

600 ALTON ROAD RETAIL / F&B
MIAMI BEACH, FL 33139

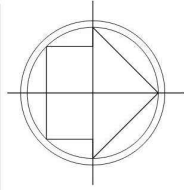
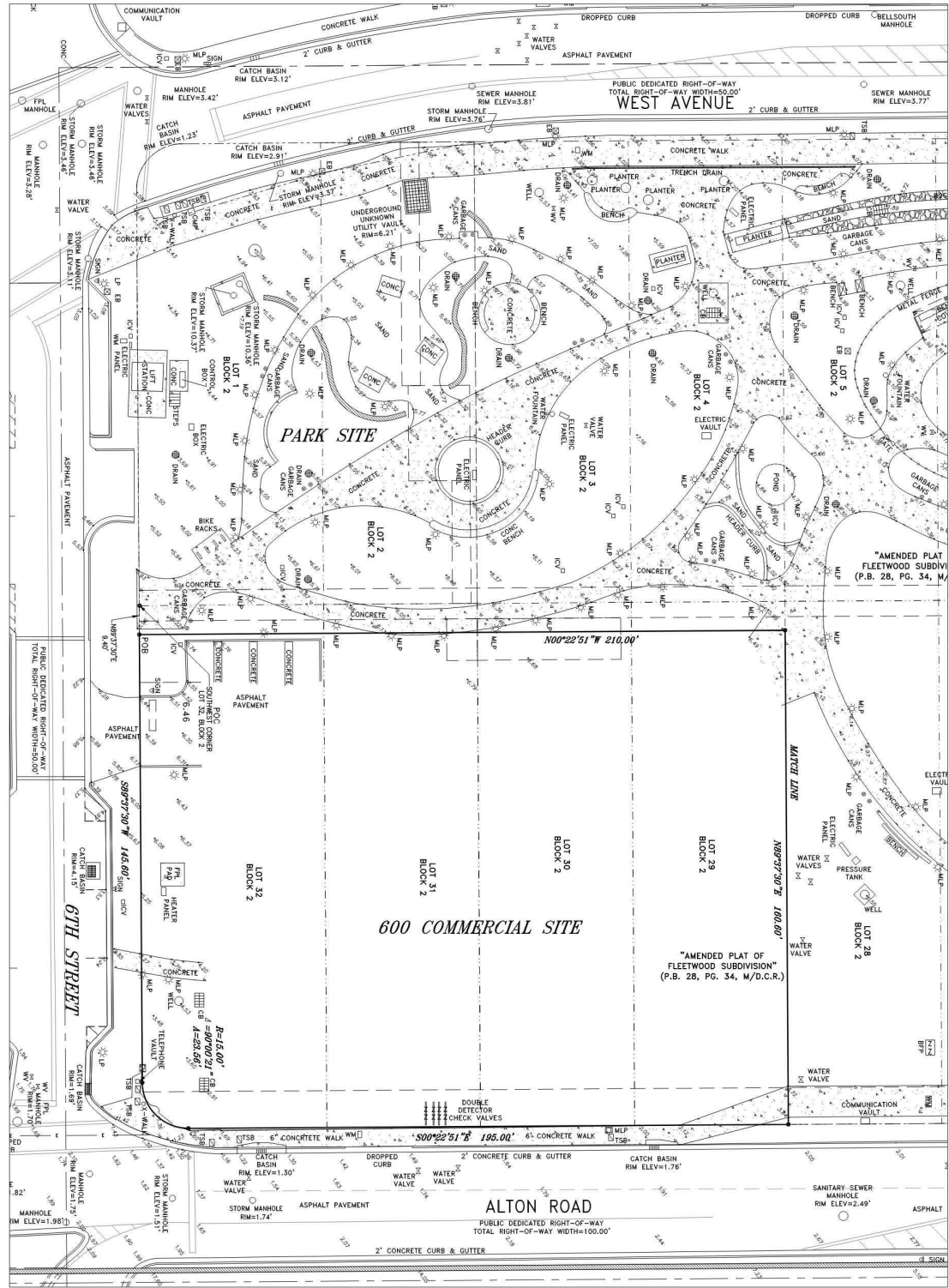
FINAL SUBMITTAL
DRB23-0978



DRAWING INDEX

ARCHITECTURAL DRAWINGS

- A000 - INDEX
- A001 - SURVEY
- A002 - LOCATION MAP
- A003 - ZONING DATA
- A004 - FAR TABLE
- A005 - LEFT BLANK
- A006 - FAR DIAGRAM
- A007 - MASTER PLAN
- A008 - PROJECT SITE
- A101 - SITE PLAN
- A201 - SECTION
- A202 - SECTION
- A301 - ELEVATIONS
- A302 - ELEVATIONS
- A303 - ELEVATIONS
- A304 - ELEVATIONS
- A305 - ELEVATIONS
- A306 - ELEVATIONS
- A307 - ELEVATIONS
- A401 - RENDERINGS
- A402 - RENDERINGS
- A403 - RENDERINGS
- A404 - RENDERINGS
- A405 - RENDERINGS



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SR	SET 5/8\"
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FP	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
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
BFP	BACK FLOW PREVENTER
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
0.00	ELEVATIONS
GV	GAS VALVE
R	RADIUS
A	DELTA ANGLE
A	ARC DISTANCE
NTS	NOT TO SCALE

- NOTES:
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
 6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
 7. BENCHMARK DESCRIPTION: MIAMI/DADE COUNTY BENCHMARK "D-151" ELEVATION = 2.16' (NAV88)
 8. BEARINGS SHOWN HEREON ARE BASED ON THE DEED.

LAND DESCRIPTION:
(FLORIDIAN PARKING)

A PORTION OF LOTS 11, 12, 13 AND 14, BLOCK 2, "AMENDED PLAT FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 14;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID LOTS 11, 12, 13 AND 14, A DISTANCE OF 176.36 FEET; THENCE SOUTH 89°37'30" WEST, A DISTANCE OF 15.61 FEET; THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 23.64 FEET; THENCE SOUTH 89°37'30" WEST, A DISTANCE OF 81.57 FEET; THENCE NORTH 00°22'51" WEST, A DISTANCE OF 17.55 FEET; THENCE SOUTH 89°37'30" WEST, A DISTANCE OF 23.62 FEET; THENCE NORTH 00°22'51" WEST, A DISTANCE OF 110.22 FEET; THENCE NORTH 89°37'30" EAST, A DISTANCE OF 1.91 FEET; THENCE NORTH 00°22'51" WEST, A DISTANCE OF 19.84 FEET; THENCE SOUTH 89°37'30" WEST, A DISTANCE OF 4.90 FEET; THENCE NORTH 00°22'51" WEST, A DISTANCE OF 8.45 FEET; THENCE SOUTH 89°37'30" WEST, A DISTANCE OF 8.01 FEET; THENCE NORTH 00°22'51" WEST, A DISTANCE OF 48.95 FEET; THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 131.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOTS 18 AND 19, BLOCK 2, "AMENDED PLAT FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

TOGETHER WITH:

LOTS 20, 21 AND 22, BLOCK 2, "AMENDED PLAT FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH: (BLOCK 600 DEVELOPMENT SITE)

LOTS 29 THROUGH 32, INCLUSIVE, LESS THE 9.40 FEET THEREOF, BLOCK 2, "AMENDED PLAT FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 32;

THENCE NORTH 89°37'30" EAST ALONG THE SOUTH LINE OF SAID LOT 32, A DISTANCE OF 9.40 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°22'51" WEST ALONG A LINE 9.40 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 29 THROUGH 32, A DISTANCE OF 210.00 FEET; THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINE OF SAID LOT 29, A DISTANCE OF 160.60 FEET;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID LOTS 29 THROUGH 32, A DISTANCE OF 195.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH 89°37'30" WEST ALONG THE SOUTH LINE OF SAID LOT 32, A DISTANCE OF 145.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP (NTS)

TOTAL SITE AREA:
101,959 SQ.FT.
2.3407 ACRES

FLOOD ZONE INFORMATION IS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
CONVERSION TO (NAV88): NGVD29 - 1.56' = NAV88
EXAMPLE: 10.00'(NGVD29) - 1.56' = 8.44'(NAV88)

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

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 MAY, 2023. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 53-17 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.

FOR THE FIRM, BY: 
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188
SURVEY DATE: 05/08/23

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
EMAIL: OFFICE@CSASURVEY.NET

CLIENT :
TERRA GROUP

600 COMMERCIAL AND 700
RESIDENTIAL SITE

REVISIONS		DATE	FB/PG	DWN	CKD
COMBINE SURVEYS		05/08/23	SKETCH	AM	REC

SKETCH OF SURVEY

PROJECT NUMBER: 9901-22

SCALE : 1" = 20'

SHEET
1 OF 2
SHEETS

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T: 305.372.1812

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SEAL:

600 ALTON RD
MIAMI BEACH, FL 33139

600 ALTON SURVEY

SCALE:

DATE:
08/02/2024

A0-01



Lot addresses: 600 Alton Rd
Folio numbers: 02-4203-001-0100
Zoning District: Alton Road Gateway Area Development Regulations (overlay) / Parking District Tier 2 Area B
FEMA Zone: Flood Zone AE - Elevation : 8'-0" NGVD

Parking District #6			
8_Parking Requirements	Required	Applied	Provided
Retail	1/ 300 SF = 11,694 sf/ 300 sf = 39 spaces (27 spaces located in 500 Alton Garage)	39 spaces	12 spaces
Accessible spaces	1-25 spaces = 1 space		12 spaces
TOTAL		39 spaces	12 spaces
(27 Spaces to be located in 500 Alton parking garage)			

10_Loading Requirements	Required	Applied	Provided
Retail	Over 10,000 but not over 20,000: Two spaces.	2	2
Total		2 spaces	2 spaces

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600 ALTON RD
MIAMI BEACH, FL 33139

SCALE:

A0-03

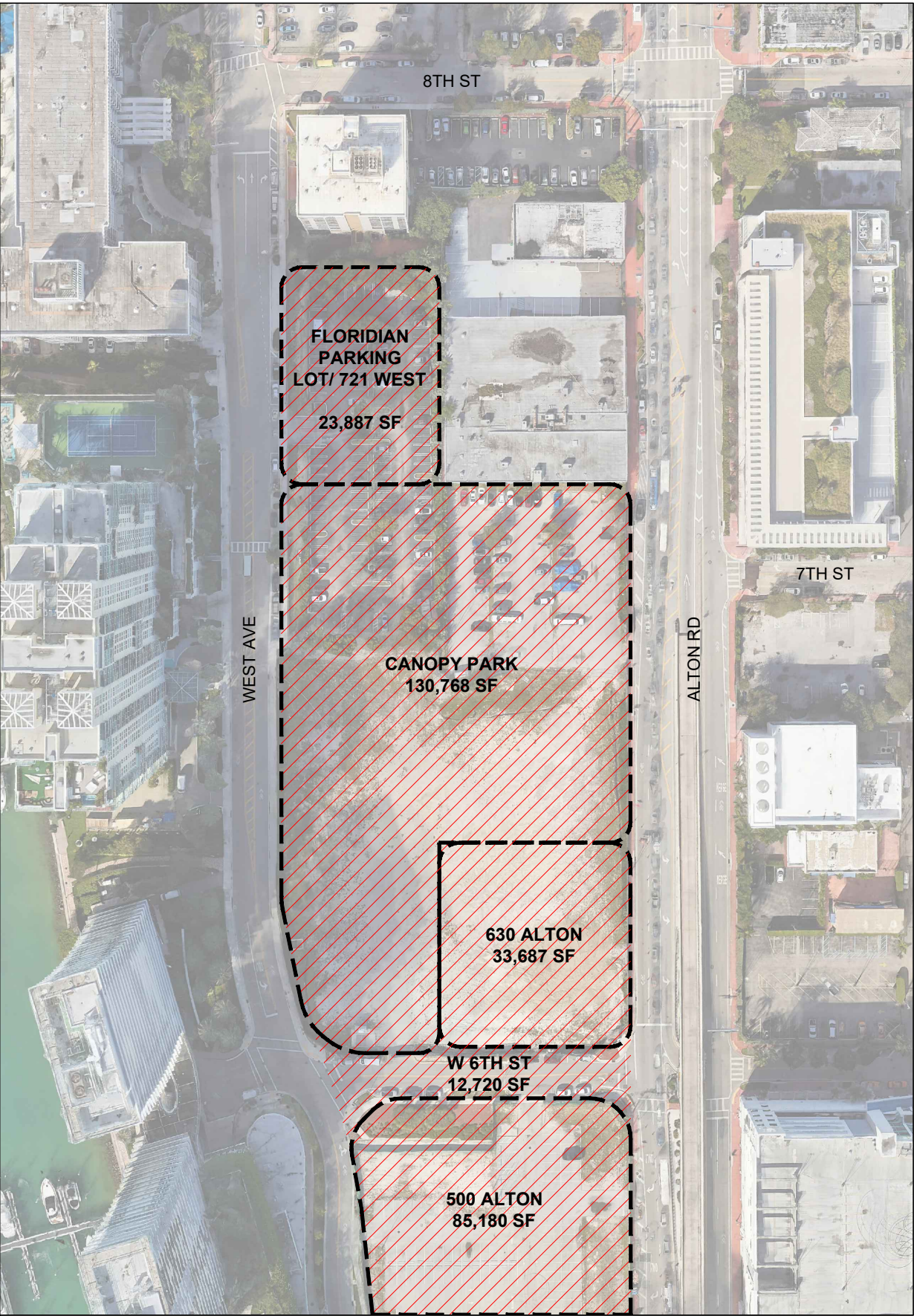
600-700 ALTON
FAR AREA ANALYSIS

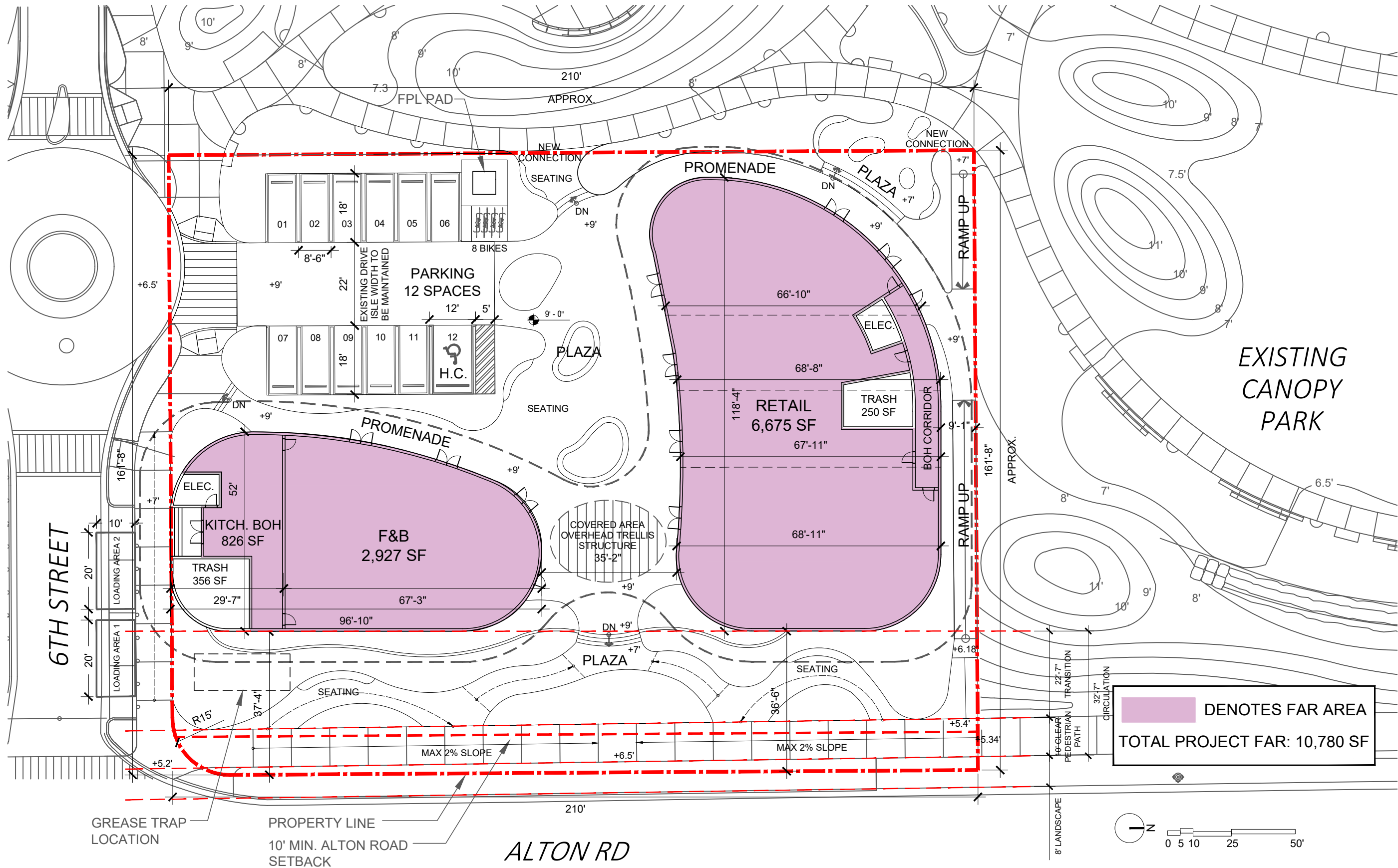
Area of Unified Development Site	
Site	Area (square feet)
500 Alton	85,180
Former 6 th Street	12,720
630 Alton (Retail)	33,687
Canopy Park	130,768
721 West (Floridian Parking Lot)	23,887
Total:	286,242



Maximum Development of Unified Development Site		
Area (square feet)	Permitted FAR	Maximum Floor Area (square feet)
286,242	2.0	572,484
		Maximum Permitted under Development Agreement is 571,000

Remaining Development Rights		
Site	Existing/Approved Development (square feet)	Remaining Development Rights (square feet)
500 Alton	555,401	15,599
	Floor Area Available for 630 Alton Development Under Development Agreement	15,599







THE FLORIDIAN
MIAMI BEACH

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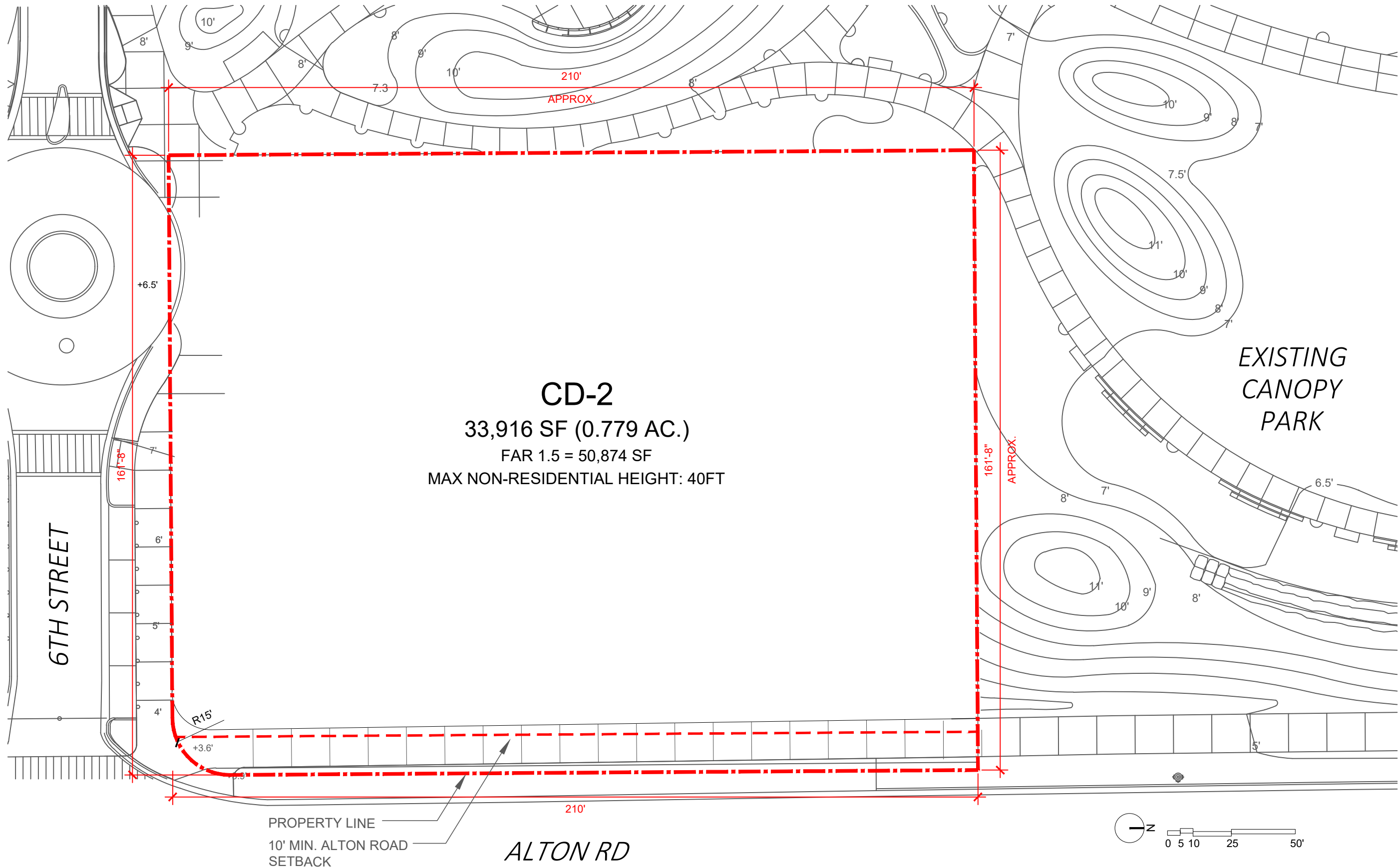
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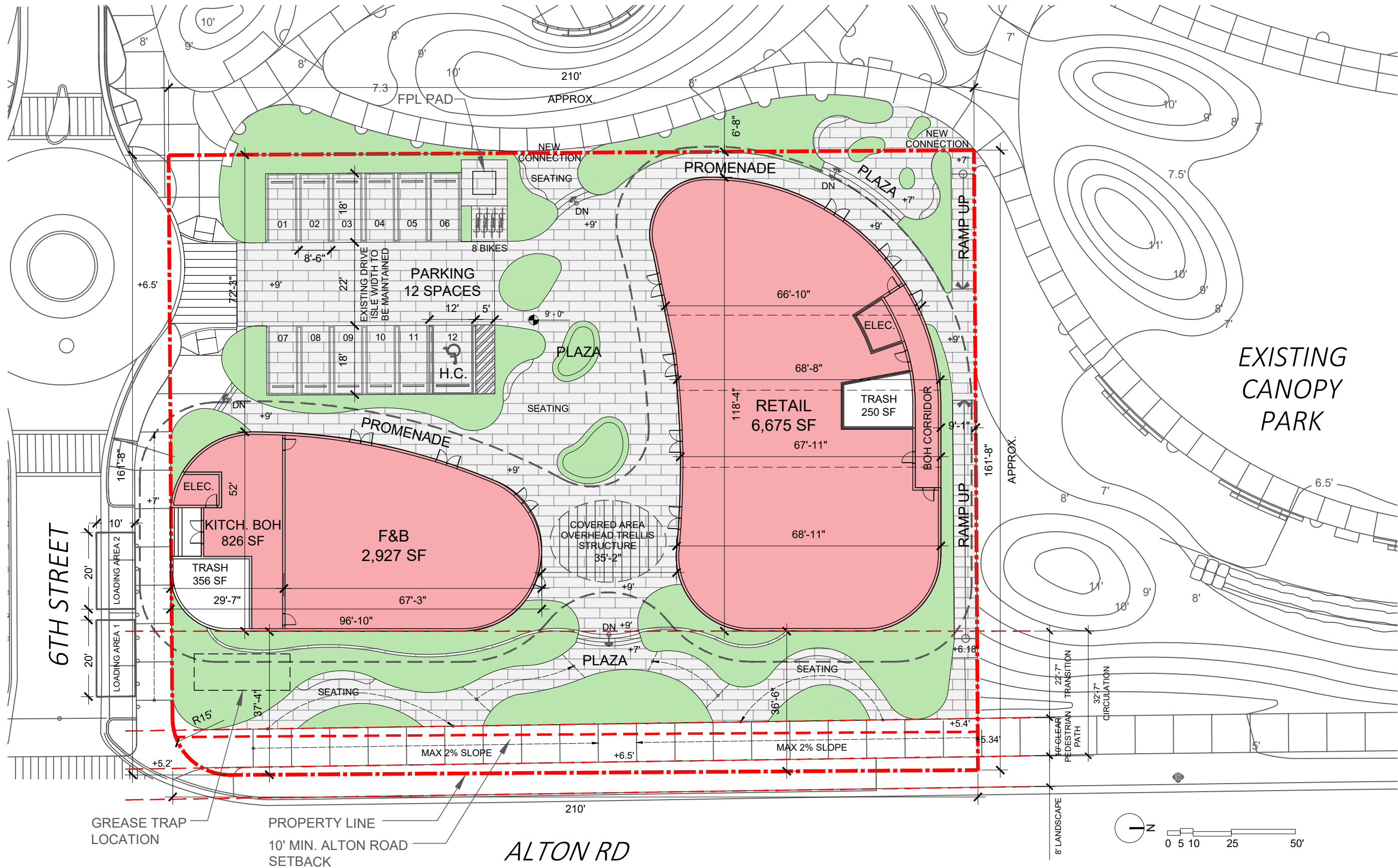
MASTER PLAN

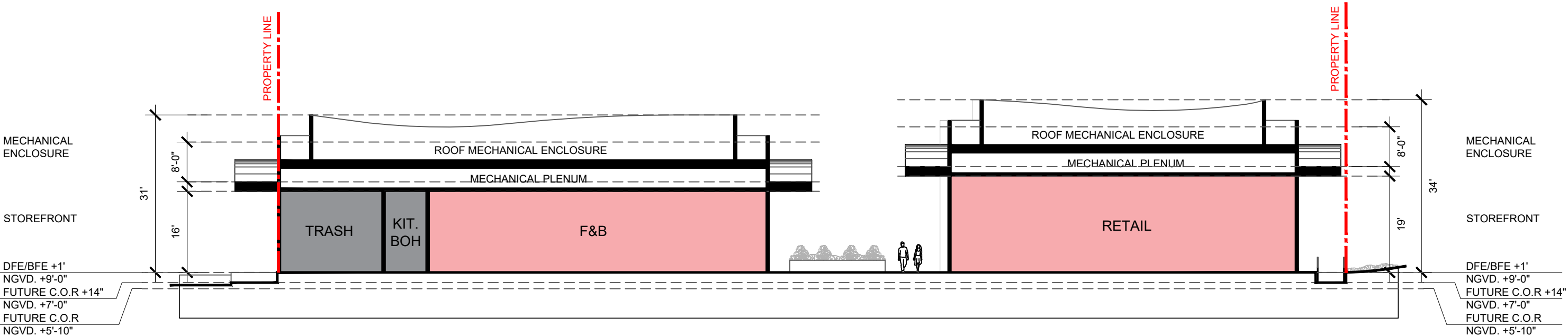
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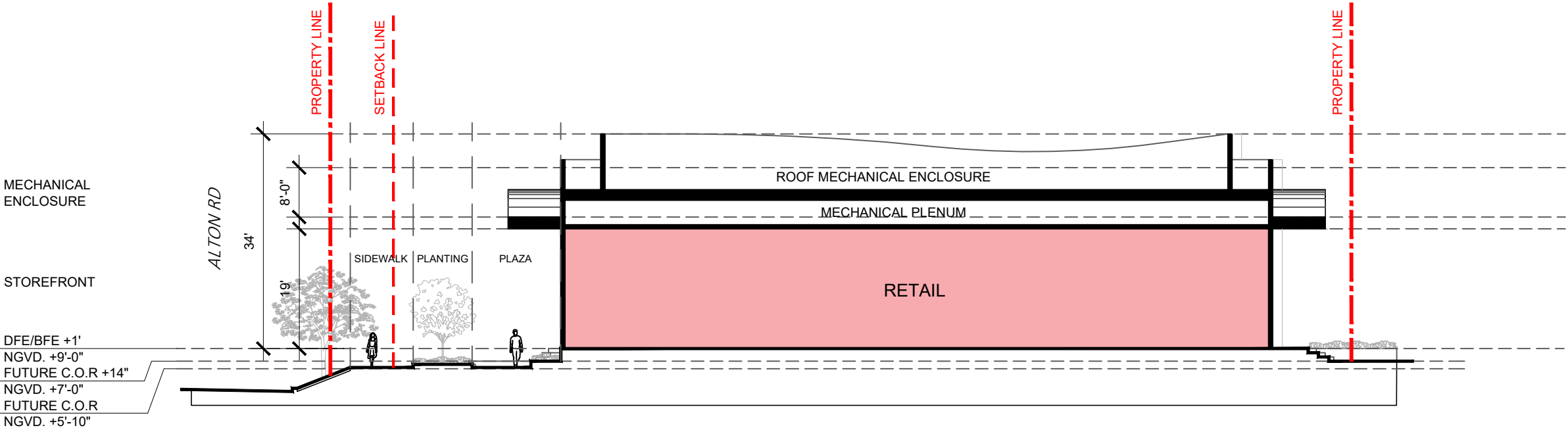
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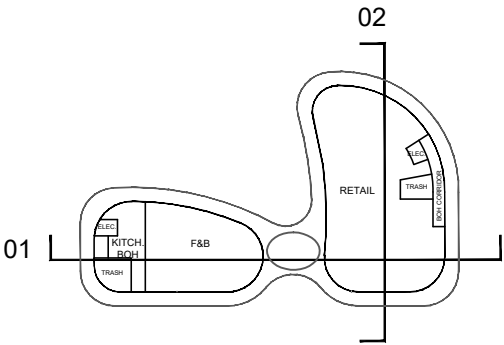


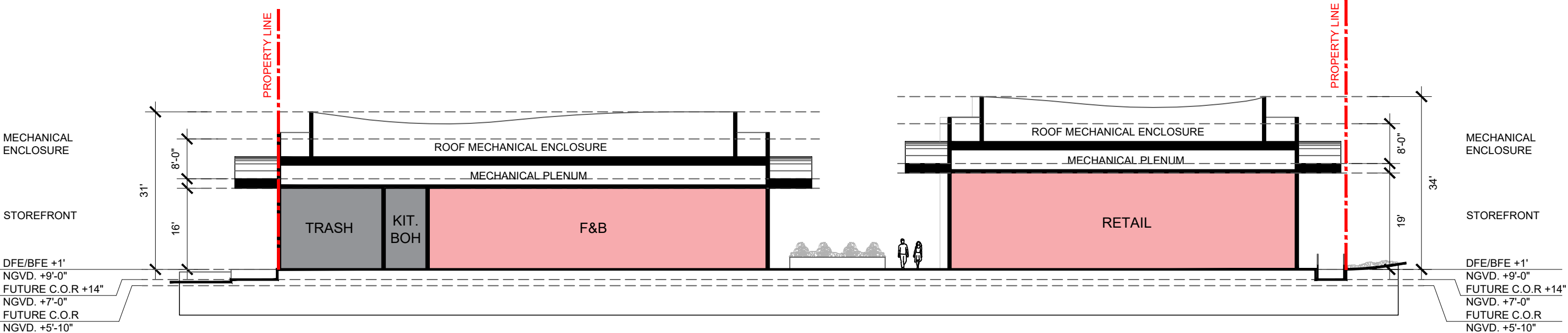


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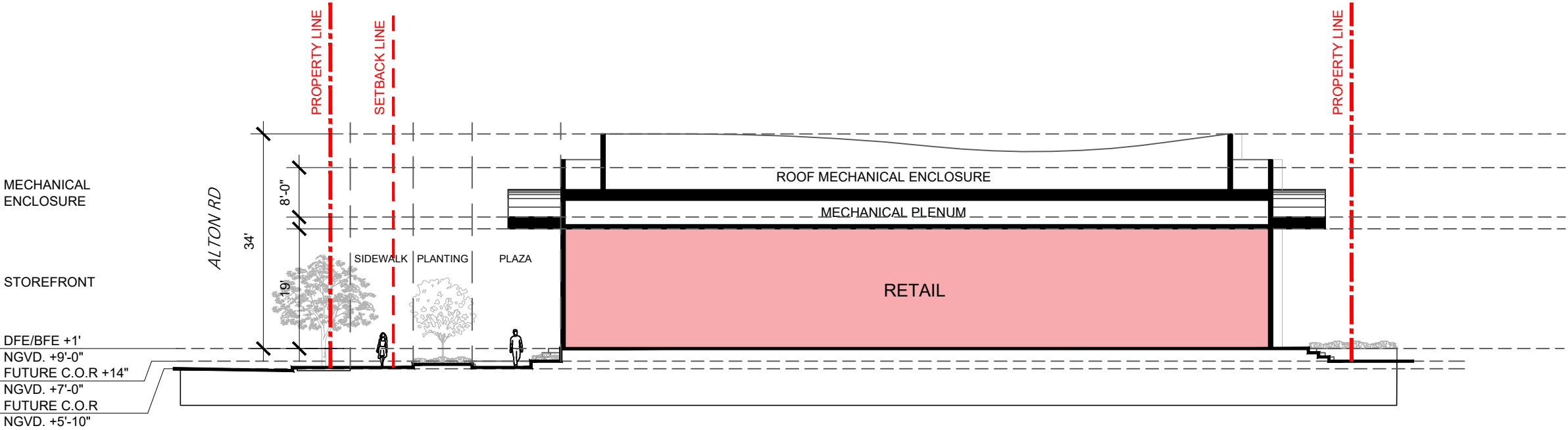


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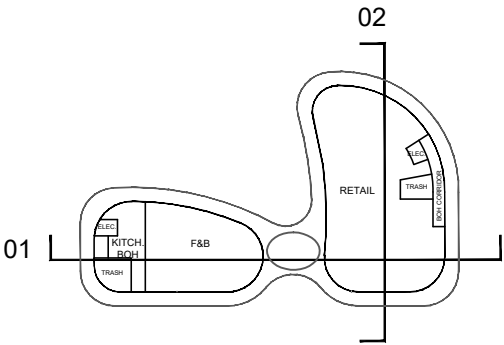


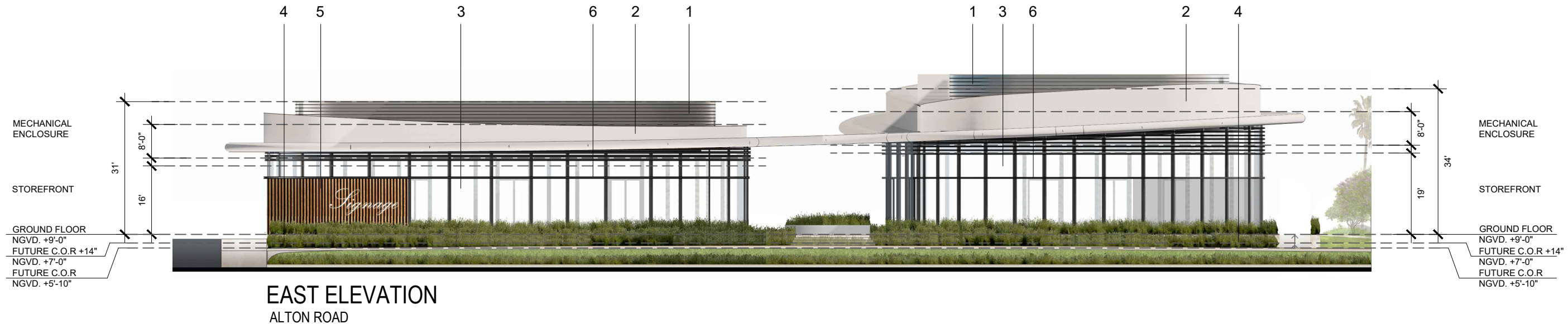


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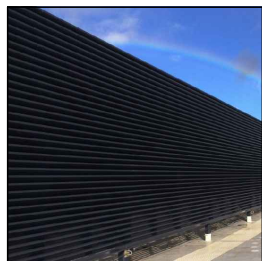


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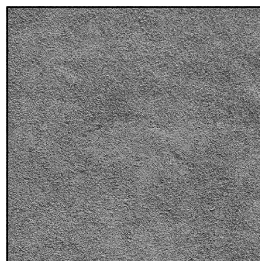




MATERIAL BOARD



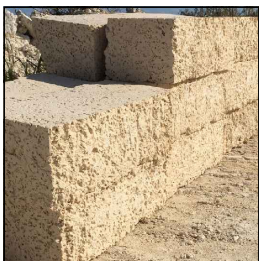
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GRAY STUCCO (2)



GLASS STOREFRONT (3)



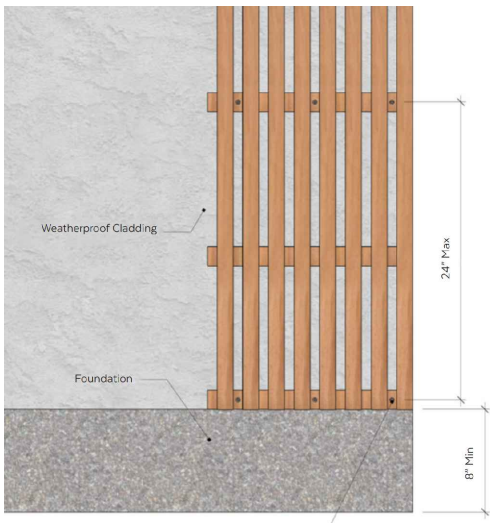
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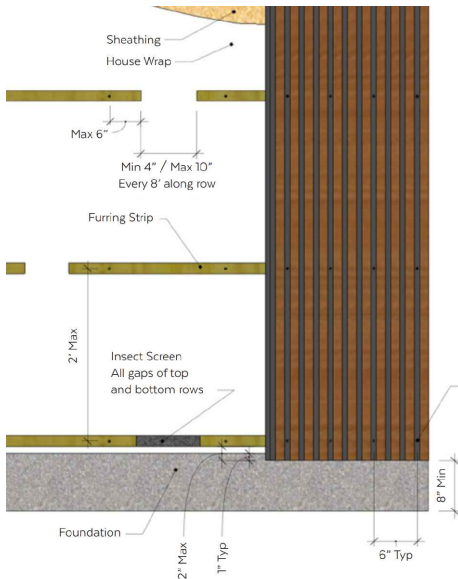
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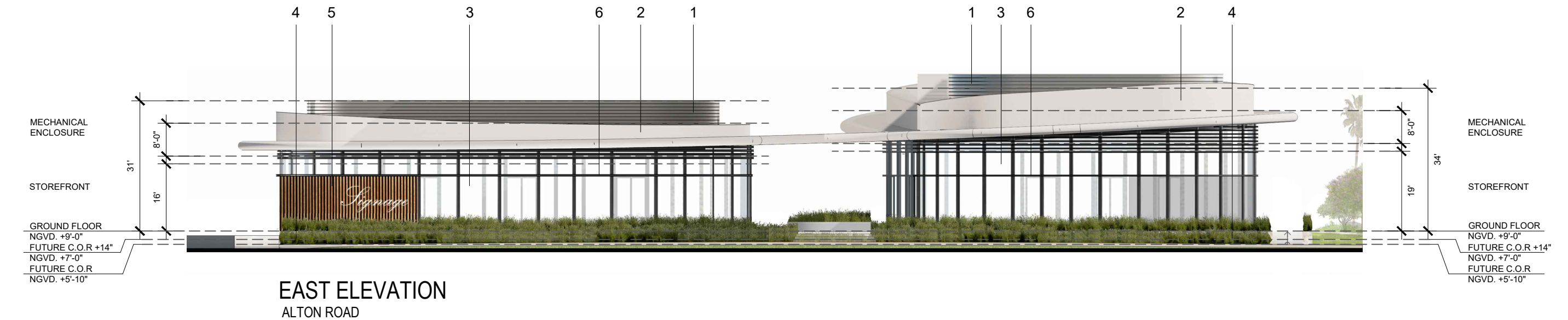


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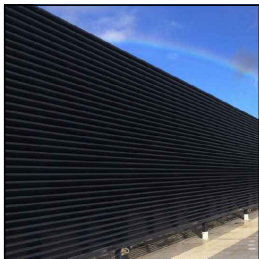


WOOD CLADDING DETAILS

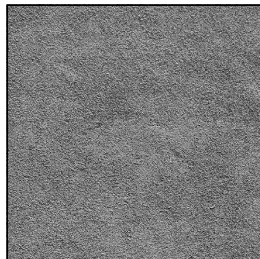




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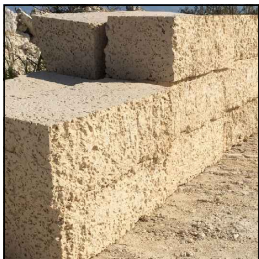
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GRAY STUCCO (2)



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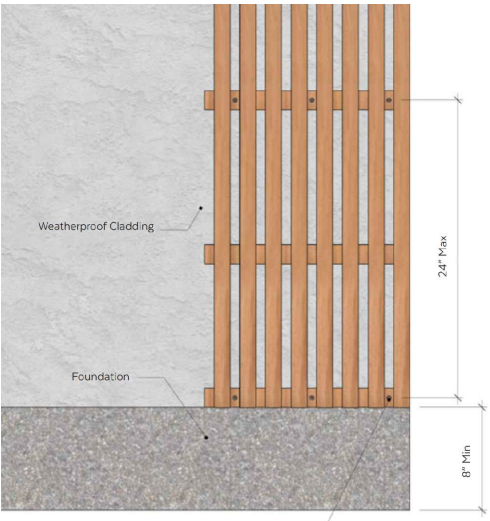
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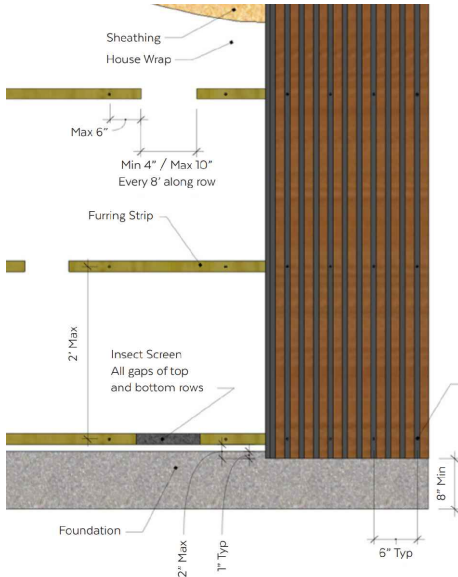
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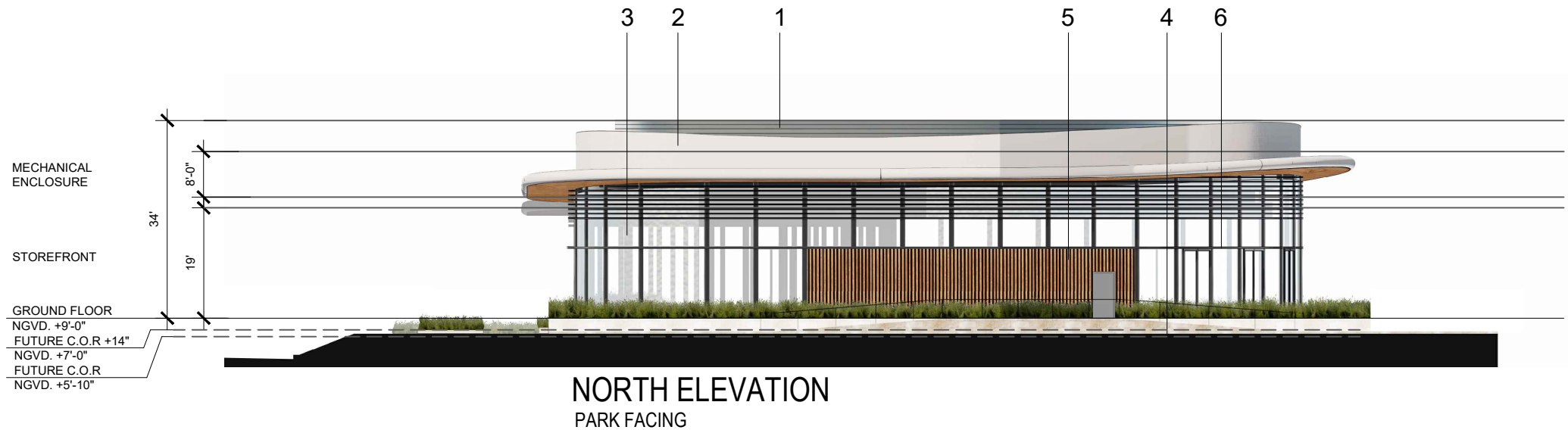


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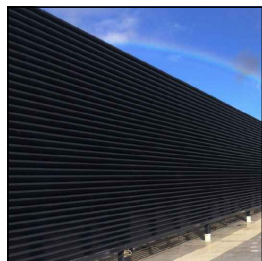


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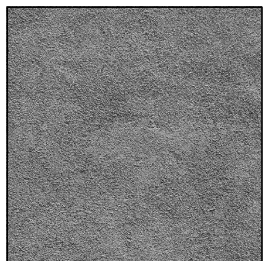




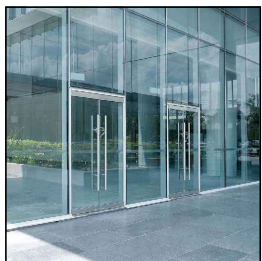
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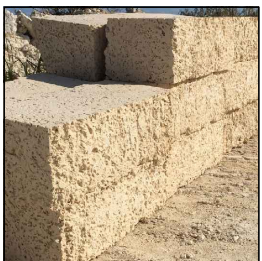
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GRAY STUCCO (2)



GLASS STOREFRONT (3)



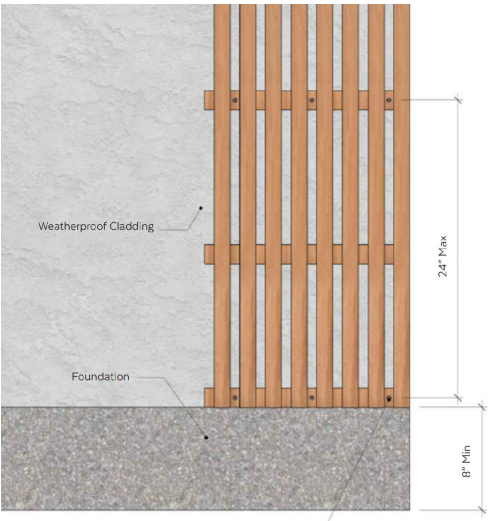
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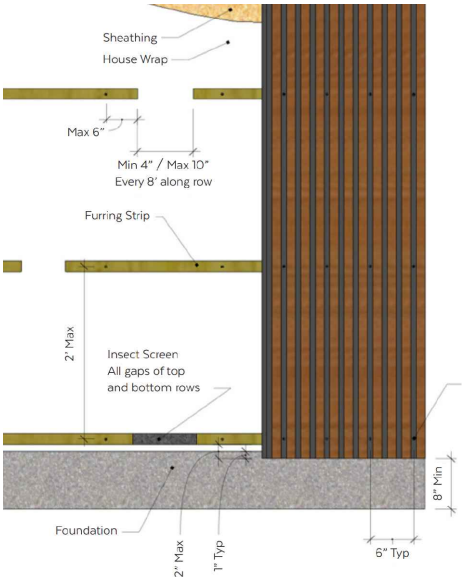
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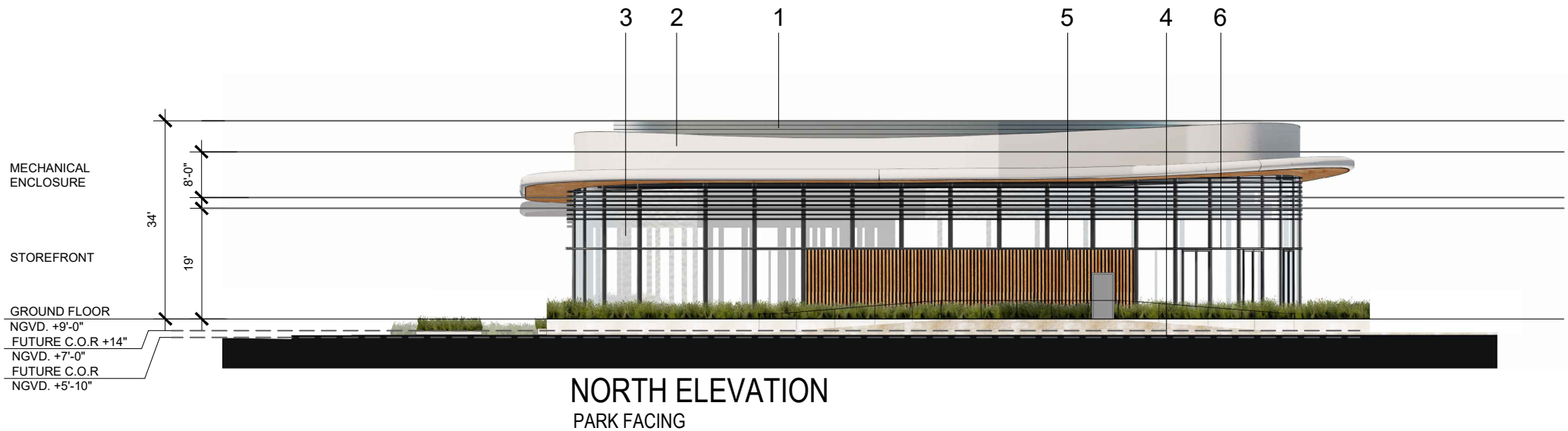


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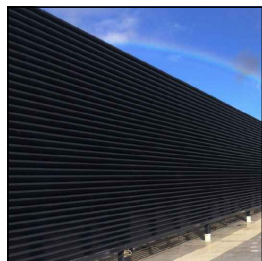


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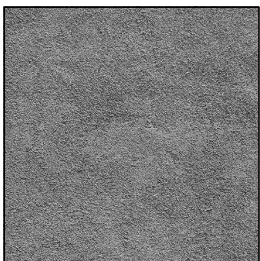




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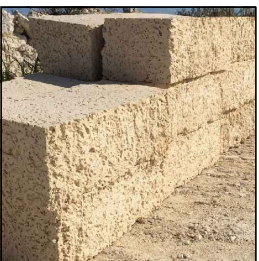
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GLASS STOREFRONT (3)



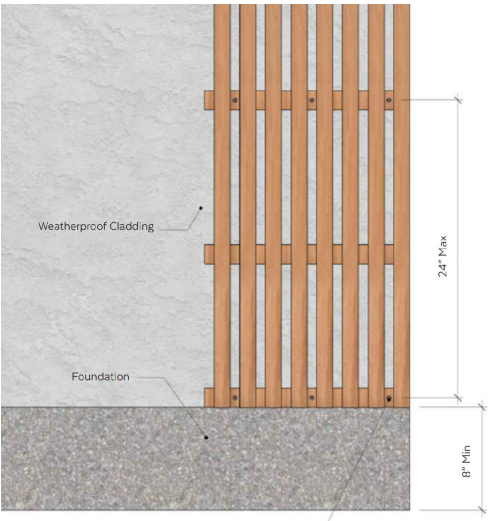
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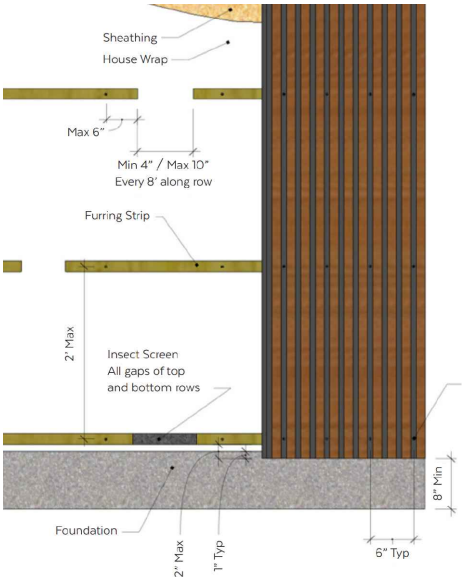
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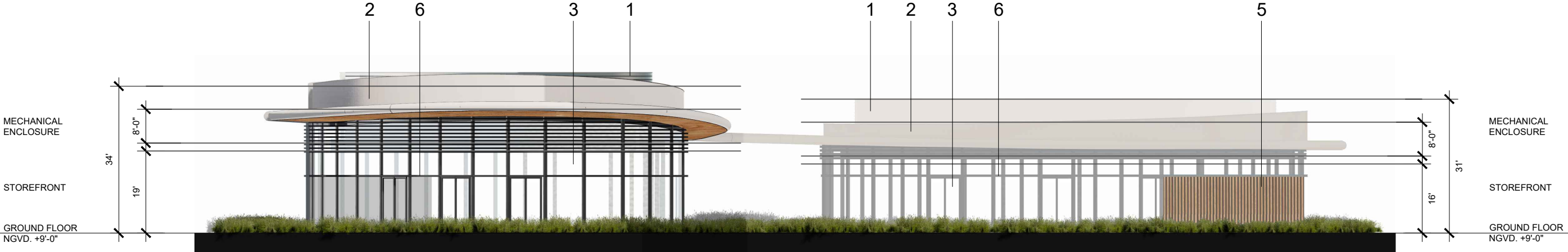


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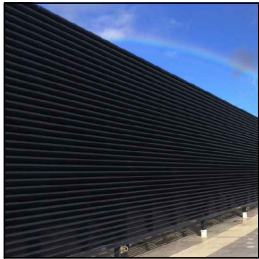
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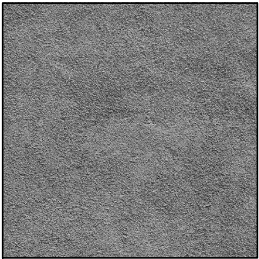


WEST ELEVATION
PARK FACING

MATERIAL BOARD



METAL MECH. SCREENING (1)



GRAY STUCCO (2)



GLASS STOREFRONT (3)



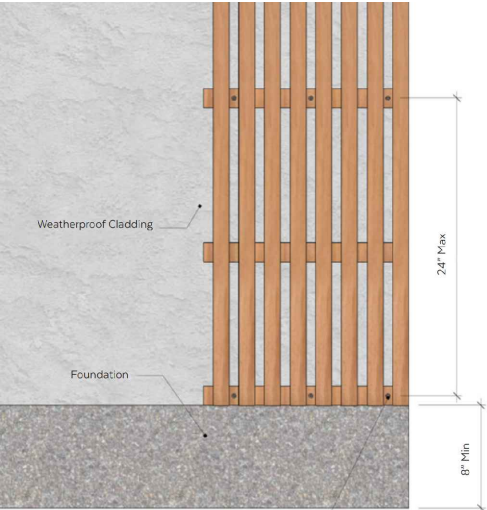
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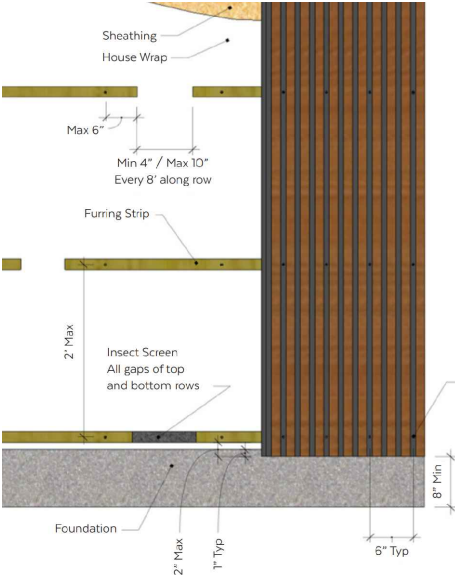
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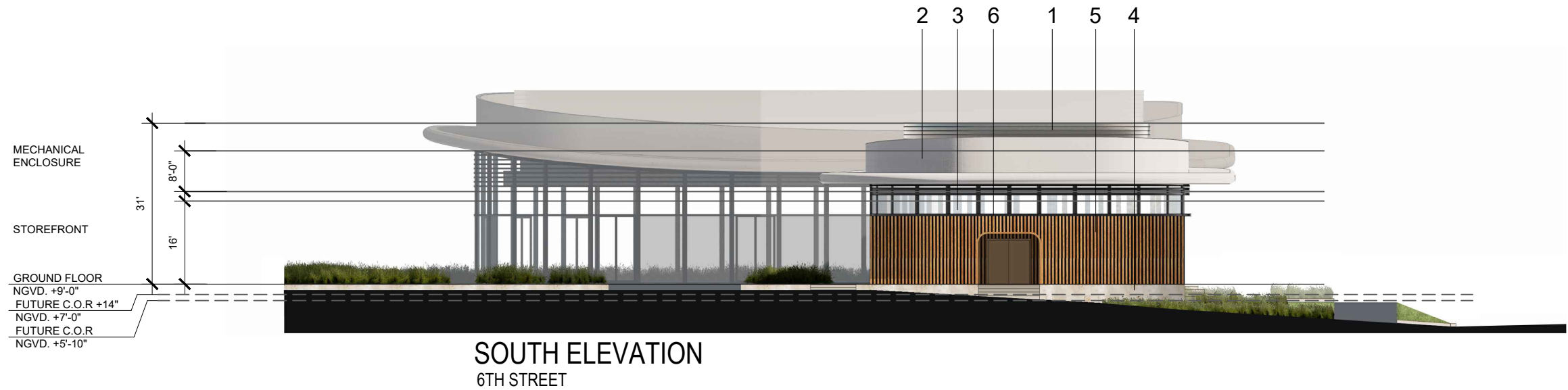


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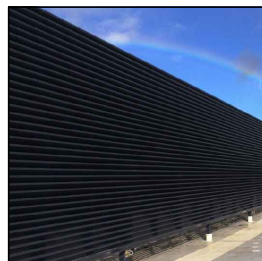


WOOD CLADDING DETAILS

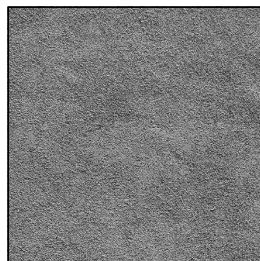




MATERIAL BOARD



METAL MECH. SCREENING (1)



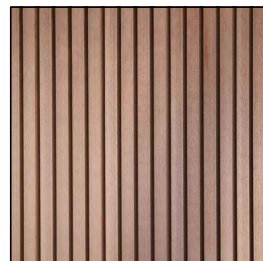
GRAY STUCCO (2)



GLASS STOREFRONT (3)



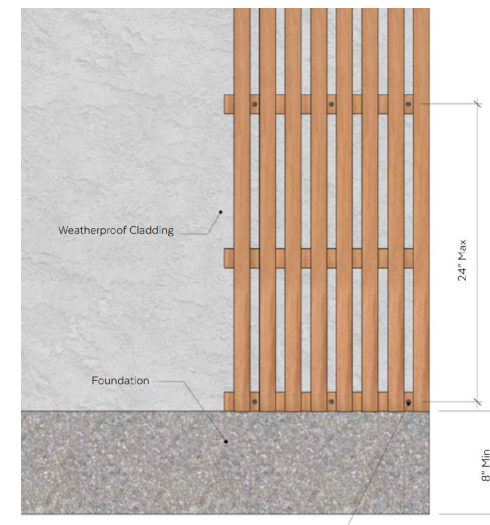
OOLITE STONE BASE (4)



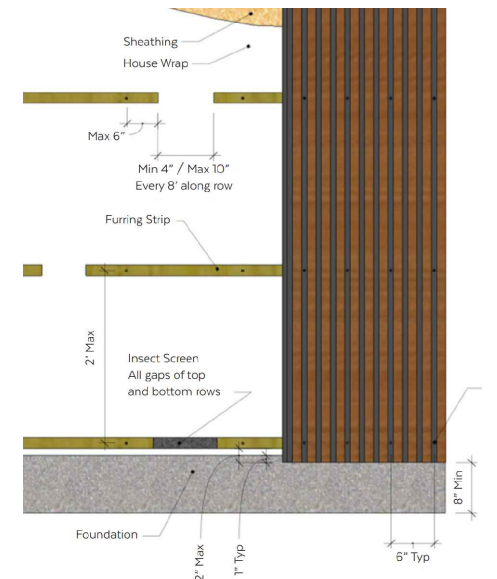
EXTERIOR WOOD CLADDING (5)

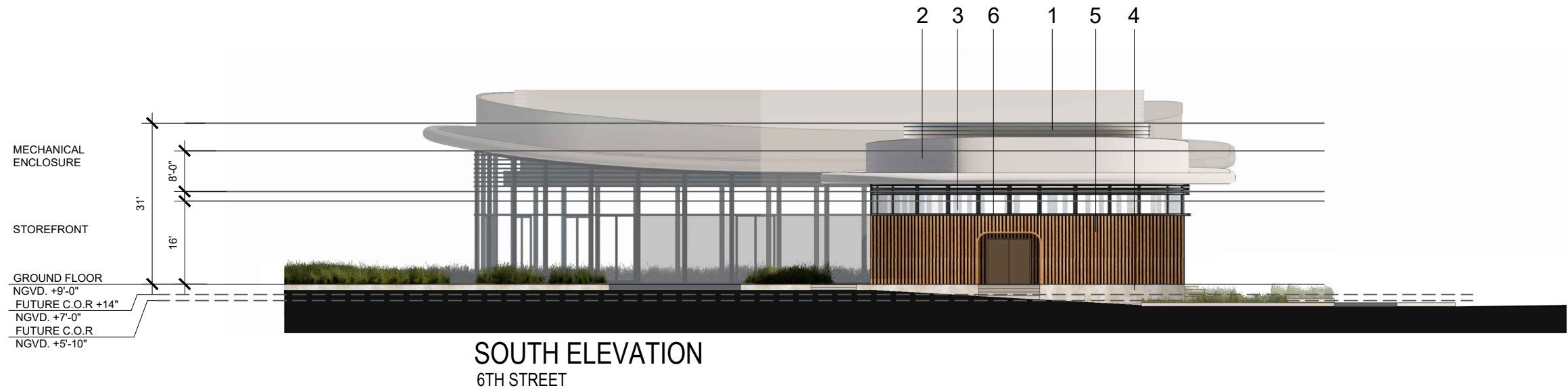


GRAY ALUMINUM MULLIONS (6)

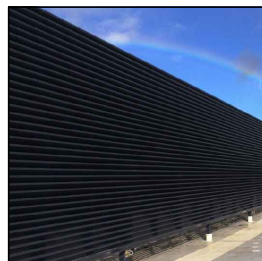


WOOD CLADDING DETAILS

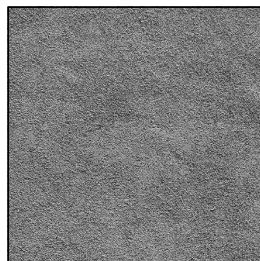




MATERIAL BOARD



METAL MECH. SCREENING (1)



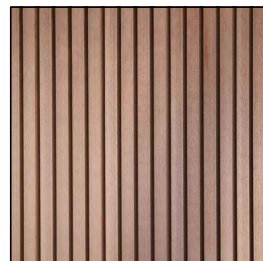
GRAY STUCCO (2)



GLASS STOREFRONT (3)



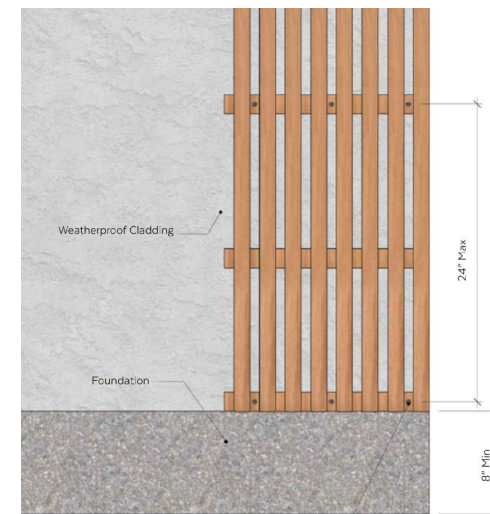
OOLITE STONE BASE (4)



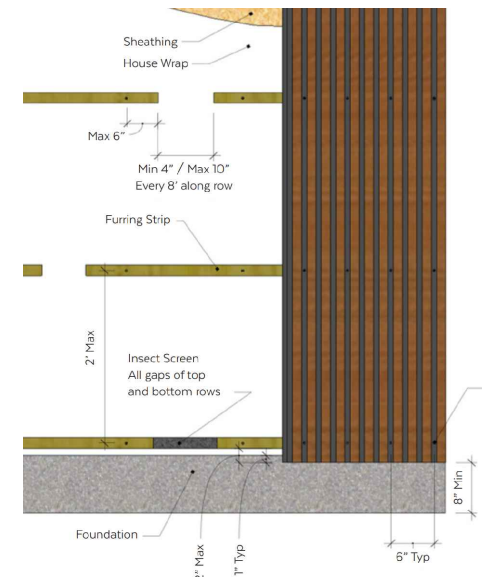
EXTERIOR WOOD CLADDING (5)



GRAY ALUMINUM MULLIONS (6)



WOOD CLADDING DETAILS





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RENDERINGS
CURRENT CROWN-OF-ROAD

SCALE:

DATE:
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A4-03



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RENDERINGS
FUTURE CROWN-OF-ROAD

SCALE:

DATE:
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A4-04



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RENDERINGS

SCALE:

DATE:
08/02/2024

A4-05