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OF THE ATTESTING LAND SURVEYOR

CERTIFICATE

No. 5184

STATE OF
FLORIDA

Professional Surveyor & Mapper

5184



FINAL SUBMITTAL: March 11, 2019
MEETING DATE: May 7, 2019

- SINGLE FAMILY HOME: 2 STORY HOUSE
- RESIDENTIAL RENOVATION TO COMPLY WITH THE 50% RULE.
- THIS IS AN ALTERATION LEVEL 3
- THERE IS NO CHANGE OF OCCUPANCY

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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET:

ITEM #	ZONING INFORMATION				
1	Address:	5441 Alton Road, Miami Beach, FL 33141			
2	Folio Number(s):	02-3215-003-1720			
3	Board and file numbers:	N / A			
4	Year built:	1941	Zoning District:	RS-4 Single Family	
5	Base Flood Elevation:	8'-0"	Grade value in NGVD:	4.43'	
6	Adjusted grde (Flood + Grade / 2):	8'+4.43'/2 = 6.21'	Free board:	N / A	
7	Lot Area:	7,700 SF			
8	Lot Width:	60'-0" / 63'-2"	Lot Depth:	125'-0"	
9	Max Lot Coverage SF and %:	2,310 SF - 30%	Proposed Lot Coverage SF and %:	2,120 SF - 27.5%	
10	Existing Lot Coverage SF and %:	1,693 SF - 22%	Lot coverage deducted (garage - storage):	2,120 SF - 27.5%	
11	Front Yard Open Space SF and %:	686 SF - 56%	Rear Yard Open Space SF and %:	1016 SF - 80%	
12	Max Unit Size SF and %:	3,850 SF - 50%	Proposed Unit Size SF and %:	3,826 SF - 49.5%	
13	Existing First Floor Unit Size:	1,693 SF - 22%	Proposed First Floor Unit Size:	2,120 SF - 27.5%	
14	Existing Second Floor Unit Size:	635.70 SF - 8%	Proposed Second Floor volumetric Unit Size SF and %: (Note: to exceed 70% of the first floor of the main home require DRB approval)	2,120 SF - 100% of First Floor Unit Size	
15			Proposed Second Floor Unit Size SF and %:	1,706 SF - 81% of First Floor Unit Size	
16			Proposed Roof Deck Area SF and % (Note: maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Deficiencies
17	Height:	27'-0" (sloped roof)	25'-7"	27'-0"	N/A
18	Setbacks:				
19	Front First level:	30'-0"	36'-8"	30'-0"	N/A
20	Front Second level:	35'-0"	37'-9"	35'-0"	N/A
21	Side 1:	10'-0"	6'-0"	5'-10"	4'-2" VARIANCE #1
22	Side 2 or (facing street):	10'-0"	5'-3"	5'-2"	4'-10" VARIANCE #2
23	Rear:	20'-0"	48'-6"	31'-0"	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2: (or facing street)	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side Yard:	20'-0"	11'-3"	11'-0"	9'-0" VARIANCE #3
27	Located within a Local Historic District?			No	
28	Designated as and individual Historic Single Family Residence Site?			No	
29	Determined to be Architecturally Significant?			Yes	
Notes: If not applicable write "N/A" All other data information should be presented like the above format					

ARCHITECT:
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WWW.GALLAGHER-AP.COM
FL LICENSE # AR 92130

ALTON ROAD HOUSE
5441 ALTON ROAD
MIAMI BEACH, FL 33141

GENERAL CONTRACTOR:

M E P ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

AMP:

ROBERT STUART GALLAGHER AIA
LICENSE # AR 92130

REVISIONS:

COMM. NO. _____
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 DATE: MAR 11, 2019
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 CHECKED: R.GALLAGHER
 ADD FILE: 18_ALTON 2

DRAWING TITLE:
ZONING DATA

SHEET NO.

A-0.1

5441 ALTON ROAD
MIAMI BEACH, FL 33141

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ROBERT STUART GALLAGHER AIA
LICENSE # AR 92130

REVISIONS

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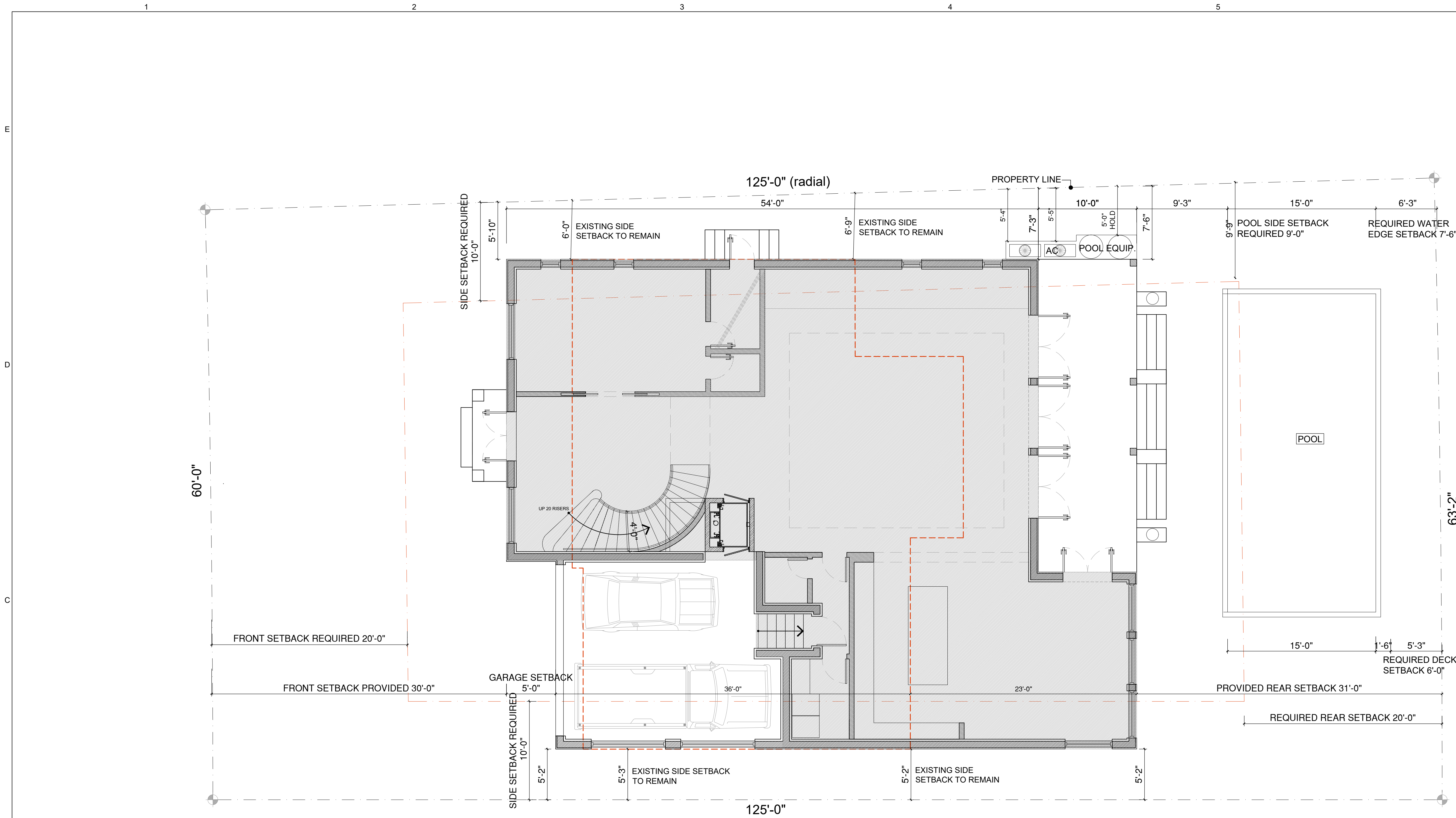
DRAWING TITLE:
ZONING DIAGRAM
LOT COVERAGE
SHEET NO.

A-0.2



LOT AREA: 7,700 SF	EXISTING	REQUIRED	PROPOSED
LOT COVERAGE 1ST FLOOR	1693.45 SF	*MAX. 30% OF LOT AREA: 2,310 SF	2,120 SF **A/C AREA (NO GARAGE / NO PORCH)

 PROPOSED LOT COVERAGE
 OUTLINE OF EXISTING FLOOR
 OUTLINE OF REQUIRED SETBACK



1 UNIT SIZE DIAGRAM 1ST FLOOR
SCALE 3/32" = 1'-0"

UNIT SIZE	EXISTING	REQUIRED	PROPOSED
1ST FLOOR	1,693.45 SF	*MAX. 30% OF LOT AREA: 2,310 SF	2,120 SF **A/C AREA: 2,120 SF GARAGE: 483 SF PORCH: 318 SF
2ND FLOOR	635.70 SF	*MAX. 70% OF 1ST FLOOR AREA: 1,822.10 SF	1,706 SF **A/C AREA: 1,706 SF BALCONY: 318 SF
TOTAL	2,329.15 SF	*MAX. 50% OF LOT AREA: 3,850 SF	3,826 SF

PROPOSED UNIT SIZE 1ST FLOOR

OUTLINE OF EXISTING FLOOR

OUTLINE OF REQUIRED SETBACK

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M E P ENGINEERS:

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LANDSCAPE ARCHITECT:

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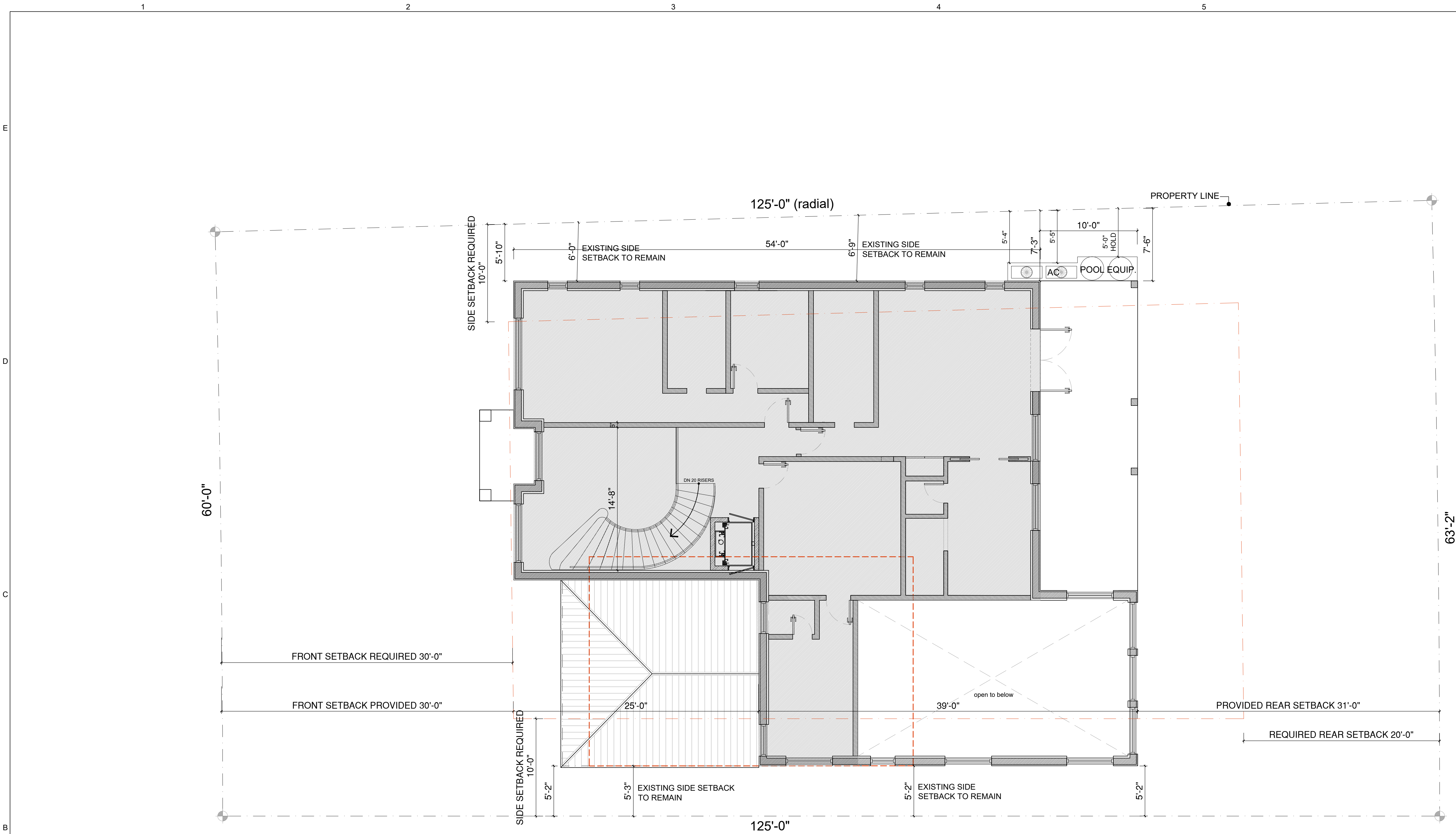
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DRAWING TITLE:
ZONING DIAGRAM
UNIT SIZE FIRST FLOOR
SHEET NO.

A-0.3



1 UNIT SIZE DIAGRAM 2ND FLOOR
SCALE 3/32" = 1'-0"

UNIT SIZE	EXISTING	REQUIRED	PROPOSED
1ST FLOOR	1,693.45 SF	*MAX. 30% OF LOT AREA: 2,310 SF	2,120 SF **A/C AREA: 2,120 SF GARAGE: 483 SF PORCH: 318 SF
2ND FLOOR	635.70 SF	*MAX. 70% OF 1ST FLOOR AREA: 1,822.10 SF	1,706 SF **A/C AREA: 1,706 SF BALCONY: 318 SF
TOTAL	2,329.15 SF	*MAX. 50% OF LOT AREA: 3,850 SF	3,826 SF

PROPOSED UNIT SIZE 2ND FLOOR

OUTLINE OF EXISTING FLOOR

OUTLINE OF REQUIRED SETBACK

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ALTON ROAD HOUSE
5441 ALTON ROAD
MIAMI BEACH, FL 33141

GENERAL CONTRACTOR:

M E P ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

STAMP:

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ZONING DIAGRAM
UNIT SIZE 2ND FLOOR
SHEET NO.

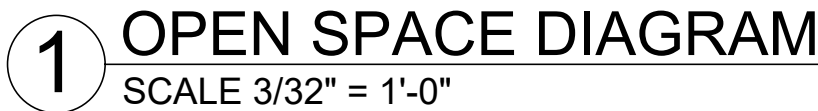
A-0.4

5441 ALTON ROAD
MIAMI BEACH, FL 33141

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A-0.5



REAR YARD: 1,260 SF	REQUIRED	PROPOSED
GREEN / OPEN SPACE	*MIN. 70% AREA: 882 SF	1016 SF
IMPERVIOUS PAVEMENT	*MAX. 30% AREA: 378 SF	245 SF



D



E



F



CONTEXT PHOTOS KEY

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ALTON ROAD HOUSE
5441 ALTON ROAD
MIAMI BEACH, FL 33141

GENERAL CONTRACTOR:

M/E/P ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

STAMP:

ROBERT STUART GALLAGHER AIA
FL LICENSE # AR 92130

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DRAWING TITLE:
CONTEXT PHOTOGRAPHS
SHEET NO.
A-0.7

GENERAL CONTRACTOR:

M E P ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

STAMP:

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FL LICENSE # AR 92130

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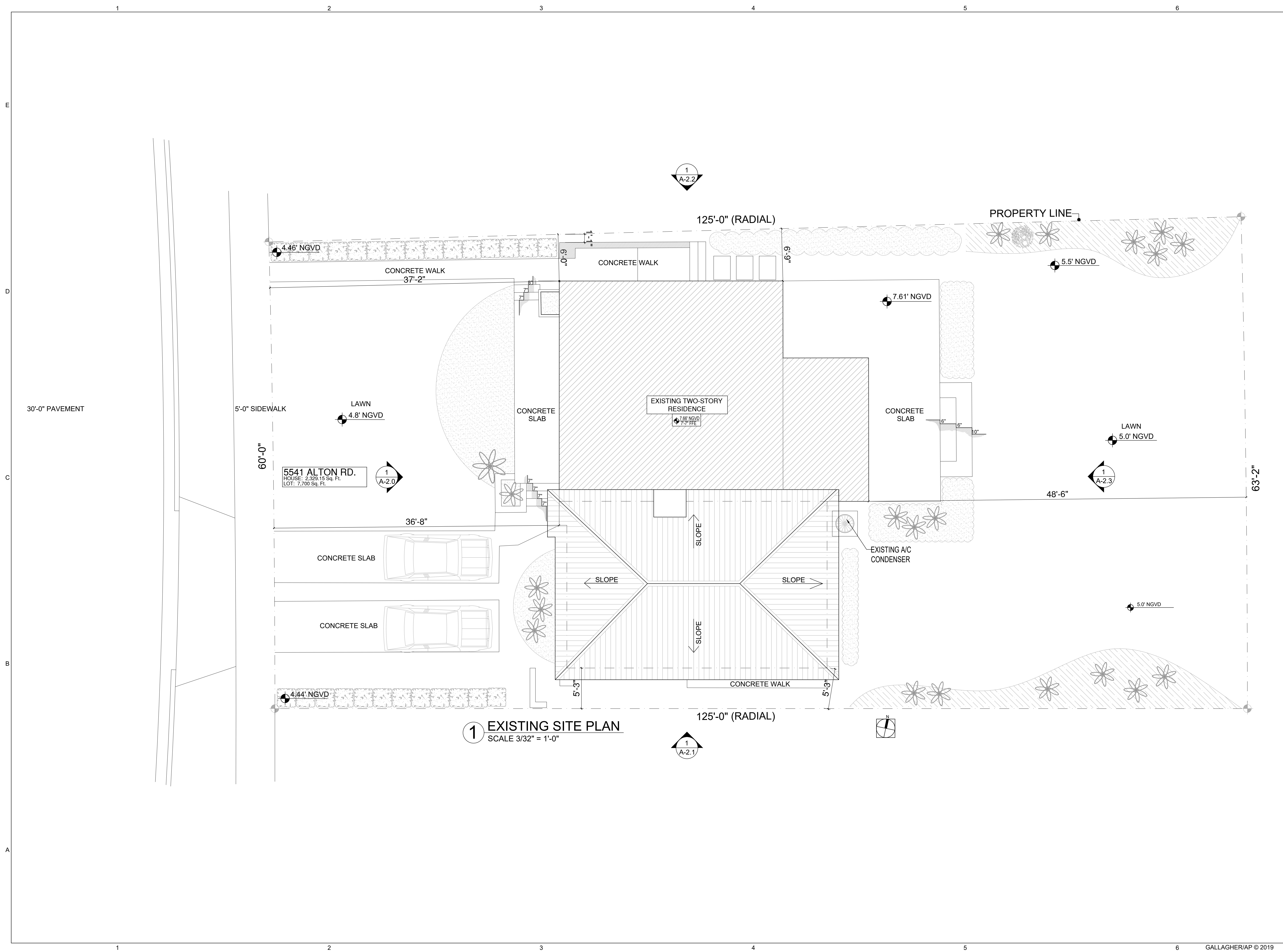
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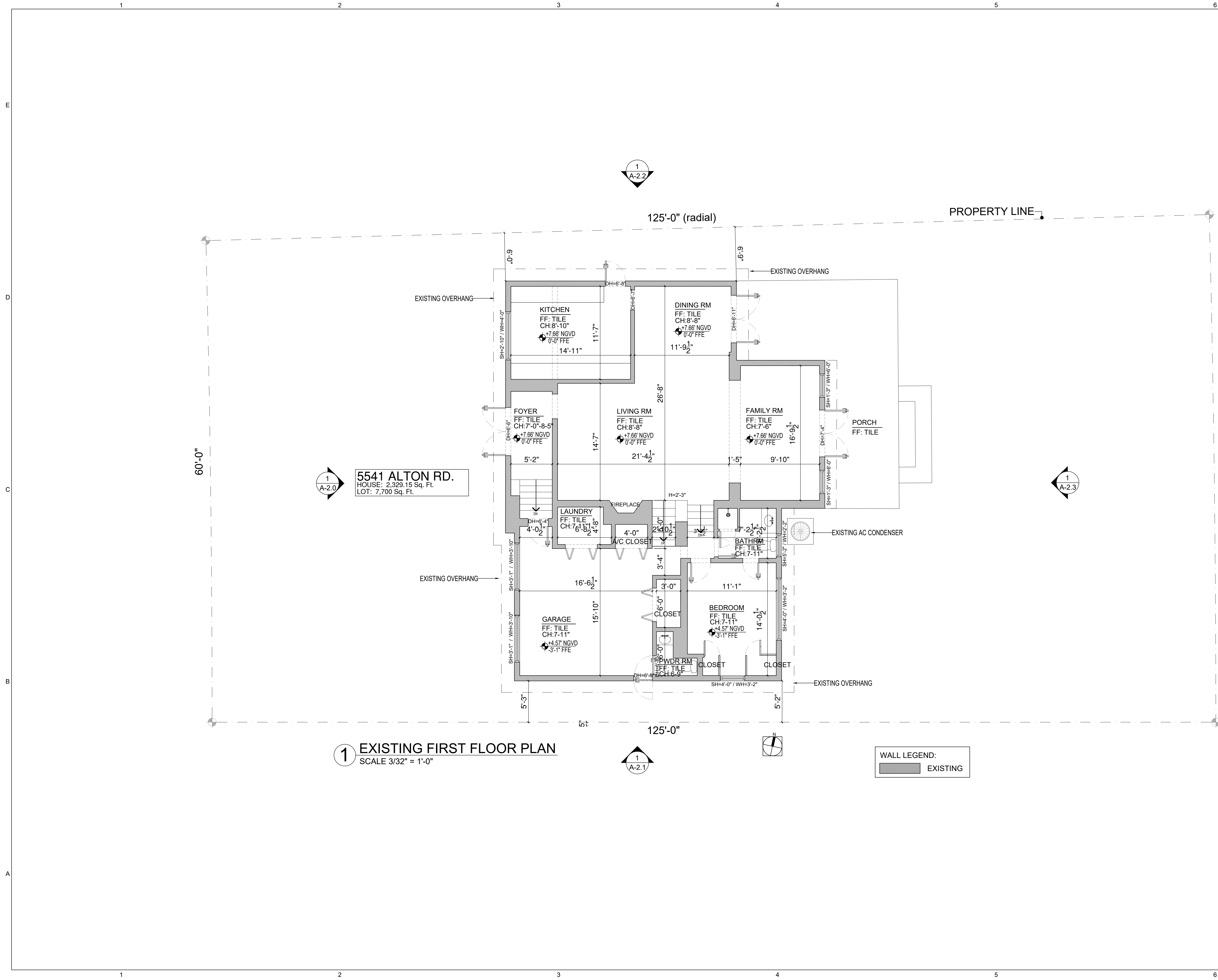
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DRAWING TITLE:
EXISTING SITE PLAN

SHEET NO.

A-1.0





ALTON ROAD HOUSE
5441 ALTON ROAD
MIAMI BEACH, FL 33141

GENERAL CONTRACTOR:

M E P ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

STAMP:

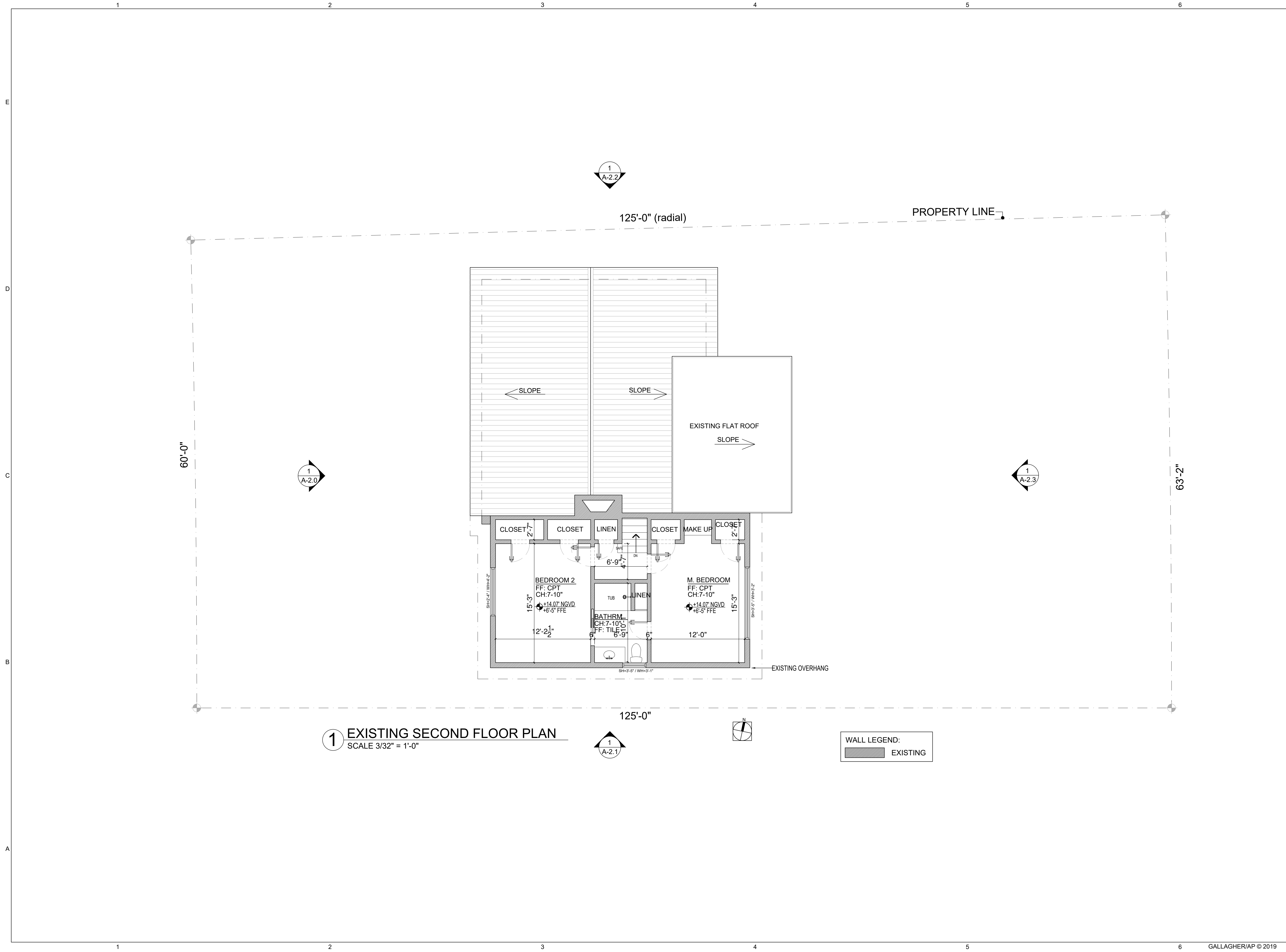
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DRAWING TITLE:
EXISTING PLAN
FIRST FLOOR
SHEET NO.

A-1.1



ALTON ROAD HOUSE
5441 ALTON ROAD
MIAMI BEACH, FL 33141

GENERAL CONTRACTOR:

M E P ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

STAMP:

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FL LICENSE # AR 92130

REVISIONS:

COMM. NO.
SCALE: AS INDICATED
DATE: MAR 11, 2019
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DRAWING TITLE:
**EXISTING PLAN
SECOND FLOOR**
SHEET NO.

A-1.2

GENERAL CONTRACTOR:

M E P ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

STAMP:

ROBERT STUART GALLAGHER AIA
FL LICENSE # AR 92130

REVISIONS:

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SCALE:	AS INDICATED
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DRAWING TITLE:
DEMOLITION PLAN
FIRST FLOOR
SHEET NO.

A-1.3



WALL LEGEND: EXISTING REMOVAL	GENERAL NOTES: REMOVE ALL FLOORING, WALL FINISHES, CEILING FINISHES, FIXTURES, FITTINGS- UNLESS OTHER-WISE NOTED.
---	--

GENERAL CONTRACTOR:

M E P ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

STAMP:

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FL LICENSE # AR 92130

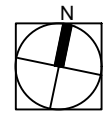
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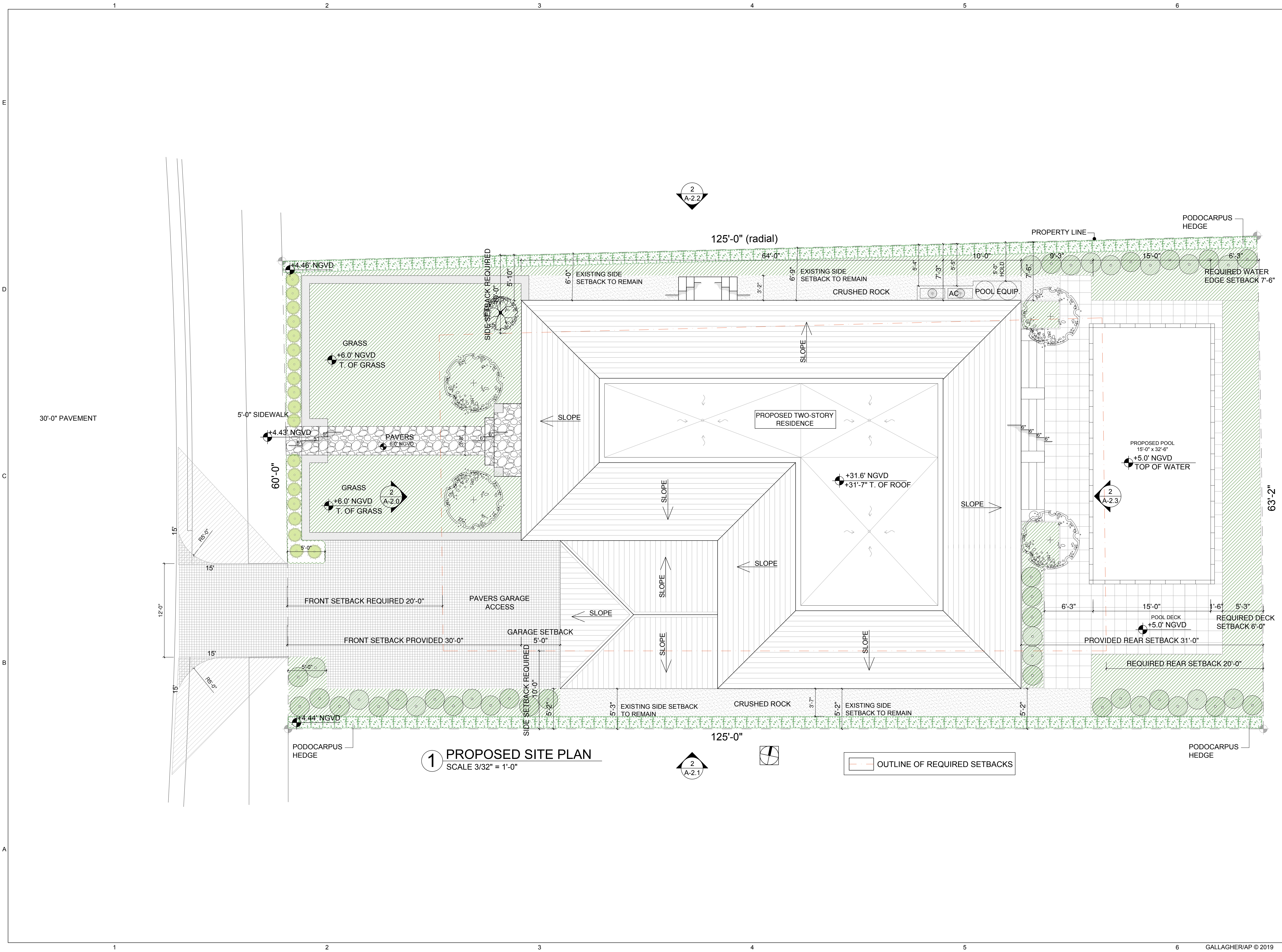
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SCALE:	AS INDICATED
DATE:	MAR 11, 2019
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DRAWING TITLE:
DEMOLITION PLAN
SECOND FLOOR
SHEET NO.

A-1.4



WALL LEGEND: EXISTING REMOVAL	GENERAL NOTES: REMOVE ALL FLOORING, WALL FINISHES, CEILING FINISHES, FIXTURES, FITTINGS- UNLESS OTHER-WISE NOTED.
---	---



ALTON ROAD HOUSE

5441 ALTON ROAD
MIAMI BEACH, FL 33141

GENERAL CONTRACTOR:

M/E/P ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

STAMP:

ROBERT STUART GALLAGHER AIA
FL LICENSE # AR 92130

REVISIONS:

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DATE: MAR 11, 2019
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CHECKED: R. GALLAGHER
CADD FILE: 18_ALTON 2

DRAWING TITLE:
**PROPOSED SITE
PLAN**
SHEET NO.

A-1.5

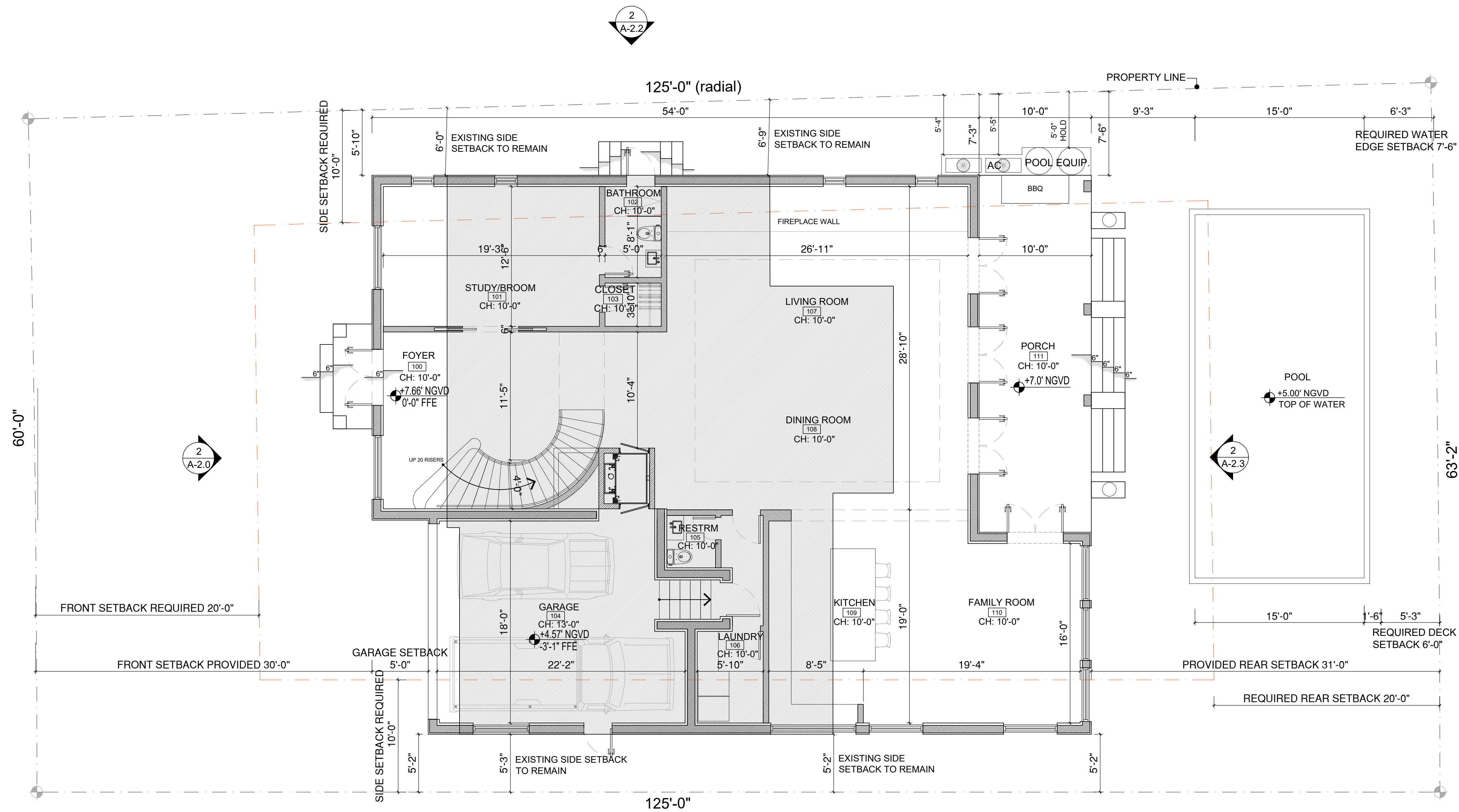
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LISE # AR 92130

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FILE: 18_ALTON 2

PROPOSED FIRST
FOR PLAN
T NO.

-1.6



1 PROPOSED FIRST FLOOR PLAN
SCALE 3/32" = 1'-0"

 OUTLINE OF EXISTING FLOOR
 OUTLINE OF REQUIRED SETBACKS

5441 ALTON ROAD
MIAMI BEACH, FL 33141

MP:

BERT STUART GALLAGHER AIA
 LICENSE # AR 92130

VISIONS:

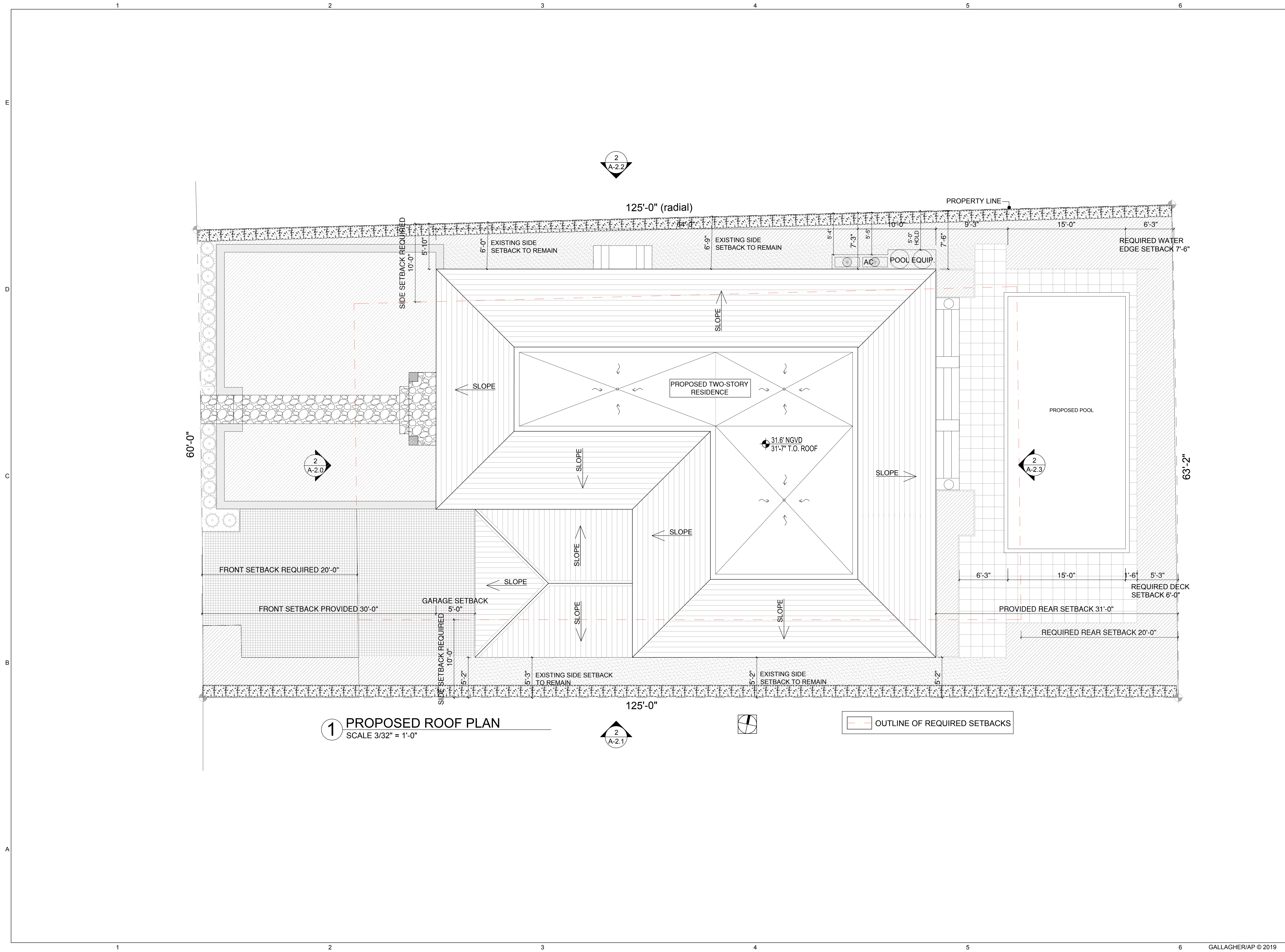
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DRAWING TITLE:
PROPOSED SECOND
FLOOR PLAN
SHEET NO.

A-1.7





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FL LICENSE # AR 92130

ALTON ROAD HOUSE
5441 ALTON ROAD
MIAMI BEACH, FL 33141

GENERAL CONTRACTOR:

M E P ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

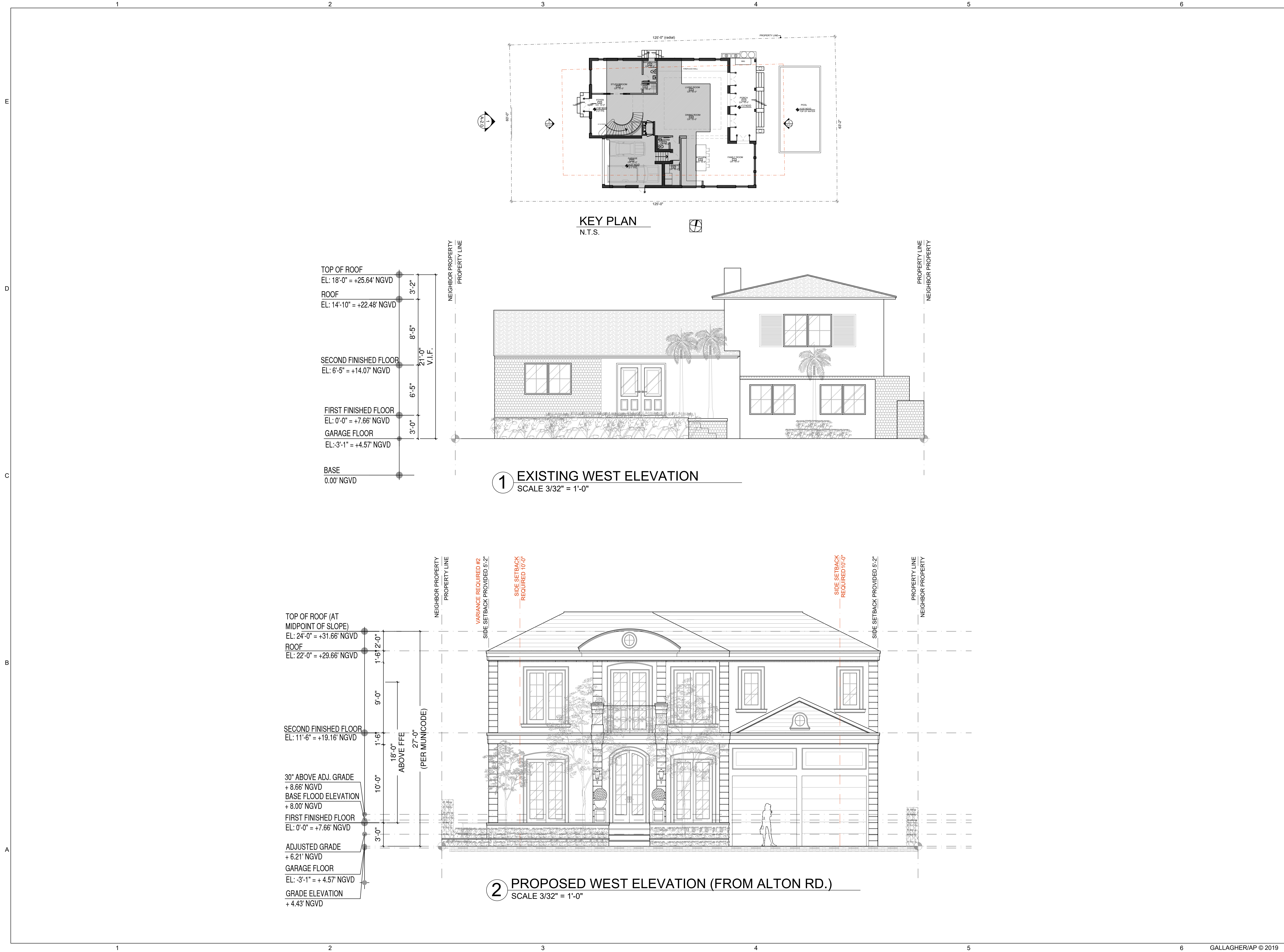
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DRAWING TITLE:
**PROPOSED ROOF
PLAN**
SHEET NO.
A-1.8



ALTON ROAD HOUSE
5441 ALTON ROAD
MIAMI BEACH, FL 33141

GENERAL CONTRACTOR:

M E P ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

STAMP:

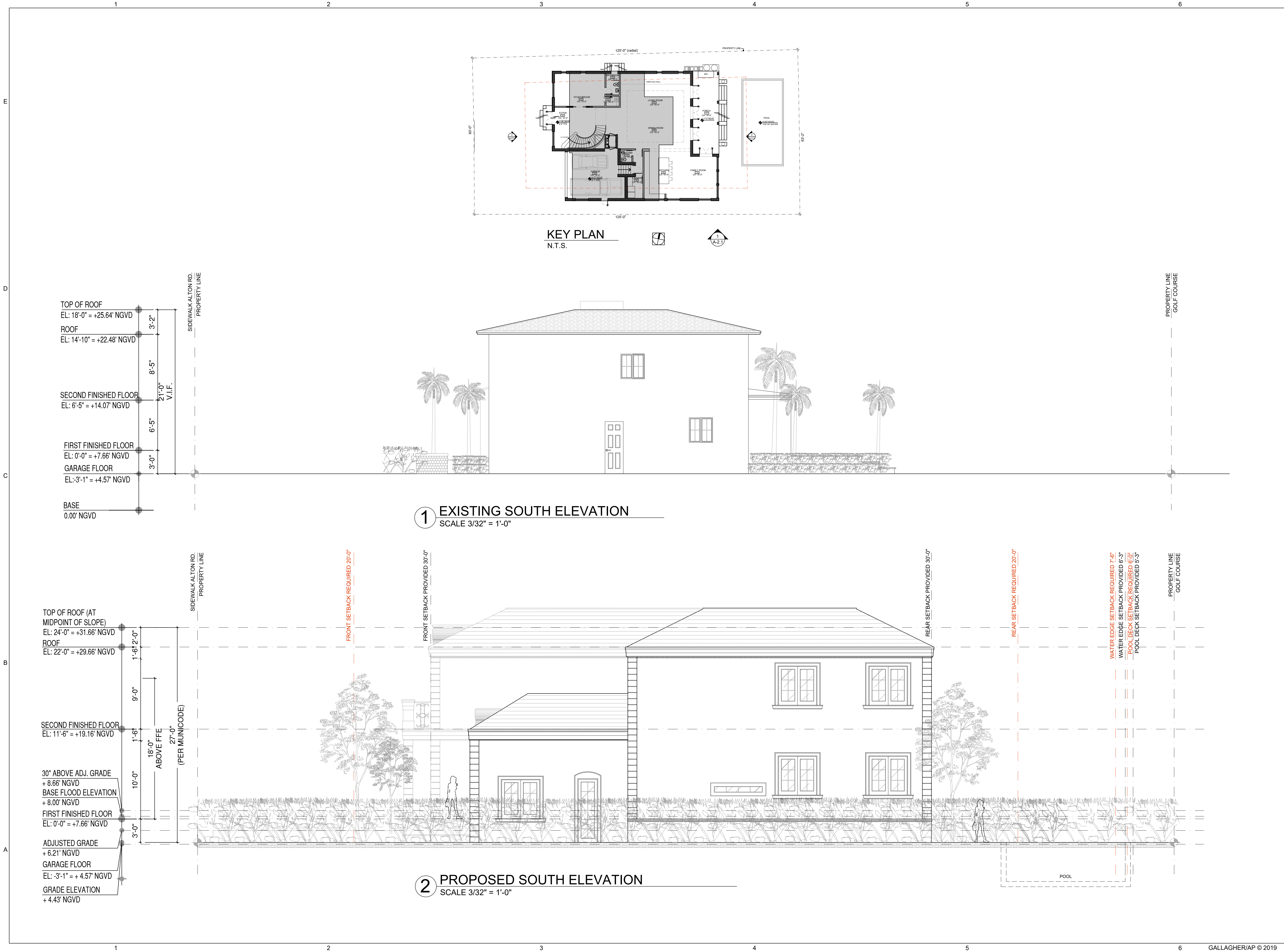
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DRAWING TITLE:
WEST ELEVATION
EXIST & PROPOSED
SHEET NO.

A-2.0



ALTON ROAD HOUSE
5441 ALTON ROAD
MIAMI BEACH, FL 33141

GENERAL CONTRACTOR:

M.E.P. ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

STAMP:

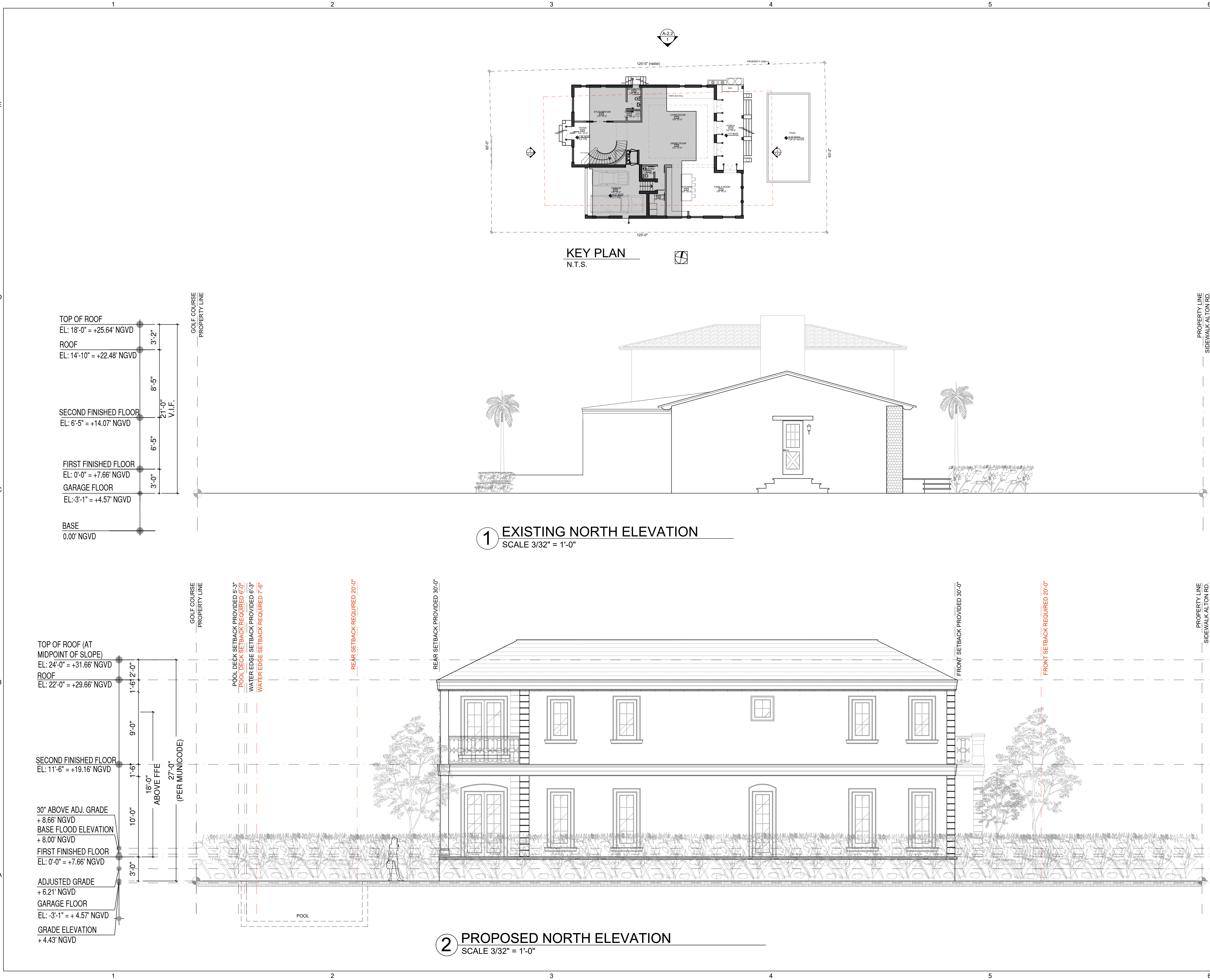
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DRAWING TITLE:
SOUTH ELEVATION
EXIST. & PROPOSED
SHEET NO.

A-2.1



ALTON ROAD HOUSE
5441 ALTON ROAD
MIAMI BEACH, FL 33141

GENERAL CONTRACTOR:

M.E.P. ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

STAMP:

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FL LICENSE # AR 92130

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CADD FILE: 18_ALTON 2

DRAWING TITLE:
NORTH ELEVATION
EXIST. & PROPOSED
SHEET NO.

A-2.2



ALTON ROAD HOUSE
5441 ALTON ROAD
MIAMI BEACH, FL 33141

GENERAL CONTRACTOR:

M.E.P. ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

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DRAWING TITLE:
EAST ELEVATION
EXIST. & PROPOSED
SHEET NO.

A-2.3

GENERAL CONTRACTOR:

M E P ENGINEERS

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

AMP:

ROBERT STUART GALLAGHER AIA
LICENSE # AR 92130

VISIONS:

FILE:	AS INDICATED
DATE:	MAR 11, 2019
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DRAWING TITLE:
COLOR ELEVATIONS

SHEET NO.

A-2.4



GENERAL CONTRACTOR:

PE ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

MP:

BERT STUART GALLAGHER AIA
LICENSE # AR 92130

DISCUSSION:

MM. NO.
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TE: MAR 11, 2019
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ECKED: R.GALLAGHER
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DRAWING TITLE:
COLOR ELEVATIONS

SHEET NO. _____

A-2.5



- 
- SCORED STUCCO
OFF WHITE FINISH

SCORED STUCCO
OFF WHITE FINISH



CONCRETE LIGHT
GRAY ROOF TILES

OFF WHITE
STUCCO FINISH



- PODOCARPUS HEDGE

2



ALTON ROAD HOUSE
5441 ALTON ROAD
MIAMI BEACH, FL 33141

GENERAL CONTRACTOR:

M.E.P. ENGINEERS:

STRUCTURAL ENGINEER:

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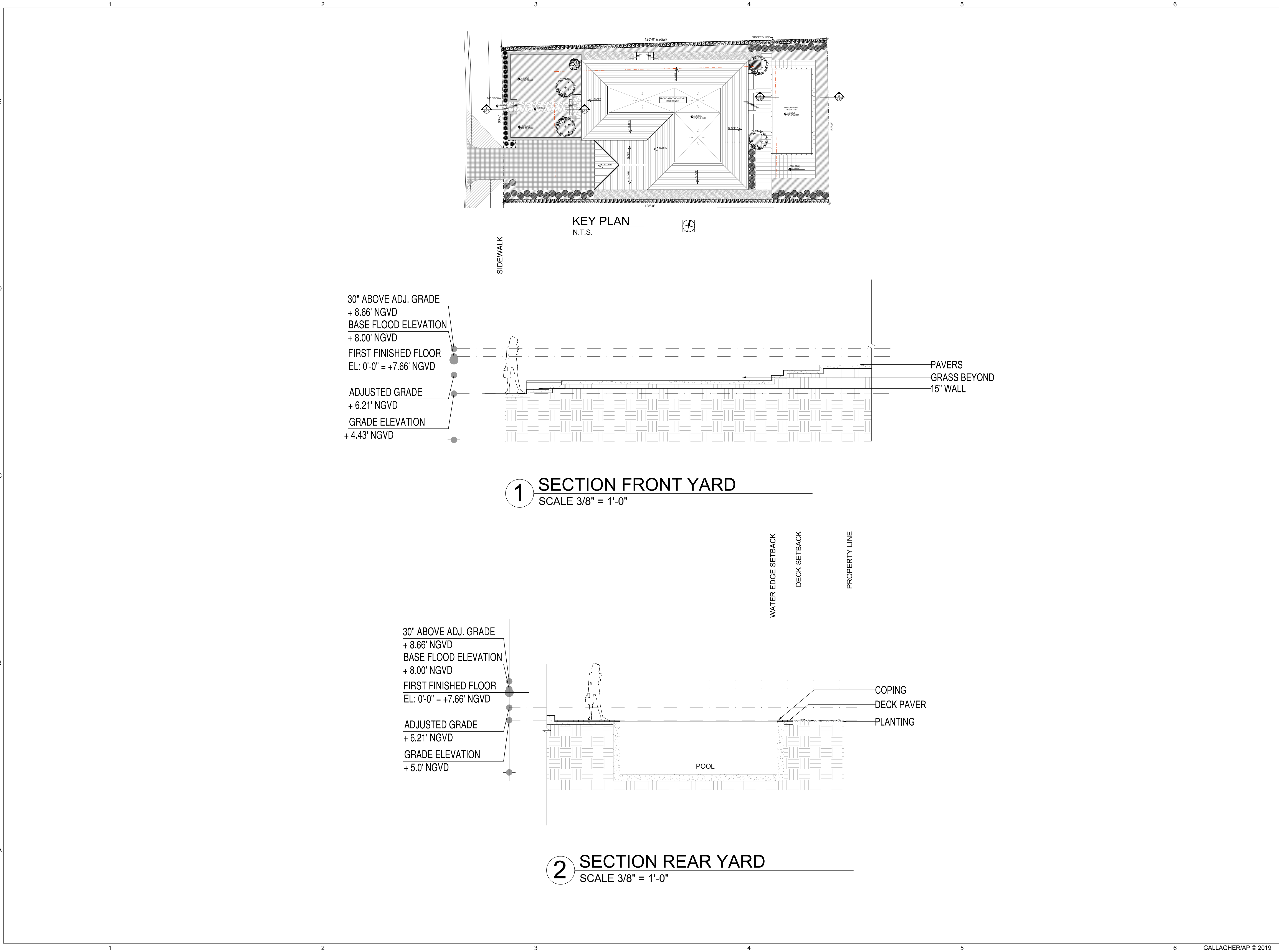
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DRAWING TITLE:
NEIGHBORHOOD
CONTEXT
SHEET NO.

A-2.6



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LANDSCAPE ARCHITECT:

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COMM. NO.
SCALE: AS INDICATED
DATE: MAR 11, 2019
DRAWN: R. G. / A.C.
CHECKED: R. GALLAGHER
CADD FILE: 18_ALTON 2
DRAWING TITLE:
YARD SECTIONS
SHEET NO.
A-3.0

E

D

C

B

A



1 FRONT PERSPECTIVE
N.T.S.



2 REAR PERSPECTIVE
N.T.S.

ALTON ROAD HOUSE
5441 ALTON ROAD
MIAMI BEACH, FL 33141

GENERAL CONTRACTOR:

M E P ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

STAMP:

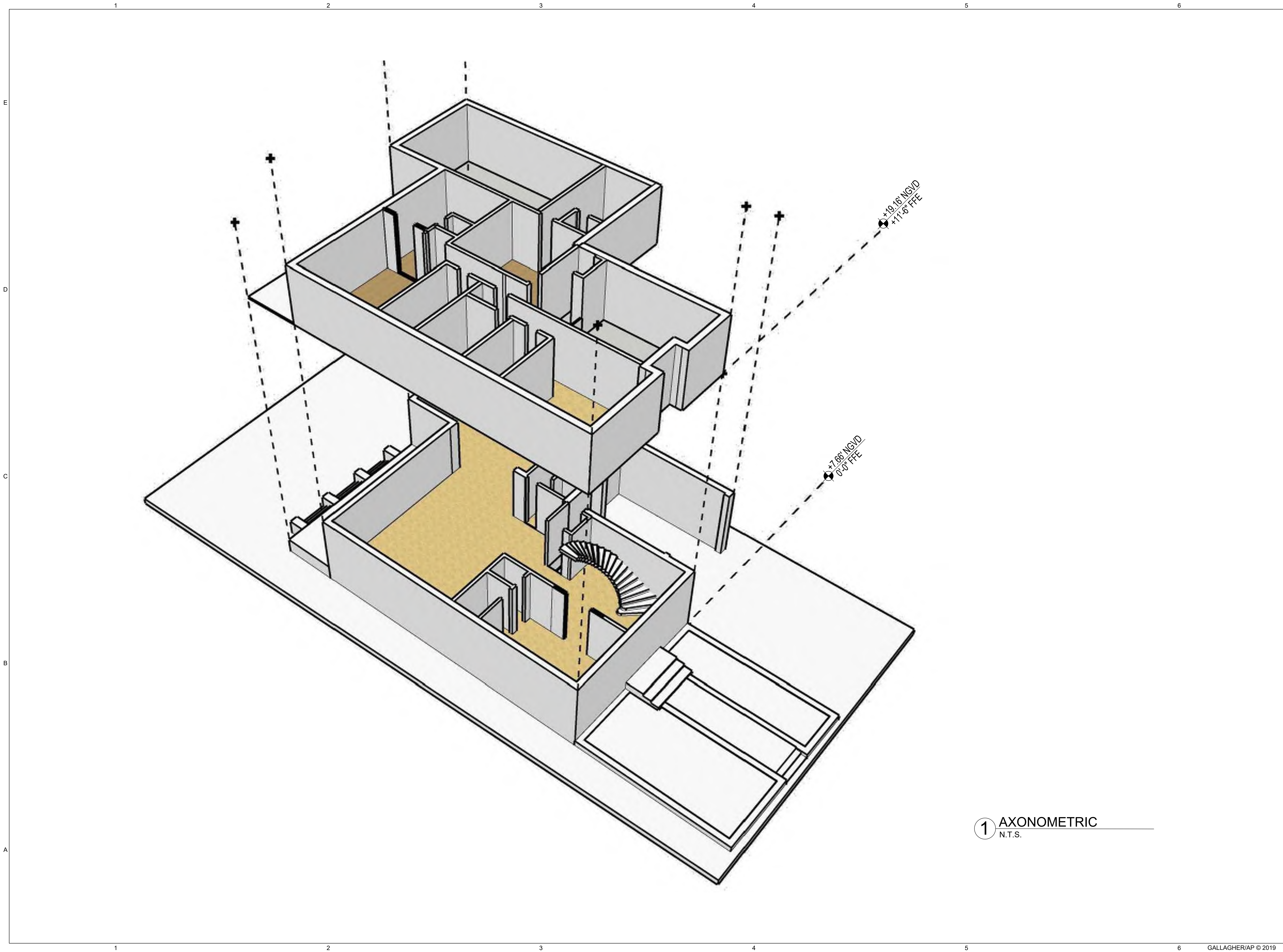
ROBERT STUART GALLAGHER AIA
FL LICENSE # AR 92130

REVISIONS:

COMM. NO.
SCALE: AS INDICATED
DATE: MAR 11, 2019
DRAWN: R. G. / A.C.
CHECKED: R. GALLAGHER
CADD FILE: 18_ALTON 2

DRAWING TITLE:
PERSPECTIVES

SHEET NO.
A-4.0



ALTON ROAD HOUSE
5441 ALTON ROAD
MIAMI BEACH, FL 33141

GENERAL CONTRACTOR:

M E P ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

STAMP:

ROBERT STUART GALLAGHER AIA
FL LICENSE # AR 92130

REVISIONS:

COMM. NO.
SCALE: AS INDICATED
DATE: MAR 11, 2019
DRAWN: R. G. / A.C.
CHECKED: R. GALLAGHER
CADD FILE: 18_ALTON 2

DRAWING TITLE:
AXONOMETRIC

SHEET NO.

A-5.0

5441 ALTON ROAD
MIAMI BEACH, FL 33141

MP:

HERBERT STUART GALLAGHER AIA
LICENSE # AR 92130

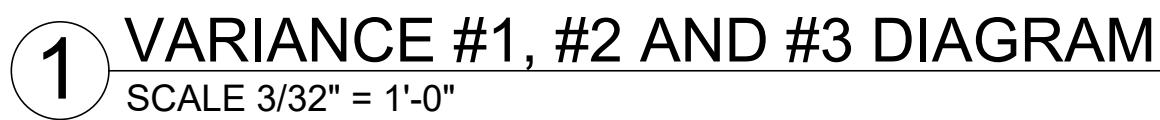
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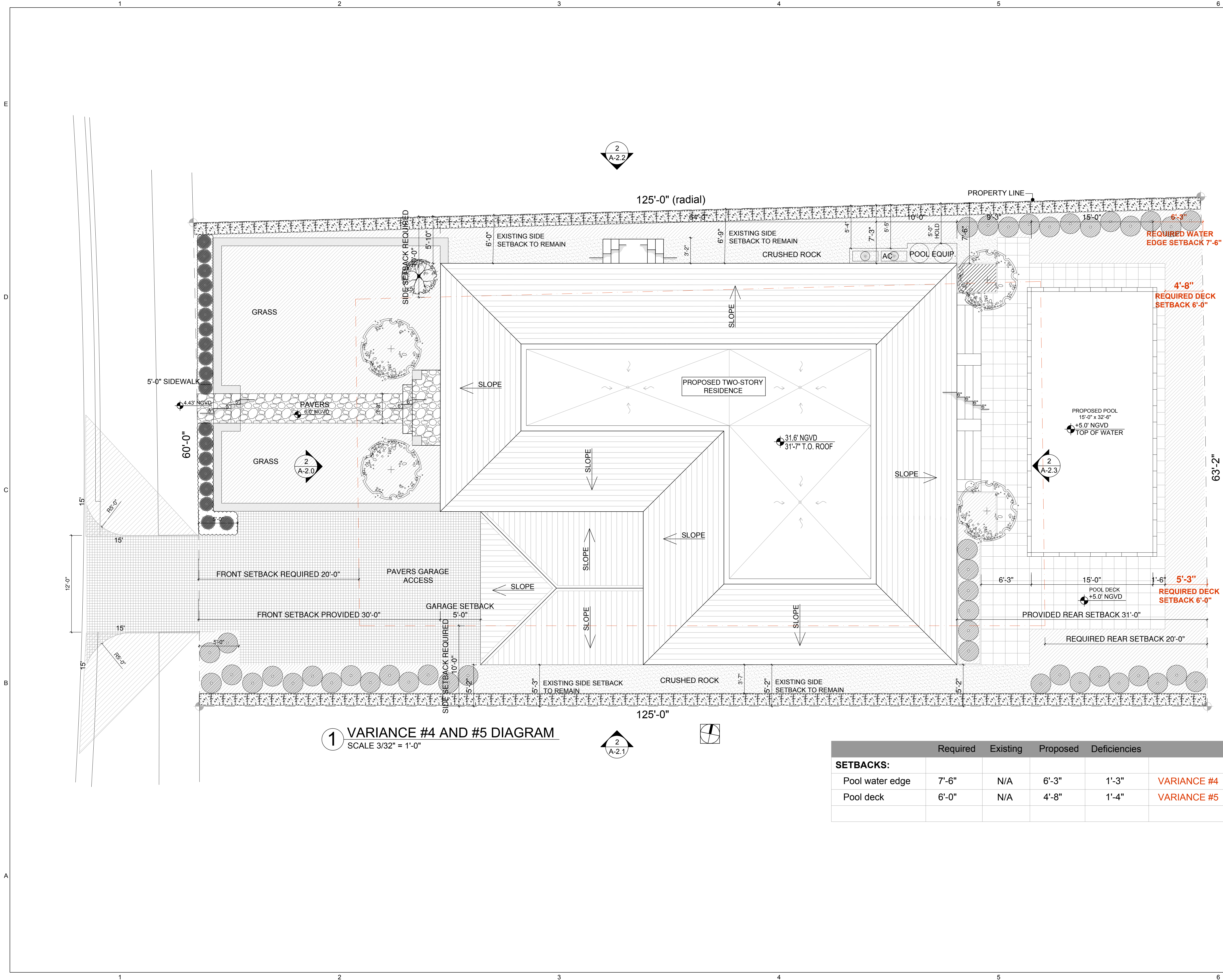
MM. NO.
ALE: AS INDICATED
TE: MAR 11, 2019
AWN: R. G. / A.C.
ECKED: R.GALLAGHER
OD FILE: 18_ALTON 2

DRAWING TITLE:
VARIANCES #1, #2 AND
3 DIAGRAM
SHEET NO.

A-6.0



	Required	Existing	Proposed	Deficiencies	
SETBACKS:					
Side 1:	10'-0"	6'-0"	5'-10"	4'-2"	VARIANCE #1
Side 2:	10'-0"	5'-3"	5'-2"	4'-10"	VARIANCE #2
Sum of Side Yard:	20'-0"	11'-3"	11'-0"	9'-0"	VARIANCE #3



1 VARIANCE #4 AND #5 DIAGRAM
SCALE 3/32" = 1'-0"

	Required	Existing	Proposed	Deficiencies	
SETBACKS:					
Pool water edge	7'-6"	N/A	6'-3"	1'-3"	VARIANCE #4
Pool deck	6'-0"	N/A	4'-8"	1'-4"	VARIANCE #5

GALLAGHER / AP
ARCHITECT:
ROBERT STUART GALLAGHER AIA
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WWW.GALLAGHER-AP.COM
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ALTON ROAD HOUSE
5441 ALTON ROAD
MIAMI BEACH, FL 33141

GENERAL CONTRACTOR:

M/E/P ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

STAMP:

ROBERT STUART GALLAGHER AIA
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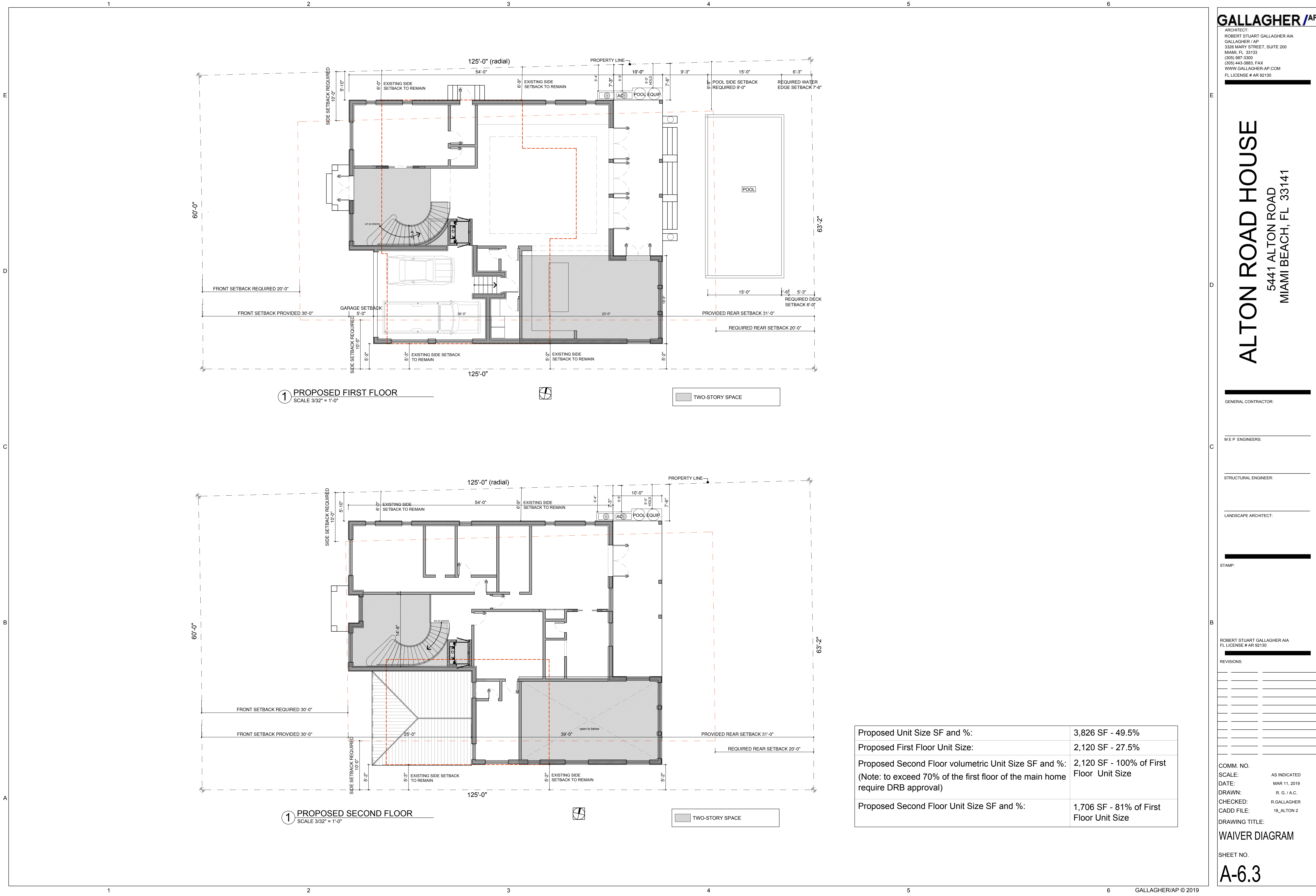
REVISIONS:

COMM. NO.
SCALE: AS INDICATED
DATE: MAR 11, 2019
DRAWN: R. G. / A.C.
CHECKED: R. GALLAGHER
CADD FILE: 18_ALTON 2

DRAWING TITLE:
VARIANCES #4 AND #5
DIAGRAM
SHEET NO.

A-6.1





ALTON ROAD HOUSE
5441 ALTON ROAD
MIAMI BEACH, FL 33141

GENERAL CONTRACTOR:

M E P ENGINEERS:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

STAMP:

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DRAWING TITLE:

WAIVER DIAGRAM

SHEET NO.

A-6.3