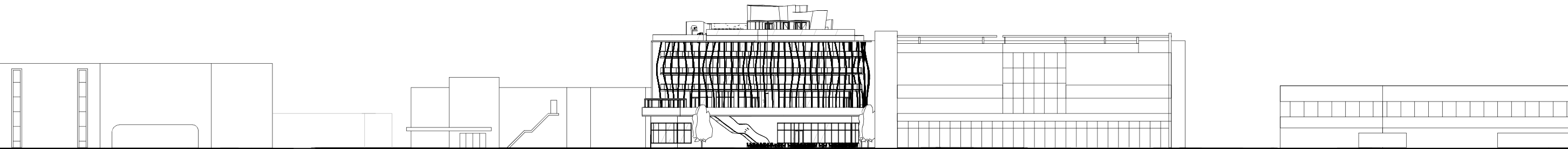
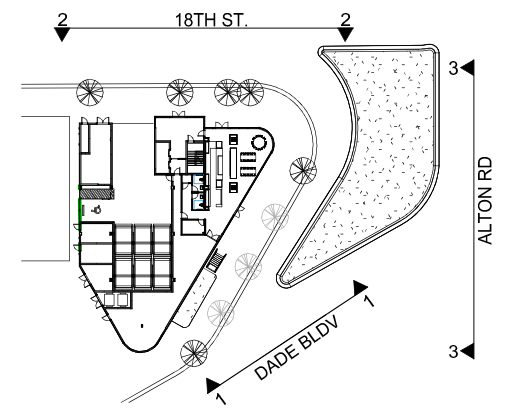
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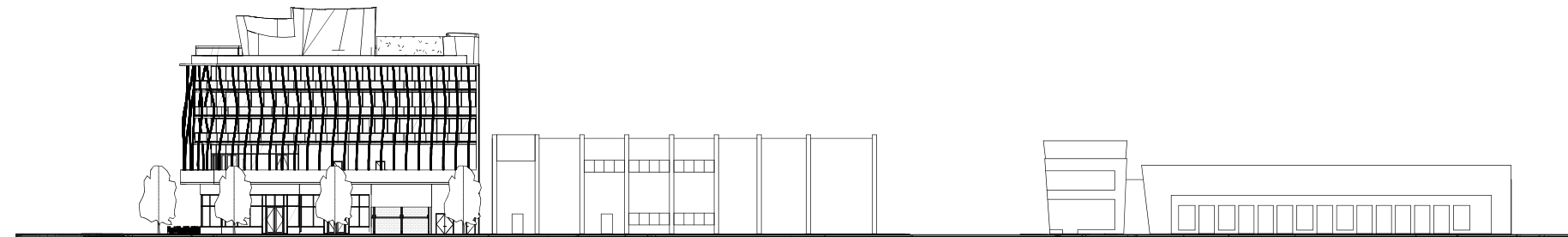
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**GEK ARCHITECTURE**

CONCEPT DESIGN

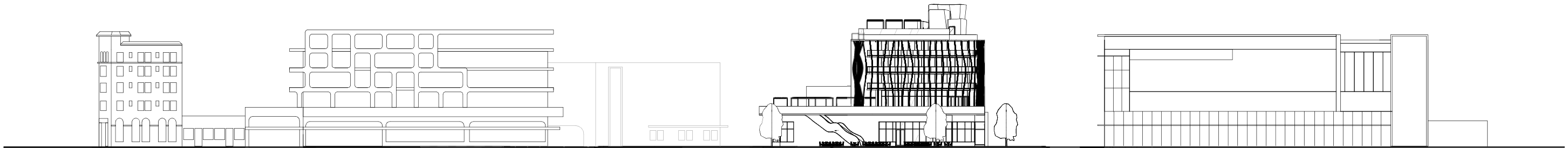
**CONTEXTUAL  
ELEVATION  
DRAWING**



① **DADE BLVD. CONTEXT ELEVATION**  
1" = 60'-0" 06/16/2022



② **18TH ST. CONTEXT ELEVATION**  
1" = 60'-0" 06/16/2022

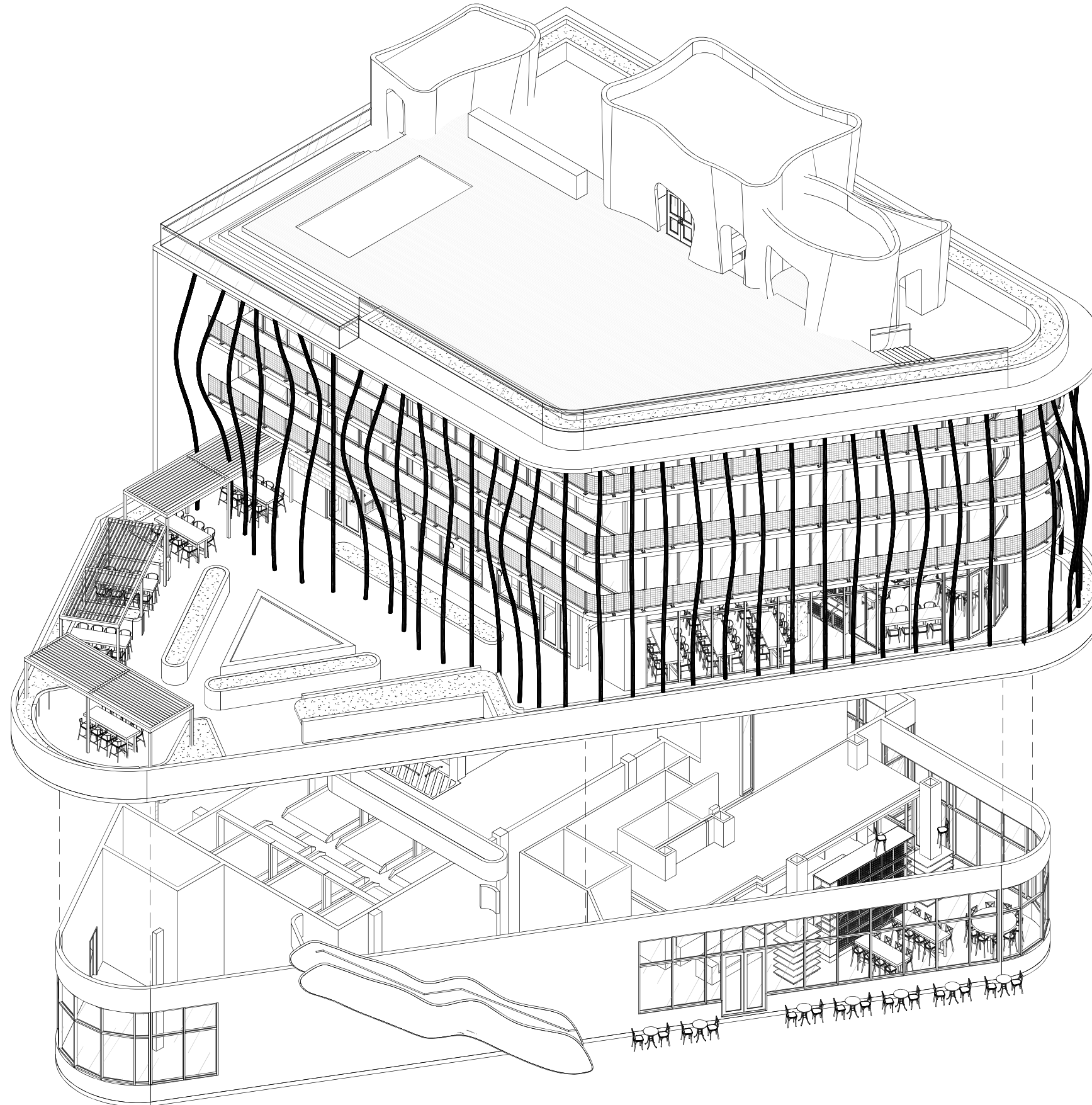


③ **ALTON RD CONTEXT ELEVATION**  
1" = 60'-0" 06/16/2022



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**EXPLODED  
 AXONOMETRIC  
 DIAGRAM**



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EIGHTEENTH STREET  
36'-0" RIGHT OF WAY



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PROPOSED  
SITE PLAN

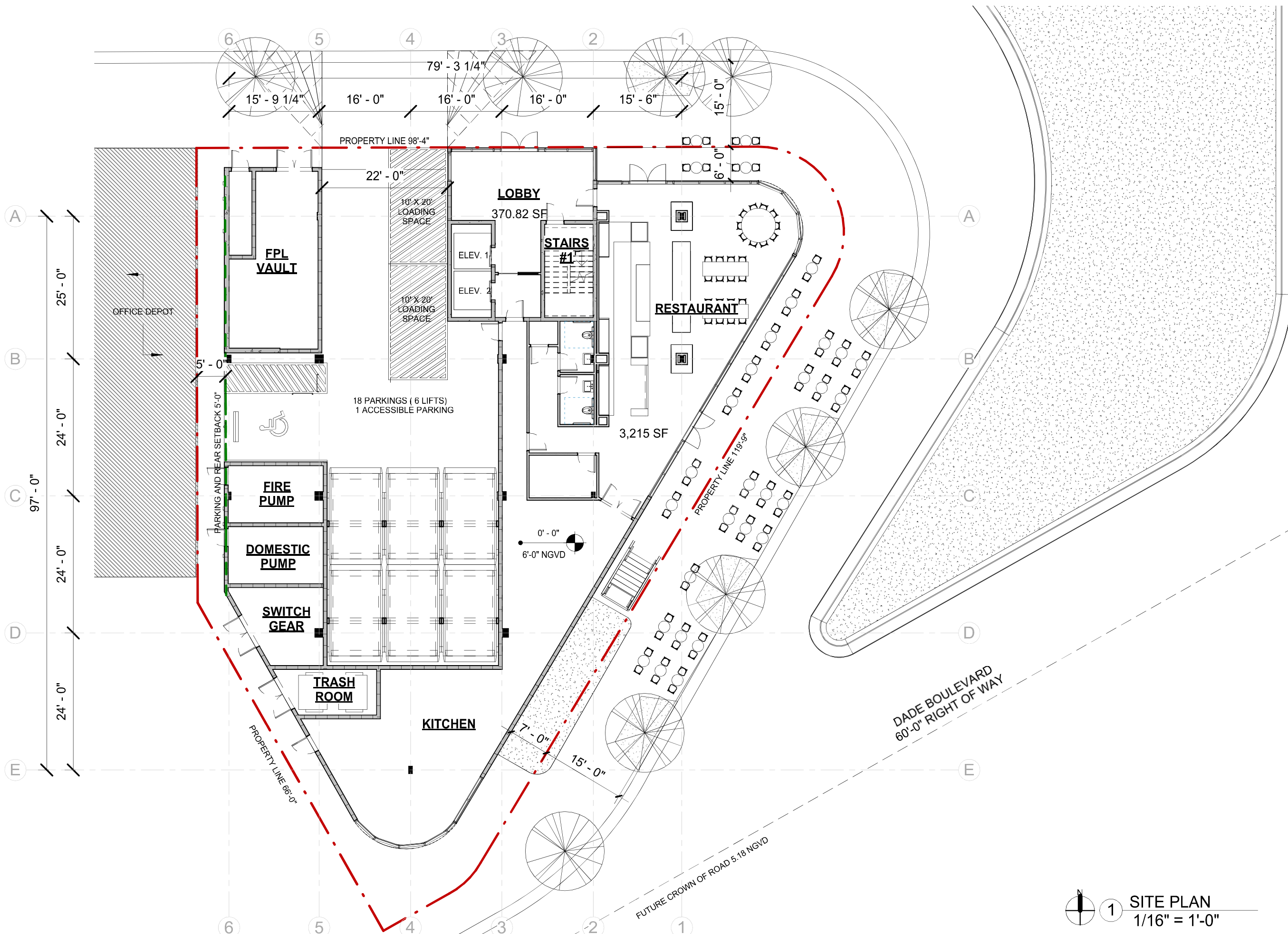


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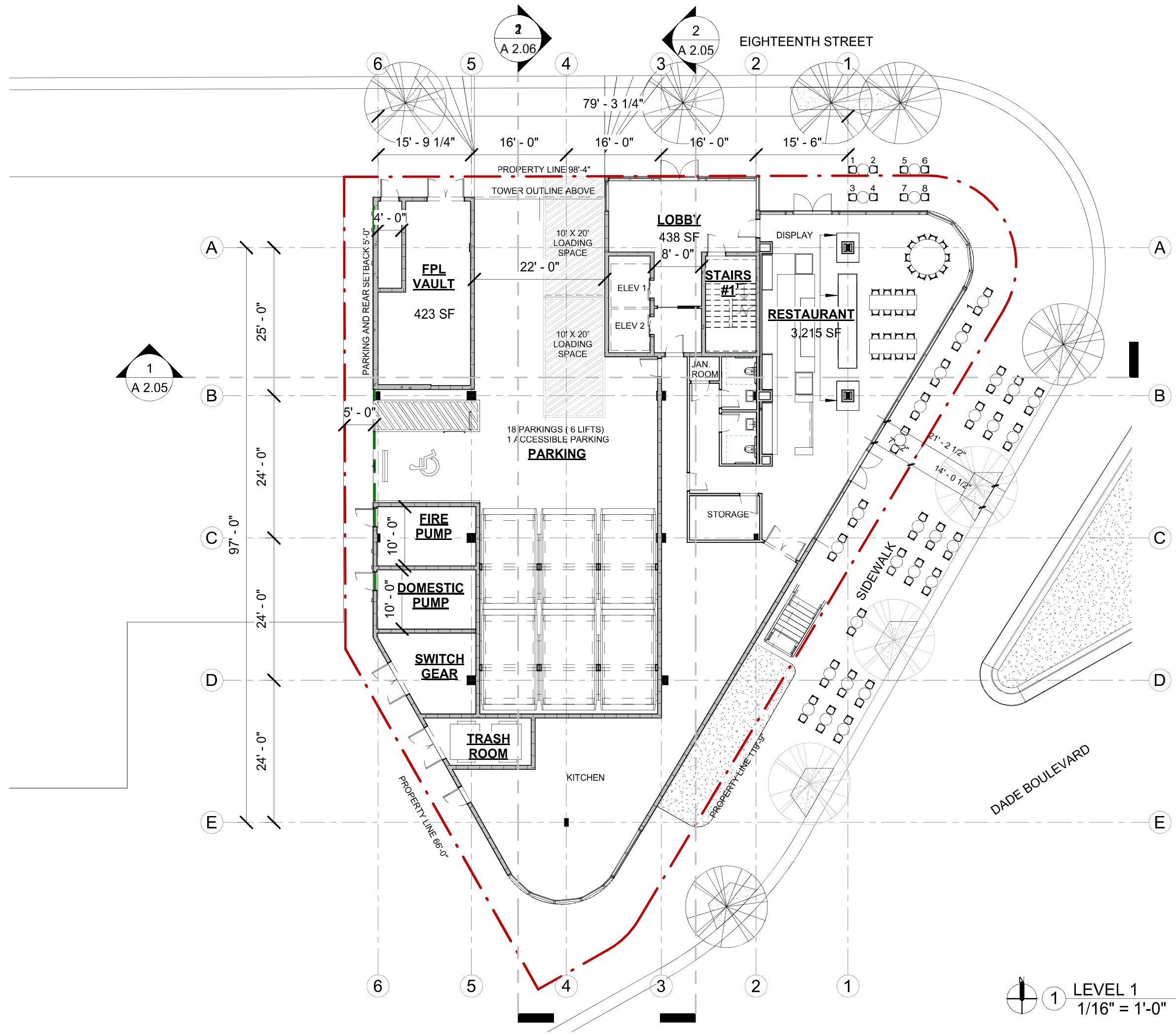
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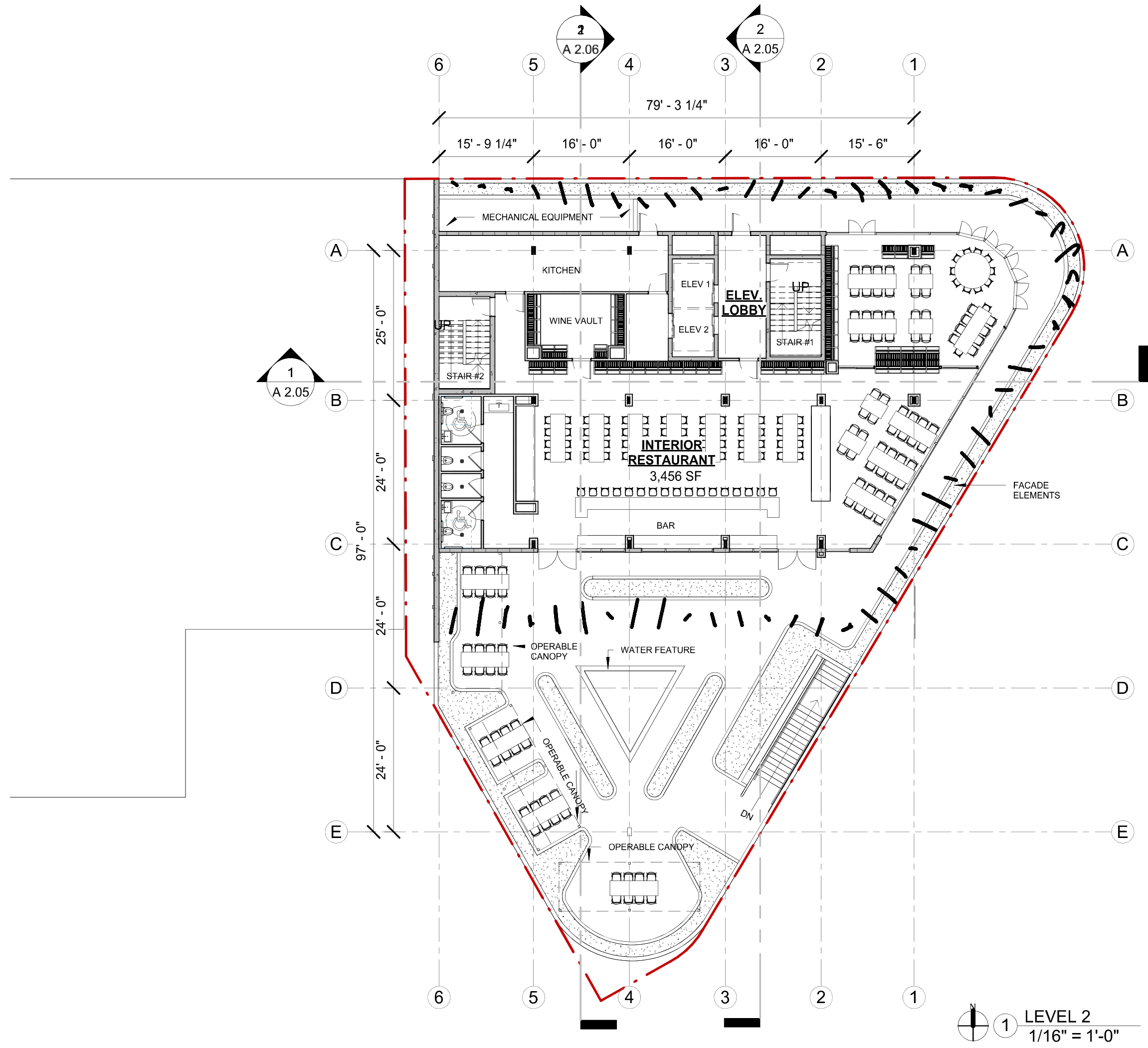


1 SITE PLAN  
1/16" = 1'-0"

A 1.00



1 LEVEL 1  
1/16" = 1'-0"



1 LEVEL 2  
1/16" = 1'-0"