

THE ALTON

1656-1680 ALTON RD MIAMI BEACH, FLORIDA 33139

08.07.2023 DRB22-0897 FINAL SUBMITTAL



Rev.	Date	Rev.	Date

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DRB22-0897 - FINAL SUBMITTAL

OFFICE BUILDING

1656-1680 ALTON RD
MIAMI BEACH, FLORIDA 33139

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COVER

Date	08.07.2023	Sheet No.	
Scale	N/A		A0.00
Project	2132		

ARCHITECTURE PLANS	
SHEET	TITLE
A0.00	COVER
22035.0.01	SURVEY
A0.01	DRAWING INDEX
A0.02	PARCEL PLAN
A0.03	PROJECT DATA
A0.03.1	PROJECT DATA GENERAL CALCULATION
A0.04	LOCATION PLAN
A0.10	CONTEXT VIEWS
A0.11	CONTEXT VIEWS
A0.12	CONTEXT VIEWS
A0.20	CONTEXT ELEVATION E
A0.21	CONTEXT ELEVATION N
A0.22	CONTEXT ELEVATION S
A0.23	CONTEXT ELEVATION W
A0.60	EXTERIOR RENDERING
A0.61	EXTERIOR RENDERING
A0.62	EXTERIOR RENDERING
A0.63	EXTERIOR RENDERING
A0.64	EXTERIOR RENDERING
A0.66	INTERIOR RENDERING
A0.67	INTERIOR RENDERING
A0.68	EXTERIOR RENDERING
A0.69	EXTERIOR RENDERING
A0.70	EXTERIOR RENDERING
A1.00	EXISTING FAR GROUND LEVEL
A1.01	EXISTING FAR LEVEL 02
A1.02	EXISTING FAR LEVEL 03
A1.03	EXISTING FAR LEVEL 04
A1.04	EXISTING FAR LEVEL 05
A1.05	EXISTING FAR LEVEL 06 ROOF
A1.11	PROPOSED FAR GROUND LEVEL
A1.11.1	PROPOSED FAR GROUND LEVEL ENLARGED
A1.12	PROPOSED FAR LEVEL 02
A1.12.1	PROPOSED FAR LEVEL 02 ENLARGED
A1.13	PROPOSED FAR LEVEL 03
A1.13.1	PROPOSED FAR LEVEL 03 ENLARGED
A1.14	PROPOSED FAR LEVEL 04
A1.14.1	PROPOSED FAR LEVEL 04 ENLARGED
A1.15	PROPOSED FAR LEVEL 05
A1.15.1	PROPOSED FAR LEVEL 05 ENLARGED
A1.16	PROPOSED FAR LEVEL 06
A1.16.1	PROPOSED FAR LEVEL 06 ENLARGED
A1.17	PROPOSED FAR LEVEL 07
A1.17.1	PROPOSED FAR LEVEL 07 ENLARGED
A1.18	FAR EXHIBIT
A1.19	FAR EXHIBIT
A2.01	EXISTING OVERALL GROUND FLOOR
A2.02	EXISTING OVERALL 2ND FLOOR
A2.03	EXISTING OVERALL 3RD FLOOR
A2.04	EXISTING OVERALL 4TH FLOOR
A2.05	EXISTING OVERALL 5TH FLOOR
A2.06	EXISTING OVERALL 6TH FLOOR

ARCHITECTURE PLANS	
SHEET	TITLE
A2.20	PROPOSED SITE PLAN
A2.21.0	PROPOSED OVERALL GROUND FLOOR
A2.21.1	PROPOSED GROUND FLOOR ENLARGED
A2.22.0	PROPOSED OVERALL 2ND FLOOR
A2.22.1	PROPOSED 2ND FLOOR ENLARGED
A2.23.0	PROPOSED OVERALL 3RD FLOOR
A2.23.1	PROPOSED 3RD FLOOR ENLARGED
A2.23.2	ENLARGED UNIT PLANS
A2.24.0	PROPOSED OVERALL 4TH FLOOR
A2.24.1	PROPOSED 4TH FLOOR ENLARGED
A2.25.0	PROPOSED OVERALL 5TH FLOOR
A2.25.1	PROPOSED 5TH FLOOR ENLARGED
A2.26.0	PROPOSED OVERALL 6TH FLOOR
A2.26.1	PROPOSED 6TH FLOOR ENLARGED
A2.27.0	PROPOSED OVERALL ROOF PLAN
A2.27.1	PROPOSED ROOF PLAN ENLARGED
A2.30	ENLARGED RESTAURANT PLANS
A2.31	ENLARGED RESTAURANT PLANS
A4.00	EXISTING ELEVATIONS E + W
A4.01	EXISTING ELEVATIONS N + S
A4.41	PROPOSED ELEVATIONS E + W
A4.42	PROPOSED ELEVATIONS N + S
A4.50	PROPOSED COLOR ELEVATIONS
A4.51	PROPOSED COLOR ELEVATIONS E + W
A4.52	PROPOSED COLOR ELEVATIONS N + S
A5.00	EXISTING SECTION
A5.01	PROPOSED SECTION A
A5.02	PROPOSED SECTIONS B + C
A5.03	BUILDING ENTRY SECTION
A6.01	SIDEWALK DETAILS
A6.01.1	SITE SECTION
A6.10	AXONOMETRIC VIEWS - NE + NW
A6.11	AXONOMETRIC VIEWS - SE + SW
A8.01	PARKING DETAILS
A8.02	PARKING DETAILS
A8.03	ENLARGED BICYCLE STORAGE - GROUND FLOOR
A8.04	ENLARGED BICYCLE STORAGE - LEVEL 2

LANDSCAPE PLANS	
SHEET	TITLE
L-0	LANDSCAPE COVER SHEET + INDEX
L-1	TREE DISPOSITION PLAN + SCHEDULE
L-1.1	TREE MITIGATION PLAN + SCHEDULE
L-2	ILLUSTRATIVE SITE PLAN - GROUND FLOOR
L-5	CANOPY PLANTING PLAN - GROUND FLOOR
L-5.1	UNDERSTORY PLANTING PLAN - GROUND FLOOR
L-5.7	CANOPY PLANTING PLAN - LEVEL 7 ROOF
L-5.8	UNDERSTORY PLANTING PLAN - LEVEL 7 ROOF
L-5.9	LANDSCAPE LEGEND + OPEN SPACE DIAGRAM
L-5.10	PLANTING DETAILS
L-5.11	GENERAL LANDSCAPE NOTES

CIVIL PLANS	
SHEET	TITLE
C-1A.0	SIGNING & PAVEMENT MARKING PLAN

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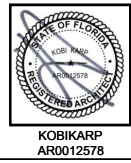
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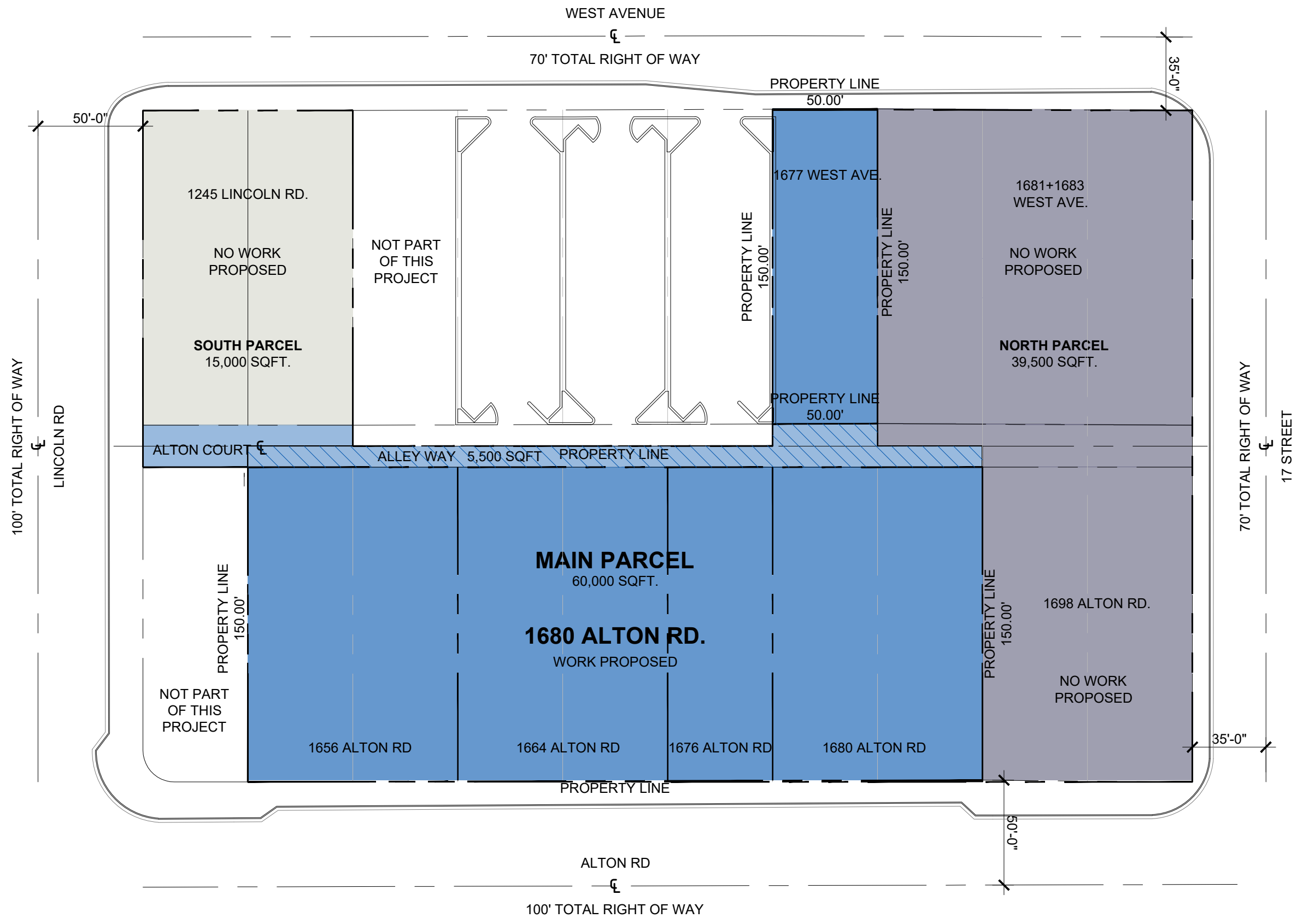
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DRAWING INDEX

Date	08.07.2023	Sheet No.	A0.01
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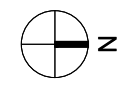
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OVERALL PARCEL PLAN

Date	08.07.2023	Sheet No.	A0.02
Scale	1" = 50'-0"		
Project	2132		



Zoning Information

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"			60'-0"			50'-0"			N/A			
17	Number of Stories	N/A			N/A			N/A			N/A			
18	FAR	120,000 SF			78,808 SF			30,000 SF			11,000 SF		239,808 SF	
19	Gross Square Footage	N/A			N/A			N/A			N/A		N/A	
20	Square Footage by use:													
a	Retail	N/A			N/A			N/A			N/A		N/A	
b	Residential	N/A			N/A			N/A			N/A		N/A	
c	Restaurant	N/A			N/A			N/A			N/A		N/A	
d	Office	N/A			N/A			N/A			N/A		N/A	
e	Amenities	N/A			N/A			N/A			N/A		N/A	
21	Number of Units Residential	N/A			N/A			N/A			N/A		N/A	
22	Number of Seats	N/A			213 SEATS			N/A			N/A		N/A	
23	Occupancy Load	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

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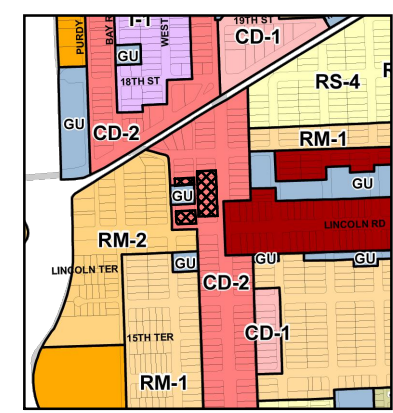
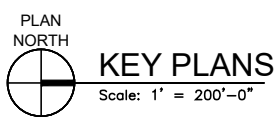
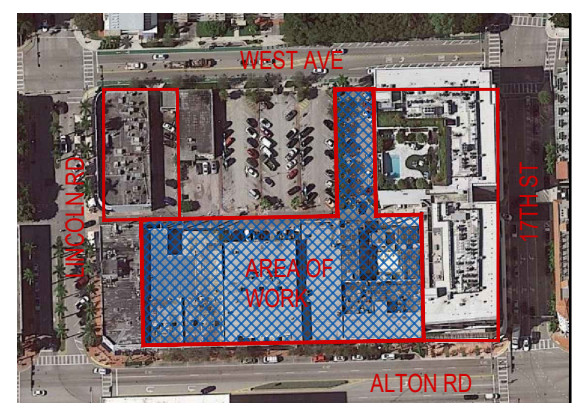
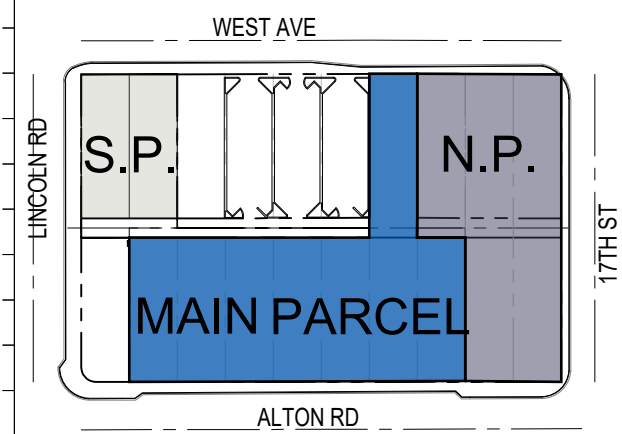
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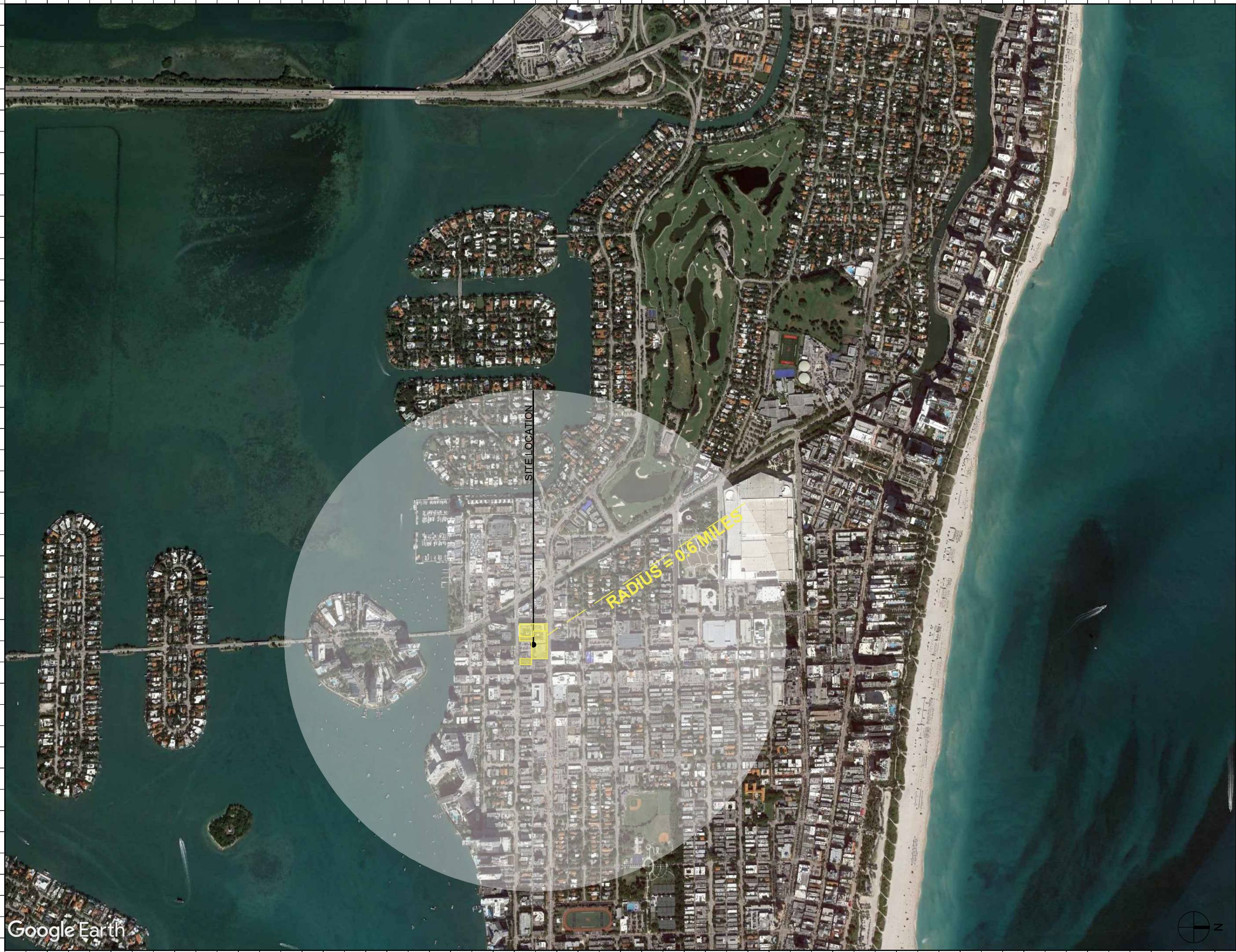
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PROJECT DATA

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Scale	N/A		A0.03
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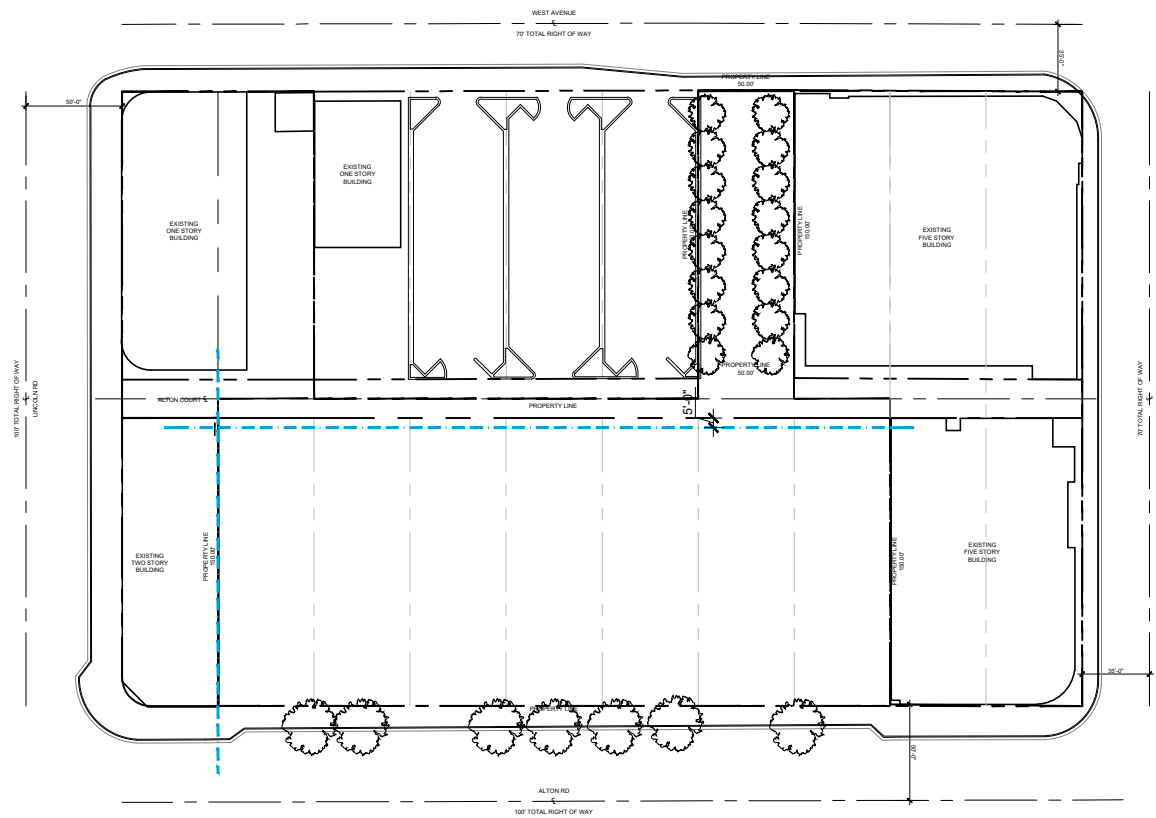
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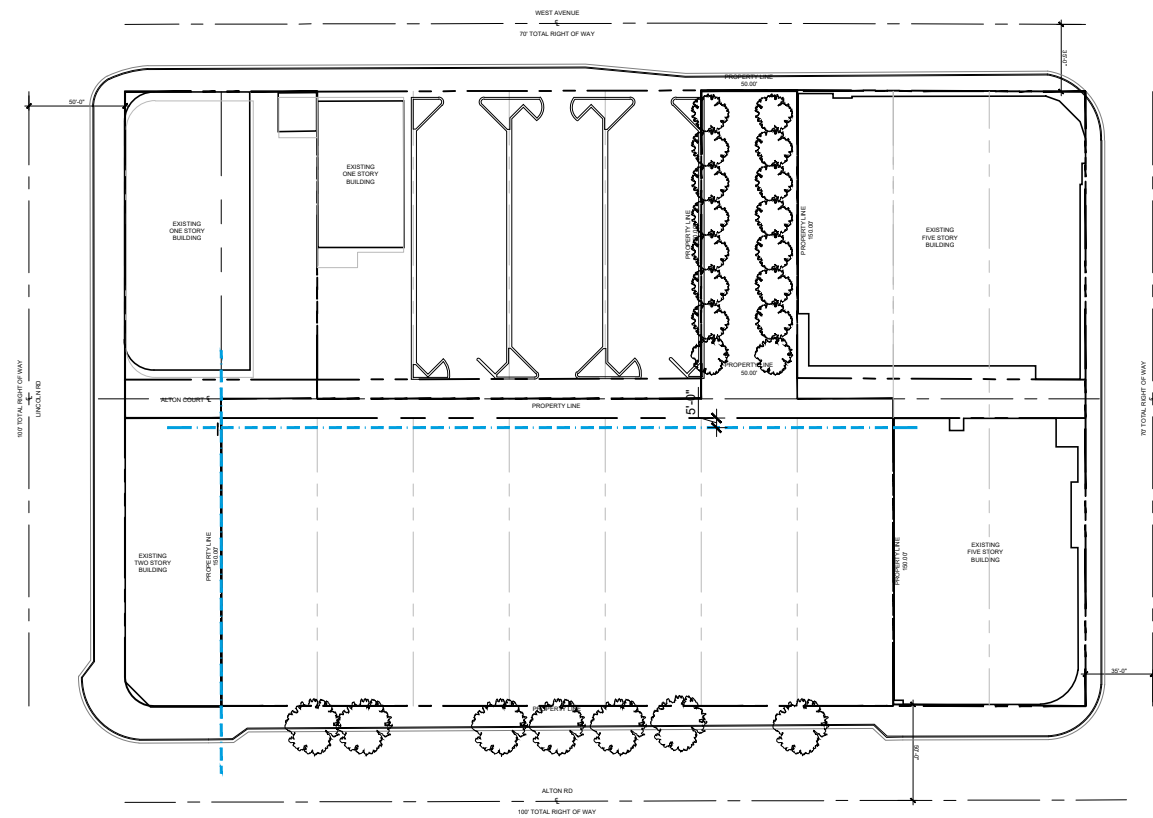
LOCATION PLAN

Date	08.07.2023	Sheet No.	A0.04
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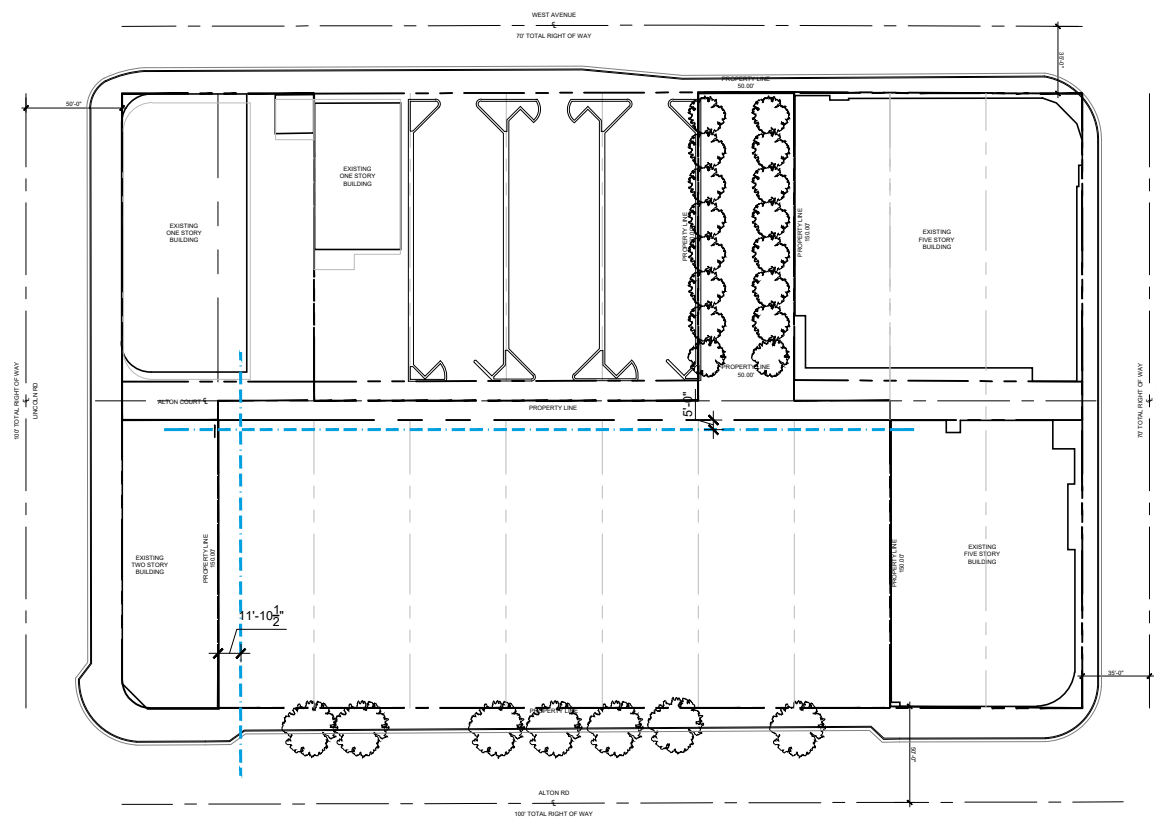




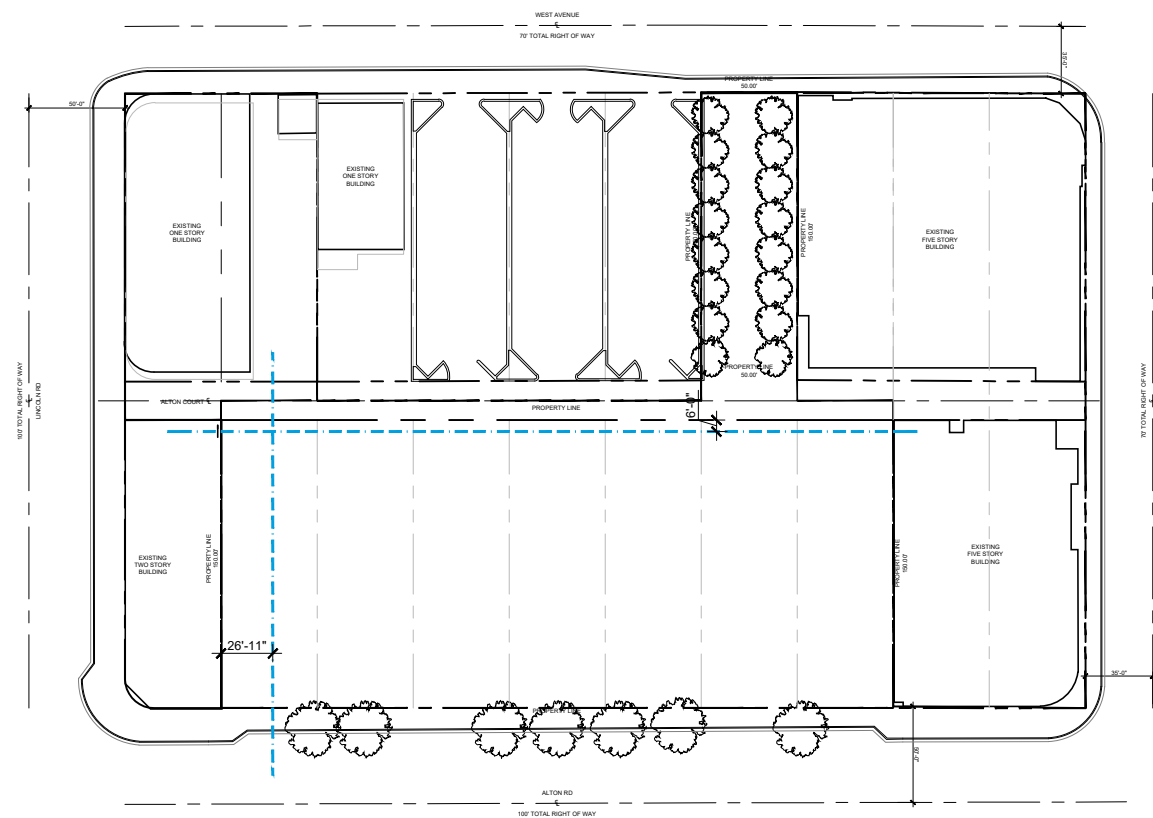
1 PROPOSED GROUND LEVEL SETBACK DIAGRAM
1" = 100'-0"



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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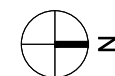
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SETBACK DIAGRAMS
LEVEL 5, 6 AND ROOF

Date	08.07.2023	Sheet No.	A0.05
Scale	1" = 30'-0"		
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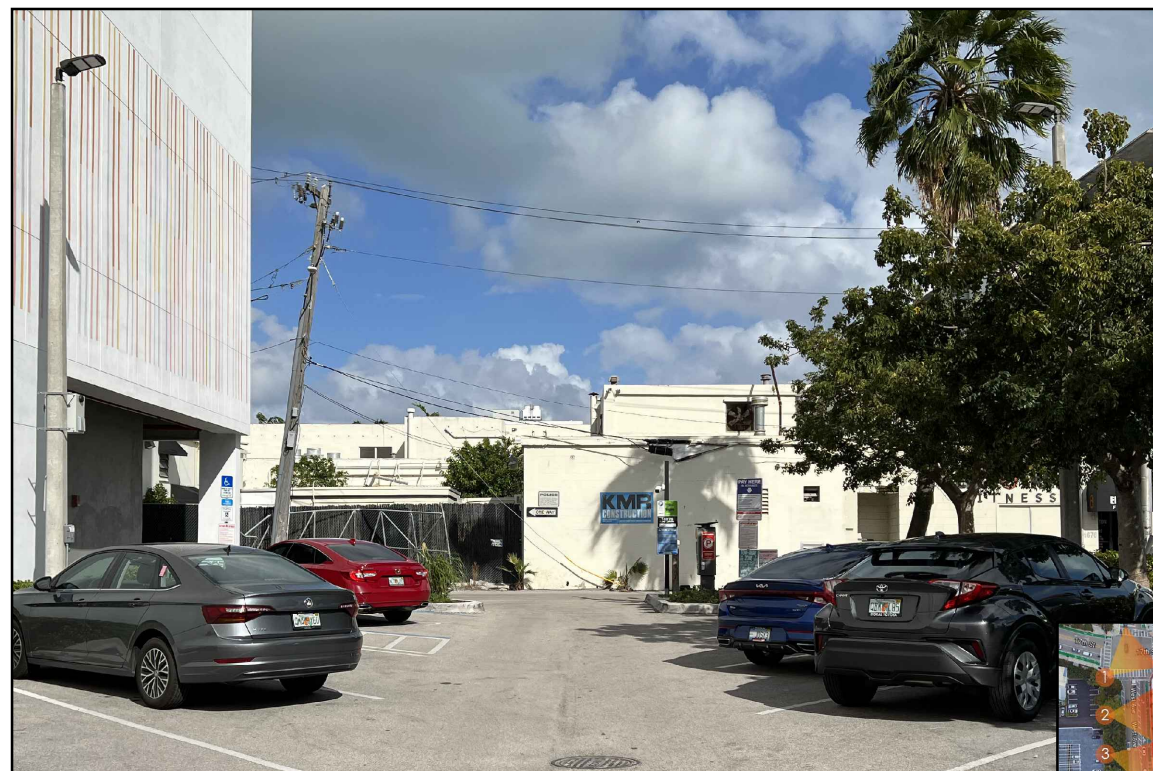
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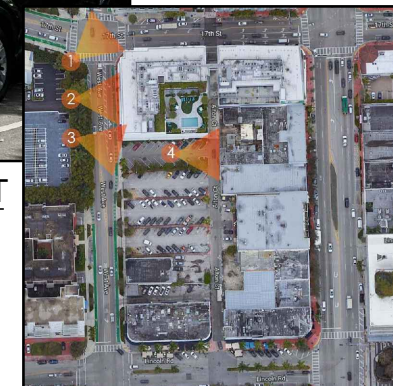
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SCALE: N.T.S.



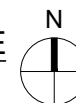
③ TRADER JOE'S - PARKING LOT
SCALE: N.T.S.



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



① VIEWS FROM WEST AVE
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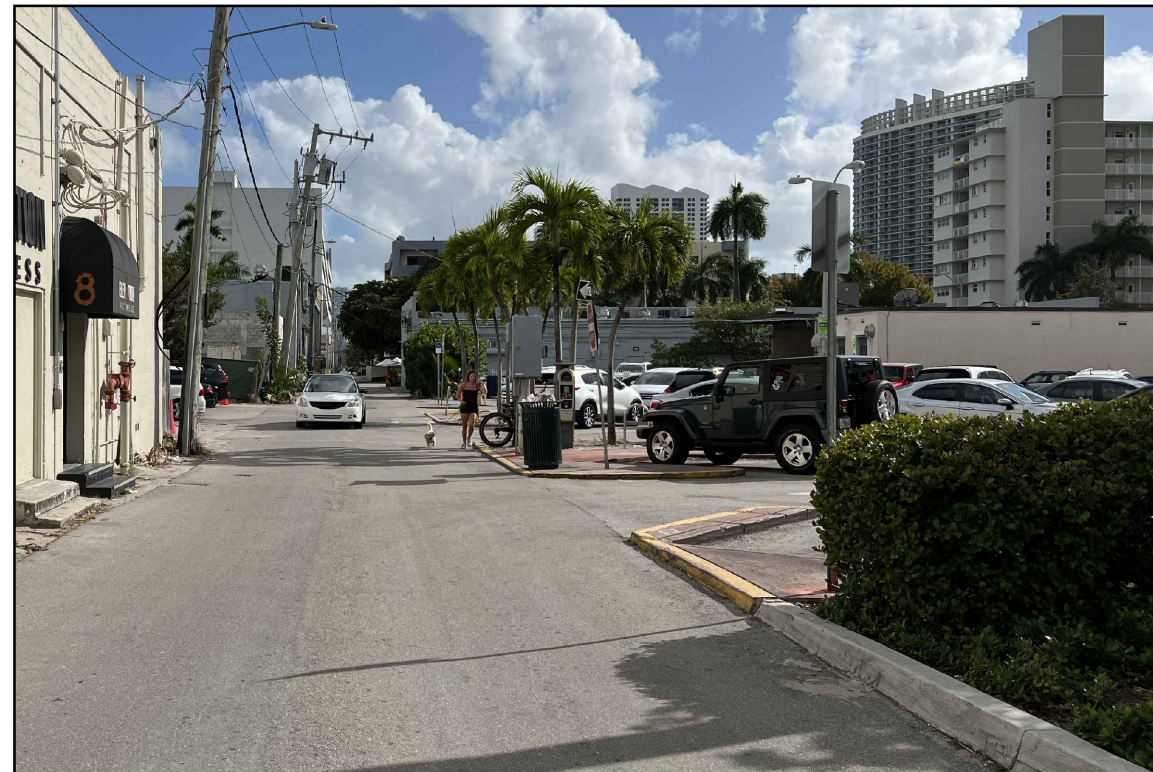


CONTEXT VIEWS

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① **TRADER JOE'S - 1683 WEST AVENUE**
SCALE: N.T.S.



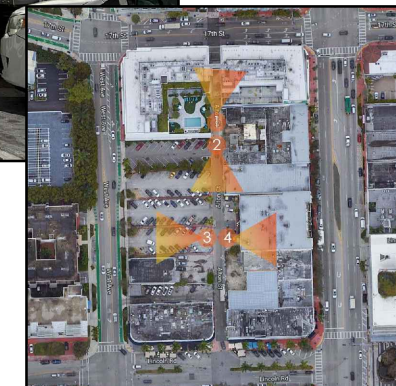
② **MIAMI BEACH PARKING LOT - 1671 WEST AVE**
SCALE: N.T.S.



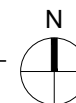
② **MIAMI BEACH PARKING LOT - 1671 WEST AVE**
SCALE: N.T.S.



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



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

Consultant:
Kobi Karp
571 NW 28th St
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CONTEXT VIEWS

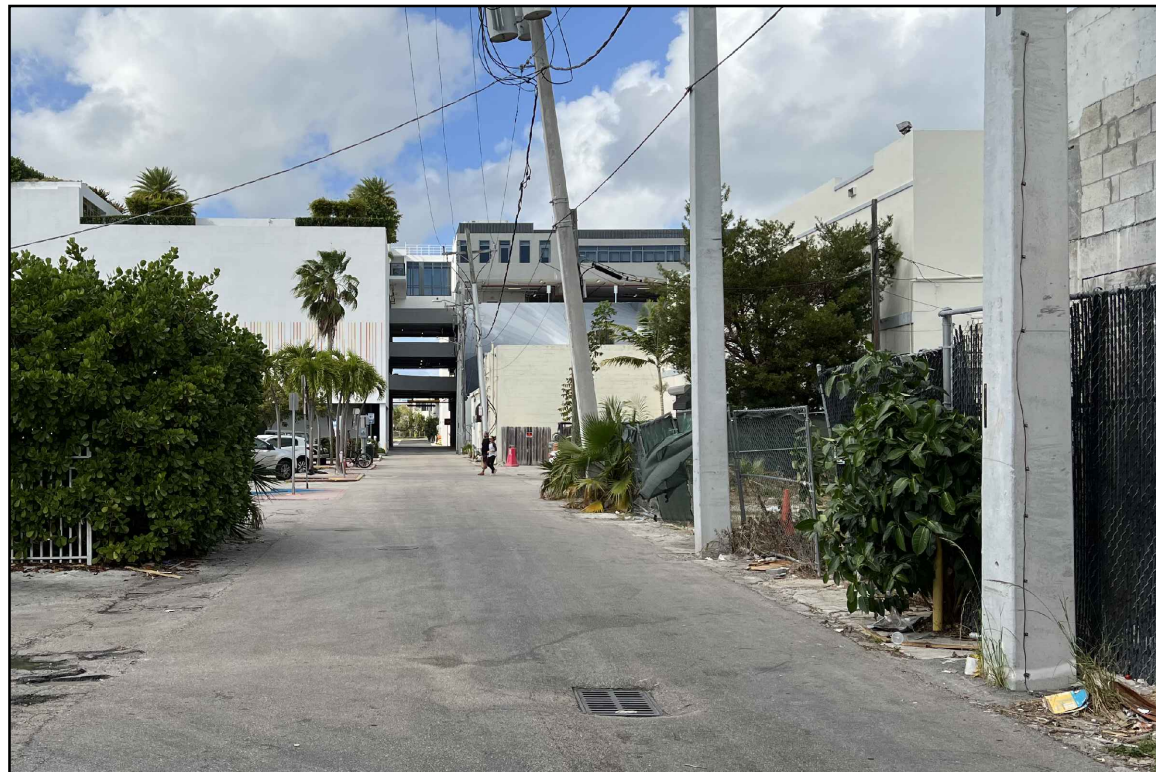
Date	08.07.2023	Sheet No.	
Scale	N/A		A0.11
Project	2132		



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



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



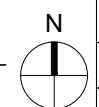
③ ALLEYWAY BEHIND TRADER JOE'S
SCALE: N.T.S.



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



① VIEWS FROM ALTON CT
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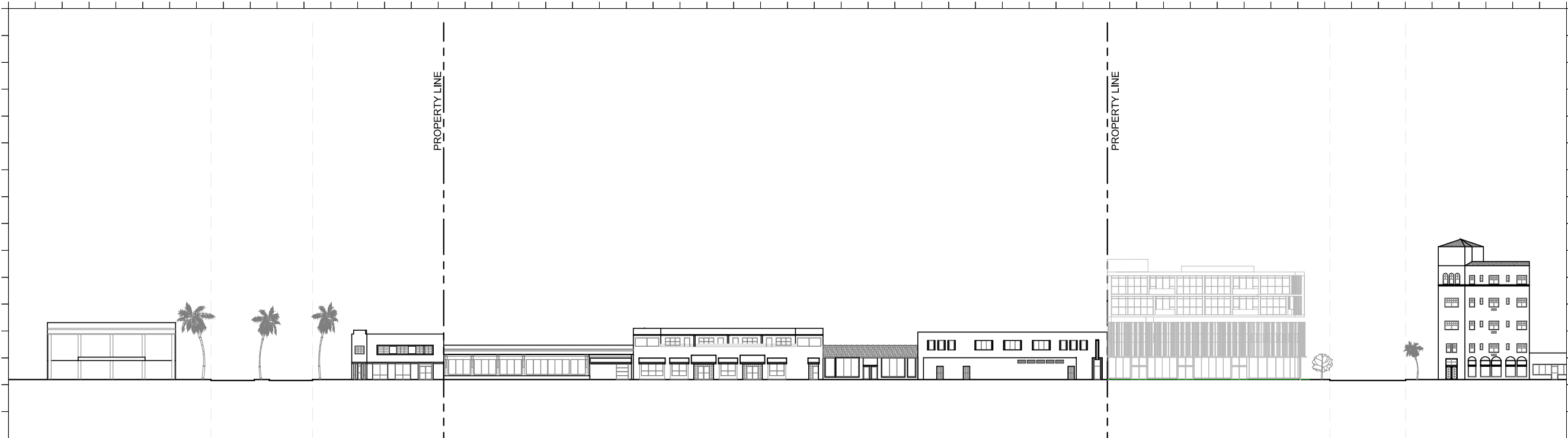
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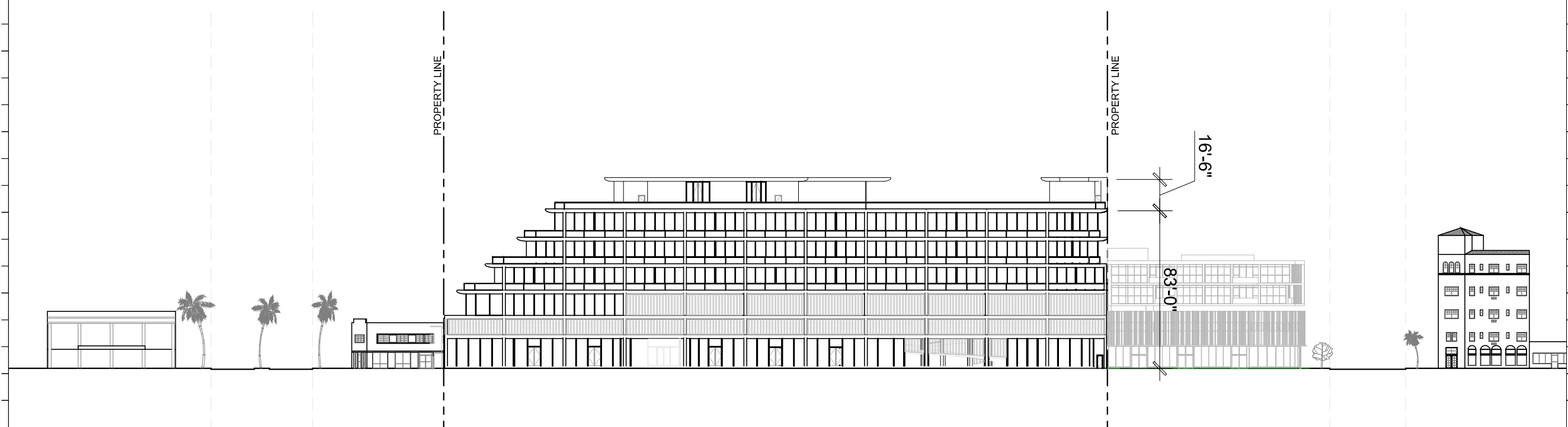


CONTEXT VIEWS

Date	08.07.2023	Sheet No.	
Scale	N/A		A0.12
Project	2132		



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



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

Rev.	Date	Rev.	Date

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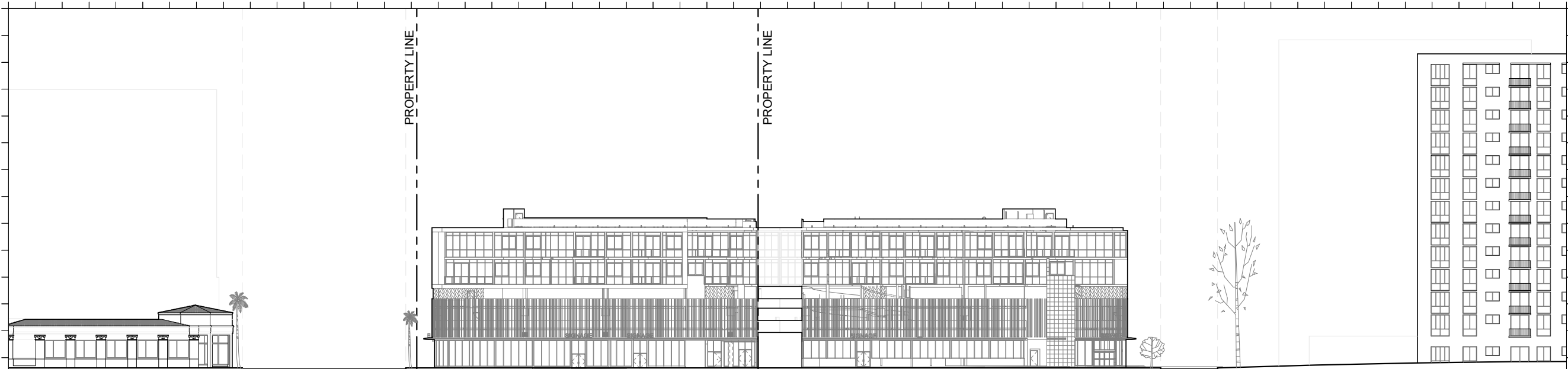
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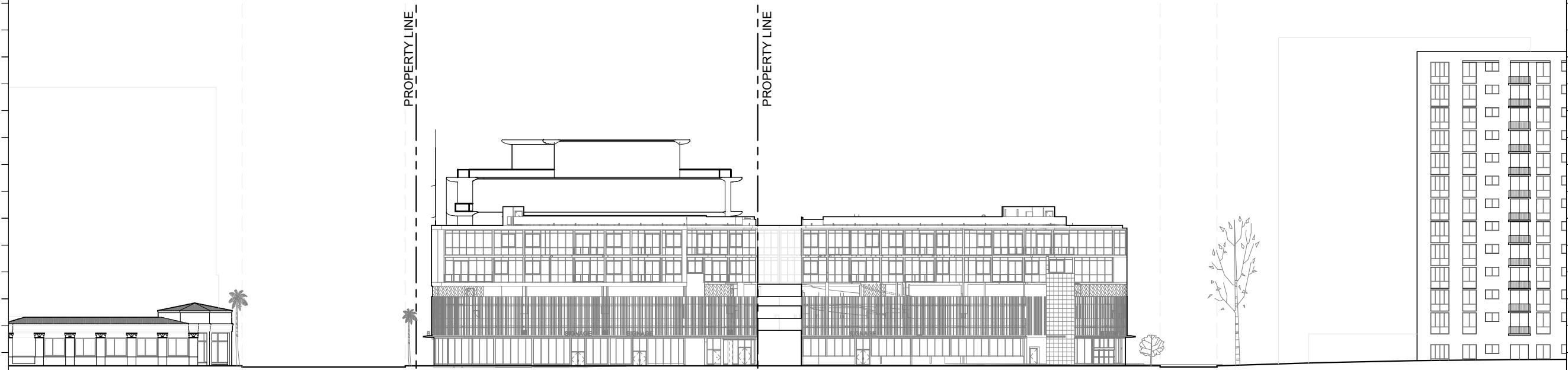


CONTEXT ELEVATION EAST

Date	08.07.2023	Sheet No.	A0.20
Scale	1" = 50'-0"		
Project	2132		



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



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

Rev.	Date	Rev.	Date

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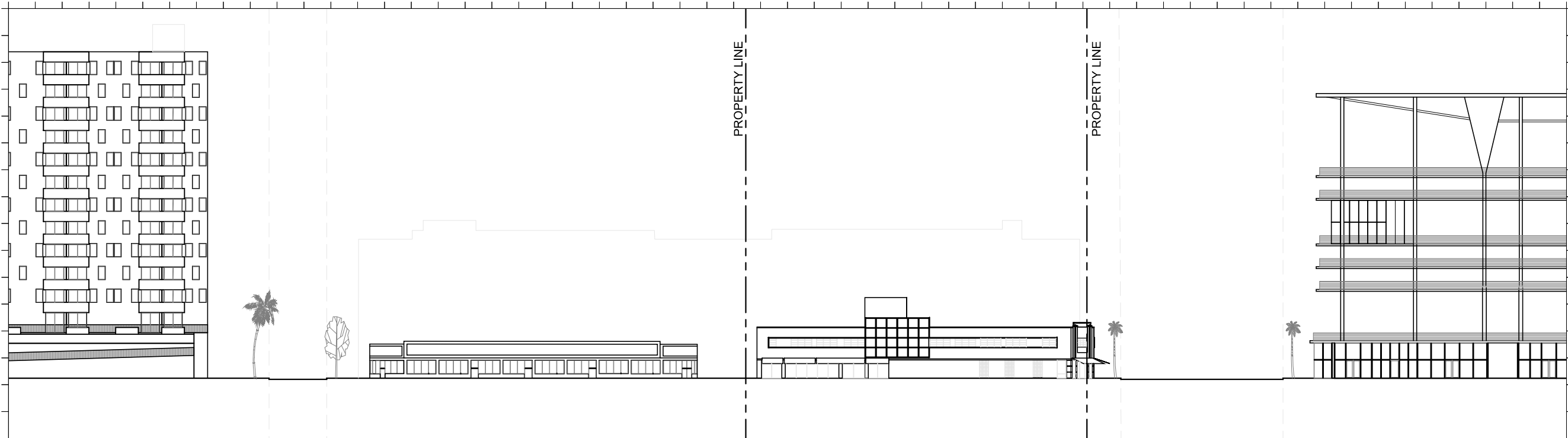
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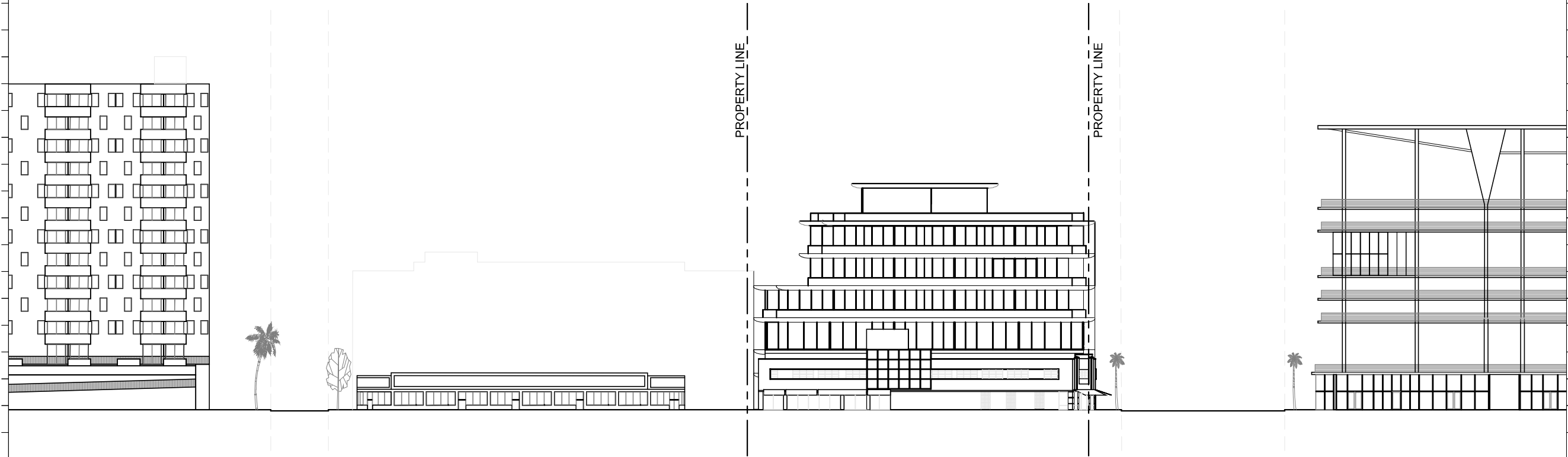


CONTEXT ELEVATION NORTH

Date	08.07.2023	Sheet No.
Scale	1" = 50'-0"	A0.21
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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CONTEXT ELEVATION SOUTH

Date	08.07.2023	Sheet No.	A0.22
Scale	1" = 50'-0"		
Project	2132		