

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
Architect
No. 120808
Exp. 12-08-08
F6897
Designed by
Jennifer McConney
DRAWN BY: STUDIO
MCG ARCHITECTURE
DU-A014100000016E6
C2ACD080006675,
cn=Jennifer McConney
120808
12-07-0400

STUDIO MCG ARCHITECTURE
JENNIFER MCCONNEY FLORIDA LIC# AR93044

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S T U D I O

MCG

ARCHITECTURE

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FINVARB GROUP

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INDEX OF
DRAWINGS



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MIAMIBEACH

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

ZONING DATA SHEET

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
	At Grade Parking (CD-2) SUNSET HARBOR				
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	-
	Pedestal LEVEL 1 (CD-2) SUNSET HARBOR				
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.

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
TOTAL	20,107	SQ. FT
MAX FAR ALLOWED	20,662	SQ. FT

UNIT COUNT		
LEVEL 1	0	Units
LEVEL 2	0	Units
LEVEL 3	4	Units
LEVEL 4	4	Units
LEVEL 5	4	Units
TOTAL	12	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
TOTAL		19

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	



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PROJECT DATA



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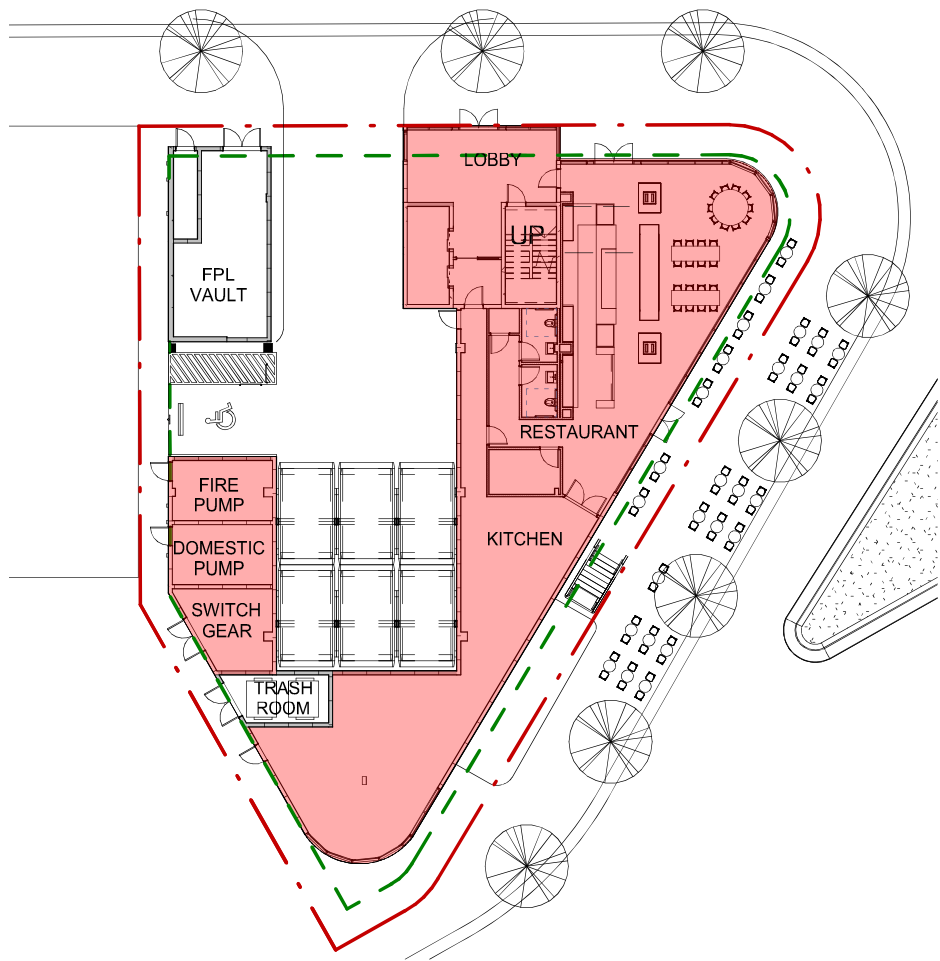
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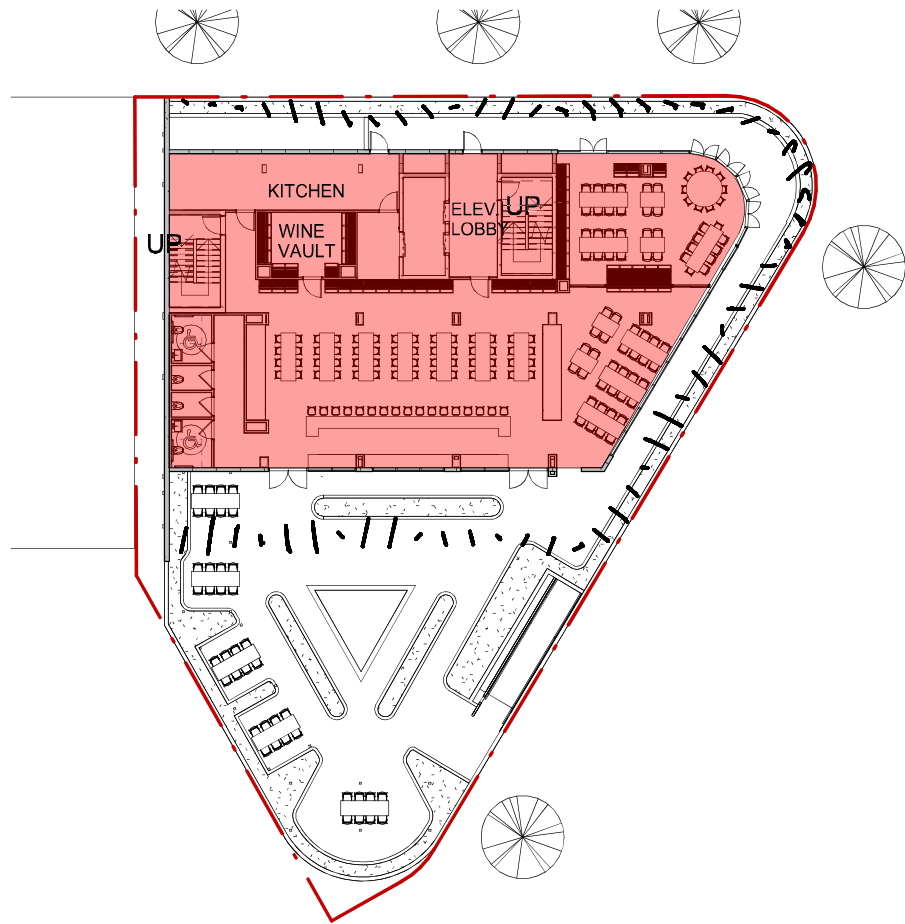
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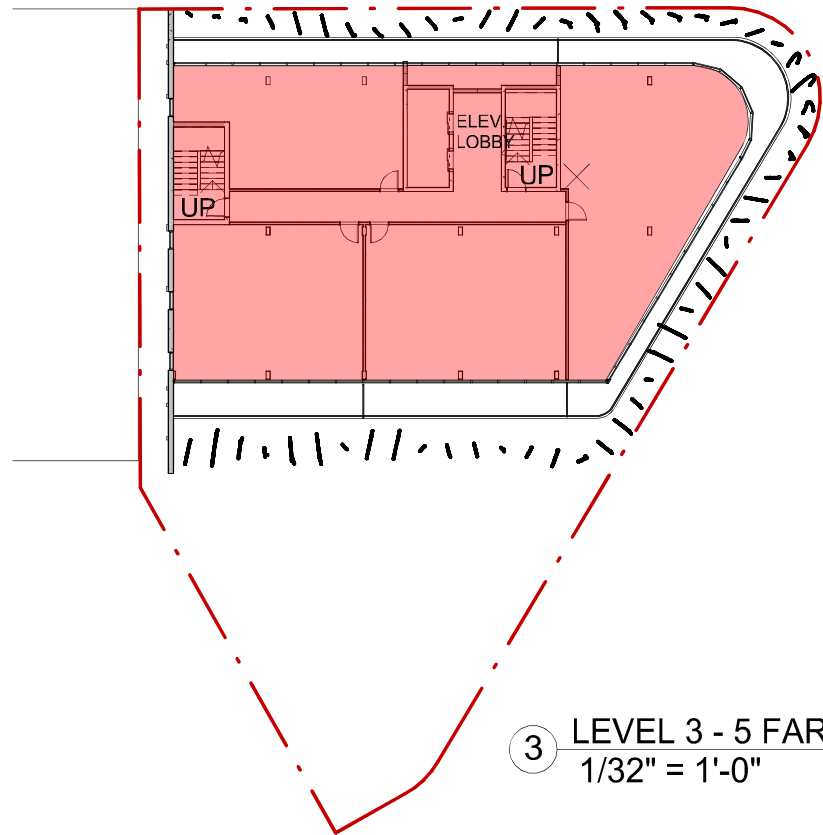
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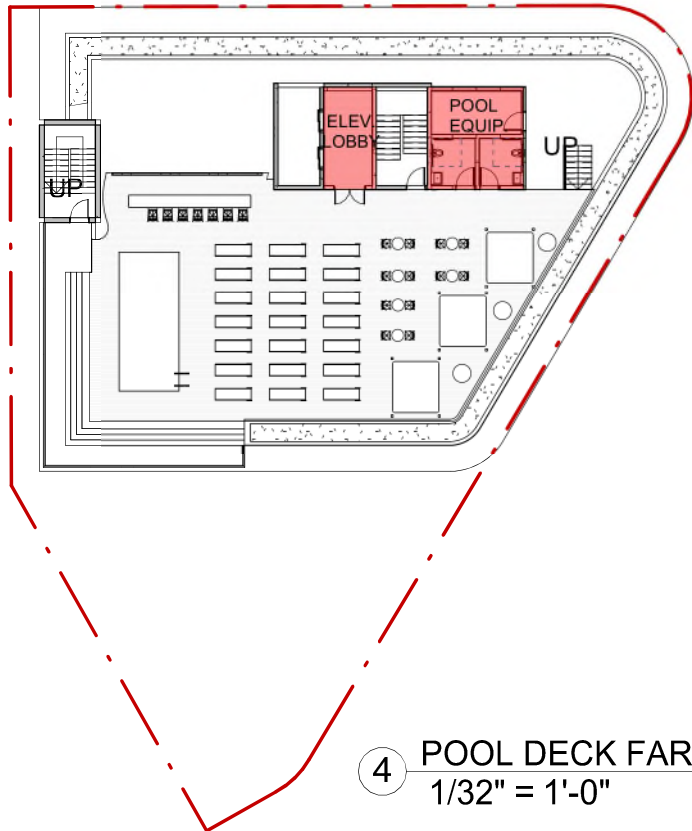
1 LEVEL 1 FAR
1/32" = 1'-0"



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

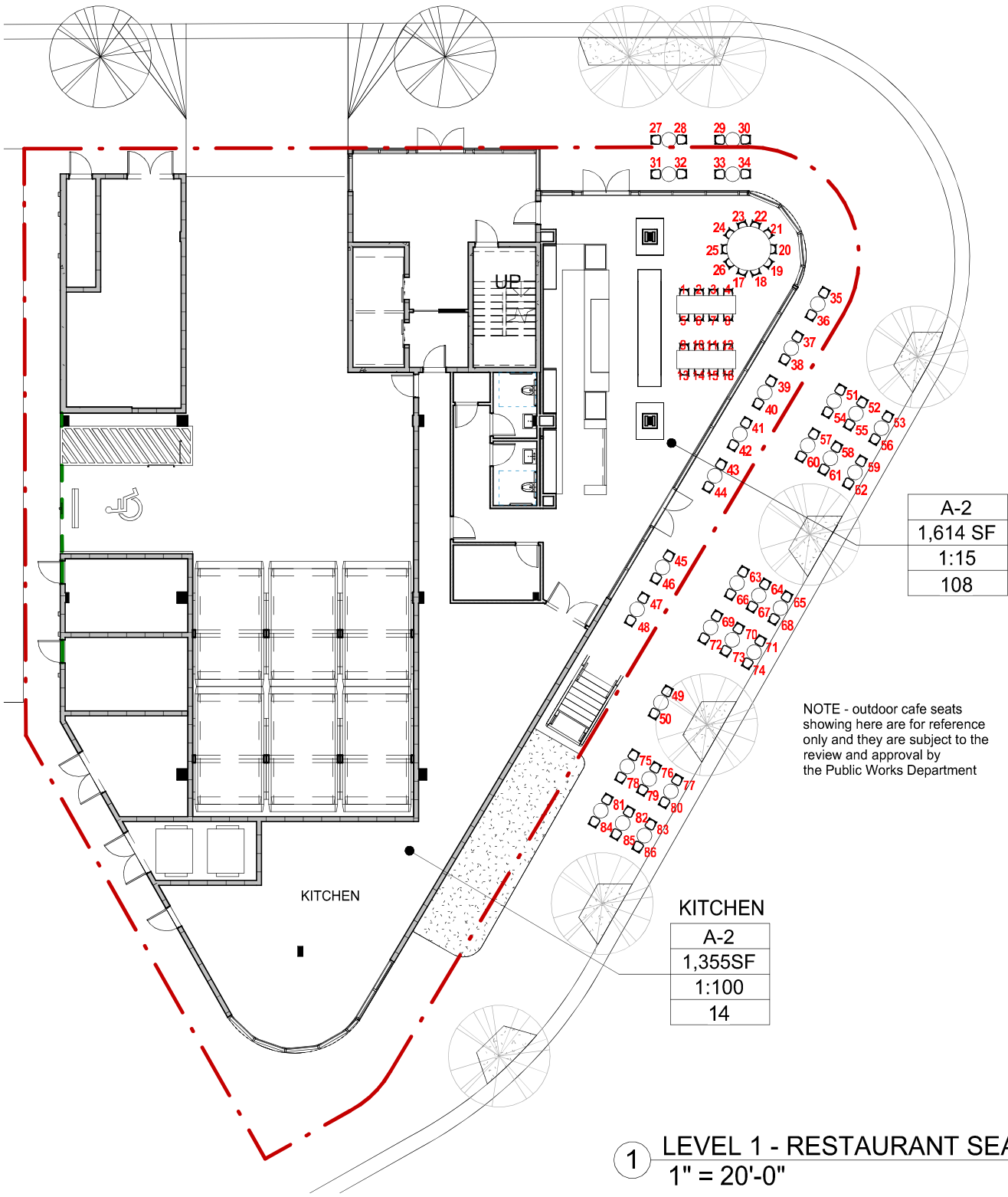


3 LEVEL 3 - 5 FAR
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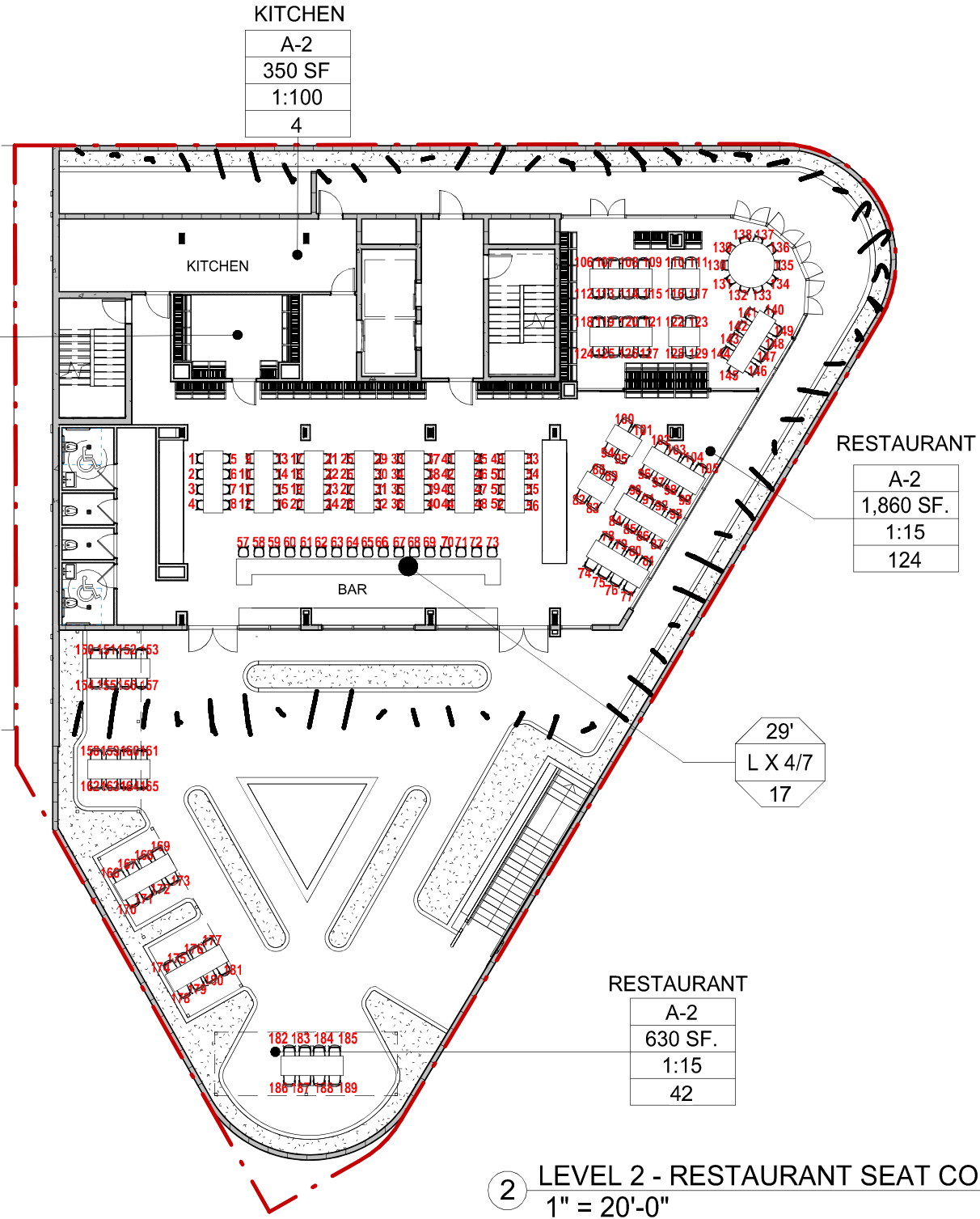


4 POOL DECK FAR
1/32" = 1'-0"

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



A-2
165 SF
1:15
11



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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CONCEPT DESIGN

SEAT
COUNT
DIAGRAM



STUDIO MCG+G ARCHITECTURE
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RENDERS



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RENDERS

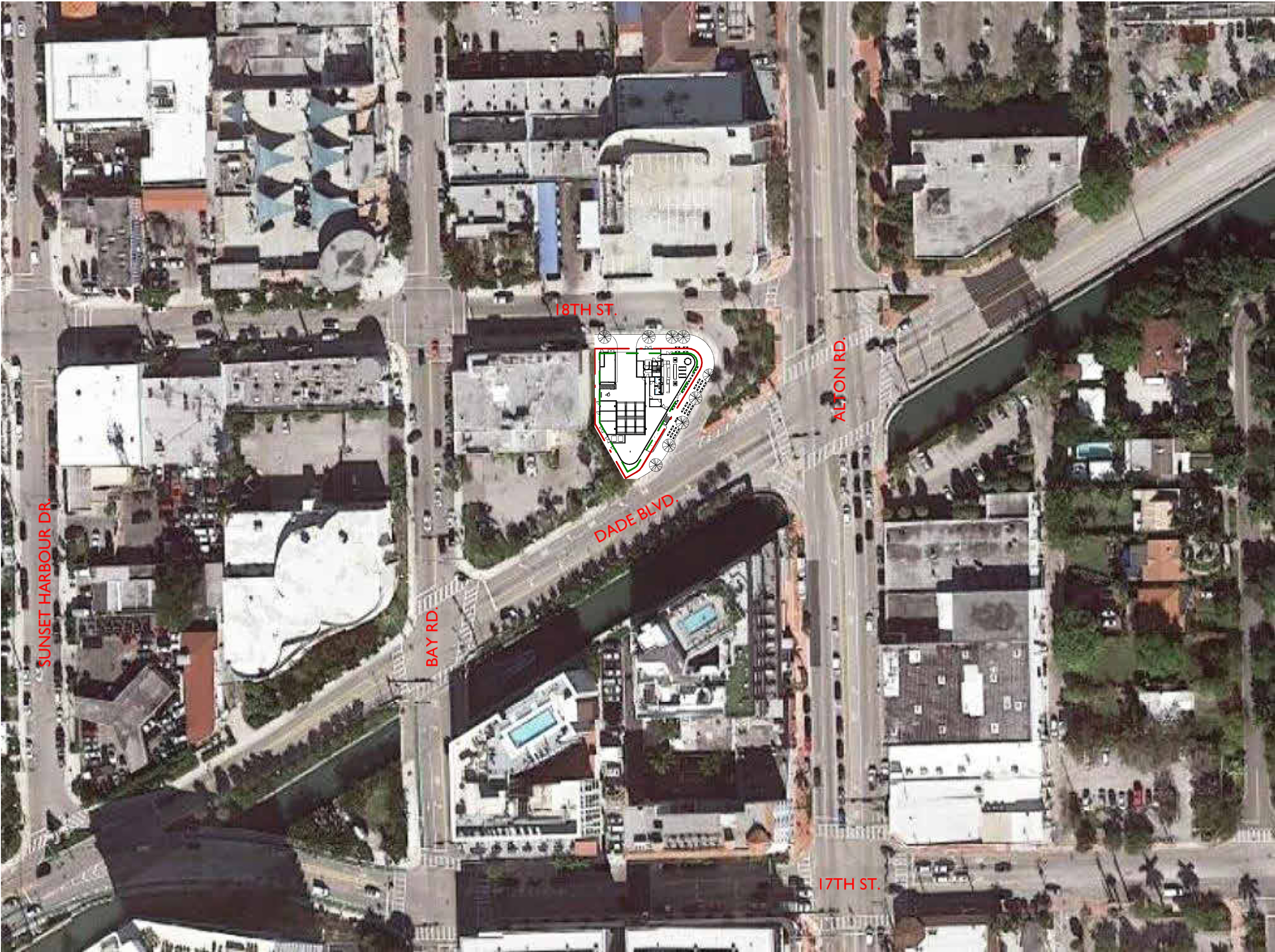


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LOCATION PLAN



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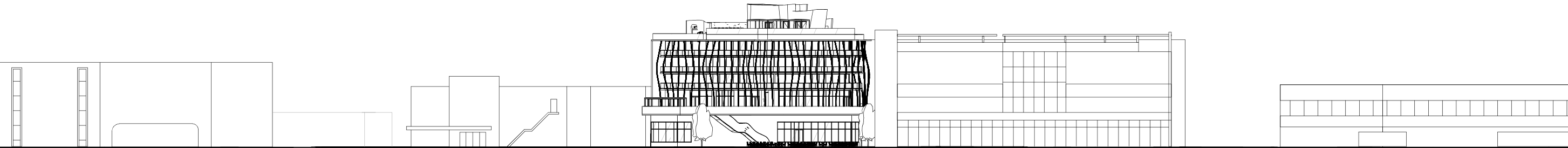
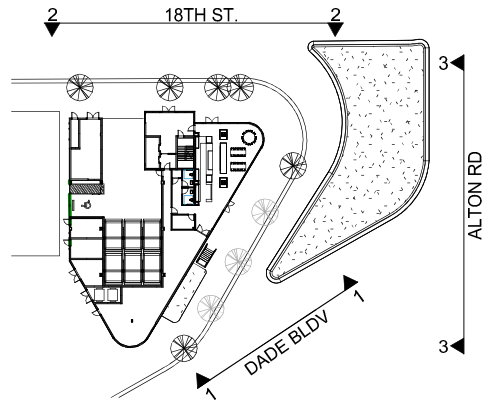
CONTEXTUAL
ELEVATION
DRAWING



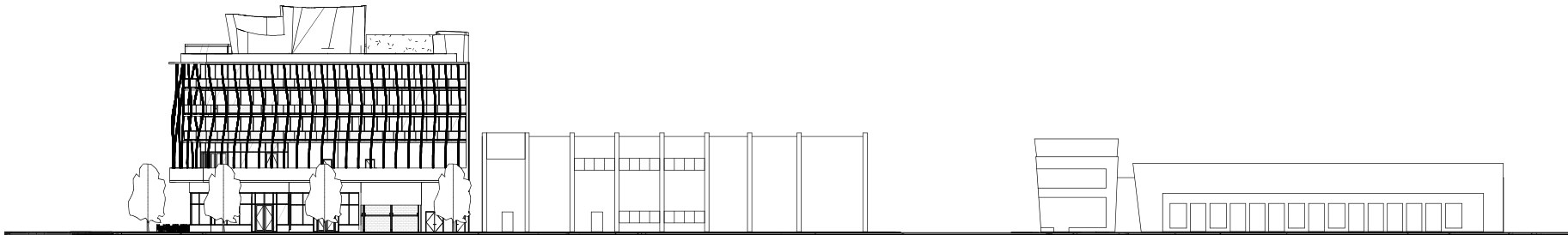
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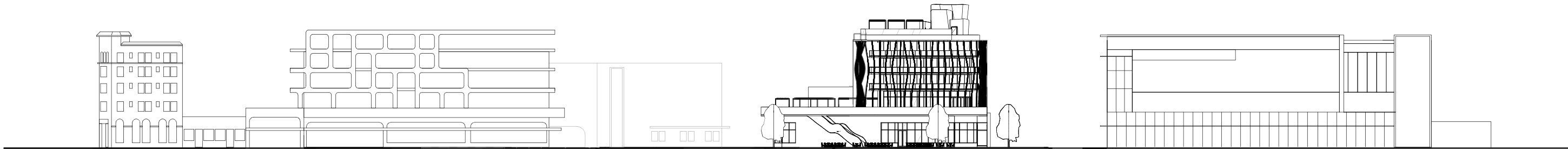
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1 DADE BLVD. CONTEXT ELEVATION
1" = 60'-0" 06/16/2022

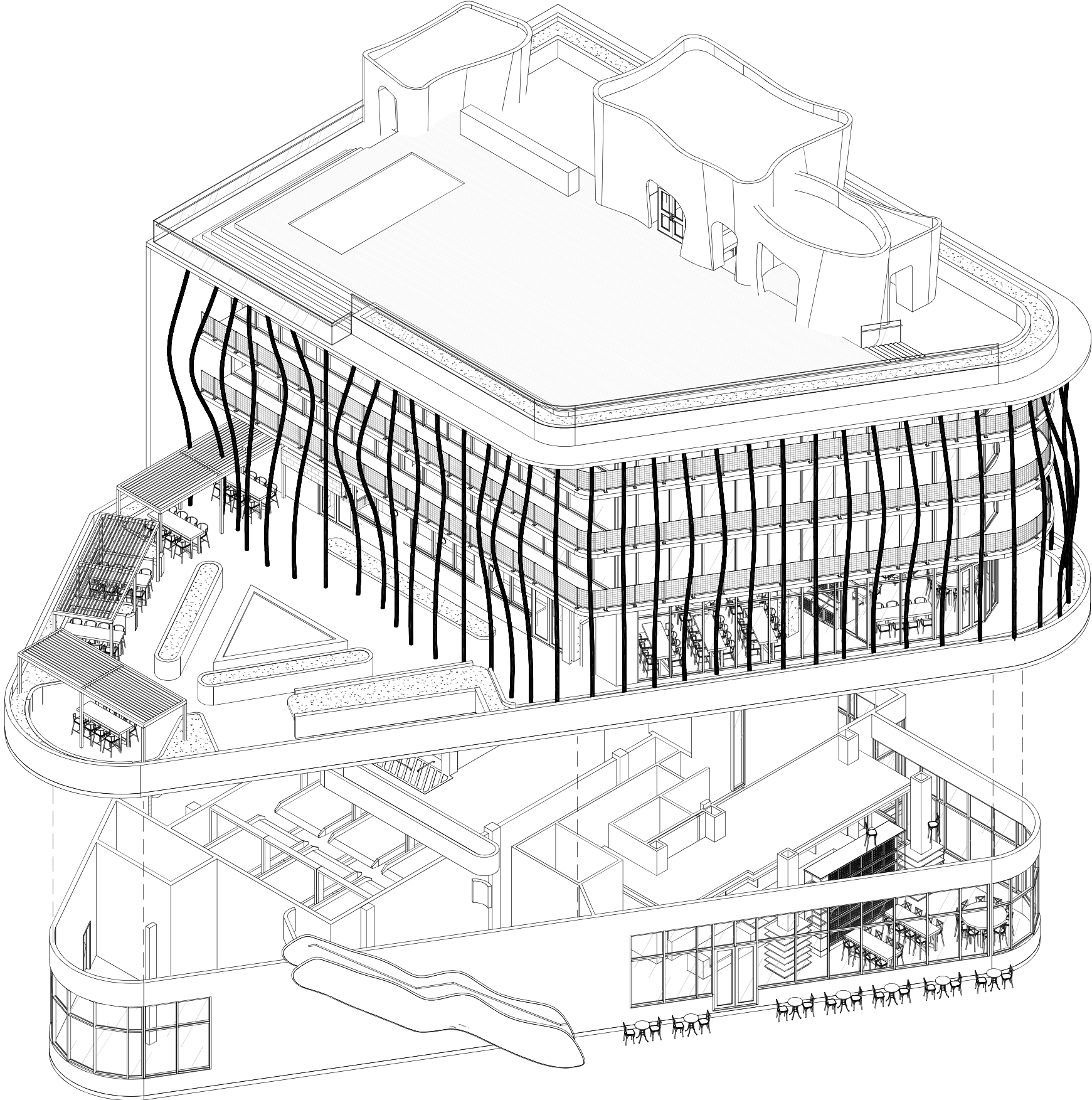


2 18TH ST. CONTEXT ELEVATION
1" = 60'-0" 06/16/2022



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

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1 EXPLODED AXO



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EXPLODED AXONOMETRIC DIAGRAM



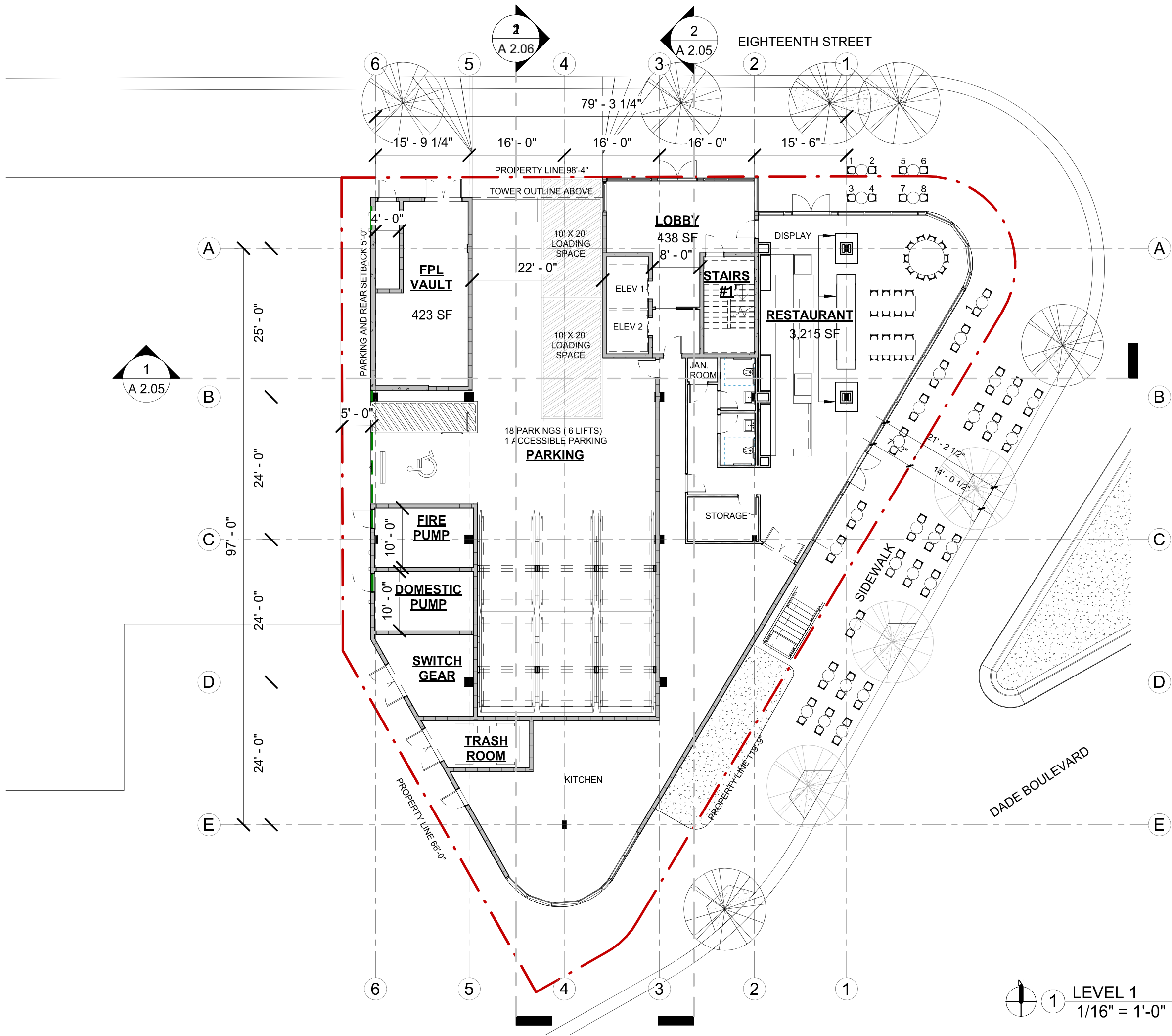
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1 SITE PLAN
1/16" = 1'-0"



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PROPOSED
LEVEL 1



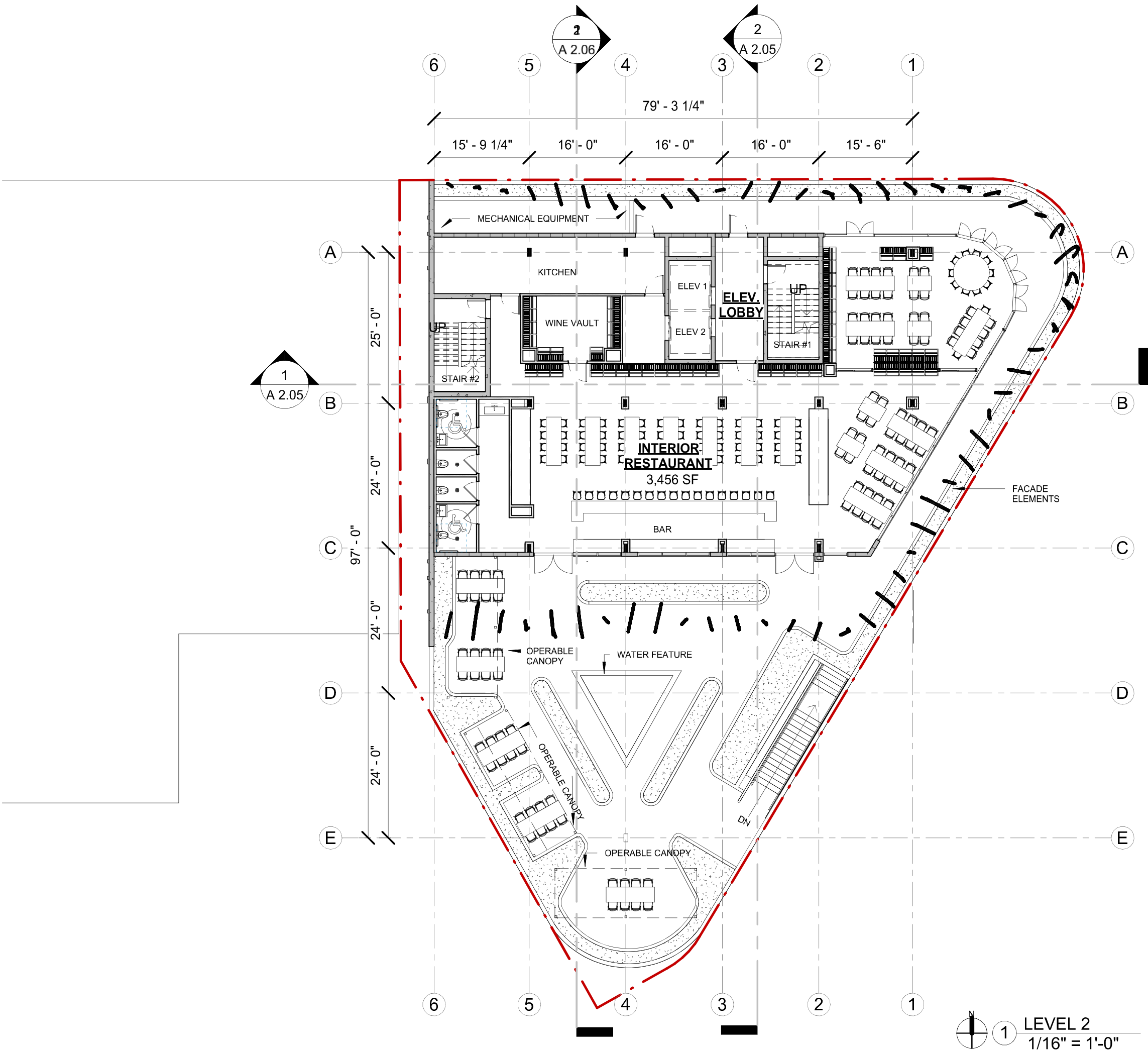
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1 LEVEL 1
1/16" = 1'-0"



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PROPOSED
LEVEL 2



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