

NEW SINGLE STORY COMMERCIAL BUILDING

1801 ALTON ROAD
MIAMI BEACH, 33139



DIGITAL SIGNATURE:

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 SEPT 13, 2024

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DRAWING ISSUE:
03-17-24 FIRST SUBMITTAL
04-05-24 FINAL SUBMITTAL
09-13-24 FINAL SUBMITTAL

135 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136
TEL: 305.440.4314
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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	2	Deficiencies
10	Height:	40'-0"	42'-0" above 9.0' NGVD	22'-0" above 9.0' NGVD		None
11	Number of Stories:	N/A	TWO (2)	ONE (1)		
12	FAR:	46,845	22,071	4,668	2	
13	Gross square footage:	N/A	25,030	4,668		
14	Square Footage by use:	N/A	18,951	4,668		
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)	78'-4" (Towards Wallgreens)	
33	Side Setback facing street:	0'-0"	3'-11" (At Dade Blvd)	7'-10" (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.
4668 SF/ 300 SF = 15.5 Parking Spaces

COMMERCIAL ADDITION
1801 ALTON ROAD

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	#1			
41	Total number of parking spaces:				
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	16	55	62	
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:	8'-6" X 18'-0"	8'-6" X 18'-0"	8'-6" MIN. X 18'-0"	
45	Parking Space configuration (45°, 60°, 90°, Parallel):	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

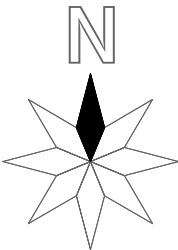
COMMERCIAL ADDITION
1801 ALTON ROAD



1

LOCATION PLAN AERIAL

SCALE 6" = 1'-0"



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ENRIQUE R. GONZALEZ
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AR94719

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TOPOGRAPHIC SURVEY

1801 ALTON ROAD

MIAMI BEACH, FL 33139

FOLIO: 02-3233-012-0090

LOCATION SKETCH N.T.S.

IN SECTION 9-10, TOWNSHIP 52 SOUTH, RANGE 41 EAST



PROJECT SITE

N/F: PUBLIX SUPER
MARKETS INC.
D.R. 30021, PG. 2530
OCCUPIED

19TH STREET

S90°00'00"E
50.00' (R&M)

America Layout Corp



America Layout Corp

Tel. 305-606-0031

LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165

TOPOGRAPHIC SURVEY

PROJECT:

JOB No. 2020800
FIELD BOOK:
SAD FILE LD-9
DATE: 04-01-2024
SCALE: AS SHOWN
DRAWN: LDD
REV.: RC

REVISIONS:

SHEET No.

1 OF 1

SYMBOL LEGEND

- CENTER LINE
- POWER POLE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- WATER METER
- PALM
- TREE
- CONC. L-P
- SANITARY M-II
- CATCH BASIN
- P/L PROPERTY LINE
- FB PLAT BOOK
- PG PAGE
- ±0.00' EXISTING ELEV

ABBREVIATIONS

- AVE = AVENUE
- ASPH = ASPHALT
- AW = ARCHITECT WORK
- A/C = AIR CONDITIONER
- BLDG = BUILDING
- CB = CATCH BASIN
- CDR = BLOCK CORNER
- CL = CALCULATED
- CLB = CHAIN LINE
- CLF = CHAIN LINE FENCE
- COL = COLUMN
- CONC = CONCRETE
- CONC L-P = CONCRETE LIGHT POLE
- CONC BLK = CONCRETE BLOCK
- CNE = CHAIN MAIN FENCE
- CSH = CEMENT
- DELTA = DELTA
- DRY = DRY
- EL = ELEVATION
- ELC = ELECTRICAL
- EAS = EASEMENT
- ENC = ENCLOSURE
- ETP = ELECTRIC TRANSFORMER PAD
- FPL = FLORIDA POWER AND LIGHT
- FH = FIRE HYDRANT
- FIP = FOUND IRON PIPE
- FJ = FOUND JUNCTION
- FJH = FOUND DRILL HOLE
- FR = FOUND REBAR
- FID = FOUND DISC
- FVN = FOUND VALVE
- FT = FOUND FENCE
- LFE = LOWEST FLOOR ELEVATION
- LFP = LIGHT POLE
- M = MEASURED
- MAL = MAIN LINE
- NVL = MONUMENT LINE
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- N/S = NOT TO SCALE
- OLC = OVERHEAD ELECTRIC LINE
- DL = ON LINE
- OVER = OVERHANG ROOF
- Q/S = QTY SET
- R = RAMP
- RC = POINT OF CURVATURE
- RT = POINT OF TERMINATION
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMING CURVATURE
- PCR = PERMANENT CONTROL POINT
- PL = PLANTER
- PM = PARKING METER
- PRM = PERMANENT REFERENCE MONUMENT
- P/W = PARKWAY
- R = RECORD
- R/W = RIGHT OF WAY
- SSH = SET DRILL HOLE
- SLP = SET IRON PIPE
- SN = SET NAIL
- SDW = SIDEWALK
- T = TANGENT
- UC = UTILITY CASEMENT
- V = WIDTH
- W/T = WOOD FENCE
- W/S = WOOD SHED
- W/V = WATER VALVE
- WUP = WOOD UTILITY POLE
- IRON FENCE
- CHAIN LINE FENCE
- WOOD FENCE
- CHICKEN FENCE
- WIRE WALL
- OVERHEAD ELEC.
- EASEMENT
- CHICKEN ELEVATIONS
- BUILDING
- POSTAGE
- CATCH BASIN
- WATER METER
- WUP
- WIRE WALL
- INTERSTATE
- WELDRING
- WUP = WOOD UTILITY POLE

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Rafael R Cabrera

BY RAFAEL R. CABRERA
Professional Surveyor & Mapper
Certificate No. 5665
STATE OF FLORIDA
04-01-2024

RAFAEL R
CABRERA

Digitally signed by
RAFAEL R CABRERA
Date: 2024.04.01
13:44:35 -04'00'

DADE BOULEVARD
PUBLIC RIGHT OF WAY WIDTH VARIES
50' WIDE ASPHALT ROAD

CURRENT SURVEY

SCALE 6" = 1'-0"

1

A03

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SURVEYOR'S NOTES

- The property depicted hereon was surveyed per the legal description of record, and no claims of ownership, code restrictions or matters of title are made or implied. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property. Ownership is subject to an opinion of title.
- All easements and/or encroachments shown hereon are of apparent nature. Fence ownership was not determined.
- If shown, bearings are to be based on an assumed meridian (by plat).
- Dimensions shown are in survey feet and were taken from record documents unless otherwise shown or stated.
- Not valid without the signature and the original raised seal of the Florida licensed surveyor and mapper in responsible charge.
- Reproduction, addition and/or deletions of maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
- Some underground installations or improvements have not been located unless otherwise noted.
- Benchmark: N.G.V.D. 1929
Name: C-100
Elev(NGVD29): 11.05
Elev(NAVD83): 9.50
Location1: DADE BLVD - 25' SOUTH OF C/L OF EASTBOUND LANE
Location2: WEST AVE - BRIDGE OVER COLLINS CANAL
Location3: BAY RD - 85' EAST OF C/L OF ROAD
Description1: BRASS DISC IN NORTH CORNER OF BRIDGE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NGVD 1929

- Some underground taken elevations may not accurately for nature, has to be verified by construction contractor.
- The purpose of this survey is to depict actual conditions and elevations on the field.
- Total lot area = 47,312 Sq. Ft. by MIAMI-DADE RECORDS
Total lot area = 46,845.061 Sq. Ft. Calculated.

HORIZONTAL PRIMARY CONTROL INFORMATION

MIAMI-DADE COUNTY GPS. CONTROL POINT
DESIGNATION - MIAMI BEACH TANK ECC
PID - AC2464
STATE/COUNTY - FL/MIAMI-DADE
COUNTRY - US
USGS QUAD - MIAMI (2018)
North: UTM
East: UTM
Scale Factor: 1,000,033.51
Converg: +0° 22' 31.0"

STATION DESCRIPTION:
THIS ECCENTRIC STATION, LOCATED ON TOP OF THE MIAMI BEACH WATER TANK IN THE FLOOR OF THE WALL AROUND THE TANK, 2.671 METERS W OF THE CENTER OF THE TANK, 0.42 METER E OF THE INSIDE OF THE W WALL OF THE TANK, SET FLUSH WITH AN OLD DRILL HOLE.

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Map Number: 12086C03171
Community Name: MIAMI BEACH, CITY OF
Community Number: 120851
Panel Number: 0317
Firm Zone: AE
B Elev: 8.0
Date of Firm: 09-11-2019
BSuffix: L

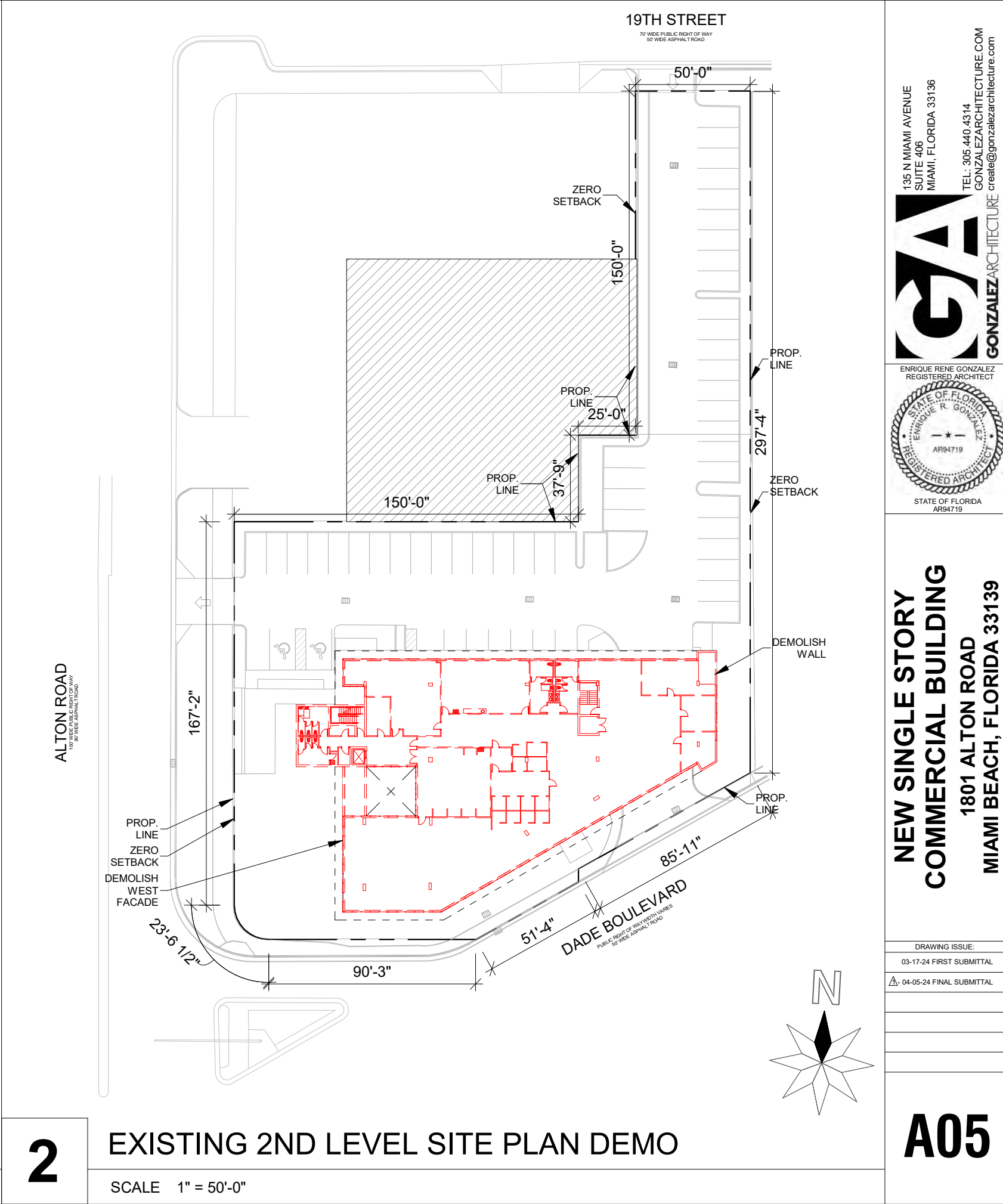
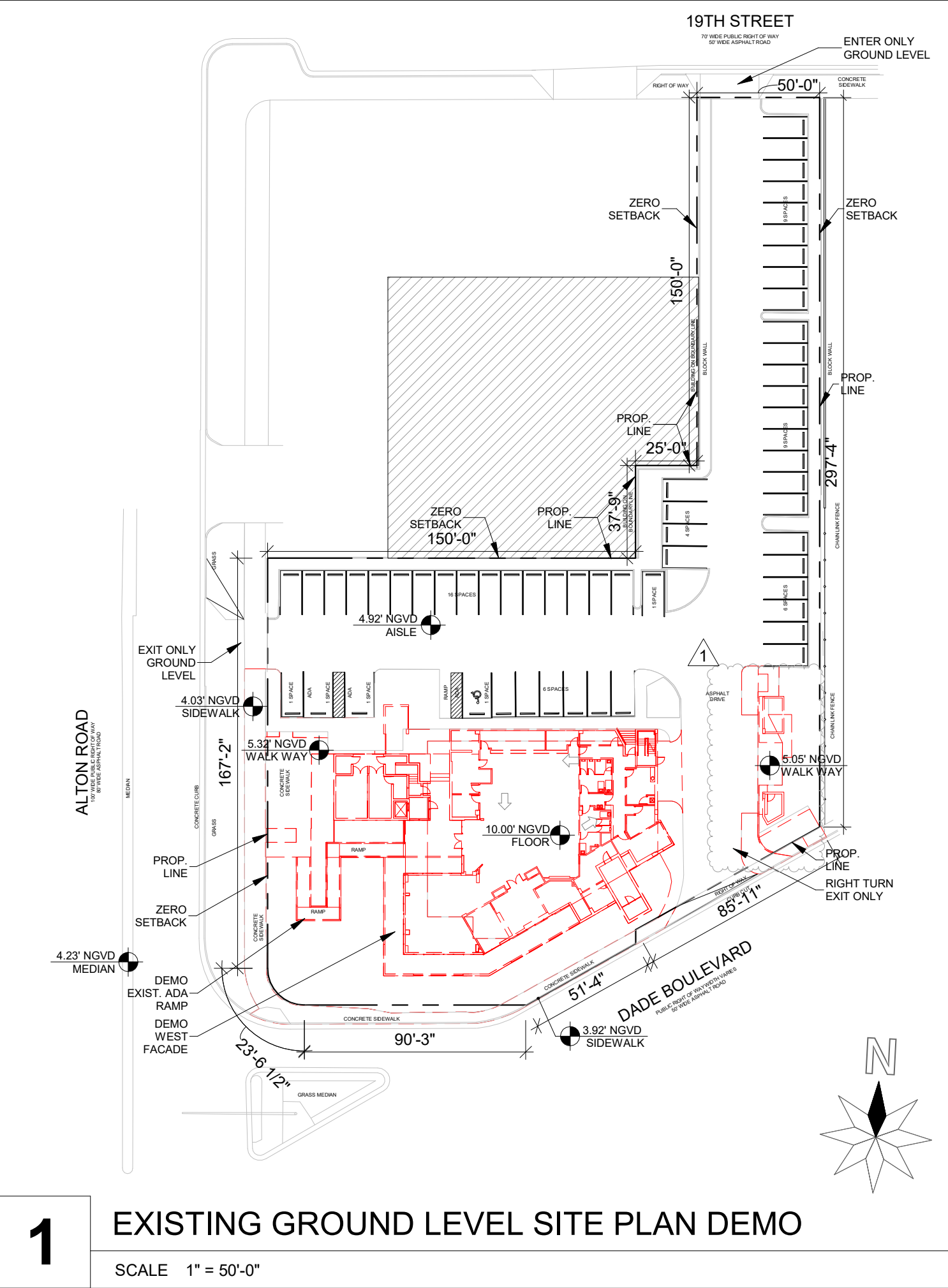
LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the City of Miami Beach, County of Miami-Dade, State of Florida:

The East 50 feet of Lot 6, Lot 10, Less the North 2.8 feet thereof, and Lot 11, Block 11, of Island View Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida, less those lands conveyed to the City of Miami Beach by deeds recorded in Deed Book 1343, Page 66 and Deed Book 1343, Page 74 of the Public Records of Miami-Dade County, Florida, all together being more particularly described as shown on a survey made by Luis Boudreau of Bock & Clark Corp., Project/Job Number 9200900147, dated 07/09/09, last revised March 25, 2010 as follows:

Beginning at the northwest corner of said Lot 10, thence South 90 degrees 00 minutes 00 seconds East, a distance of 150.00 feet to a point on the West line of said Lot 11; thence North 00 degrees 00 minutes 46 seconds West, a distance of 37.80 feet to the northwest corner of said Lot 11, said point also being the southwest corner of said Lot 6; thence South 90 degrees 00 minutes 00 seconds East, along the south line of said Lot 6, a distance of 25.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 150.00 feet to a point on the North line of said Lot 6, said point also being on the south right of way line of 19th Street; thence South 90 degrees 00 minutes 00 seconds East, a distance of 50.00 feet to the northeast corner of said Lot 6; thence South 00 degrees 00 minutes 00 second East, a distance of 297.37 feet along the east line of said Lot 6 and 11 to the southeast corner of said Lot 11, said point lying and being on the North right of way line of Dade Boulevard; thence South 60 degrees 48 minutes 35 seconds West, a distance of 85.91 feet to a point on the east line of said Lot 10, thence South 00 degrees 00 minutes 13 seconds West, a distance of 5.73 feet to the southeast corner of said Lot 10; thence South 60 degrees 48 minutes 35 seconds West, a distance of 51.25 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 90.25 feet to a point of curvature to the right, having a radius of 15.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence along the arc of said curve in a northwesterly direction a distance of 23.56 feet to a point on the east right of way line of Alton Road and the West line of said Lot 10; thence North 00 degrees 00 minutes 00 seconds West, along said East right of way line of Alton Road and west line of said Lot 10, a distance of 167.20 feet to the point of beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTEE COMPANY, COMMITMENT NO. WTHFL-070572, DATED NOVEMBER 29, 2011.



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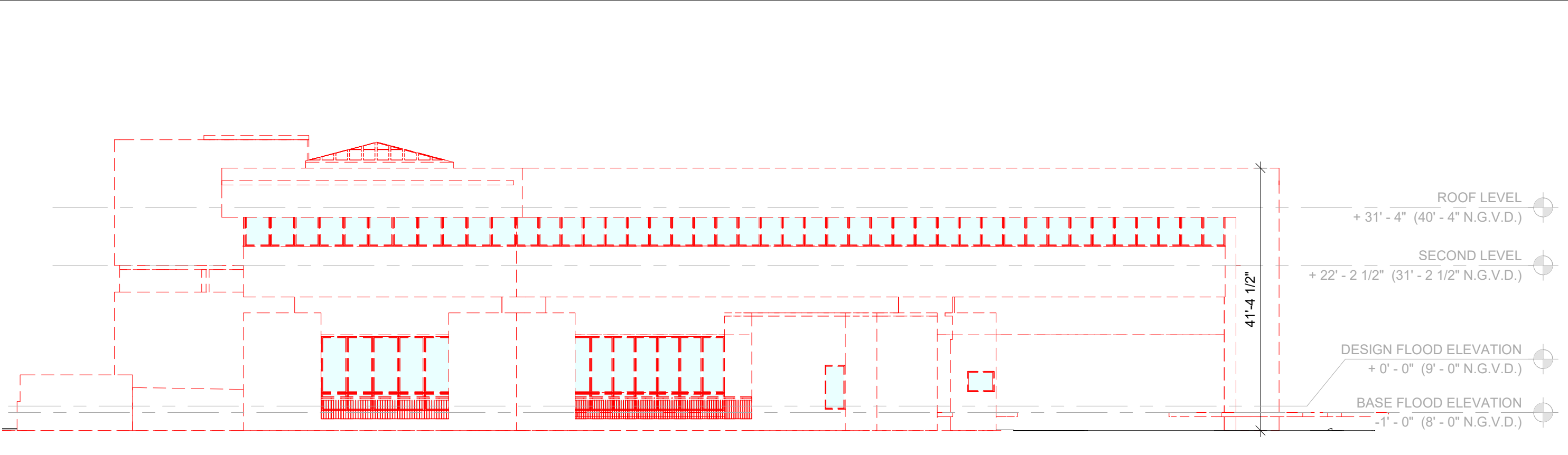
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A05



2

EXISTING SOUTH ELEVATION

SCALE 1/16" = 1'-0"



1

EXISTING WEST ELEVATION

SCALE 1/16" = 1'-0"

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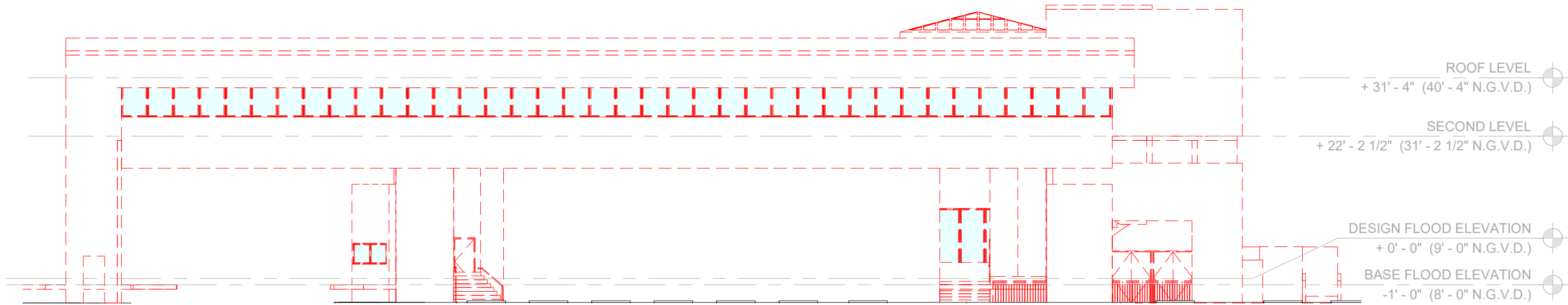


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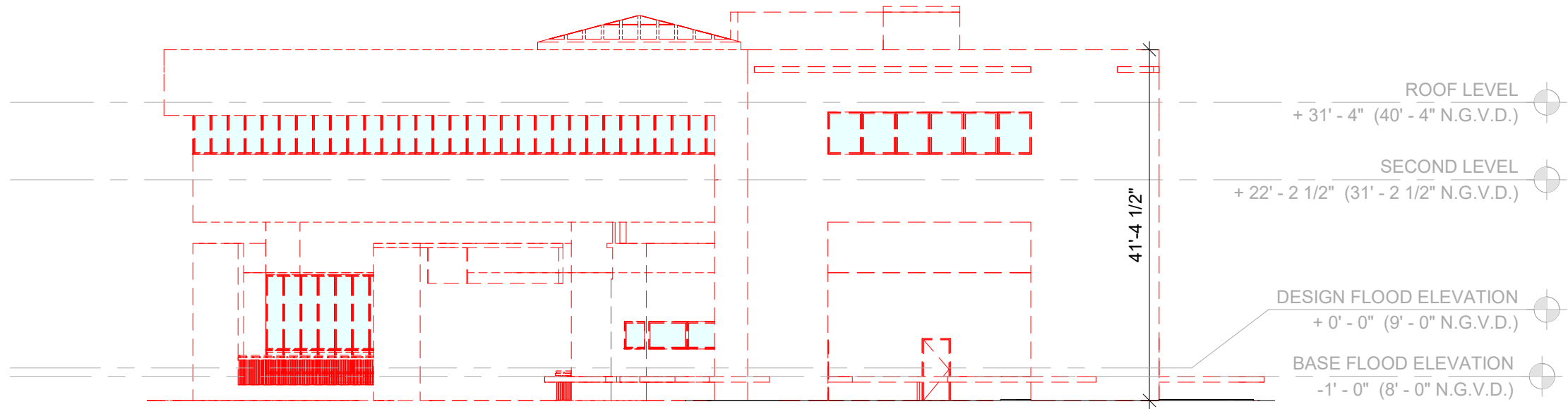
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A06



2 EXISTING NORTH ELEVATION

SCALE 1/16" = 1'-0"



1 EXISTING EAST ELEVATION

SCALE 1/16" = 1'-0"

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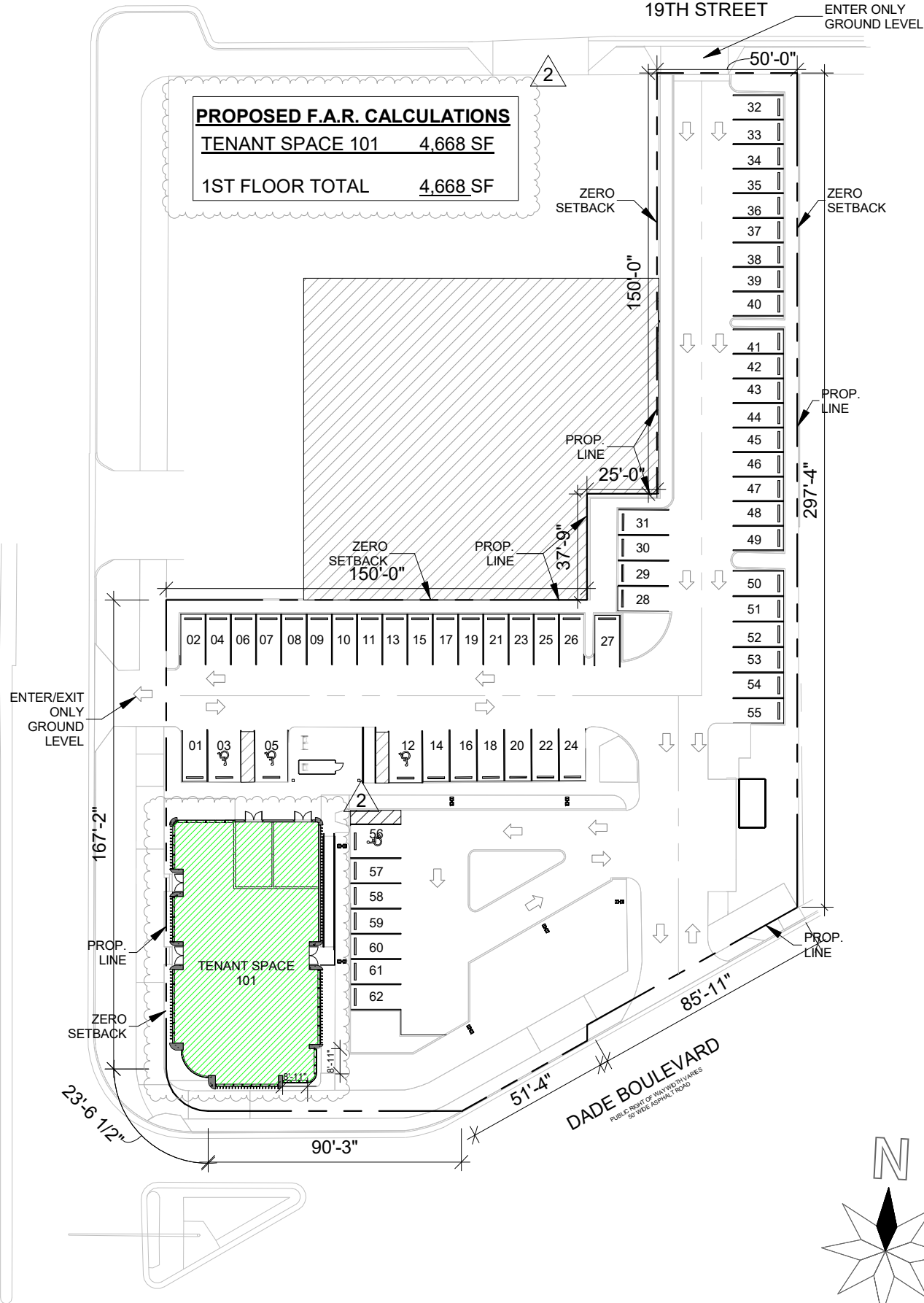
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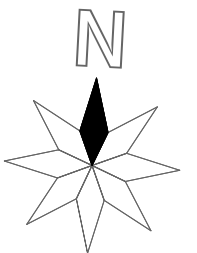
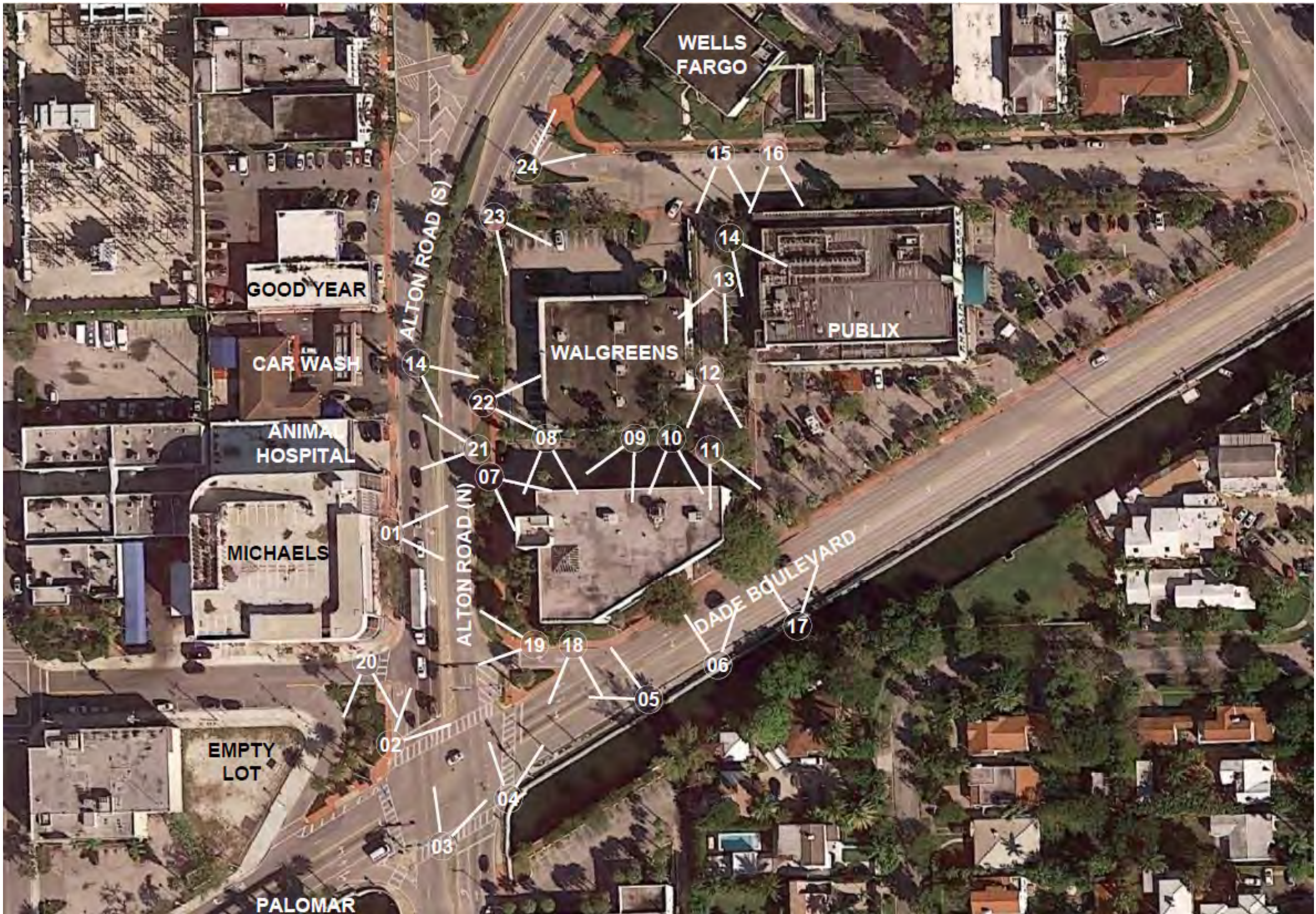
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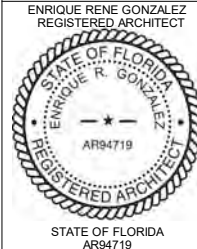
SITE PHOTO KEY AERIAL

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



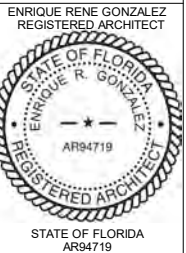
04 ALTON ROAD / DADE BLVD LOOKING NORTH AT 1801 ALTON ROAD

SITE PHOTOS

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05 DADE BOULEVARD LOOKING NORTHWEST



06 DADE BOULEVARD LOOKING NORTH



07 ALTON ROAD LOOKING SOUTHEAST



08 EXISTING PARKING LOT LOOKING SOUTH

SITE PHOTOS

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A12



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



14 EXISTING PARKING LOOKING SOUTHEAST



15 19TH STREET LOOKING SOUTH AT THE 1801 ALTON ROAD



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

135 N MIAMI AVENUE
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AR94719

NEW SINGLE STORY
COMMERCIAL BUILDING
1801 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

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A15



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



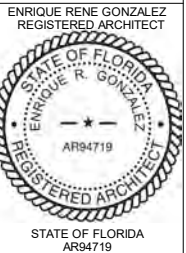
04 ALTON ROAD / DADE BLVD LOOKING NORTH AT 1801 ALTON ROAD

SITE PHOTOS

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05 DADE BOULEVARD LOOKING NORTHWEST



06 DADE BOULEVARD LOOKING NORTH



07 ALTON ROAD LOOKING SOUTHEAST



08 EXISTING PARKING LOT LOOKING SOUTH

SITE PHOTOS

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09 EXISTING PARKING LOOKING SOUTHWEST



11 EXISTING PARKING LOOKING SOUTHEAST



10 EXISTING PARKING LOOKING SOUTH



12 EXISTING PARKING LOT LOOKING SOUTH

SITE PHOTOS

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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

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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

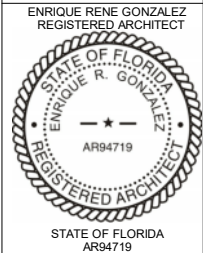


24 ALTON ROAD / 19TH STREET LOOKING NORTH
AT WELLS FARGO

CONTEXT PHOTOS



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1

21

SCALE 12" = 1'-0"

A17



1

RENDER 1

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

2 1

A18
NEW SHEET

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

2 1
A19
NEW SHEET



1

RENDER 3

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

2 1

A20
NEW SHEET

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1

NIGHT RENDER

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

2 1

A21
NEW SHEET

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1

RENDER 5

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

2 1

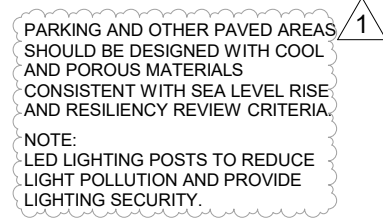
A22
NEW SHEET

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TYPICAL PARKING DETAIL

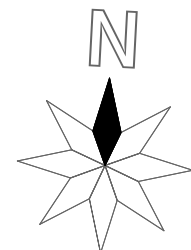
SCALE 3/16" = 1'-0"



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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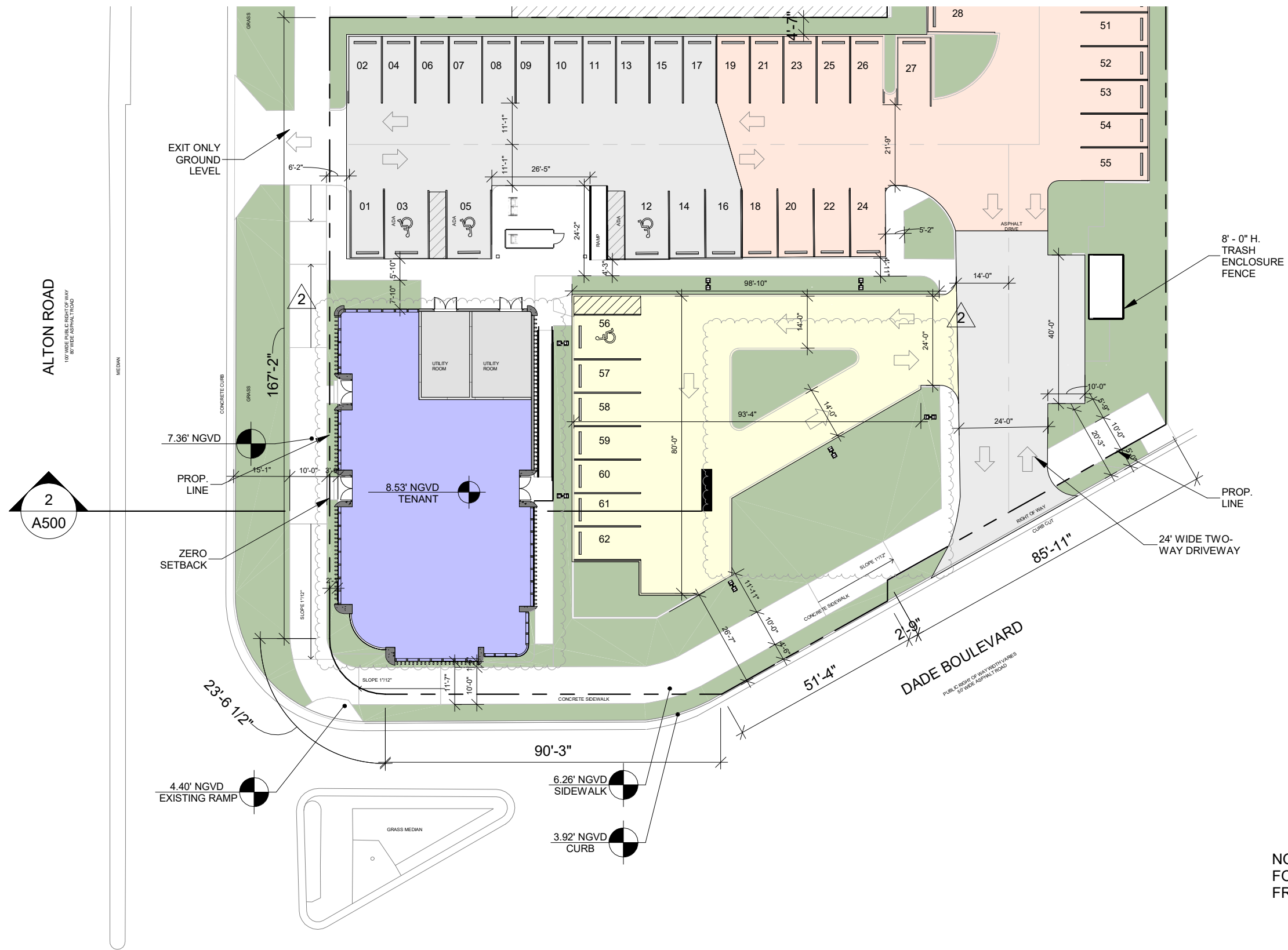
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NOTE: SEE SECTIONS A501
FOR DETAILS OF LONG
FRONTAGE STANDARD

1

LONG FRONTAGE PLAN DIAGRAM

SCALE 1" = 30'-0"

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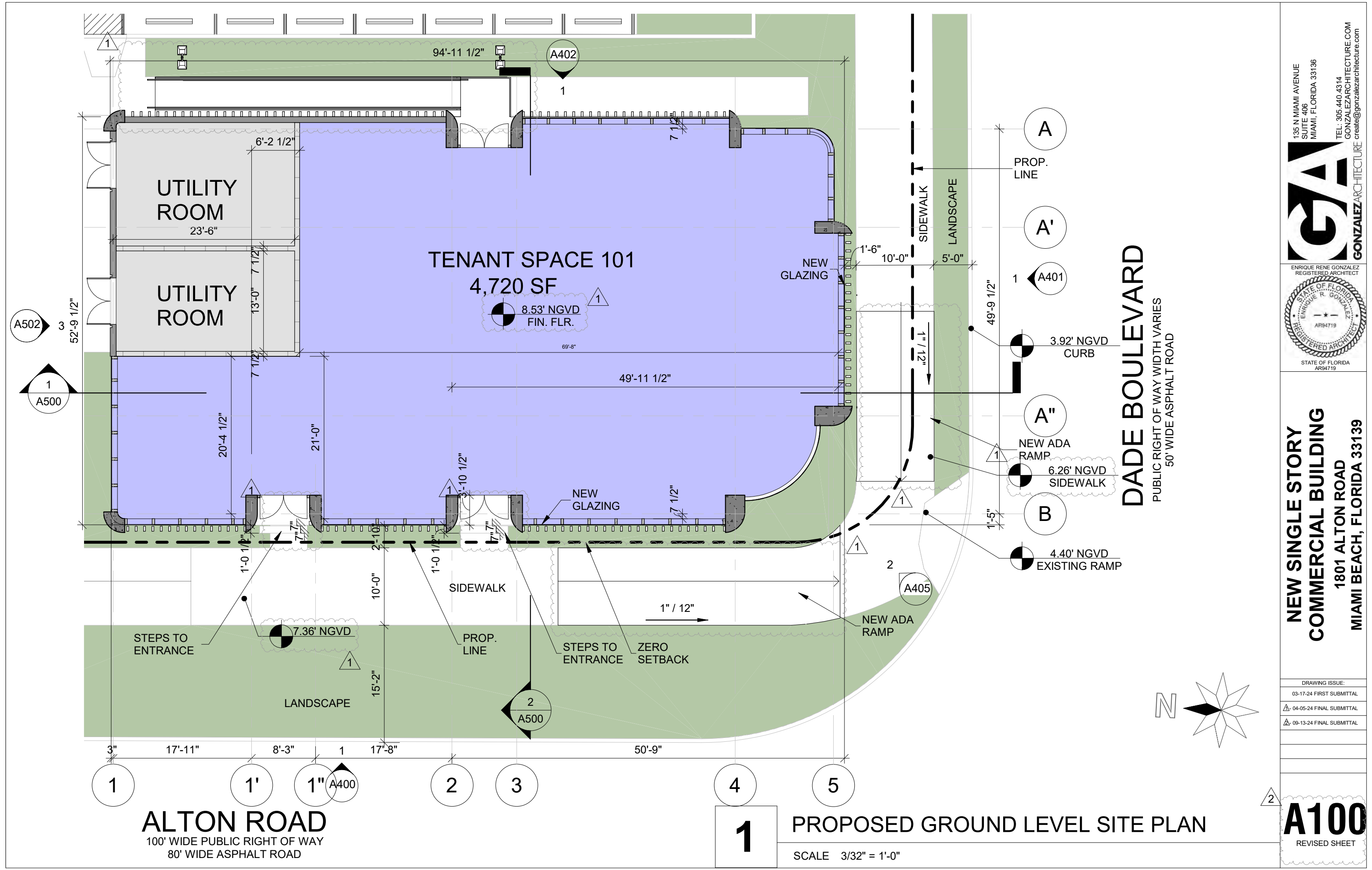
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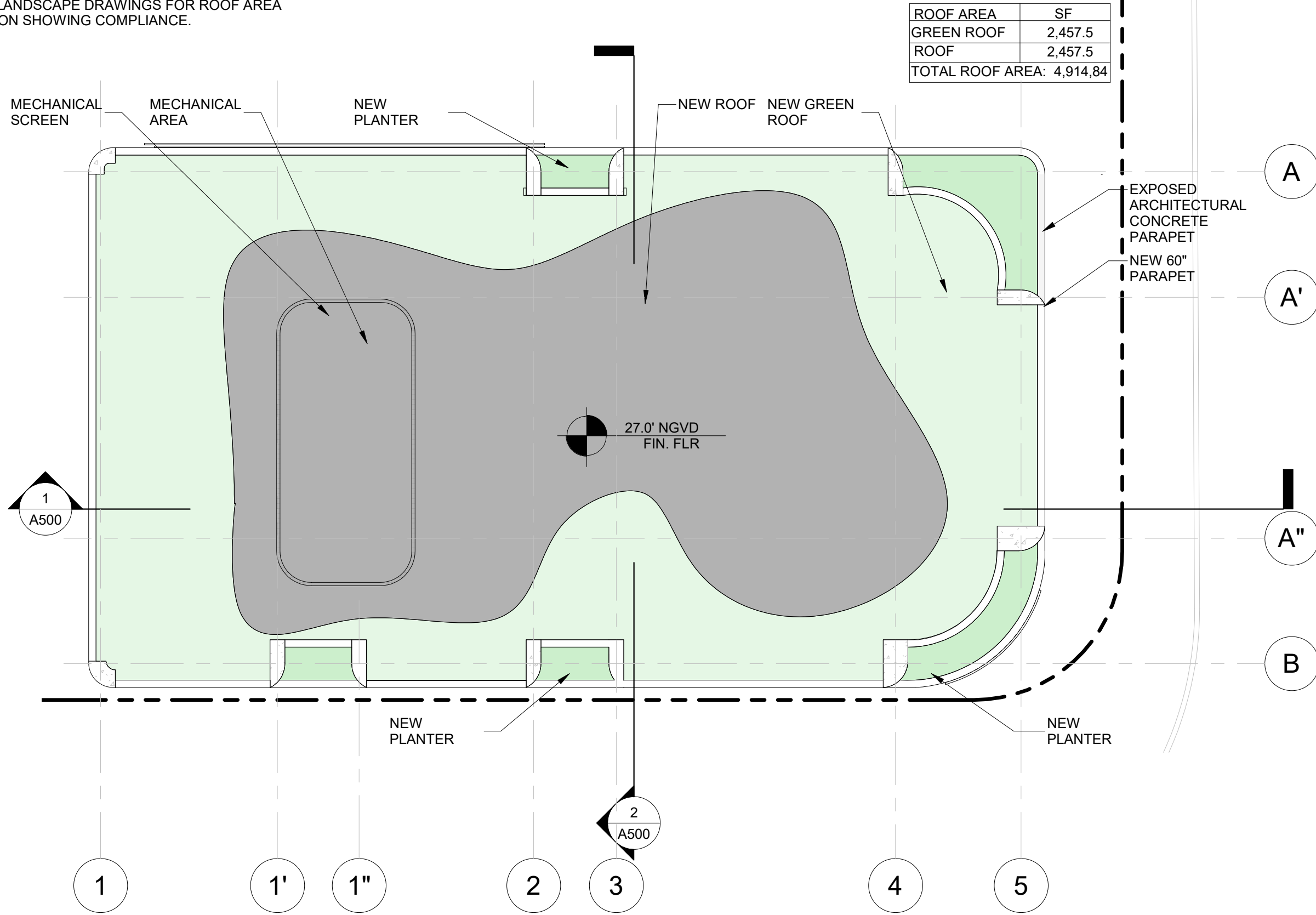
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GREEN ROOF:
50% OF THE MULTI-LEVEL ROOF SHALL ACCOMMODATE A GREEN ROOF. PENDING STRUCTURAL EVALUATION OF EXISTING BUILDING TO ACCOMMODATE LARGER TREES DUE TO TREE MITIGATION OR MINIMUM NUMBER OF CANOPY TREES. REFER TO LANDSCAPE DRAWINGS FOR ROOF AREA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



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

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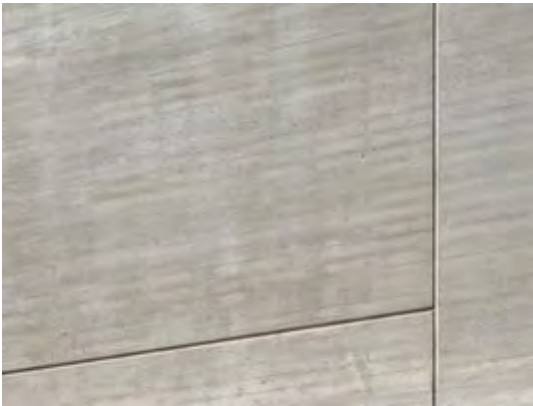
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NOTE:
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OR A KNEE WALL AS APPROPRIATE AT ALL GROUND
LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH
MIN.ABOVE THE SIDEWALK ELEVATION AS APPROVED BY
THE PLANNING DIRECTOR.



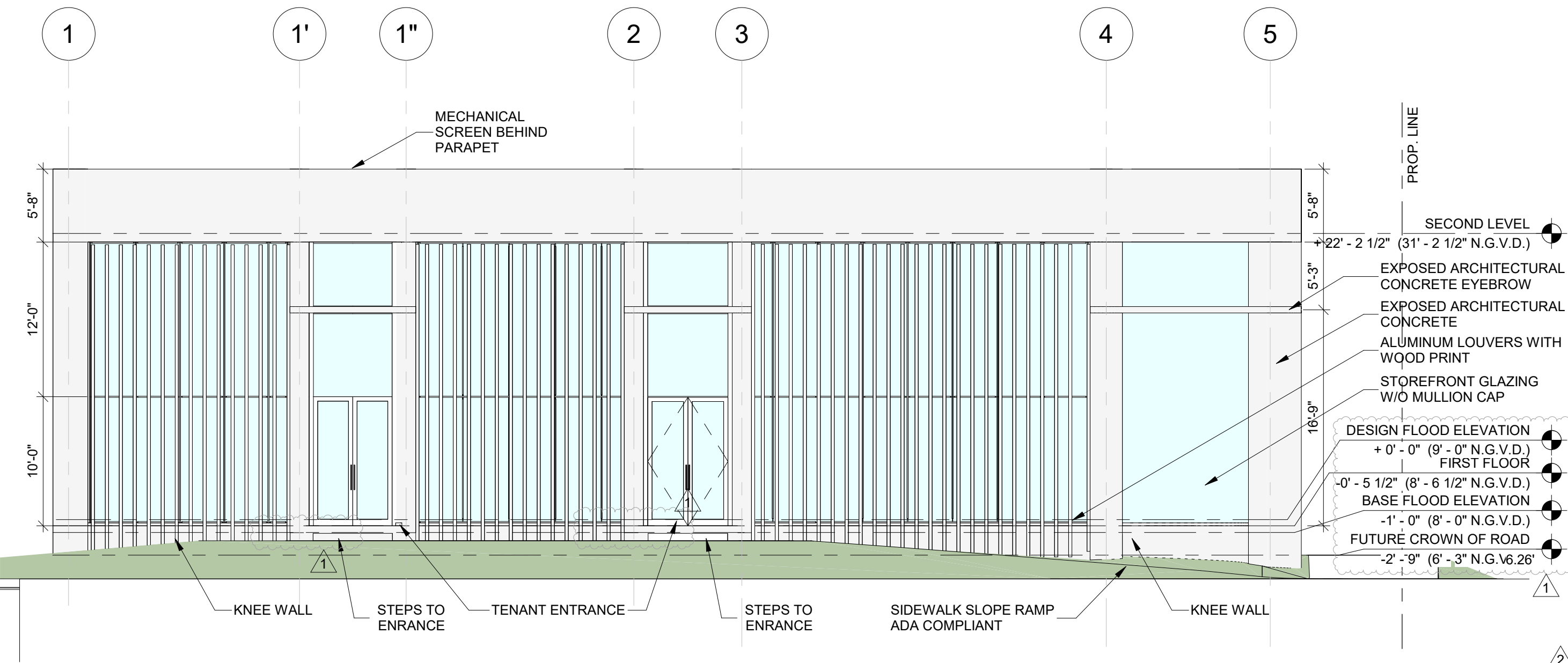
EXPOSED ARCHITECTURAL
CONCRETE



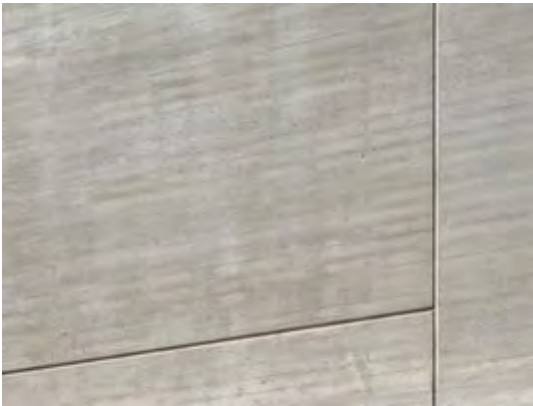
ARCHITECTURAL ALUMINUM LOUVERS
WITH WOOD FINISH



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



NOTE:
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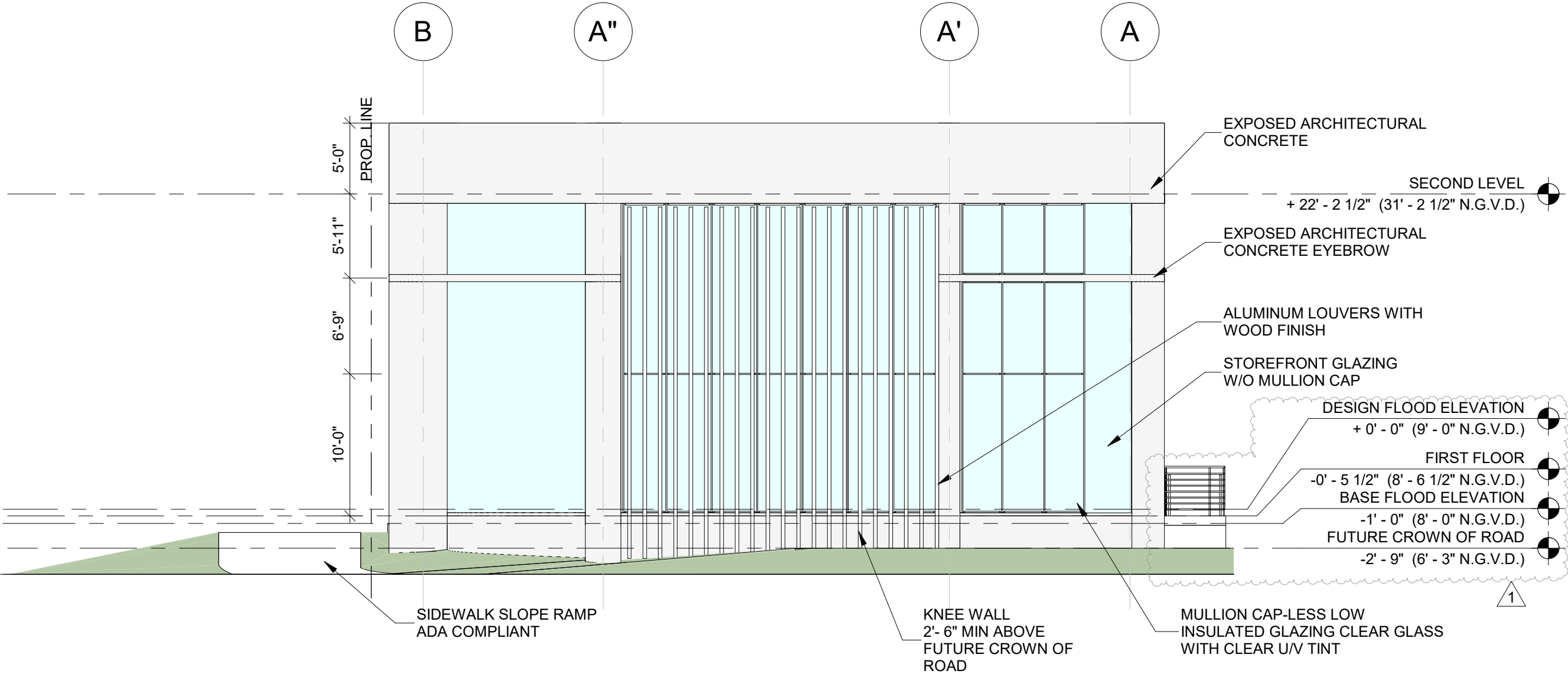
EXPOSED ARCHITECTURAL
CONCRETE



ARCHITECTURAL ALUMINUM LOUVERS
WITH WOOD FINISH



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

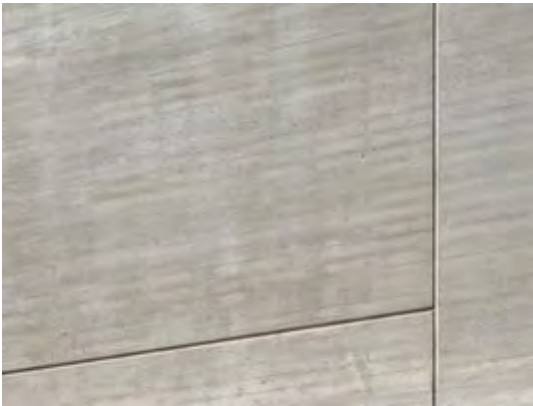


1

SOUTH ELEVATION

SCALE 1/8" = 1'-0"

NOTE:
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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.



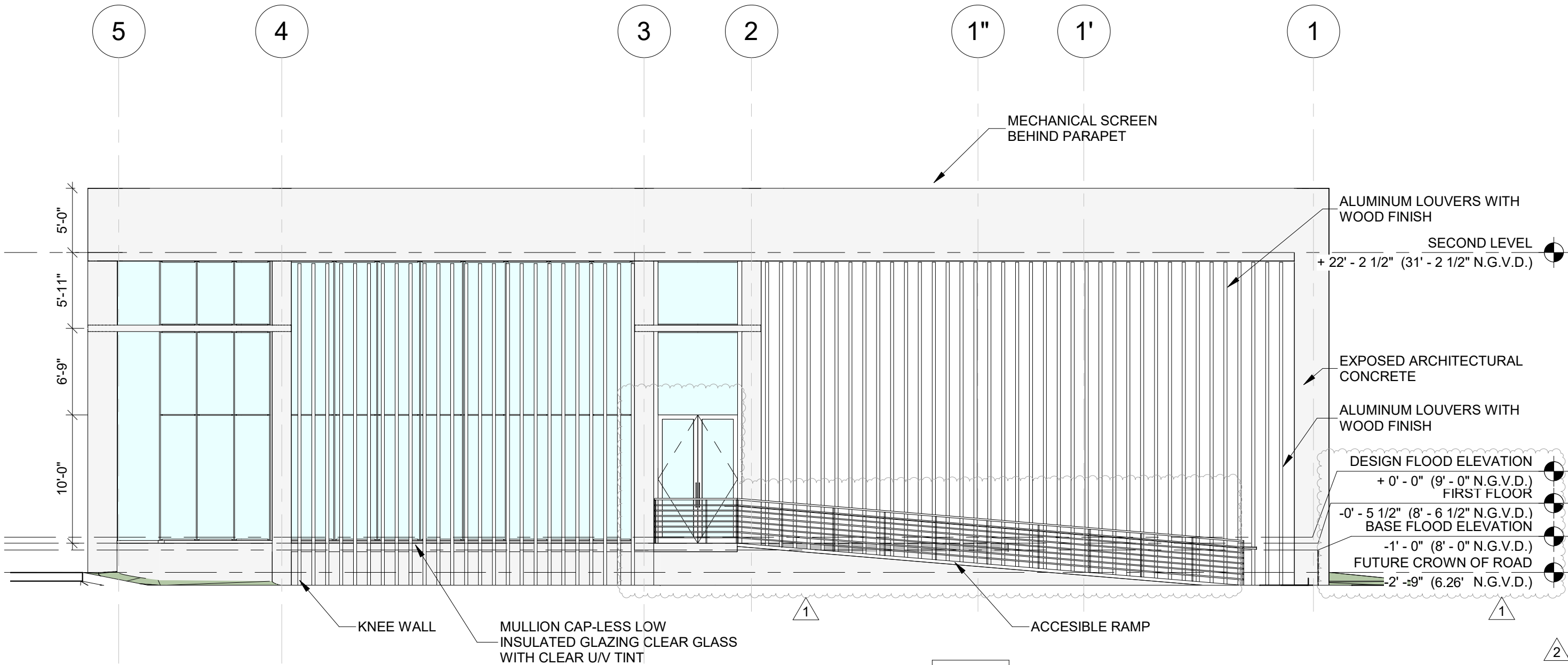
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CONCRETE



ARCHITECTURAL ALUMINUM LOUVERS
WITH WOOD FINISH



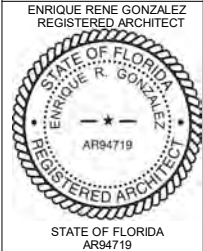
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IN PLACE ARCHITECTURAL CONCRETE WITH
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1 EAST ELEVATION
SCALE 1/8" = 1'-0"

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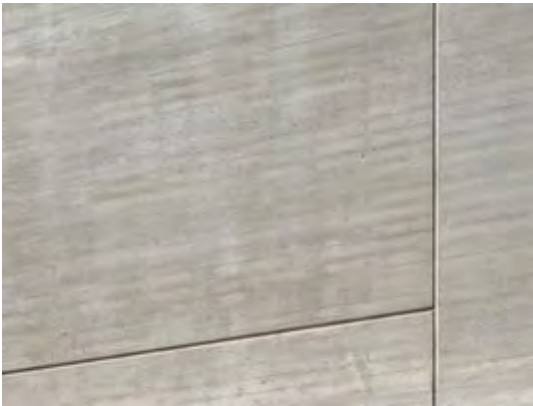


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A402
REVISED SHEET

NOTE:
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LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH
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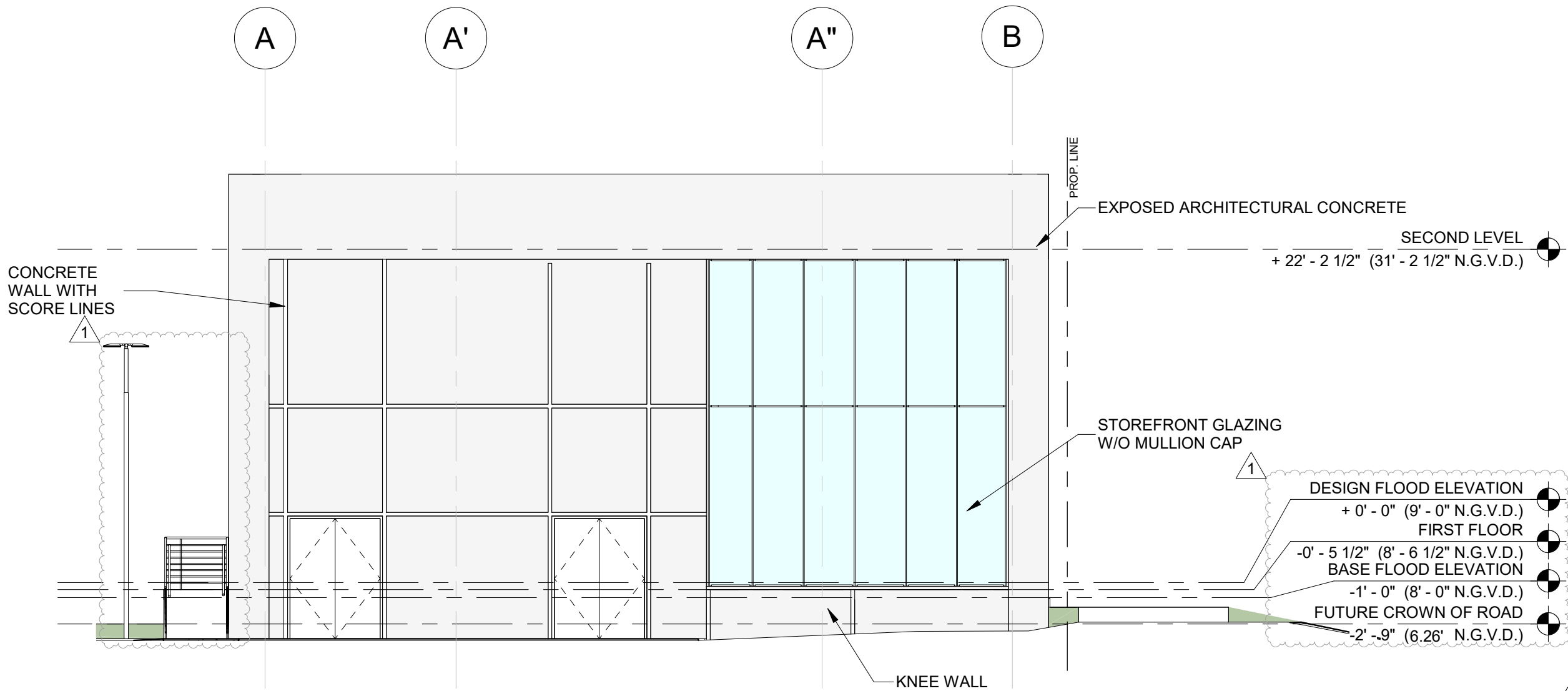
EXPOSED ARCHITECTURAL
CONCRETE



ARCHITECTURAL ALUMINUM LOUVERS
WITH WOOD 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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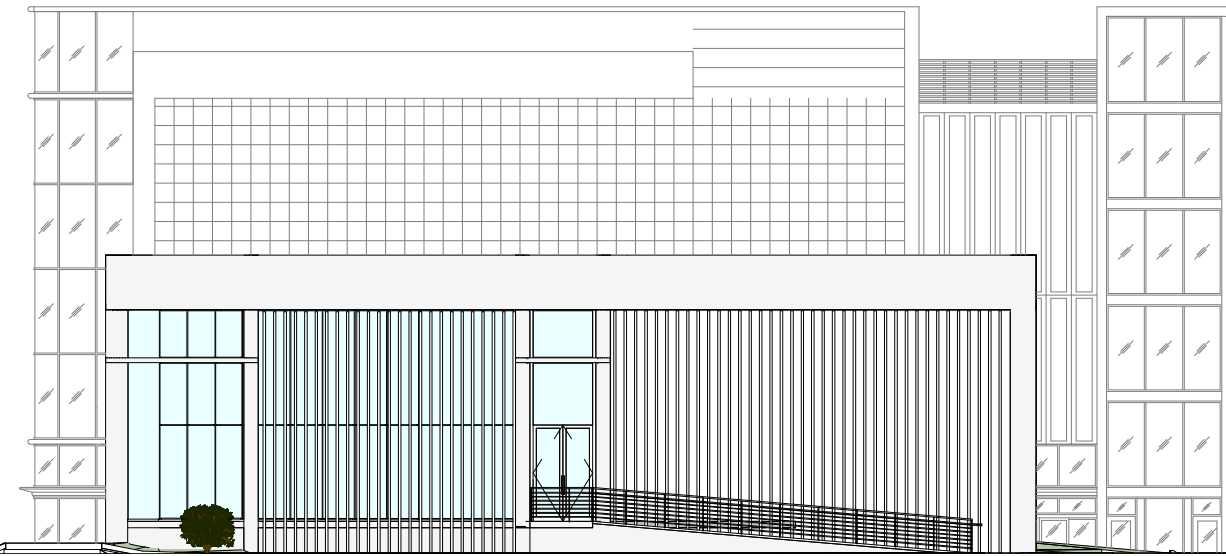
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2

A403

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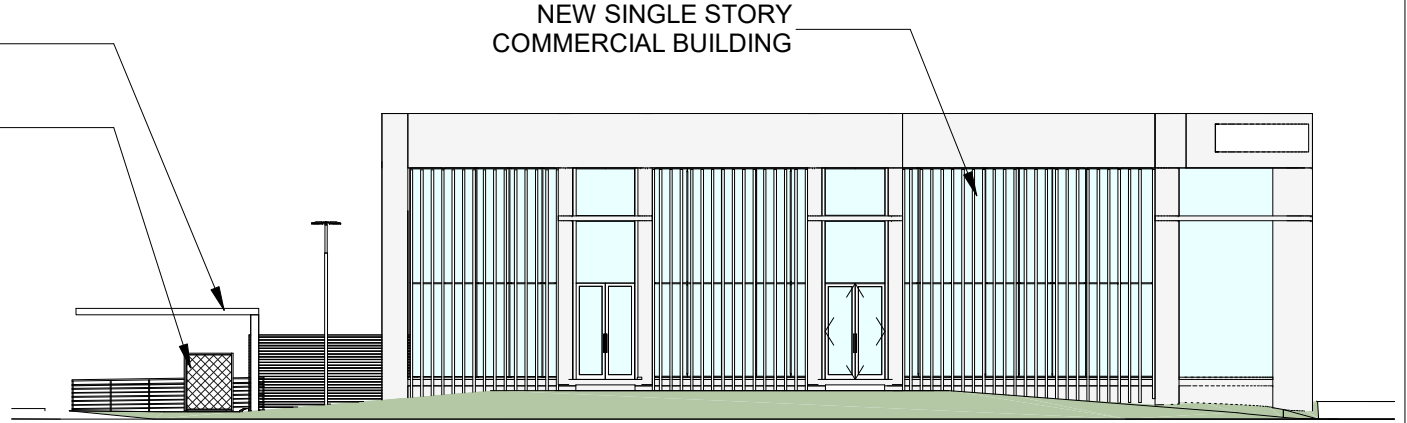


3 MICHAEL'S BUILDING ACROSS ALTON ROAD

SCALE 1" = 20'-0"

CANOPY FOR LONG
TERM BICYCLE
PARKING

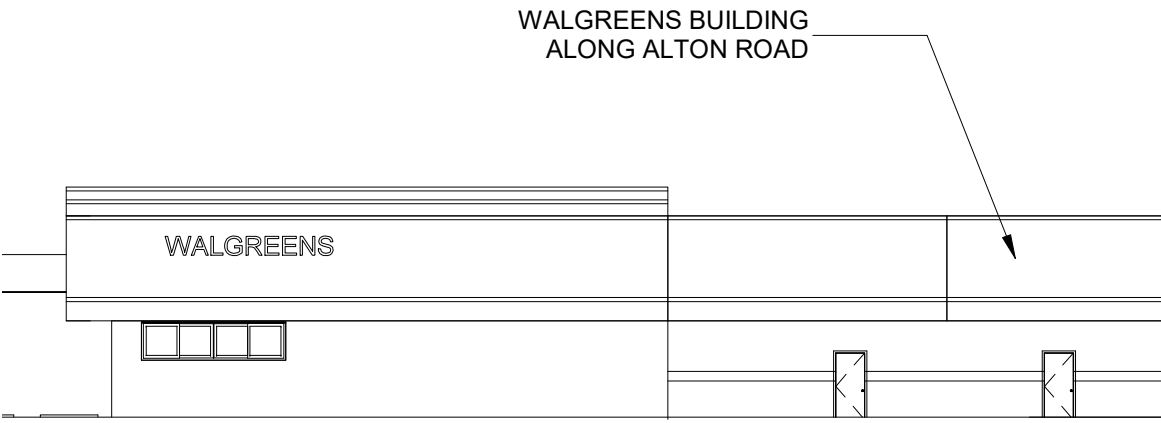
BYCICLE PARKING



NEW SINGLE STORY
COMMERCIAL BUILDING

4 CONTEXTUAL ELEVATION

SCALE 1" = 20'-0"

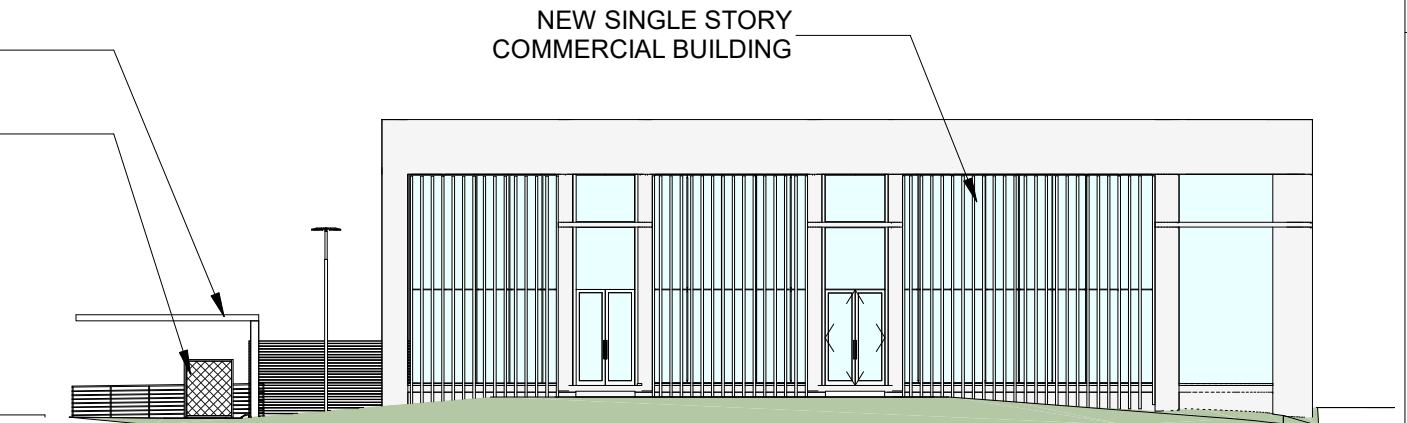


WALGREENS BUILDING
ALONG ALTON ROAD

WALGREENS

CANOPY FOR LONG
TERM BICYCLE
PARKING

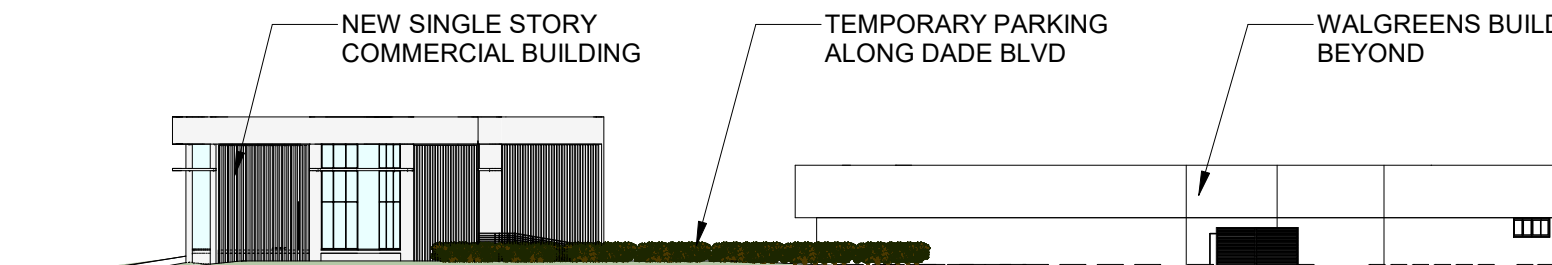
BYCICLE PARKING



NEW SINGLE STORY
COMMERCIAL BUILDING

2 CONTEXTUAL ELEVATION ALTON ROAD

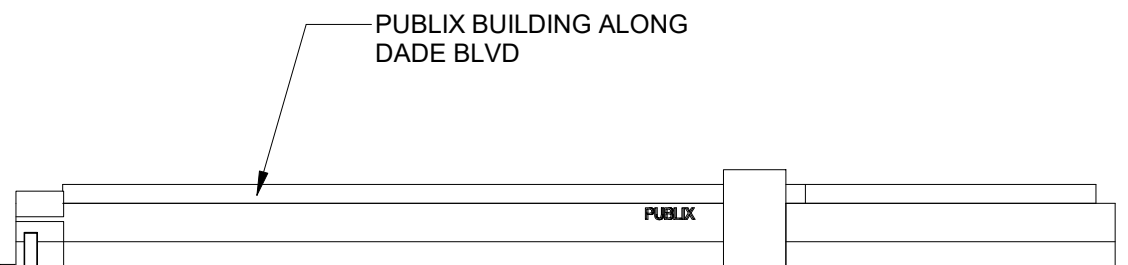
SCALE 1" = 20'-0"



NEW SINGLE STORY
COMMERCIAL BUILDING

TEMPORARY PARKING
ALONG DADE BLVD

WALGREENS BUILDING
BEYOND



PUBLIX BUILDING ALONG
DADE BLVD

PUBLIX

1 CONTEXTUAL ELEVATION DADE BLVD

SCALE 1" = 40'-0"

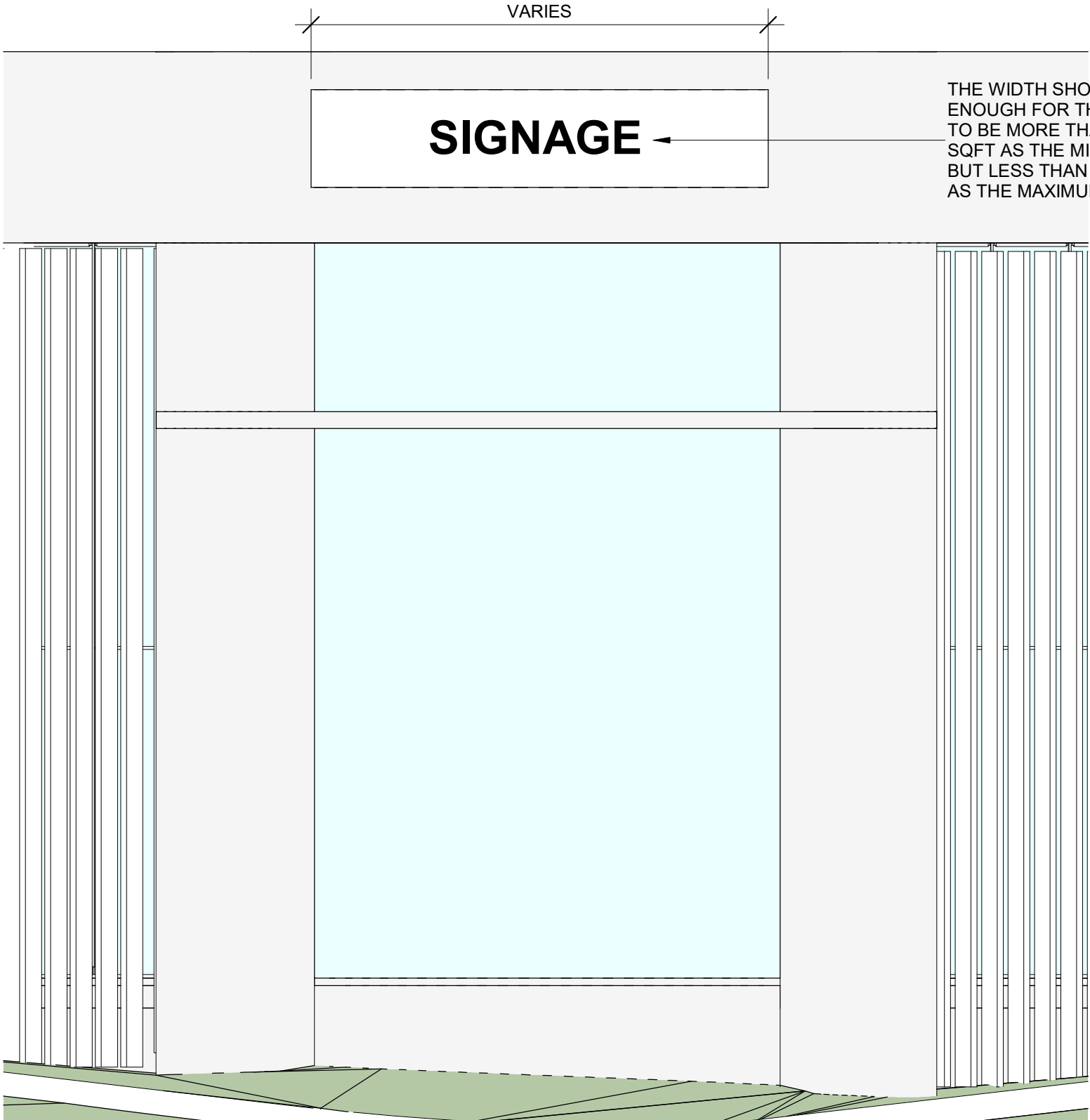
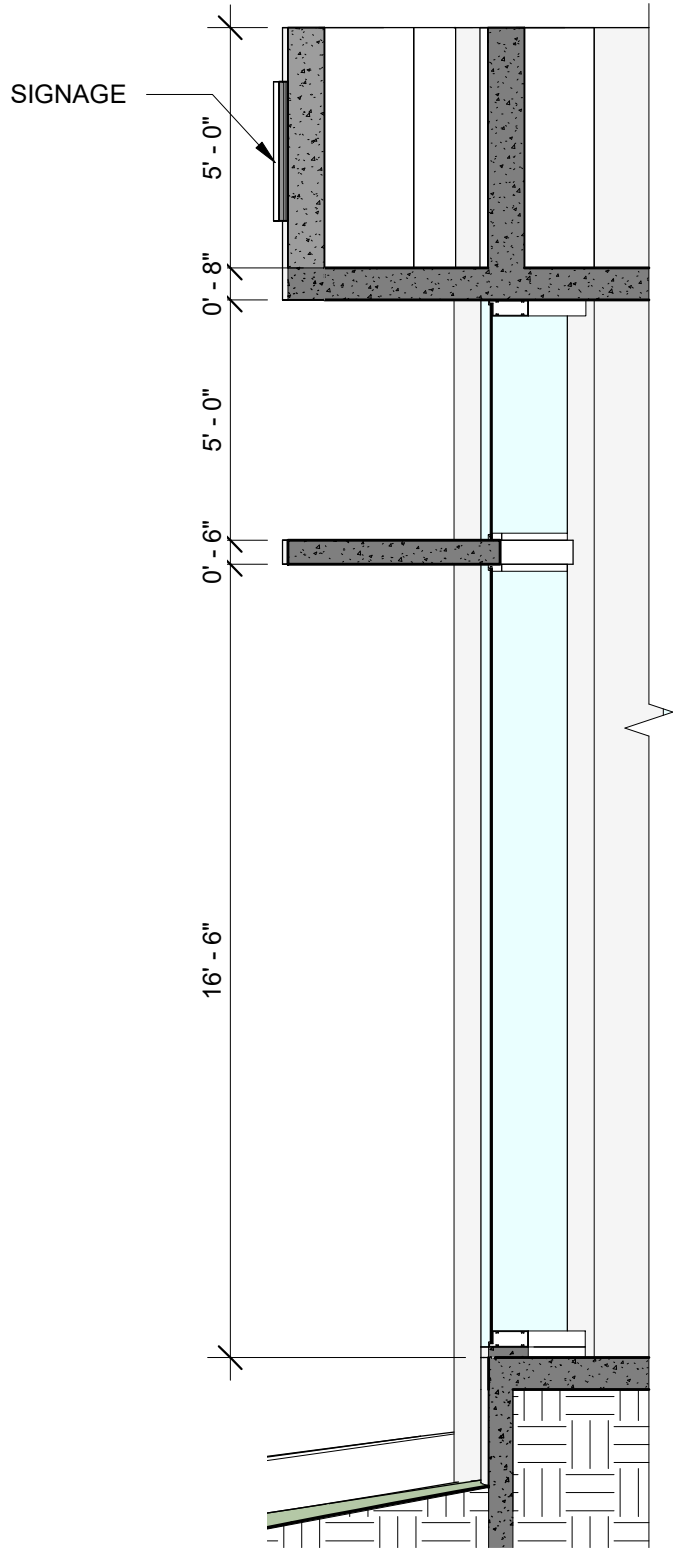
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2 1
A404
NEW SHEET



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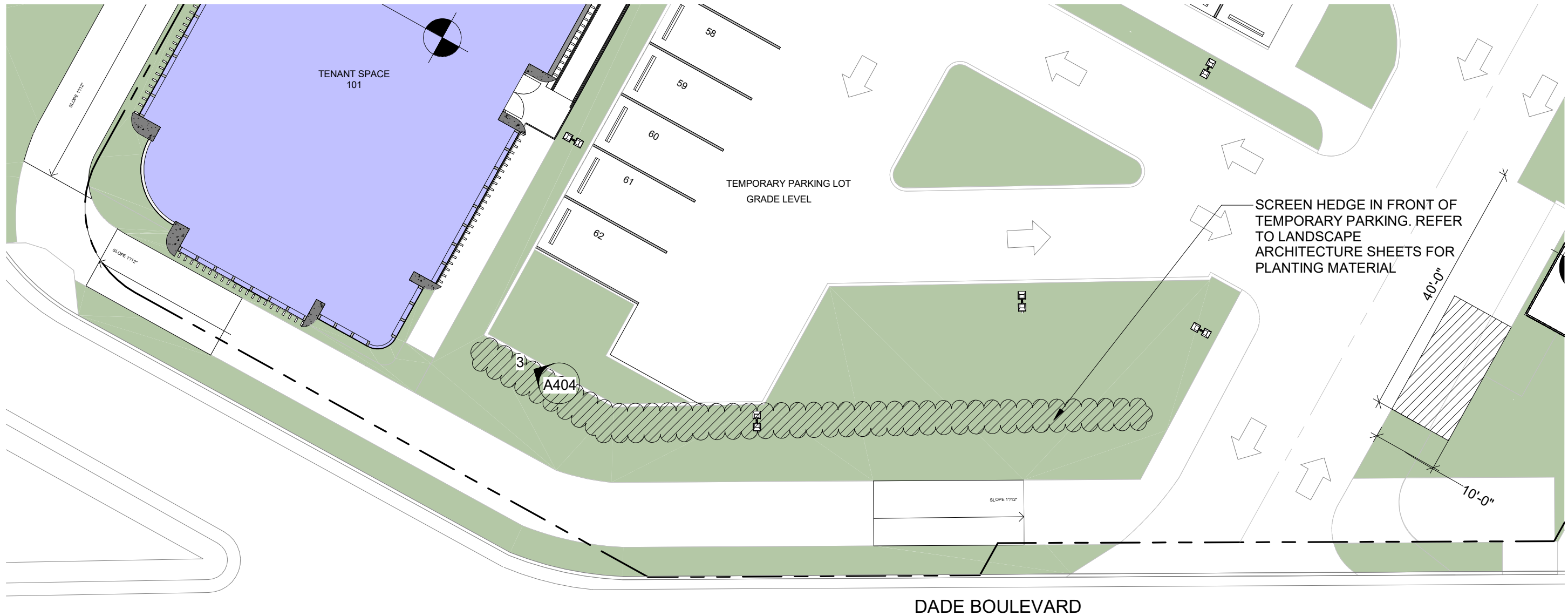
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AR94719

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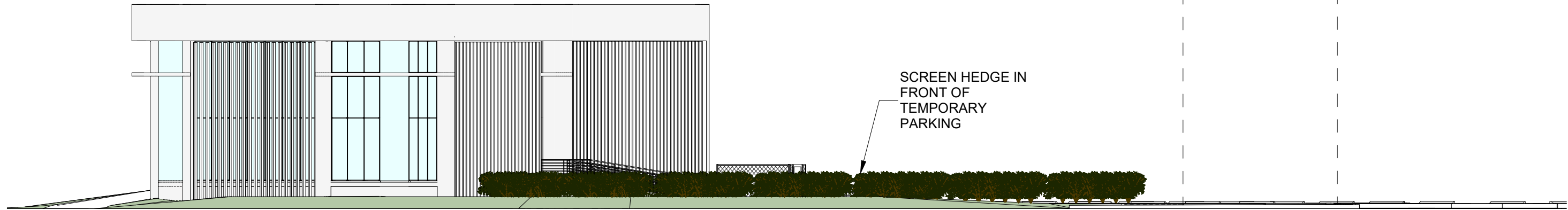
2 1
A405
NEW SHEET



2

PROPOSED GROUND LEVEL DADE BLVD

SCALE 1/16" = 1'-0"



ALTON ROAD BEYOND

NEW SINGLE STORY BUILDING

TEMPORARY PARKING ALONG DADE BLVD

PROPOSED TWO-WAY ENTRANCE

ELEVATION ALONG DADE BLVD

1

PARKING SCREEN HEDGE ELEVATION

SCALE 1/16" = 1'-0"

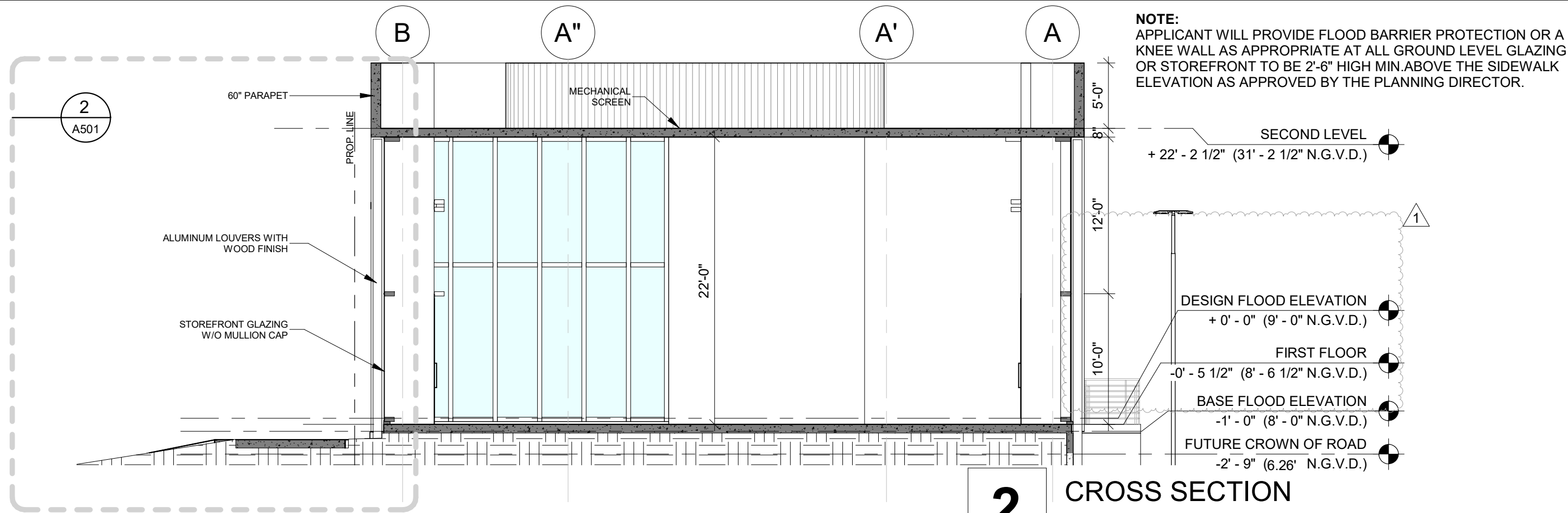
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A406
NEW SHEET

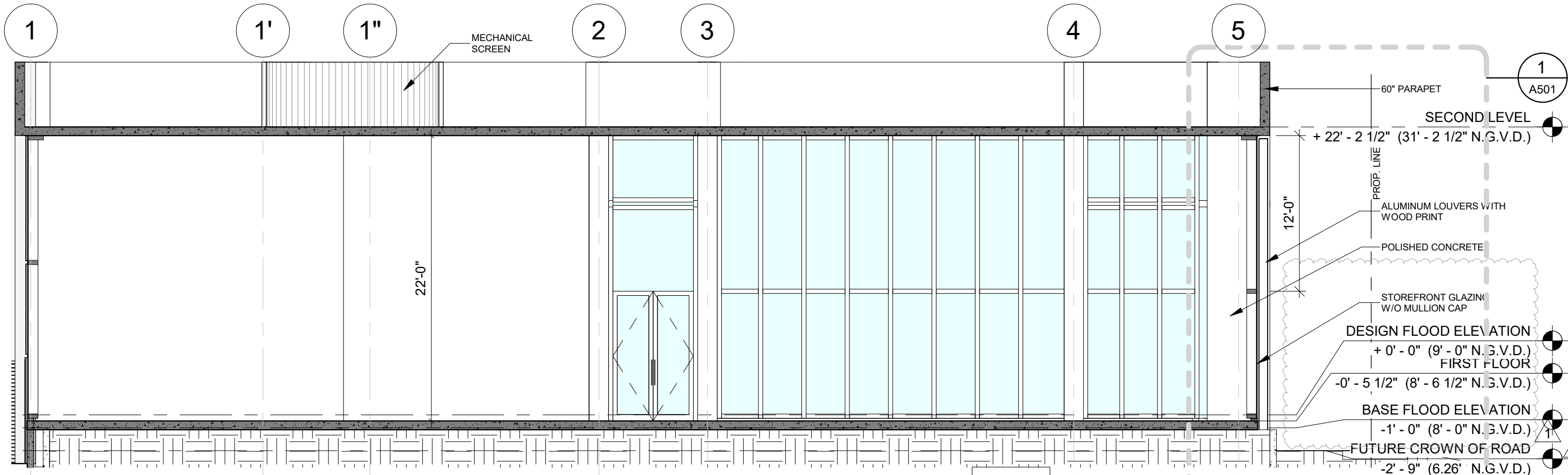


NOTE:
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2

CROSS SECTION

SCALE 1/8" = 1'-0"



1

LONGITUDINAL SECTION

SCALE 1/8" = 1'-0"

135 N MIAMI AVENUE
SUITE 406
MIAMI, FLORIDA 33136
TEL: 305.440.4314
GONZALEZARCHITECTURE.COM
create@gonzalezarchitecture.com



ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT



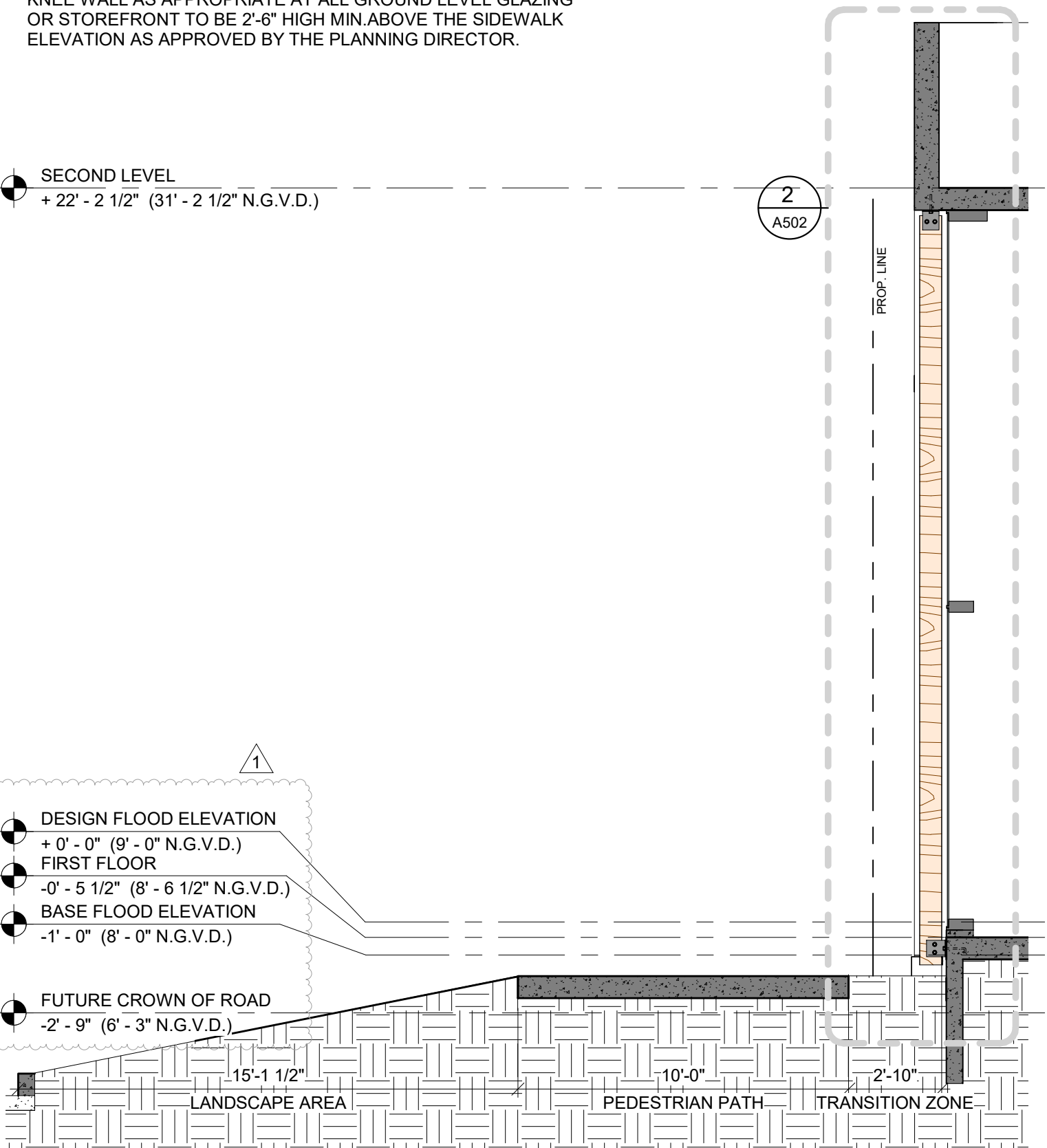
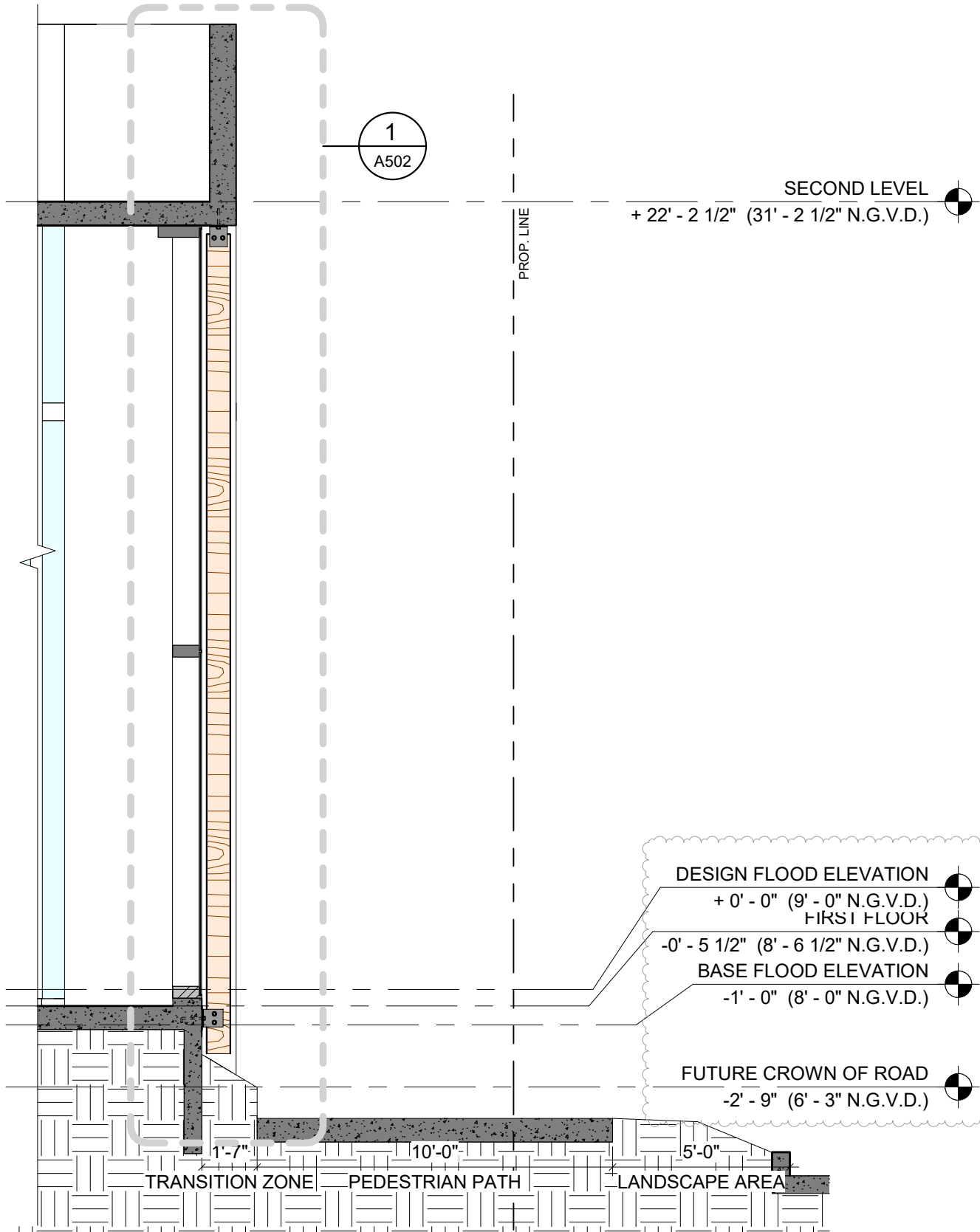
STATE OF FLORIDA
AR94719

**NEW SINGLE STORY
COMMERCIAL BUILDING**
1801 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

DRAWING ISSUE:
03-17-24 FIRST SUBMITTAL
04-05-24 FINAL SUBMITTAL
09-13-24 FINAL SUBMITTAL

A500
REVISED SHEET

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.



1

LONG FRONTAGE SECTION DADE BLVD

SCALE 1/4" = 1'-0"

2

LONG FRONTAGE SECTION ALTON RD

SCALE 1/4" = 1'-0"

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GFA
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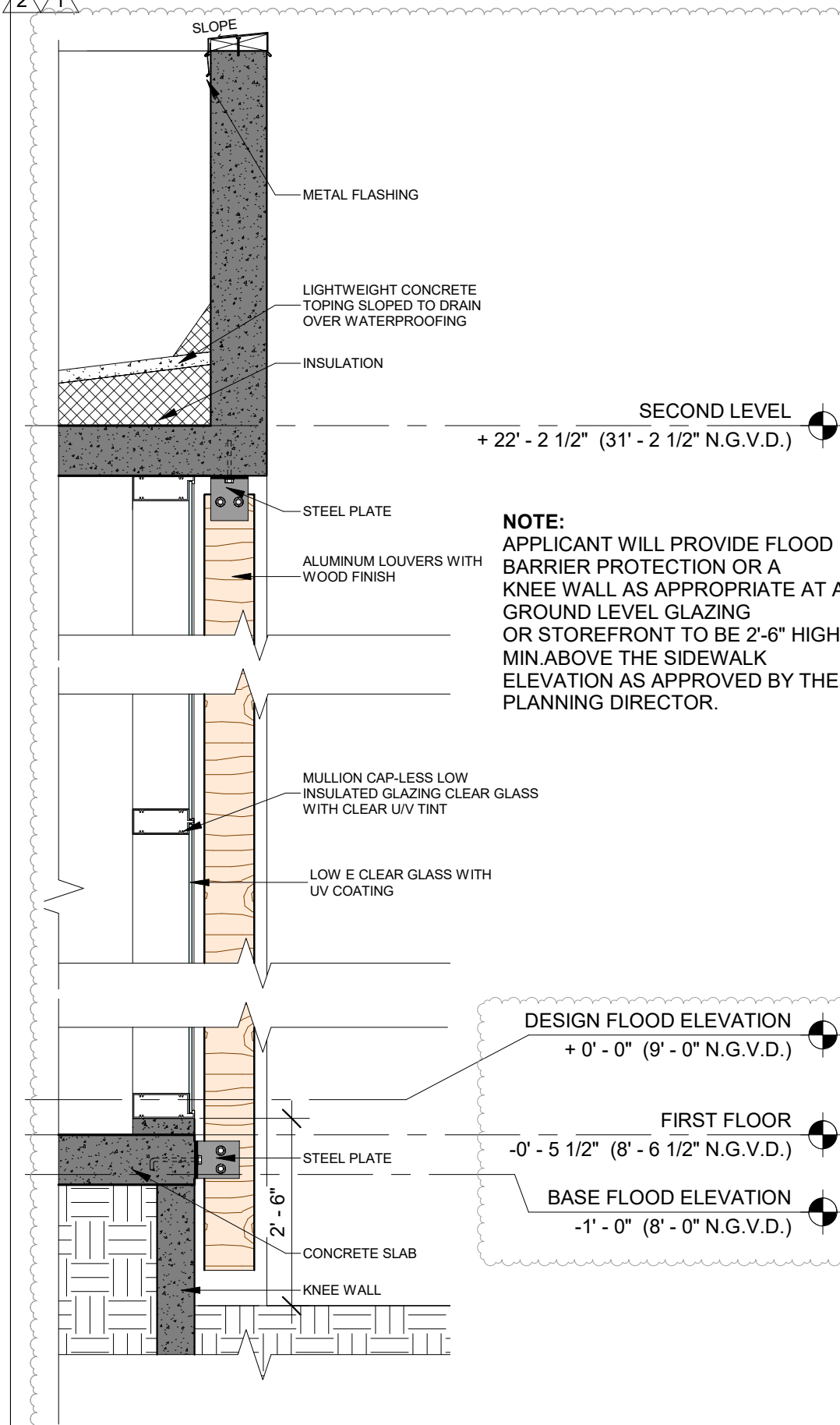
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2
A501
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2 1



1

DETAIL SECTION SOUTH FACADE

SCALE 1/2" = 1'-0"

2

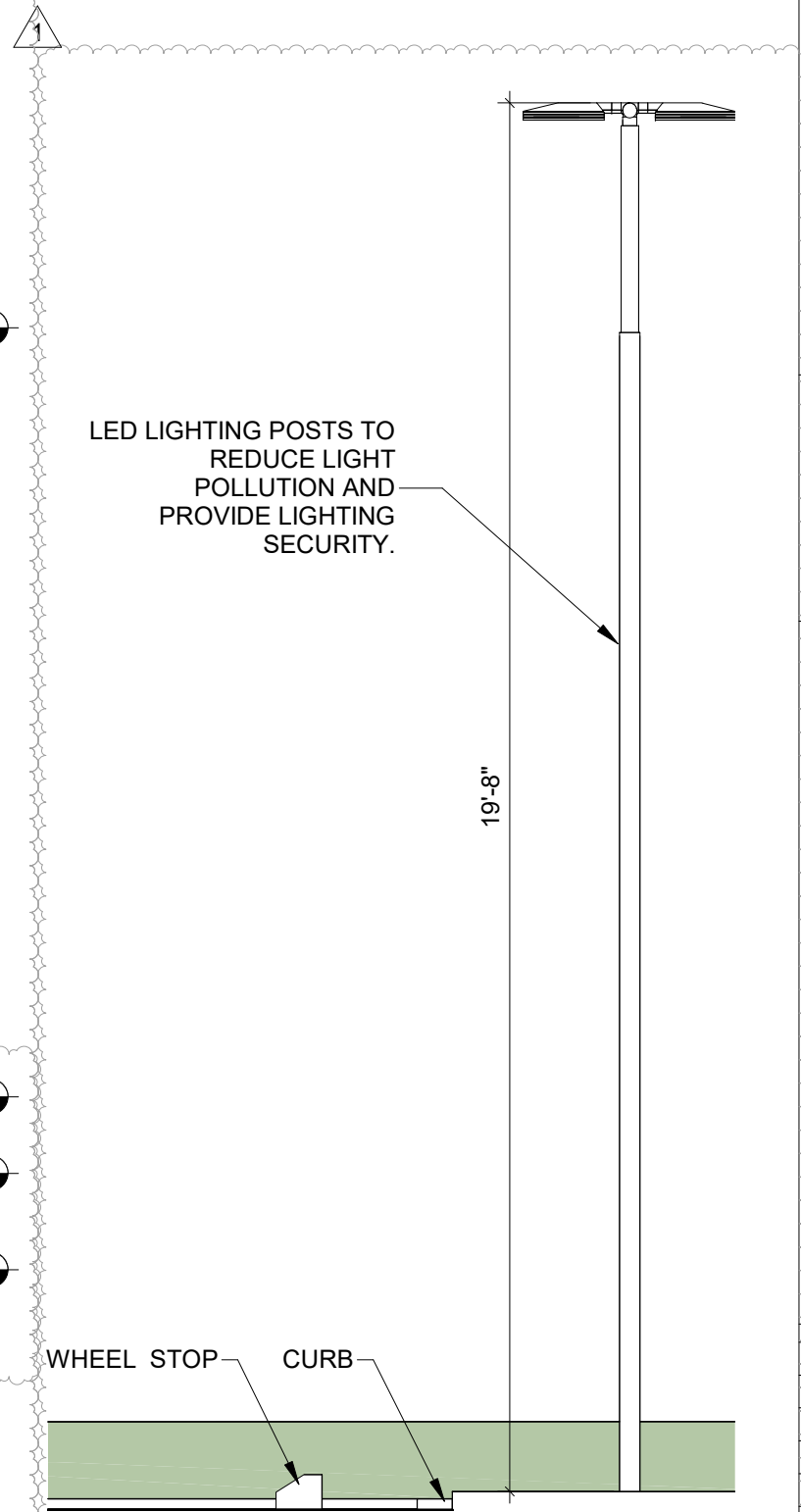
DETAIL SECTION WEST FACADE

SCALE 1/2" = 1'-0"

3

LIGHT POST ELEVATION

SCALE 3/8" = 1'-0"



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