

County Health Center and Library

HPB22-0560





Existing Health Center

Canopy Park

Baptist

663 ALTON

Storage Bldg.



BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

HPB FINAL SUBMITTAL
663 ALTON ROAD

MIAMI BEACH, FL 33141

663 ALTON CLINIC - LIBRARY
RENDERING

DATE:
02/06/23

A4-02

© BUILT FORM, LLC



BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

HPB FINAL SUBMITTAL
663 ALTON ROAD

MIAMI BEACH, FL 33141

663 ALTON CLINIC - LIBRARY
RENDERING

DATE:
02/06/23

A4-01

POST-WAR MODERN / MIMO

“CONTEXTUALLY RELEVANT BUILDING DESIGN THAT IS DERIVED FROM THE MIMO LANGUAGE BUT LOOKS FORWARD TO A CONTEMPORARY VISION OF THE FUTURE”

SCALE	:	MASSING ARTICULATION TO BREAK DOWN THE BUILDING SCALE AND HEIGHT TO REFLECT THE ADJACENT URBAN FABRIC- The building facades use materials, window openings and canopy elements to break down the mass of the structure
HEIGHT	:	TALLER STRUCTURES TO BE SET BACK FROM THE STREET, BREAKING DOWN THE MASSING TO REFLECT THE ADJACENT URBAN FABRIC The 2-story structure is harmonious with the adjacent residential structures to the east.
RHYTHM	:	BREAKING DOWN THE MASSING TO CONFORM TO THE LOT WIDTH, CONTEXT BUILDING PROPORTIONS The introduction of the split in the west and east façade materials breaks down the scale to be more reminiscent of the 50' block widths in the neighborhood
SETBACKS	:	MAINTAIN THE URBAN STREETWALL, SITE THE BUILDINGS TO REINFORCE THE SURROUNDING CONTEXT Alton Road street wall is maintained
VIEW CORRIDORS	:	MAINTAIN VIEW CORRIDORS TO IMPORTANT STRUCTURES AND WATERFRONT The angular ground level façade open views to the new canopy park as well as to the building entrances
DIRECTIONAL EMPHASIS	:	PREDOMINANTLY HORIZONTAL STRUCTURES WITH STRONG VERTICAL BREAKS. ANGULAR FORMS The rotation of the ground level façade reinforces the horizontality of the building mass and canopy elements with vertical breaks at the west library entrance and north clinic entry
POINT OF ENTRY	:	ACTIVE GROUND LEVEL WITH DEFINED PEDESTRIAN ENTRANCES FROM THE STREET The creation of the plaza space on 7 th Street invites pedestrians to both the library and clinics entry
ARCHITECTURE	:	EMBRACING THE MIMO LANGUAGE AND NEIGHBORHOOD VOCABULARY OF FORM TO REFLECT ON THE HISTORY OF THE DISTRICT WHILE NOT REPLICATING THE PAST



BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

HPB FINAL SUBMITTAL
663 ALTON ROAD

MIAMI BEACH, FL 33141

663 ALTON CLINIC - LIBRARY
LANDSCAPE PLAN

HARDSCAPE MATERIALS

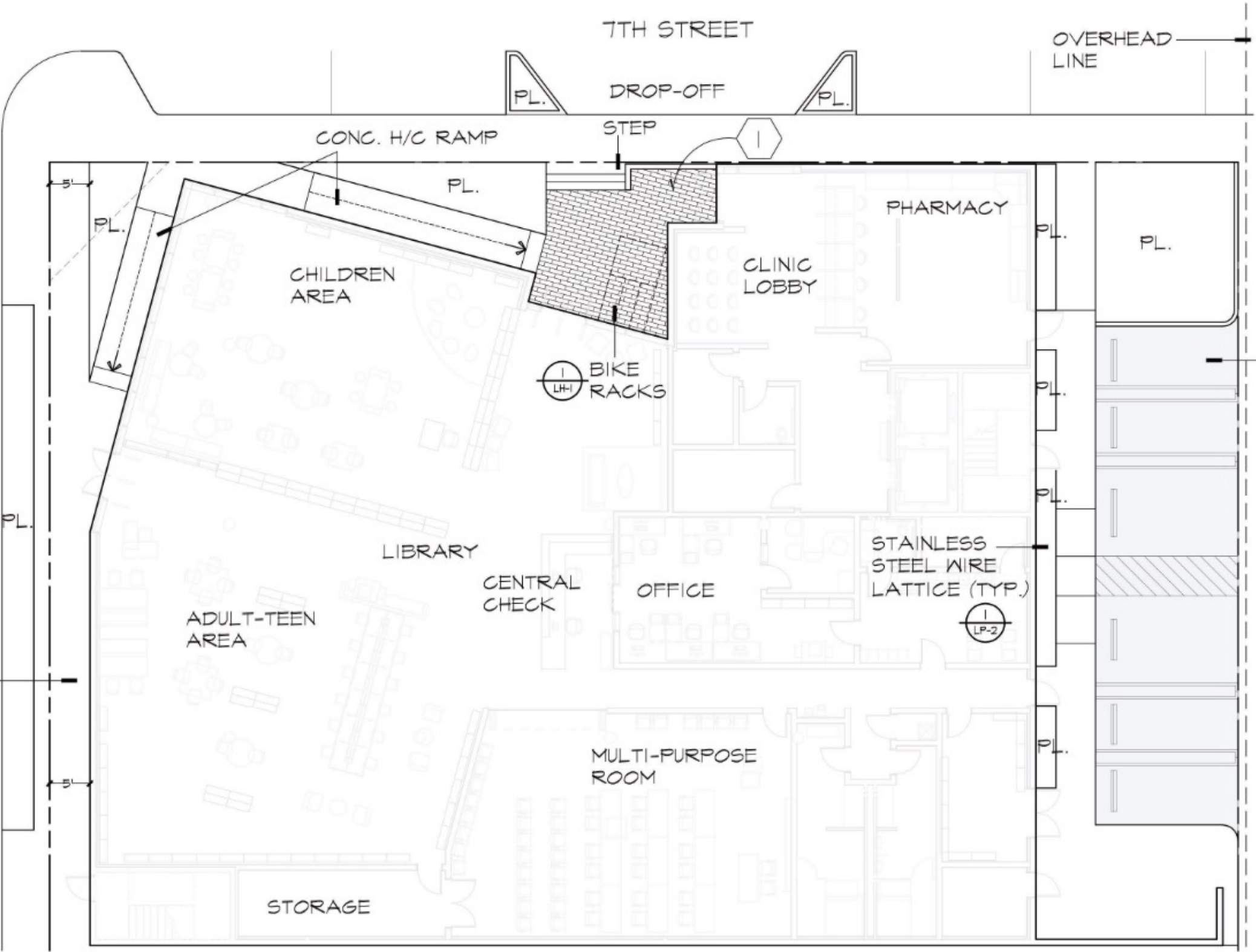
1 SIDEWALK PAVER FIELD: 3"x12"x2³/₈" MODULINE PAVER BY BELGARD OR APPROVED EQUAL; PATTERN: RUNNING BOND (SEE PLAN); COLOR: 1/3 GRANITE (GRAY & WHITE), 1/3 SLATE (CHARCOAL & GRAY), 1/3 CHARCOAL

NOTES:
-ALL PAVED SURFACES SHALL MEET ALL ADA REGULATIONS.



ALTON ROAD

COLORED CONC.
SIDEWALK TO
MATCH CITY
SIDEWALK



BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

HPB FINAL SUBMITTAL
663 ALTON ROAD

MIAMI BEACH, FL 33141

663 ALTON CLINIC - LIBRARY
HARDASCAPE

ZONING INFORMATION

LOT ADDRESS: 663 ALTON RD
FOLIO NUMBER: 02-4203-009-8540;02-4203-009-8530
ZONING DISTRICT:
6400 COMMERCIAL - CENTRAL - CD-02
ALTON ROAD - HISTORIC DISTRICT BUFFER OVERLAY
BUILDING SETBACKS - SEC 142-864

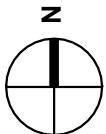
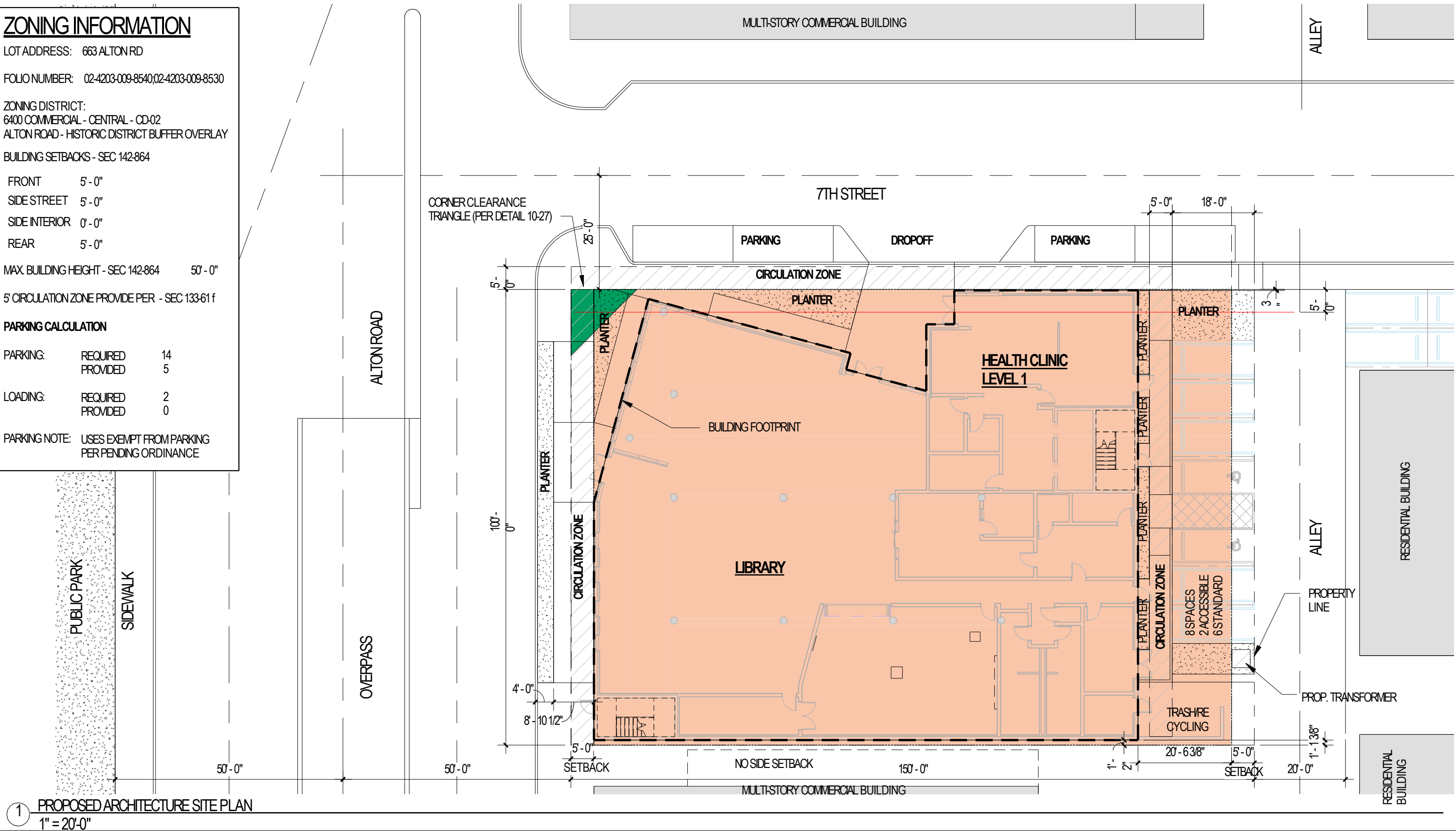
FRONT 5'-0"
SIDE STREET 5'-0"
SIDE INTERIOR 0'-0"
REAR 5'-0"
MAX. BUILDING HEIGHT - SEC 142-864 50'-0"
5' CIRCULATION ZONE PROVIDE PER - SEC 133-61 f

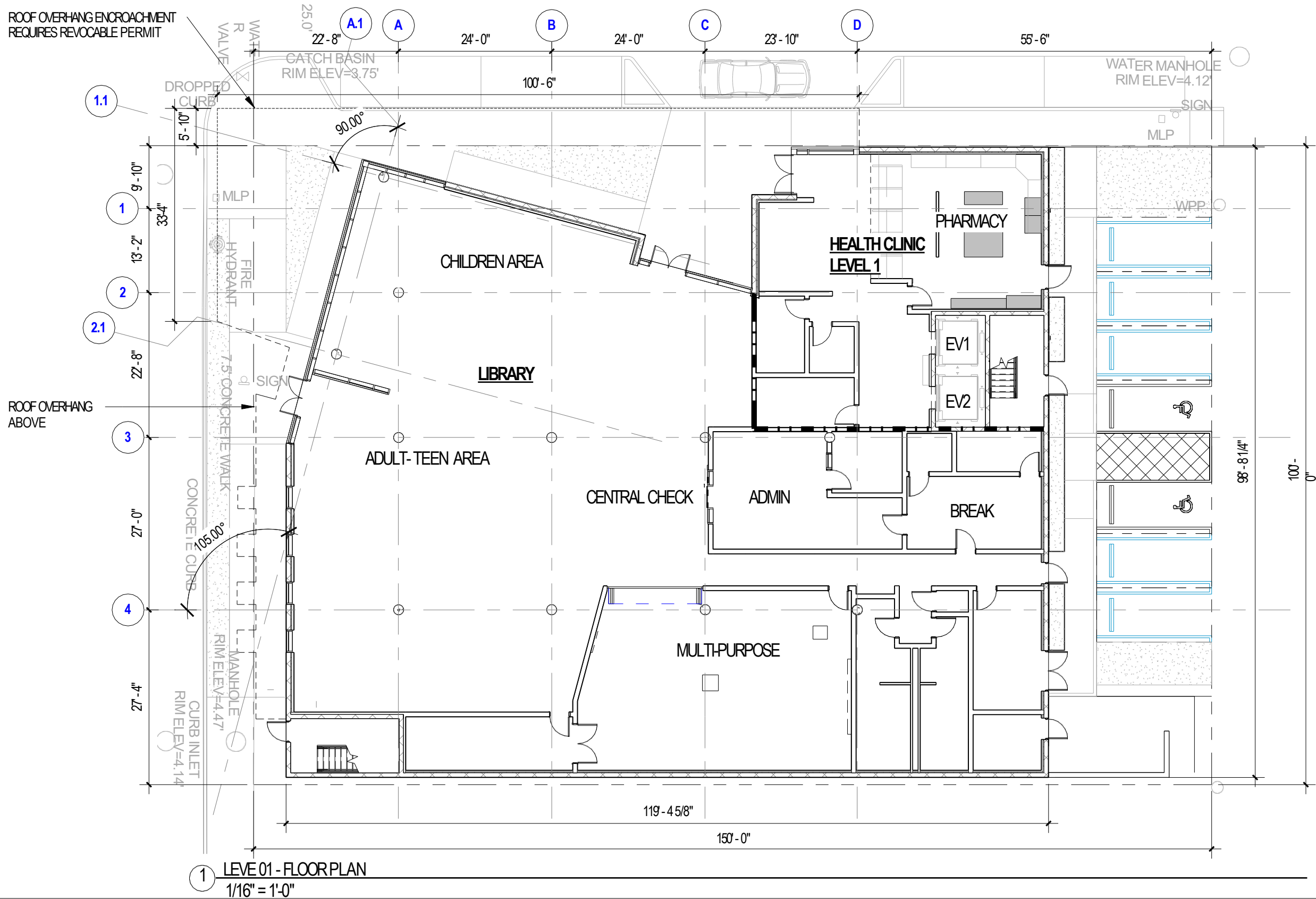
PARKING CALCULATION

PARKING:	REQUIRED	14
	PROVIDED	5
LOADING:	REQUIRED	2
	PROVIDED	0

PARKING NOTE: USES EXEMPT FROM PARKING PER PENDING ORDINANCE

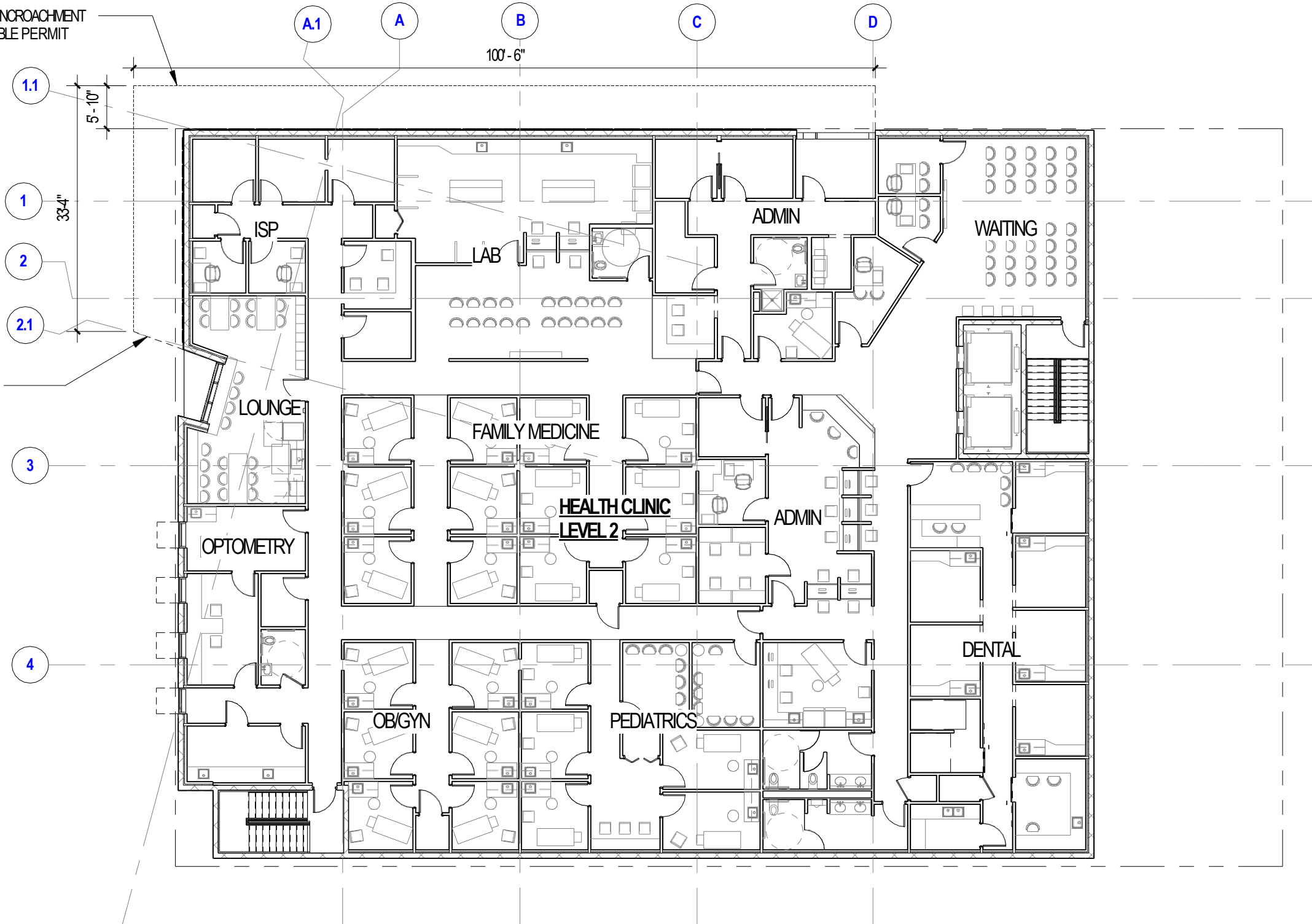
1 PROPOSED ARCHITECTURE SITE PLAN
1" = 20'-0"





ROOF OVERHANG ENCROACHMENT
REQUIRES REVOCABLE PERMIT

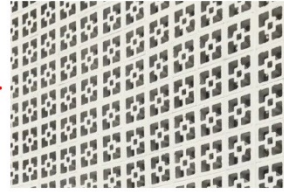
ROOF OVERHANG
ABOVE



1 LEVEL 02 FLOOR PLAN
1/16" = 1'-0"

NOTE:
BUILDING SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES. ALL EXTERIOR
BUILDING SIGNAGE TO BE SUBMITTED TO COMPLY WITH SECTION 138 OF
THE CITY CODE. FINAL SIGNAGE LOCATION, AND DETAILS TO BE SUBMITTED
TO ZONING STAFF FOR FINAL REVIEW AND APPROVAL.

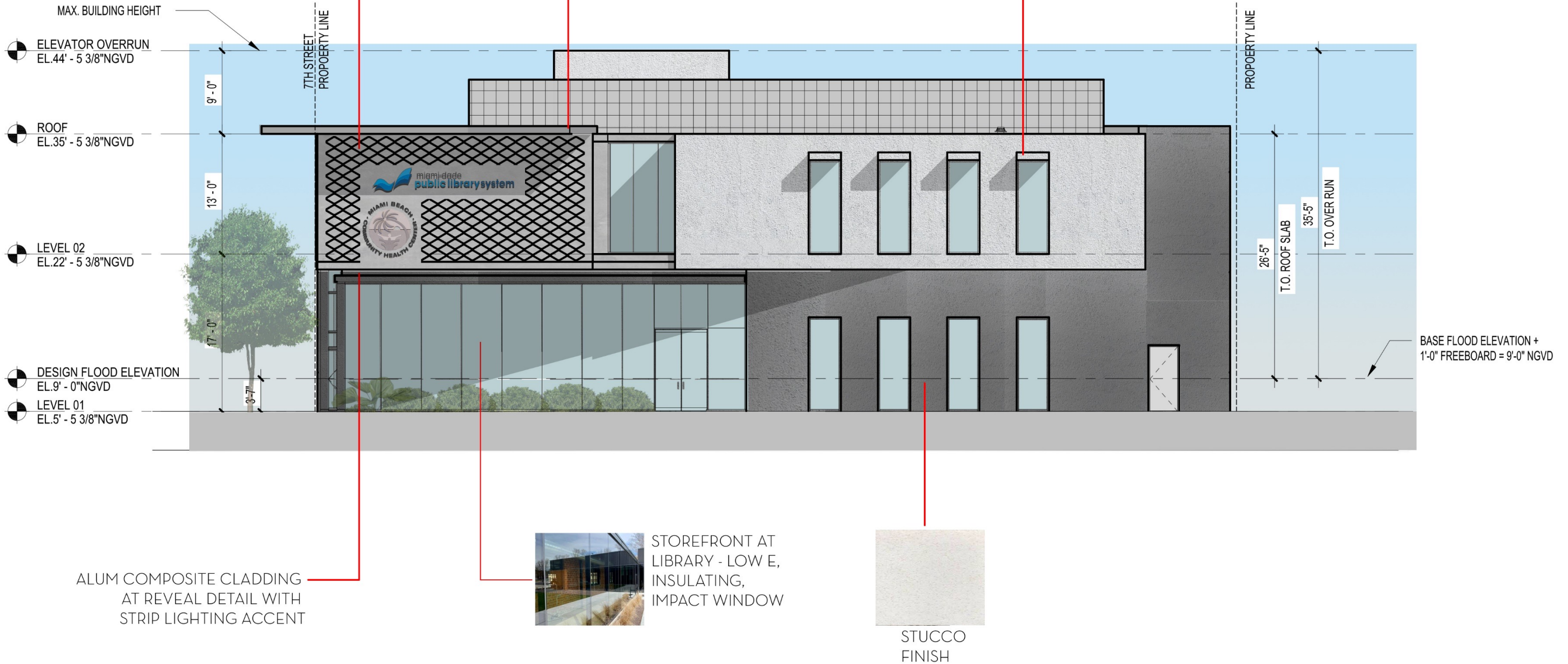
MIMO RELIEF
PATTERN



MAIN OVERHANG WITH
UNDERSIDE COMPOSITE WOOD
CEILING



CONCRETE EYEBROW
CANOPY ELEMENTS



BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

HPB FINAL SUBMITTAL
663 ALTON ROAD
MIAMI BEACH, FL 33141

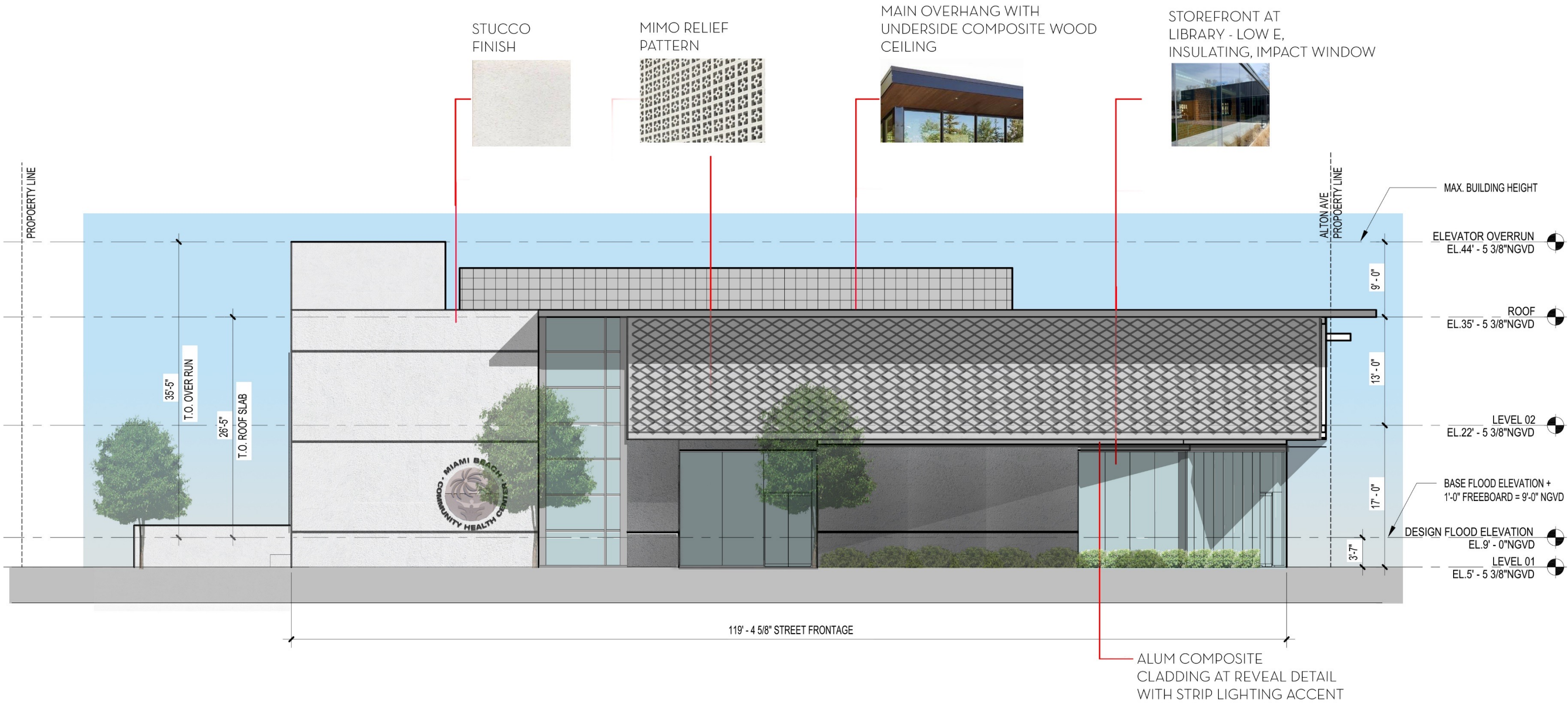
663 ALTON CLINIC - LIBRARY
WEST CONCEPT
ELEVATION

DATE:
02/06/23

A2-01.1

© BUILT FORM, LLC

NOTE:
BUILDING SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES. ALL EXTERIOR
BUILDING SIGNAGE TO BE SUBMITTED TO COMPLY WITH SECTION 138 OF
THE CITY CODE. FINAL SIGNAGE LOCATION, AND DETAILS TO BE SUBMITTED



BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

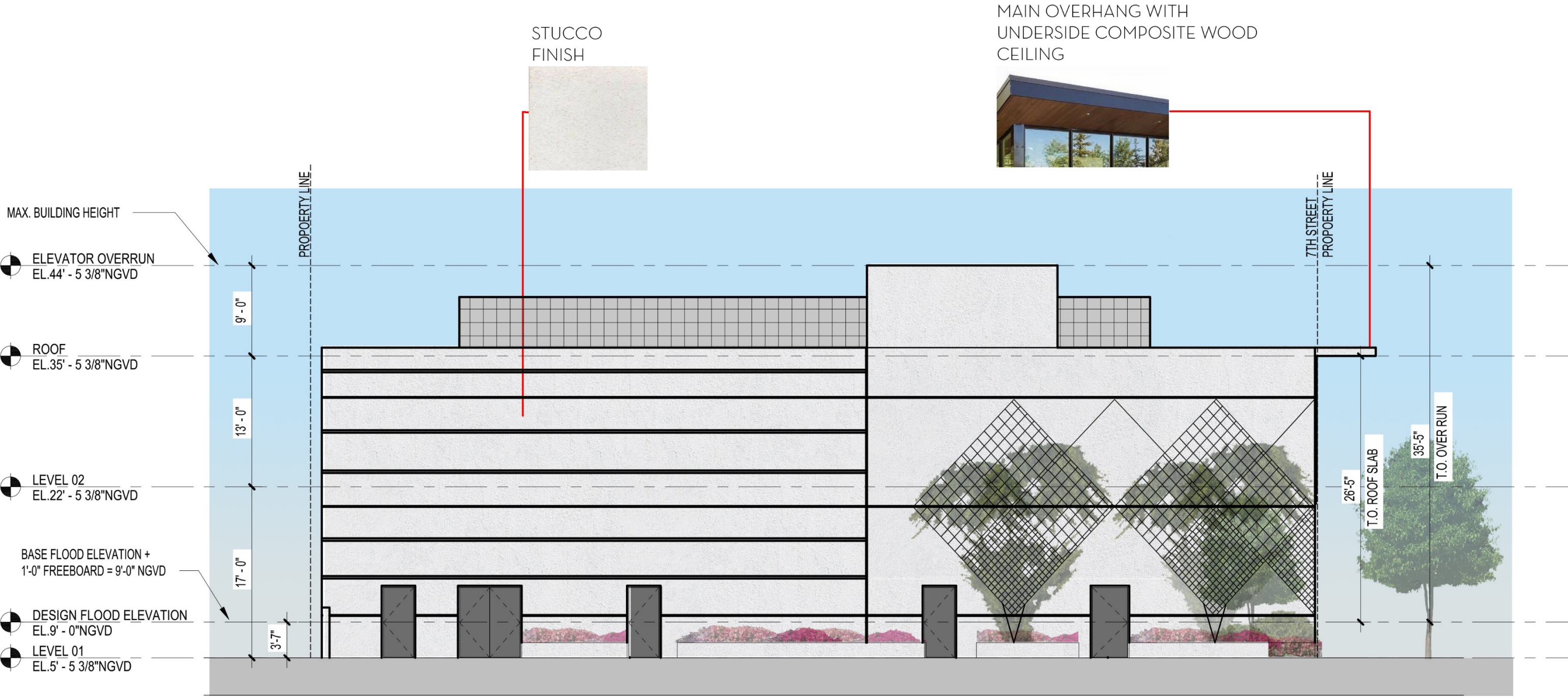
HPB FINAL SUBMITTAL
663 ALTON ROAD
MIAMI BEACH, FL 33141

663 ALTON CLINIC - LIBRARY
NORTH CONCEPT
ELEVATION

DATE:
02/06/23

A2-02.1

NOTE:
BUILDING SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES. ALL EXTERIOR
BUILDING SIGNAGE TO BE SUBMITTED TO COMPLY WITH SECTION 138 OF
THE CITY CODE. FINAL SIGNAGE LOCATION, AND DETAILS TO BE SUBMITTED
TO ZONING STAFF FOR FINAL REVIEW AND APPROVAL.



BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

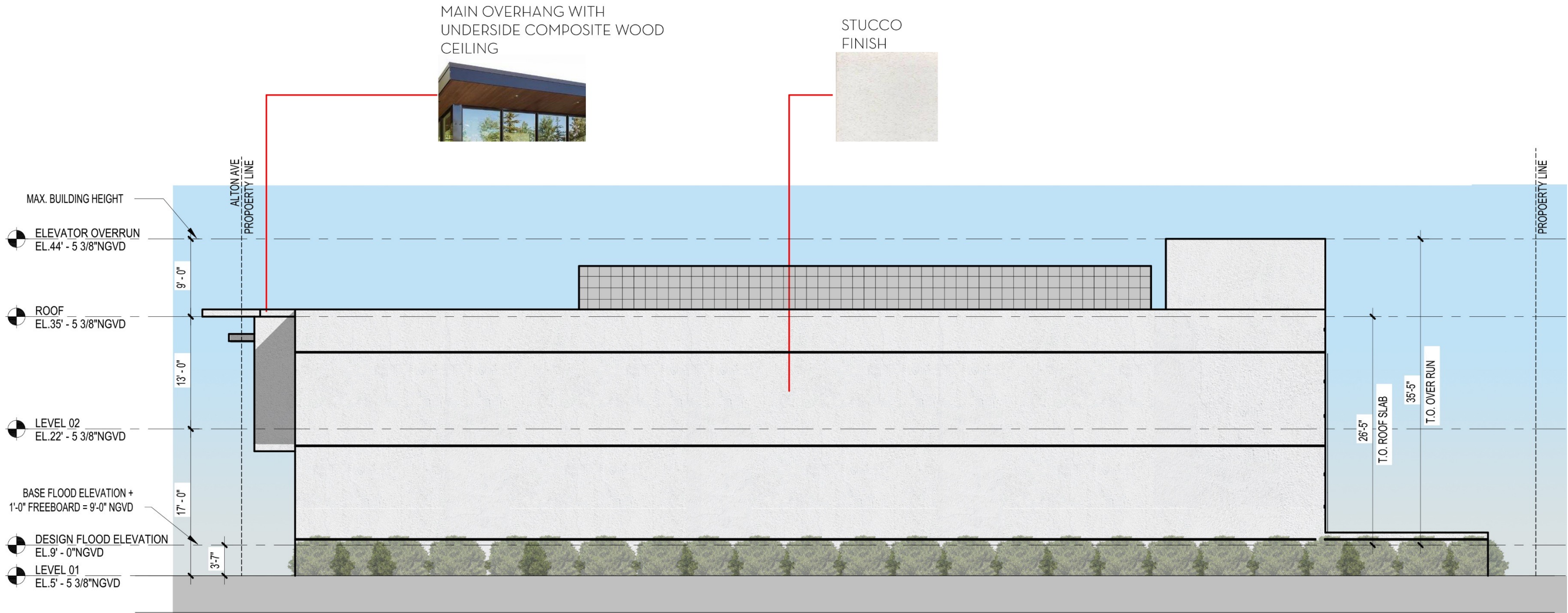
HPB FINAL SUBMITTAL
663 ALTON ROAD
MIAMI BEACH, FL 33141

663 ALTON CLINIC - LIBRARY
EAST CONCEPT
ELEVATION

DATE:
02/06/23

A2-03.1

NOTE:
BUILDING SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES. ALL EXTERIOR
BUILDING SIGNAGE TO BE SUBMITTED TO COMPLY WITH SECTION 138 OF
THE CITY CODE. FINAL SIGNAGE LOCATION, AND DETAILS TO BE SUBMITTED
TO ZONING STAFF FOR FINAL REVIEW AND APPROVAL.



BUILT FORM, LLC
CHICAGO MIAMI CHARLOTTE

All designs indicated in these drawings are property of Built Form, LLC. The data included in this study is conceptual in nature and will continue to be modified throughout the course of the project development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the design and calculations will be adjusted accordingly.

HPB FINAL SUBMITTAL
663 ALTON ROAD

MIAMI BEACH, FL 33141

663 ALTON CLINIC - LIBRARY

SOUTH CONCEPT
ELEVATION

DATE:
02/06/23

A2-04.1

County Health Center and Library

HPB22-0560



SKETCH OF SURVEY

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	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
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
FDC	FIRE DEPARTMENT CONNECTION
BFP	BACK FLOW PREVENTER
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
0.00	ELEVATIONS

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 (NAVD88).
7. BENCHMARK DESCRIPTION: MIAMI/DADE COUNTY BENCHMARK "W-310" ELEVATION = 3.91' (NAVD88), (5.47'(NGVD29))
8. BEARINGS SHOWN HEREON ARE ASSUMED.

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 NOVEMBER, 2022. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-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*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 11/10/22

LAND DESCRIPTION:

LOTS 15 AND 16, BLOCK 105 OF "OCEAN BEACH ADDITION NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	11/10/22	SKETCH	JD	REC

FLOOD ZONE INFORMATION		PROPERTY ADDRESS :
COMMUNITY NUMBER	120651	663 ALTON ROAD
PANEL NUMBER	0319 L	
ZONE	AE	SCALE: 1"= 20'
BASE FLOOD ELEVATION	8	
EFFECTIVE DATE	09/11/09	SHEET 1 OF 1

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

PROJECT NUMBER: 9901-22

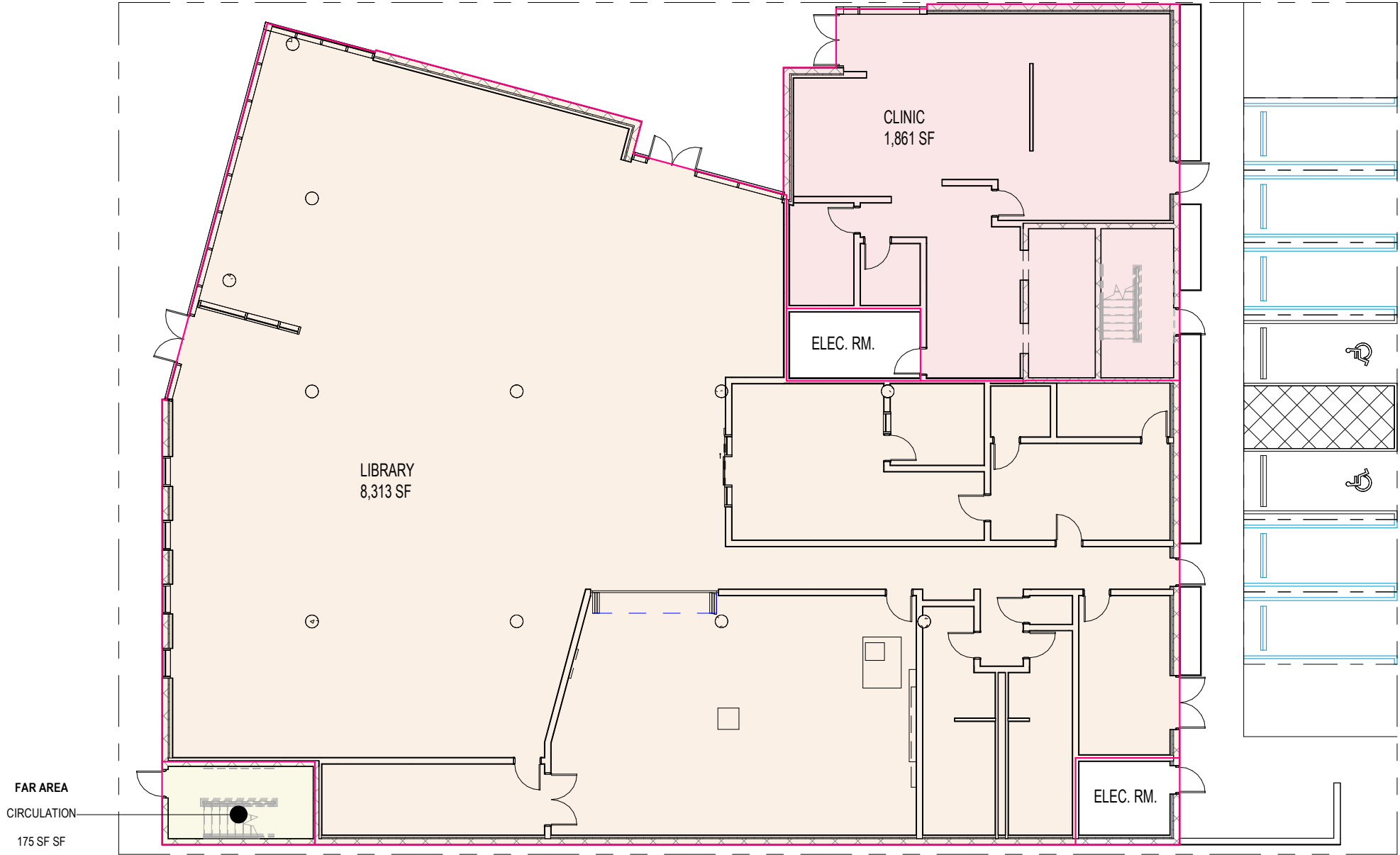
CLIENT:
TERRA GROUP

FAR AREAS

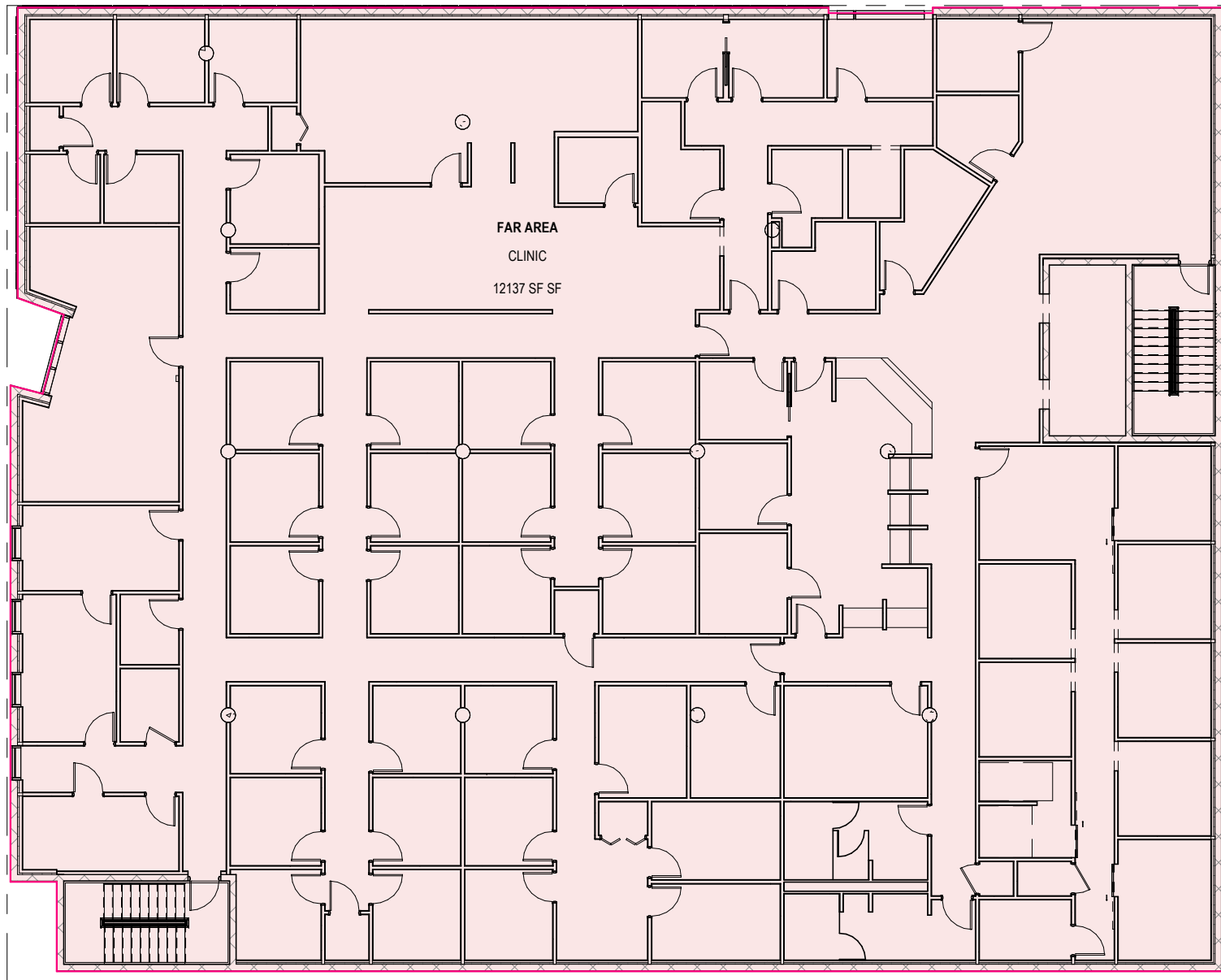
- CIRCULATION
- CLINIC
- LIBRARY

FAR CALCULATION

LEVEL 1	
CIRCULATION	175 SF
CLINIC	1,861 SF
LIBRARY	8,313 SF
10,349 SF	
LEVEL 2	
CLINIC	12,137 SF
TOTAL FAR	22,486 SF



1 FAR - LEVEL 1
1/16" = 1'-0"



FAR CALCULATION

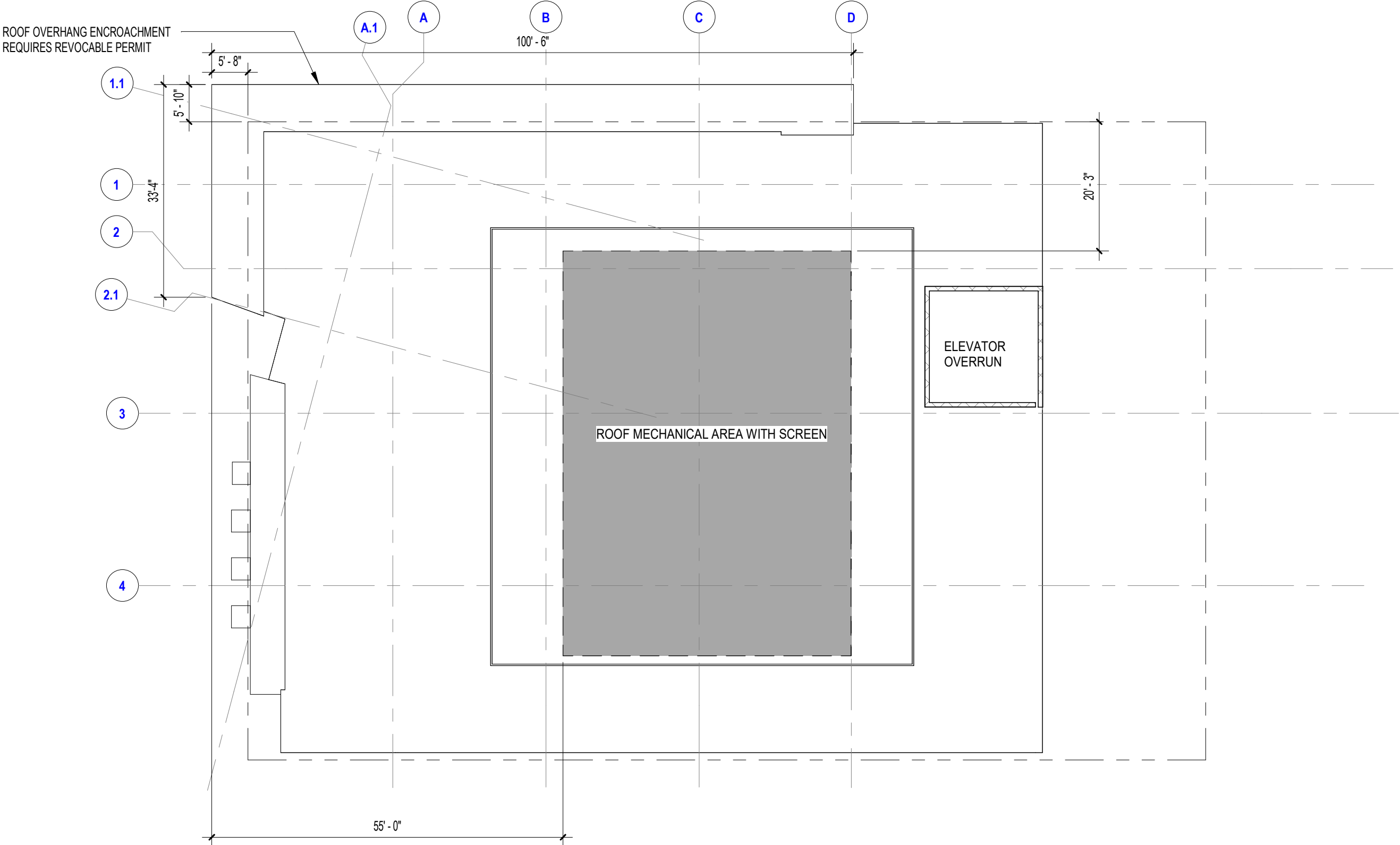
LEVEL 1

CIRCULATION	175 SF
CLINIC	1,861 SF
LIBRARY	8,313 SF
	10,349 SF

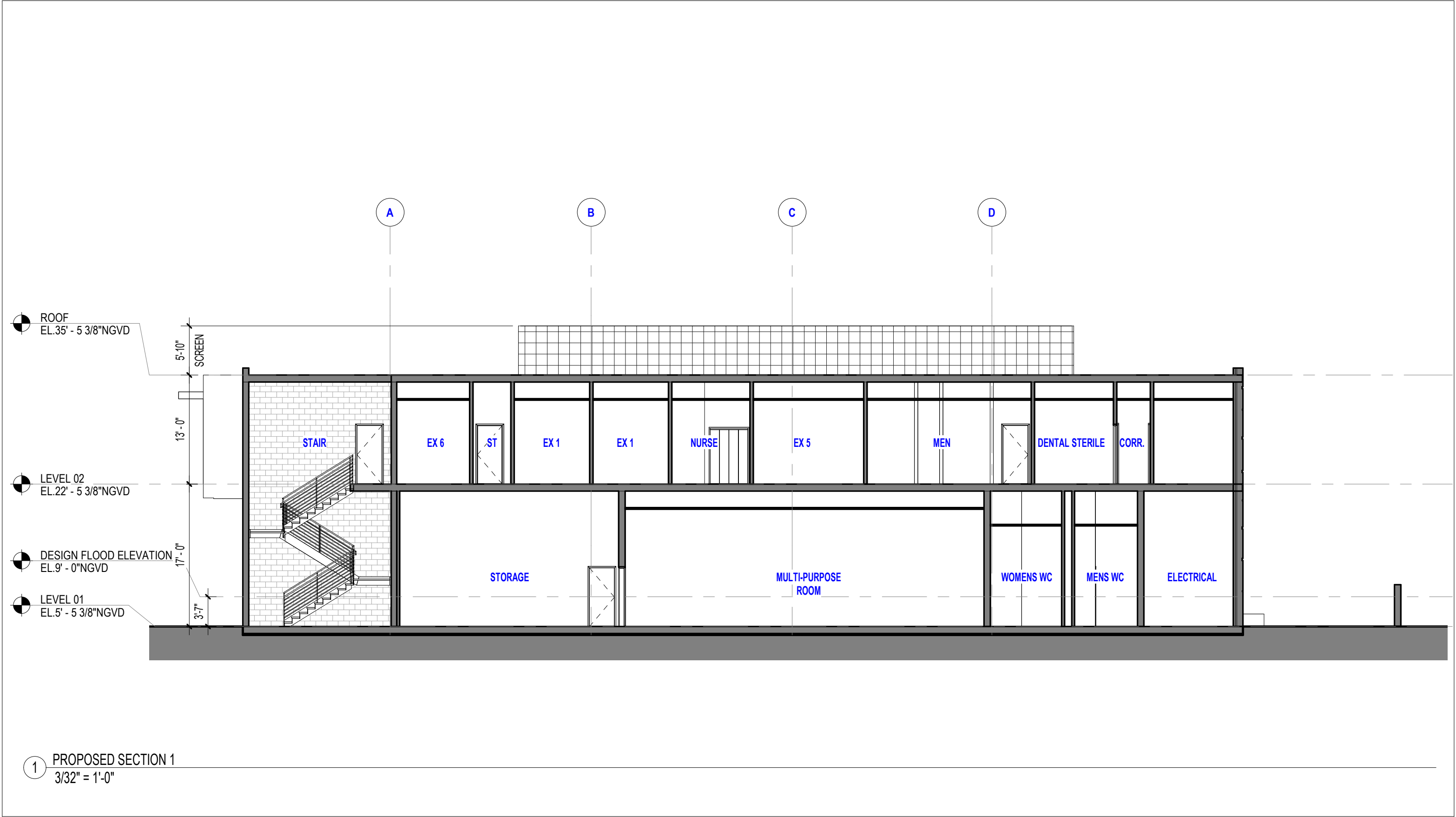
LEVEL 2

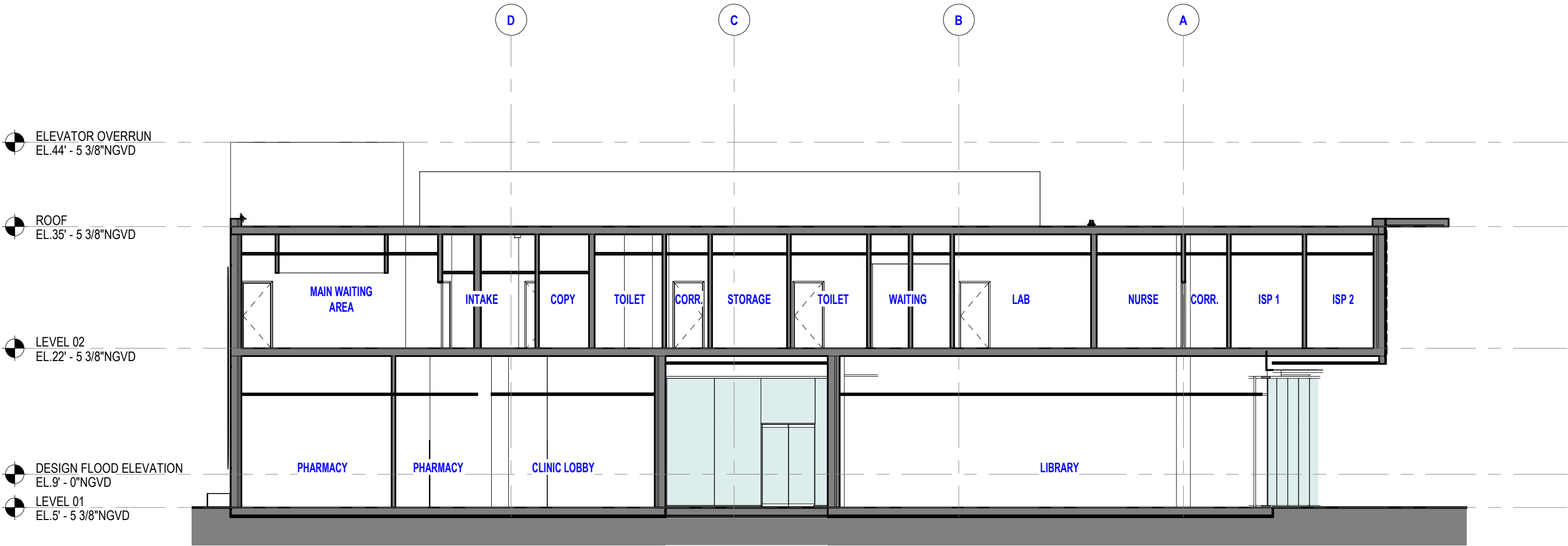
CLINIC	12,137 SF
TOTAL FAR	22,486 SF

1 LEVEL 02 - FAR AREA
1/16" = 1'-0"



1 ROOF PLAN
1/16" = 1'-0"





1 PROPOSED SECTION 2
3/32" = 1'-0"