

LOCATION MAP
NO SCALE

1698 ALTON ROAD - MIAMI BEACH, FL
1683 WEST AVENUE - MIAMI BEACH, FL
1681 WEST AVENUE - MIAMI BEACH, FL

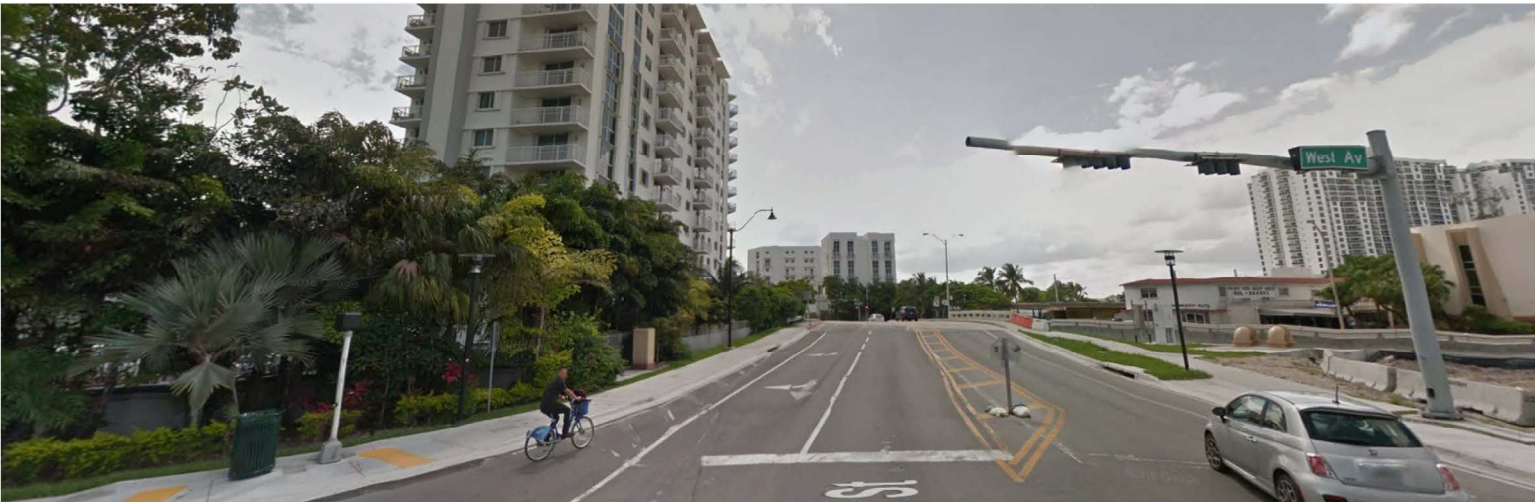
17th and West Avenue
1698 ALTON ROAD MIAMI BEACH, FL 33139

Stantec
One Biscayne Tower Suite 1670
Two South Biscayne Blvd., Miami, FL 33131
T: 305.482.8700
www.stantec.com
Lic#: AA26000733
Jonathan Cardella
Lic#: AR93391

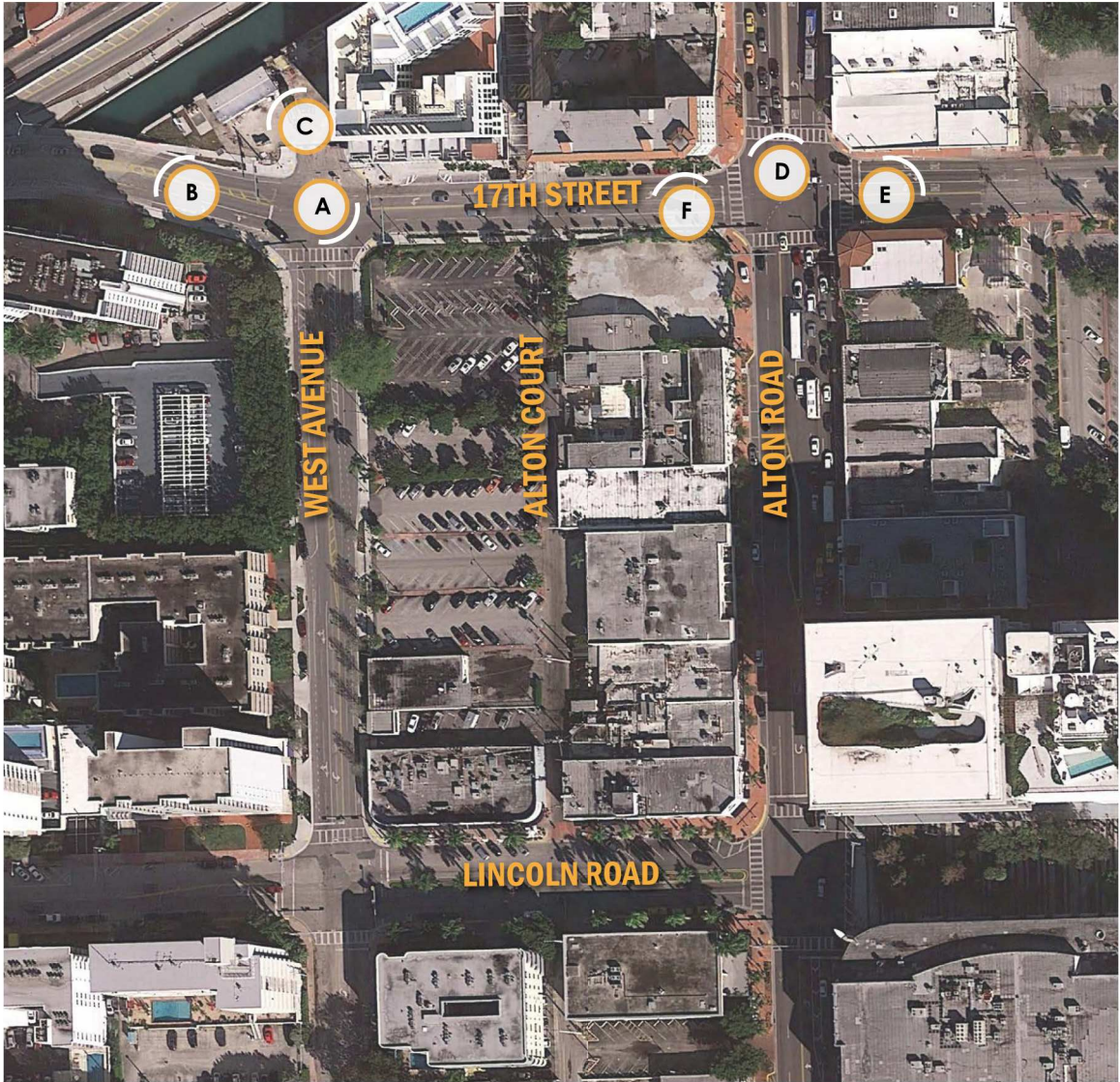
FINAL SUBMISSION
01.05.2018



VIEW A



VIEW B



AERIAL MAP
NO SCALE



VIEW C



VIEW E



VIEW D

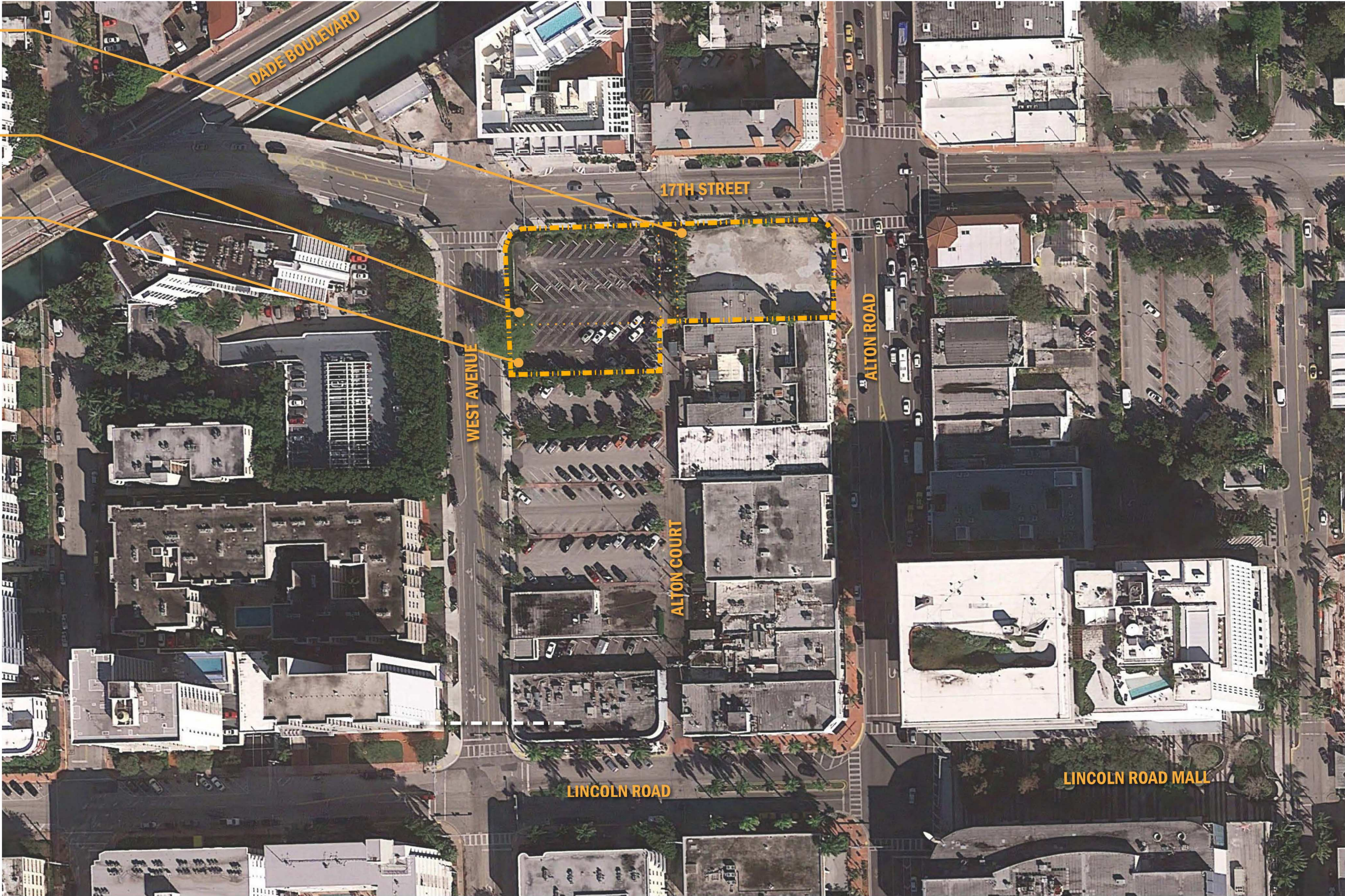


VIEW F

1698 ALTON ROAD
EXISTING 1-STORY
BUILDING
(YEAR BUILT: 1965)

1683 WEST AVENUE
EXISTING ON-GRADE
PARKING

1681 WEST AVENUE
EXISTING ON-GRADE
PARKING



17th and West Avenue
1698 ALTON ROAD MIAMI BEACH, FL 33139

5-STORY MIXED-USE
BUILDING
REFER TO SHEET C-7B
FOR ENLARGED SITE
PLAN



 PROPOSED SITE PLAN
NO SCALE

B-1: Zoning Diagrams

- B-2: Project Data
- B-3: Zoning Analysis - Buildable Area
- B-4: Zoning Analysis - Buildable Area
- B-5: Zoning Analysis- FAR
- B-6: Zoning Analysis- FAR
- B-7: Zoning Analysis- FAR



One Biscayne Tower Suite 1670
Two South Biscayne Blvd, Miami, FL 33131
T: 305.482.8700
www.stantec.com

Lic#: AA2600733
Jonathan Cardello
Lic#: AR93391

ZONING ANALYSIS - 17 & west |WEST PARCEL:1681 West Avenue, 1683 West Avenue. EAST PARCEL:1698 Alton Road | Miami Beach, Florida

Previous Submittal Ref. #	Item #	Zoning information			
1	1	West Parcel Address:	1681 West Avenue, 1683 West Avenue		
2	2	East Parcel Address:	1698 Alton Road		
3	3	Board and file numbers			
4	4	West parcel Folio number(s):	02-3233-017-0040/ 02-3233-017-0030		
5	5	East Parcel Folio number(s):	02-3234-017-0200		
6	6	West parcel year constructed:	1968,1981 Site	Zoning District:	CD-2 Commercial, Medium Intensity District
7	7	East parcel year constructed:	1965 building		
8	8	Based Flood Elevation:	8.00 NGVD	Grade value in NGVD:	3.31' NGVD to 5.26' NGVD
9	9	Adjusted grade (Flood+Grade/2)	6.12' NGVD	Lot Area:	39,404 SF
10	10	West Parcel Lot width:	150'-0"	West Parcel Lot Depth:	150'-0"
11	11	East Parcel Lot width:	150'-0"	East Parcel Lot Depth:	100'-0"
12	12	Alley Lot width:	20'-0"	Alley Lot Depth:	100'-0"
13	13	Minimum Unit Size	560SF ±(19'-0"x 31'-6")	Average Unit size	1,546 NSF
14	14	West Parcel Existing use:	Parking Lot		
15	15	East Parcel Existing use:	Gas Station	Proposed Use:	Mixed-Use Retail (CD-2)/Residential (RM-2)

		Lot Area Summary	Maximum	Existing	Proposed	Deficiencies
16	16	Height	60'-0"	12'-0"	63'-0"	N/A
17	17	Number of stories	5	1	5	N/A
18	18	FAR	78,808	2,121	77,931 GSF	N/A
19	19	Gross Square Footage	N/A	N/A	171,482 GSF	N/A
		Square Footage by use:	N/A	N/A	N/A	N/A
		a. Retail	N/A	N/A	26,729 GSF	N/A
		b. Residential	N/A	N/A	36,721 GSF	N/A
		c. Parking	N/A	N/A	90,748 GSF	N/A
		d. BOH	N/A	N/A	5,253 GSF	N/A
20	20	Retail Square Footage	N/A	N/A	25,000 GSF	N/A
21	21	Number of units Residential	N/A	N/A	23	N/A
22	22	Number of units Hotel	N/A	N/A	N/A	N/A
23	23	Number of seats	N/A	N/A	N/A	N/A
24	24	Ocuppancy Load	N/A	N/A	N/A	N/A

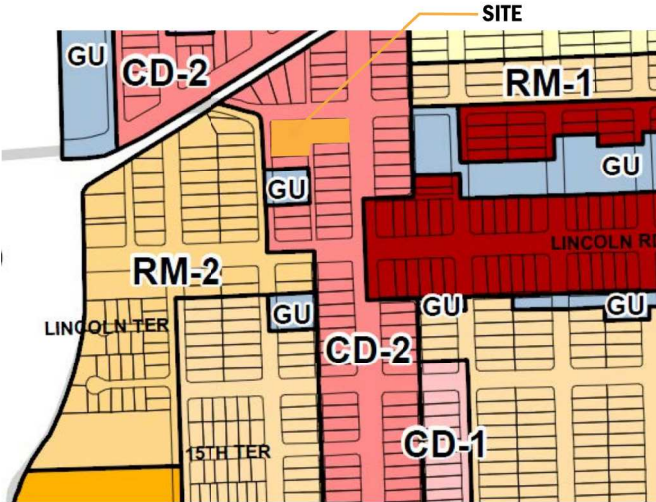
		Setbacks	Required	Existing	Proposed	Deficiencies
		Pedestal: CD-2				
19	25	Front Setback	0'	N/A	2.33'	N/A
20	26	Side Setback	0'	N/A	0'	N/A
21	27	Side Setback	0'	N/A	1'	N/A
22	28	Side Setback facing Street:	0'	N/A	4.17'	N/A
23	29	Rear Setback:	5'	N/A	[0']	N/A
		Pedestal: RM-2				
24	30	Front Setback				
a	a	West Ave	20'	N/A	[0']	N/A
b	b	Alton Road	20'	N/A	[0']	N/A
25	31	Side Setback:				
a	a	West Ave	24' *	N/A	[0']	N/A
b	b	Alton Road	16' *	N/A	[0']	N/A
26	32	Side Setback facing Street:				
a	a	17th street (West Parcel)	24''	N/A	[0']	N/A
b	b	17th street (East Parcel)	16''	N/A	[0']	N/A
27	33	Rear Setback:	15'****	N/A	[0']	N/A
		Tower: RM-2				
28	34	Front Setback				N/A
a	a	West Ave	33'''	N/A	[0']	N/A
b	b	Alton Road	33'''	N/A	[0']	N/A
29	35	Side Interior Setback:				
a	a	West Ave	25.3****	N/A	[0']	N/A
b	b	Alton Road	17.3****	N/A	[0']	N/A
30	36	Side Setback facing Street:				
a	a	West ave	24''		[0']	N/A
b	b	Alton Road	16''		[0']	N/A
31	37	Rear Setback:	22.5'*****		104'	N/A

- * Sum of side setbacks= 16% Site Setbacks would be greater of 7.5' or 6%
- ** 20' + 1/1 height over 50'
- *** Pedestal Setback +0.10' Height over 50'
- **** 10% of Lot Depth
- ***** 15% of Lot Depth
- [0'] Variance Requested

Previous Submittal Ref. #	Item #	Parking	Required	Existing	Proposed	Deficiencies
39	38	Parking district	(W) District 1 (E) District 6	(W) District 1 (E) District 6	(W) District 1 (E) District 6	N/A
40	39	Total # of Parking spaces	184	N/A	**193	N/A
41	40	Grocery/Retail Parking Required (Refer to Separate Chart for Breakdown)	131	N/A	140	N/A
a	a	District #1	N/A	N/A	N/A	N/A
b	b	District #6 (Includes BOH)	N/A	N/A	N/A	N/A
42	41	Residential Parking required (Refer to Separate Chart for Breakdown)	53	N/A	53	N/A
43	42	Parking Space Dimensions	8'-6"w x 18'-0" d	N/A	8'-6"w x 18'-0" d	N/A
44	43	Parking space configuration (45,60,90 Parallel)	11' one way 22' two way	N/A	11' one way 22' two way	N/A
45	44	ADA spaces	12'-0"w x18'-0"d 5' w access path	N/A	12'-0"w x18'-0"d 5' w access path	N/A
46	45	Tandem Spaces	N/A	N/A	5' w access path	N/A
47	46	Drive aisle Width	11'	N/A	11'	N/A
48	47	Valet Drop off and pick up	N/A	N/A	N/A	N/A
49	48	Loading zones and trash collection areas	3 berths	N/A	(1) 10'x30' (2) 10'x20' 3 berths + Alley loading	N/A
50	49	Bicycle parking, Location and number of racks * Variance Requested [21'6" Drive Aisle] ** 9 Surplus of Parking 4.50 Open to Air	Short term: 6 racks Long Term: 6 racks	N/A	Short term: 10 racks Long Term: 22 racks	N/A

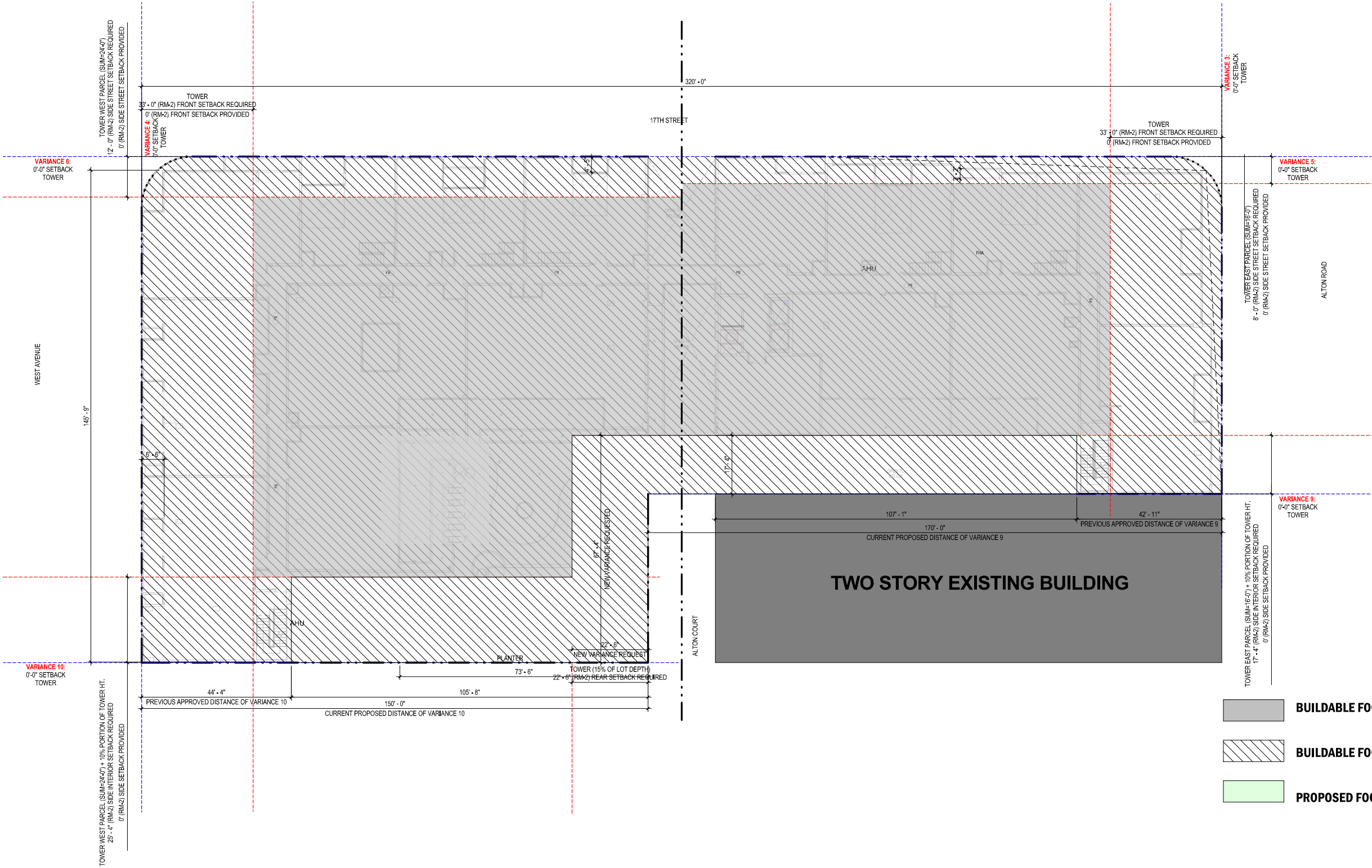
		Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	50	Type of use	N/A	N/A	Restaurant	N/A
52	51	Number of seats located outside on private property	N/A	N/A	TBD	N/A
53	52	Number of seats inside	N/A	N/A	TBD	N/A
54	53	Total number of seats	N/A	N/A	172 Seats	N/A
55	54	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	Retail 3: 80 Seats Retail 6: 92 Seats	N/A
56	55	Total occupant content	N/A	N/A	N/A	N/A
57	56	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A

58	57	Proposed Hours of operation	N/A			
59	58	Is this an NIE? (Neighboot Impact stablishment see CBM 141-1361)	No			
60	59	Is dancing and/or entertainment proposed? (see CBM 141-1361)	No			
61	60	is this a contributing building?	No			
62	61	Located within a Local Historic District?	No			



ZONING - MAP
NO SCALE

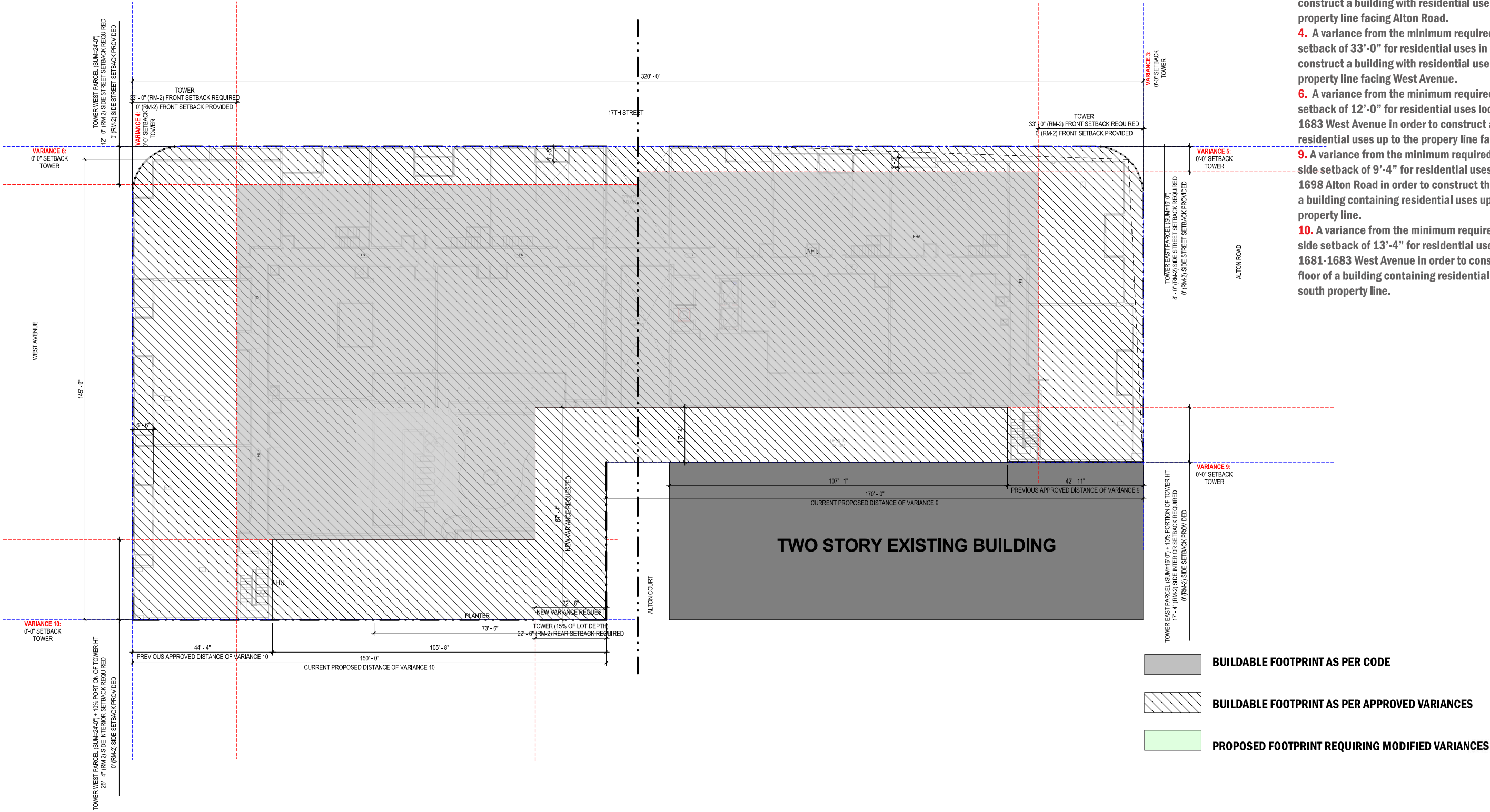
- APPROVED VARIANCES:**
- 1.** A variance from the minimum required front pedestal setback of 20'-0" for the residential uses in order to construct a building with residential use up to the property line facing Alton Road.
 - 2.** A variance from the minimum required front pedestal setback of 20'-0" for the residential uses in order to construct a building with residential use up to the property line facing West Avenue.
 - 5.** A variance from the minimum required street side setback of 8'-0" for residential uses located at 1698 Alton Road in order to construct a building with residential uses up to the property line facing 17th Street.
 - 7.** A variance from the minimum required pedestal sum of the side setbacks of 16'-0" for residential uses located at 1698 Alton Road in order to construct a building with residential uses up to both side property lines and a sum of the side setbacks of zero.
 - 8.** A variance from the minimum required pedestal sum of the side setbacks of 24'-0" for residential uses located at 1681-1683 West Avenue in order to construct a building with residential uses up to both side property lines and a sum of the side setbacks of zero.
 - 11.** A variance from the minimum required rear setback of 5'-0" for commercial uses in order to construct a building up to the rear property line.
 - 12.** A variance to exceed by 3'-0" the maximum building height allowed of 60'-0" for the construction of a building up to 63'-0" in height.



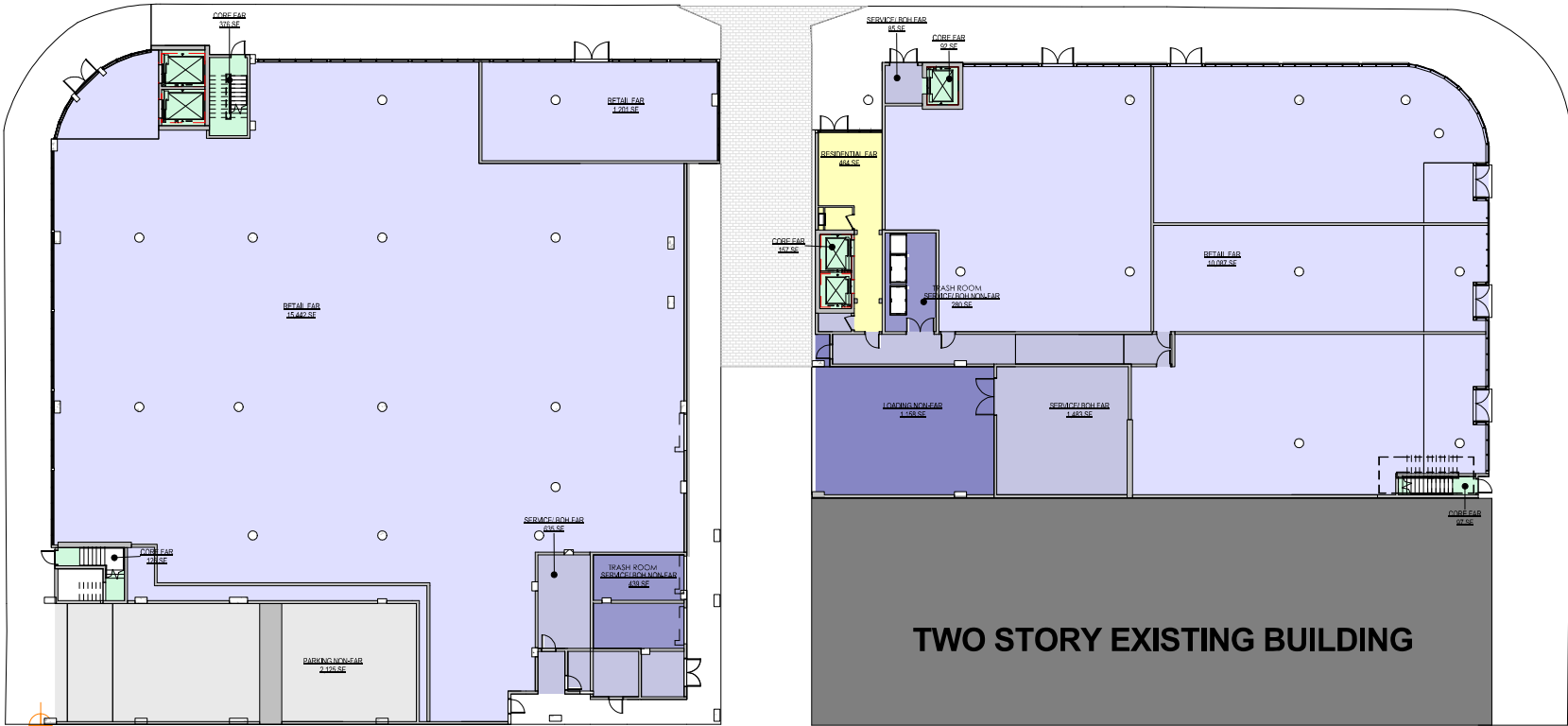
PEDESTAL:LEVELS I-4 SETBACK - DIAGRAM
SCALE: 1/16" = 1'-0"

- APPROVED VARIANCES:**
- 3.** A variance from the minimum required tower front setback of 33'-0" for residential uses in order to construct a building with residential use up to the property line facing Alton Road.
 - 4.** A variance from the minimum required tower front setback of 33'-0" for residential uses in order to construct a building with residential use up to the property line facing West Avenue.
 - 6.** A variance from the minimum required street side setback of 12'-0" for residential uses located at 1681-1683 West Avenue in order to construct a building with residential uses up to the property line facing 17th Street.
 - 9.** A variance from the minimum required tower interior side setback of 9'-4" for residential uses located at 1698 Alton Road in order to construct the 5th floor of a building containing residential uses up to the side property line.
 - 10.** A variance from the minimum required tower interior side setback of 13'-4" for residential uses located at 1681-1683 West Avenue in order to construct the 5th floor of a building containing residential uses up to the south property line.

I 7th and West Avenue
1698 ALTON ROAD MIAMI BEACH, FL 33139



TOWER: LEVELS 5-ROOF SETBACK - DIAGRAM
SCALE: 1/16" = 1'-0"



I GROUND FLOOR FAR DIAGRAM
SCALE: 1" = 20'-0"

AREAS FAR/ NON-FAR

- CORE FAR
- LOADING NON-FAR
- PARKING NON-FAR
- RESIDENTIAL FAR
- RETAIL FAR
- SERVICE/ BOH FAR
- SERVICE/ BOH NON-FAR

AREA SCHEDULE (FAR) GROUND LEVEL		
Level	Comments	Area
Ground Level	Core FAR	848 SF
Ground Level	Residential FAR	464 SF
Ground Level	Retail FAR	26,729 SF
Ground Level	Service/Back of House FAR	2,203 SF
Total		30,244 SF

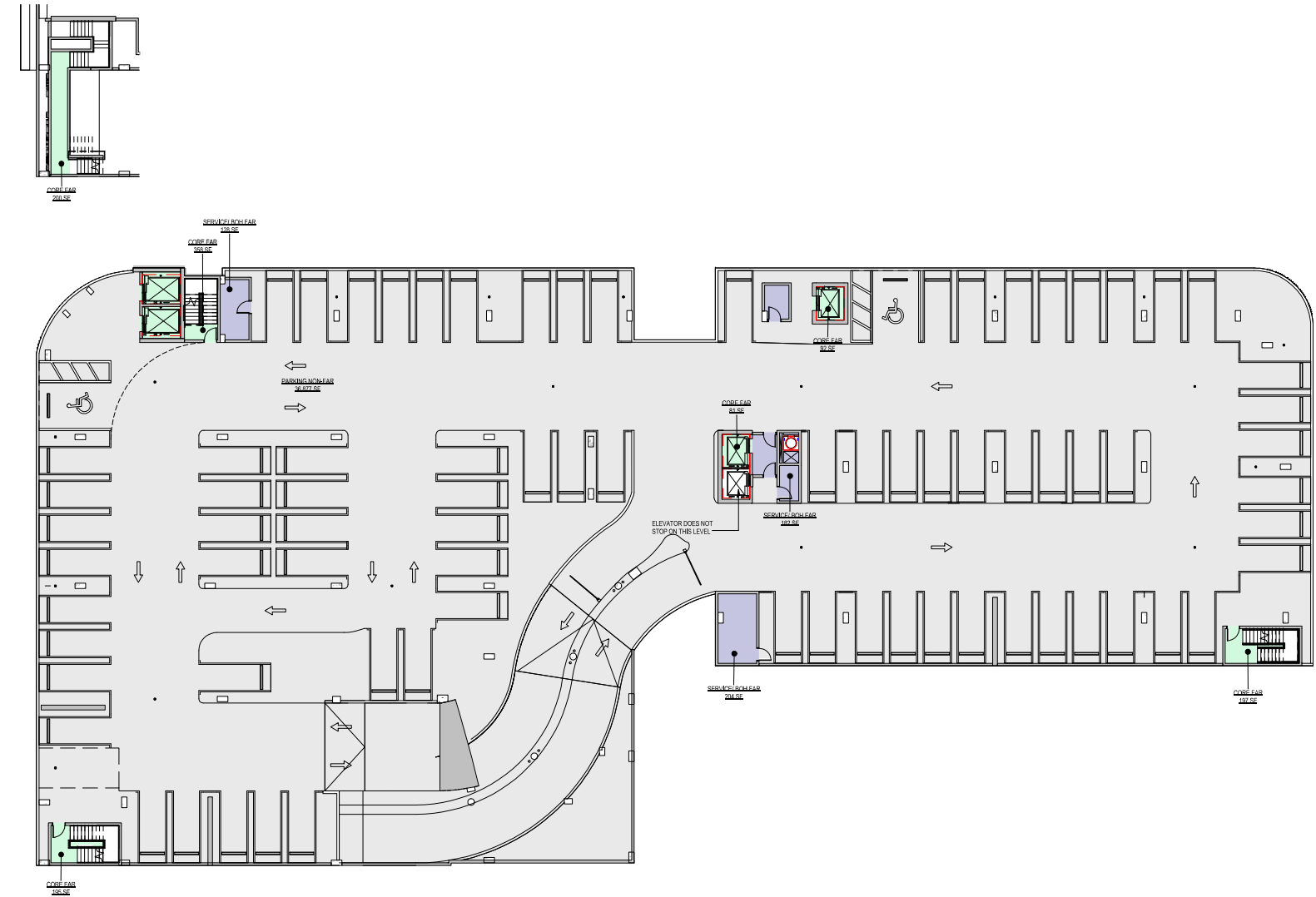
AREA SCHEDULE (Non-FAR) GROUND LEVEL		
Level	Comments	Area
Ground Level	Parking Non-FAR	2,125 SF
Ground Level	Service/Back of House Non-FAR	1,877 SF
Total		4,003 SF

2 LEVEL 1.5 FAR DIAGRAM
SCALE: 1" = 20'-0"

AREAS FAR/ NON-FAR

- CORE FAR

AREA SCHEDULE (FAR) LEVEL 1.5		
Level	Comments	Area
Level 1.5	Core FAR	200 SF
Total		200 SF



3 LEVEL 02 FAR DIAGRAM
SCALE: 1" = 20'-0"

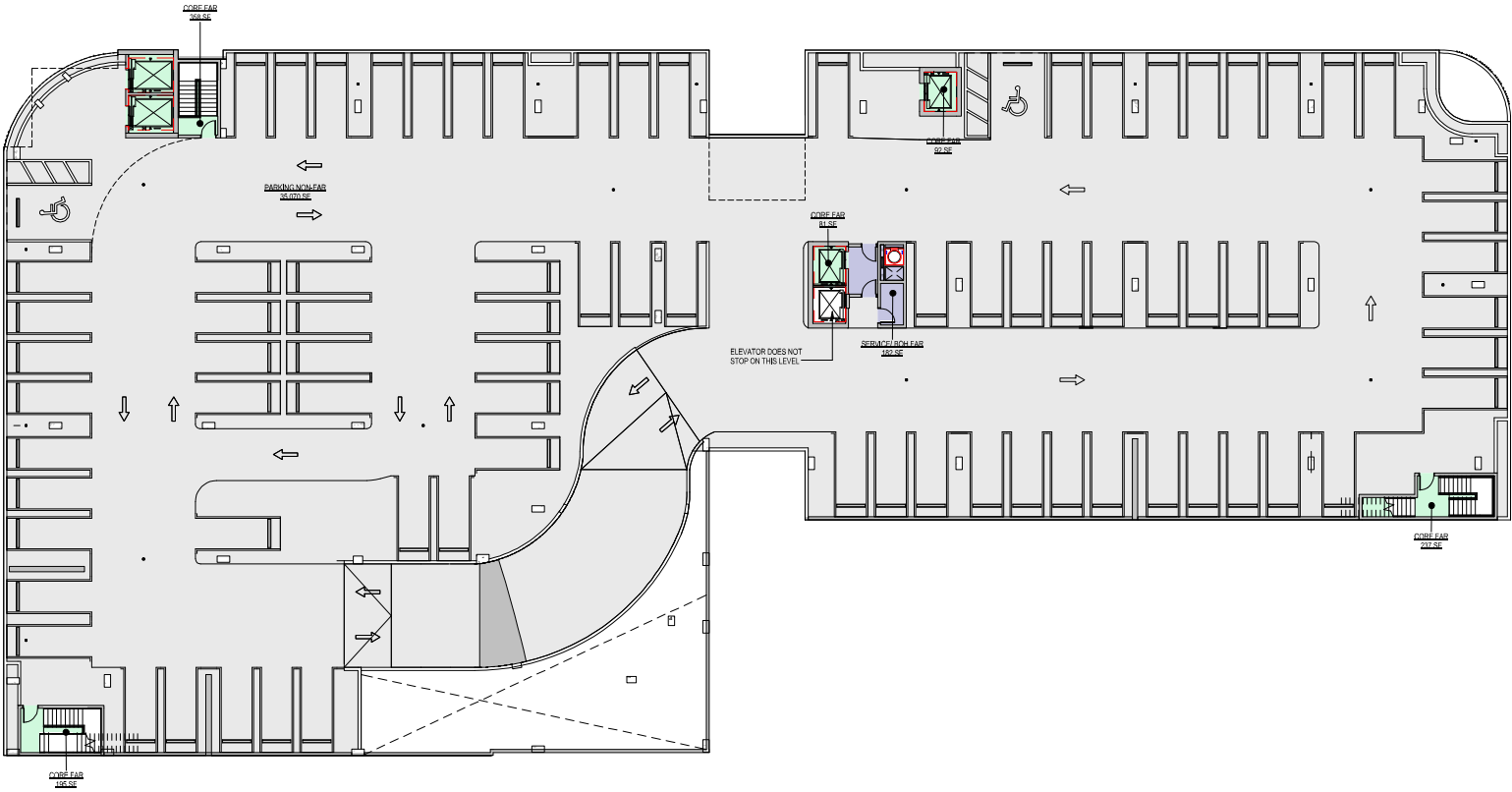
AREAS FAR/ NON-FAR

- CORE FAR
- PARKING NON-FAR
- SERVICE/ BOH FAR

AREA SCHEDULE (FAR) LEVEL 2		
Level	Comments	Area
Level 2	Core FAR	923 SF
Level 2	Service/Back of House FAR	585 SF
Total		1,508 SF

AREA SCHEDULE (Non-FAR) LEVEL 2		
Level	Comments	Area
Level 2	Parking Non-FAR	36,877 SF
Total		36,877 SF

I LEVEL 03 FAR DIAGRAM
SCALE: 1" = 20'-0"



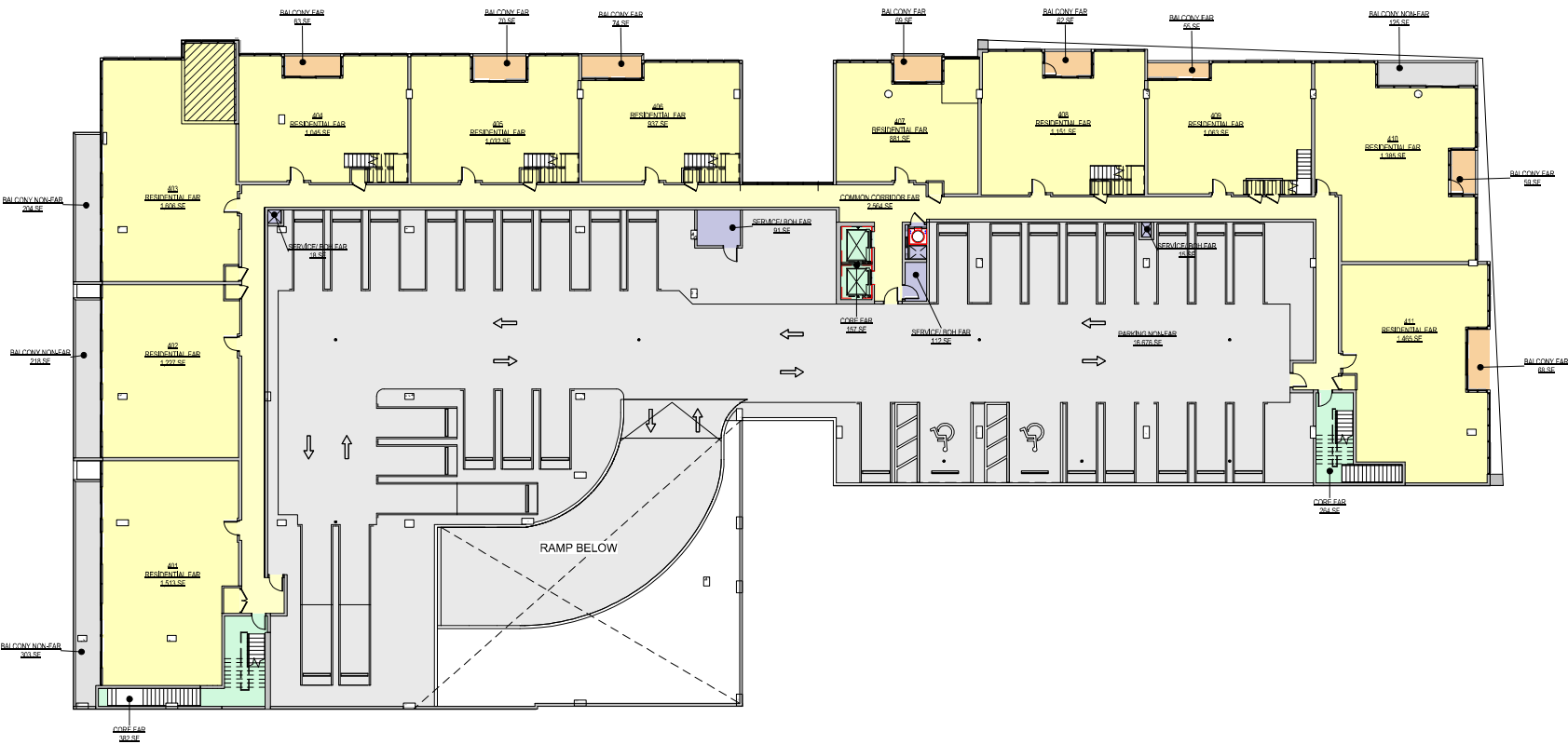
AREAS FAR/ NON-FAR

- CORE FAR
- PARKING NON-FAR
- SERVICE/ BOH FAR

AREA SCHEDULE (FAR) LEVEL 3		
Level	Comments	Area
Level 3	Core FAR	963 SF
Level 3	Service/Back of House FAR	182 SF
Total		1,145 SF

AREA SCHEDULE (Non-FAR) LEVEL 3		
Level	Comments	Area
Level 3	Parking Non-FAR	35,070 SF
Total		35,070 SF

2 LEVEL 04 FAR DIAGRAM
SCALE: 1" = 20'-0"



AREAS FAR/ NON-FAR

- BALCONY FAR
- BALCONY NON-FAR
- COMMON CORRIDOR FAR
- CORE FAR
- PARKING NON-FAR
- RESIDENTIAL FAR
- SERVICE/ BOH FAR

AREA SCHEDULE (FAR) LEVEL 4		
Level	Comments	Area
Level 4	Balcony FAR	521 SF
Level 4	Common Corridor FAR	2,564 SF
Level 4	Core FAR	803 SF
Level 4	Residential FAR	13,306 SF
Level 4	Service/Back of House FAR	236 SF
Total		17,428 SF

AREA SCHEDULE (Non-FAR) LEVEL 4		
Level	Comments	Area
Level 4	Balcony Non-FAR	850 SF
Level 4	Parking Non-FAR	16,676 SF
Total		17,526 SF

C-1: Typical Floor Plans

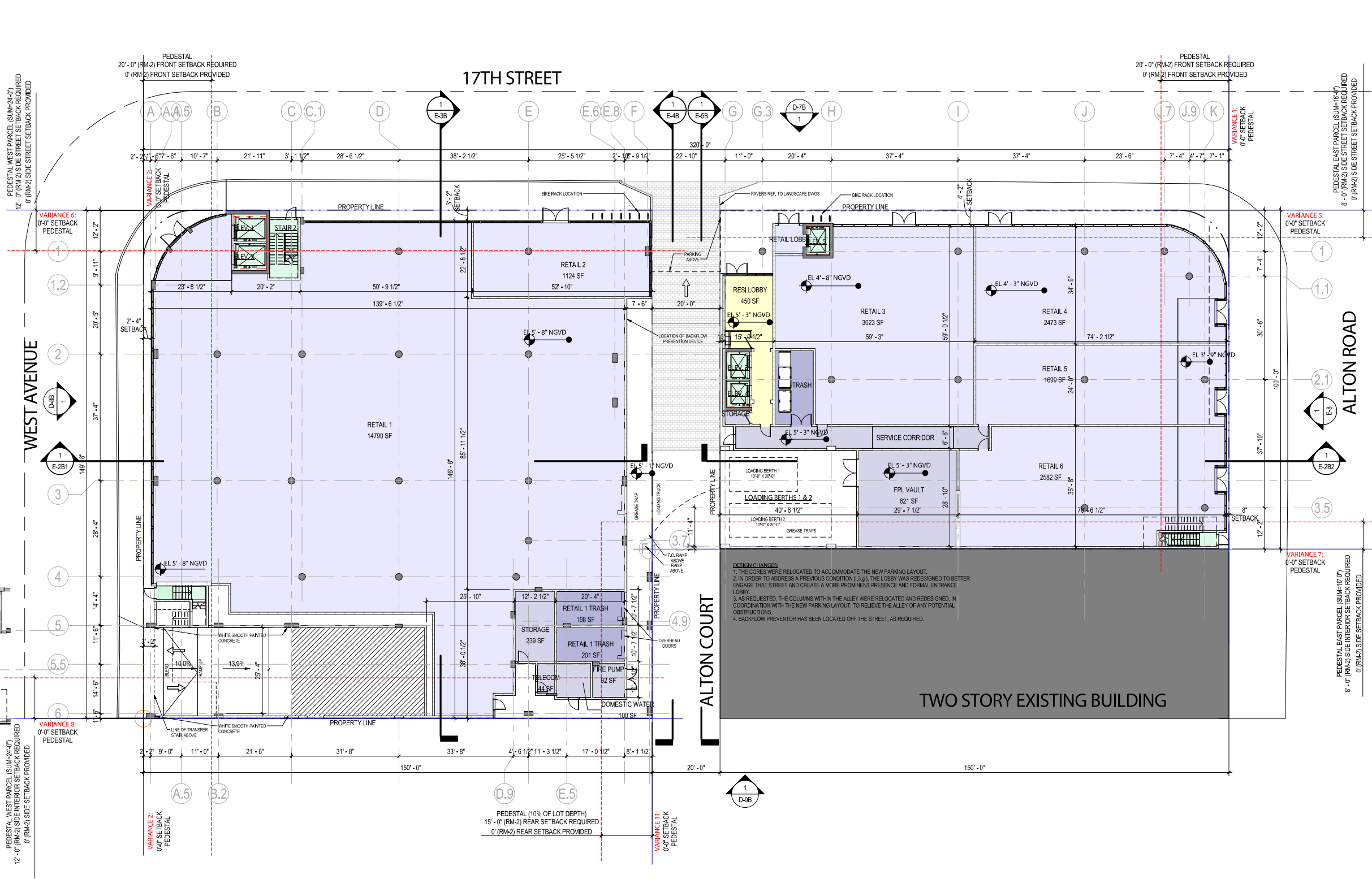
- C-2A: Previous Approved Ground Floor Plan
- C-2B: Current Proposed Ground Floor Plan
- C-3: Level 02 Parking Floor Plan
- C-4: Level 03 Parking Floor Plan
- C-5: Level 04 Residential Floor Plan
- C-6: Level 05 Residential Floor Plan
- C-7: Roof Floor Plan



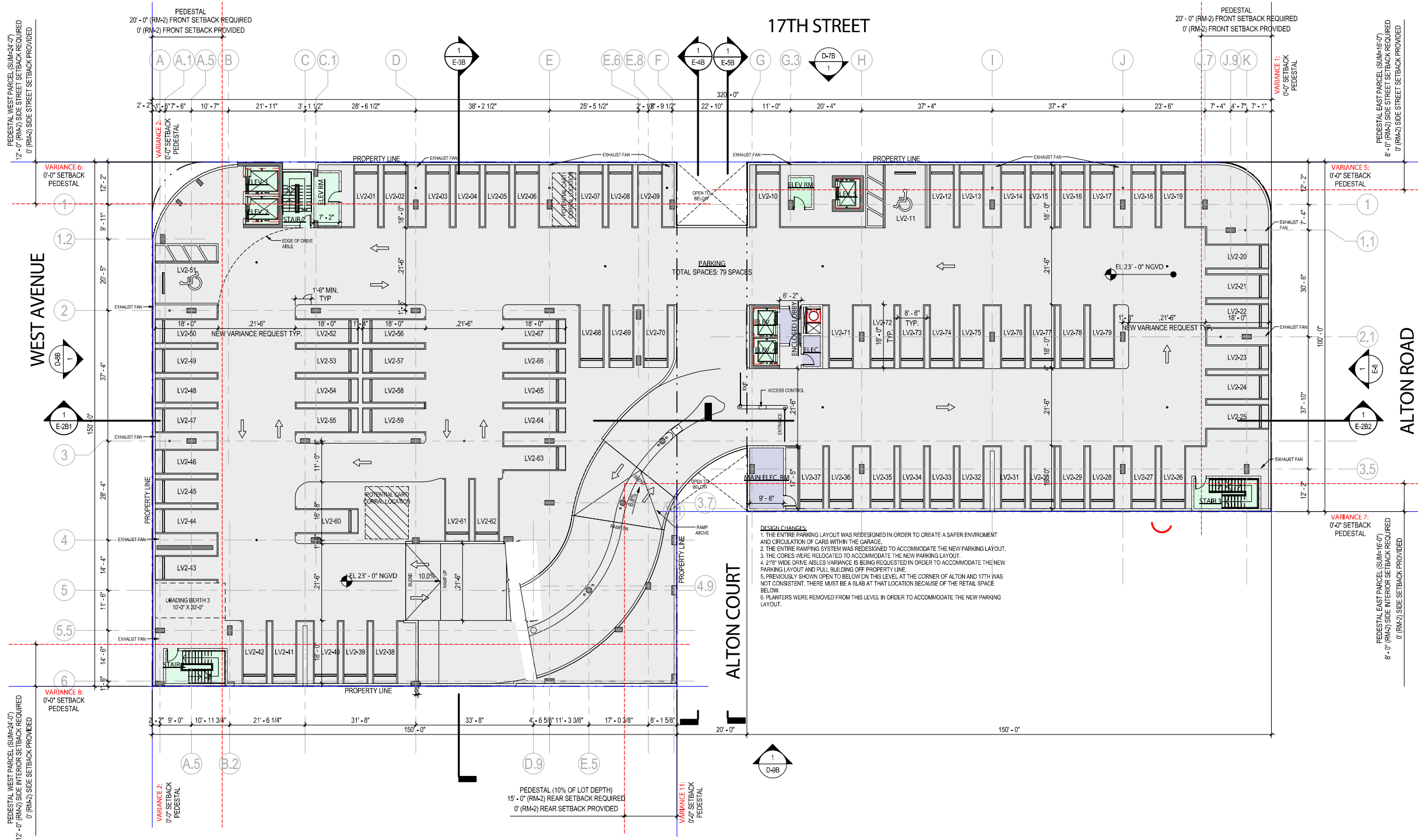
One Biscayne Tower Suite 1670
Two South Biscayne Blvd., Miami, FL 33131
T: 305.482.8700
www.stantec.com

Lic#: AA2600733
Jonathan Cardello
Lic#: AR93391

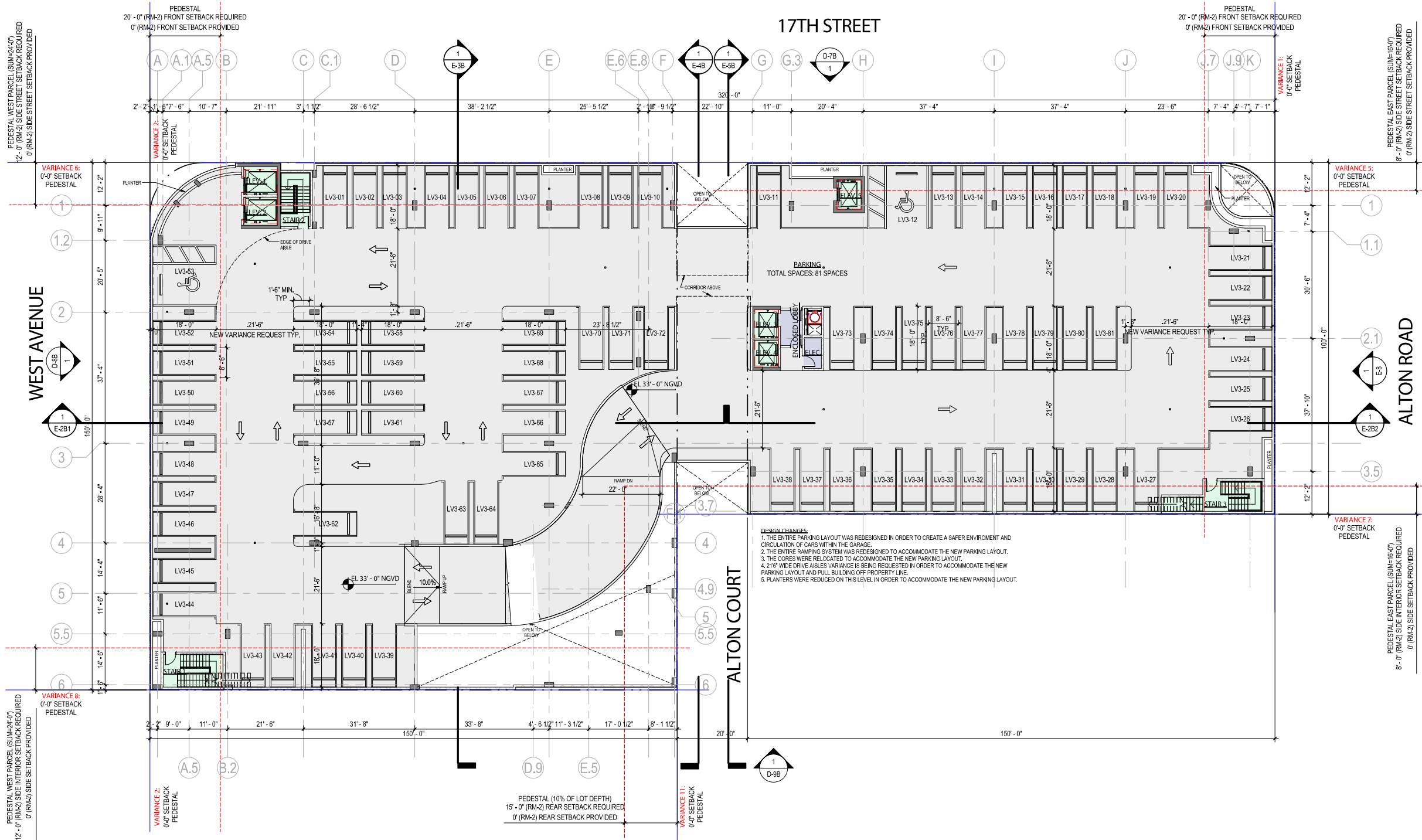
FINAL SUBMISSION
01.05.2018



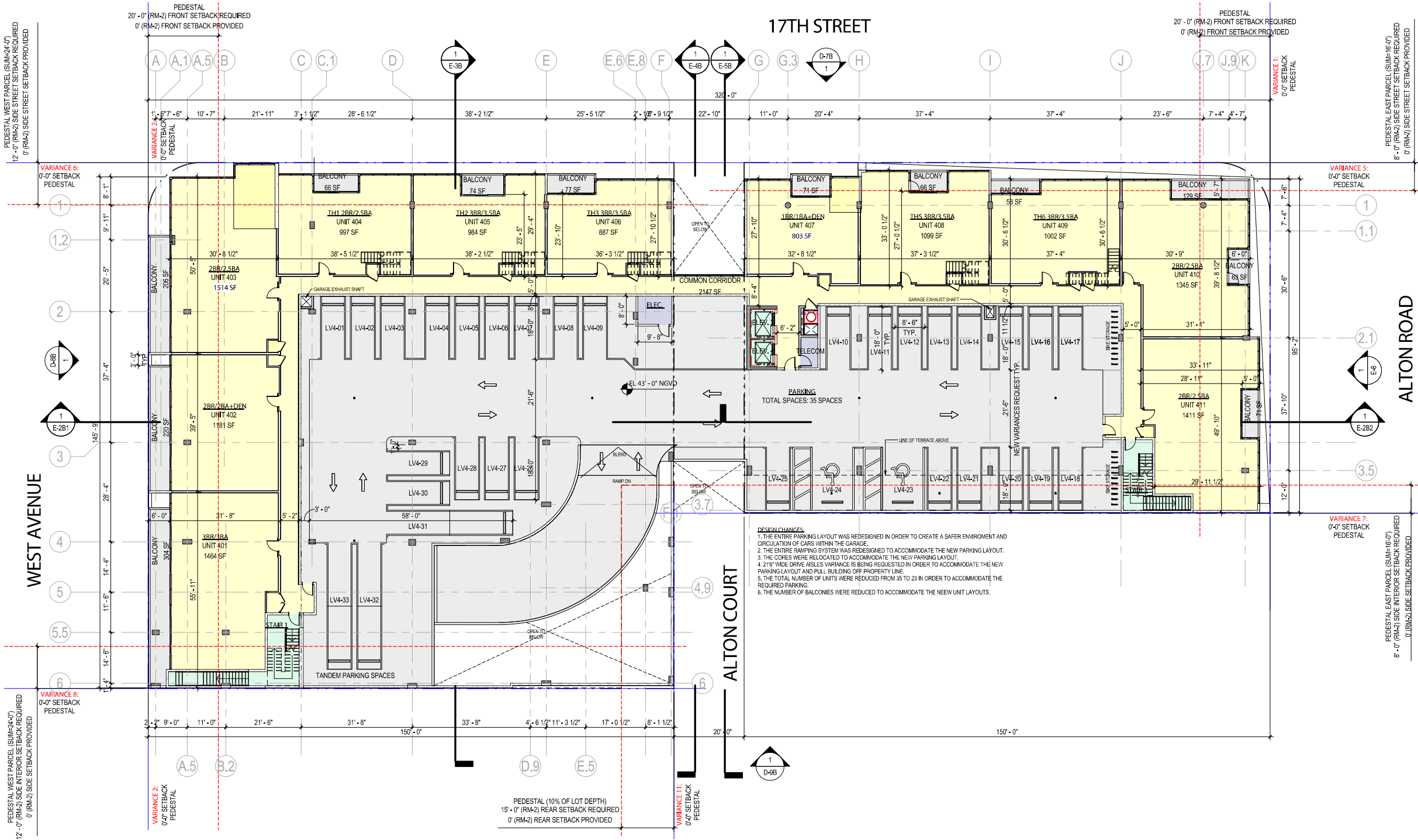
GROUND LEVEL - FLOOR PLAN
SCALE: 1/32" = 1'-0"



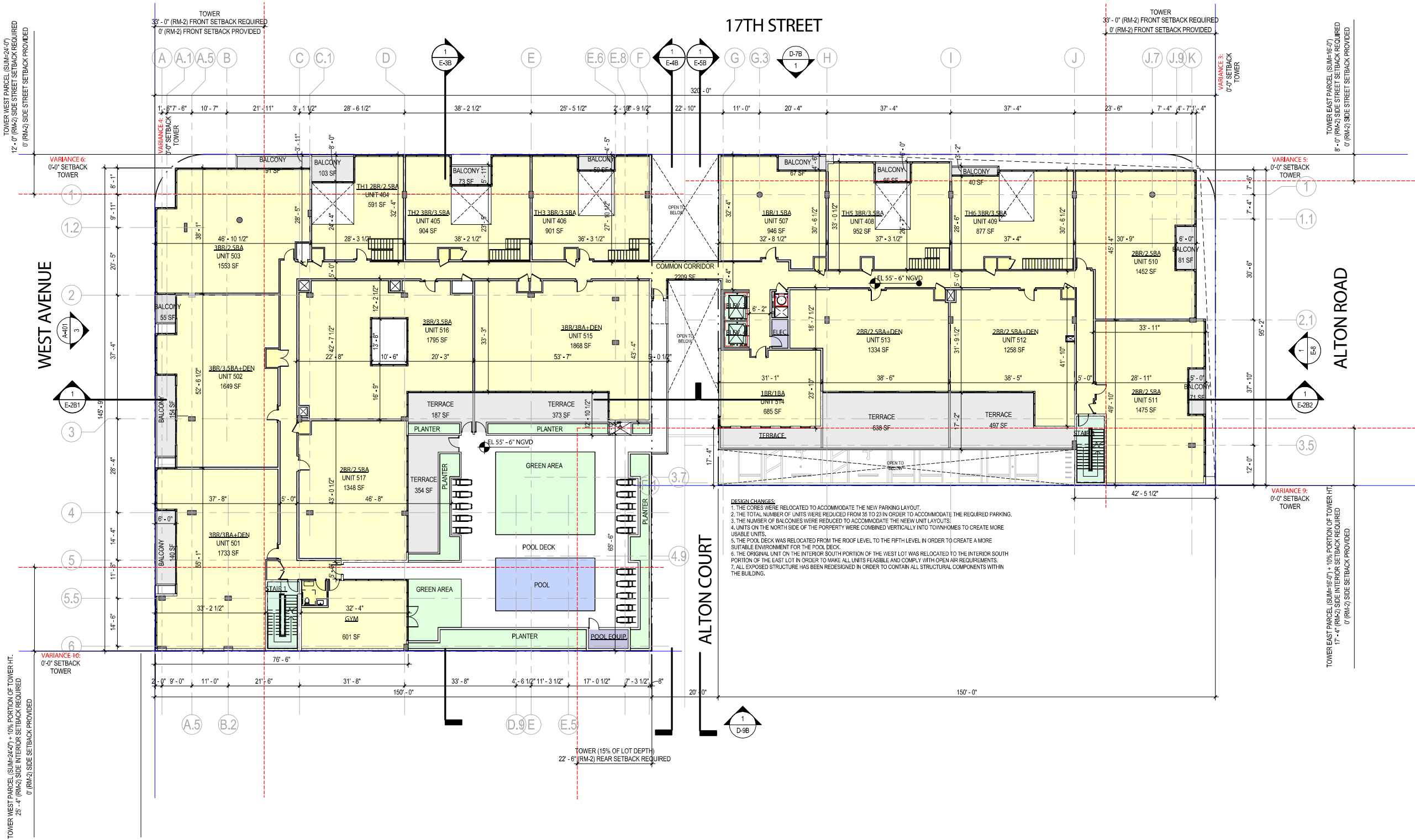
LEVEL 02 - FLOOR PLAN
SCALE: 1/32" = 1'-0"



LEVEL 03 - FLOOR PLAN
SCALE: 1/32" = 1'-0"



LEVEL 04 - FLOOR PLAN
SCALE: 1/32" = 1'-0"

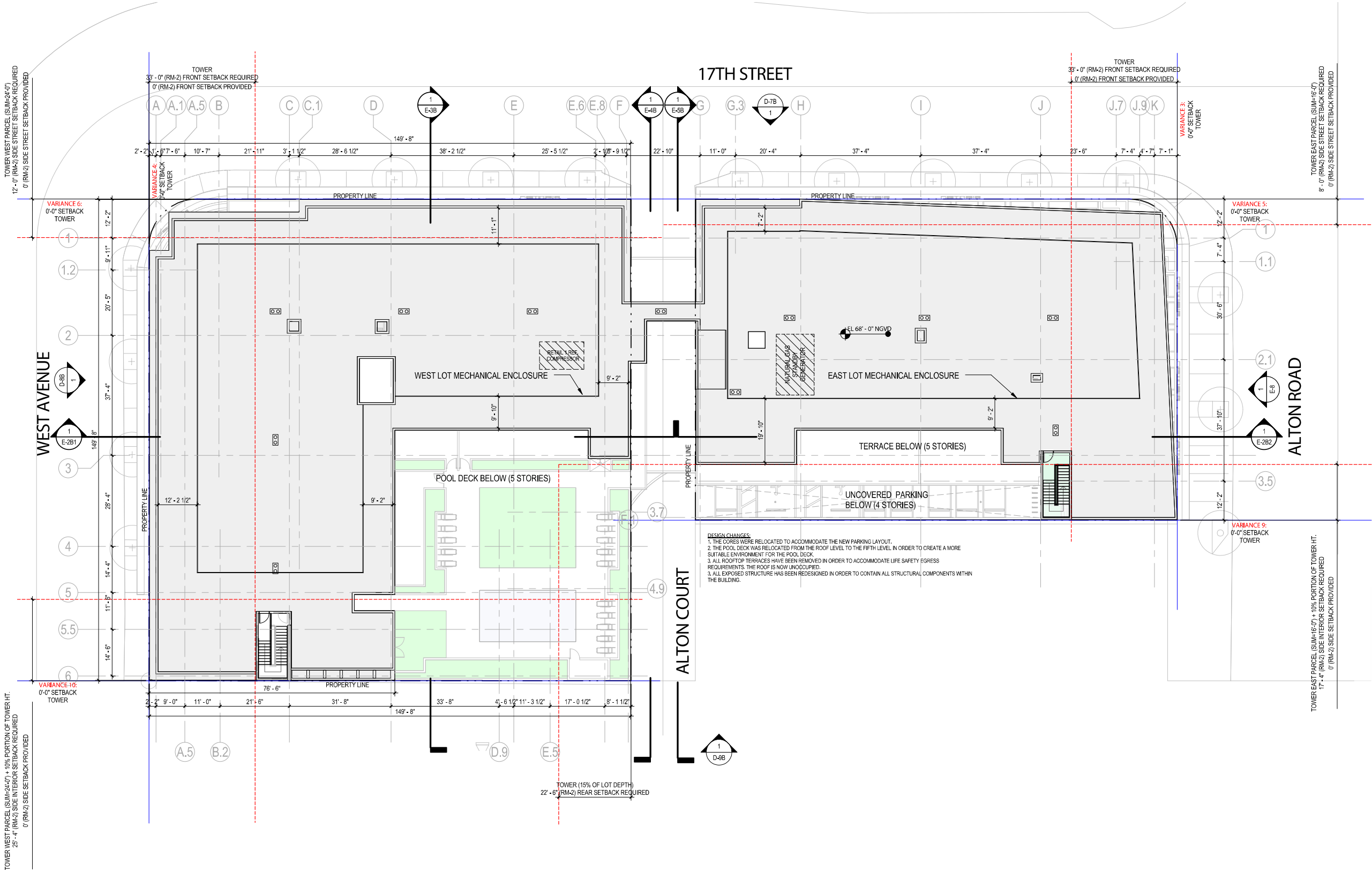


LEVEL 05 - FLOOR PLAN
SCALE: 1/32" = 1'-0"



One Biscayne Tower Suite 1670
Two South Biscayne Blvd, Miami, FL 33131
T: 305.482.8700
www.stantec.com

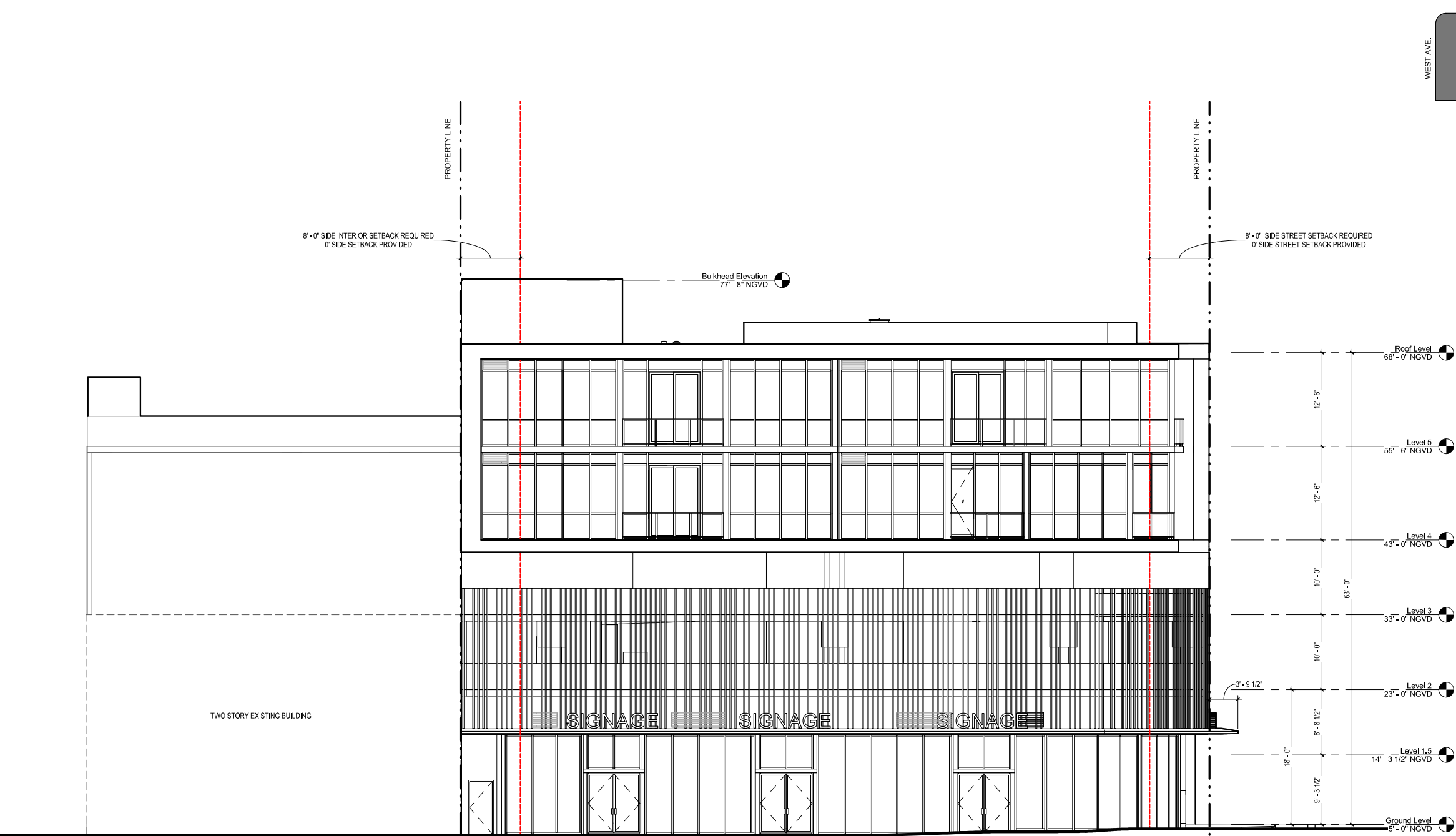
FINAL SUBMISSION
01.05.2018



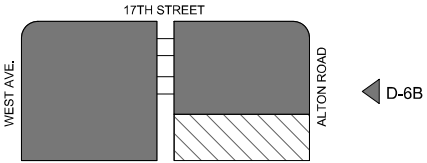
① ROOF LEVEL - FLOOR PLAN
SCALE: 1/32" = 1'-0"

D-1: Building Elevations

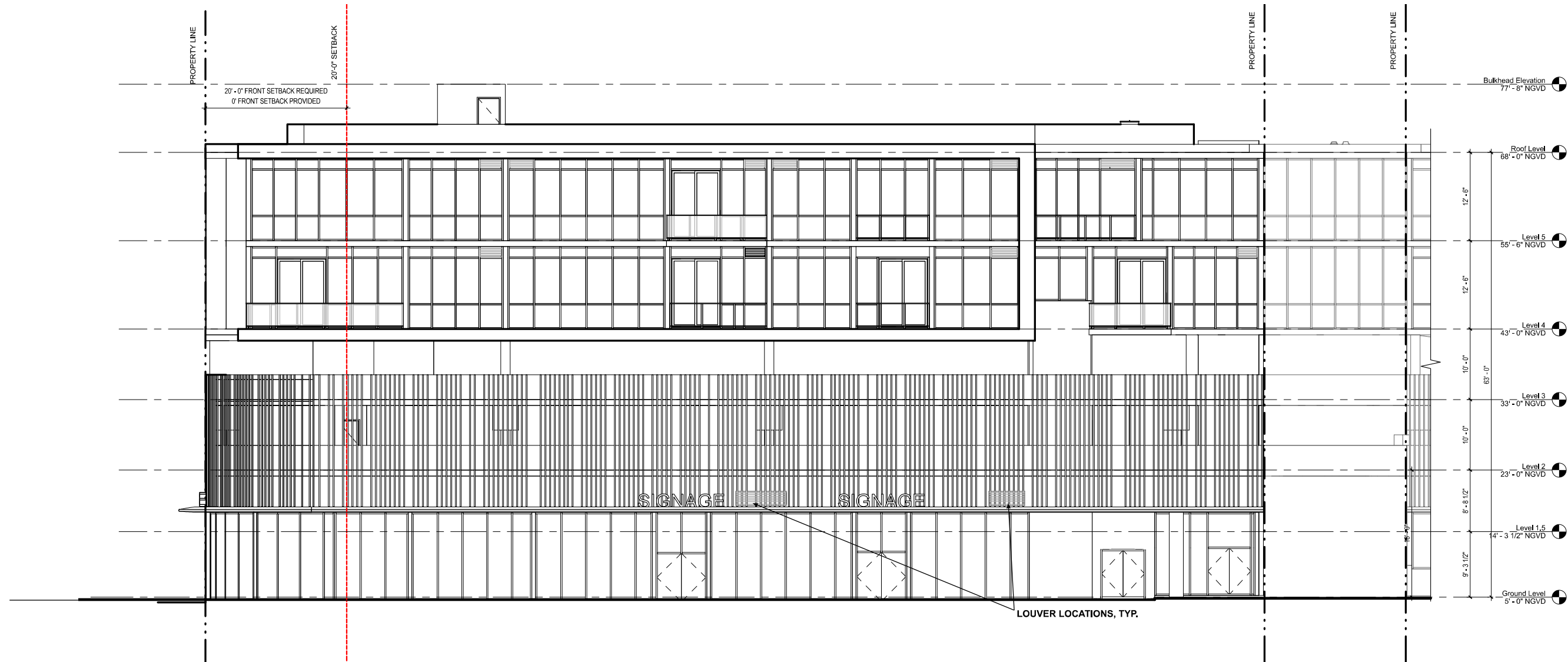
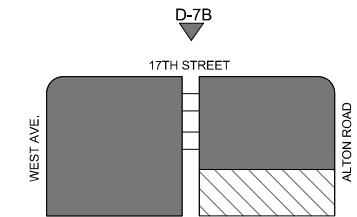
- D-2A: PREVIOUS APPROVED ALTON ROAD LINE DRAWING ELEVATION
- D-2B: CURRENT PROPOSED ALTON ROAD LINE DRAWING ELEVATION
- D-3A.1: PREVIOUS APPROVED 17TH STREET LINE DRAWING ELEVATION
- D-3B.1: CURRENT PROPOSED 17TH STREET LINE DRAWING ELEVATION
- D-3A.2: PREVIOUS APPROVED 17TH STREET LINE DRAWING ELEVATION
- D-3B.2: CURRENT PROPOSED 17TH STREET LINE DRAWING ELEVATION
- D-4A: PREVIOUSLY APPROVED WEST AVENUE LINE DRAWING ELEVATION
- D-4B: CURRENT PROPOSED WEST AVENUE LINE DRAWING ELEVATION
- D-5.1: SOUTH LINE DRAWING ELEVATION
- D-5.2: SOUTH LINE DRAWING ELEVATION
- D-6A: PREVIOUS APPROVED ALTON ROAD ELEVATION
- D-6B: CURRENT PROPOSED ALTON ROAD ELEVATION
- D7A: PREVIOUS APPROVED 17TH STREET ELEVATION
- D7B: CURRENT PROPOSED 17TH STREET ELEVATION
- D8A: PREVIOUS APPROVED WEST AVENUE ELEVATION
- D8B: CURRENT PROPOSED WEST AVENUE ELEVATION



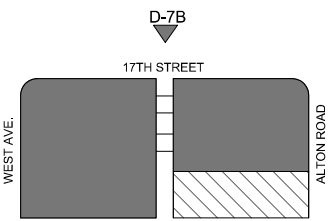
NOTES:
1. ALL RETAIL EXHAUST TO BE ROUTED VERTICALLY THROUGH THE BUILDING AND/OR EXHAUSTED THROUGH THE ALLEYWAY WHENEVER POSSIBLE AS ALLOWED BY CODE.
2. ALL RETAIL FRESH AIR INTAKE LOUVERS WILL BE LOCATED HORIZONTALLY THROUGH THE WALL ABOVE STOREFRONT AND BEHIND ARCHITECTURAL SCREEN AND/OR THROUGH THE ALLEYWAY WHENEVER POSSIBLE AS ALLOWED BY CODE. COLOR TO MATCH WALL BEHIND ARCHITECTURAL SCREEN.
3. ALL KITCHEN EXHAUSTS WITH AN ELECTRIC STATIC PRECIPITATOR TO SUPPRESS ODORS TO BE ROUTED HORIZONTALLY THROUGH THE WALL ABOVE THE STOREFRONT AND BEHIND THE ARCHITECTURAL SCREEN AND/OR THROUGH THE ALLEYWAY WHENEVER POSSIBLE AS ALLOWED BY CODE. COLOR TO MATCH WALL BEHIND ARCHITECTURAL SCREEN.



ALTON ROAD - ELEVATION
SCALE: 1/16" = 1'-0"



17TH STREET - ELEVATION
SCALE: 1/16" = 1'-0"



One Biscayne Tower Suite 1670
Two South Biscayne Blvd, Miami, FL 33131
T: 305.482.8700
www.stantec.com

Lic#: AA2600733
Jonathan Cardello
Lic#: AR93391

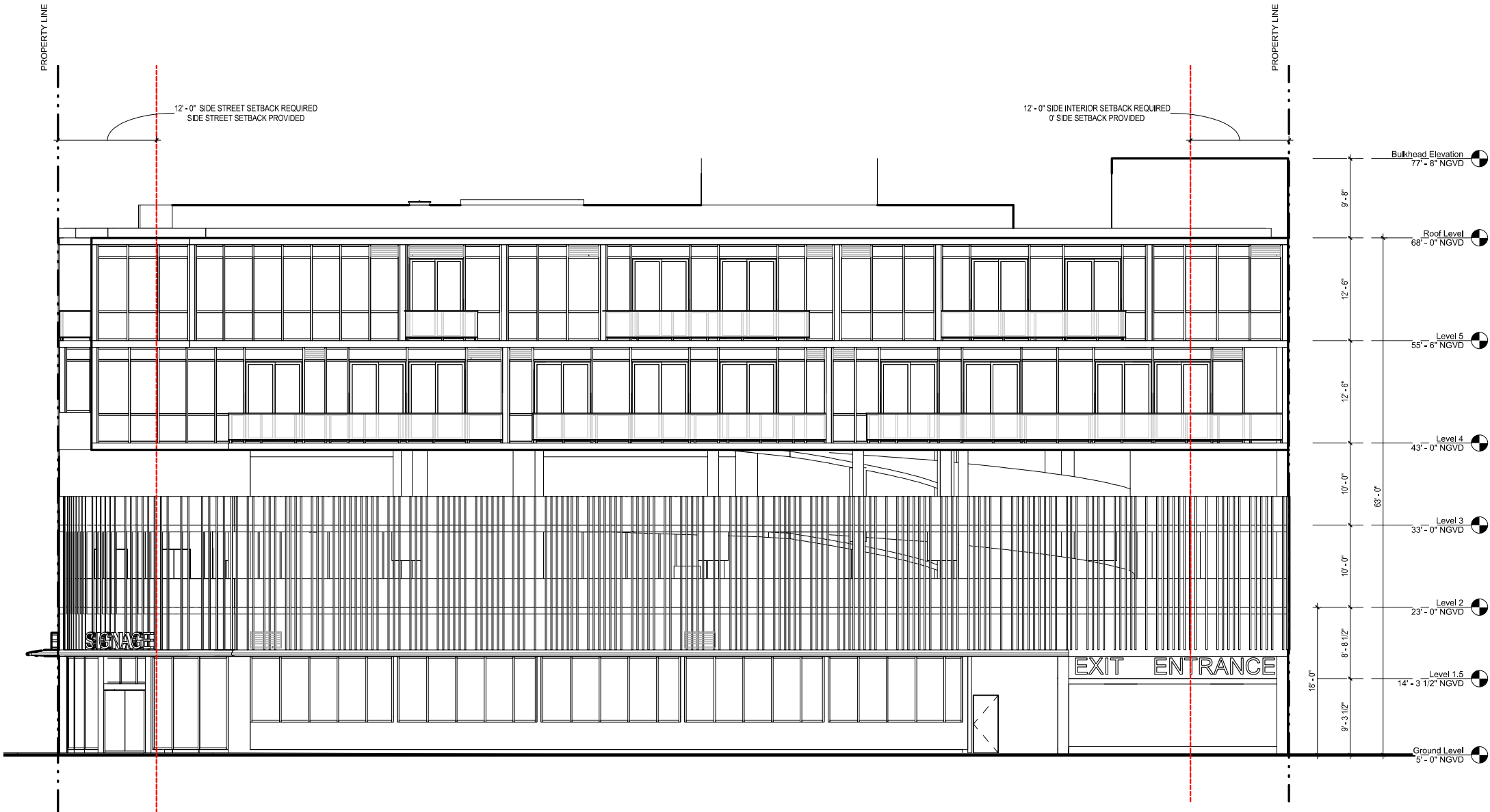
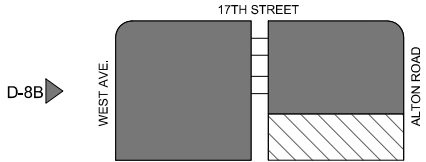
FINAL SUBMISSION

01.05.2018



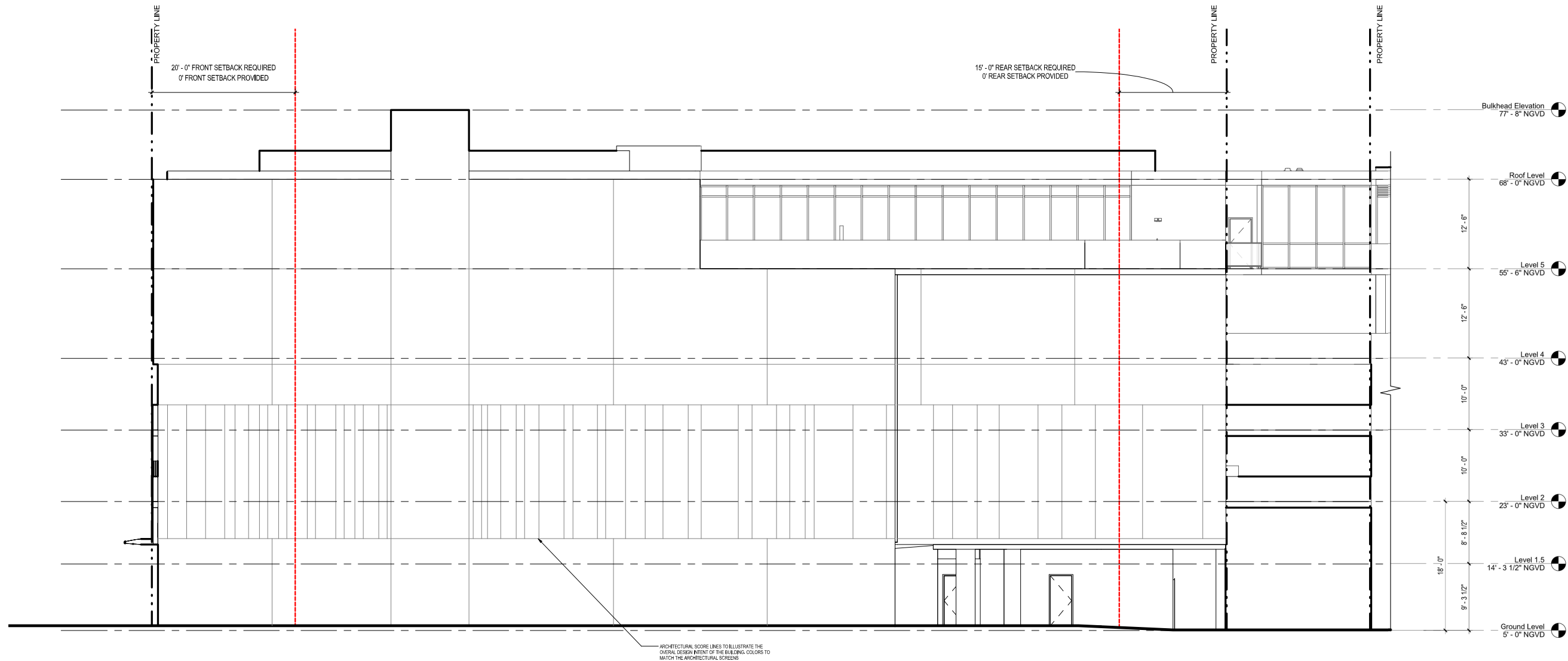
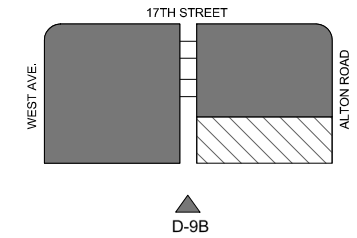
One Biscayne Tower Suite 1670
Two South Biscayne Blvd, Miami, FL 33131
T: 305.482.8700
www.stantec.com

FINAL SUBMISSION
01.05.2018



WEST AVENUE - ELEVATION
SCALE: 1/16" = 1'-0"

* FOR LABELED AND RENDERED VERSION REFER TO SHEETS E-2.2



17th and West Avenue
1698 ALTON ROAD MIAMI BEACH, FL 33139



One Biscayne Tower Suite 1670
Two South Biscayne Blvd, Miami, FL 33131
T: 305.482.8700
www.stantec.com

Lic#: AA26000733
Jonathan Cardello
Lic#: AR93391

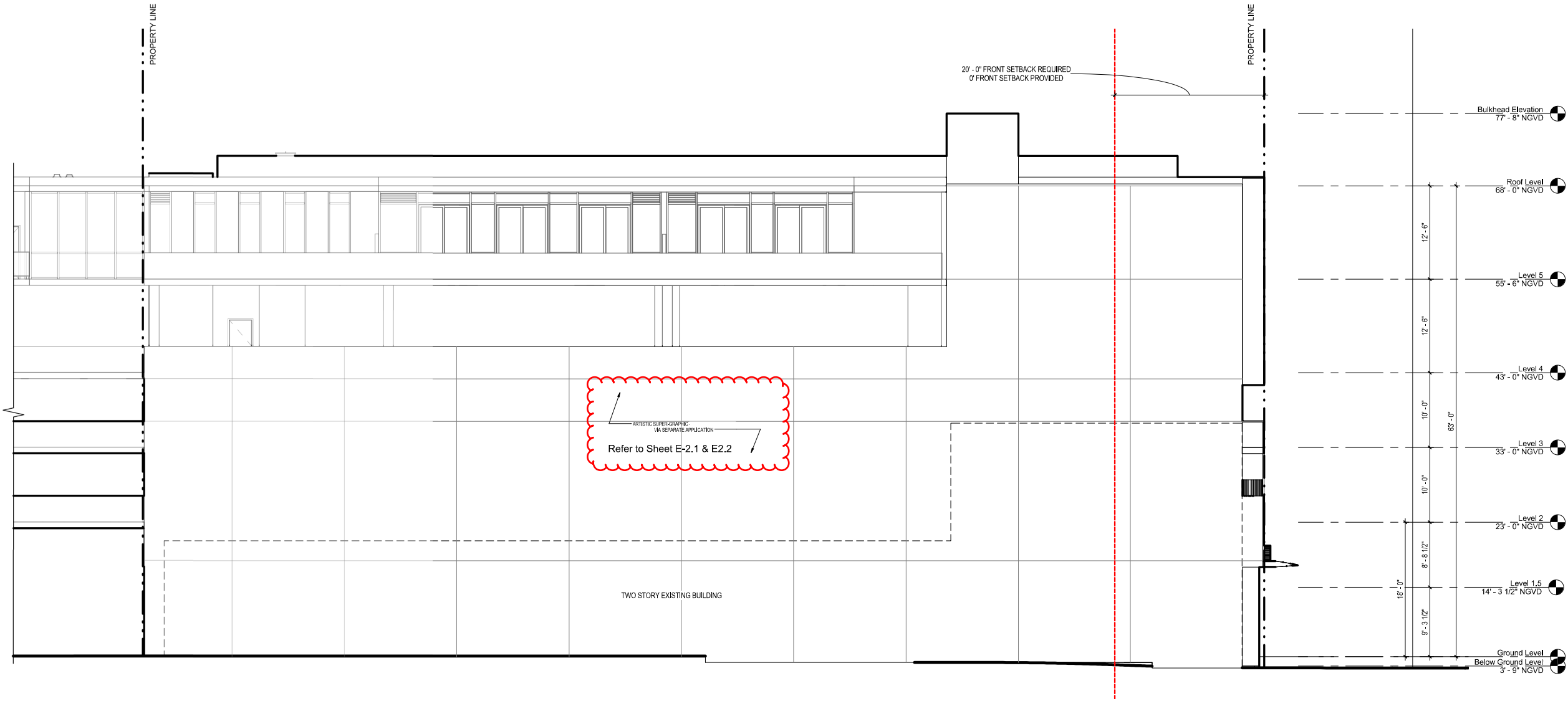
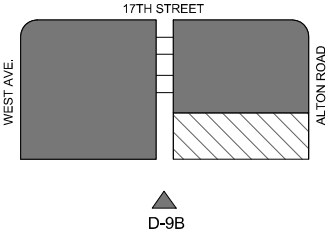
FINAL SUBMISSION

01.05.2018

SOUTH - ELEVATION
SCALE: 1/16" = 1'-0"

D-5.1

* FOR LABELED AND RENDERED VERSION REFER TO SHEETS E-2.2



SOUTH - ELEVATION
SCALE: 1/16" = 1'-0"

17th and West Avenue
1698 ALTON ROAD MIAMI BEACH, FL 33139

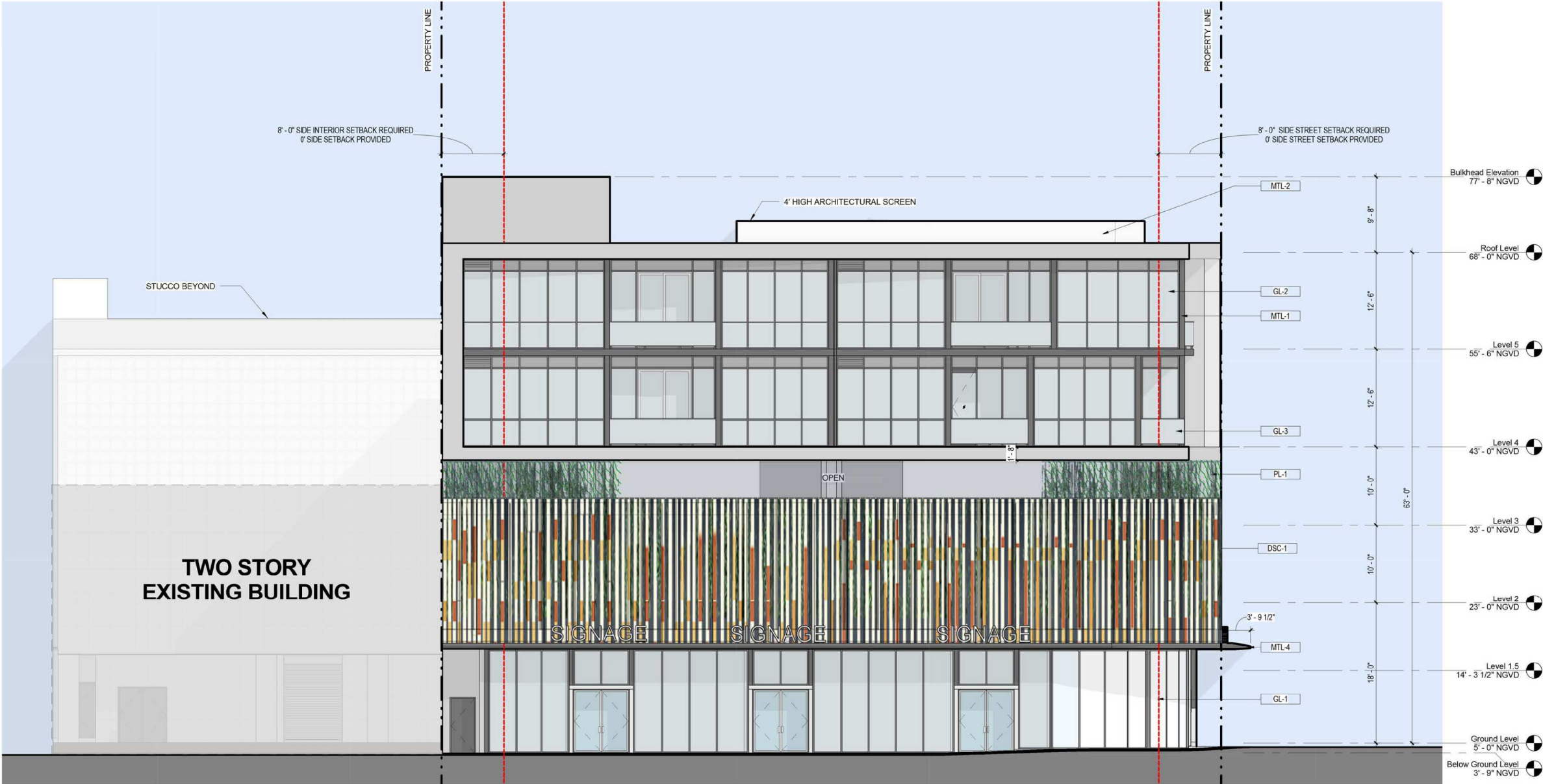


One Biscayne Tower Suite 1670
Two South Biscayne Blvd, Miami, FL 33131
T: 305.482.8700
www.stantec.com

Lic#: AA2600733
Jonathan Cardello
Lic#: AR93391

FINAL SUBMISSION

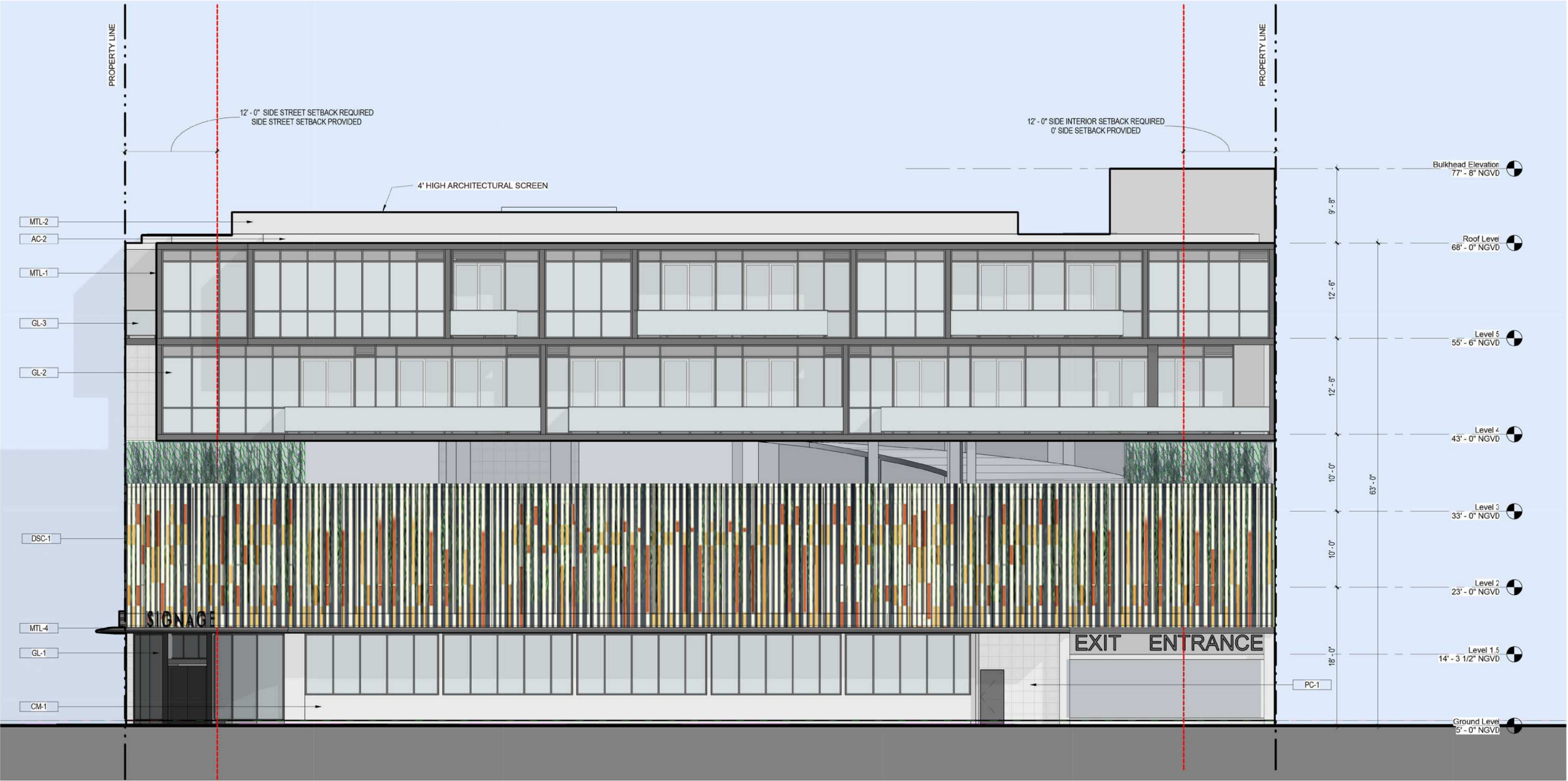
01.05.2018



MATERIAL LEGEND	
CM-1	GLAZED TILE
CM-2	PAINTED STUCCO
AC-1	ARCHITECTURAL CONCRETE - LIGHT
AC-2	ARCHITECTURAL CONCRETE - DARK
DSC-1	DIMENSIONAL SCREEN CLADDING SYSTEM
GL-1	LAMINATED IMPACT GLASS
GL-2	INSULATED GLASS PANEL
GL-3	GLASS GUARDRAIL
MTL-1	BREAK METAL CLADDING - COLORED GUNMETAL
MTL-2	DARK FINISH METAL GUARDRAIL
MTL-3	STAINLESS STEEL CABLE
MTL-4	BREAK METAL CANOPY
PC-1	WHITE SMOOTH PAINTED CONCRETE
PL-1	PLANTING MATERIAL



MATERIAL LEGEND	
CM-1	GLAZED TILE
CM-2	PAINTED STUCCO
AC-1	ARCHITECTURAL CONCRETE - LIGHT
AC-2	ARCHITECTURAL CONCRETE - DARK
DSC-1	DIMENSIONAL SCREEN CLADDING SYSTEM
GL-1	LAMINATED IMPACT GLASS
GL-2	INSULATED GLASS PANEL
GL-3	GLASS GUARDRAIL
MTL-1	BREAK METAL CLADDING - COLORED GUNMETAL
MTL-2	DARK FINISH METAL GUARDRAIL
MTL-3	STAINLESS STEEL CABLE
MTL-4	BREAK METAL CANOPY
PC-1	WHITE SMOOTH PAINTED CONCRETE
PL-1	PLANTING MATERIAL



MATERIAL LEGEND	
CM-1	GLAZED TILE
CM-2	PAINTED STUCCO
AC-1	ARCHITECTURAL CONCRETE - LIGHT
AC-2	ARCHITECTURAL CONCRETE - DARK
DSC-1	DIMENSIONAL SCREEN CLADDING SYSTEM
GL-1	LAMINATED IMPACT GLASS
GL-2	INSULATED GLASS PANEL
GL-3	GLASS GUARDRAIL
MTL-1	BREAK METAL CLADDING - COLORED GUNMETAL
MTL-2	DARK FINISH METAL GUARDRAIL
MTL-3	STAINLESS STEEL CABLE
MTL-4	BREAK METAL CANOPY
PC-1	WHITE SMOOTH PAINTED CONCRETE
PL-1	PLANTING MATERIAL

WEST AVENUE - ELEVATION
SCALE: 1/16" = 1'-0"