

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 APRIL 5, 2024

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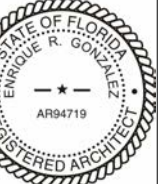
LANDSCAPE ARCHITECTURE

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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

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	
42	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):	N/A	EXISTING 55 SPACES	EXISTING	
43	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"	
44	ADA Spaces:	90 DEGREE	90 DEGREE	90 DEGREE	
45	Tandem Spaces:	4	3	4	
46	Drive aisle width:	N/A	N/A	N/A	
47	Drive aisle width:	22'-0"	22'-0"	22'-0" (24'-0" Temp Lot)	
48	Valet drop off and pick up:	N/A			
49	Loading spaces:	1	0	1	
50	Trash collection area:	1	1	1	
51	Short-term Bicycle Parking, location and Number of racks:	4	0	4	
52	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: Total number of seats per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
58	Total occupant content: Occupant content per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
59	Proposed hours of operation:	N/A			
60	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):	N/A			
61	Is dancing and/or entertainment proposed? (see CMB 141-1361):	N/A			
62	Is this a contributing building?:			NO	
63	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



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A01



**1801 ALTON ROAD
MIAMI BEACH, 33139**

1/2 MILE RADIUS
FROM PROPERTY

SUNSET
HARBOUR

VENETIAN
WAY

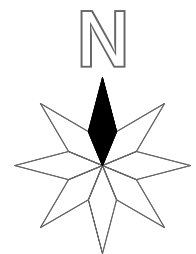
BELLE
ISLE

RIVO ALTO ISLAND

DI LIDO ISLAND

1 LOCATION PLAN AERIAL

SCALE 6" = 1'-0"



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COMMERCIAL BUILDING**
1801 ALTON ROAD
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A02

GZA
GONZALEZ ARCHITECTURE
ENRIQUE RENE GONZALEZ
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SUITE 406
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TOPOGRAPHIC SURVEY

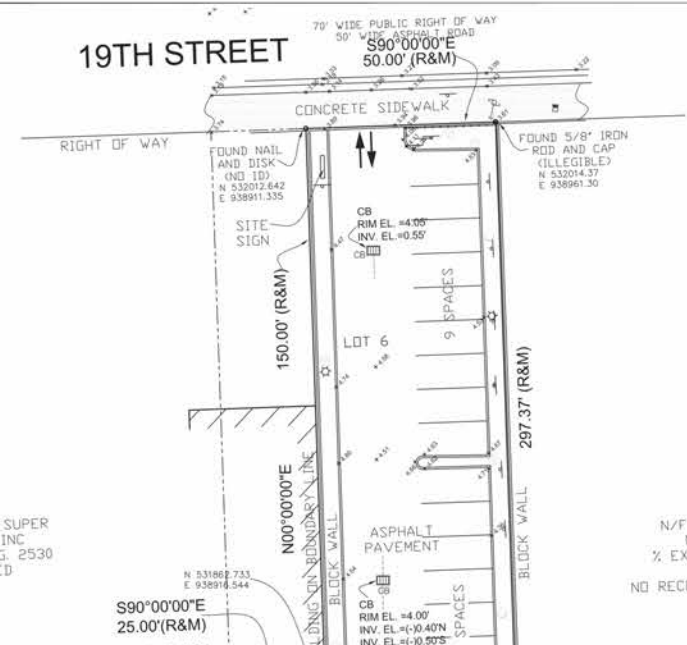
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MIAMI BEACH, FL 33139

FOLIO: 02-3233-012-0090

LOCATION SKETCH N.T.S. IN SECTION 9-10, TOWNSHIP 52 SOUTH, RANGE 41 EAST



19TH STREET



America Layout Corp



SYMBOL LEGEND

- CENTER LINE
- ⊙ POWER POLE
- ⊙ LIGHT POLE
- ⊙ STOP SIGN
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ SIGN
- WATER METER
- ★ PALM
- ⊙ TREE
- ⊙ CONC. L-P
- ⊙ SANITARY M-H
- ⊙ CATCH BASIN
- P/L PROPERTY LINE
- PB PLAT BOOK
- PG PAGE
- x0.00' EXISTING ELEV.

ABBREVIATIONS

- AVE = AVENUE
- ASPH = ASPHALT
- AW = ANCHORED WIRE
- A/C = AIR CONDITIONER
- B = BUILDING
- B COR = BLOCK CORNER
- BL = BLOCK
- CB = CATCH BASIN
- CHD = CHAIN LINK FENCE
- CL = CONCRETE
- COL = COLUMN
- COM = COMPUTED
- CUP = CONCRETE UTILITY POLE
- CLP = CONCRETE LIGHT POLE
- CBF = CONCRETE BLOCK FENCE
- STR = STRUCTURE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- D = DELTA
- DR = DRIVEWAY
- SW = SWAGE & MAINTENANCE EASEMENT
- EAS = EASEMENT
- ENC = ENCROACHMENT
- T.P. = ELECTRIC TRANSFORMER PAD
- F.P.L. = FLORIDA POWER AND LIGHT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.F. = FOUND FLOOR
- F.D.H. = FOUND DRILL HOLE
- F.R. = FOUND REBAR
- F.D. = FOUND DISC
- F.M. = FOUND NAIL
- I/F = IRON FENCE
- L.F.E. = LOWEST FLOOR ELEVATION
- L.P. = LIGHT POLE
- M. = MEASURES
- M.H. = MAN HOLE
- M/L = MONUMENT LINE
- NGV8 = NATIONAL GEODETIC VERTICAL DATUM 1983
- N.T.S. = NOT TO SCALE
- O.E.L. = OVERHEAD ELECTRIC LINE
- D.L. = ON LINE
- D.R. = OVERHANG ROOF
- P.S. = OFF SET
- P.L. = PLANT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TERMINATION
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C.P. = PERMANENT CONTROL POINT
- PL = PLASTER
- PM = PARKING METER
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.V. = PARAVAN
- R. = RECORDS
- R. = RIGHT OF WAY
- S.H. = SET DRILL HOLE
- S.P. = SET IRON PIPE
- S.M. = SET NAIL
- S.W.L. = SIDEWALK
- T. = TANGENT
- U.C. = UTILITY EASEMENT
- W. = WIDTH
- W/F = WOOD FENCE
- W.S. = WOOD SHED
- W.V. = WATER VALVE
- W.U.P. = WOOD UTILITY POLE
- W.U.P. = WOOD UTILITY POLE

America Layout Corp
Tel. 305-606-0031
America Layout Corp
LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165

PROJECT:
TOPOGRAPHIC SURVEY

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

REVISIONS:
SHEET No:
1-OF-1

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 encroachments 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 CL OF EASTBOUND LANE
Location2: WEST AVE --- BRIDGE OVER COLLINS CANAL
Location3: BAY RD --- 65' EAST OF CL 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 verify 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 = 46,845.0615 Sq. Ft. Calculated.

HORIZONTAL PRIMARY CONTROL INFORMATION

MIAMI-DADE COUNTY GPS. CONTROL POINT
DESIGNATION - MIAMI BEACH TANK ECC
PID - AC3464
STATE/COUNTY - FL/MIAMI-DADE
COUNTRY - US
USGS QUAD - MIAMI (2018)
North East Units Scale Factor Converg
531,424.57 539,930.62 sFT 1.00003351 +0' 22' 31.0"

STATION DESCRIPTION:
DESCRIBED BY COAST AND GEODETIC SURVEY 1934 (JB)
THIS ECCENTRIC STATION, LOCATED ON TOP OF THE MIAMI BEACH WATER TANK IN THE FLOOR OF THE WALL AROUND THE TANK, 2.871 METERS W OF THE CENTER OF THE TANK, 0.4 METER OF THE INNER SIDE OF THE W WALL OF THE TANK, SET FLUSH WITH AN OLD DRILL HOLE.

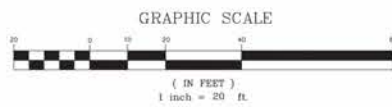
ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Map Number: 12096C0317L
Community Name: MIAMI BEACH, CITY OF
Community Number: 120551
Panel Number: 0317
Firm Zone: AE
B Elev. B.B
Date of Firm: 09-11-2019
B5Uffix: L

LEGAL DESCRIPTION
All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, 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 69 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 Lou 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 lots 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 11 seconds West, a distance of 5.73 feet to the southeast corner of said Lot 10; thence South 00 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 GUARANTY COMPANY, COMMITMENT NO. WTRFL-070572, DATED NOVEMBER 29, 2011.



ALTON ROAD

CONCRETE CURB

CONC. MEDIAN

CONCRETE SIDEWALK

ASPHALT DRIVE

CHAIN LINK FENCE

BLOCK WALL

70' WIDE PUBLIC RIGHT OF WAY

50' WIDE ASPHALT ROAD

50.00' (R&M)

S90°00'00"E

150.00' (R&M)

N00°00'00"E

25.00' (R&M)

S90°00'00"E

150.00' (R&M)

N00°00'46"W

37.80' (R&M)

S90°00'00"E

150.00' (R&M)

N00°00'00"E

167.20' (R&M)

S90°00'00"E

150.00' (R&M)

S90°00'00"W

90.25' (R&M)

S90°00'00"W

51.25' (R&M)

S00°00'11"W

5.73' (R&M)

S00°48'35"W

85.91' (R&M)

S90°00'00"W

23.56' (R&M)

ASPHALT DRIVE

CONCRETE SIDEWALK

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CHAIN LINK FENCE

BLOCK WALL

70' WIDE PUBLIC RIGHT OF WAY

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S90°00'00"W

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51.25' (R&M)

S00°00'11"W

5.73' (R&M)

S00°48'35"W

85.91' (R&M)

S90°00'00"W

23.56' (R&M)

ASPHALT DRIVE

CONCRETE SIDEWALK

CONCRETE CURB

CHAIN LINK FENCE

BLOCK WALL

70' WIDE PUBLIC RIGHT OF WAY

50' WIDE ASPHALT ROAD

50.00' (R&M)

S90°00'00"E

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S90°00'00"W

51.25' (R&M)

S00°00'11"W

5.73' (R&M)

S00°48'35"W

85.91' (R&M)

S90°00'00"W

23.56' (R&M)

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BLOCK WALL

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S90°00'00"E

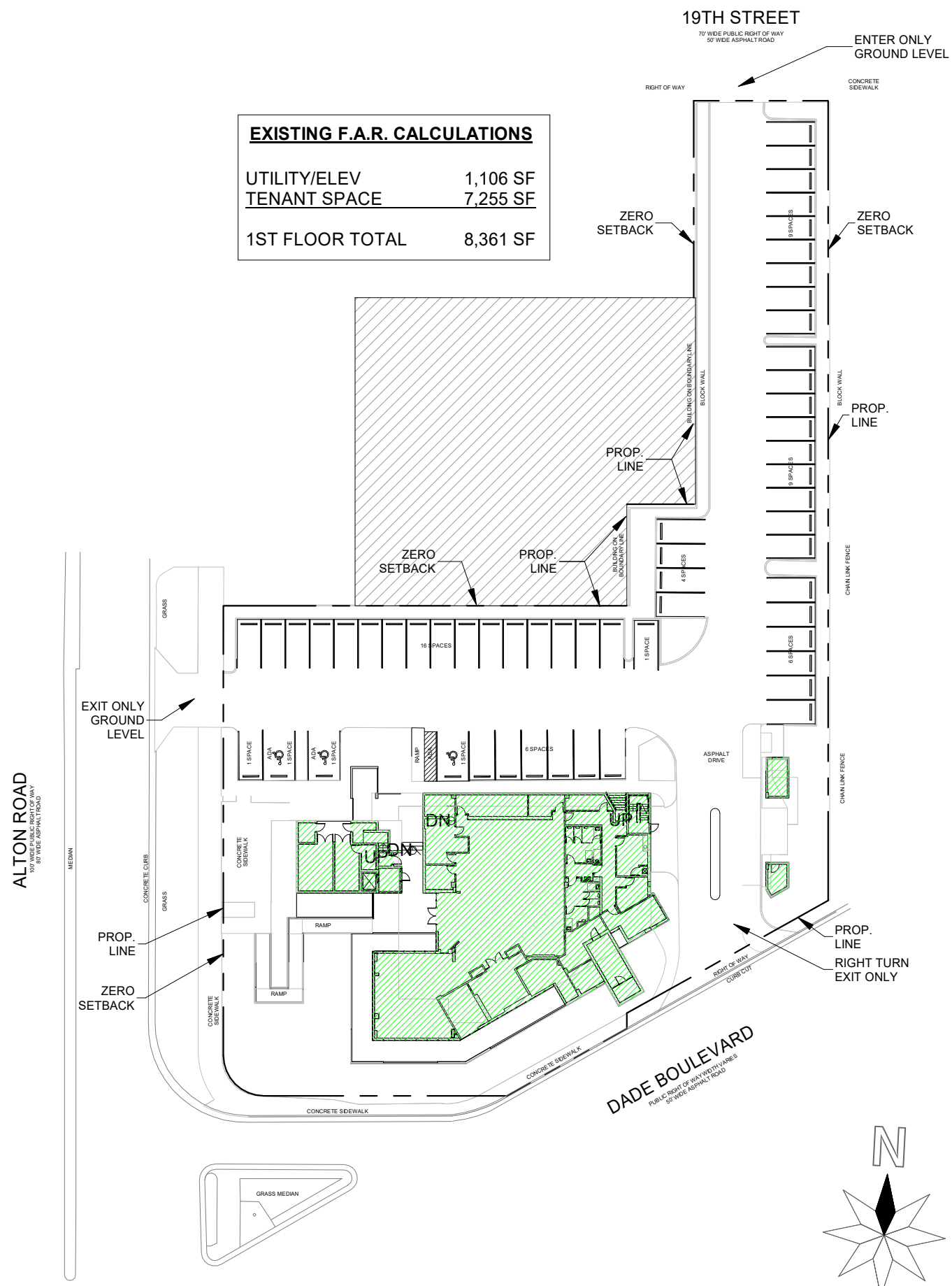
150.00' (R&M)

S90°00'00"W

90.25' (R&M)

S90°00'00"W

51.



EXISTING F.A.R. CALCULATIONS

UTILITY/ELEV	1,106 SF
TENANT SPACE	7,255 SF
1ST FLOOR TOTAL	8,361 SF

EXISTING F.A.R. CALCULATIONS

1ST FLOOR	8,361 SF
2ND FLOOR	13,710 SF
TOTAL	22,071 SF
LOT AREA	46,845 SF
FLOOR AREA RATIO	1.0
MAXIMUM F.A.R.	46,845 SF
DELTA F.A.R.	24,744 SF

EXISTING F.A.R. CALCULATIONS

UTILITY/ELEV	1,165 SF
TENANT SPACE	12,545 SF
2ND FLOOR TOTAL	13,710 SF

1

EXISTING GROUND LEVEL F.A.R. DIAGRAM

SCALE 1" = 50'-0"

2

EXISTING 2ND LEVEL F.A.R. DIAGRAM

SCALE 1" = 50'-0"

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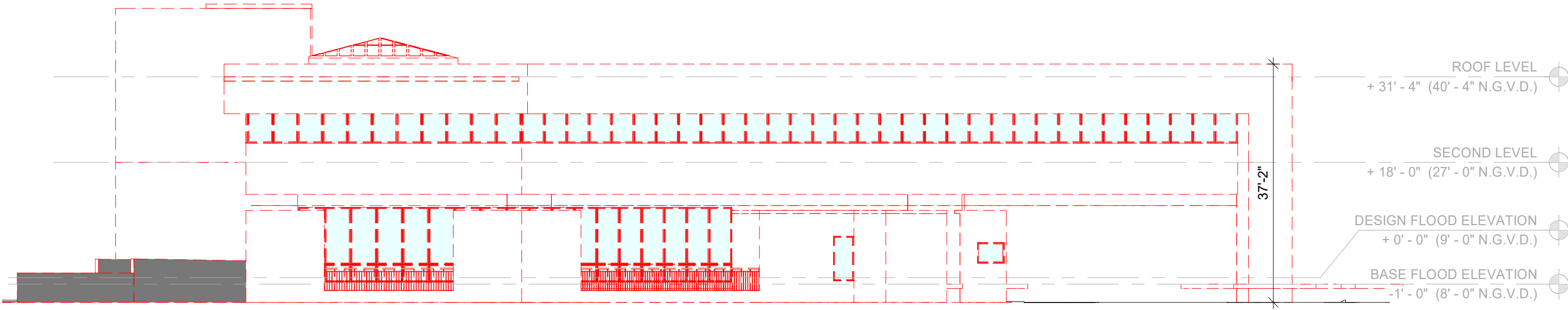


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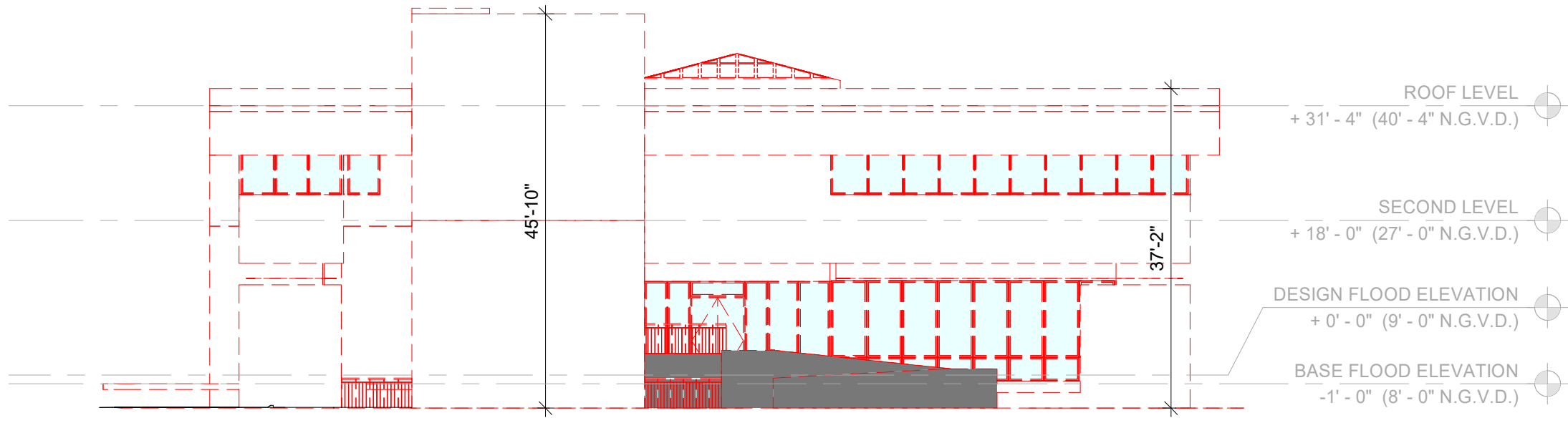
**NEW SINGLE STORY
COMMERCIAL BUILDING**
1801 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

DRAWING ISSUE:
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04-05-24 FINAL SUBMITTAL

A04



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



1 EXISTING WEST ELEVATION
SCALE 1/16" = 1'-0"

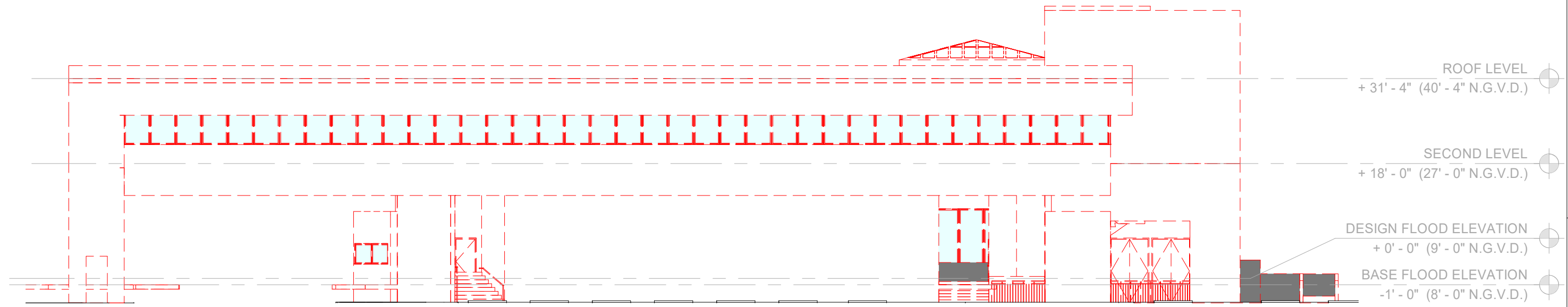
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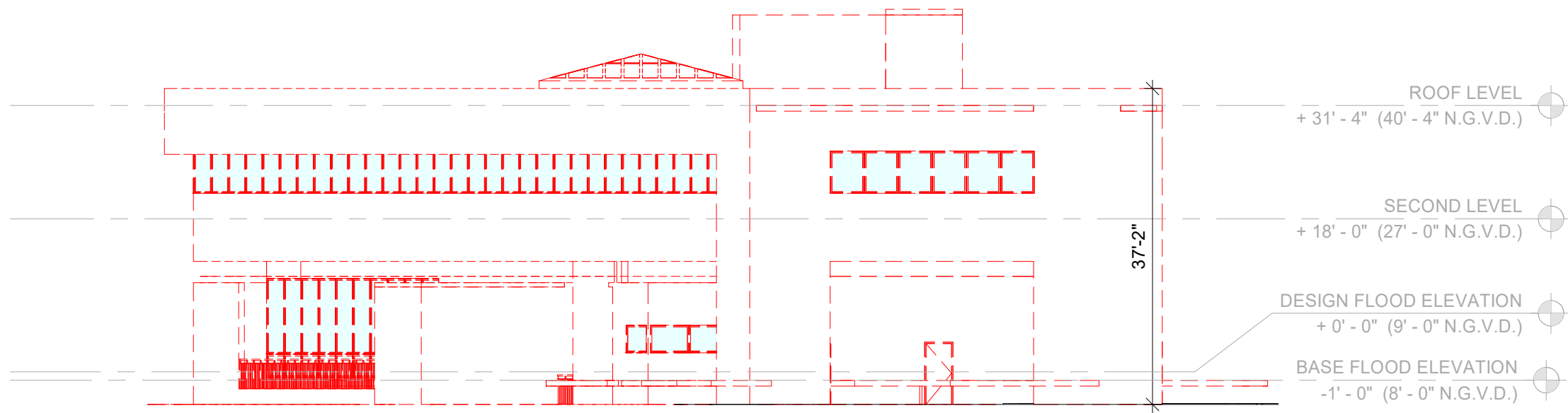
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A06



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



1 EXISTING EAST ELEVATION
SCALE 1/16" = 1'-0"

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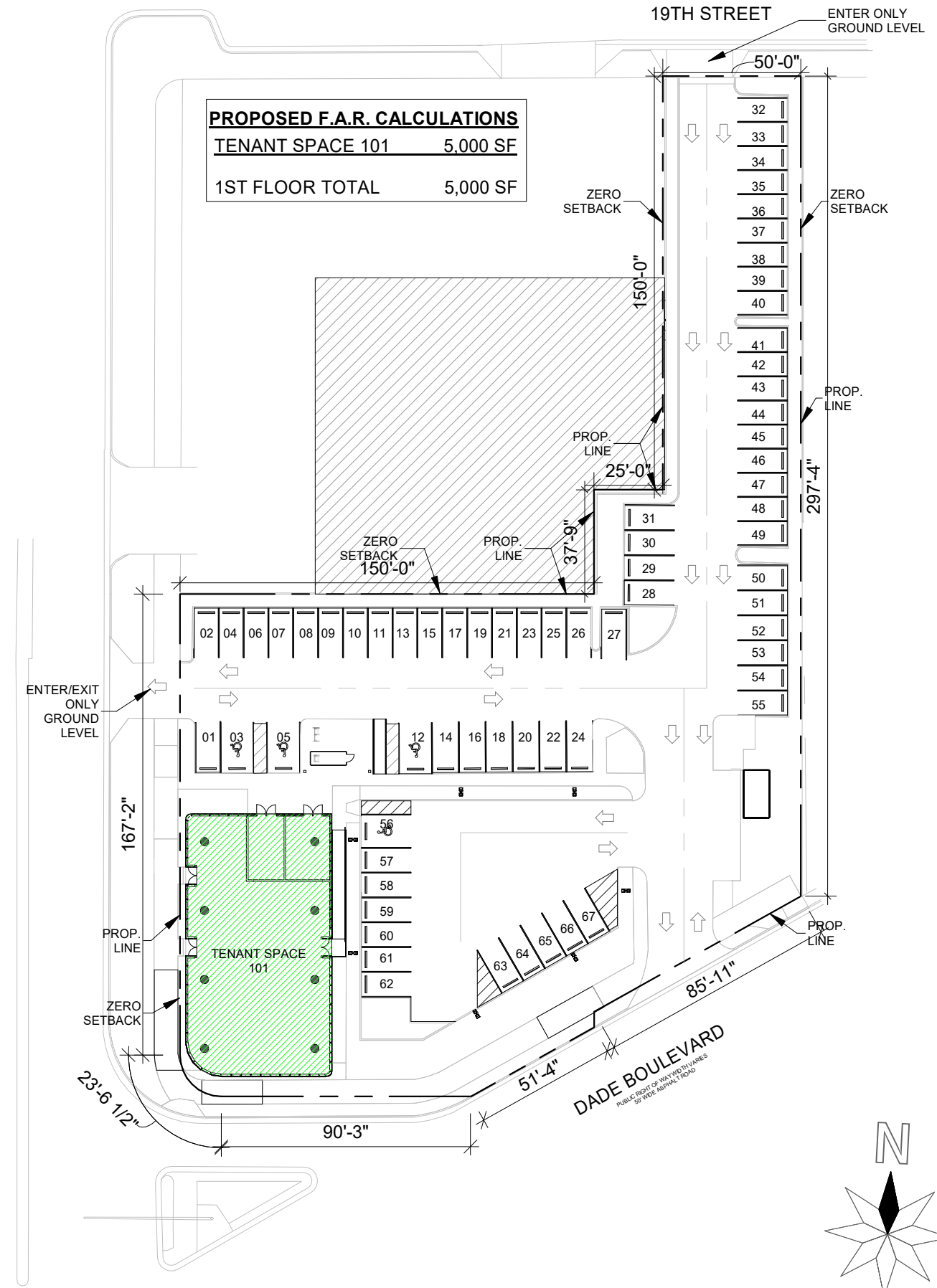


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A07



PROPOSED F.A.R. CALCULATIONS	
TENANT SPACE 101	5,000 SF
1ST FLOOR TOTAL	5,000 SF

1

PROPOSED GROUND LEVEL SITE PLAN F.A.R.

SCALE 1" = 50'-0"

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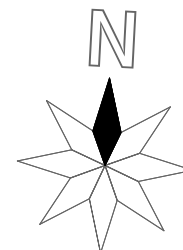
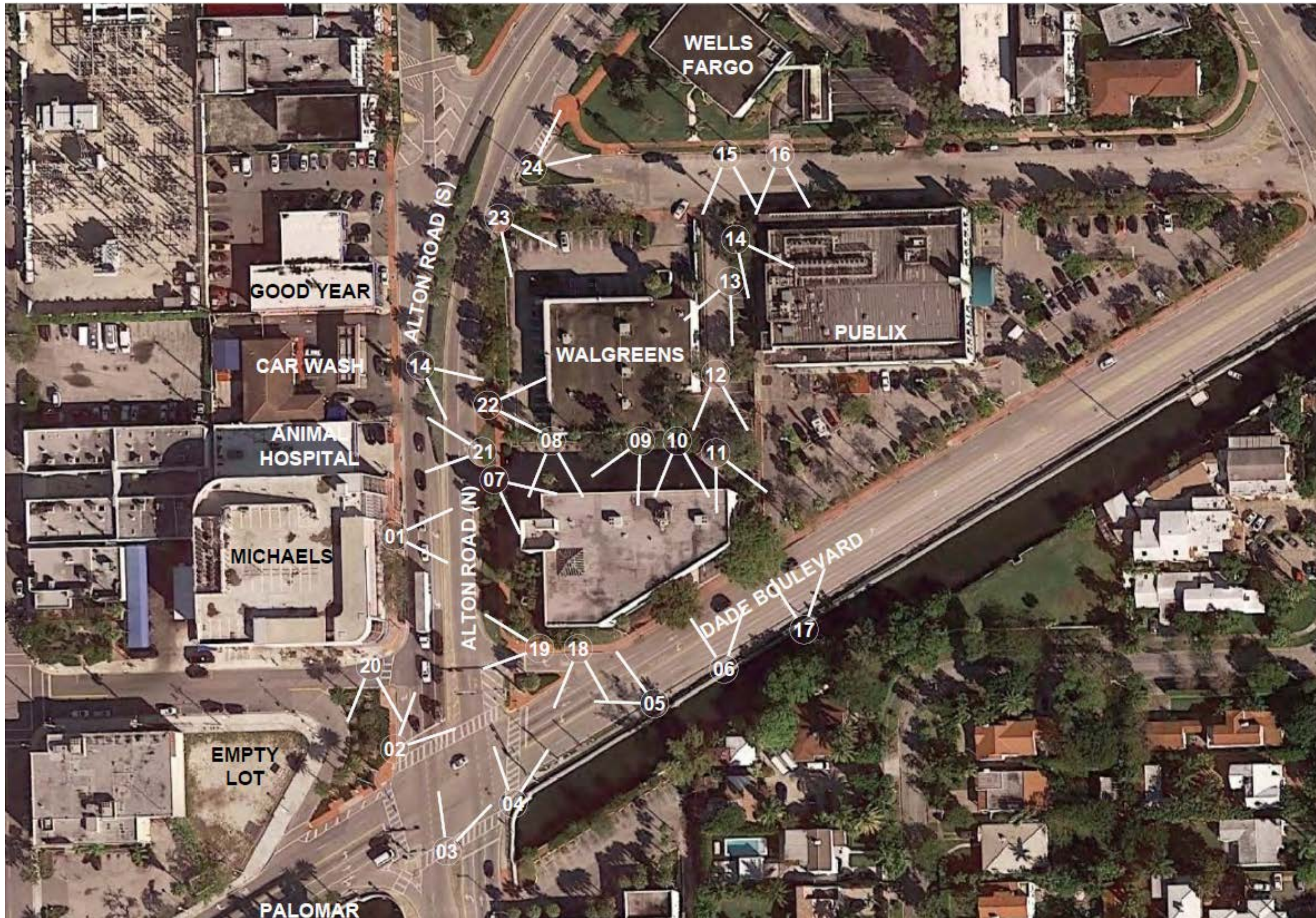


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A08



1 SITE PHOTO KEY AERIAL
 SCALE 6" = 1'-0"

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A10

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01 ALTON ROAD LOOKING EAST AT 1801 ALTON ROAD



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



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



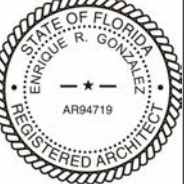
04 ALTON ROAD / DADE BLVD LOOKING NORTH AT 1801 ALTON ROAD

SITE PHOTOS

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A11



05 DADE BOULEVARD LOOKING NORTHWEST



06 DADE BOULEVARD LOOKING NORTH



07 ALTON ROAD LOOKING SOUTHEAST



08 EXISTING PARKING LOT LOOKING SOUTH

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09 EXISTING PARKING LOOKING SW



10 EXISTING PARKING LOOKING SOUTH



11 EXISTING PARKING LOOKING SOUTHEAST



12 EXISTING PARKING LOT LOOKING SOUTH

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13 EXISTING PARKING LOOKING SW



14 EXISTING PARKING LOOKING SE



15 19TH STREET LOOKING SOUTH AT THE 1801 ALTON ROAD



16 19TH STREET LOOKING SOUTH AT PUBLIX REAR SERVICE

SITE PHOTOS

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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

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21 ALTON ROAD LOOKING WEST AT ANIMAL HOSPITAL



22 ALTON ROAD LOOKING NORTH EAST AT WALGREENS



23 ALTON ROAD / 19TH STREET LOOKING SOUTHEAST AT WALGREENS



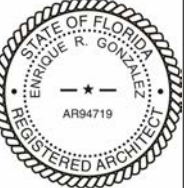
24 ALTON ROAD / 19TH STREET LOOKING NORTH AT WELLS FARGO

CONTEXT PHOTOS

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1

RENDER AT MIAMI DADE BLVD

SCALE 12" = 1'-0"

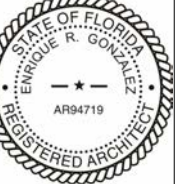
A17



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1

RENDER 1

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

A18
NEW SHEET



1

RENDER 2

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

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A19
NEW SHEET



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1 RENDER 3
 SCALE 1 1/2" = 1'-0"

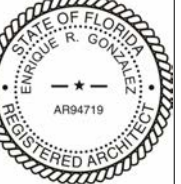
A20
 NEW SHEET



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1

RENDER 4

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

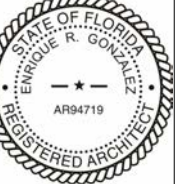
A21
NEW SHEET



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1

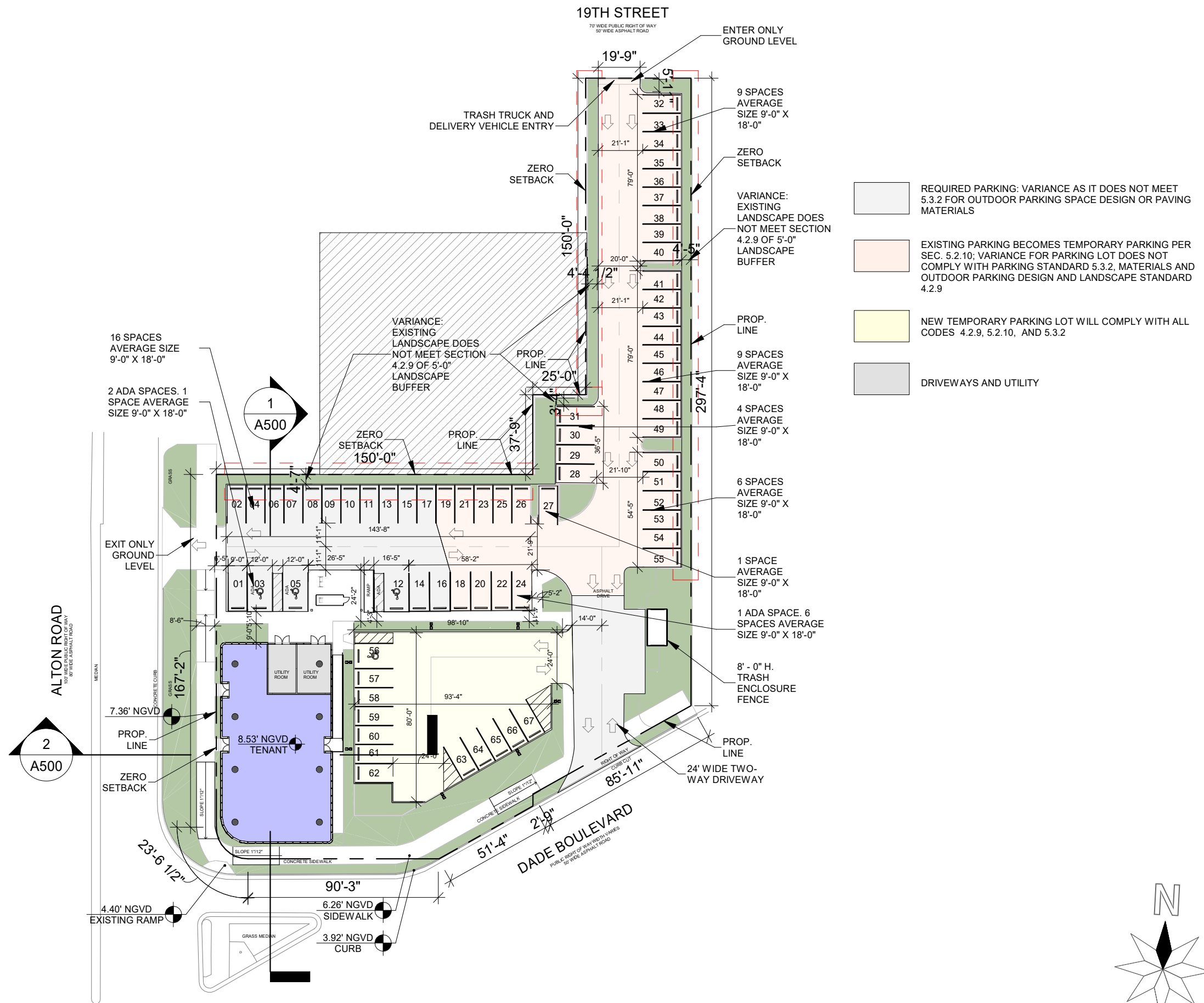
RENDER 5

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

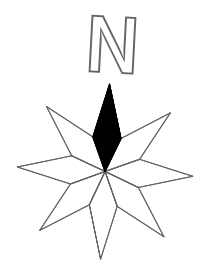
A22
NEW SHEET

VARIANCE DIAGRAM

SCALE 1" = 50'-0"



- REQUIRED PARKING: VARIANCE AS IT DOES NOT MEET 5.3.2 FOR OUTDOOR PARKING SPACE DESIGN OR PAVING MATERIALS
- EXISTING PARKING BECOMES TEMPORARY PARKING PER SEC. 5.2.10; VARIANCE FOR PARKING LOT DOES NOT COMPLY WITH PARKING STANDARD 5.3.2, MATERIALS AND OUTDOOR PARKING DESIGN AND LANDSCAPE STANDARD 4.2.9
- NEW TEMPORARY PARKING LOT WILL COMPLY WITH ALL CODES 4.2.9, 5.2.10, AND 5.3.2
- DRIVEWAYS AND UTILITY



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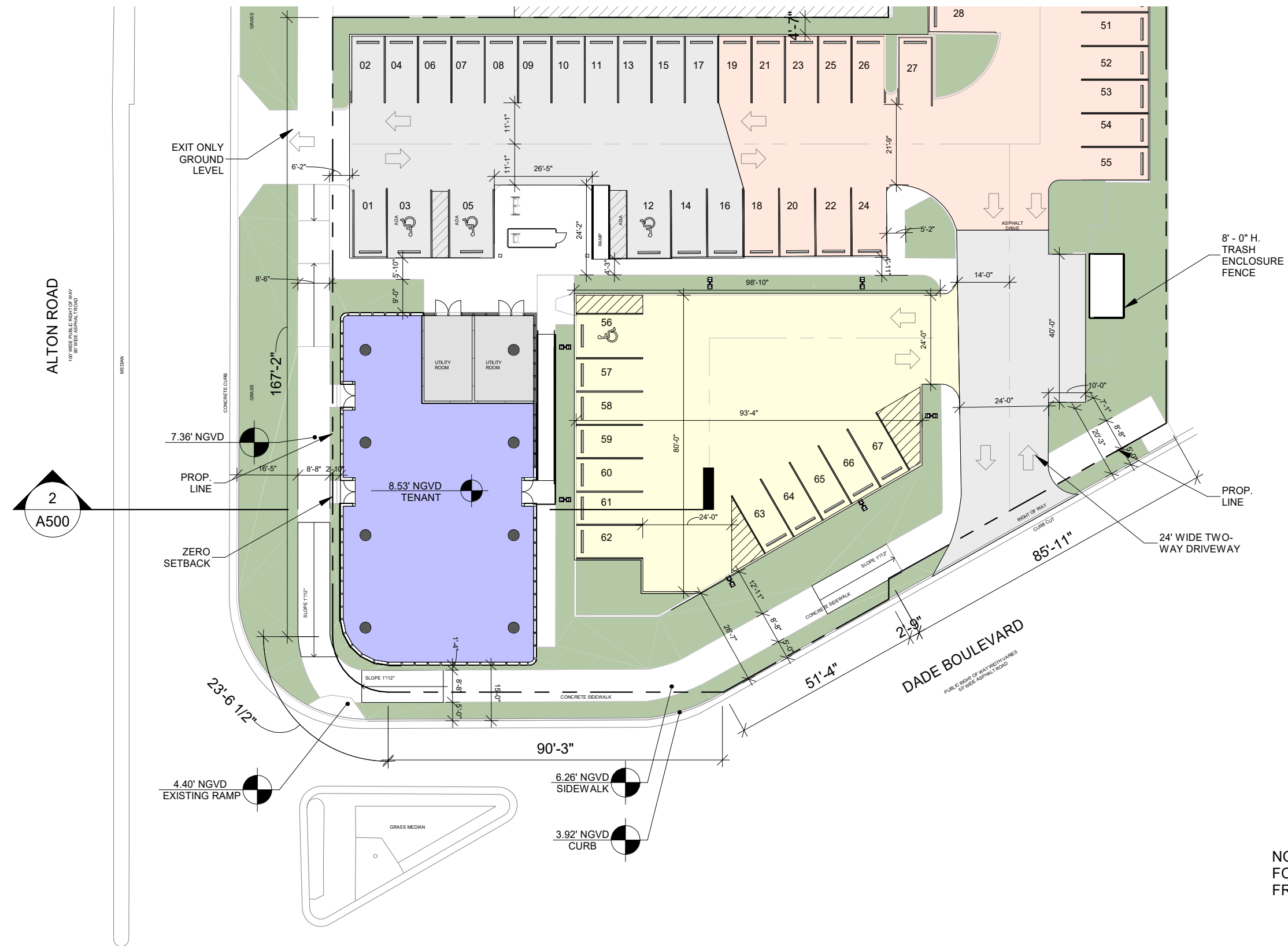


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NOTE: SEE SECTIONS A501 FOR DETAILS OF LONG FRONTAGE STANDARD

1 LONG FRONTAGE PLAN DIAGRAM
SCALE 1" = 30'-0"

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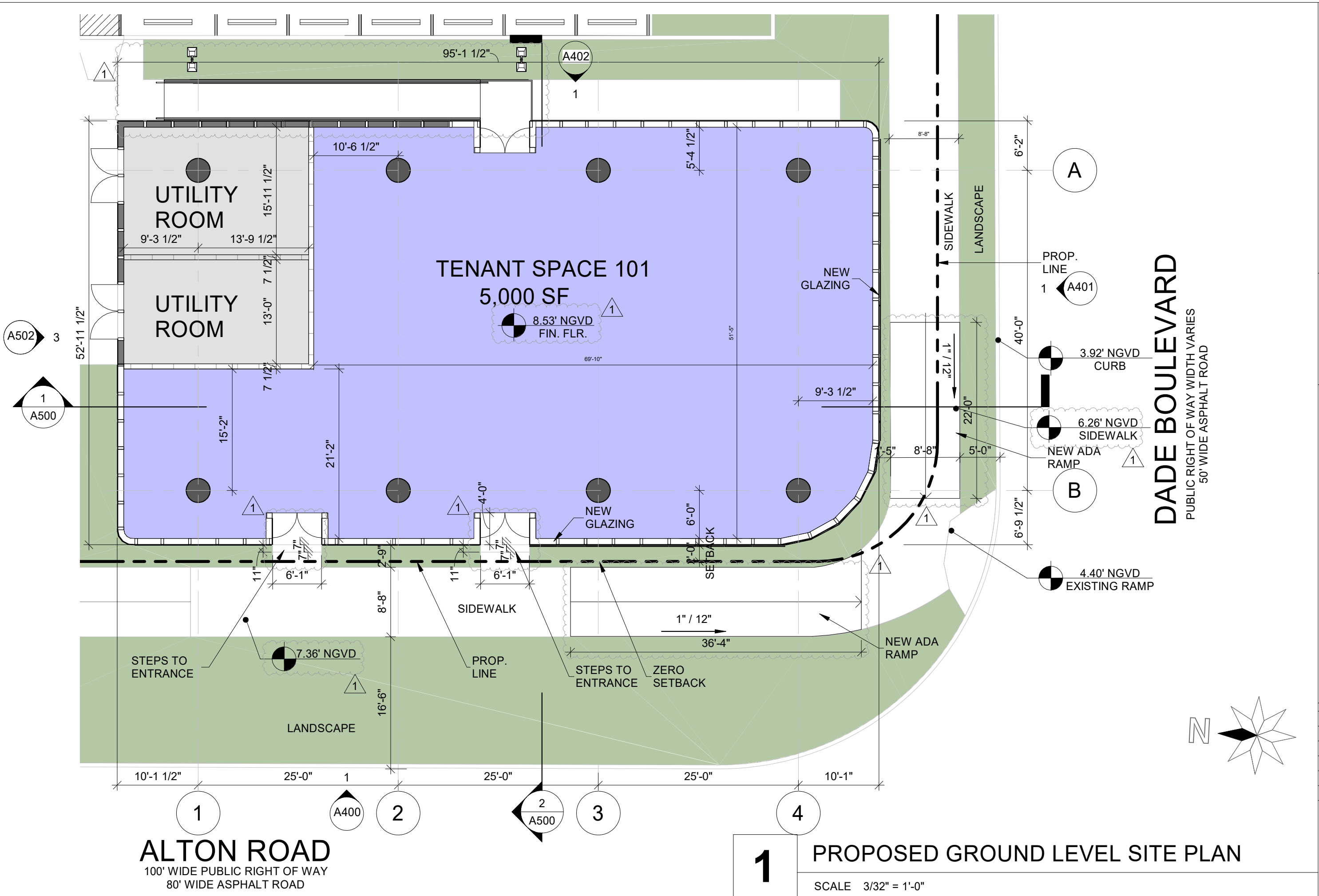


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A25
NEW SHEET



ALTON ROAD
 100' WIDE PUBLIC RIGHT OF WAY
 80' WIDE ASPHALT ROAD

1 **PROPOSED GROUND LEVEL SITE PLAN**
 SCALE 3/32" = 1'-0"

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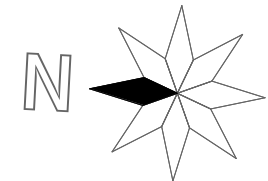
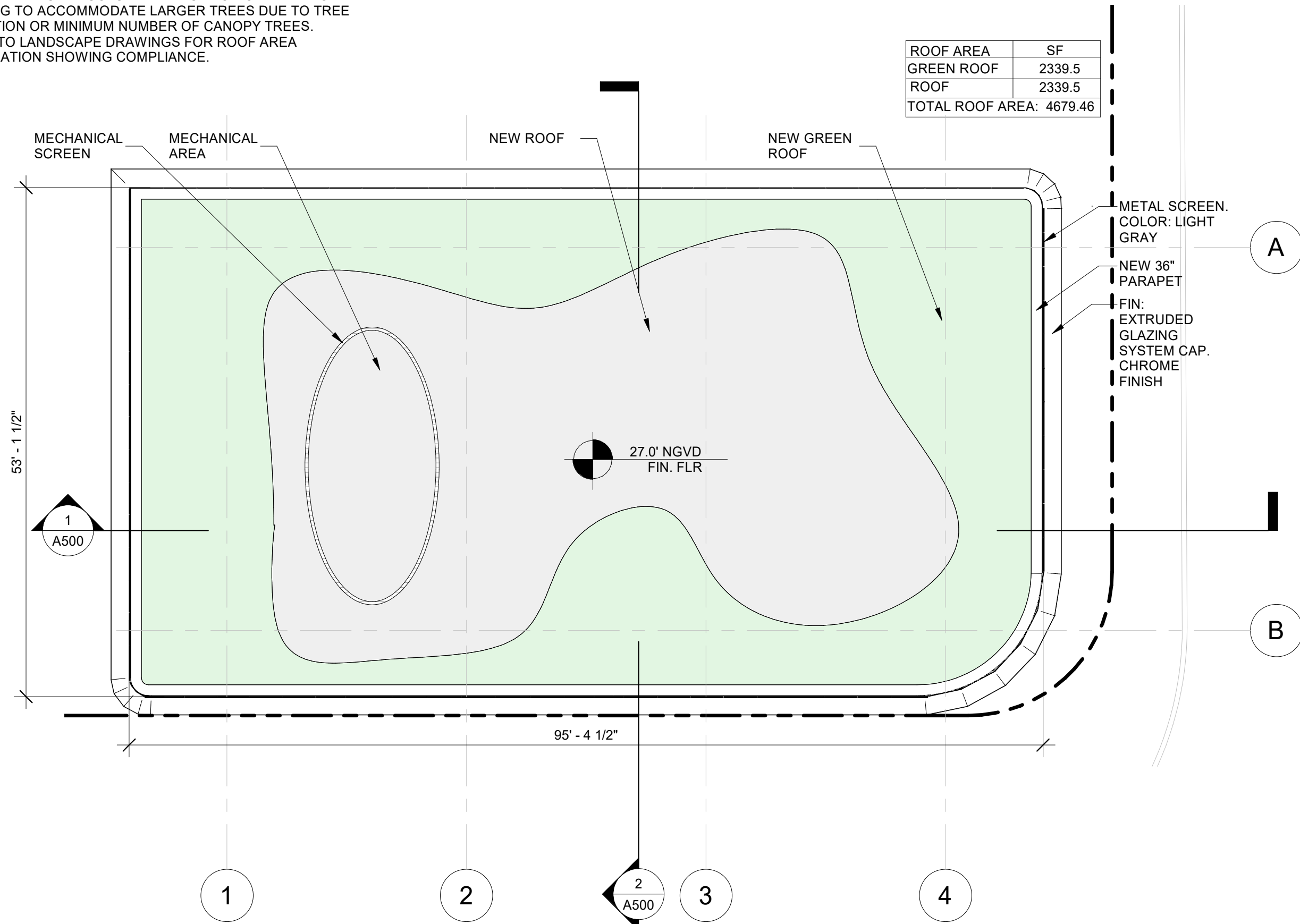
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A100

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	



DADE BOULEVARD

ALTON ROAD

1

PROPOSED NEW ROOF FLOOR PLAN

SCALE 3/32" = 1'-0"

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A101

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.



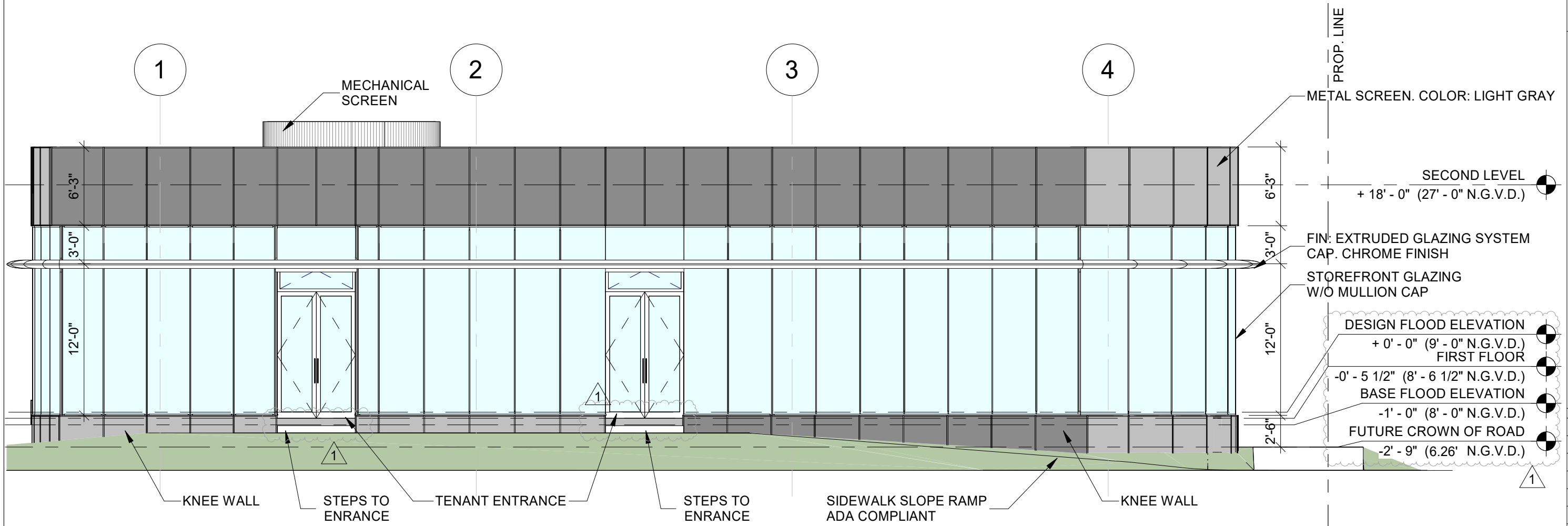
METAL SCREEN. COLOR: LIGHT GRAY



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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A400

NOTE:
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 LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH
 MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY
 THE PLANNING DIRECTOR.



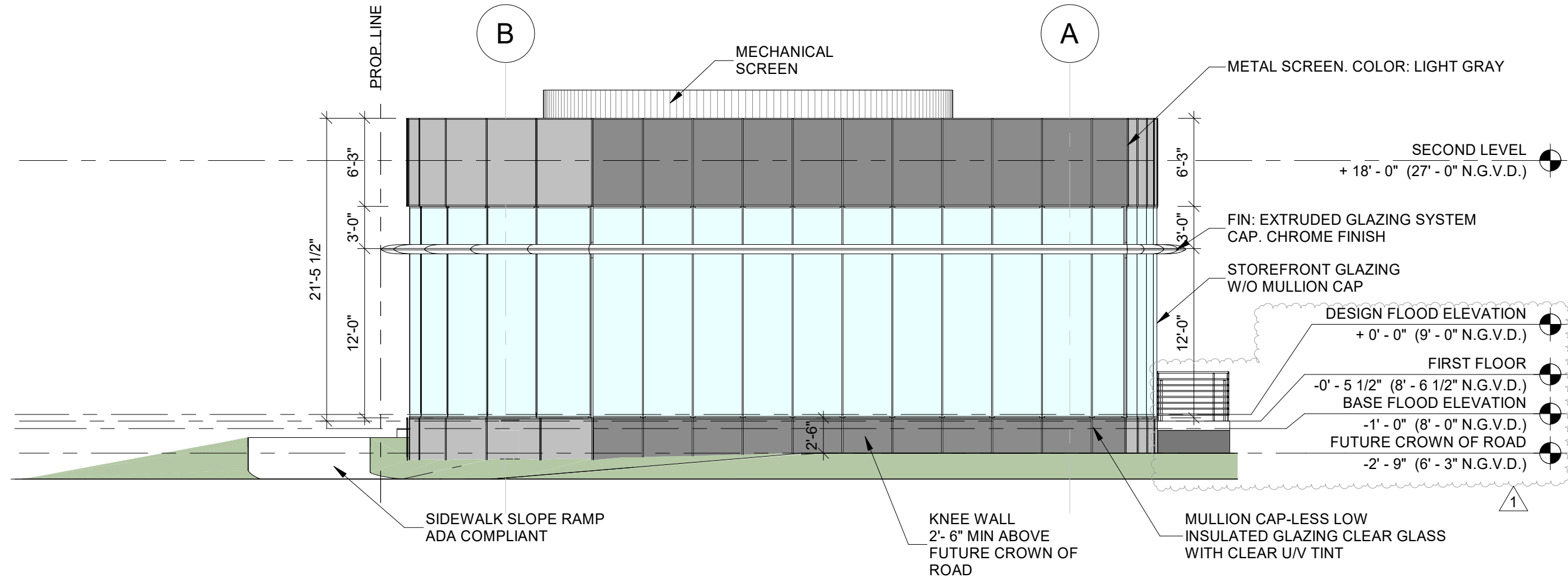
METAL SCREEN. COLOR: LIGHT GRAY



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

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A401

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.



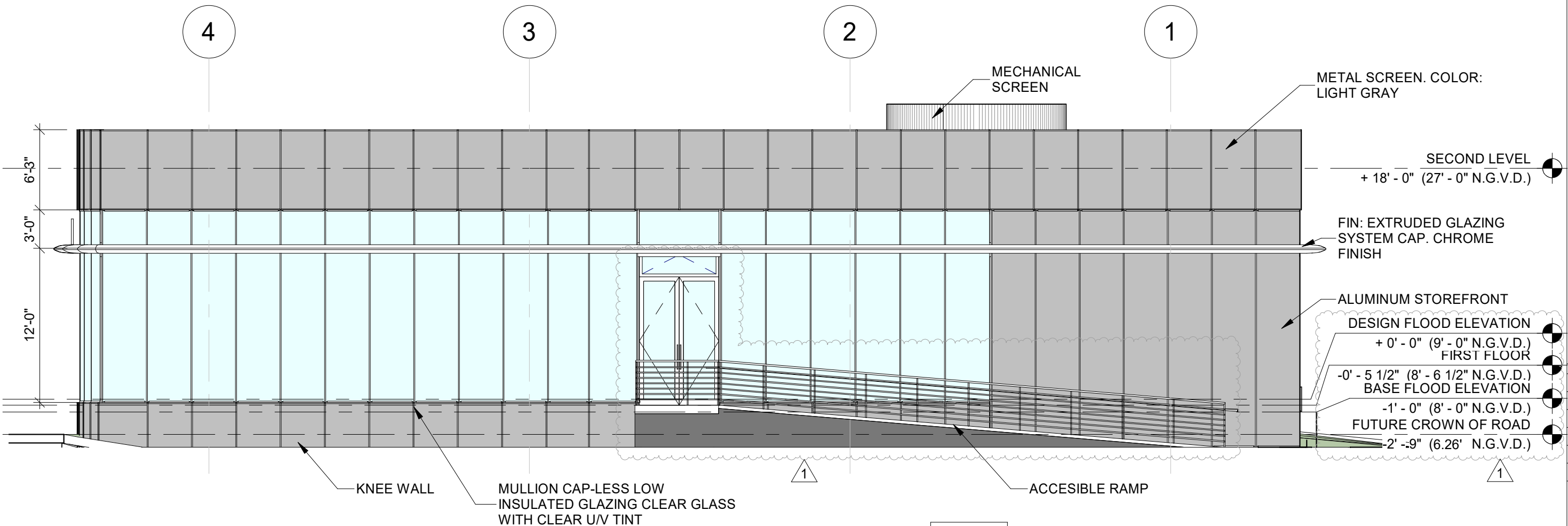
METAL SCREEN. COLOR: LIGHT GRAY



ARCHITECTURA CURTAIN WALL COVER
 CAP/FIN. CHROME FINISH



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



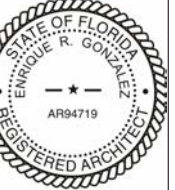
1 EAST ELEVATION

SCALE 1/8" = 1'-0"

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A402

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.



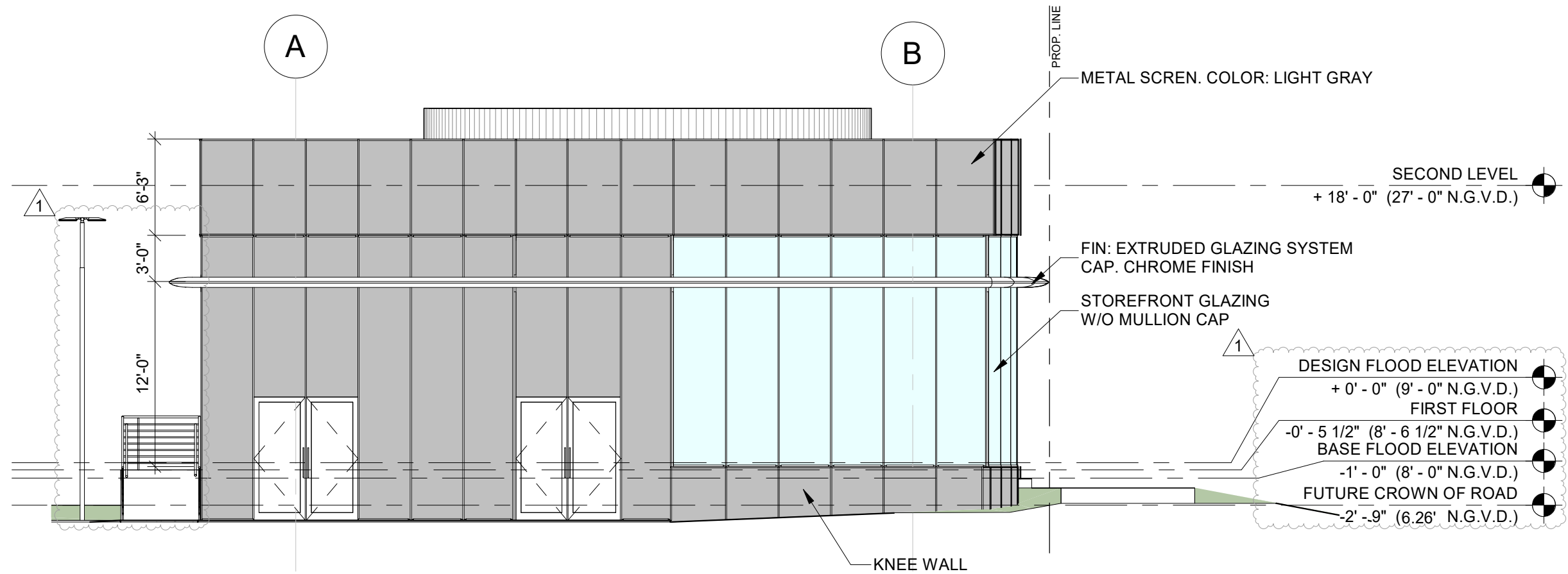
METAL SCREEN. COLOR: LIGHT GRAY



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

135 N MIAMI AVENUE
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 create@gonzalezarchitecture.com



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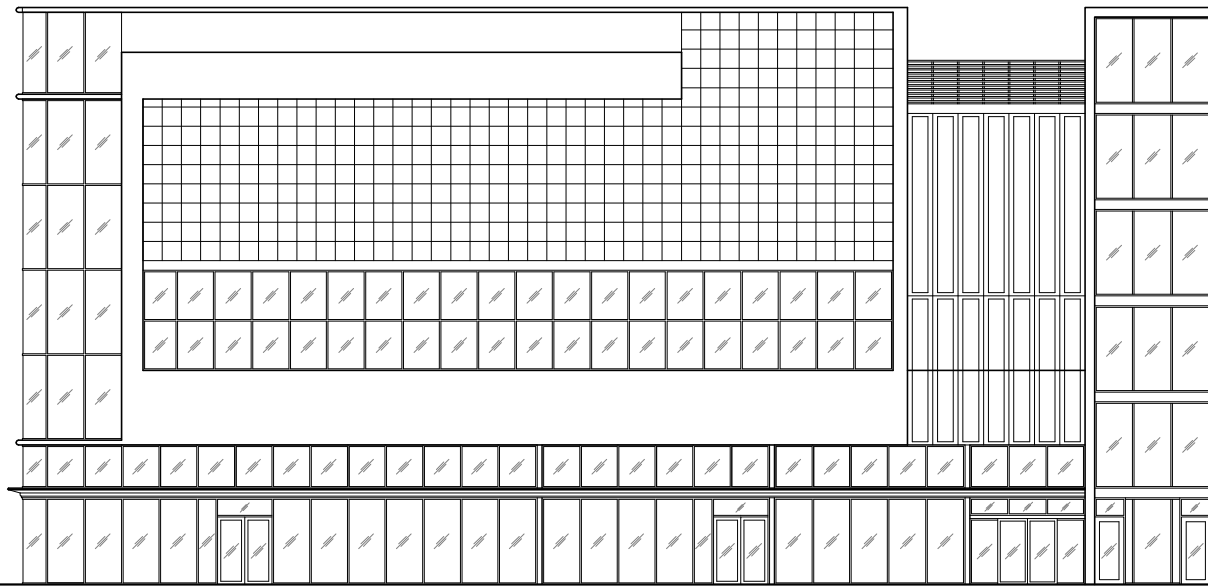


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 COMMERCIAL BUILDING**
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 MIAMI BEACH, FLORIDA 33139

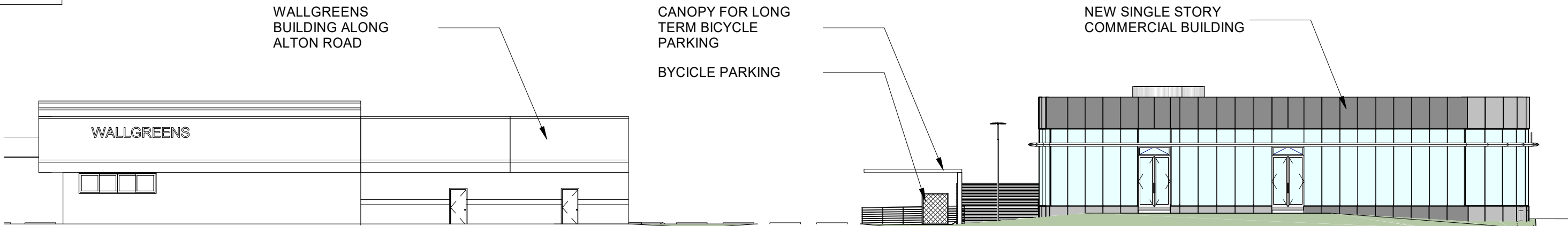
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A403



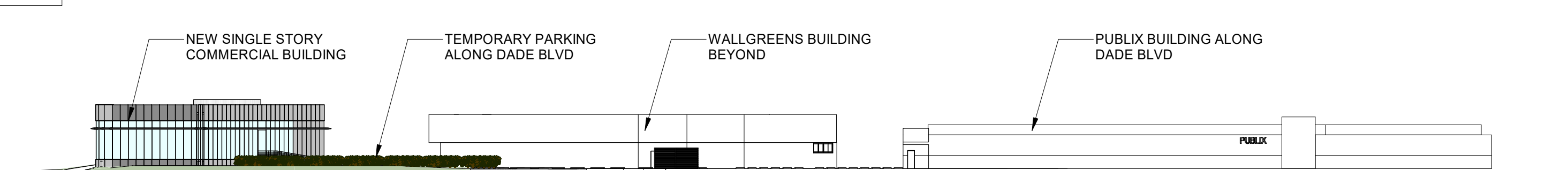
3 MICHAEL'S BUILDING ACROSS ALTON ROAD

SCALE 1" = 20'-0"



2 CONTEXTUAL ELEVATION ALTON ROAD

SCALE 1" = 20'-0"



1 CONTEXTUAL ELEVATION DADE BLVD

SCALE 1" = 40'-0"

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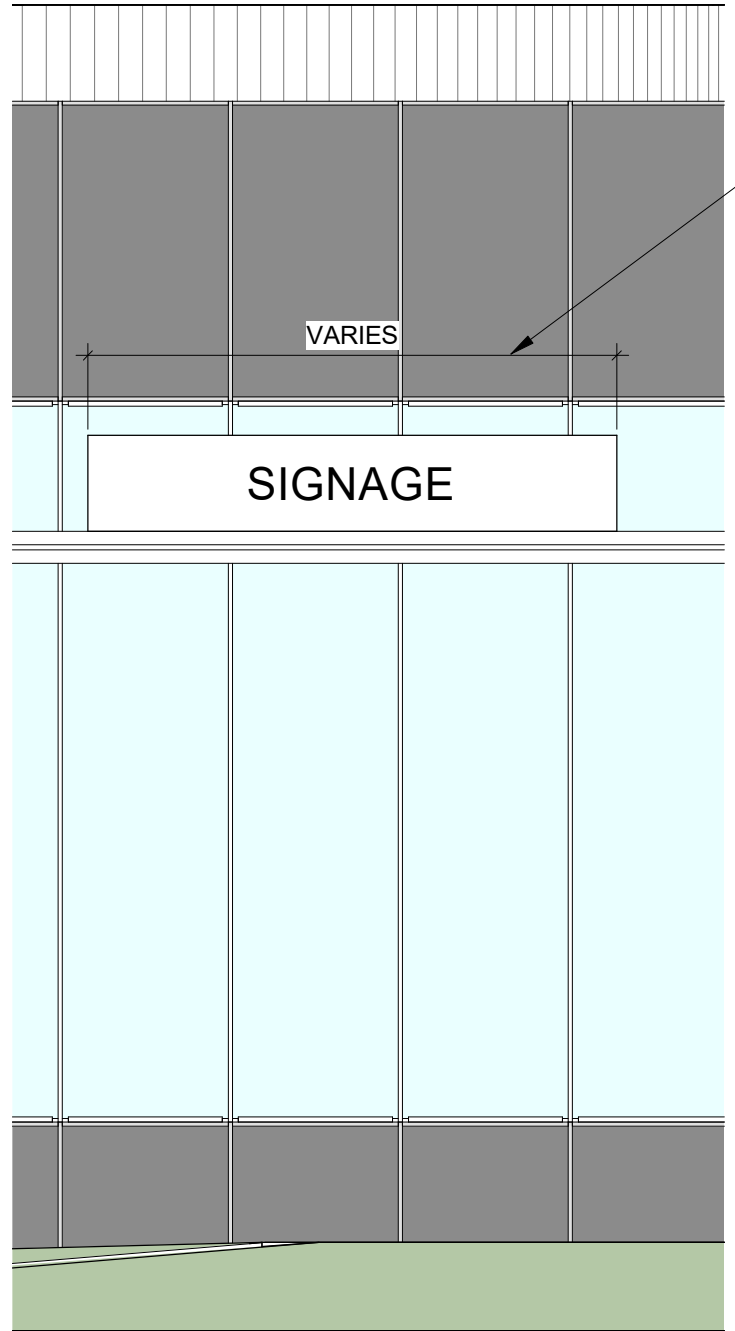
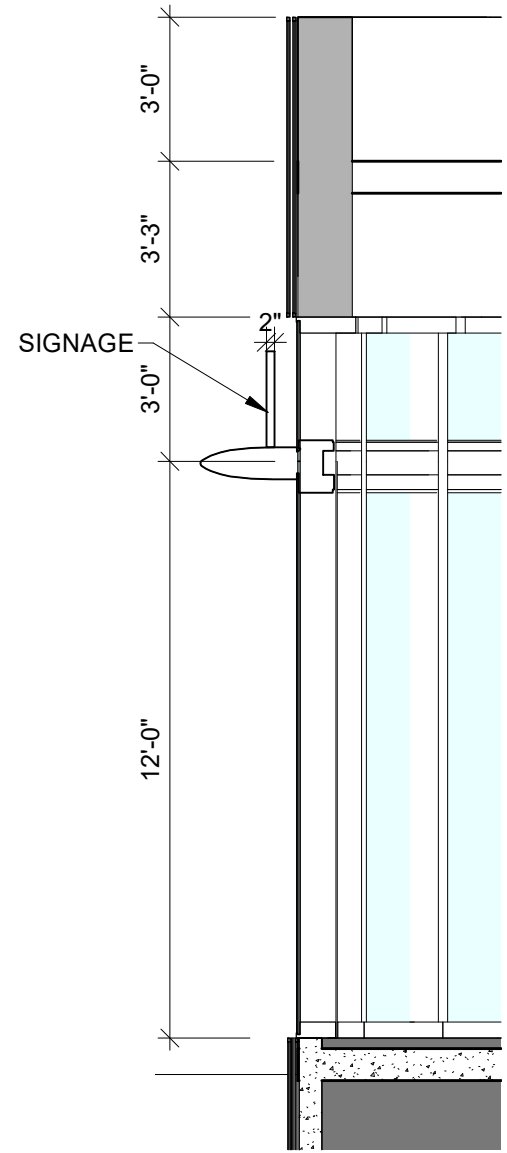
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1

A404

NEW SHEET



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

1

SIGNAGE PROGRAM

SCALE 1/4" = 1'-0"

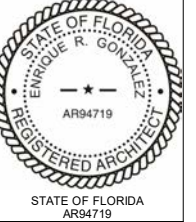
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A405

NEW SHEET

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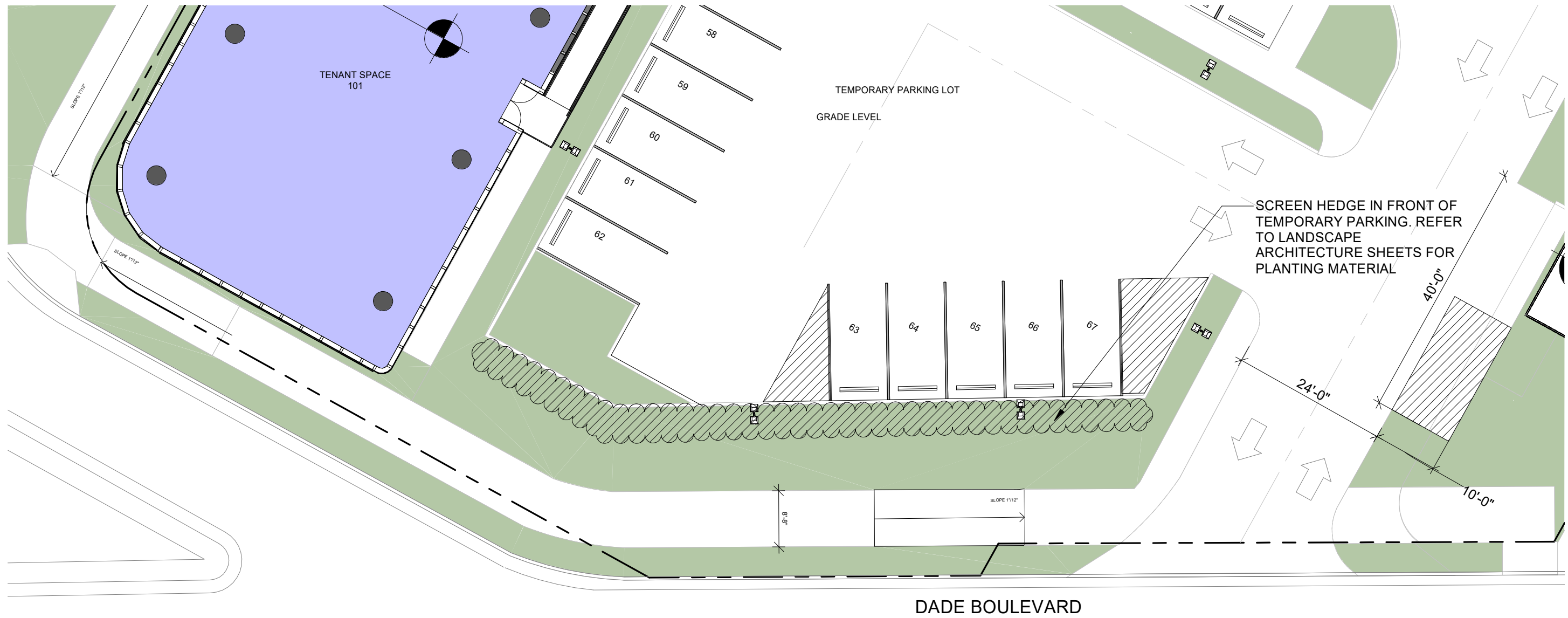
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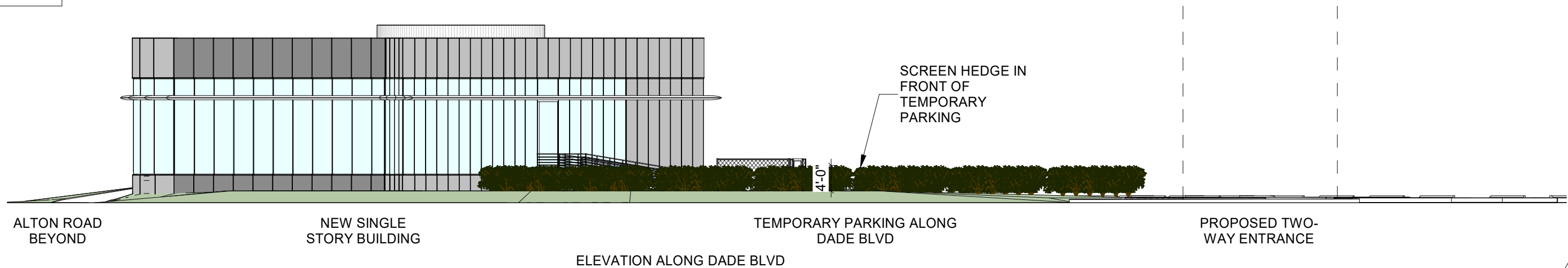
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2

PROPOSED GROUND LEVEL DADE BLVD

SCALE 1/16" = 1'-0"



1

PARKING SCREEN HEDGE ELEVATION

SCALE 1/16" = 1'-0"

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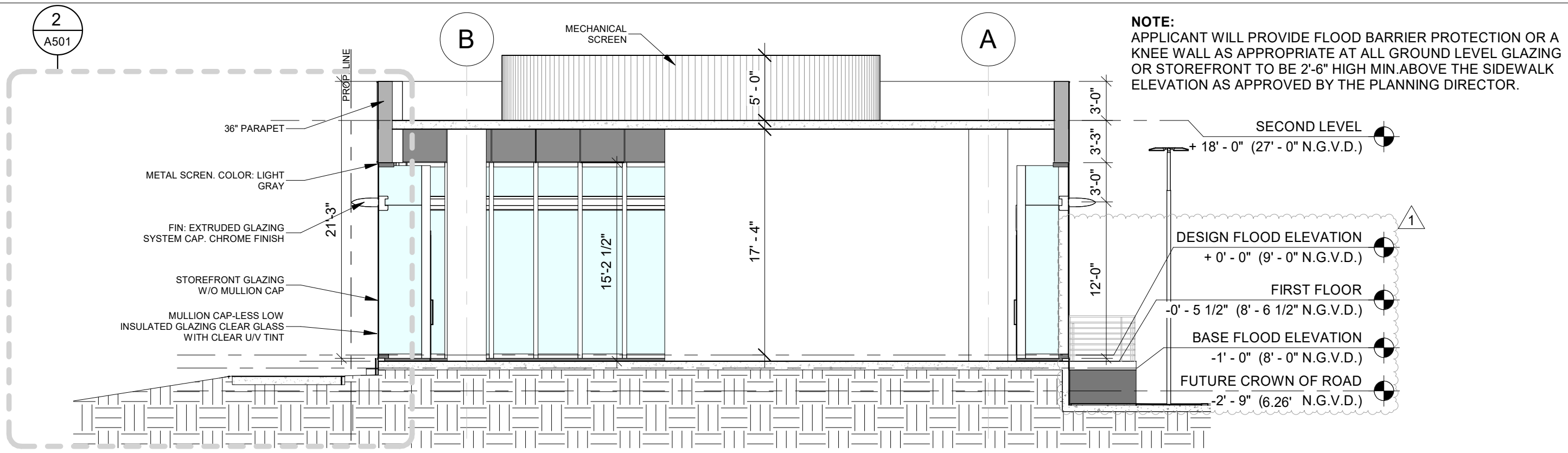


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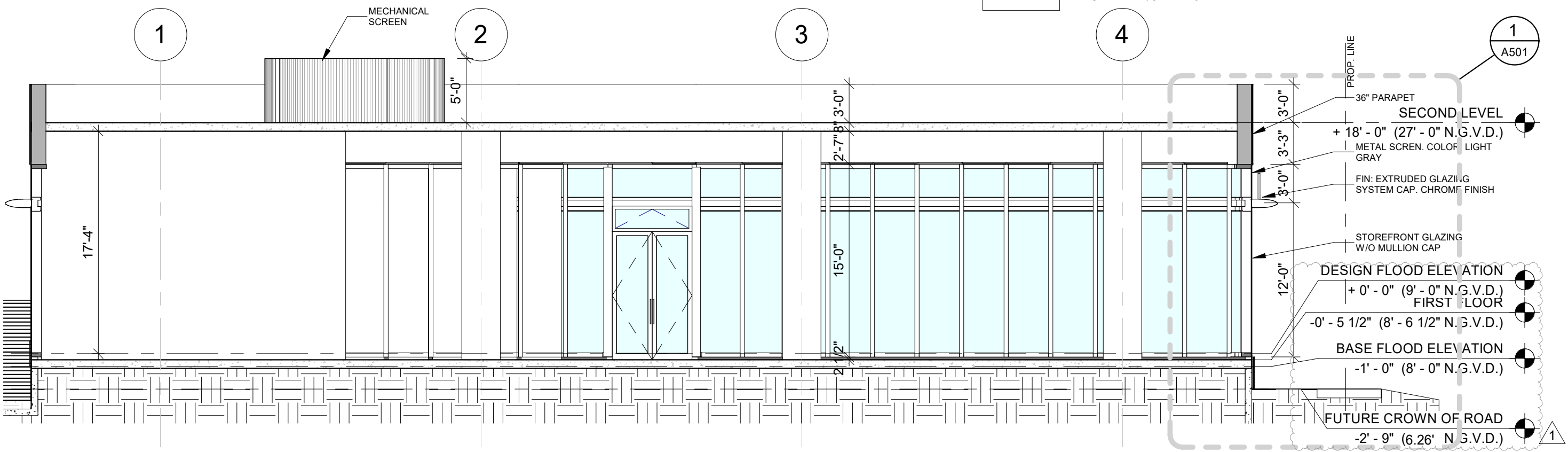
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A406
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NOTE:
 APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION OR A KNEE WALL AS APPROPRIATE AT ALL GROUND LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY THE PLANNING DIRECTOR.

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



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

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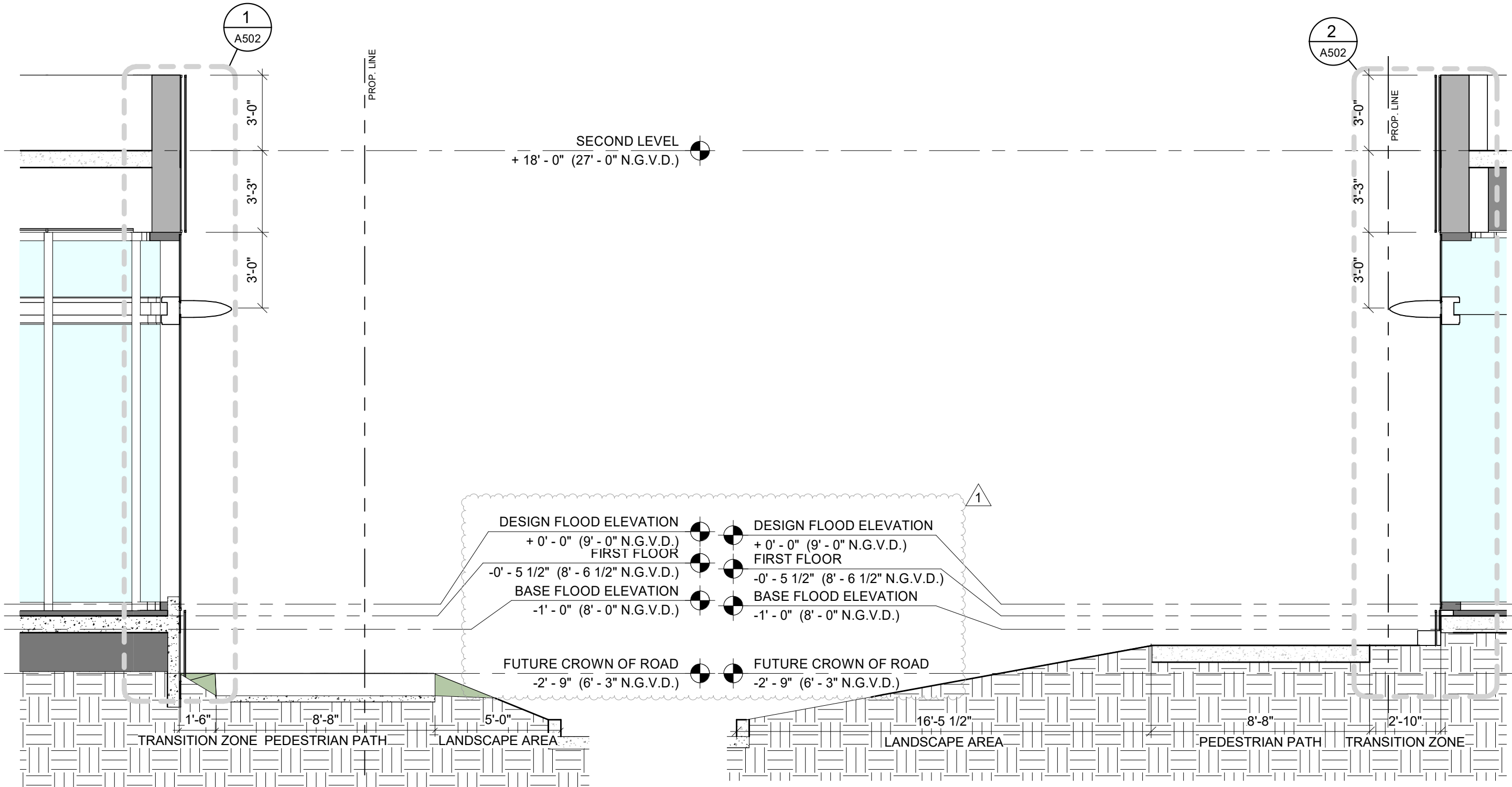
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1

LONG FRONTAGE SECTION DADE BLVD

SCALE 1/4" = 1'-0"

2

LONG FRONTAGE SECTION ALTON RD

SCALE 1/4" = 1'-0"

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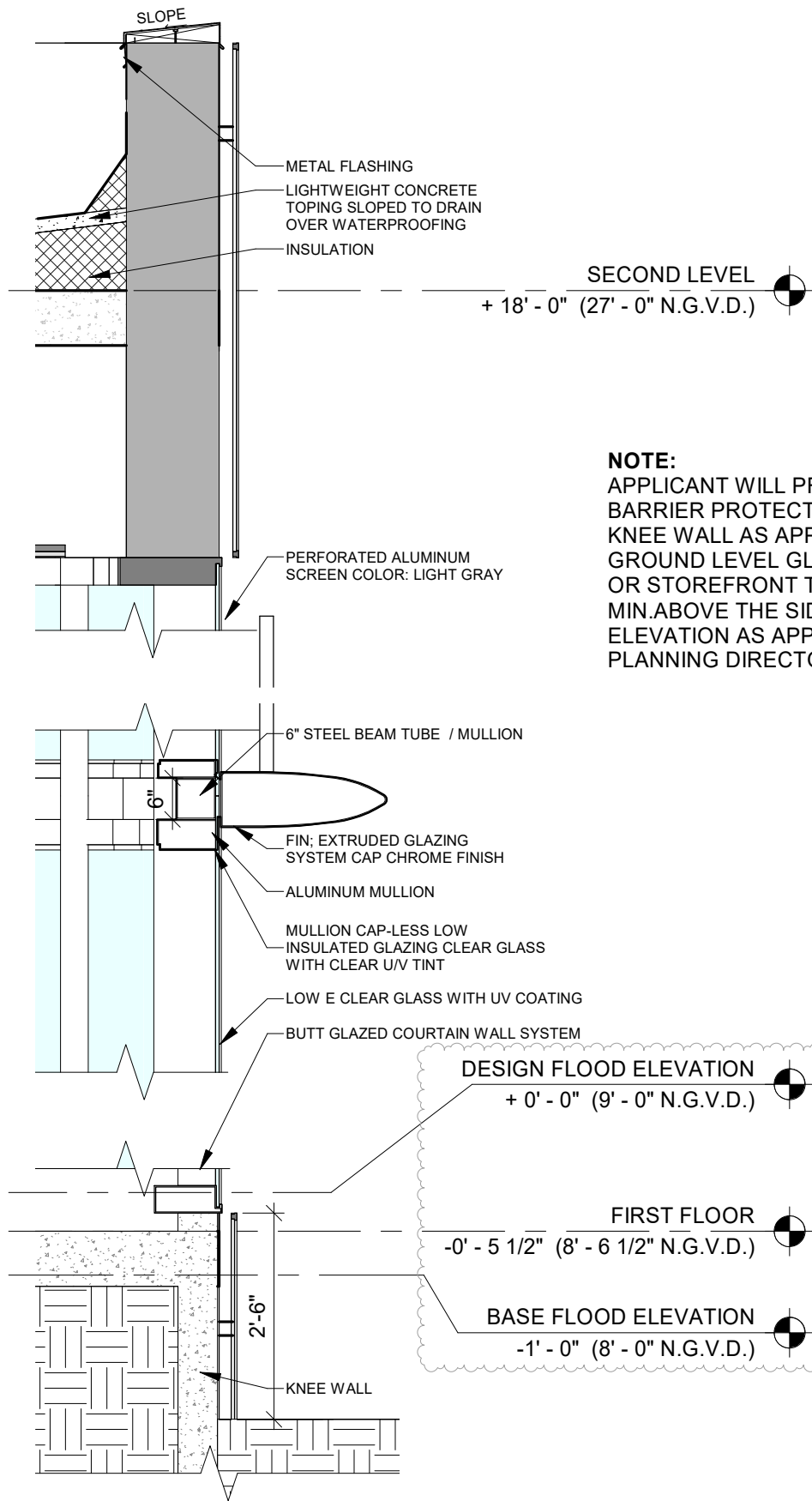


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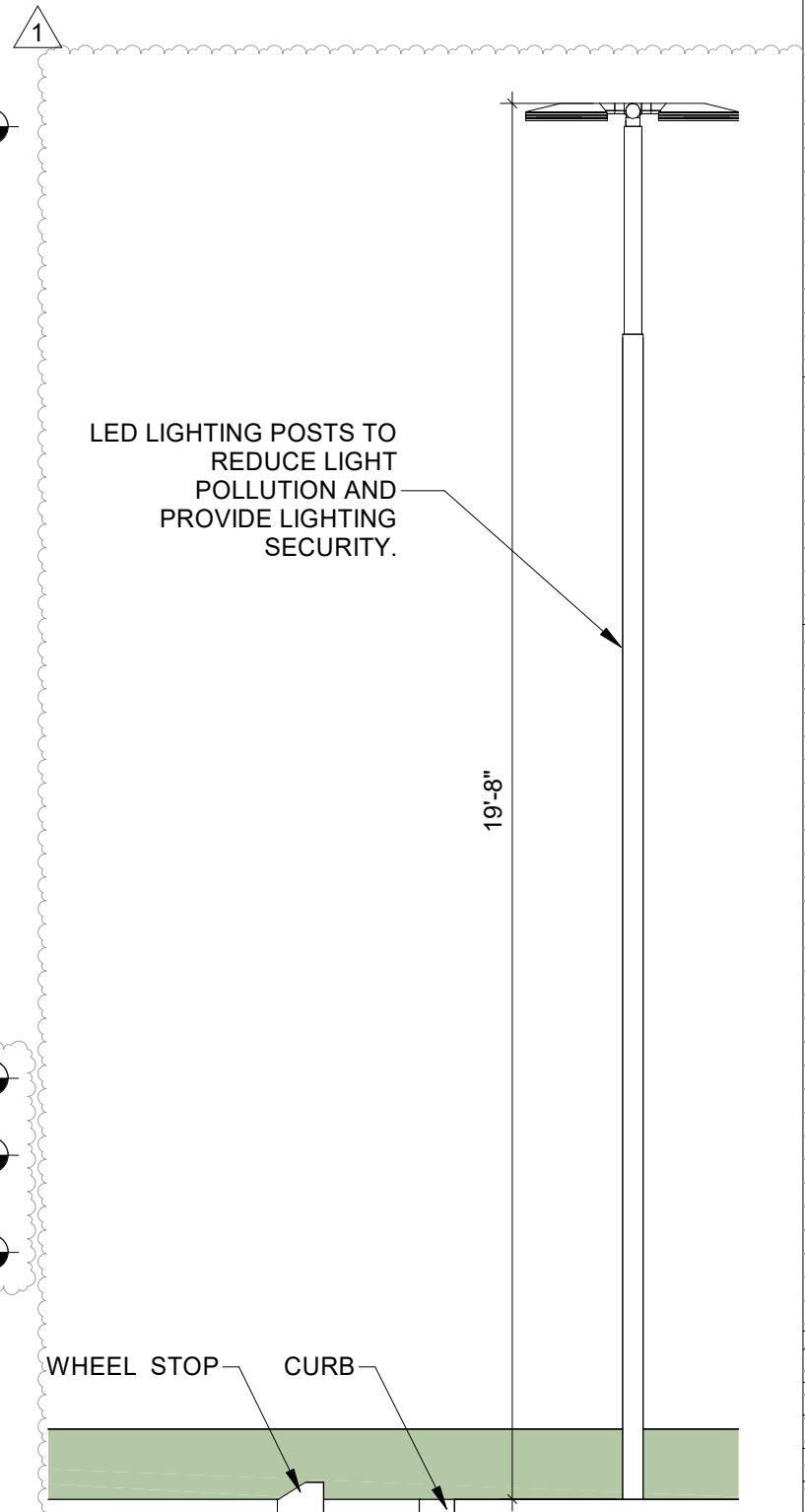
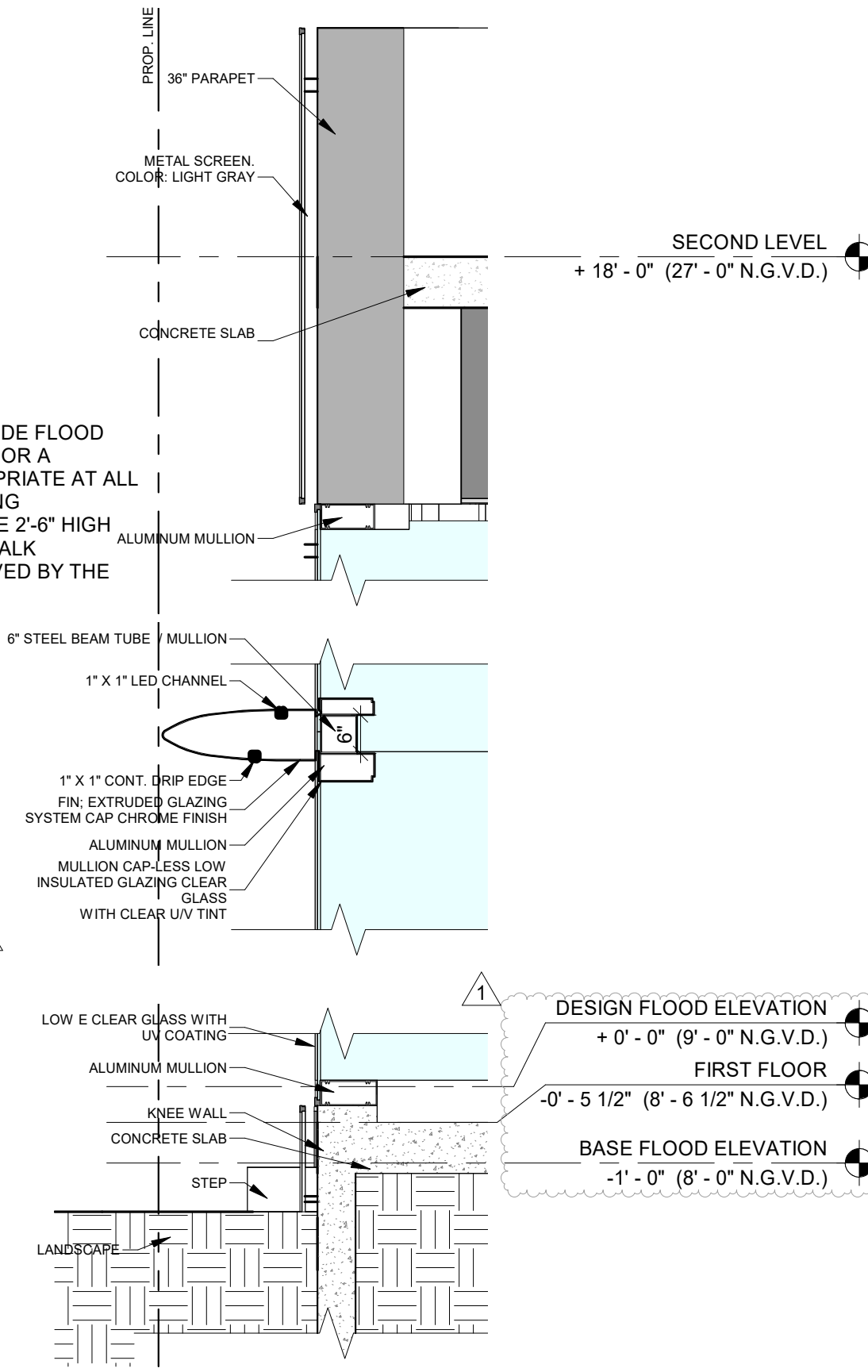
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1

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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