

NEW SINGLE STORY COMMERCIAL BUILDING

1801 ALTON ROAD
MIAMI BEACH, 33139



DIGITAL SIGNATURE:

Digitally signed by Enrique R Gonzalez
DN: c=US, o=Gonzalez Architecture P.A., dnQualifier=A01410D0000018C84177AE700129040, cn=Enrique R Gonzalez
Date: 2025.05.02 14:15:18 -04'00'
Adobe Acrobat version: 2025.001.20476

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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- LP-1.0 LANDSCAPE PLAN
- LP-1.2 ROOFTOP PLAN

ADDRESS:
1035 N MIAMI AVENUE
SUITE 406
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TELEPHONE:
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WEBSITE:
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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

△ - 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
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					
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

ADDRESS: 1035 N MIAMI AVENUE
SUITE 406
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05-04-25 FINAL SUBMITTAL

A01

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1801 ALTON ROAD, MIAMI BEACH FLORIDA 33139		
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
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	N/A	
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)	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	
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.
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	
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
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AP94719

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COMMERCIAL ADDITION
1801 ALTON ROAD

PROPOSED DATA SHEET

A02



**1801 ALTON ROAD
MIAMI BEACH, 33139**

1/2 MILE RADIUS
FROM PROPERTY

SUNSET
HARBOUR

VENETIAN
WAY

BELLE
ISLE

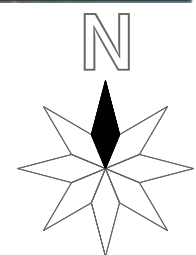
RIVO ALTO ISLAND

DI LIDO ISLAND

1

LOCATION PLAN AERIAL

SCALE 6" = 1'-0"



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A03



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ENRIQUE RENE GONZALEZ
REGISTERED ARCHITECT

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

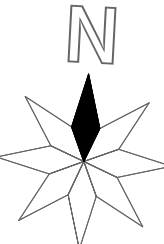
ALTON ROAD
70' WIDE PUBLIC RIGHT OF WAY
50' WIDE ASPHALT ROAD

EXIT ONLY
GROUND LEVEL

PROP. LINE

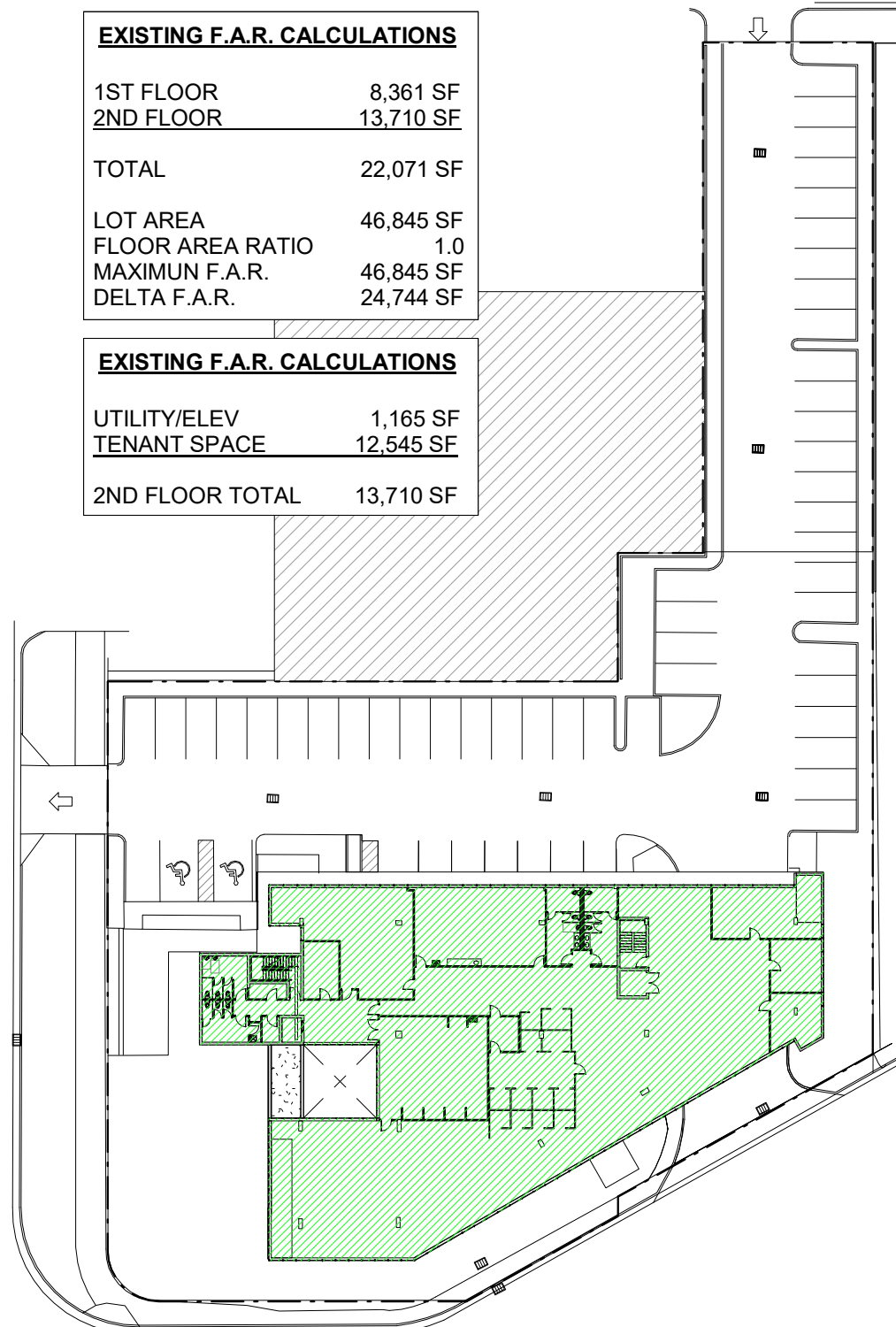
ZERO
SETBACK

DADE BOULEVARD
PUBLIC RIGHT OF WAY VARIATION
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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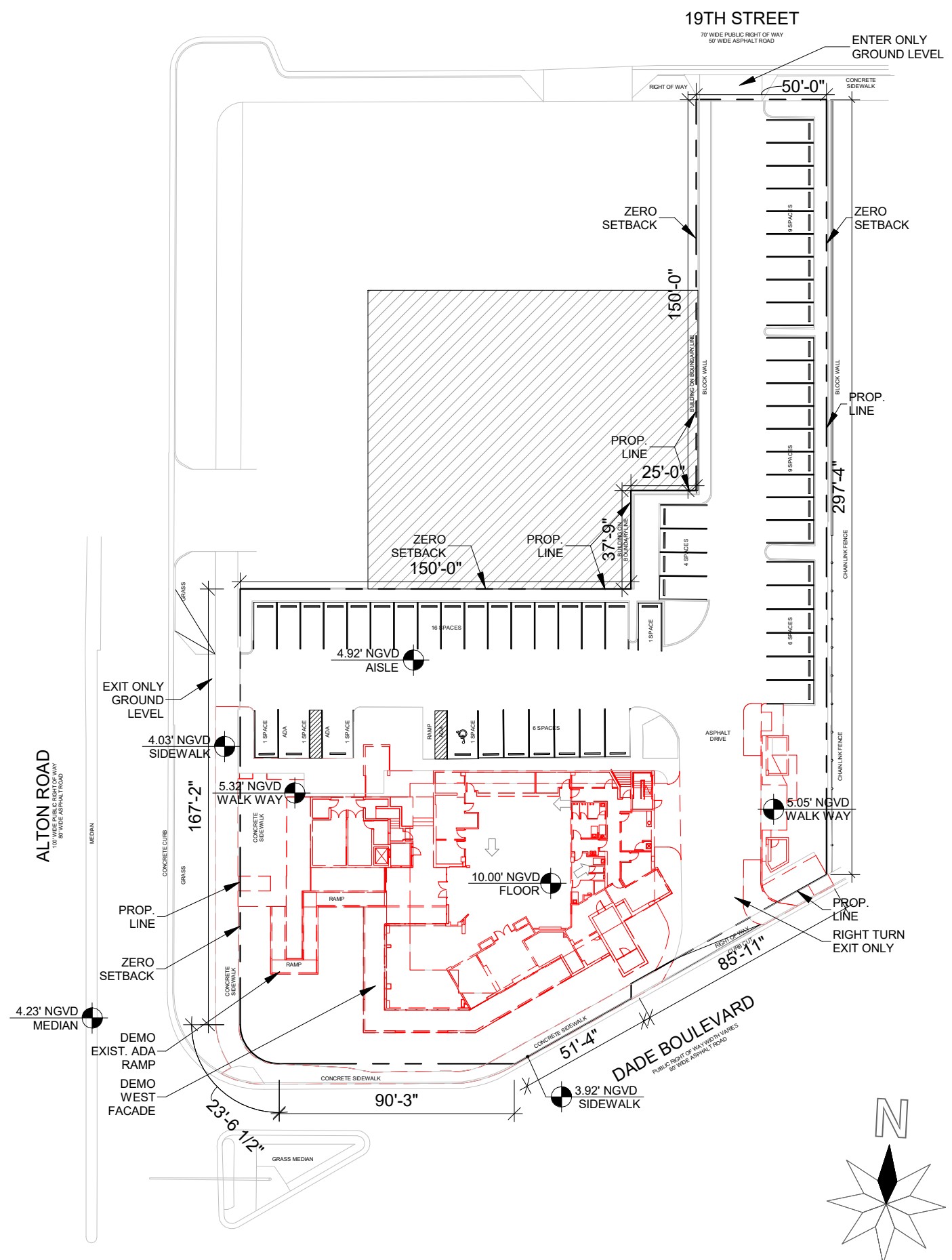


STATE OF FLORIDA
AR94719

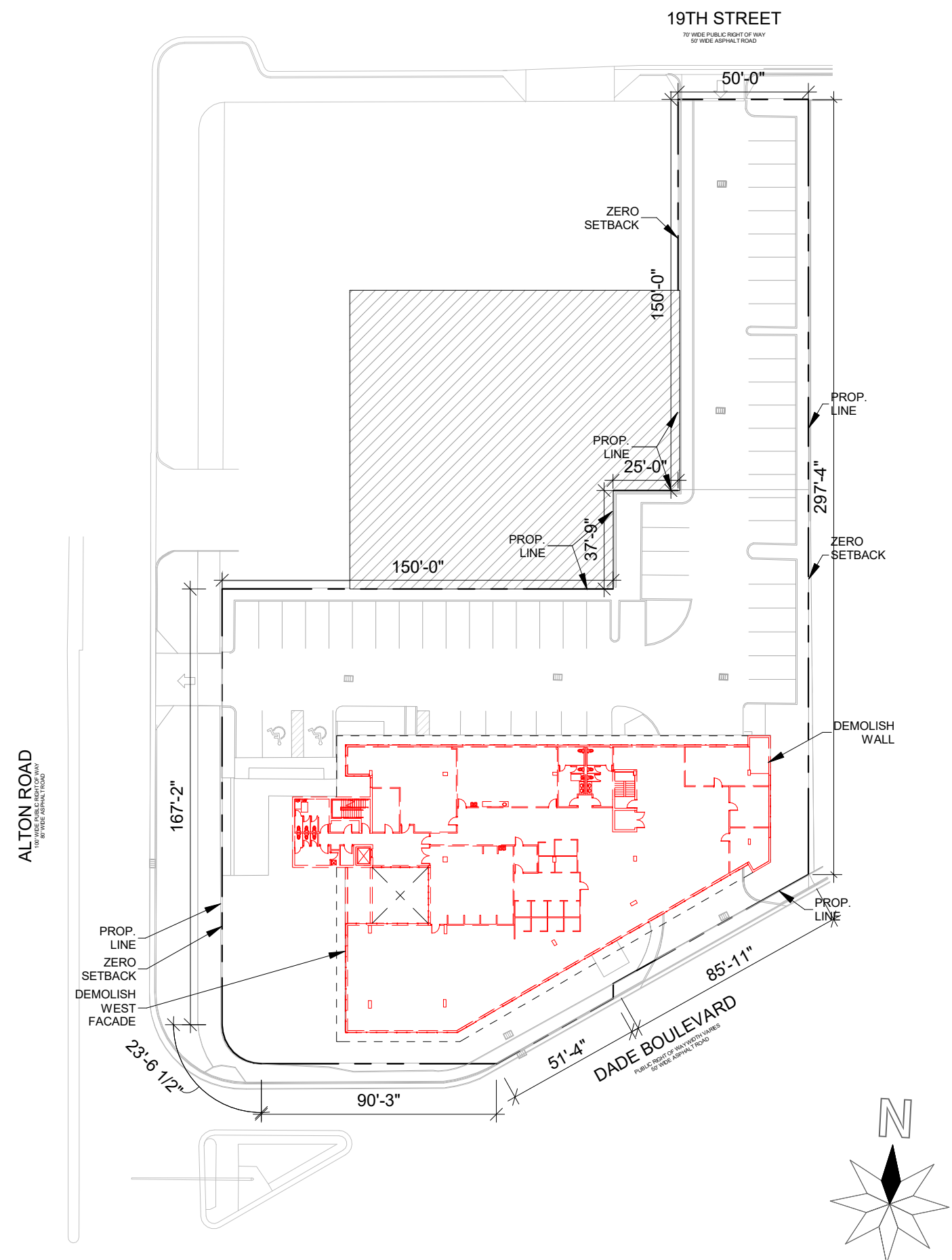
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A07



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



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

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STATE OF FLORIDA
ENRIQUE R. GONZALEZ
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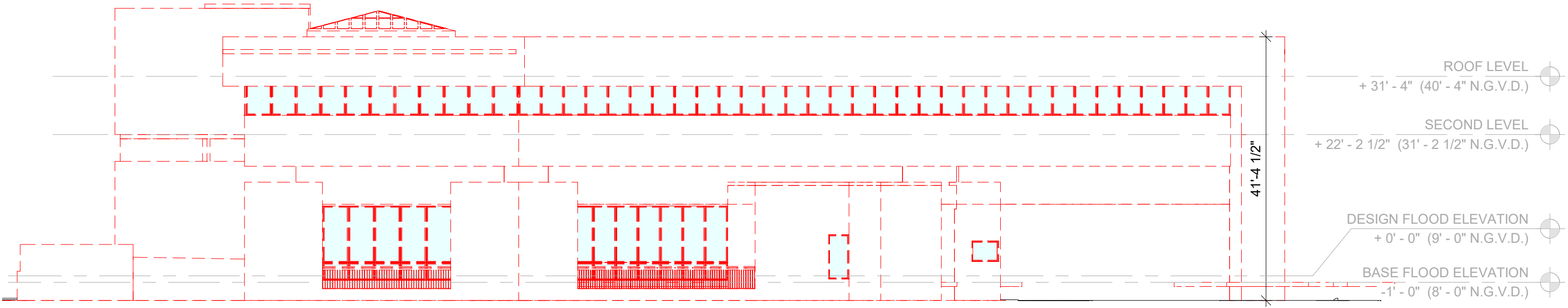
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A08



ROOF LEVEL
+ 31' - 4" (40' - 4" N.G.V.D.)

SECOND LEVEL
+ 22' - 2 1/2" (31' - 2 1/2" N.G.V.D.)

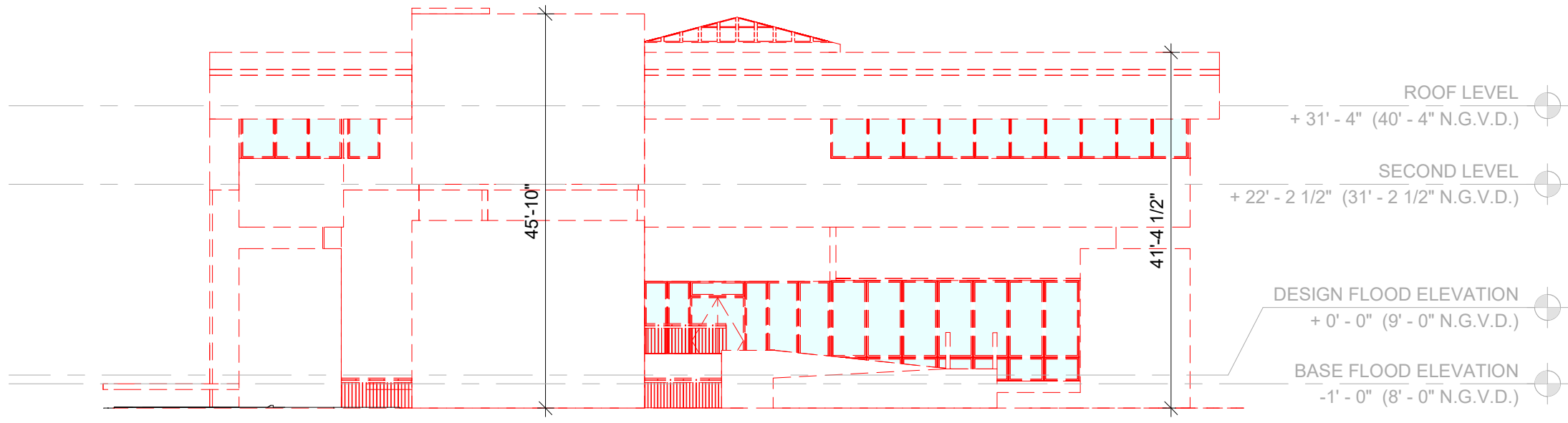
DESIGN FLOOD ELEVATION
+ 0' - 0" (9' - 0" N.G.V.D.)

BASE FLOOD ELEVATION
-1' - 0" (8' - 0" N.G.V.D.)

2

APPROVED EXISTING SOUTH ELEVATION

SCALE 1/16" = 1'-0"



ROOF LEVEL
+ 31' - 4" (40' - 4" N.G.V.D.)

SECOND LEVEL
+ 22' - 2 1/2" (31' - 2 1/2" N.G.V.D.)

DESIGN FLOOD ELEVATION
+ 0' - 0" (9' - 0" N.G.V.D.)

BASE FLOOD ELEVATION
-1' - 0" (8' - 0" N.G.V.D.)

1

APPROVED EXISTING WEST ELEVATION

SCALE 1/16" = 1'-0"

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GZA
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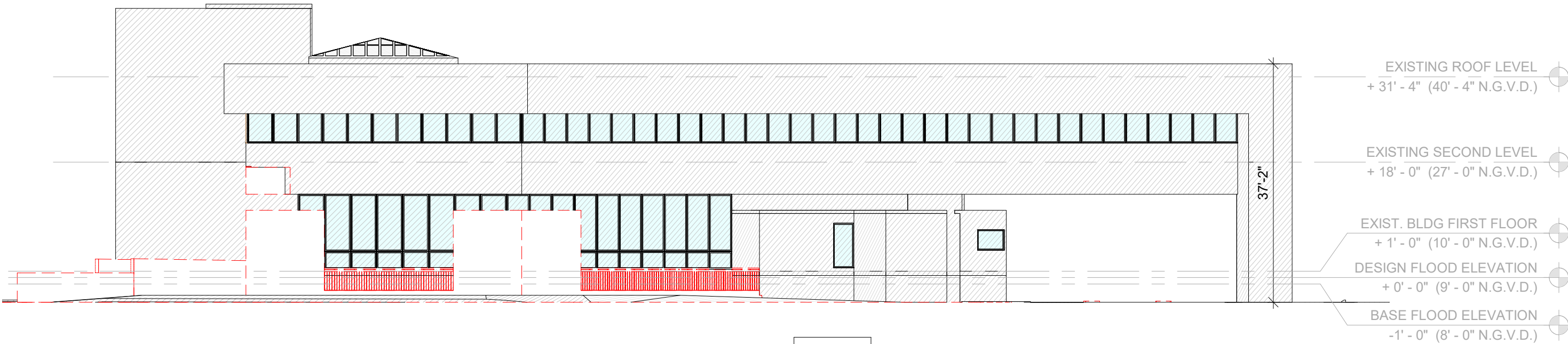
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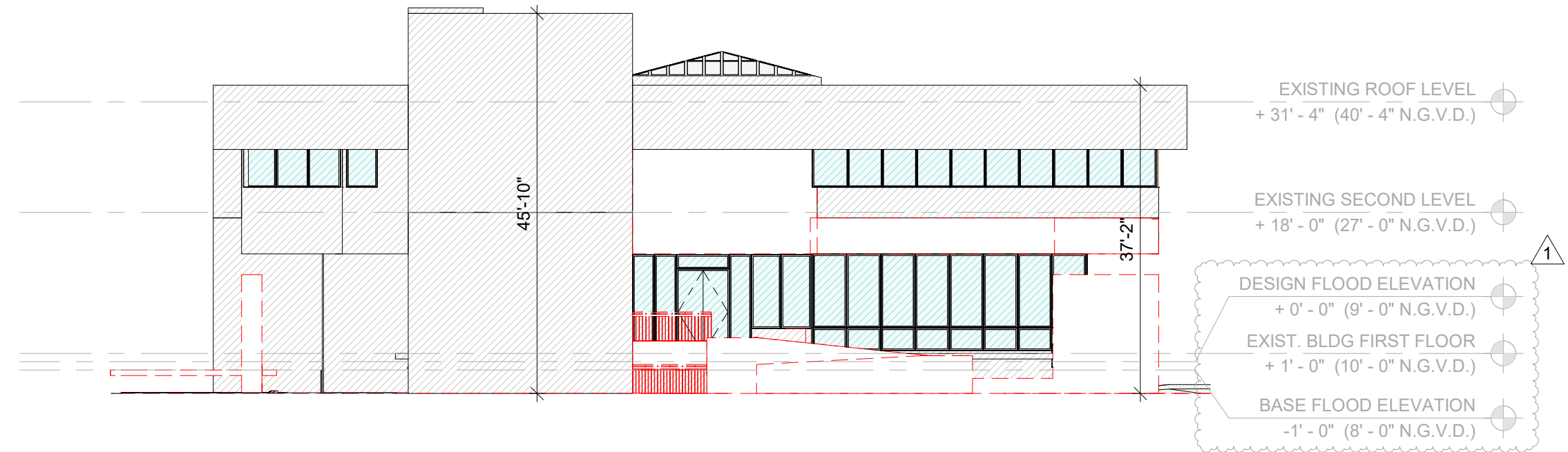
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A10

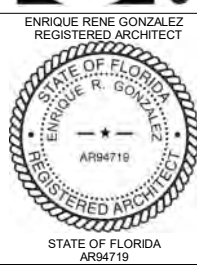


2 PROPOSED EXISTING SOUTH ELEVATION
SCALE 1/16" = 1'-0"



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

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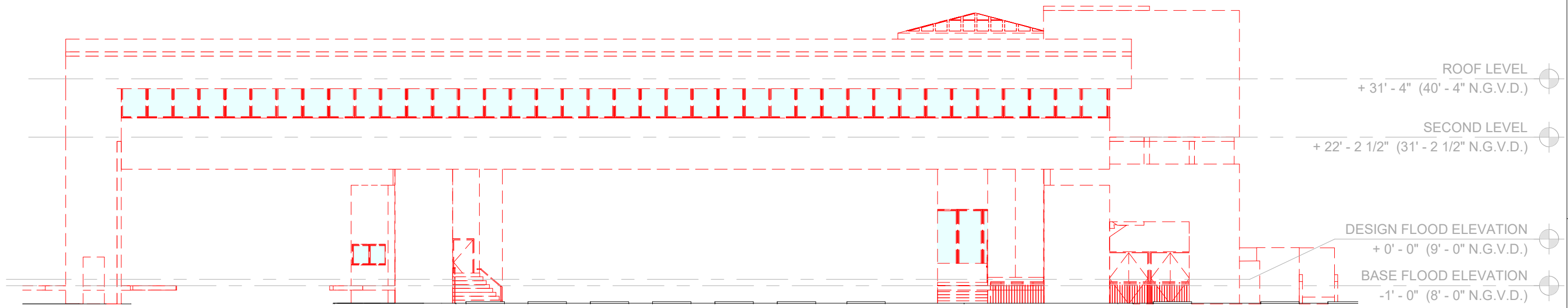


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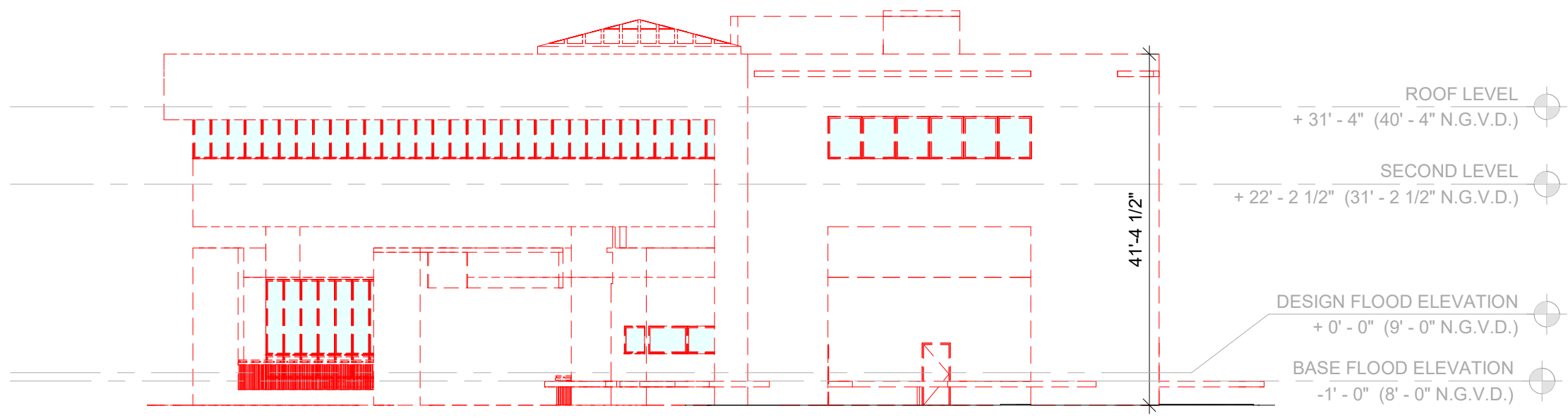
A11



2

APPROVED EXISTING NORTH ELEVATION

SCALE 1/16" = 1'-0"



1

APPROVED EXISTING EAST ELEVATION

SCALE 1/16" = 1'-0"

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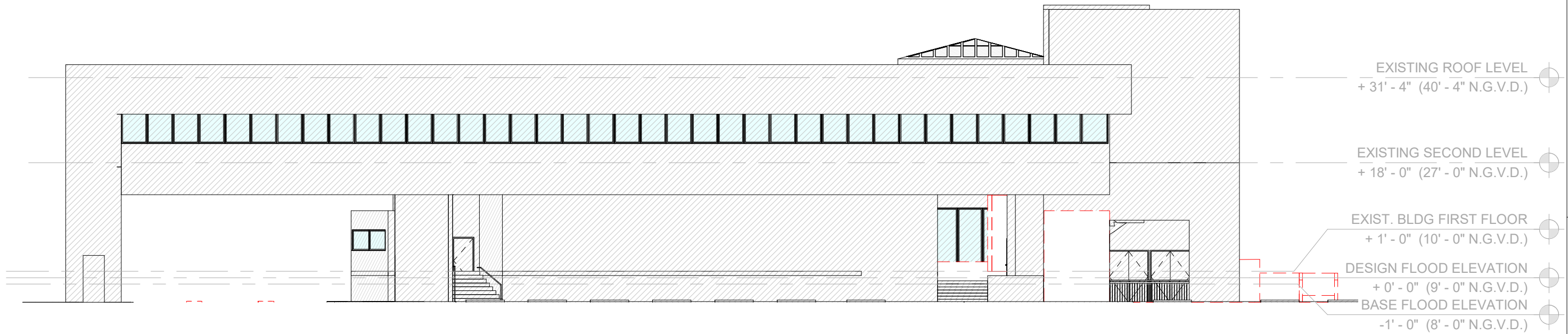


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1801 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

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

A12



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



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

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WEBSITE: GONZALEZARCHITECTURE.COM
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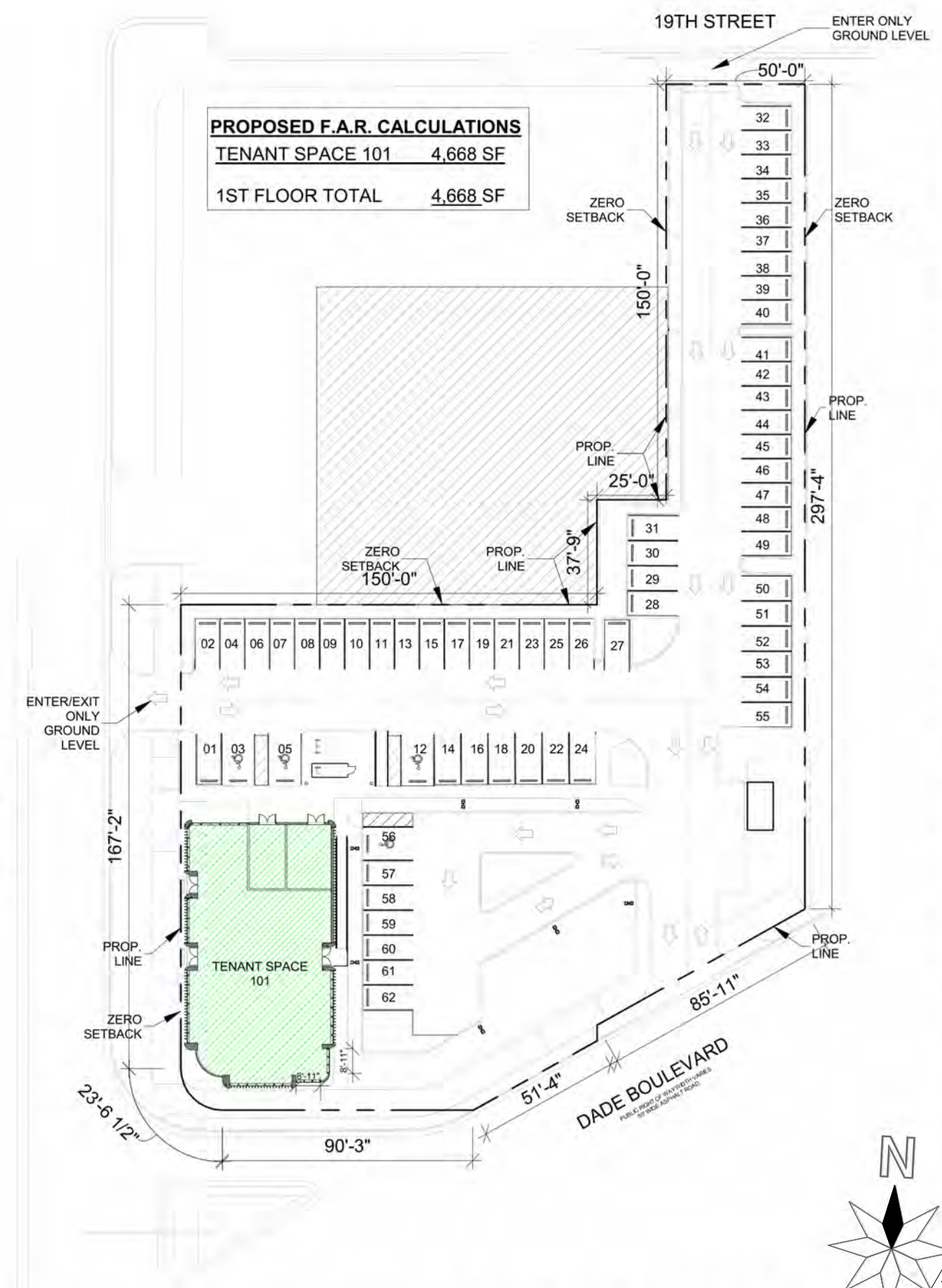
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AP94719

STATE OF FLORIDA
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A13



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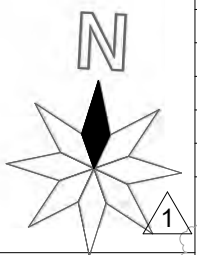
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01

APPROVED GROUND LEVEL SITE PLAN F.A.R

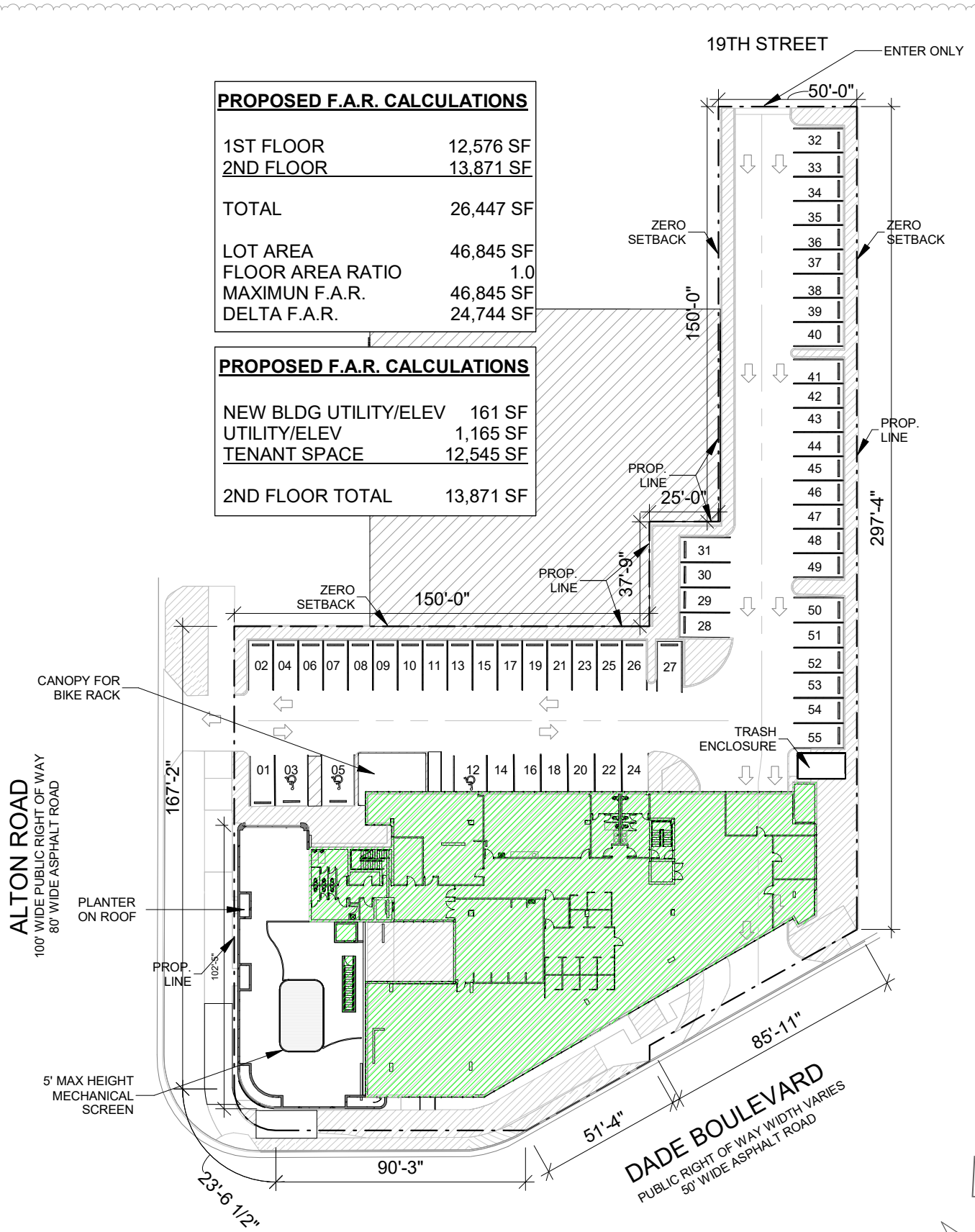
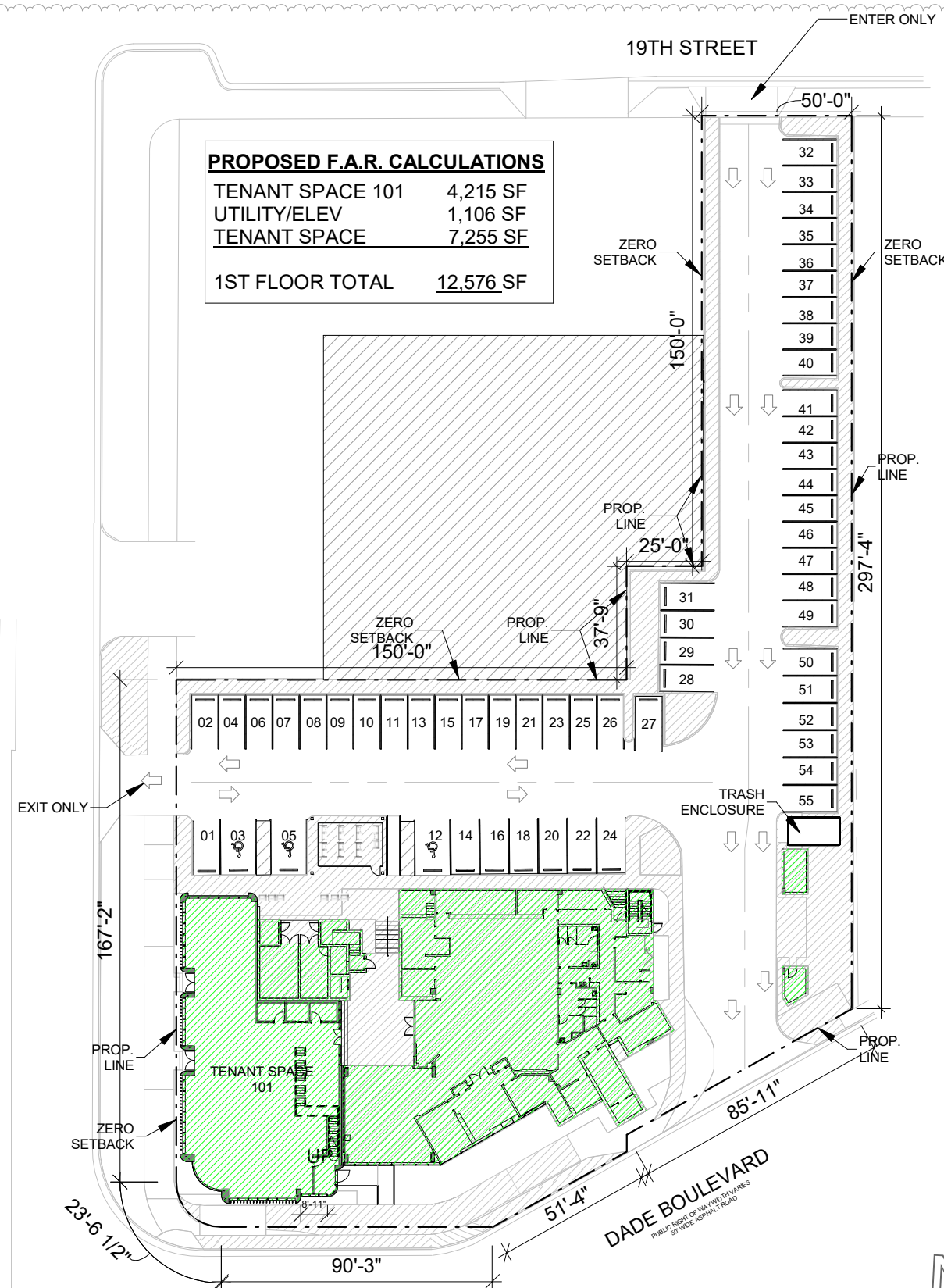
SCALE 1" = 50'-0"

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
1ST FLOOR TOTAL	12,576 SF

PROPOSED F.A.R. CALCULATIONS	
1ST FLOOR	12,576 SF
2ND FLOOR	13,871 SF
TOTAL	26,447 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

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



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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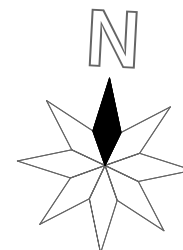
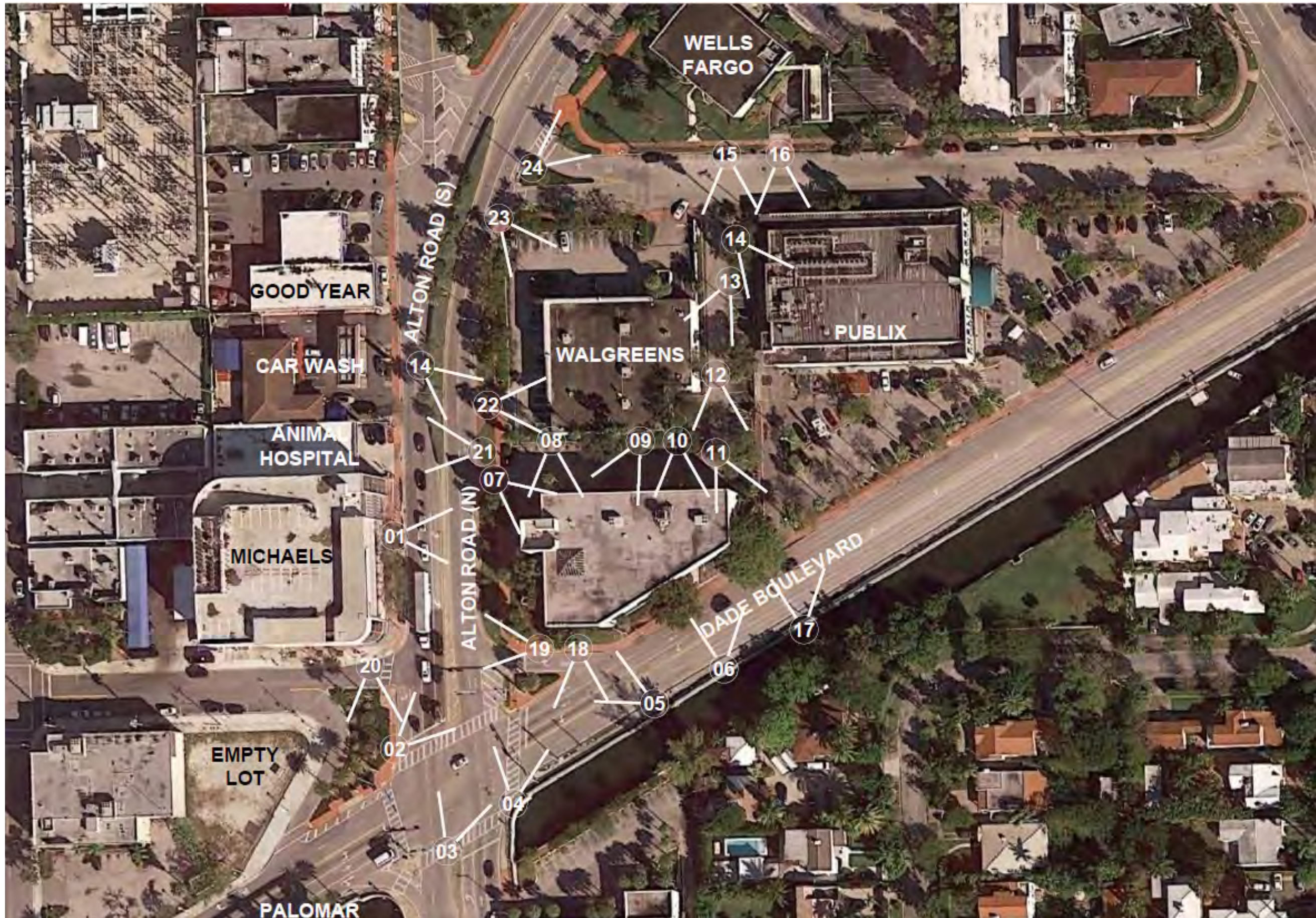


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A14



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

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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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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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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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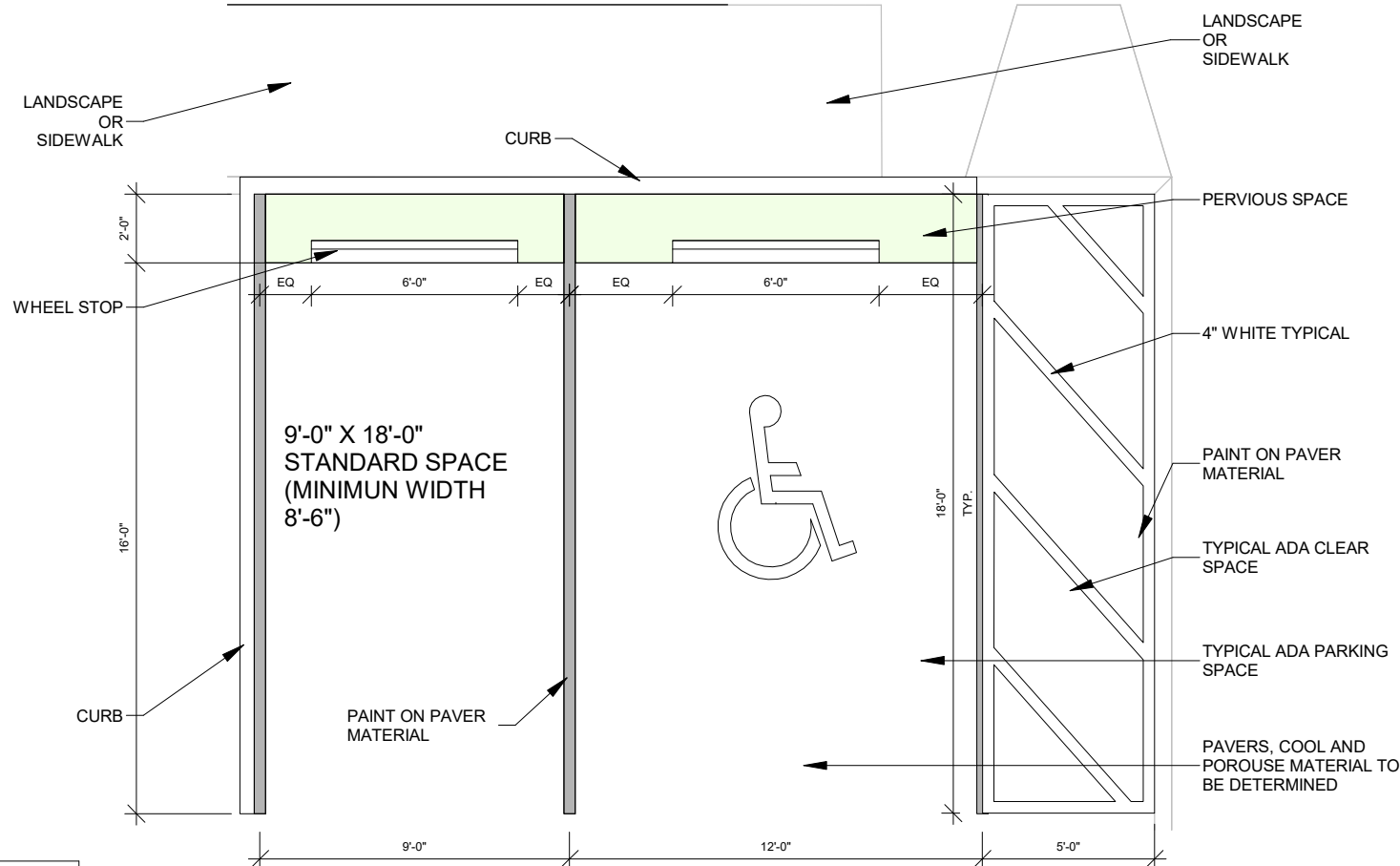
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1

NORTH RENDERING LOOKING SOUTH

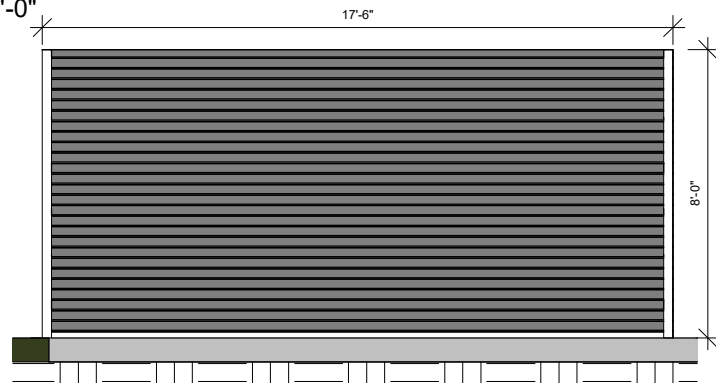
N.T.S

A26.1
NEW SHEET



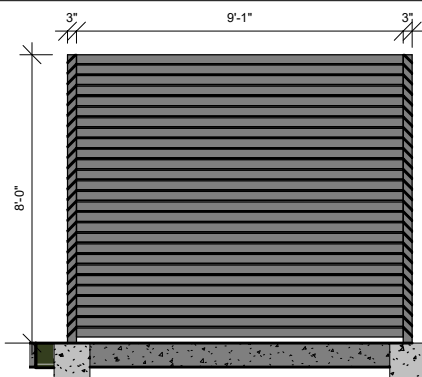
4 APPROVED TYPICAL PARKING DETAIL

SCALE 3/16" = 1'-0"



3 APPROVED TRASH ENCLOSURE ELEVATION

SCALE 3/16" = 1'-0"

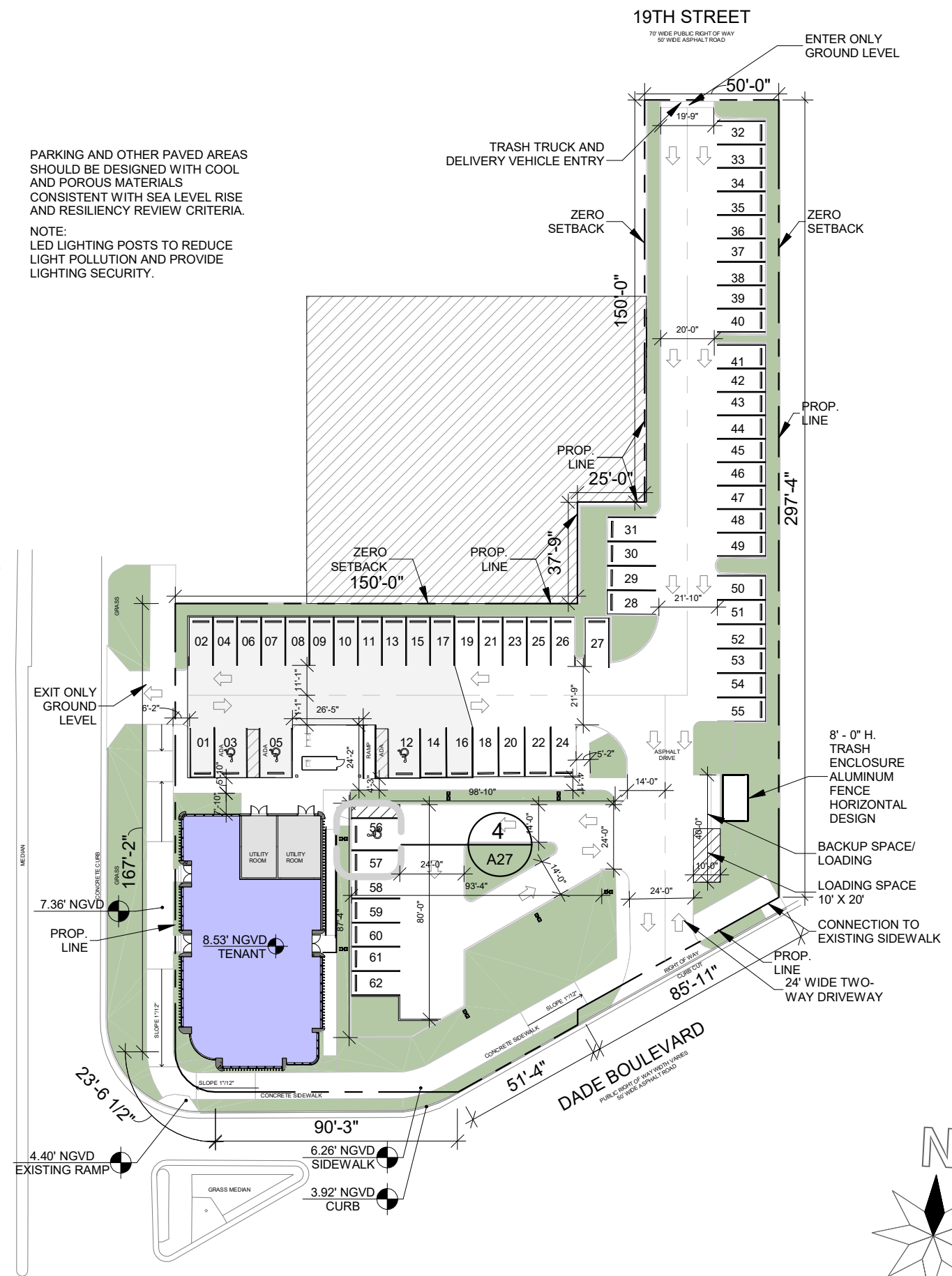


1 APPROVED TRASH ENCLOSURE SECTION

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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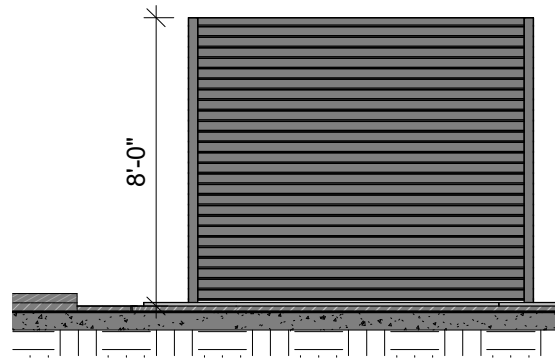
A27

OMITTED

4

OMITTED DETAIL

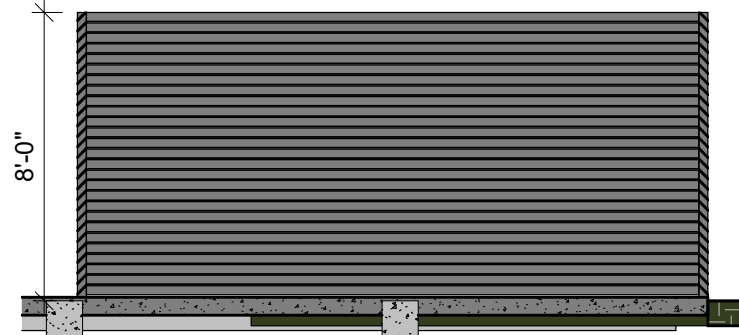
SCALE 3" = 1'-0"



3

PROPOSED TRASH ENCLOSURE ELEVATION

SCALE 3/16" = 1'-0"



2

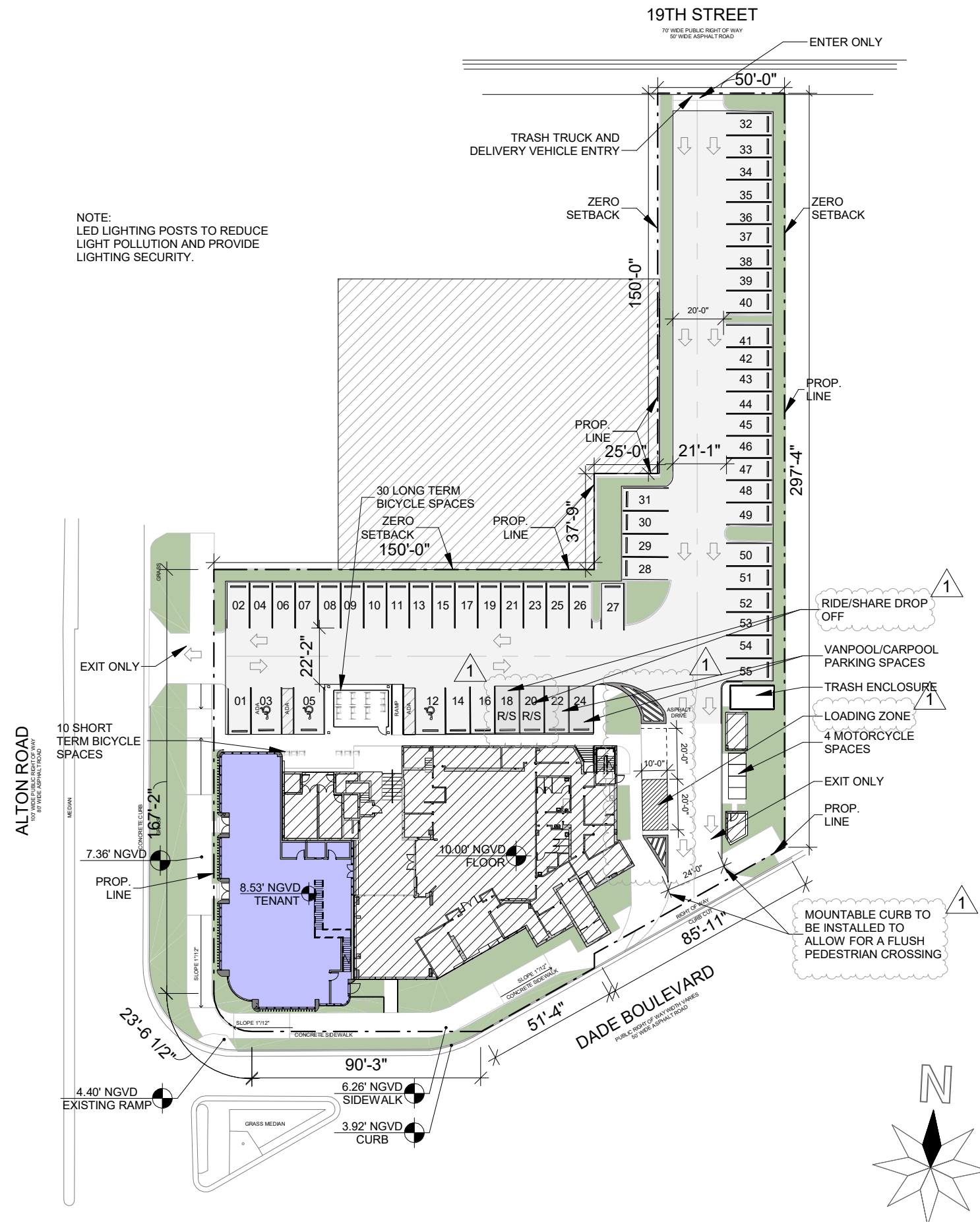
PROPOSED TRASH ENCLOSURE SECTION

SCALE 3/16" = 1'-0"

1

PROPOSED GROUND LEVEL OPERATIONAL PLAN

SCALE 1" = 50'-0"



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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

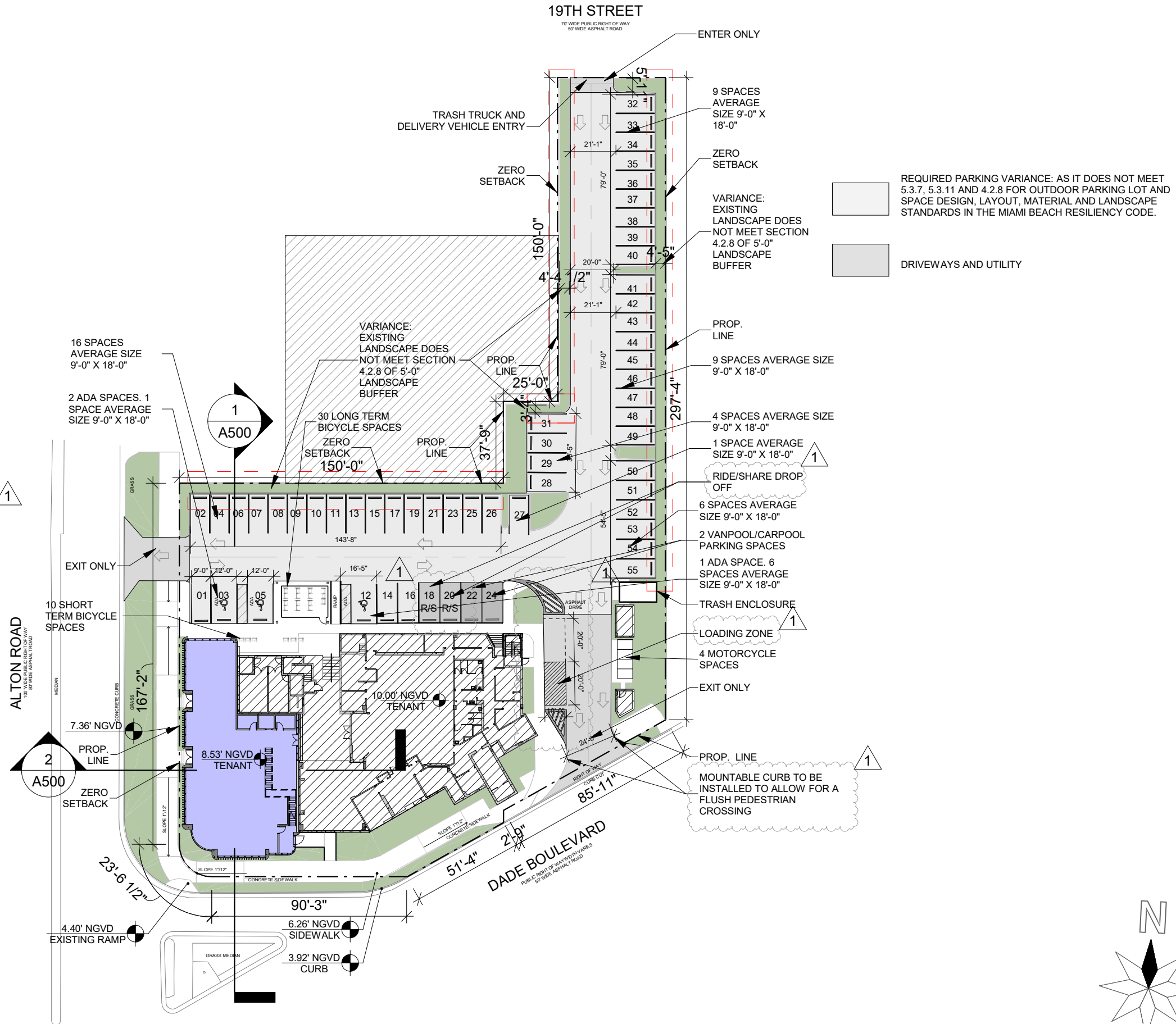
PARKING REDUCTION:	
30 LONG TERM BICYCLE SPACES	6 SP (8.9%)
10 SHORT TERM BICYCLE SPACES	1 SP (1.4%)
2 VANPOOL/CARPOOL SPACES	6 SP (8.9%, MAX 10%)
2 RIDE/SHARE SPACES	6 SP (MAX 9 SP)
4 MOTORCYCLE SPACES	1 SP (1.4%)

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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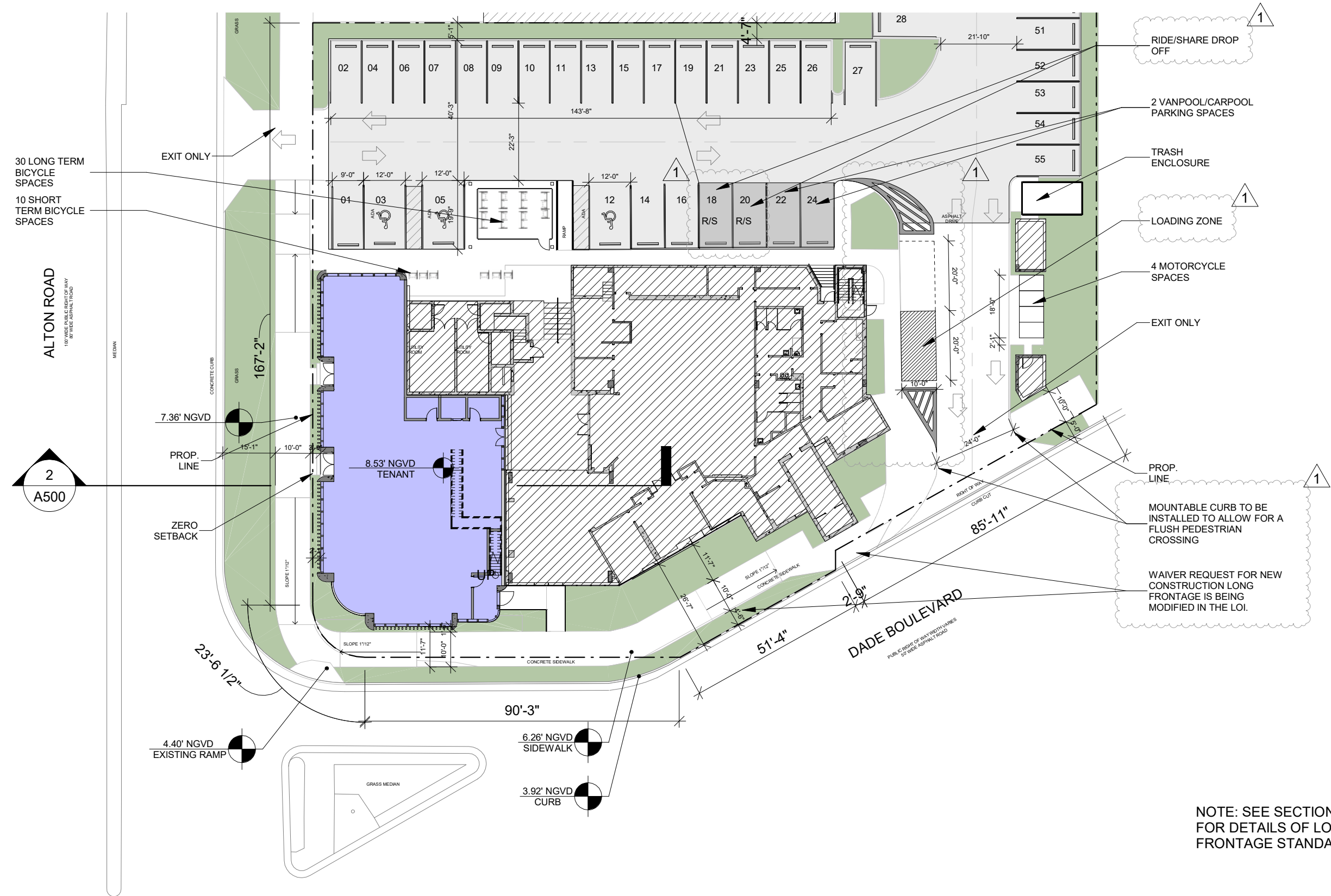
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A30



NOTE: SEE SECTIONS A501 FOR DETAILS OF LONG FRONTAGE STANDARD

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

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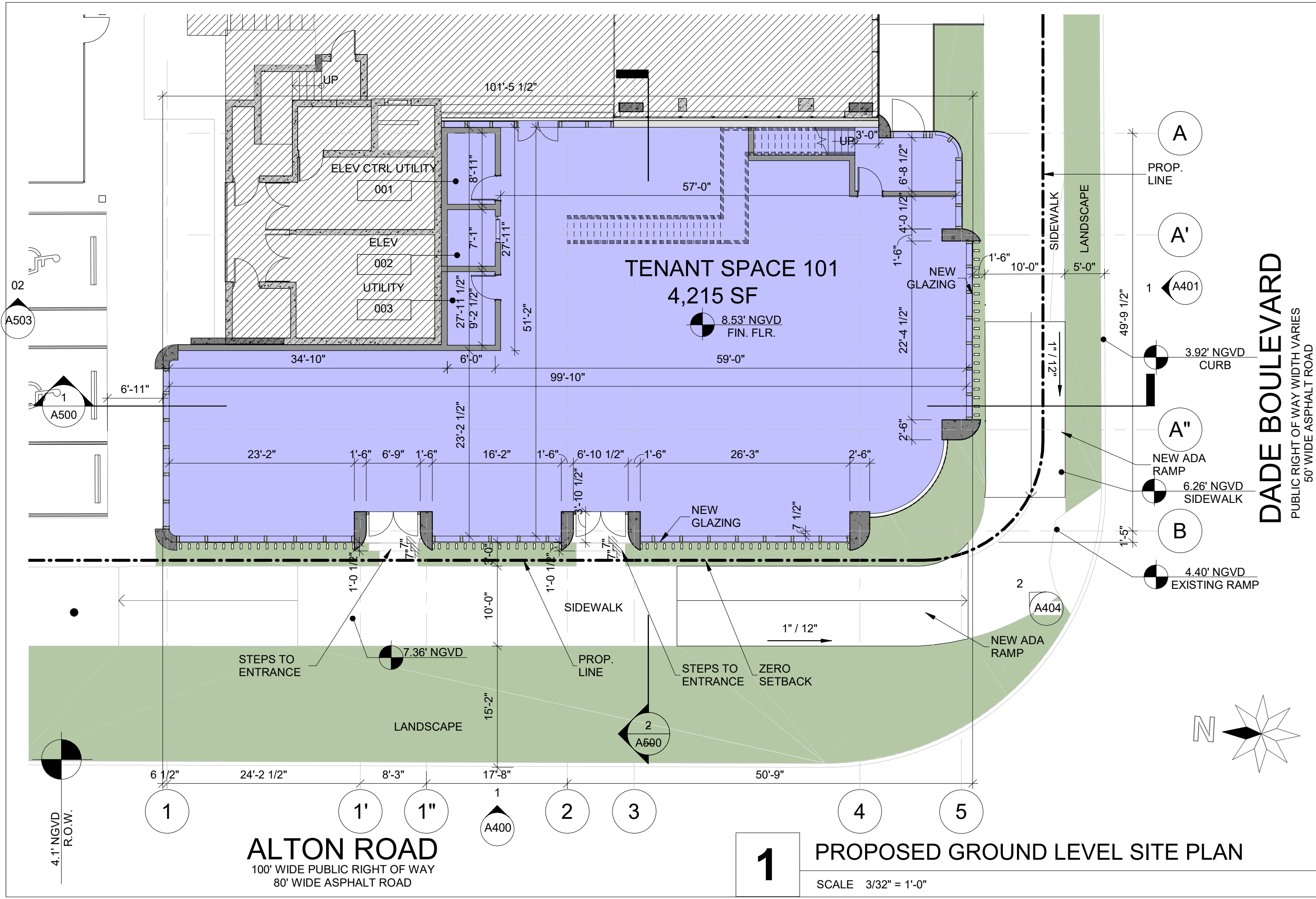
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ALTON ROAD
 100' WIDE PUBLIC RIGHT OF WAY
 80' WIDE ASPHALT ROAD

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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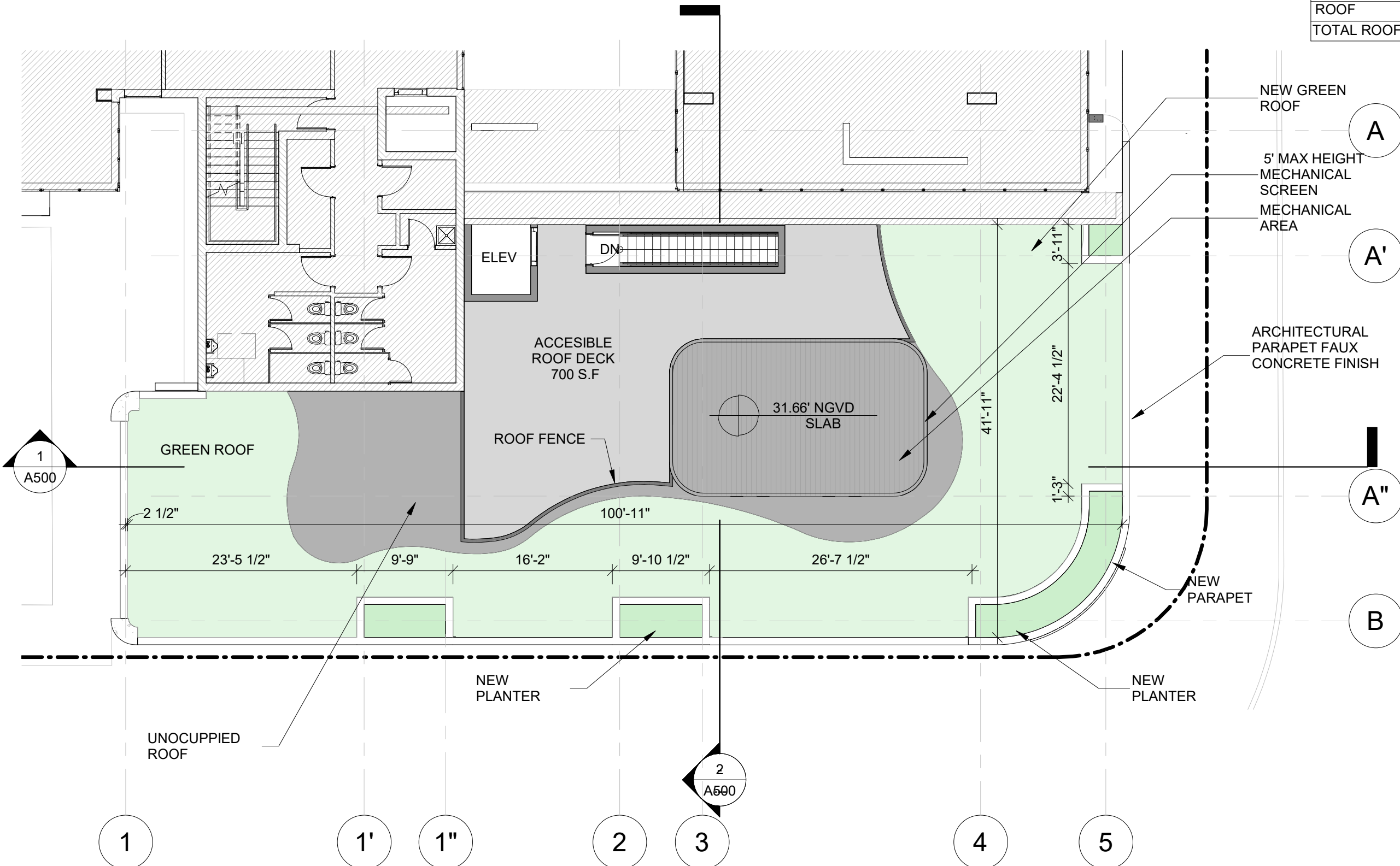
A100

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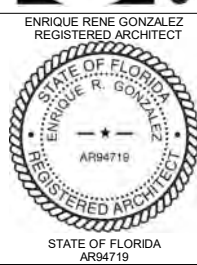
GREEN ROOF:
 50% OF THE MULTI-LEVEL ROOF SHALL ACCOMMODATE A GREEN ROOF. PENDING STRUCTURAL EVALUATION OF EXISTING BUILDING TO ACCOMMODATE LARGER TREES DUE TO TREE MITIGATION OR MINIMUM NUMBER OF CANOPY TREES. REFER TO LANDSCAPE DRAWINGS FOR ROOF AREA CALCULATION SHOWING COMPLIANCE.

ROOF AREA	SF
GREEN ROOF	1,840
ROOF	1,697
TOTAL ROOF AREA:	3,537



DADE BOULEVARD

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A101

1 PROPOSED NEW ROOF FLOOR PLAN
 SCALE 3/32" = 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.



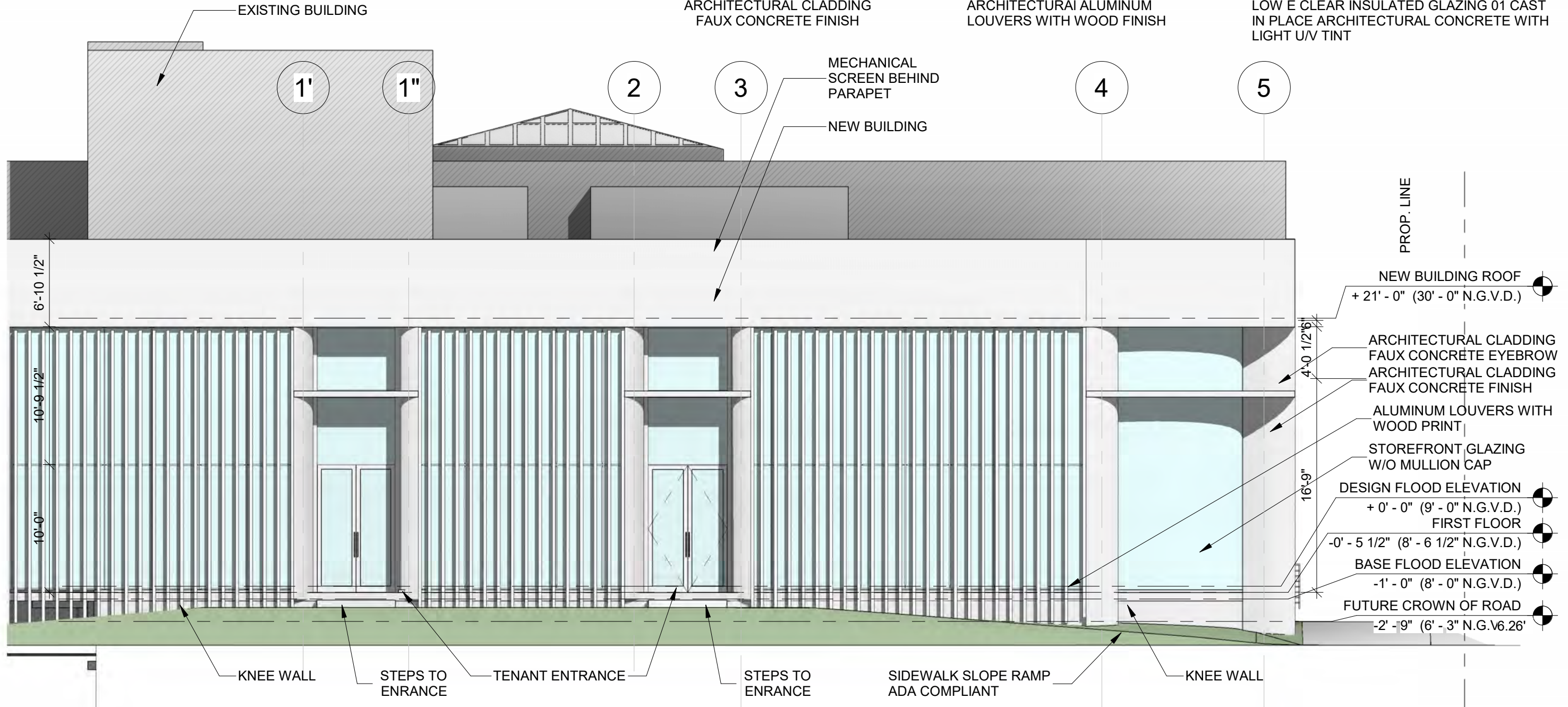
ARCHITECTURAL CLADDING
 FAUX CONCRETE FINISH



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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 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

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
 MIN. ABOVE THE SIDEWALK ELEVATION AS APPROVED BY
 THE PLANNING DIRECTOR.



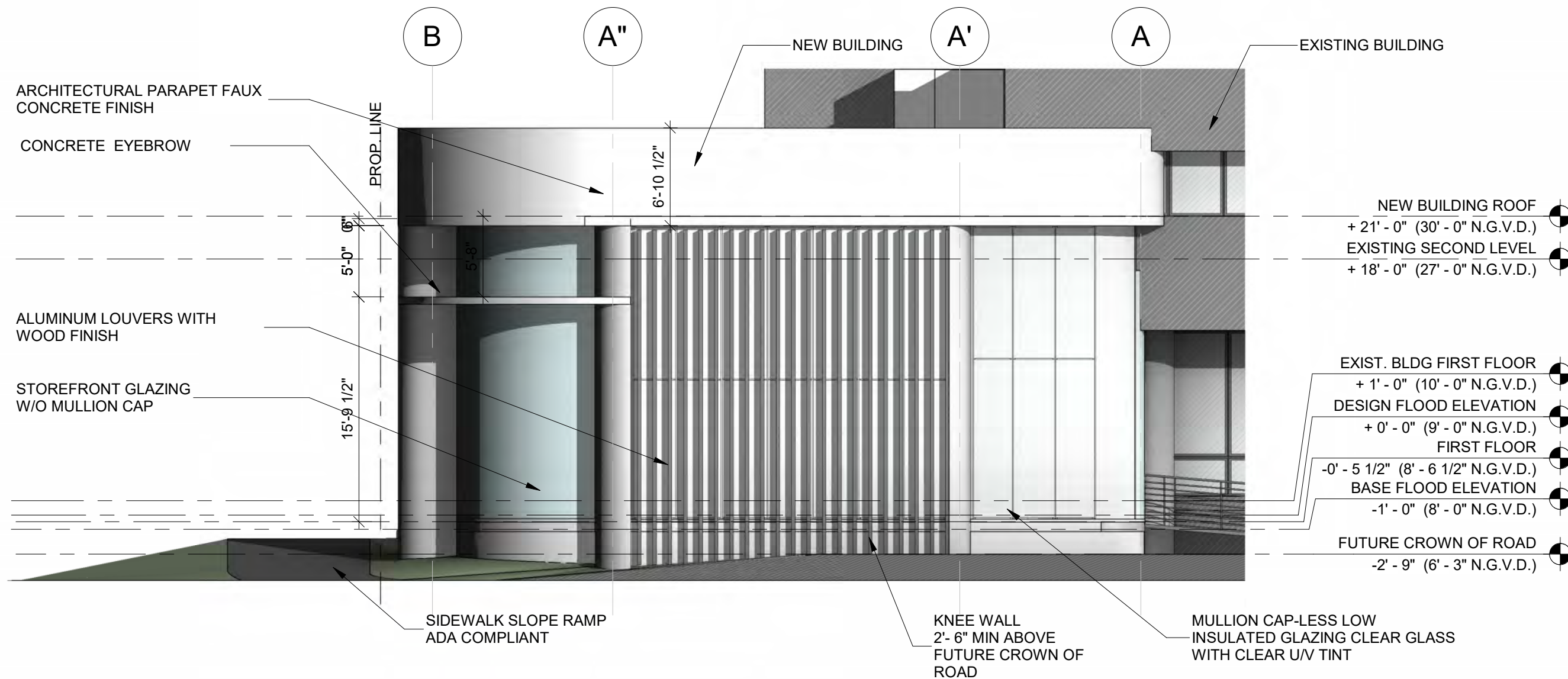
ARCHITECTURAL CLADDING
 FAUX CONCRETE FINISH



ARCHITECTURAL ALUMINUM
 LOUVERS WITH WOOD FINISH



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



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



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

A401

NOTE:
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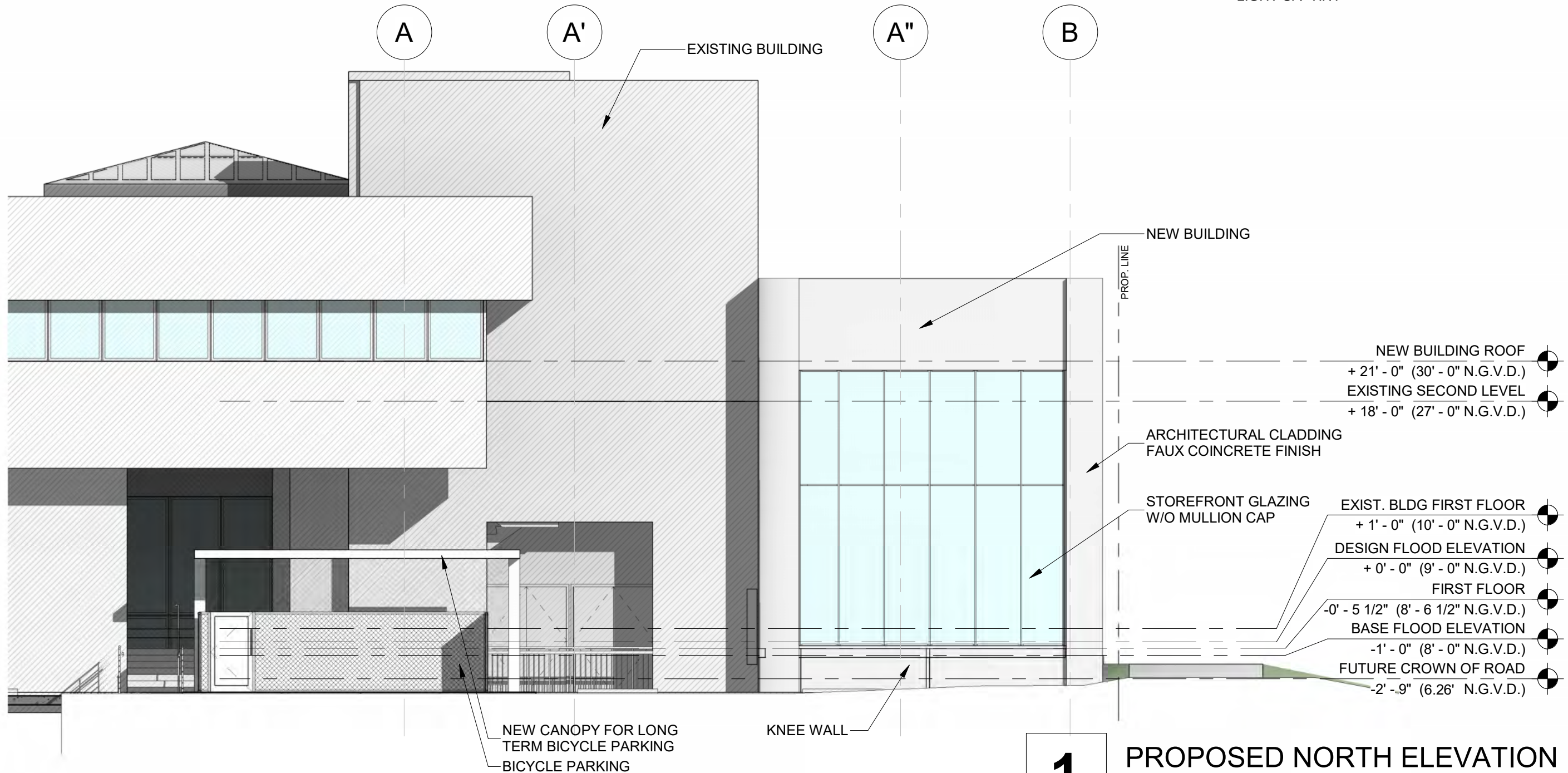
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 LOUVERS WITH WOOD FINISH



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

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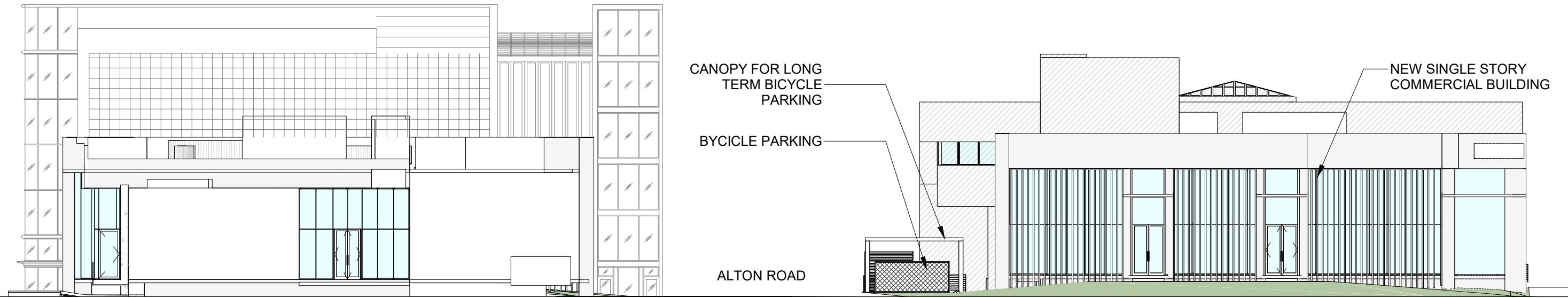
ENRIQUE RENE GONZALEZ
 REGISTERED ARCHITECT

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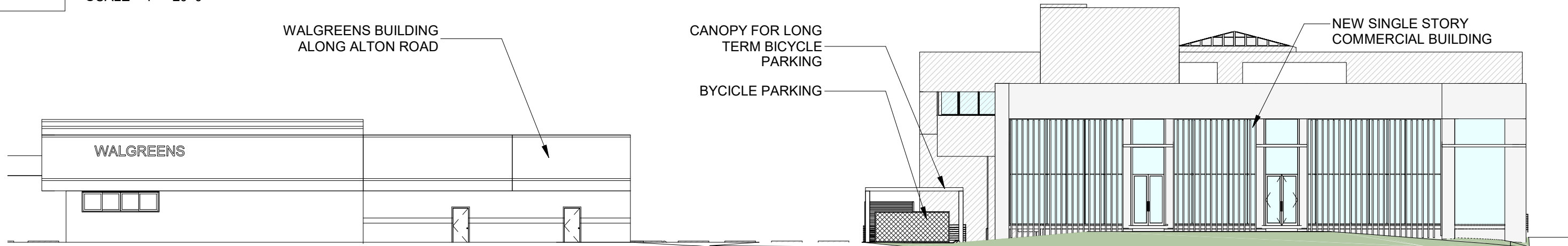
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A402



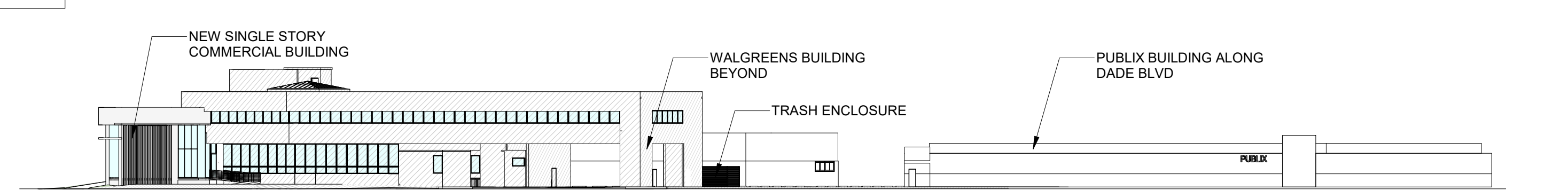
3 PROPOSED MICHAEL'S BUILDING ACROSS ALTON ROAD ELEVATION

SCALE 1" = 20'-0"



2 PROPOSED CONTEXTUAL ELEVATION ALTON ROAD

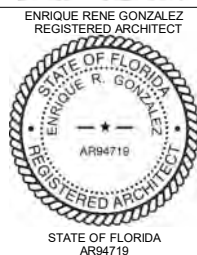
SCALE 1" = 20'-0"



1 PROPOSED CONTEXTUAL ELEVATION DADE BLVD

SCALE 1" = 40'-0"

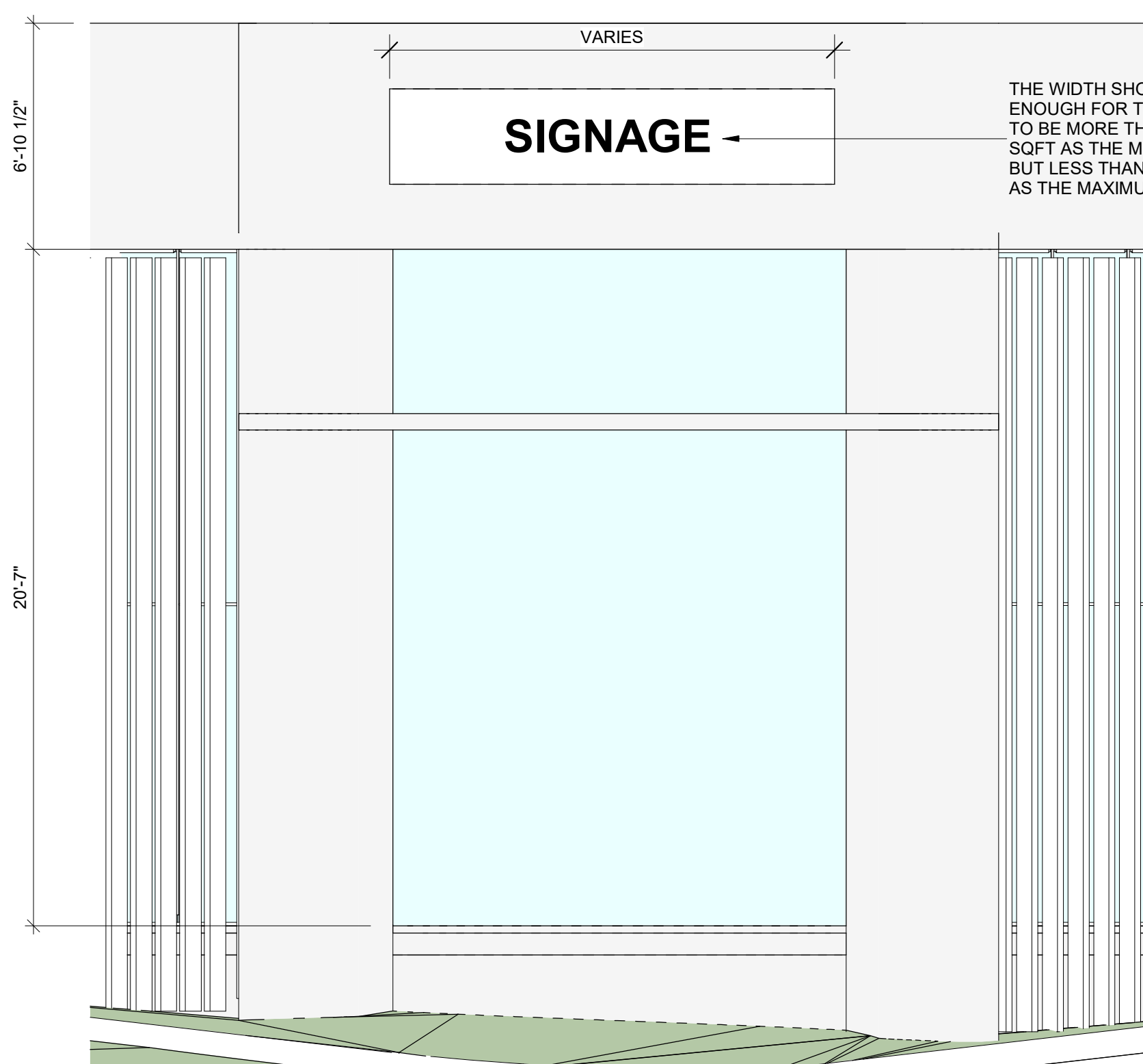
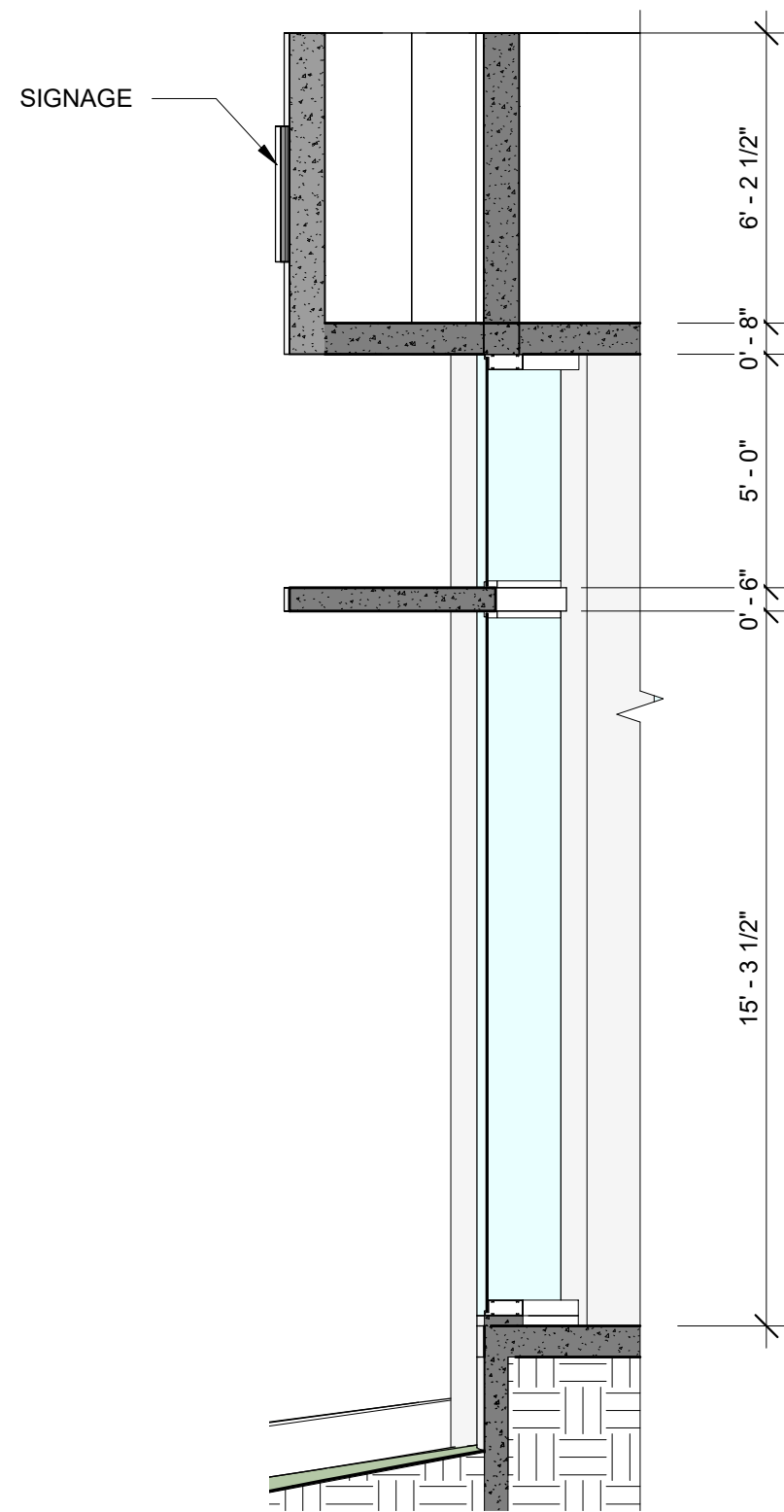
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A403



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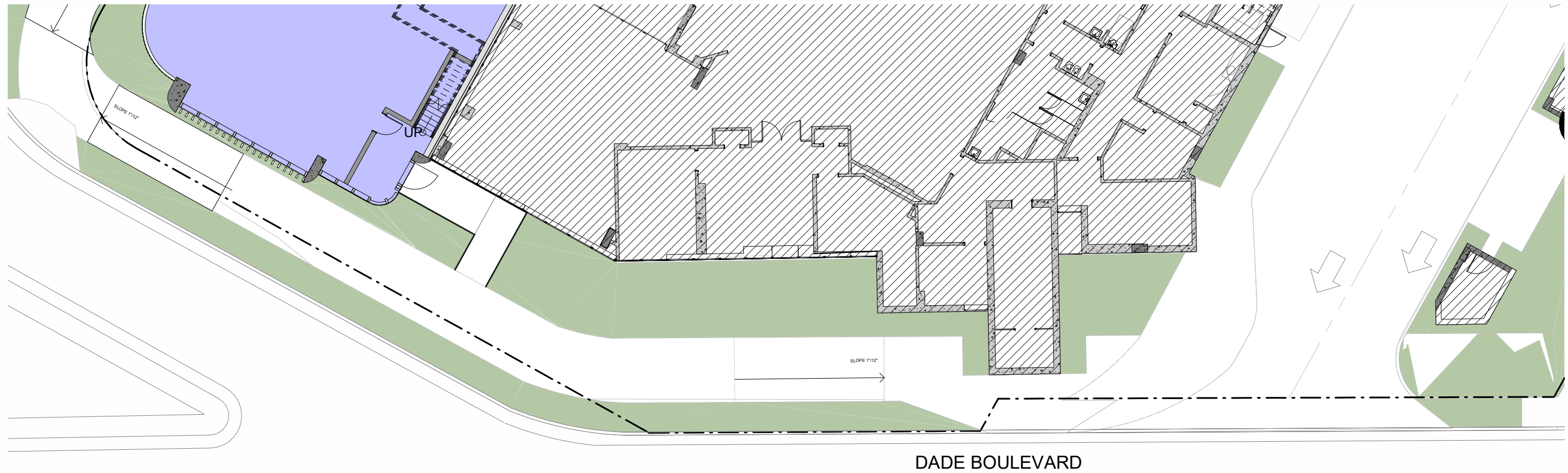
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ENRIQUE RENE GONZALEZ
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DADE BOULEVARD

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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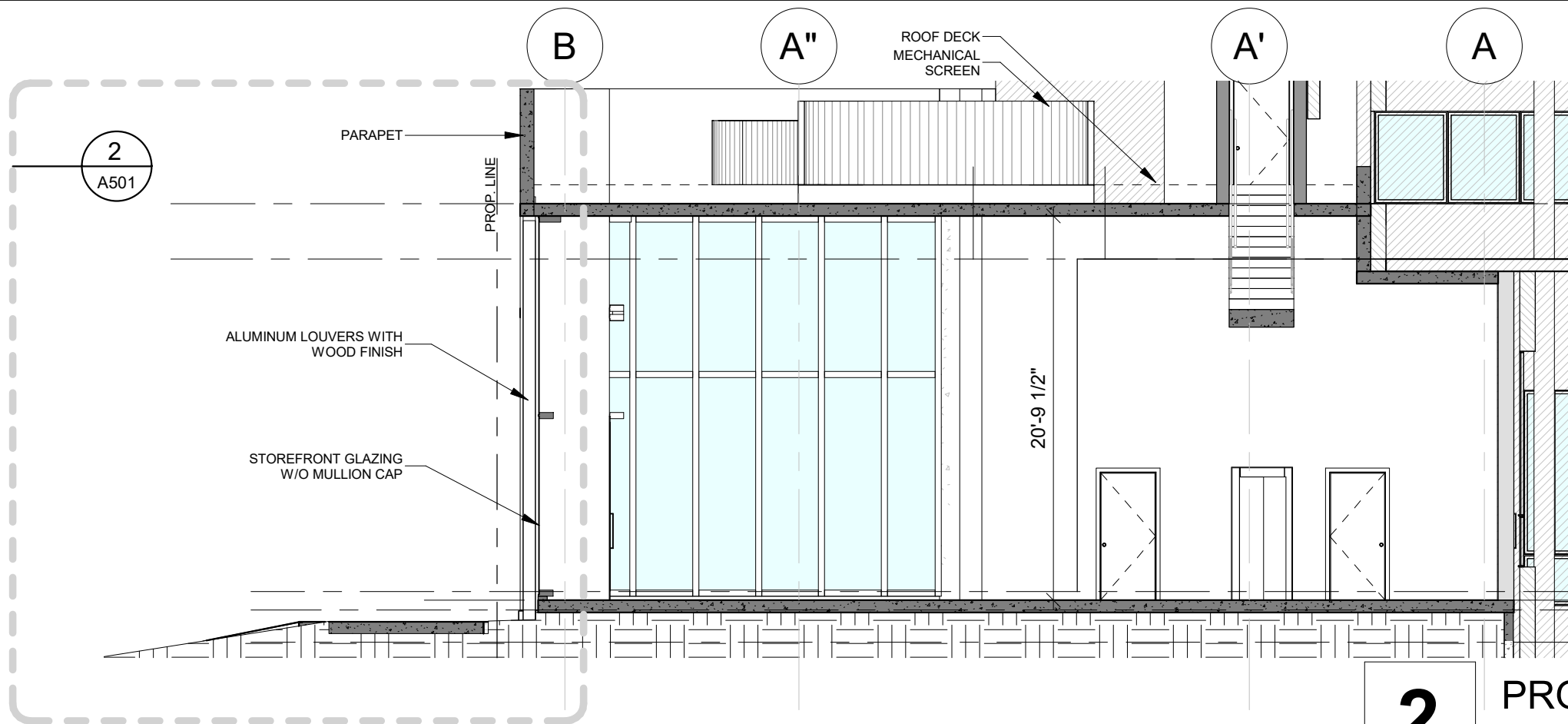


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A405

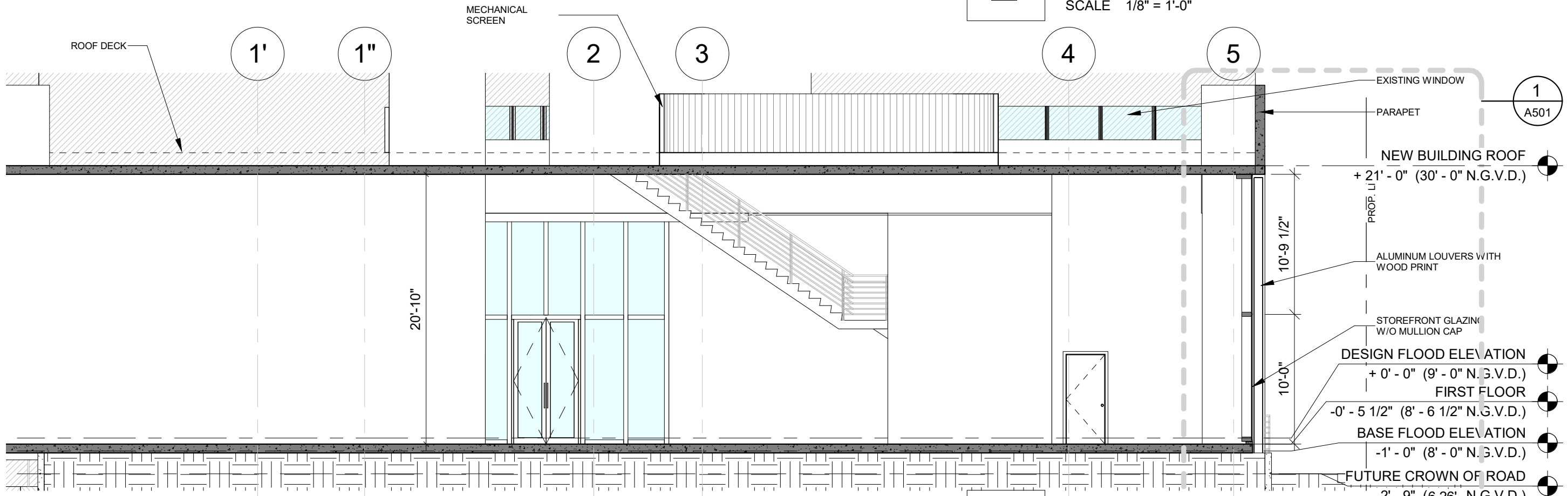


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- NEW BUILDING ROOF
+ 21' - 0" (30' - 0" N.G.V.D.)
- EXISTING SECOND LEVEL
+ 18' - 0" (27' - 0" N.G.V.D.)
- DESIGN FLOOD ELEVATION
+ 0' - 0" (9' - 0" N.G.V.D.)
- FIRST FLOOR
- 0' - 5 1/2" (8' - 6 1/2" N.G.V.D.)
- BASE FLOOD ELEVATION
- 1' - 0" (8' - 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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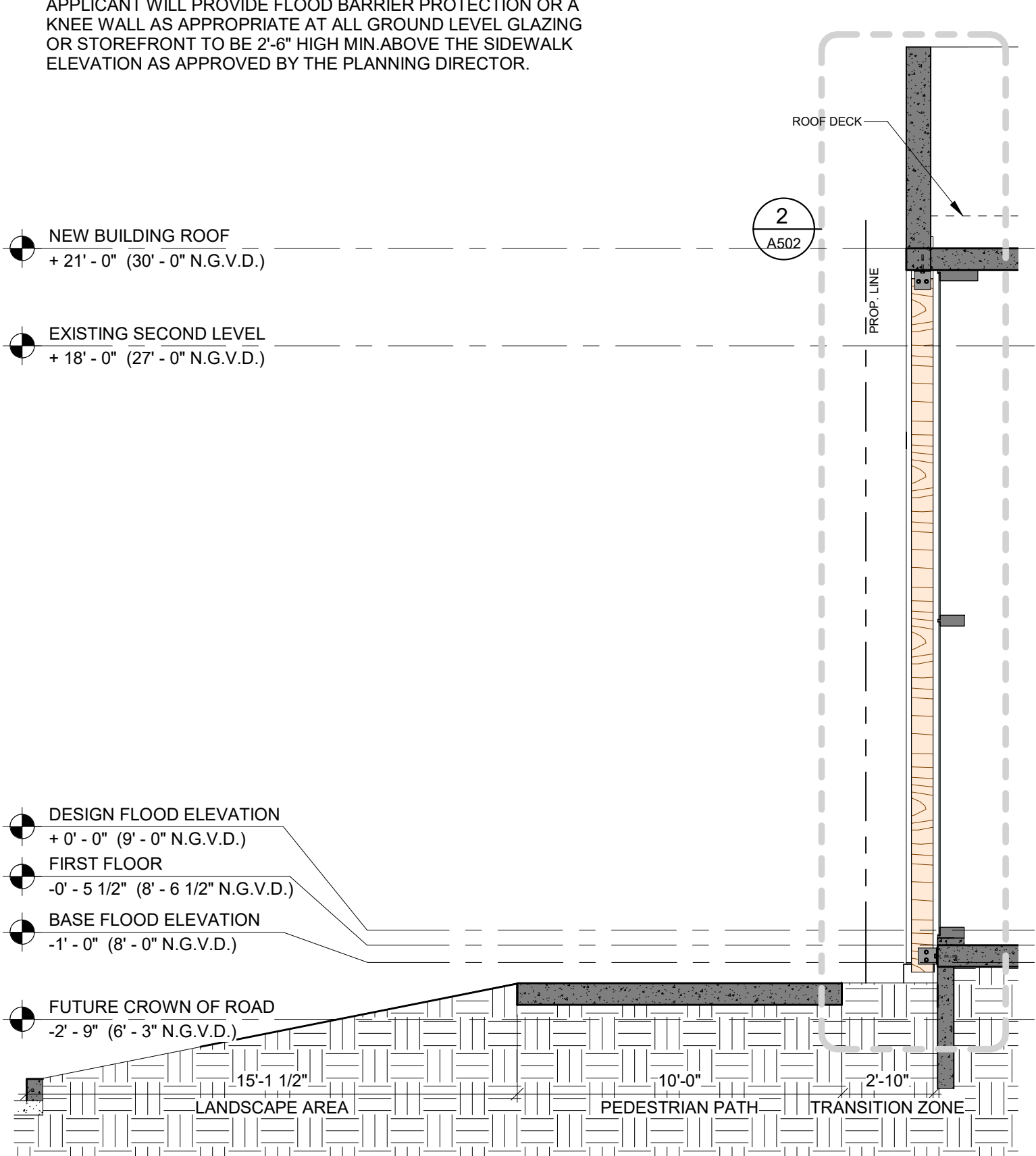
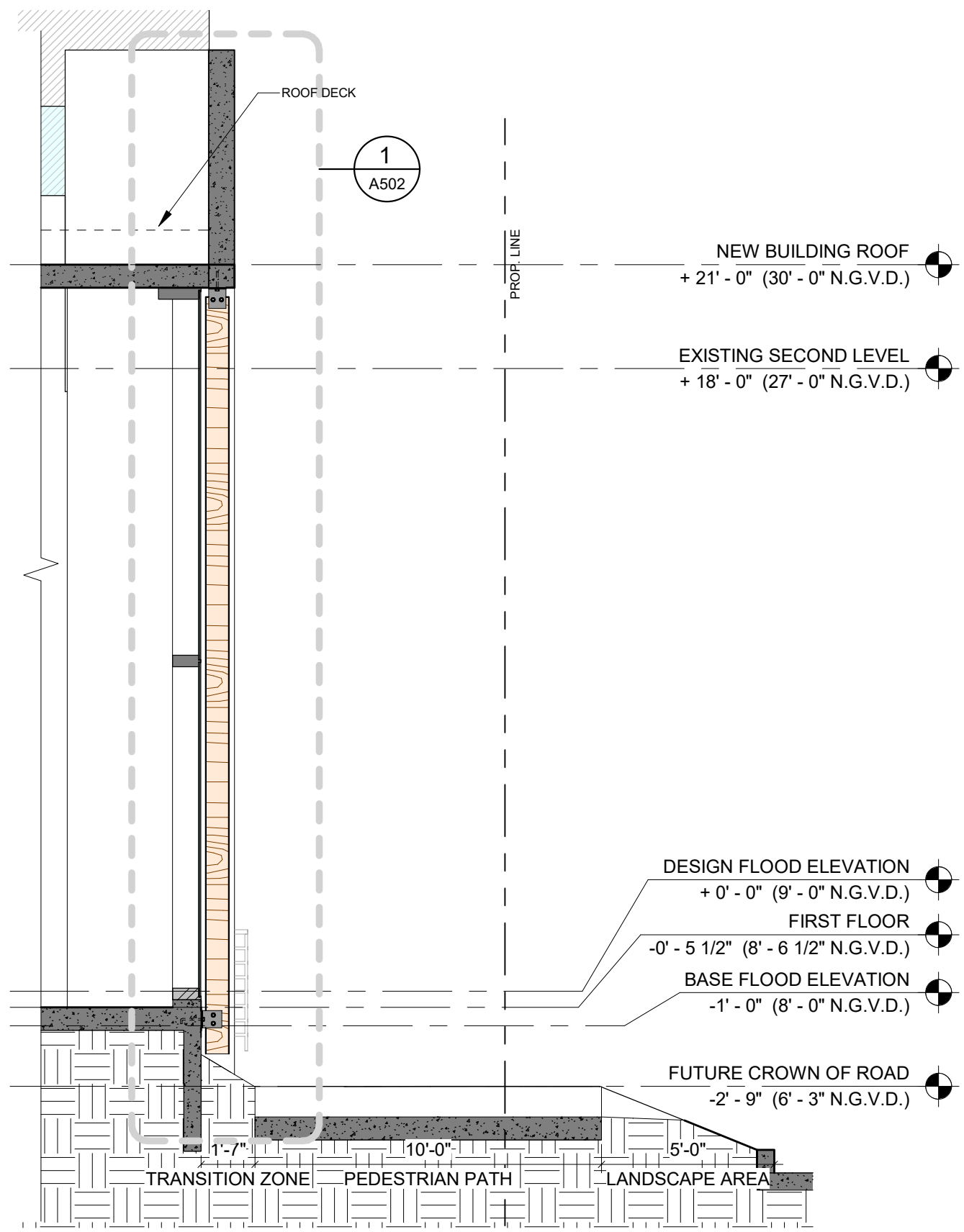
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A500

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

EXISTING SECOND LEVEL
 + 18' - 0" (27' - 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.)

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.)

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' - 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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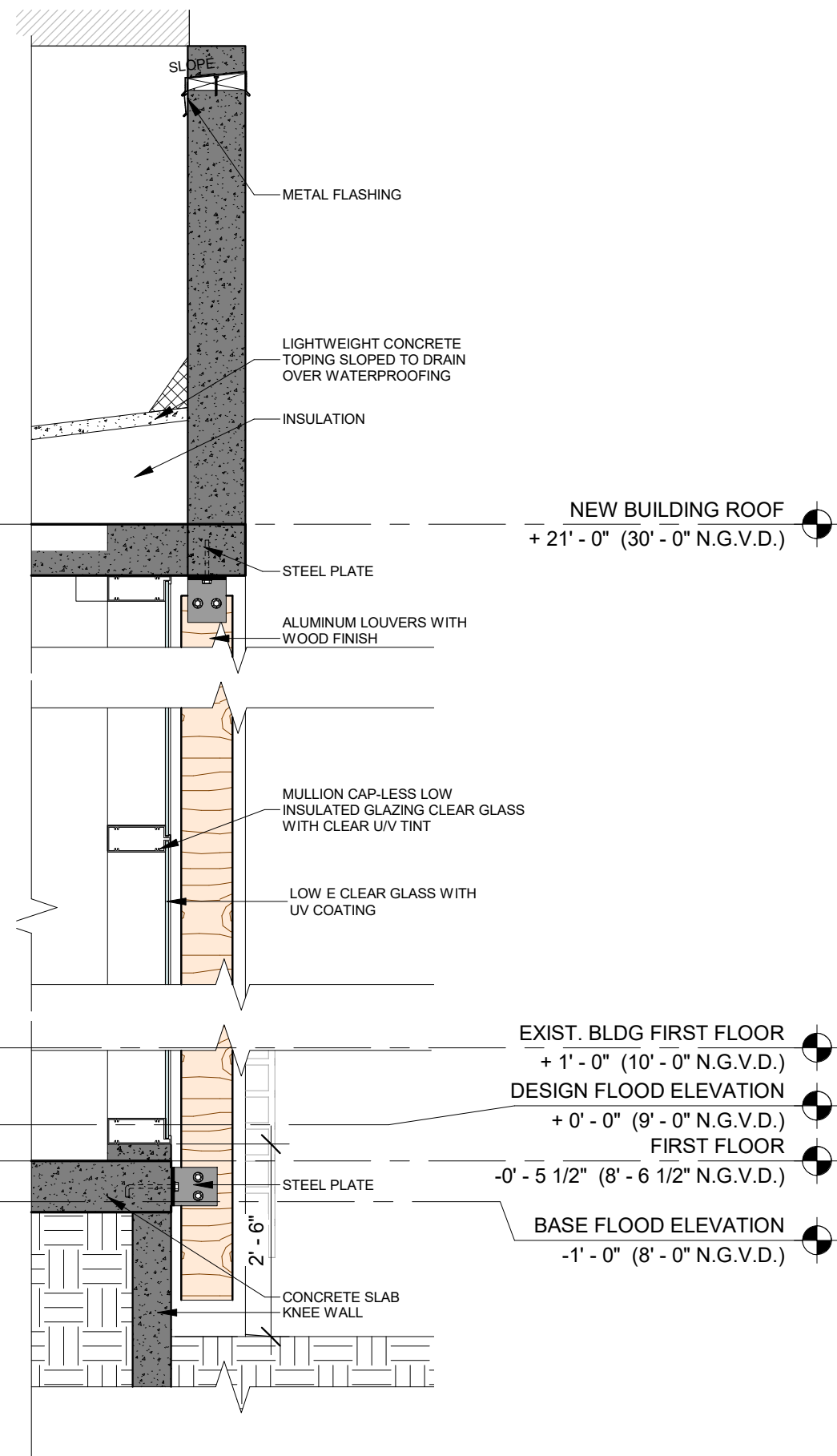


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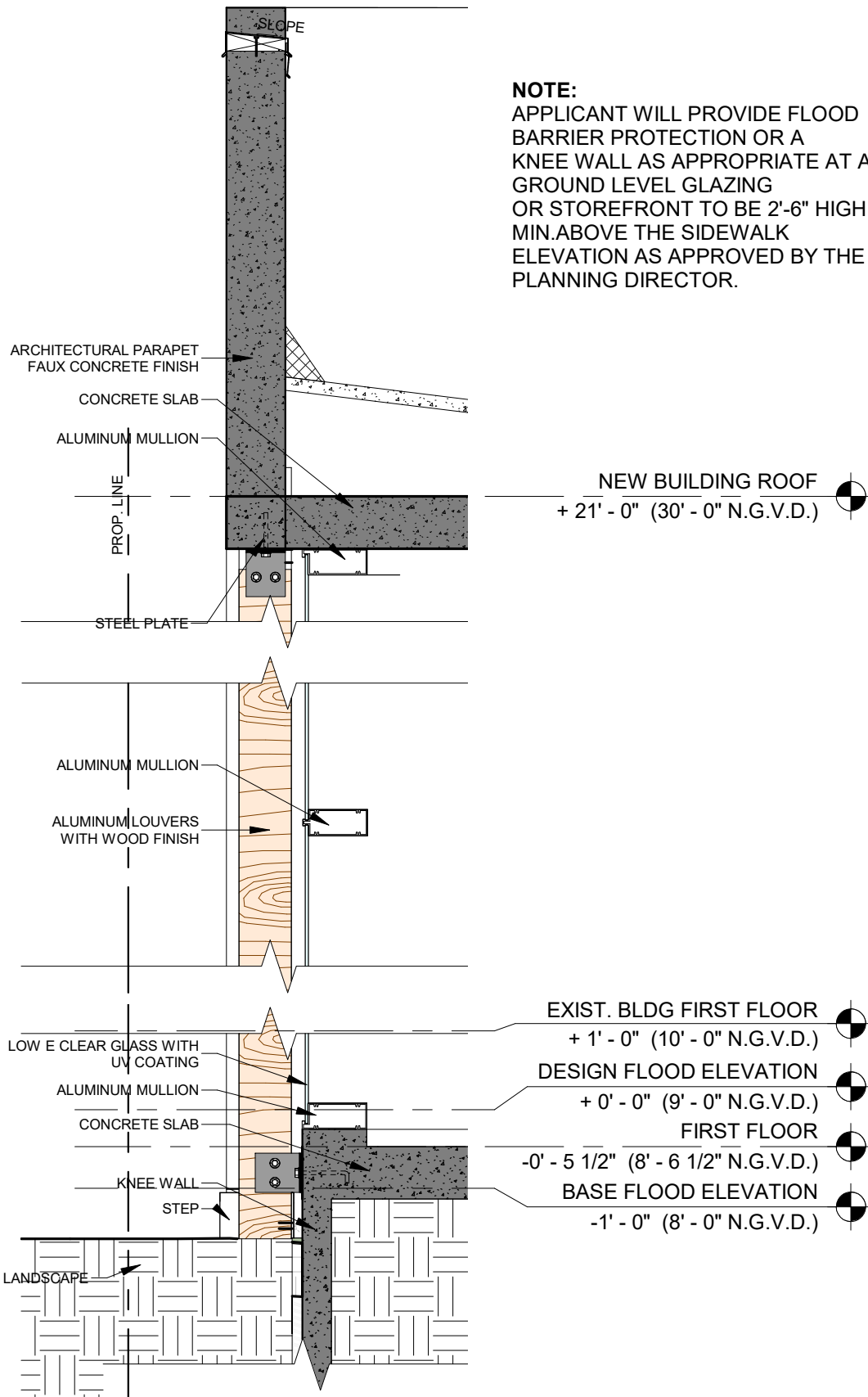
A501



1

DETAIL SECTION SOUTH FACADE

SCALE 1/2" = 1'-0"



2

DETAIL SECTION WEST FACADE

SCALE 1/2" = 1'-0"

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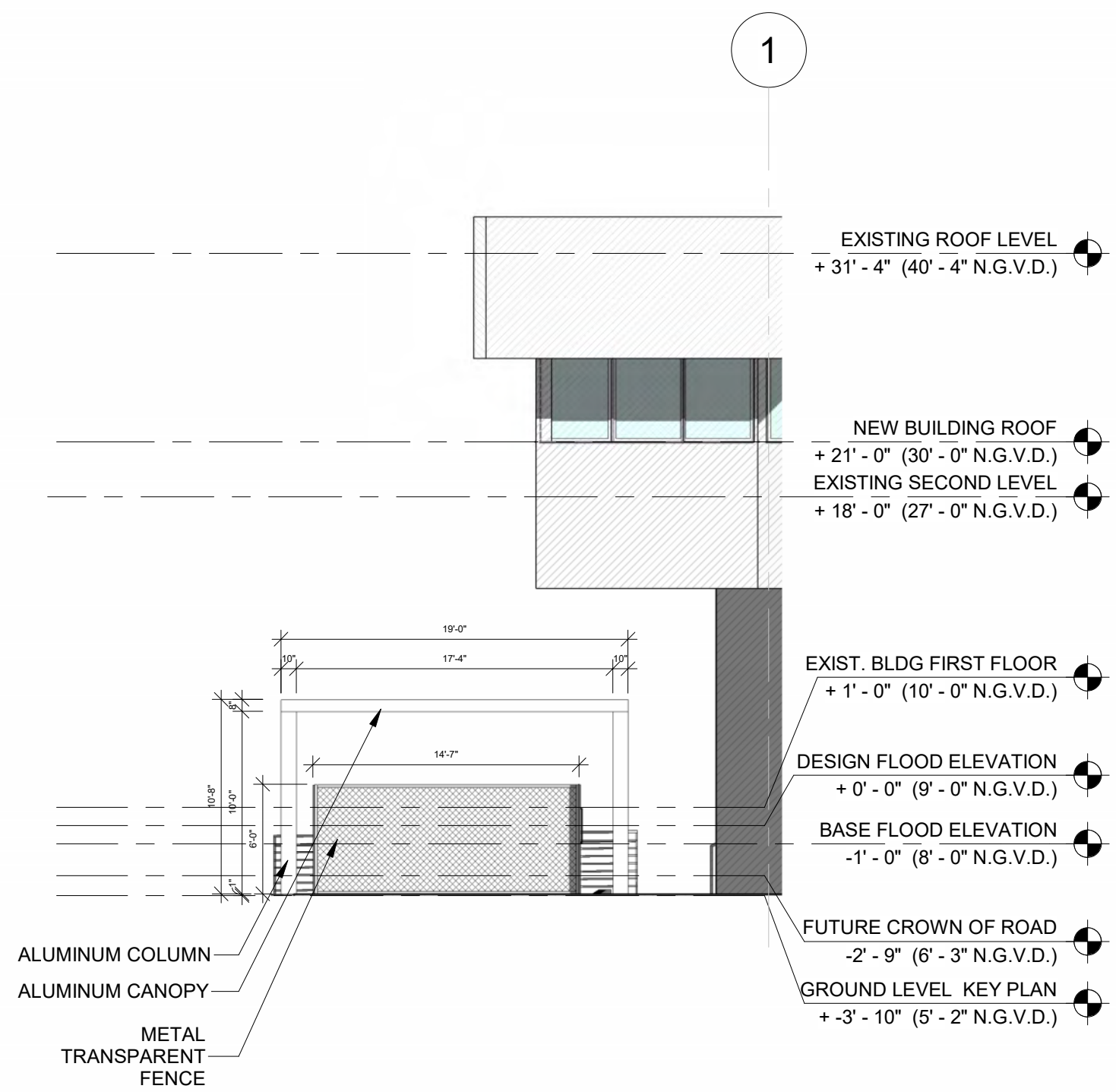
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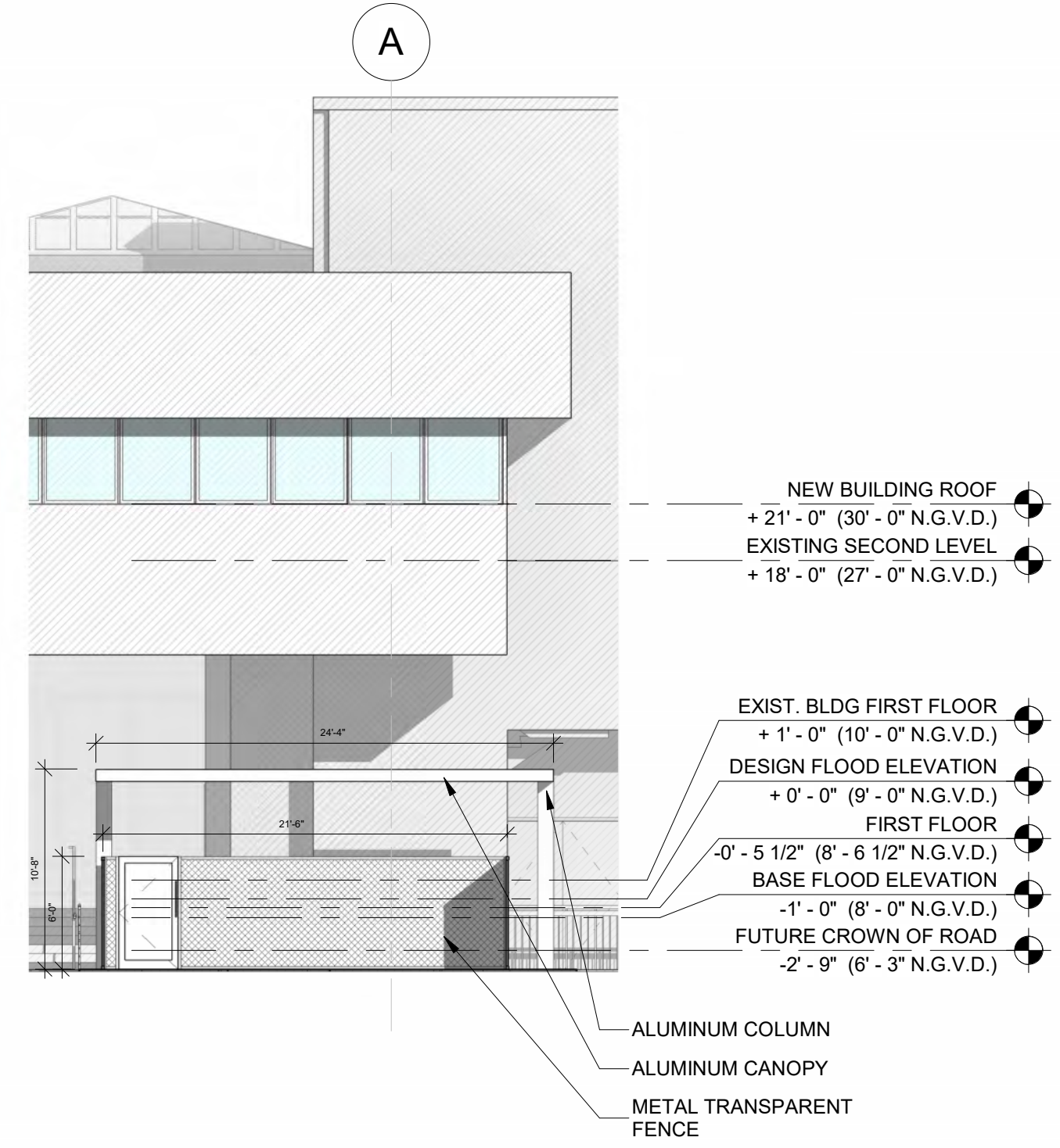
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A502

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