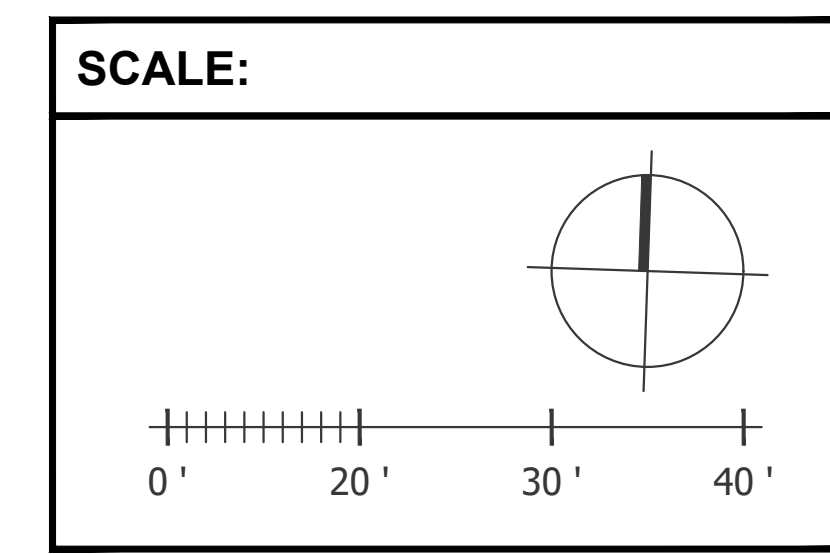


DEMOLITION AND SITE PHASING PLAN NOTE

SEE DEMOLITION AND SITE PLAN SHEET, C01.01 & C02.01



**Know what's below.
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Bank of America Miami Beach

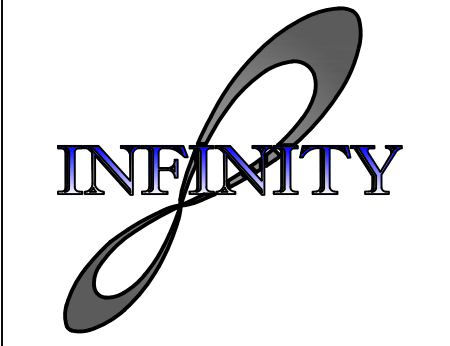
1414 ALTON ROAD
MIAMI BEACH, FL 33139

SERIAL NUMBER
(BANKING CENTER): FL7-515
NRSP VERSION: 2.0
BULLETIN: 0X/2024

Gensler

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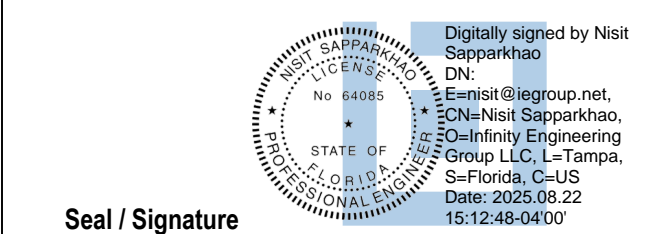


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Date	Description
06/22/2025	FIRST SUBMITTAL - DRB24-1061
08/24/2025	FINAL SUBMITTAL - DRB24-1061



NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

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Project Name: MIAMI BEACH

Project Number: 10-1316.00

Description: PHASING PLAN

Scale: As indicated

C00.02

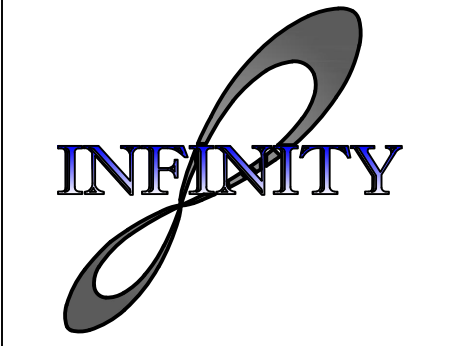
Bank of America Miami Beach

1414 ALTON ROAD
MIAMI BEACH, FL 33139

SERIAL NUMBER
(BANKING CENTER): FL7-515
NRSP VERSION: 2.0
BULLETIN: 0X/2024

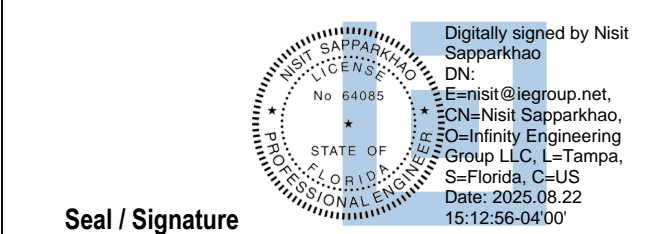
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Fac 61g15-23.004

Project Name
MIAMI BEACH

Project Number
10-1316.00

Description
DEMOLITION PLAN

Scale
As indicated

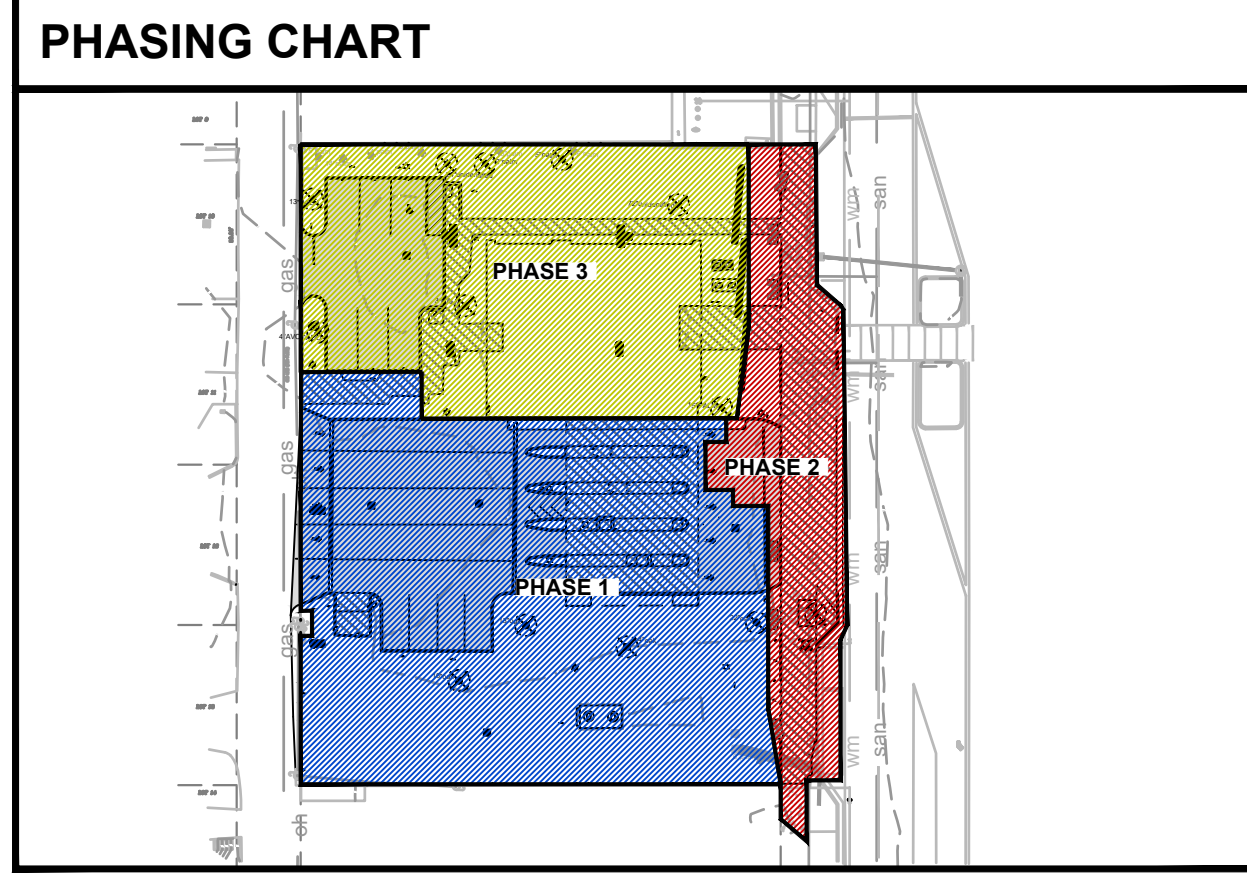
C01.01

KEYED NOTES

1	EXISTING BUILDING TO BE DEMOLISHED AND REMOVED.
2	EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED.
3	EXISTING ASPHALT PAVEMENT TO BE REMOVED.
4	EXISTING TRASH ENCLOSURE TO BE REMOVED.
5	EXISTING PAYSTATION ISLAND TO BE REMOVED.
6	EXISTING PAYSTATION CANOPY TO BE REMOVED.
7	EXISTING CURB TO BE REMOVED.
8	EXISTING TREE TO BE REMOVED.
9	EXISTING LIGHT POLE TO BE REMOVED (TYPICAL OF 8).
10	EXISTING SIGN(S) TO BE REMOVED.
11	EXISTING BOLLARD TO BE REMOVED (TYPICAL OF 45).
12	EXISTING STORM STRUCTURE TO BE REMOVED.
13	EXISTING AC UNIT TO BE REMOVED.
14	EXISTING BIKE RACK TO BE REMOVED.
15	EXISTING SPEED BUMPS TO BE REMOVED.
16	EXISTING DRAINAGE WELL TO BE REMOVED IN PHASE I (NEW DRAINAGE WELL IS REQUIRED).
17	EXISTING FIRE HYDRANT TO REMAIN.

LEGEND

	PROPERTY LINE
	EXISTING CONCRETE TO REMAIN
	EXISTING TO REMAIN
	EXISTING ASPHALT/CONCRETE TO BE REMOVED
	EXISTING SIDEWALK/CONCRETE TO BE REMOVED
	EXISTING TO BE REMOVED
	TREE BARRIER LINE
	EXISTING TREE TO BE REMOVED
	TREE BARRICADE
	EXISTING GAS
	EXISTING SANITARY
	EXISTING TELEPHONE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD LINE
	EXISTING WATER
	EXISTING CONTOUR
	EXISTING GRADE ELEVATION



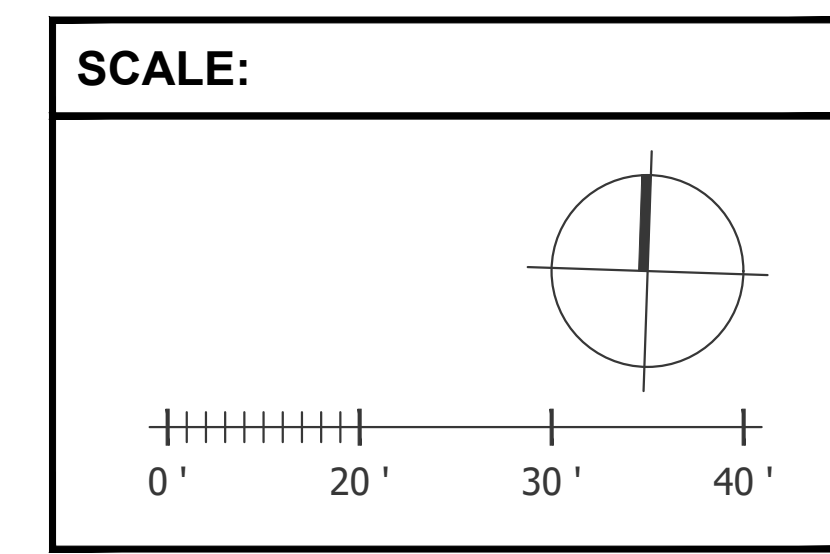
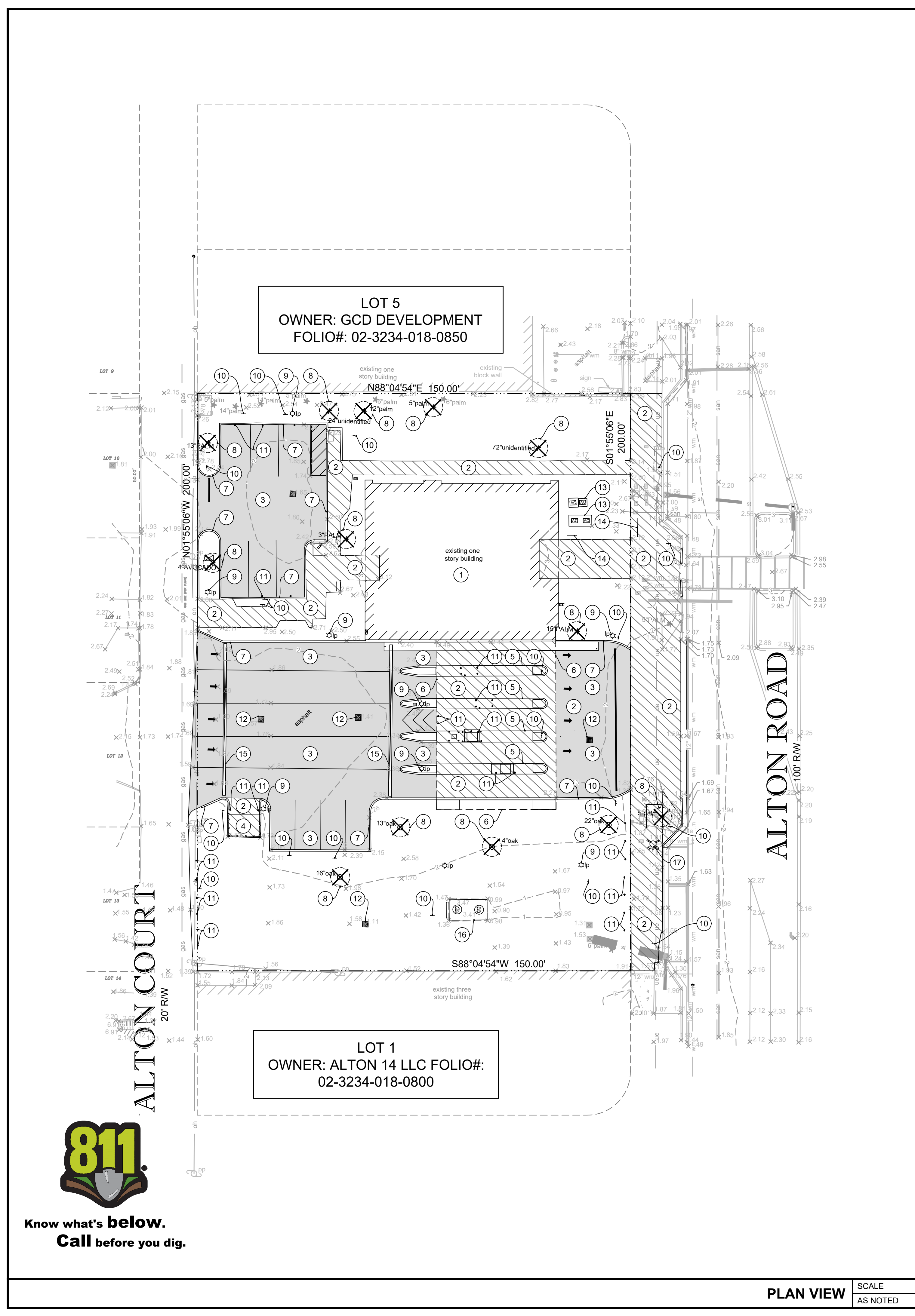
- ### DEMOLITION NOTES
- CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
 - ALL ABOVE AND BELOW GROUND HARDWARE, EQUIPMENT AND MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL MUNICIPALITY REQUIREMENTS.
 - UTILITIES TO BE PLUGGED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FT. OF NON SHRINK GROUT OR AS OTHERWISE APPROVED BY ENGINEER.
 - TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL MUNICIPALITY STANDARDS.
 - THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
 - THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION. SEE "EROSION & SEDIMENT CONTROL DETAILS".
 - THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
 - ALL DISTURBED AREA WITH THE RIGHT OF WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED.

TREE NOTE:

CONTRACTOR TO INSTALL TREE BARRICADES SURROUNDING ALL TREES TO REMAIN. IRRIGATE ALL LANDSCAPING AS NEEDED.

DEMOLITION AND SITE PHASING PLAN NOTE

SEE EROSION AND CONTROL PHASE FOR MORE INFORMATION.



SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
2. EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM THE SURVEY.
3. BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
4. ALL TIES TO THE PROPERTY LINE ARE BASED ON THE SURVEY.
5. ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED

LANDSCAPE NOTE

1. CONTRACTOR TO RE-GRADE SURROUNDING GRADE ELEVATION AND RE-SOD AS NEED TO MEET PROPOSED TOP OF SIDEWALK ELEVATIONS.
2. CONTRACTOR SHALL REPLACE ALL DISTURBED LANDSCAPING TO MATCH EXISTING.
3. CONTRACTOR SHALL TIE INTO EXISTING IRRIGATION SYSTEM AND EXTEND NEW DRIP IRRIGATION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.

KEYED NOTES

- 1 NEW BUILDING (SEE ARCHITECTURAL PLANS).
- 2 NEW 6" CONCRETE PAVEMENT FOR ADA PARKING STALLS WITH MAXIMUM 1:48 SLOPES IN ALL DIRECTIONS. SEE DETAILS, SHEET C05.01.
- 3 NEW 6" HIGH ALBEDO CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01.
- 4 NEW 4" CONCRETE SIDEWALK. SEE PLAN FOR WIDTH. SEE DETAILS, SHEET 05.01.
- 5 NEW 6" X 18" VERTICAL CURB. 3-FOOT CURB TRANSITION AT PATHWAYS. SEE DETAILS, SHEET C05.01.
- 6 NEW ADA RAMP. SEE DETAILS, SHEET C05.01.
- 7 NEW BOLLARD (TYPICAL OF 13). SEE DETAILS, SHEET C05.02.
- 8 NEW SHORT TERM RIBBON BICYCLE RACK FOR (4) BICYCLES. SEE DETAILS, SHEET C02.02.
- 9 NEW DETECTABLE WARNING. SEE DETAILS, SHEET C05.01.
- 10 NEW 6-INCH "WHITE" PARKING/AISLE STRIPE (CONTINUOUS PAINT).
- 11 NEW ACCESSIBLE PARKING SPACES AND ACCESS AISLE. SEE DETAILS, SHEET C05.01.
- 12 NEW 6-INCH "DOUBLE YELLOW" LANE STRIPE (CONTINUOUS PAINT).
- 13 NEW 24-INCH "WHITE" STOP BAR (CONTINUOUS PAINT).
- 14 5-FOOT WIDE CROSSWALK, 12-INCH "WHITE" STRIPE @ 36" O.C. (CONTINUOUS PAINT).
- 15 NEW "BLACK" DIRECTIONAL ARROW (CONTINUOUS PAINT).
- 16 NEW ACCESSIBLE PARKING SIGN(S) IN BOLLARD (TYPICAL OF 2). SEE DETAILS, SHEET C05.02.
- 17 NEW 30" R1-1 "STOP" SIGN (TYPICAL OF 4). SEE DETAILS, SHEET C05.02.
- 18 NEW 30" R5-1 "DO NOT ENTER" SIGN (TYPICAL OF 2). SEE DETAILS, SHEET C05.02.
- 19 NEW EXPANSION JOINT. SEE DETAILS, SHEET C05.01.
- 20 NEW CONTROL JOINT. SEE DETAILS, SHEET C05.01.
- 21 STORMWATER STRUCTURE. SEE STORM PIPING PLAN, SHEET C03.02.
- 22 NEW ATM DRIVE THRU.
- 23 NEW OVERHEAD BAR. SEE DETAILS, SHEET C05.02.
- 24 NEW AREA LIGHT POLE. SEE ELECTRICAL SITE PLANS.
- 25 HANDRAIL (356 LF TOTAL). CONTRACTOR TO FIELD MEASURE PRIOR TO FABRICATION. SEE DETAILS, SHEET C05.02.
- 26 NEW CONCRETE STEPS (TYPICAL OF 18). UNIFORM 6" RISER HEIGHT AND 12" TREAD DEPTH. TREADS WITH MAXIMUM 2.0% SLOPES IN ALL DIRECTIONS. SEE GRADING PLAN & DETAILS, SHEETS C03.02 & C05.02.
- 27 NEW ACCESSIBLE PARKING SIGN. SEE DETAILS, SHEET C05.02.
- 28 NEW LANDSCAPE PLANTER. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR DETAILS.
- 29 LONG TERM BICYCLE RACK FOR (2) BICYCLES LOCATED INSIDE THE BANK BUILDING. REFER TO ARCHITECTURAL PLAN FOR MORE INFO.

LEGEND

- PROPERTY LINE
- EXISTING TO REMAIN
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE LESS THAN 6"
- PROPOSED CONCRETE 6" OR GREATER
- NEW ASPHALT PAVEMENT
- SETBACK/BUFFER
- PROPOSED CURB
- PROPOSED CURB AND GUTTER

SITE DATA

SITE ADDRESS: 1414 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

FOLIO NUMBER: 02-3234-018-0820

SITE AREA: 30,000 SF/0.688 AC.

BUILDING AREA: 8282 SF

EXISTING ZONING: CD-2 (COMMERCIAL, MEDIUM INSTENSITY)

EXISTING LAND USE: FINANCIAL INSTITUTION

DEVELOPED USE: FINANCIAL INSTITUTION

PARKING REQUIREMENTS

PARKING REQUIRED: 1 SPACES PER 300 SF
8,282 SF / (300 SF / SPACE) = 28 SPACES

TOTAL PARKING PROVIDED: STANDARD PARKING = 18 SPACES
ACCESSIBLE PARKING = 2 SPACES
REMOTE PARKING = 8 SPACES
TOTAL PARKING = 28 SPACES

BICYCLE PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
SHORT TERM	4	4
LONG TERM	2	2

BUILDING REQUIREMENTS:

	REQUIRED	PROVIDED
BUILDING SETBACK - FRONT (ALTON ROAD)	0'	8.9'
BUILDING SETBACK - SIDE (NORTH)	0'	117.3'
BUILDING SETBACK - SIDE (SOUTH)	0'	12.4'
BUILDING SETBACK - REAR (ALTON COURT)	5'	52.3'
BUILDING MAX HEIGHT	60'	43'-8"

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
LANDSCAPE SETBACK - FRONT (ALTON ROAD)	5'	5'
LANDSCAPE SETBACK - SIDE (NORTH)	5'	5'
LANDSCAPE SETBACK - SIDE (SOUTH)	5'	5'
LANDSCAPE SETBACK - REAR (ALTON COURT)	5'	5'

FLOOD ZONE:

THIS SITE LIES IN ZONE "AE", BASED ON FLOOD INSURANCE RATE MAP NO. 12096C0317L, CITY OF MIAMI BEACH, FLORIDA AND HAVING AN EFFECTIVE DATE OF SEPTEMBER 11, 2009.

LEGAL DESCRIPTION

OBTAIN FROM SURVEY

**Bank of America
Miami Beach**

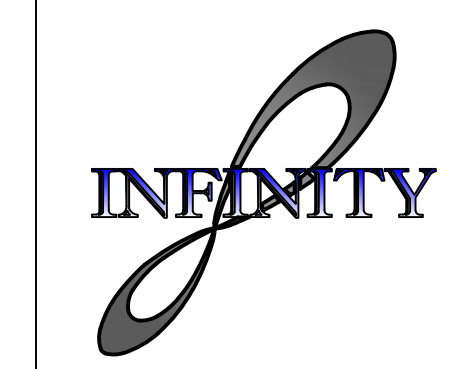
1414 ALTON ROAD
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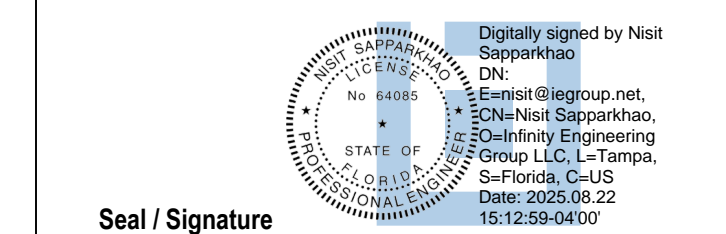
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08/24/2025	FINAL SUBMITTAL - DRB24-1061



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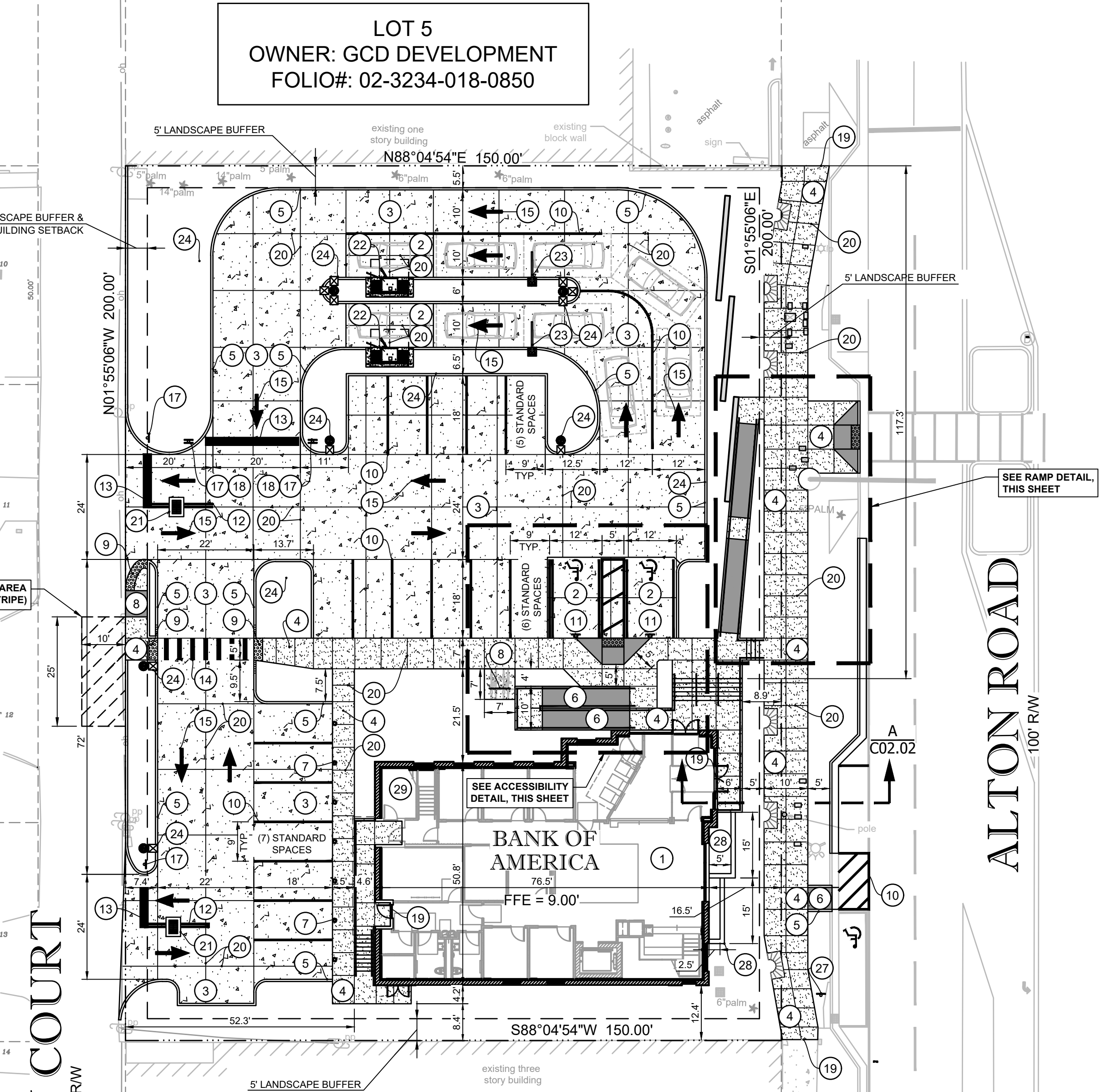
Project Name
MIAMI BEACH

Project Number
10-1316.00

Description
SITE PLAN

Scale
As indicated

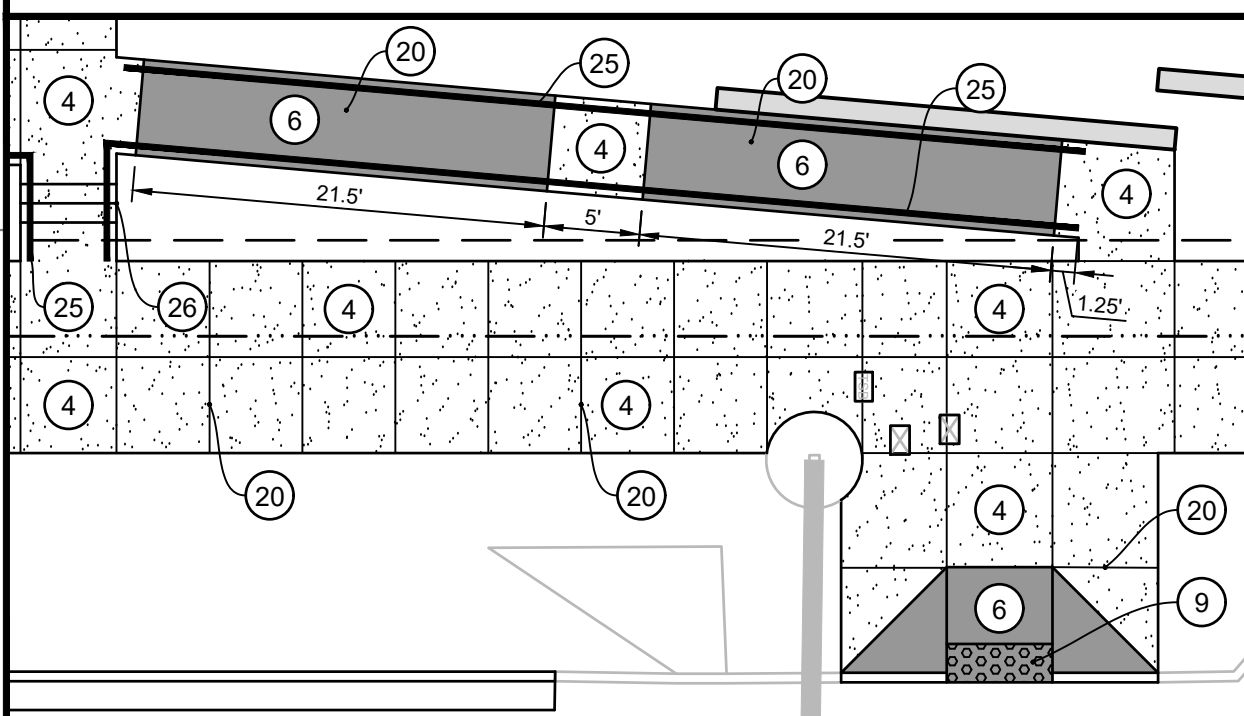
C02.01



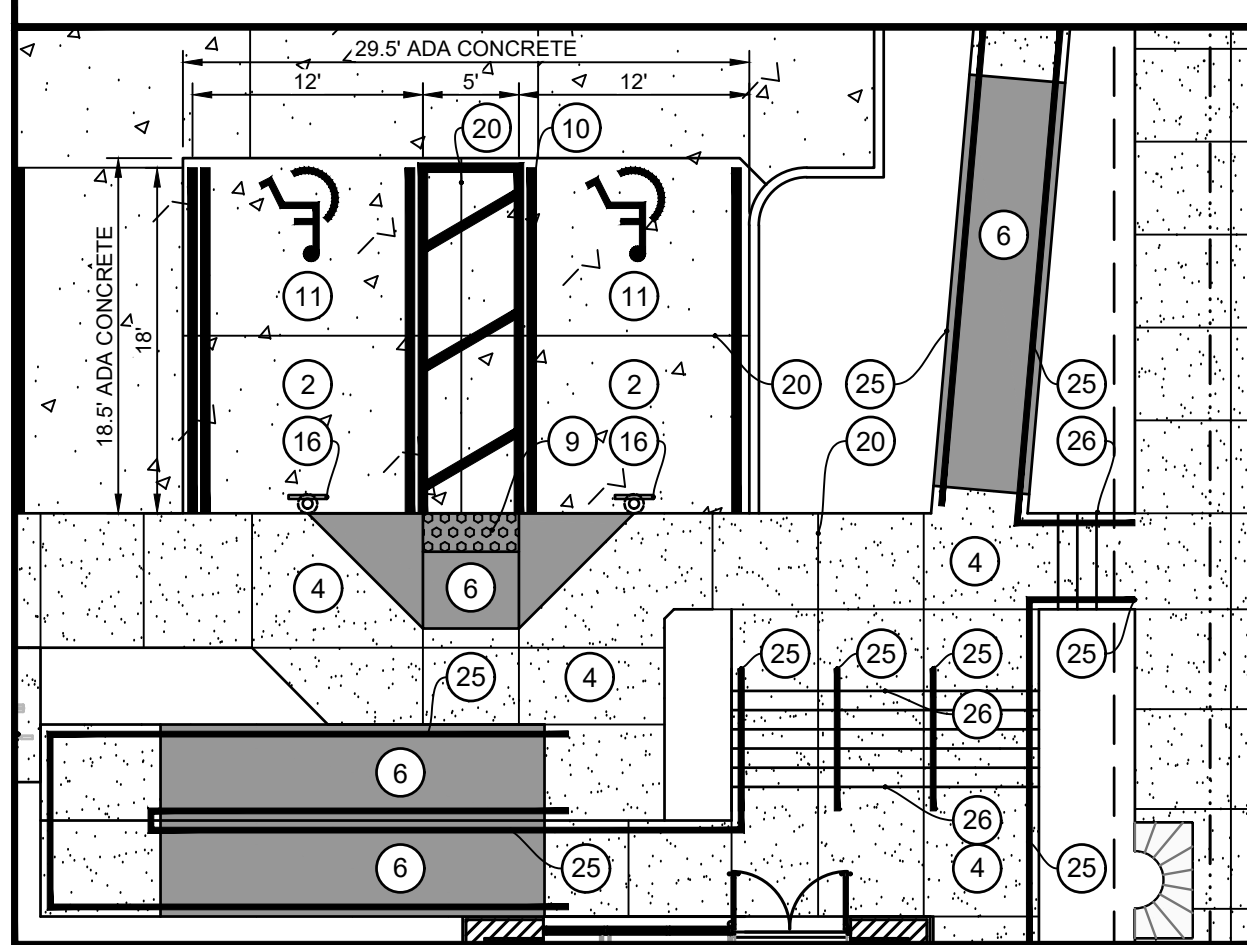
LOT 5
OWNER: GCD DEVELOPMENT
FOLIO#: 02-3234-018-0850

LOT 1
OWNER: ALTON 14 LLC FOLIO#: 02-3234-018-0800

ACCESSIBILITY DETAIL



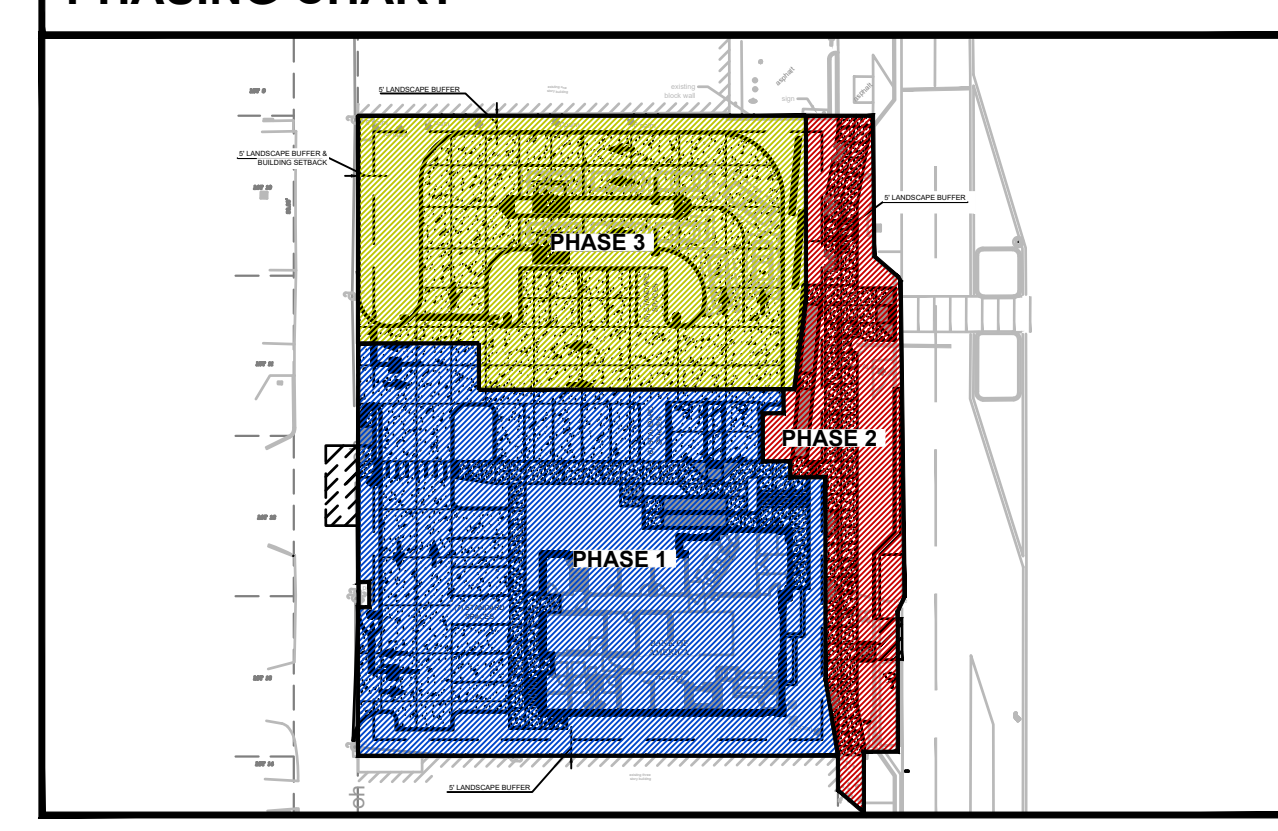
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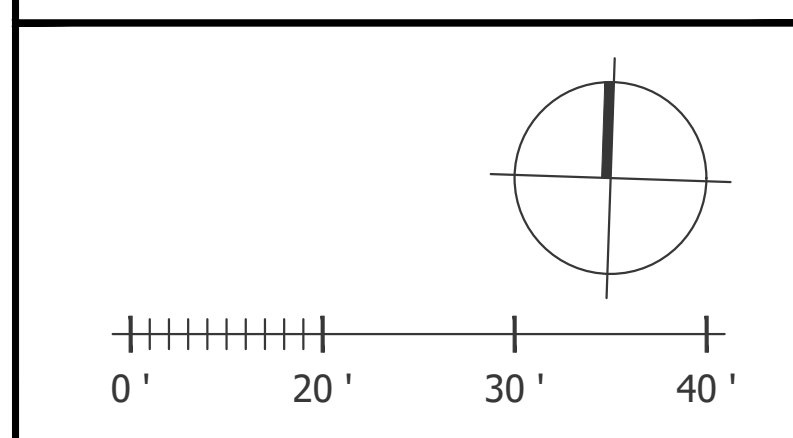
DEMOLITION AND SITE PHASING PLAN NOTE

SEE EROSION AND CONTROL PHASE FOR MORE INFORMATION.

PHASING CHART



SCALE:



PLAN VIEW
SCALE AS NOTED



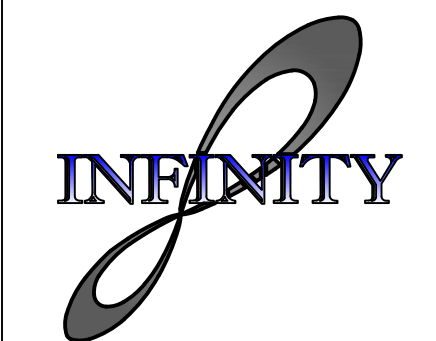
Bank of America Miami Beach

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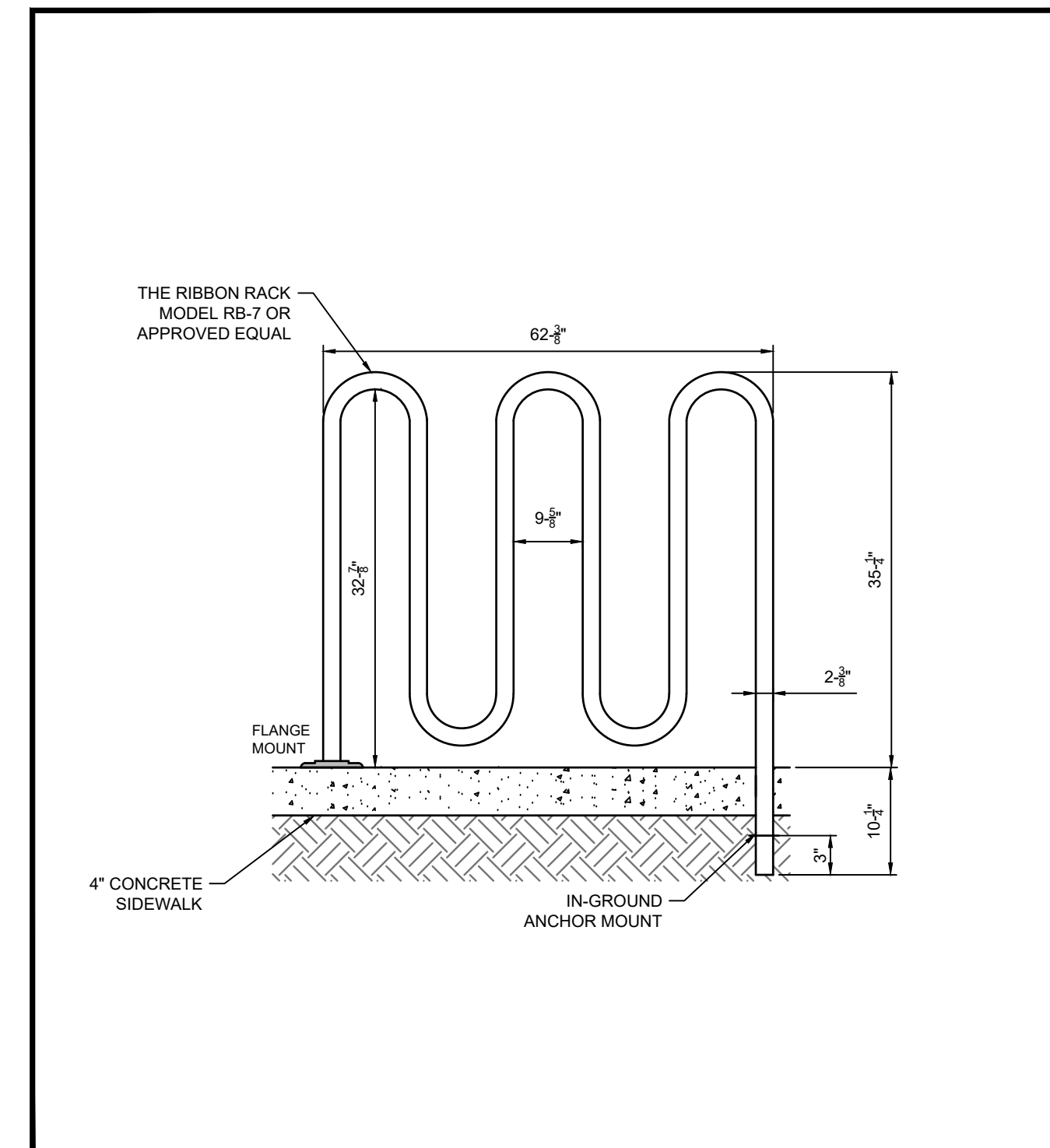


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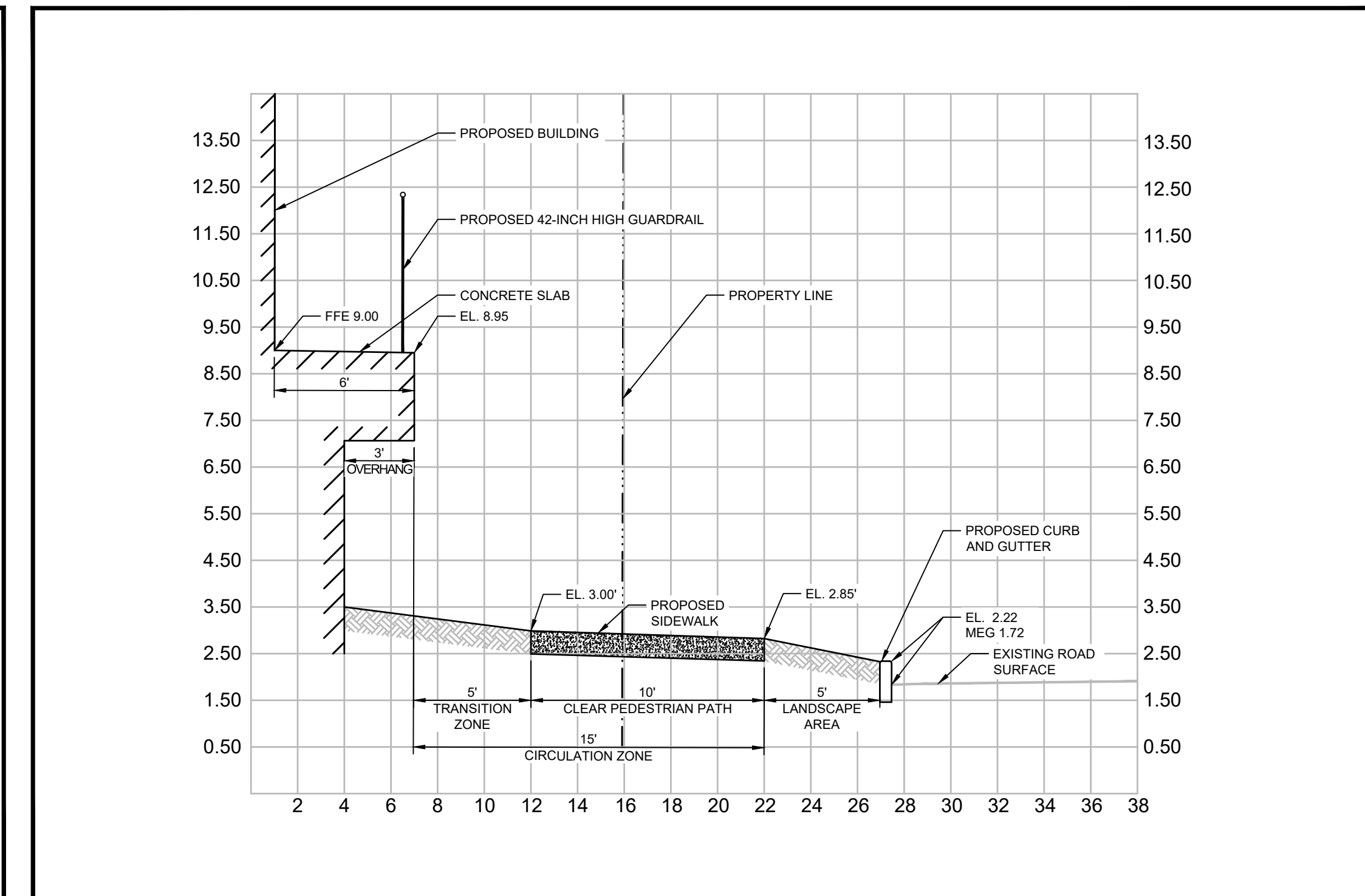
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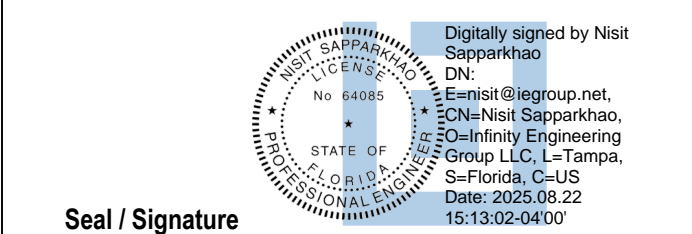
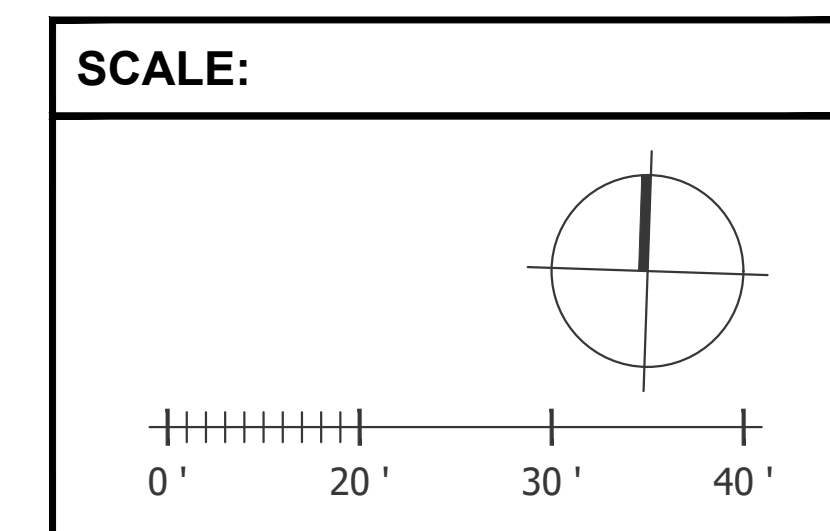
RIBBON BICYCLE RACK SCALE NTS **2**



SIDEWALK FRONTAGE SECTION A-A SCALE NTS **1**



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Project Name
MIAMI BEACH

Project Number
10-1316.00

Description
SIDEWALK FRONTAGE CROSS SECTION

Scale
As indicated

C02.02

Bank of America Miami Beach

1414 ALTON ROAD
MIAMI BEACH, FL 33139

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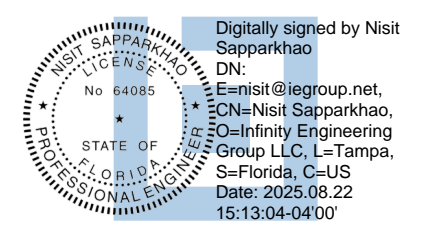


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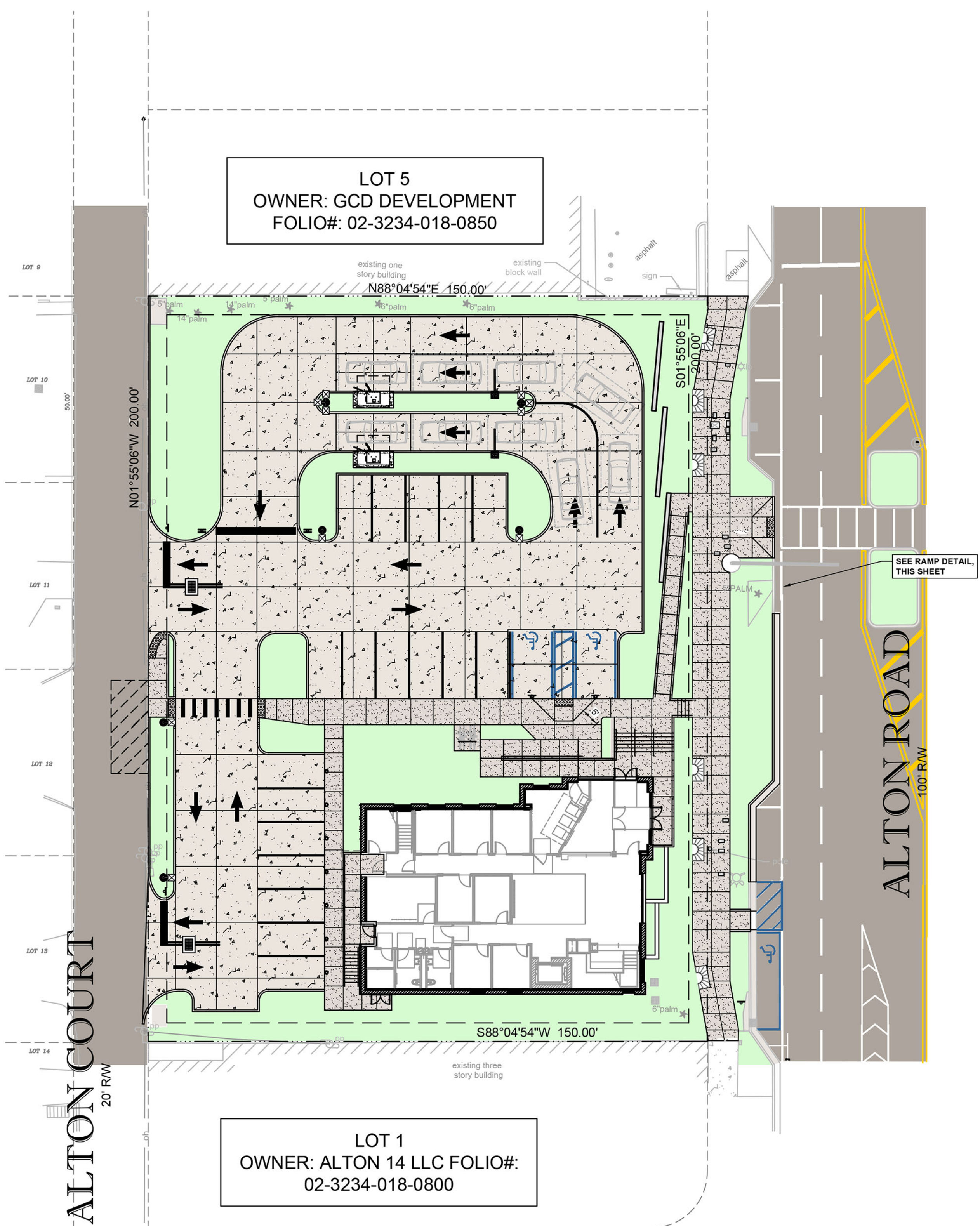
Project Name
MIAMI BEACH

Project Number
10-1316.00

Description
COLORED SITE PLAN

Scale
As indicated

C02.03



PLAN VIEW
SCALE AS NOTED

