

1920 ALTON



ZONING PACKAGE DRAWING INDEX	
SHEET NUMBER	SHEET NAME

A-51	NOT IN USE
A-52	RENDERING - NE CORNER STREET VIEW
A-53	RENDERING - NE CORNER VIEW
A-54	RENDERED ELEVATION
A-55	RENDERED ELEVATION
A-56	RENDERED ELEVATION
A-57	RENDERED ELEVATION
A-60	MANUVERABILITY DIAGRAM - LOADING
A-61	MANUVERABILITY DIAGRAM - PARKING
A-62	TRANSIT CORRIDOR LOCATION MAP

APPENDIX

A-70	PRECEDENT STUDY
A-71	PRECEDENT STUDY
A-72	CLASS A OFFICE COMPARISON
A-73	CLASS A OFFICE COMPARISON
A-74	CLASS A OFFICE COMPARISON
A-75	CLASS A OFFICE COMPARISON
A-76	CLASS A OFFICE COMPARISON

CIVIL

C000	COVER SHEET
C100	GENERAL NOTES AND SPECS
C101	GENERAL NOTES AND SPECS
C200	EROSION CONTROL PLAN
C201	EROSION CONTROL DETAILS AND NOTES
C202	EROSION CONTROL DETAILS AND NOTES
C203	EROSION CONTROL DETAILS AND NOTES
C300	DEMOLITION PLAN
C301	DEMOLITION NOTES
C400	SITE PLAN
C500	PAVING GRADING AND DRAINAGE PLAN
C501	PAVING GRADING AND DRAINAGE DETAILS
C600	WATER AND SEWER PLAN
C601	WATER AND SEWER NOTES
C602	COMB STANDARD DETAILS

LIGHTING

EL-101	LIGHTING PLAN - LEVEL 01
EL-103	LIGHTING PLAN - LEVEL 03
EL-106	LIGHTING PLAN - LEVEL 06

ZONING PACKAGE DRAWING INDEX	
SHEET NUMBER	SHEET NAME

ARCHITECTURE

A-00	DRB FINAL SUBMITTAL
A-00.0	SHEET INDEX AND PROJECT SCOPE
A-01	PROJECT PROPERTY LOCATION
A-02	PROJECT CONTEXT PICTURES
A-03	PROJECT CONTEXT PICTURES
A-04	PROJECT CONTEXT PICTURES
A-05	EXISTING SITE SURVEY
A-06	PROJECT DATA - ZONING
A-07	PROJECT DATA - PARKING
A-08	DEMO DIAGRAMS
A-09	FAR DIAGRAMS
A-10	SITE AREA
A-10A	CLEAR PEDESTRIAN PATH
A-11	SITE PLAN
A-12	CONTEXT ELEVATIONS
A-12A	CONTEXT ELEVATION
A-13	CONTEXT SECTIONS
A-14	BLDG HEIGHT & FREEBOARD DIAGRAM
A-15	VARIANCE LOADING BAYS
A-20	FLOOR PLAN - LEVEL 1
A-20.1	ENLARGED F&B FLOOR PLAN - TENANT 1
A-20.2	ENLARGED F&B FLOOR PLAN - TENANT 2
A-21	FLOOR PLAN - LEVEL 2
A-22	FLOOR PLAN - LEVEL 3
A-23	FLOOR PLAN - LEVEL 4
A-24	FLOOR PLAN - LEVEL 5
A-25	FLOOR PLAN - LEVEL 6
A-30	ELEVATION
A-31	ELEVATION
A-32	ELEVATION
A-33	ELEVATION
A-34	EXTERIOR MATERIALS
A-40	SECTION
A-41	SECTION
A-42	SECTION
A-43	ENLARGED SECTION
A-44	ENLARGED SECTION - FUTURE CROWN OF ROAD
A-50	NOT IN USE

LANDSCAPE

L-100	TREE DISPOSITION PLAN
L-150	TREE DISPOSITION DETAILS
L-200	HARDSCAPE PLAN
L-220	HARDSCAPE PLAN LVL. 3 AMENITY
L-240	HARDSCAPE PLAN LVL. 6 AMENITY
L-250	HARDSCAPE DETAILS
L-251	LANDSCAPE SECTIONS
L-300	HARDSCAPE PLAN
L-301	LANDSCAPE SCHEDULE
L-320	LANDSCAPE PLAN LVL. 3 AMENITY
L-340	LANDSCAPE PLAN LVL. 6 AMENITY
L-350	LANDSCAPE DETAILS
L-351	LANDSCAPE DETAILS
L-352	LANDSCAPE SPECIFICATIONS

SCOPE OF WORK

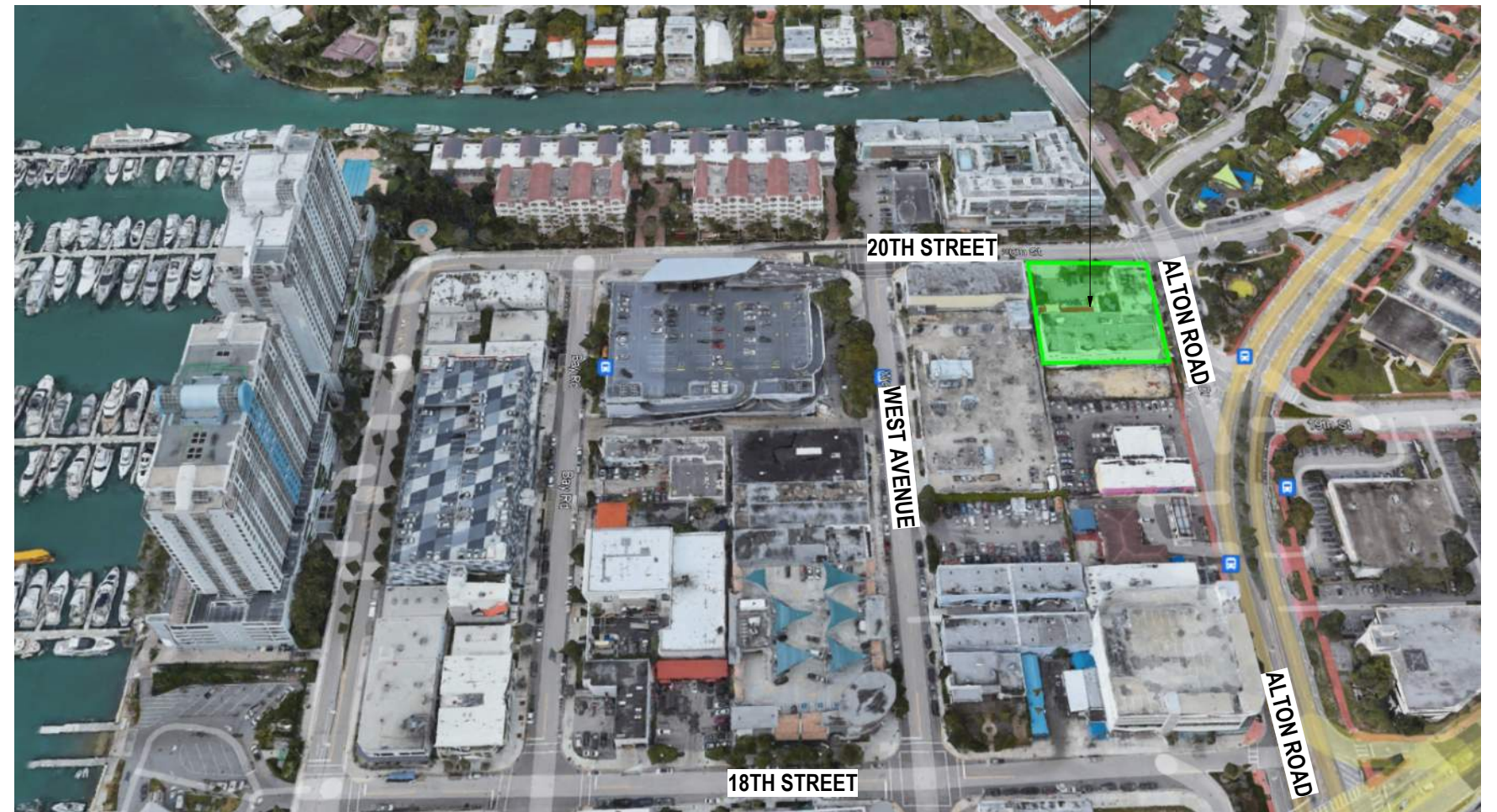
PROJECT IS A DEVELOPER SPEC, CORE AND SHELL, MIXED-USE BUILDING LOCATED IN THE SUNSET HARBOR NEIGHBORHOOD OF MIAMI BEACH, LOCATED AT 1920 ALTON ROAD, MIAMI BEACH, FLORIDA. THE PARCEL IS APPROXIMATELY .586 ACRE (25,538 SF). THE DEVELOPMENT WILL CONSIST APPROXIMATELY 25,223 SF OF CORE AND SHELL OFFICE SPACE, APPROXIMATELY 13,270 SF OF RESIDENTIAL SPACE, APPROXIMATELY 8,284 SF OF FOOD & BEVERAGE, AND SUPPORTING PARKING GARAGE.

SITE



1/2 MILE RADIUS

SITE



CONTEXT AERIAL MAP



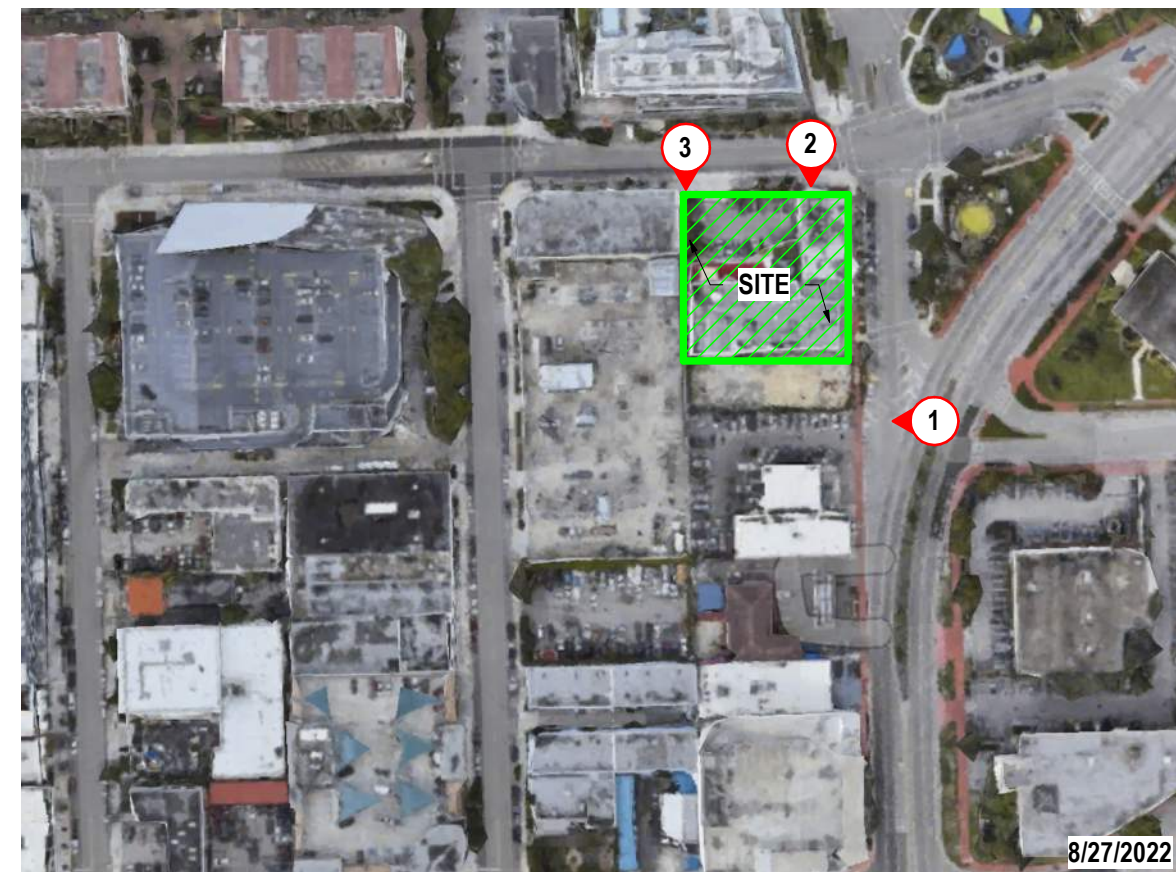
1. VIEW OF EXISTING STRUCTURES FROM ALTON ROAD



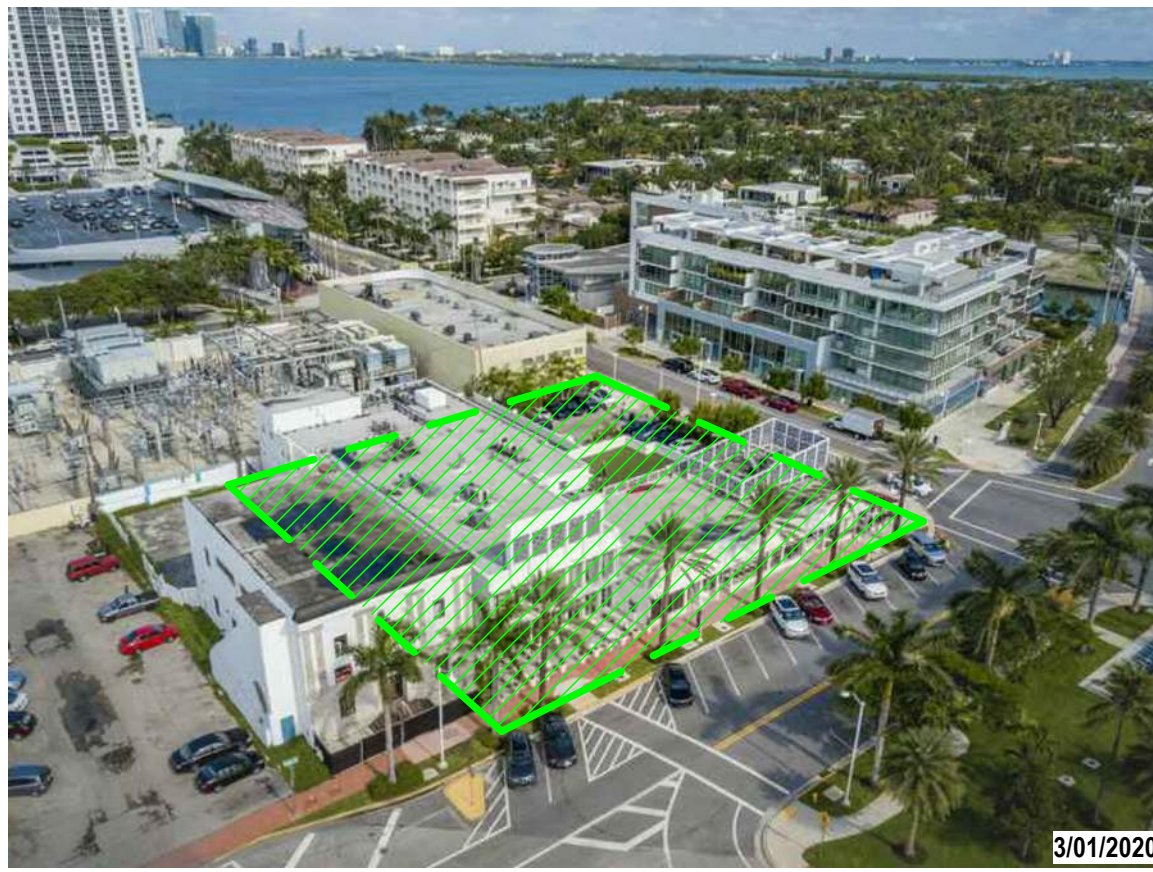
2. VIEW OF EXISTING STRUCTURES FROM 20TH STREET



3. VIEW OF EXISTING STRUCTURES FROM WEST AVENUE



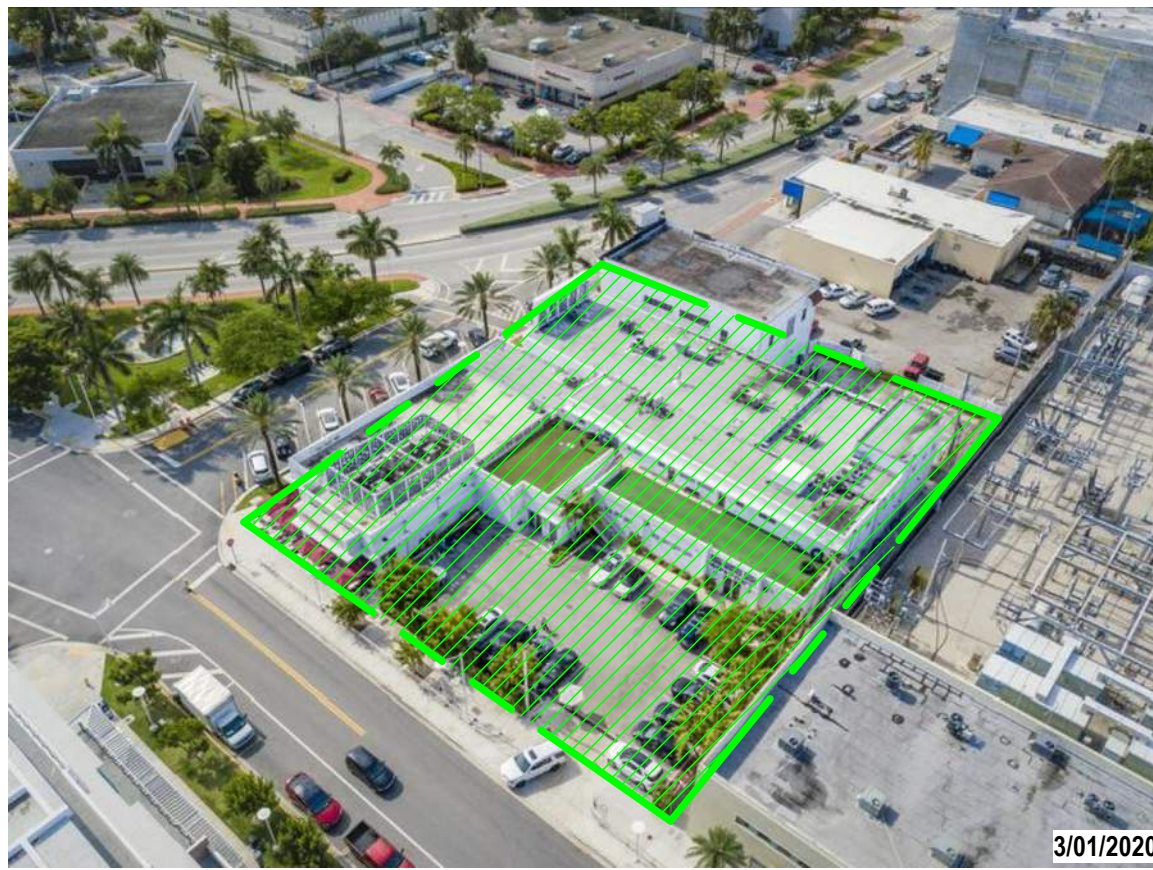
KEY PLAN



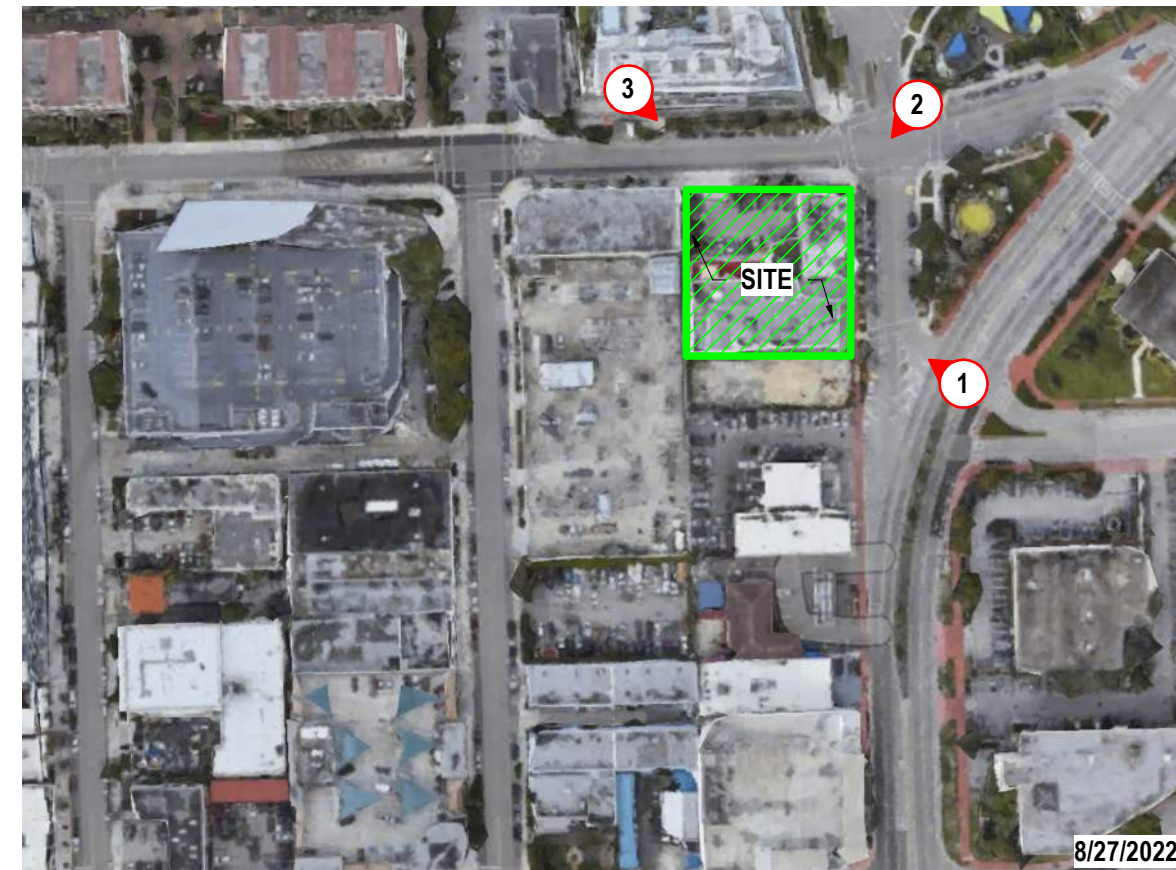
1. AERIAL OF SE CORNER OF SITE



2. AERIAL OF NE CORNER OF SITE



3. AERIAL OF NW CORNER OF SITE



KEY PLAN



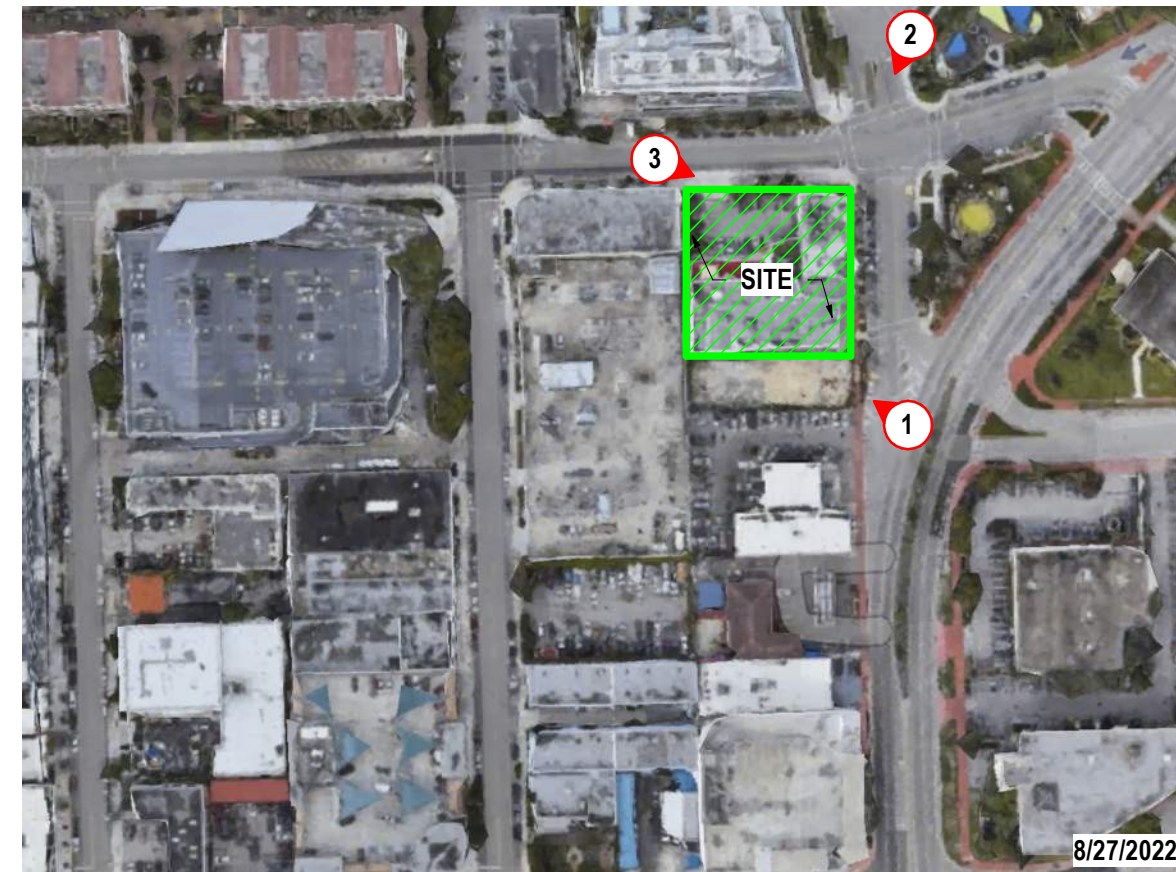
1. VIEW OF SITE FROM ALTON ROAD



2. VIEW OF SITE FROM 20TH STREET



3. VIEW OF SITE FROM WEST AVENUE



KEY PLAN