# NEW SINGLE STORY COMMERCIAL BUILDING

1801 ALTON ROAD
MIAMI BEACH, 33139




DIGITAL SIGNATURE:

Digitally signed by Enrique R Gonzalez
DN: c=US, o=Gonzalez Architecture P.A., dnQualifier=A01410D00 00018C84177AE700129 040, cn=Enrique R Gonzalez
Date: 2024.04.05 22:44:56 -04'00'
Adobe Acrobat version: 2024.001.20643

## SCOPE OF WORK

1. DEMOLISH THE EXISTING BUILDING TENANT AND UTILITY SPACES

2. SITE IMPROVEMENTS TO ACCOMODATE CITY OF MIAMI BEACH AND F.D.O.T.

3. ADD A ONE LEVEL OFFICE AND COMMERCIAL BUILDING TO THE WEST OF THE PREVIOUS BUILDING.

FINAL SUBMITTAL

DRB24-1015 1801 ALTON ROAD APRIL 5, 2024

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| | |
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135 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136

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GONZALEZ ARCHITECTURE

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COMMERCIAL BUILDING
1801 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

DRAWING ISSUE:
03-17-24 FIRST SUBMITTAL
1 - 04-05-24 FINAL SUBMITTAL

A00

MIAMIBEACH
Planning Department, 1700 Convention Center Drive,2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

## MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

| ITEM # | Zoning Information | | | |
|---|---|---|---|---|
| 1 | Address: | 1801 ALTON ROAD, MIAMI BEACH FLORIDA 33139 | | |
| 2 | Board and file numbers : | DRB24-1015 | | |
| 3 | Folio number(s): | 02-3233-012-0090 | | |
| 4 | Year constructed: | 1982 | Zoning District / Overlay: | CD-1 LOW INTENSITY INTENSITY DISTRICT |
| 5 | Based Flood Elevation: | AE8 8.0' N.G.V.D. | Grade value in NGVD: | 4.3' NGVD |
| 6 | Lot Area: | **46,845 SF (SURVEY)** | Lot Depth: | IRREG. 296'-10" |
| 7 | Lot width: | IRREG. 225'-0" | | |
| 8 | Minimum Unit Size | N/A | Average Unit Size: | N/A |
| 9 | Existing use: | COMMERCIAL / OFFICE | Proposed use: | COMMERCIAL / OFFICE |

| | | Maximum | Existing | Proposed | Deficiencies |
|---|---|---|---|---|---|
| 10 | Height: | 40'-0" | 42'-0" above 9.0' NGVD | 18'-0" above 9.0' NGVD | None |
| 11 | Number of Stories: | N/A | TWO (2) | ONE (1) | |
| 12 | FAR: | 46,845 | 22,071 | 5,000 | |
| 13 | Gross square footage: | N/A | 25,030 | 5,000 | |
| 14 | Square Footage by use: | N/A | 18,951 | 5,000 | |
| 15 | Number of units Residential: | N/A | | | |
| 16 | Number of units Hotel: | N/A | | | |
| 17 | Number of seats: | N/A | | | |
| 18 | Occupancy load: | N/A | | | |
| 19 | Density (per Comprehensive Plan): | N/A | | | |

| | Setbacks | Required | Existing | Proposed | Deficiencies |
|---|---|---|---|---|---|
| | **Subterranean:** | | | | |
| 20 | Front Setback: | N/A | | | |
| 21 | Side Setback: | N/A | | | |
| 22 | Side Setback: | N/A | | | |
| 23 | Side Setback facing street: | N/A | | | |
| 24 | Rear Setback: | N/A | | | |
| | **At Grade Parking:** | | | | |
| 25 | Front Setback: | 5'-0" | 5'-0" | 5'-0" (At Alton Rd) | |
| 26 | Side Setback: | 5'-0" | 5'-1" | 5'-1" | |
| 27 | Side Setback: | 5'-0" | 5'-1" | 5'-1" | |
| 28 | Side Setback facing street: | 5'-0" | N/A | 22'-5" (At Dade Blvd) | |
| 29 | Rear Setback: | | N/A | N/A | |
| | **Pedestal:** | | | | |
| 30 | Front Setback: | 0'-0" | 26'-11" (At Alton Rd) | 2'-0" (At Alton Rd) | |
| 31 | Side Setback: | 0'-0" | 15'-2" (Towards Publix) | 169'-11" (Towards Publix) | |
| 32 | Side Setback: | 0'-0" | 69'-8" (Towards Wallgreens) | 79'-8" (Towards Wallgreens) | |
| 33 | Side Setback facing street: | 0'-0" | 3'-11" (At Dade Blvd) | 7'-3" (At Dade Blvd) | |
| 34 | Rear Setback: | 0'-0" | N/A (DEMOLISHED) | N/A | |
| | **Tower:** | | | | |
| 35 | Front Setback: | N/A | | | |
| 36 | Side Setback: | N/A | | | |
| 37 | Side Setback: | N/A | | | |
| 38 | Side Setback facing street: | N/A | | | |
| 39 | Rear Setback: | N/A | | | |

**PARKING CALCULATION:** Retail store, dry cleaning receiving station, stock brokerage, personal service establishment or financial institution: One space per every 300 square feet of floor area.
5000 SF/ 300 SF = 16.6 Parking Spaces

COMMERCIAL ADDITION
1801 ALTON ROAD



MIAMIBEACH
Planning Department, 1700 Convention Center Drive,2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

| | Parking | Required | Existing | Proposed | Deficiencies |
|---|---|---|---|---|---|
| 40 | Parking district: | **#1** | | | |
| 41 | Total number of parking spaces: | | | | |
| 42 | Number of parking spaces per use (Provide a separate chart for a breakdown calculation): | **17** | **55** | **67** | |
| 43 | Number of parking spaces per level (Provide a separate chart for a breakdown calculation): | **N/A** | **EXISTING 55 SPACES** | **EXISTING** | |
| 44 | Parking Space Dimensions: | **8'-6" X 18'-0"** | **8'-6" X 18'-0"** | **8'-6" MIN. X 18'-0"** | |
| 45 | Parking Space configuration (45°,60°,90°,Parallel): | **90 DEGREE** | **90 DEGREE** | **90 DEGREE** | |
| 46 | ADA Spaces: | **4** | **3** | **4** | |
| 47 | Tandem Spaces: | **N/A** | **N/A** | **N/A** | |
| 48 | Drive aisle width: | **22'-0"** | **22'-0"** | **22'-0" (24'-0" Temp Lot)** | |
| 49 | Valet drop off and pick up: | **N/A** | | | |
| 50 | Loading spaces: | **1** | **0** | **1** | |
| 51 | Trash collection area: | **1** | **1** | **1** | |
| 52 | Short-term Bicycle Parking, location and Number of racks: | **4** | **0** | **4** | |
| 53 | Long-Term Bicycle Parking, location and Number of racks | **2** | **0** | **2** | |
| | **Restaurants, Cafes, Bars, Lounges, Nightclubs** | **Required** | **Existing** | **Proposed** | **Deficiencies** |
| 54 | Type of use: | **N/A** | **N/A** | **N/A** | |
| 55 | Number of seats located outside on private property: | **N/A** | **N/A** | **N/A** | |
| 56 | Number of seats inside: | **N/A** | **N/A** | **N/A** | |
| 57 | Total number of seats: | **N/A** | **N/A** | **N/A** | |
| 58 | Total number of seats per venue (Provide a separate chart for a breakdown calculation): | **N/A** | **N/A** | **N/A** | |
| 59 | Total occupant content: | **N/A** | **N/A** | **N/A** | |
| 60 | Occupant content per venue (Provide a separate chart for a breakdown calculation): | **N/A** | **N/A** | **N/A** | |

| | | |
|---|---|---|
| 61 | Proposed hours of operation: | N/A |
| 62 | Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361): | N/A |
| 63 | Is dancing and/or entertainment proposed? (see CMB 141-1361): | N/A |
| 64 | Is this a contributing building?: | NO |
| 65 | Located within a Local Historic District?: | NO |

**Notes:**
Please write N/A if section is Not Applicable
Any additional data must be presented in the format above

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# A01




1 LOCATION PLAN AERIAL

SCALE 6" = 1'-0"

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# NEW SINGLE STORY COMMERCIAL BUILDING

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| DRAWING ISSUE: |
| --- |
| 03-17-24 FIRST SUBMITTAL |
| 04-05-24 FINAL SUBMITTAL |

**A02**

# TOPOGRAPHIC SURVEY

## 1801 ALTON ROAD

## MIAMI BEACH, FL 33139

FOLIO: 02-3233-012-0090

LOCATION SKETCH
N.T.S.
IN SECTION 9-10, TOWNSHIP 52 SOUTH ,RANGE 41 EAST




SURVEYOR'S NOTES:

1. The property depicted hereon were surveyed per the legal description of record and no claims of ownership, code restrictions or matters of title are made or implied. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property. Ownership is subject to an opinion of title.
2. All clearance and/or encroachments shown hereon are of apparent nature. Fence ownership was not determine.
3. If shown, bearings are to be based on an assumed meridian (by plat).
4. Dimensions shown are in us survey feet and were taken from record documents unless otherwise shown or stated.
5. Not valid without the signature and the original raised seal of the Florida licensed surveyor and mapper in responsible charge.
6. Reproduction, addition and/or deletions of maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
7. Some Underground installations or improvements have not been located unless otherwise noted.
8. Benchmark: N.G.V.D 1929
   Name: C-100
   Elev(NGVD29): 11.05
   Elev(NAVD88): 9.50
   Location1: DADE BLVD --- 25' SOUTH OF C/L OF EASTBOUND LANE
   Location2:WEST AVE --- BRIDGE OVER COLLINS CANAL
   Location3:BAY RD --- 65' EAST OF C/L OF ROAD
   Description1: BRASS DISC IN NORTH CORNER OF BRIDGE.
   ELEVATIONS SHOWN HEREON ARE BASED ON THE NGVD 1929
9. Some underground taken elevations may not accurate for nature, has to be verify by construction contractor
10. The purpose of this survey is to depict actual conditions and elevations on the field.
11. Total lot Area = 47,312 Sq. Ft by MIAMI-DADE RECORDS
    Total lot Area = 46,845.06 Sq. Ft Calculated.

HORIZONTAL PRIMARY CONTROL INFORMATION

MIAMI–DADE COUNTY GPS. CONTROL POINT
DESIGNATION - MIAMI BEACH TANK ECC
PID - AC3464
STATE/COUNTY- FL/MIAMI-DADE
COUNTRY - US
USGS QUAD - MIAMI (2018)

| North | East | Units | Scale Factor | Converg. |
|---|---|---|---|---|
| 531,424.57 | 939,930.62 | sFT | 1.00003351 | +0° 22' 31.0" |

STATION DESCRIPTION:
DESCRIBED BY COAST AND GEODETIC SURVEY 1934 (JB)
THIS ECCENTRIC STATION, LOCATED ON TOP OF THE MIAMI BEACH WATER TANK IN THE FLOOR OF THE WALL AROUND THE TANK, 2.871 METERS W OF THE CENTER OF THE TANK, 0.42 METER E OF THE INNERSIDE OF THE W WALL OF THE TANK, SET FLUSH WITH AN OLD DRILL HOLE.

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Map Number:12086C0317L
Community Name: MIAMI BEACH, CITY OF
Community Number: 120651
Panel Number: 0317
Firm Zone: AE
B. Elev. 8.0
Date of Firm: 09-11-2019
BSuffix: L

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Miami Beach, County of Miami-Dade, State of Florida.

The East 50 feet of Lot 6, Lot 10, Less the North 2.8 feet thereof, and Lot 11, Block 11, of Island View Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida, less those lands conveyed to the city of Miami Beach by deeds recorded in Deed Book 1343, Page 69 and Deed Book 1343, Page 74 of the Public Records of Miami-Dade County, Florida, all together being more particularly described as shown on a survey made by Lou Boudreau of Bock & Clark Corp., Project/Job Number 9200900147, dated 07/09/09, last revised March 25, 2010 as follows:

Beginning at the northwest corner of said Lot 10, thence South 90 degrees 00 minutes 00 seconds East, a distance of 150.00 feet to a point on the West line of said Lot 11; thence North 00 degrees 00 minutes 46 seconds West, a distance of 37.80 feet to the northwest corner of said Lot 11, said point also being the southwest corner of said lot 6; thence South 90 degrees 00 minutes 00 seconds East, along the south line of said Lot 6, a distance of 25.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 150.00 feet to a point on the North line of said Lot 6, said point also being on the south right of way line of 19th Street; thence South 90 degrees 00 minutes 00 seconds East, a distance of 50.00 feet to the northeast corner of said Lot 6; thence South 00 degrees 00 minutes 00 second East, a distance of 297.37 feet along the east line of said lots 6 and 11 to the southeast corner of said Lot 11, said point lying and being on the North right of way line of Dade Boulevard; thence South 60 degrees 48 minutes 35 seconds West, a distance of 85.91 feet to a point on the east line of said Lot 10; thence South 00 degrees 00 minutes 11 seconds West, a distance of 5.73 feet to the southeast corner of said Lot 10; thence South 60 degrees 48 minutes 35 seconds West, a distance of 51.25 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 90.25 feet to a point of curvature to the right, having a radius of 15.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence along the arc of said curve in a northwesterly direction a distance of 23.56 feet to a point on the east right of way line of Alton Road and the West line of said Lot 10; thence North 00 degrees 00 minutes 00 seconds West, along said East right of way line of Alton Road and west line of said Lot 10, a distance of

167.20 feet to the point of beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. WTRFL-070572, DATED NOVEMBER 29, 2011.

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.




America Layout Corp

SYMBOL LEGEND

- CENTER LINE
- POWER POLE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- WATER METER
- PALM
- TREE
- CONC. L–P
- SANITARY M–H
- CATCH BASIN
- P/L PROPERTY LINE
- PB PLAT BOOK
- PG PAGE
- x0.00' EXISTING ELEV.

N
W E
S

ABBREVIATIONS

AVE. = AVENUE
ASPH = ASPHALT
A/W = ANCHORED WIRE
A/C = AIR CONDITIONER
BLDG = BUILDING
B COR = BLOCK CORNER
C = CALCULATED
C.B. = CATCH BASIN
CH. = CHORD
CLF = CHAIN LINK FENCE
CONC. = CONCRETE
CO. = COLUMN
COMP. = COMPUTED
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
C.M.E. = CANAL MAINTENANCE EASEMENT
D = DELTA
D/W = DRIVEWAY
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
EAS. = EASEMENT
ENC. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.F. = FINISH FLOOR
F.D.H. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F/D = FOUND DISC
F/N = FOUND NAIL
I/F = IRON FENCE
L = LENGHT
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
M. = MEASURED
MH. = MAN HOLE
M/L = MONUMENT LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O/L = ON LINE
OH = OVERHANGING ROOF
O/S = OFF SET
P= PLAT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TERMINATION
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PL. = PLANTER
P.M. = PARKING METER
P.R.M. = PERMANENT REFERENCE MONUMENT
R/W = PARKWAY
R = RADIUS
R/ = RECORD
R/W = RIGHT OF WAY
S.D.H. = SET DRILL HOLE
S.I.P. = SET IRON PIPE
S/N = SET NAIL
SDW = SIDEWALK
T.E. = TANGENT
U.E. = UTILITY EASEMENT
W = WIDTH
W/F = WOOD FENCE
W/S = WOOD SHED
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE
×IRON FENCE
×CHAIN LINK FENCE
×WOOD FENCE
×HEDGEN FENCE
×CBS WALL
×OVERHEAD ELEC.
×CENTER LINE
×EASEMENT
×SENDITES ELEVATIONS
×BUILDING
×DISTANCE
×CATCH BASIN
×WATER METER
×W.U.P.
×STATE ROAD
HUS HIGHWAY
×INTERSTATE
×COLUMNS
W.U.P. = WOOD UTILITY POLE

America Layout Corp
LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165
Tel. 305-606-0031

PROJECT: TOPOGRAPHIC SURVEY

JOB No: 2020800
FIELD BOOK:
CAD FILE: LD-9
DATE: 04-01-2024
SCALE: AS SHOWN
DRAWN: LDD
REV.: RC

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RAFAEL R CABRERA
Digitally signed by RAFAEL R CABRERA
Date: 2024.04.01 13:44:35 -04'00'

BY RAFAEL R CABRERA
Professional Surveyor & Mapper
Certificate No. 5665
STATE OF FLORIDA
04-01-2024

REVISIONS

SHEET No. 1–OF–1


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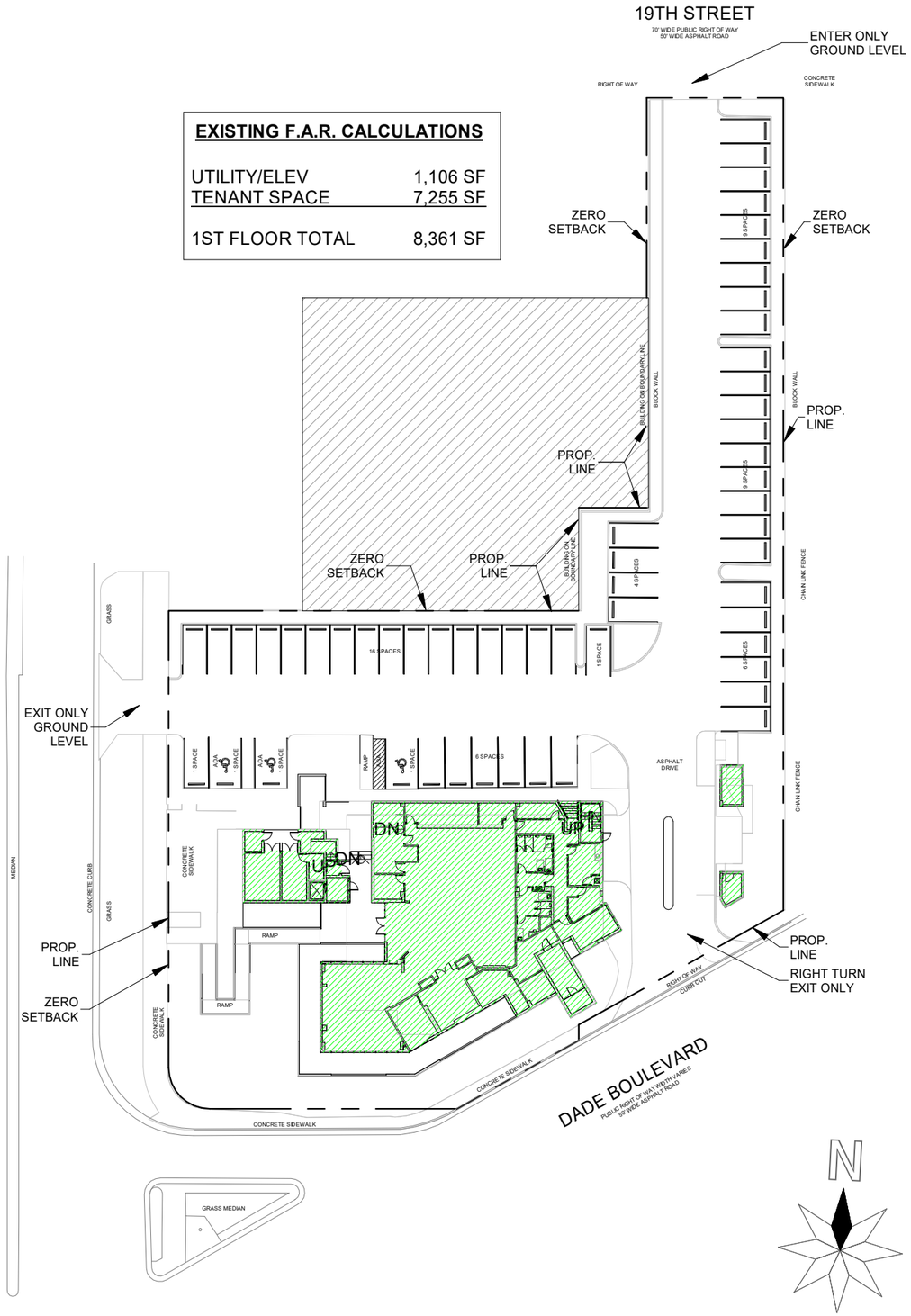
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A03

1 CURRENT SURVEY

SCALE 6" = 1'-0"

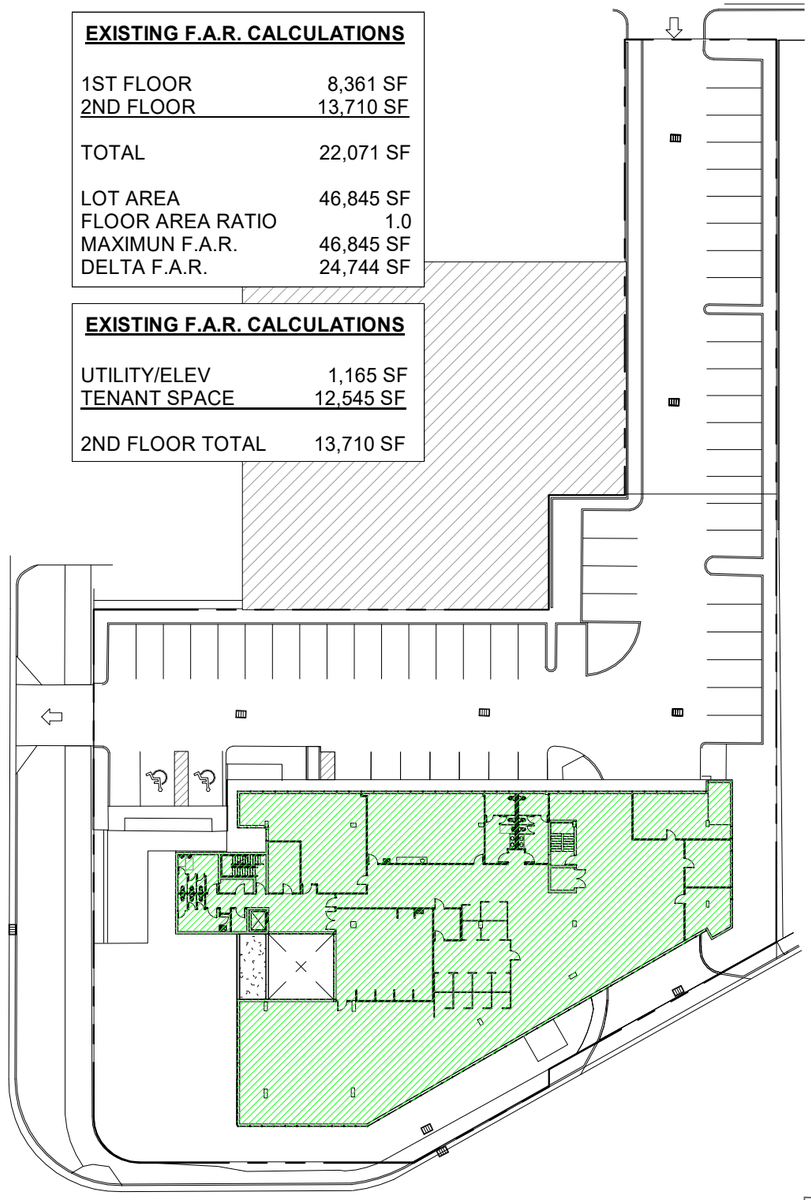



**EXISTING F.A.R. CALCULATIONS**

| | |
|---|---|
| UTILITY/ELEV | 1,106 SF |
| TENANT SPACE | 7,255 SF |
| 1ST FLOOR TOTAL | 8,361 SF |

## 1 EXISTING GROUND LEVEL F.A.R. DIAGRAM

SCALE 1" = 50'-0"




**EXISTING F.A.R. CALCULATIONS**

| | |
|---|---|
| 1ST FLOOR | 8,361 SF |
| 2ND FLOOR | 13,710 SF |
| TOTAL | 22,071 SF |
| LOT AREA | 46,845 SF |
| FLOOR AREA RATIO | 1.0 |
| MAXIMUN F.A.R. | 46,845 SF |
| DELTA F.A.R. | 24,744 SF |

**EXISTING F.A.R. CALCULATIONS**

| | |
|---|---|
| UTILITY/ELEV | 1,165 SF |
| TENANT SPACE | 12,545 SF |
| 2ND FLOOR TOTAL | 13,710 SF |

## 2 EXISTING 2ND LEVEL F.A.R. DIAGRAM

SCALE 1" = 50'-0"

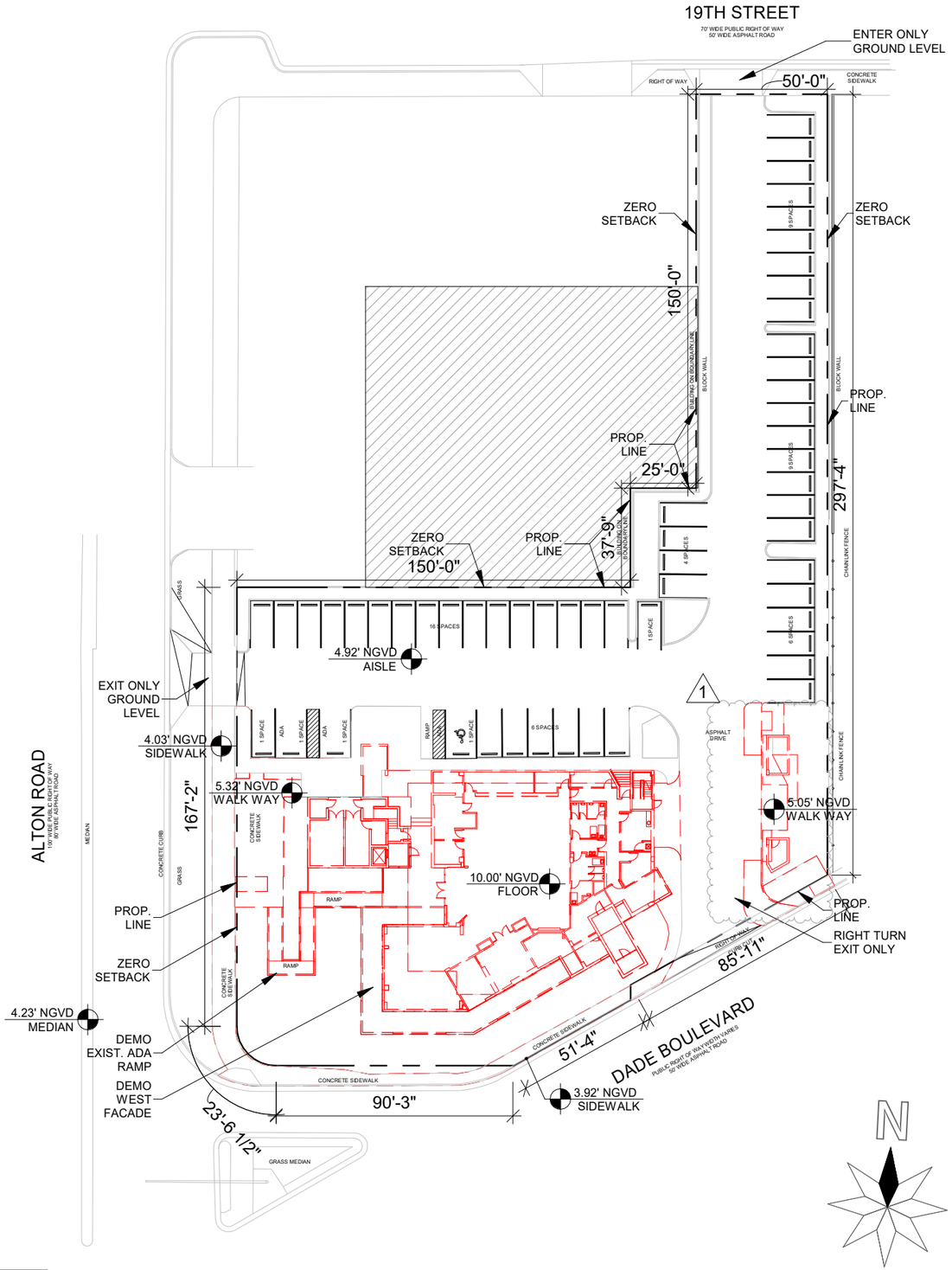

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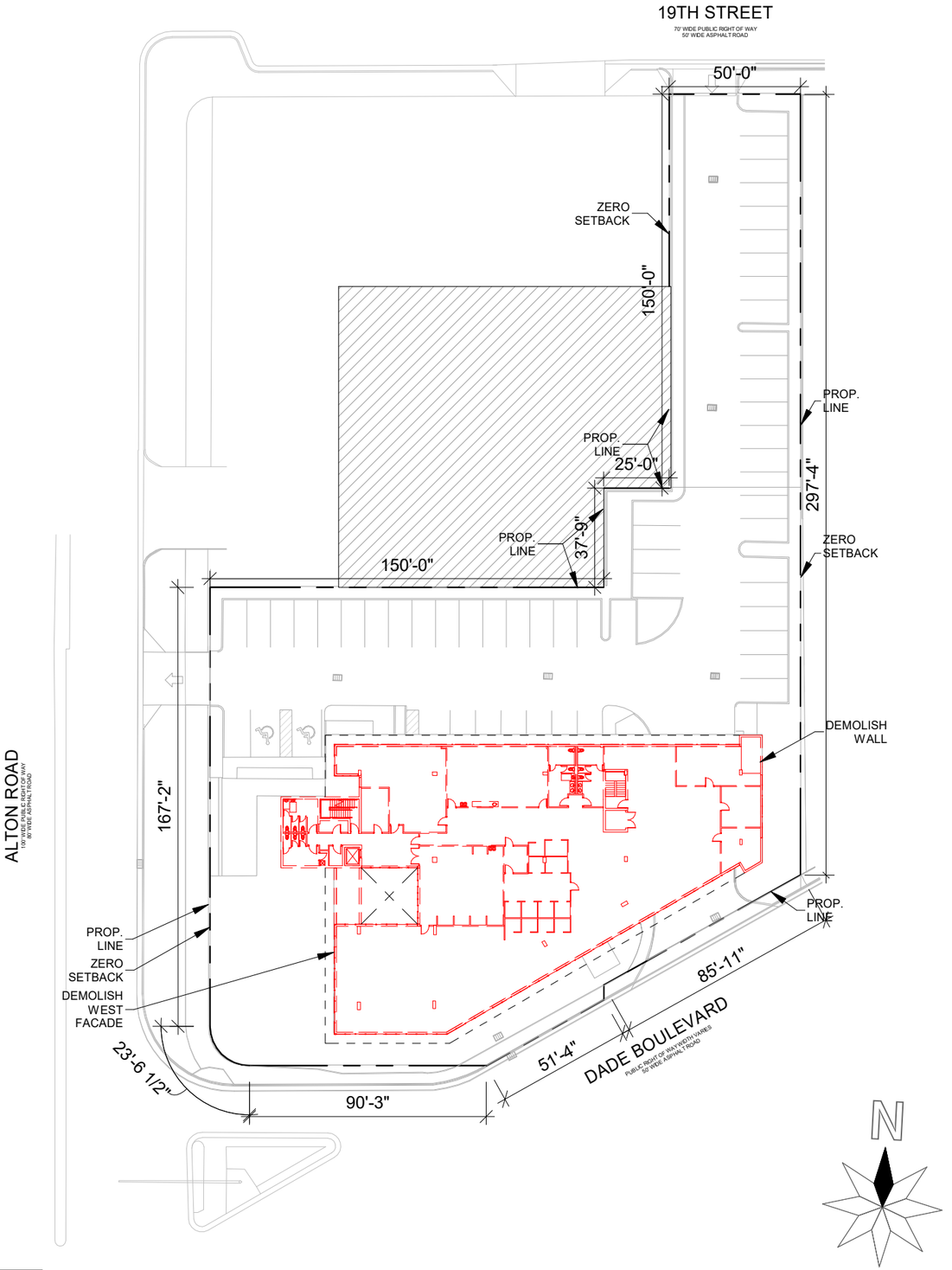
| DRAWING ISSUE: |
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| 03-17-24 FIRST SUBMITTAL |
| 04-05-24 FINAL SUBMITTAL |

A04




# 1 EXISTING GROUND LEVEL SITE PLAN DEMO

SCALE 1" = 50'-0"




# 2 EXISTING 2ND LEVEL SITE PLAN DEMO

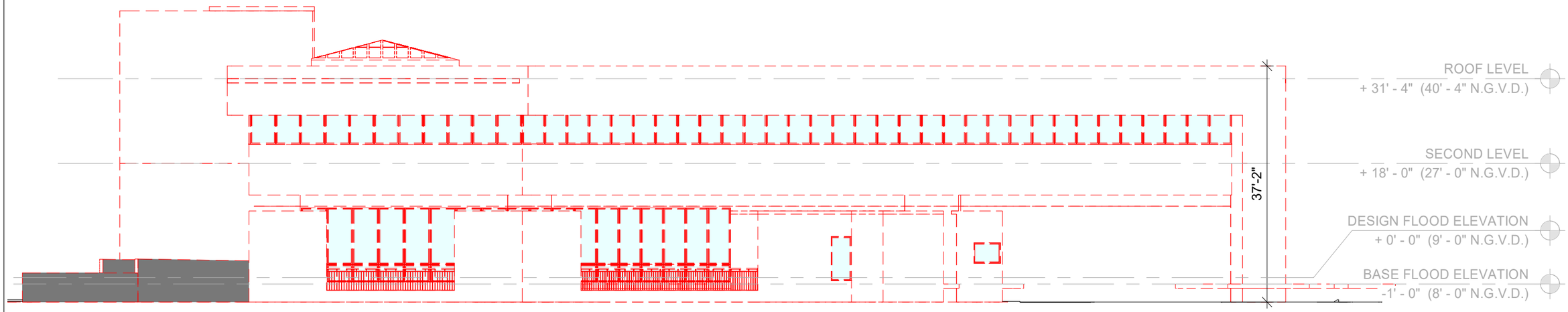
SCALE 1" = 50'-0"


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**NEW SINGLE STORY COMMERCIAL BUILDING**
**1801 ALTON ROAD**
**MIAMI BEACH, FLORIDA 33139**

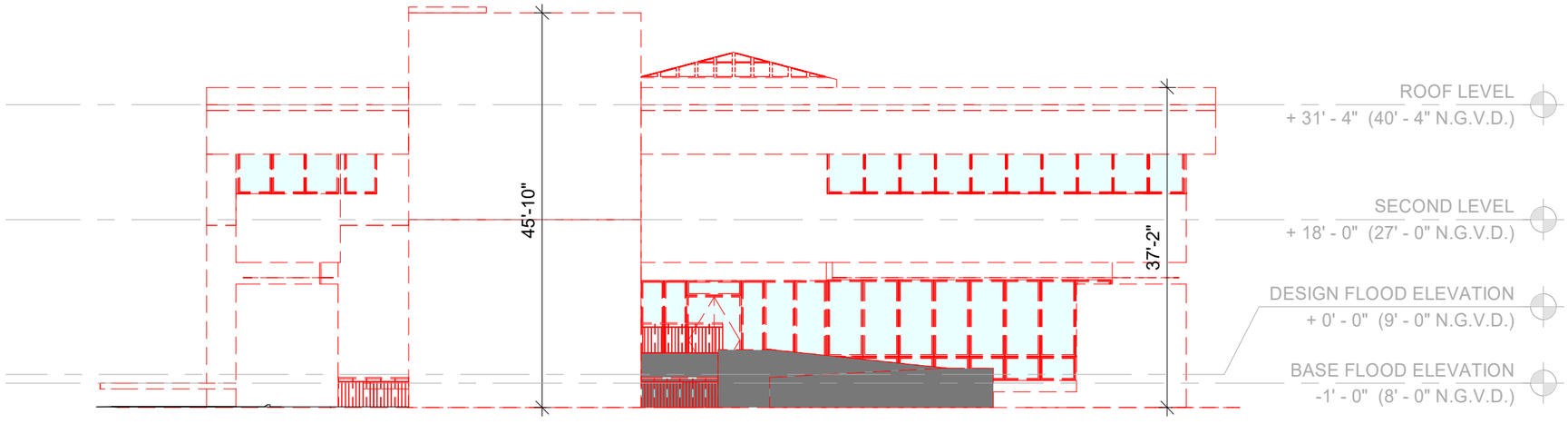
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**A05**




**2** EXISTING SOUTH ELEVATION

SCALE 1/16" = 1'-0"




**1** EXISTING WEST ELEVATION

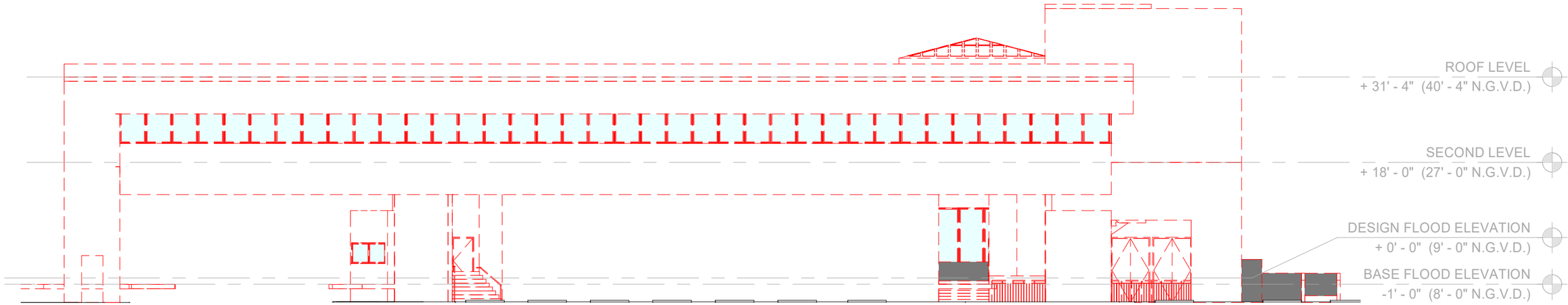
SCALE 1/16" = 1'-0"

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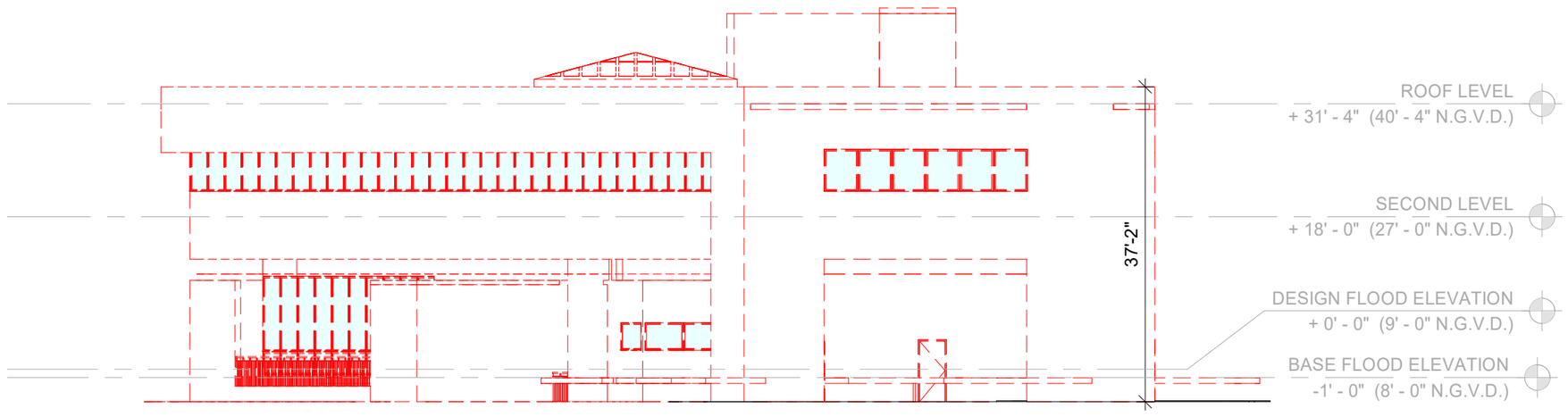
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**A06**




**2** EXISTING NORTH ELEVATION

SCALE 1/16" = 1'-0"




**1** EXISTING EAST ELEVATION

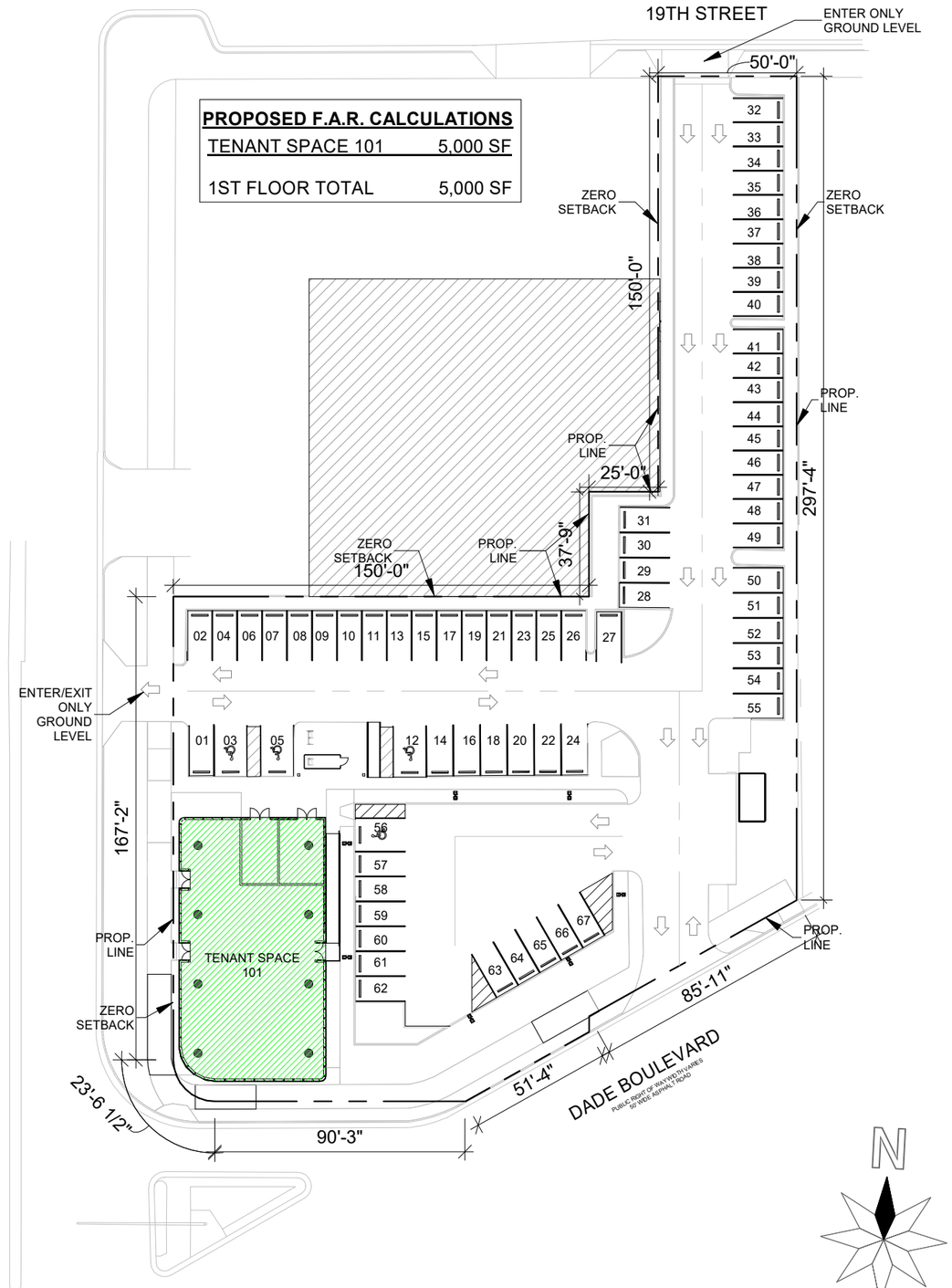
SCALE 1/16" = 1'-0"

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**A07**




# 1 PROPOSED GROUND LEVEL SITE PLAN F.A.R.

SCALE 1" = 50'-0"


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**A08**

**PROPOSED F.A.R. CALCULATIONS**

| LOCATION | USE | AREA |
|---|---|---|
| LEVEL 1: | OFFICE/RETAIL | 5,000 SF |
| 5,000 SF / 300 SF / SPACE= | | 16.66 SP |
| TOTAL PARKING REQ'D: | | 17 SP |
| LEVEL 1 PARKING PROV'D | | 17 SP |
| TOTAL PARKING PROV'D: | | 67 SP |

NOTE:
LED LIGHTING POSTS TO REDUCE LIGHT POLLUTION AND PROVIDE LIGHTING SECURITY.

NOTE:
THE NEW PARKING LOT WILL BE A TEMPORARY PARKING LOT PER SECTION 5.2.10.; PER 5.2.10.C, TEMPORARY PARKING LOTS CANNOT BE USED TO SATISFY REQUIRED PARKING.

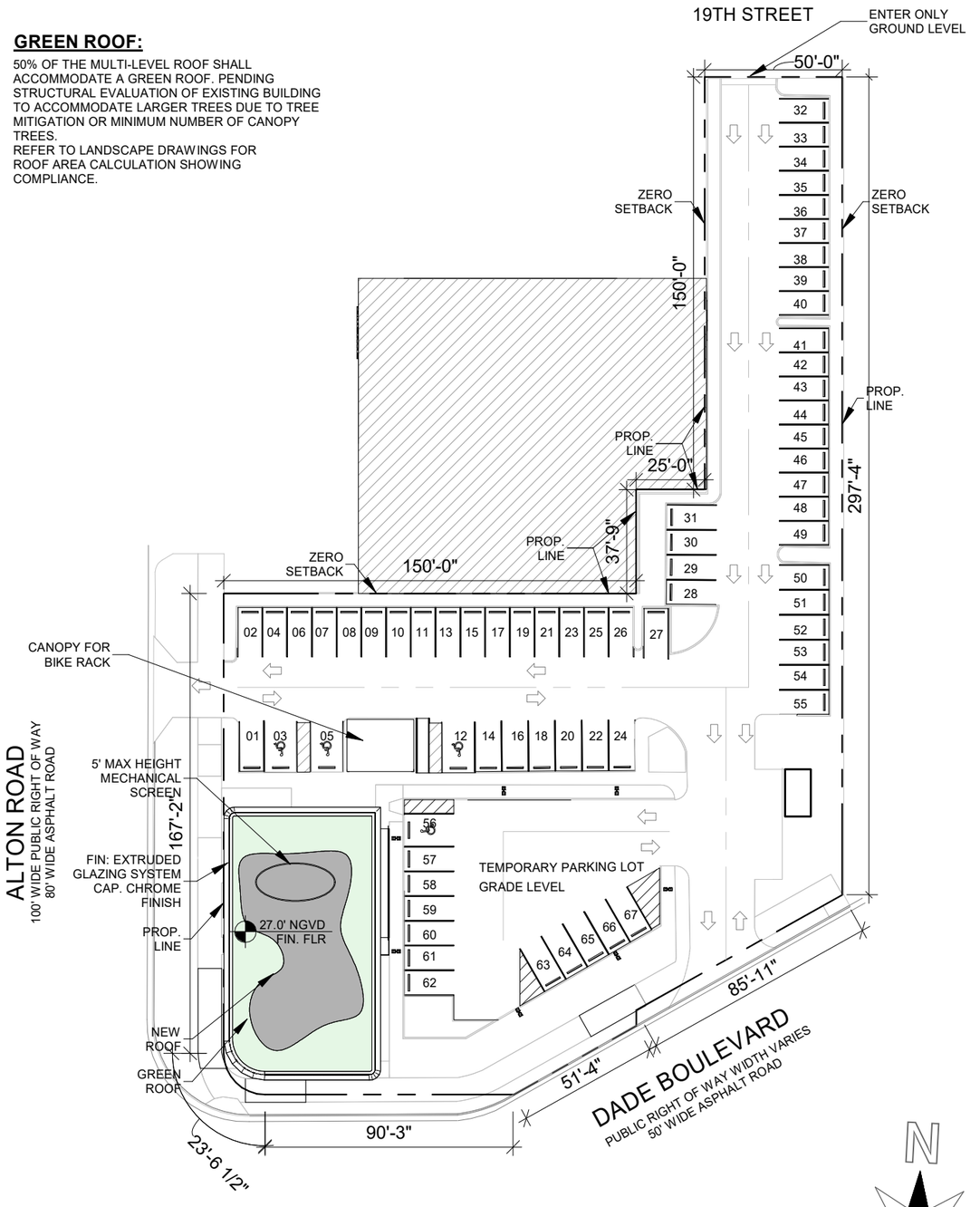
19TH STREET
ENTER ONLY
GROUND LEVEL
50'-0"
ZERO SETBACK
ZERO SETBACK
150'-0"
EXISTING PARKING TO BE CONVERTED TO TEMPORARY PARKING; FROM SPACES 18-55
PROP. LINE
PROP. LINE
25'-0"
297'-4"
17 SPACES AS REQUIRED PARKING
4 SHORT TERM BICYCLE RACK
ZERO SETBACK
150'-0"
PROP. LINE
37'-9"
EXIT ONLY
66'-0"
2 LONG TERM BICYCLE RACK
2'-0"
53'-0 1/2"
PARKING AND OTHER PAVED AREAS SHOULD BE DESIGNED WITH COOL AND POROUS MATERIALS CONSISTENT WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA.
5.0' NGVD TRASH
TRASH ENCLOSURE
BACKUP SPACE/ LOADING
LOADING SPACE 10' X 20'
169'-11 1/2"
40'-0"
24'-0"
10'-0"
TEMPORARY PARKING LOT GRADE LEVEL
CONNECTION TO EXISTING SIDEWALK
PROP. LINE
24' WIDE TWO-WAY DRIVEWAY
ALTON ROAD
100' WIDE PUBLIC RIGHT OF WAY
80' WIDE ASPHALT ROAD
5.26' NGVD UTILITY ROOM
UTILITY ROOM
UTILITY ROOM
167'-2"
7.36' NGVD
PROP. LINE
8.53' NGVD TENANT
TENANT SPACE 101
95'-1 1/2"
2'-0"
SLOPE 1"1/2"
2'-5"
SLOPE 1"1/2"
85'-11"
DADE BOULEVARD
PUBLIC RIGHT OF WAY WIDTH VARIES
50' WIDE ASPHALT ROAD
A406
NEW ADA RAMP
4.23' NGVD MEDIAN
23'-6 1/2"
NEW GLAZING
4.40' NGVD EXISTING RAMP
NEW ADA RAMP
7'-3"
51'-4"
52'-0"
90'-3"
6.26' NGVD SIDEWALK
3.92' NGVD CURB
NEW LED LIGHTPOST
NEW LANDSCAPE; SEE LANDSCAPE DRAWINGS
A405
A404
A500
A500

# 1 PROPOSED GROUND LEVEL SITE PLAN

SCALE 1" = 50'-0"

**GREEN ROOF:**

50% OF THE MULTI-LEVEL ROOF SHALL ACCOMMODATE A GREEN ROOF. PENDING STRUCTURAL EVALUATION OF EXISTING BUILDING TO ACCOMMODATE LARGER TREES DUE TO TREE MITIGATION OR MINIMUM NUMBER OF CANOPY TREES.
REFER TO LANDSCAPE DRAWINGS FOR ROOF AREA CALCULATION SHOWING COMPLIANCE.




# 2 PROPOSED ROOF LEVEL SITE PLAN

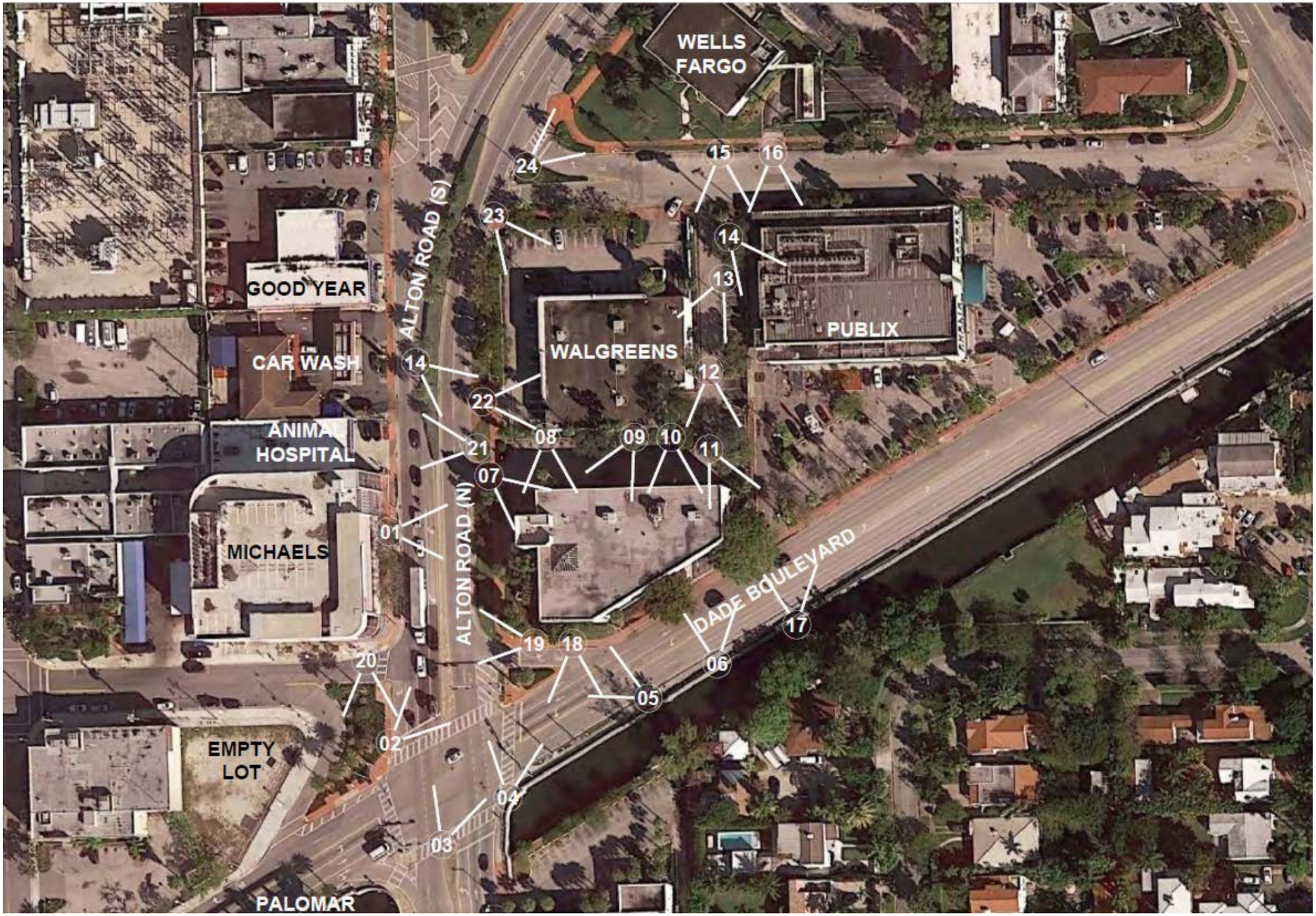
SCALE 1" = 50'-0"


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**A09**




# 1 SITE PHOTO KEY AERIAL

SCALE 6" = 1'-0"


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N

**A10**




01 ALTON ROAD LOOKING EAST AT 1801 ALTON ROAD




02 ALTON ROAD / DADE BLVD LOOKING NORTH EAST AT 1801 ALTON ROAD



03 ALTON ROAD / DADE BLVD LOOKING NORTH EAST AT 1801 ALTON ROAD




04 ALTON ROAD / DADE BLVD LOOKING NORTH AT 1801 ALTON ROAD

SITE PHOTOS

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**A11**



05 DADE BOULEVARD LOOKING NORTHWEST



06 DADE BOULEVARD LOOKING NORTH



07 ALTON ROAD LOOKING SOUTHEAST



08 EXISTING PARKING LOT LOOKING SOUTH

# SITE PHOTOS

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**A12**



09 EXISTING PARKING LOOKING SOUTHWEST



10 EXISTING PARKING LOOKING SOUTH



11 EXISTING PARKING LOOKING SOUTHEAST



12 EXISTING PARKING LOT LOOKING SOUTH

# SITE PHOTOS


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(13) EXISTING PARKING LOOKING SOUTHWEST



(14) EXISTING PARKING LOOKING SOUTHEAST



(15) 19TH STREET LOOKING SOUTH AT THE 1801 ALTON ROAD



(16) 19TH STREET LOOKING SOUTH AT PUBLIX REAR SERVICE

SITE PHOTOS

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**A14**




(17) DADE BOULEVARD LOOKING NORTH AT PUBLIX



(18) DADE BOULEVARD LOOKING SOUTH AT SHOPS ACROSS CANAL




(19) ALTON RD / DADE BLVD LOOKING WEST AT MICHAEL'S BUILDING




(20) ALTON RD / DADE BLVD LOOKING SOUTH AT THE PALOMAR

## CONTEXT PHOTOS

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**A15**



(21) ALTON ROAD LOOKING WEST AT ANIMAL HOSPITAL



(22) ALTON ROAD LOOKING NORTH EAST AT WALGREENS



(23) ALTON ROAD / 19TH STREET LOOKING SOUTHEAST AT WALGREENS



(24) ALTON ROAD / 19TH STREET LOOKING NORTH AT WELLS FARGO

# CONTEXT PHOTOS


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**A16**




1 RENDER AT MIAMI DADE BLVD

SCALE 12" = 1'-0"

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A17



1 RENDER 1

SCALE 1 1/2" = 1'-0"

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A18
NEW SHEET



1 RENDER 2

SCALE 1 1/2" = 1'-0"


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A19
NEW SHEET



1 RENDER 3

SCALE 1 1/2" = 1'-0"

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A20
NEW SHEET



1 RENDER 4

SCALE 1 1/2" = 1'-0"

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A21
NEW SHEET



# 1 RENDER 5

SCALE 1 1/2" = 1'-0"


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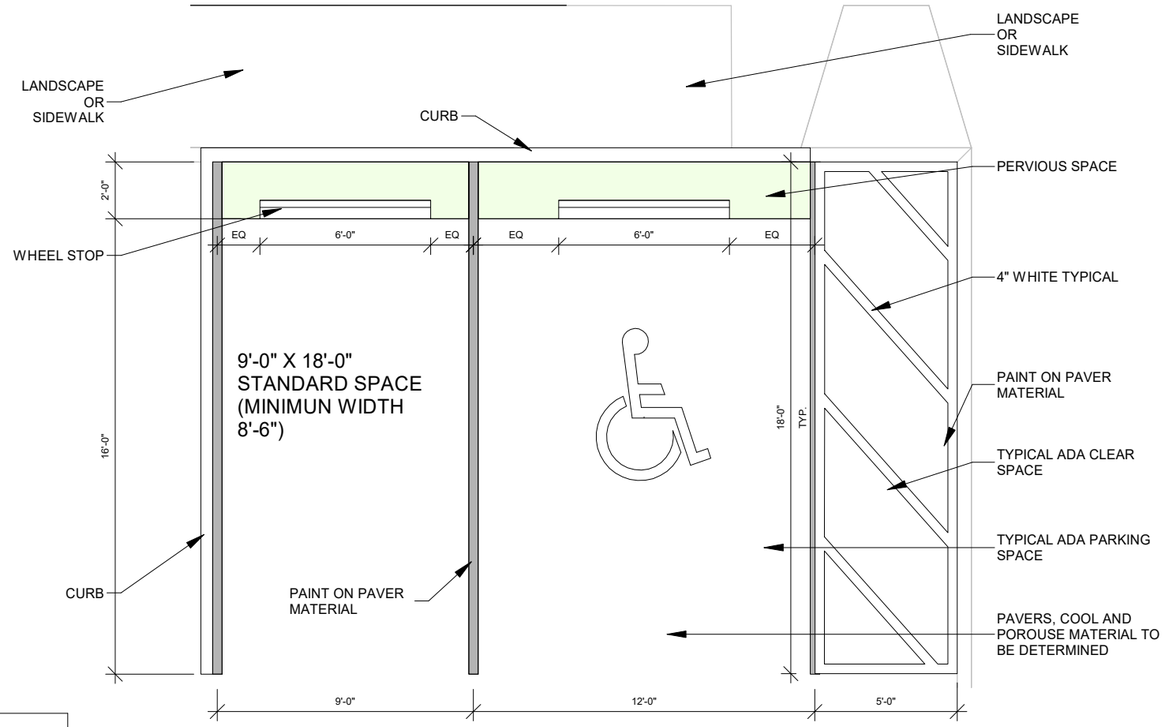
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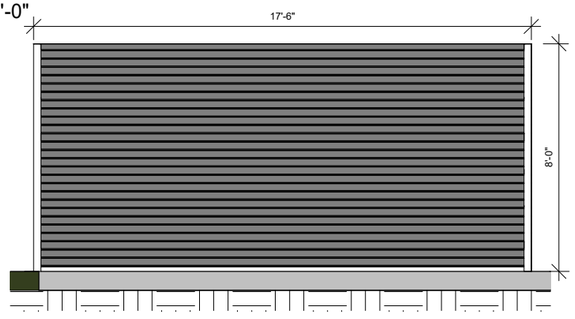
1

**A22**
NEW SHEET



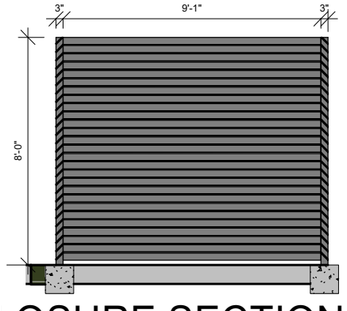

# 4 TYPICAL PARKING DETAIL

SCALE 3/16" = 1'-0"




# 3 TRASH ENCLOSURE ELEVATION

SCALE 3/16" = 1'-0"

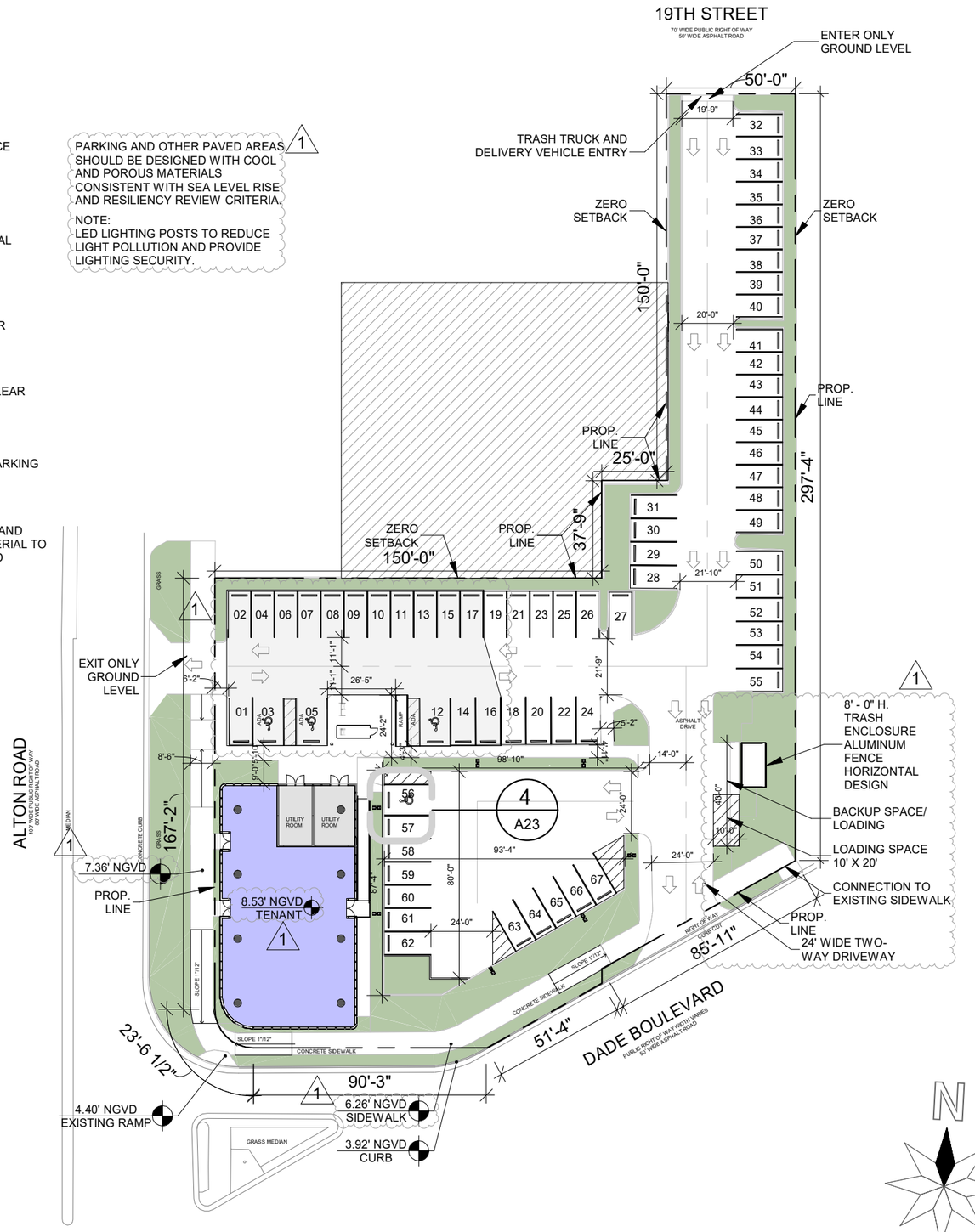



# 1 TRASH ENCLOSURE SECTION

SCALE 3/16" = 1'-0"

PARKING AND OTHER PAVED AREAS SHOULD BE DESIGNED WITH COOL AND POROUS MATERIALS CONSISTENT WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA.

NOTE:
LED LIGHTING POSTS TO REDUCE LIGHT POLLUTION AND PROVIDE LIGHTING SECURITY.




# 2 GROUND LEVEL OPERATIONAL PLAN

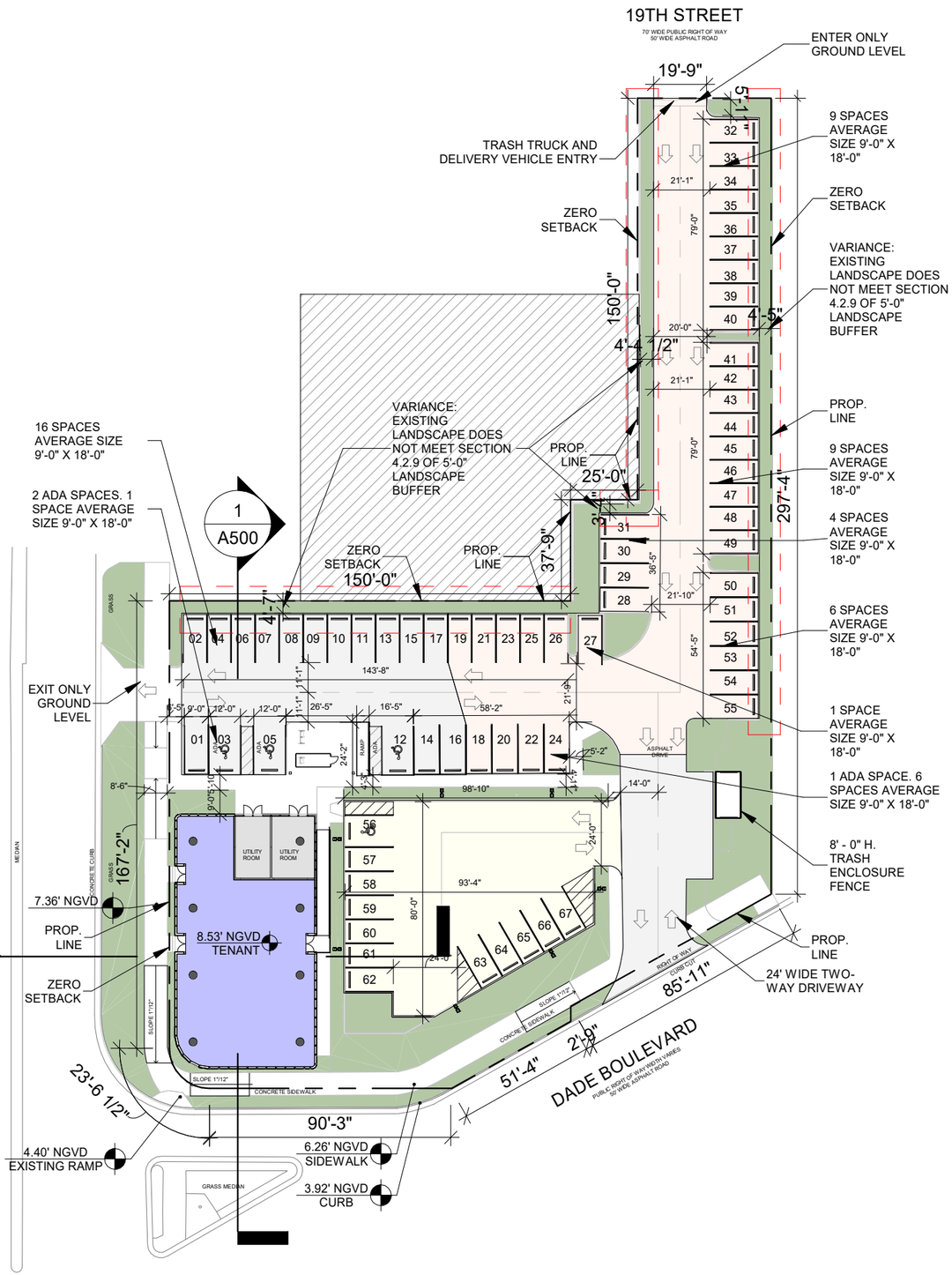
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REQUIRED PARKING: VARIANCE AS IT DOES NOT MEET 5.3.2 FOR OUTDOOR PARKING SPACE DESIGN OR PAVING MATERIALS

EXISTING PARKING BECOMES TEMPORARY PARKING PER SEC. 5.2.10; VARIANCE FOR PARKING LOT DOES NOT COMPLY WITH PARKING STANDARD 5.3.2, MATERIALS AND OUTDOOR PARKING DESIGN AND LANDSCAPE STANDARD 4.2.9

NEW TEMPORARY PARKING LOT WILL COMPLY WITH ALL CODES 4.2.9, 5.2.10, AND 5.3.2

DRIVEWAYS AND UTILITY

# 1 VARIANCE DIAGRAM

SCALE 1" = 50'-0"

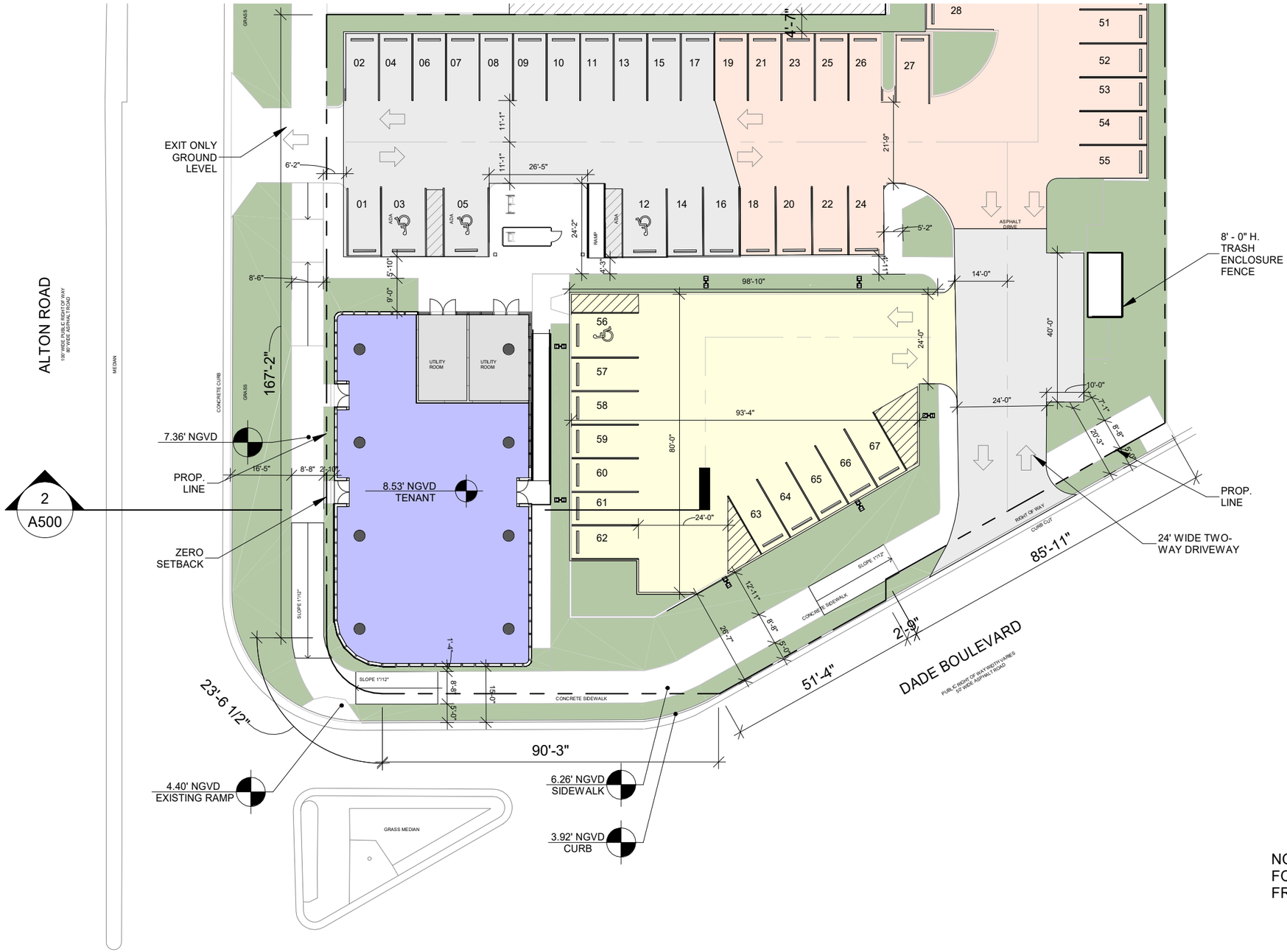

135 N MIAMI AVENUE
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TEL: 305.440.4314
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**NEW SINGLE STORY COMMERCIAL BUILDING**
**1801 ALTON ROAD**
**MIAMI BEACH, FLORIDA 33139**

| DRAWING ISSUE: |
|---|
| 03-17-24 FIRST SUBMITTAL |
| ⚠1 04-05-24 FINAL SUBMITTAL |

N

A24
1




NOTE: SEE SECTIONS A501 FOR DETAILS OF LONG FRONTAGE STANDARD

# 1 LONG FRONTAGE PLAN DIAGRAM

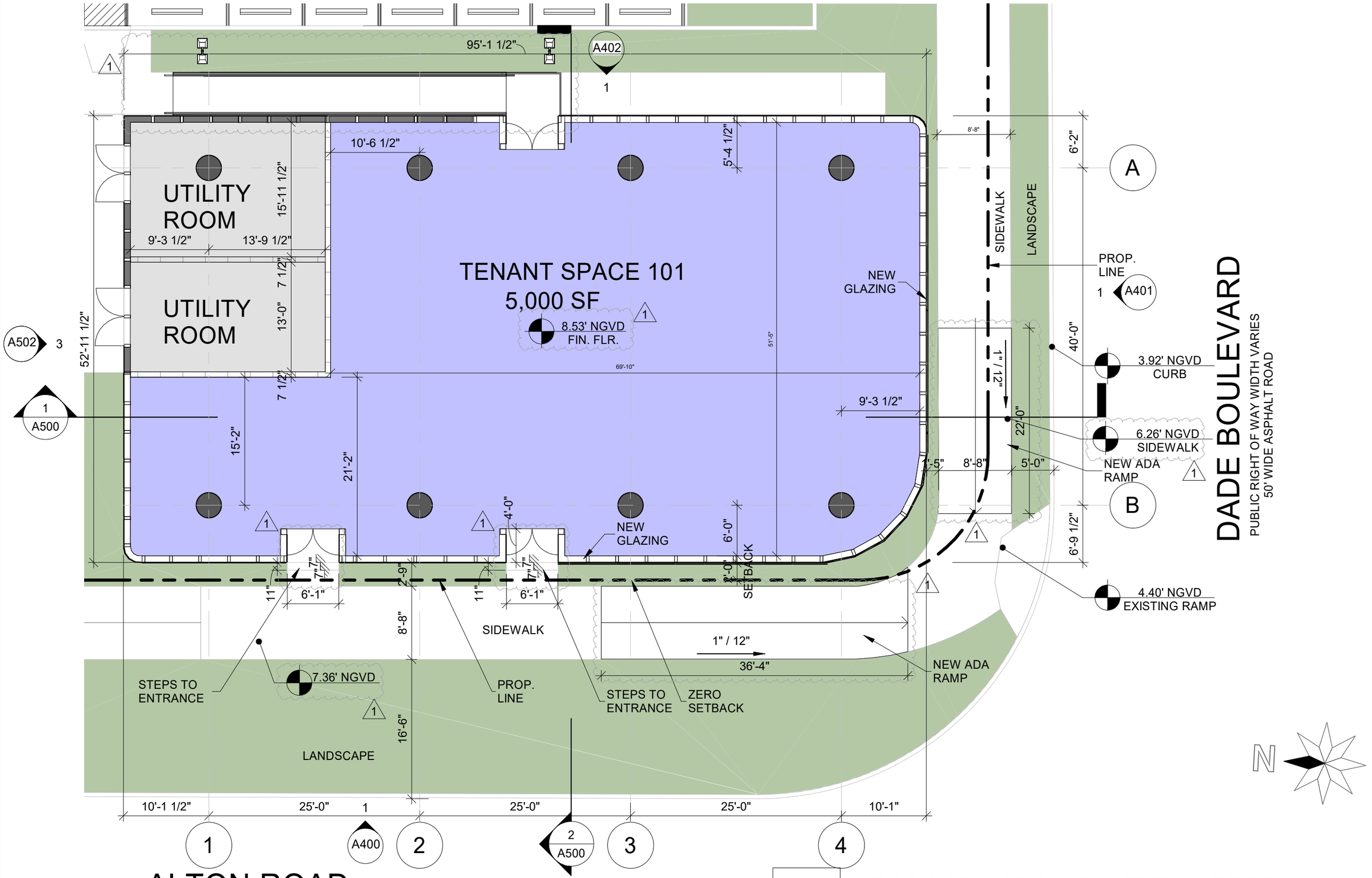
SCALE 1" = 30'-0"


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1
A25
NEW SHEET




# 1 PROPOSED GROUND LEVEL SITE PLAN

SCALE 3/32" = 1'-0"


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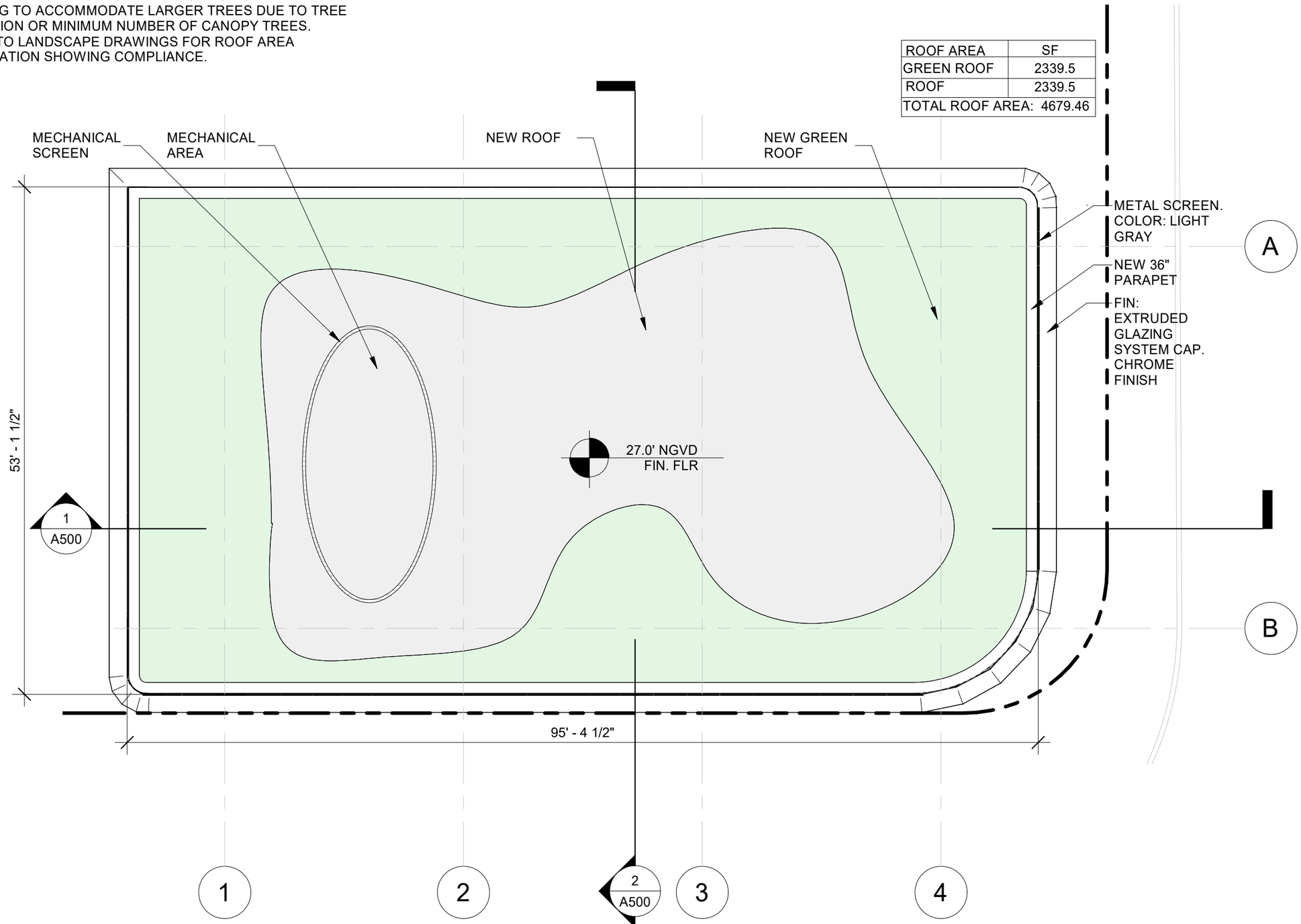

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**A100**

**GREEN ROOF:**
50% OF THE MULTI-LEVEL ROOF SHALL ACCOMMODATE A GREEN ROOF. PENDING STRUCTURAL EVALUATION OF EXISTING BUILDING TO ACCOMMODATE LARGER TREES DUE TO TREE MITIGATION OR MINIMUM NUMBER OF CANOPY TREES. REFER TO LANDSCAPE DRAWINGS FOR ROOF AREA CALCULATION SHOWING COMPLIANCE.

| ROOF AREA | SF |
|---|---|
| GREEN ROOF | 2339.5 |
| ROOF | 2339.5 |
| TOTAL ROOF AREA: | 4679.46 |




# 1 PROPOSED NEW ROOF FLOOR PLAN

SCALE 3/32" = 1'-0"


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**A101**

**NOTE:**
APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION OR A KNEE WALL AS APPROPRIATE AT ALL GROUND LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH MIN.ABOVE THE SIDEWALK ELEVATION AS APPROVED BY THE PLANNING DIRECTOR.



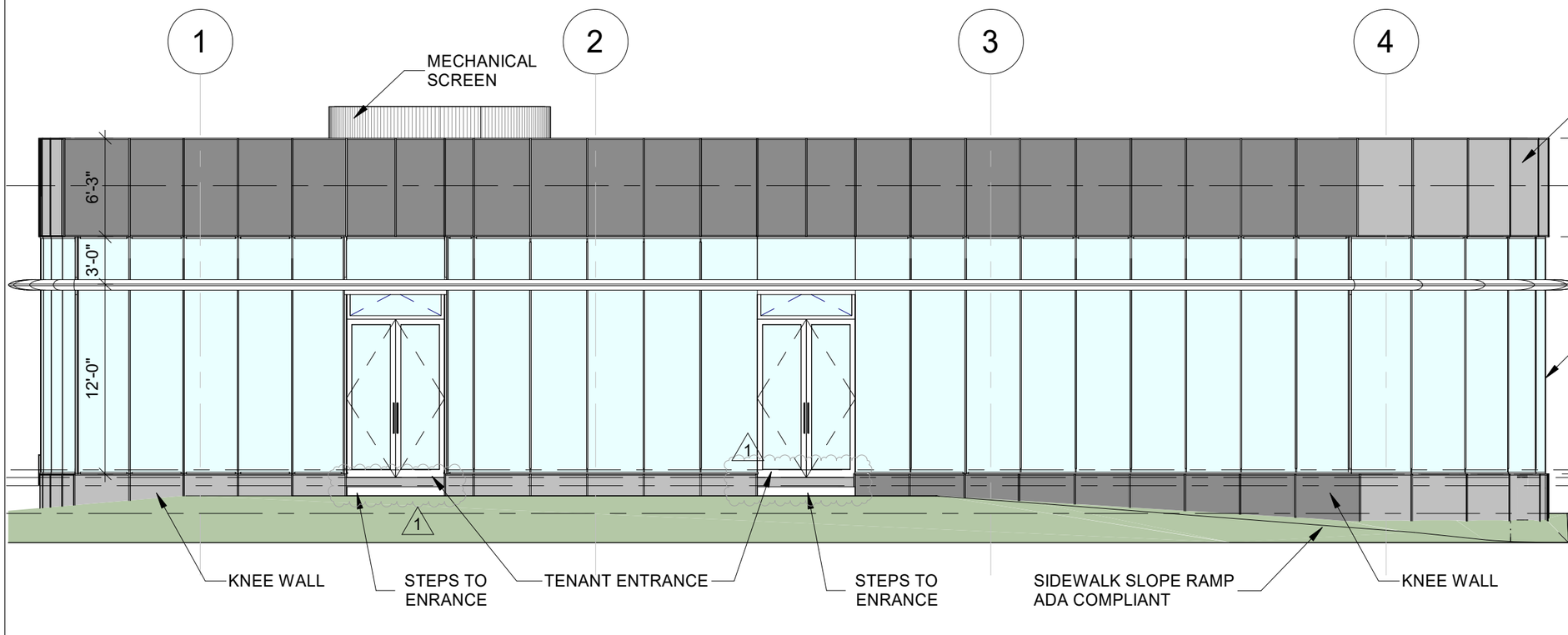
METAL SCREEN. COLOR: LIGHT GRAY



ARCHITECTURA CURTAIN WALL COVER CAP/FIN. CHROME FINISH



LOW E CLEAR INSULATED GLAZING 01 CAST IN PLACE ARCHITECTURAL CONCRETE WITH LIGHT U/V TINT




1 WEST ELEVATION

SCALE 1/8" = 1'-0"


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DRAWING ISSUE:
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**A400**

**NOTE:**
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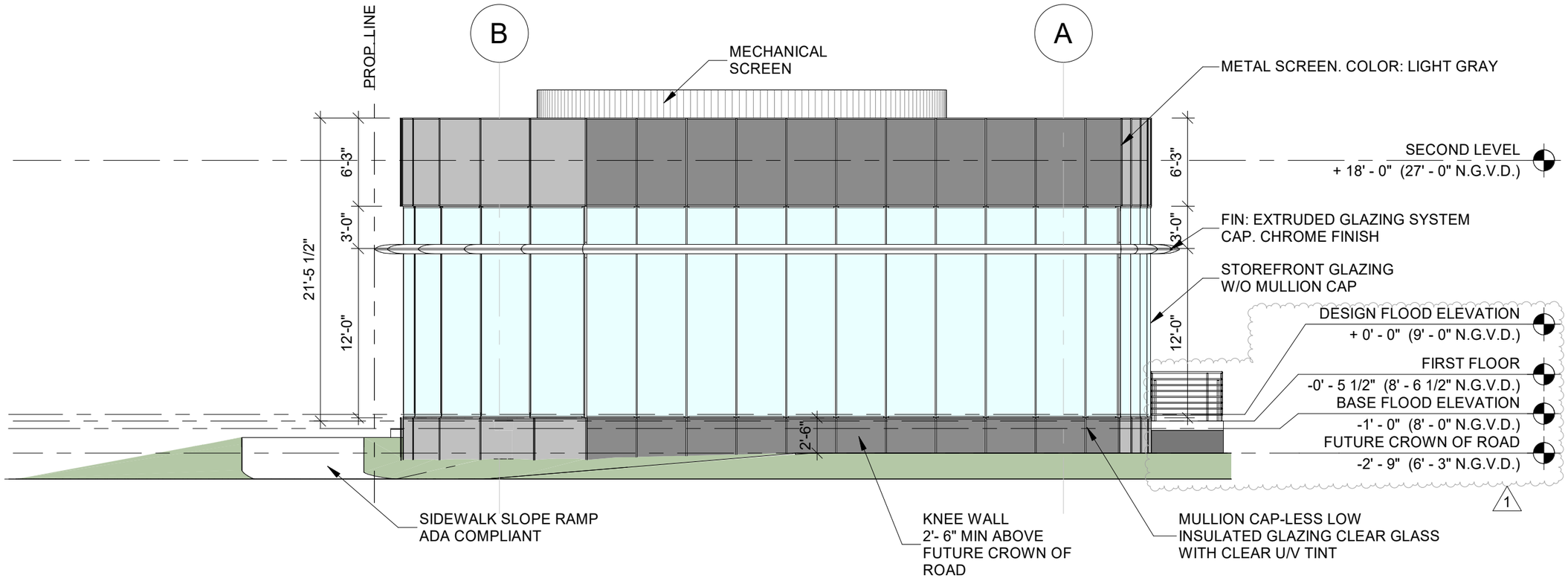
METAL SCREEN. COLOR: LIGHT GRAY



ARCHITECTURA CURTAIN WALL COVER CAP/FIN. CHROME FINISH



LOW E CLEAR INSULATED GLAZING 01 CAST IN PLACE ARCHITECTURAL CONCRETE WITH LIGHT U/V TINT




1 SOUTH ELEVATION

SCALE 1/8" = 1'-0"

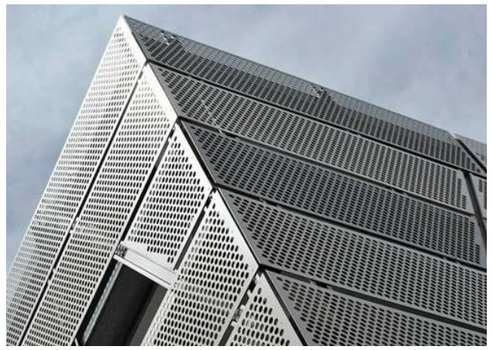

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DRAWING ISSUE:
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**A401**

**NOTE:**
APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION OR A KNEE WALL AS APPROPRIATE AT ALL GROUND LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH MIN.ABOVE THE SIDEWALK ELEVATION AS APPROVED BY THE PLANNING DIRECTOR.



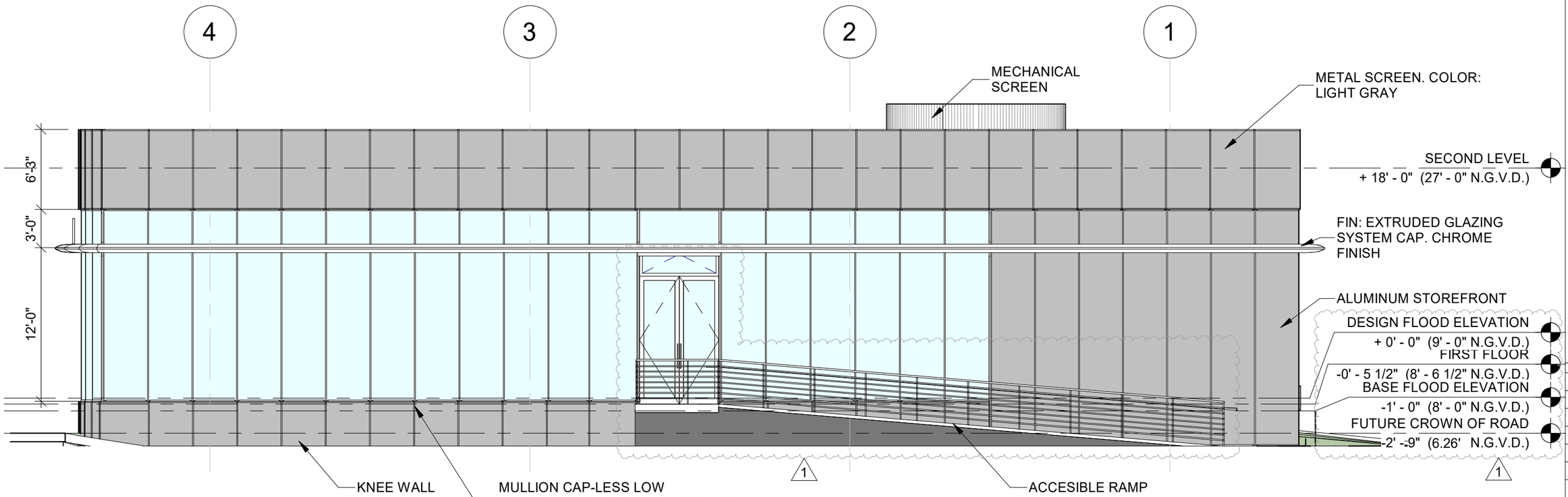
METAL SCREEN. COLOR: LIGHT GRAY



ARCHITECTURA CURTAIN WALL COVER CAP/FIN. CHROME FINISH



LOW E CLEAR INSULATED GLAZING 01 CAST IN PLACE ARCHITECTURAL CONCRETE WITH LIGHT U/V TINT




# 1 EAST ELEVATION

SCALE 1/8" = 1'-0"


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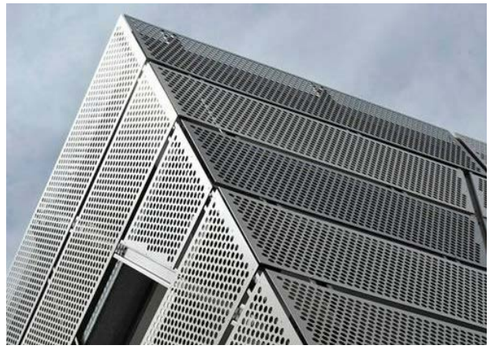

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**A402**

**NOTE:**
APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION OR A KNEE WALL AS APPROPRIATE AT ALL GROUND LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH MIN.ABOVE THE SIDEWALK ELEVATION AS APPROVED BY THE PLANNING DIRECTOR.



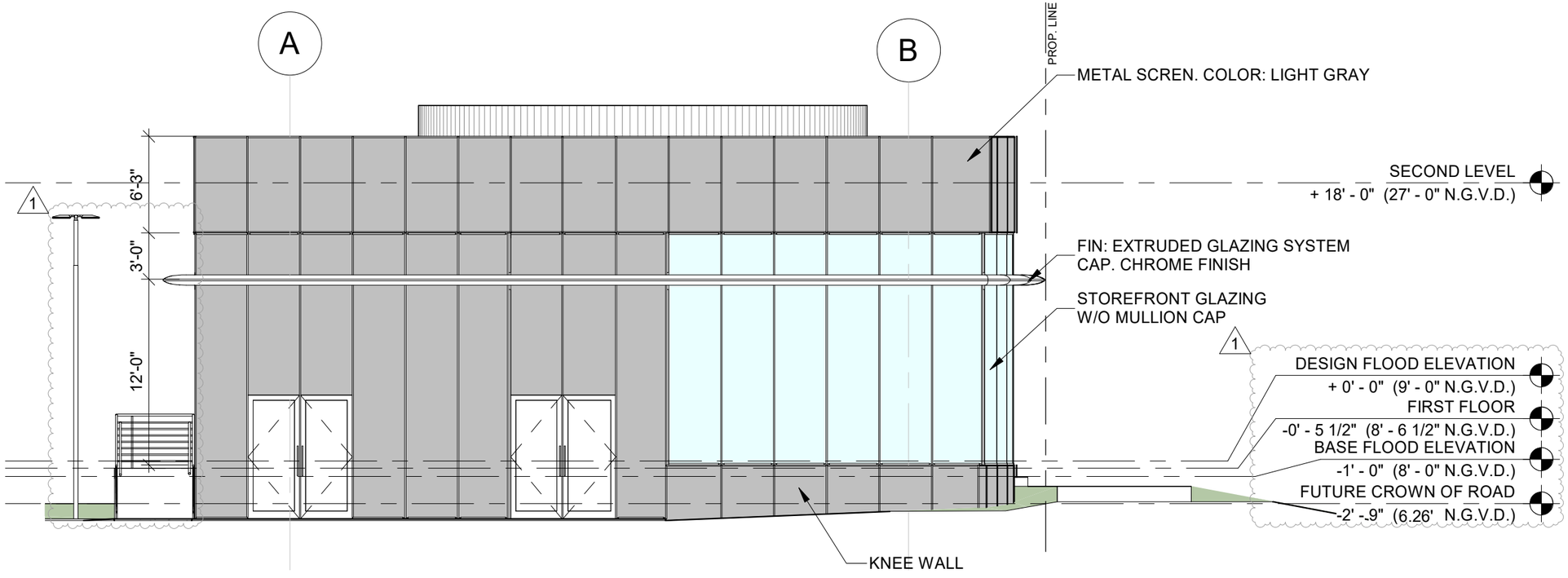
METAL SCREEN. COLOR: LIGHT GRAY



ARCHITECTURA CURTAIN WALL COVER CAP/FIN. CHROME FINISH



LOW E CLEAR INSULATED GLAZING 01 CAST IN PLACE ARCHITECTURAL CONCRETE WITH LIGHT U/V TINT




1 NORTH ELEVATION

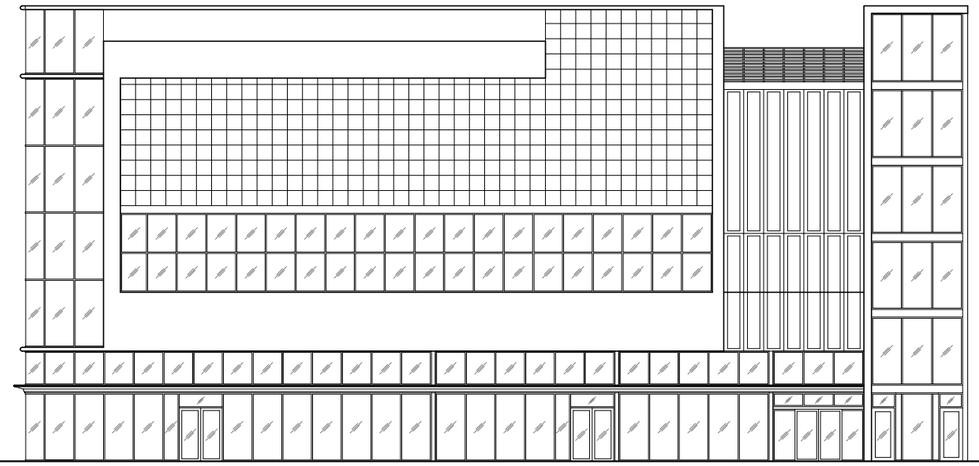
SCALE 1/8" = 1'-0"


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**NEW SINGLE STORY COMMERCIAL BUILDING**
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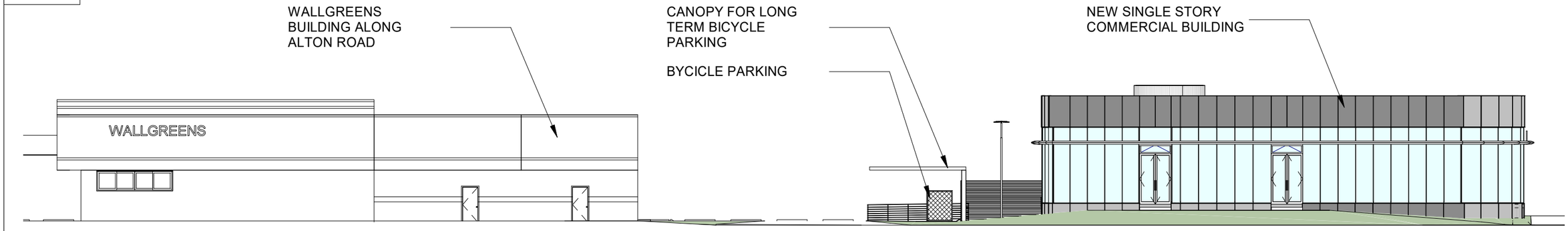
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**A403**



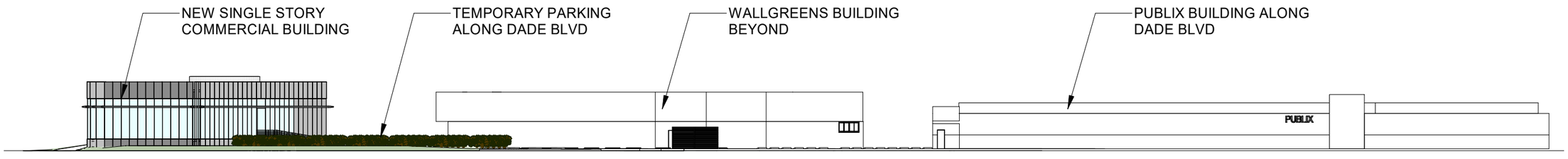
## 3 MICHAEL´S BUILDING ACROSS ALTON ROAD

SCALE 1" = 20'-0"




## 2 CONTEXTUAL ELEVATION ALTON ROAD

SCALE 1" = 20'-0"




## 1 CONTEXTUAL ELEVATION DADE BLVD

SCALE 1" = 40'-0"

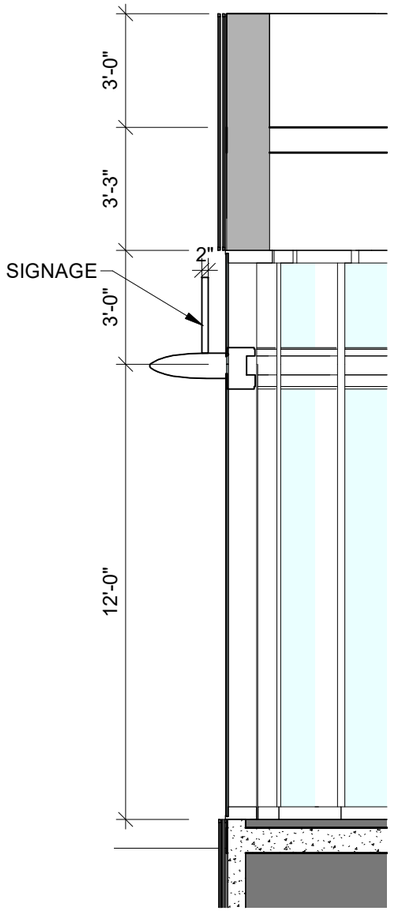
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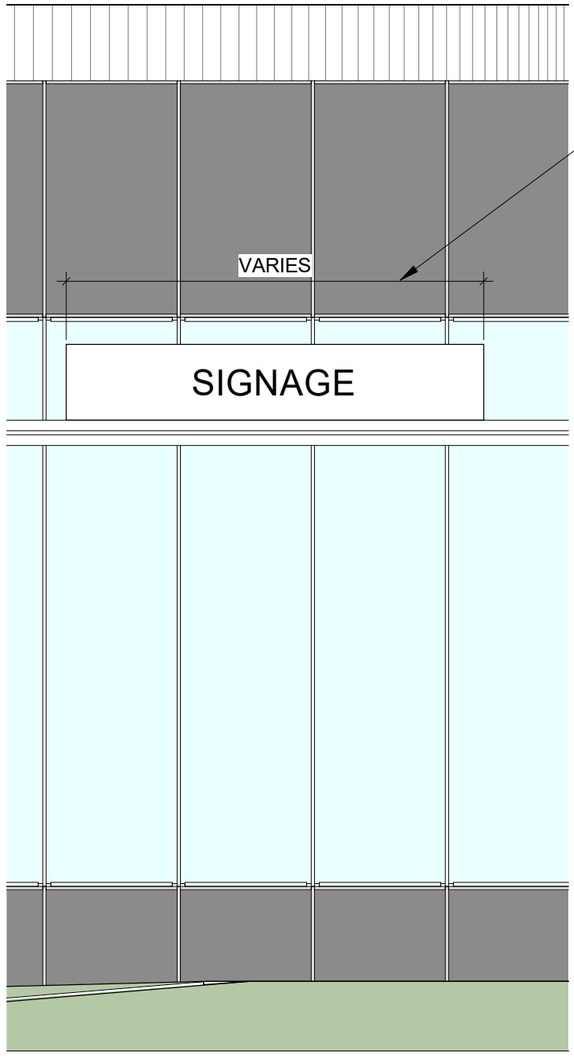
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1
**A404**
NEW SHEET




# 1 SIGNAGE PROGRAM

SCALE 1/4" = 1'-0"

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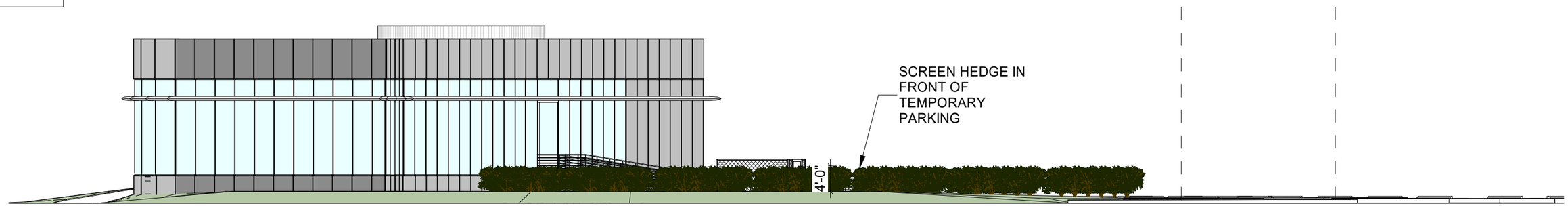
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**A405**
NEW SHEET




## 2 PROPOSED GROUND LEVEL DADE BLVD

SCALE 1/16" = 1'-0"




ELEVATION ALONG DADE BLVD

## 1 PARKING SCREEN HEDGE ELEVATION

SCALE 1/16" = 1'-0"

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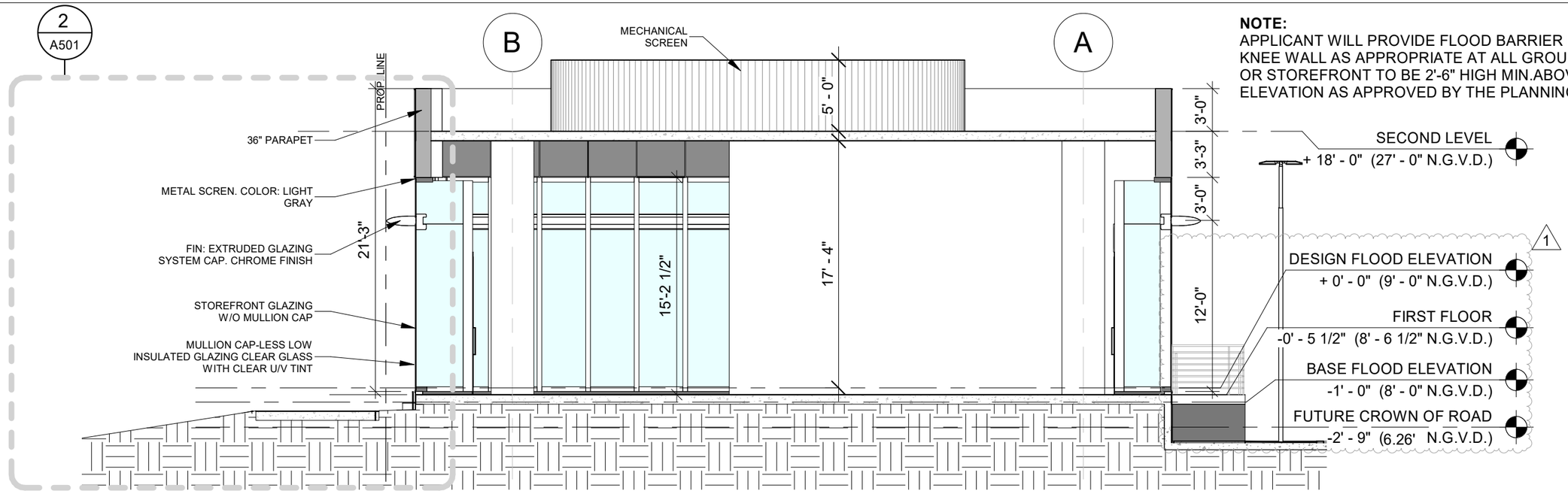
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**A406**

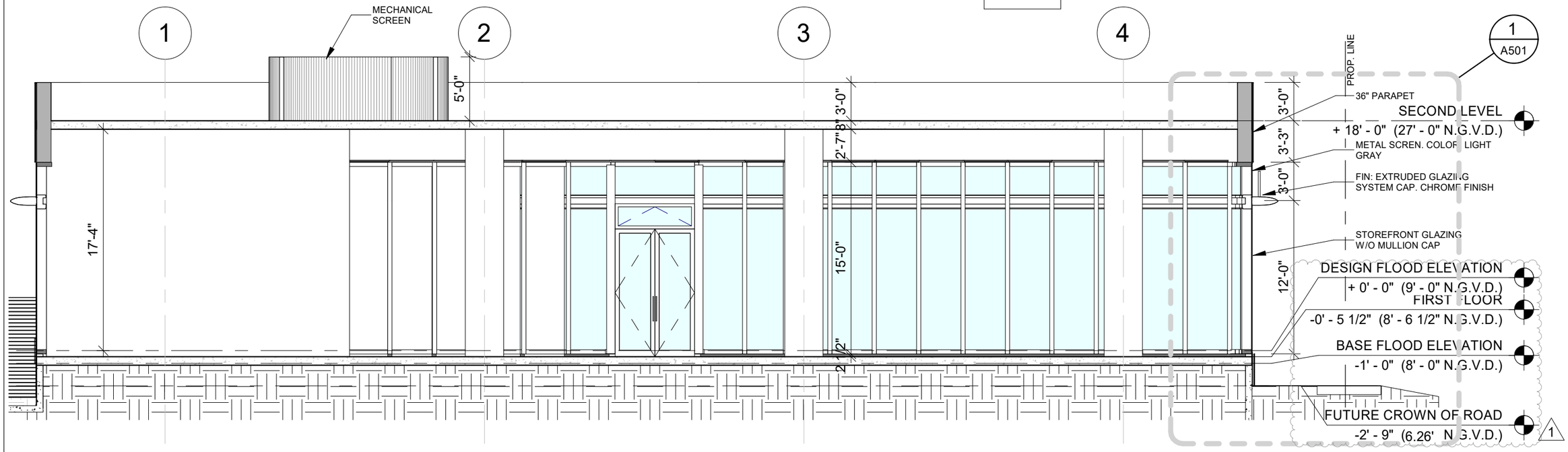
NEW SHEET




**NOTE:**
APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION OR A KNEE WALL AS APPROPRIATE AT ALL GROUND LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH MIN.ABOVE THE SIDEWALK ELEVATION AS APPROVED BY THE PLANNING DIRECTOR.

## 2 CROSS SECTION

SCALE 1/8" = 1'-0"




## 1 LONGITUDINAL SECTION

SCALE 1/8" = 1'-0"

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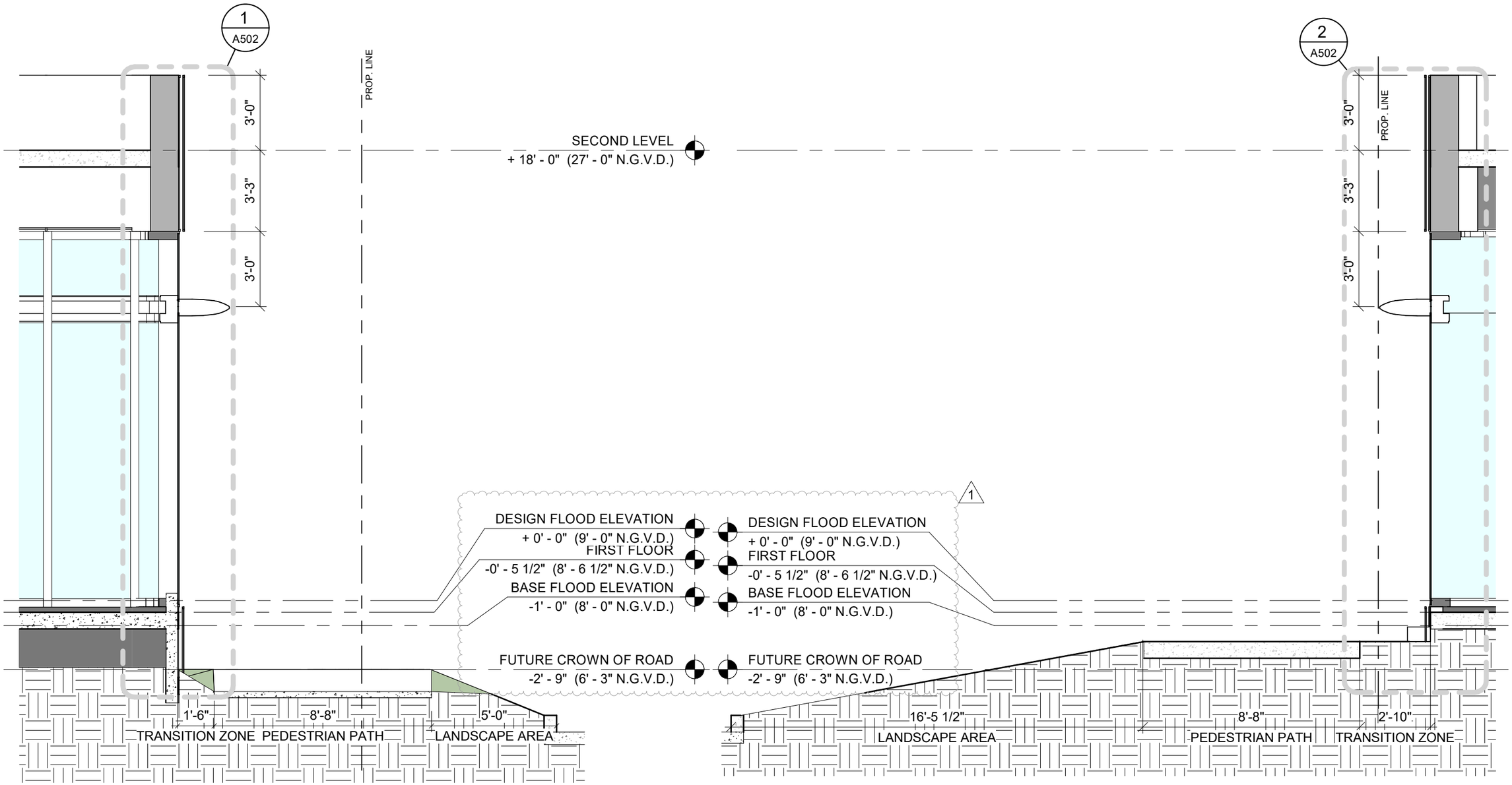
# NEW SINGLE STORY COMMERCIAL BUILDING

1801 ALTON ROAD
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# A500

**NOTE:**
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## 1 LONG FRONTAGE SECTION DADE BLVD

SCALE 1/4" = 1'-0"

## 2 LONG FRONTAGE SENCTION ALTON RD

SCALE 1/4" = 1'-0"

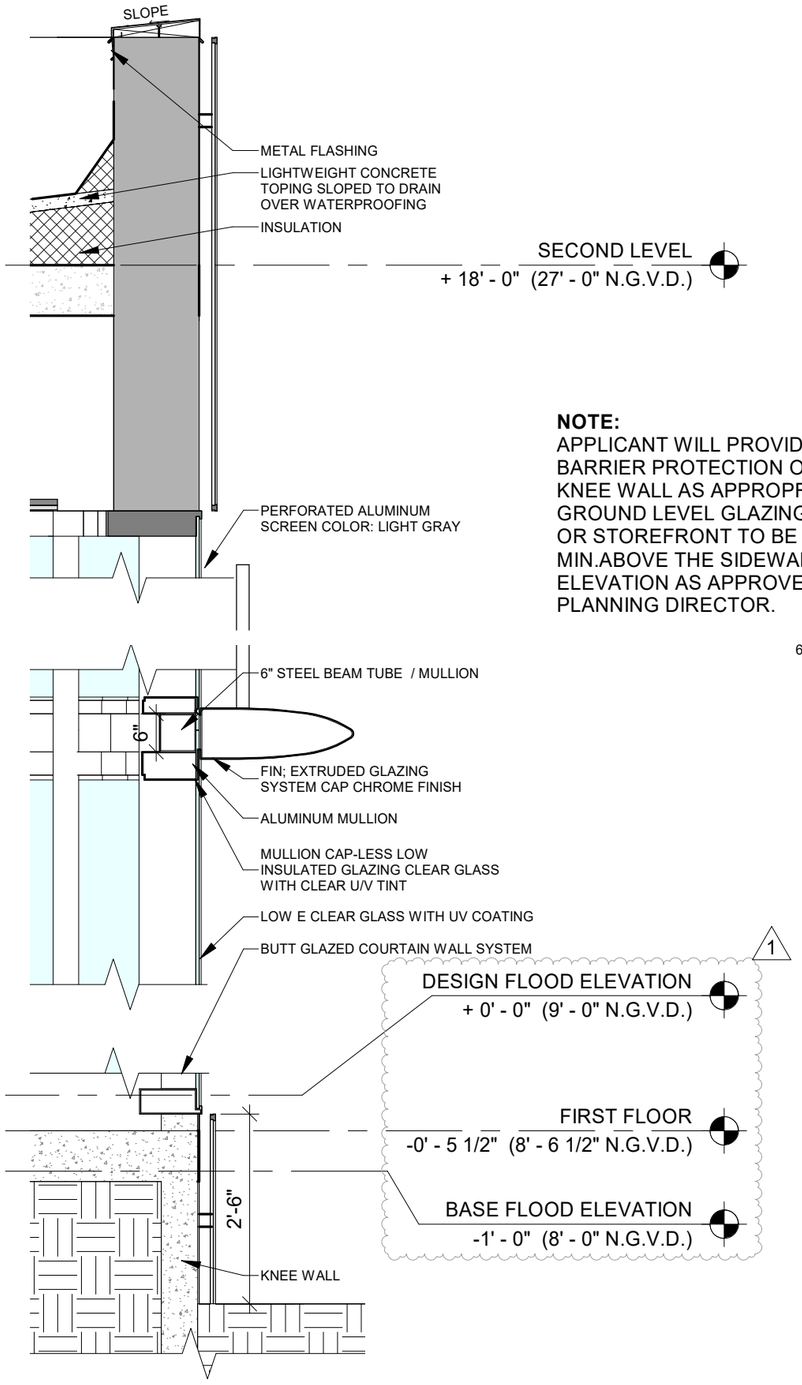

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# NEW SINGLE STORY COMMERCIAL BUILDING

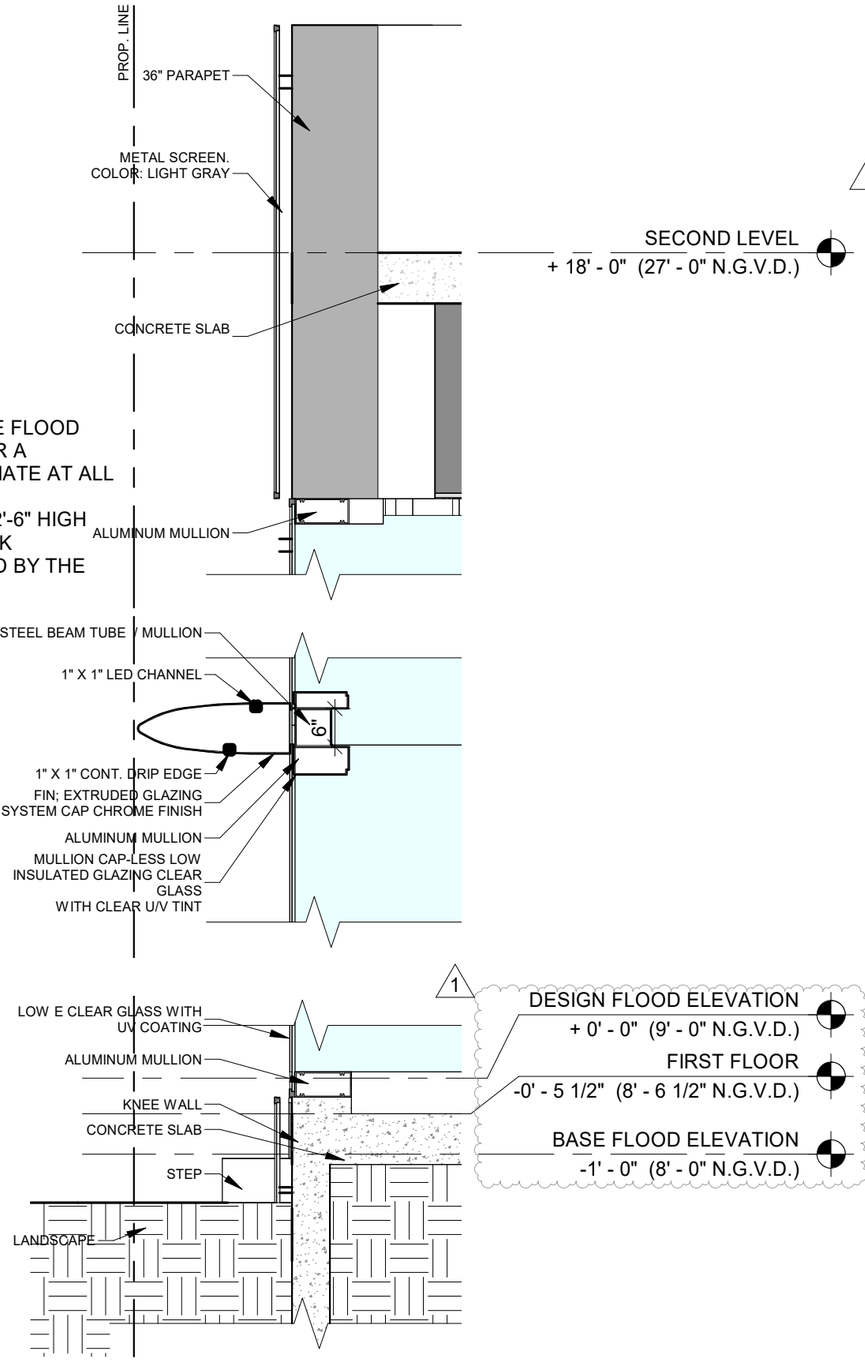
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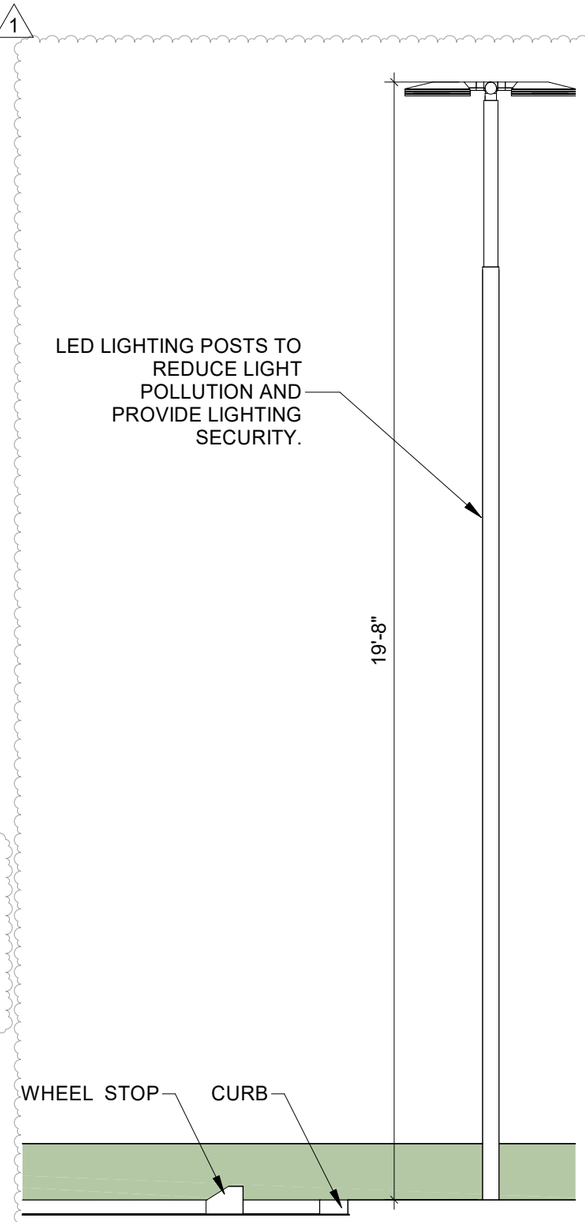
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# A501




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**1** DETAIL SECTION SOUTH FACADE
SCALE 1/2" = 1'-0"

**2** DETAIL SECTION WEST FACADE
SCALE 1/2" = 1'-0"

**3** LIGHT POST ELEVATION
SCALE 3/8" = 1'-0"

**A502**