1414 ALTON ROAD

Gensler

Sarah M. Joubert, AIA
FL NO. AR94307

Sarah M Joubert
2025.08.22
13:42:02-04'00'

1414 Alton Road, Miami Beach, FL 33139

DRB24-1061 - FINAL SUBMITTAL

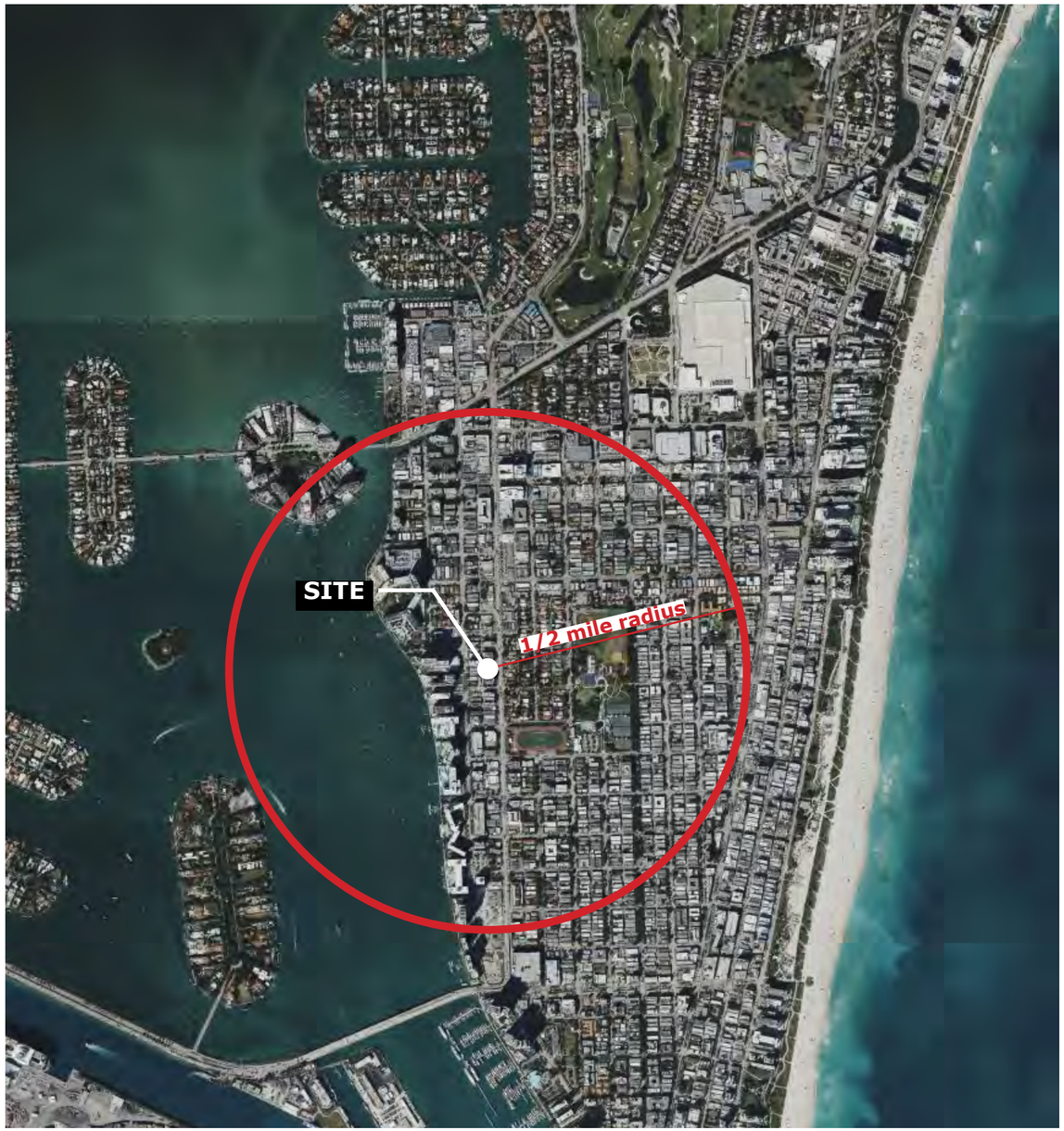
Date: 08/24/2025
DRB24-1061

A-001

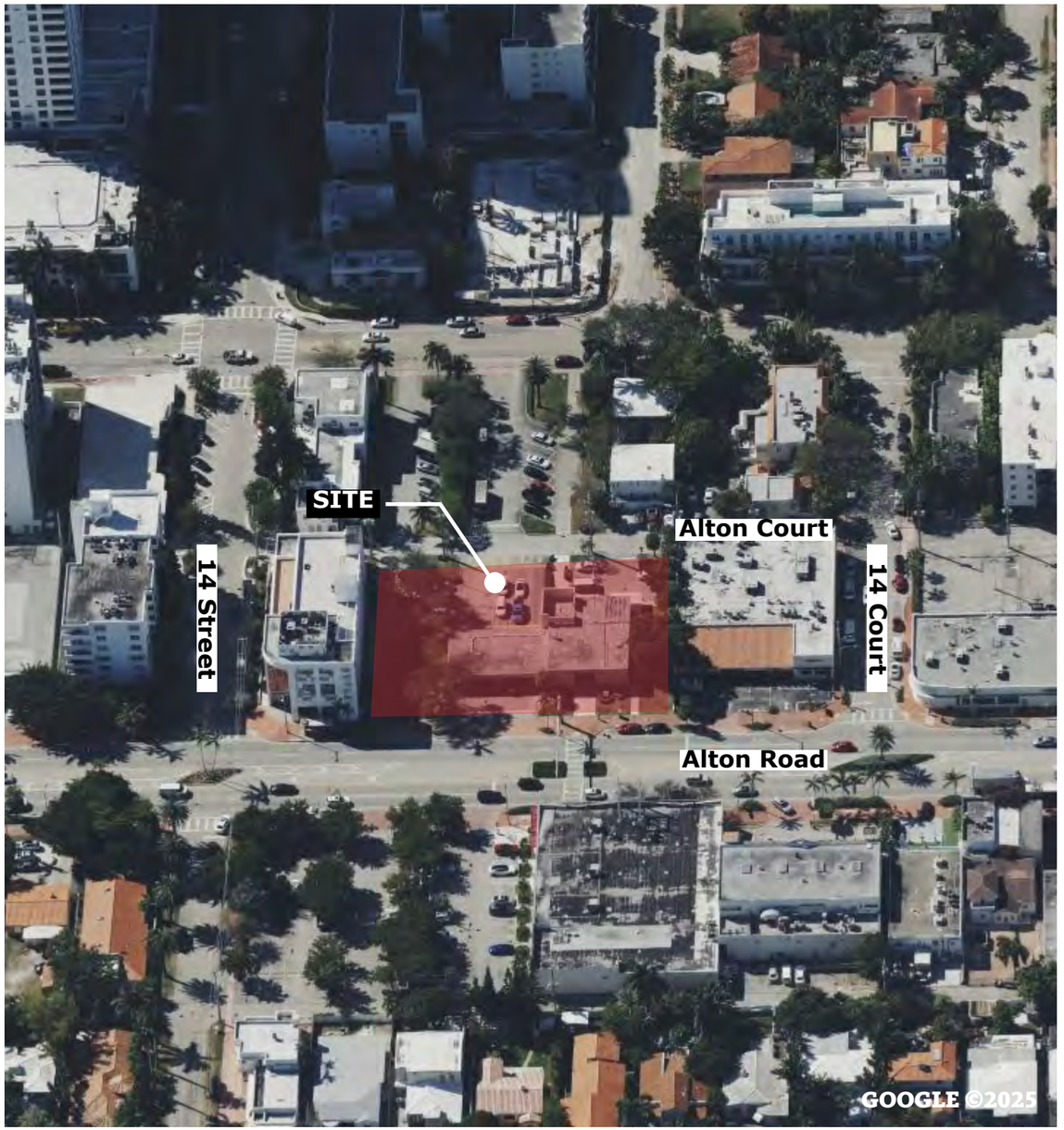
SCOPE OF WORK

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

Gensler

Sarah M. Joubert, AIA
FL NO. AR94307

Sarah M Joubert
2025.08.22
13:42:04-04'00'

1414 Alton Road, Miami Beach, FL 33139

PROJECT PROPERTY LOCATION

Date: 08/24/2025
DRB24-1061

A-003

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

Gensler

Sarah M. Joubert, AIA
FL NO. AR94307

Sarah M Joubert
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13:42:04-04'00'

1414 Alton Road, Miami Beach, FL 33139

PROJECT CONTEXT PHOTOS

Date: 08/24/2025
DRB24-1061

A-004

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

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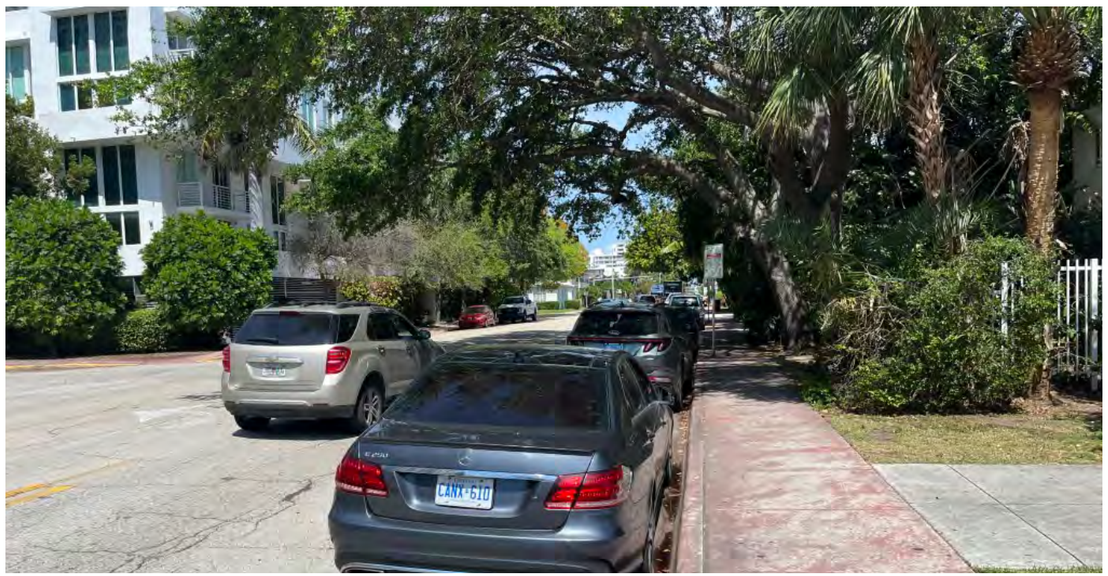
13:42:05-04'00'

1414 Alton Road, Miami Beach, FL 33139

PROJECT CONTEXT PHOTOS

Date: 08/24/2025
DRB24-1061

A-005



01 - VIEW OF WEST AVE - NORTH

02 - VIEW OF EXISTING STRUCTURE FROM WEST AVE

03 - VIEW OF WEST AVE - SOUTH

KEY PLAN

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PROJECT CONTEXT PHOTOS

Date: 08/24/2025
DRB24-1061

A-006

01 - EXISTING AERIAL VIEW SOUTHEAST

02 - EXISTING AERIAL VIEW NORTHEAST

03 - EXISTING AERIAL VIEW NORTHWEST

KEY PLAN

Gensler

Sarah M. Joubert, AIA
FL NO. AR94307

Sarah M Joubert
2025.08.22
13:42:06-04'00'

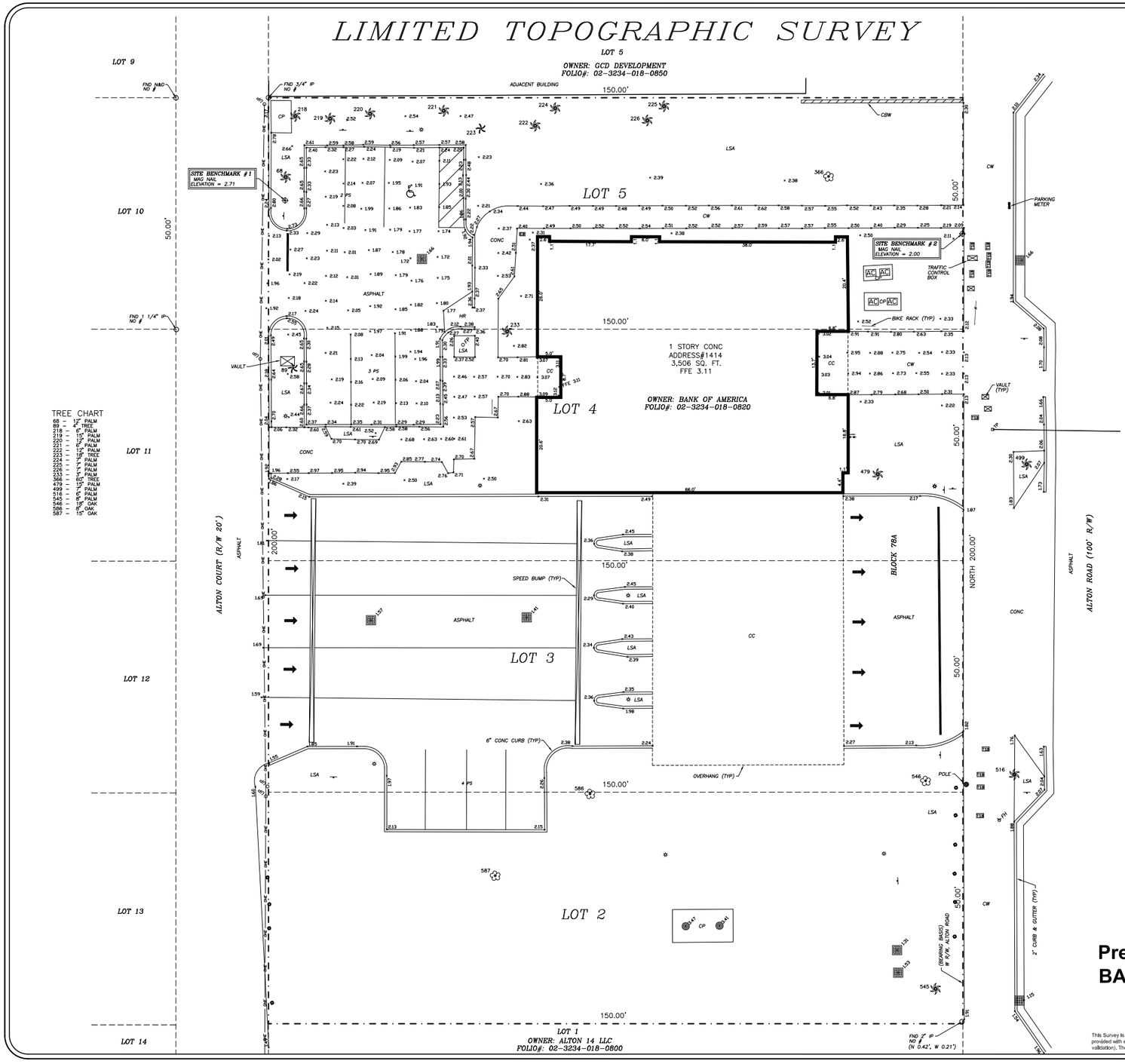
1414 Alton Road, Miami Beach, FL 33139

AERIAL CONTEXT PHOTOS

Date: 08/24/2025
DRB24-1061

A-007

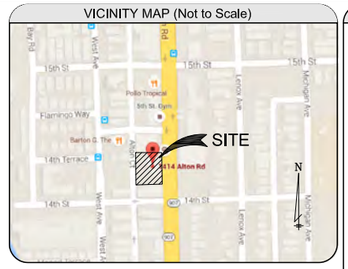
LIMITED TOPOGRAPHIC SURVEY



TREE CHART

68	12"	PALM
89	4"	TREE
218	6"	PALM
219	15"	PALM
220	12"	PALM
221	6"	PALM
222	12"	PALM
223	18"	TREE
224	7"	PALM
225	7"	PALM
226	7"	PALM
364	60"	TREE
479	15"	PALM
499	7"	PALM
516	6"	PALM
545	6"	PALM
546	18"	OAK
586	8"	OAK
587	15"	OAK

VICINITY MAP (Not to Scale)



DESCRIPTION:

LOTS 2 THRU 5, BLOCK 78A, COMMERCIAL SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE BASED ON THE MONUMENTED WEST RIGHT OF WAY LINE OF ALTON ROAD; BEING: DUE NORTH ASSUMED.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

4. THIS SITE LIES IN ZONE "AE", BASED ON FLOOD INSURANCE RATE MAP NO. 12086C0317L, CITY OF MIAMI BEACH, FLORIDA AND HAVING AN EFFECTIVE DATE OF SEPTEMBER 11, 2009.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITHOUT BENEFIT OF COMMITMENT FOR TITLE OR SEARCH OF PUBLIC RECORDS FOR EASEMENTS AND/OR ENCUMBRANCES THAT MAY AFFECT THIS SUBJECT PROPERTY.

7. ELEVATIONS ARE BASED ON PERMANENT REFERENCE NETWORK, RELATIVE TO NAVD 1988, PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

8. THIS IS NOT A BOUNDARY SURVEY.

GRAPHIC SCALE

0 10 20

1 INCH = 10 FT.

Prepared for:
BANK OF AMERICA, N.A.

This Survey is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by Robert C Johnson on the Date of the electronic signature.

LEGEND

- ○ – AIR RELEASE VALVE
- ◄ – AUTO SPRINKLER
- BB – BOTTOM OF BANK
- BC – BACK OF CURB
- ⊶⊷ – BACKFLOW PREVENTER
- BLK – BLOCK
- BFP – BACK FLOW PREVENTER
- BM – BENCHMARK
- ● – BOLLARD
- BPP – BURIED POWER CABLE
- C – CALCULATED
- C&M – CALCULATED & MEASURED
- Δ – CENTRAL ANGLE
- CBW – CONCRETE BLOCK WALL
- CC – COVERED CONCRETE
- CF – CONCRETE FLUME
- CHW – CONCRETE HEAD WALL
- CLF – CHAIN LINK FENCE
- ℄ – CENTERLINE
- CM – CONCRETE MONUMENT
- CMP – CORRUGATED METAL PIPE
- CO – CLEAN OUT
- CONC – CONCRETE
- COVD – COVERED
- CP – CONCRETE PAD
- CW – CONCRETE SEAWALL
- D&M – DISTANCE & MEASURED
- DE – DRAINAGE EASEMENT
- (D) – DESCRIPTION
- ◉ – DOT INLET
- DP – DUMPSTER PAD
- DW – DRIVEWAY
- ⊠ED – ELECTRIC METER
- EB – ELECTRICAL BOX
- ESMT – EASEMENT
- E/P – EDGE OF PAVEMENT
- FIRM – FLOOD INSURANCE RATE MAP
- FFE – FINISHED FLOOR ELEVATION
- FH – FIRE HYDRANT
- F/L – FLOW LINE
- ☼ – FLOOD LIGHT
- FND – FOUND
- FOC – FIBER OPTIC CABLE
- ○ – FLAG POLE
- ⊶G – GAS LINE
- ⊠G – GAS METER
- ⊶ – GUY WIRE ANCHOR
- HC – HANDICAP PARKING
- HR – HANDICAP RAMP
- INV – INVERT ELEVATION
- IP – IRON PIPE
- IR – IRON ROD
- SJB – STORM JUNCTION BOX
- L – ARC LENGTH
- ☼ – LIGHT POLE
- LSA – LANDSCAPED AREA
- (M) – MEASURED
- MF – METAL FENCE
- ML – METAL LID
- MS – METAL SHED
- ▭ – METERED END SECTION
- ◉ – MONITORING WELL
- N&D – NAIL & DISK
- NGVD – NATIONAL GEODETIC VERTICAL DATUM
- NTS – NOT TO SCALE
- OHE – OVERHEAD ELECTRIC
- ⊶ – OVERHEAD
- ORB – OFFICIAL RECORDS BOOK
- OW – OVERHEAD WIRE
- OWK – OVERHEAD WALKWAY
- PB – PLAT BOOK
- PC – POINT OF CURVATURE
- PDOT – PER DEPARTMENT OF TRANSPORTATION R/W MAP
- (P) – PLAT
- PG – PAGE
- PI – POINT OF INTERSECTION
- P&M – PLAT & MEASURED
- POB – POINT OF BEGINNING
- POC – POINT OF COMMENCEMENT
- PP – POWER POLE
- PS – PARKING SPACES
- PT – POINT OF TANGENCY
- P/VC – PLASTIC PIPE
- R – CURVE RADIUS
- RCP – REINFORCED CONCRETE PIPE
- R/W – RIGHT OF WAY
- ⊛ – SANITARY MANHOLE
- SAN – SANITARY LINE
- SN – SIGN
- SWF – STOCK WIRE FENCE
- 00.00 – SPOT ELEVATION
- ⊶SD – STORM/DRAIN LINE
- ⊛ – STORM MANHOLE
- ⊶ – UNDERGROUND TELEPHONE
- ▦ – STORM INLET
- TB – TOP OF BANK
- TP – TRAFFIC POLE
- ▭ – TRAFFIC SIGN
- T – TRANSFORMER/JUNCTION BOX
- TR – TELEPHONE RISER
- TSB – TRAFFIC SIGNAL BOX
- TSW – TRAFFIC SIGNAL WIRE
- TV – CABLE TV RISER
- TYP – TYPICAL
- UE – UTILITY EASEMENT
- UP – UTILITY POLE
- ⊶W – WATER LINE
- WF – WOOD FENCE
- WLF – METLAND FLAG
- WS – WOOD SHED
- ⊶⊷ – WATER VALVE
- ⊶⊙ – WATER METER
- # – NUMBER
- (#) – EASEMENT NUMBER

ADDRESS:
1414 Alton Road
Miami Beach, FL 33139

Job Information

JOB NO.	901545
CF NO.	MDC6-5
FIELD DATE:	07-05-2016
SCALE:	1" = 10'
DRAWN BY:	PJT

Revisions

Date:	Description	By:

Altamax Surveying
910 Belle Avenue, Suite 1140
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

Digitally signed by Robert C Johnson
Date: 2016.07.11 13:47:35 -04'00'

Robert C. Johnson PSM 5551

SHEET 1 OF 1

Gensler

Sarah M. Joubert, AIA
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Sarah M Joubert
2025.08.22
13:42:07-04'00'

1414 Alton Road, Miami Beach, FL 33139

EXISTING SITE PLAN

Date: 08/24/2025
DRB24-1061

A-008

MIAMIBEACH

Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

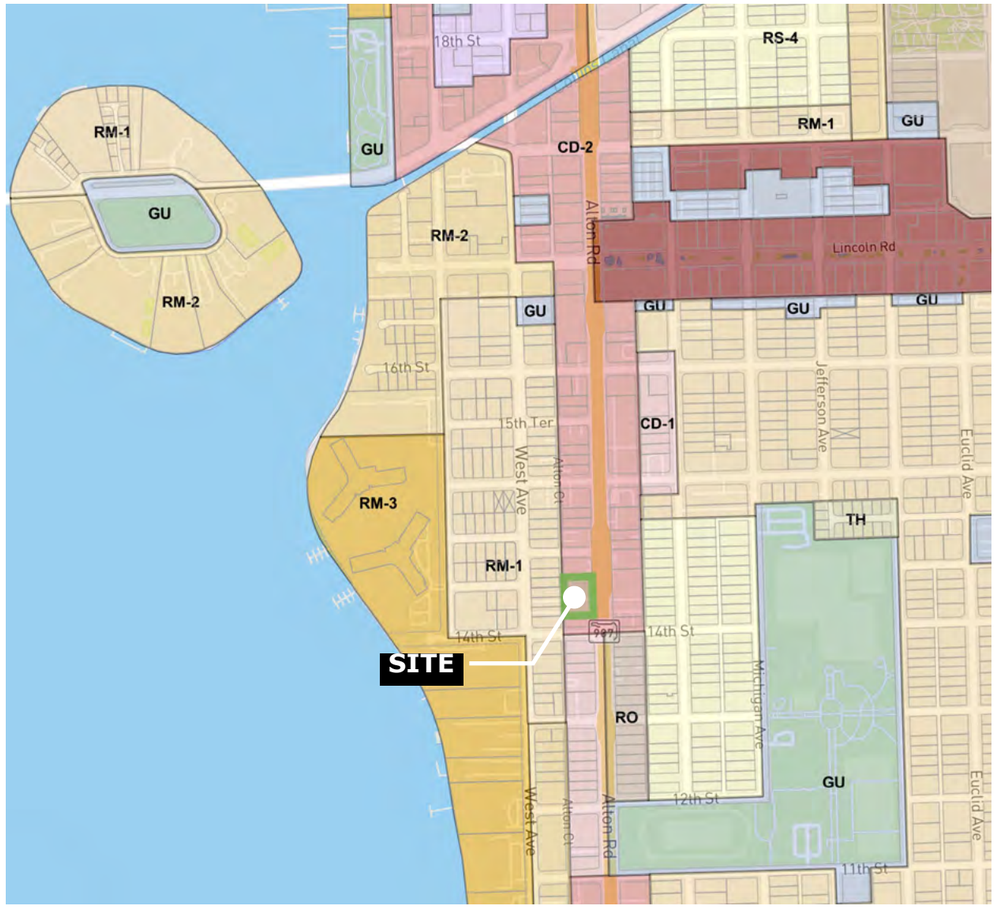
COMMERCIAL - ZONING DATA SHEET

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 Accesory 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	**Subterrenean, 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	**Subterrenean, 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.



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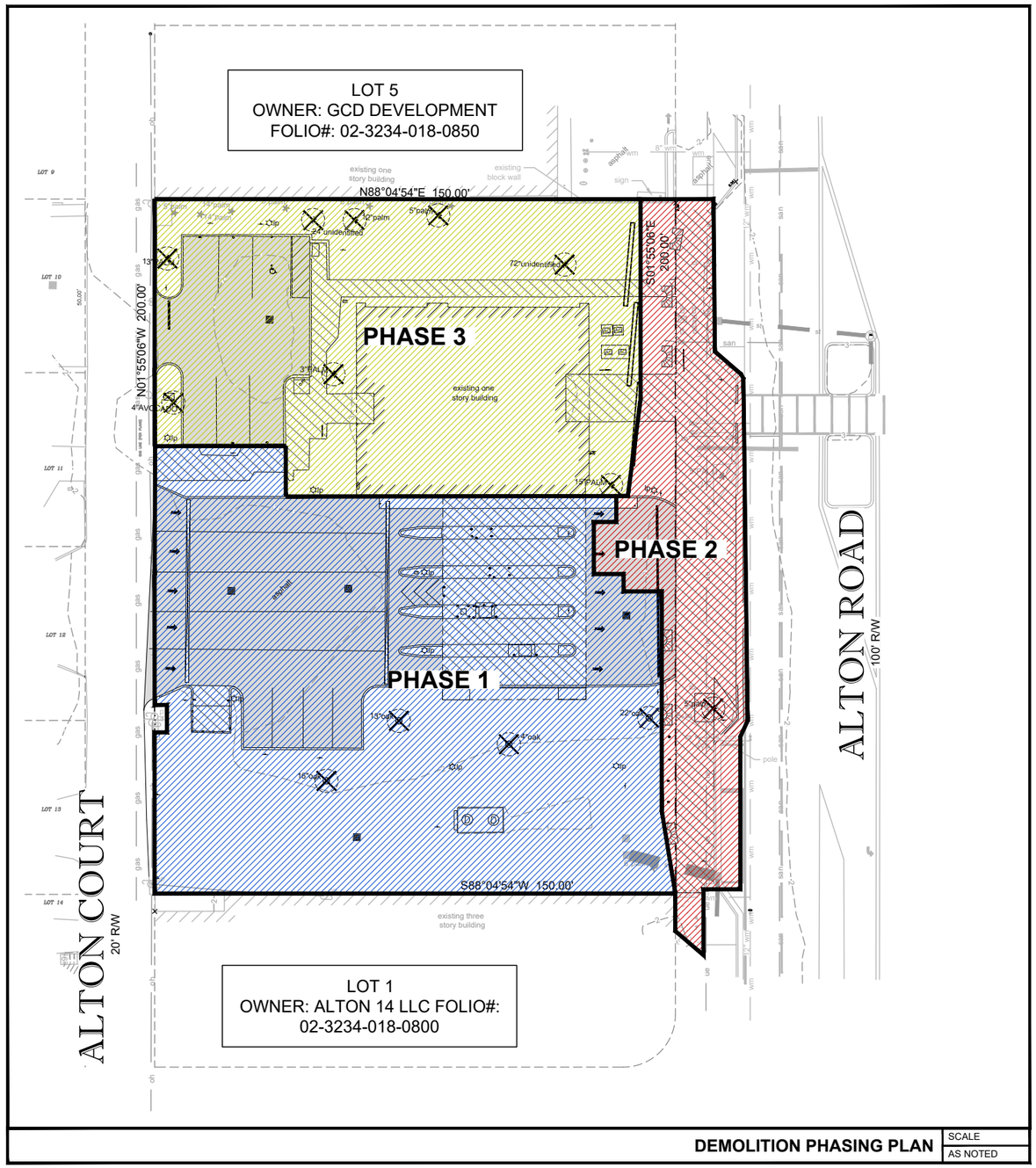
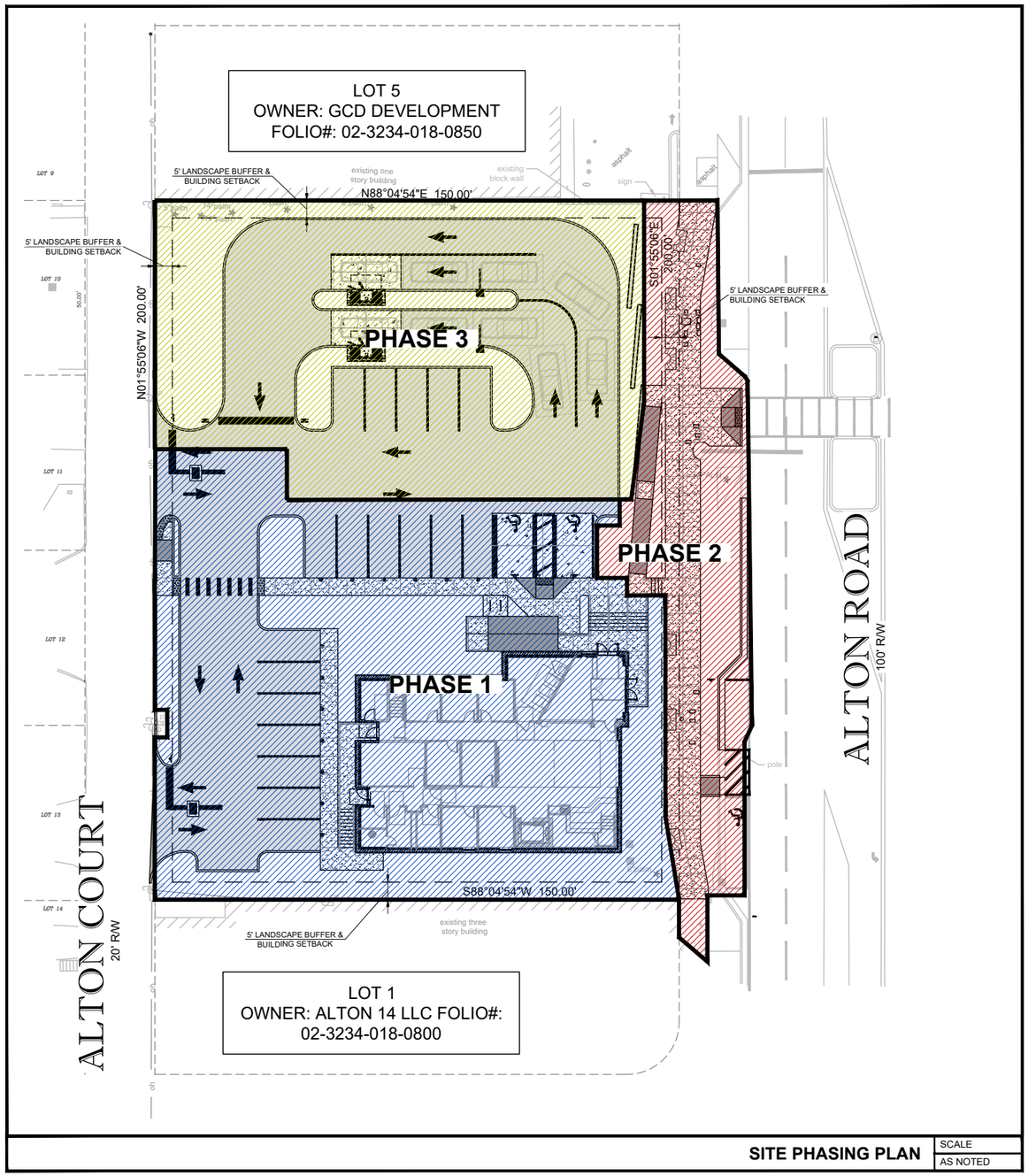
PROJECT ZONING DATA

Date: 08/24/2025
DRB24-1061

A-009



DEMOLITION PHASING PLAN | SCALE: AS NOTED



SITE PHASING PLAN | SCALE: AS NOTED

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DEMOLITION - SITE PHASING

Date: 08/24/2025
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A-010