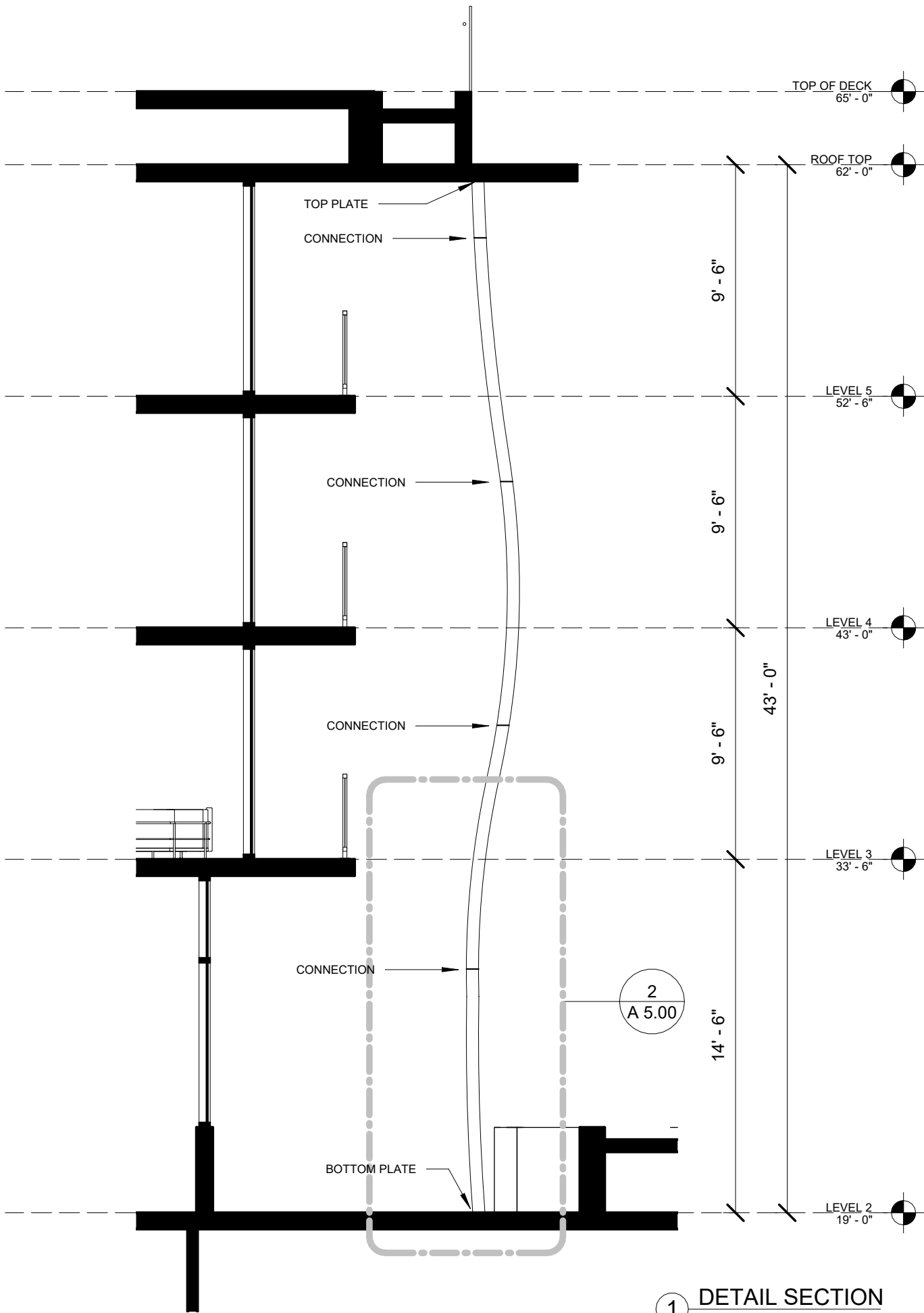


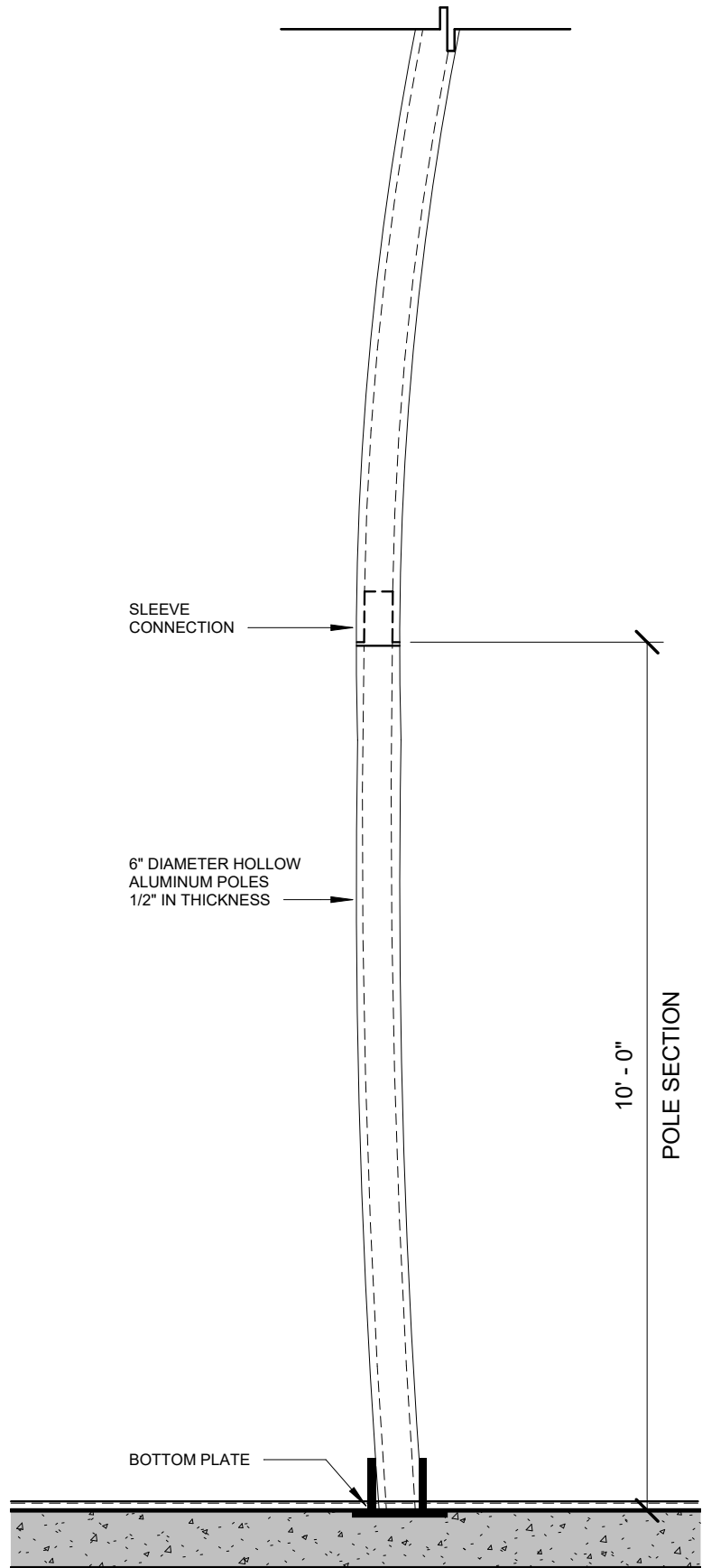
SOBE 18, LLC
1790 Alton Road
DRB21-0676

Design Review Board
November 1, 2022





1 DETAIL SECTION
3/16" = 1'-0"



2 POLE DETAIL
1/2" = 1'-0"

1790 ALTON RD.

1790 ALTON ROAD
MIAMI BEACH, FL 33141
OWNER



FINVARB
GROUP

DESIGNER

GEK ARCHITECTURE

CONCEPT DESIGN

DETAILS

STUDIO MC+G ARCHITECTURE
JENNIFER MCCONNEY FLORIDA LIC# AR93044

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DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF PMG
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SCALE: As indicated

DRAWN BY: Author

CHECK: JMcG

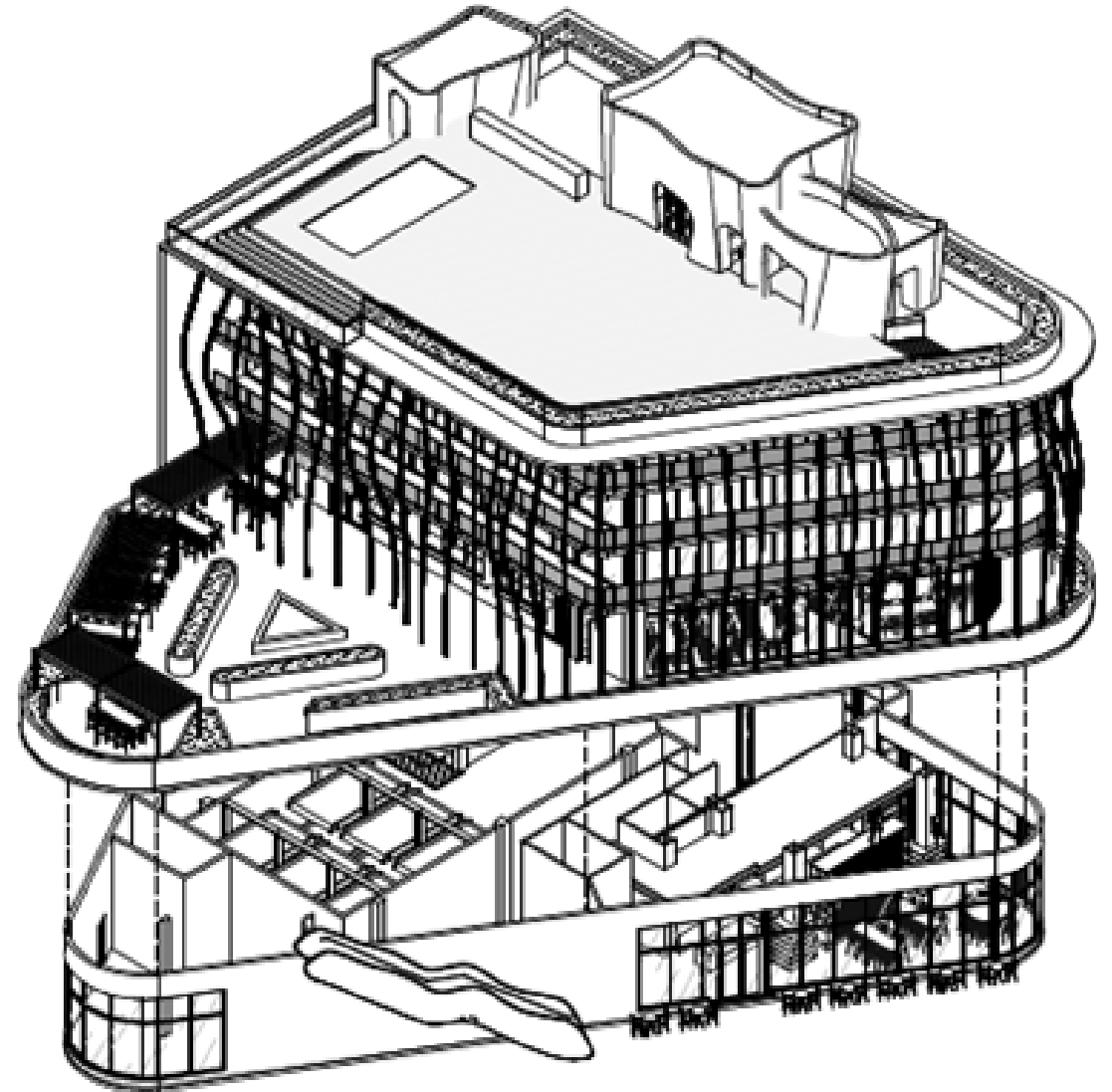
DATE 10/28/22

SHEET NUMBER

A 5.00

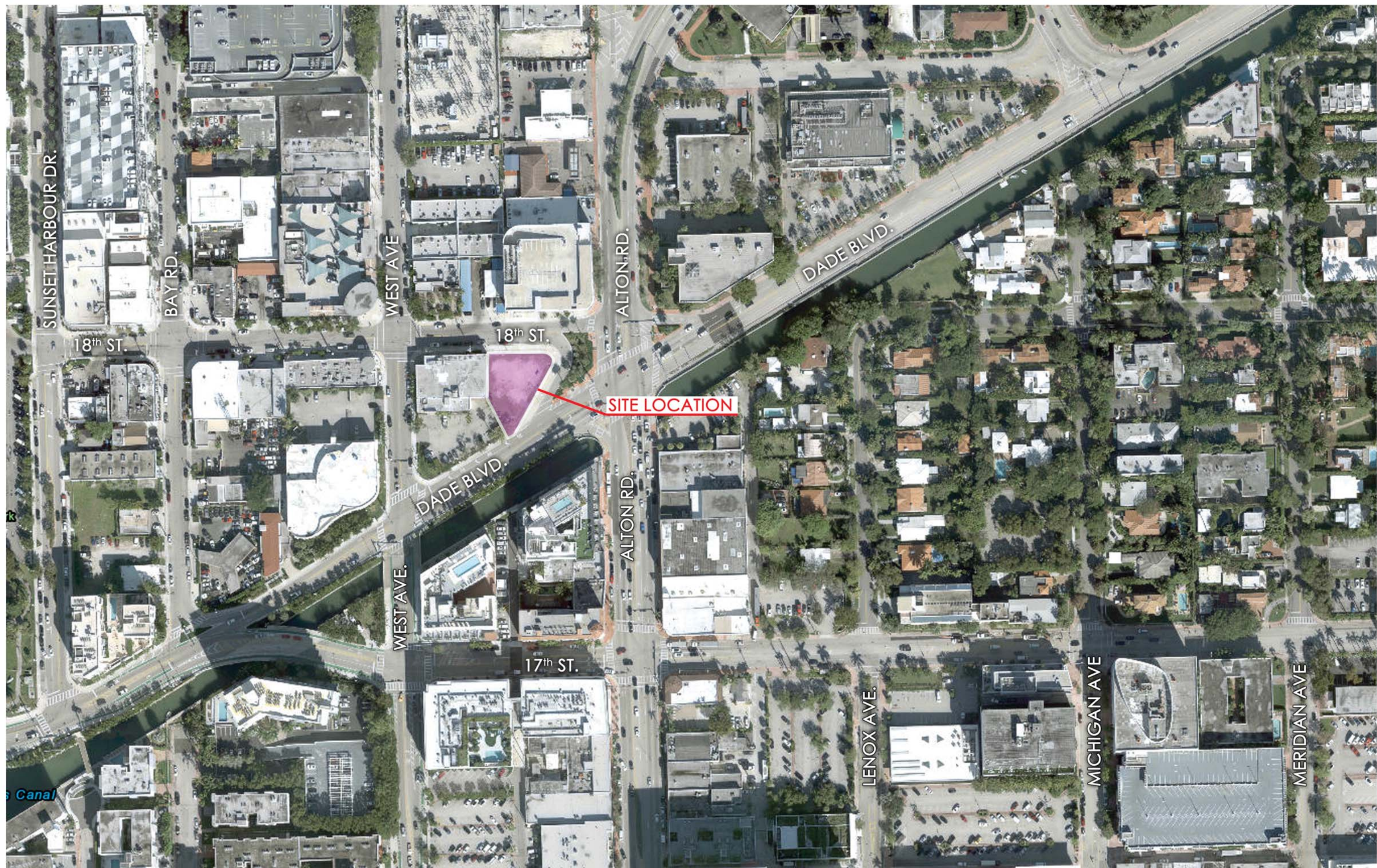
Overview

- New five-story residential development with two restaurants
- 34,679 square feet of gross floor area
- 12 residential units with an amenity pool deck
- 81-seat restaurant on the ground floor
- 179-seat restaurant on the second floor



Request:

- Design Review approval for new, mixed-use structure,
 - o Waiver to permit an additional 5' of height
 - o Variance to allow off-street loading within an internal driveway
- Planning Board approved Conditional Use Permit to permit the capacity on the second level restaurant and mechanical parking



SUNSET HARBOUR DR.

BAY RD.

18th ST.

WEST AVE.

18th ST.

ALTON RD.

DADE BLVD.

SITE LOCATION

DADE BLVD.

ALTON RD.

17th ST.

LENOX AVE.

MICHIGAN AVE.

MERIDIAN AVE.

Canal



COMMERCIAL

VARIETY
HOTEL

PALOMAR
HOTEL

RESIDENCE
INN HOTEL

COLLINS
CANAL

1790 ALTON ROAD

SUNSET HARBOR
COMMERCIAL DISTRICT

WEST AVE

DADE BLVD

ALTON ROAD

18th STREET

CHASE
MORTGAGE BANK



EAST VIEW



WEST VIEW



SOUTH VIEW

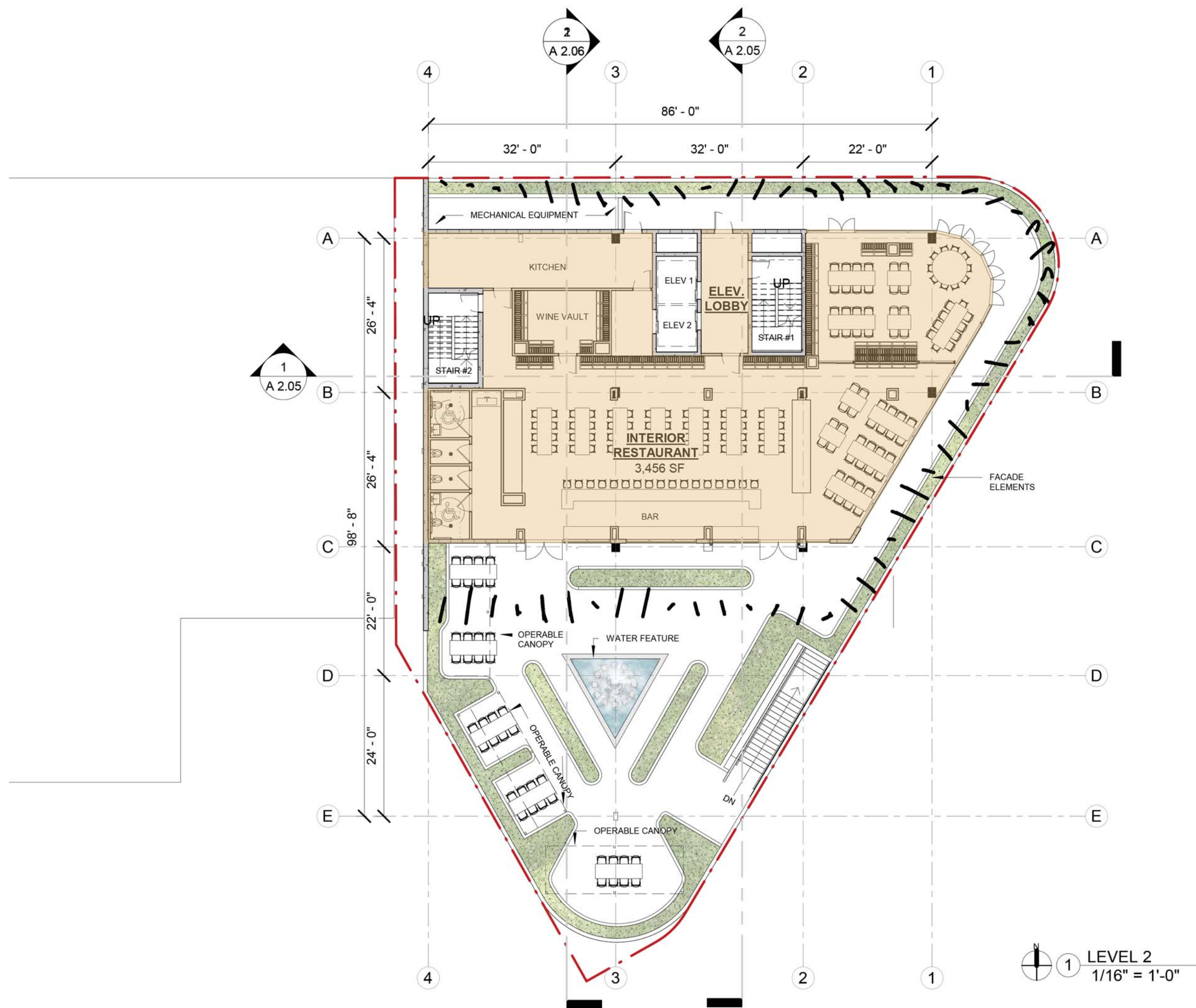


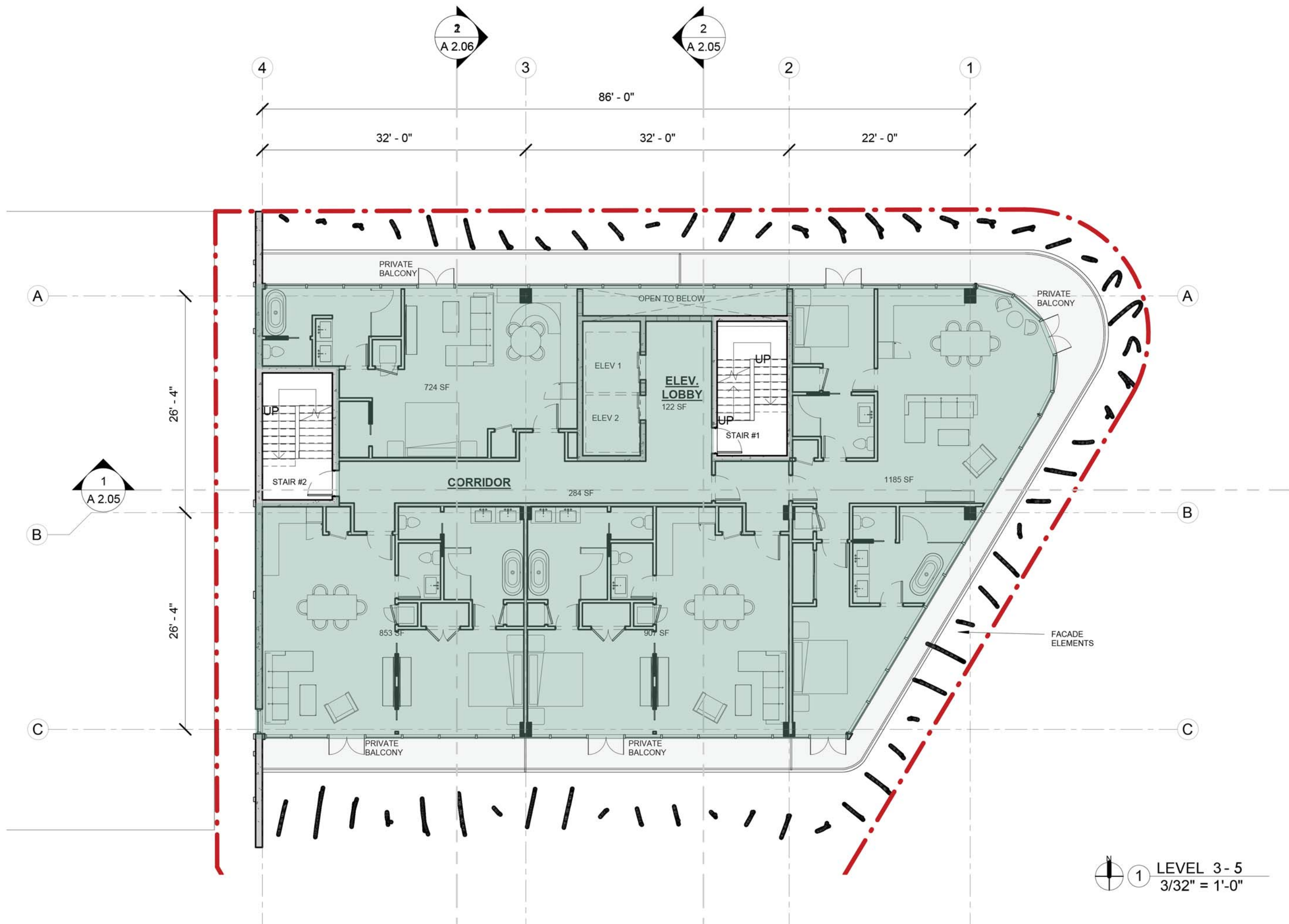
NORTH VIEW

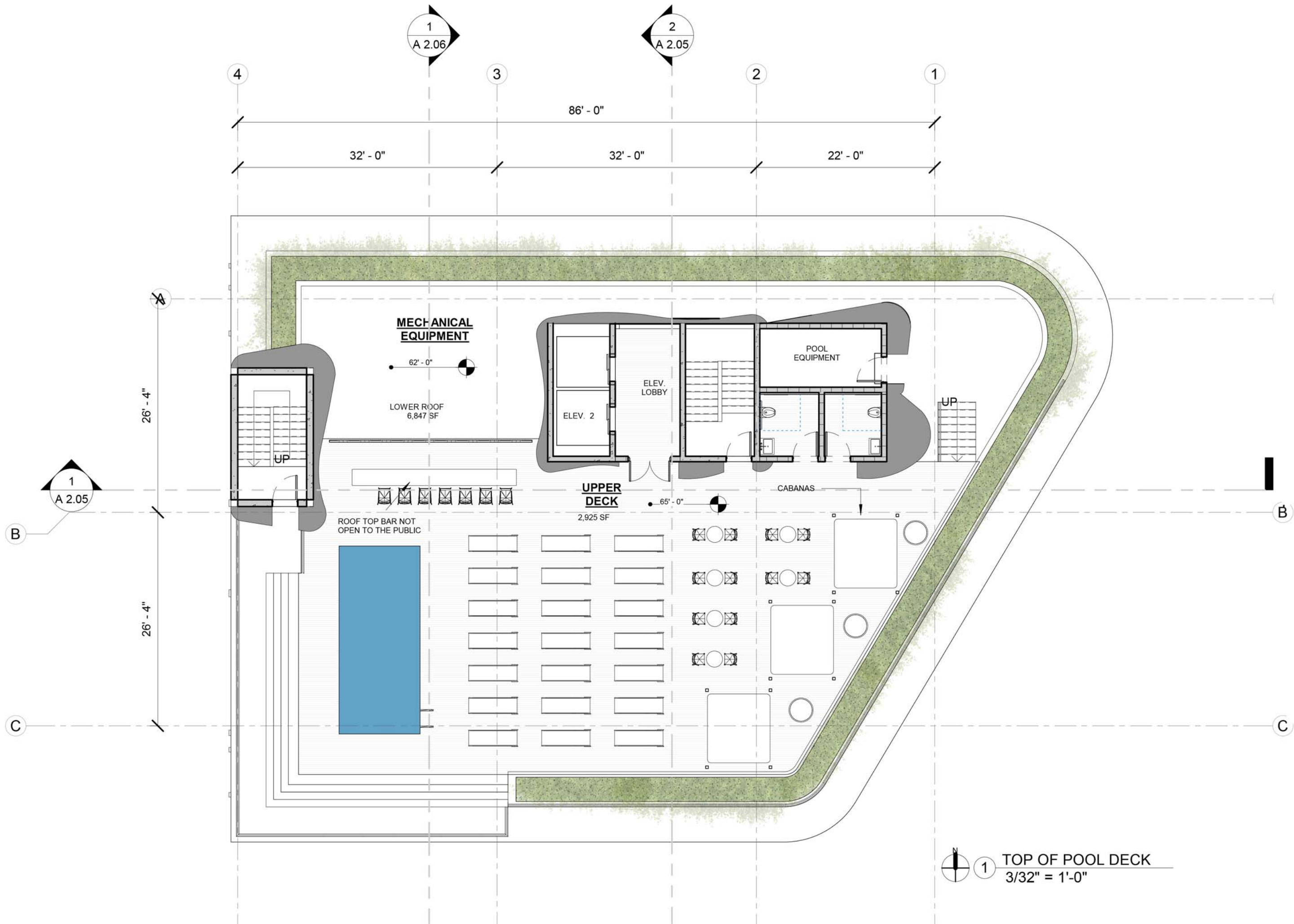
EIGHTEENTH STREET
36'-0" RIGHT OF WAY



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









1 BUILDING SECTION A
1/16" = 1'-0"

2 BUILDING SECTION B
1/16" = 1'-0"

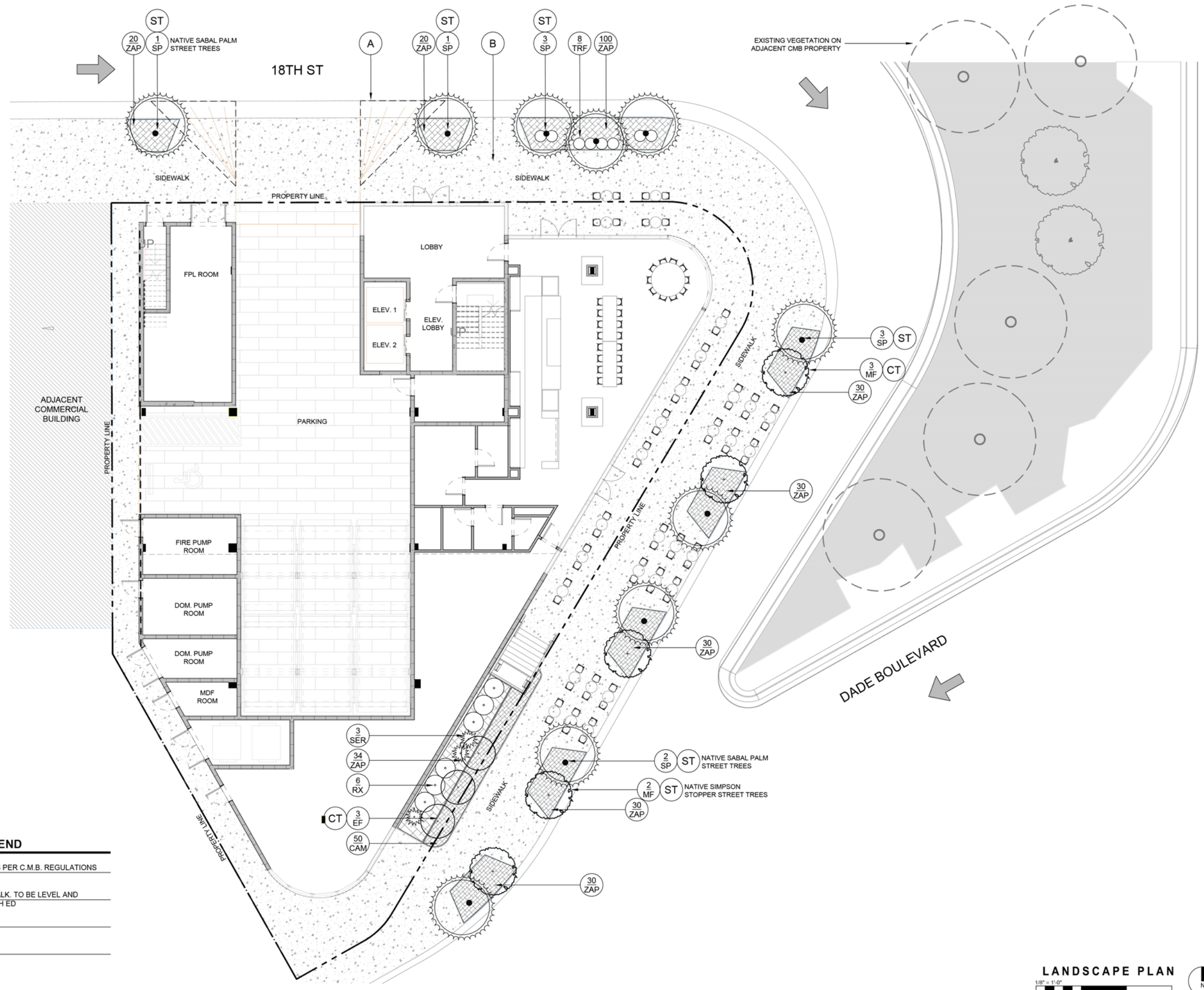




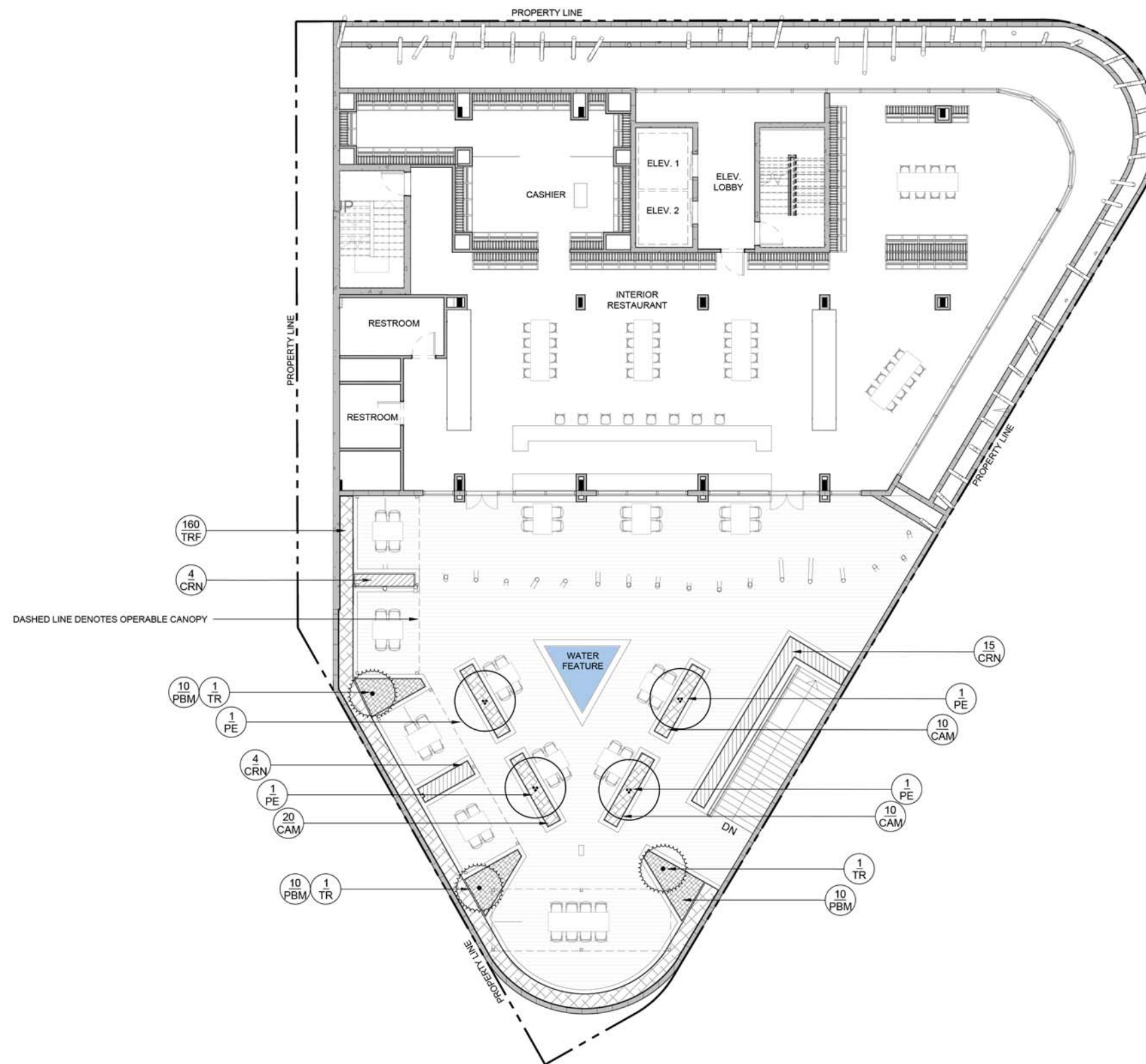






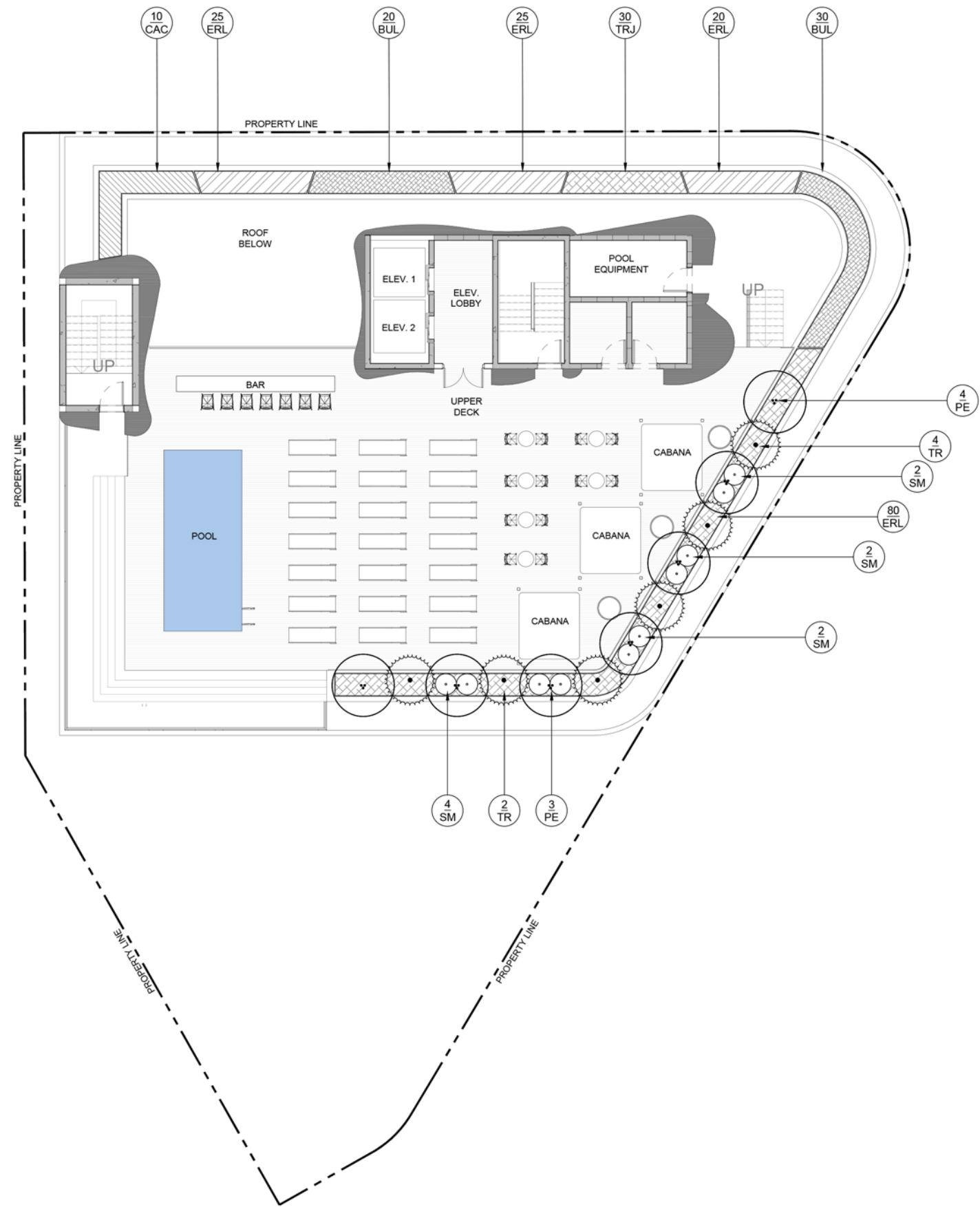


- LANDSCAPE PLAN LEGEND**
- A 15' VISIBILITY SIGHT TRIANGLE AS PER C.M.B. REGULATIONS
 - B MIAMI BEACH CONCRETE SIDEWALK. TO BE LEVEL AND SLIP-RESISTANT AS PER FFPC 6TH ED
 - CT CODE TREE
 - ST STREET TREE

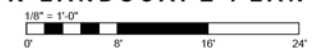


LEVEL 2 LANDSCAPE PLAN





POOL DECK LANDSCAPE PLAN



Thank You

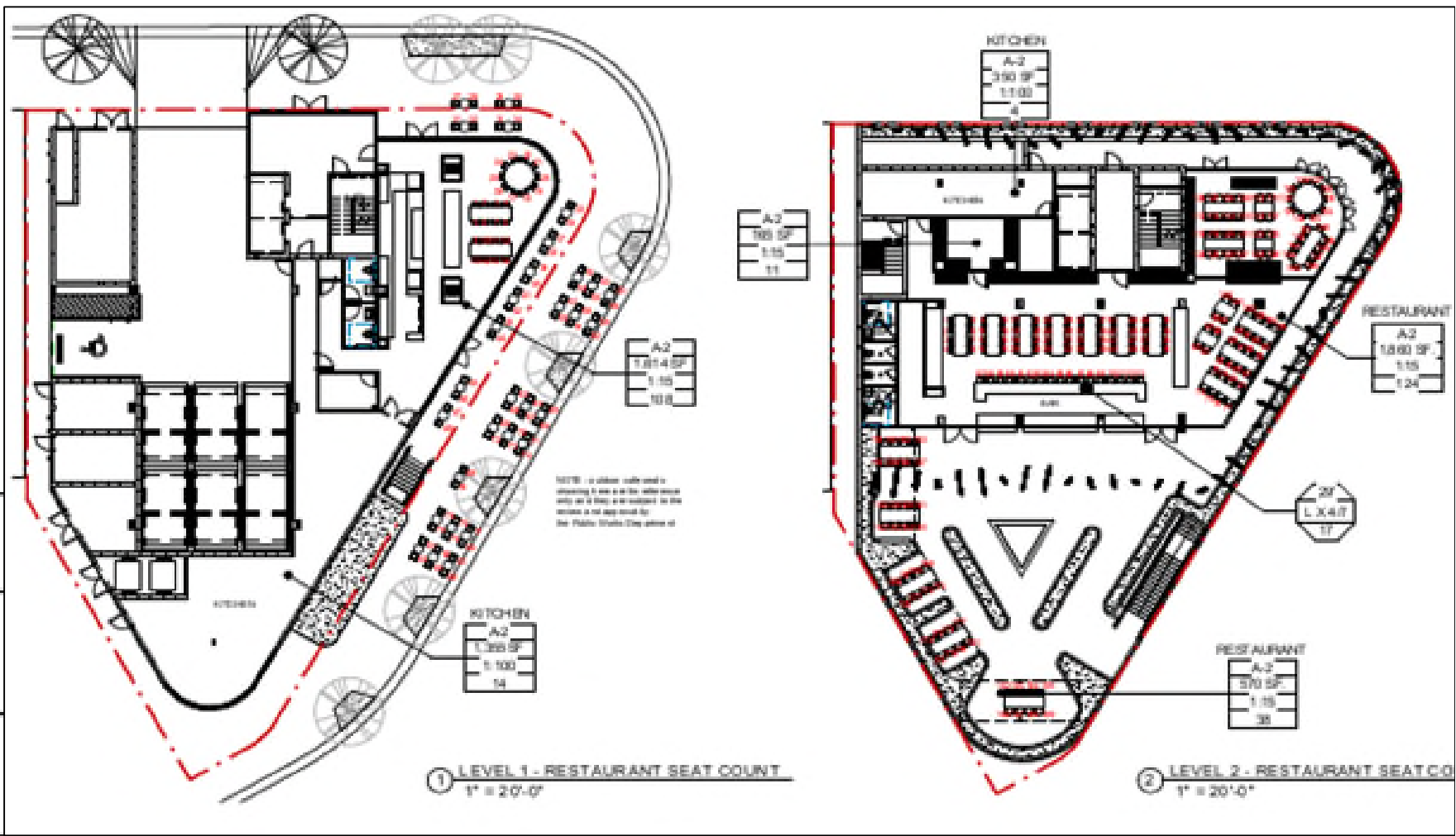
200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

Restaurants

LEVEL	OCCUPANCY
RESTAURANT GROUND FLOOR	122
RESTAURANT LEVEL 2	194



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

Mechanical Parking

- 19 required parking
- 18 spaces will be provided via 3 tandem lifts
- Valet service
- 22-foot wide driveway from 18th Street

