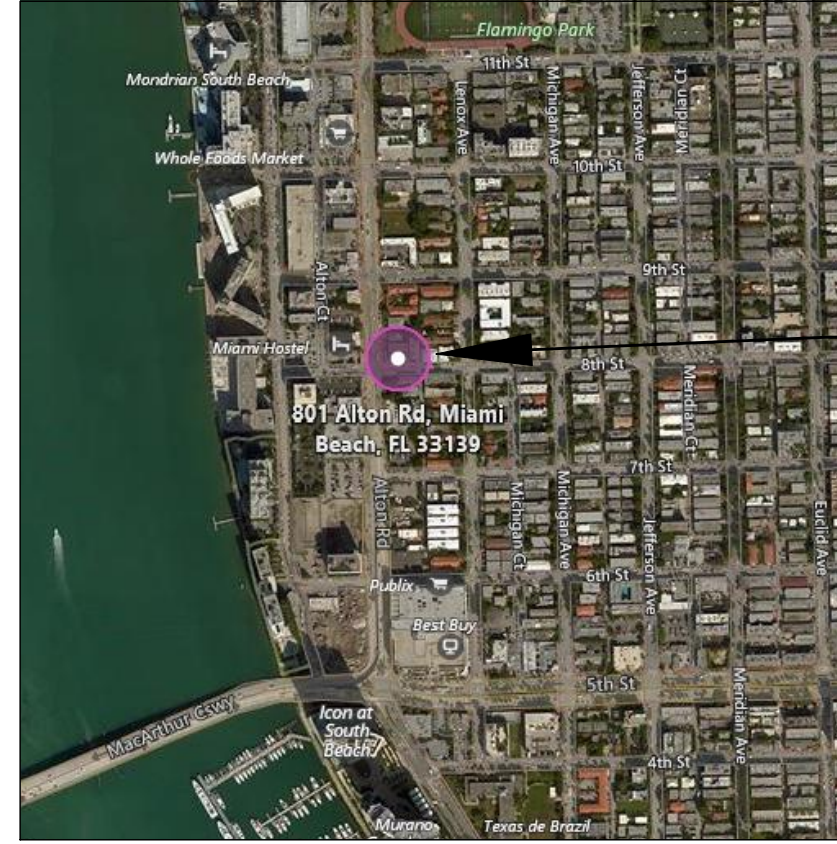


AERIAL MAPS



SITE

1 LOCATION MAP
SCALE: SCALE: N.T.S.



SITE

2 LOCATION MAP
SCALE: SCALE: N.T.S.



SITE

3 LOCATION MAP
SCALE: SCALE: N.T.S.

ZONING INFORMATION

1. Address:	801 / 807 / 815 ALTON ROAD			
2. Board and File numbers:	Historic Preservation Board No.HPB16-0071			
3. Folio Numbers:	02-3234-002-1100			
4. Year Constructed:	'47(801), '45(807), '45(815)	Zoning District:	CD-2	
5. Base Flood Elevation:	8'-0" + 1'-0"	Grade value in NGVD:	5'-3"	
6. Adjusted grade (Flood+Grade/2):	9'-0"	Lot Area:	5,010 (801)(807)(815)	
7. Lot width:	136.67"	Lot Depth:	109.89'	
8. Minimum Unit Size s.f.:	N:741 Ex:484	Average Unit Size s.f.	603	
9. Existing Use:	R1	Proposed Use:	R1	

	Maximum	Existing	Proposed	Deficiencies
10. Height	35'-0"	22'-5"	to remain	None
11. Number of Stories	3	2	to remain	None
12. FAR(1.5) 136.67x109.89=15,018	22,528 s.f.	12,763 s.f.	to remain	None
13. Gross Square Footage	22,528 s.f.	12,763 s.f.	to remain	None
14. S. F. by Use	22,528 s.f.	12,763 s.f.	to remain	None
15. Number of Units Residential	0	0	to remain	None
16. Number of Units Hotel	20	20	to remain	None
17. Number of Seats	N/A			
18. Occupant Load	72	72	to remain	None

Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean: N/A				
19. Front Setback:	N/A			
20. Side Setback:	N/A			
21. Side Setback:	N/A			
22. Side Setback facing street:	N/A			
23. Rear Setback:	N/A			
At Grade Parking (Existing)				
24. Front Setback:	5'-0"	5'-0"	5'-0"	None
25. Side Setback (North):	N/A			
26. Side Setback (South):	N/A			
27. Side Setback driveway:	N/A			
28. Rear Setback:	N/A			
Pedestal (New Structure):				
29. Front Setback:	N/A			
30. Side Setback (North):	N/A			
31. Side Setback (South):	N/A			
32. Side Setback facing street:	N/A			
33. Rear Setback:	N/A			
Tower: (New Structure)				
34. Front Setback:	N/A			
35. Side Setback (North):	N/A			
36. Side Setback (South):	N/A			
37. Side Setback facing street:	N/A			
38. Rear Setback:	N/A			

Parking:	Required	Existing	Proposed	Deficiencies
39. Parking District:	CD-2	CD-2	to remain	None
40. Total # of parking spaces	0	7	to remain	None
41. # of Parking spaces per use (Provide a separate chart for a breakdown calculation)	0	7	to remain	Existing
42. # of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43. Parking Space Dimensions	19'x8'6"	26'x13'	18'x9"	
44. Parking Space Configurations (45o, 60o, 90o, parallel)	parallel			
45. ADA Spaces	1	1	1	
46. Tandem Spaces	0	0	0	
47. Drive Aisle width	20'			
48. Valet Drop Off and Pick up	N/A			
49. Loading zones and Trash Collection Areas	N/A			
50. Racks	N/A			

DATA TABLES

801 ALTON ROAD - UNIT TABULATION

UNIT #	SQUARE FEET	GROUP	# / NET PER PERSON	OCC. LOAD
GROUND FLOOR				
UNIT #1	603 S.F.	R-1	S.F./200 GROSS	2
UNIT #2	603 S.F.	R-1	S.F./200 GROSS	2
UNIT #3	609 S.F.	R-1	S.F./200 GROSS	2
UNIT #4	609 S.F.	R-1	S.F./200 GROSS	2
STAIRS	205 S.F.	R-1	S.F./200 GROSS	2
CORRIDOR	200 S.F.	R-1	S.F./200 GROSS	2
FIRST FLOOR OCCUPANT SUBTOTAL= 12				
SECOND FLOOR				
UNIT #5	603 S.F.	R-1	S.F./200 GROSS	2
UNIT #6	603 S.F.	R-1	S.F./200 GROSS	2
UNIT #7	609 S.F.	R-1	S.F./200 GROSS	2
UNIT #8	609 S.F.	R-1	S.F./200 GROSS	2
STAIRS	205 S.F.	R-1	S.F./200 GROSS	2
CORRIDOR	200 S.F.	R-1	S.F./200 GROSS	2
SECOND FLOOR OCCUPANT SUBTOTAL= 12				
MINIMUM UNIT SIZE: 603 S.F. AVERAGE UNIT SIZE: 606 S.F.				

807 ALTON ROAD - UNIT TABULATION

UNIT #	SQUARE FEET	GROUP	# / NET PER PERSON	OCC. LOAD
GROUND FLOOR				
UNIT #1	603 S.F.	R-1	S.F./200 GROSS	2
UNIT #2	603 S.F.	R-1	S.F./200 GROSS	2
UNIT #3	609 S.F.	R-1	S.F./200 GROSS	2
UNIT #4	609 S.F.	R-1	S.F./200 GROSS	2
STAIRS	205 S.F.	R-1	S.F./200 GROSS	2
CORRIDOR	200 S.F.	R-1	S.F./200 GROSS	2
FIRST FLOOR OCCUPANT SUBTOTAL= 12				
SECOND FLOOR				
UNIT #5	603 S.F.	R-1	S.F./200 GROSS	2
UNIT #6	603 S.F.	R-1	S.F./200 GROSS	2
UNIT #7	609 S.F.	R-1	S.F./200 GROSS	2
UNIT #8	609 S.F.	R-1	S.F./200 GROSS	2
STAIRS	205 S.F.	R-1	S.F./200 GROSS	2
CORRIDOR	200 S.F.	R-1	S.F./200 GROSS	2
SECOND FLOOR OCCUPANT SUBTOTAL= 12				
MINIMUM UNIT SIZE: 603 S.F. AVERAGE UNIT SIZE: 606 S.F.				

815 ALTON ROAD - UNIT TABULATION

UNIT #	SQUARE FEET	GROUP	# / NET PER PERSON	OCC. LOAD
GROUND FLOOR				
UNIT #1	669 S.F.	R-1	S.F./200 GROSS	2
UNIT #2 ADA	659 S.F.	R-1	S.F./200 GROSS	2
CHECK-IN	61 S.F.	R-1	S.F./200 GROSS	2
STAIRS	106 S.F.	R-1	S.F./200 GROSS	2
CORRIDOR	61 S.F.	R-1	S.F./200 GROSS	2
FIRST FLOOR OCCUPANT SUBTOTAL= 10				
SECOND FLOOR				
UNIT #3	695 S.F.	R-1	S.F./200 GROSS	2
UNIT #4	695 S.F.	R-1	S.F./200 GROSS	2
STAIRS	106 S.F.	R-1	S.F./200 GROSS	2
CORRIDOR	61 S.F.	R-1	S.F./200 GROSS	2
SECOND FLOOR OCCUPANT SUBTOTAL= 10				

A TOTAL OF 20 UNITS X 0.05% = ONE (1) EQUIPPED WITH ADA FEATURES AT 815 ALTON ROAD GROUND FLOOR.

Restaurant, Cafe, Bars, Lounges, Nightclubs	Required	Existing
51. Type of Use		
52. Total # of seats		
53. Total # of seats per venue		
54. Total occupant content		
55. Occupant content per venue		
56. Is this a Contributing building?	Yes	
57. Located within a Local Historic District?	Yes	

Variations Requesting for Approval:
No variations are being requested.

CLIENT:
**801/807/815
ALTON ROAD**

807 Alton Road
Miami Beach, FL 33139
Folio: 02-4203-014-0330



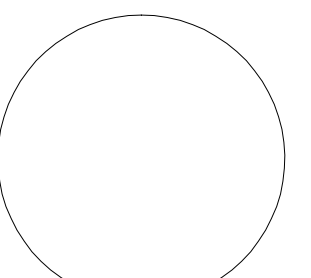
333 SE 2ND AVENUE, SUITE 2066
MIAMI, FL 33131
Tel: 786.218.5335
License #AA 26002467

WWW.CASTELLANOSDESIGN.COM

No.	DATE	ISSUED / REVISED
1	28 OCT/16	MIAMI BEACH HPB SUBMITTAL
2	9 DEC/16	PLANNING & ZONING COMMENTS / 1

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SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2015-02

**PROJECT
DATA &
INFORMATION**

CHECKED BY : SHEET NO :
DRAWN BY : **GN-1**
SCALE:
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