12-651US MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FLORIDA
08-03-2016

Drawing index: Final Submittal

ARCHITECTURAL DRAWINGS		07-15-2016	08-03-2016
A.0	PROJECT TITLE & DRAWING INDEX / COLOR RENDERING	✓	✓
A.1	ZONING ANALYSIS	✓	✓
A.1A	CODE ANALYSIS / LIFE SAFETY	✓	✓
SURVEY	LAND SURVEY	✓	✓
A.2	FAR CALCULATIONS & SCHEMATIC BUILDING SECTIONS	✓	✓
A.3	FAR SHADED DIAGRAMS	✓	✓
A.4	PROPOSED SITE PLAN / GROUND FLOOR	✓	✓
A.5	02A - PARKING LEVEL	✓	✓
A.6	02B / 03A - PARKING LEVEL	✓	✓
A.7	03B - PARKING LEVEL	✓	✓
A.8	04 - PARKING LEVEL	✓	✓
A.9	PROPOSED 5TH OFFICE FLOOR	✓	✓
A.10	PROPOSED ROOF LEVEL	✓	✓
A.11	PROPOSED NORTH & WEST ELEVATIONS	✓	✓
A.12	PROPOSED SOUTH & EAST ELEVATIONS	✓	✓
A.13	KEY DIRECTIONAL PLAN / SITE		✓
A.13A	COLOR SITE PHOTOGRAPHS (1)		✓
A.13B	COLOR SITE PHOTOGRAPHS (2)		✓
A.13C	COLOR SITE PHOTOGRAPHS (3)		✓
A.13D	COLOR SITE PHOTOGRAPHS (4)		✓
A.13E	COLOR SITE PHOTOGRAPHS (5)		✓
A.14	CONTEXTUAL STREET ELEVATION	✓	✓
A.15	3D CONCEPTUAL RENDERINGS	✓	✓
L.1	PROPOSED LIGHTING / PHOTOMETRIC - SITE PLAN & GF	✓	✓
L.2	PROPOSED LIGHTING / PHOTOMETRIC - 02A PARKING	✓	✓
L.3	PROPOSED LIGHTING / PHOTOMETRIC - 02B / 03A PARKING	✓	✓
L.4	PROPOSED LIGHTING / PHOTOMETRIC - 03B PARKING	✓	✓
L.5	PROPOSED LIGHTING / PHOTOMETRIC - 04 PARKING	✓	✓
LA-1	EXISTING TREE DISPOSITION PLAN	✓	✓
LA-2	SITE PLANTING PLAN	✓	✓
LA-3	LANDSCAPE SPECS AND PLANTING DETAILS	✓	✓

THIS ARTISTIC RENDERING OF THE BUILDING MAY DIFFER FROM FINAL APPEARANCE

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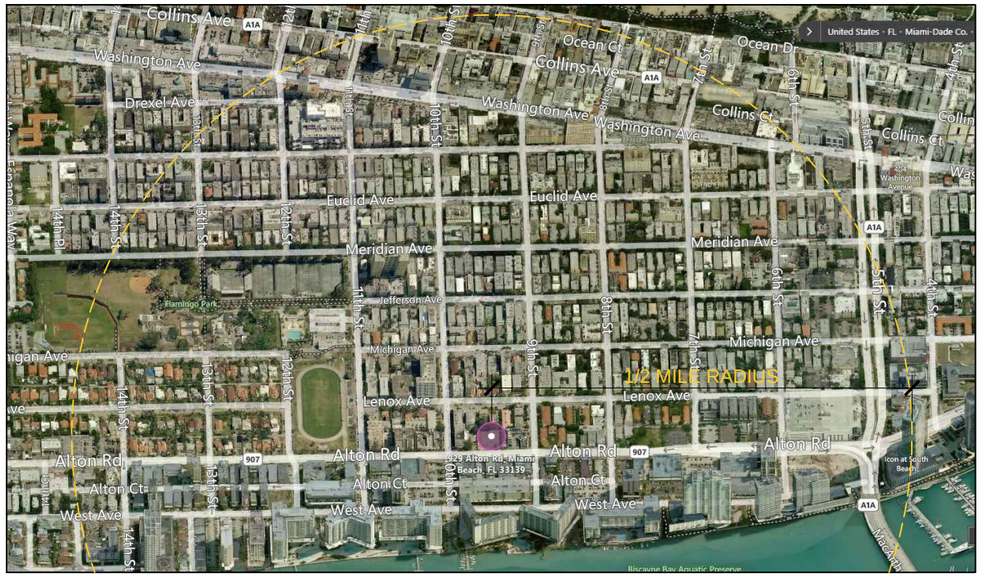
1 AERIAL IMAGES



2 GENERAL SITE INFORMATION

LOT SIZE	SITE : 20,000 sf (125'-0" WIDTH x 160'-0" DEPTH) - Lot 9 & Lot 10 Block 123 / Vacant Lots
ADDRESS	New Commercial Building, 929 Alton Road, Miami Beach, FL. 33139

DESCRIPTION	VALUE	CODE SECTION	REQUIRED	PROVIDED
ZONING	CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT	M21 Atlas		
CATEGORY	COMMERCIAL			COMMERCIAL
FLOOD ZONE	AE - NGVD (+3.50) / BFE +8.00 + 1' (+9.00)			3.50 (BFE 9.00)
FOLIO / PROJECT #	PB 16-0051 / FOLIO 02-4203-014-0510			
DENSITY (FAR)	1.5	142-306.	20 000 SF * 1.5 = 30 000 SF	29 566 SF
MIN. LOT AREA	COMMERCIAL - NONE		N/A	
MIN. LOT WIDTH	COMMERCIAL - NONE		N/A	

3 SETBACKS

DESCRIPTION	REQUIRED VALUE	CODE SECTION	PROVIDED
FRONT	5 FT. MIN.	142-864 DEVELOPMENT REGULATIONS	GF & 2ND FLOOR - **5 FT** 2B / 3A / 3B & 4TH FLOOR - **12 FT** 5TH FLOOR - **5 FT**
SIDE FACING STREET	5 FT. MIN.		N/A
INTERIOR SIDE	0 FT. MIN.		
REAR	IF ABUTTING AN RM-1 OR RS-4 (25 FT. MIN.) IF ABUTTING AN ALLEY (LENOX COURT) (5 FT. MIN.) OTHER WISE (7.5 FT. MIN)		GF & 2ND FLOOR - **25 FT** 2B / 3A FLOOR - **25 FT** 3B / 4TH & 5TH FLOOR - **60 FT**

4 HEIGHT RESTRICTION

DESCRIPTION	VALUE	CODE SECTION	REQUIRED	PROVIDED
HEIGHT	The maximum building height in this district shall be 50 feet and a maximum of five stories, except that building height shall be limited to 28 feet within 40 feet from the rear property line for lots abutting an alley (Lenox Court) and within 60 feet from the RM-1 district for blocks with no alley, between 8th Street and 11th Street.	142-864	50 FT	50 FT + 5 FT (TO ACCOMMODATE FLOOD LEVELS OF MIAMI BEACH)
BUILDING SEPERATION	The east and west facades of any building constructed on more than 50 linear feet of frontage along Alton Road shall be divided into segments with building massing and architectural treatments intended to be reflective of the 50 feet wide lot development pattern that is predominant in the historic district.			YES
MAX NUMBER OF STORIES	5			5

5 PARKING DATA

DESCRIPTION	VALUE	CODE SECTION	REQUIRED	PROVIDED
PARKING DISTRICT NO. 6				
RETAIL USE	1 SPACE FOR EVERY 300 SF	130-33	10 248 SF / 300 = 35	82 TOTAL PARKING SPACES
OFFICE USE	1 SPACE FOR EVERY 400 SF		11 062 SF / 400 = 28	
PARKING COUNT	LEVEL 2A - 16 PARKING SPACES LEVEL 2B - 16 PARKING SPACES LEVEL 3A - 18 PARKING SPACES LEVEL 3B - 16 PARKING SPACES LEVEL 4 - 16 PARKING SPACES			
LOADING ZONE	1 OFF STREET LOADING SPACE (For properties located within a locally designated historic district, or historic site, the historic preservation board may waive the requirements for off-street loading spaces for properties containing a contributing structure provided that a detailed plan delineating on-street loading is approved by the parking department.)	130-101	1	NO OFF STREET LOADING - TO PROVIDE 1 ON STREET IN FRONT OF PROPERTY
BICYCLE RACK	Commercial non-retail (3 for 5,001—20,000 square feet) Retail (3 per 5,001—20,000 square feet)	130-33	6	6

DESCRIPTION	VALUE	CODE SECTION	REQUIRED	PROVIDED
STALL DIMS.	8'-6" x 18'-0" FT. MIN.	130-61	8'-6" x 18'-0"	8'-6" x 18'-0"
AISLE DIMS.	22'-0" (90 DEGREE PARKING ANGLE)			24'-0"
DRIVEWAY DIMS.	MIN. 11'-0" PAVED WIDTH OF A ONE-WAY AND MIN. 22'-0" FOR A TWO WAY			26'-0" TOTAL (2 X 12'-0")
ADA SPACE	12'-0" x 18'-0" W/ 60" AISLE		12'-0" x 18'-0"	12'-0" x 18'-0"

MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

ZONING ANALYSIS

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Scale: 1/16" = 1'-0" 08-03-2016

OCCUPANCY LOAD CALCULATIONS

			FLORIDA BUILDING CODE SECTION 309 - 310 - 311 TABLE 1004.1.1			NFPA 101 6.1.11.1 TABLE 7.3.1.2		
LEVEL	USE	AREA	OCCUPANCY	AREA PER OCCUPANT	OCCUPANT LOAD	OCCUPANCY	AREA PER OCCUPANT	OCCUPANT LOAD
01-GROUND FLOOR / MERCANTILE	ASSEMBLY - UNCONCENTRATED (103)	3,498 S.F.	ASSEMBLY	15 NET	234	ASSEMBLY	15 NET	234
	ASSEMBLY - UNCONCENTRATED (102)	3,445 S.F.	ASSEMBLY	15 NET	230	ASSEMBLY	15 NET	230
	ASSEMBLY - UNCONCENTRATED (101)	3,305 S.F.	ASSEMBLY	15 NET	221	ASSEMBLY	15 NET	221
	LOBBY	1,072 S.F.	EGRESS	-	-	CIRCULATION	-	-
	ACCESORY STORAGE, EQUIP.	1,561 S.F.	ACC.	300 GROSS	6	STORAGE	300 GROSS	6
	OCCUPANT FLOOR PER FLOOR				691			691
02A - PARKING GARAGE	PARKING	8,604 S.F.	PARKING	200 GROSS	44	PARKING	300 GROSS	29
	OCCUPANT FLOOR PER FLOOR				44			29
02B / 03A - PARKING GARAGE	PARKING	14,792 S.F.	PARKING	200 GROSS	74	PARKING	300 GROSS	50
	OCCUPANT FLOOR PER FLOOR				74			50
03B - PARKING GARAGE	PARKING	9,078 S.F.	PARKING	200 GROSS	46	PARKING	300 GROSS	31
	OCCUPANT FLOOR PER FLOOR				46			31
04 - PARKING GARAGE	PARKING	8,361 S.F.	PARKING	200 GROSS	42	PARKING	300 GROSS	28
	OCCUPANT FLOOR PER FLOOR				42			28
05 - OFFICE FLOOR	BUSINESS AREAS	11,062 S.F.	BUSINESS	100 GROSS	111	BUSINESS	100 GROSS	111
	OCCUPANT FLOOR PER FLOOR				111			111
ROOF	ASSEMBLY - UNCONCENTRATED	3,005 S.F.	ASSEMBLY	15 NET	201	ASSEMBLY	15 NET	201
	OCCUPANT FLOOR PER FLOOR				201			201
TOTAL OCCUPANT LOAD					1,209			1,141

MEANS OF EGRESS

	REQUIRED				PROVIDED
	FBC CH.5 TABLE 503		NFPA CHAPTER 38		
	SECTION	QUANTITY	SECTION	QUANTITY	
NUMBER OF EXITS	SEC. 1021.1	OCC. LOAD: 1-500 ____ 2 501-1000 ____ 3 MORE THAN 1000 ____ 4	SEC. 7.4.1 SEC. 7.4.2	NO LESS THAN 2 OCC. LOAD: 501-1000 ____ 3 MORE THAN 1000 ____ 4	01 - GROUND FLOOR 2 PER BAY 02A - PARKING LEVEL 2 02B / 03A - PARKING LEVEL 2 03B - PARKING LEVEL 2 04 - PARKING LEVEL 2 05 - OFFICE FLOOR 2
TRAVEL DISTANCE	SEC. 1016.1	M = 250 FEET. B = 300 FEET. S-2 = 400 FEET.	36.2.6.3 32.3.2.6 42.2.6	M = 250 FEET. B = 300 FEET. S-2 = 400 FEET.	PROVIDED (SEE LIFE SAFETY PLANS)
DEAD END	SEC. 1018.4	M = 50 FEET. B = 50 FEET. S-2 = 50 FEET.	38.2.5.2.1 39.2.5.2 42.6.3	M = 50 FEET. B = 50 FEET. S-2 = 50 FEET.	PROVIDED (SEE LIFE SAFETY PLANS)
COMMON PATH	SEC. 1014.3	M = 100 FEET. B = 100 FEET. S-2 = 100 FEET.	36.2.5.1 39.2.5.3.1 42.8.2.5.1	M = 100 FEET. B = 100 FEET. S-2 = 50 FEET.	PROVIDED (SEE LIFE SAFETY PLANS)
DOOR OPENING WIDTH	SEC. 1008.1.1 SEC. 1005.1	32" CLEAR OPENING 0.2 INCHES/PERSON	7.2.1.2.3.2 T-7.3.3.1	32" CLEAR OPENING 0.2 INCHES/PERSON	PROVIDED
EGRESS AND LEVEL COMPONENTS	SEC. 1017.2 SEC. 1005.1	44" 36" (LESS THAN 50) 0.2 INCHES/PERSON	7.3.4.1 T-7.3.3.1	36" (LESS THAN 50) 0.2 INCHES/PERSON	PROVIDED
STAIR WIDTH	SEC. 1009.1 SEC. 1005.1	44" 36" (LESS THAN 50) 0.3 INCHES/PERSON	7.2.2.2.1.2(B) 7.3.3.1	44" 36" (LESS THAN 50) 0.3 INCHES/PERSON	PROVIDED
HEAD ROOM	SEC. 1003.2	7'-6" MIN. 6'-8" (PROJECTIONS)	7.1.5.1	7'-6" MIN. 6'-8" MIN. (PROJS) 6'-8" MIN. (STAIRS)	PROVIDED

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CODE ANALYSIS

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July 19, 2016 12-651US

929 ALTON ROAD

01 - RETAIL FLOOR	ALL AREA	FAR
RETAIL	10,248	10,248
SERVICE AREA	1,326	1,326
TRASH ROOM	235	0
CIRCULATION	479	479
OFFICE LOBBY	1,072	1,072
TOTAL 01 FLOOR	**13,360**	**13,125**

2A - PARKING	ALL AREA	FAR
PARKING	8,604	0
SERIVCE AREA	0	0
CIRCULATION	1,075	1,075
TOTAL 2A FLOOR	**9,679**	**1,075**

2B / 3A - PARKING	ALL AREA	FAR
PARKING	14,792	0
SERIVCE AREA	0	0
CIRCULATION	511	511
TOTAL 3B / 3A FLOOR	**15,303**	**511**

3B - PARKING	ALL AREA	FAR
PARKING	9,078	2,030
SERIVCE AREA	0	0
CIRCULATION	516	516
TOTAL 3B FLOOR	**9,594**	**2,546**

4 - PARKING	ALL AREA	FAR
PARKING	8,361	0
SERIVCE AREA	0	0
CIRCULATION	511	511
TOTAL 3B FLOOR	**8,872**	**511**

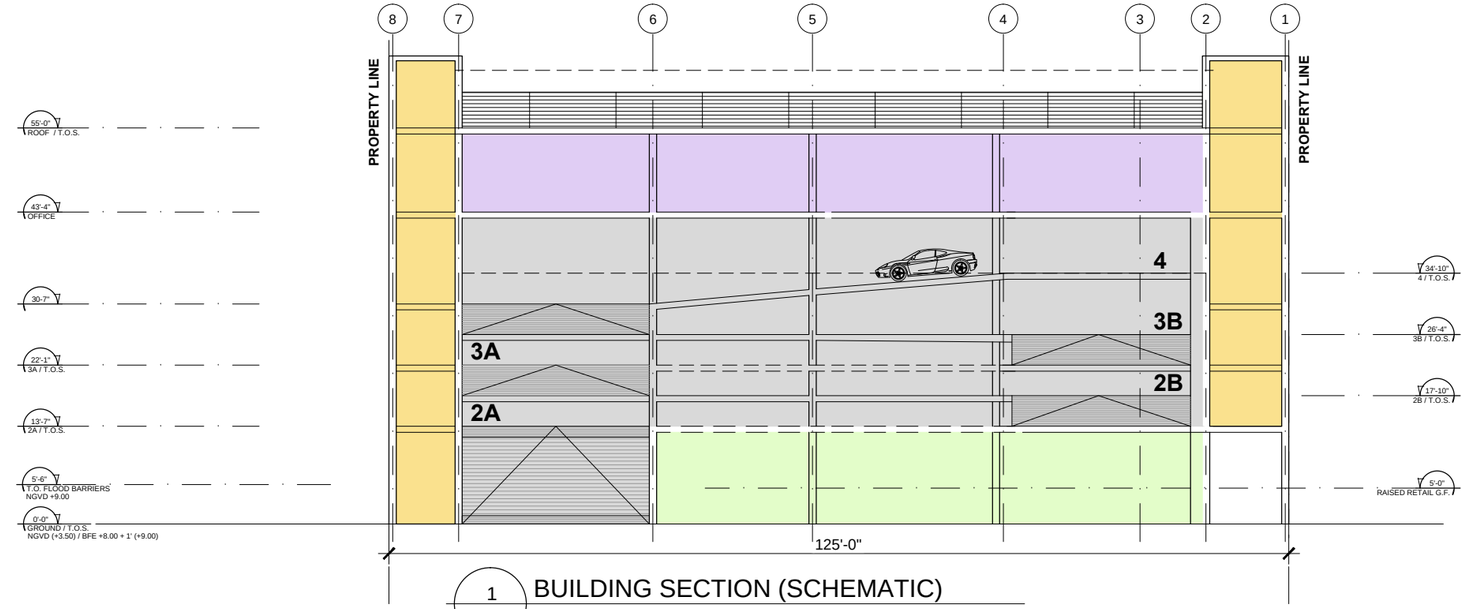
5- OFFICE FLOOR	ALL AREA	FAR
OFFICE	11,062	11,062
SIDE BALCONY	220	220
CIRCULATION	516	516
TOTAL 04 FLOOR	11,798	**11,798**

	ALL AREA	F.A.R.
TOTAL	68,606	**29,566**

TOTAL F.A.R. PROVIDED	**68,606**	**29,566**

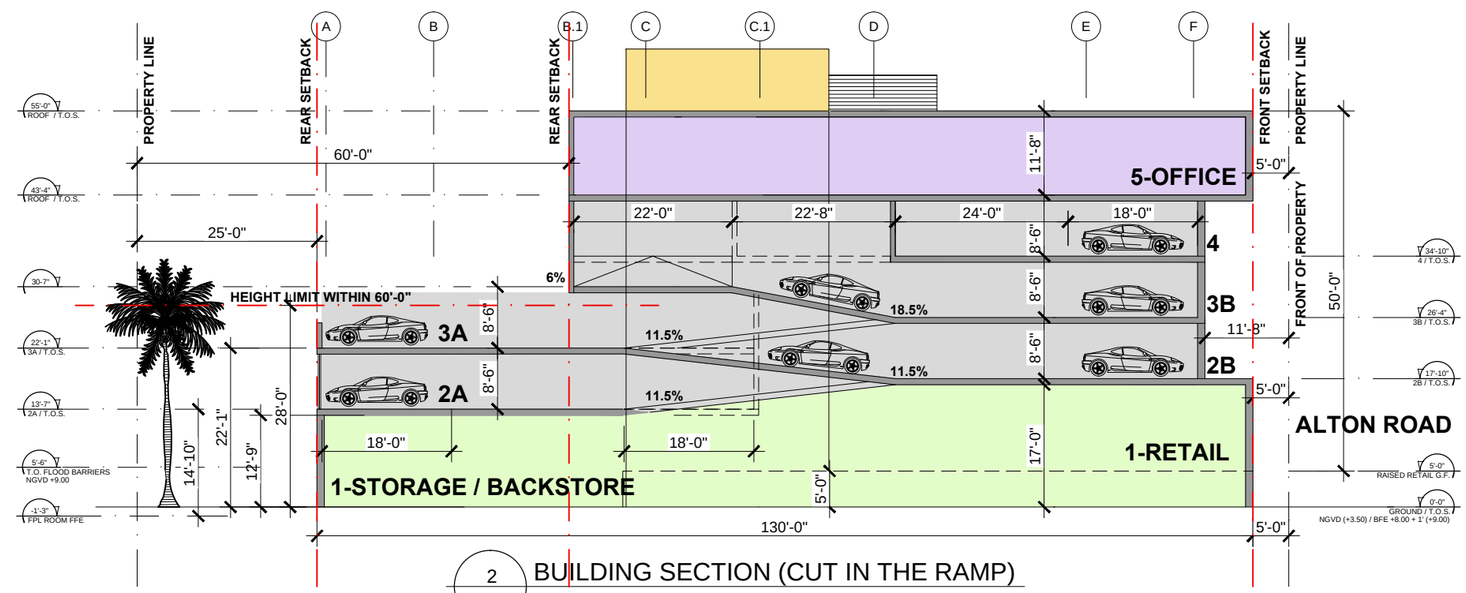
ALLOWED F.A.R. CALCULATION		
LOT AREA		
(20 000)(1.5)=		30,000
	ALLOWED F.A.R.	**30,000**

PARKING CALCULATIONS				
AREA	SQUARE FOOTAGE	CODE	REQUIRED	PROVIDED
RETAIL	10,248	1 / 300 S.F.	34.16	42
OFFICE	11,062	1 / 400 S.F.	27.66	40
			62	82



1 A-2 BUILDING SECTION (SCHEMATIC)

SCALE:1" = 20'-0"



2 A-2 BUILDING SECTION (CUT IN THE RAMP)

SCALE:1" = 20'-0"

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FAR CALCULATIONS & SCHEMATIC BUILDING SECTION

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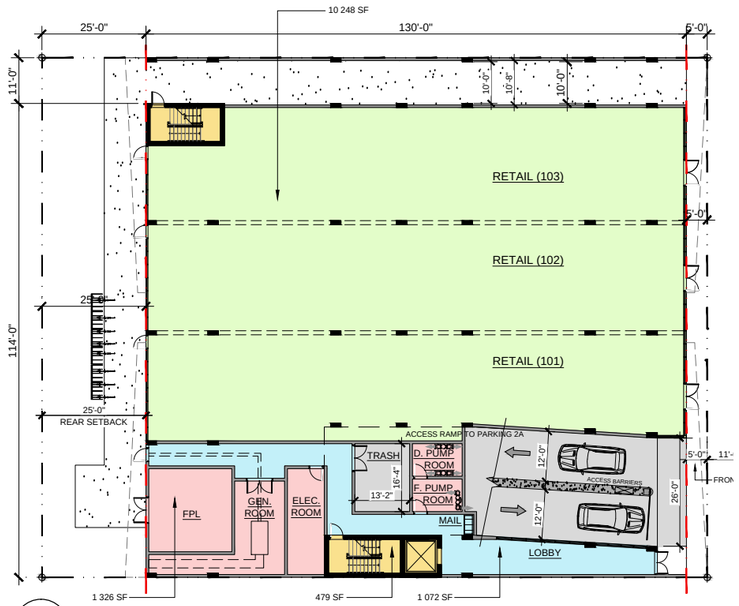

1 A3 GROUND FLOOR
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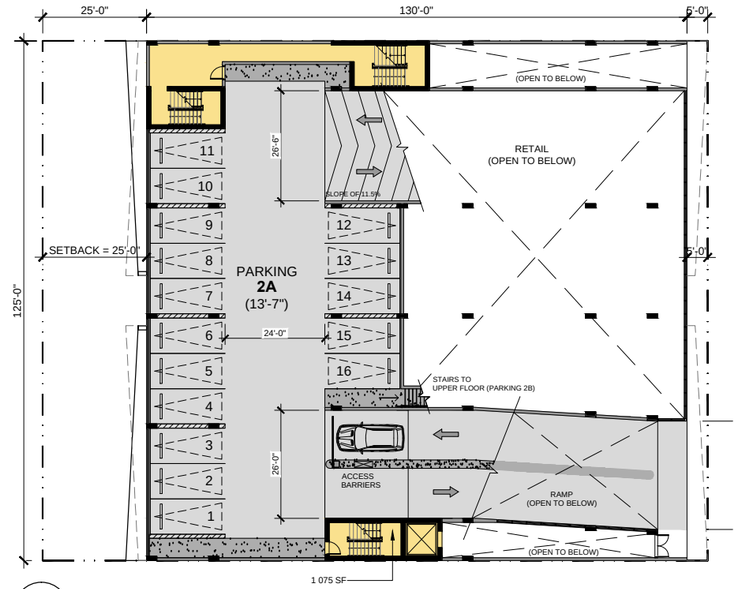

2 A3 2A - PARKING
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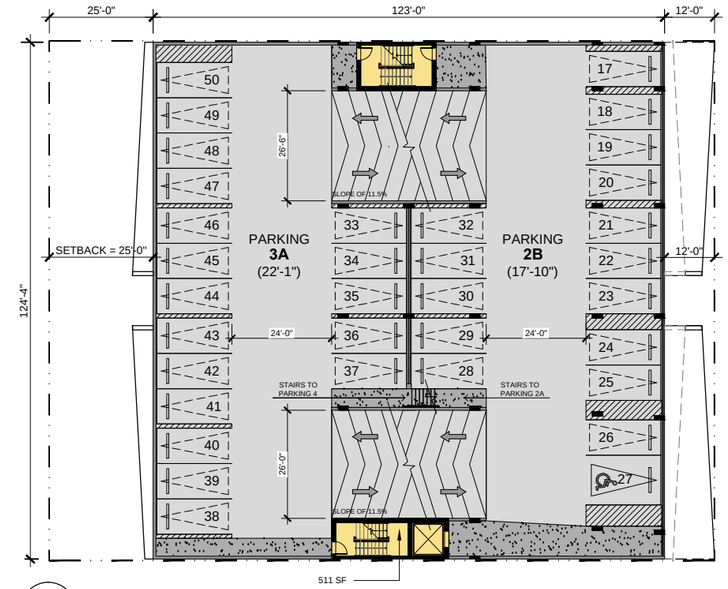
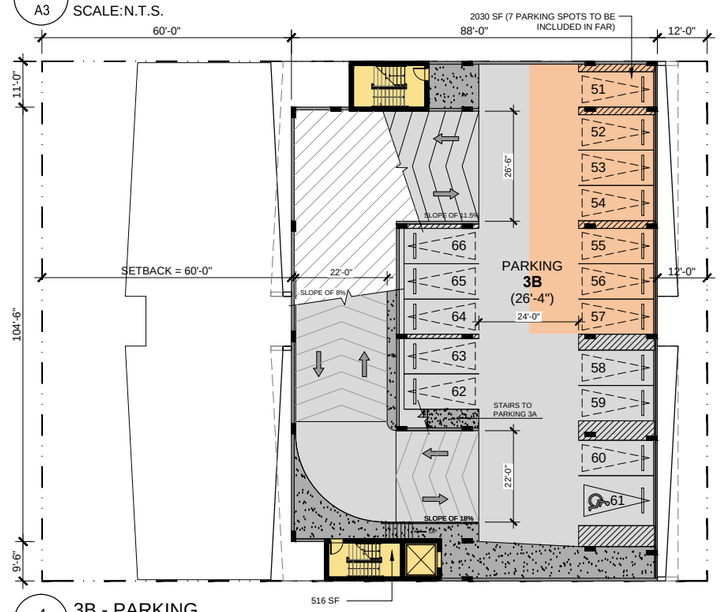


3 A3 2B / 3A - PARKING
SCALE:N.T.S.



4 A3 3B - PARKING
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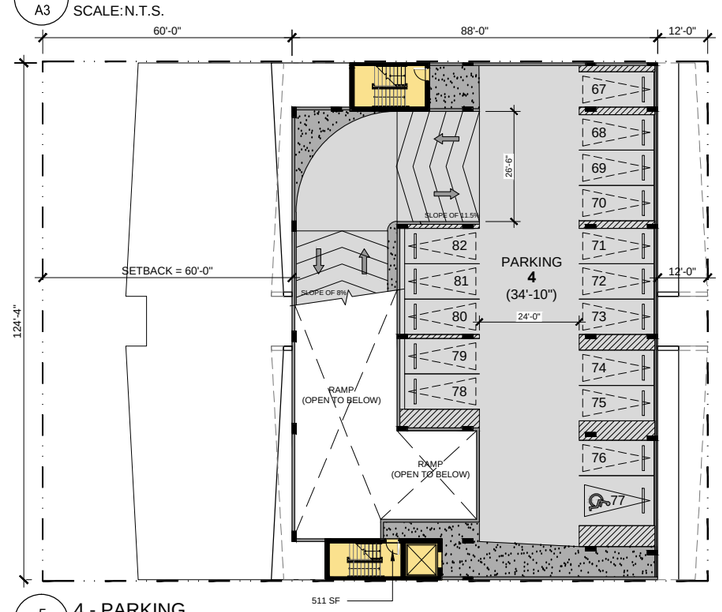

5 A3 4 - PARKING
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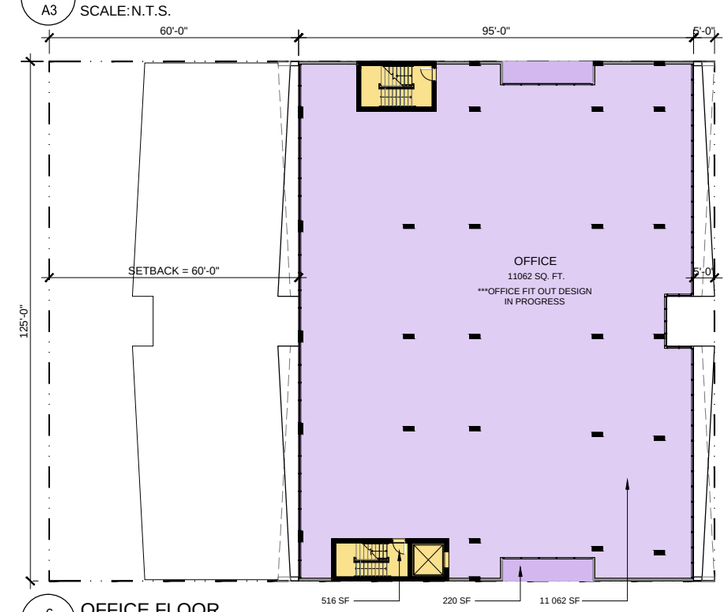

6 A3 OFFICE FLOOR
SCALE:N.T.S.

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FAR SHADED DIAGRAMS

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03/15

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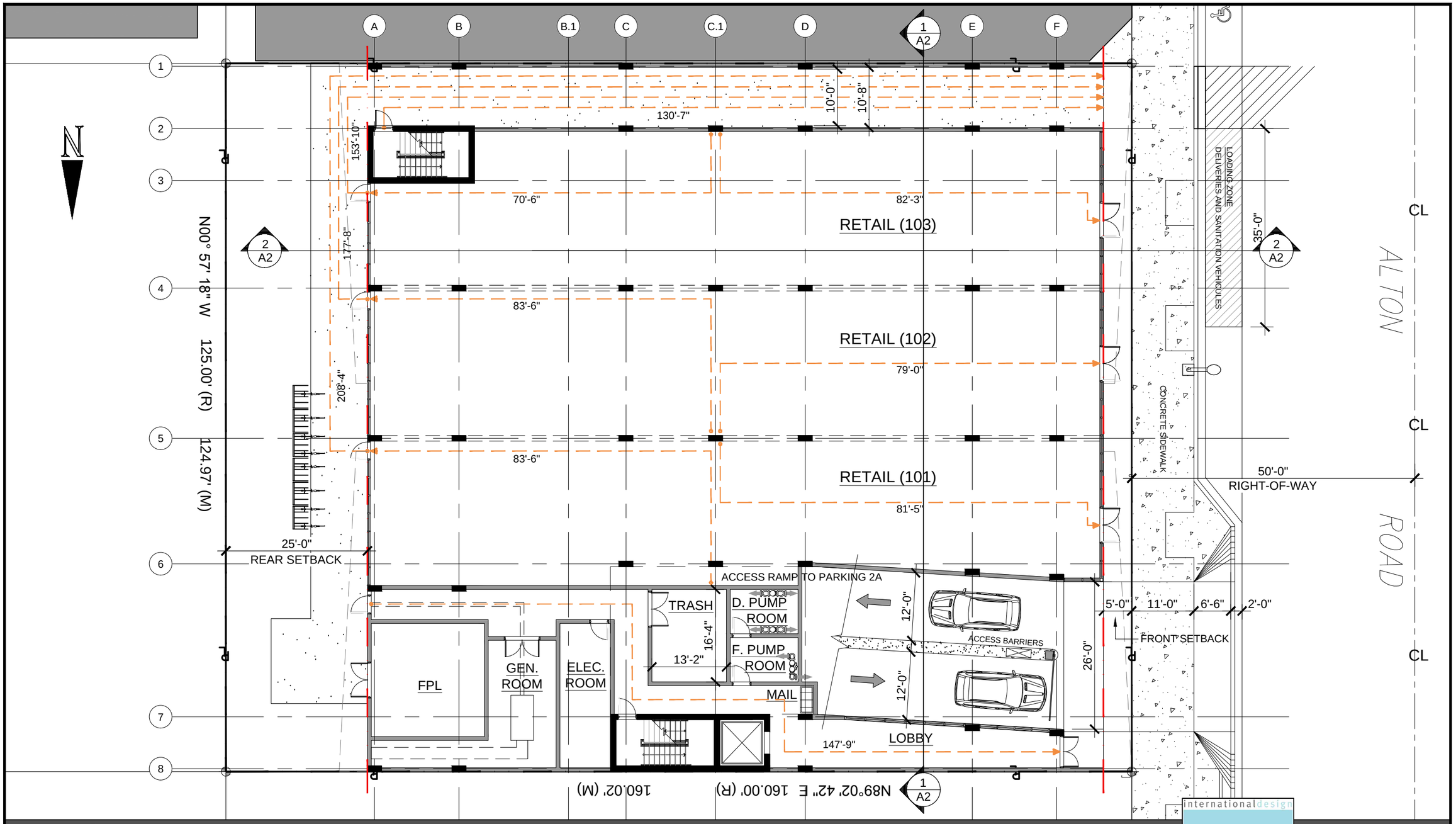

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PROPOSED SITE PLAN / GROUND FLOOR

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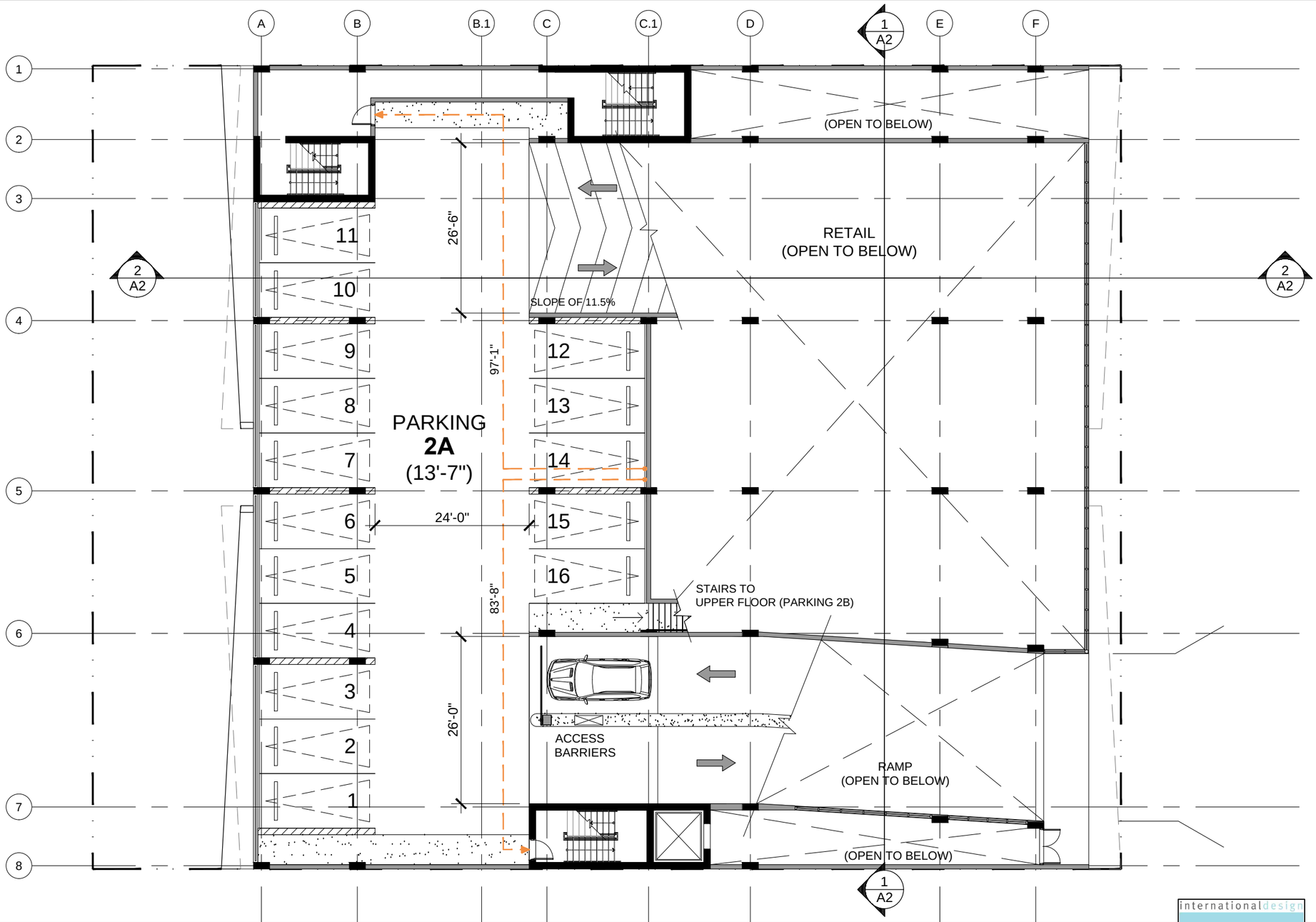

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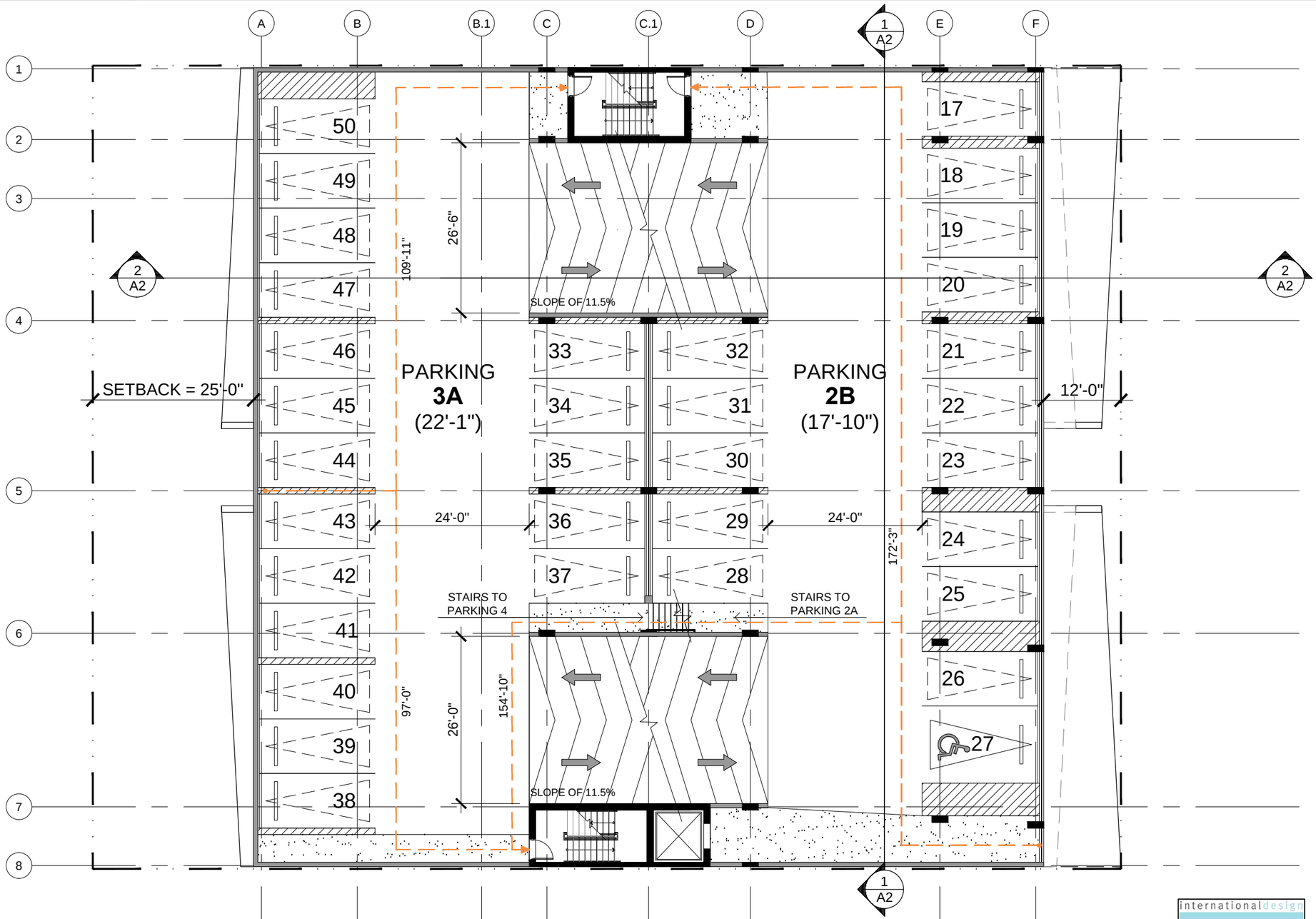

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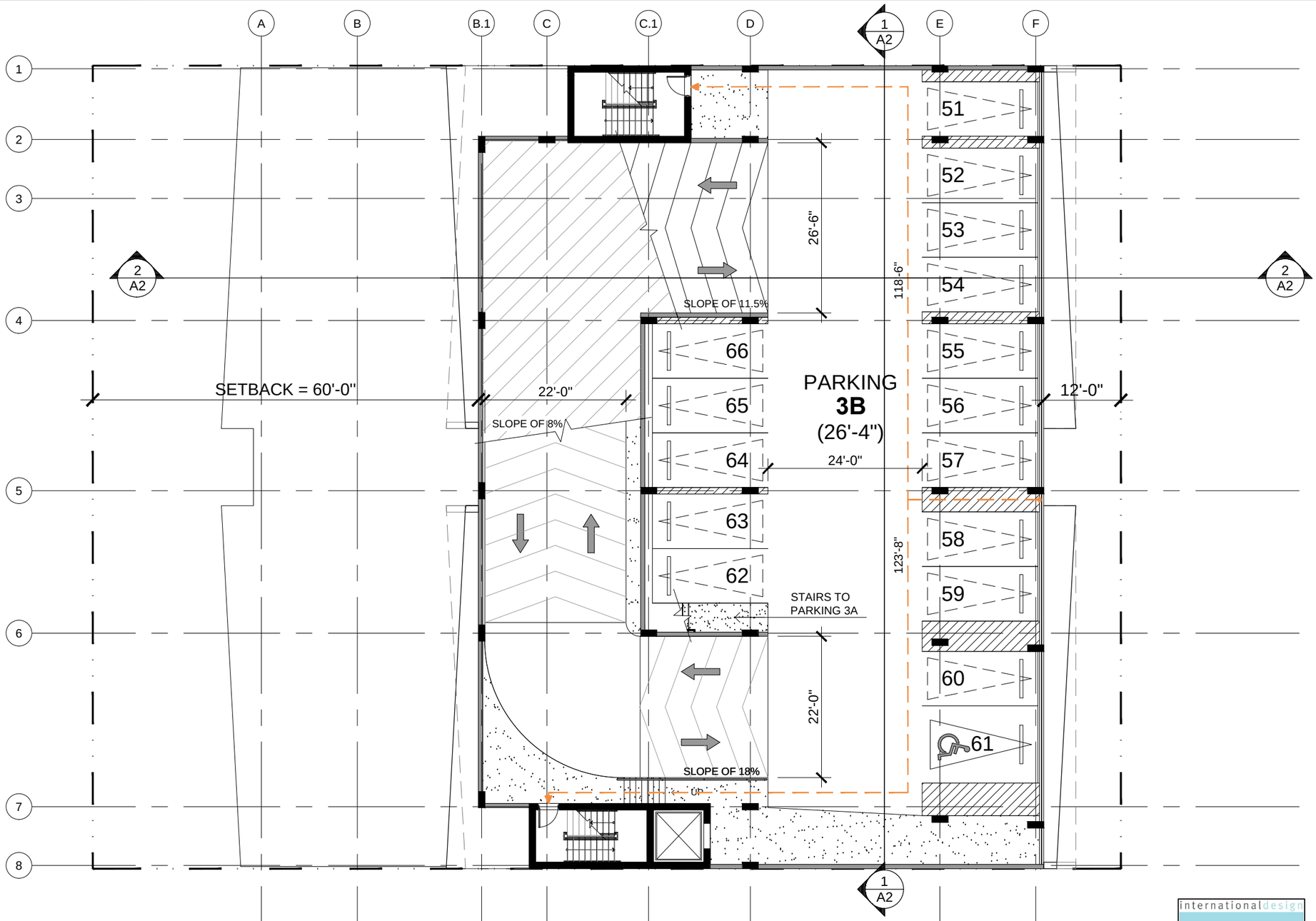
Scale: 1/16" = 1'-0" 08-03-2016



MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

03B - PARKING LEVEL

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Scale: 1/16" = 1'-0" 08-03-2016

07/15

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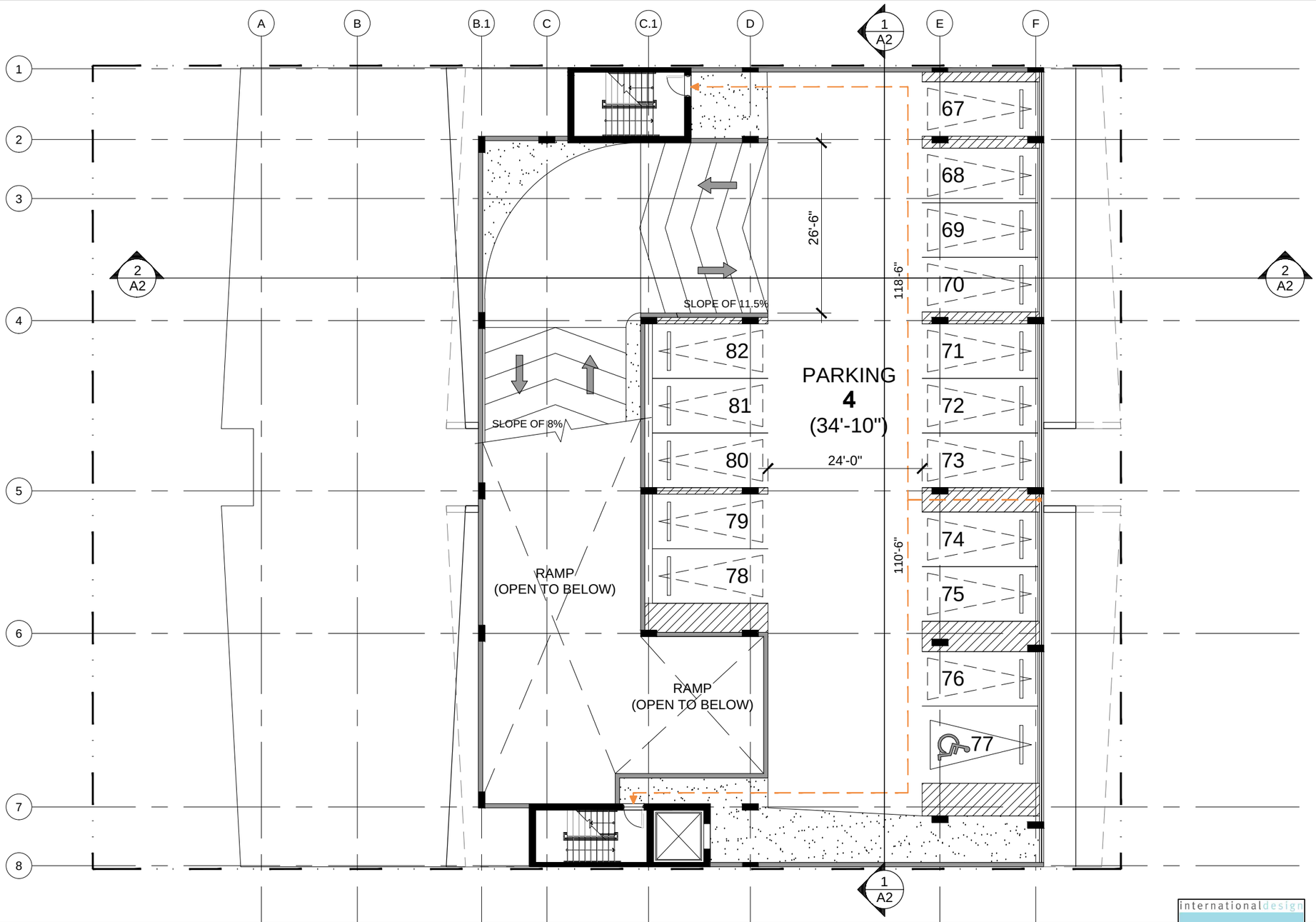

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04 - PARKING LEVEL

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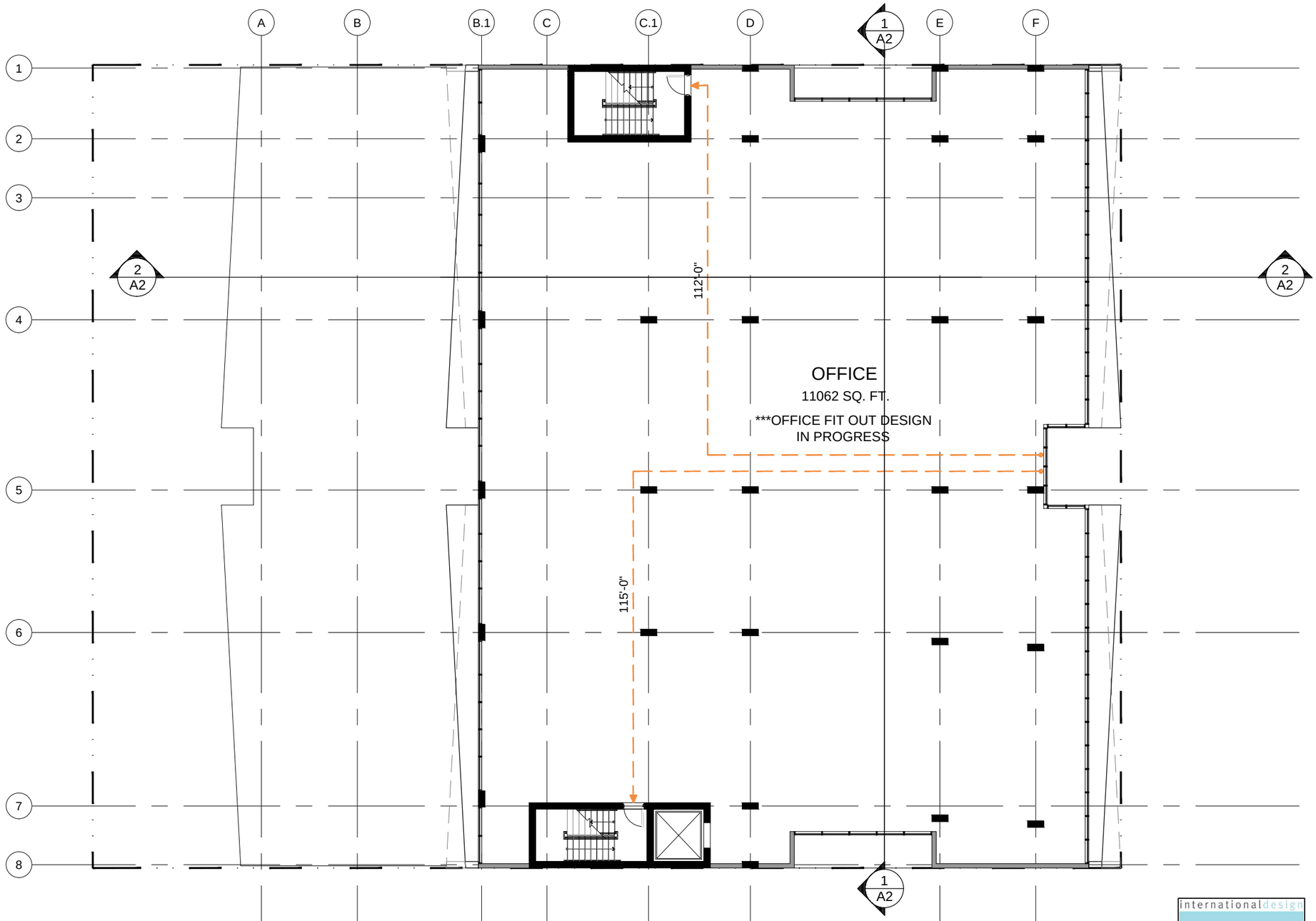
Scale: 1/16" = 1'-0" 08-03-2016

08/15



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PROPOSED 5TH OFFICE FLOOR

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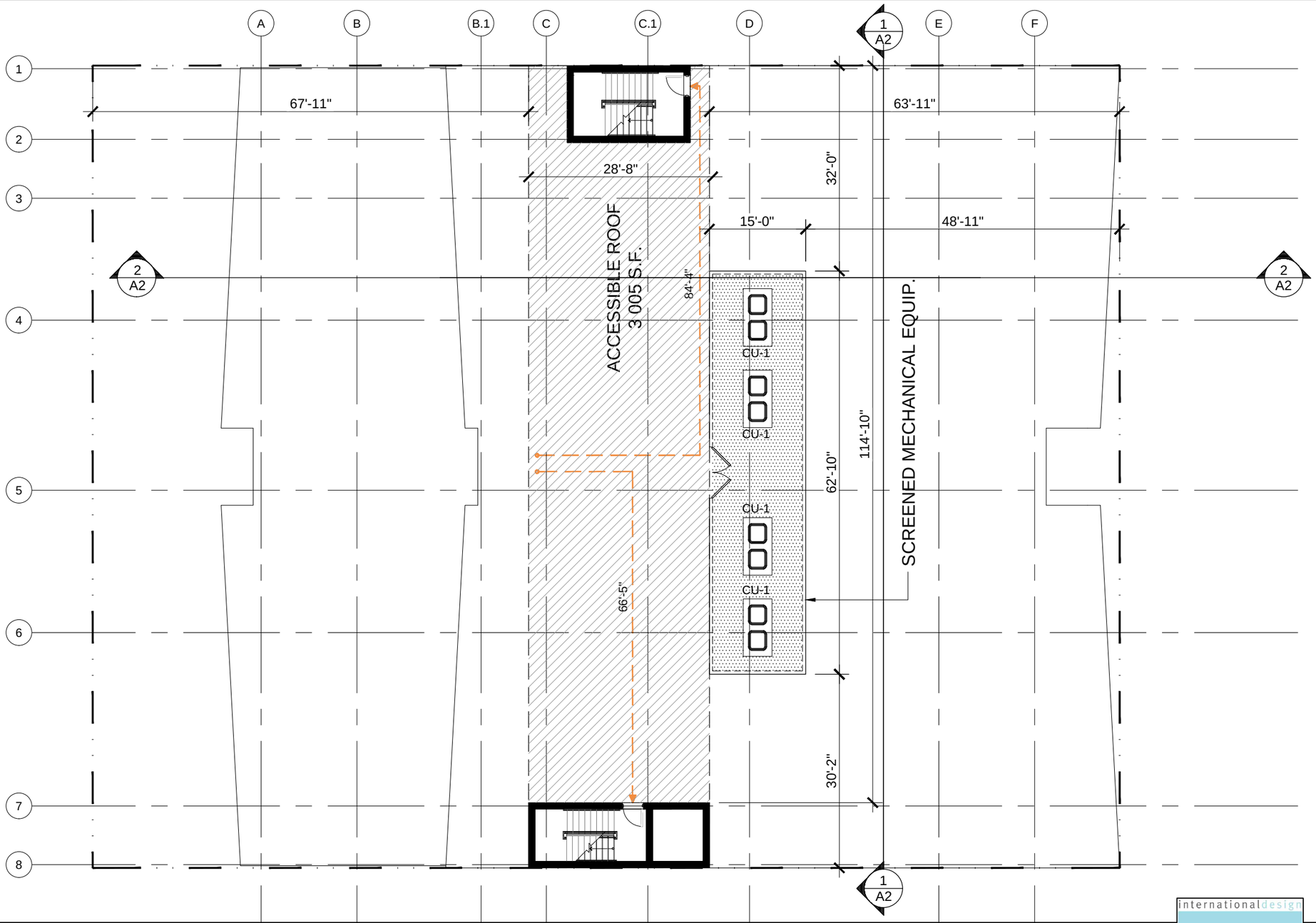
Scale: 1/16" = 1'-0" 08-03-2016

09/15



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PROPOSED ROOF FLOOR

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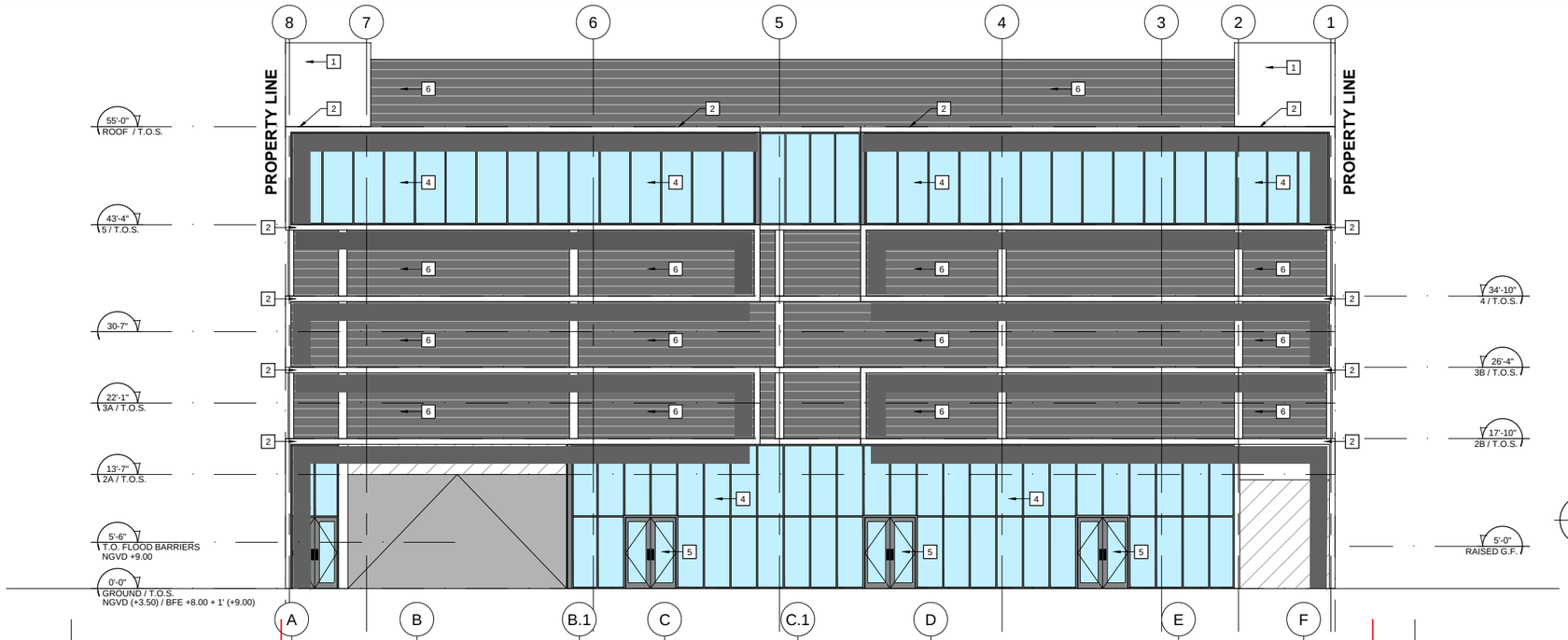
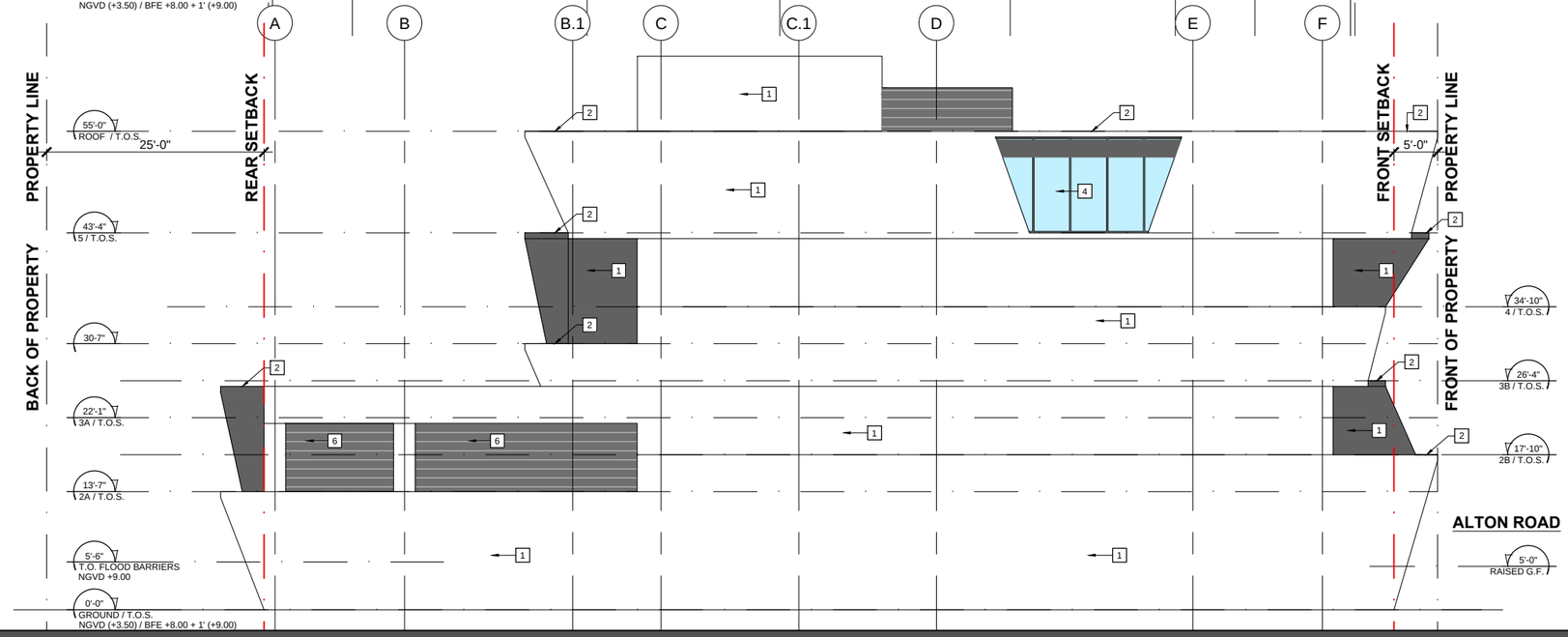
Scale: 1/16" = 1'-0" 08-03-2016



1 A11 WEST ELEVATION
SCALE:1/16" = 1'-0"

LEGEND:

1. EXTERIOR SMOOTH WHITE STUCCO FINISH
2. CONCRETE CANOPY WITH STUCCO FINISH
3. EXTERIOR DOOR, TYP.
4. IMPACT RESISTANT WINDOW, TYP.
5. IMPACT RESISTANT GLASS DOOR, TYP.
6. ARCHITECTURAL ALUMINUM LOUVERS W/ POWDER COATED FINISH BY CS EXTERIORS



2 A11 NORTH ELEVATION
SCALE:1/16" = 1'-0"

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PROPOSED NORTH & WEST ELEVATIONS

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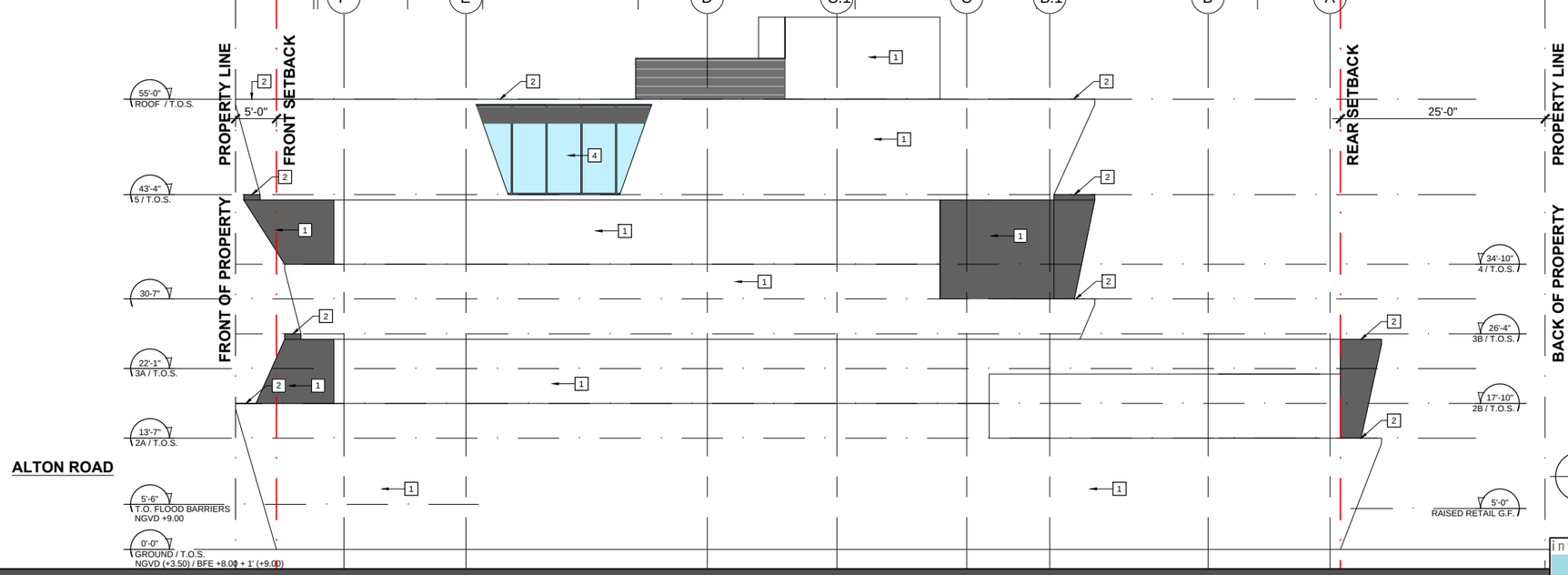
Scale: 1/16" = 1'-0" 08-03-2016

1 A12 EAST ELEVATION
SCALE:1/16" = 1'-0"

LEGEND:

1. EXTERIOR SMOOTH WHITE STUCCO FINISH
2. CONCRETE CANOPY WITH STUCCO FINISH
3. EXTERIOR DOOR, TYP.
4. IMPACT RESISTANT WINDOW, TYP.
5. IMPACT RESISTANT GLASS DOOR, TYP.
6. ARCHITECTURAL ALUMINUM LOUVERS W/ POWDER COATED FINISH BY CS EXTERIORS



2 A12 SOUTH ELEVATION
SCALE:1/16" = 1'-0"

MIXED USE BUILDING

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PROPOSED SOUTH & EAST ELEVATIONS

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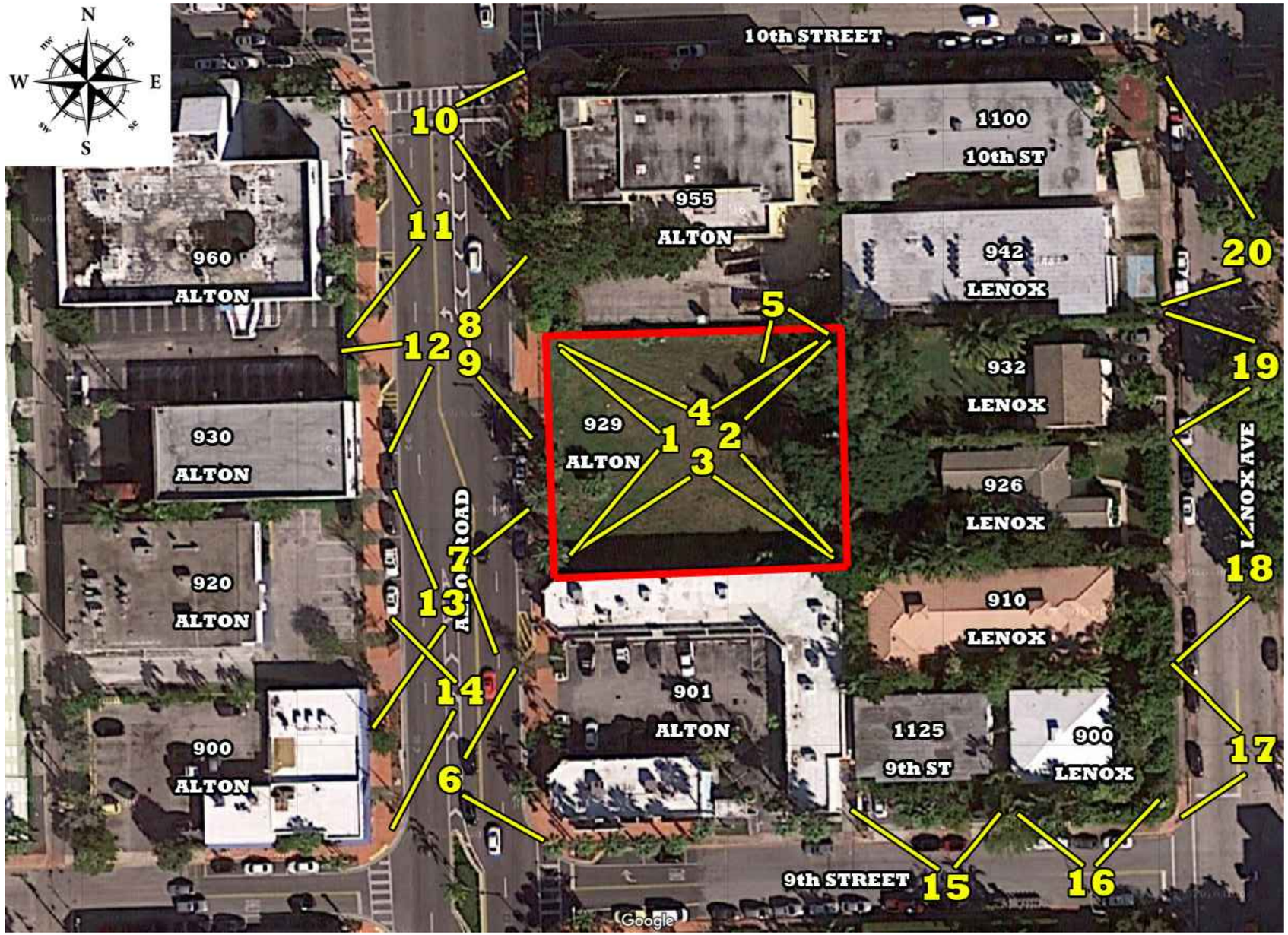

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MIXED USE BUILDING

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KEY DIRECTIONAL PLAN / SITE

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Scale: 1/16" = 1'-0" 08-03-2016

1 - WEST SIDE OF LOT

2 - BACK OF LOT FACING EAST

3 - SOUTH SIDE OF LOT

4 - NORTH SIDE OF LOT

MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

COLOR SITE PHOTOGRAPHS (1)

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Scale: 1/16" = 1'-0" 08-03-2016

5 - SOUTH EAST CORNER

6 - 901 ALTON ROAD

7 - 901 - 929 ALTON ROAD

8 - 929 - 955 ALTON ROAD

MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

COLOR SITE PHOTOGRAPHS (2)

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Scale: 1/16" = 1'-0" 08-03-2016

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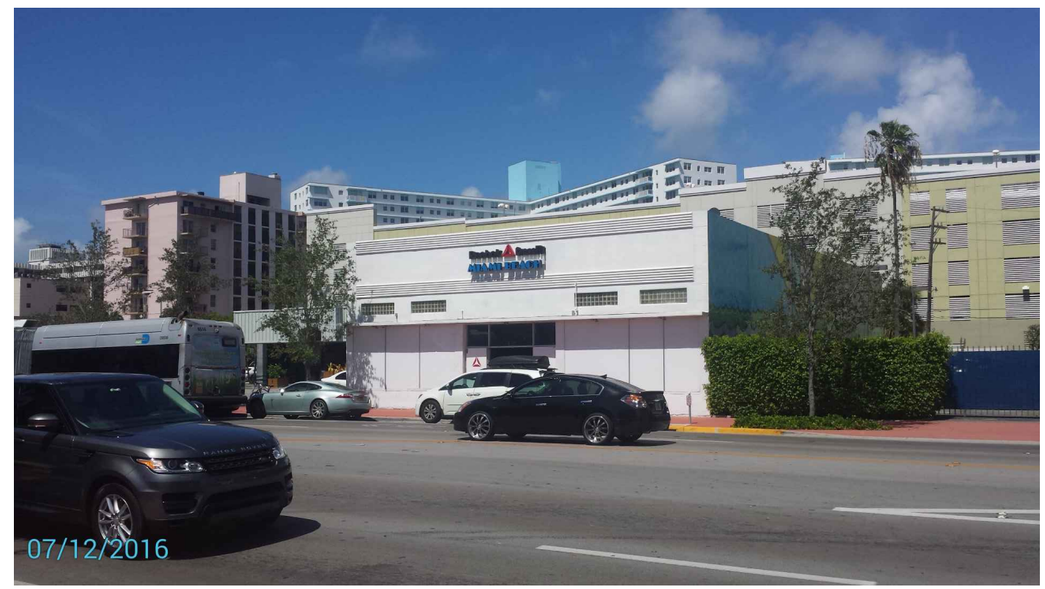
9 - 929 - 955 ALTON ROAD

10 - 955 ALTON ROAD

11 - 960 ALTON ROAD



12 - 930 ALTON ROAD

MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

COLOR SITE PHOTOGRAPHS (3)

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Scale: 1/16" = 1'-0" 08-03-2016

13 - 930-920-900 ALTON ROAD

14 - 920-900 ALTON ROAD

15 - 1125 9TH ST

16 - 900 9TH ST

MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

COLOR SITE PHOTOGRAPHS (4)

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Scale: 1/16" = 1'-0" 08-03-2016

17 - 900 LENOX AVE

18 - 910-926 LENOX AVE

19 - 932 LENOX AVE

20 - 942 LENOX & 1100 10TH ST

MIXED USE BUILDING

929 ALTON ROAD, MIAMI BEACH, FL 12-651BUS

COLOR SITE PHOTOGRAPHS (5)

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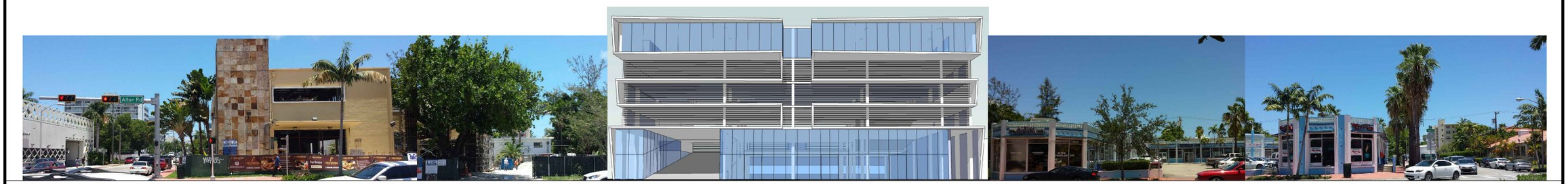

MIXED USE BUILDING

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CONTEXTUAL STREET ELEVATION

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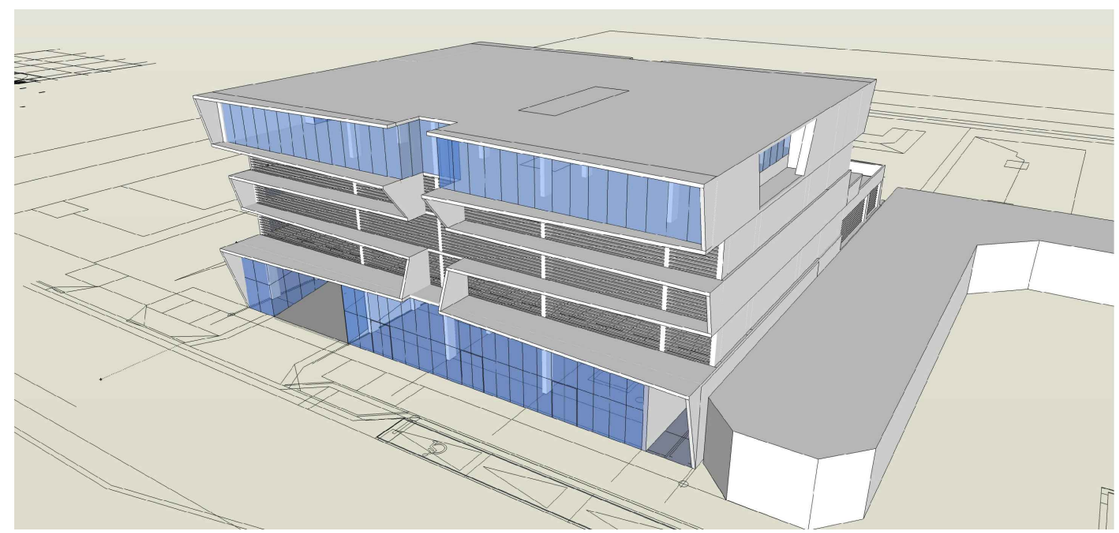
Scale: NT.S. 08-03-2016



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MIXED USE BUILDING

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3D COLOR RENDERING

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