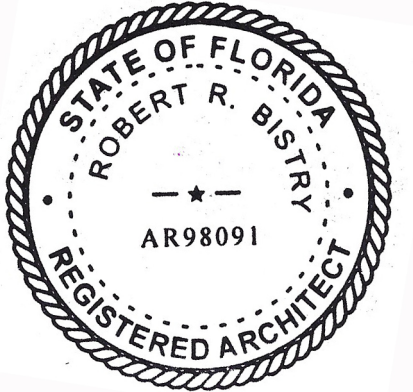


ALTON HEALTH CLINIC - LIBRARY HPB FINAL SUBMITTAL

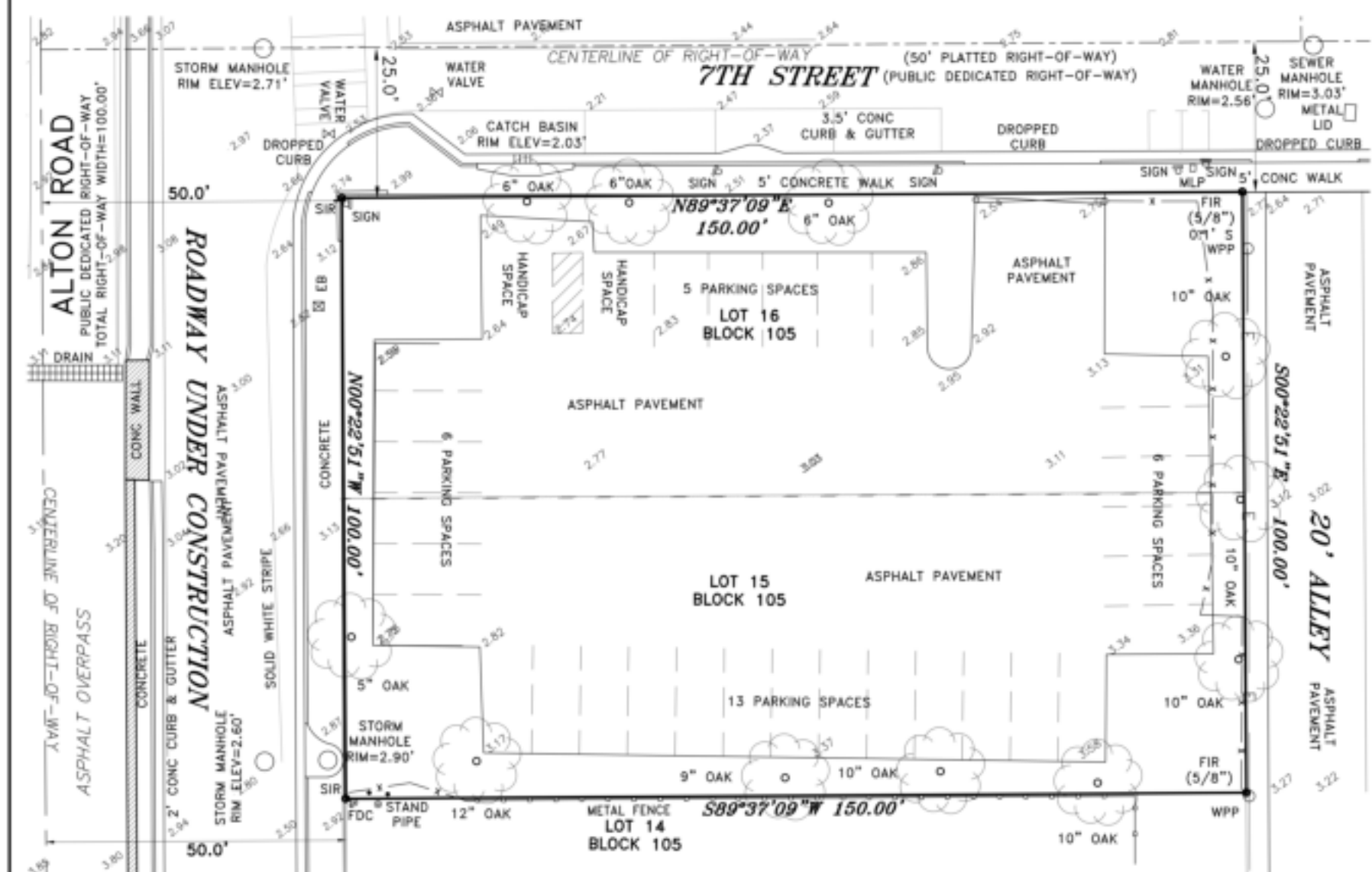
02.06.2023



A0-00	COVER SHEET
A0-01	SURVEY
A0-02	CONTEXT MAP LOCATION
A0-03	CONTEXT - VIEWS
A0-04	CONTEXT - VIEWS FROM SITE
A0-05	CONTEXT - VIEWS FROM SITE
A0-06	SITE VIEWS - EXISTING SURFACE LOT
A0-07	COMMERCIAL - ZONING DATA SHEET
A0-08	FAR - LEVEL 01
A0-09	FAR - LEVEL 02
A1-00	ARCHITECTURAL SITE PLAN
A1-01	LEVEL 01 FLOOR PLAN
A1-02	LEVEL 02 FLOOR PLAN
A1-03	ROOF PLAN
A2-01.1	WEST CONCEPT ELEVATION
A2-02.1	NORTH CONCEPT ELEVATION
A2-03.1	EAST CONCEPT ELEVATION
A2-04.1	SOUTH CONCEPT ELEVATION
A3-00	SECTION 1
A3-01	SECTION 2
A4-00	RENDERING
A4-01	RENDERING
A4-02	RENDERING



SKETCH OF SURVEY



- LEGEND:**
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET 5/8" IRON ROD & CAP #6448
 - SNC SET NAIL & CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL & CAP
 - FND FOUND NAIL & DISK
 - PRM PERMANENT REFERENCE MARKER
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - X- CHAIN LINK FENCE
 - E- OVERHEAD UTILITY LINES
 - WM WATER METER
 - WV WATER VALVE
 - FDC FIRE DEPARTMENT CONNECTION
 - BFP BACK FLOW PREVENTER
 - EB ELECTRIC BOX
 - WPP WOOD POWER POLE
 - MLP METAL LIGHT POLE
 - CLP CONCRETE LIGHT POLE
 - 0.00 ELEVATIONS

- NOTES:**
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - BENCHMARK DESCRIPTION: MIAMI/DADE COUNTY BENCHMARK "W-310" ELEVATION = 3.91' (NAVD88), (5.47'(NOVD29))
 - BEARINGS SHOWN HEREON ARE ASSUMED.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN NOVEMBER, 2022. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES, THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

Richard E. Cousins

FOR THE FIRM, BY: RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188
 SURVEY DATE: 11/10/22

LAND DESCRIPTION:
 LOTS 15 AND 16, BLOCK 105 OF "OCEAN BEACH ADDITION NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

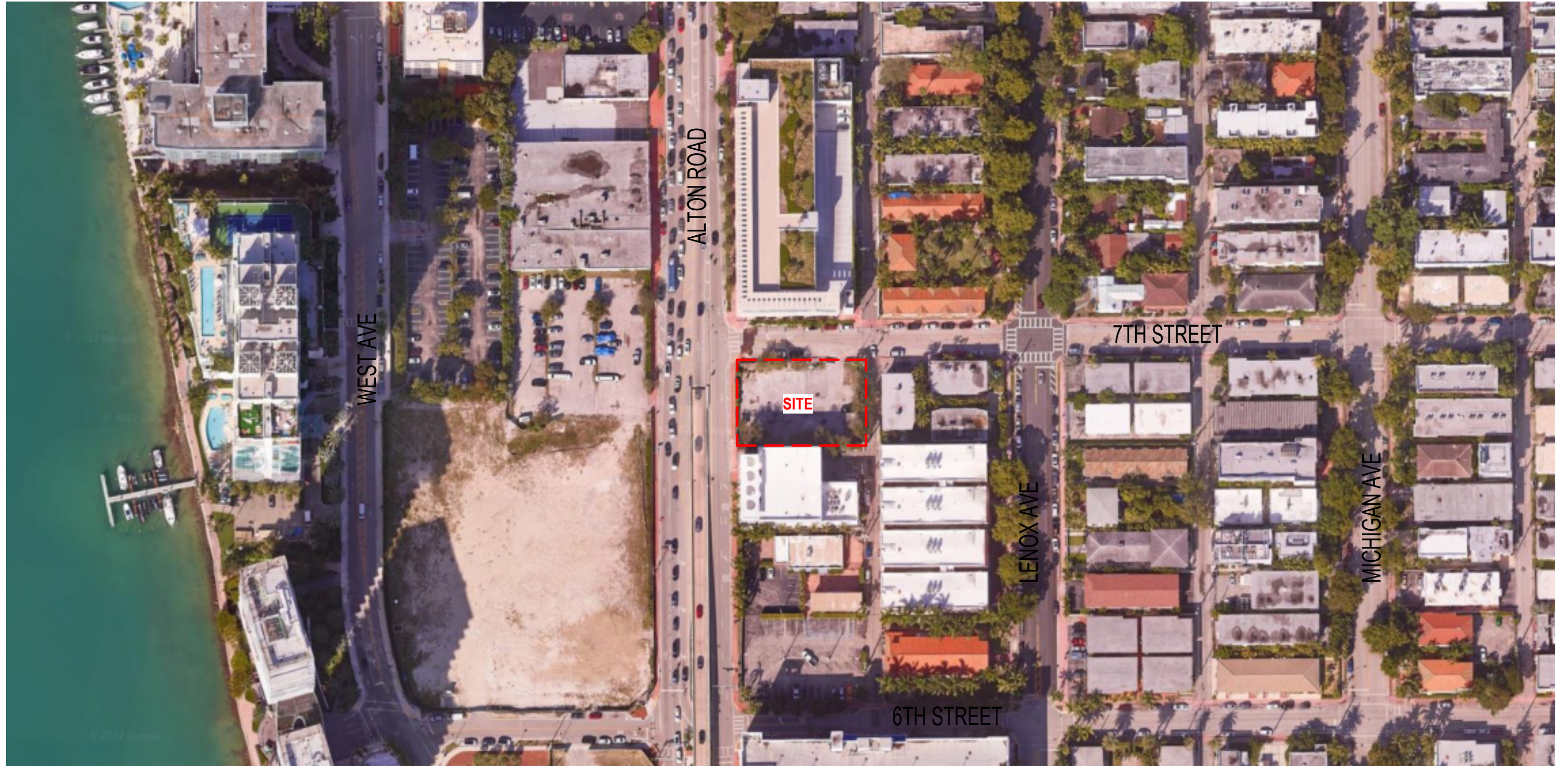
COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47th AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER: 9901-22
 CLIENT: TERRA GROUP

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	11/10/22	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0319 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

PROPERTY ADDRESS :	663 ALTON ROAD
SCALE:	1" = 20'
SHEET	1 OF 1



CONTEXT MAP LOCATION
N.T.S.



LOCATION MAP



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



LOCATION MAP



VIEW 1



VIEW 2



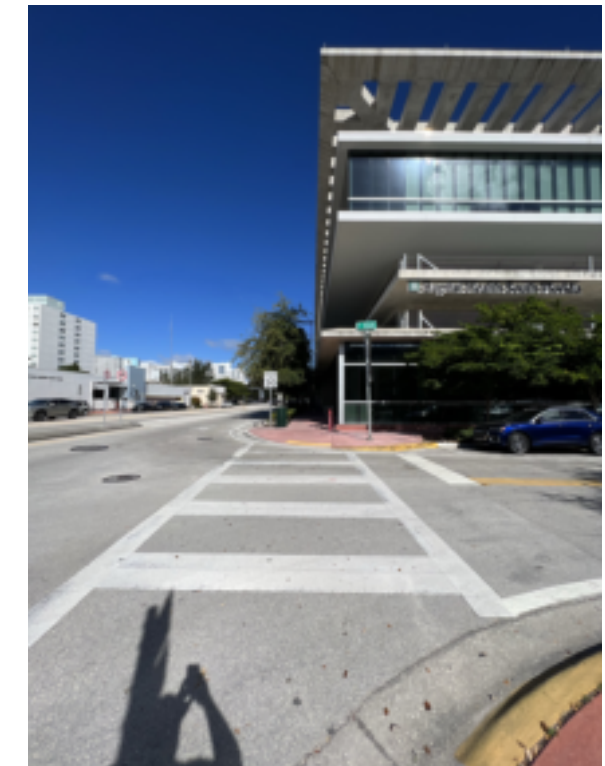
VIEW 3



VIEW 4



VIEW 5



VIEW 6



LOCATION MAP



VIEW 1



VIEW 2



VIEW 3



VIEW 4



LOCATION MAP



VIEW 1



VIEW 2



VIEW 3

MIAMI BEACH

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

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 663 Alton Road, Miami Beach, Florida 33141	Folio number(s):	02-4203-009-8540	Year built:	N/A
2	Board file number(s), Determination of Architectural Significance:	N/A		Lot Area:	15,000 SQ FT
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	CD-2	Lot width:	100'
4	Individual Historic Site (Yes or No):	No		Lot Depth:	150'
5	Base Flood Elevation:	FEMA AE 8.00' NGVD	Grade value in NGVD:		4.28' NGVD
6	Adjusted grade (BFE+Grade / 2):	6.14' NGVD	Free board:		9.00' NGVD
7	Proposed Use:	COMMERCIAL/GOVERNMENT - LIBRARY - MEDICAL OFFICE COMMUNITY CLINIC			
8	Proposed Accessory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	1.5	N/A	1.5	
14	Building Height	60'	N/A	30'	
15	At grade parking lot on the same lot				
a	Front setbacks	5	5	N/A	
b	Side interior setback	5	5	11'	
c	Side facing street setback	5	9	13'	
d	Rear setback	0	6	0	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	5'	N/A	0	
b	Side interior setback	0	N/A	0	
c	Side facing street setback	5'	N/A	0	
d	Rear setback	5'	N/A	20'	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A			
b	Side interior setback	N/A			
c	Side facing street setback	N/A			
d	Rear setback	N/A			
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A			
b	Rehabilitated Buildings	N/A			
c	Hotel Unit	N/A			
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A			
b	Rehabilitated Buildings	N/A			
c	Hotel Unit	N/A			
20	Required Open-space ratio (RPS, CPS)	20%		6%	
21	Parking	14	32	7	
22	Loading	2	N/A	0	

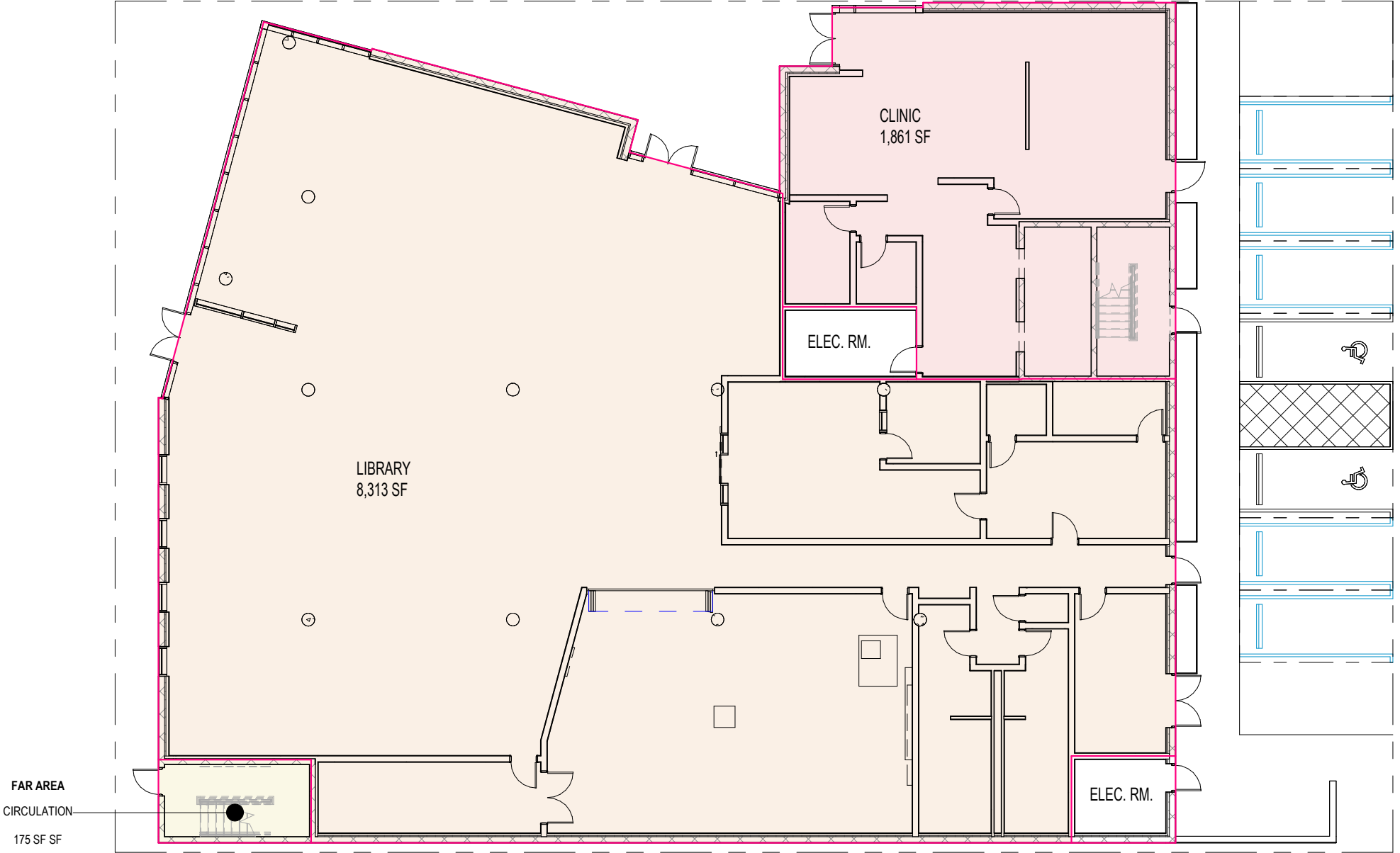
Notes: Indicate N/A if not applicable.

FAR AREAS

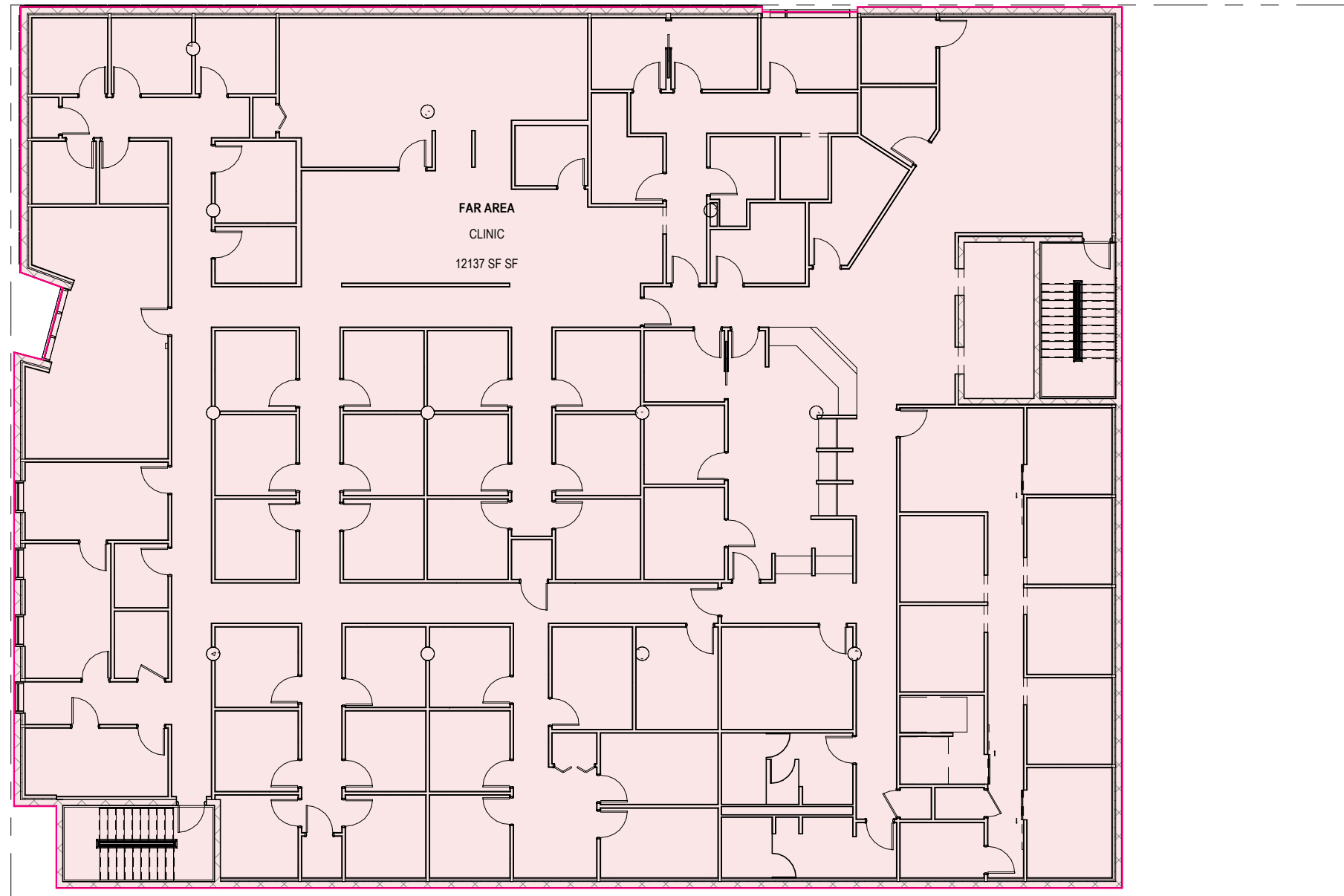
- CIRCULATION
- CLINIC
- LIBRARY

FAR CALCULATION

<u>LEVEL 1</u>	
CIRCULATION	175 SF
CLINIC	1,861 SF
LIBRARY	8,313 SF
	10,349 SF
<u>LEVEL 2</u>	
CLINIC	12,137 SF
TOTAL FAR	22,486 SF



① FAR - LEVEL 1
1/16" = 1'-0"



FAR CALCULATION

LEVEL 1	
CIRCULATION	175 SF
CLINIC	1,861 SF
LIBRARY	8,313 SF
	<hr/> 10,349 SF

LEVEL 2	
CLINIC	12,137 SF
TOTAL FAR	<hr/> 22,486 SF

1 LEVEL 02 - FAR AREA
1/16" = 1'-0"

ZONING INFORMATION

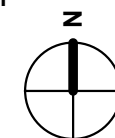
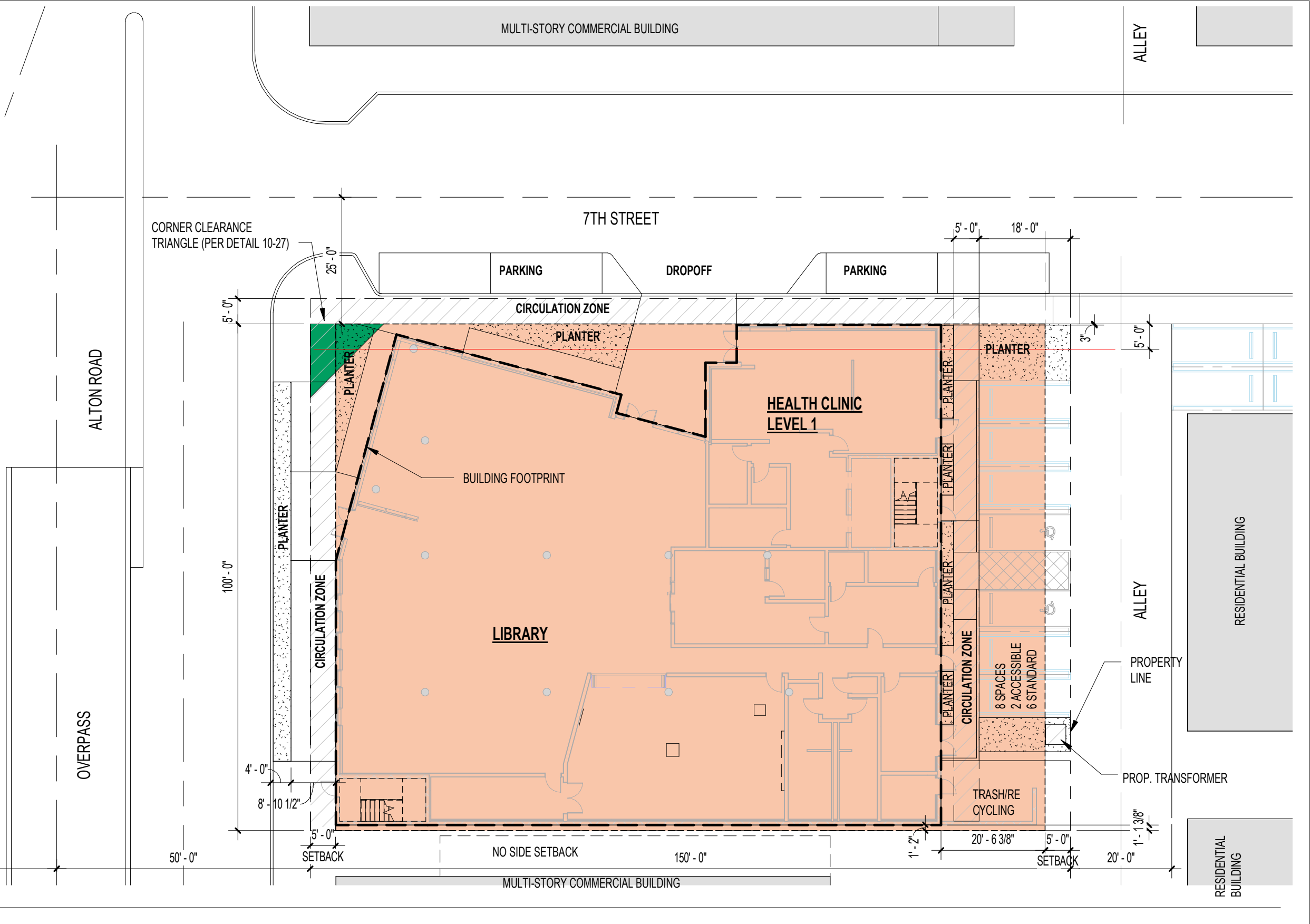
LOT ADDRESS: 663 ALTON RD
 FOLIO NUMBER: 02-4203-009-8540;02-4203-009-8530
 ZONING DISTRICT:
 6400 COMMERCIAL - CENTRAL - CD-02
 ALTON ROAD - HISTORIC DISTRICT BUFFER OVERLAY
 BUILDING SETBACKS - SEC 142-864
 FRONT 5' - 0"
 SIDE STREET 5' - 0"
 SIDE INTERIOR 0' - 0"
 REAR 5' - 0"
 MAX. BUILDING HEIGHT - SEC 142-864 50' - 0"
 5' CIRCULATION ZONE PROVIDE PER - SEC 133-61 f

PARKING CALCULATION

PARKING:	REQUIRED	14
	PROVIDED	7
LOADING:	REQUIRED	2
	PROVIDED	0

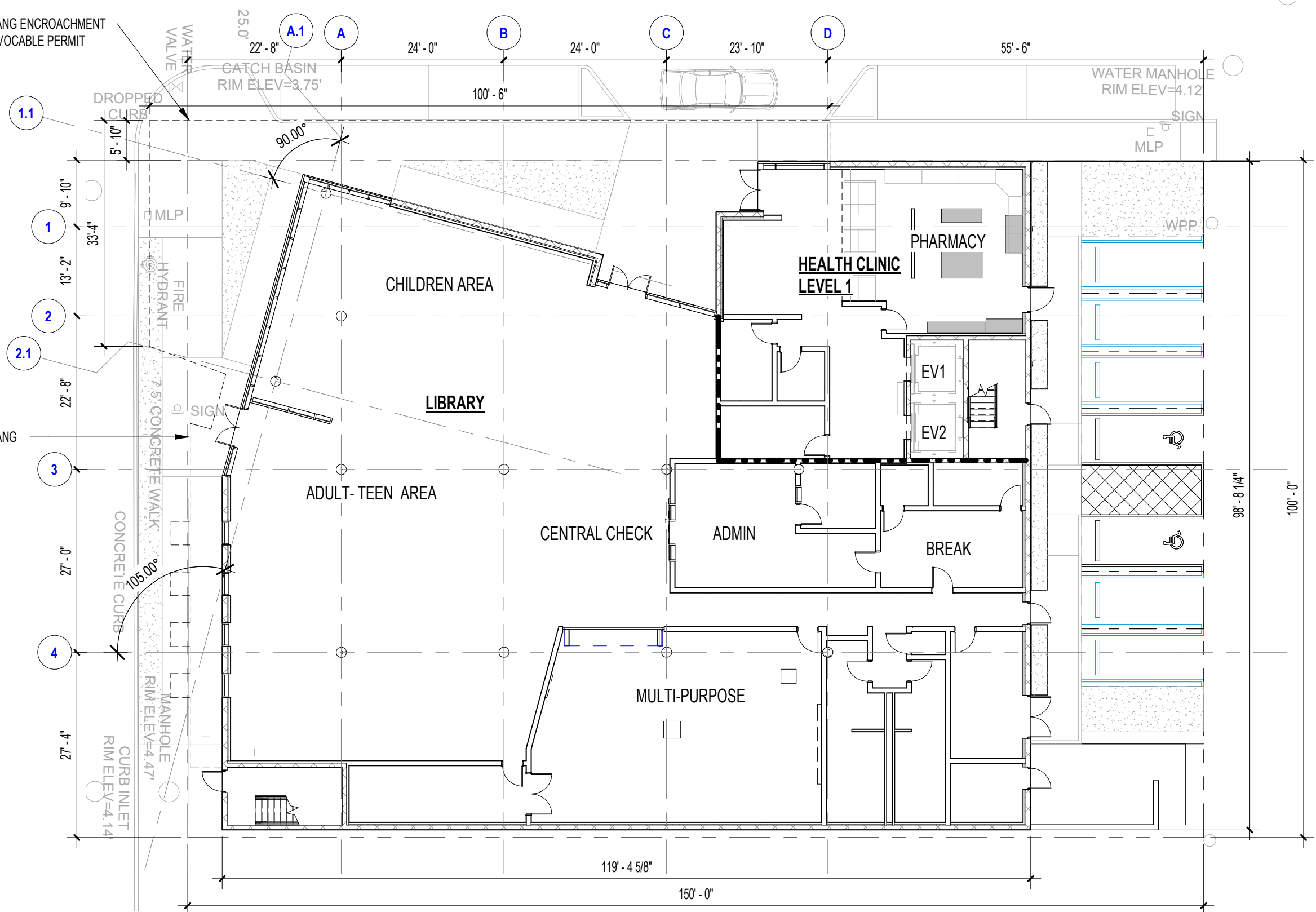
PARKING NOTE: USES EXEMPT FROM PARKING PER PENDING ORDINANCE

1 PROPOSED ARCHITECTURE SITE PLAN
 1" = 20'-0"

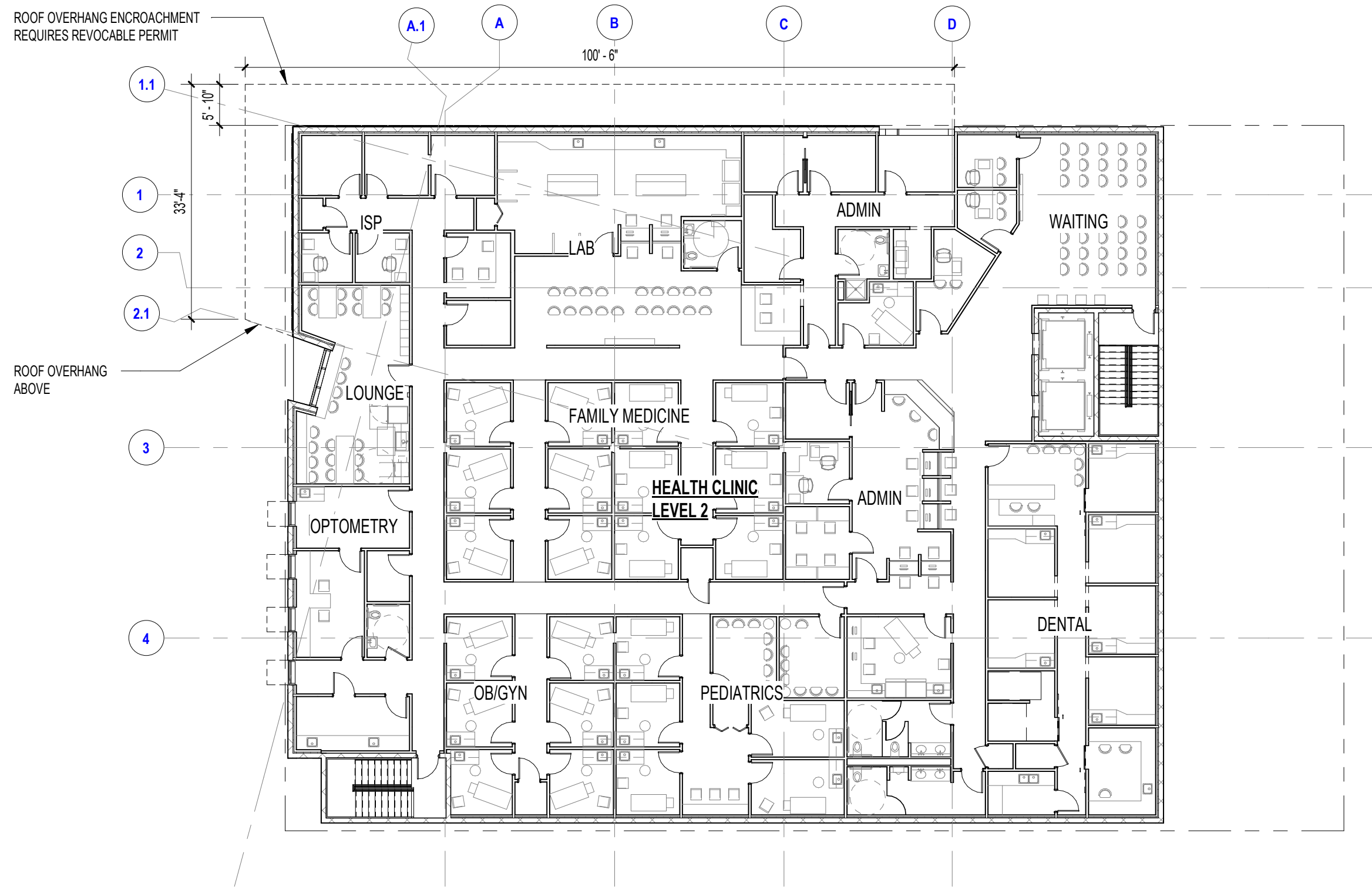


ROOF OVERHANG ENCROACHMENT
REQUIRES REVOCABLE PERMIT

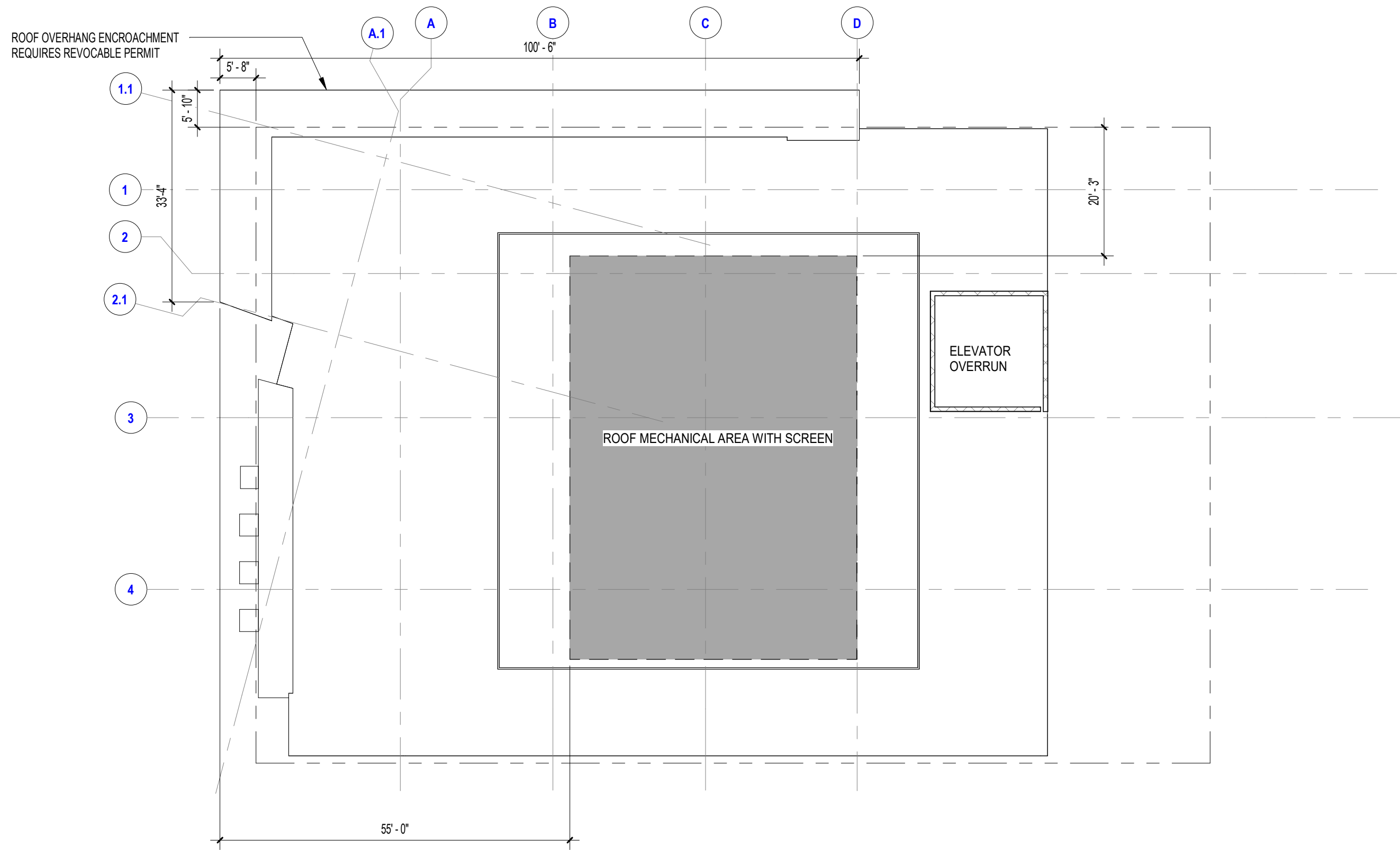
ROOF OVERHANG
ABOVE



1 LEVE 01 - FLOOR PLAN
1/16" = 1'-0"

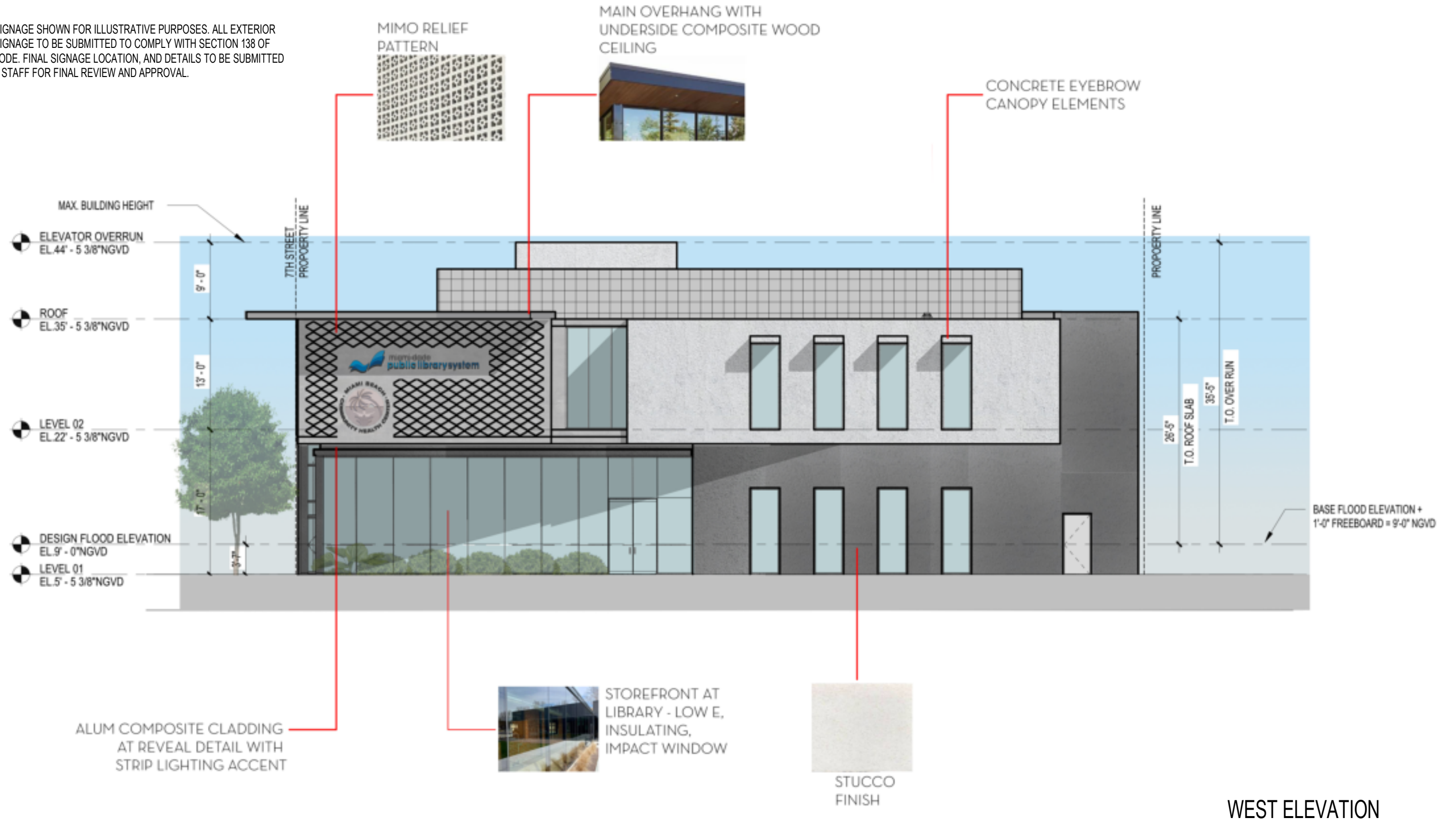


1 LEVEL 02 FLOOR PLAN
1/16" = 1'-0"



1 ROOF PLAN
1/16" = 1'-0"

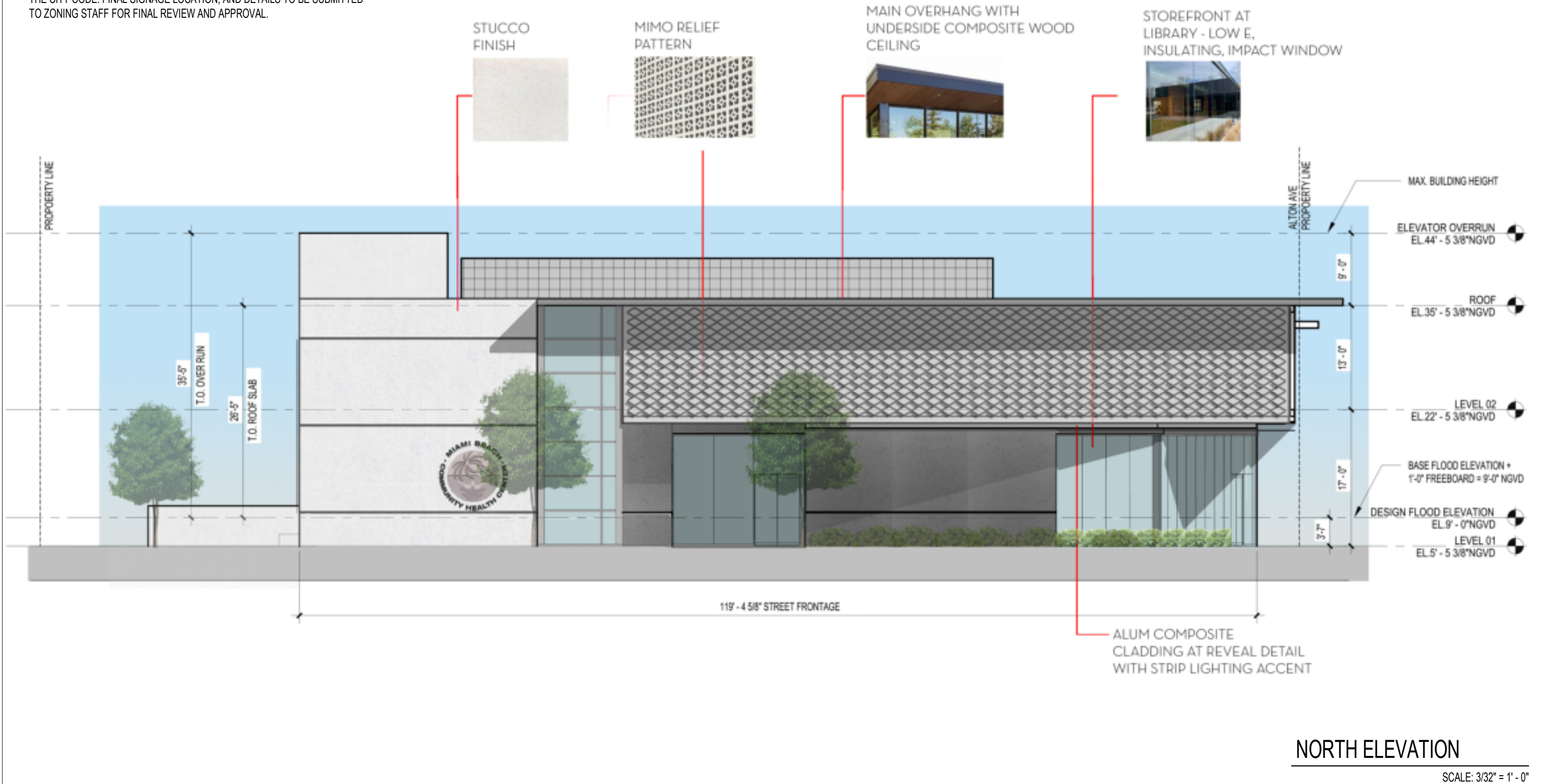
NOTE:
 BUILDING SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES. ALL EXTERIOR BUILDING SIGNAGE TO BE SUBMITTED TO COMPLY WITH SECTION 138 OF THE CITY CODE. FINAL SIGNAGE LOCATION, AND DETAILS TO BE SUBMITTED TO ZONING STAFF FOR FINAL REVIEW AND APPROVAL.



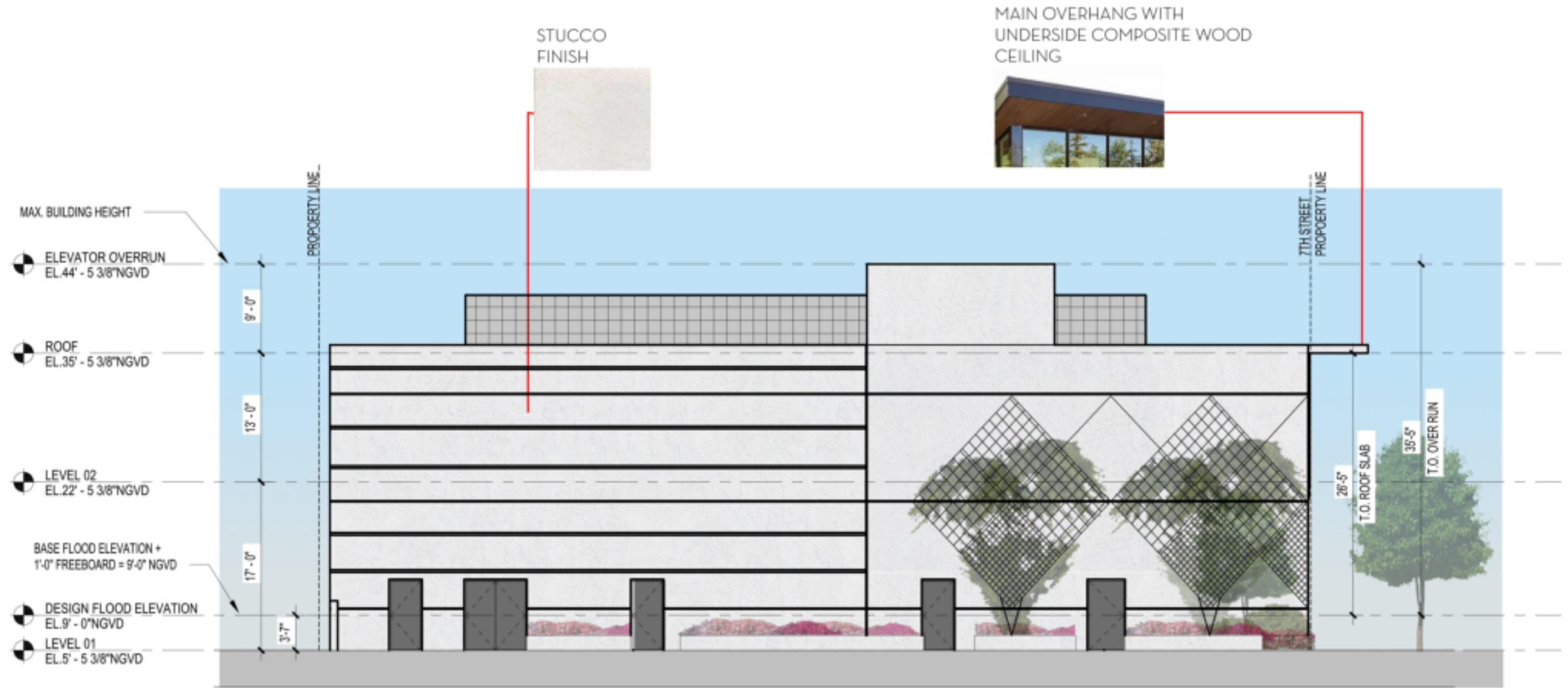
WEST ELEVATION

SCALE: 3/32" = 1' - 0"

NOTE:
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 BUILDING SIGNAGE TO BE SUBMITTED TO COMPLY WITH SECTION 138 OF
 THE CITY CODE. FINAL SIGNAGE LOCATION, AND DETAILS TO BE SUBMITTED
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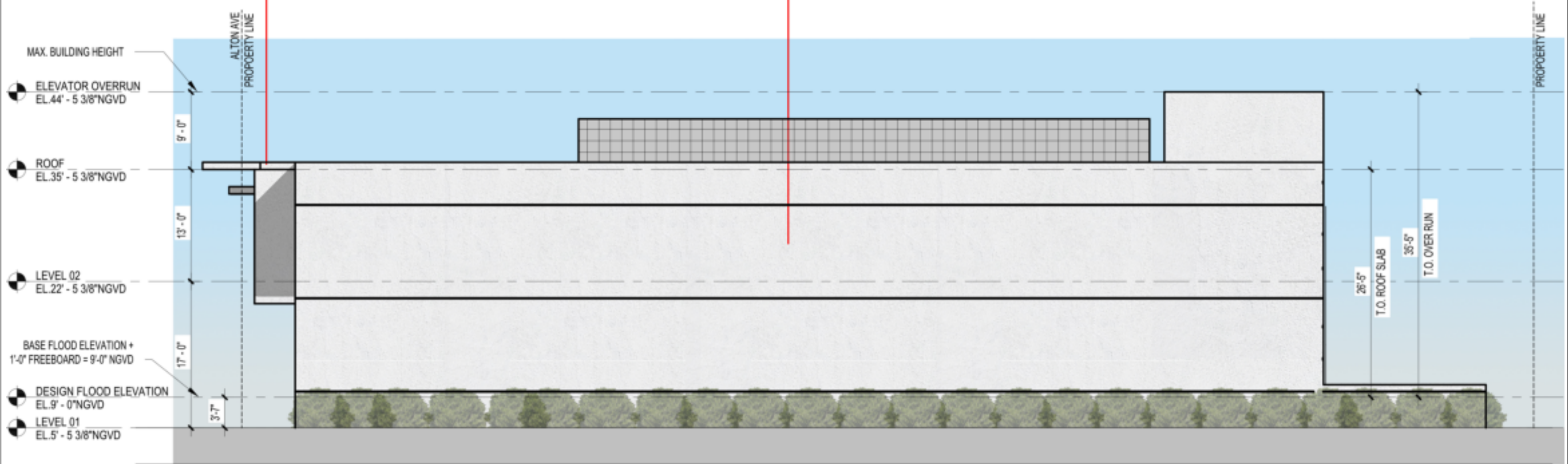
EAST ELEVATION

SCALE: 3/32" = 1' - 0"

NOTE:
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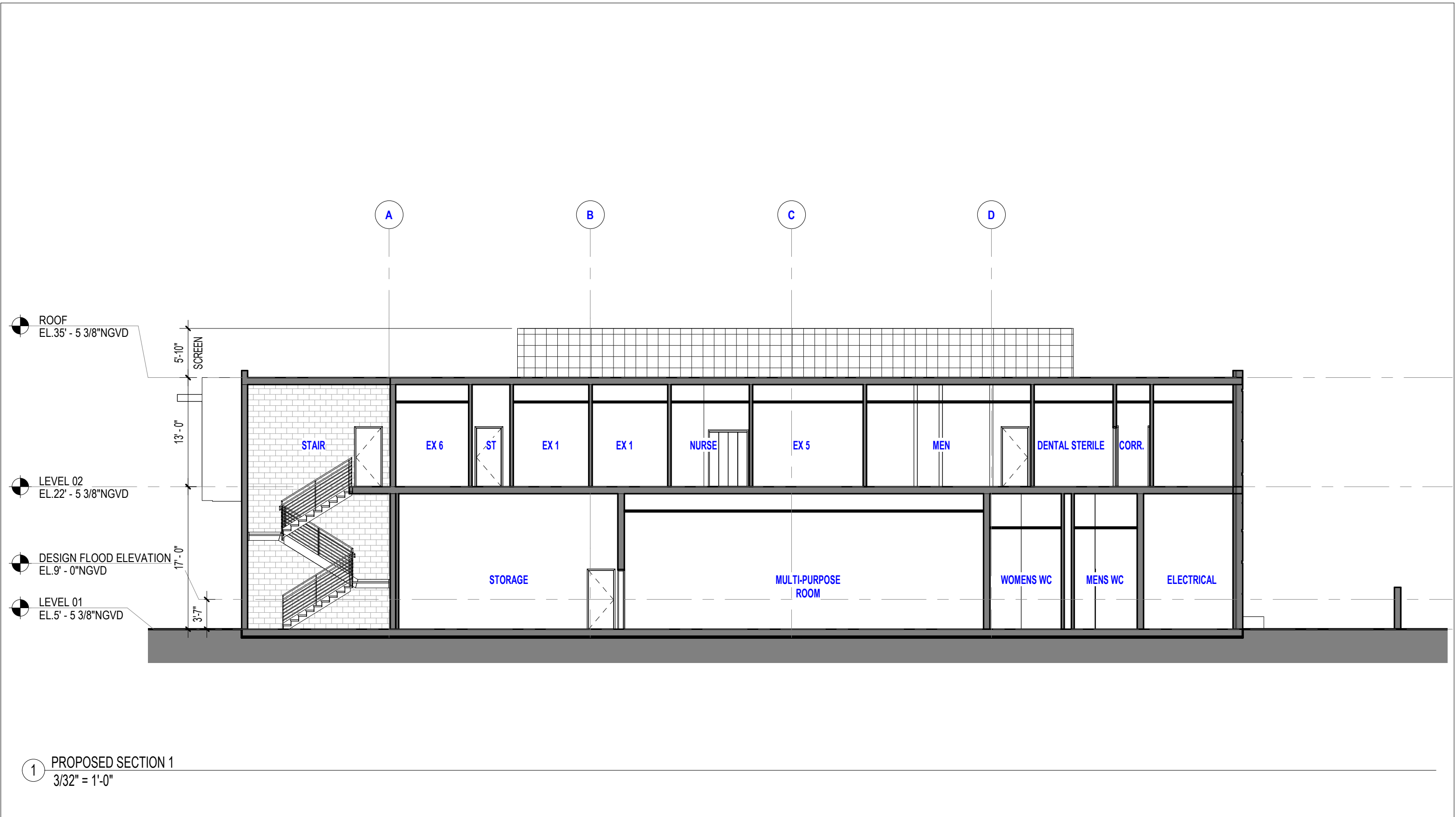
MAIN OVERHANG WITH
 UNDERSIDE COMPOSITE WOOD
 CEILING

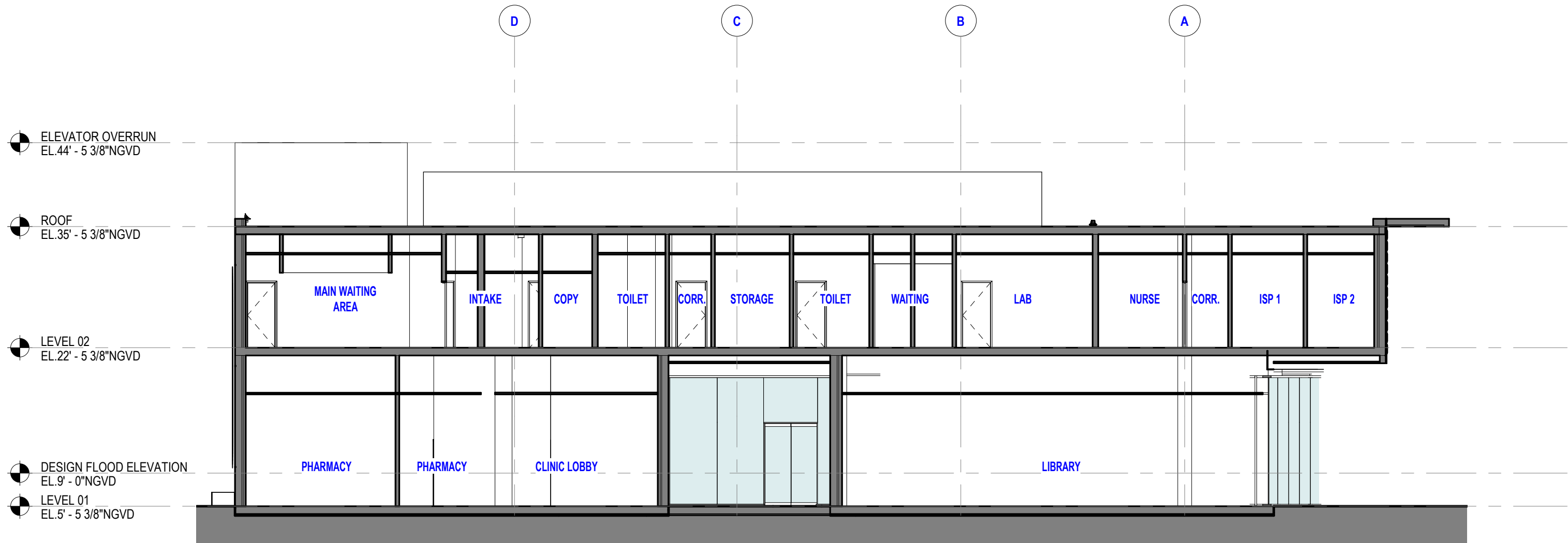
STUCCO
 FINISH



SOUTH ELEVATION

SCALE: 3/32" = 1' - 0"





1 PROPOSED SECTION 2
3/32" = 1'-0"



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.

HPB FINAL SUBMITTAL
663 ALTON ROAD

MIAMI BEACH, FL 33141

663 ALTON CLINIC - LIBRARY
RENDERING

DATE:
02/06/23

A4-00



BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

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HPB FINAL SUBMITTAL
663 ALTON ROAD

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663 ALTON CLINIC - LIBRARY
RENDERING

DATE:
02/06/23

A4-01



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CHICAGO MIAMI CHARLOTTE

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HPB FINAL SUBMITTAL
663 ALTON ROAD

MIAMI BEACH, FL 33141

663 ALTON CLINIC - LIBRARY
RENDERING

DATE:
02/06/23

A4-02