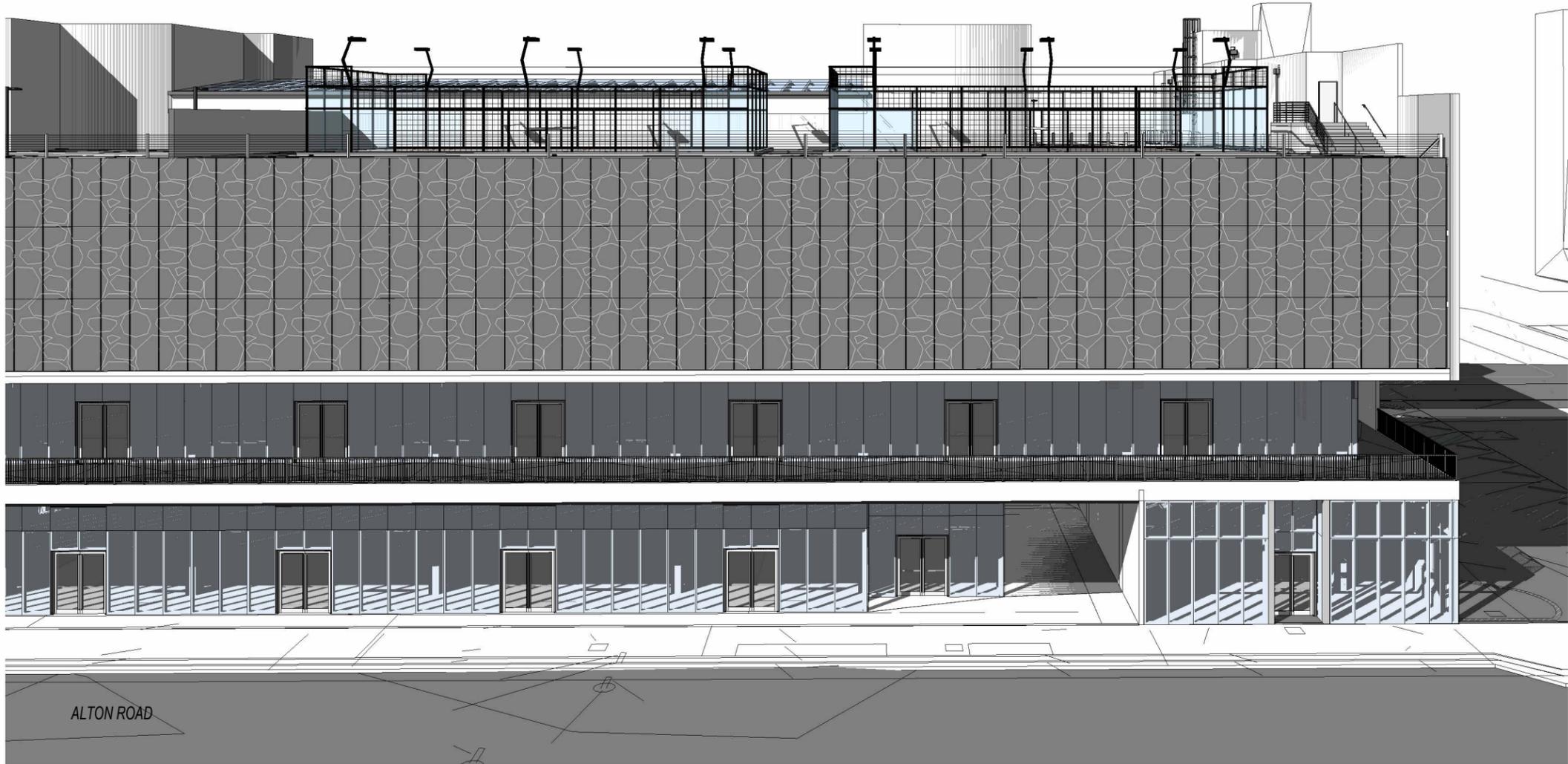


1212 LINCOLN ROAD - ROOF TOP PADEL COURTS PB FINAL SUBMITTAL (PB23-0643)

02.20.2024



ARCHITECTURE

- A0-00 COVER SHEET
- A0-01 SURVEY ^A
- A0-01.1 SURVEY ^A
- A0-02 CONTEXT MAP LOCATION
- A0-03 ZONING DATA ^A
- A0-04 CONTEXT - FROM SITE
- A0-05 CONTEXT - TO SITE
- A1-00 EXISTING SITE PLAN
- A1-01 ARCHITECTURAL SITE PLAN
- A1-02 LEVEL 06 - FLOOR PLAN ^A
- A2-01 WEST CONCEPT ELEVATION
- A2-02 NORTH CONCEPT ELEVATION
- A2-03 EAST CONCEPT ELEVATION
- A2-04 SOUTH CONCEPT ELEVATION
- A3-01 SECTION 1
- A3-02 SECTION 2
- A3-03 LIGHTING DETAIL
- A3-04 PHOTOMETRIC DIAGRAM
- A4-01 RENDERING

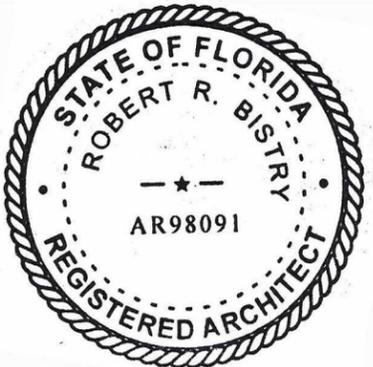
FIRST SUBMITTAL
FINAL SUBMITTAL

11/16/2023
02/20/2024

^A

^A

- SCOPE OF WORK:**
THE WORK CONSISTS OF MODIFICATIONS TO THE EXISTING ROOFTOP PARKING DECK AT 1614 ALTON ROAD, INCLUDING:
- A. REMOVAL OF EXISTING PARKING STALLS, LIGHTING POSTS.
 - B. TWO (2) NEW PADEL COURTS.
 - C. NEW OUTDOOR WAITING AREA.
 - D. REDESIGN PARKING AREA.
 - E. NEW LIGHTING DESIGN, INTEGRAL TO PADEL COURTS.



BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

PB SUBMITTAL
PROJECT ADDRESS:
1614 ALTON ROAD
MIAMI BEACH, FL 33139

PROJECT NAME: 1212 LINCOLN
ROAD - ROOFTOP PADEL COURT
COVER SHEET

DATE:
02/20/2024

A0-00

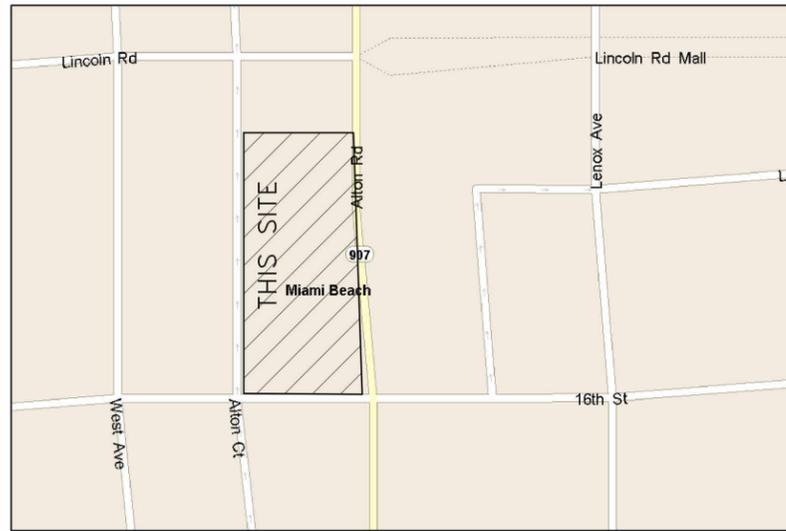
TITLE COMMITMENT REVIEW (SCHEDULE B-II)

6. DEDICATIONS ON THE PLAT OF COMMERCIAL SUBDIVISION, THE ALTON BEACH REALTY COMPANY, AS RECORDED IN PLAT BOOK 6, PAGE 5. (AFFECTS/PLOTTED)
7. TERMS, CONDITIONS AND PROVISIONS OF THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED SEPTEMBER 8, 2015 IN OFFICIAL RECORDS BOOK 19768, PAGE 3819, AND THE SUPPLEMENTAL ORDER RECORDED IN OFFICIAL RECORDS BOOK 29768, PAGE 3822. (LOTS 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
8. TERMS, CONDITIONS AND PROVISIONS OF THE CONDITIONAL USE PERMIT ISSUED BY THE PLANNING BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED OCTOBER 20, 2014 IN OFFICIAL RECORDS BOOK 29355, PAGE 2251. (LOTS 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
9. TERMS, CONDITIONS AND PROVISIONS OF THE SUPPLEMENTAL ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED OCTOBER 20, 2014 IN OFFICIAL RECORDS BOOK 29355, PAGE 2251, AND THE FINAL ORDER DATED OCTOBER 7, 2014 REFERRED TO THEREIN. (LOTS 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
10. UNITY OF TITLE IN FAVOR OF THE CITY OF MIAMI BEACH RECORDED FEBRUARY 2, 2015 IN OFFICIAL RECORDS BOOK 29485, PAGE 3745. (LOTS 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
11. TERMS, CONDITIONS AND PROVISIONS OF THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED OCTOBER 20, 2014 IN OFFICIAL RECORDS BOOK 29359, PAGE 3320, AND THE SUPPLEMENTAL ORDER RECORDED IN OFFICIAL RECORDS BOOK 29768, PAGE 3822. (LOTS 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
12. TERMS, CONDITIONS AND PROVISIONS OF THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED JULY 12, 2016 IN OFFICIAL RECORDS BOOK 30148, PAGE 1111. (LOTS 1, 2, 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
13. TERMS, CONDITIONS AND PROVISIONS OF THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED FEBRUARY 13, 2017 IN OFFICIAL RECORDS BOOK 30419, PAGE 4057. (LOTS 1, 2, 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
14. TERMS, CONDITIONS AND PROVISIONS OF THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED OCTOBER 10, 2017 IN OFFICIAL RECORDS BOOK 30712, PAGE 965. (LOTS 1, 2, 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
15. CORRECTIVE EASEMENT BY ARRP 1600 ALTON, LLC TO FLORIDA POWER & LIGHT COMPANY, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS RECORDED JANUARY 9, 2019 IN OFFICIAL RECORDS BOOK 31284, PAGE 3833. (LOTS 1 AND 2) (AFFECTS/PLOTTED)
17. TERMS AND PROVISIONS OF THE CONDITIONAL USE PERMIT RECORDED FEBRUARY 22, 2019 IN OFFICIAL RECORDS BOOK 31336, PAGE 150. (AS TO ALL) (AFFECTS/NOT PLOTTABLE)
18. NON-EXCLUSIVE EASEMENT TO FLORIDA POWER & LIGHT COMPANY, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, RECORDED APRIL 12, 2109 IN OFFICIAL RECORDS BOOK 31402, PAGE 854. (AFFECTS/PLOTTED)

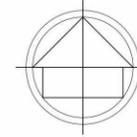
NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY. EFFECTIVE DATE: 04/23/19. ORDER NO.: 7212988 REVISION NUMBER: 9 - MAY 10, 2019
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # A-36 ELEVATION= 5.75' (NAVD88)
8. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
9. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE/8 (NGVD29)" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0317 L, WITH A DATE OF IDENTIFICATION OF 09/11/09, FOR COMMUNITY NO. 120651, IN MIAMI/DADE COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP (NTS)



1600 ALTON ROAD
MIAMI BEACH, FL 33139
1614 ALTON ROAD
MIAMI BEACH, FL 33139
1616 ALTON ROAD
MIAMI BEACH, FL 33139
1620 ALTON ROAD
MIAMI BEACH, FL 33139
1624 ALTON ROAD
MIAMI BEACH, FL 33139
1212 LINCOLN ROAD
MIAMI BEACH, FL 33139

NOTES :

11. THE PROPERTY HAS DIRECT ACCESS TO 16TH STREET AND ALTON ROAD, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 6, PAGE 5, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF MIAMI/BEACH, MIAMI/DADE COUNTY, FLORIDA.
12. THERE ARE 21 STRIPED PARKING SPACES INCLUDING 1 HANDICAP SPACE ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LAND DESCRIPTION:

PARCEL 1:

LOTS 1 AND 2, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

LOTS 3, 4, 5, AND 7, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

LOT 6, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

CITY NATIONAL BANK OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JANUARY 24, 2024.

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

| CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT | | | | |
|---|--|--|---|--|
| MAX BUILDING HEIGHT=50 FEET | | | | |
| | FRONT | SIDE INTERIOR | SIDE, FACING STREET | REAR |
| AT-GRADE PARKING LOT ON THE SAME LOT | 5 FEET | 5 FEET | 5 FEET | 5 FEET IF ABUTTING AN ALLEY-0 FEET |
| SUBTERRANEAN, PEDESTAL AND TOWER (NON-OCEANFRONT) | 0 FEET RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS | 10 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT, OTHERWISE NONE RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS | 10 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT, UNLESS SEPARATED BY A STREET OR WATERWAY OTHERWISE NONE RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS | 5 FEET 10 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT UNLESS SEPARATED BY A STREET OR WATERWAY IN WHICH CASE IT SHALL BE 0 FEET. RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS |
| SUBTERRANEAN, PEDESTAL AND TOWER (OCEANFRONT) | PEDESTAL--15 FEET TOWER--20 FEET + 1 FOOT FOR EVERY 1 FOOT INCREASE IN HEIGHT ABOVE 50 FEET, TO A MAXIMUM OF 50 FEET. THEN SHALL REMAIN CONSTANT. RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS | COMMERCIAL USES--10 FEET RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS | COMMERCIAL USES--10 FEET RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS | 25% OF LOT DEPTH, 75 FEET MINIMUM FROM THE BULKHEAD LINE WHICHEVER IS GREATER RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS |

| REVISIONS | DATE | FB/PG | DWN | CKD |
|------------------------------------|----------|--------|-----|-----|
| UPDATE ALTA/NSPS LAND TITLE SURVEY | 01/19/22 | SKETCH | AM | REC |
| UPDATE SURVEY | 01/24/24 | SKETCH | AM | REC |

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :
GFO INVESTMENTS

MIAMI/BEACH FLORIDA

| REVISIONS | DATE | FB/PG | DWN | CKD |
|--|----------|--------|-----|-----|
| ALTA/NSPS LAND TITLE SURVEY | 10/18/18 | SKETCH | AM | REC |
| REVISED PER COMMENTS | 12/17/18 | ---- | AM | REC |
| ADDED UNDERGROUND UTILITY EASEMENT | 12/18/18 | ---- | AM | REC |
| REVISED PER NEW TITLE COMMITMENT | 01/10/19 | ---- | AM | REC |
| REVISED PER NEW TITLE COMMITMENT | 01/29/19 | ---- | AM | REC |
| ADDITIONAL TOPO ON SOUTH AND WEST SIDE OF SITE | 02/07/19 | ---- | JD | REC |

| REVISIONS | DATE | FB/PG | DWN | CKD |
|---|----------|--------|-----|-----|
| ADJUSTED ELEVATIONS | 02/19/19 | SKETCH | AM | REC |
| CONVERTED ELEVATIONS FROM NAVD09 TO NAVD88 | 02/27/19 | ---- | AM | REC |
| REVISED CERTIFICATION | 05/22/19 | ---- | REC | REC |
| REVISED PER NEW TITLE COMMITMENT | 05/28/19 | ---- | AM | REC |
| FINAL SURVEY | 05/20/20 | SKETCH | AM | REC |
| VERIFIED AND REVISED FINISHED FLOOR ELEVATION | 06/29/20 | SKETCH | JD | REC |

PROJECT NUMBER : 8101-16

SCALE : N/A

SHEET
1
OF
2
SHEETS

BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

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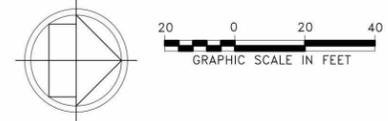
PB SUBMITTAL
PROJECT ADDRESS:
1614 ALTON ROAD
MIAMI BEACH, FL 33139

PROJECT NAME: 1212 LINCOLN
ROAD - ROOFTOP PADEL COURT
SURVEY

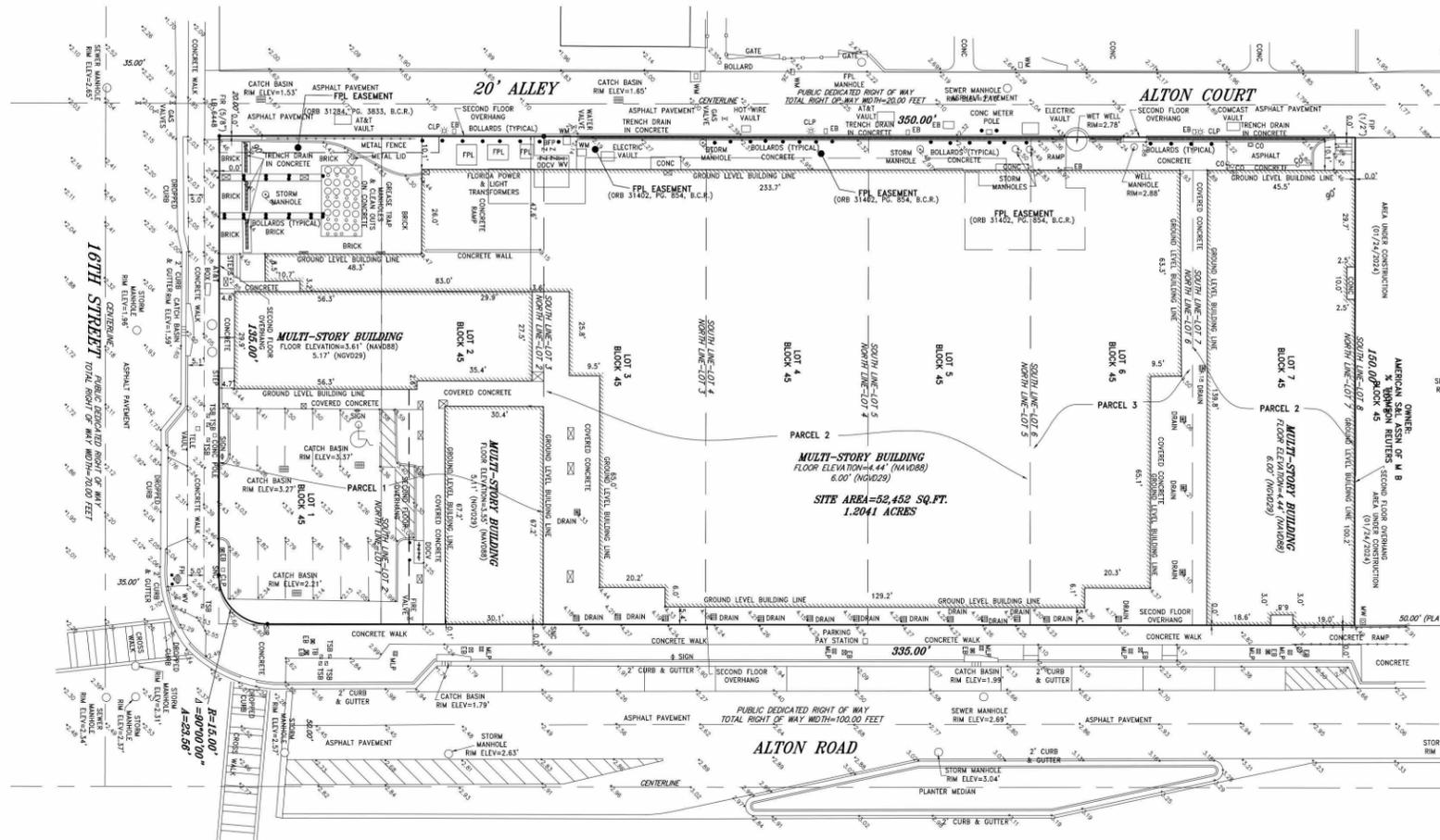
DATE:
02/20/2024

A0-01

ALTA/NSPS LAND TITLE SURVEY



1600 ALTON ROAD
 MIAMI BEACH, FL 33139
 1614 ALTON ROAD
 MIAMI BEACH, FL 33139
 1616 ALTON ROAD
 MIAMI BEACH, FL 33139
 1620 ALTON ROAD
 MIAMI BEACH, FL 33139
 1624 ALTON ROAD
 MIAMI BEACH, FL 33139
 1212 LINCOLN ROAD
 MIAMI BEACH, FL 33139



- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - CBS CONCRETE BLOCK STRUCTURE
 - A/C AIR CONDITIONER
 - WM WATER METER
 - WV WATER VALVE
 - CO CLEAN OUT
 - TSB TRAFFIC SIGNAL BOX
 - SQ.FT SQUARE FEET
 - TSP TRAFFIC SIGNAL POLE
 - PM PARKING METER
 - MLP METAL LIGHT POLE
 - EB ELECTRIC BOX
 - 5.40 ELEVATIONS
 - ALTA AMERICAN LAND TITLE ASSOCIATION
 - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 - TC TRASH CAN
 - FDC FIRE DEPARTMENT CONNECTION
 - MW MONITORING WELL
 - CP CONCRETE POLE
 - FPL FLORIDA POWER & LIGHT
 - CPP CONCRETE POWER POLE
 - CLP CONCRETE LIGHT POLE
 - BR BIKE RACK
 - ICV IRRIGATION CONTROL VALVE
 - R RADIUS
 - A ARC DISTANCE
 - △ CENTRAL ANGLE
 - ♿ HANDICAP PARKING SPACE

LAND DESCRIPTION:

PARCEL 1:
 LOTS 1 AND 2, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
 LOTS 3, 4, 5, AND 7, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:
 LOT 6, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

| REVISIONS | DATE | FB/PG | DWN | CKD |
|------------------------------------|----------|--------|-----|-----|
| UPDATE ALTA/NSPS LAND TITLE SURVEY | 01/19/23 | SKETCH | AM | REC |
| UPDATE SURVEY | 01/24/24 | SKETCH | AM | REC |

COUSINS SURVEYORS & ASSOCIATES, INC.
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CLIENT :
 GFO INVESTMENTS

MIAMI/BEACH FLORIDA

| REVISIONS | DATE | FB/PG | DWN | CKD |
|--|----------|--------|-----|-----|
| ALTA/NSPS LAND TITLE SURVEY | 10/18/18 | SKETCH | AM | REC |
| REVISED PER COMMENTS | 12/17/18 | ---- | AM | REC |
| ADDED UNDERGROUND UTILITY EASEMENT | 12/18/18 | ---- | AM | REC |
| REVISED PER NEW TITLE COMMITMENT | 01/10/19 | ---- | AM | REC |
| REVISED PER NEW TITLE COMMITMENT | 01/29/19 | ---- | AM | REC |
| ADDITIONAL TOPO ON SOUTH AND WEST SIDE OF SITE | 02/07/19 | ---- | JD | REC |

| REVISIONS | DATE | FB/PG | DWN | CKD |
|---|----------|--------|-----|-----|
| ADJUSTED ELEVATIONS | 02/19/19 | SKETCH | AM | REC |
| CONVERTED ELEVATIONS FROM NAVD83 TO NAVD88 | 02/27/19 | ---- | AM | REC |
| REVISED CERTIFICATION | 05/25/19 | ---- | REC | REC |
| REVISED PER NEW TITLE COMMITMENT | 05/28/19 | ---- | AM | REC |
| FINAL SURVEY | 05/20/20 | SKETCH | AM | REC |
| VERIFIED AND REVISED FINISHED FLOOR ELEVATION | 06/26/20 | SKETCH | JD | REC |

PROJECT NUMBER : 8101-16
 SCALE : 1" = 20'
 SHEET 2 OF 2 SHEETS

BUILT FORM, LLC
 CHICAGO MIAMI CHARLOTTE

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PB SUBMITTAL
 PROJECT ADDRESS:
 1614 ALTON ROAD
 MIAMI BEACH, FL 33139

PROJECT NAME: 1212 LINCOLN ROAD - ROOFTOP PADEL COURT SURVEY

DATE:
 02/20/2024





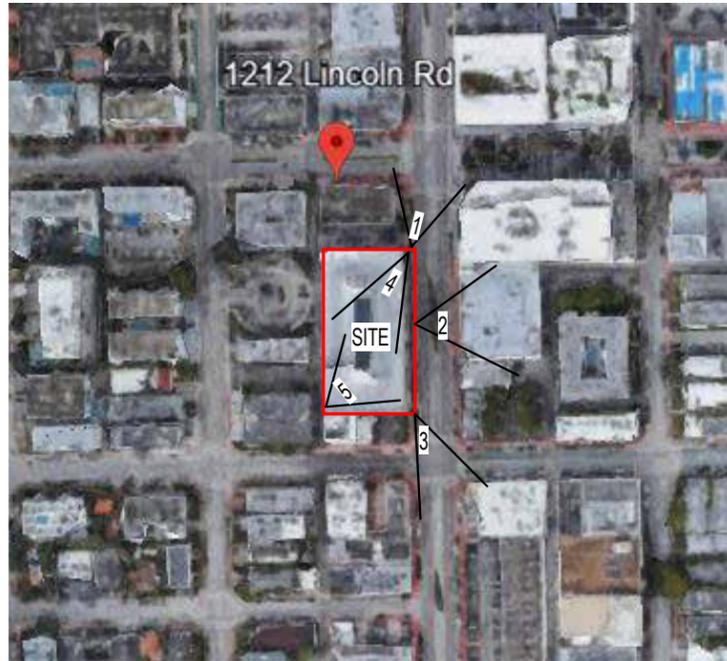
CONTEXT MAP LOCATION
N.T.S.

| MIAMI BEACH | | | | | |
|---|---|--|---|--|---------------------|
| Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550 | | | | | |
| MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET | | | | | |
| IT | | | | | |
| EM | | | | | |
| Zoning Information | | | | | |
| 1 | Address: | 1600-1634 Alton Road, Miami Beach FL 33139 | | | |
| 2 | Board and File numbers: | DRB0416-0015 | | | |
| 3 | Folio number(s): | 02-3234-018-0120 | | | |
| 4 | Year constructed: | 2020 | Zoning District: | CD-2 Commercial Medium Density | |
| 5 | Base Flood Elevation: | 8'-0" NGVD | Grade Value in NGVD: | 2.32' NGVD | |
| 6 | Adjusted grade (Flood+Grade/2) | N/A | Lot Area: | Phase 1 - 52,542 sf Phase 2 - 18,124 sf Total: 70,666 sf | |
| 7 | Lot Width | 471'-9" | Lot Depth: | 149'-10" | |
| 8 | Minimum Unit Size | N/A | | | |
| 9 | Existing User | Retail and Garage | Proposed Use: | Outdoor Motion Pictures Theater @ roof | |
| Table 1: Maximum, Existing, Proposed, and Deficiencies | | | | | |
| | | Maximum | Existing | Proposed | Deficiencies |
| 10 | Height | 60'-0" | 60'-0" | 60'-0" | - |
| 11 | Number of Stories | N/A | 5 with rooftop | 5 with rooftop | - |
| 12 | FAR | 2.0 | | | - |
| 13 | FLOOR AREA Square Footage | 141,332 SF max | 84,976 SF | 84,976 SF | - |
| 14 | Square Footage by use | N/A | N/A | N/A | - |
| 15 | Number of Units Residential | N/A | N/A | N/A | - |
| 16 | Number of Units Hotel | N/A | N/A | N/A | - |
| 17 | Number of Seats | N/A | N/A | NA | - |
| 18 | Occupancy Load | N/A | N/A | 161 | - |
| 18.A | Number of Padel Courts | N/A | N/A | 2 | - |
| Table 2: Setbacks | | | | | |
| | | Required | Existing | Proposed | Deficiencies |
| At Grade Parking: | | | | | |
| 19 | Front Setback (EAST): | 5'-0" | N/A | N/A | - |
| 20 | Rear Setback abutting an Alley(WEST): | 0'-0" | N/A | N/A | - |
| 21 | Side Setback Interior (NORTH): | 5'-0" | N/A | N/A | - |
| 22 | Side Setback facing 16 Street (SOUTH) | 5'-0" | N/A | N/A | - |
| Pedestal LEVEL 1 | | | | | |
| 23 | Front Setback (EAST): | 0'-0" | varies; from 0' to 14'-5" | varies; from 0' to 14'-5" | - |
| 24 | Rear Setback (WEST): | 5'-0" | 10'-0" at grade and 2nd floor, 0'-0" all levels above | 10'-0" at grade and 2nd floor, 0'-0" all levels above | Variance granted |
| 25 | Side Setback Interior (NORTH): | N/A | N/A | N/A | - |
| 26 | Side Setback facing 16 Street (SOUTH) | 0'-0"; 10'-0" if abutting residential | varies, 0'-0" to 58'-9" | varies, 0'-0" to 58'-9" | - |
| Tower | | | | | |
| 27 | Front Setback (EAST): | 0'-0" | varies; from 0' to 14'-5" | varies; from 0' to 14'-5" | - |
| 28 | Rear Setback (WEST): | 5'-0" | 10'-0" at grade and 2nd floor, 0'-0" all levels above | 10'-0" at grade and 2nd floor, 0'-0" all levels above | Variance granted |
| 29 | Side Setback Interior (NORTH): | N/A | N/A | N/A | - |
| 30 | Side Setback facing 16 Street (SOUTH) | 0'-0"; 10'-0" if abutting residential | varies, 0'-0" to 58'-9" | varies, 0'-0" to 58'-9" | - |
| Table 3: Parking | | | | | |
| | | Required | Existing | Proposed | Deficiencies |
| 31 | Parking District | 6 | 6 | 6 | - |
| 32 | Total # of parking spaces | 305 P.S. | 337 P.S. | 311 P.S. | - |
| 34 | Parking Space Dimensions | 8.5' X 18' | | N/A | - |
| 35 | Parking Space Configurations (45°-60°-90°, Parallel) | 90 DEGREE | | N/A | - |
| 36 | ADA Spaces | 7 | 9 | 9 | - |
| 37 | Tandem Spaces | N/A | N/A | 3x3+4P.S. | - |
| 38 | Drive Aisle Width | 22' | 22' | 22' | - |
| 39 | Valet Drop off and pick up | 11' | N/A | N/A | - |
| 40 | Loading zones and Trash collection area | 60,000SF+1 space for the next 50,000SF) | 6 | 6 | - |
| 41 | Bike Racks | 10 Short Term (1 space/10,000 SF of Retail) + 10 Long Term | 13 Short Term and 10 Long Term | 13 bike racks | - |
| Table 4: Restaurants, Cafes, Bars, Lounges, Nightclubs | | | | | |
| | | Required | Existing | Proposed | Deficiencies |
| 42 | Type of use | N/A | Office/Retail/Garage | Office/Retail/Garage/ Outdoor Motion Picture Theater | - |
| 43 | Total # of Seats | N/A | N/A | 179 | - |
| 44 | Total # of Seats per venue | N/A | N/A | | - |
| 45 | Total Occupant Content | N/A | N/A | please see the chart for Theater occupancy | - |
| 46 | Occupant content per venue (Provide a separate chart for a breakdown calculation) | N/A | N/A | please see the chart for Theater occupancy | - |
| 47 | Is this a contributing building? | NO | | | |
| 48 | Located within a Local Historic District? | NO | | | |

APPLICABLE ZONING ORDINANCES: CITY OF MIAMI BEACH

ADDRESS: 1614 ALTON ROAD, MIAMI BEACH, FL 33139

| ITEM | PART 1 : ZONING REQUIREMENTS - PROJECT INFORMATION | LEGAL DESCRIPTION | | | |
|-------|---|---|--|---|---------------------------------|
| 1.01 | ZONING DISTRICT: 6400 COMMERCIAL - CENTRAL - CD-02 | FILE NO. - PR20-0377 | | | |
| 1.02 | ADDRESS: 1614 ALTON ROAD, MIAMI BEACH, FL 33139 | PARCEL 1: LOTS 1 AND 2, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA | | | |
| 1.03 | FOLIO NUMBER: 02-3234-248-0010 | PARCEL 2: LOTS 3, 4, 5, AND 7, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA | | | |
| 1.04 | FLOOD ZONE AE WITH A BASE FLOOD ELEVATION: 6.45' NAVD | PARCEL 3: LOT 6, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA | | | |
| 1.05 | DESIGN FLOOD ELEVATION (DFE) = BFE +1' = 7.45' NAVD | | | | |
| ISSUE | CHAPTER / ARTICLE | ORDINANCE / REQUIREMENT | PROVIDED / REMARKS | | |
| 1.00 | ZONING CLASSIFICATION | DIVISION 5 CD-2 COMMERCIAL MEDIUM INTENSITY DISTRICT | THE MAIN PERMITTED USES IN THE CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT ARE COMMERCIAL USES (INCLUDING, FOR EXAMPLE, PERSONAL SERVICE ESTABLISHMENTS), APARTMENTS, APARTMENT HOTELS, HOTELS, HOSTELS, AND SUITE HOTELS (PURSUANT TO SECTION 142-1105 OF THIS CHAPTER); RELIGIOUS INSTITUTIONS WITH AN OCCUPANCY OF 199 PERSONS OR LESS AND ALCOHOLIC BEVERAGES ESTABLISHMENTS PURSUANT TO THE REGULATIONS SET FORTH IN CHAPTER 6; ALCOHOLIC BEVERAGE ESTABLISHMENTS LOCATED IN THE FOLLOWING GEOGRAPHIC AREAS WITHIN THE CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT SHALL BE SUBJECT TO THE ADDITIONAL REQUIREMENTS SET FORTH IN SECTION 142-310 | REFER TO ZONING ORDINANCE FOR ADDITIONAL INFORMATION. | |
| 2.00 | DEVELOPMENT REGULATIONS | SEC. 142-306 - DEVELOPMENT REGULATIONS. (A) THE DEVELOPMENT REGULATIONS IN THE CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT ARE AS FOLLOWS: | FAR = 2.0 BUILDING HEIGHT MAX = 60' FRONT SETBACK = 0' SIDE SETBACK, INTERIOR = 10' SIDE SETBACK, FACING A STREET = 0' REAR SETBACK = 0' | ACTUAL = 60' PROVIDED = VARIES: 0 FT TO 14'-5" PROVIDED = NA PROVIDED = VARIES: 0 TO 58'-9" ON SOUTH, 0 TO 4'-9" ON NORTH PROVIDED = 10 FT AT GRADE AND 2ND FLOOR, 0 ALL LEVELS ABOVE | SITE SQUARE FOOTAGE = 70,666 SF |



LOCATION MAP



VIEW 1



VIEW 2



VIEW 3

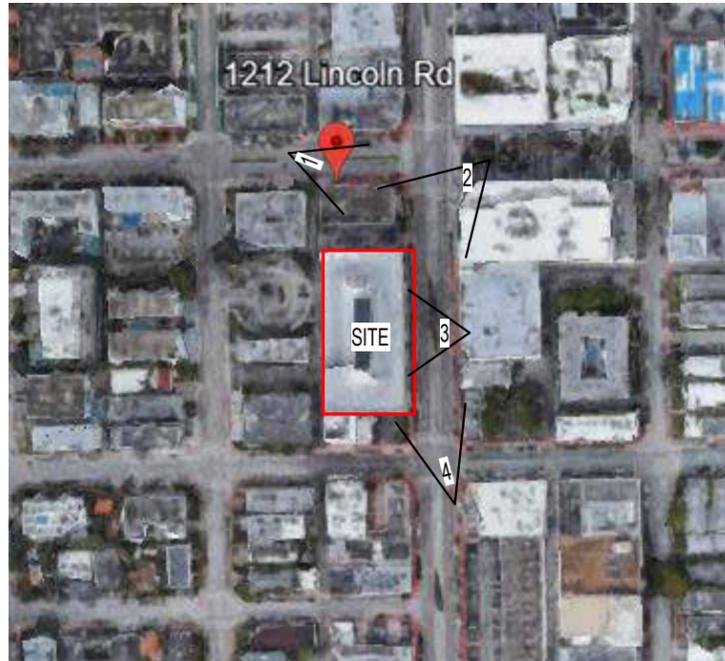


VIEW 4



VIEW 5

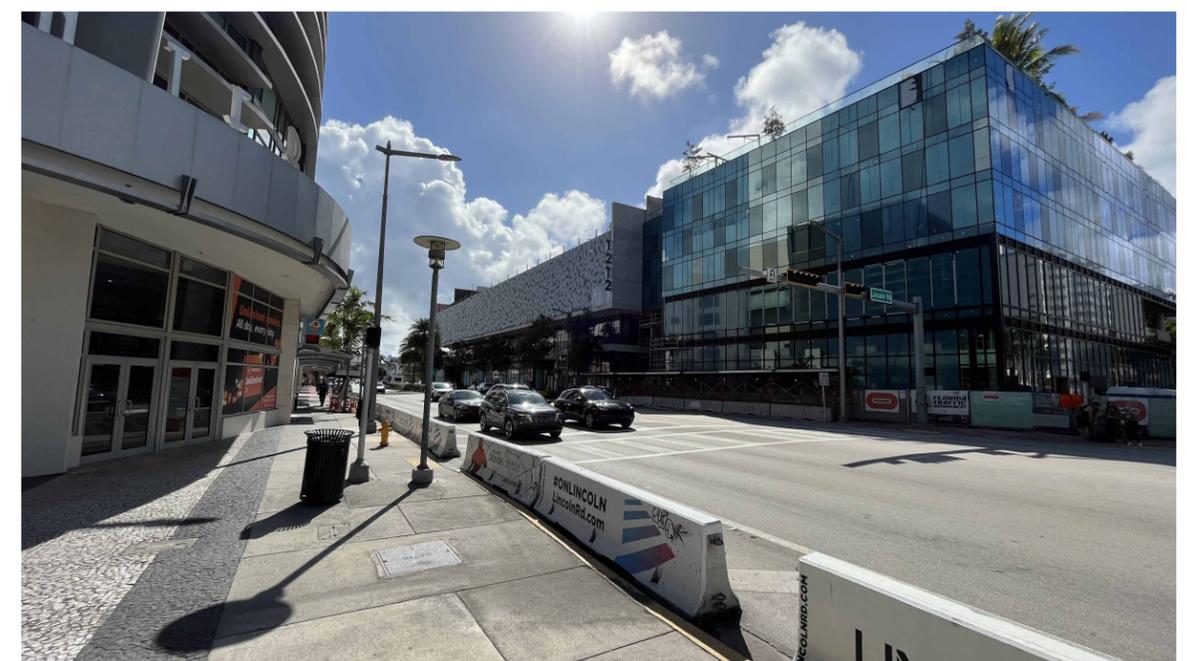
NOTE: ALL PHOTOGRAPHS TAKEN ON NOVEMBER 10, 2023



LOCATION MAP



VIEW 1



VIEW 2



VIEW 3



VIEW 4

NOTE: ALL PHOTOGRAPHS TAKEN ON NOVEMBER 10, 2023