

# NEW SINGLE STORY COMMERCIAL BUILDING

1801 ALTON ROAD  
MIAMI BEACH, 33139



DIGITAL SIGNATURE:

## SCOPE OF WORK

1. MODIFY THE EXISTING BUILDING ELEMENTS LOCATED ADJACENT AND CONNECTED TO PROPOSED NEW BUILDING
2. SITE IMPROVEMENTS TO ACCOMODATE CITY OF MIAMI BEACH AND F.D.O.T.
3. ADD A ONE LEVEL COMMERCIAL OFFICE/RETAIL TO THE WEST OF THE EXISTING BUILDING.

FINAL SUBMITTAL  
DRB25-1086 1801 ALTON ROAD MAY 4, 2025

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### LANDSCAPE ARCHITECTURE

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ADDRESS:  
1035 N MIAMI AVENUE  
SUITE 406  
MIAMI, FLORIDA 33133  
TELEPHONE:  
305.440.4314  
WEBSITE:  
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:

04-13-25 FIRST SUBMITTAL

Δ - 05-04-25 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	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	
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
<b>Subterranean:</b>					
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			
<b>At Grade Parking:</b>					
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	
<b>Pedestal:</b>					
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	
<b>Tower:</b>					
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	
<b>Restaurants, Cafes, Bars, Lounges, Nightclubs</b>					
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

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1801 ALTON ROAD

ADDRESS:  
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SUITE 406  
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**A01**

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
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2	Board and file numbers:	DRB25-1086		
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	26.286	
13	Gross square footage:	N/A	25,030	29,245	
14	Square Footage by use:	N/A	18,951	23,166	
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
<b>Subterranean:</b>					
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			
<b>At Grade Parking:</b>					
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	N/A	
29	Rear Setback:		N/A	N/A	
<b>Pedestal:</b>					
30	Front Setback:	0'-0"	26'-11" (At Alton Rd)	2'-0" (At Alton Rd)	
31	Side Setback:	0'-0"	15'-2" (Towards Publix)	15'-2" (Towards Publix)	
32	Side Setback:	0'-0"	69'-8" (Towards Wallgreens)	69'-8" (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	
<b>Tower:</b>					
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.  
4215 SF / 300 SF = 14.05 Parking Spaces

COMMERCIAL ADDITION  
1801 ALTON ROAD

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	#1			
41	Total number of parking spaces:	67	55	51	16 SPACES. SEE A16 & A30 PARKING DIAGRAM
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	67	55	55	
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):	N/A	55 SURFACE LOT	Existing	
44	Parking Space Dimensions:	8'-6" X 18'-0"	8'-6" X 18'-0"	8'-6" X 18'-0"	
45	Parking Space configuration (45°, 60°, 90°, Parallel):	90 DEGREE	90 DEGREE	90 DEGREE	
46	ADA Spaces:	4	3	3	
47	Tandem Spaces:	N/A	N/A	N/A	
48	Drive aisle width:	22'-0"	22'-0"	22'-0"	
49	Valet drop off and pick up:	N/A	0	2	
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	30	
53	Long-Term Bicycle Parking, location and Number of racks:	2	0	10	
<b>Restaurants, Cafes, Bars, Lounges, Nightclubs</b>					
		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

PROPOSED DATA SHEET

ADDRESS: 1035 N MIAMI AVENUE  
SUITE 406  
MIAMI, FLORIDA 33133  
TELEPHONE: 305.440.4314  
WEBSITE: GONZALEZARCHITECTURE.COM  
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COMMERCIAL BUILDING**  
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MIAMI BEACH, FLORIDA 33139

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Δ - 05-04-25 FINAL SUBMITTAL

**A02**



**1801 ALTON ROAD  
MIAMI BEACH, 33139**

1/2 MILE RADIUS  
FROM PROPERTY

SUNSET  
HARBOUR

VENETIAN  
WAY

BELLE  
ISLE

RIVO ALTO ISLAND

DI LIDO ISLAND

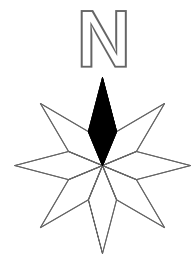
Google Earth  
© 2021 Google

2000 ft

**1**

**LOCATION PLAN AERIAL**

SCALE 6" = 1'-0"



ADDRESS:  
1035 N MIAMI AVENUE  
SUITE 406  
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**A03**







19TH STREET  
70' WIDE PUBLIC RIGHT OF WAY  
50' WIDE ASPHALT ROAD

ENTER ONLY  
GROUND LEVEL

**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

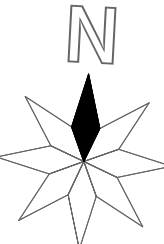
ALTON ROAD  
70' WIDE PUBLIC RIGHT OF WAY  
50' WIDE ASPHALT ROAD

EXIT ONLY  
GROUND LEVEL

PROP. LINE

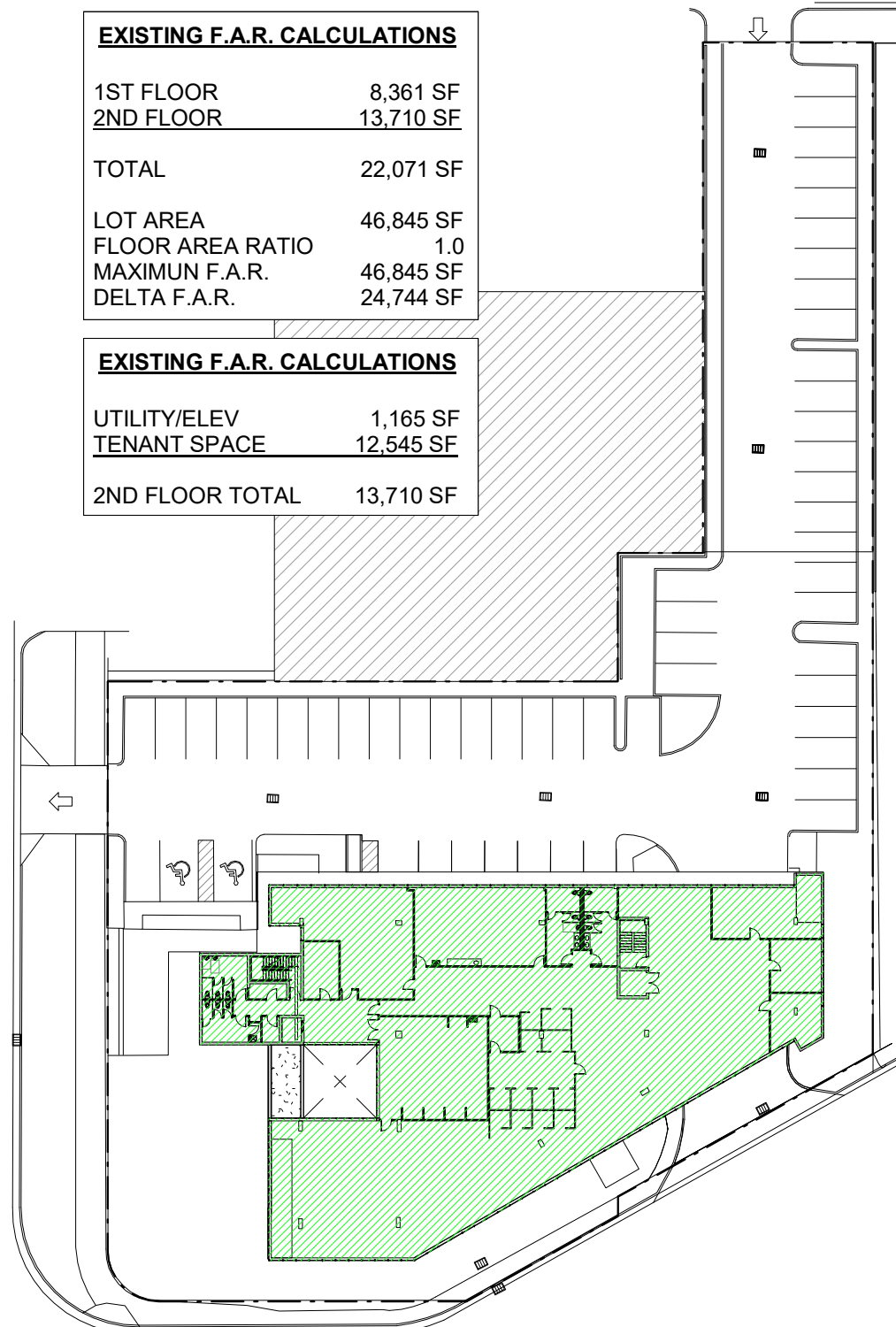
ZERO SETBACK

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



**1 PROPOSED EXISTING GROUND LEVEL F.A.R. DIAGRAM**

SCALE 1" = 50'-0"



**2 PROPOSED EXISTING 2ND LEVEL F.A.R. DIAGRAM**

SCALE 1" = 50'-0"

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SUITE 406  
MIAMI, FLORIDA 33133  
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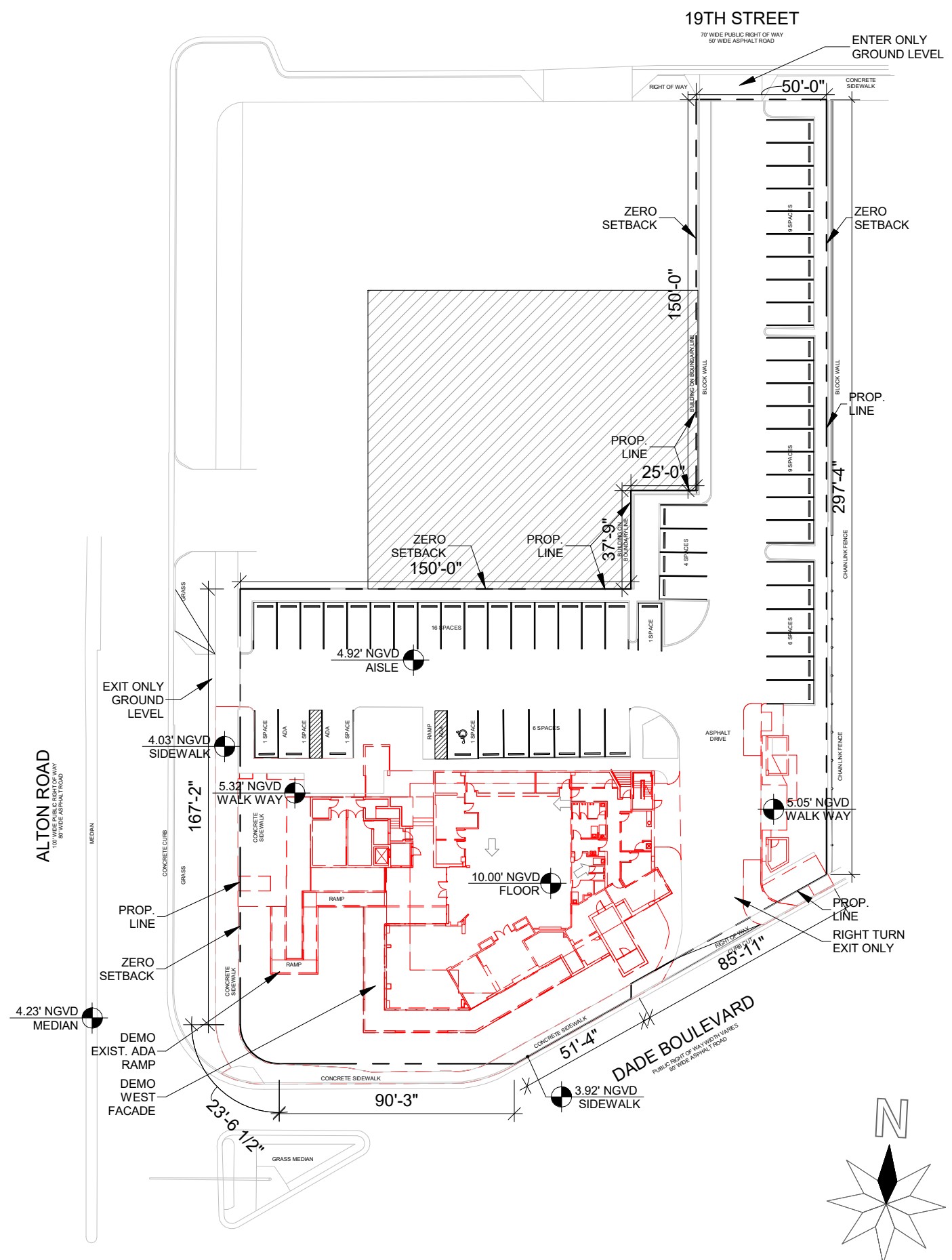
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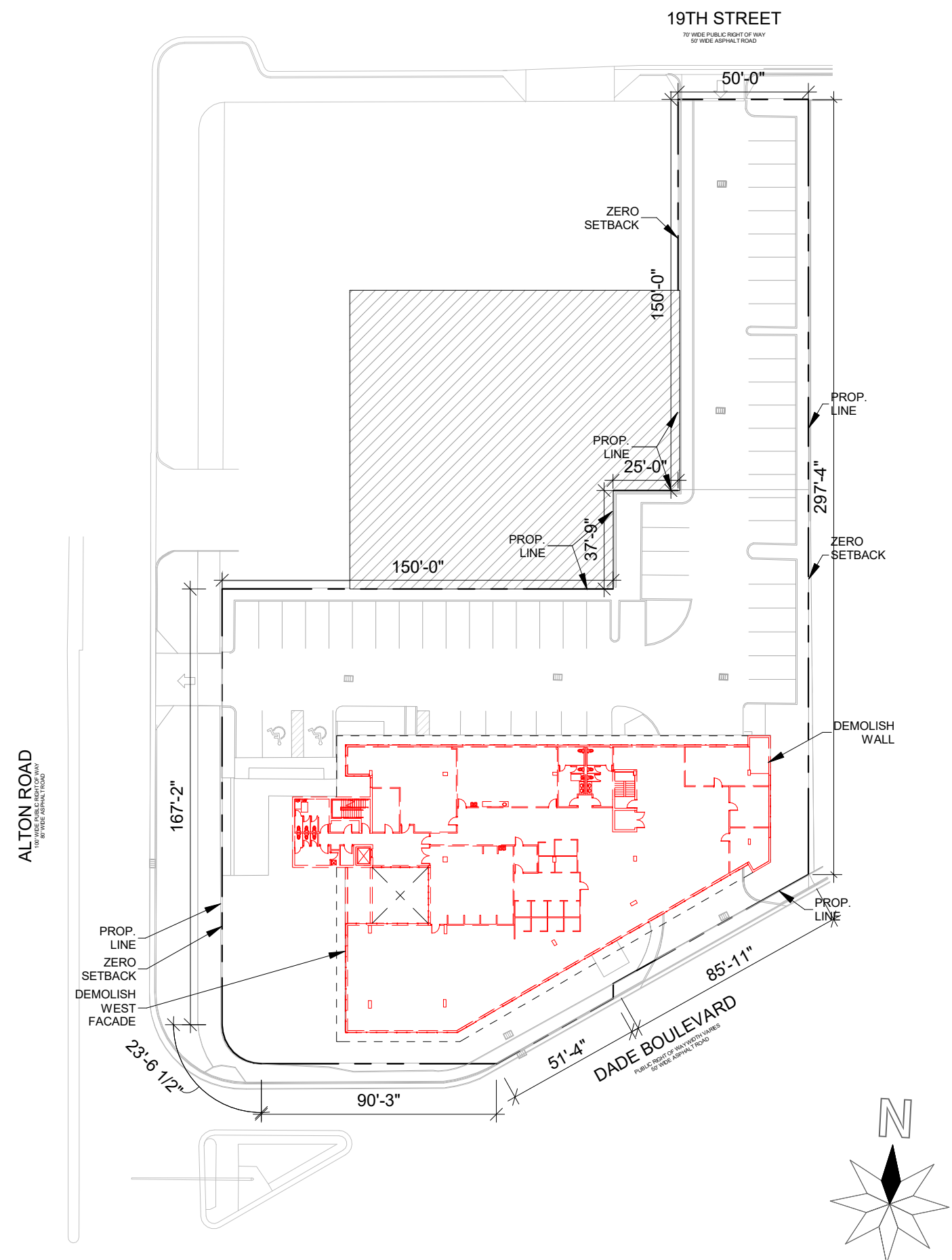
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05-04-25 FINAL SUBMITTAL

**A07**



**1** APPROVED EXIST GROUND LEVEL SITE PLAN DEMO  
SCALE 1" = 50'-0"



**2** APPROVED EXISTING 2ND LEVEL SITE PLAN DEMO  
SCALE 1" = 50'-0"

ADDRESS: 1035 N MIAMI AVENUE  
SUITE 406  
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**GZA**  
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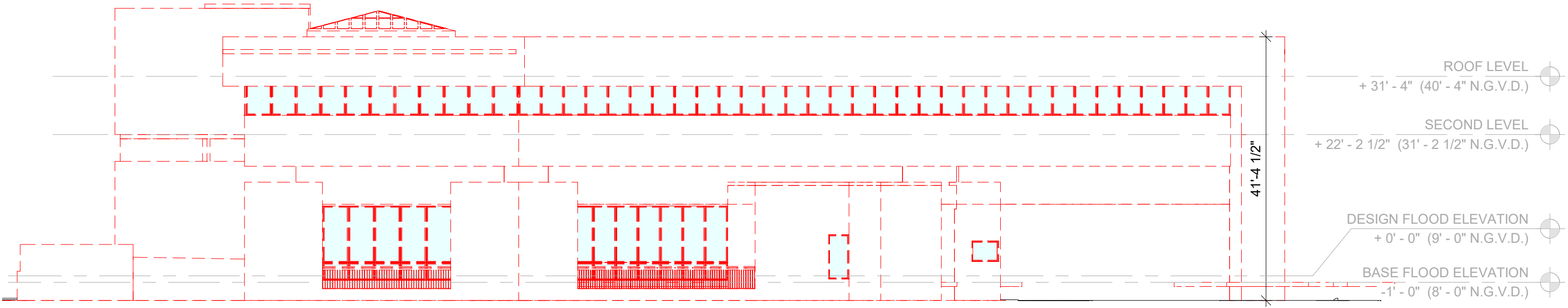
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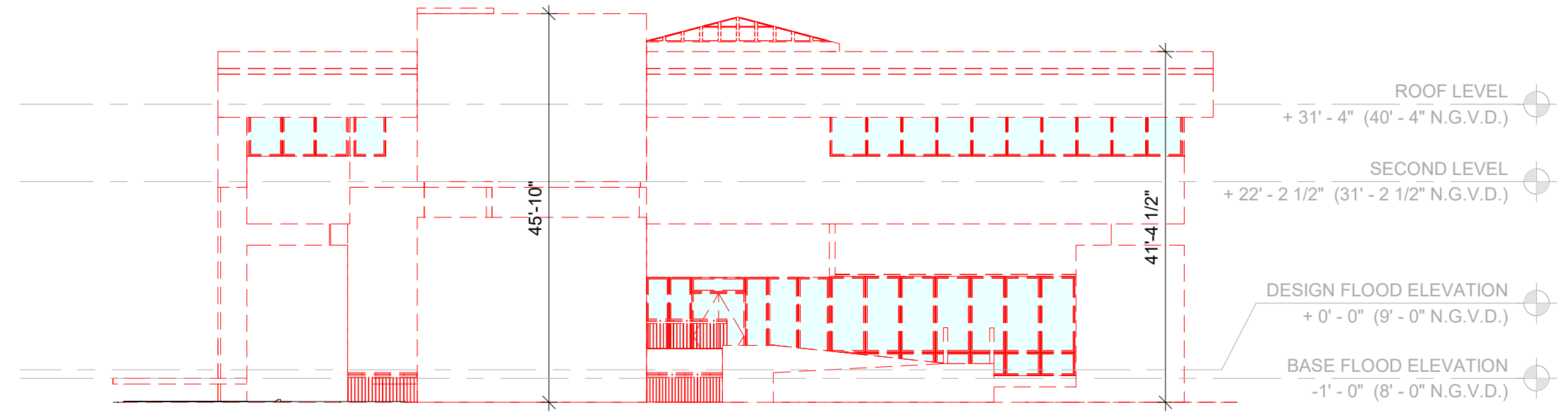
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**A08**





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



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

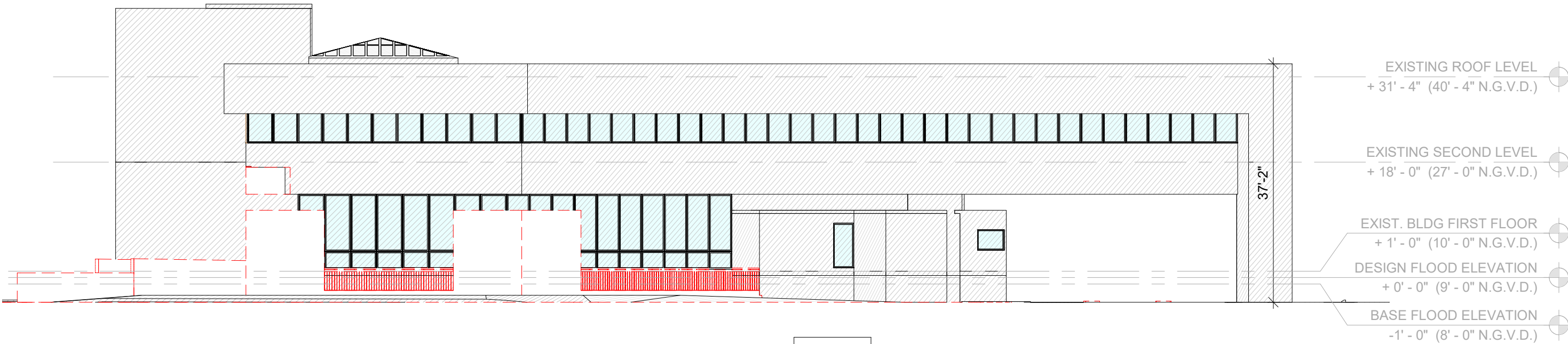
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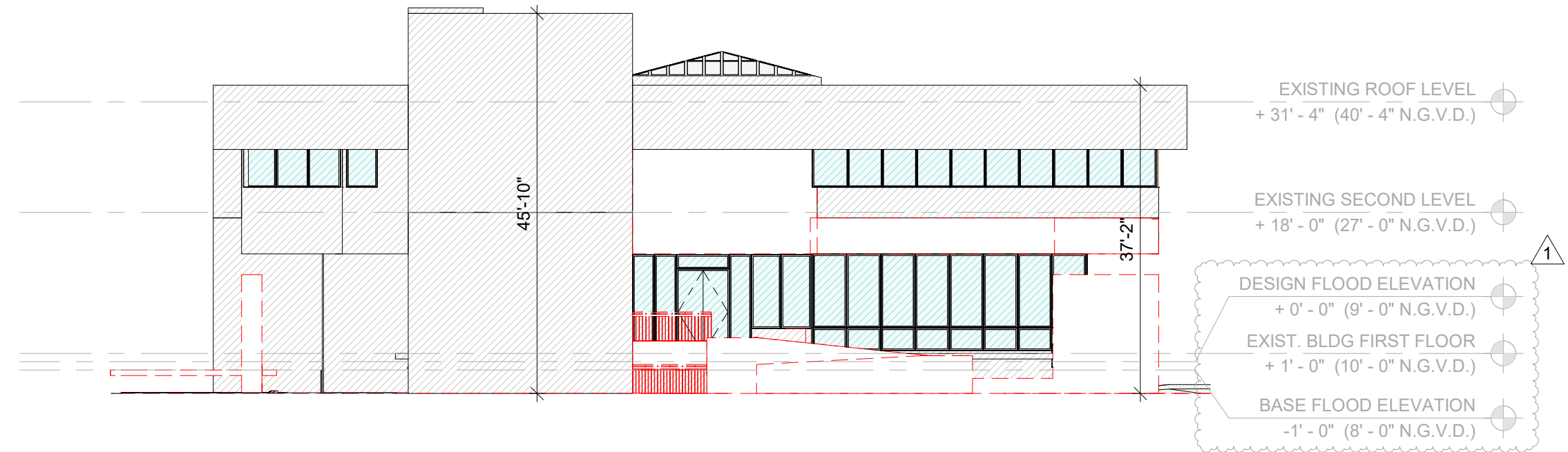
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**A10**

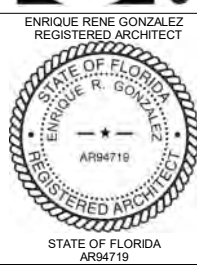


**2** PROPOSED EXISTING SOUTH ELEVATION  
SCALE 1/16" = 1'-0"



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

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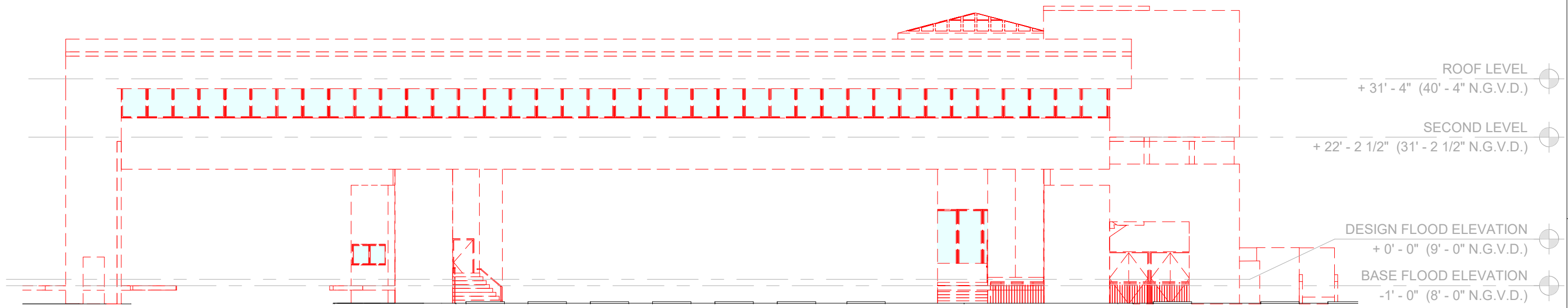


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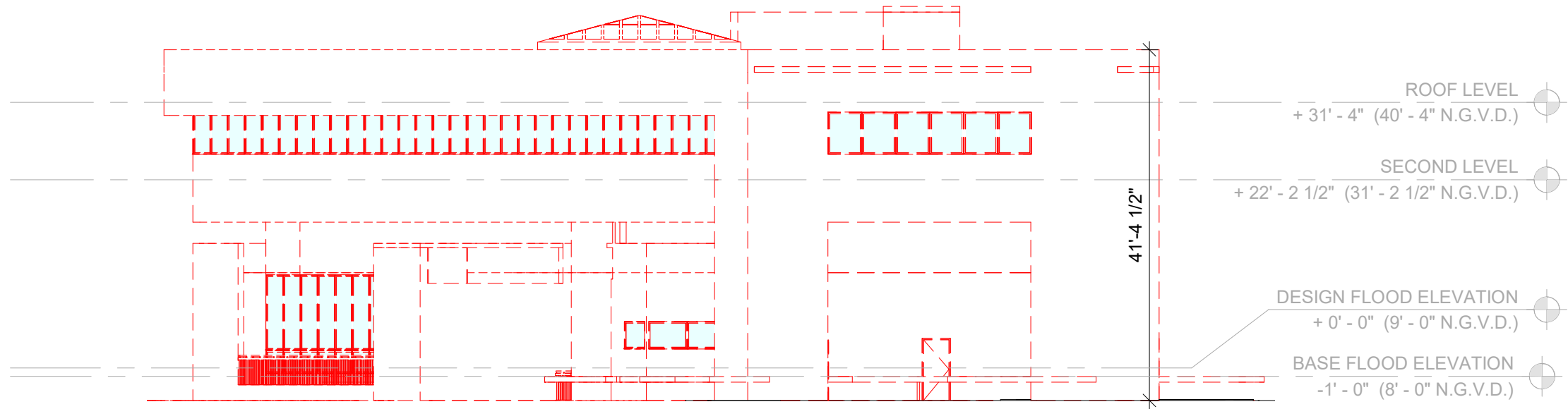
**A11**



**2**

**APPROVED EXISTING NORTH ELEVATION**

SCALE 1/16" = 1'-0"



**1**

**APPROVED EXISTING EAST ELEVATION**

SCALE 1/16" = 1'-0"

ADDRESS:  
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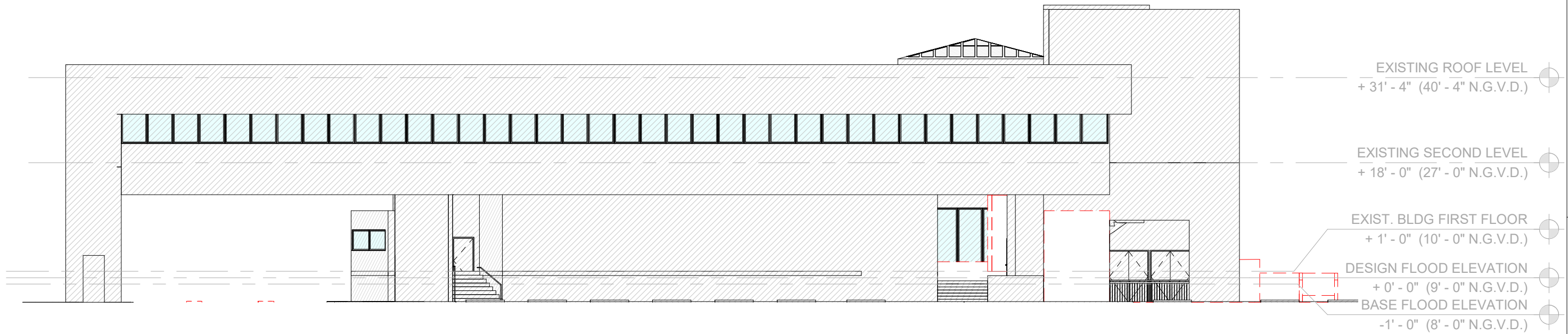


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**A12**



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



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

ADDRESS: 1035 N MIAMI AVENUE  
SUITE 406  
MIAMI, FLORIDA 33133  
TELEPHONE: 305.440.4314  
WEBSITE: GONZALEZARCHITECTURE.COM  
create@gonzalezarchitecture.com

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ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT

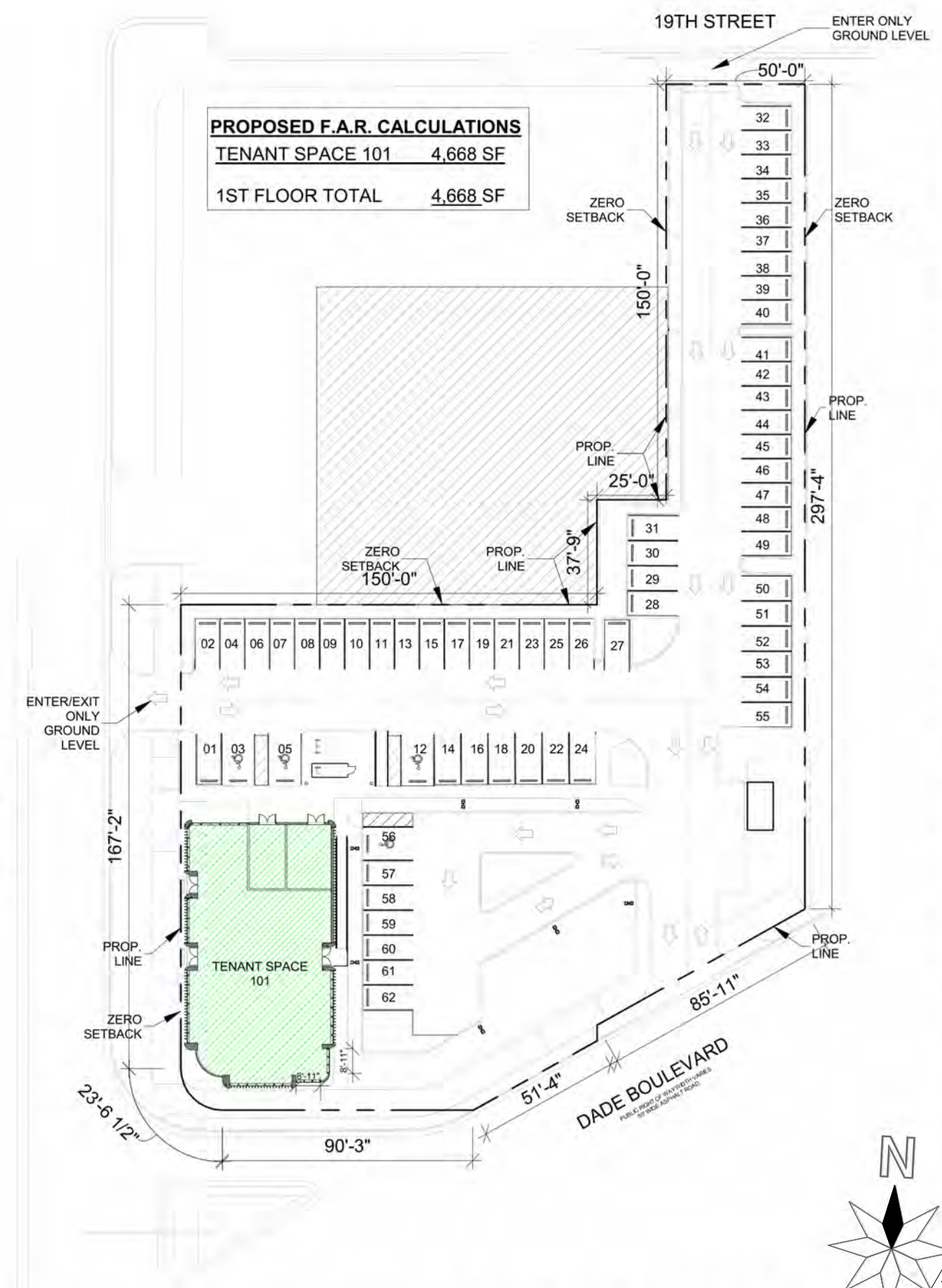
STATE OF FLORIDA  
ENRIQUE R. GONZALEZ  
REGISTERED ARCHITECT  
AP94719

STATE OF FLORIDA  
AP94719

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

DRAWING ISSUE:  
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**A13**



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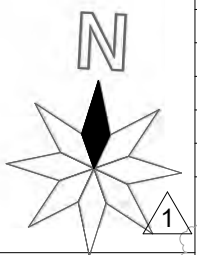
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REGISTERED ARCHITECT

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ENRIQUE R. GONZALEZ  
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**01**

**APPROVED GROUND LEVEL SITE PLAN F.A.R**

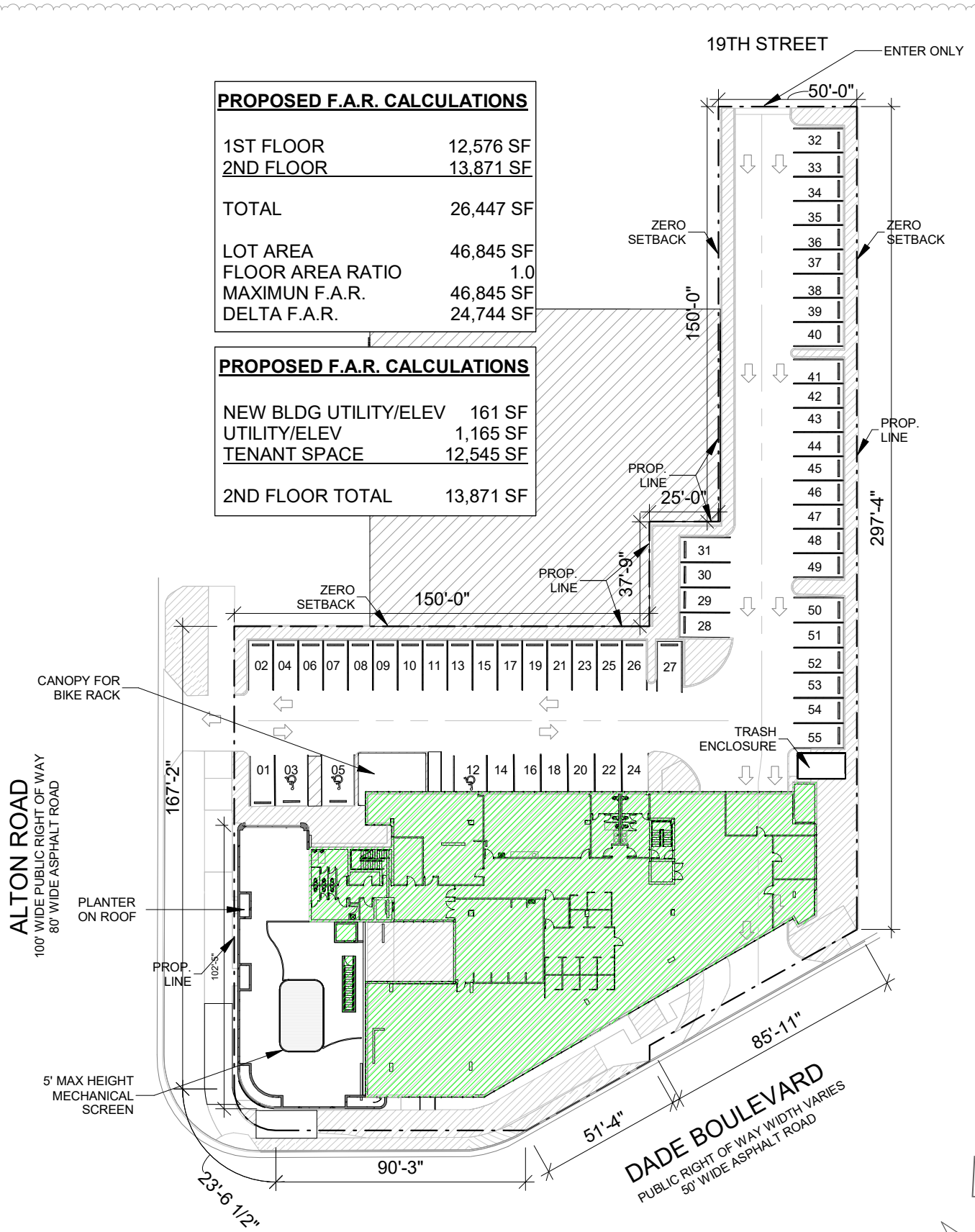
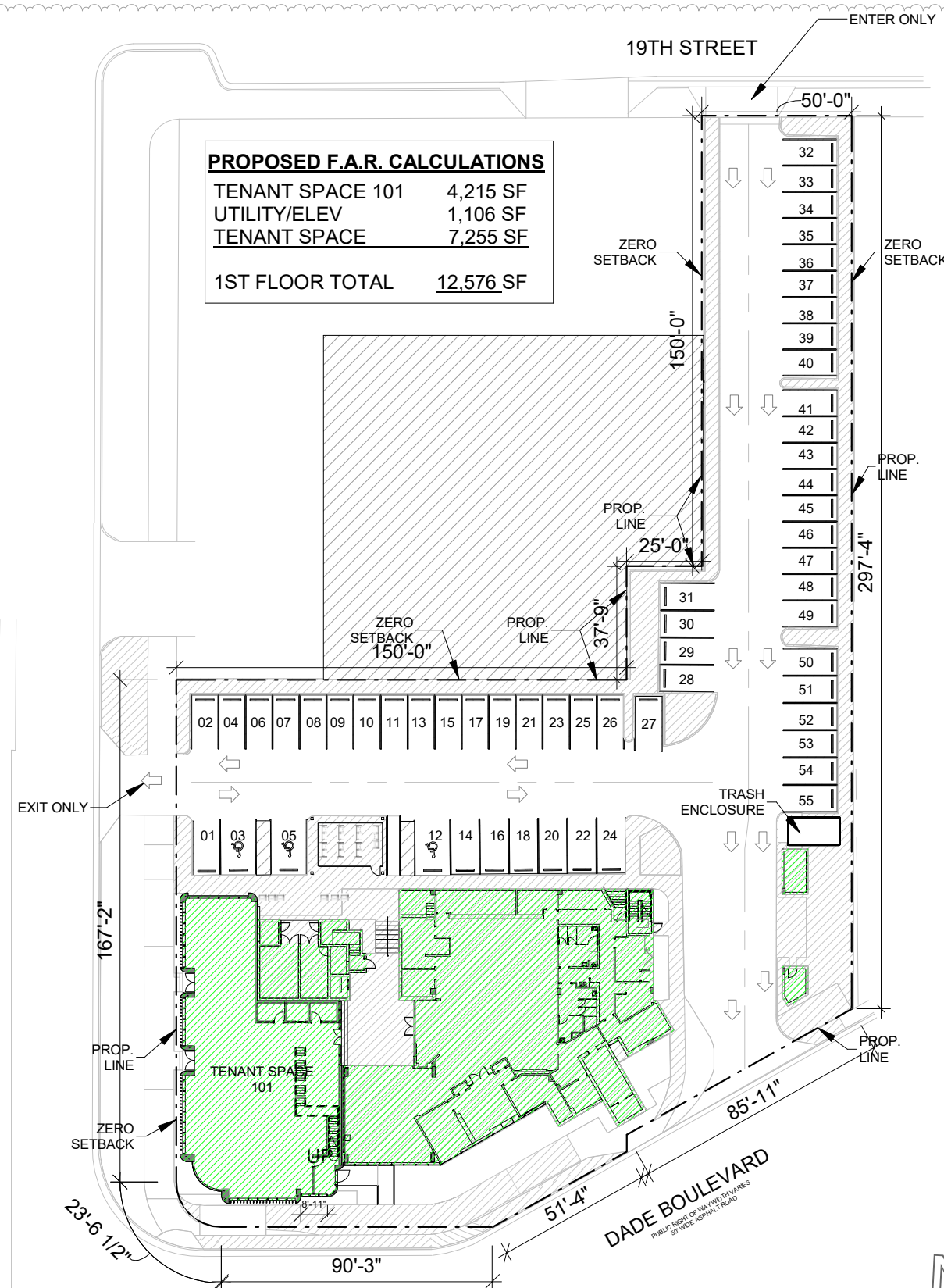
SCALE 1" = 50'-0"

**A13.1**  
NEW SHEET

PROPOSED F.A.R. CALCULATIONS	
TENANT SPACE 101	4,215 SF
UTILITY/ELEV	1,106 SF
TENANT SPACE	7,255 SF
<b>1ST FLOOR TOTAL</b>	<b>12,576 SF</b>

PROPOSED F.A.R. CALCULATIONS	
1ST FLOOR	12,576 SF
2ND FLOOR	13,871 SF
<b>TOTAL</b>	<b>26,447 SF</b>
LOT AREA	46,845 SF
FLOOR AREA RATIO	1.0
MAXIMUM F.A.R.	46,845 SF
DELTA F.A.R.	24,744 SF

PROPOSED F.A.R. CALCULATIONS	
NEW BLDG UTILITY/ELEV	161 SF
UTILITY/ELEV	1,165 SF
TENANT SPACE	12,545 SF
<b>2ND FLOOR TOTAL</b>	<b>13,871 SF</b>



**01**

**PROPOSED GROUND LEVEL SITE PLAN F.A.R.**

SCALE 1" = 50'-0"

**02**

**PROPOSED SECOND LEVEL SITE PLAN F.A.R.**

SCALE 1" = 50'-0"

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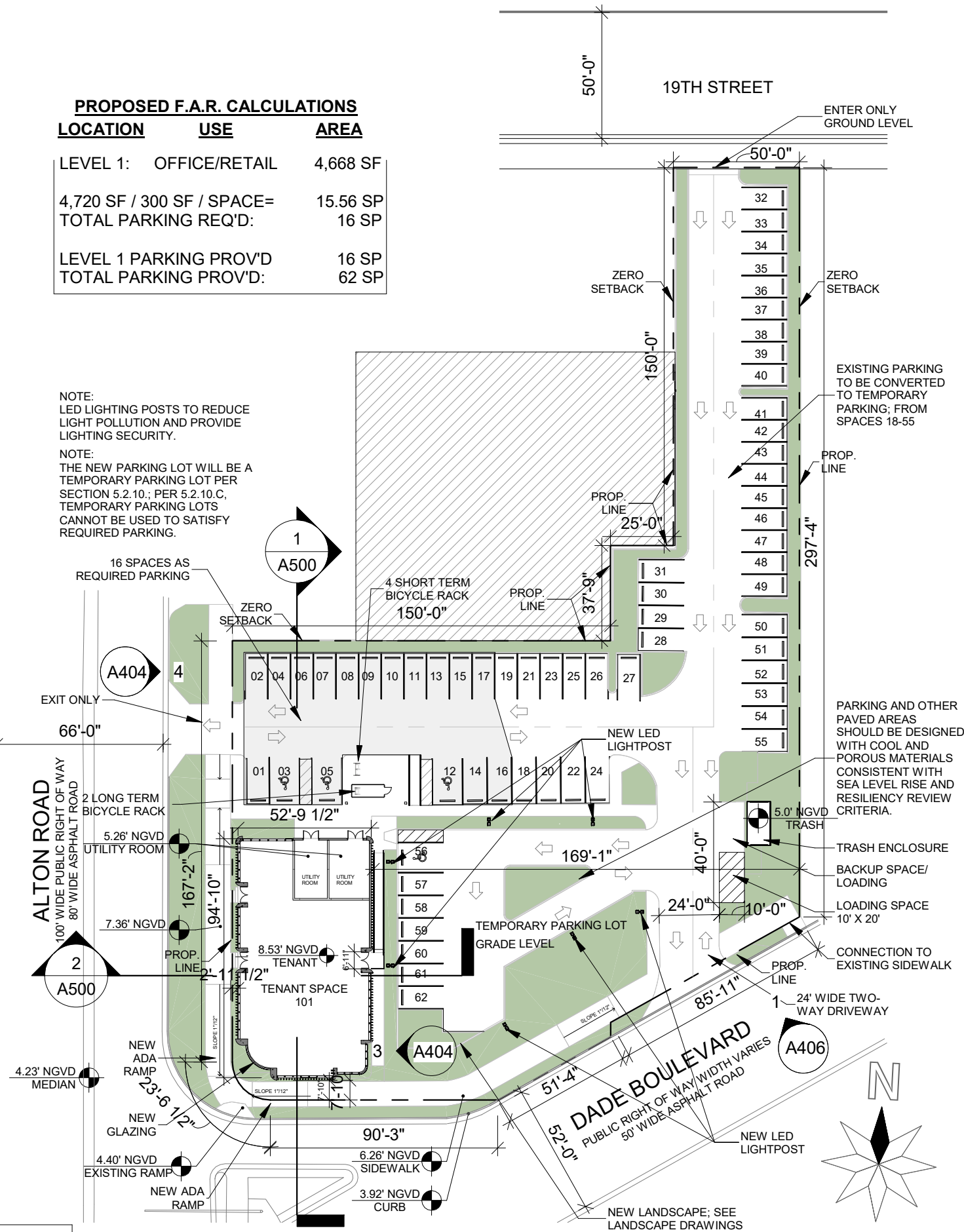
**A14**

**PROPOSED F.A.R. CALCULATIONS**

LOCATION	USE	AREA
LEVEL 1:	OFFICE/RETAIL	4,668 SF
4,720 SF / 300 SF / SPACE=		15.56 SP
TOTAL PARKING REQ'D:		16 SP
LEVEL 1 PARKING PROV'D		16 SP
TOTAL PARKING PROV'D:		62 SP

NOTE:  
LED LIGHTING POSTS TO REDUCE LIGHT POLLUTION AND PROVIDE LIGHTING SECURITY.

NOTE:  
THE NEW PARKING LOT WILL BE A TEMPORARY PARKING LOT PER SECTION 5.2.10.; PER 5.2.10.C, TEMPORARY PARKING LOTS CANNOT BE USED TO SATISFY REQUIRED PARKING.



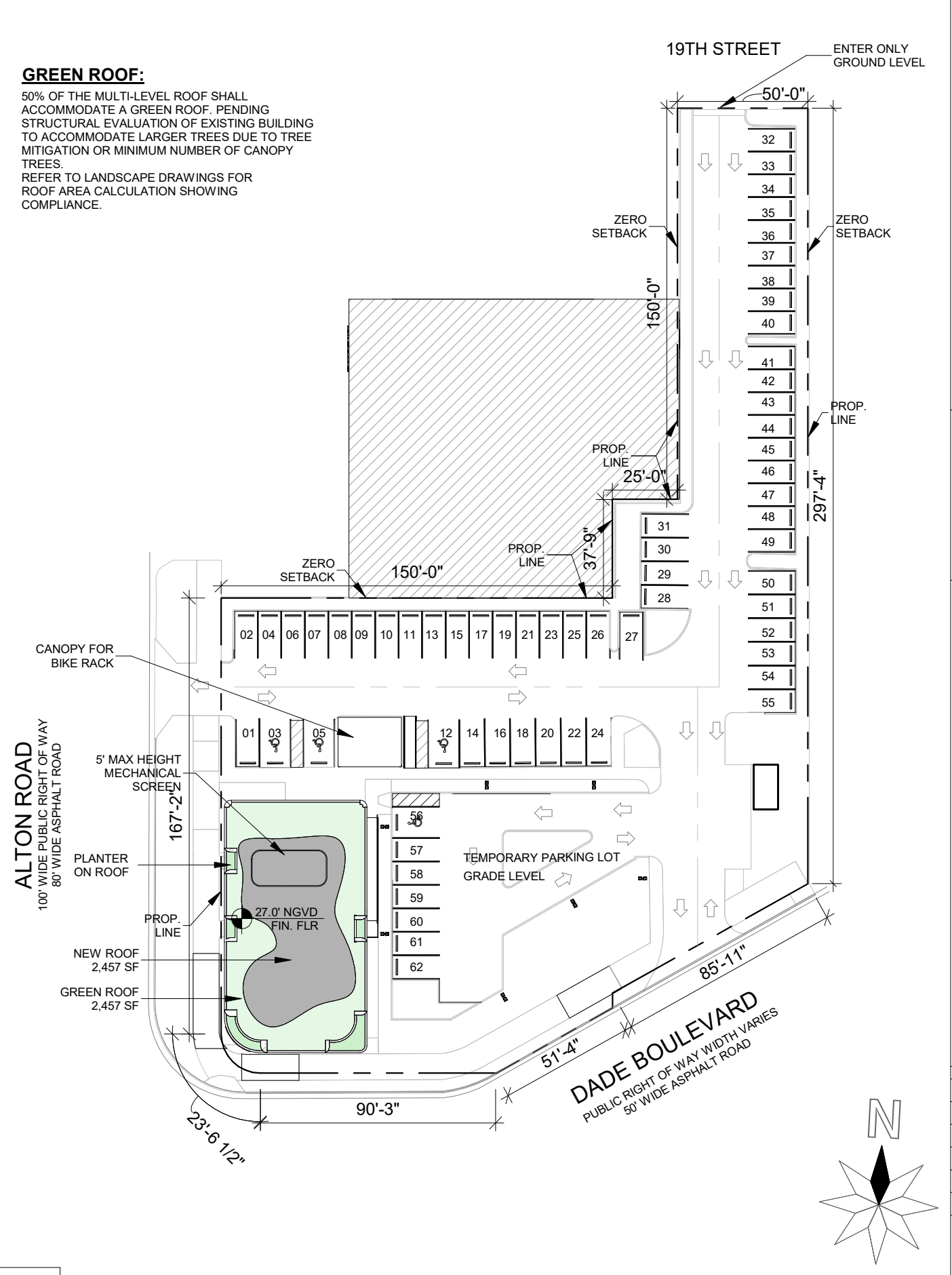
**1 APPROVED GROUND LEVEL SITE PLAN**

SCALE 1" = 50'-0"

1

**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.



**2 APPROVED ROOF LEVEL SITE PLAN**

SCALE 1" = 50'-0"

2

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**A15**  
REVISED SHEET

**PROPOSED PARKING CALCULATIONS**

LOCATION	USE	AREA
NEW CONSTRUCTION:	OFFICE/RETAIL	4,215 SF
EXIST BLDG LEVEL 1:	OFFICE	6,660 SF
EXIST. BLDG LEVEL 2:	OFFICE	12,291 SF

4,215 SF / 300 SF / SPACE:	14.05 SP
6,660 SF / 300 SF / SPACE:	22.20 SP
12,291 SF / 400 SF / SPACE:	30.72 SP

TOTAL PARKING REQ'D:	66.97 SP
	67 SP

EXISTING PARKING PROVIDED:

PARKING PROVIDED:  
(4 EXISTING SP ALLOCATED FOR CARPOOL AND RIDE/SHARE DROP-OFF)

PARKING DEFICIENCY

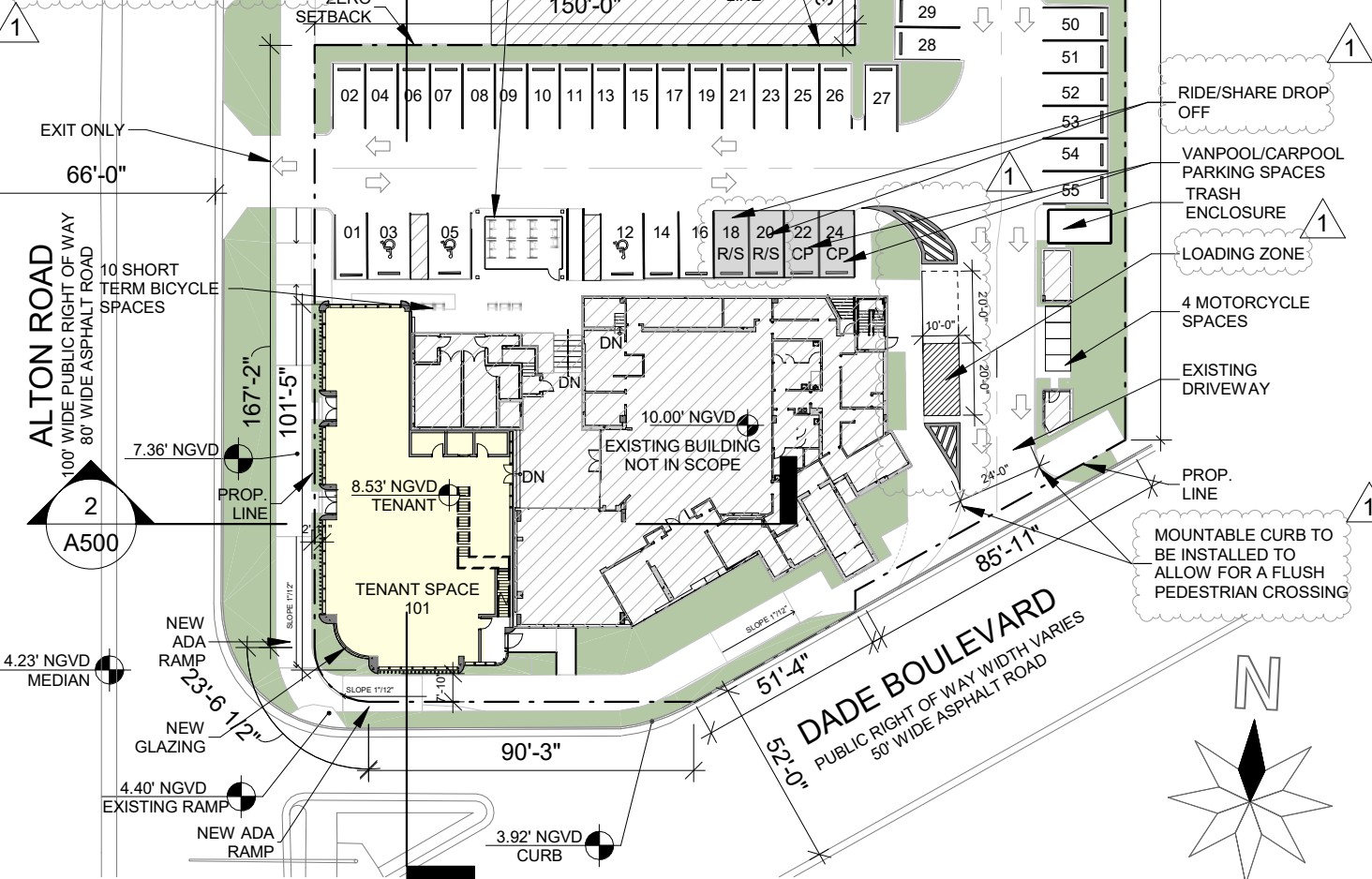
PARKING REDUCTION:

- 30 LONG TERM BYCICLE SPACES
- 10 SHORT TERM BYCICLE SPACES
- 2 VANPOOL/CARPOOL SPACES
- 2 RIDE/SHARE ZONE SPACES
- 4 MOTORCYCLE SPACES

REDUCED PARKING REQ'D:

PARKING SURPLUS:

NOTE:  
FOR PARKING REDUCTION CALCULATIONS SEE SHEET A30



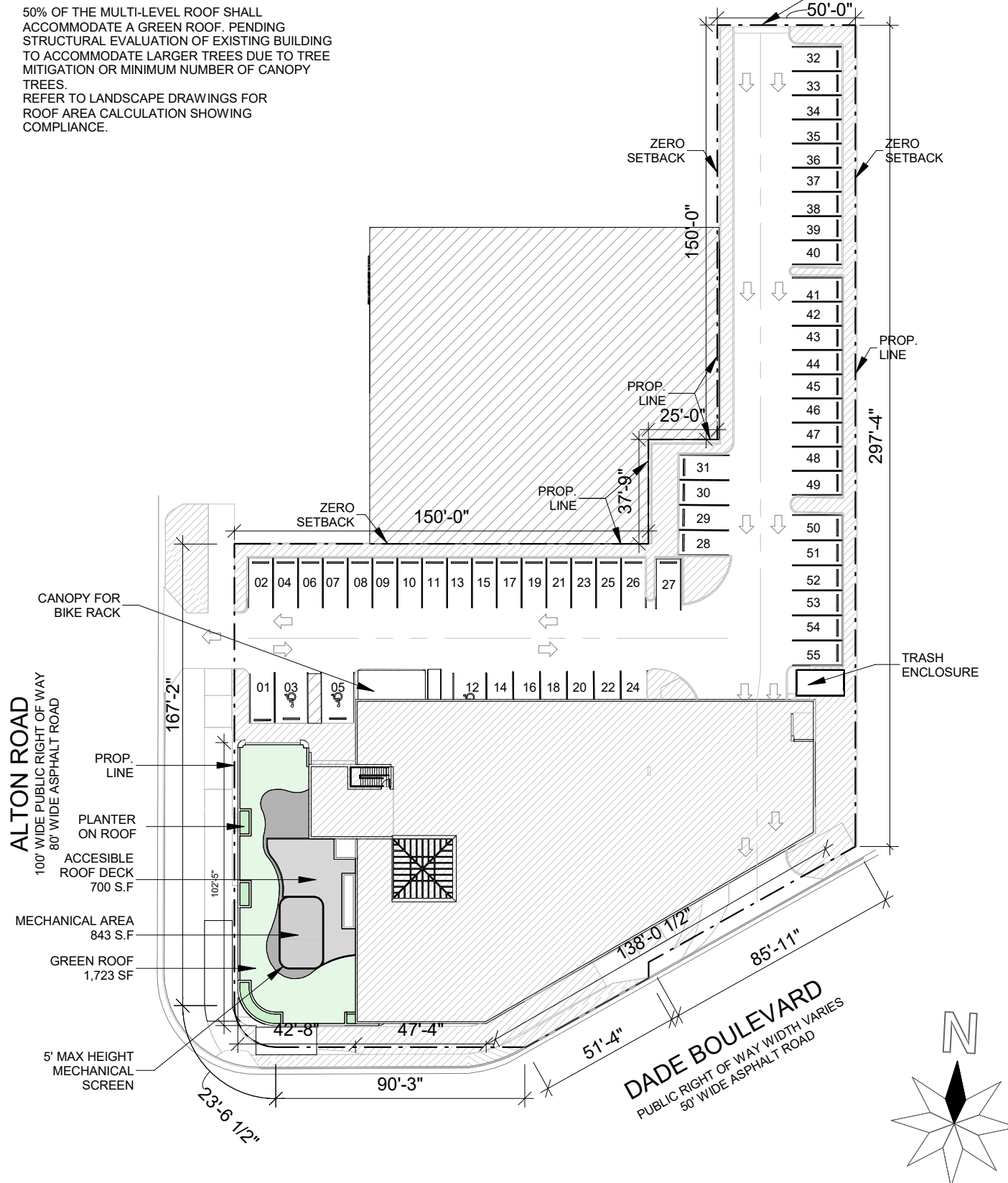
01

**PROPOSED GROUND LEVEL SITE PLAN**

SCALE 1" = 50'-0"

**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.



02

**PROPOSED ROOF LEVEL SITE PLAN**

SCALE 1" = 50'-0"

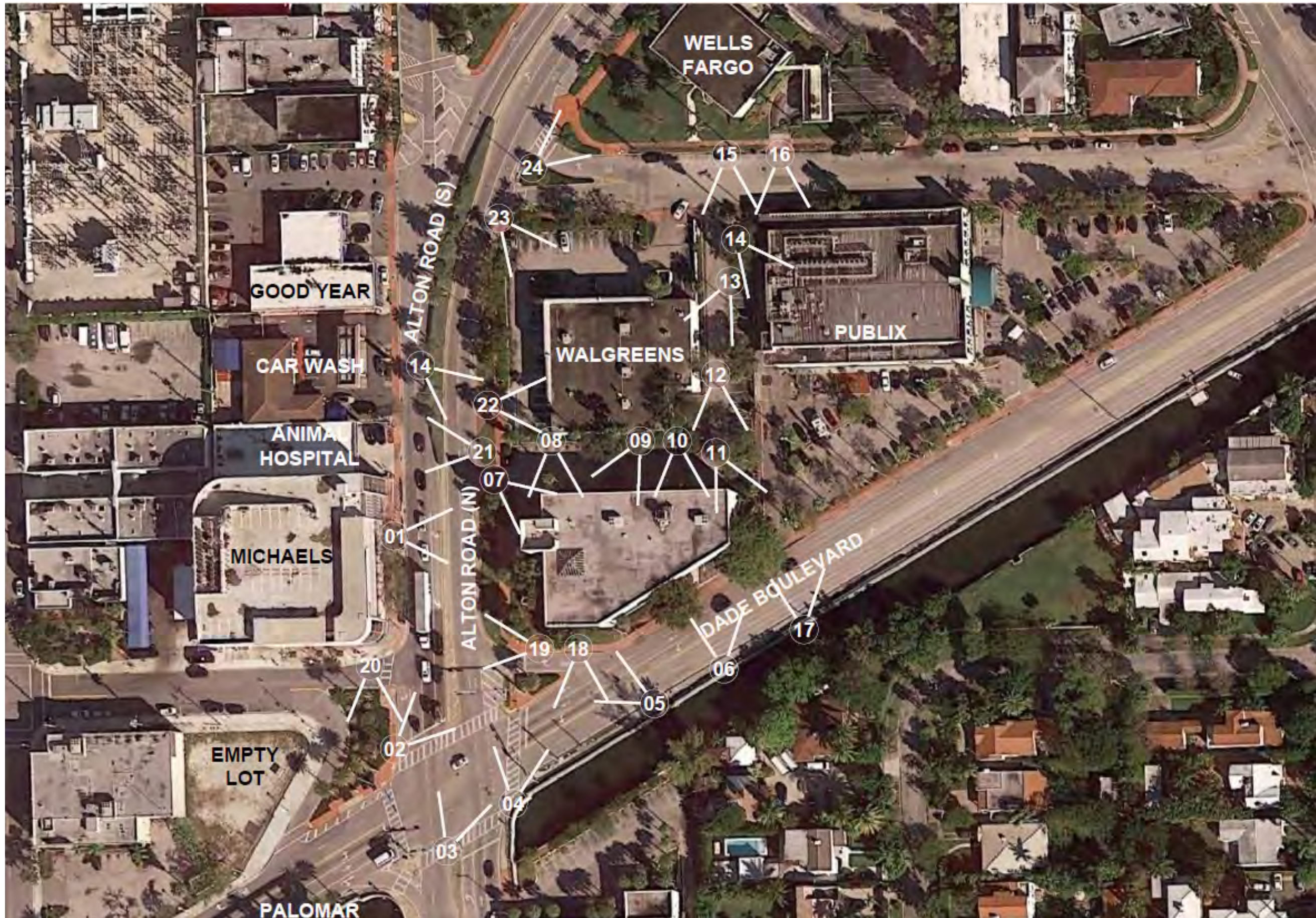
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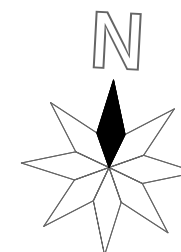
**A16**



**1**

**SITE PHOTO KEY AERIAL**

SCALE 6" = 1'-0"



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**A17**

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STATE OF FLORIDA  
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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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**A18**



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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**A19**



09 EXISTING PARKING LOOKING SW



10 EXISTING PARKING LOOKING SOUTH



11 EXISTING PARKING LOOKING SOUTHEAST



12 EXISTING PARKING LOT LOOKING SOUTH

SITE PHOTOS

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**A20**



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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**A21**



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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MIAMI, FLORIDA 33133  
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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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DRB24-1015

**A24**

**1**

APPROVED RENDER AT MIAMI DADE BLVD

SCALE 12" = 1'-0"



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**1**

PROPOSED RENDER AT MIAMI DADE BLVD

SCALE 12" = 1'-0"

**A25**



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**A26**

**1**

**APPROVED NIGHT RENDER**

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



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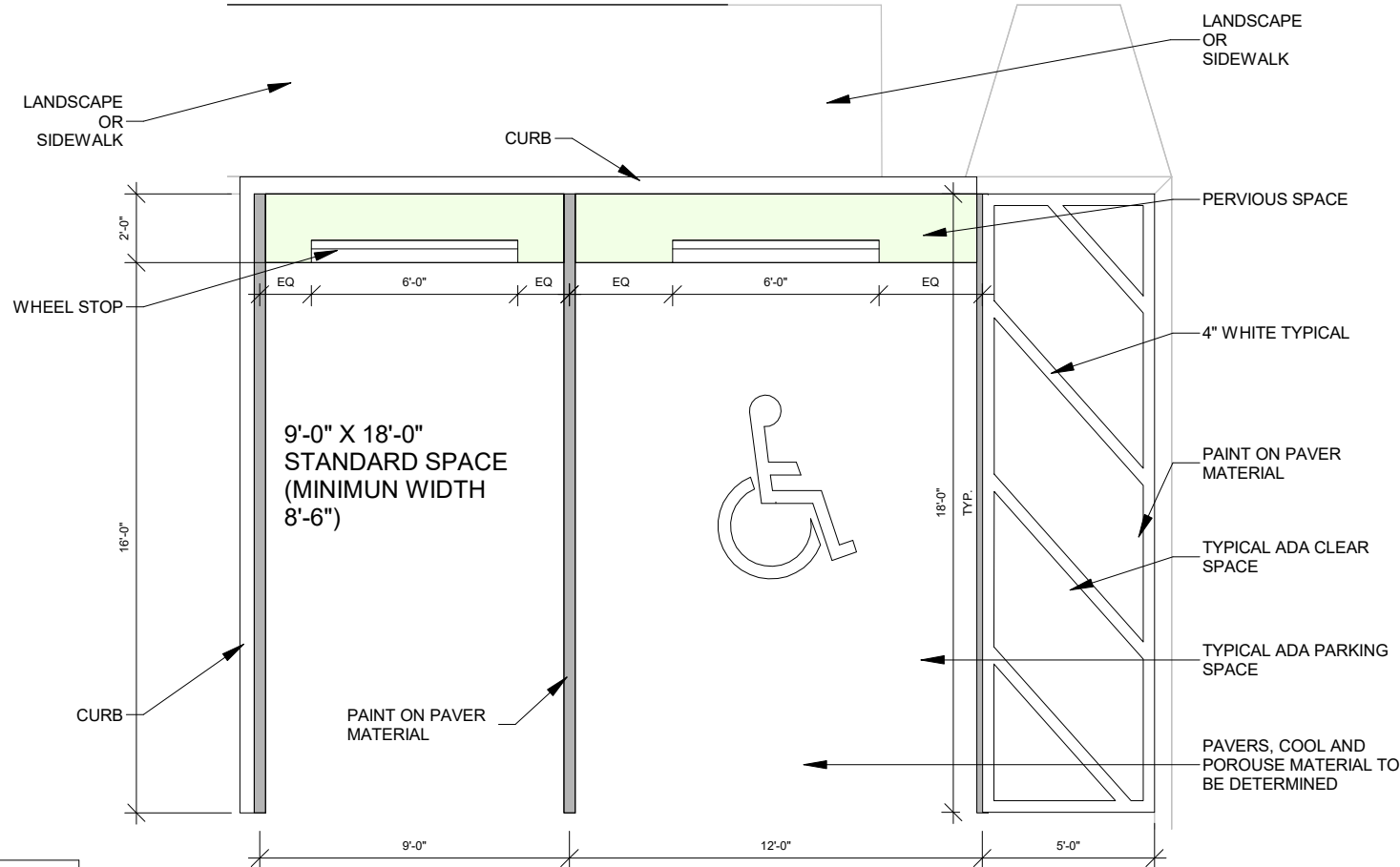
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**1**

**NORTH RENDERING LOOKING SOUTH**

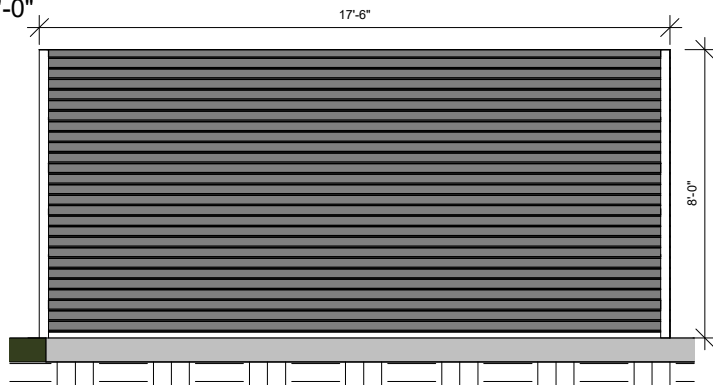
N.T.S

**A26.1**  
NEW SHEET



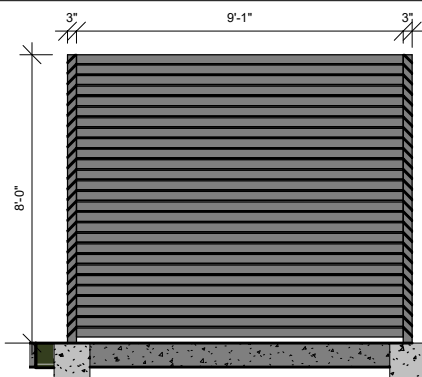
**4** APPROVED TYPICAL PARKING DETAIL

SCALE 3/16" = 1'-0"



**3** APPROVED TRASH ENCLOSURE ELEVATION

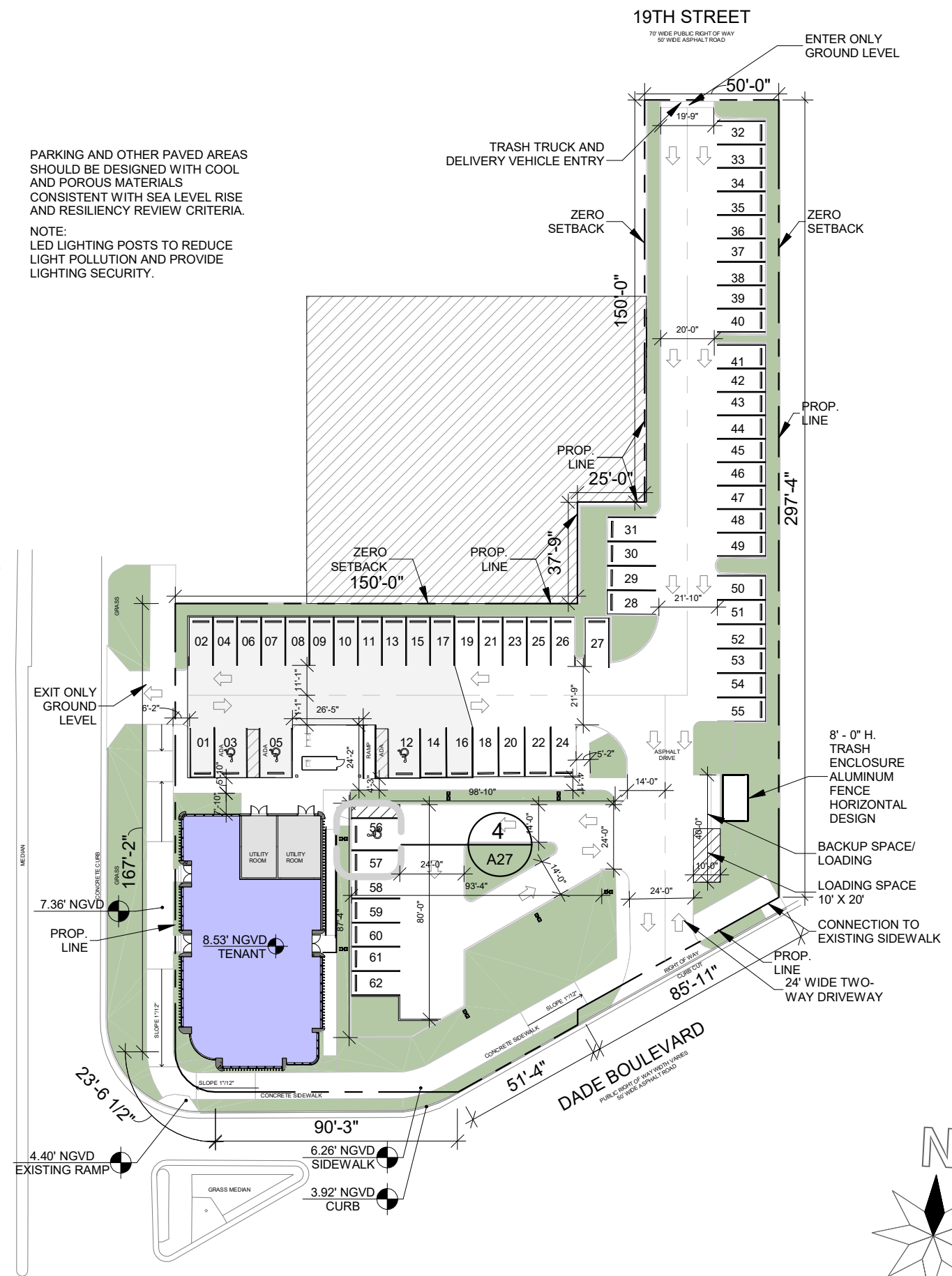
SCALE 3/16" = 1'-0"



**1** APPROVED TRASH ENCLOSURE SECTION

SCALE 3/16" = 1'-0"

PARKING AND OTHER PAVED AREAS SHOULD BE DESIGNED WITH COOL AND POROUS MATERIALS CONSISTENT WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA.  
NOTE: LED LIGHTING POSTS TO REDUCE LIGHT POLLUTION AND PROVIDE LIGHTING SECURITY.



**2** APPROVED GROUND LEVEL OPERATIONAL PLAN

SCALE 1" = 50'-0"

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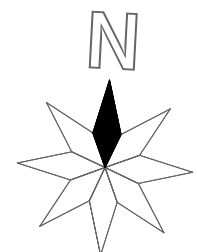


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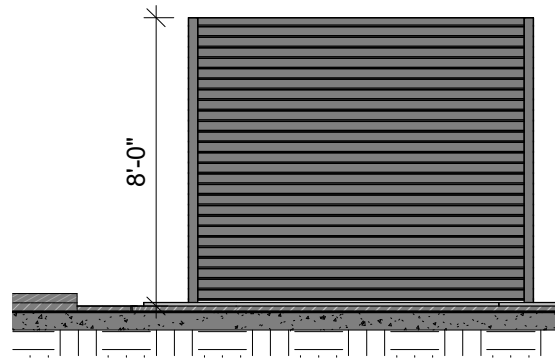


OMITTED

4

OMITTED DETAIL

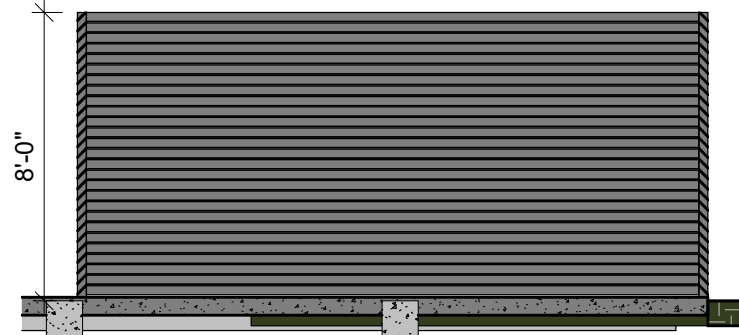
SCALE 3" = 1'-0"



3

PROPOSED TRASH ENCLOSURE ELEVATION

SCALE 3/16" = 1'-0"



2

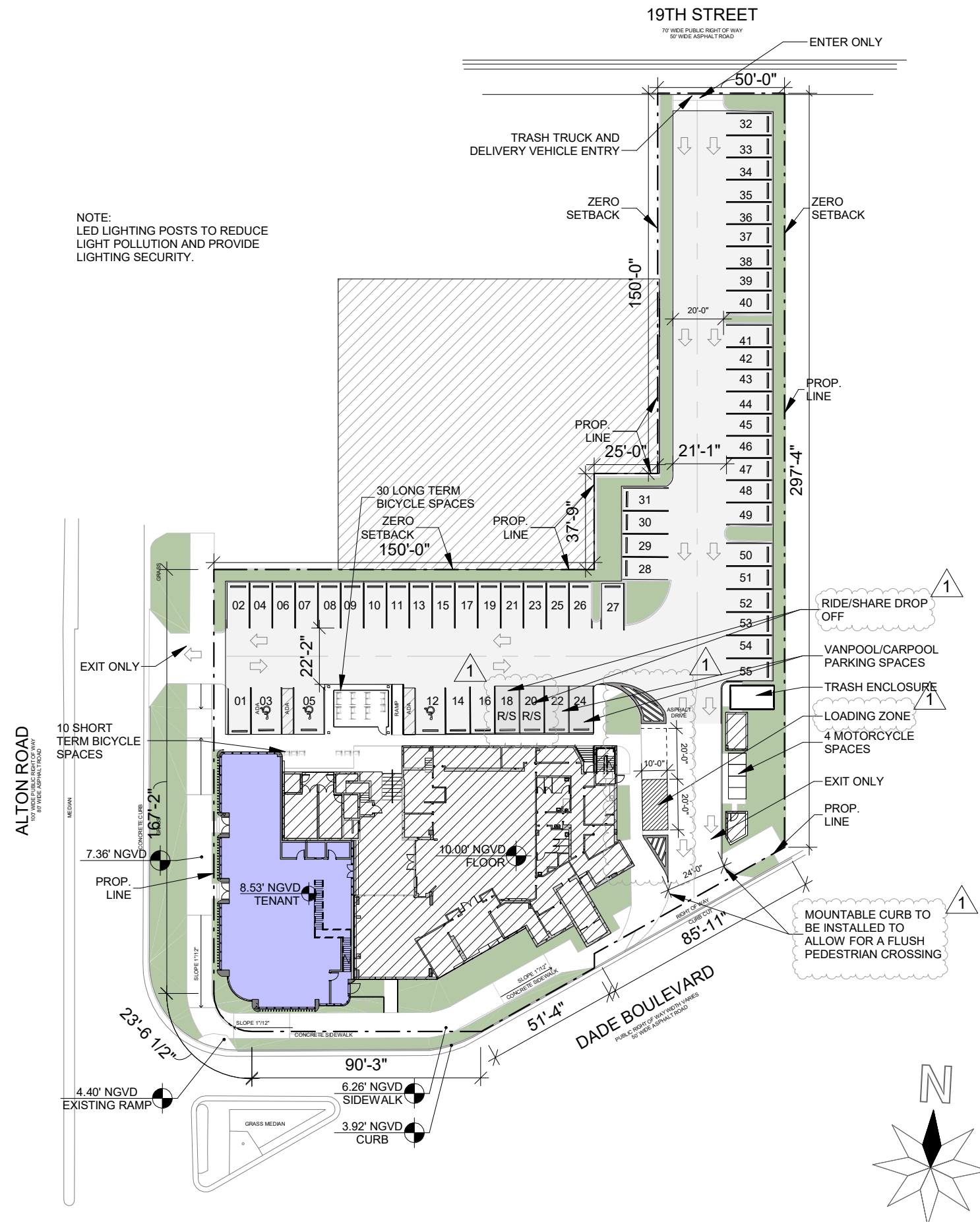
PROPOSED TRASH ENCLOSURE SECTION

SCALE 3/16" = 1'-0"

1

PROPOSED GROUND LEVEL OPERATIONAL PLAN

SCALE 1" = 50'-0"



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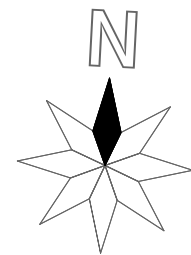
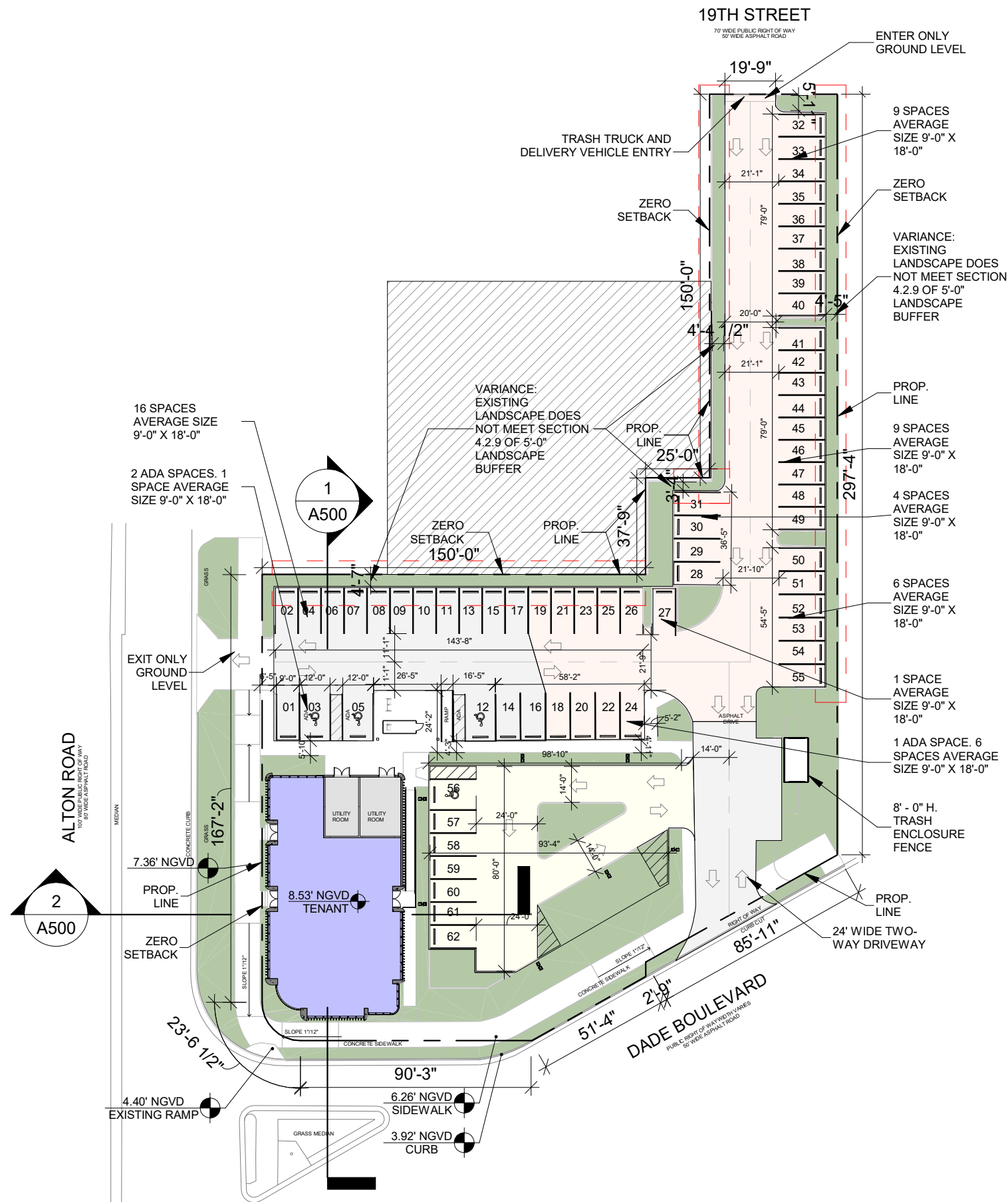
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**A28**

APPROVED VARIANCE DIAGRAM

SCALE 1" = 50'-0"



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**GZA**  
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AR94719

STATE OF FLORIDA  
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AR94719

**PROPOSED PARKING CALCULATIONS**

LOCATION	USE	AREA
NEW CONSTRUCTION:	OFFICE/RETAIL	4,215 SF
EXIST BLDG LEVEL 1:	OFFICE	6,660 SF
EXIST. BLDG LEVEL 2:	OFFICE	12,291 SF

4,215 SF / 300 SF / SPACE:	14.05 SP
6,660 SF / 300 SF / SPACE:	22.20 SP
12,291 SF / 400 SF / SPACE:	30.72 SP

TOTAL PARKING REQ'D:	66.97 SP
	67 SP

EXISTING PARKING PROVIDED:	55 SP
PARKING PROVIDED:	51 SP
(4 EXISTING SP ALLOCATED FOR CARPOOL AND RIDE/SHARE DROP-OFF)	
PARKING DEFICIENCY	16 SP
PARKING REDUCTION:	
30 LONG TERM BYCICLE SPACES	6 SP
10 SHORT TERM BYCICLE SPACES	1 SP
2 VANPOOL/CARPOOL SPACES	6 SP
2 RIDE/SHARE ZONE SPACES	6 SP
4 MOTORCYCLE SPACES	1 SP
REDUCED PARKING REQ'D:	47 SP
PARKING SURPLUS:	4 SP

**PARKING REDUCTION SUMMARY**

TOTAL PARKING REQ'D:	66.97 SP
	67 SP

MAX. REDUCTION PER CATEGORY: 15%	67 SP * 0.15
	10 SP

MAX. COMBINED REDUCTION: 50%	67 SP * 0.5
	34 SP

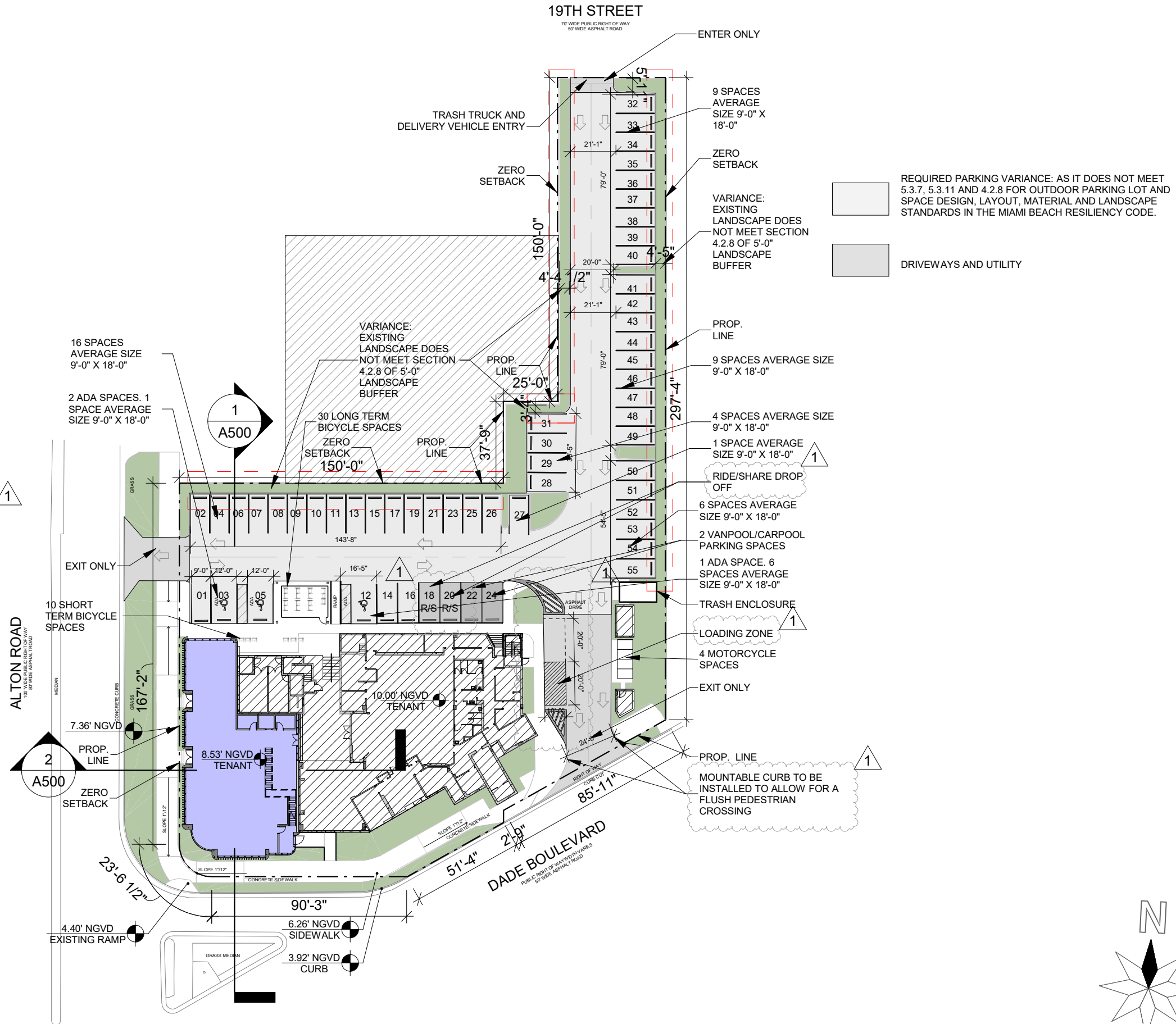
PARKING REDUCTION:	
30 LONG TERM BICYCLE SPACES	6 SP (8.9%)
10 SHORT TERM BICYCLE SPACES	1 SP (1.4%)
2 VANPOOL/CARPOOL SPACES	6 SP (8.9%, MAX 10%)
2 RIDE/SHARE SPACES	6 SP (MAX 9 SP)
4 MOTORCYCLE SPACES	1 SP (1.4%)

TOTAL REDUCTION:	20 SP (29.9%)
------------------	---------------

COMBINED REDUCTION DOES NOT EXCEED 50%. PER SECTION 5.2.14

**1 PROPOSED PARKING AND VARIANCE DIAGRAM**

SCALE 1" = 50'-0"



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STATE OF FLORIDA  
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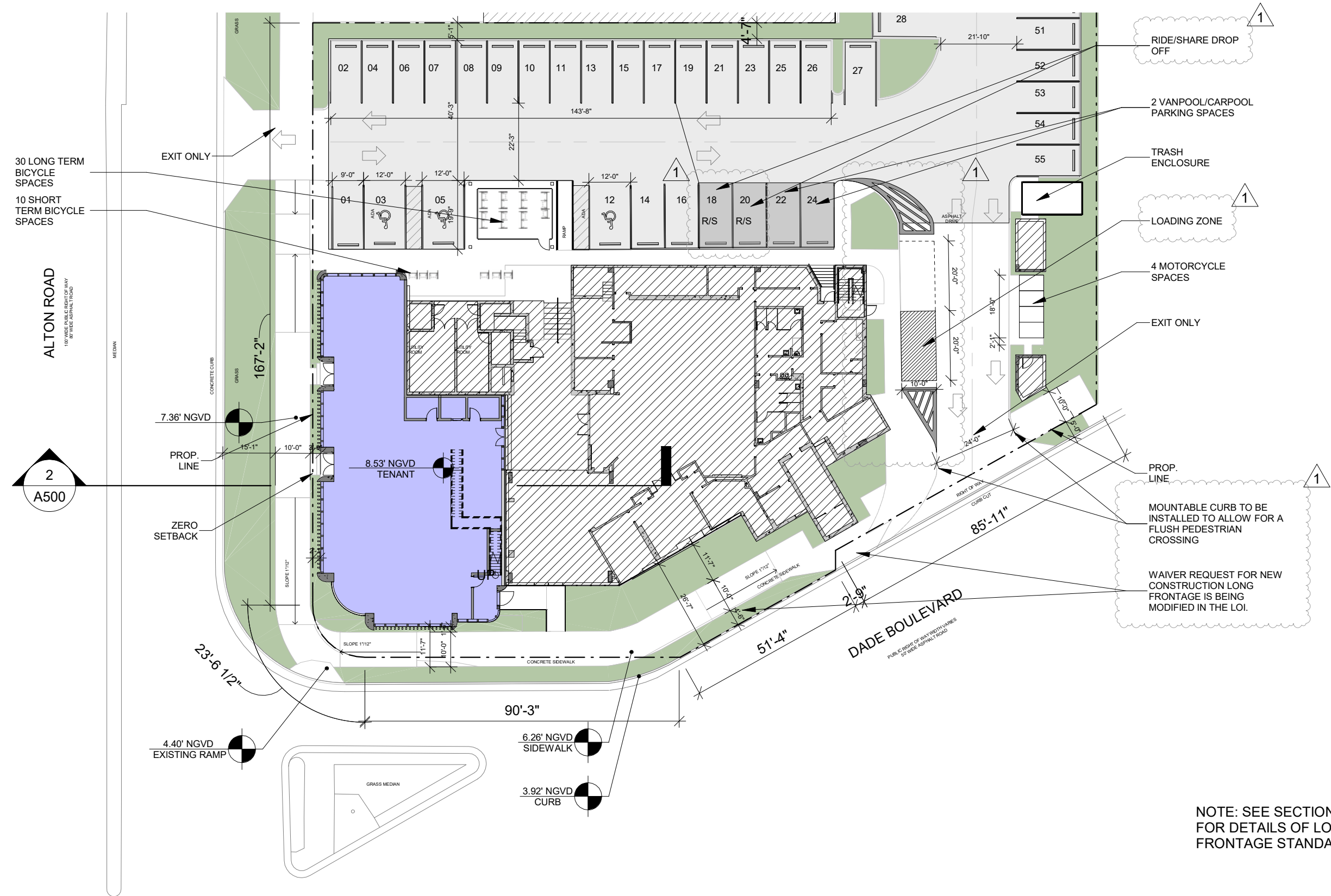
STATE OF FLORIDA  
AR94719

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

DRAWING ISSUE:  
04-13-25 FIRST SUBMITTAL  
05-04-25 FINAL SUBMITTAL

**A30**





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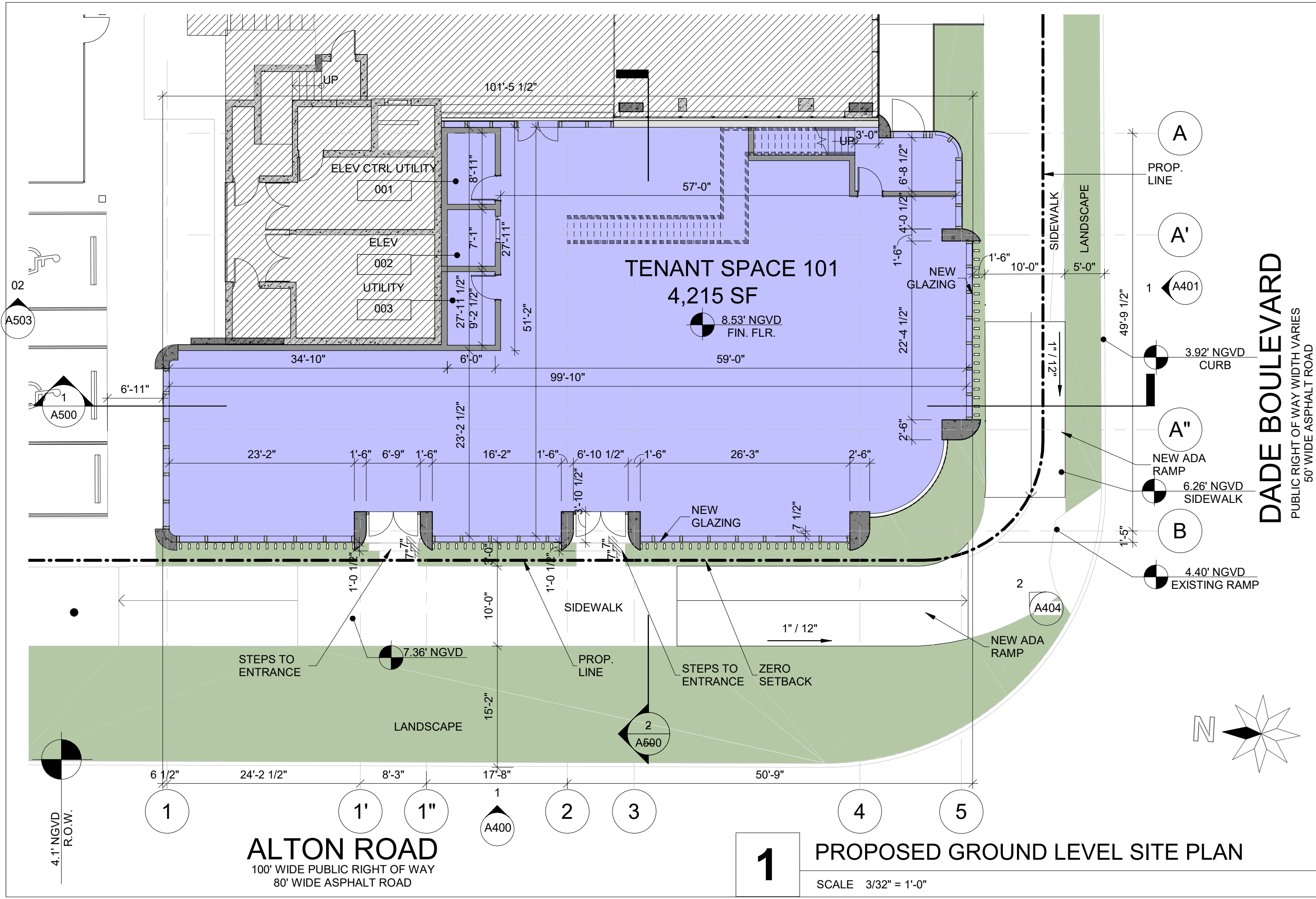
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NOTE: SEE SECTIONS A501  
FOR DETAILS OF LONG  
FRONTAGE STANDARD

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



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

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

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

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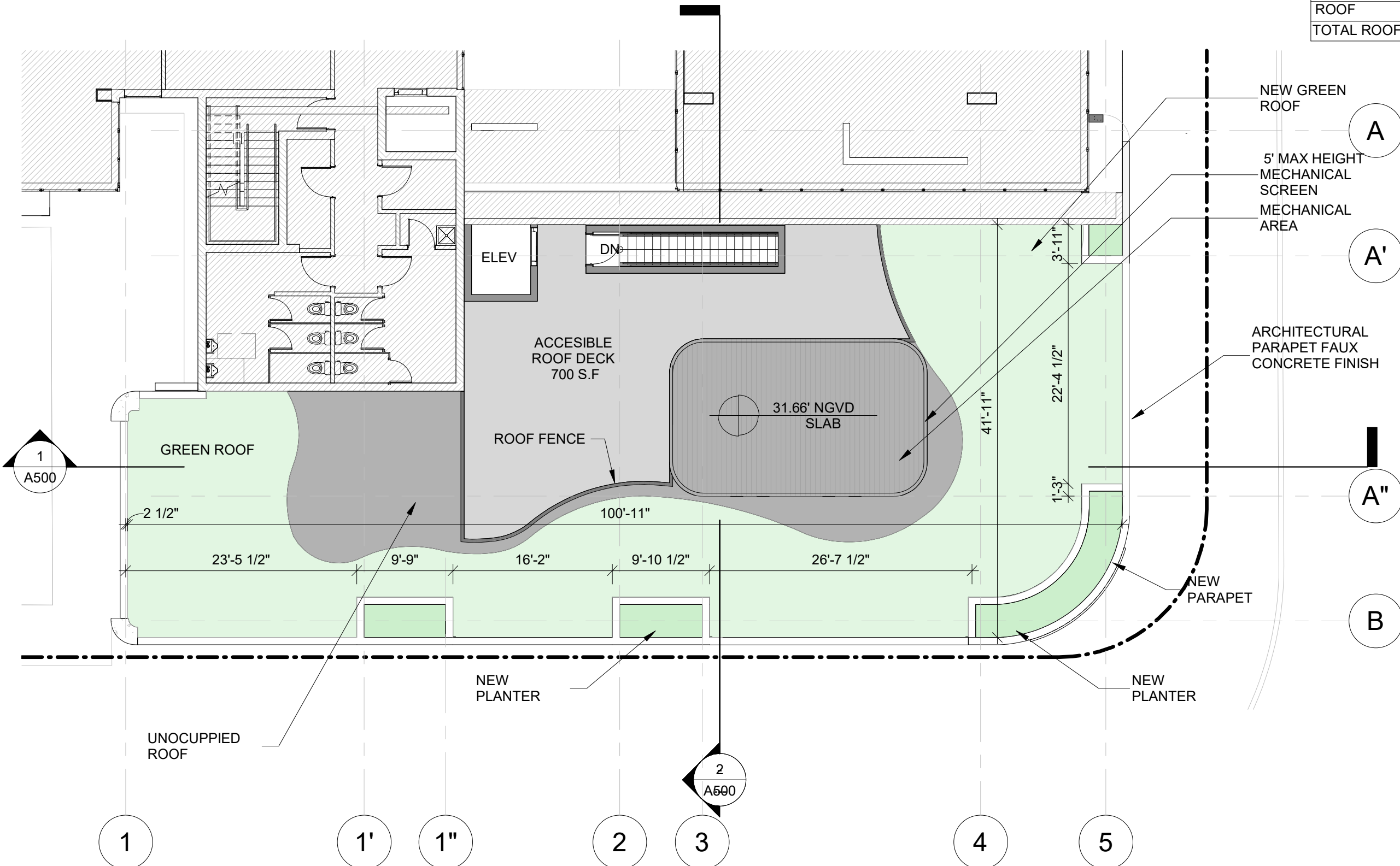
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**A100**

**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	1,840
ROOF	1,697
TOTAL ROOF AREA: 3,537	



DADE BOULEVARD

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

**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.



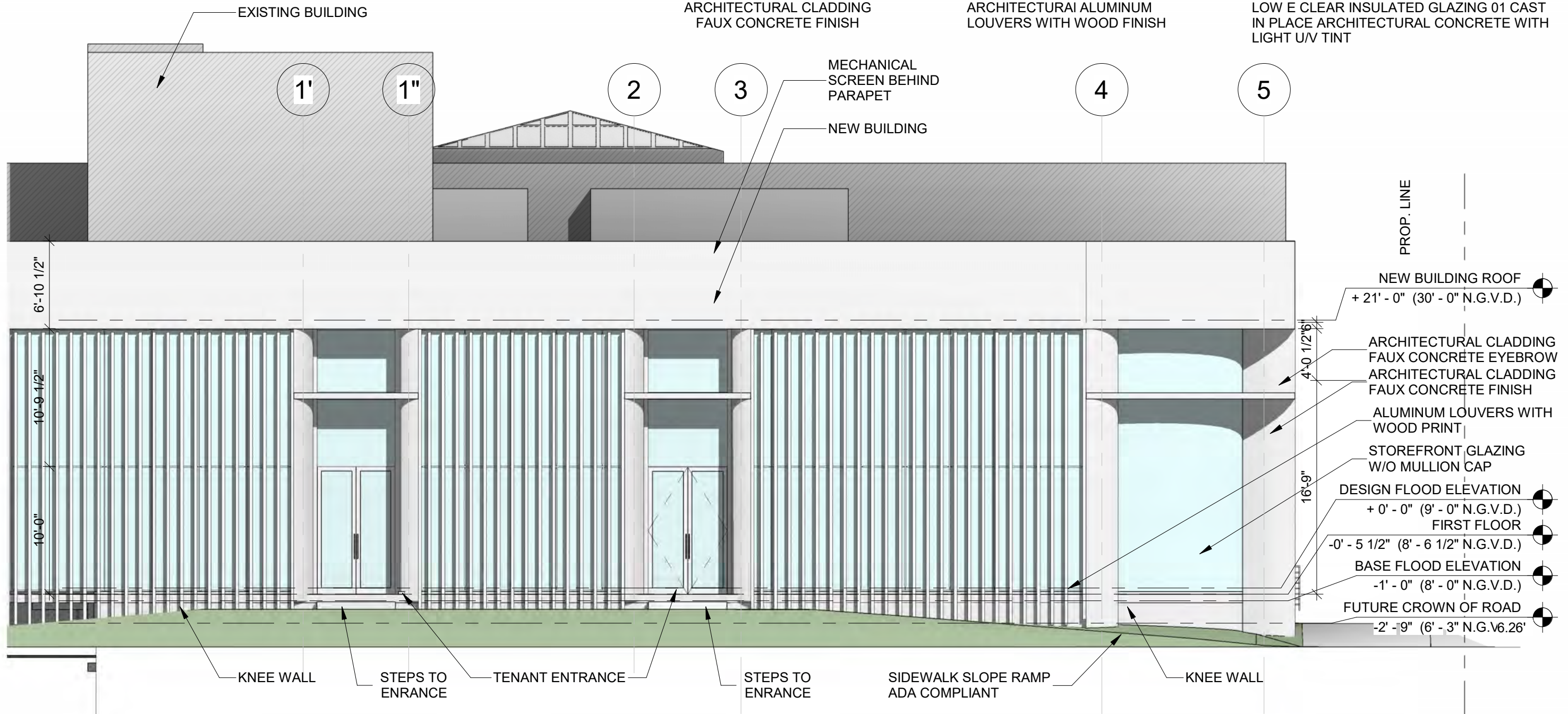
ARCHITECTURAL CLADDING  
 FAUX CONCRETE FINISH



ARCHITECTURAL ALUMINUM  
 LOUVERS WITH WOOD FINISH



LOW E CLEAR INSULATED GLAZING 01 CAST  
 IN PLACE ARCHITECTURAL CONCRETE WITH  
 LIGHT UV TINT



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**1** PROPOSED WEST ELEVATION **A400**  
 SCALE 1/8" = 1'-0"

**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  
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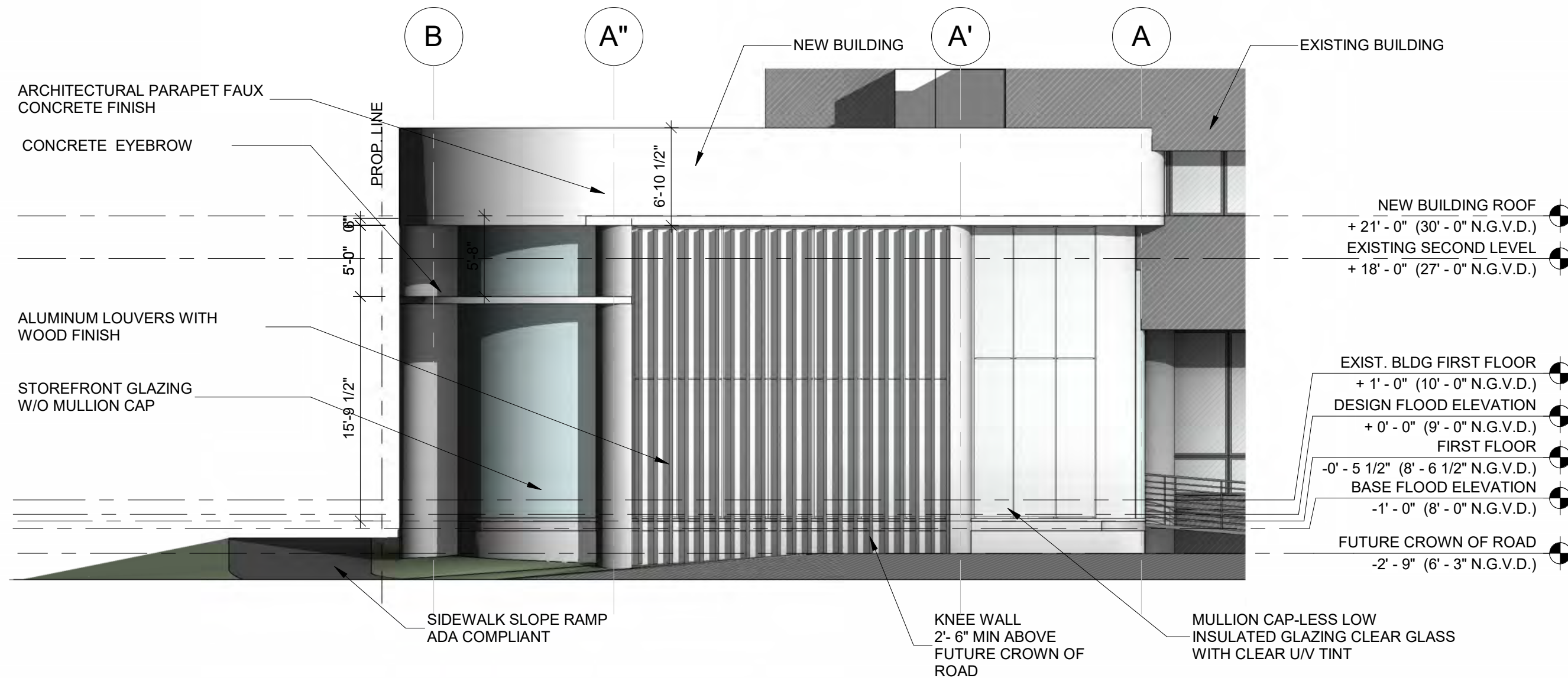
ARCHITECTURAL CLADDING  
 FAUX CONCRETE FINISH



ARCHITECTURAL ALUMINUM  
 LOUVERS WITH WOOD FINISH



LOW E CLEAR INSULATED GLAZING 01 CAST  
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**1** PROPOSED SOUTH ELEVATION  
 SCALE 1/8" = 1'-0"

**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.



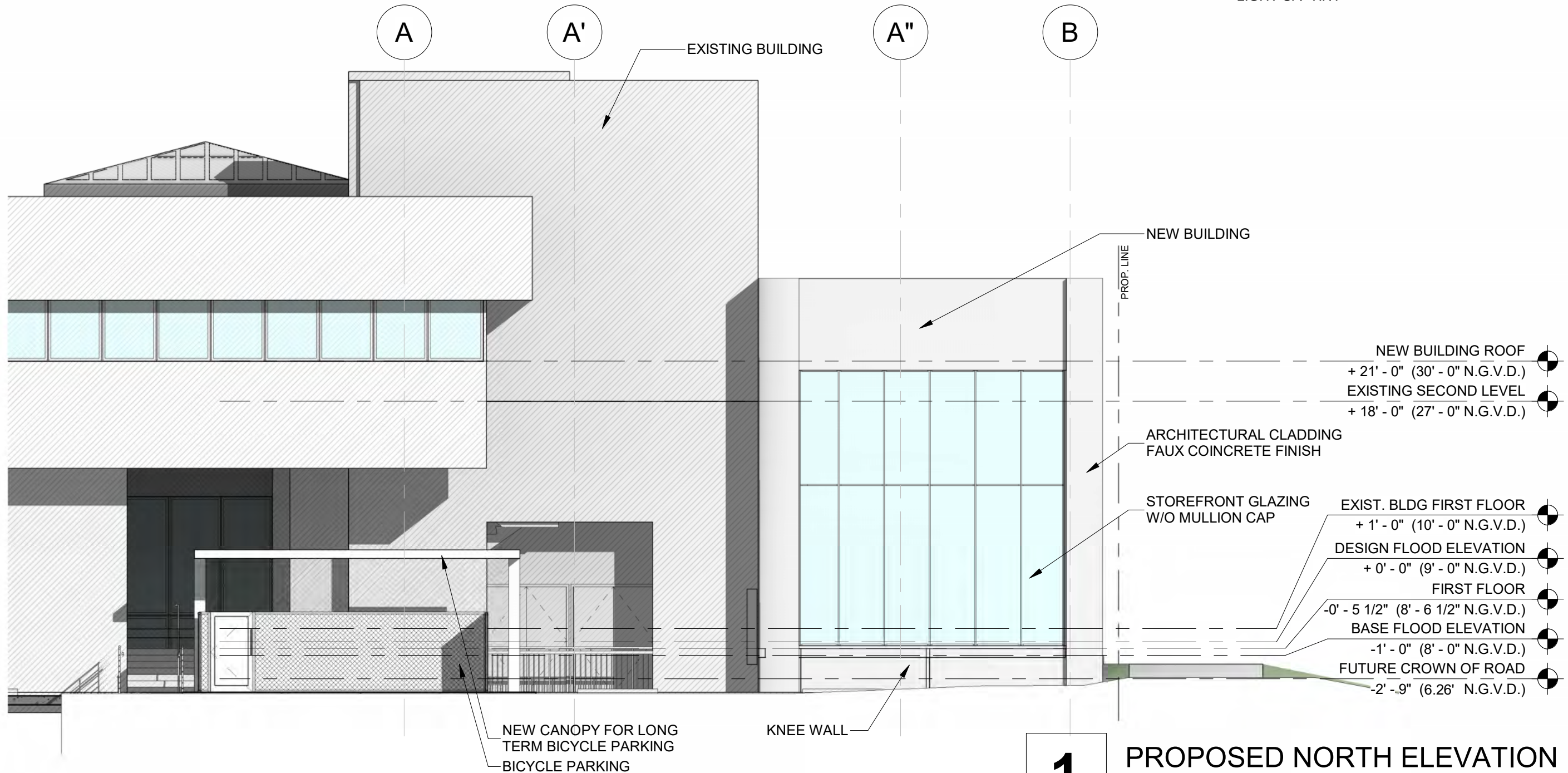
ARCHITECTURAL CLADDING  
 FAUX CONCRETE FINISH



ARCHITECTURAL ALUMINUM  
 LOUVERS WITH WOOD FINISH



LOW E CLEAR INSULATED GLAZING 01 CAST  
 IN PLACE ARCHITECTURAL CONCRETE WITH  
 LIGHT UV TINT



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

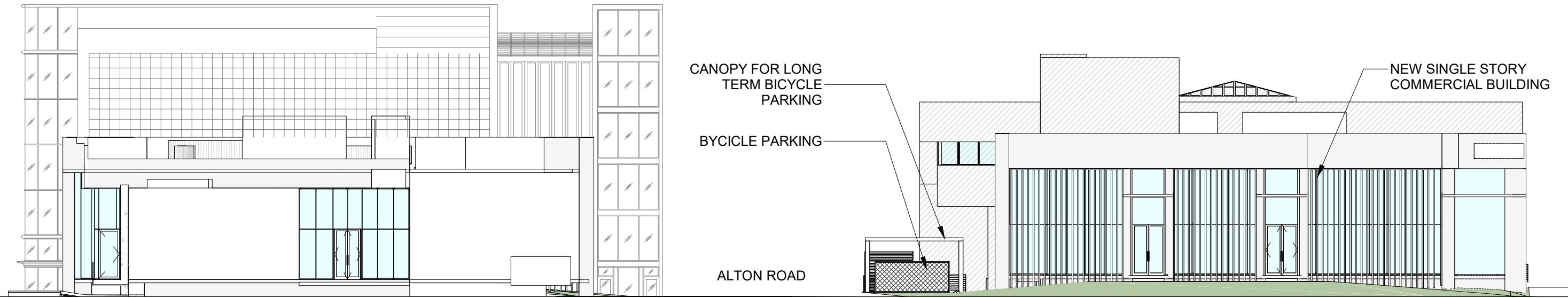
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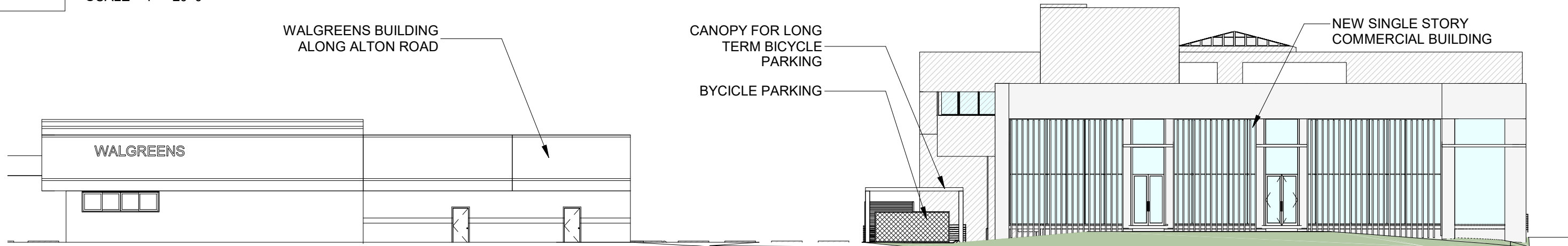
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**A402**



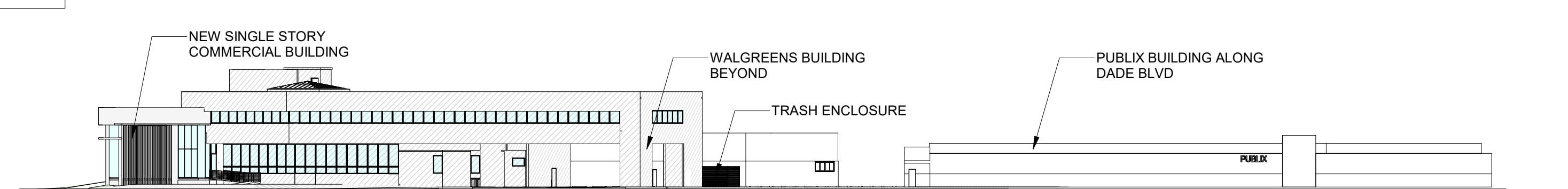
### 3 PROPOSED MICHAEL'S BUILDING ACROSS ALTON ROAD ELEVATION

SCALE 1" = 20'-0"



### 2 PROPOSED CONTEXTUAL ELEVATION ALTON ROAD

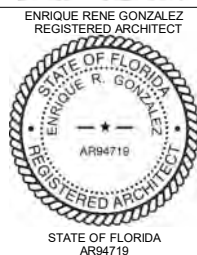
SCALE 1" = 20'-0"



### 1 PROPOSED CONTEXTUAL ELEVATION DADE BLVD

SCALE 1" = 40'-0"

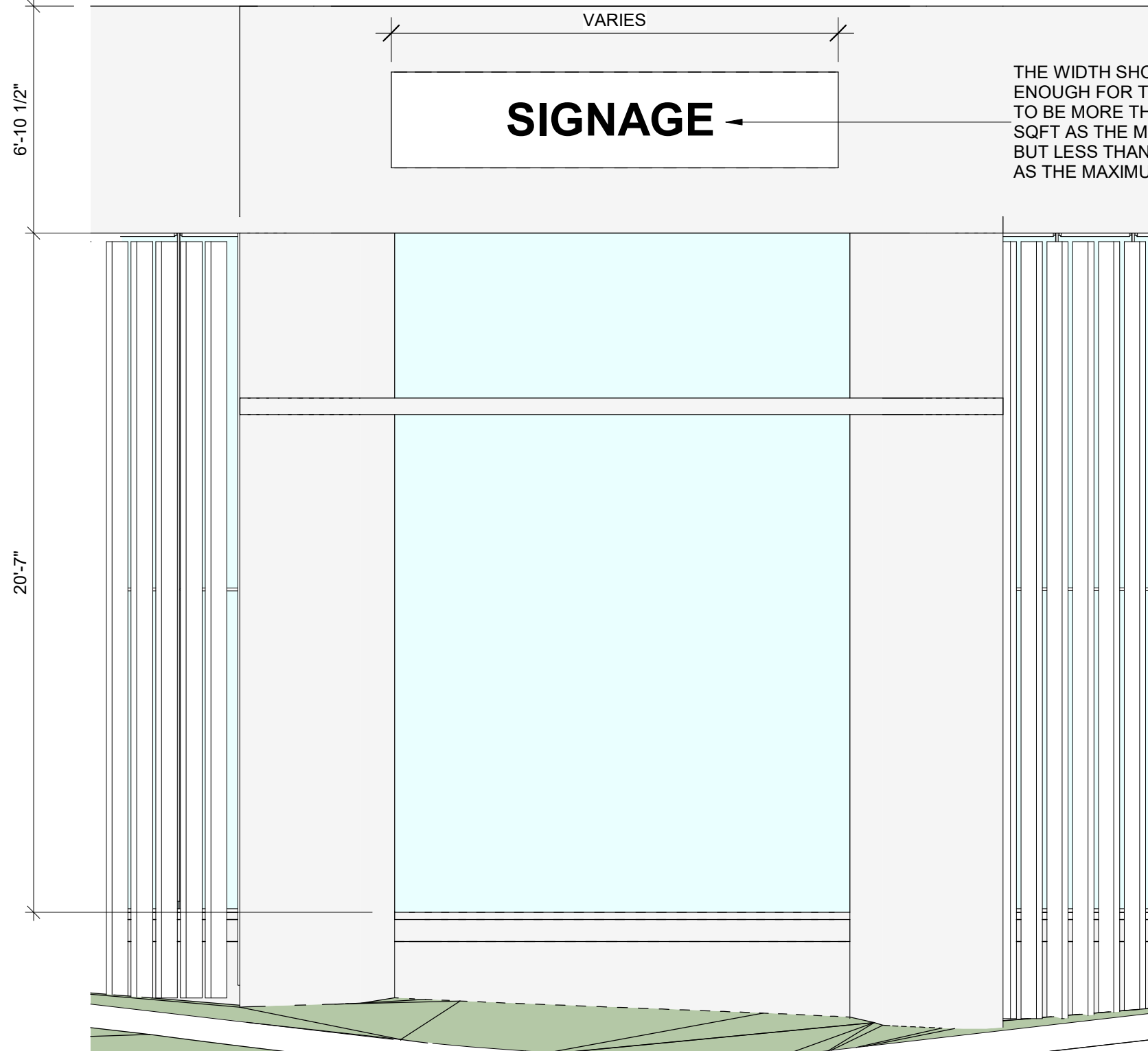
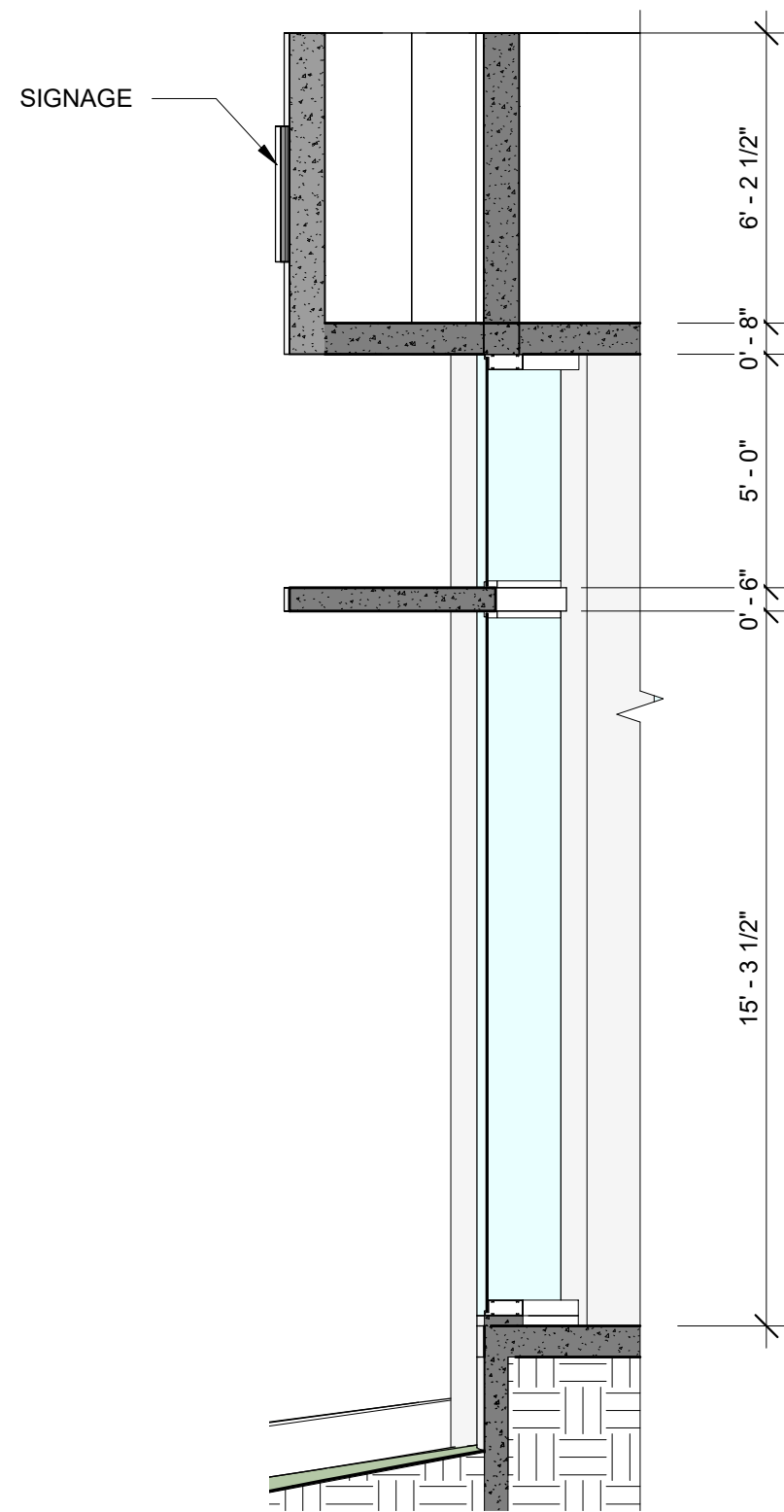
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**A403**



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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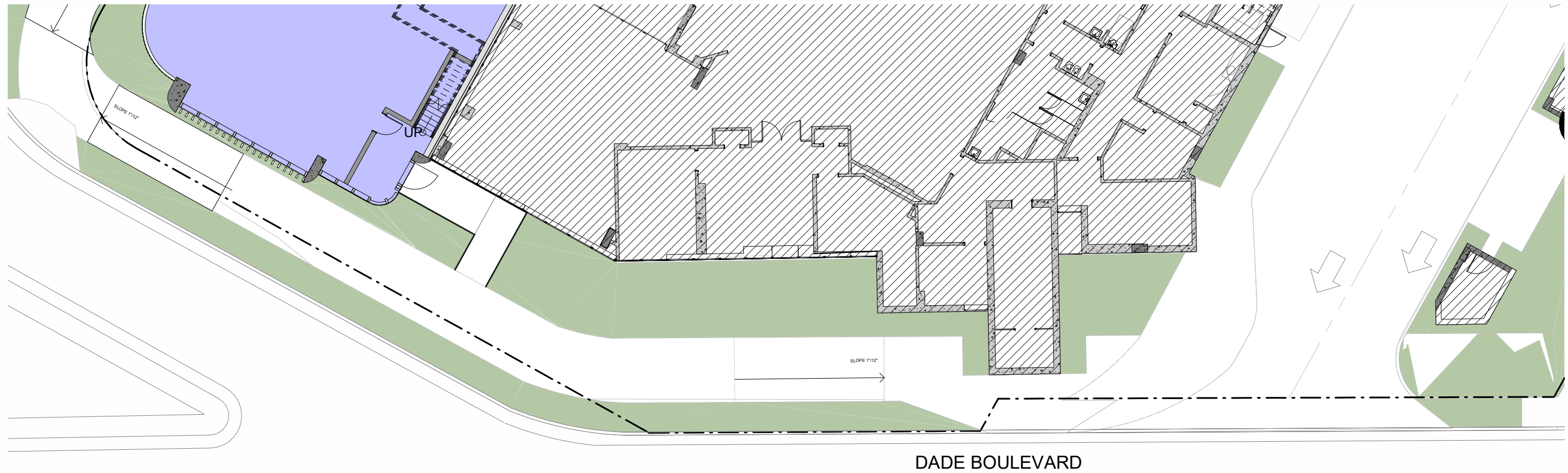
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DADE BOULEVARD

2

**PROPOSED COMPARISON PLAN**

SCALE 1/16" = 1'-0"

NEW BUILDING ROOF  
+ 21' - 0" (30' - 0" N.G.V.D.)

EXIST. BLDG FIRST FLOOR  
+ 1' - 0" (10' - 0" N.G.V.D.)

ALTON ROAD  
BEYOND

NEW SINGLE  
STORY BUILDING

EXISTING BUILDING

ELEVATION ALONG DADE BLVD

1

**PROPOSED COMPARISON ELEVATION**

SCALE 1/16" = 1'-0"

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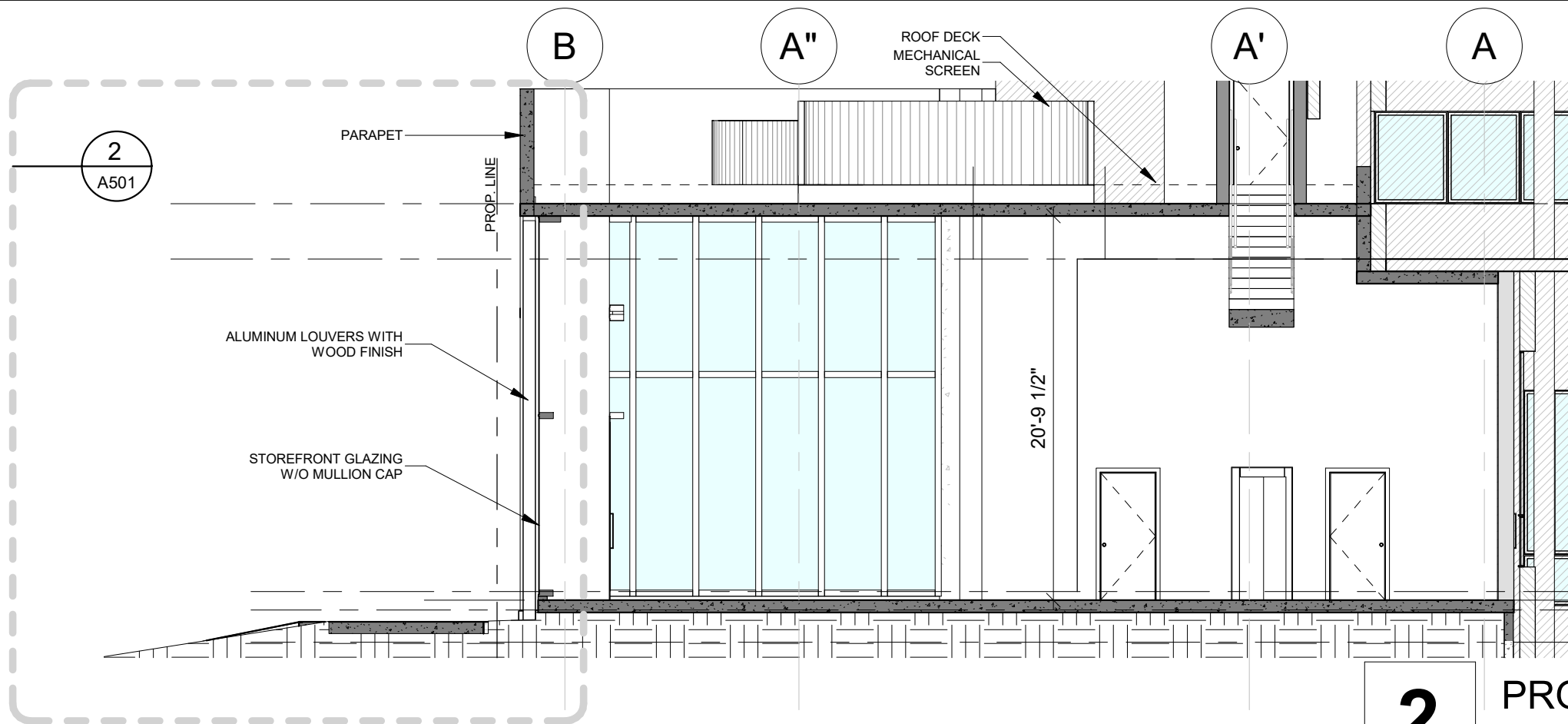


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**A405**

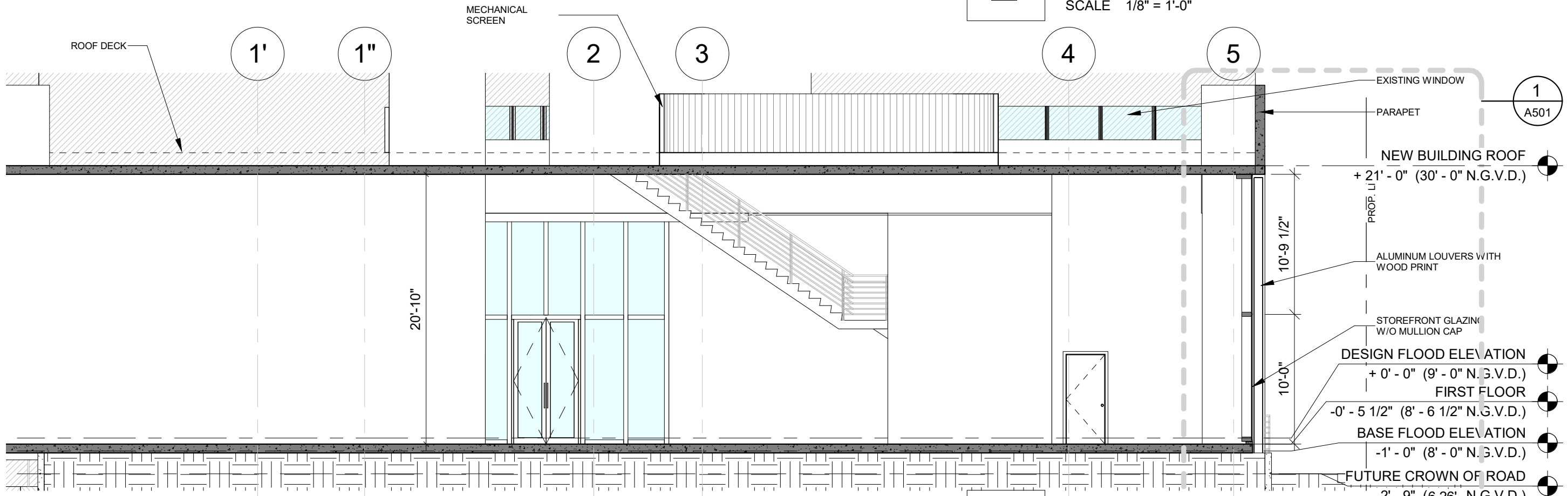


**NOTE:**  
 APPLICANT WILL PROVIDE FLOOD BARRIER PROTECTION OR A KNEE WALL AS APPROPRIATE AT ALL GROUND LEVEL GLAZING OR STOREFRONT TO BE 2'-6" HIGH MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY THE PLANNING DIRECTOR.

- NEW BUILDING ROOF  
+ 21' - 0" (30' - 0" N.G.V.D.)
- EXISTING SECOND LEVEL  
+ 18' - 0" (27' - 0" N.G.V.D.)
- DESIGN FLOOD ELEVATION  
+ 0' - 0" (9' - 0" N.G.V.D.)
- FIRST FLOOR  
- 0' - 5 1/2" (8' - 6 1/2" N.G.V.D.)
- BASE FLOOD ELEVATION  
- 1' - 0" (8' - 0" N.G.V.D.)
- FUTURE CROWN OF ROAD  
- 2' - 9" (6.26' N.G.V.D.)

**2 PROPOSED CROSS SECTION**

SCALE 1/8" = 1'-0"



**1 LONGITUDINAL SECTION**

SCALE 1/8" = 1'-0"

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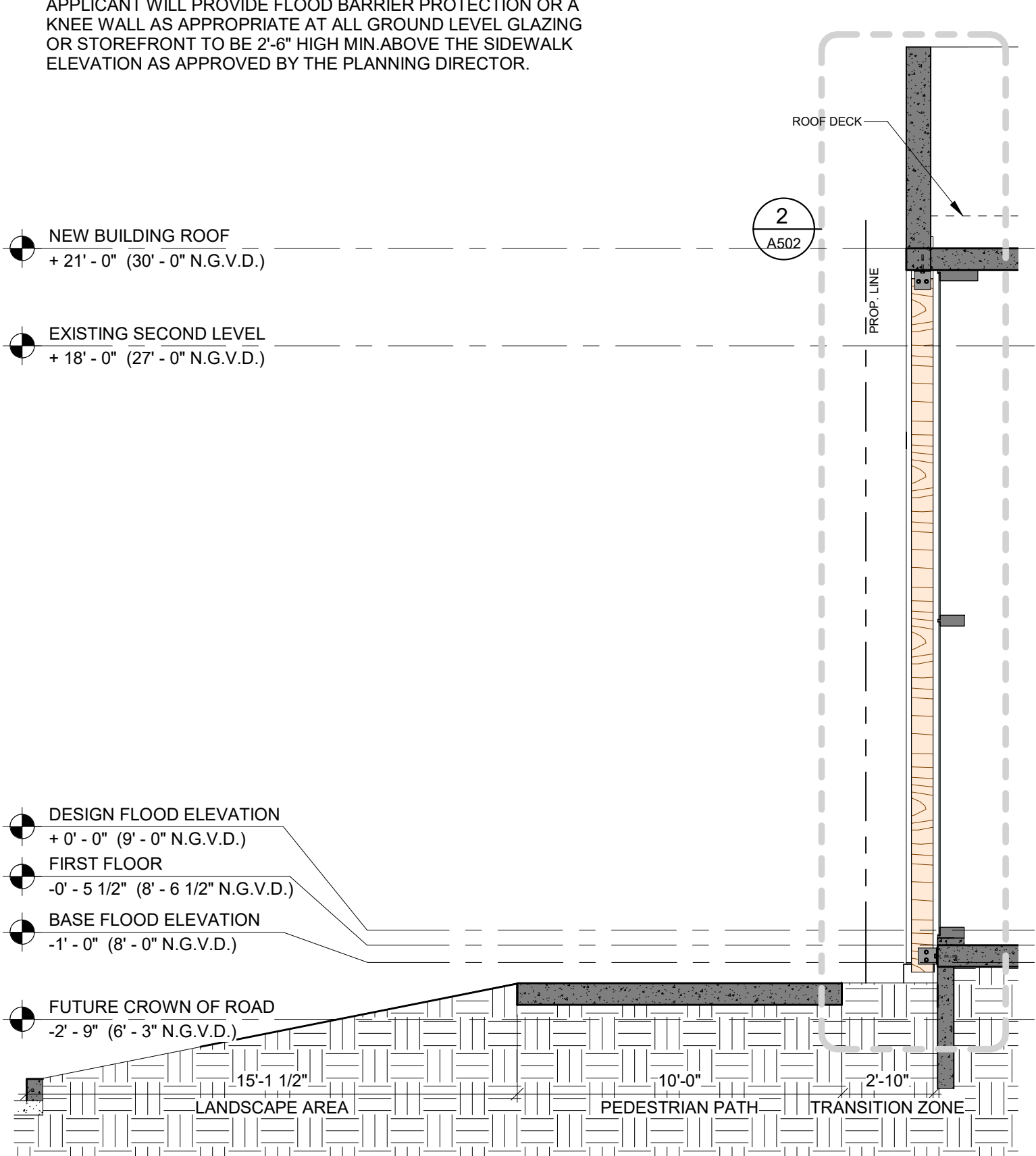
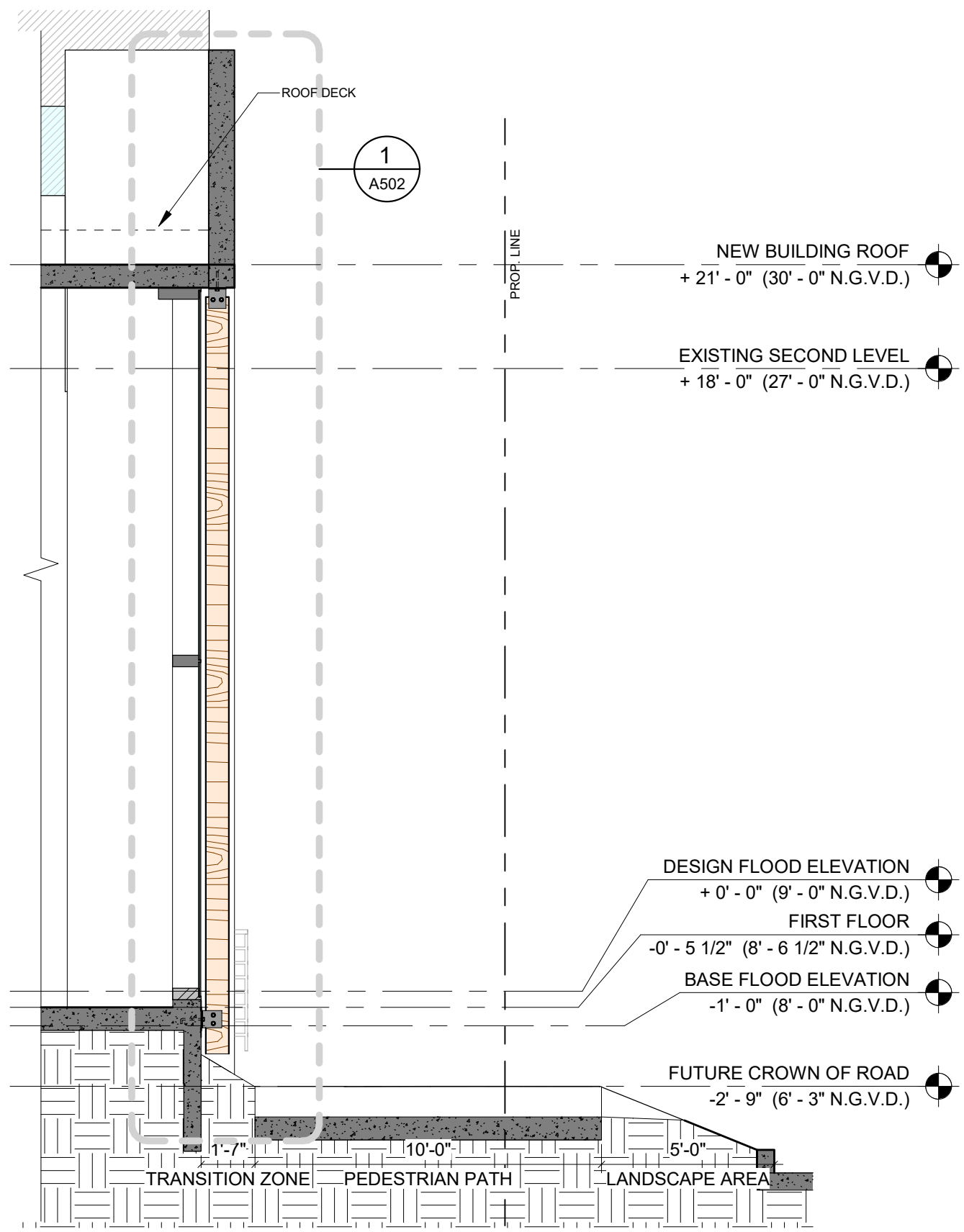
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**A500**

**NOTE:**  
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NEW BUILDING ROOF + 21' - 0" (30' - 0" N.G.V.D.)	NEW BUILDING ROOF + 21' - 0" (30' - 0" N.G.V.D.)
EXISTING SECOND LEVEL + 18' - 0" (27' - 0" N.G.V.D.)	EXISTING SECOND LEVEL + 18' - 0" (27' - 0" N.G.V.D.)

DESIGN FLOOD ELEVATION + 0' - 0" (9' - 0" N.G.V.D.)	DESIGN FLOOD ELEVATION + 0' - 0" (9' - 0" N.G.V.D.)
FIRST FLOOR -0' - 5 1/2" (8' - 6 1/2" N.G.V.D.)	FIRST FLOOR -0' - 5 1/2" (8' - 6 1/2" N.G.V.D.)
BASE FLOOD ELEVATION -1' - 0" (8' - 0" N.G.V.D.)	BASE FLOOD ELEVATION -1' - 0" (8' - 0" N.G.V.D.)

FUTURE CROWN OF ROAD -2' - 9" (6' - 3" N.G.V.D.)	FUTURE CROWN OF ROAD -2' - 9" (6' - 3" N.G.V.D.)
---	---

**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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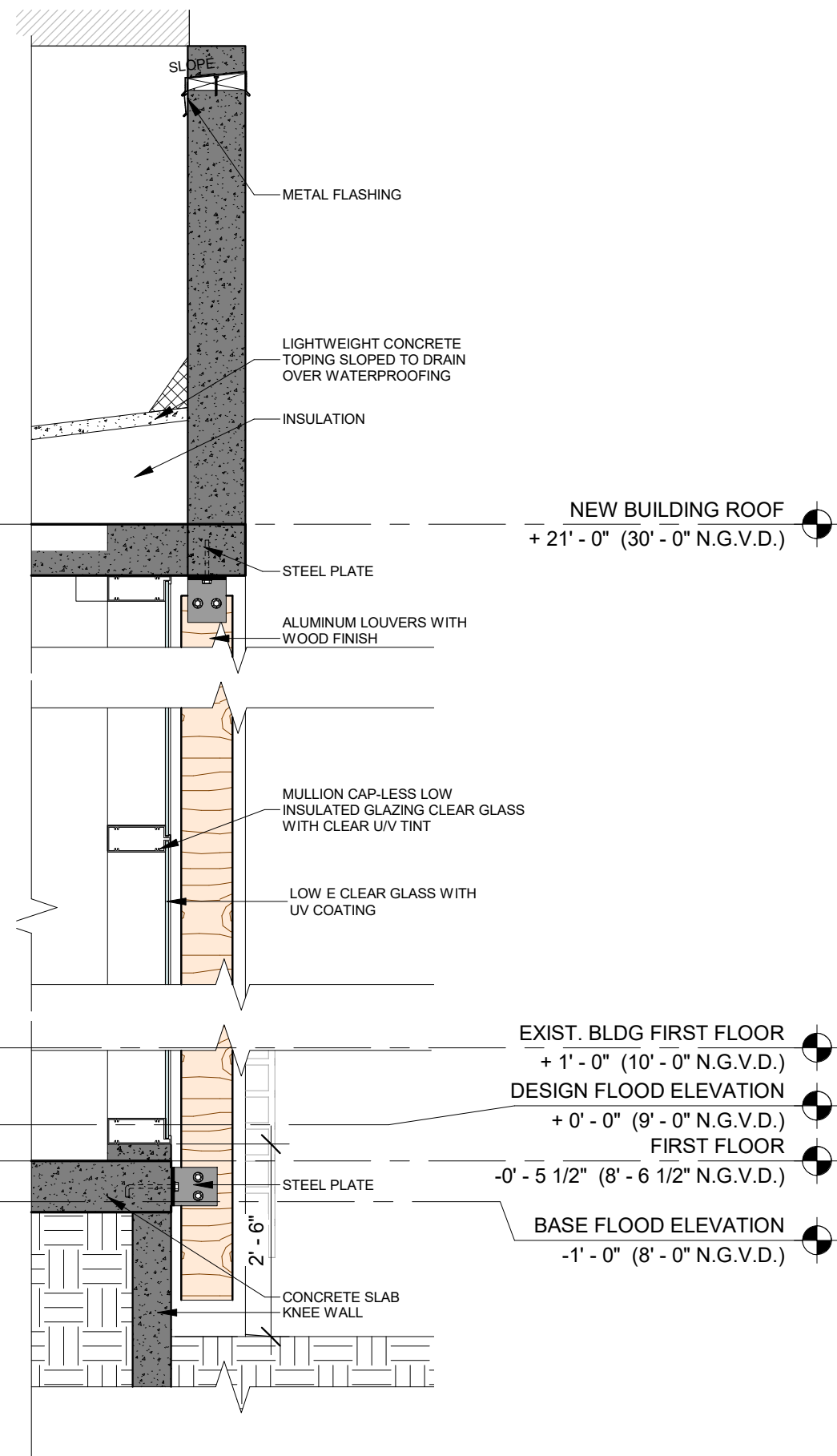
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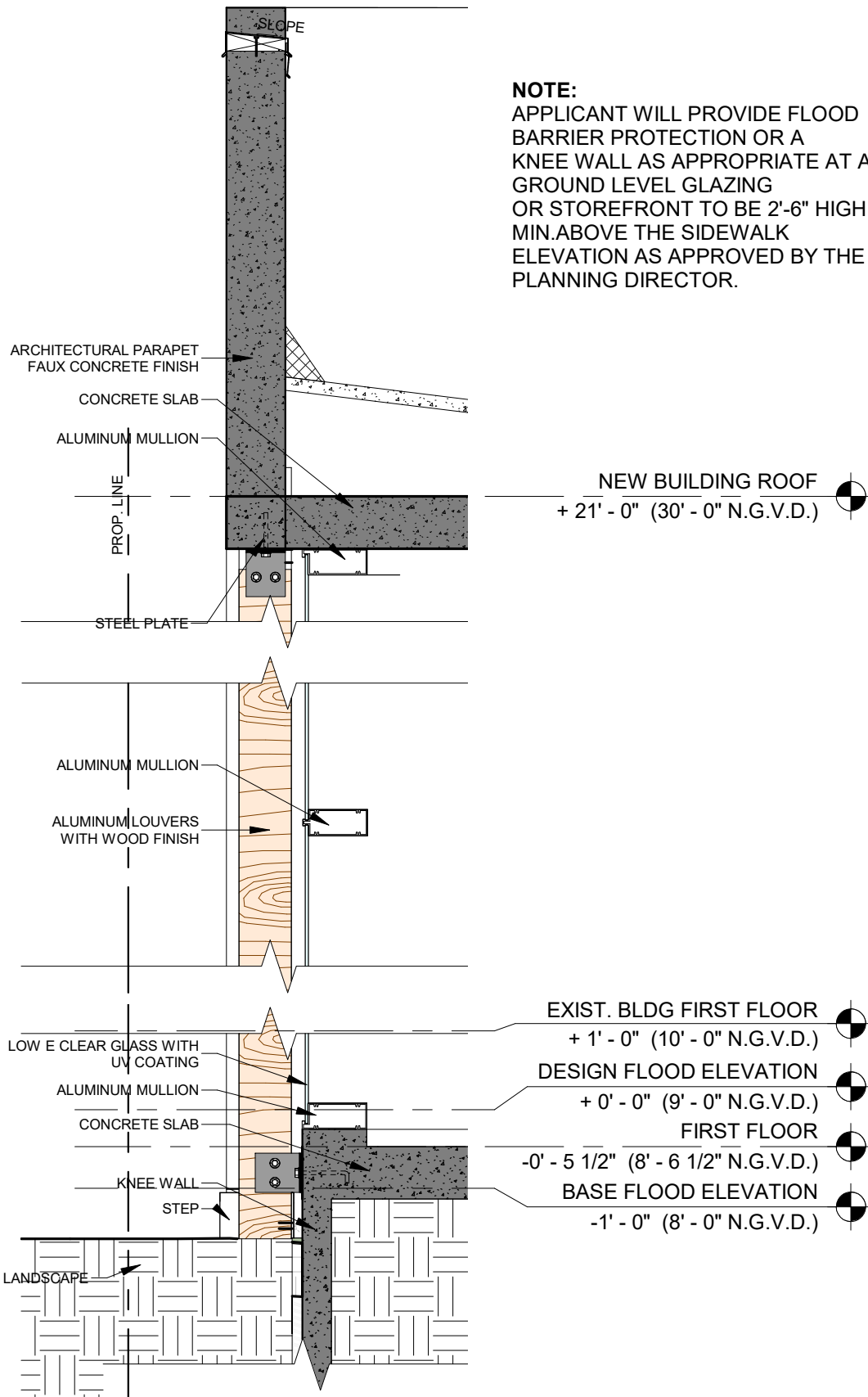
**A501**



1

DETAIL SECTION SOUTH FACADE

SCALE 1/2" = 1'-0"



2

DETAIL SECTION WEST FACADE

SCALE 1/2" = 1'-0"

**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.

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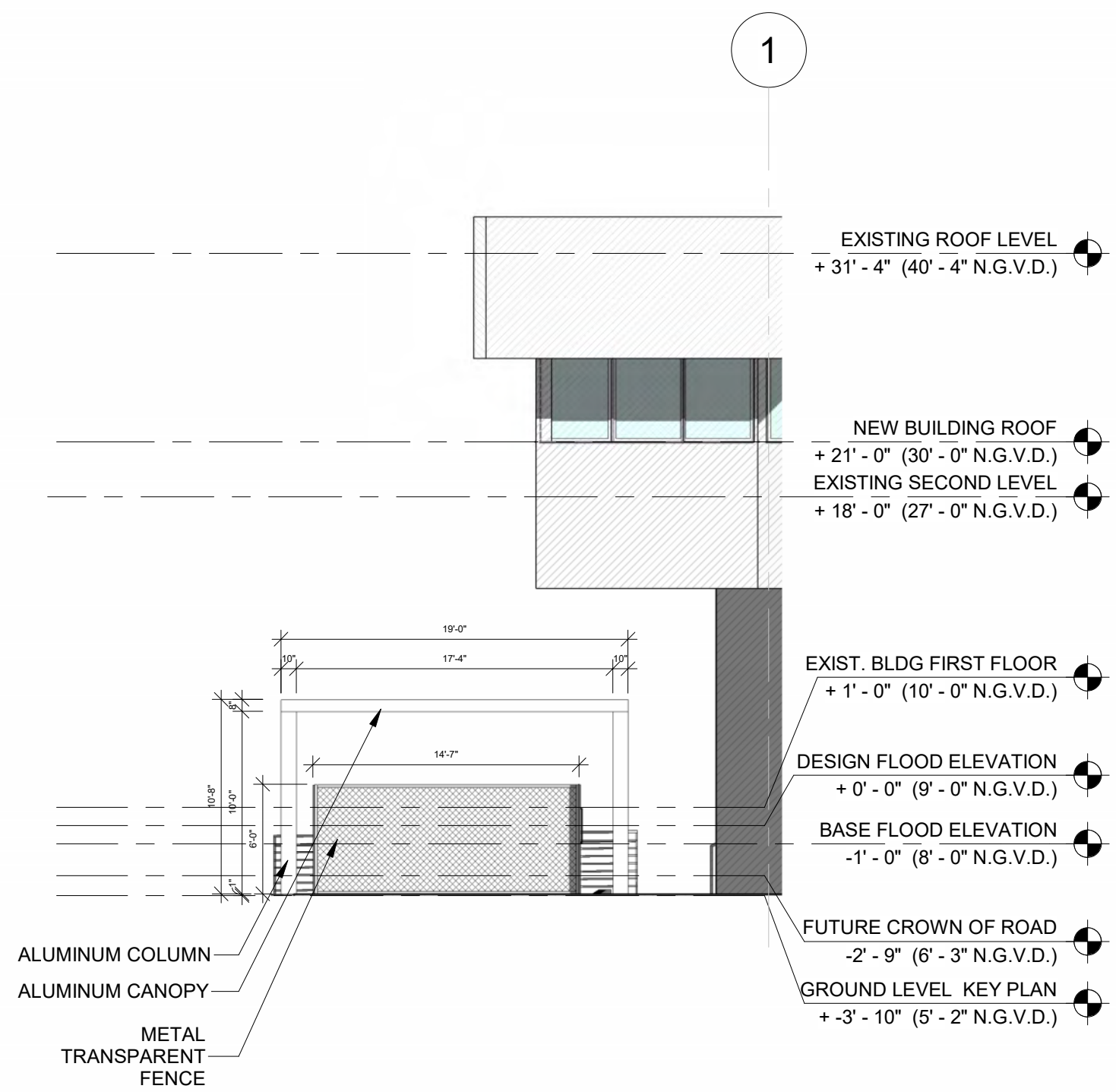
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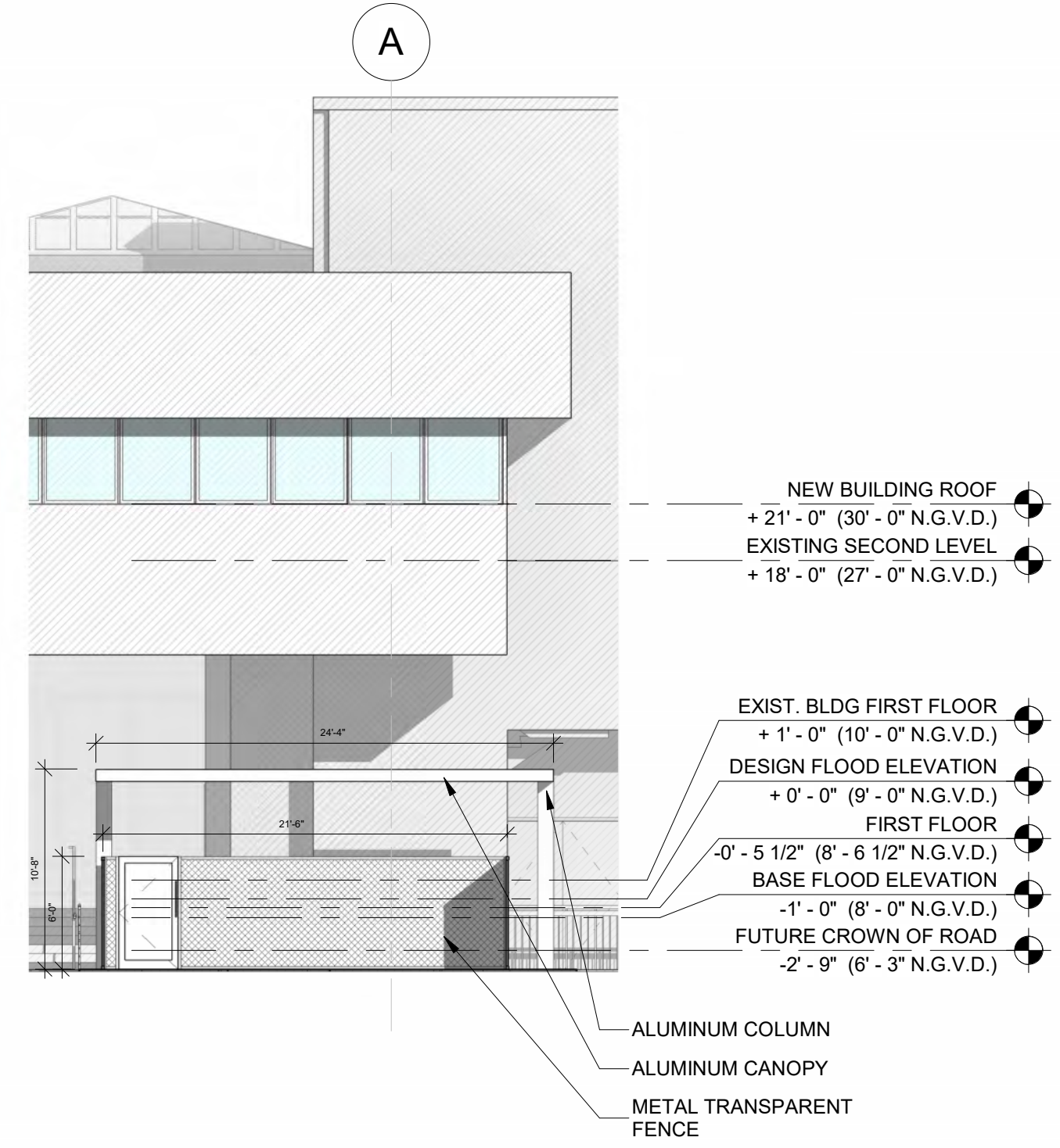
05-04-25 FINAL SUBMITTAL

**A502**

1



A



1

LONG TERM BICYCLE PARKING SIDE ELEVATION

SCALE 1/8" = 1'-0"

2

LONG TERM BICYCLE PARKING FRONT ELEVATION

SCALE 1/8" = 1'-0"

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**A503**  
NEW SHEET