

**FAJER-VESTILLERO VILLA**  
DESIGN REVIEW BOARD FINAL SUBMITTAL  
MARCH 11, 2019



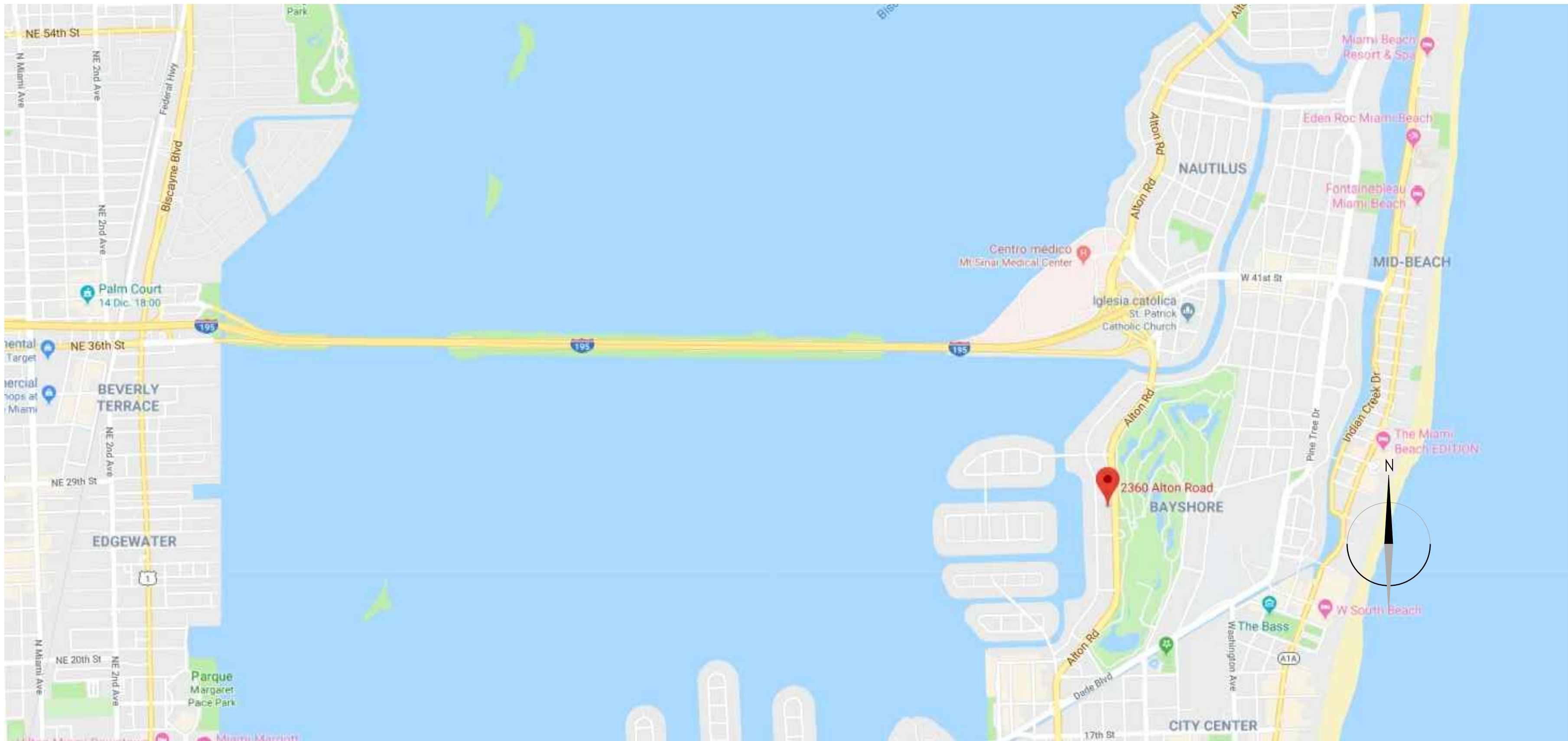
**SCOPE OF WORK**

1. DESCRIPTION OF WORK: New construction 2 story single family residence.
2. SCOPE OF WORK INCLUDES:
  - 2.1 Demolition of existing structure
  - 2.2 New Construction 2 story single family residence with detached summer kitchen

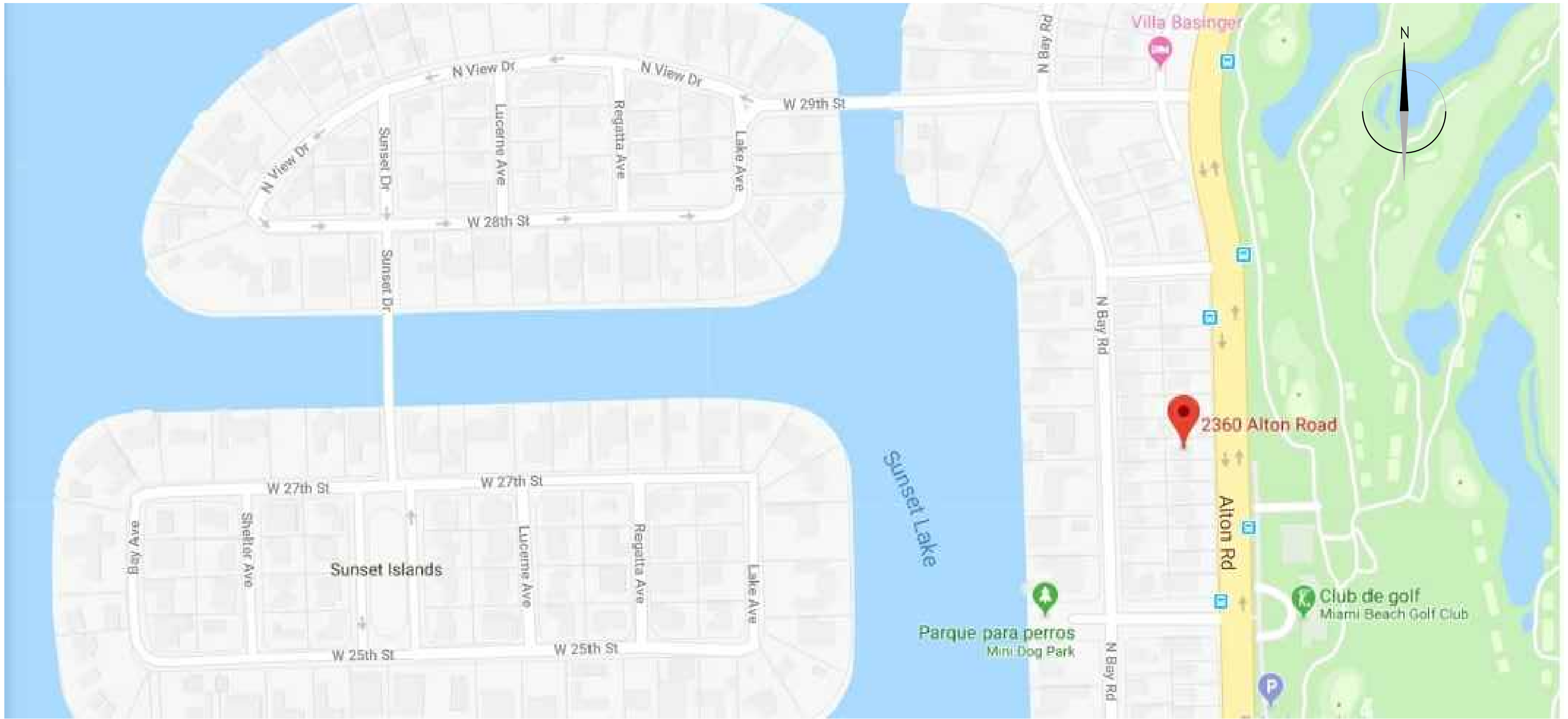
**2360 ALTON ROAD**  
MIAMI BEACH, FLORIDA 33140

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|              |            |
|--------------|------------|
|              | COVER      |
| DATE:        | 03/11/2019 |
| SCALE:       | NTS        |
| <b>A-0.0</b> |            |



CITY MAP



NEIGHBORHOOD MAP

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FRONT RENDERING  
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**A-0.2**



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REAR RENDERING  
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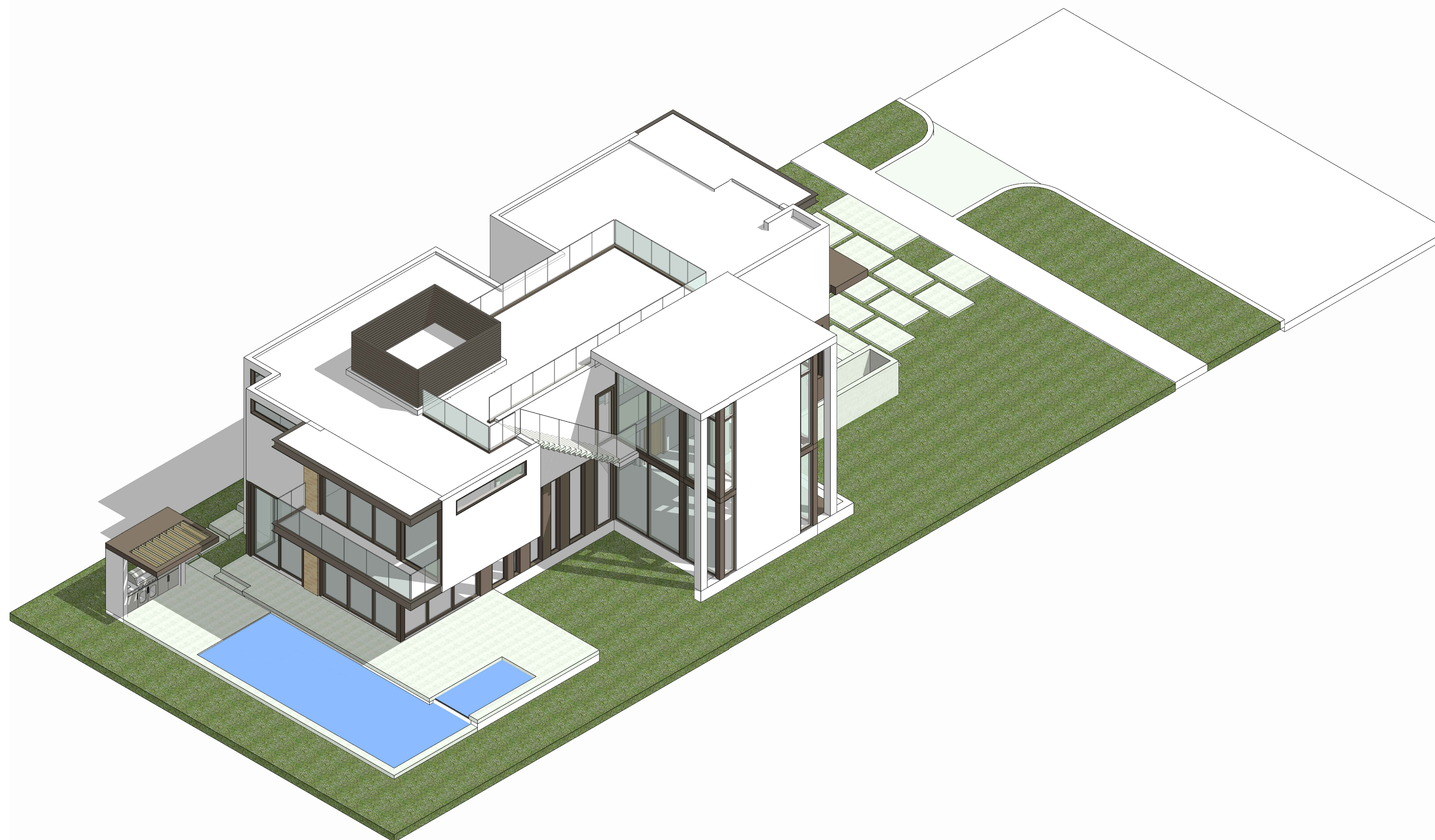
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SE AXONOMETRIC VIEW

AXONOMETRICS  
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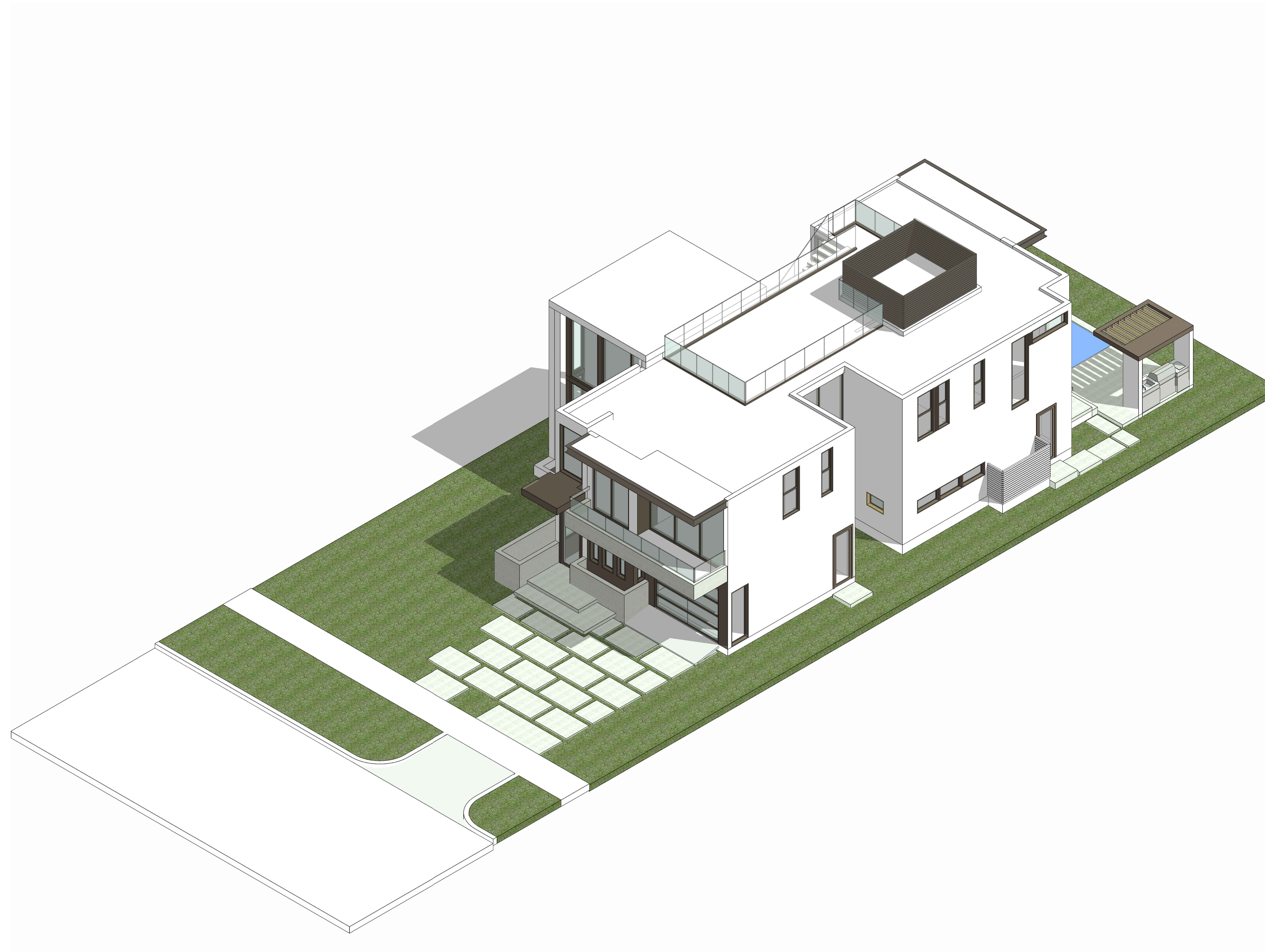
SW AXONOMETRIC VIEW

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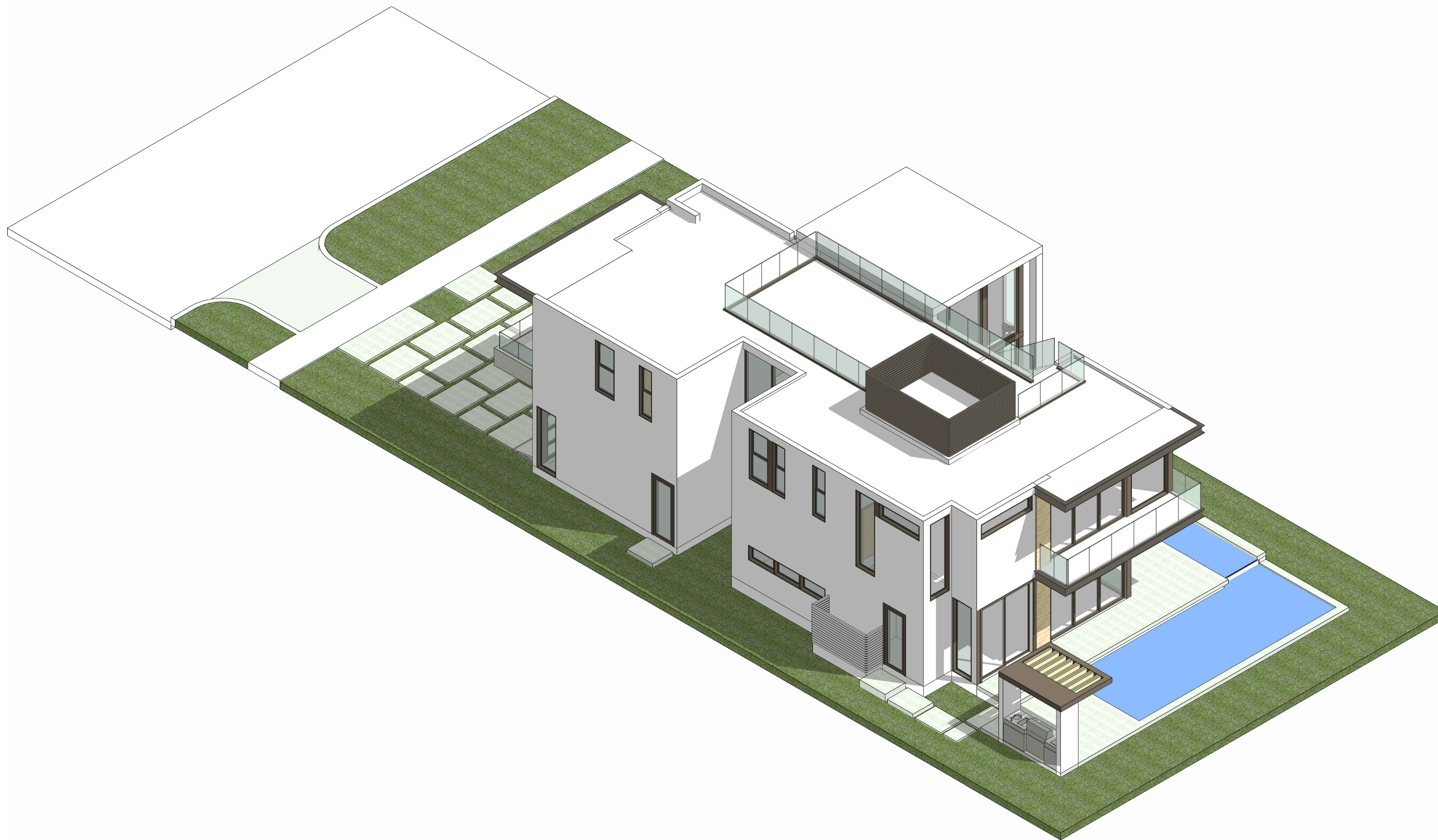
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NE AXONOMETRIC VIEW

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NW AXONOMETRIC VIEW

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01 PANORAMIC FRONT VIEW



02 FRONT VIEW



03 FRONT VIEW



04 SIDE VIEW



05 REAR VIEW



06 REAR VIEW

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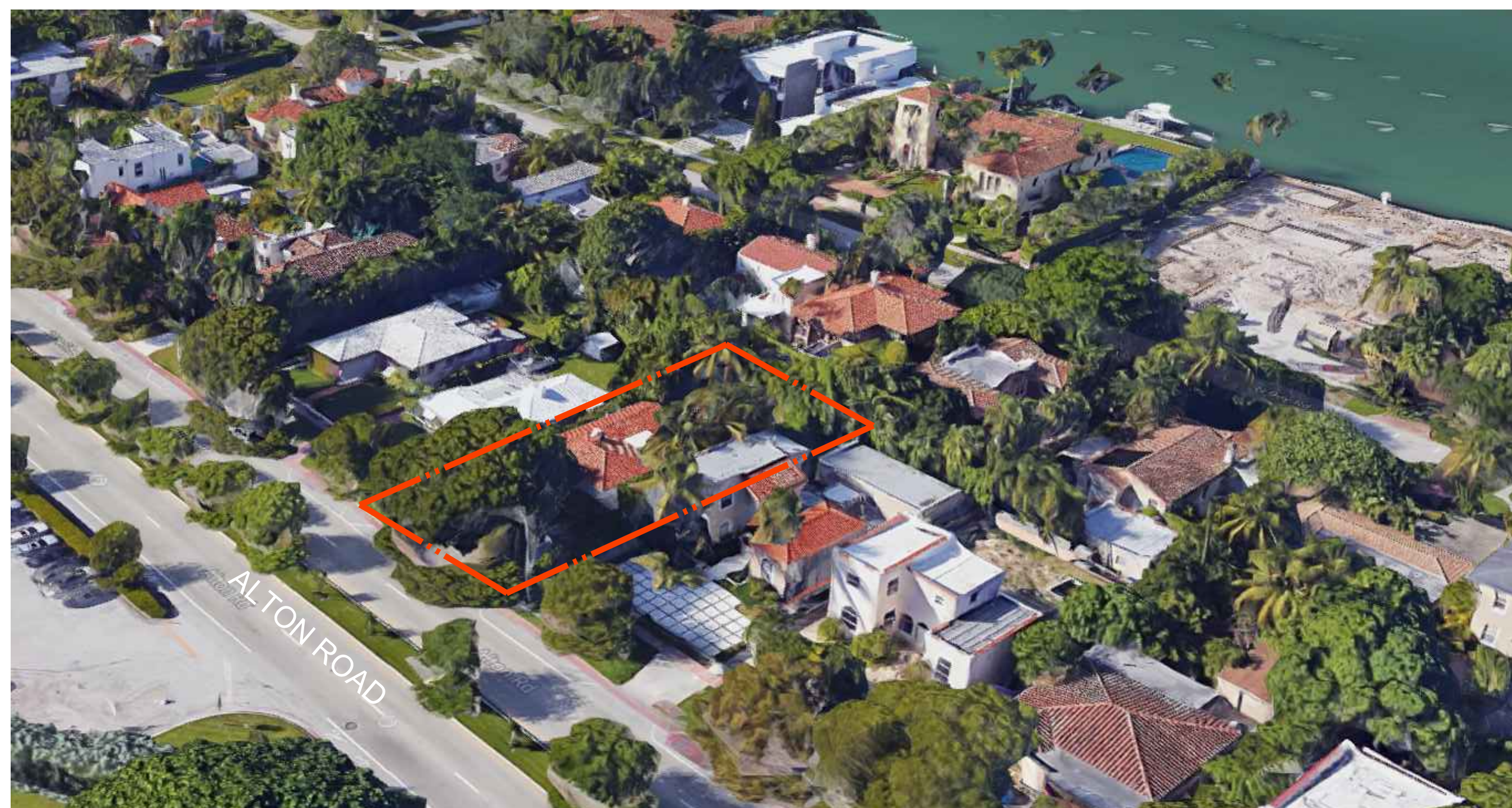
EXISTING SITE PICTURES  
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SCALE: NTS  
**A-0.5**



FRONT AERIAL (NW) VIEW



REAR AERIAL (SW) VIEW



FRONT AERIAL (NE) VIEW



REAR AERIAL (SE) VIEW

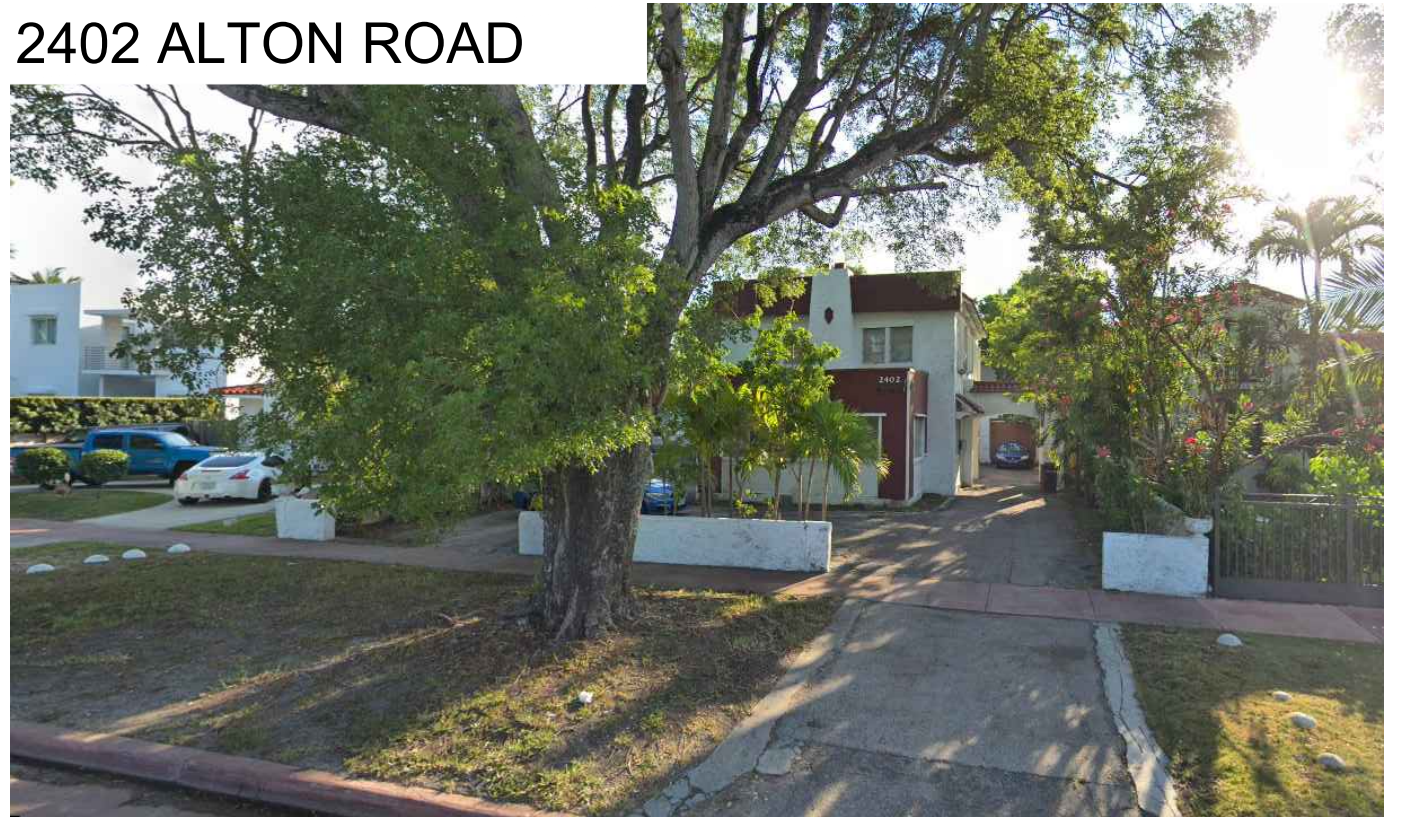
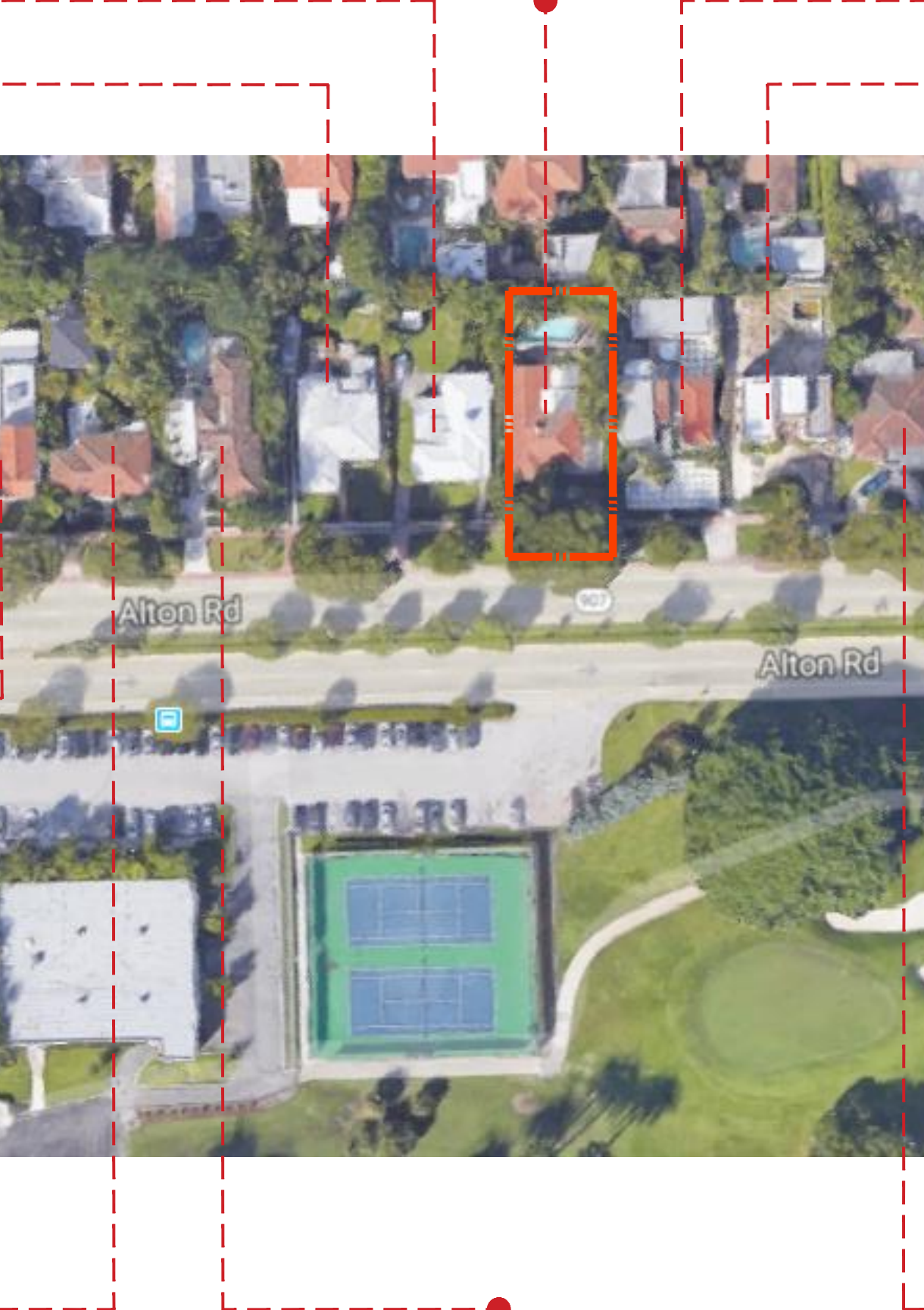
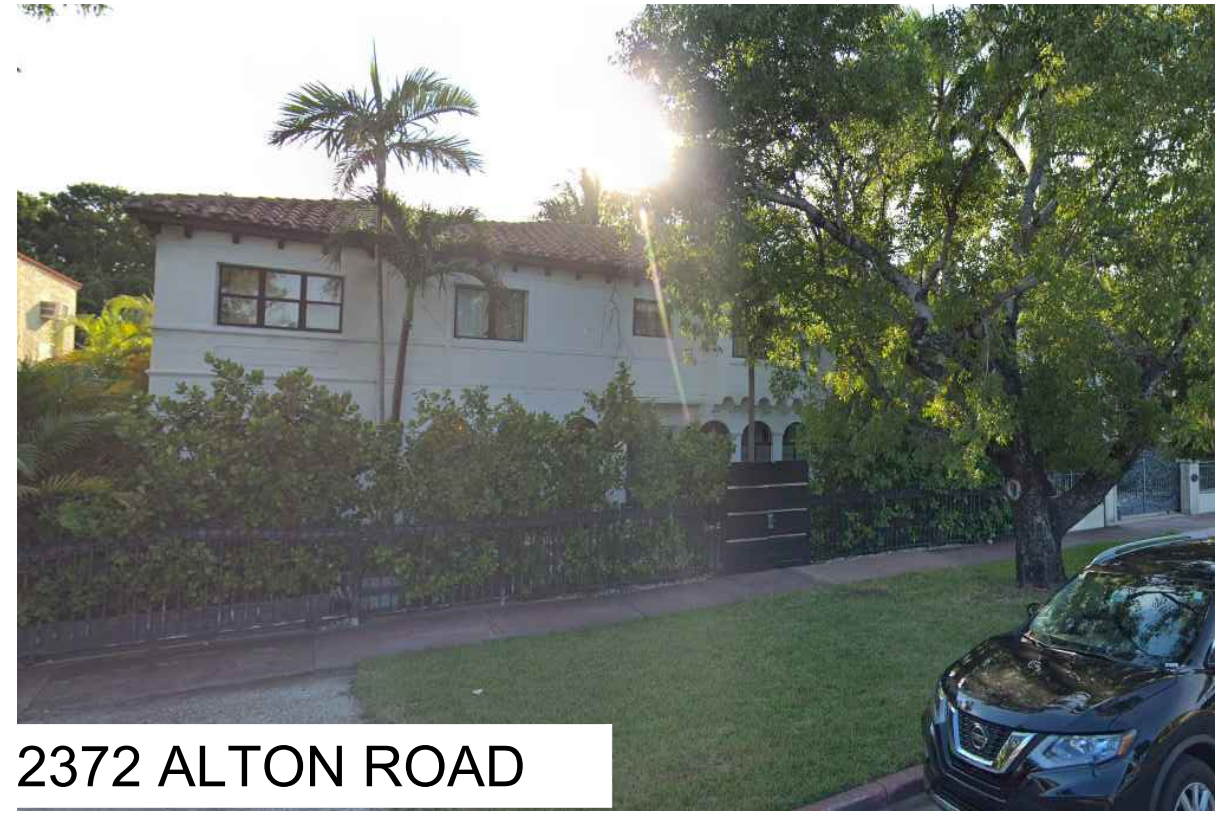
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AERIAL VIEWS SITE/CONTEXT  
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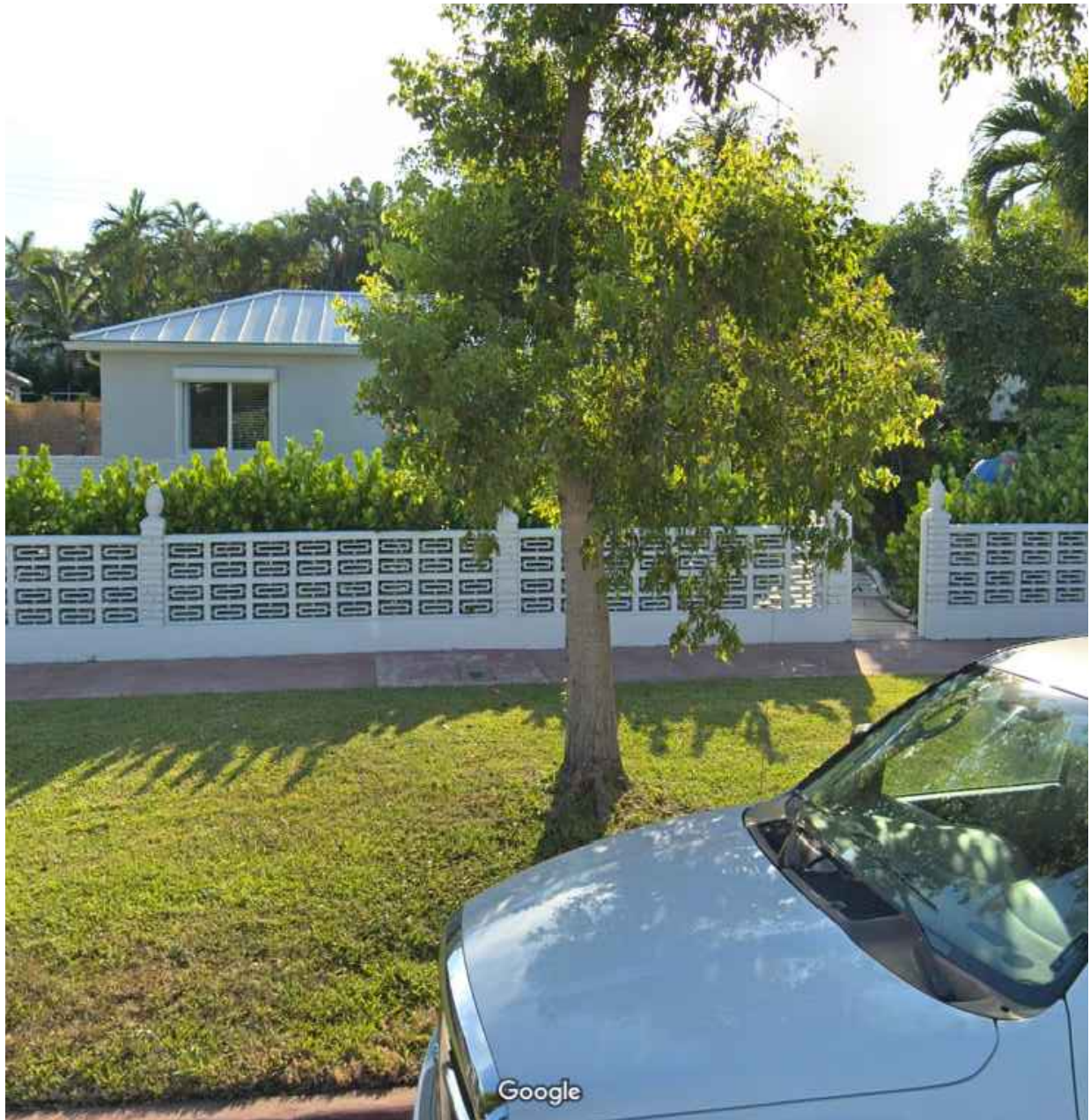
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NEIGHBORHOOD  
DATE: 03/11/2019  
SCALE: NTS  
A-0.7

EXISTING



2350 ALTON ROAD



2354 ALTON ROAD



2360 ALTON ROAD (SITE).



2326 ALTON ROAD



2382 ALTON ROAD

PROPOSED



2350 ALTON ROAD



2354 ALTON ROAD



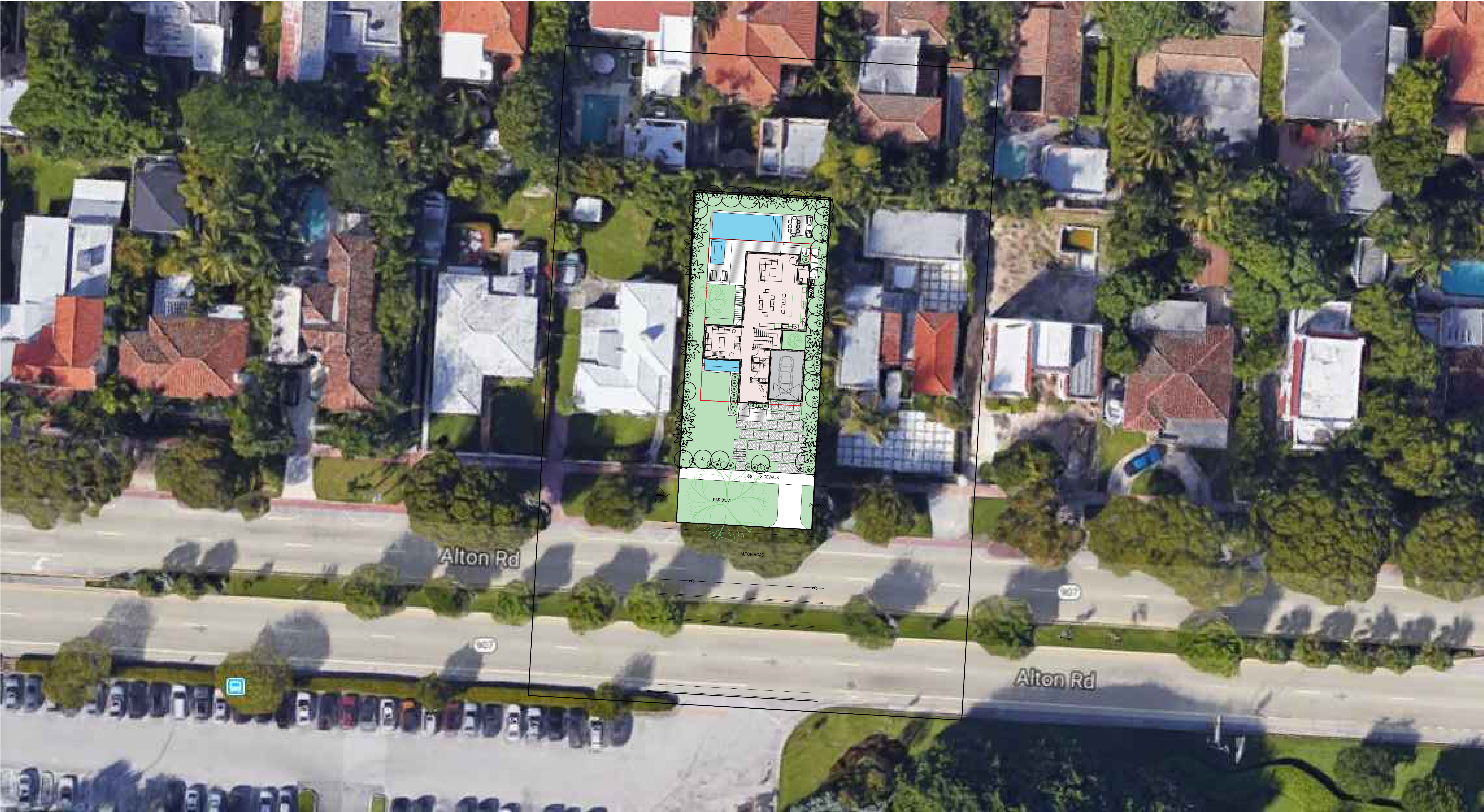
2360 ALTON ROAD (PROPOSED).



2326 ALTON ROAD



2382 ALTON ROAD



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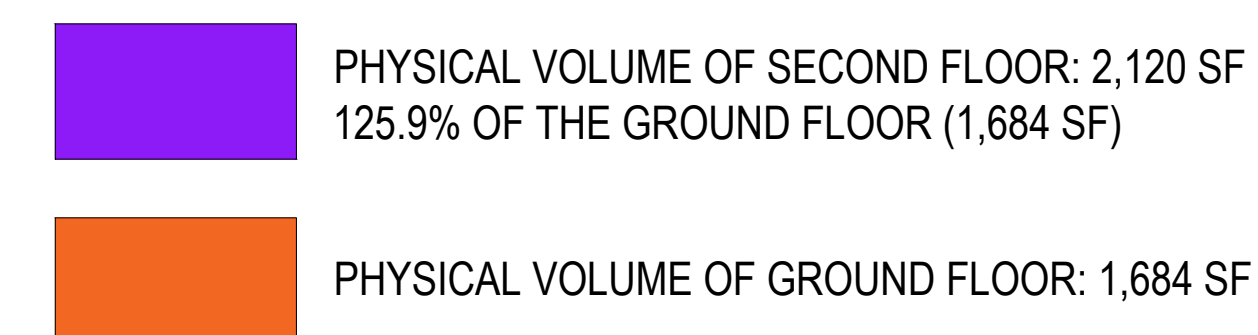
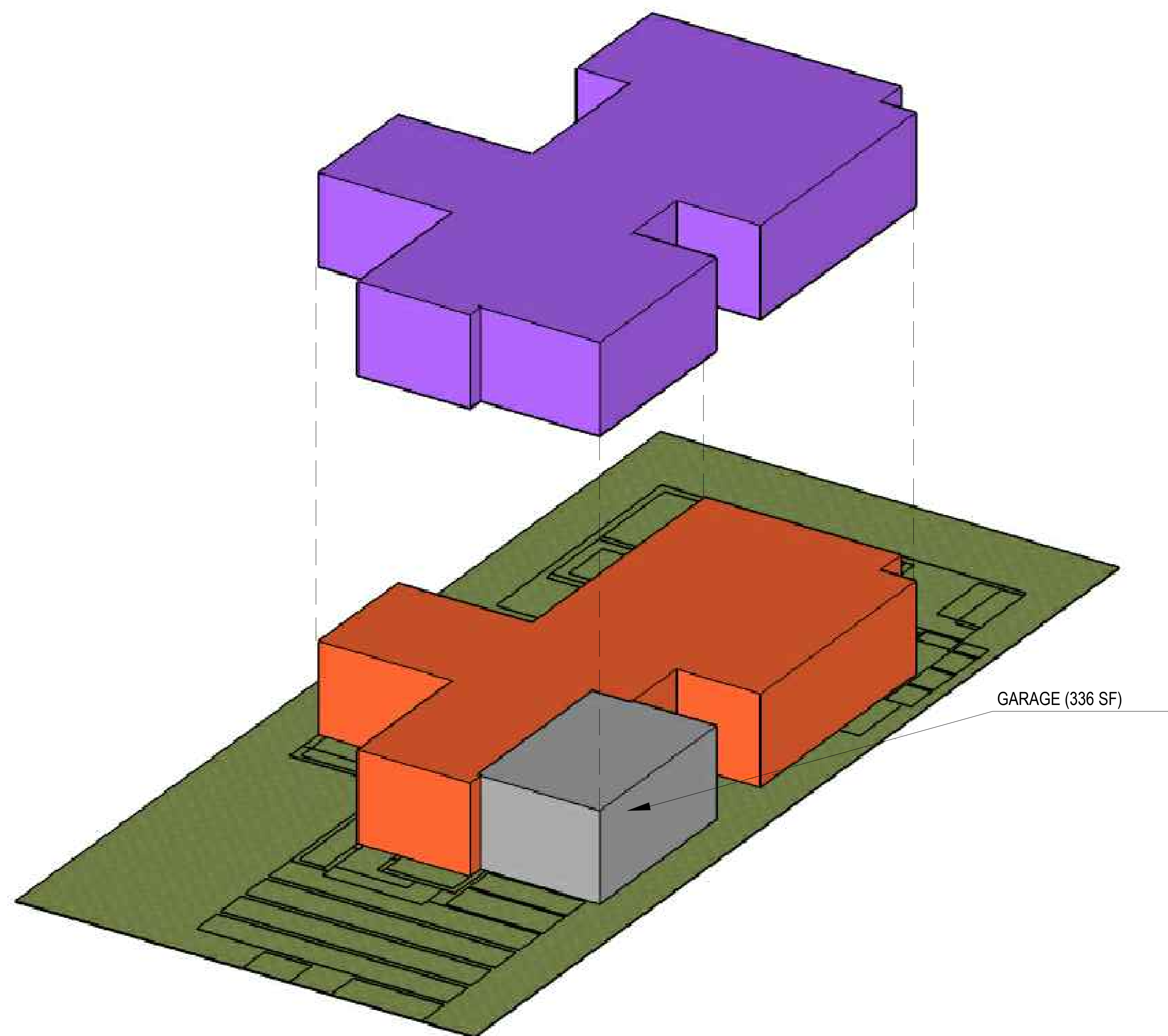
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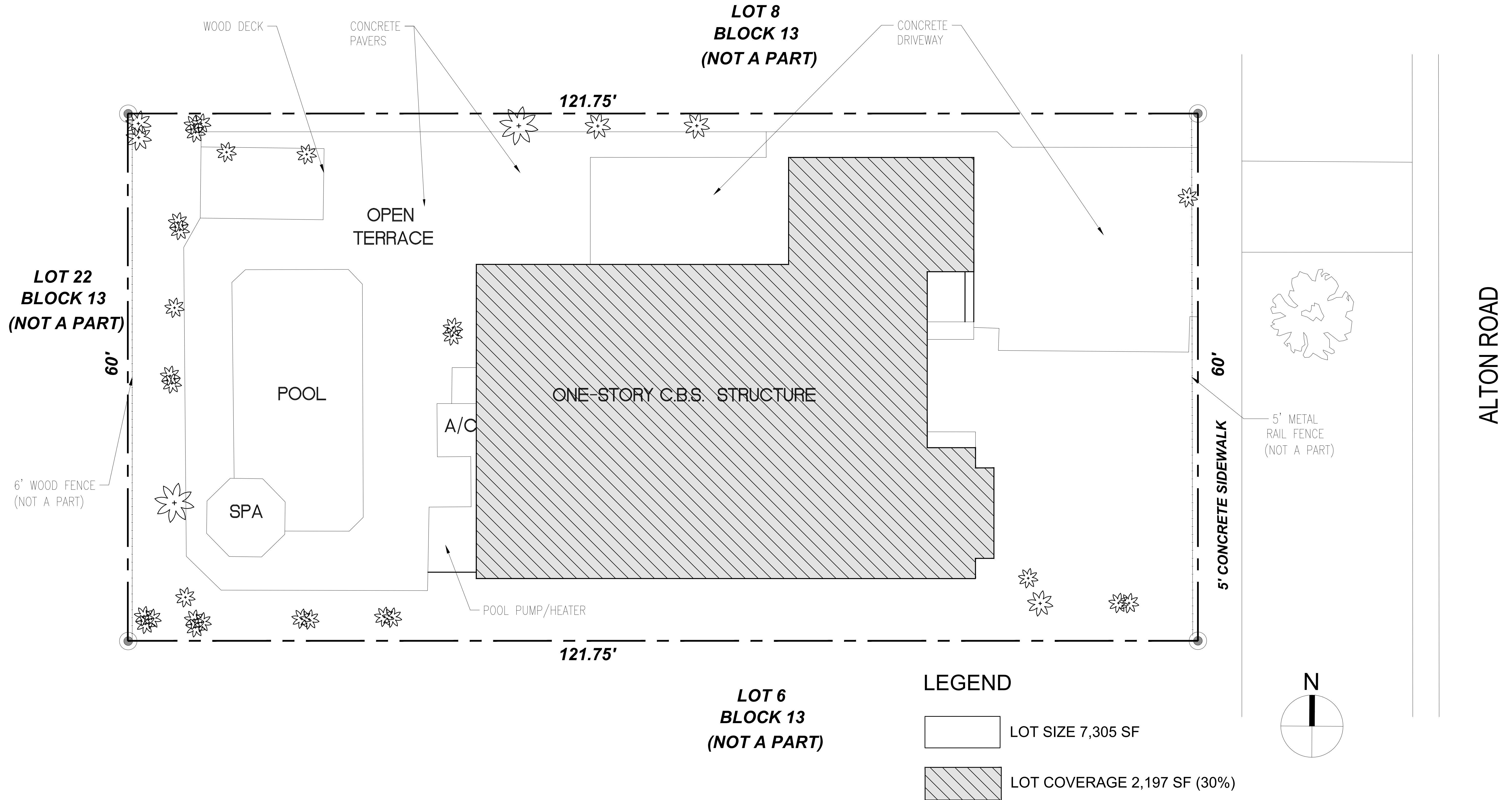
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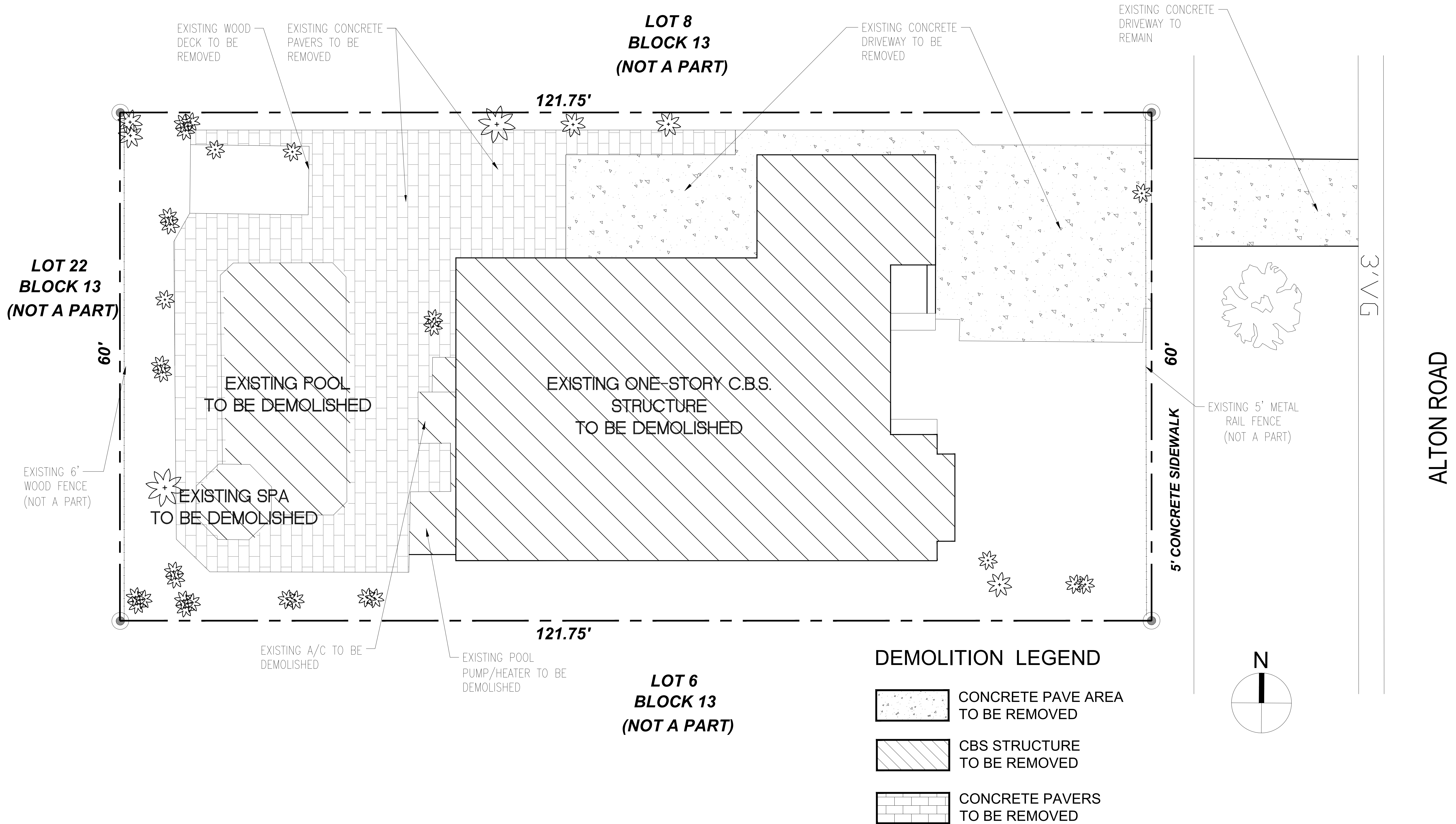
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|--------------|------------|
| SITE CONTEXT |            |
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| A-0.9        |            |

RELEVANT CODE INFORMATION

"For two stories homes with an overall lot coverage of 25% or greater, physical volume of the second floor shall not exceed 70% of the first floor of the main home, inclusive of any enclosed parking structure." (142-105 (b) (4) c.



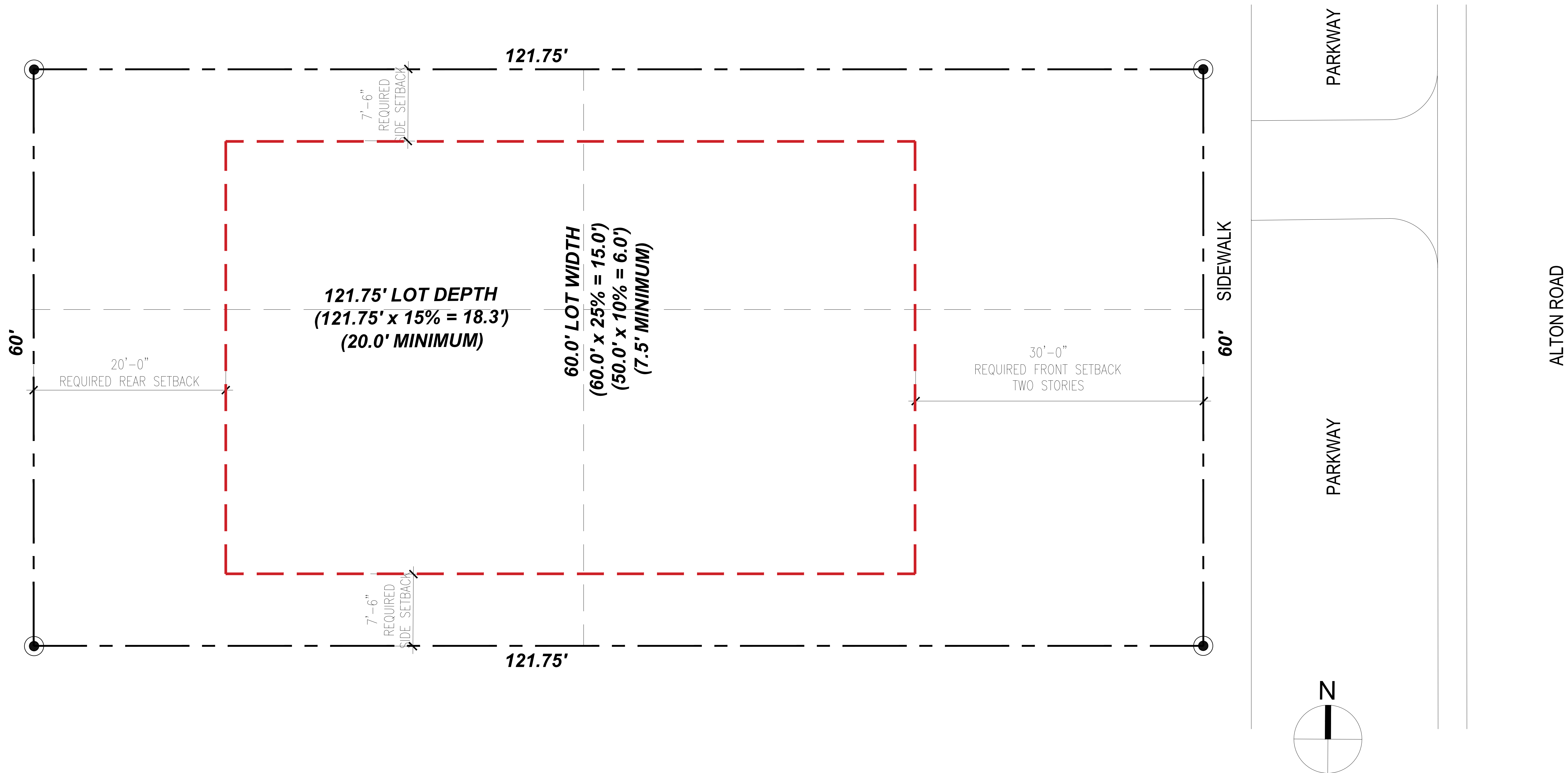




ZONING DATA SHEET

| ITEM # | Zoning Information                                                 |                                             |                                                                                                                                    |                          |              |
|--------|--------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------|
| 1      | Address:                                                           | 2360 ALTON ROAD. MIAMI BEACH, FLORIDA 33140 |                                                                                                                                    |                          |              |
| 2      | Folio number(s):                                                   | 02-3227-008-0850                            |                                                                                                                                    |                          |              |
| 3      | Board and file numbers :                                           | N/A                                         |                                                                                                                                    |                          |              |
| 4      | Year built:                                                        | N/A                                         | Zoning District:                                                                                                                   | RS-4                     |              |
| 5      | Based Flood Elevation:                                             | 8.0’ NGVD                                   | Grade value in NGVD:                                                                                                               | 4.55’ NGVD               |              |
| 6      | Adjusted grade (Flood+Grade/2):                                    | 6.275’ NGVD                                 | Free board: (FEMA+1’)                                                                                                              | 9.0’ NGVD                |              |
| 7      | Lot Area:                                                          | 7,305 sf                                    |                                                                                                                                    |                          |              |
| 8      | Lot width:                                                         | 60.0 ft.                                    | Lot Depth:                                                                                                                         | 121.75 ft.               |              |
| 9      | Max Lot Coverage SF and %:                                         | 2,191.5 sf (30%)                            | Proposed Lot Coverage SF and %:                                                                                                    | 2,113 sf (28.9%)         |              |
| 10     | Existing Lot Coverage SF and %:                                    | N/A                                         | Lot coverage deducted (garage-storage) SF:                                                                                         | N/A                      |              |
| 11     | Front Yard Open Space SF and %:                                    | 800 sf (66.7% of 1,200 sf)                  | Rear Yard Open Space SF and %:                                                                                                     | 840 sf (70% of 1,200 sf) |              |
| 12     | Max Unit Size SF and %:                                            | 3,652.5 sf (50%)                            | Proposed Unit Size SF and %:                                                                                                       | 3,574 sf (48.9%)         |              |
| 13     | Existing First Floor Unit Size:                                    | N/A                                         | Proposed First Floor Unit Size:                                                                                                    | 1,684 sf                 |              |
| 14     | Existing Second Floor Unit Size                                    | N/A                                         | 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 (125.9%)        |              |
| 15     |                                                                    |                                             | Proposed Second Floor Unit Size SF:                                                                                                | 1,890 sf                 |              |
| 16     |                                                                    |                                             | Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed 1,890 sf floor area immediately below): 472.5 sf            | 465 sf (24.6%)           |              |
|        |                                                                    | Required                                    | Existing                                                                                                                           | Proposed                 | Deficiencies |
| 17     | Height:                                                            | 24 ft.                                      | N/A                                                                                                                                | 24 ft.                   |              |
| 18     | Setbacks:                                                          |                                             |                                                                                                                                    |                          |              |
| 19     | Front First level:                                                 | 20 ft.                                      | N/A                                                                                                                                | 30 ft.                   |              |
| 20     | Front Second level:                                                | 30 ft.                                      | N/A                                                                                                                                | 30 ft.                   |              |
| 21     | Side 1:                                                            | 7.5 ft.                                     | N/A                                                                                                                                | 7.5 ft.                  |              |
| 22     | Side 2 or (facing street):                                         | 7.5 ft.                                     | N/A                                                                                                                                | 7.5 ft.                  |              |
| 23     | Rear:                                                              | 20 ft.                                      | N/A                                                                                                                                | 25 ft.                   |              |
|        | Accessory Structure Side 1:                                        | 7.5 ft.                                     | N/A                                                                                                                                | 7.5 ft.                  |              |
| 24     | Accessory Structure Side 2 or (facing street) :                    |                                             | N/A                                                                                                                                | N/A                      |              |
| 25     | Accessory Structure Rear:                                          | 7.5 ft.                                     | N/A                                                                                                                                | 10 ft.                   |              |
| 26     | Sum of Side yard :                                                 | 15 ft. (25% of lot width)                   | N/A                                                                                                                                | 15 ft.                   |              |
| 27     | Located within a Local Historic District?                          |                                             | No                                                                                                                                 |                          |              |
| 28     | Designated as an individual Historic Single Family Residence Site? |                                             | No                                                                                                                                 |                          |              |
| 29     | Determined to be Architecturally Significant?                      |                                             | No                                                                                                                                 |                          |              |

Notes:



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ZONING SETBACKS  
DIAGRAMS  
DATE: 03/11/2019  
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**A-1.3**