

# County Health Center and Library

## HPB22-0560





Existing Health Center

Canopy Park

Baptist

663 ALTON

Storage Bldg.



**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

A4-02



**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

A4-01

# POST-WAR MODERN / MIMo

**“CONTEXTUALLY RELEVANT BUILDING DESIGN THAT IS DERIVED FROM THE MIMO LANGUAGE BUT LOOKS FORWARD TO A CONTEMPORARY VISION OF THE FUTURE”**

- SCALE** : MASSING ARTICULATION TO BREAK DOWN THE BUILDING SCALE AND HEIGHT TO REFLECT THE ADJACENT URBAN FABRIC-  
*The building facades use materials, window openings and canopy elements to break down the mass of the structure*
- HEIGHT** : TALLER STRUCTURES TO BE SET BACK FROM THE STREET, BREAKING DOWN THE MASSING TO REFLECT THE ADJACENT URBAN FABRIC  
*The 2-story structure is harmonious with the adjacent residential structures to the east.*
- RHYTHM** : BREAKING DOWN THE MASSING TO CONFORM TO THE LOT WIDTH, CONTEXT BUILDING PROPORTIONS  
*The introduction of the split in the west and east façade materials breaks down the scale to be more reminiscent of the 50' block widths in the neighborhood*
- SETBACKS** : MAINTAIN THE URBAN STREETWALL, SITE THE BUILDINGS TO REINFORCE THE SURROUNDING CONTEXT  
*Alton Road street wall is maintained*
- VIEW CORRIDORS** : MAINTAIN VIEW CORRIDORS TO IMPORTANT STRUCTURES AND WATERFRONT  
*The angular ground level façade open views to the new canopy park as well as to the building entrances*
- DIRECTIONAL EMPHASIS** : PREDOMINANTLY HORIZONTAL STRUCTURES WITH STRONG VERTICAL BREAKS. ANGULAR FORMS  
*The rotation of the ground level façade reinforces the horizontality of the building mass and canopy elements with vertical breaks at the west library entrance and north clinic entry*
- POINT OF ENTRY** : ACTIVE GROUND LEVEL WITH DEFINED PEDESTRIAN ENTRANCES FROM THE STREET  
*The creation of the plaza space on 7<sup>th</sup> Street invites pedestrians to both the library and clinics entry*
- ARCHITECTURE** : EMBRACING THE MIMO LANGUAGE AND NEIGHBORHOOD VOCABULARY OF FORM TO REFLECT ON THE HISTORY OF THE DISTRICT WHILE NOT REPLICATING THE PAST



HARDSCAPE MATERIALS

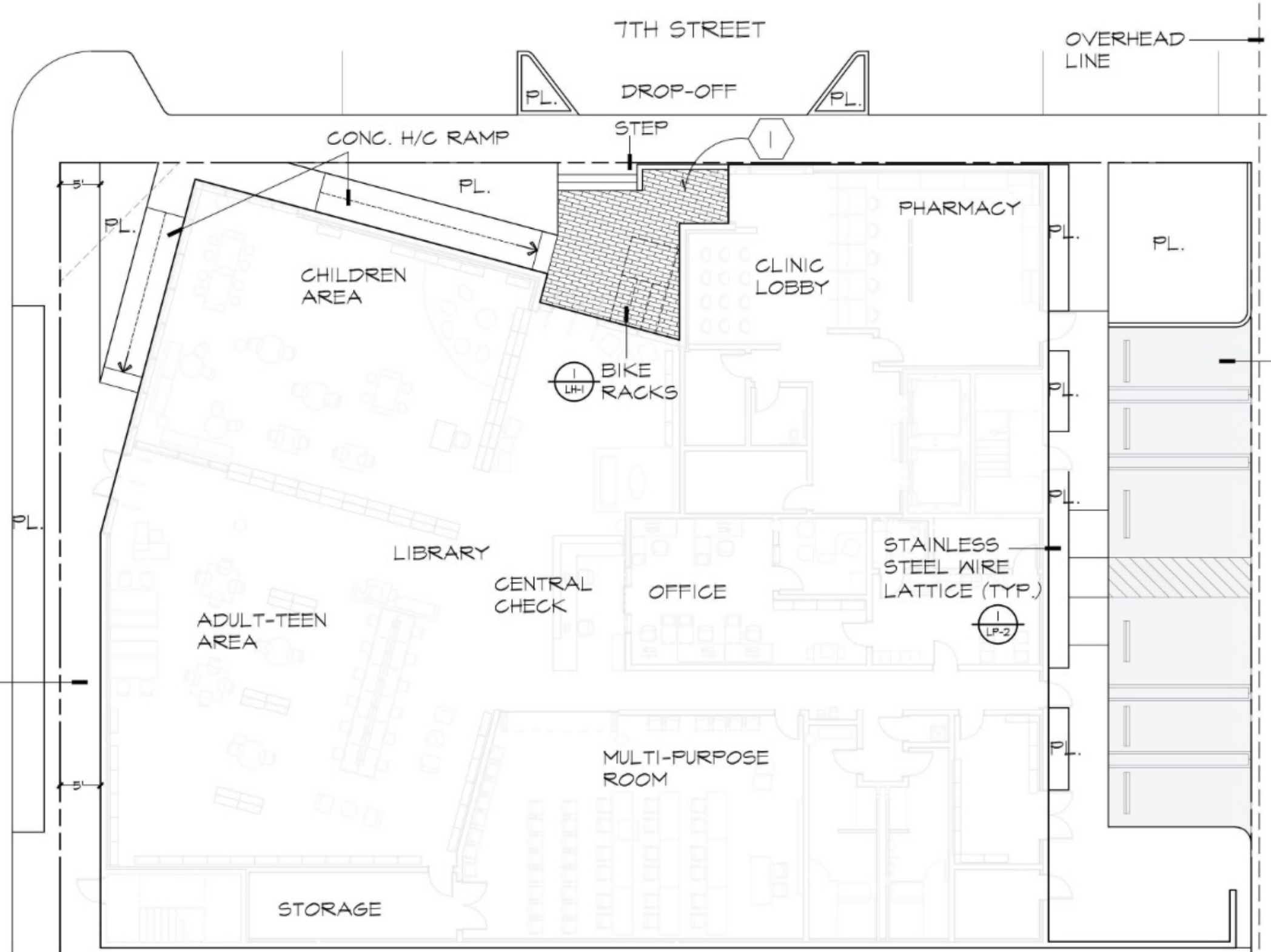
① SIDEWALK PAVER FIELD: 3"x12"x2<sup>3</sup>/<sub>8</sub>" MODULINE PAVER BY BELGARD OR APPROVED EQUAL; PATTERN: RUNNING BOND (SEE PLAN); COLOR: 1/3 GRANITE (GRAY & WHITE), 1/3 SLATE (CHARCOAL & GRAY), 1/3 CHARCOAL

NOTES:  
-ALL PAVED SURFACES SHALL MEET ALL ADA REGULATIONS.



ALTON ROAD

COLORED CONC. SIDEWALK TO MATCH CITY SIDEWALK



# 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"

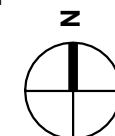
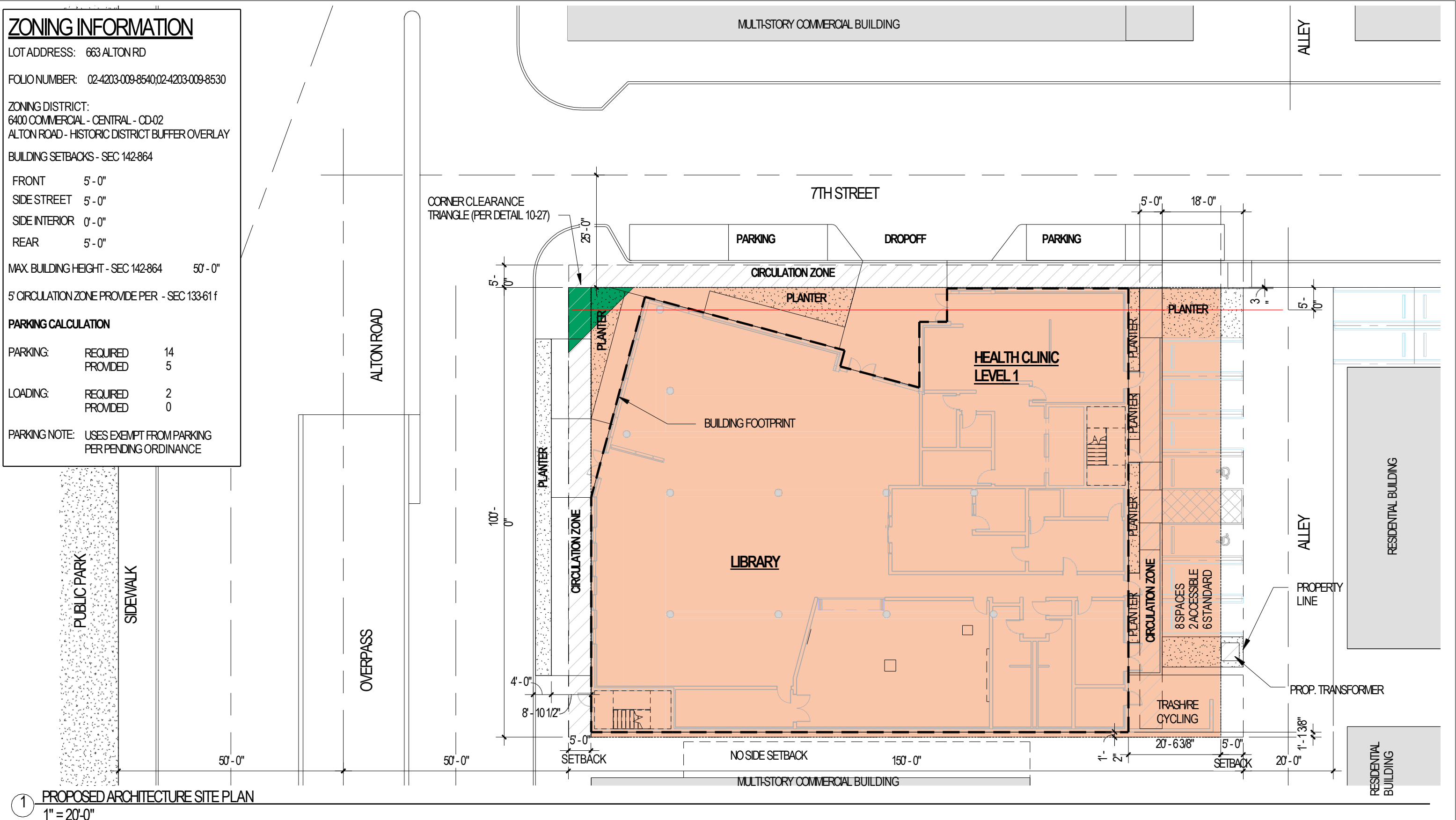
MAX. BUILDING HEIGHT - SEC 142-864 50'-0"

5' CIRCULATION ZONE PROVIDE PER - SEC 133-61 f

## PARKING CALCULATION

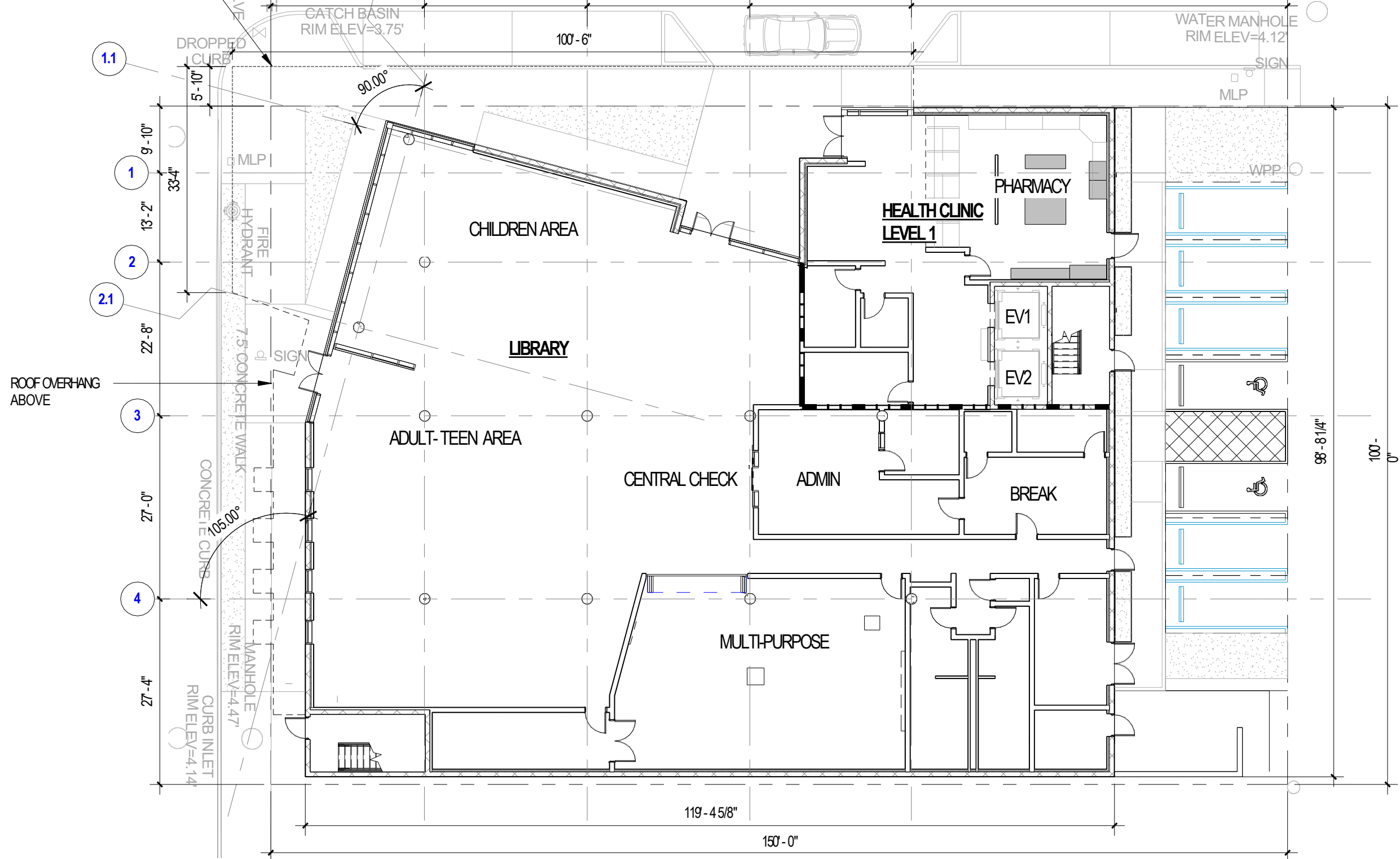
PARKING:	REQUIRED	14
	PROVIDED	5
LOADING:	REQUIRED	2
	PROVIDED	0

PARKING NOTE: USES EXEMPT FROM PARKING PER PENDING ORDINANCE





ROOF OVERHANG ENCROACHMENT  
REQUIRES REVOCABLE PERMIT



1 LEVE01 - FLOORPLAN  
1/16" = 1'-0"

ROOF OVERHANG ENCROACHMENT  
REQUIRES REVOCABLE PERMIT

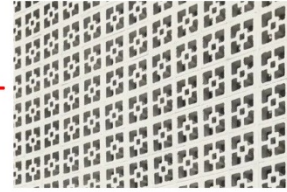
ROOF OVERHANG  
ABOVE



1 LEVEL 02 FLOOR 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.

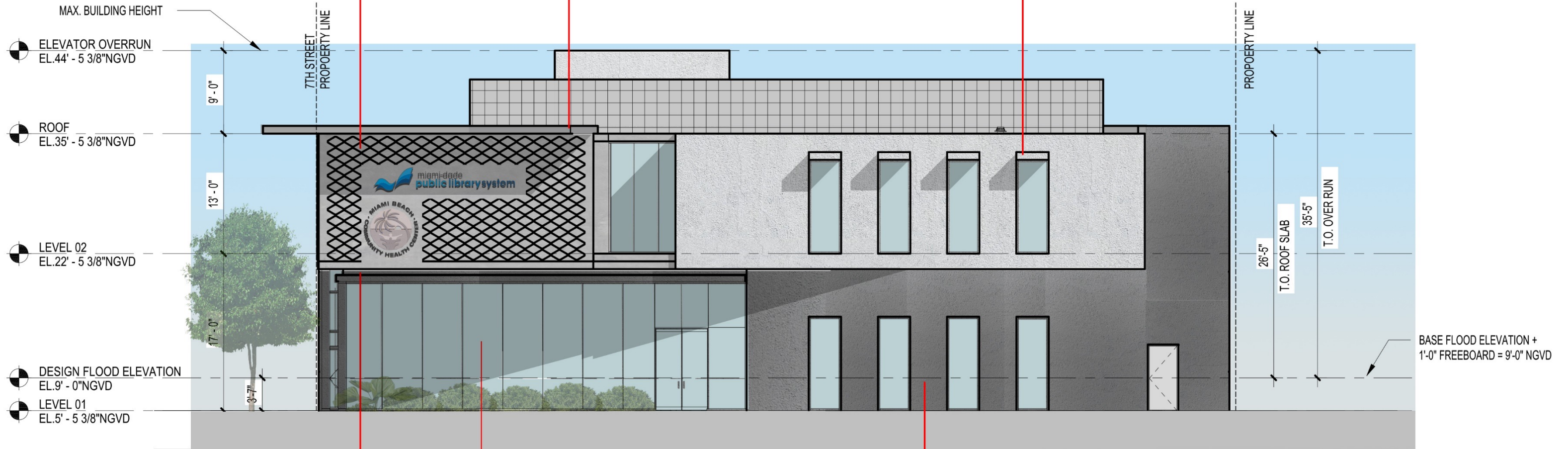
MIMO RELIEF PATTERN



MAIN OVERHANG WITH UNDERSIDE COMPOSITE WOOD CEILING



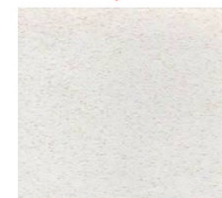
CONCRETE EYEBROW CANOPY ELEMENTS



ALUM COMPOSITE CLADDING AT REVEAL DETAIL WITH STRIP LIGHTING ACCENT



STOREFRONT AT LIBRARY - LOW E, INSULATING, IMPACT WINDOW



STUCCO FINISH

**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.

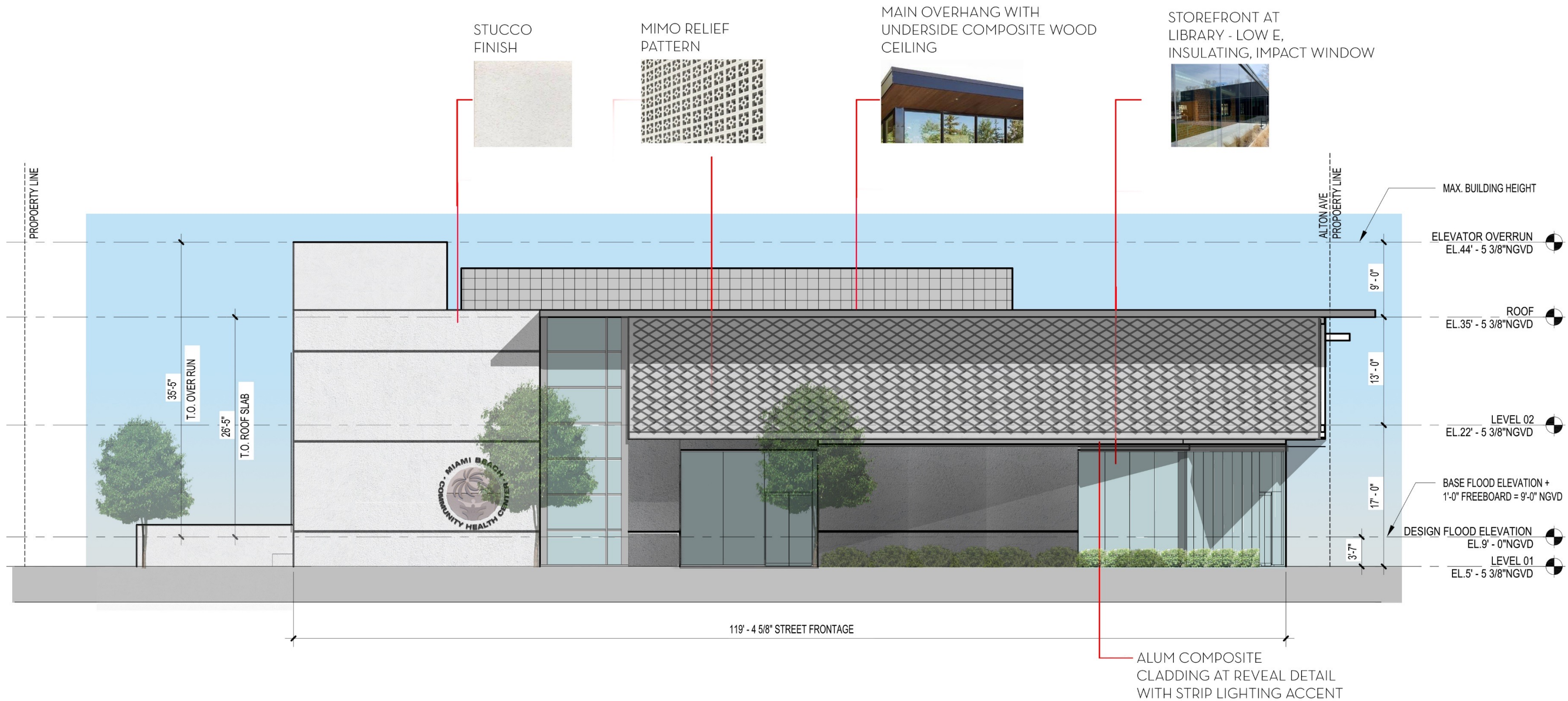
HPB FINAL SUBMITTAL  
 663 ALTON ROAD  
 MIAMI BEACH, FL 33141

663 ALTON CLINIC - LIBRARY  
 WEST CONCEPT  
 ELEVATION

DATE:  
 02/06/23

A2-01.1

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



**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.

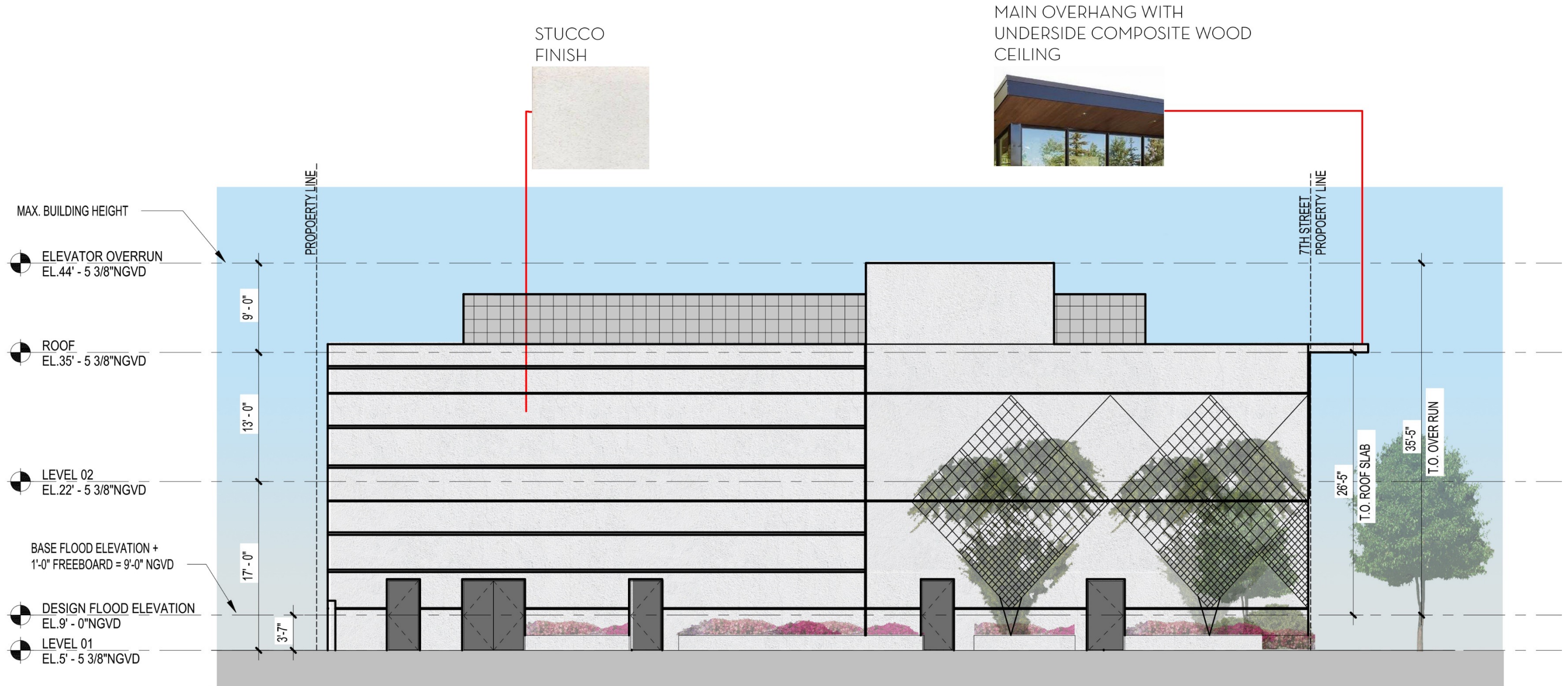
HPB FINAL SUBMITTAL  
 663 ALTON ROAD  
 MIAMI BEACH, FL 33141

663 ALTON CLINIC - LIBRARY  
 NORTH CONCEPT  
 ELEVATION

DATE:  
 02/06/23

A2-02.1

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.



**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.

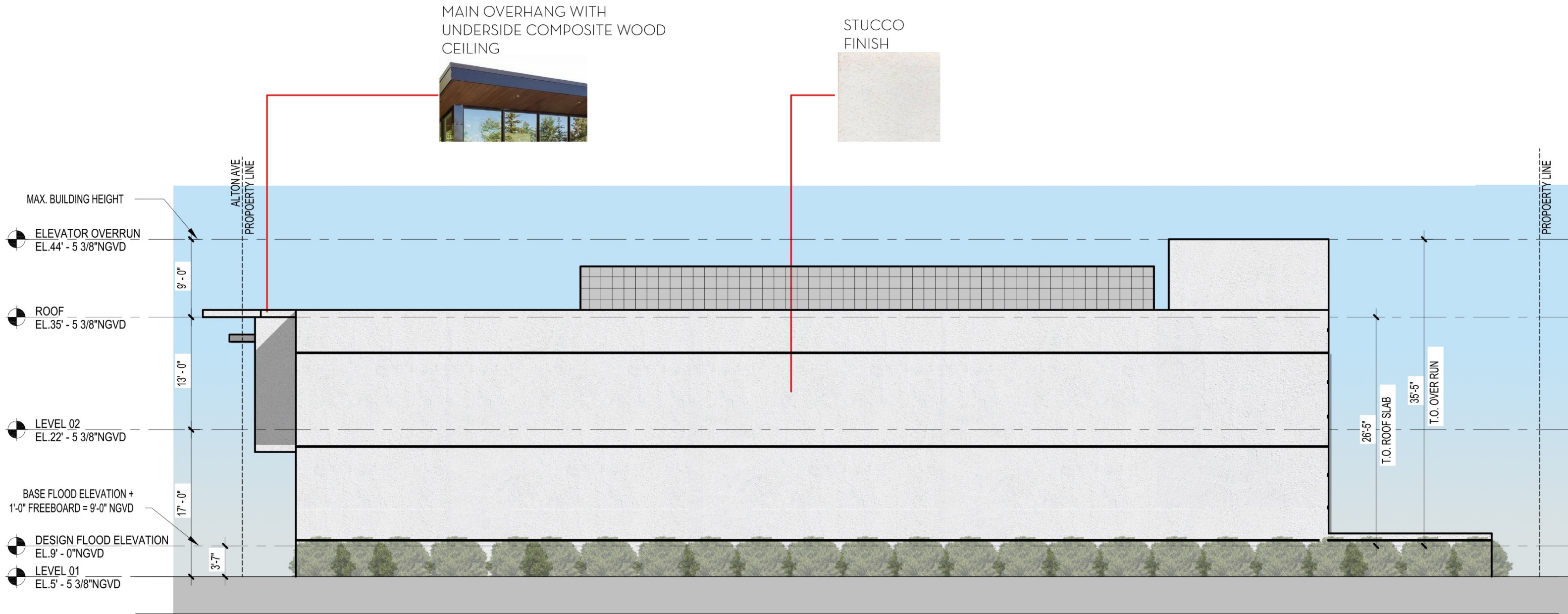
HPB FINAL SUBMITTAL  
 663 ALTON ROAD  
 MIAMI BEACH, FL 33141

663 ALTON CLINIC - LIBRARY  
 EAST CONCEPT  
 ELEVATION

DATE:  
 02/06/23

A2-03.1

**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.



**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  
 SOUTH CONCEPT  
 ELEVATION

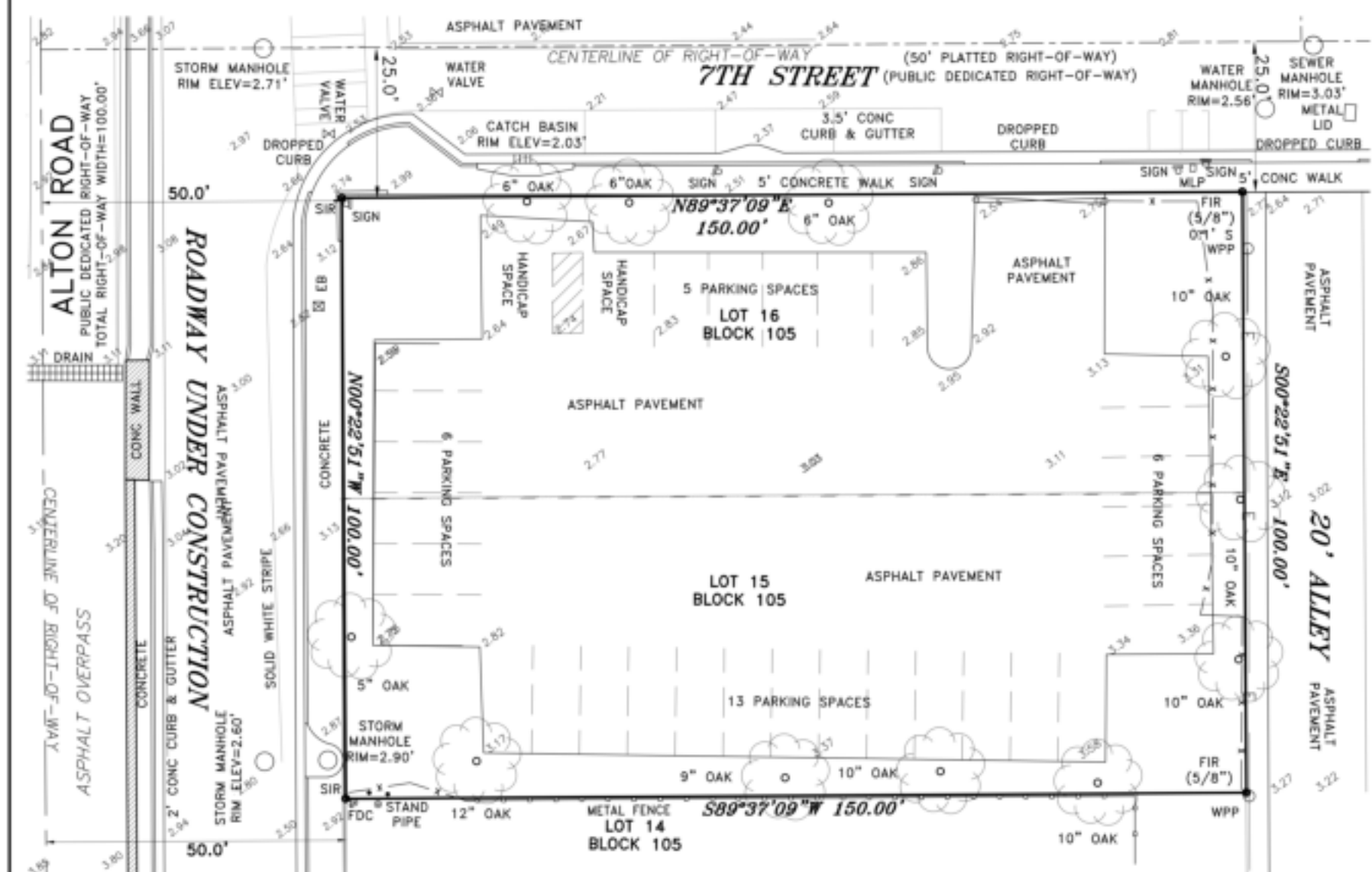
DATE:  
 02/06/23

A2-04.1

# County Health Center and Library HPB22-0560



# 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

**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

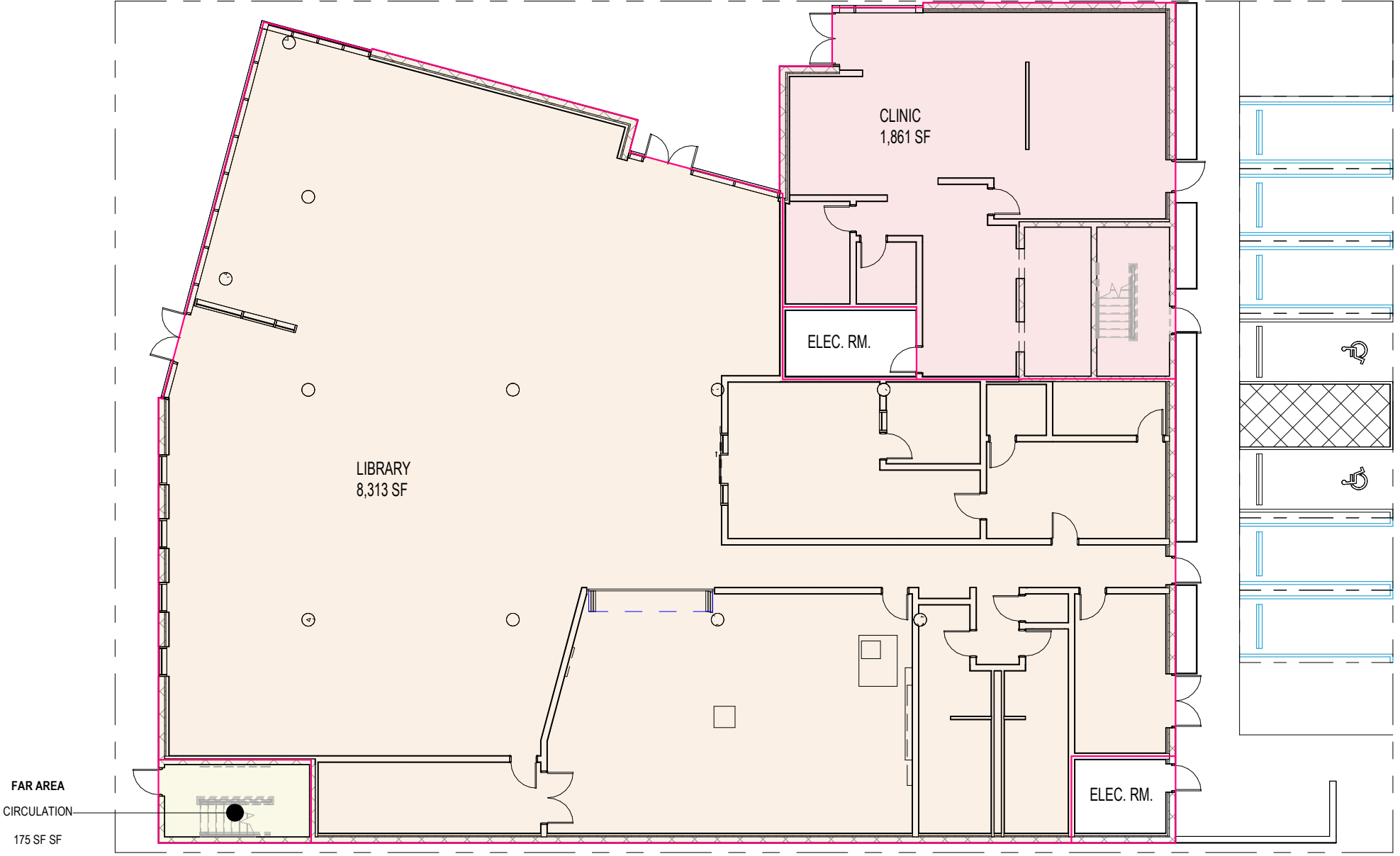


**FAR AREAS**

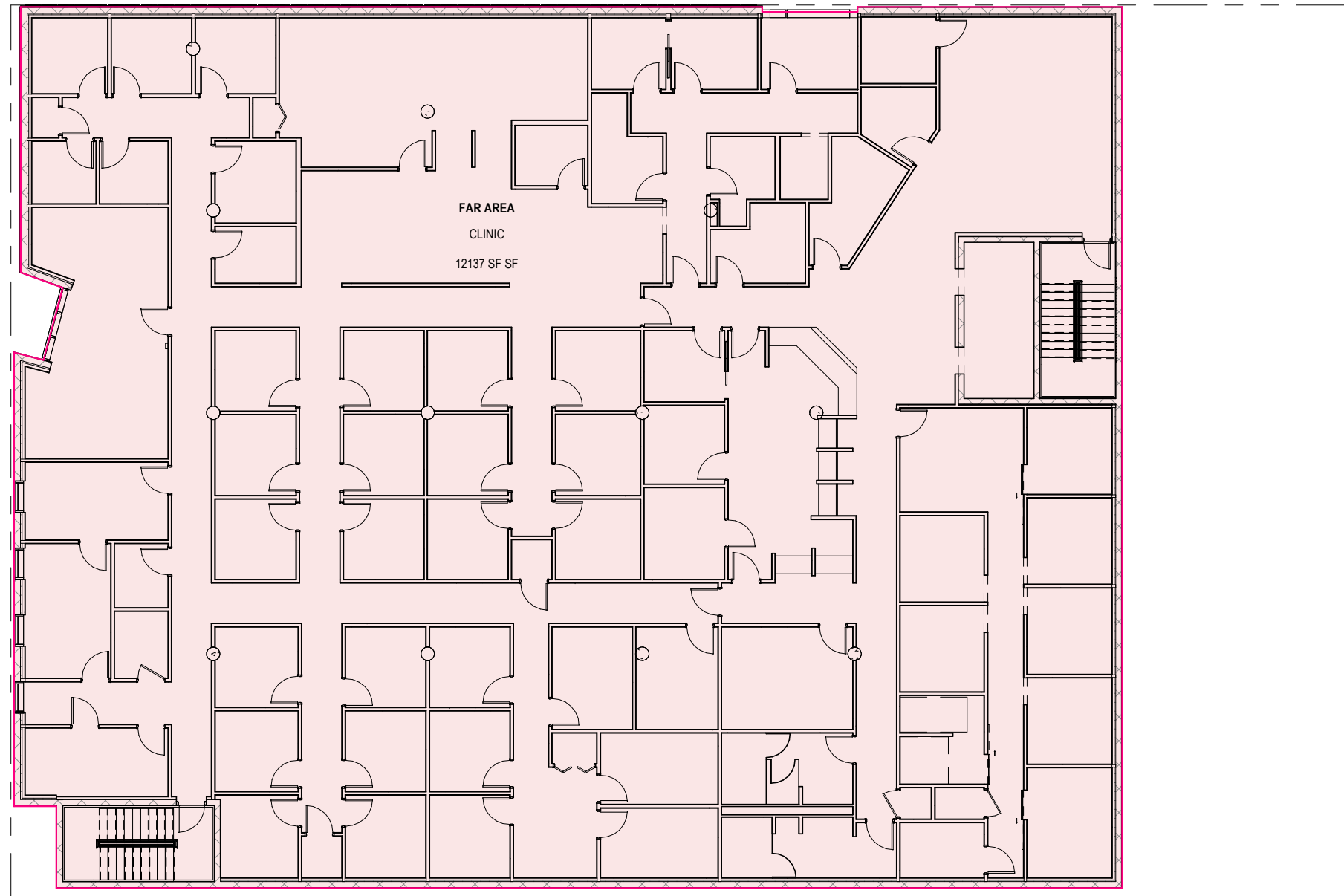
- CIRCULATION
- CLINIC
- LIBRARY

**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
<b>TOTAL FAR</b>	<b>22,486 SF</b>



① FAR - LEVEL 1  
1/16" = 1'-0"



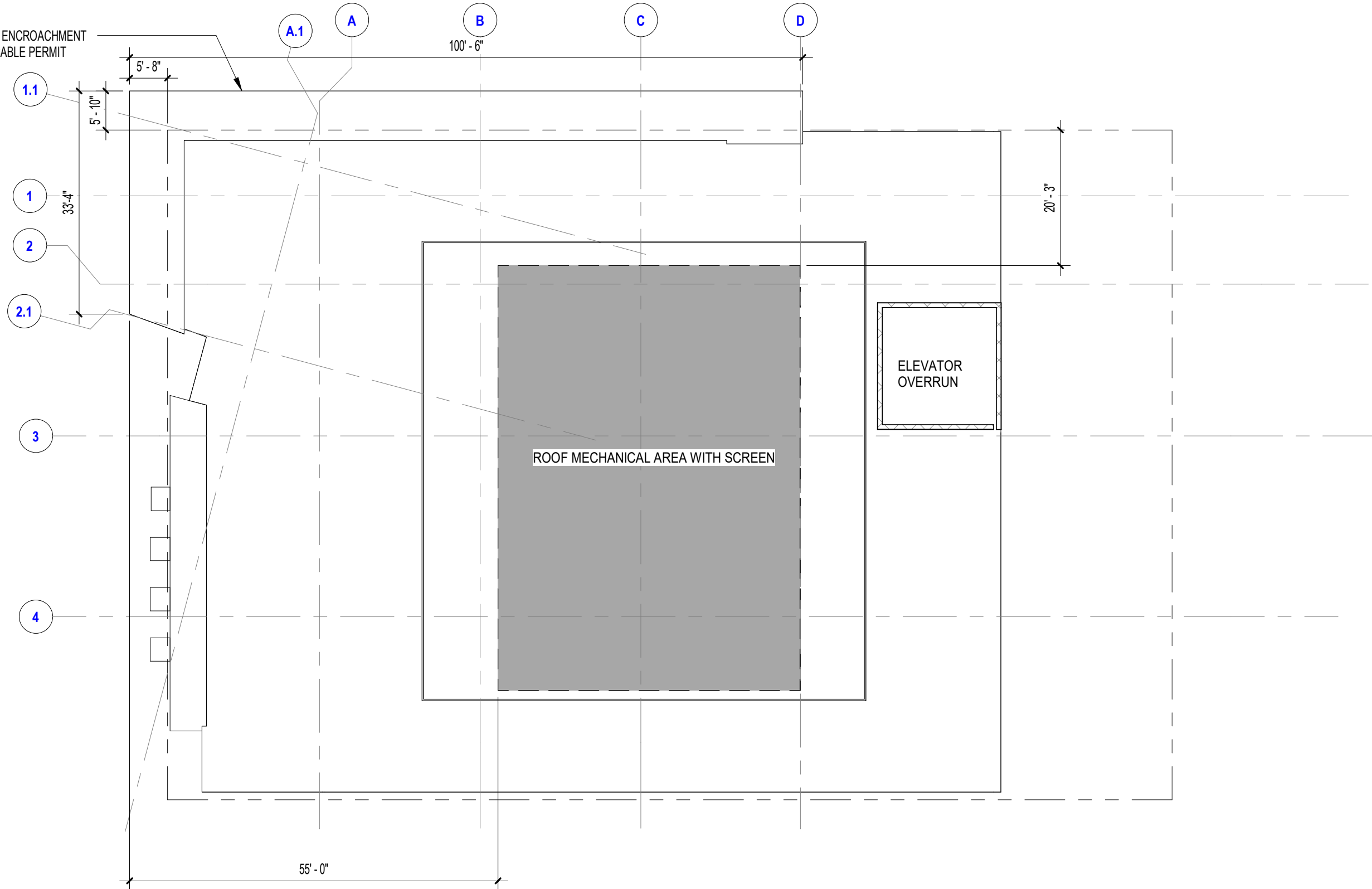
**FAR CALCULATION**

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

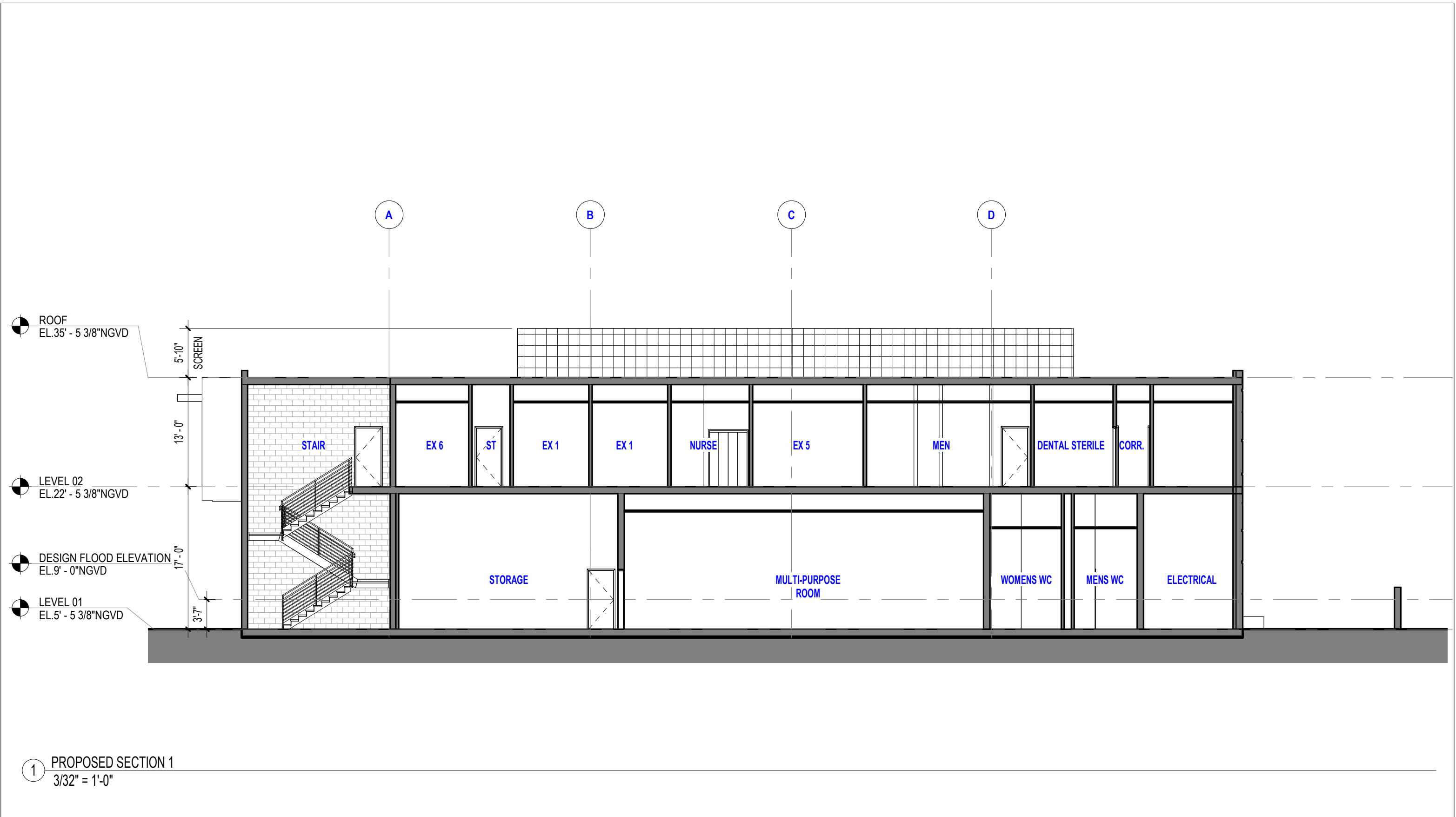
LEVEL 2	
CLINIC	12,137 SF
TOTAL FAR	<hr/> 22,486 SF

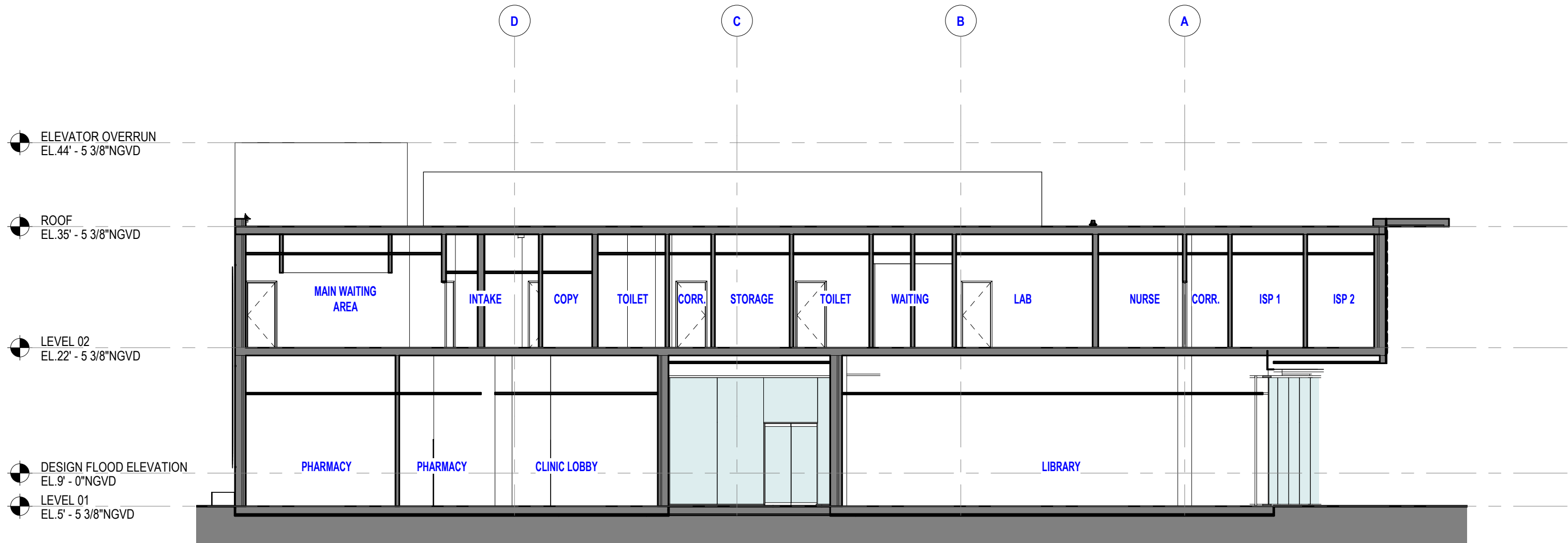
1 LEVEL 02 - FAR AREA  
1/16" = 1'-0"

ROOF OVERHANG ENCROACHMENT  
REQUIRES REVOCABLE PERMIT



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





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