

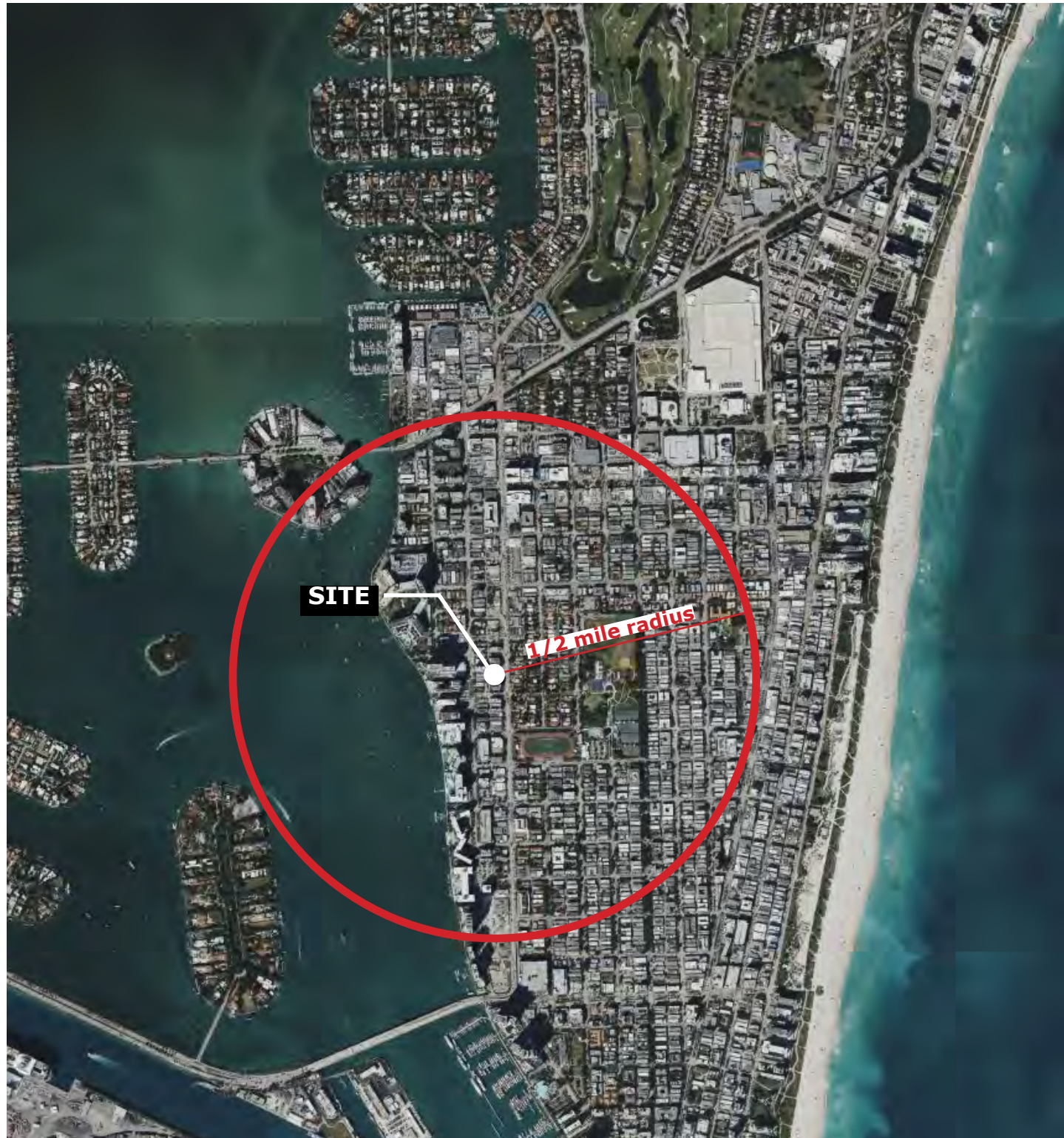
1414 ALTON ROAD



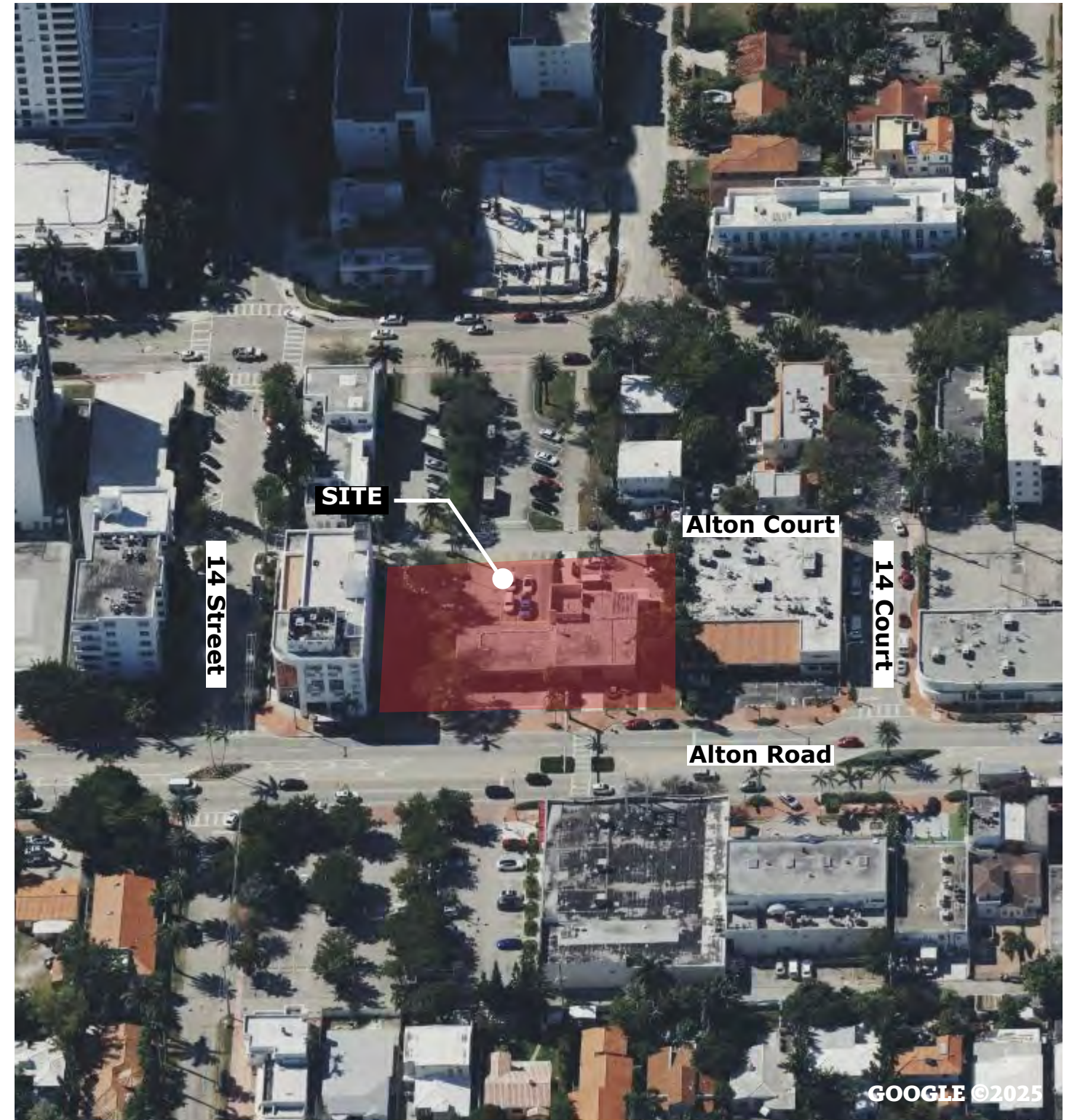
SCOPE OF WORK

PROJECT IS TO DEMOLISH AN EXISTING (1) STORY BANK BUILDING AND CONSTRUCT A NEW (2) STORY BANK. SITE IS LOCATED ON ALTON ROAD AND NOT WITHIN A MIAMI BEACH HISTORIC DISTRICT. LOT SIZE IS 30,000 SF.

SHEET NUMBER	SHEET NAME
A-001	COVER
A-002	PROJECT SCOPE AND SHEET INDEX
A-003	PROJECT PROPERTY LOCATION
A-004	PROJECT CONTEXT PHOTOS
A-005	PROJECT CONTEXT PHOTOS
A-006	PROJECT CONTEXT PHOTOS
A-007	AERIAL CONTEXT PHOTOS
A-008	EXISTING SITE PLAN
A-009	PROJECT ZONING DATA
A-010	SITE PHASING
A-011	FAR DIAGRAMS
A-012	SITE AREA PLAN
A-013	CLEAR PEDESTRIAN PATH
A-014	SITE PLAN
A-015	STREET ELEVATION - ALTON RD
A-016	BUILDING ELEVATION - EAST (ALTON RD)
A-017	STREET ELEVATION - EAST (ALTON RD) - MATERIALS
A-018	SAMPLE PHOTOS - ULTRA HIGH PERFORMANCE CONCRETE
A-019	SCULPTURAL PENDANT FIXTURE
A-020	BUILDING ELEVATION - NORTH
A-021	BUILDING ELEVATION - WEST
A-022	BUILDING ELEVATION - SOUTH
A-023	BUILDING SECTION
A-024	BUILDING SECTION
A-025	SECTION AT ROAD
A-026	FLOOR PLAN - LEVEL 01
A-027	FLOOR PLAN - LEVEL 02
A-028	MECHANICAL SCREENING
A-029	ATM ENCLOSURE AND ARCHITECTURAL SCREEN WALL
A-030	RENDERING - ALTON RD
A-031	RENDERING - ALTON RD / DRIVE THRU SCREENING
A-032	RENDERING NIGHT - ALTON RD / DRIVE THRU SCREENING
A-033	RENDERING - FROM PARKING LOT
A-034	TRANSIT CORRIDOR LOCATION MAP



Context map - 1/2 mile radius



Aerial Photo of Site



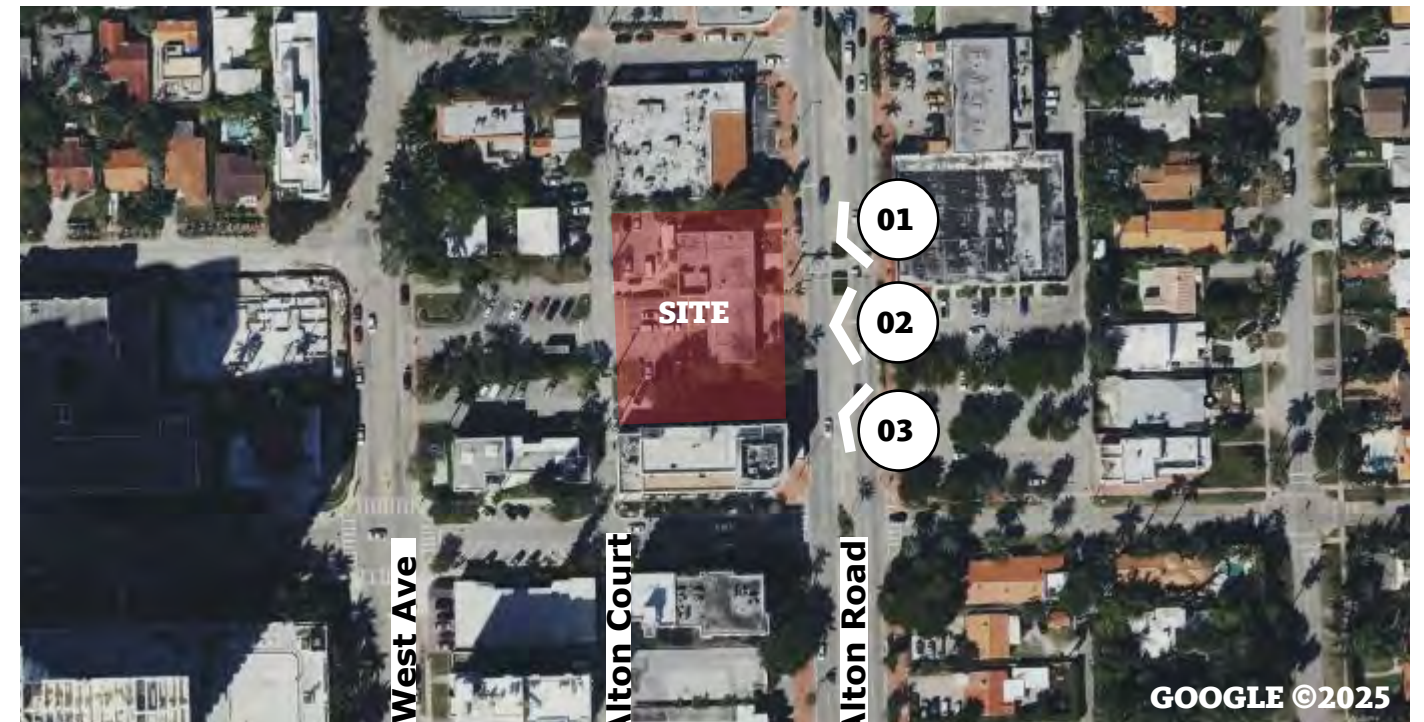
01 - VIEW OF EXISTING STRUCTURE FROM ALTON ROAD - NORTH



02 - VIEW OF EXISTING STRUCTURE FROM ALTON ROAD - EAST



03 - VIEW OF EXISTING STRUCTURE FROM ALTON ROAD - SOUTH



KEY PLAN



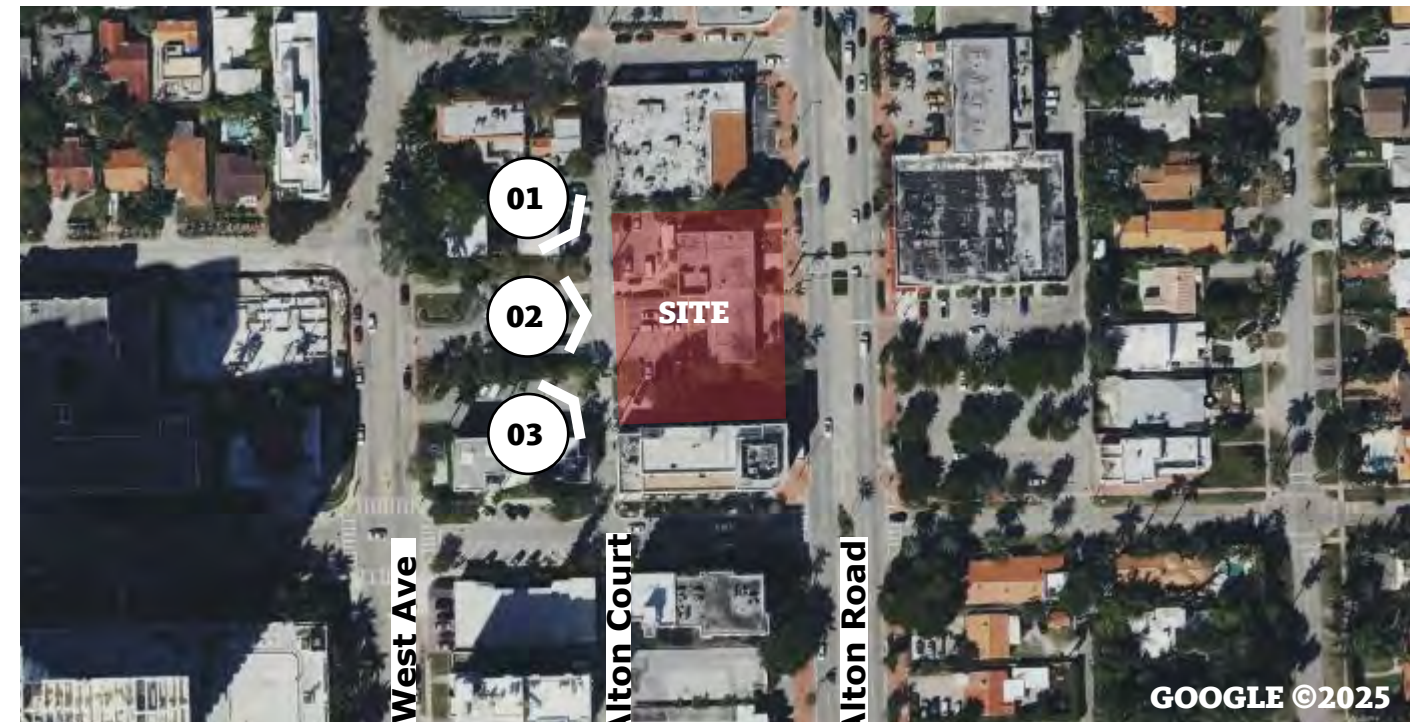
01 - VIEW OF EXISTING STRUCTURE FROM ALTON COURT - NORTH



02 - VIEW OF EXISTING STRUCTURE FROM ALTON COURT - WEST



03 - VIEW OF EXISTING STRUCTURE FROM ALTON COURT - SOUTH



KEY PLAN



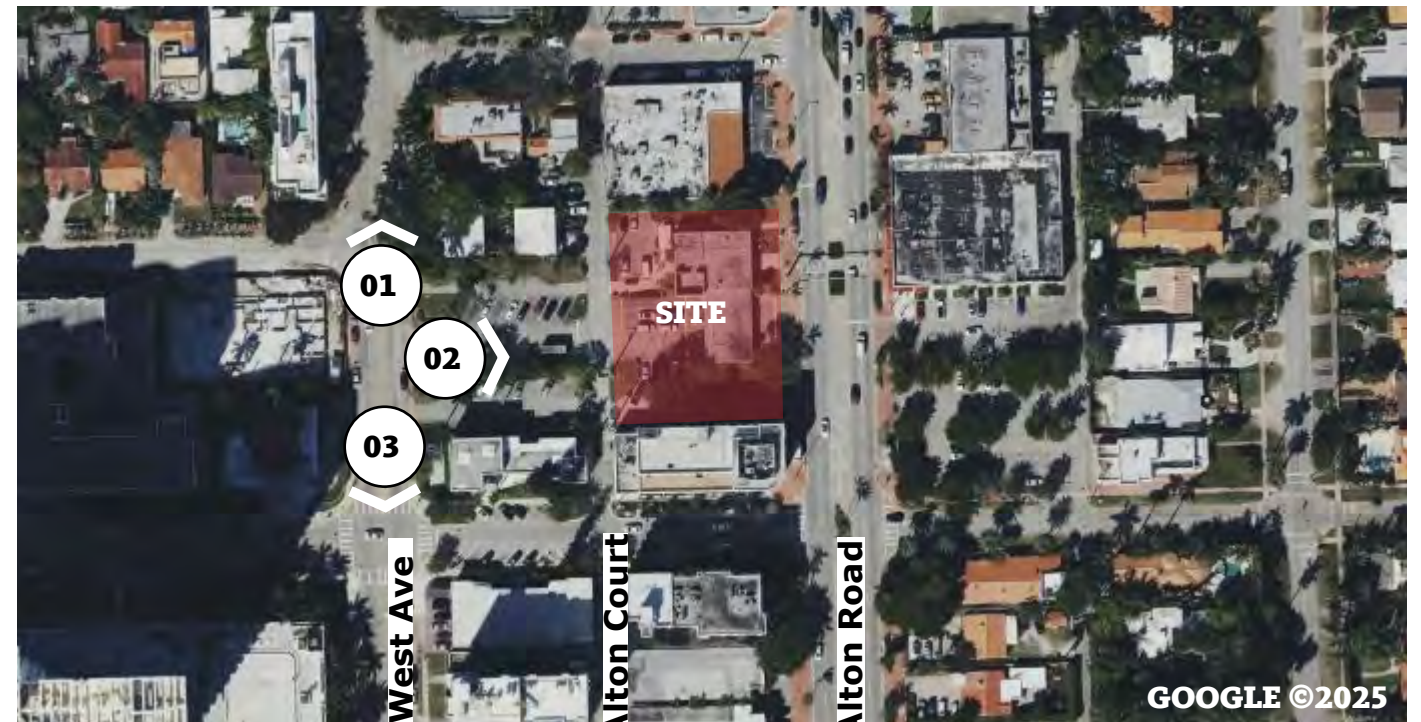
01 - VIEW OF WEST AVE - NORTH



02 - VIEW OF EXISTING STRUCTURE FROM WEST AVE



03 - VIEW OF WEST AVE - SOUTH



KEY PLAN



01 - EXISTING AERIAL VIEW SOUTHEAST



02 - EXISTING AERIAL VIEW NORTHEAST



03 - EXISTING AERIAL VIEW NORTHWEST

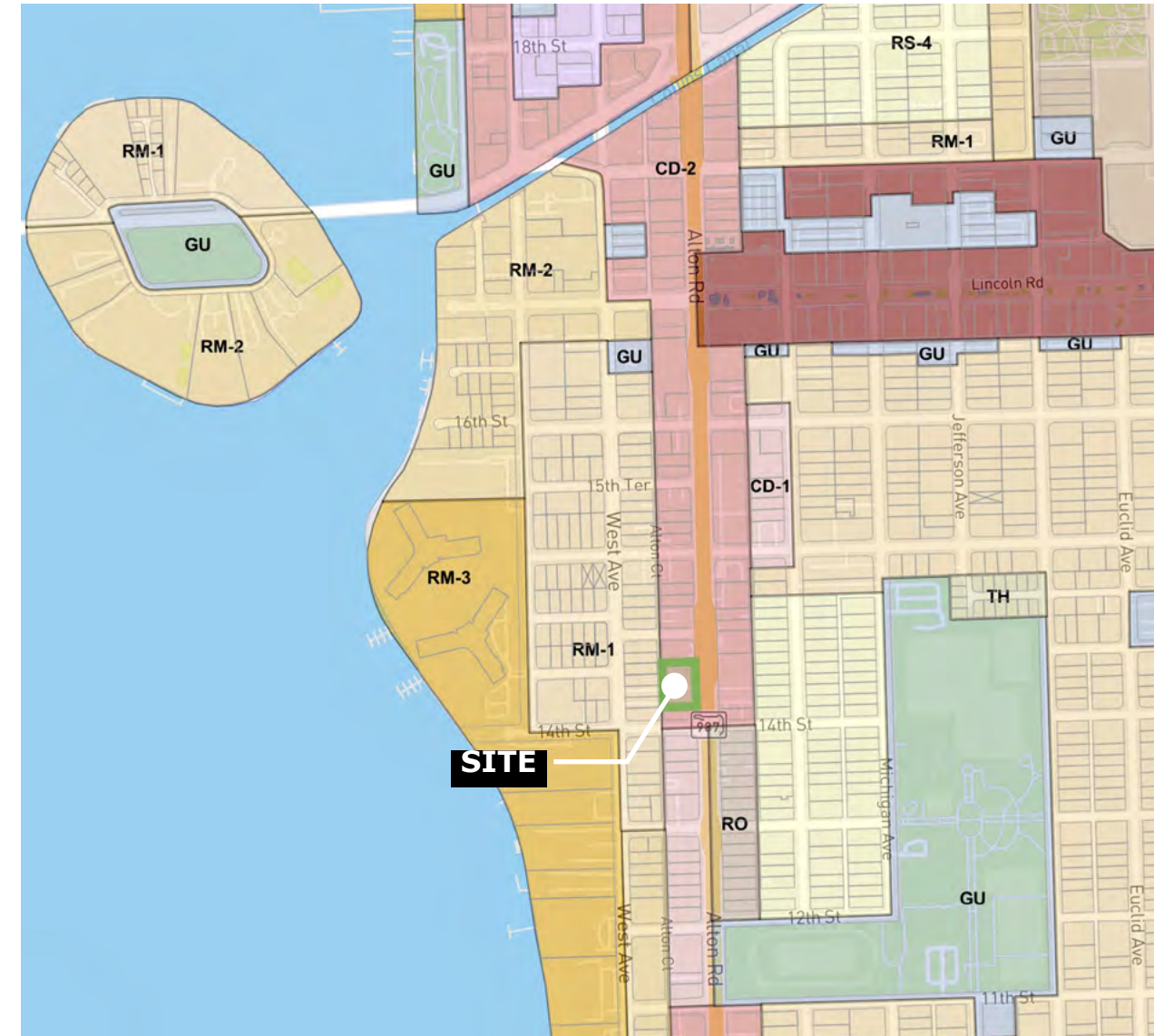


KEY PLAN

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 1414 ALTON ROAD, MIAMI BEACH FL 33139	Folio number(s):	02-3234-018-0820	Year built:	1974
2	Board file number(s), Determination of Architectural Significance:	DRB24-1061		Lot Area:	30,000 SF
3	Located within a Local Historic District (Yes or No): NO	Zoning District:	CD-2	Lot width:	200.00'
4	Individual Historic Site (Yes or No):	No		Lot Depth:	150.00'
5	Base Flood Elevation:	8'-0"	Grade value in NGVD:	9.56'	
6	Adjusted grade (BFE+Grade / 2):	8'-6"	Free board:	1'-0"	
7	Proposed Use:	FINANCIAL INSTITUTION (EXISTING)			
8	Proposed Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	YES			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	1.50	0.12	0.28	
14	Building Height	60'-0"	24'-0"	38'-0"	
15	At grade parking lot on the same lot	28	10	28	
a	Front setbacks	0'-0"		8.9'	
b	Side interior setback	0'-0"		118'	
c	Side facing street setback	0'-0"		13.3'	
d	Rear setback	5'-0"		52.3'	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A			
b	Side interior setback	N/A			
c	Side facing street setback	N/A			
d	Rear setback	N/A			
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A			
b	Side interior setback	N/A			
c	Side facing street setback	N/A			
d	Rear setback	N/A			
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A			
b	Rehabilitated Buildings	N/A			
c	Hotel Unit	N/A			
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A			
b	Rehabilitated Buildings	N/A			
c	Hotel Unit	N/A			
20	Required Open-space ratio (RPS, CPS)	N/A			
21	Parking	28		28	
22	Loading	N/A			



Notes: Indicate N/A if not applicable.

