

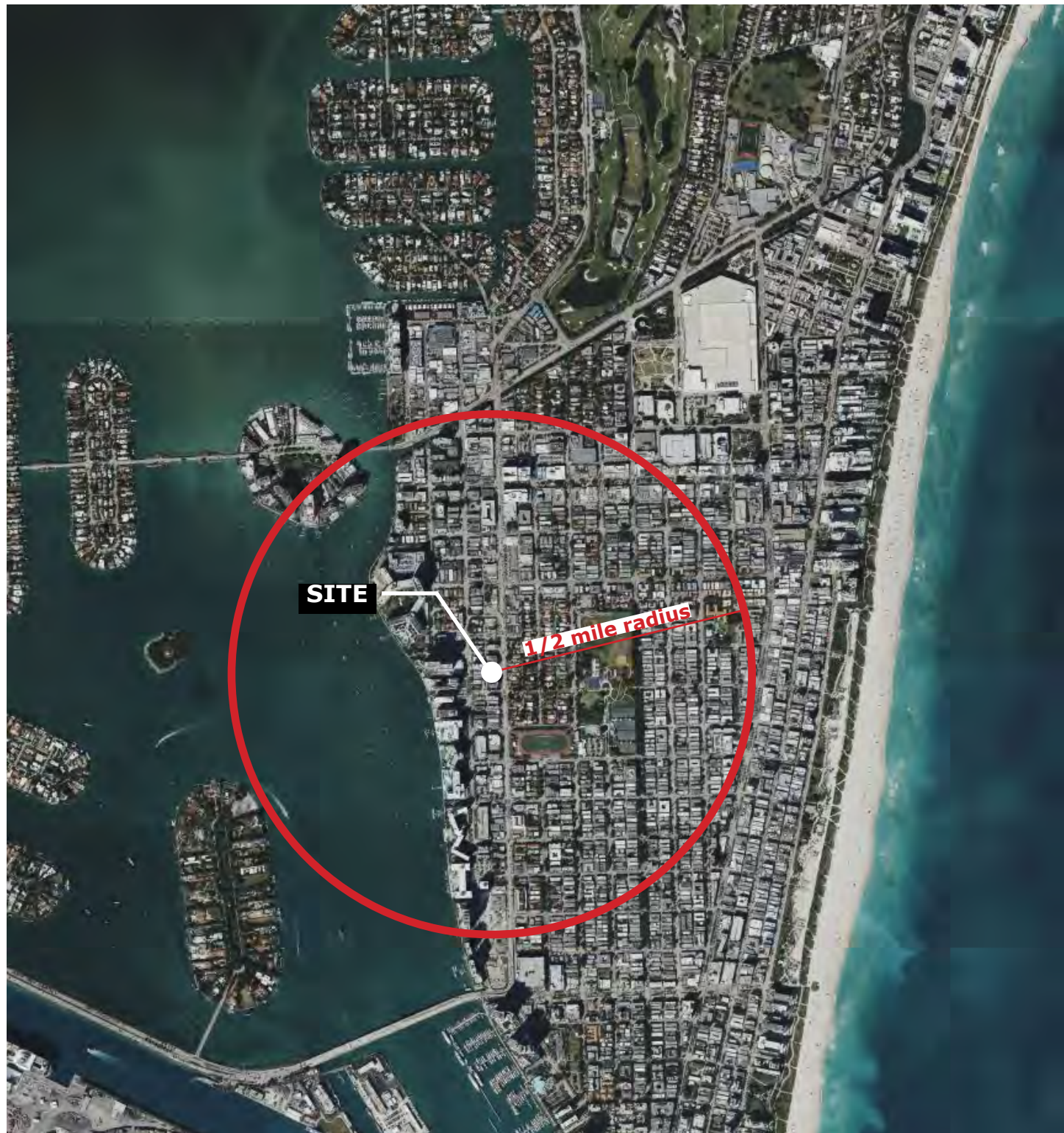
1414 ALTON ROAD



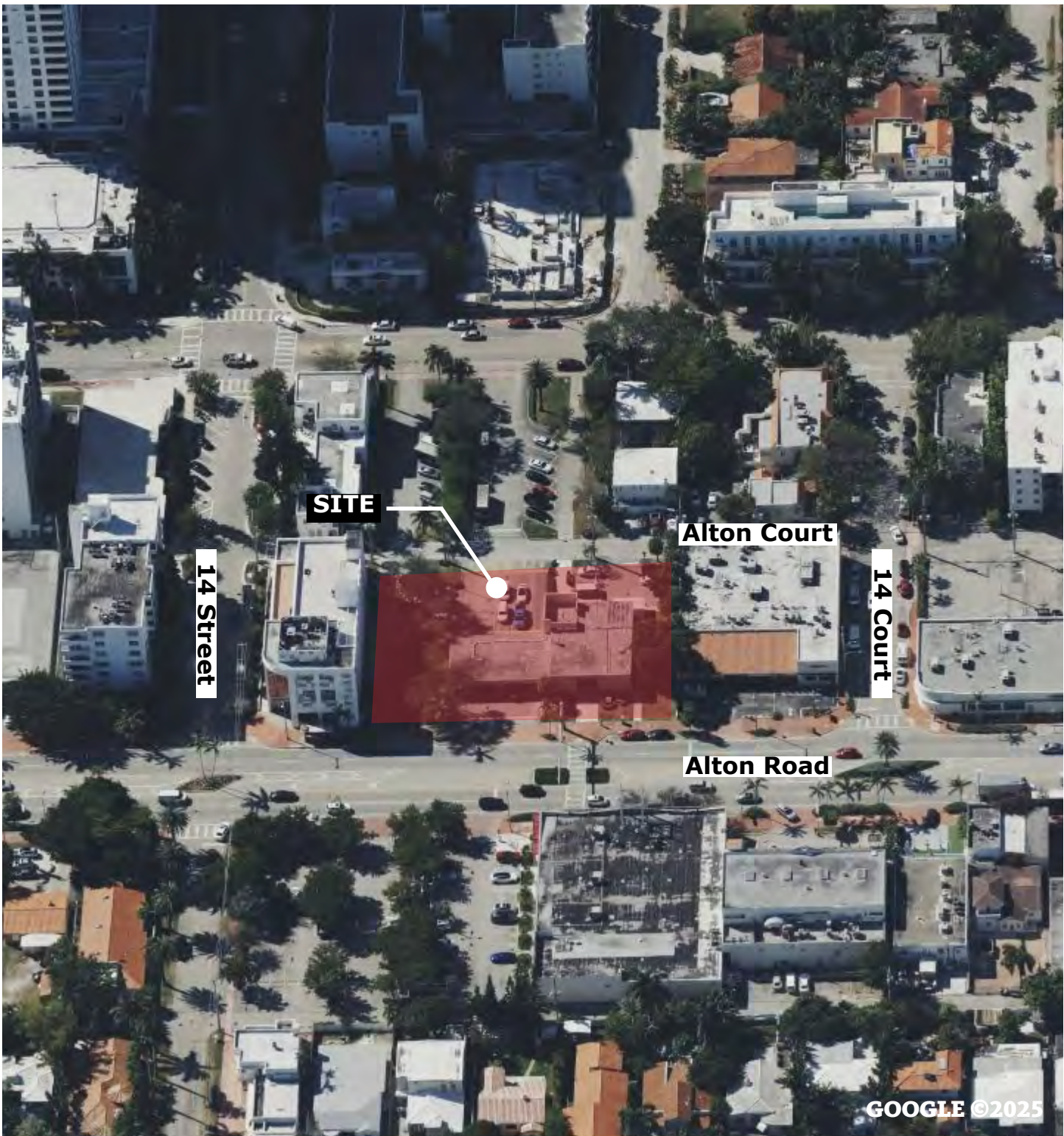
SCOPE OF WORK

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

[illegible][illegible]

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.

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 ARE ACCURATELY LOCATED IN THE 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 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. 22086C-0001, CITY OF MIAMI BEACH, FLORIDA, 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 LICENCED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR TECHNICAL CAPABILITY. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
6. THIS SURVEY WAS 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 NATION, RELATIVE TO NAVD 1988, PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION.
8. THIS IS NOT A BOUNDARY SURVEY.

1414 Alton Road
Miami Beach, FL 33139

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

[illegible]

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

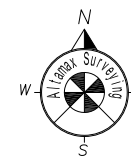
SHEET 1 OF 1

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 appeared on this document was authorized by Robert C. Johnson on the Date of the electronic signature.

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

EXISTING SITE PLAN

Date: 08/24/2025
DRB24-1061

A-008

Gensler

Sarah M. Joubert, AIA
FL NO. AR94307

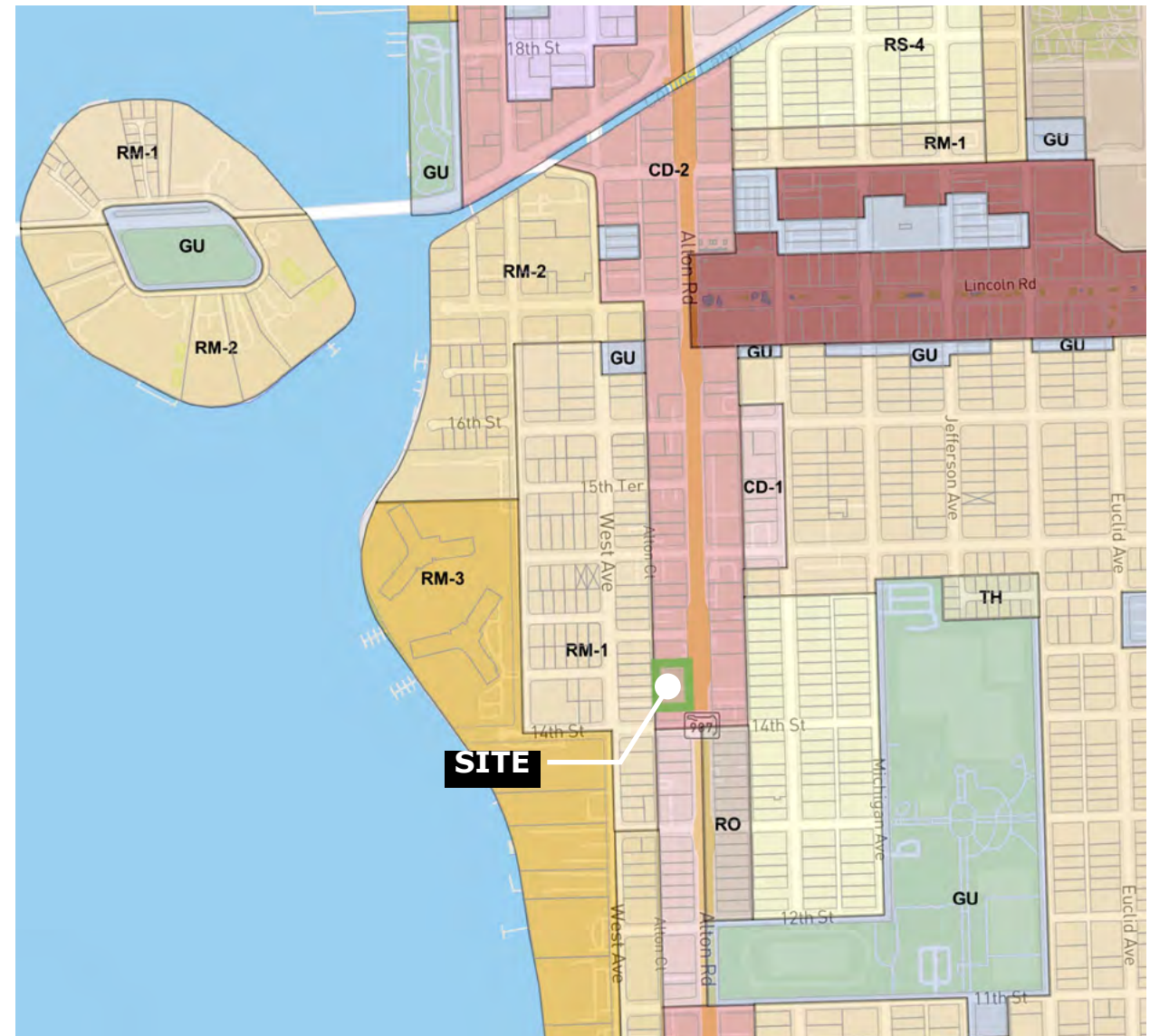


Sarah M Joubert
2025.08.22
13:42:07-04'00'

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.

