


NEW SINGLE STORY COMMERCIAL BUILDING

1801 ALTON ROAD
MIAMI BEACH, 33139



DIGITAL SIGNATURE:



Digitally signed by
Enrique R Gonzalez
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Architecture P.A.,
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040, cn=Enrique R
Gonzalez
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SCOPE OF WORK

1. DEMOLISH THE EXISTING BUILDING TENANT AND UTILITY SPACES

2. SITE IMPROVEMENTS TO ACCOMODATE CITY OF MIAMI BEACH AND F.D.O.T.

3. ADD A ONE LEVEL OFFICE AND COMMERCIAL BUILDING TO THE WEST OF THE PREVIOUS BUILDING.

FINAL SUBMITTAL

DRB24-1015 1801 ALTON ROAD APRIL 5, 2024

INDEX

ARCHITECTURAL

A00	COVER SHEET
A01	PROJECT DATA
A02	AERIAL
A03	SURVEY
A04	EXISTING SITE PLAN F.A.R.
A05	EXISTING SITE PLAN DEMO
A06	EXISTING ELEVATION
A07	EXISTING ELEVATION
A08	PROPOSED SITE PLAN F.A.R.
A09	PROPOSED SITE PLAN
A10	AERIAL PHOTO KEYPLAN
A11	SITE PHOTOS
A12	SITE PHOTOS
A13	SITE PHOTOS
A14	SITE PHOTOS
A15	CONTEXT PHOTOS
A16	CONTEXT PHOTOS
A17	RENDERING
A18	RENDERING
A19	RENDERING
A20	RENDERING
A21	RENDERING
A22	RENDERING
A23	OPERATIONAL PLAN
A24	VARIANCE DIAGRAM
A25	WAIVER LONG FRONTAGE
A 100	PROPOSED GROUND LEVEL FLOOR PLAN DRB
A 101	PROPOSED NEW ROOF PLAN DRB
A 400	PROPOSED WEST ELEVATION DRB
A 401	PROPOSED SOUTH ELEVATION DRB
A 402	PROPOSED EAST ELEVATION DRB
A 403	PROPOSED NORTH ELEVATION DRB
A 404	CONTEXTUAL ELEVATIONS
A405	SIGN ELEVATION
A406	LANDSCAPE HEDGE ELEVATION
A 500	PROPOSED SECTIONS DRB
A 501	PROPOSED SECTIONS DRB
A 502	DETAILS

LANDSCAPE ARCHITECTURE

LD-1.0	TREE DISPOSITION PLAN
LP-1.0	LANDSCAPE PLAN
LP-1.2	ROOFTOP PLAN

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ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT



STATE OF FLORIDA
AR94719

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1801 ALTON ROAD
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DRAWING ISSUE:

03-17-24 FIRST SUBMITTAL

 04-05-24 FINAL SUBMITTAL

A00

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1801 ALTON ROAD, MIAMI BEACH FLORIDA 33139		
2	Board and file numbers :	DRB24-1015		
3	Folio number(s):	02-3233-012-0090		
4	Year constructed:	1982	Zoning District / Overlay:	CD-1 LOW INTENSITY INTENSITY DISTRICT
5	Based Flood Elevation:	AE8 8.0' N.G.V.D.	Grade value in NGVD:	4.3' NGVD
6	Lot Area:	46,845 SF (SURVEY)	Lot Depth:	IRREG. 296'-10"
7	Lot width:	IRREG. 225'-0"		
8	Minimum Unit Size	N/A	Average Unit Size:	N/A
9	Existing use:	COMMERCIAL / OFFICE	Proposed use:	COMMERCIAL / OFFICE

		Maximum	Existing	Proposed	Deficiencies
10	Height:	40'-0"	42'-0" above 9.0' NGVD	18'-0" above 9.0' NGVD	None
11	Number of Stories:	N/A	TWO (2)	ONE (1)	
12	FAR:	46,845	22,071	5,000	
13	Gross square footage:	N/A	25,030	5,000	
14	Square Footage by use:	N/A	18,951	5,000	
15	Number of units Residential:	N/A			
16	Number of units Hotel:	N/A			
17	Number of seats:	N/A			
18	Occupancy load:	N/A			
19	Density (per Comprehensive Plan):	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
20	Front Setback:	N/A			
21	Side Setback:	N/A			
22	Side Setback:	N/A			
23	Side Setback facing street:	N/A			
24	Rear Setback:	N/A			
	At Grade Parking:				
25	Front Setback:	5'-0"	5'-0"	5'-0" (At Alton Rd)	
26	Side Setback:	5'-0"	5'-1"	5'-1"	
27	Side Setback:	5'-0"	5'-1"	5'-1"	
28	Side Setback facing street:	5'-0"	N/A	22'-5" (At Dade Blvd)	
29	Rear Setback:		N/A	N/A	
	Pedestal:				
30	Front Setback:	0'-0"	26'-11" (At Alton Rd)	2'-0" (At Alton Rd)	
31	Side Setback:	0'-0"	15'-2" (Towards Publix)	169'-11" (Towards Publix)	
32	Side Setback:	0'-0"	69'-8" (Towards Wallgreens)	79'-8" (Towards Wallgreens)	
33	Side Setback facing street:	0'-0"	3'-11" (At Dade Blvd)	7'-3" (At Dade Blvd)	
34	Rear Setback:	0'-0"	N/A (DEMOLISHED)	N/A	
	Tower:				
35	Front Setback:	N/A			
36	Side Setback:	N/A			
37	Side Setback:	N/A			
38	Side Setback facing street:	N/A			
39	Rear Setback:	N/A			

PARKING CALCULATION: Retail store, dry cleaning receiving station, stock brokerage, personal service establishment or financial institution: One space per every 300 square feet of floor area.
5000 SF/ 300 SF = 16.6 Parking Spaces

COMMERCIAL ADDITION
1801 ALTON ROAD

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	#1			
41	Total number of parking spaces: Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	17	55	67	
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):	N/A	EXISTING 55 SPACES	EXISTING	
44	Parking Space Dimensions: Parking Space configuration (45°,60°,90°,Parallel):	8'-6" X 18'-0"	8'-6" X 18'-0"	8'-6" MIN. X 18'-0"	
45		90 DEGREE	90 DEGREE	90 DEGREE	
46	ADA Spaces:	4	3	4	
47	Tandem Spaces:	N/A	N/A	N/A	
48	Drive aisle width:	22'-0"	22'-0"	22'-0" (24'-0" Temp Lot)	
49	Valet drop off and pick up:	N/A			
50	Loading spaces:	1	0	1	
51	Trash collection area:	1	1	1	
52	Short-term Bicycle Parking, location and Number of racks:	4	0	4	
53	Long-Term Bicycle Parking, location and Number of racks	2	0	2	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:	N/A	N/A	N/A	
55	Number of seats located outside on private property:	N/A	N/A	N/A	
56	Number of seats inside:	N/A	N/A	N/A	
57	Total number of seats:	N/A	N/A	N/A	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
59	Total occupant content:	N/A	N/A	N/A	
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	

61	Proposed hours of operation:	N/A
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):	N/A
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	N/A
64	Is this a contributing building?:	NO
65	Located within a Local Historic District?:	NO

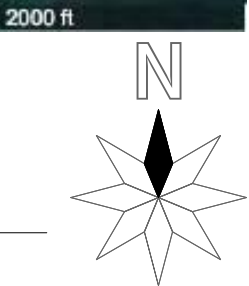
Notes:

Please write N/A if section is Not Applicable
Any additional data must be presented in the format above

COMMERCIAL ADDITION
1801 ALTON ROAD



Google Earth
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1

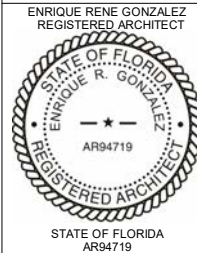
LOCATION PLAN AERIAL

SCALE 6" = 1'-0"

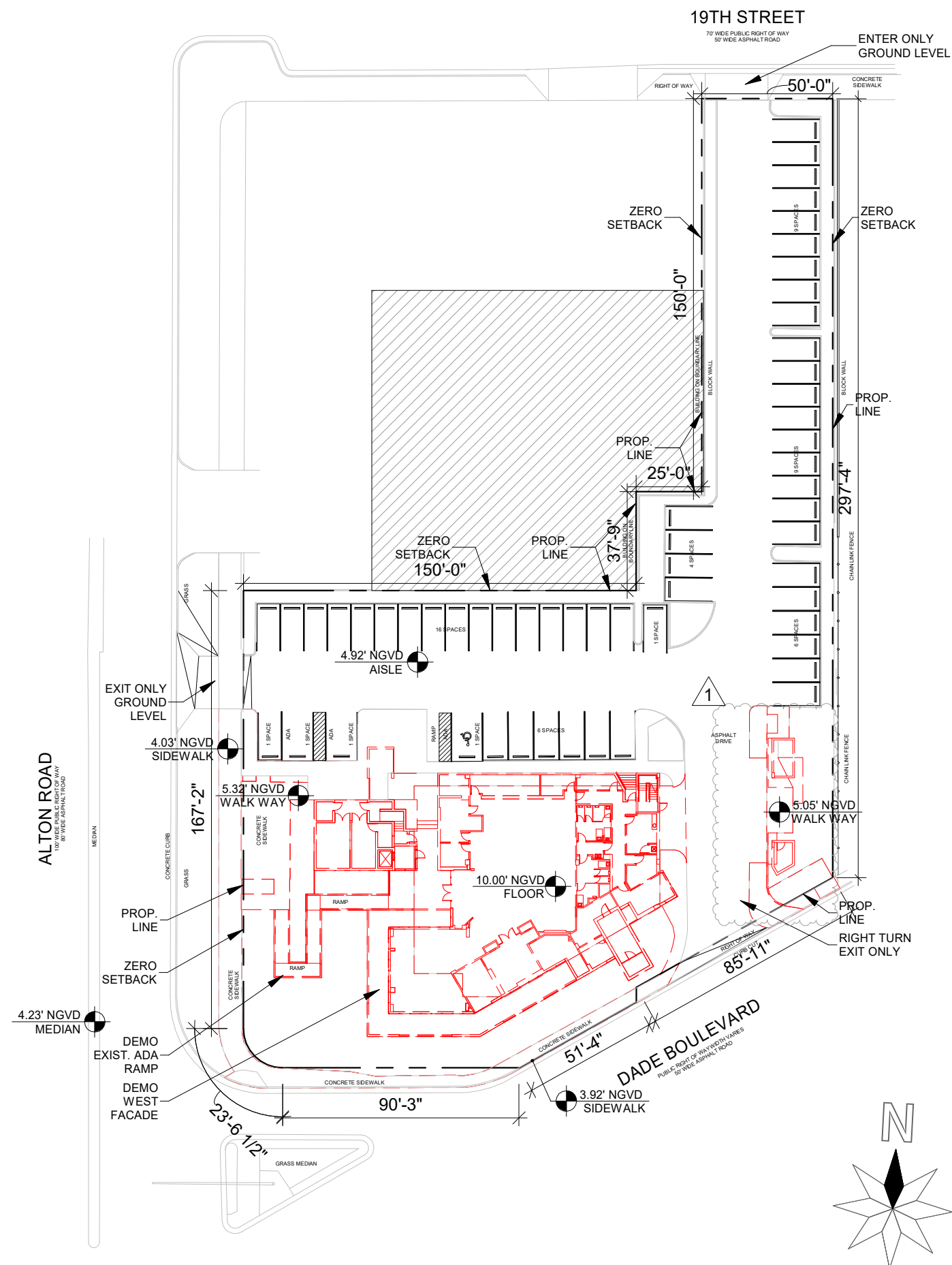
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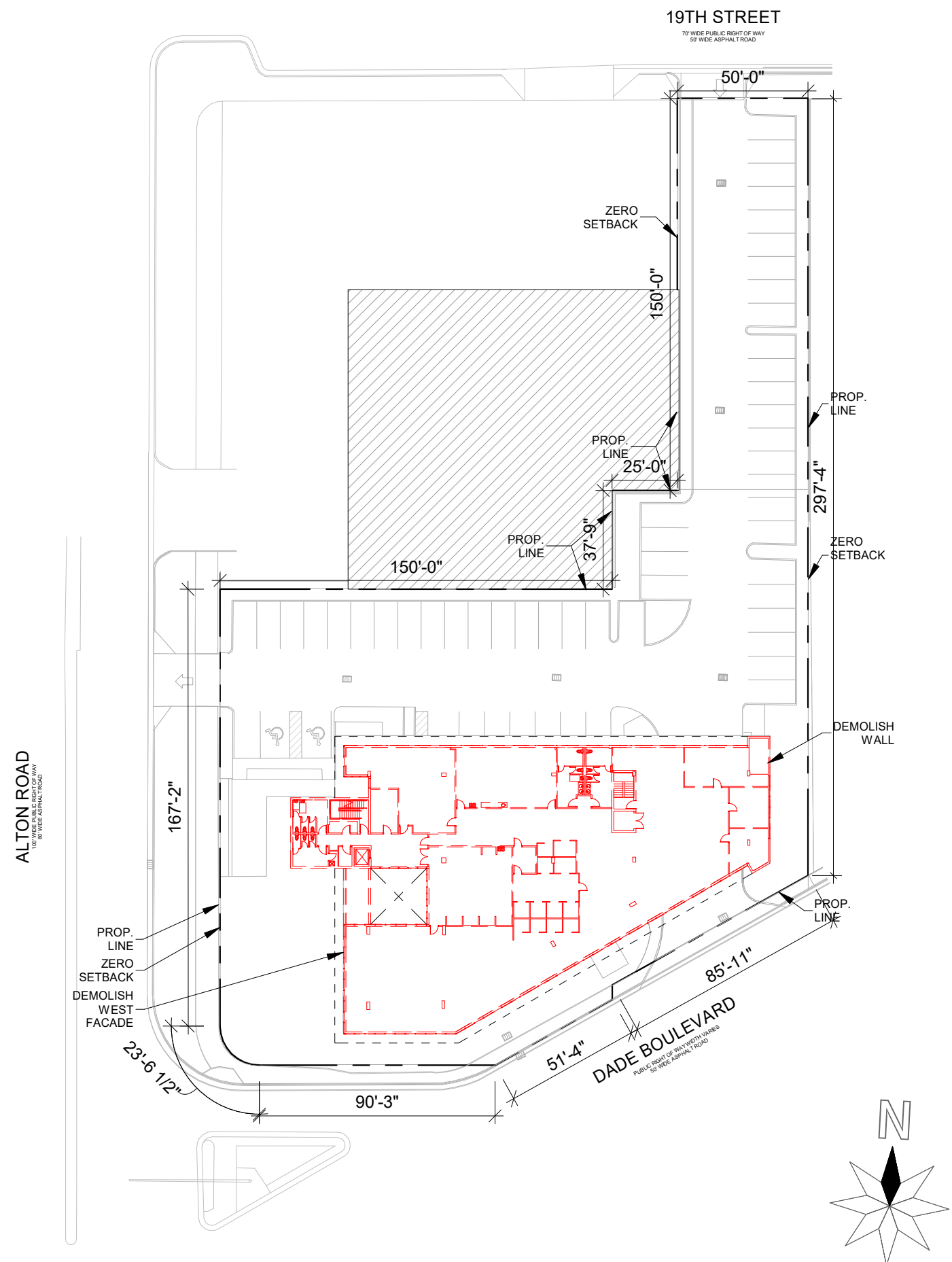
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1

EXISTING GROUND LEVEL SITE PLAN DEMO

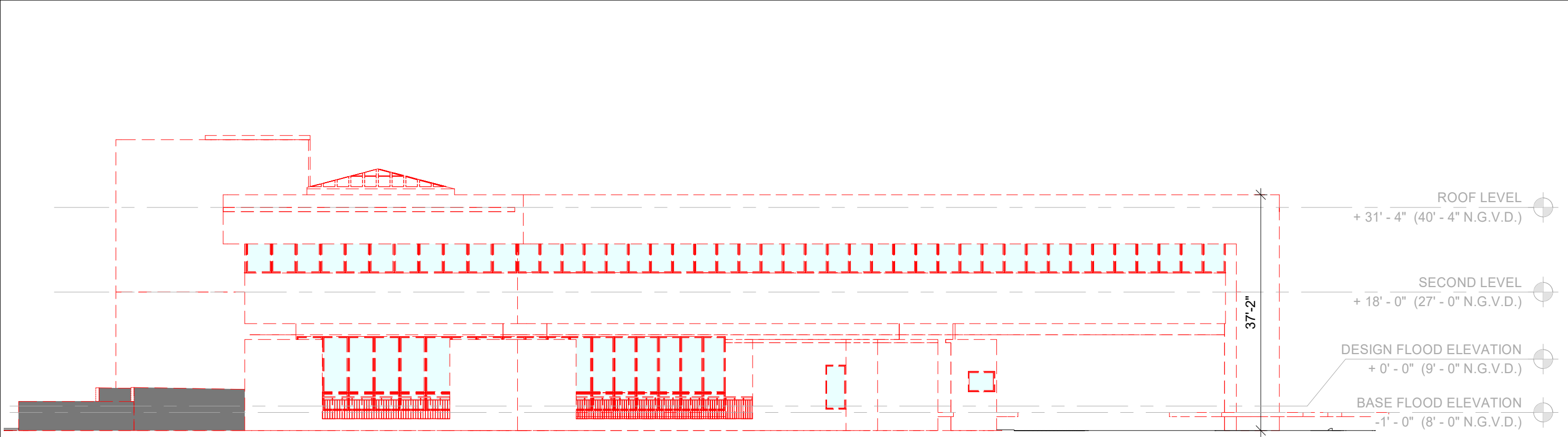
SCALE 1" = 50'-0"



2

EXISTING 2ND LEVEL SITE PLAN DEMO

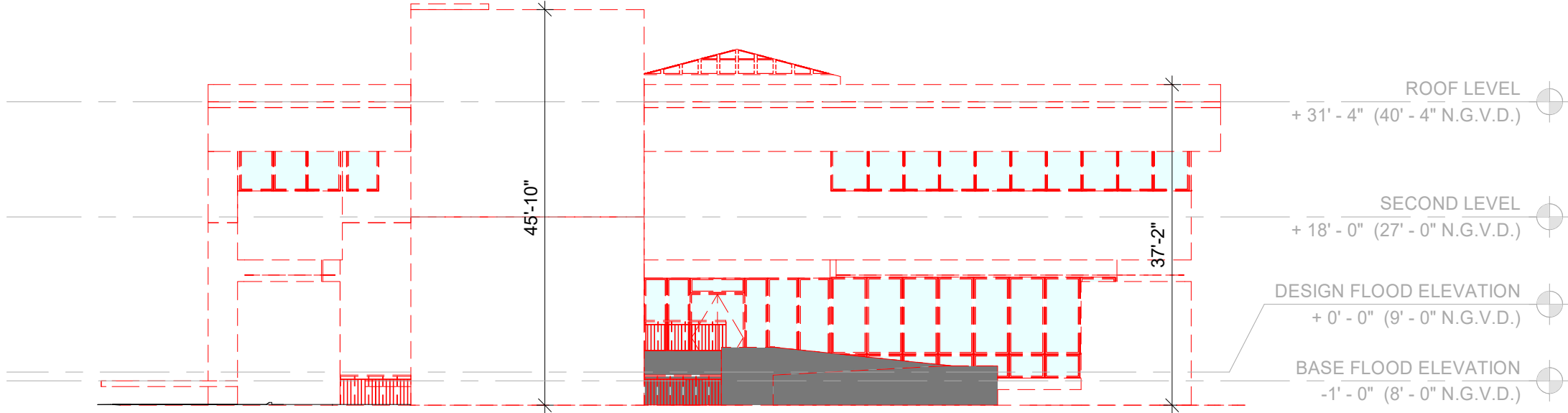
SCALE 1" = 50'-0"



2

EXISTING SOUTH ELEVATION

SCALE 1/16" = 1'-0"



1

EXISTING WEST ELEVATION

SCALE 1/16" = 1'-0"

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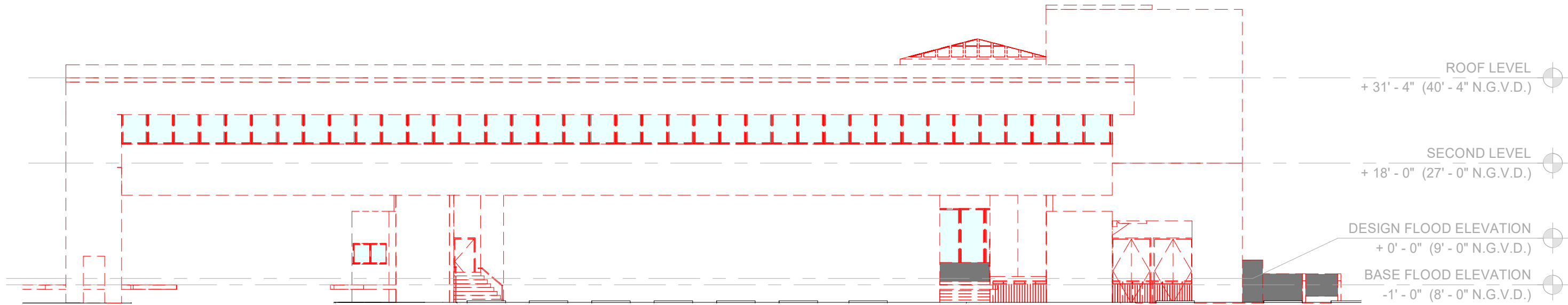
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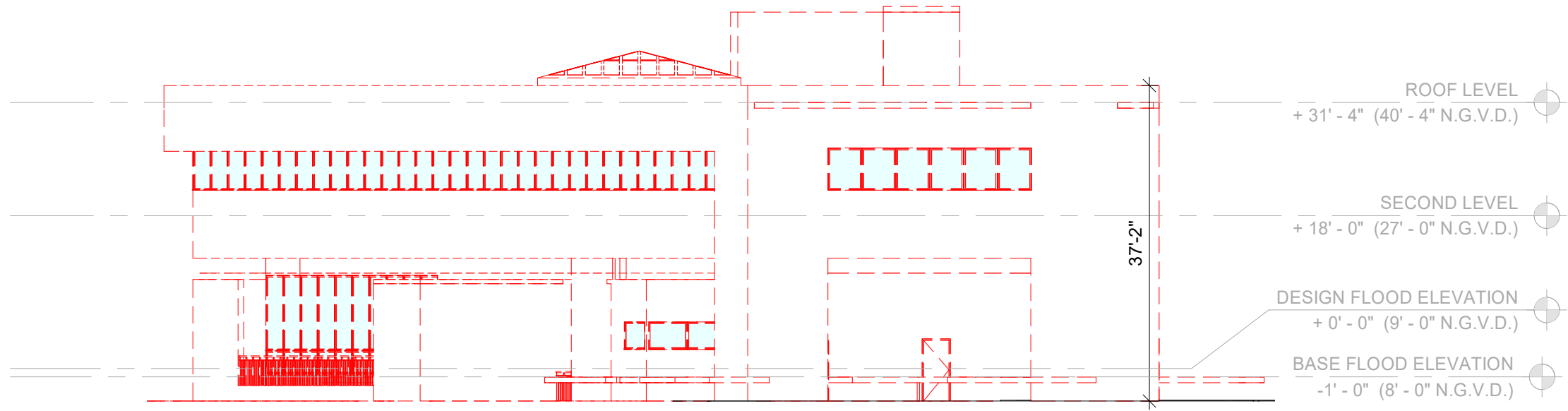
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A06



2 EXISTING NORTH ELEVATION

SCALE 1/16" = 1'-0"



1 EXISTING EAST ELEVATION

SCALE 1/16" = 1'-0"

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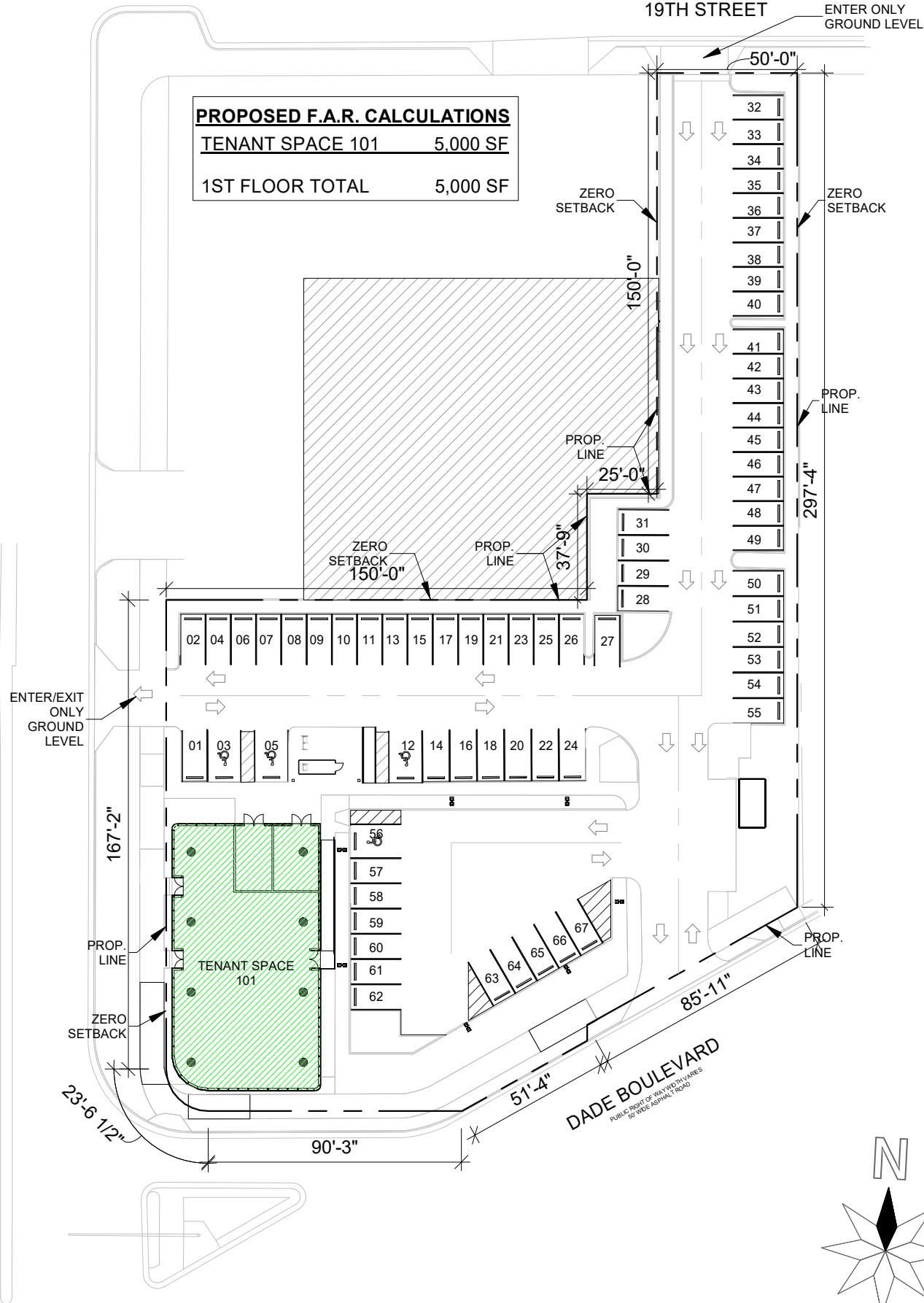
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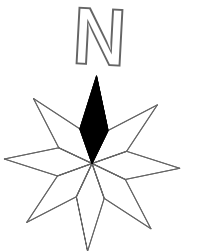
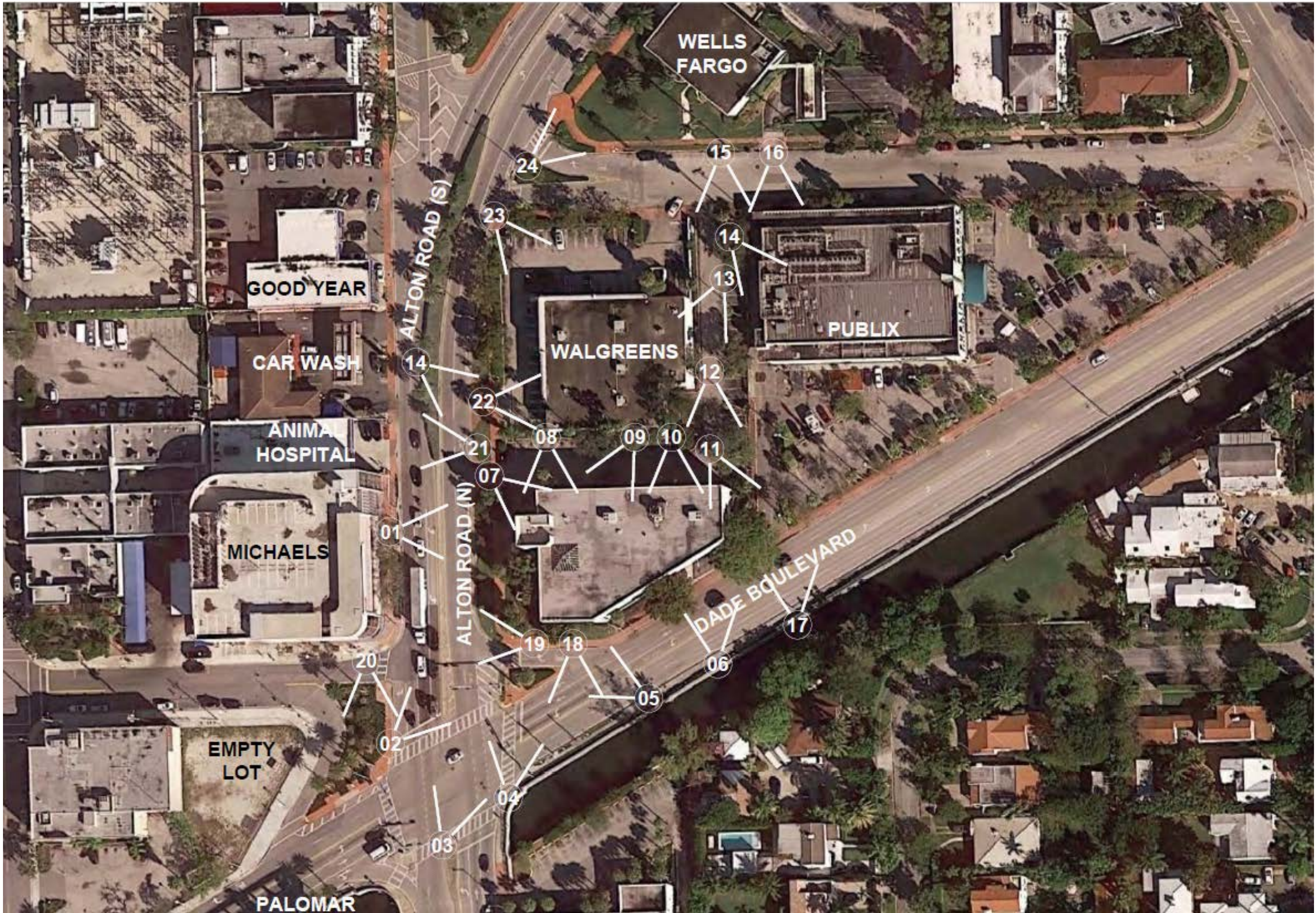
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1

SITE PHOTO KEY AERIAL

SCALE 6" = 1'-0"

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01 ALTON ROAD LOOKING EAST AT 1801 ALTON ROAD



03 ALTON ROAD / DADE BLVD LOOKING NORTH EAST AT 1801 ALTON ROAD



02 ALTON ROAD / DADE BLVD LOOKING NORTH EAST AT 1801 ALTON ROAD



04 ALTON ROAD / DADE BLVD LOOKING NORTH AT 1801 ALTON ROAD

SITE PHOTOS

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A11

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05 DADE BOULEVARD LOOKING NORTHWEST



06 DADE BOULEVARD LOOKING NORTH



07 ALTON ROAD LOOKING SOUTHEAST



08 EXISTING PARKING LOT LOOKING SOUTH

SITE PHOTOS



09 EXISTING PARKING LOOKING SOUTHWEST



11 EXISTING PARKING LOOKING SOUTHEAST



10 EXISTING PARKING LOOKING SOUTH



12 EXISTING PARKING LOT LOOKING SOUTH

SITE PHOTOS



13 EXISTING PARKING LOOKING SOUTHWEST



15 19TH STREET LOOKING SOUTH AT THE 1801 ALTON ROAD



14 EXISTING PARKING LOOKING SOUTHEAST



16 19TH STREET LOOKING SOUTH AT PUBLIX REAR SERVICE

SITE PHOTOS



17 DADE BOULEVARD LOOKING NORTH AT PUBLIX



18 DADE BOULEVARD LOOKING SOUTH AT SHOPS ACROSS CANAL



19 ALTON RD / DADE BLVD LOOKING WEST AT MICHAEL'S BUILDING



20 ALTON RD / DADE BLVD LOOKING SOUTH AT THE PALOMAR

CONTEXT PHOTOS



21 ALTON ROAD LOOKING WEST AT ANIMAL HOSPITAL



23 ALTON ROAD / 19TH STREET LOOKING SOUTHEAST AT WALGREENS



22 ALTON ROAD LOOKING NORTH EAST AT WALGREENS



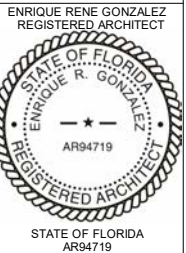
24 ALTON ROAD / 19TH STREET LOOKING NORTH AT WELLS FARGO

CONTEXT PHOTOS

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A16



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1

RENDER AT MIAMI DADE BLVD

SCALE 12" = 1'-0"

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A17



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A18
NEW SHEET

1

RENDER 1

SCALE 1 1/2" = 1'-0"



1

RENDER 2

SCALE 1 1/2" = 1'-0"

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1
A19
NEW SHEET



1

RENDER 3

SCALE 1 1/2" = 1'-0"

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1
A20
NEW SHEET



1

RENDER 4

SCALE 1 1/2" = 1'-0"

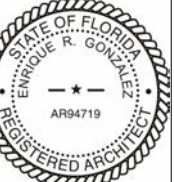
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A21
NEW SHEET

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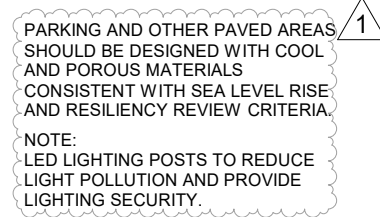
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RENDER 5

SCALE 1 1/2" = 1'-0"

A22
NEW SHEET



TYPICAL PARKING DETAIL

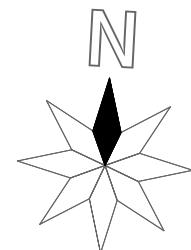
SCALE 3/16" = 1'-0"



SCALE 3/16" = 1'-0"




SCALE 3/16" = 1'-0"



GROUND LEVEL OPERATIONAL PLAN

SCALE 1" = 50'-0"

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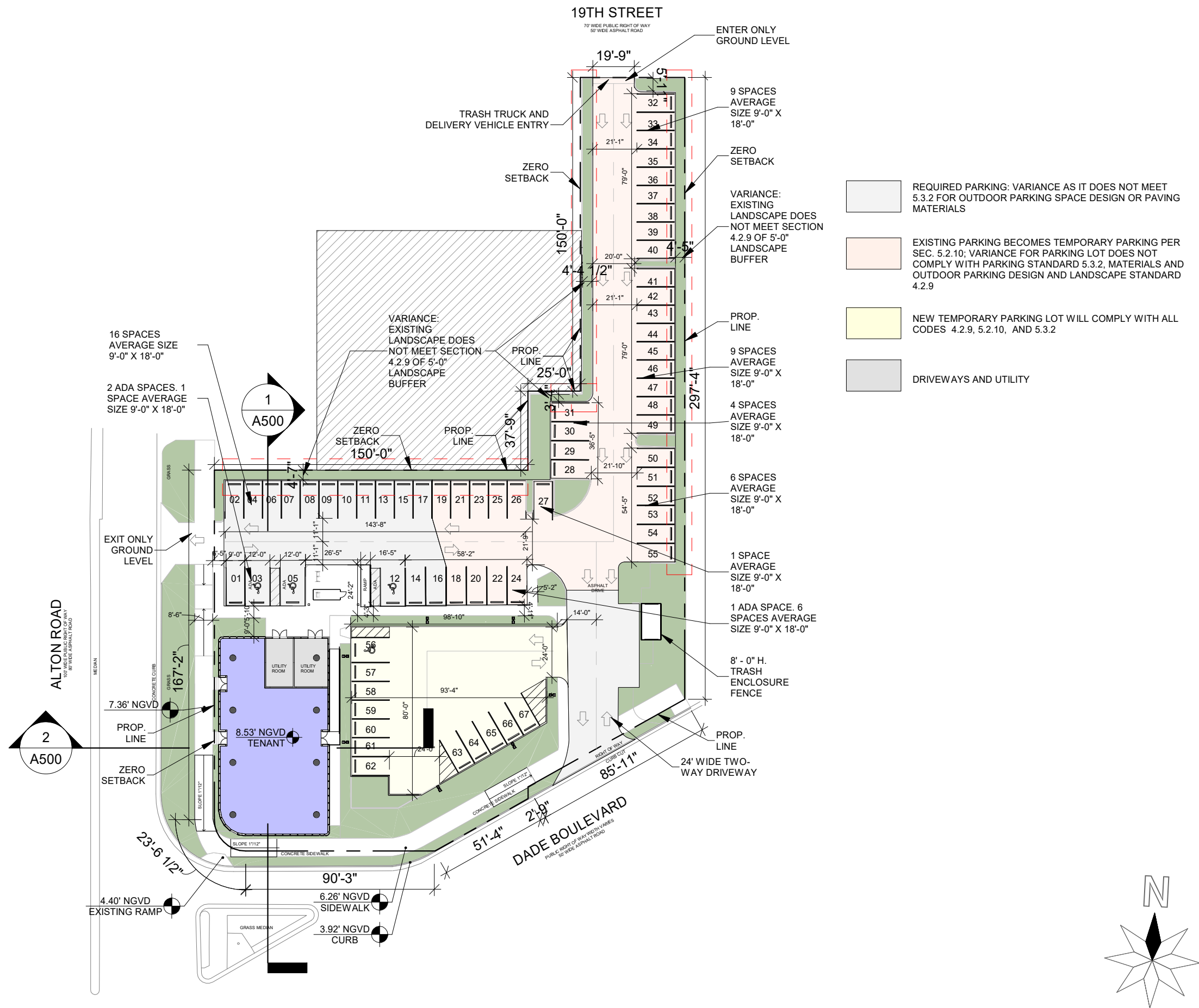
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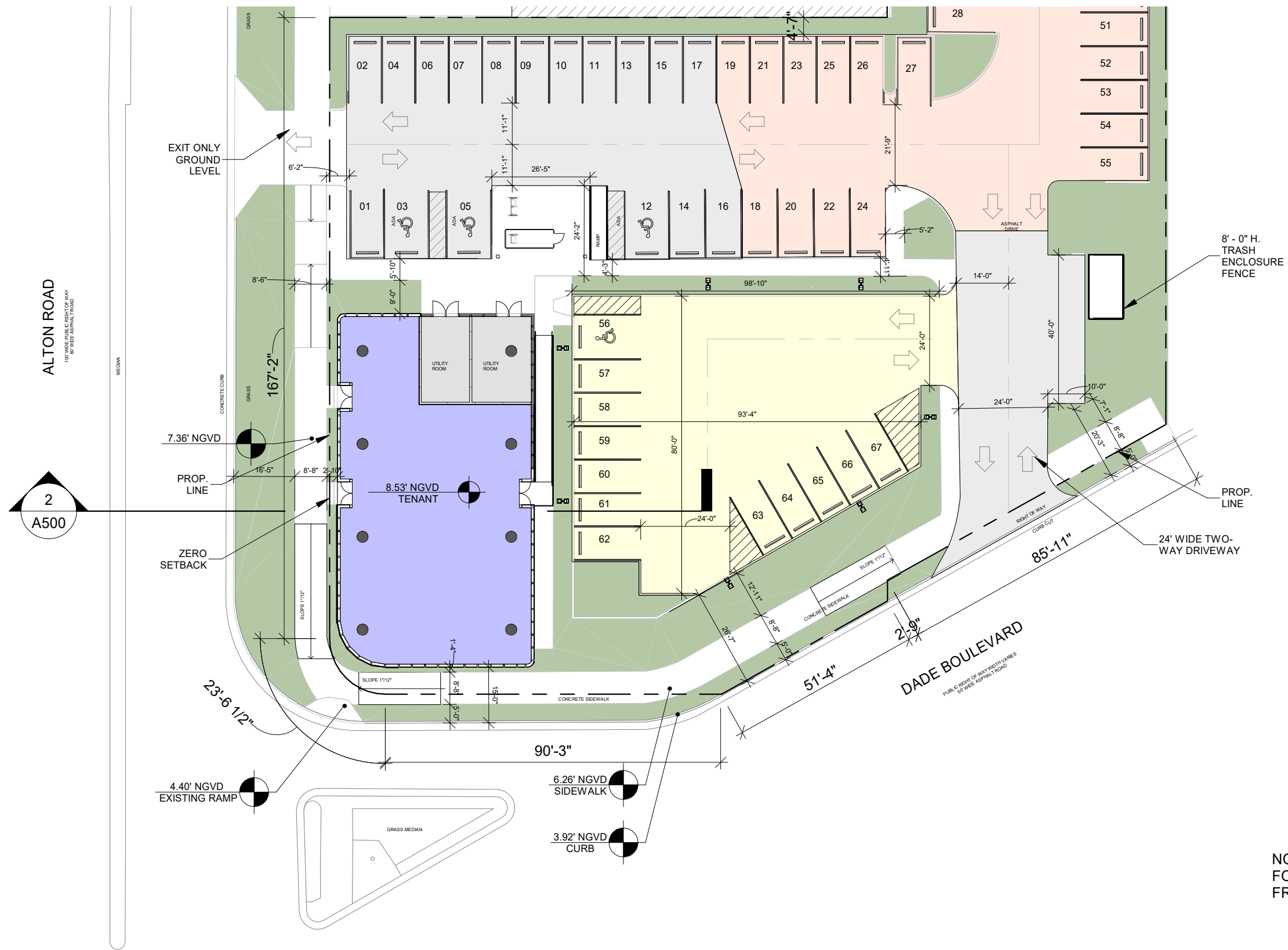


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NOTE: SEE SECTIONS A501
FOR DETAILS OF LONG
FRONTAGE STANDARD

1

LONG FRONTAGE PLAN DIAGRAM

SCALE 1" = 30'-0"

1

A25

NEW SHEET

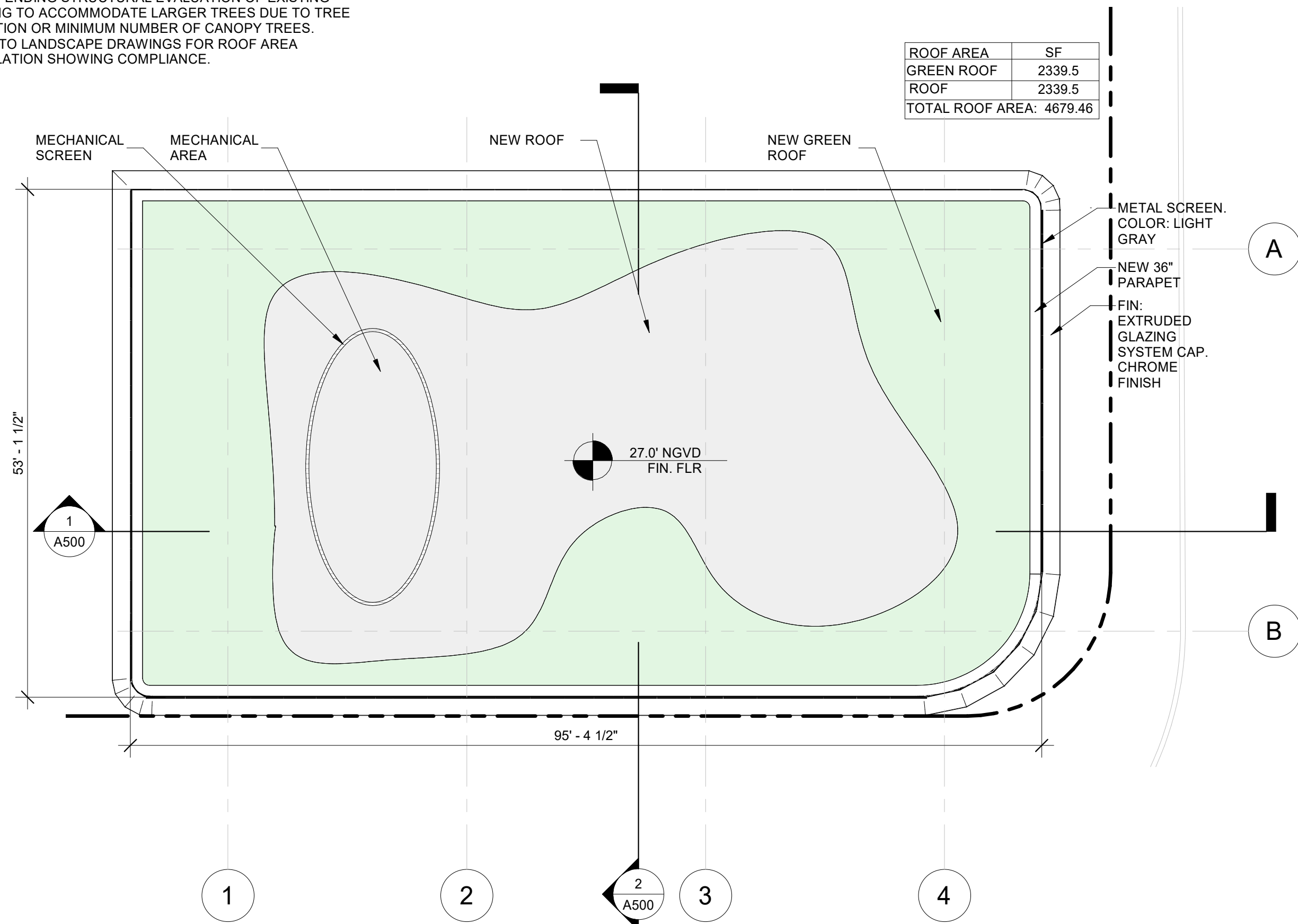
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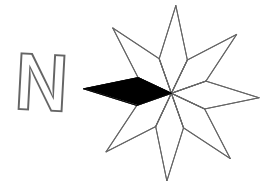
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GREEN ROOF:
50% OF THE MULTI-LEVEL ROOF SHALL ACCOMMODATE A GREEN ROOF. PENDING STRUCTURAL EVALUATION OF EXISTING BUILDING TO ACCOMMODATE LARGER TREES DUE TO TREE MITIGATION OR MINIMUM NUMBER OF CANOPY TREES. REFER TO LANDSCAPE DRAWINGS FOR ROOF AREA CALCULATION SHOWING COMPLIANCE.



ROOF AREA	SF
GREEN ROOF	2339.5
ROOF	2339.5
TOTAL ROOF AREA: 4679.46	

- METAL SCREEN. COLOR: LIGHT GRAY
- NEW 36" PARAPET
- FIN: EXTRUDED GLAZING SYSTEM CAP. CHROME FINISH



DADE BOULEVARD

ALTON ROAD

1 PROPOSED NEW ROOF FLOOR PLAN
SCALE 3/32" = 1'-0"

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NOTE:
APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION
OR A KNEE WALL AS APPROPRIATE AT ALL GROUND
LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH
MIN.ABOVE THE SIDEWALK ELEVATION AS APPROVED BY
THE PLANNING DIRECTOR.



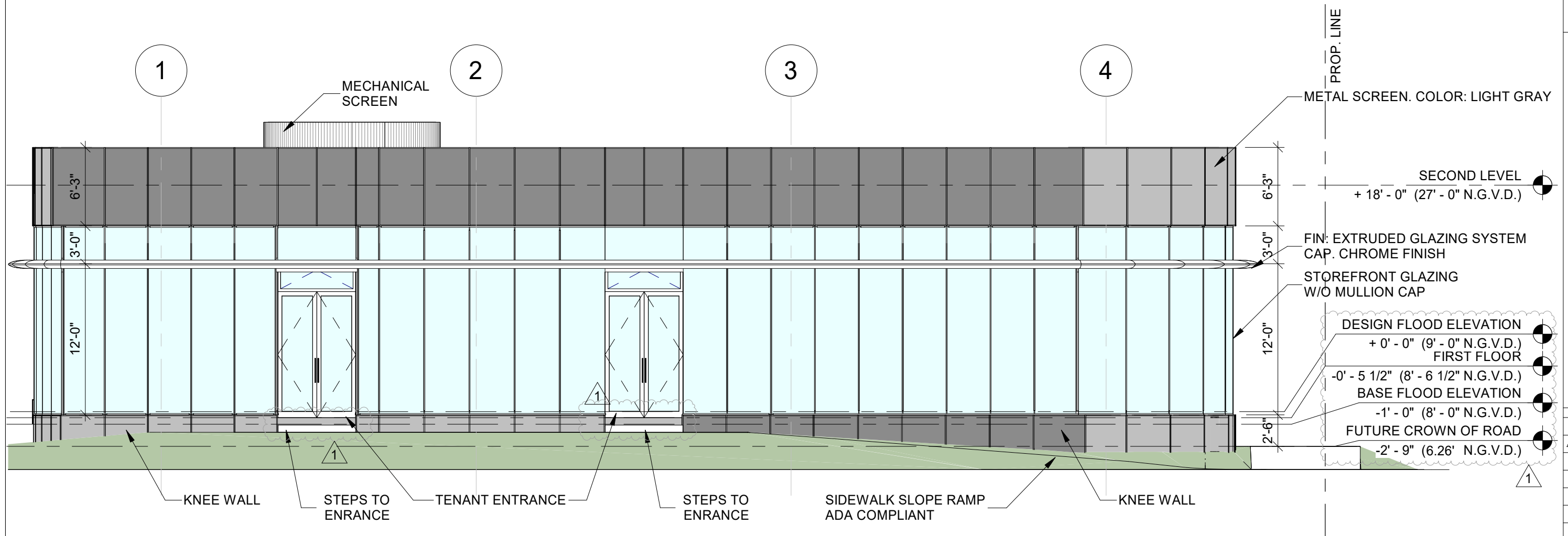
METAL SCREEN. COLOR: LIGHT GRAY



ARCHITECTURA CURTAIN WALL COVER
CAP/FIN. CHROME FINISH



LOW E CLEAR INSULATED GLAZING 01 CAST
IN PLACE ARCHITECTURAL CONCRETE WITH
LIGHT U/V TINT



1

WEST ELEVATION

SCALE 1/8" = 1'-0"

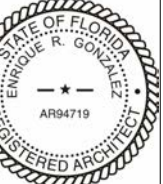
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DRAWING ISSUE:
-17-24 FIRST SUBMITTAL
-05-24 FINAL SUBMITTAL

A400

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 create@gonzalezarchitecture.com

RIQUE RENE GONZALEZ
REGISTERED ARCHITECT



TE OF FLORIDA
AR94719

NOTE:
APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION OR A KNEE WALL AS APPROPRIATE AT ALL GROUND LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH MIN.ABOVE THE SIDEWALK ELEVATION AS APPROVED BY THE PLANNING DIRECTOR.



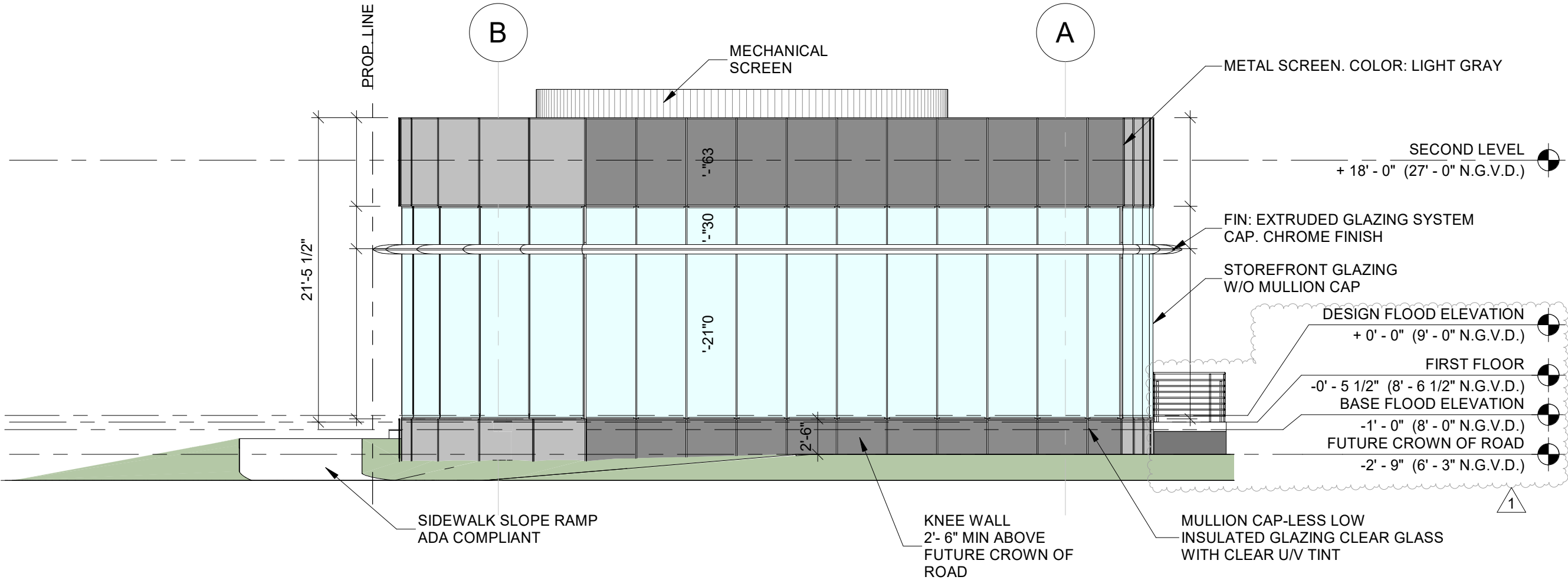
METAL SCREEN. COLOR: LIGHT GRAY



ARCHITECTURA CURTAIN WALL COVER
CAP/FIN. CHROME FINISH



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LIGHT U/V TINT



1

SOUTH ELEVATION

SCALE 1/8" = 1'-0"

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A401

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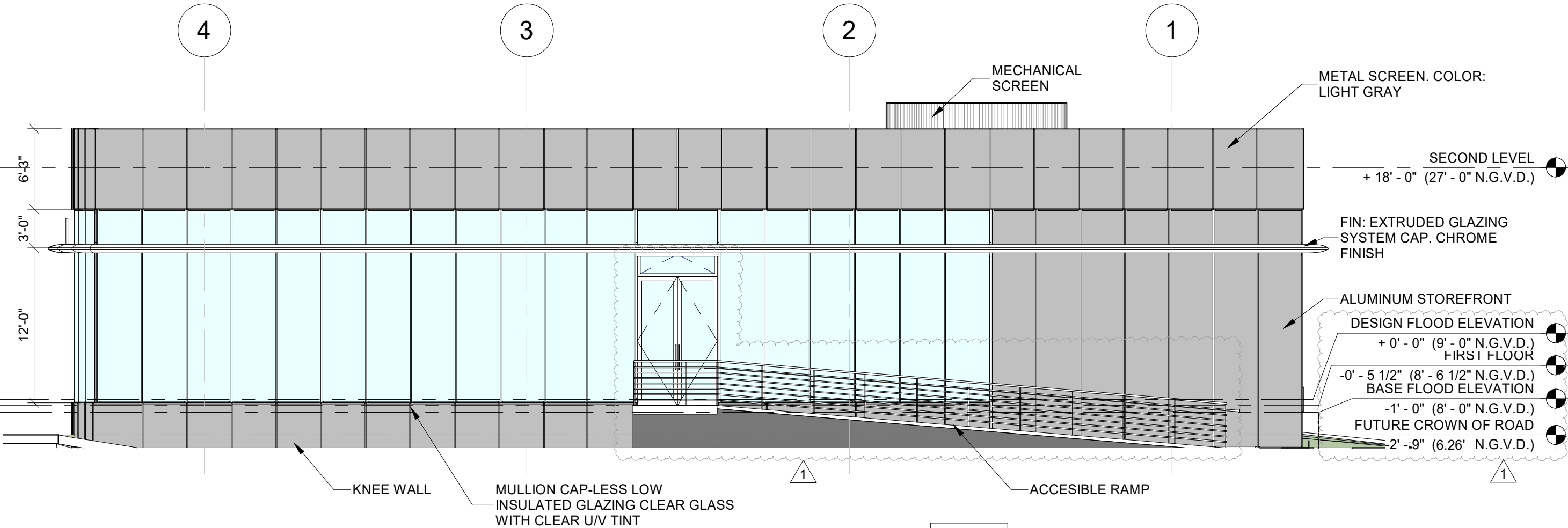
METAL SCREEN. COLOR: LIGHT GRAY



ARCHITECTURA CURTAIN WALL COVER
CAP/FIN. CHROME FINISH



LOW E CLEAR INSULATED GLAZING 01 CAST
IN PLACE ARCHITECTURAL CONCRETE WITH
LIGHT U/V TINT



1 EAST ELEVATION
SCALE 1/8" = 1'-0"

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A402

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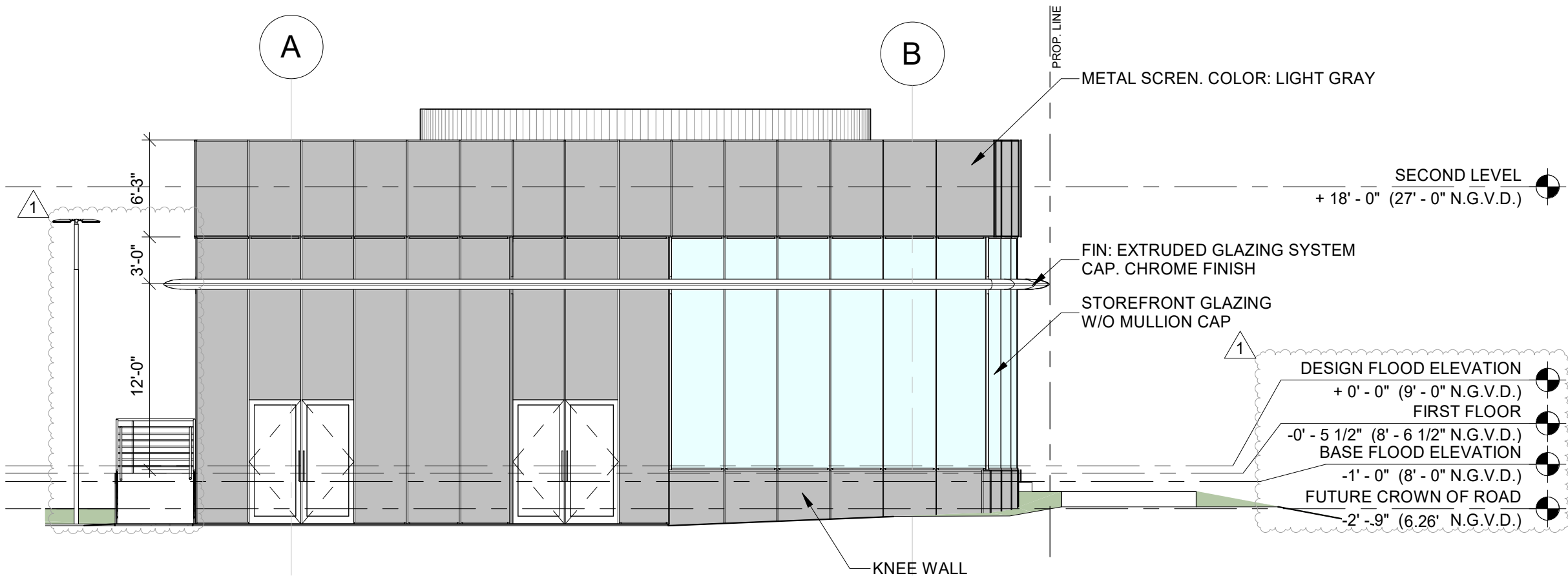
METAL SCREEN. COLOR: LIGHT GRAY



ARCHITECTURA CURTAIN WALL COVER
CAP/FIN. CHROME FINISH



LOW E CLEAR INSULATED GLAZING 01 CAST
IN PLACE ARCHITECTURAL CONCRETE WITH
LIGHT U/V TINT



1

NORTH ELEVATION

SCALE 1/8" = 1'-0"

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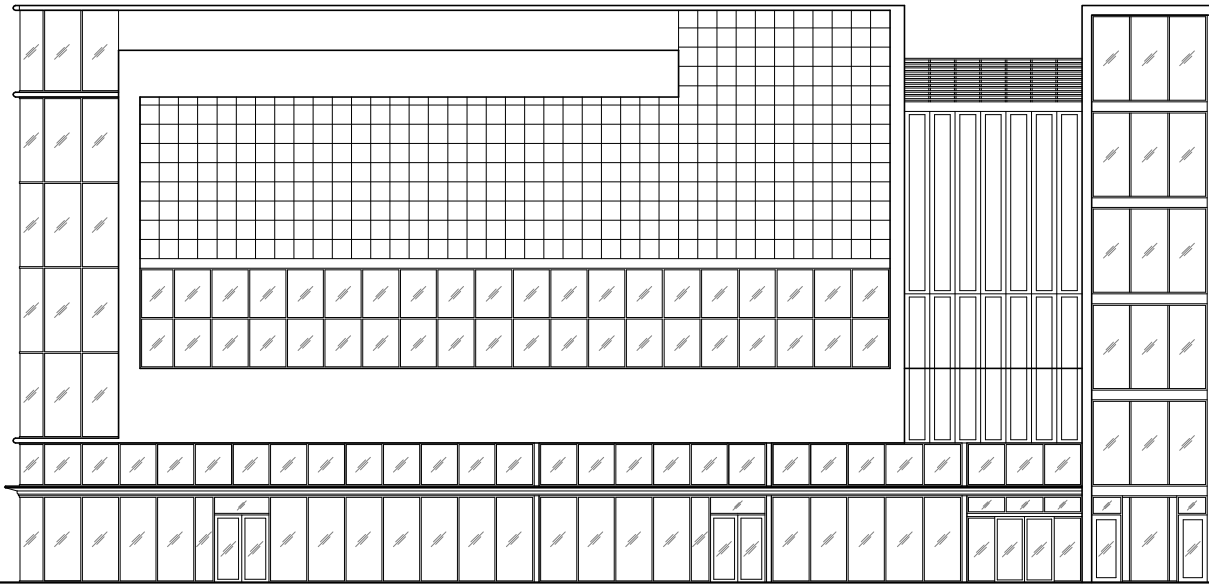
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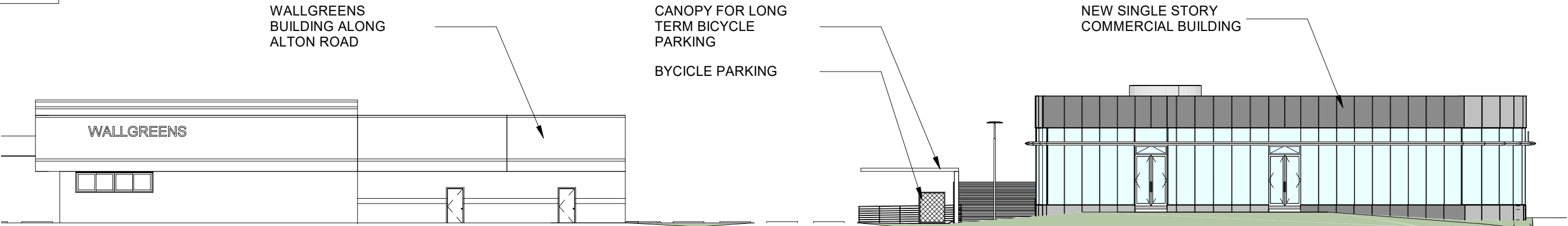
A403



3

MICHAEL'S BUILDING ACROSS ALTON ROAD

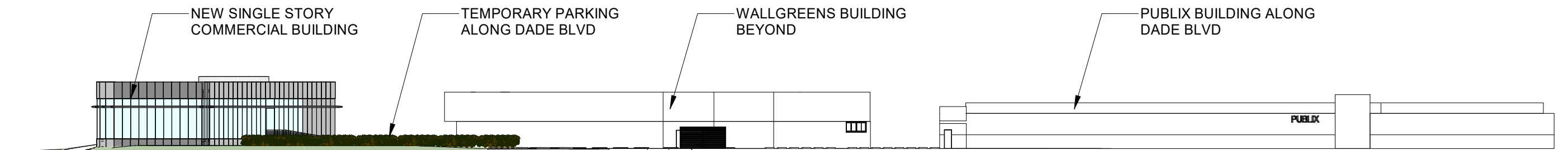
SCALE 1" = 20'-0"



2

CONTEXTUAL ELEVATION ALTON ROAD

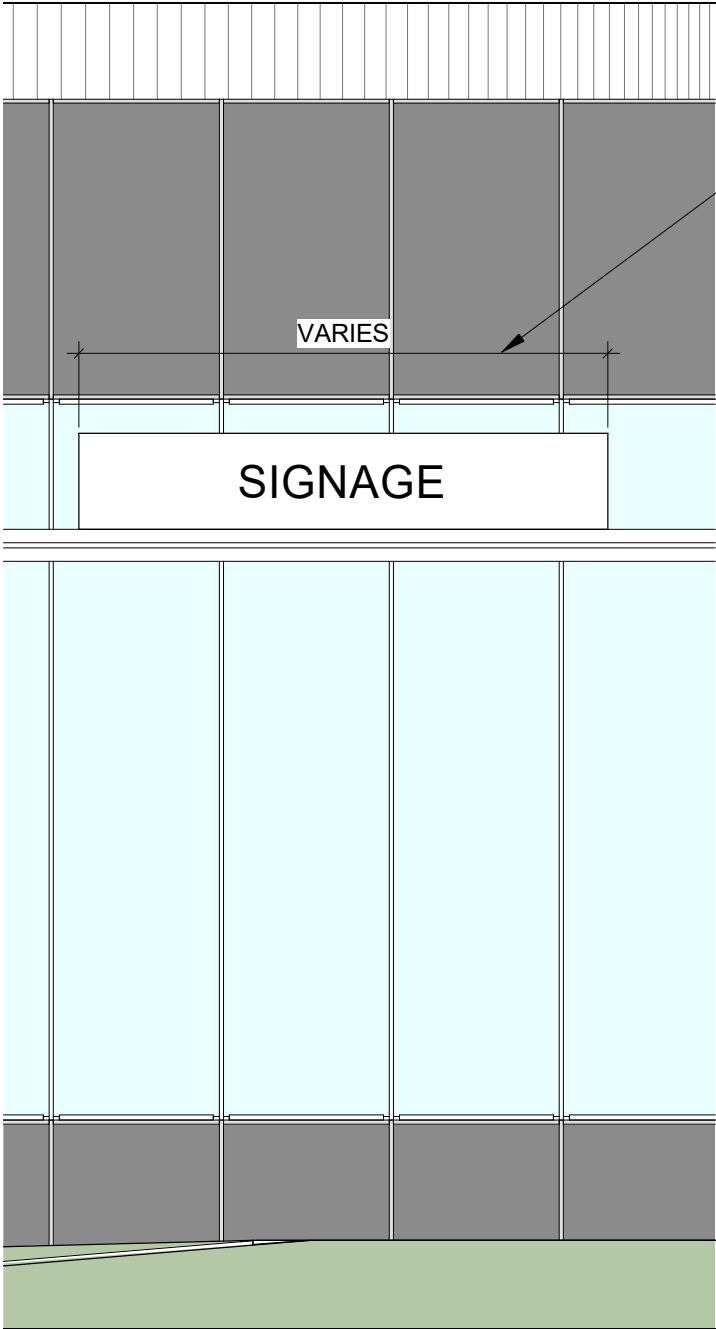
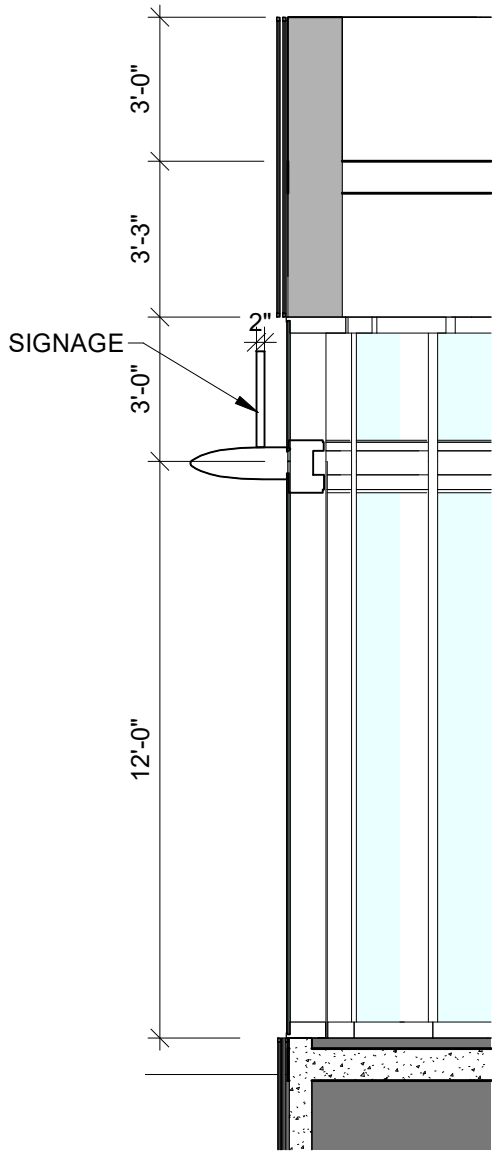
SCALE 1" = 20'-0"



1

CONTEXTUAL ELEVATION DADE BLVD

SCALE 1" = 40'-0"

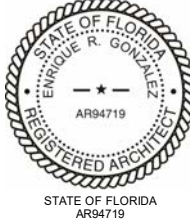


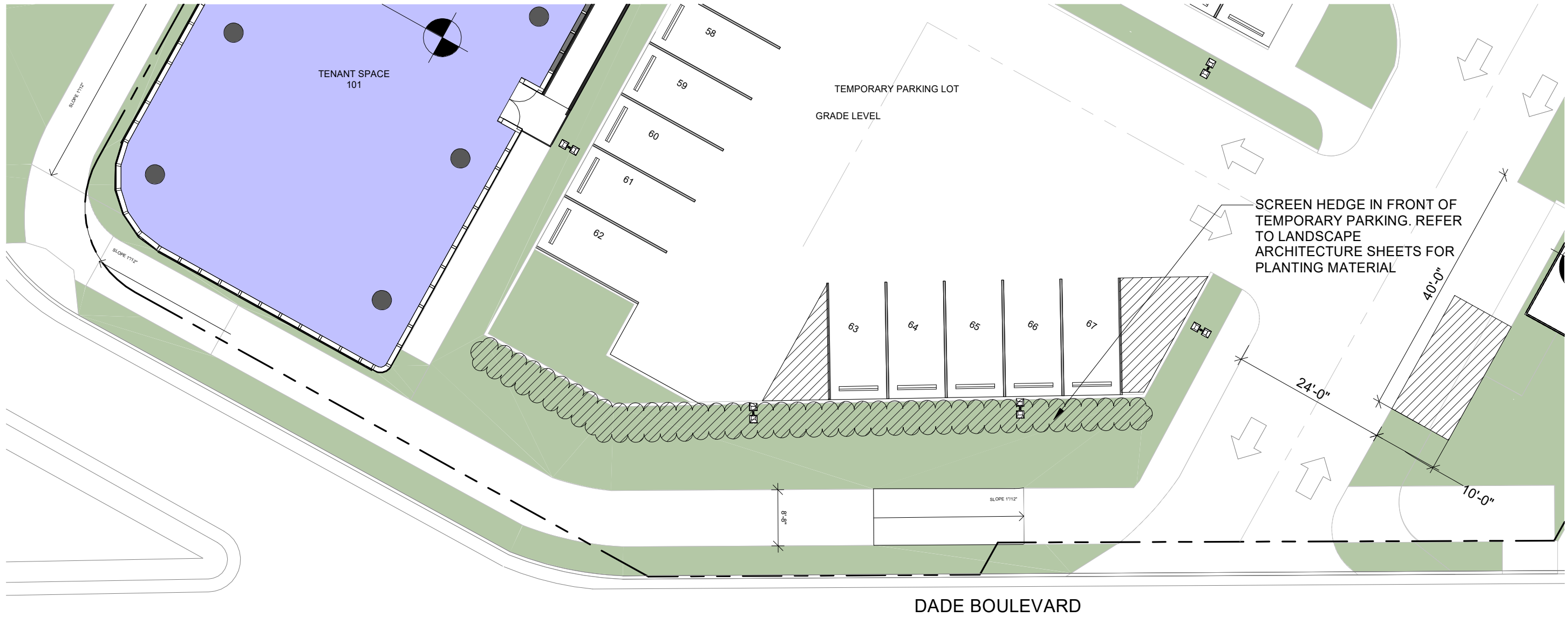
THE WIDTH SHOULD BE ENOUGH FOR THE SIGN TO BE MORE THAN 15 SQFT AS THE MINIMUM BUT LESS THAN 72 SQFT AS THE MAXIMUM

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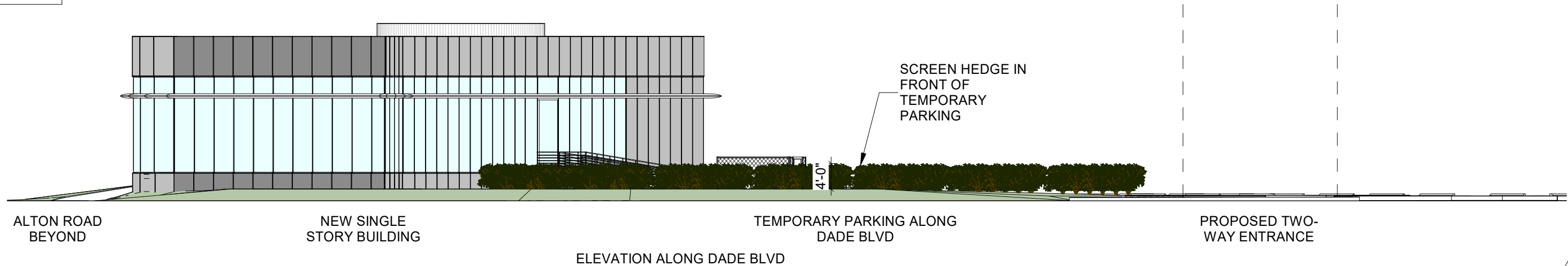




2

PROPOSED GROUND LEVEL DADE BLVD

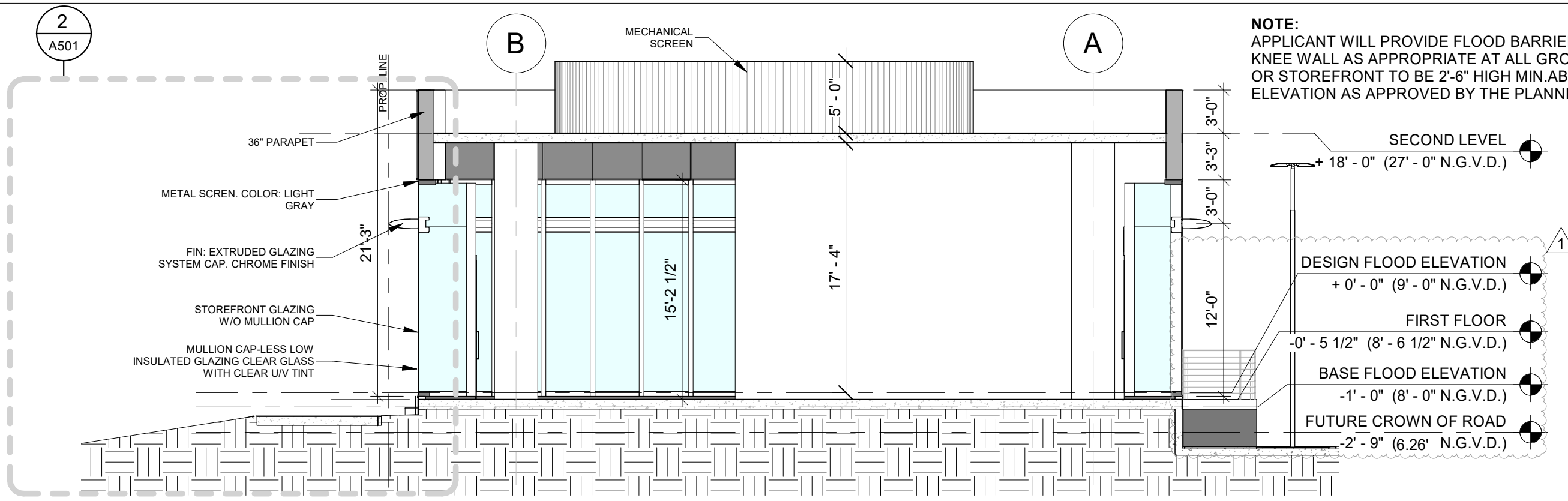
SCALE 1/16" = 1'-0"



1

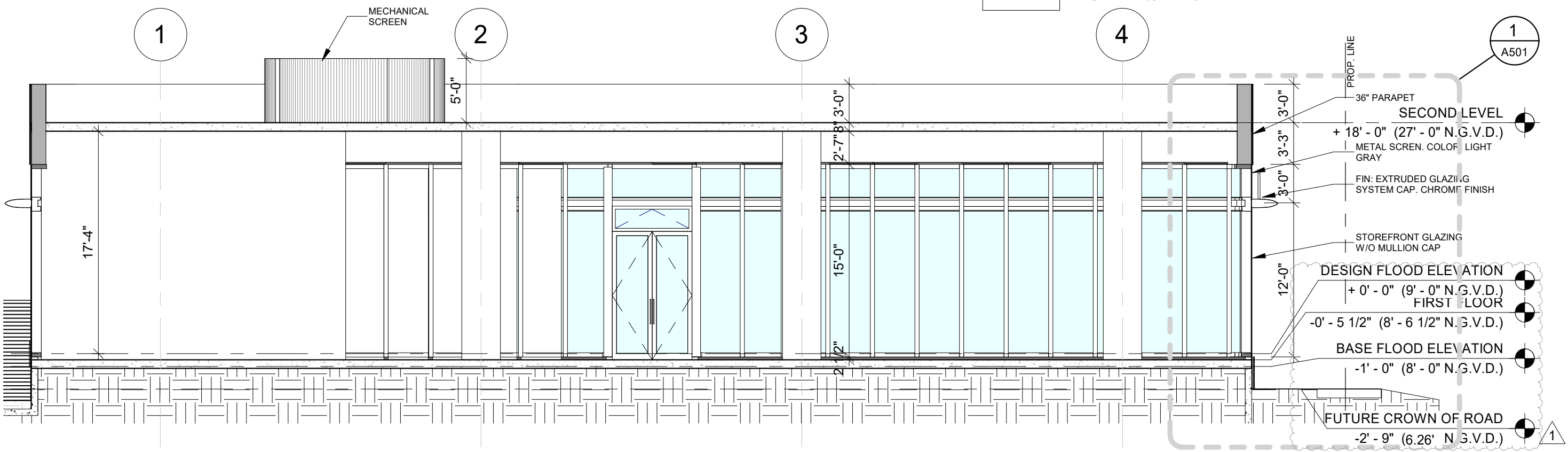
PARKING SCREEN HEDGE ELEVATION

SCALE 1/16" = 1'-0"



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2 CROSS SECTION
SCALE 1/8" = 1'-0"



1 LONGITUDINAL SECTION
SCALE 1/8" = 1'-0"

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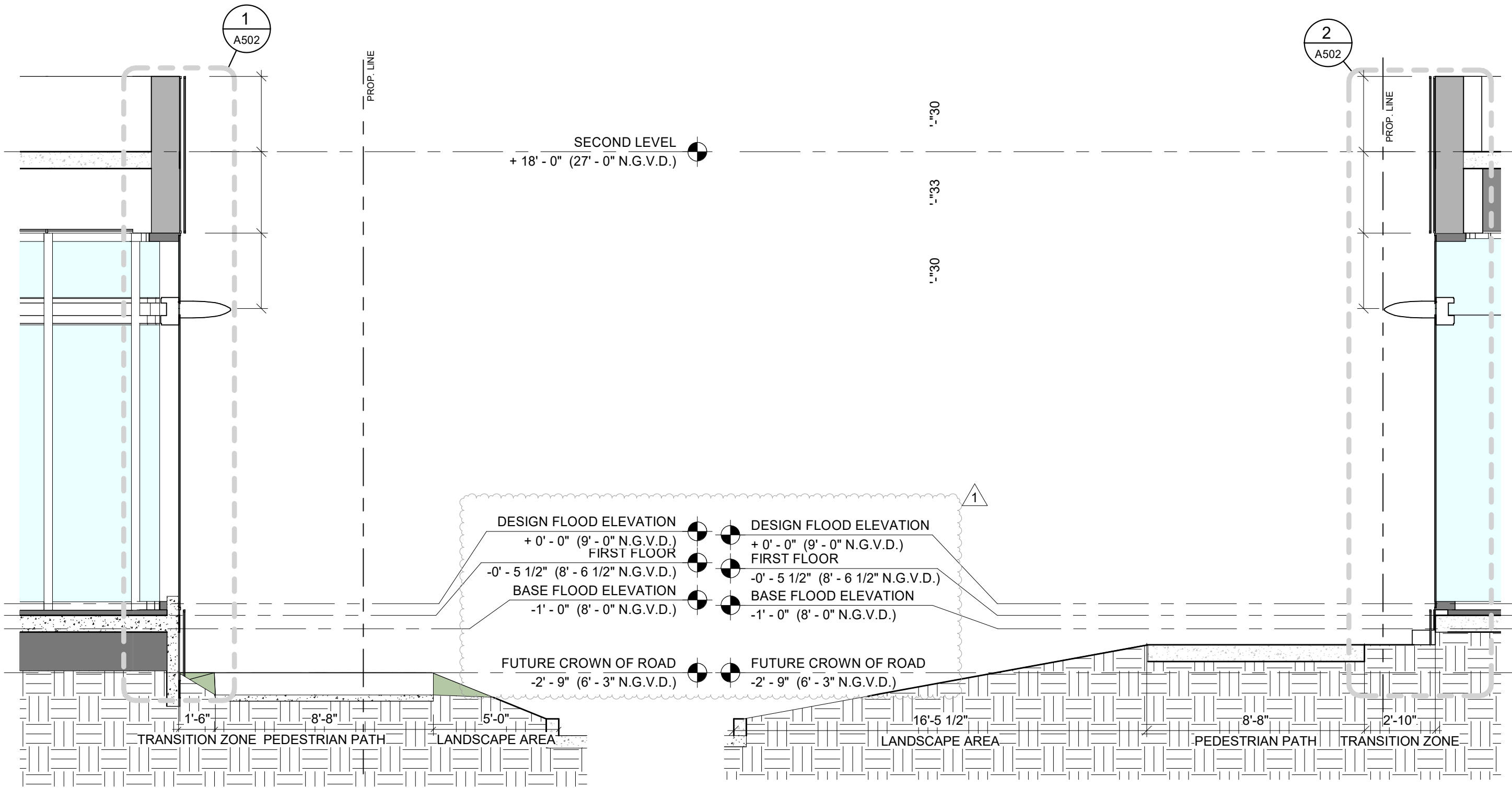
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1

LONG FRONTAGE SECTION DADE BLVD

SCALE 1/4" = 1'-0"

2

LONG FRONTAGE SENCTION ALTON RD

SCALE 1/4" = 1'-0"

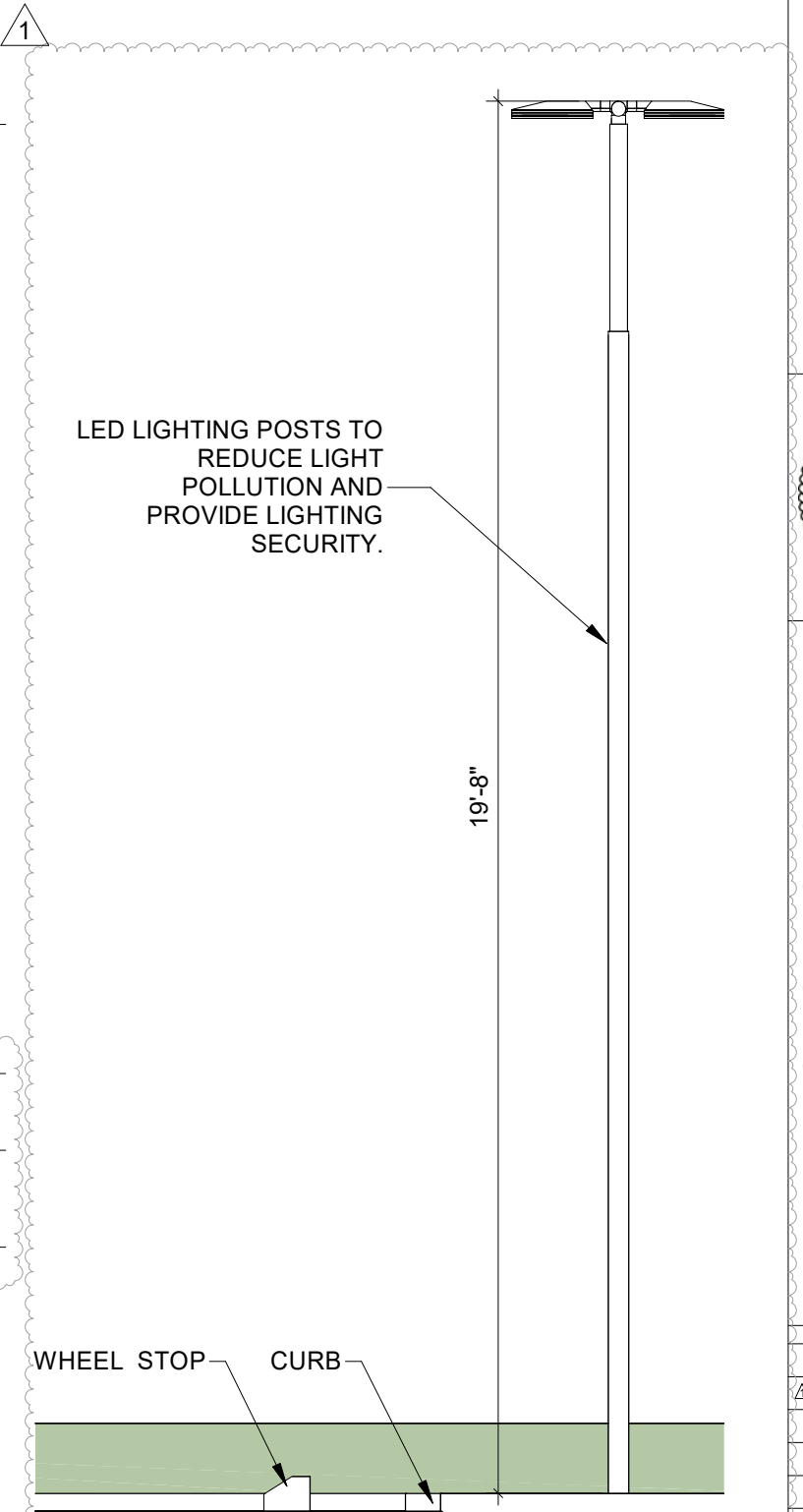
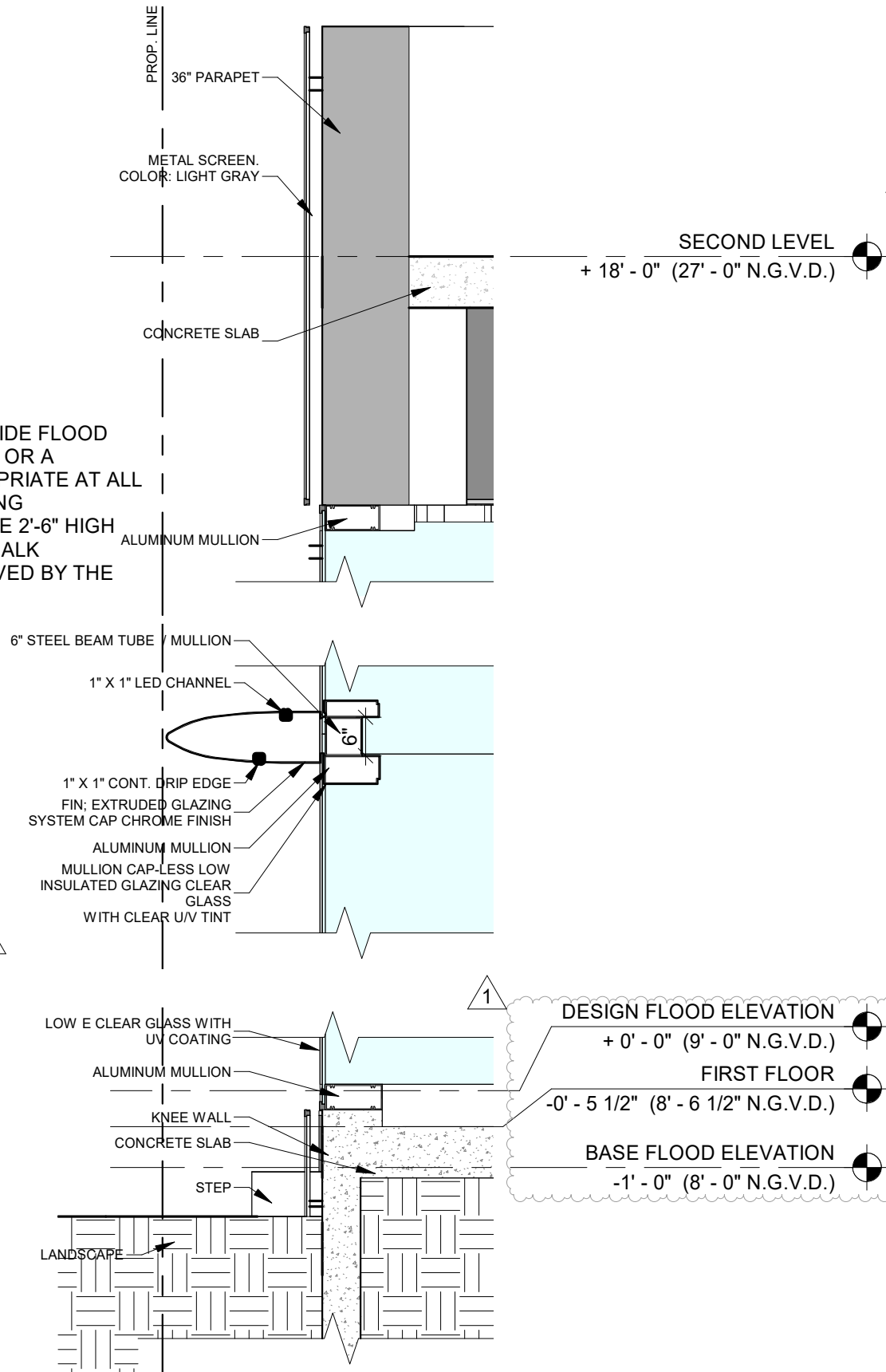
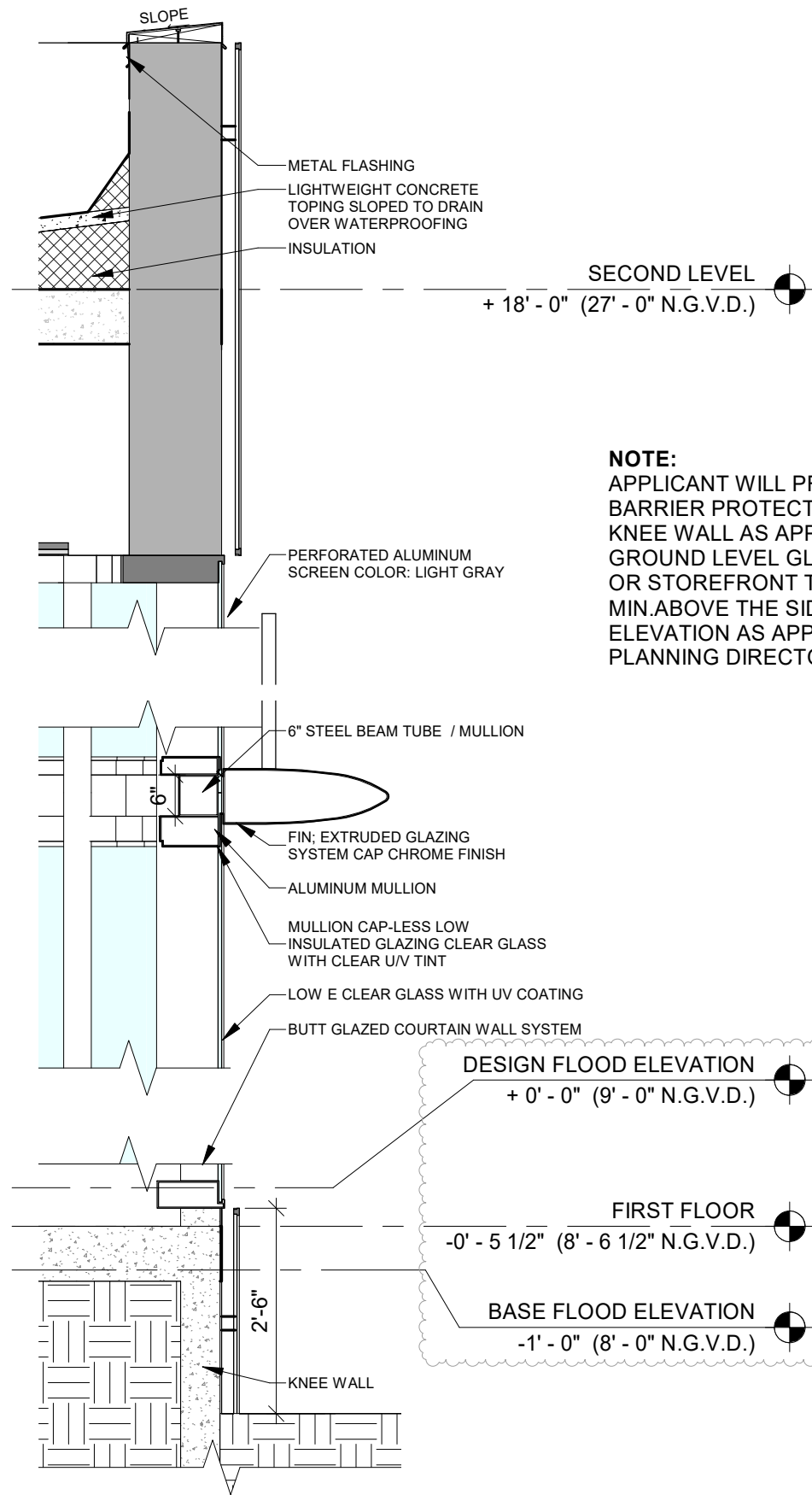
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1

DETAIL SECTION SOUTH FACADE

SCALE 1/2" = 1'-0"

2

DETAIL SECTION WEST FACADE

SCALE 1/2" = 1'-0"

3

LIGHT POST ELEVATION

SCALE 3/8" = 1'-0"

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