THE ALTON

1656-1680 ALTON RD MIAMI BEACH, FLORIDA 33139

07.31.2023 PB22-0562 FINAL SUBMITTAL



Rev.	Date	Rev.	Date

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OFFICE BUILDING
1656-1680 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:
Name BH The Alton LLC
Address
Address
Tel:
Email

Landscape:
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8020 NE 4th Ave
Studio 113, Miami Fl
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Email: carolina@cladlandscape.com

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COVER

Date	07.31.2023	Sheet No.	A0.00
Scale	N/A		
Project	2132		

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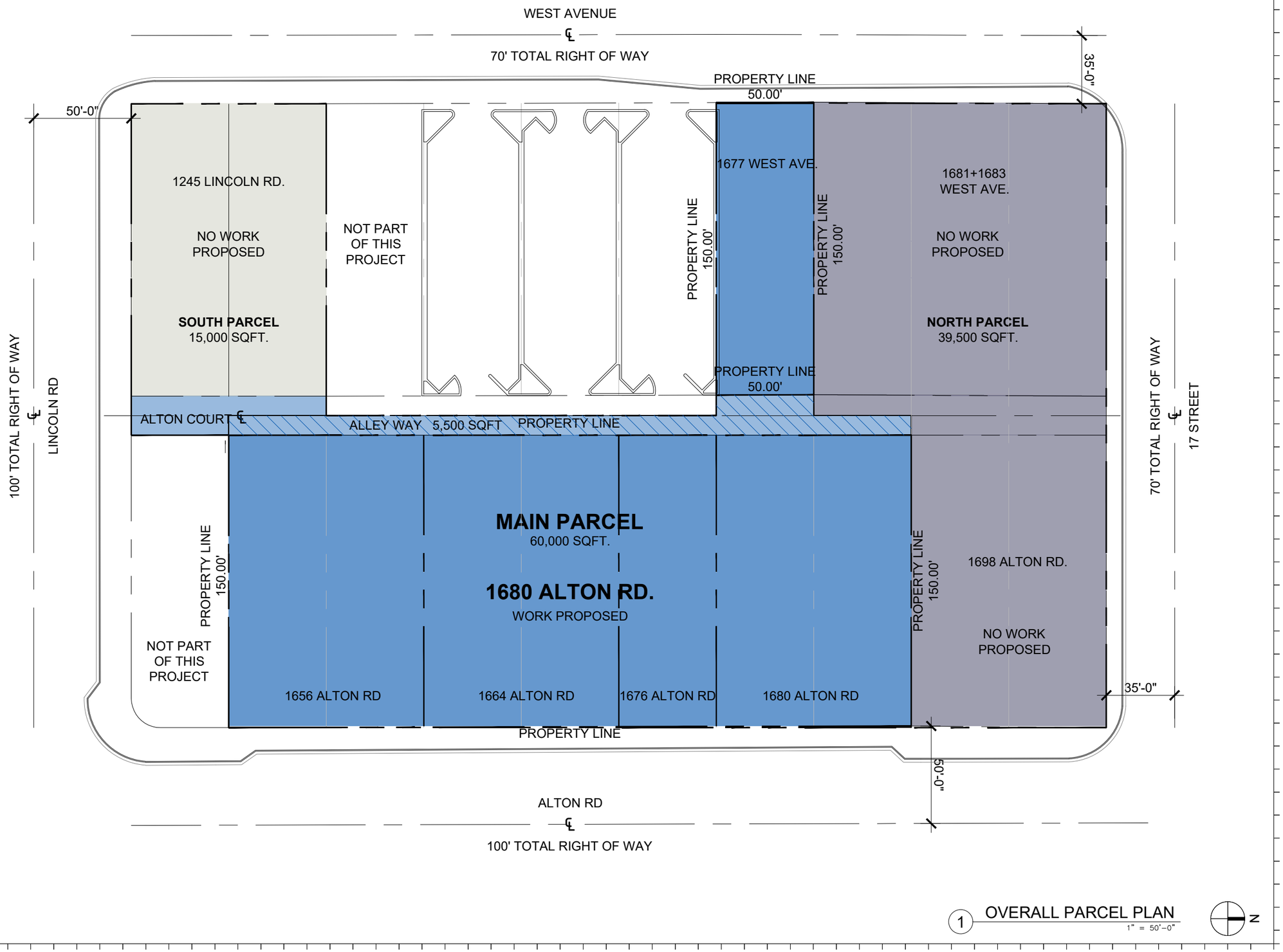
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DRAWING INDEX

Date	07.31.2023	Sheet No.
Scale		A0.01
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1 OVERALL PARCEL PLAN
1" = 50'-0"

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K O B I K A R P

OVERALL PARCEL PLAN

Date	07.31.2023	Sheet No.	A0.02
Scale	1" = 50'-0"		
Project	2132		

Zoning Information

ITEM #														
1	Address:	1656 Alton Road*, 1664 Alton Road*, 1676 Alton Road*, 1680 Alton Road*,1677 West Avenue, 1245 Lincoln Road												
2	Board and File numbers:	**PB-22-0562**												
3	Folio number(s):	02-3234-017-0160*, 02-3234-017-0170*, 02-3234-017-0180*, 02-3234-017-0190*, 02-3233-017-0050, 02-3233-017-0100												
4	Year constructed:	VARIES		Zoning District:			**CD-2 Commercial, Medium Intensity Distirct**							
5	Historic Designation	Local: Noncontributing					**FAR: 2.00**	*Per subsection 142-307 (d)(1)						
6	Flood Zone:	Flood Zone AE												
7	Base Flood Elevation:	8.0' NGVD		6.44' NAVD										
8	Design Flood Elevation:	9.0' NGVD		7.44' NAVD										
9	Max. Wave Crest Elevation:	N/A		N/A										
10	Adjusted grade (Flood+Grade/2)	N/A												
11	Future crown of Road	5.26' NGVD												

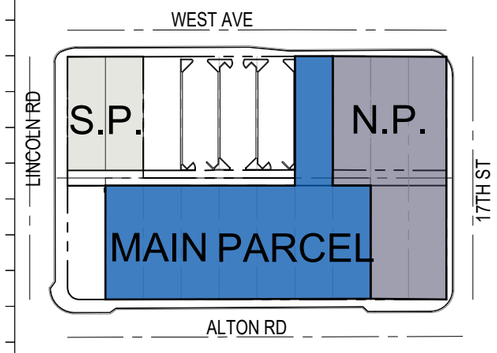
Notes:
1. For FAR calculation see charts at drawing A0.03.1
2. If not applicable write N/A
3. FAR calculated per Ordinance ZBA2019-0097

		MAIN PARCEL (1656 Alton Rd, 1664 Alton Rd, 1676 Alton Rd, 1680 Alton Rd, 1677 West Ave)			NORTH PARCEL (1681+1683 West Ave. & 1698 Alton Rd.)			SOUTH PARCEL (1245 Lincoln Rd)			ALLEY WAY (Alton Ct.)		GRAND TOTAL	
12	Lot Area:	60,000 SF			39,500 SF			15,000 SF			5,500 SF		120,000 SF	
13	Lot Width | Lot Depth													
14	Minimum Unit Size	560 SF			560 SF									
15	Existing Use:	RESIDENTIAL / OFFICE / REST / RETAIL			RETAIL/RESIDENTIAL			RETAIL			CIRCULATION		VARIOUS	
		ALLOWED	**AVAILABLE**	**PROPOSED**	**ALLOWED**	**AVAILABLE**	**EXISTING**	**ALLOWED**	**AVAILABLE**	**EXISTING**	**ALLOWED**	**PROPOSED**	**ALLOWED**	**PROPOSED**
16	Height #	75'-0"		78'-0"**	60'-0"		63'-0"	50'-0"		16'-0"	N/A	N/A		
17	Number of Stories	N/A		6 STORIES	N/A		5 STORIES	N/A		1 STORY	N/A	N/A		
18	FAR	120,000 SF		**152,172 SF***	78,808 SF	565 SF	**78,243 SF**	30,000 SF	21,172 SF	**8,828 SF**	11,000 SF	INCLUDED IN M.P*.	239,808 SF	**239,243 SF**
19	Gross Square Footage	N/A		**244,184 SF**	N/A		**175,448 SF**	N/A		**8,828 SF**	N/A	N/A	N/A	**428,460 SF**
20	Square Footage by use:													
a	Retail	N/A		11,770 SF	N/A		26,790 SF	N/A		N/A	N/A	N/A	N/A	38,560 SF
b	Residential	N/A		11,826 SF	N/A		47,985 SF	N/A		N/A	N/A	N/A	N/A	59,811 SF
c	Restaurant	N/A		5,000 SF	N/A		N/A	N/A		8,828 SF	N/A	N/A	N/A	13,828 SF
d	Office	N/A		89,610 SF	N/A		N/A	N/A		N/A	N/A	N/A	N/A	89,610 SF
e	Amenities	N/A		1,922 SF	N/A		N/A	N/A		N/A	N/A	N/A	N/A	1,922 SF
21	Number of Units Residential	N/A		5 UNITS	N/A		26 UNITS	N/A		N/A	N/A	N/A	N/A	31 UNITS
22	Number of Seats	N/A		N/A	213 SEATS		172 SEATS	N/A		N/A	N/A	N/A	N/A	N/A
23	Occupancy Load	N/A		287	N/A		N/A	N/A		N/A	N/A	N/A	N/A	N/A

*INCLUDES AVAILABLE FAR FROM ALLEY, SOUTH PARCEL AND MAIN PARCEL

**3'-0" VARIANCE HEIGHT WAIVER BY DRB

	SETBACKS	**REQUIRED**		**PROPOSED**	**REQUIRED**		**EXISTING**	**REQUIRED**		**EXISTING**	**ALLOWED**	**PROPOSED**	**REQUIRED**	**PROPOSED**
	Building													
24	Front Setback (ALTON RD/ EAST):	0'-0"		0'-0"	0'-0"		1'-0"	N/A		N/A	0'-0"	0'-0"		
25	Side Setback (Interior/ South):	0'-0"		0'-0"	0'-0"		0'-0"	N/A		N/A	0'-0"	0'-0"		
26	Side Setback (Interior/ North):	0'-0"		0'-0"	0'-0"		2'-4"	N/A		N/A	0'-0"	0'-0"		
27	Rear Setback (ALTON CT. / WEST):	5'-0"		5'-0"	0'-0"		4'-2"	N/A		N/A	0'-0"	0'-0"		
28	Rear Setback (ALTON CT. / WEST) Above 60' building height:	20'-0"		25'-0"				N/A		N/A				
	*For proposed setbacks per level, see Setback chart at drawing A0.03.1													
	* Covenant In-Lieu of Unity of Title provided for contiguous property, historic buildings on site to remain and no scope of work to be performed on historic properties													
	See Survey for existing conditions													
	PARKING DISTRICT No 6	**REQUIRED**		**PROPOSED**	**REQUIRED**		**EXISTING**	**REQUIRED**		**EXISTING**			**REQUIRED**	**PROPOSED**
29	PARKING DISTRICT No 6													
30	Total # of parking spaces	181		181	157		193	N/A		9			338	374
31	Valet Drop off and pick up			N/A	N/A		N/A	N/A		N/A			N/A	N/A
32	Loading zones and Trash collection areas	4		4 **	3		3 **	N/A		N/A			7	7
33	Bike Racks	57.3		66	59		59	N/A		N/A			116	125
34	Is this a contributing building?	N/A			N/A			N/A					N/A	
35	Located within a Local Historic District?	N/A			N/A			N/A					N/A	
	* 20% Reduced Spaces													
	** ALLEY LOADING													

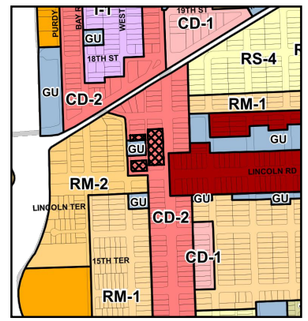




PLAN NORTH

KEY PLANS

Scale: 1' = 200'-0"



PLAN NORTH

ZONING MAP

Scale: NTS

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PROJECT DATA

Date	07.31.2023	Sheet No.	A0.03
Scale	N/A		
Project	2132		

EXISTING FAR

	MAIN PARCEL					NORTH PARCEL	SOUTH PARCEL	GRAND TOTAL
	1656 ALTON RD	1664 ALTON RD	1676 ALTON RD	1680 ALTON RD	1677 WEST AVE	1667 WEST AVE	1245 LINCOLN RD	EXISTING FAR
1	7,964 SF	12,000 SF	7,485 SF	7,900 SF	0 SF	30,048 SF	8,828 SF	74,225 SF
2	0 SF	12,145 SF	0 SF	3,320 SF	0 SF	1,668 SF	0 SF	17,133 SF
3	0 SF	0 SF	0 SF	0 SF	0 SF	1,341 SF	0 SF	1,341 SF
4	0 SF	0 SF	0 SF	0 SF	0 SF	17,584 SF	0 SF	17,584 SF
5	0 SF	0 SF	0 SF	0 SF	0 SF	27,603 SF	0 SF	27,603 SF
6	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
TOTALS	7,964 SF	24,145 SF	7,485 SF	11,220 SF	0 SF	78,244 SF	8,828 SF	137,886 SF

Proposed Setbacks (Main Parcel)

	Front (Alton Rd.)	Side (South)	Side (North)	Rear (Alton Ct.)
Level 7	47'-11"	89'-9"	0'-0"	47'-11"
Level 6	11'-7"	58'-7"	0'-0"	25'-0"
Level 5	11'-7"	43'-7"	0'-0"	6'-0"
Level 4	11'-7"	26'-11"	0'-0"	6'-0"
Level 3	5'-1"	11'-10"	0'-0"	5'-0"
Level 2	5'-1"	0'-0"	0'-0"	5'-0"
Level 1	6'-0"	0'-0"	0'-0"	5'-0"

Building proposed FAR calculations (Main Parcel)

	STAIRS AND ELEVATORS	L/S. B.O.H.	B.O.H. / MECH	PARKING	RAMP	RETAIL	RESTAURANT	OFFICE AREA	AMENITIES	RESIDENTIAL	CORRIDOR/LOBBY	RESTROOMS	TERRACE	TERRACE DECK	GROSS TOTAL	PROPOSED FAR
Roof Deck	1428		1778								1214		13115		**17535**	**1214**
Level 6	1319		411					22281			851	722	3382	2394	**31360**	**27978**
Level 5	1319		411					27567			851	911	3197	3110	**37365**	**34168**
Level 4	1440		496					35551			988	911	1727	2940	**44053**	**42326**
Level 3	1613		391	19924	6065			1871		11826	1354				**43044**	**17055**
Level 2	1867		542	33859	6065			2340			535				**45207**	**5284**
Level 1	1578	1472	1203			11770	5000		1922		2674				**25619**	**24147**
TOTALS	**10565**	**1472**	**5231**	**53783**	**12130**	**11770**	**5000**	**89610**	**1922**	**11826**	**8466**	**2543**	**21421**	**8444**	**244184**	**152172**

Building proposed FAR calculations (North Parcel)

	RESIDENTIAL FAR				NON RESIDENTIAL FAR		NON FAR ELEMENTS			TOTALS			
	STAIRS AND ELEVATORS	CORRIDOR/LOBBY	RESIDENTIAL	BALCONY	RETAIL	B.O.H. / MECH	L/S. B.O.H.	PARKING	BALCONY (NON FAR)	GROSS TOTAL	PROPOSED FAR	RESIDENTIAL FAR	NON-RESIDENTIAL FAR
Roof Deck	0									**0**	**0**	0	0
Level 5	629	2726	23492	545		211			2845	30448	27603	27392	211
Level 4	807	2622	13293	500		362		18477	858	36919	17584	17222	362
Level 3	1202					139		37007		38348	1341	1202	139
Level 2	1148					520		36819		38487	1668	1148	520
Level 1	1021				26790	2237	1907	2125		34080	30048	1021	29027
TOTALS	**4807**	**5348**	**36785**	**1045**	**26790**	**3469**	**1907**	**94428**	**3703**	**178282**	**78244**	**47985**	**30259**

1680 Alton Road Parking Analysis -- 152,172 FAR

PARKING CALCULATIONS	Usable SF	SEATS/SF	RATIO		
1680 ALTON					
RETAIL TOTAL	**11,770**			**39.2**	
RETAIL A	7,596		1/300	25.3	1 P.S. per 300 SQFT
RETAIL B	2,453		1/300	8.2	
RETAIL C	1,722		1/300	5.7	
RESTAURANT TOTAL	**5,000**	**0**		**0**	
RESTAURANT A	1,198	55		0	0 P.S. < 60 seats or 1,500 SF (individual establishments, up to a total aggregate of 5,000 SF)
RESTAURANT B	1,260	48		0	
RESTAURANT C	1,497	58		0	
RESTAURANT D	1,045	32		0	
OFFICE	89,610		1/400	224.0	Reduction in office 20% no reserved spaces
RESIDENTIAL	11,826	1 UNIT @ 3972 SF + 4 UNITS @ 1,600	PER UNIT	6	1 P.S. UNITS < 1600 SQFT | 2 P.S @ Units > 1600 SQFT
CORE/OTHER	33,966				
TOTAL FAR	**152,172**		**Required**	**269**	
		Office only	20%	44.0	
			TOTAL	**226**	

Centralized Parking Discount			Provided parking spaces by level			Total provided parking spaces		
	# Reduction	Total Req.		Parking spaces	Mechanical lifts			
30%	67	**159**	**Level 02**	85		Single P.S.	(85x1)	85
20%	45	**181**	**Level 03**		48	Lifter P.S.	(48x2)	96
10%	22	**204**					**Grand Total**	**181**

PARKING SPOTS ON MECHANICAL LIFTS INCLUDED IN TOTAL PARKING COUNT.

1680 Alton Road Loading Requirements -- 152,172 FAR

PARKING CALCULATIONS	Usable SF	REQUIRED		PROVIDED		
1680 ALTON						
RETAIL	11,770	Over 10,000 but not over 20,000: Two spaces	**2 BAYS**			**2 BAYS**
RESTAURANT	5,000					
OFFICE	89,610	Over 10,000 but not over 100,000: 2 spaces.	**2 BAYS**			**2 BAYS**
RESIDENTIAL	11,826					
CORE/OTHER	33,966					
TOTAL FAR	**152,172**	**TOTAL REQUIRED**	**4 BAYS**	**TOTAL PROVIDED**		**4 BAYS**

1680 Alton Road bicycle storage requirements -- 152,172 FAR

PARKING CALCULATIONS	Usable SF	REQUIRED				PROVIDED		
1680 ALTON		SHORT TERM		LONG TERM			SHORT TERM	LONG TERM
RETAIL	11,770	4 Per Project | 1 @ 10,000 SQFT	4	3 @ 5,001 - 20,000 SQFT	3	Ground floor	18	18
RESTAURANT	193 SEATS	1 Per 10 seats or occupants	19	1 @ 10% of Employees	3	2nd Level	12	18
OFFICE	89,610	4 Per Project | 1 @ 10,000 SQFT	9	10 @ Over 50,000 SQFT	10			
RESIDENTIAL	5 Units	4 Per Project | 1 per 10 units	4	1 Per Unit	5			
CORE/OTHER	33,966	N/A	0	N/A	0			
TOTAL FAR	**152,172**	**TOTAL REQUIRED**	36	**TOTAL REQUIRED**	21		36	36

FAR by use per parcel

Zoning District:	CD-2 Commercial, Medium Intensity Distirct			
FAR		**2.00**		
FAR by use	**MAIN PARCEL**	**NORTH PARCEL**	**SOUTH PARCEL**	**PROJECT:**
Retail	11,770 SF	26,790 SF	0 SF	38,560 SF
Residential	11,826 SF	47,985 SF	0 SF	59,811 SF
Restaurant	5,000 SF	0 SF	8,828 SF	13,828 SF
Office	89,610 SF	0 SF	0 SF	89,610 SF
Amenities	1,922 SF	0 SF	0 SF	1,922 SF

FAR by type

	MAIN PARCEL	NORTH PARCEL	SOUTH PARCEL	TOTAL	FAR
RESIDENTIAL FAR	11,826 SF	47,985 SF	0 SF	59,811 SF	**0.50**
NON-RESIDENTIAL FAR	140,346 SF	30,258 SF	8,828 SF	179,432 SF	**1.50**
GRAND TOTAL	**152,172 SF**	**78,243 SF**	**8,828 SF**	**239,243 SF**	**2.00**

FAR calculation

Total Allowed FAR	239,243 SF	
Residential Requirement	59,811 SF	25% of Total Allowed FAR
Existing Residential FAR	47,985 SF	From North Parcel
Provided Residential FAR	**11,826 SF**	

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OFFICE BUILDING
1656-1680 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:
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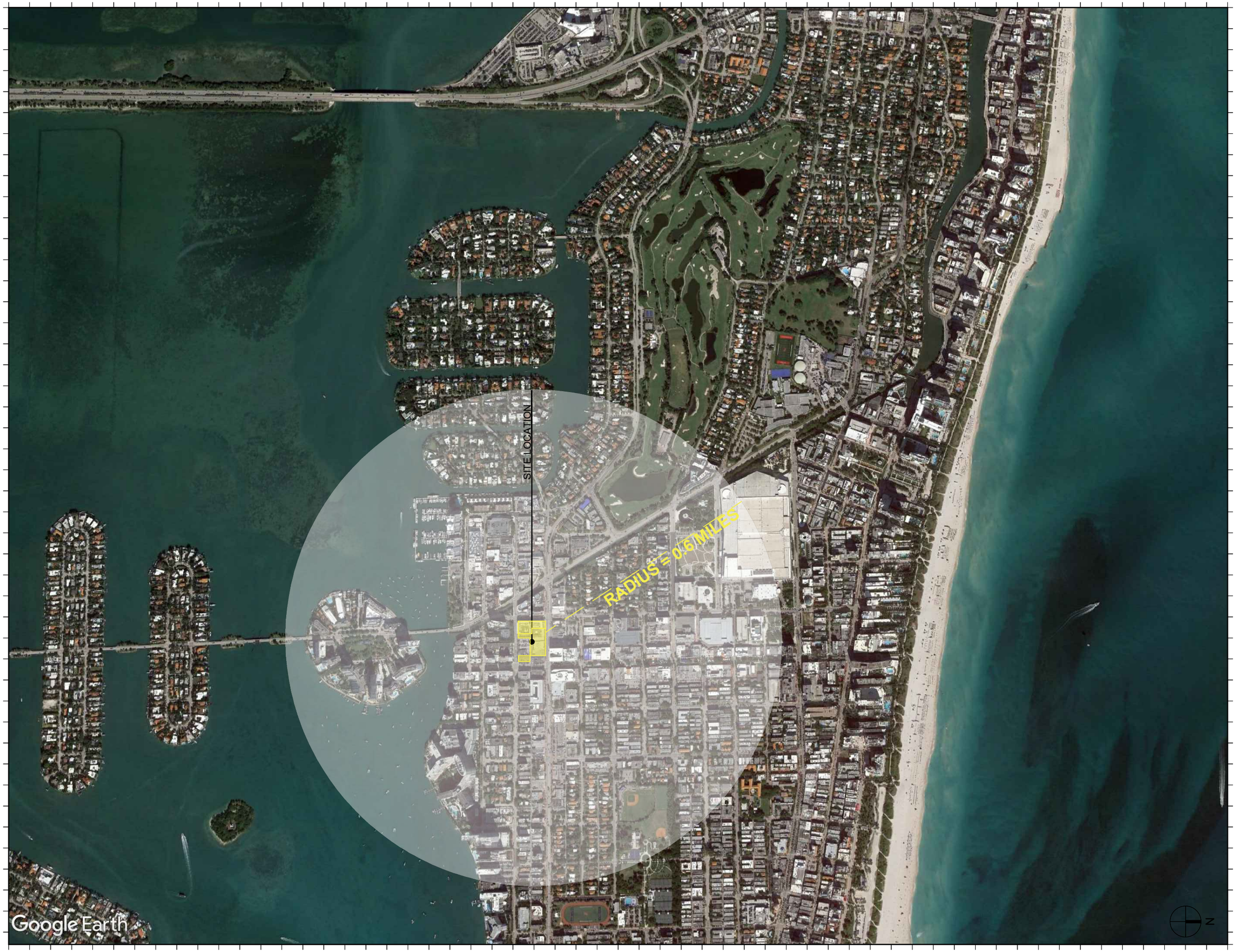
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PROJECT DATA
GENERAL CALCULATIONS

Date	07.31.2023	Sheet No.	A0.03.1
Scale			
Project	2132		



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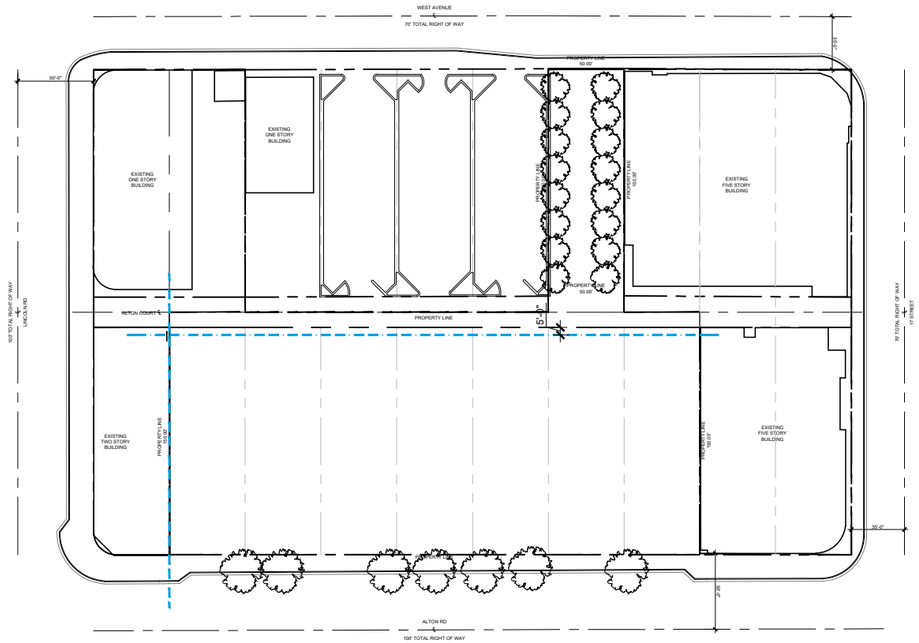
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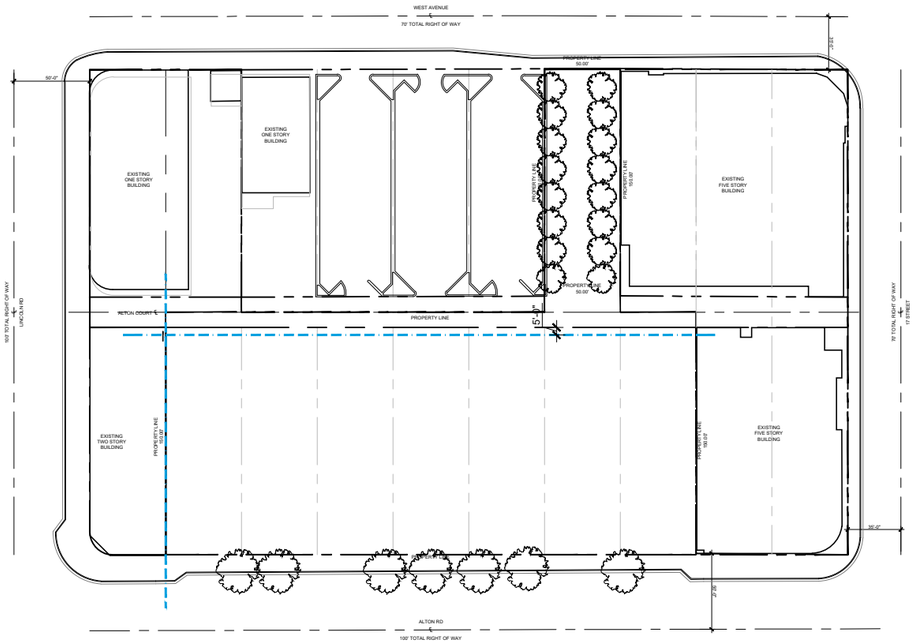
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LOCATION PLAN

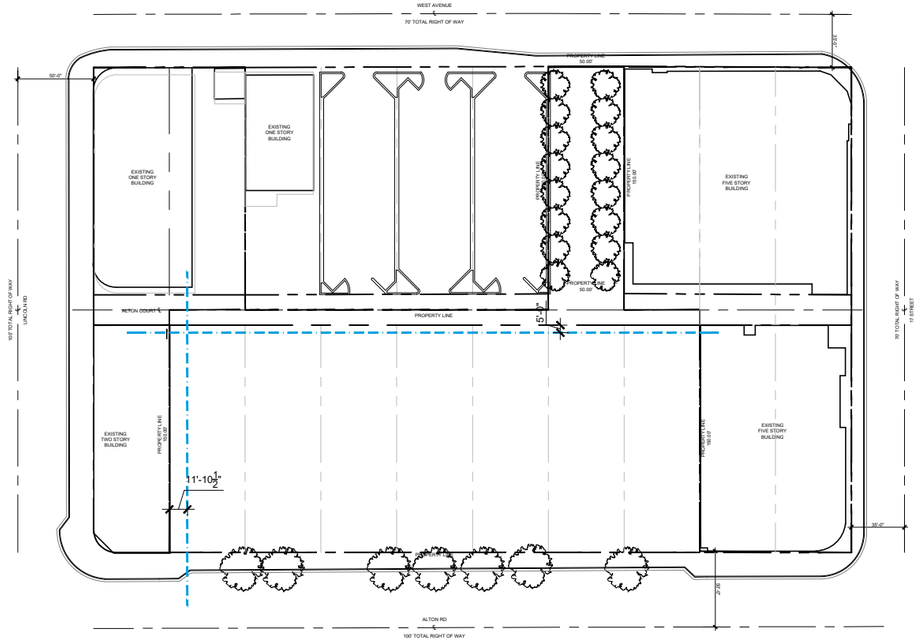
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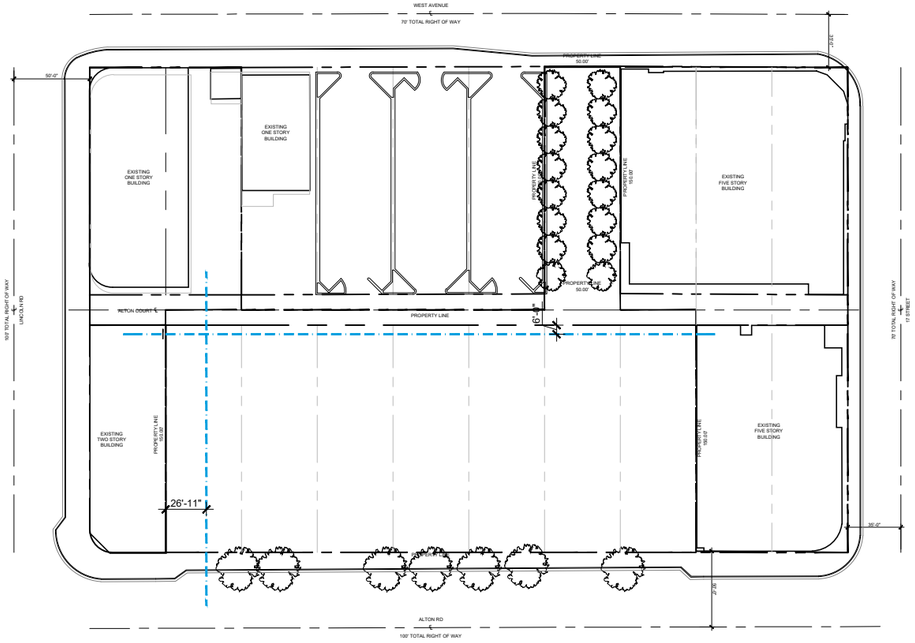
1 PROPOSED GROUND LEVEL SETBACK DIAGRAM
1" = 100'-0"



2 PROPOSED LEVEL 2 SETBACK DIAGRAM
1" = 100'-0"



3 PROPOSED LEVEL 3 SETBACK DIAGRAM
1" = 100'-0"



4 PROPOSED LEVEL 4 SETBACK DIAGRAM
1" = 100'-0"

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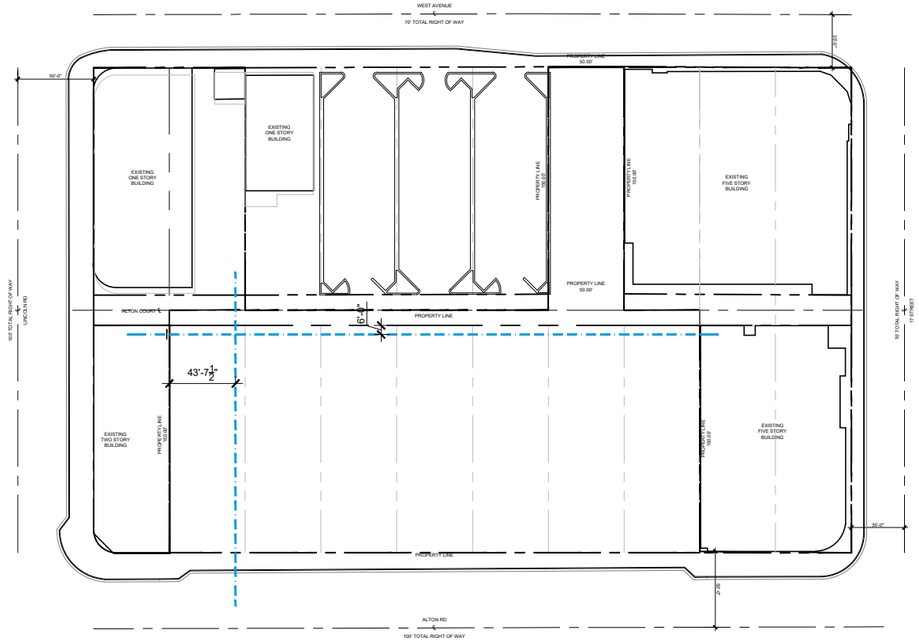
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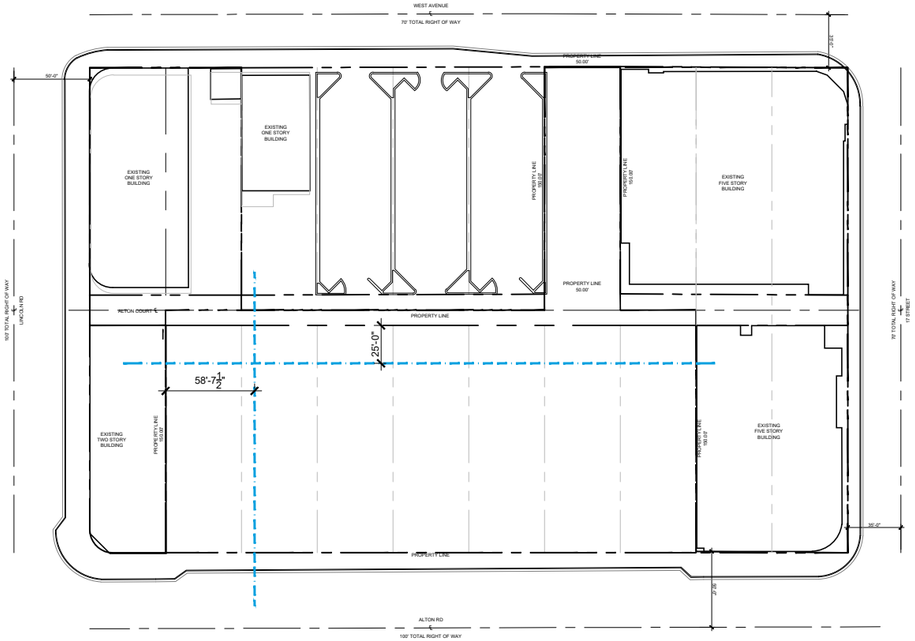
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SETBACK DIAGRAMS
LEVEL 5, 6 AND ROOF

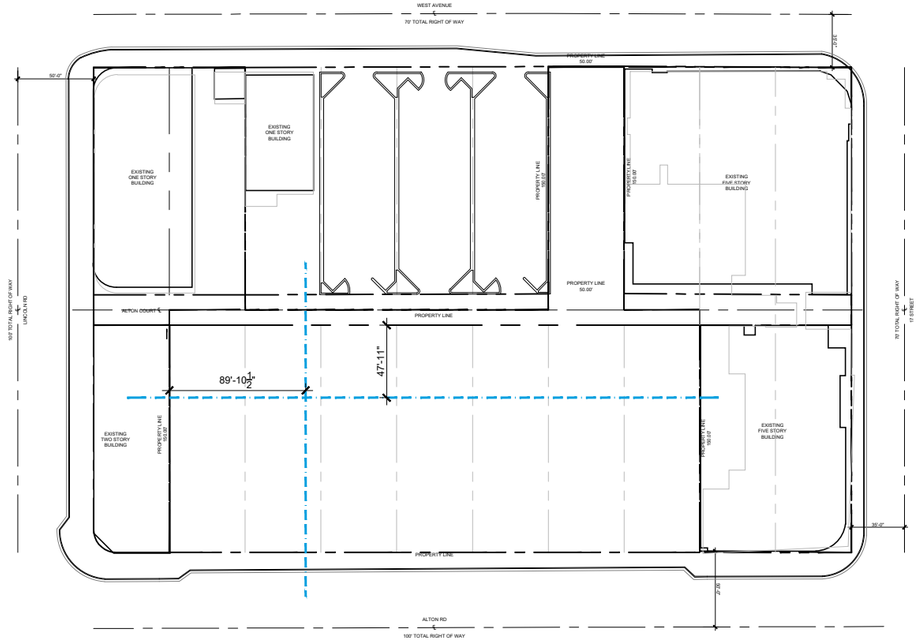
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Project	2132		



5 PROPOSED LEVEL 5 SETBACK DIAGRAM
1" = 100'–0"



6 PROPOSED LEVEL 6 SETBACK DIAGRAM
1" = 100'–0"



7 PROPOSED ROOF LEVEL SETBACK DIAGRAM
1" = 100'–0"

N

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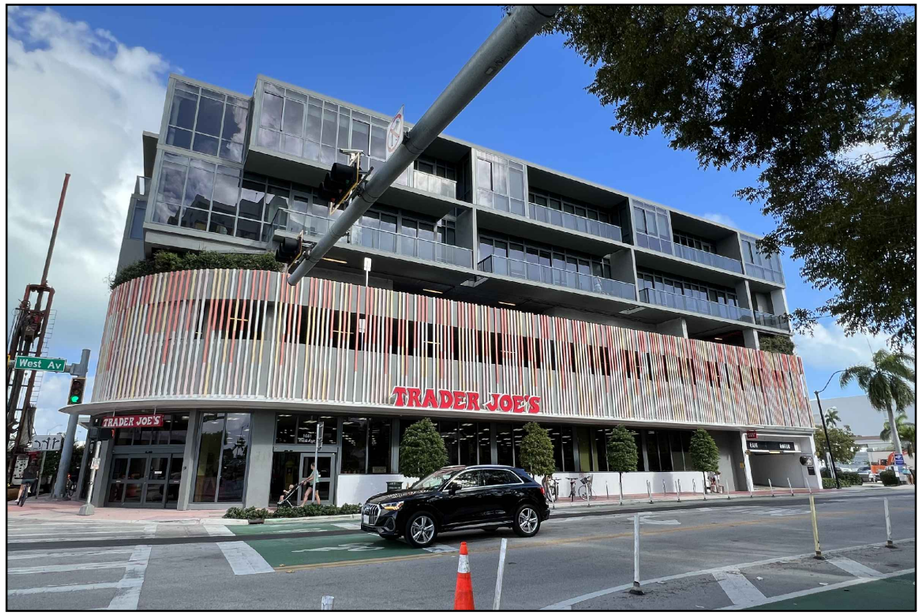
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SETBACK DIAGRAMS
LEVEL 5, 6 AND ROOF

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Project	2132		



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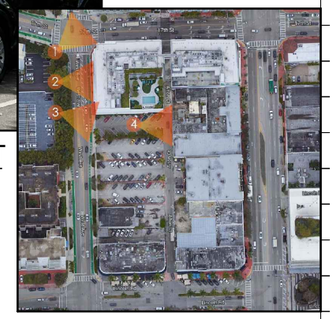
2 TRADER JOE'S - 1683 WEST AVENUE
SCALE: N.T.S.



3 TRADER JOE'S - PARKING LOT
SCALE: N.T.S.



3 TRADER JOE'S - PARKING LOT
SCALE: N.T.S.



1 VIEWS FROM WEST AVE
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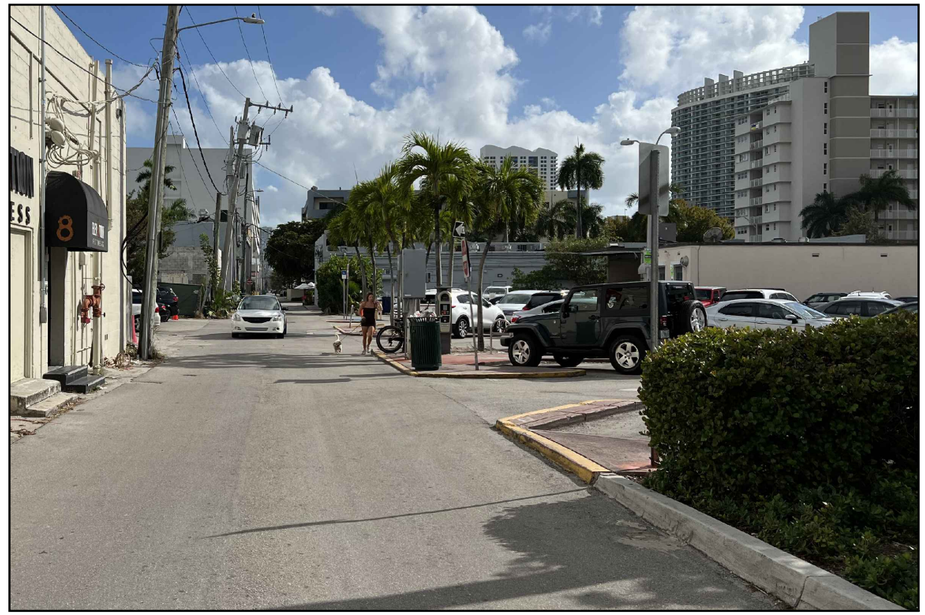
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CONTEXT VIEWS

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Project	2132		



1 TRADER JOE'S - 1683 WEST AVENUE
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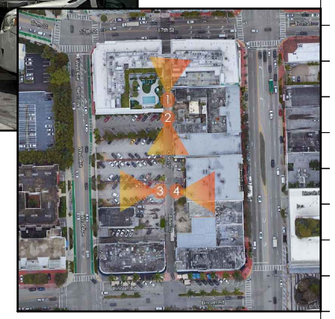
2 MIAMI BEACH PARKING LOT - 1671 WEST AVE
SCALE: N.T.S.



2 MIAMI BEACH PARKING LOT - 1671 WEST AVE
SCALE: N.T.S.



4 SOUTH BEACH HARDGOODS CO - 1668 ALTON ROAD
SCALE: N.T.S.



1 VIEWS FROM ALTON CT
1656-1680 ALTON RD, MIAMI BEACH, FL 33139

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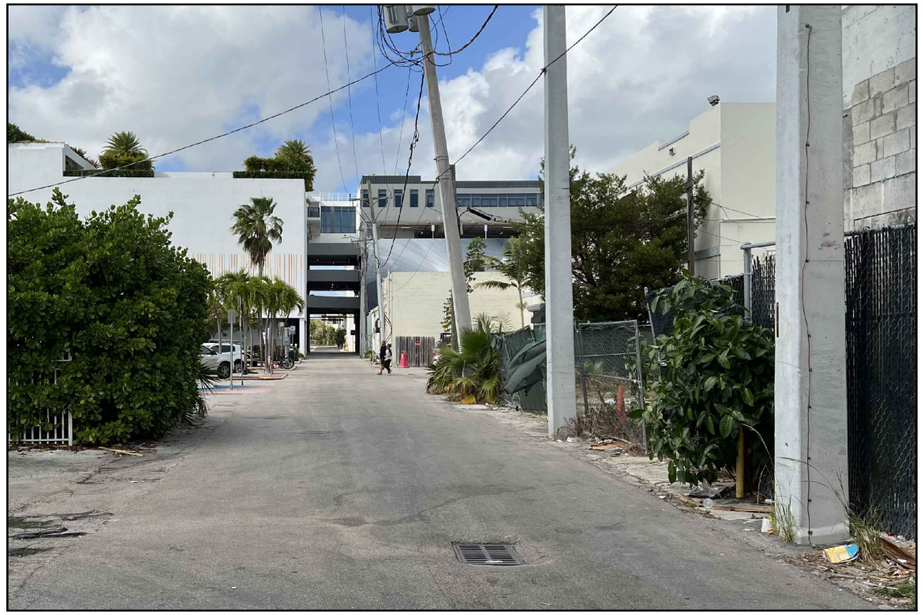
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Project	2132		



1 ALLEYWAY BEHIND TRADER JOE'S
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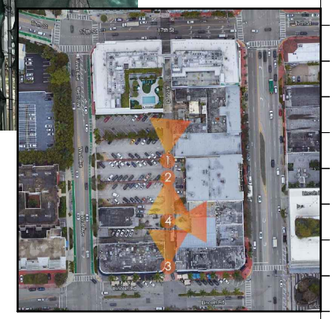
2 ALLEYWAY BEHIND TRADER JOE'S
SCALE: N.T.S.



3 ALLEYWAY BEHIND TRADER JOE'S
SCALE: N.T.S.



4 ALLEYWAY BEHIND TRADER JOE'S
SCALE: N.T.S.



1 VIEWS FROM ALTON CT
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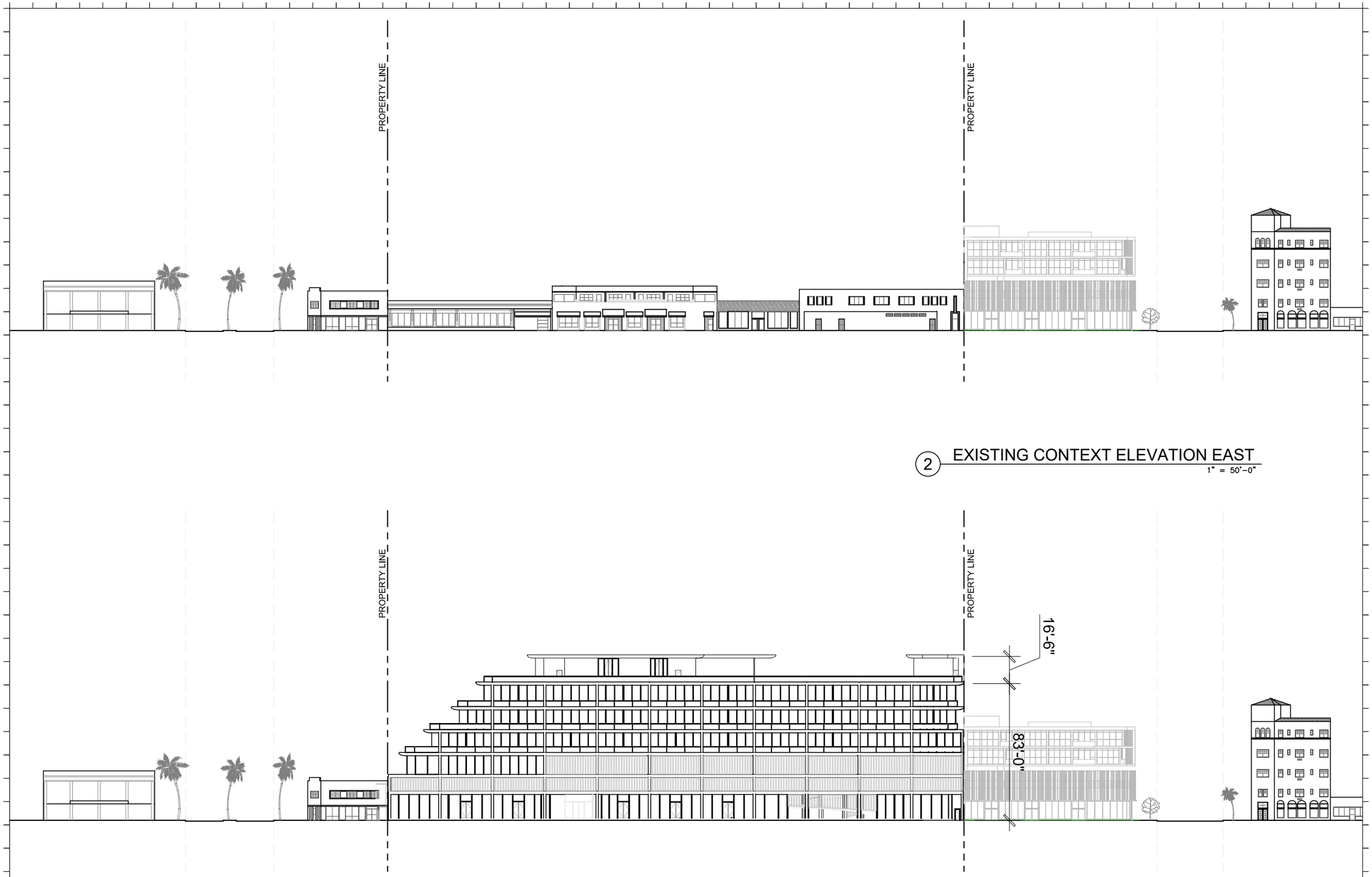
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CONTEXT VIEWS

Date	07.31.2023	Sheet No.	A0.12
Scale	N/A		
Project	2132		



2 EXISTING CONTEXT ELEVATION EAST
1" = 50'-0"

1 PROPOSED CONTEXT ELEVATION EAST
1" = 50'-0"

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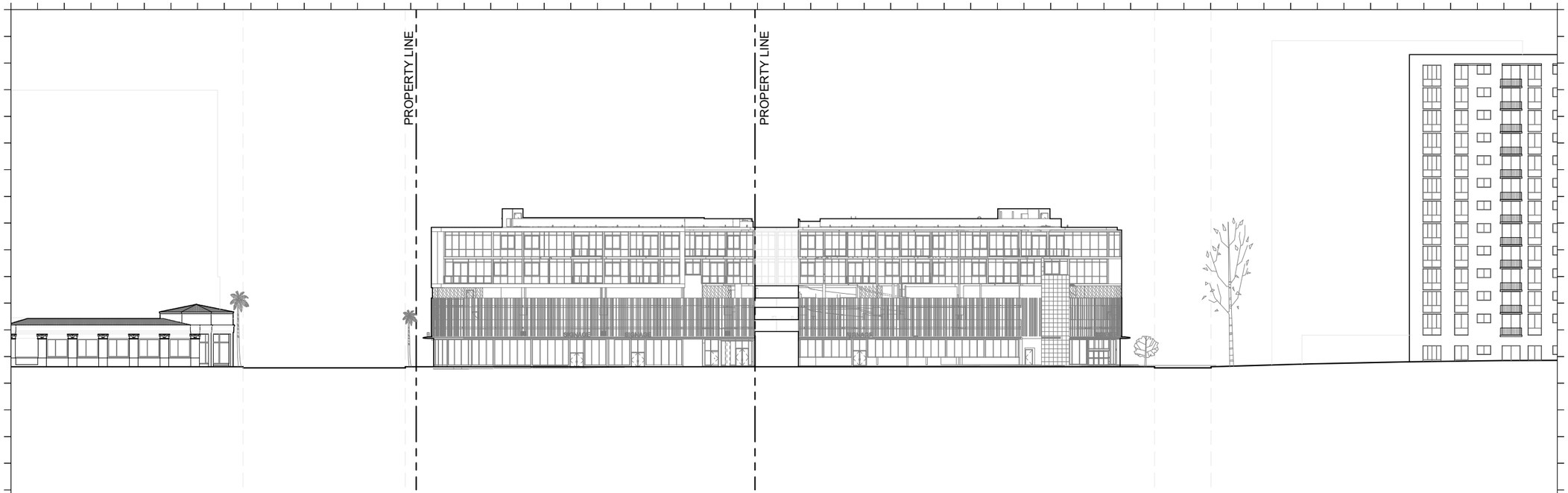
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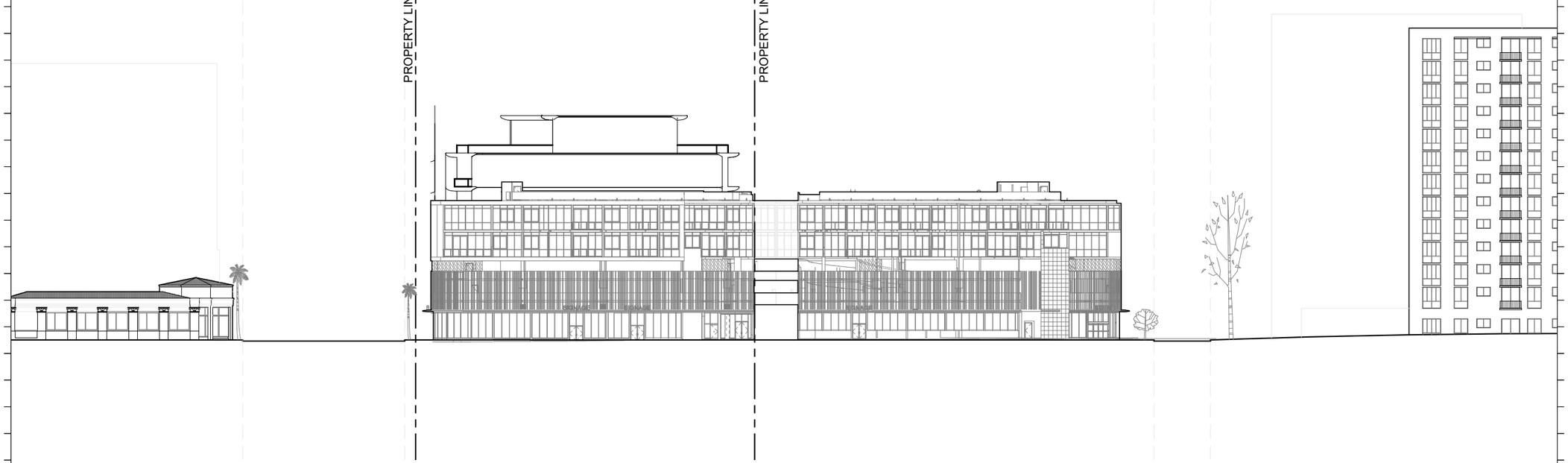
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CONTEXT ELEVATION
EAST

Date	07.31.2023	Sheet No.
Scale	1" = 50'-0"	A0.20
Project	2132	



1 EXISTING CONTEXT ELEVATION NORTH
1" = 50'-0"



2 PROPOSED CONTEXT ELEVATION NORTH
1" = 50'-0"

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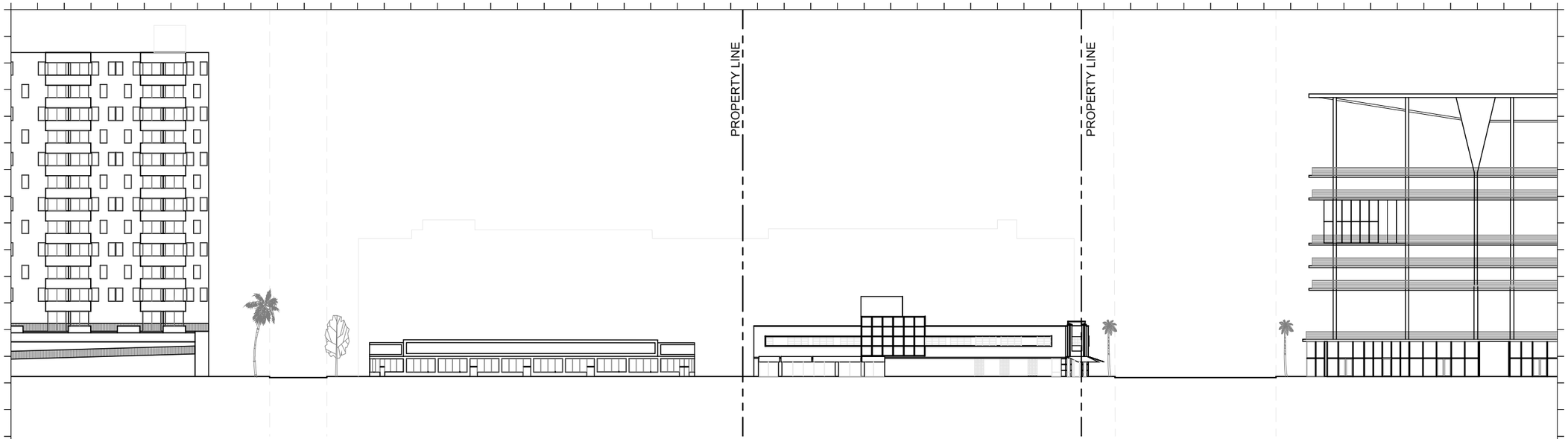
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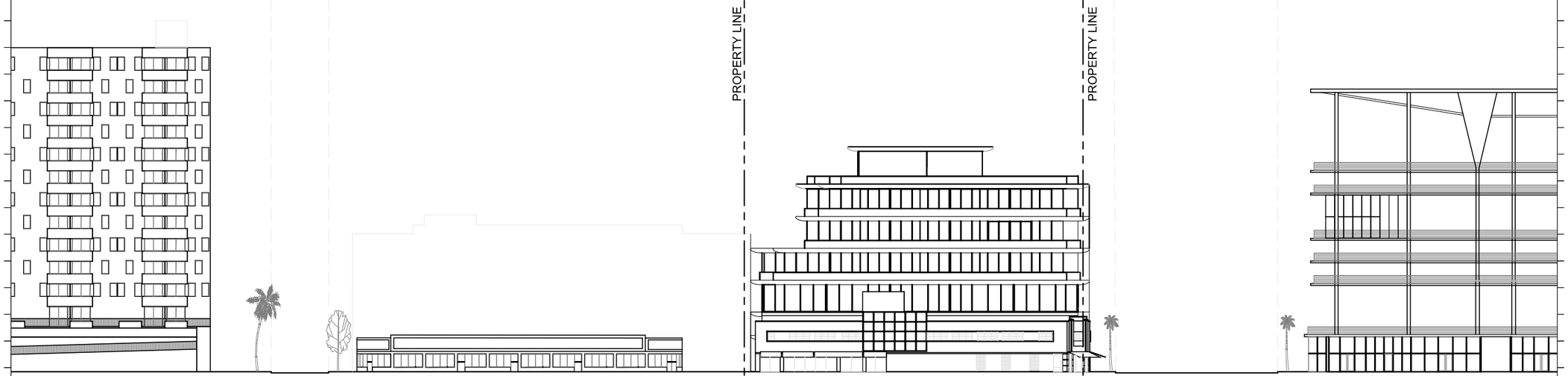
K O B I K A R P

CONTEXT ELEVATION NORTH

Date	07.31.2023	Sheet No.	A0.21
Scale	1" = 50'-0"		
Project	2132		



1 EXISTING CONTEXT ELEVATION SOUTH
1" = 50'-0"



2 PROPOSED CONTEXT ELEVATION SOUTH
1" = 50'-0"

Rev.	Date	Rev.	Date

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PB22-0562 - FINAL SUBMITTAL

OFFICE BUILDING

1656-1680 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:
Name BH The Alton LLC
Address
Address
Tel:
Email

Landscape:
CLAD
8020 NE 4th Ave
Studio 113, Miami Fl
(786) 536-6076
Email: carolina@cladlandscape.com

Consultant:
Kobi Karp
571 NW 28th St
Miami, FL 33127
Tel: (305) 573-1818
Email: kobikarp@kobikarp.com

Foster + Partners

Riverside, 22 Hester Road
London SW11 4AN
T +44(0)20 7738 0455
www.fosterandpartners.com

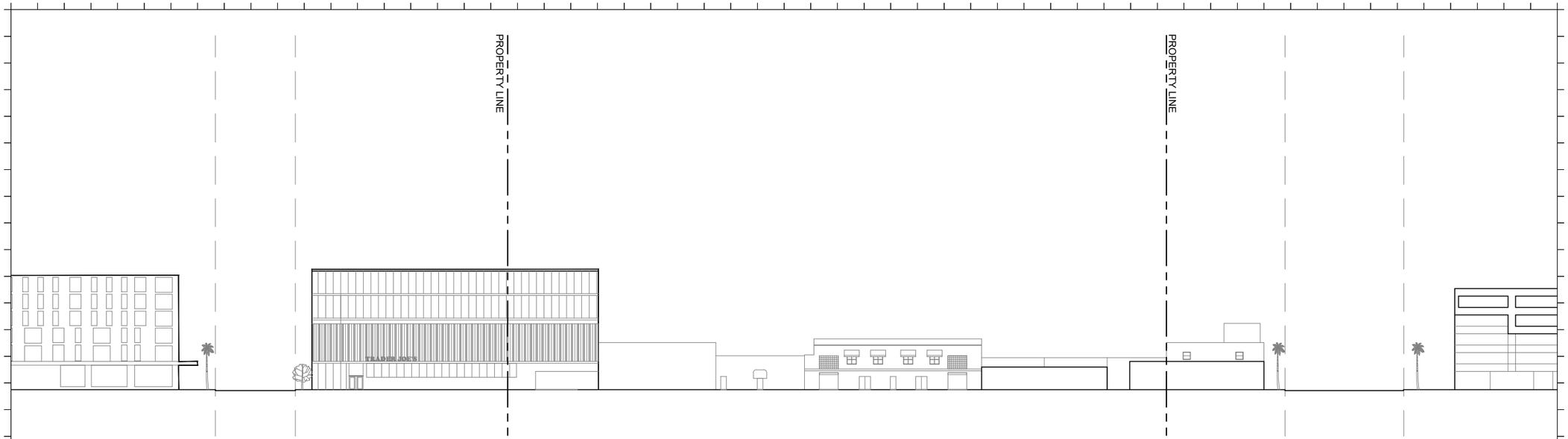
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA
Kobi Karp
2023.07.31
15:12:51-04'00'
REGISTERED ARCHITECT
AR0012578

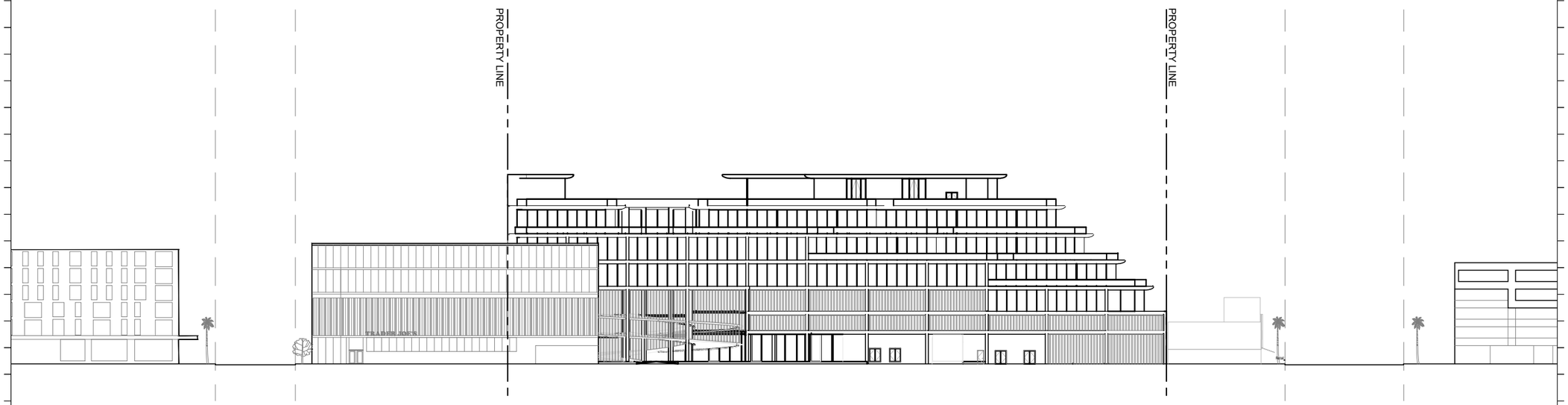
KOBI KARP

CONTEXT ELEVATION SOUTH

Date	07.31.2023	Sheet No.	A0.22
Scale	1" = 50'-0"		
Project	2132		



2 EXISTING CONTEXT ELEVATION WEST
1" = 60'-0"



1 PROPOSED CONTEXT ELEVATION WEST
1" = 60'-0"

Rev.	Date	Rev.	Date

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OFFICE BUILDING
1656-1680 ALTON RD
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Owner:
Name BH The Alton LLC
Address
Address
Tel:
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Landscape:
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Studio 113, Miami Fl
(786) 536-6076
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STATE OF FLORIDA
Kobi Karp
2023.07.31
15:12:55-04'00'
REGISTERED ARCHITECT
AR0012578

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CONTEXT ELEVATION
WEST

Date	07.31.2023	Sheet No.
Scale	1" = 60'-0"	A0.23
Project	2132	