

## 17th and West Avenue

1698 ALTON ROAD & 1681-1683 WEST AVE.  
MIAMI BEACH, FL 33139

Submitted to: City of Miami Beach

Architect: Stantec  
Civil/Traffic Engineer: Ocean Engineering, Inc.  
Landscape Architect: Design Studio Boca  
Land Use: Bercow Radell & Fernandez, P.A.  
Owner: 1681 West Ventures, LLC.

5 JANUARY 2018  
FINAL SUBMITTAL





17TH STREET - TRADER JOE'S ART MURAL EXAMPLE 2  
SCALE: NTS



17TH STREET - TRADER JOE'S ART MURAL EXAMPLE 3  
SCALE: NTS

PROJECT TEAM

Owner:

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17th and West Avenue  
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FINAL SUBMISSION  
01.05.2018

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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

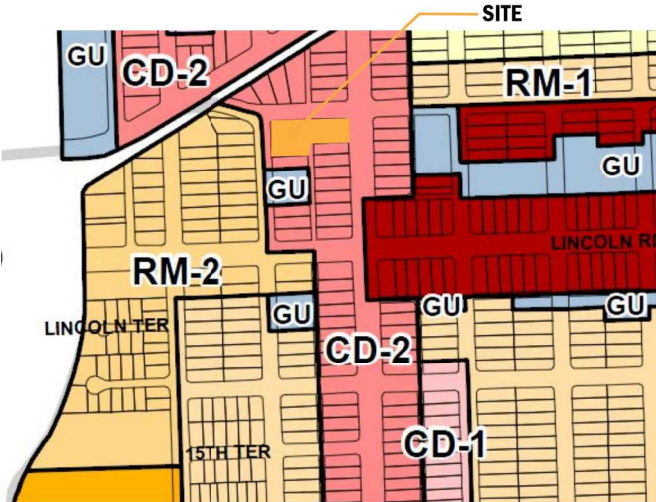
		Setbacks	Required	Existing	Proposed	Deficiencies
		Pedestal: CD-2				
19	25	Front Setback	0'	N/A	2.33'	N/A
20	26	Side Setback	0'	N/A	0'	N/A
21	27	Side Setback	0'	N/A	1'	N/A
22	28	Side Setback facing Street:	0'	N/A	4.17'	N/A
23	29	Rear Setback:	5'	N/A	[0']	N/A
		Pedestal: RM-2				
24	30	Front Setback				
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

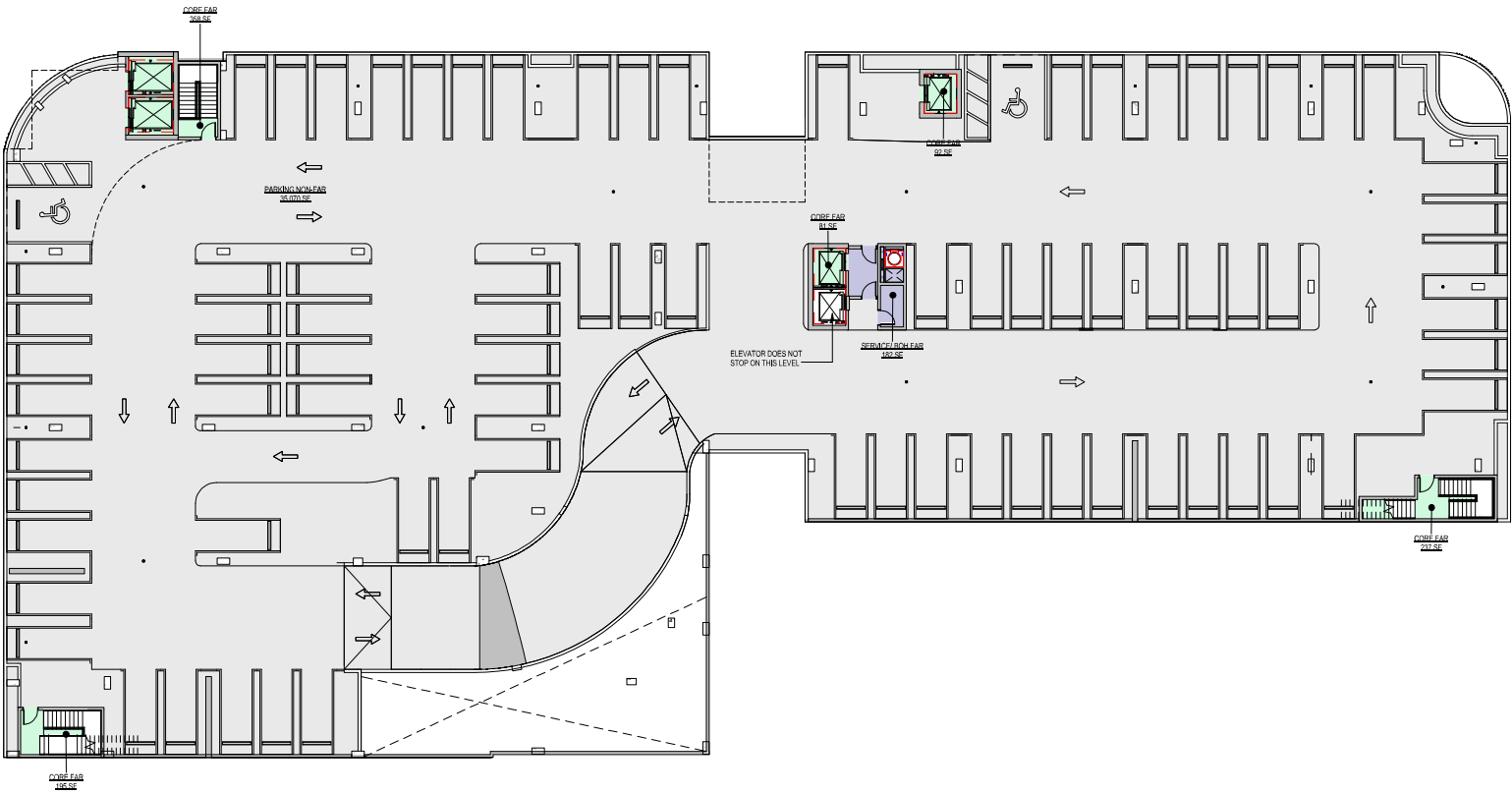
		Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	50	Type of use	N/A	N/A	Restaurant	N/A
52	51	Number of seats located outside on private property	N/A	N/A	TBD	N/A
53	52	Number of seats inside	N/A	N/A	TBD	N/A
54	53	Total number of seats	N/A	N/A	172 Seats	N/A
55	54	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

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



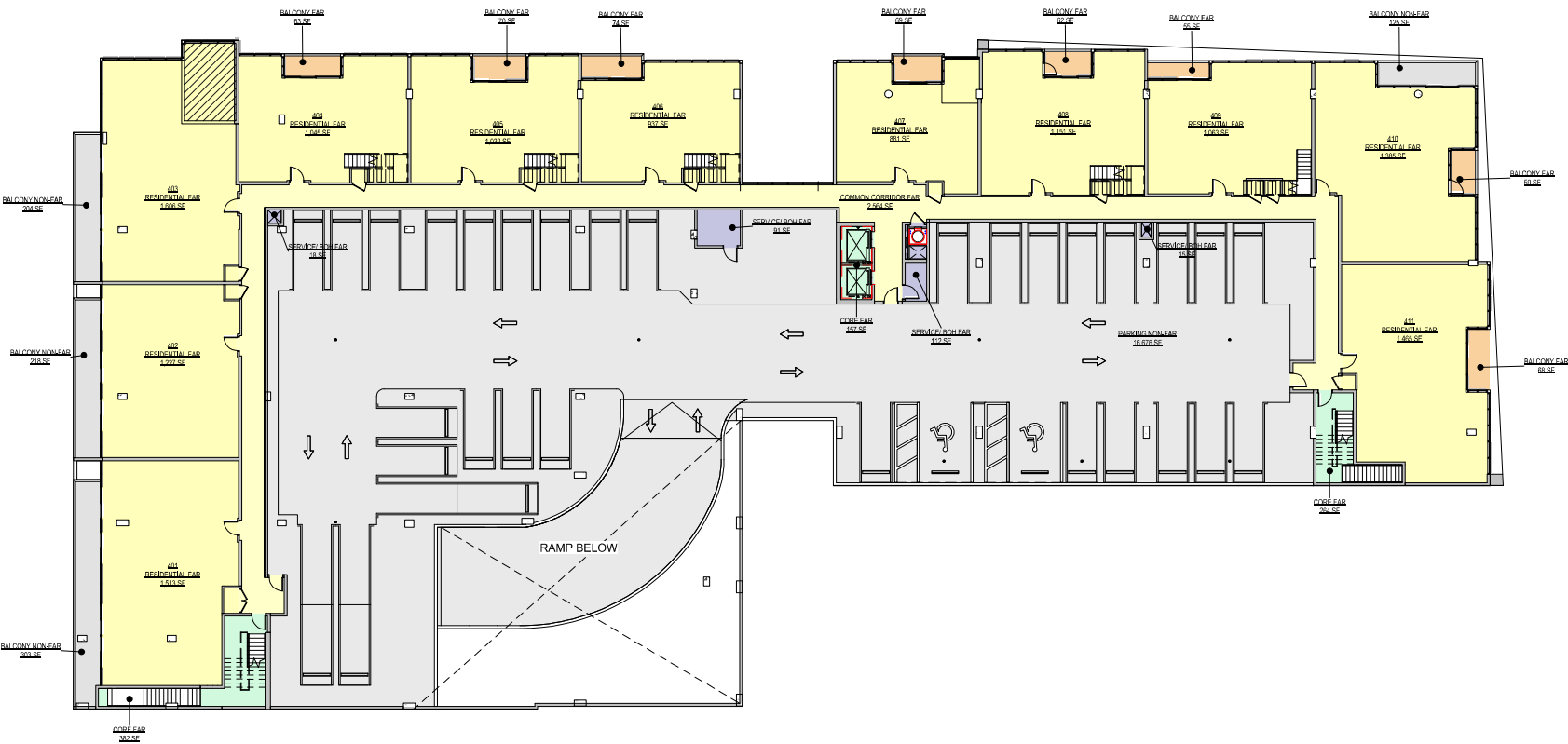
AREAS FAR/ NON-FAR

- 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

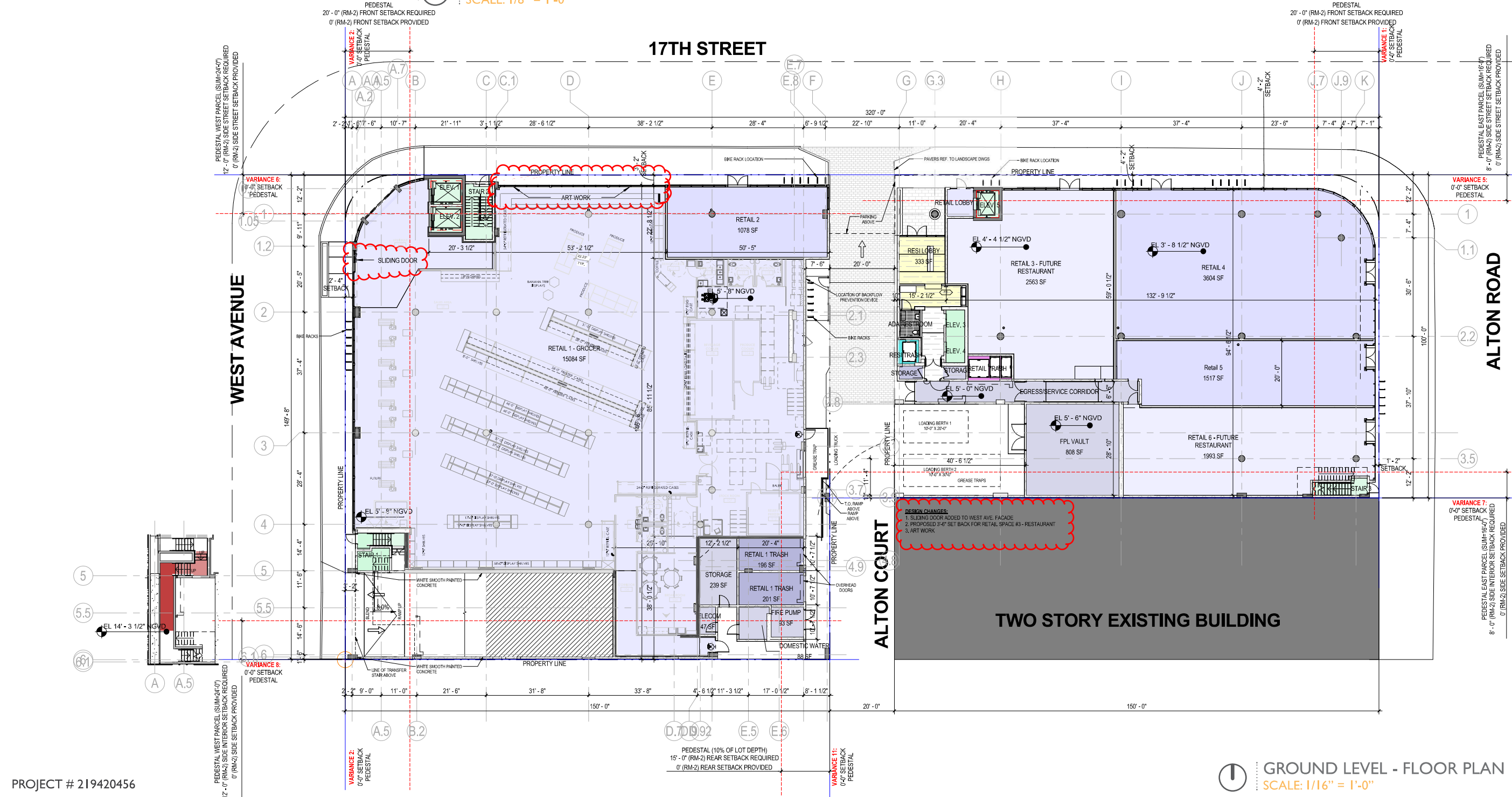
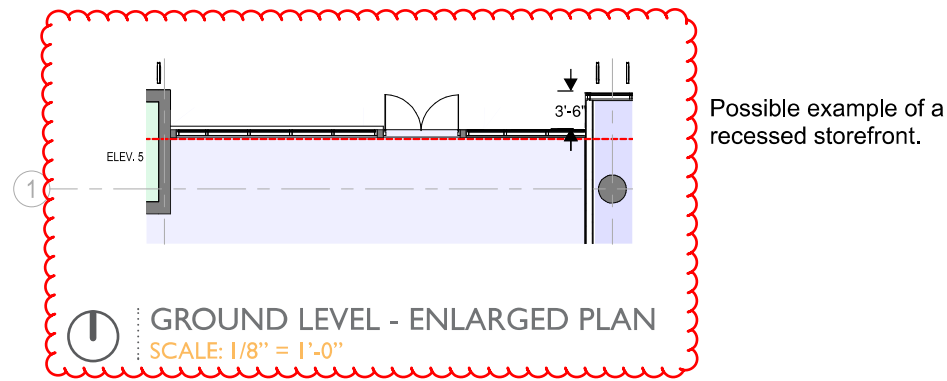
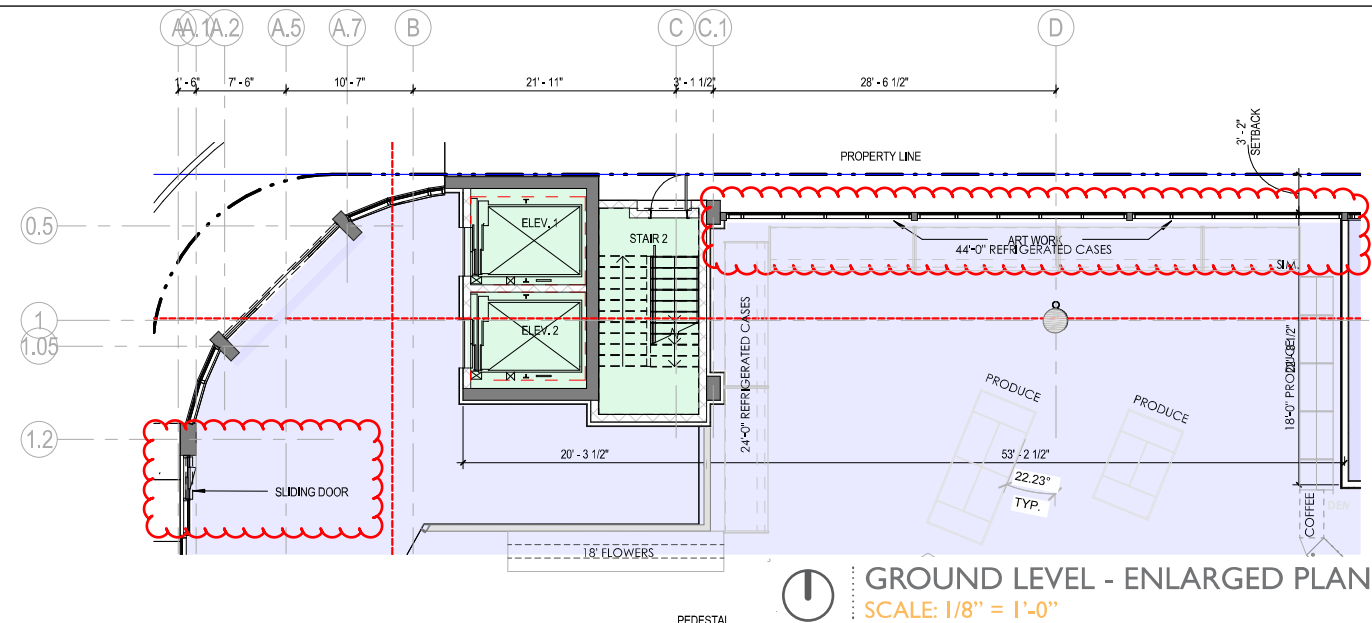
C-1: Typical Floor Plans

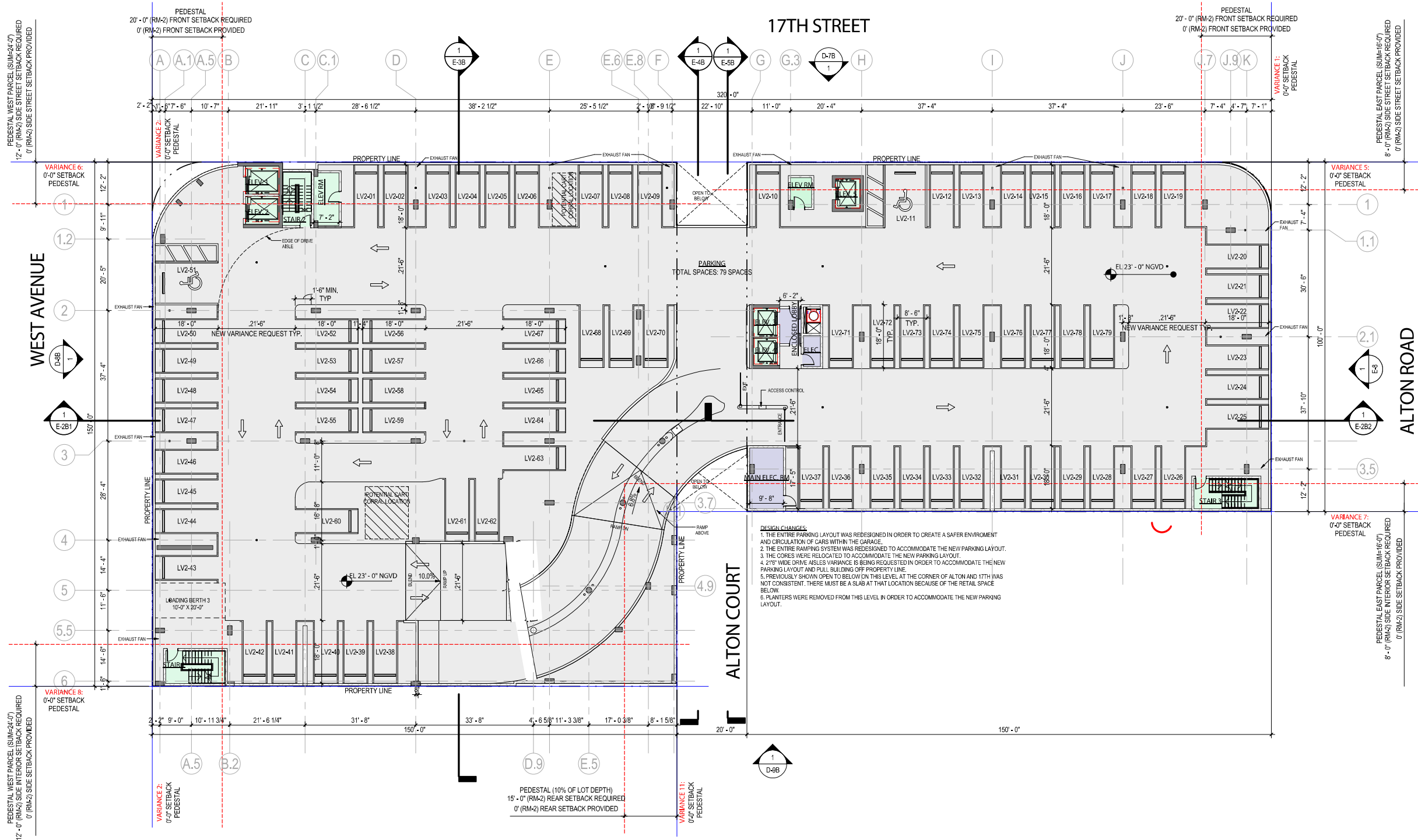
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17TH STREET

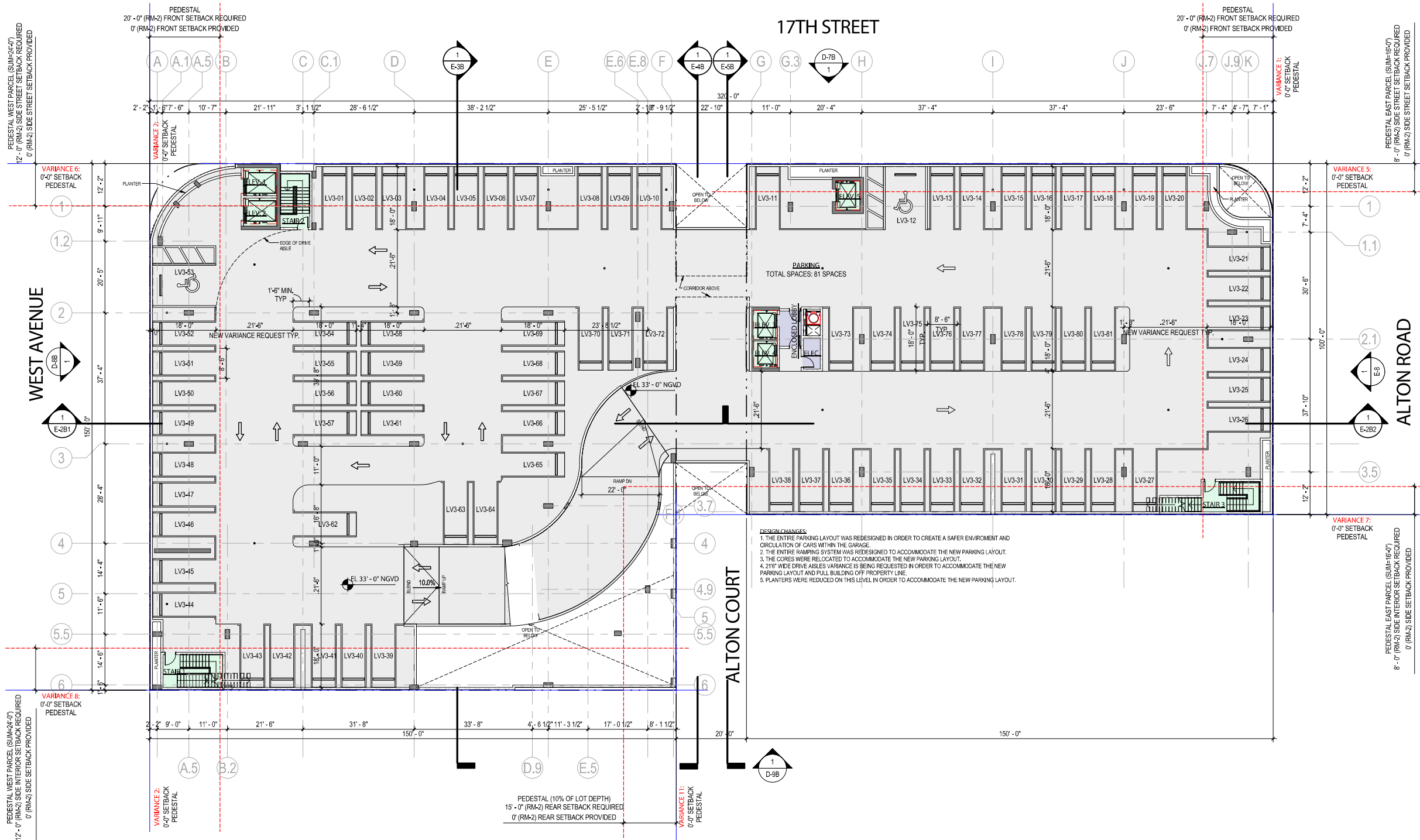
WEST AVENUE

ALTON ROAD

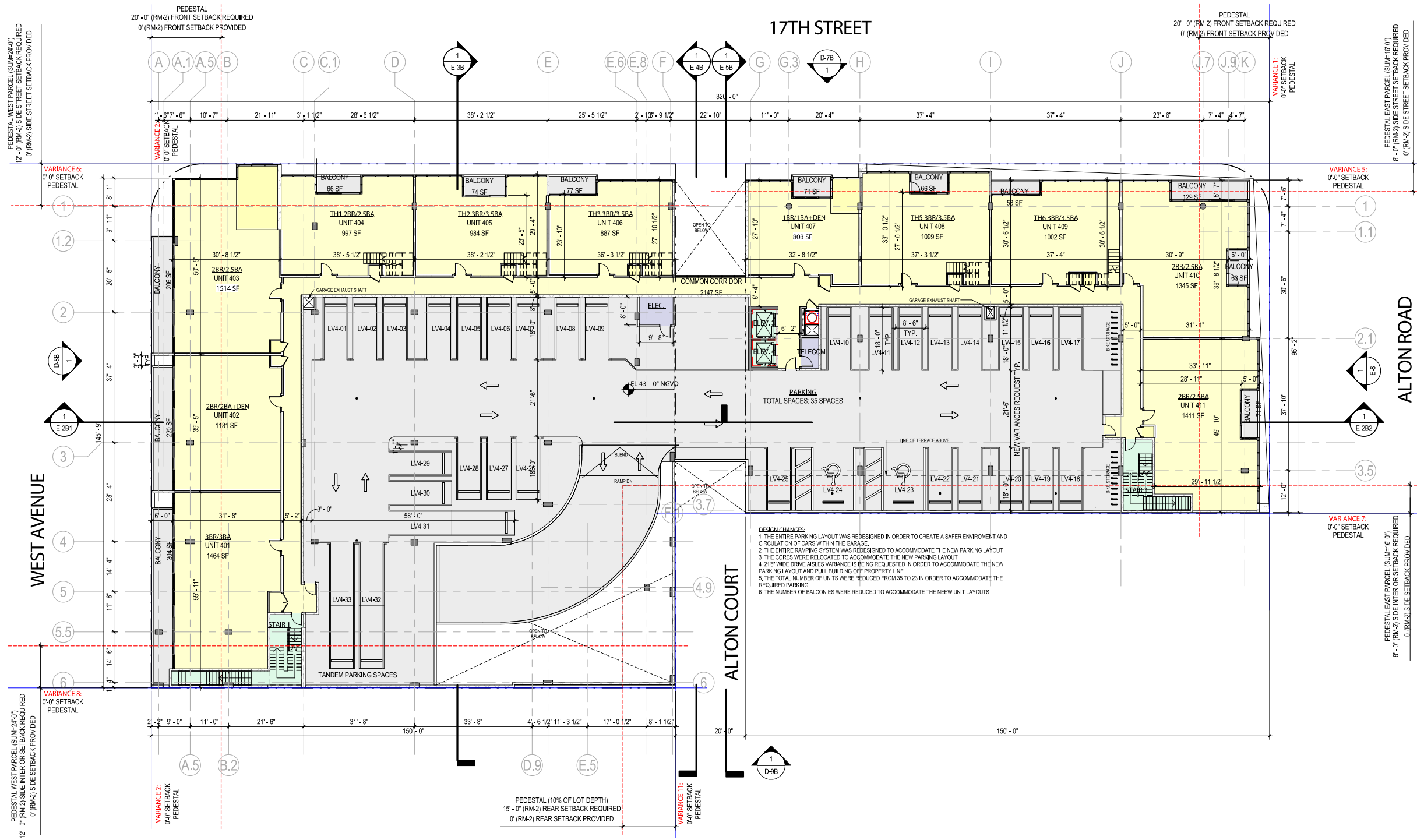
ALTON COURT

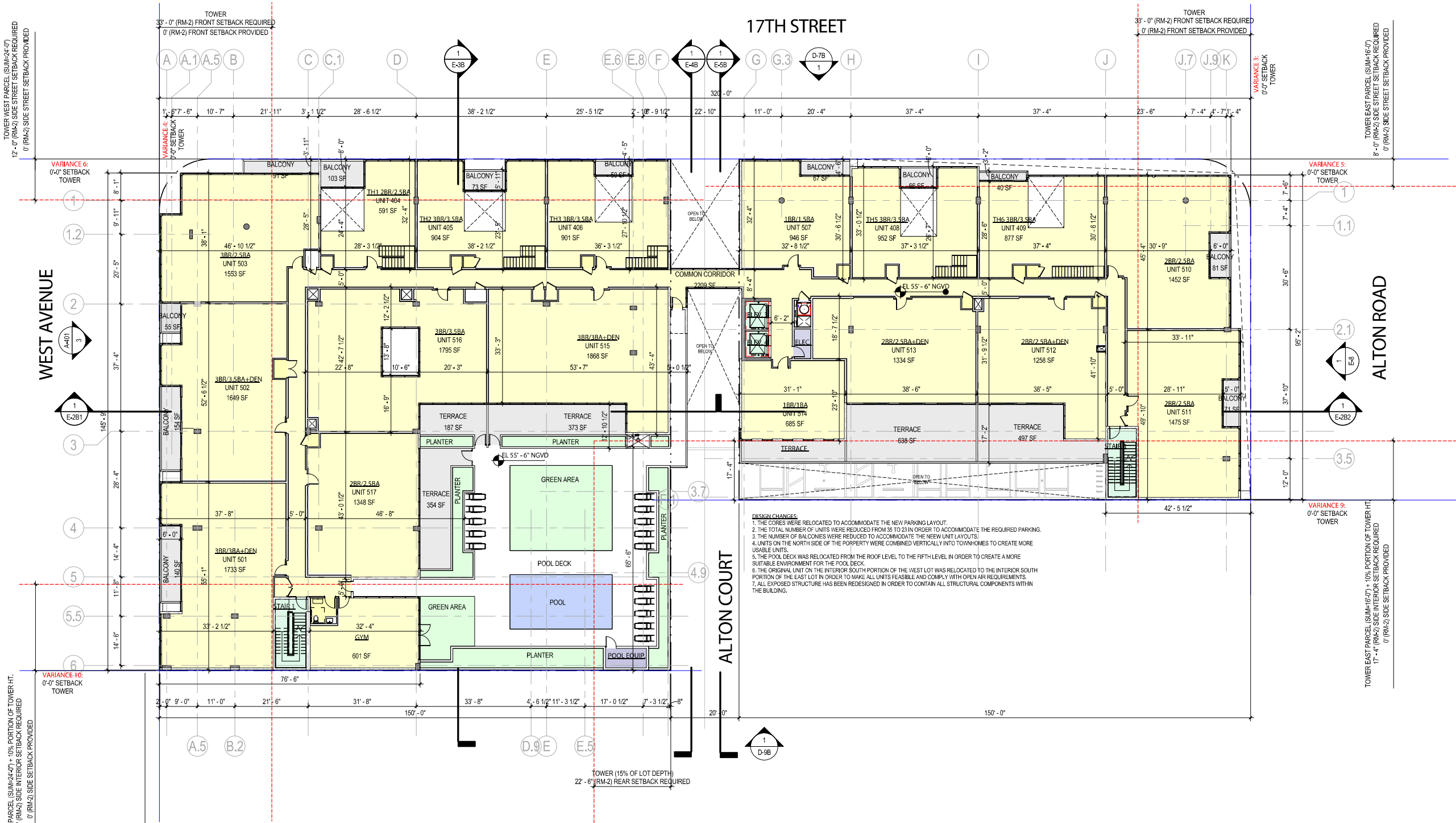
DESIGN CHANGES:  
1. THE ENTIRE PARKING LAYOUT WAS REDESIGNED IN ORDER TO CREATE A SAFER ENVIRONMENT AND CIRCULATION OF CARS WITHIN THE GARAGE.  
2. THE ENTIRE RAMPING SYSTEM WAS REDESIGNED TO ACCOMMODATE THE NEW PARKING LAYOUT.  
3. THE CORES WERE RELOCATED TO ACCOMMODATE THE NEW PARKING LAYOUT.  
4. 21'6" WIDE DRIVE AISLES VARIANCE IS BEING REQUESTED IN ORDER TO ACCOMMODATE THE NEW PARKING LAYOUT AND PULL BUILDING OFF PROPERTY LINE.  
5. PREVIOUSLY SHOWN OPEN TO BELOW ON THIS LEVEL AT THE CORNER OF ALTON AND 17TH WAS NOT CONSISTENT. THERE MUST BE A SLAB AT THAT LOCATION BECAUSE OF THE RETAIL SPACE BELOW.  
6. PLANTERS WERE REMOVED FROM THIS LEVEL IN ORDER TO ACCOMMODATE THE NEW PARKING LAYOUT.

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



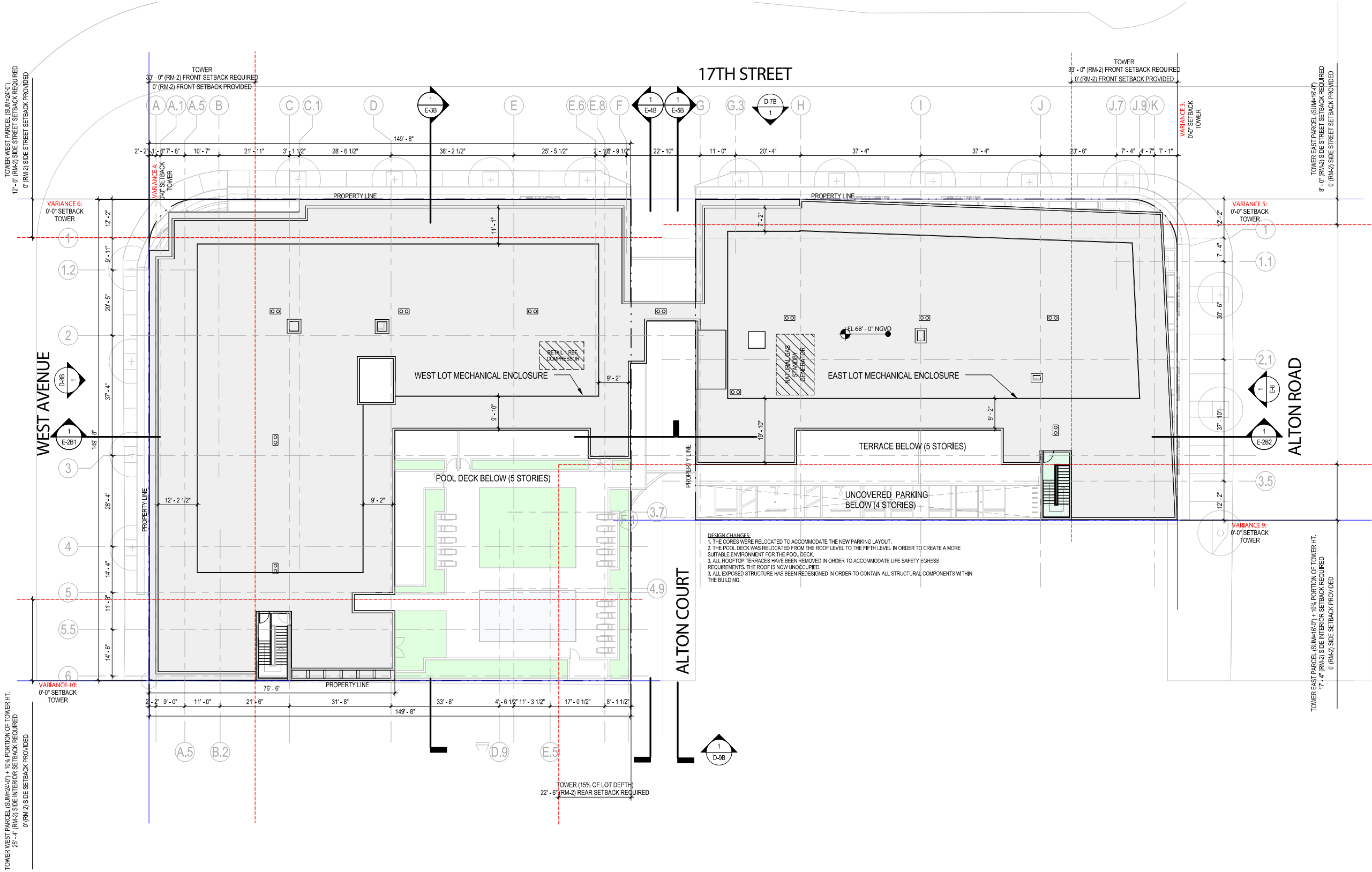
LEVEL 03 - FLOOR PLAN  
SCALE: 1/32" = 1'-0"



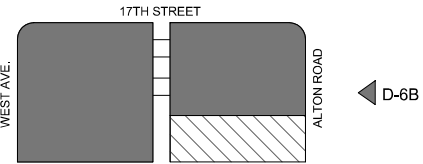
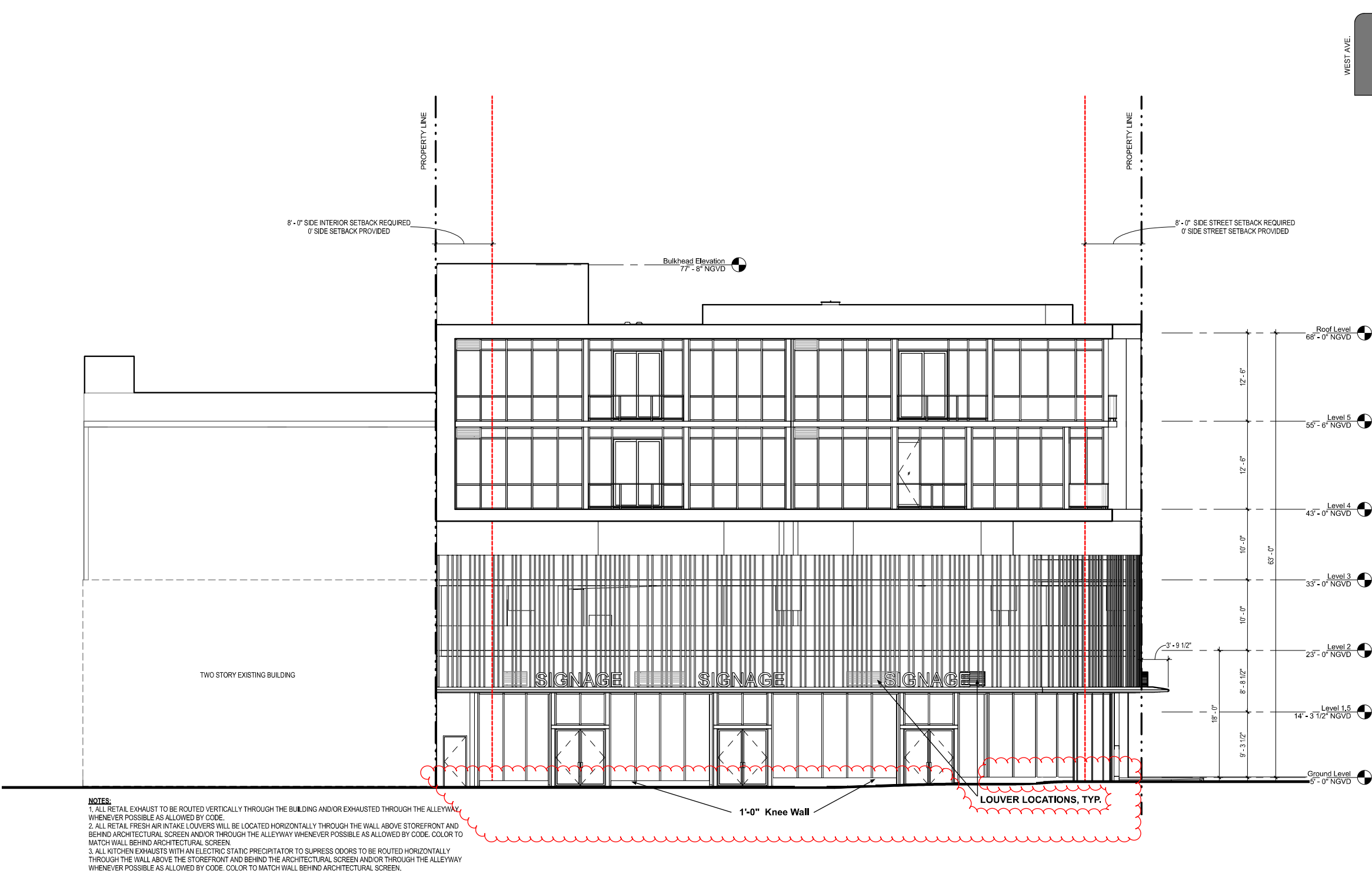


DESIGN CHANGES:  
1. THE CORES WERE RELOCATED TO ACCOMMODATE THE NEW PARKING LAYOUT.  
2. THE TOTAL NUMBER OF UNITS WERE REDUCED FROM 35 TO 23 IN ORDER TO ACCOMMODATE THE REQUIRED PARKING.  
3. THE NUMBER OF BALCONIES WERE REDUCED TO ACCOMMODATE THE NEW UNIT LAYOUTS.  
4. UNITS ON THE NORTH SIDE OF THE PROPERTY WERE COMBINED VERTICALLY INTO TOWNHOMES TO CREATE MORE USABLE UNITS.  
5. THE POOL DECK WAS RELOCATED FROM THE ROOF LEVEL TO THE FIFTH LEVEL IN ORDER TO CREATE A MORE SUITABLE ENVIRONMENT FOR THE POOL DECK.  
6. THE ORIGINAL UNIT ON THE INTERIOR SOUTH PORTION OF THE WEST LOT WAS RELOCATED TO THE INTERIOR SOUTH PORTION OF THE EAST LOT IN ORDER TO MAKE ALL UNITS FEASIBLE AND COMPLY WITH OPEN AIR REQUIREMENTS.  
7. ALL EXPOSED STRUCTURE HAS BEEN REDESIGNED IN ORDER TO CONTAIN ALL STRUCTURAL COMPONENTS WITHIN THE BUILDING.

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



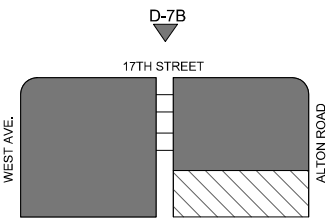
① ROOF LEVEL - FLOOR PLAN  
SCALE: 1/32" = 1'-0"



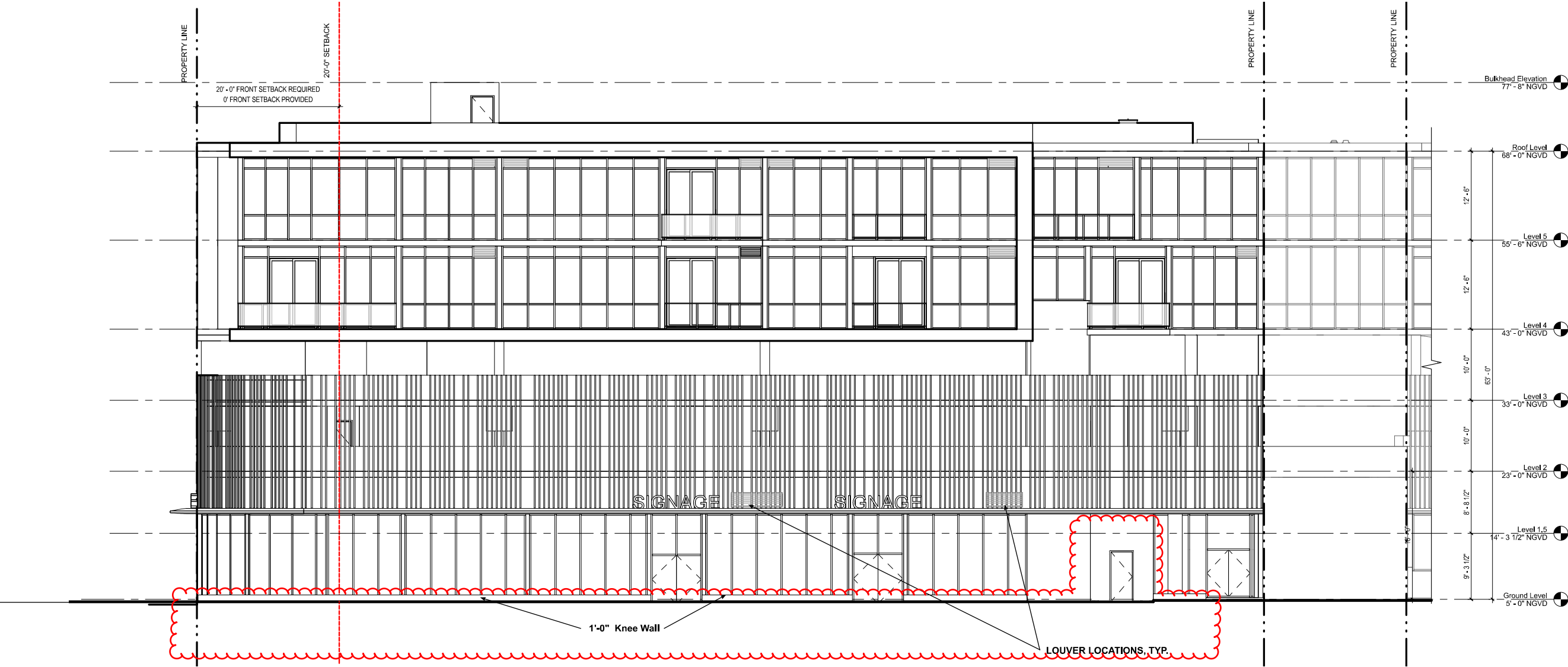
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**NOTES:**  
1. ALL RETAIL EXHAUST TO BE ROUTED VERTICALLY THROUGH THE BUILDING AND/OR EXHAUSTED THROUGH THE ALLEYWAY, WHENEVER POSSIBLE AS ALLOWED BY CODE.  
2. ALL RETAIL FRESH AIR INTAKE LOUVERS WILL BE LOCATED HORIZONTALLY THROUGH THE WALL ABOVE 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"

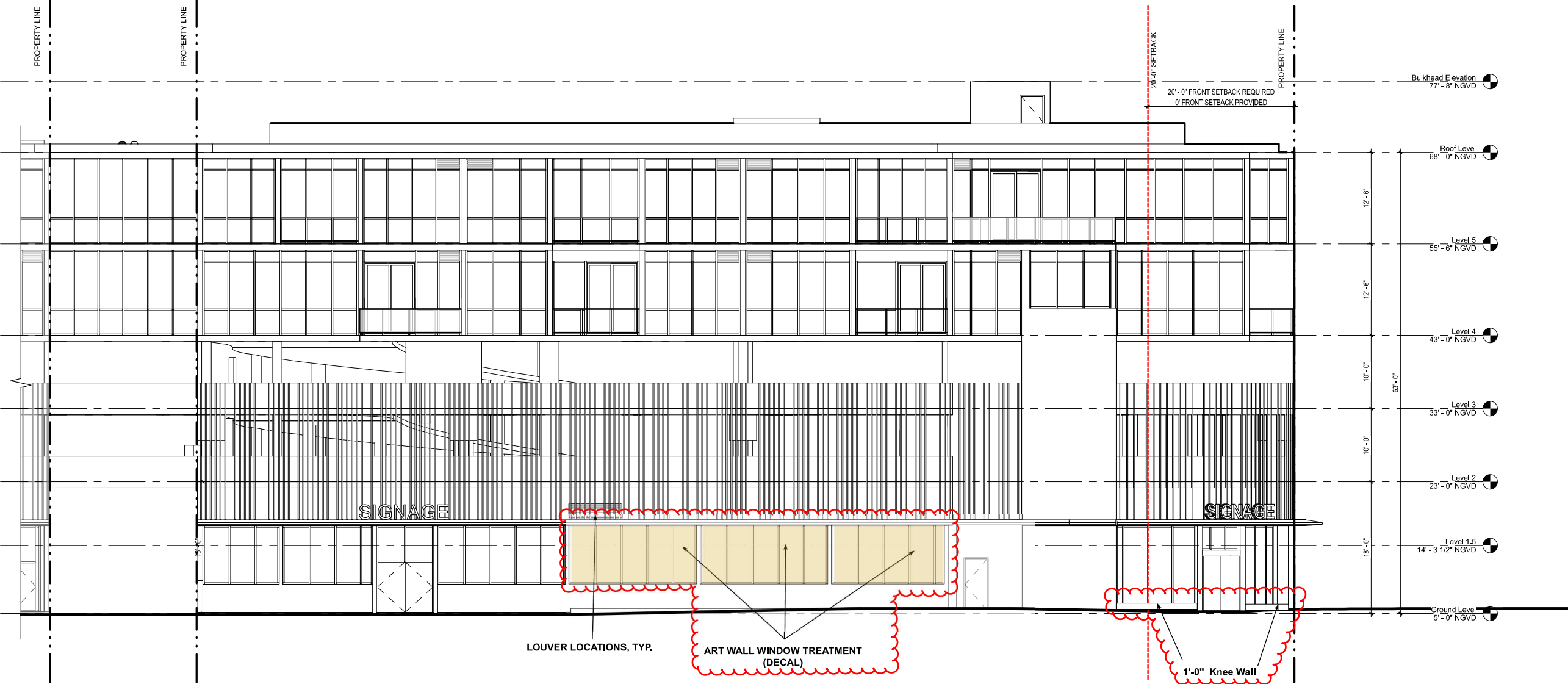


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**17TH STREET - ELEVATION**  
SCALE: 1/16" = 1'-0"

CURRENT PROPOSED 17TH STREET LINE DRAWING ELEVATION  
\* FOR LABELED AND RENDERED VERSION REFER TO SHEETS D-7B



Refer to Sheet

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

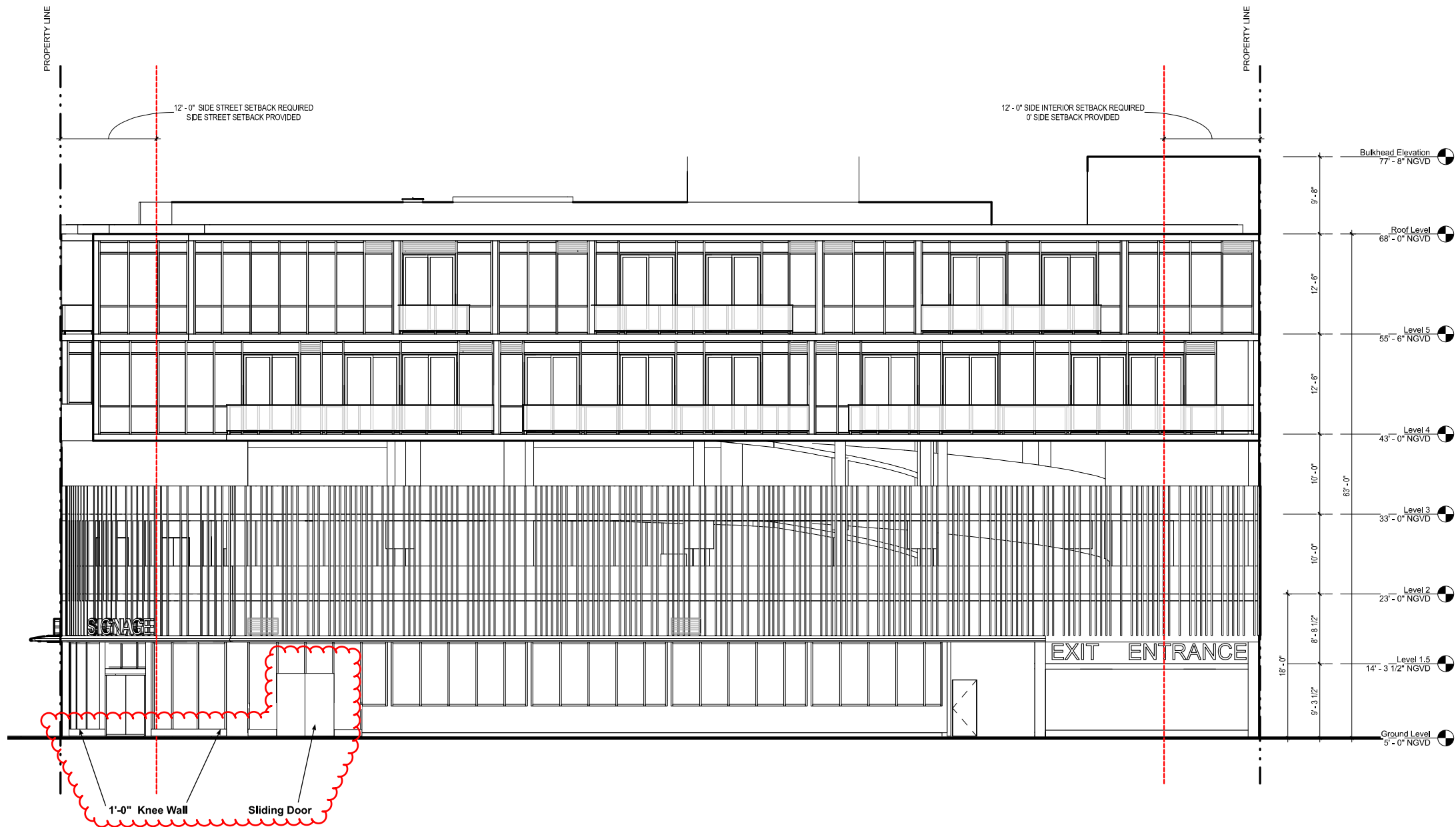
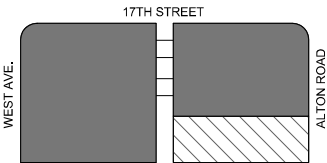
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CURRENT PROPOSED WEST AVENUE LINE DRAWING ELEVATION

\* FOR LABELED AND RENDERED VERSION REFER TO SHEETS D8B

D-8B



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

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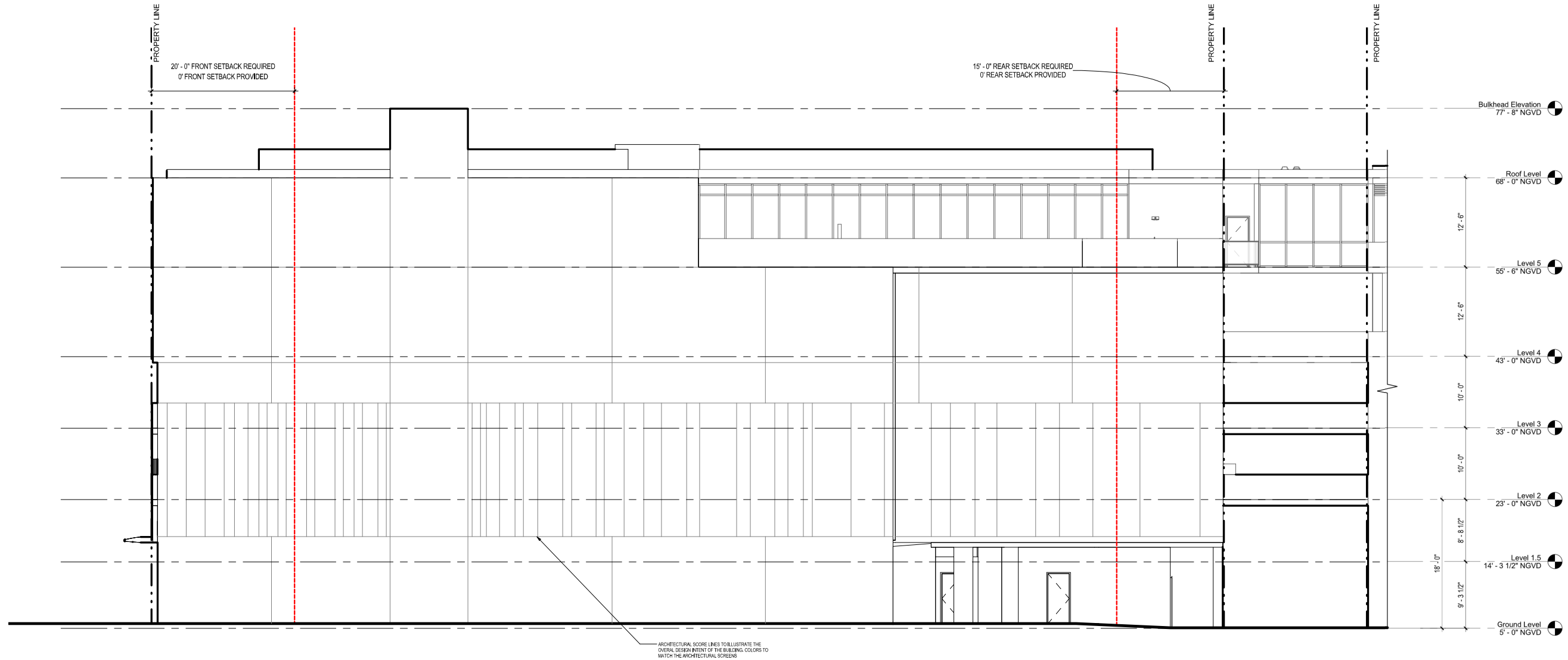
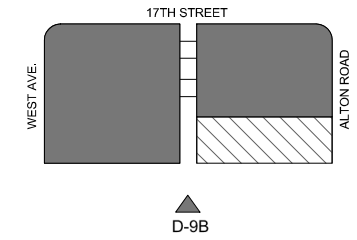
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1698 ALTON ROAD MIAMI BEACH, FL 33139



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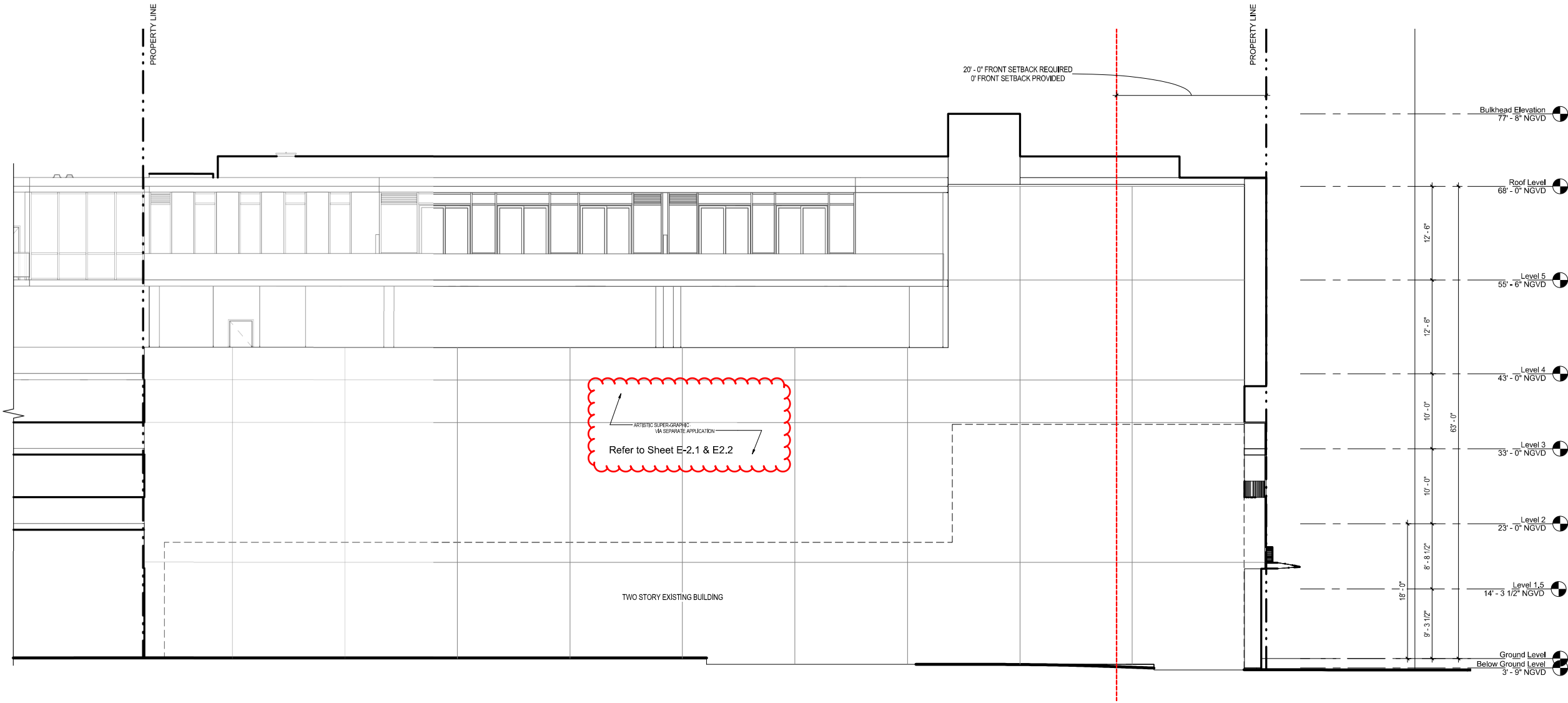
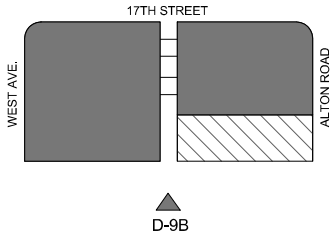
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01.05.2018

**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

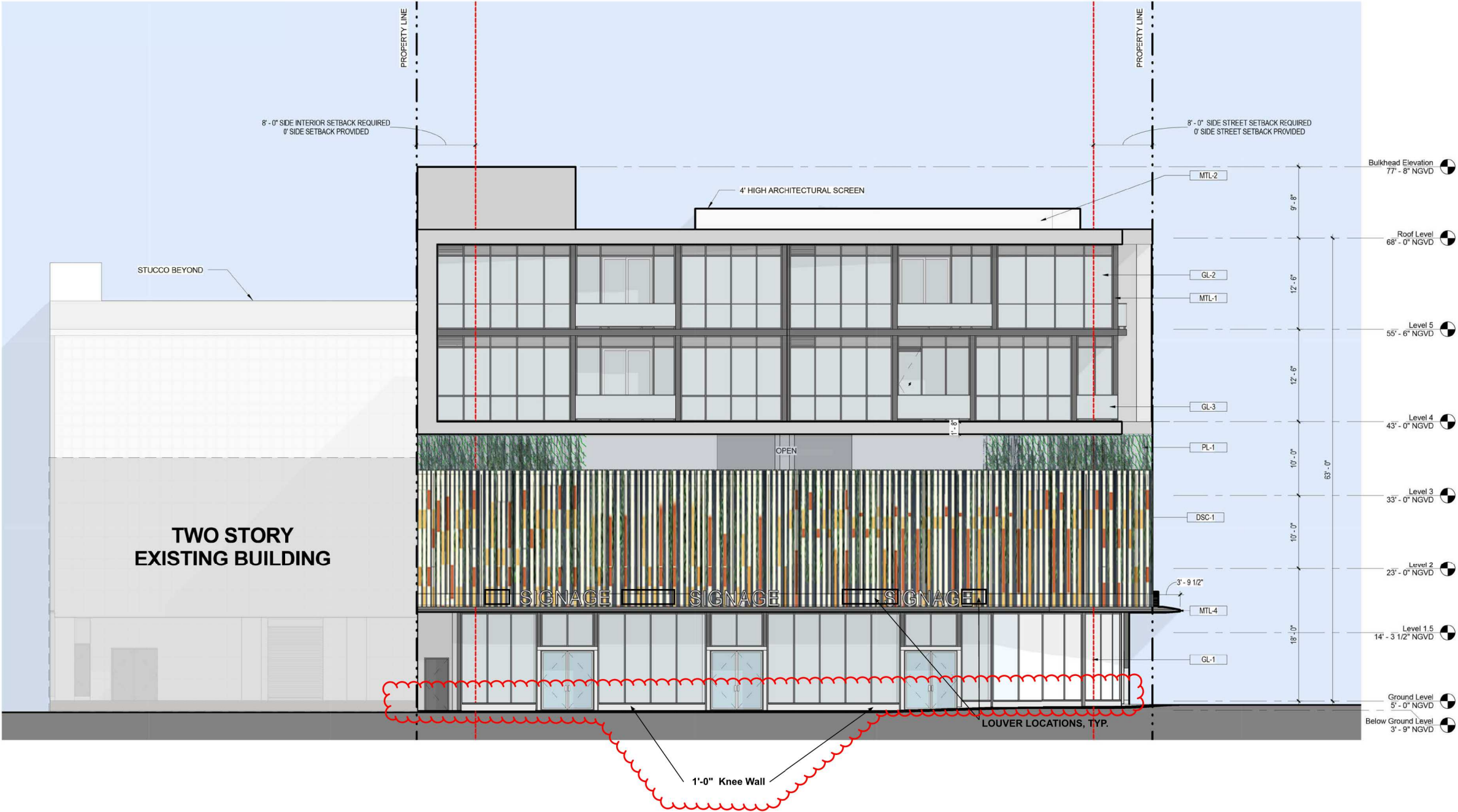


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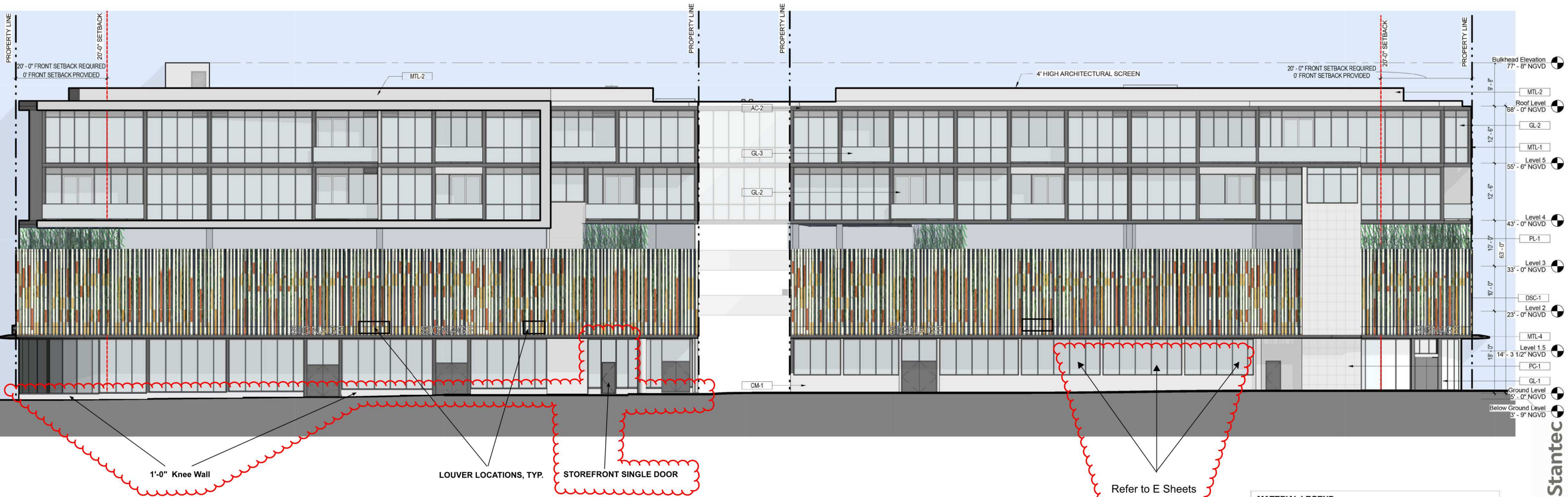
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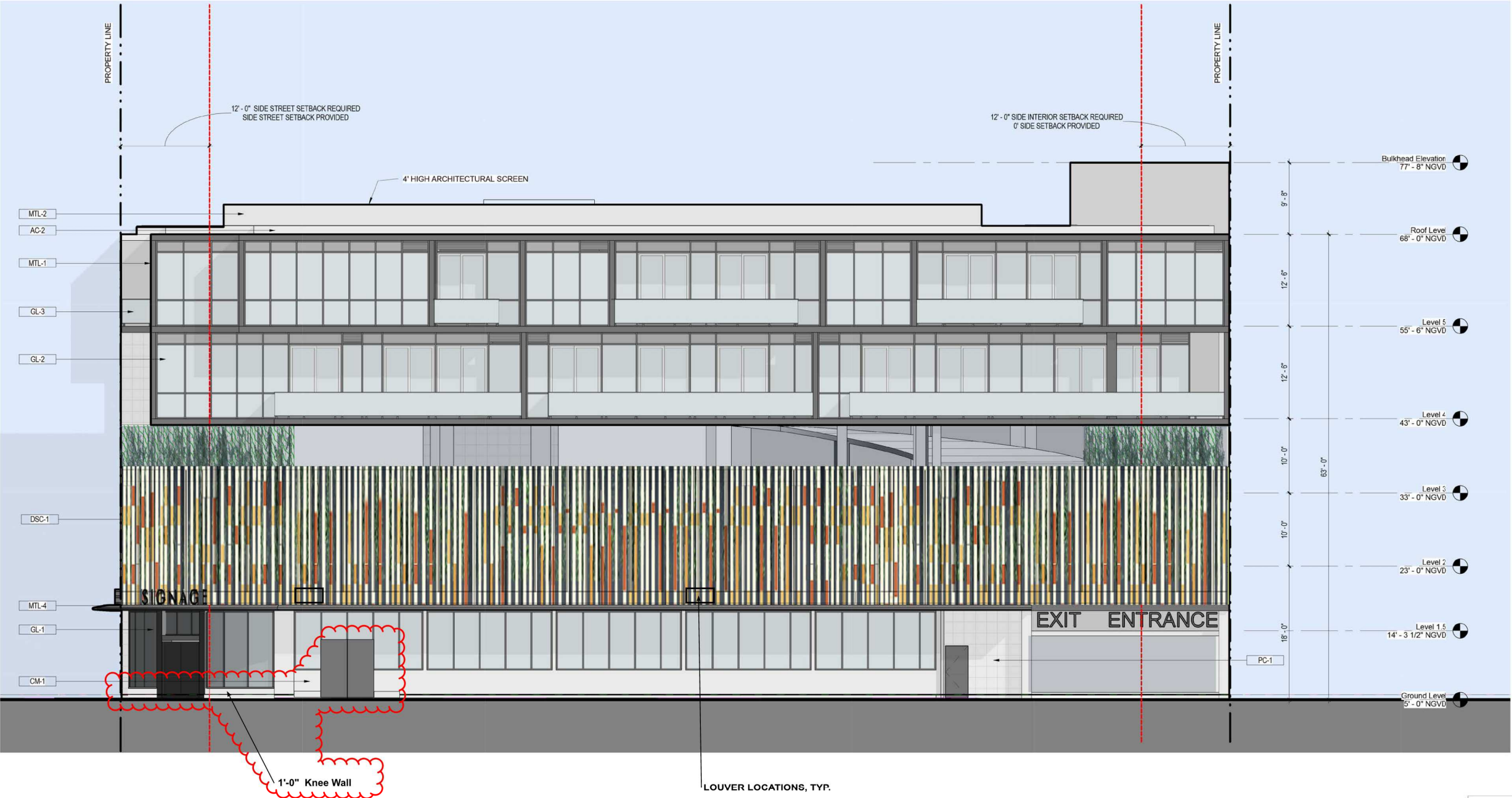
MATERIAL LEGEND	
CM-1	GLAZED TILE
CM-2	PAINTED STUCCO
AC-1	ARCHITECTURAL CONCRETE - LIGHT
AC-2	ARCHITECTURAL CONCRETE - DARK
DSC-1	DIMENSIONAL SCREEN CLADDING SYSTEM
GL-1	LAMINATED IMPACT GLASS
GL-2	INSULATED GLASS PANEL
GL-3	GLASS GUARDRAIL
MTL-1	BREAK METAL CLADDING - COLORED GUNMETAL
MTL-2	DARK FINISH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

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



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
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MTL-4	BREAK METAL CANOPY
PC-1	WHITE SMOOTH PAINTED CONCRETE
PL-1	PLANTING MATERIAL

I 7TH STREET - ELEVATION  
SCALE: 1/16" = 1'-0"



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"

E-1: Art Walls

- E2: Super Graphics Examples
- E2.1: Super Graphic Location
- E2.2: Super Graphic Perspective Rendering
- E3: Trader Joes's - Glazing Percentages North Elevation
- E4: Art Wall Section
- E5: Corner Perspective - Proposed Art Work 17th Street Elevation
- E6: Current Proposed Art Mural Example 17th Street Elevation
- E7: Current Proposed Art Mural Example 17th Street Elevation



Example Artwork

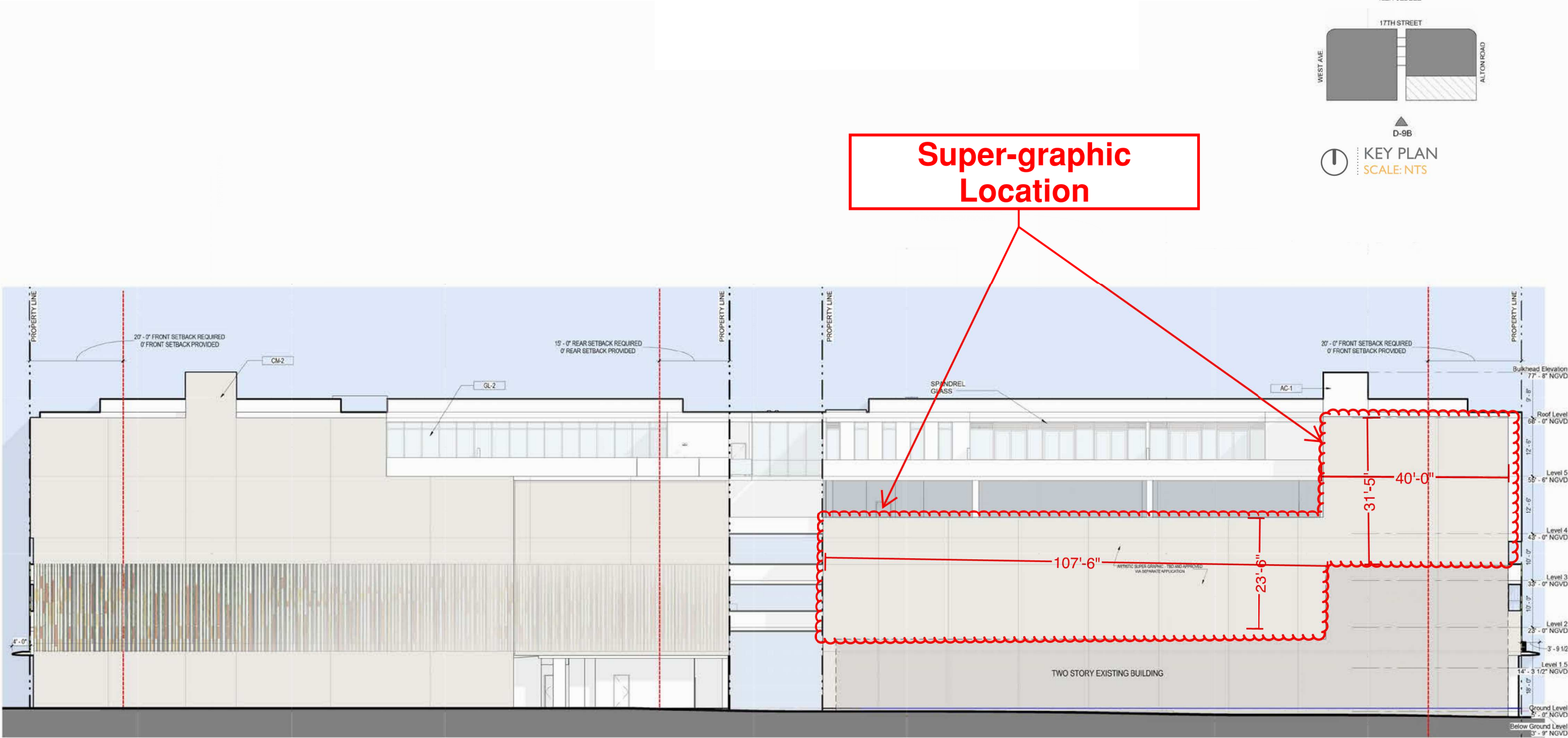
**Artiest Bio:**

**Johnny Robles is a Miami-born painter, sculptor and street artist whose work ranges from small scale drawings to large murals.**

**Born 1984**  
**EDUCATION 2002-2007**  
**MARYLAND INSTITUTE COLLEGE OF ART / BALTIMORE, MD**  
**BFA IN ILLUSTRATION / SCULPTURE CONCENTRATION /**  
**MAGNA CUM LAUDE 2005-2006**  
**STUDIO ART CENTER INTERNATIONAL / FLORENCE, ITALY**

**Examples of past and currents are located below**







VIEW FROM ALTON COURT

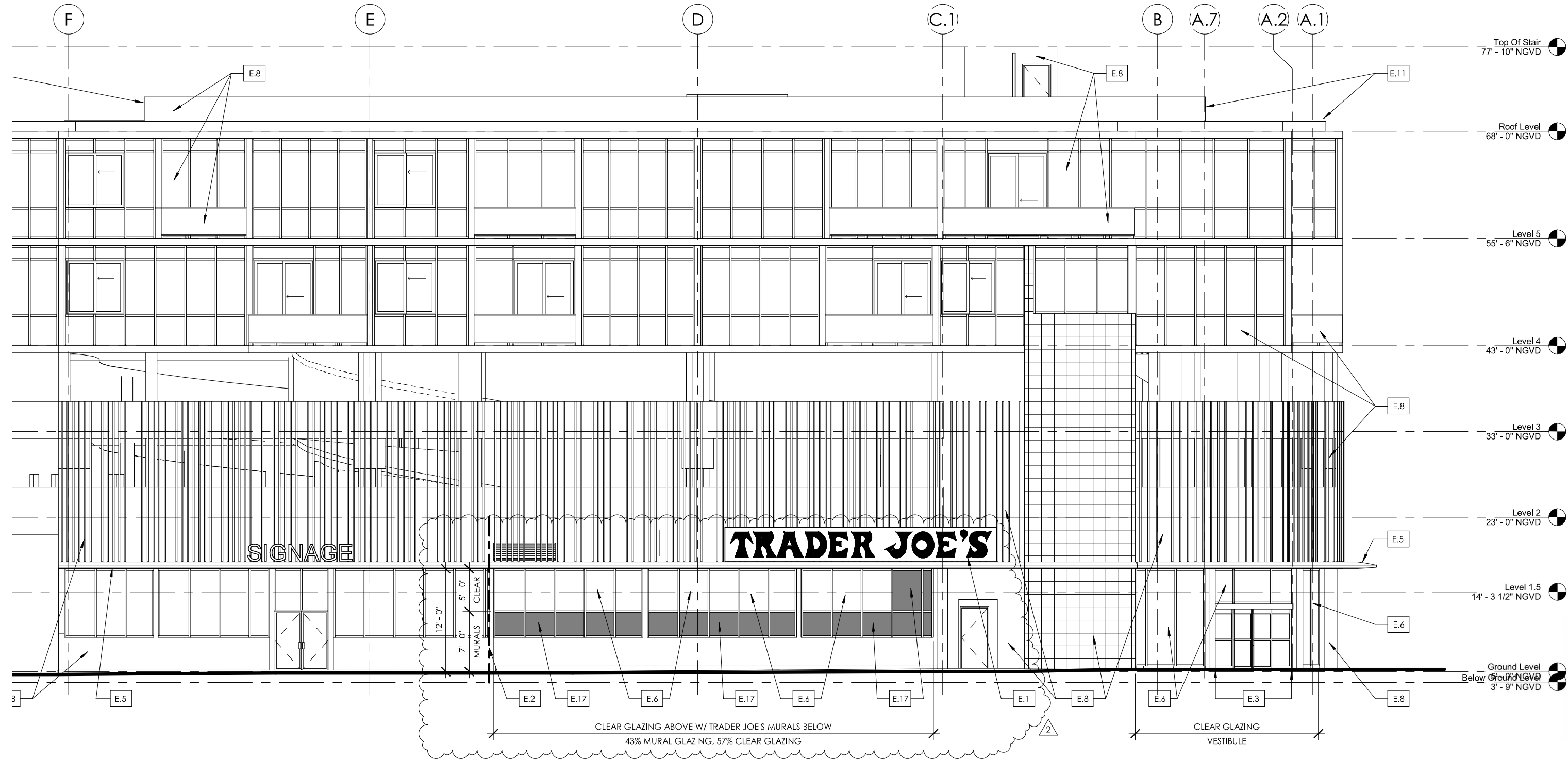
The mural is based off an ongoing series of color study paintings driven by the minutes before and after the sun sets. In their harmonious order, the colors are blended into the next by a method of rapid repeated gestures to achieve an effect of multiple altered transitions and values between each hue. Each color was chosen on the basis of visual sensitivity and a responsive perceptual process to the interactions between them.



VIEW FROM ALTON ROAD



VIEW SOUTH OF MURAL FROM 1111 GARAGE



17TH STREET - ELEVATION  
SCALE: N.T.S.

SMOOTH, UNFINISHED  
VERTICAL CEDAR  
PLANKING (1"X8", 1"X6",  
1"X4") W/ 1"X6" CEDAR  
RIBBON FROM 6'-0" TO  
8'-0" A.F.F. BEHIND  
AREAS OF  
REFRIGERATED CASES

PAINT GYP. BD. FROM  
TOP OF CEDAR  
PLANKING TO BOTTOM  
OF FINISHED CEILING  
ABOVE. COLOR TO BE  
DETERMINED BY TJ'S  
REP.

SECOND SURFACE, DIGITALLY  
PRINTED VINYL ART MURALS TO  
BE LOW ADHESIVE OR  
HIGH ADHESIVE ADHERED TO  
INSIDE OF BOTTOM SECTION OF  
STOREFRONT GLAZING BEHIND  
REFRIGERATED CASES. FINAL  
DESIGN TO BE DETERMINED BY  
TJ'S REP.

12' - 0" CEILING HEIGHT

8' - 0" CEDAR HEIGHT

6' - 8 5/8" T.O.

REFRIGERATED CASES

PROPERTY  
LINE

CRASH  
WALL

ALUMINUM  
CANOPY

5' - 0"

CLEAR GLAZING

8' - 0"

3' - 0" MURAL

DISPLAY

4' - 0"

REFRIGERATED CASES



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17TH STREET & WEST AVE. - CORNER PERSPECTIVE WINDOW ART WORK - EXAMPLE I  
SCALE: NTS



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17TH STREET - TRADER JOE'S ART MURAL EXAMPLE 4  
SCALE: NTS



17TH STREET - TRADER JOE'S ART MURAL EXAMPLE 5  
SCALE: NTS



17TH STREET - TRADER JOE'S ART MURAL EXAMPLE 2  
SCALE: NTS



17TH STREET - TRADER JOE'S ART MURAL EXAMPLE 3  
SCALE: NTS