

6089 ALTON ROAD

MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD FINAL SUBMITTAL 10.12.2020

DECEMBER 7TH 2020 DESIGN REVIEW BOARD

NEW SINGLE FAMILY RESIDENCE

DESIGN REVIEW BOARD

6089 ALTON ROAD

MIAMI BEACH, FLORIDA

CLIENT

6089 ALTON ASSOCIATES LLC
1100 NW 23RD STREET
MIAMI FLORIDA 33127

ARCHITECT

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING

420 LINCOLN ROAD
SUITE 506
MIAMI BEACH, FLORIDA 33139
O: 305.674.8031
F: 305.328.9006
WWW.DOMODESIGNSTUDIO.COM

LANDSCAPE ARCHITECT

CRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC

780 NE 69TH STREET
SUITE 1106
MIAMI, FLORIDA 33138
O: 305.979.1585
WWW.CHRISTOPHERCAWLEY.COM

CONSULTANTS

SCOPE OF WORK

- NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE,
GARAGE, TENNIS COURT, POOL, TERRACES, PROPERTY
WALLS AND FENCING, DRIVEWAY, AND LANDSCAPING

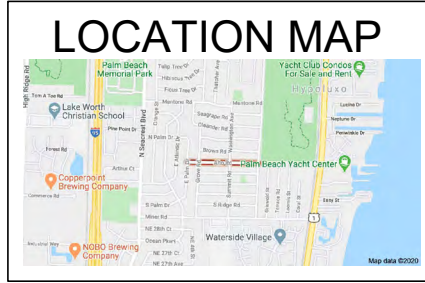


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SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



SITE PICTURE



ABBREVIATION (IF ANY APPLIED)

A = CURVE	P/W = PARKWAY
A/C = AIR CONDITIONING UNIT	P.O.B. = POINT OF BEGINNING
BM = BENCHMARK	P.O.C. = POINT OF COMMENCEMENT
BLK CORN = BLOCK CORNER	P.C. = POINT OF CURVATURE
BLK CORN = BLOCK CORNER	P.I. = POINT OF INTERSECTION
BLK CORN = BLOCK CORNER	P.L. = PROPERTY LINE
BLK CORN = BLOCK CORNER	P.P. = POWER POLE
BLK CORN = BLOCK CORNER	P.R.M. = PERMANENT REFERENCE MONUMENT
BLK CORN = BLOCK CORNER	P.T. = POINT OF TANGENCY
BLK CORN = BLOCK CORNER	P.W. = PROPERTY LINE
BLK CORN = BLOCK CORNER	R = RADIUS
BLK CORN = BLOCK CORNER	REC. (V) = RECORDED
BLK CORN = BLOCK CORNER	RHS = RIGHT-OF-WAY
BLK CORN = BLOCK CORNER	SEC. = SECTION
BLK CORN = BLOCK CORNER	S.D. = SET DIAL HOLE
BLK CORN = BLOCK CORNER	S.N/D = SET NAIL AND DISC
BLK CORN = BLOCK CORNER	S.R. = SET REBAR
BLK CORN = BLOCK CORNER	S.T. = STORY
BLK CORN = BLOCK CORNER	SW. = SIDEWALK
BLK CORN = BLOCK CORNER	T.O.P. = TOP OF BANK
BLK CORN = BLOCK CORNER	U.E. = UTIL. EASEMENT
BLK CORN = BLOCK CORNER	W.P. = WOODEN POLE
BLK CORN = BLOCK CORNER	E = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE	CATCH BASIN
STRUCTURE (BLDG.)	MANHOLE
CONCRETE BLOCK WALL	O.E. OVERHEAD ELECT.
METAL FENCE	POWER POLE
WOODEN FENCE	LIGHT POLE
CHAIN LINK FENCE	HANDICAP SPACE
WOOD DECK/DOCK	FIRE HYDRANT
ASPHALTED AREAS	EASEMENT LINE
CONCRETE	WATER VALVE
BRICKS OR PAVERS	TV CABLE BOX
ROOFED AREAS	WM WATER METER
WATER (EDGE OF WATER)	CONC. LIGHT POLE

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

3195 PONCE DE LEON BLVD, SUITE 200
CORAL GABLES, FL 33134
PHONE: (305) 598-5101 FAX: (305) 598-8627
ASURV@AOL.COM

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JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 120651-0309L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **26,525 SF (+/-)** AS PER RECORDS 26,115 **SF (+/-)** (CALCULATED)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. A-33**, WITH AN ELEVATION OF **8.23 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.17°20'29"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF CHEROKEE AVE., AS SHOWN ON PLAT BOOK 14 AT PAGE 43 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/8 FOOT FOR NATURAL GROUND SURFACES AND 1/16 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:

LOT 1, BLOCK 3, LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, OR THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

TOGETHER WITH THE WEST ONE-HALF (1/2) OF THAT NORTH-SOUTH STREET END KNOWN AS CHEROKEE AVENUE LYING BETWEEN LOT 1, BLOCK 12, BEACH VIEW ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA AND LOT 1, BLOCK 3, LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS VACATED AND ABANDONED BY THE CITY OF MIAMI BEACH PURSUANT TO RESOLUTION NO. 85-18015

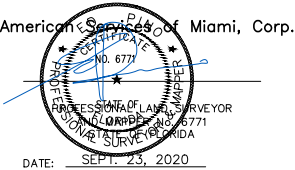
ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE ARE NO VISIBLE ENCROACHMENTS OF THE SUBJECT PROPERTY
- THERE ARE NO VISIBLE ENCROACHMENTS OF THE SUBJECT PROPERTY
- THERE ARE NO VISIBLE ENCROACHMENTS OF THE SUBJECT PROPERTY

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PNO, PSM ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



CERTIFIED TO:
6089 ALTON ASSOCIATES, LLC
CHARLES RATNER, P.A.
CHICAGO TITLE INSURANCE COMPANY
HOLEM REALTY GROUP LLC

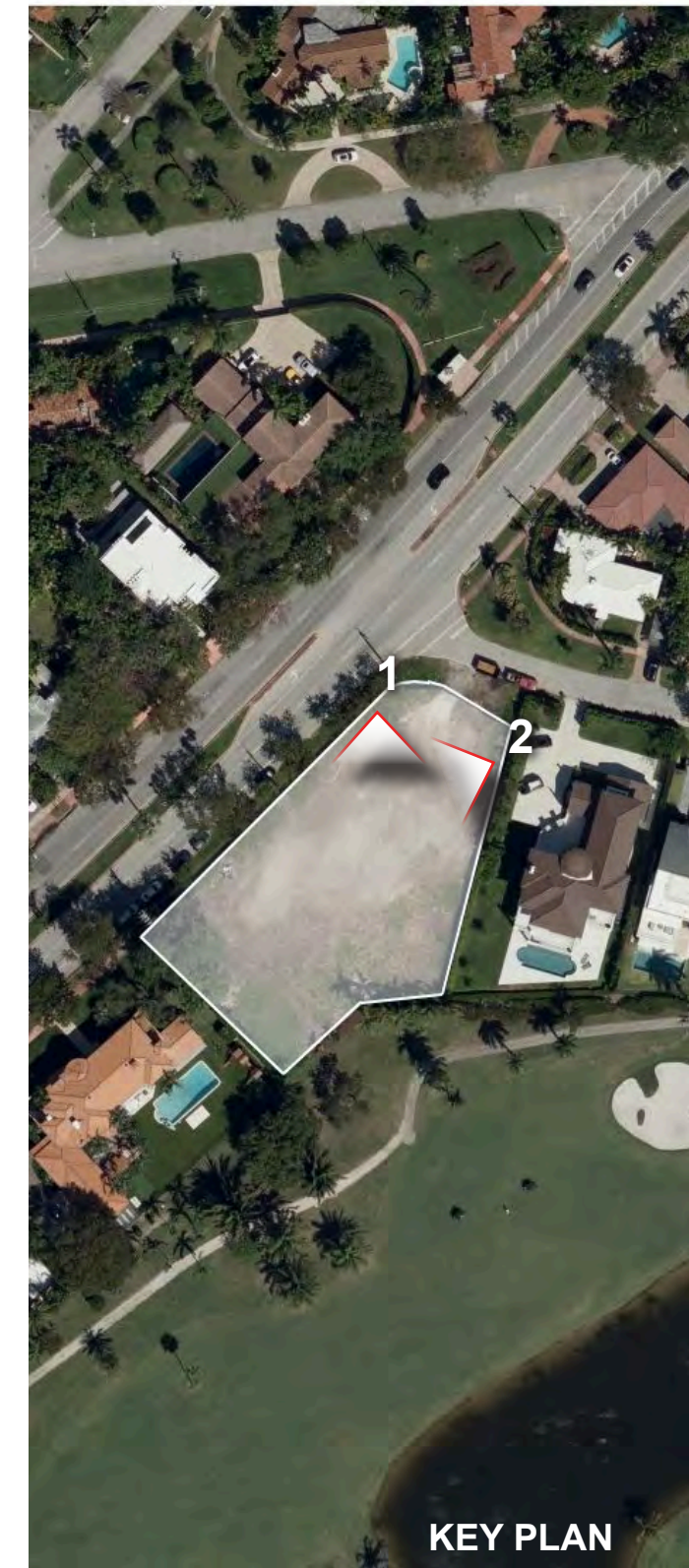
SITE ADDRESS: 6089 ALTON ROAD, MIAMI BEACH, FL. 33140
JOB NUMBER: 20-709
DATE OF SURVEY: JULY 10, 2020
FOLIO NUMBER: 02-3215-003-0530

TREE LIST				
No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT
1	WEeping FIG	FICUS BENJAMINA	8.0"	50'
2	UMBRELLA TREE	SCOFFLERA ACTINOPHYLLA	3.0"	30'
3	CLUSIA	CLUSIA MAJOR	0.5"	12'
4	LIVE OAK	QUERCUS VIRGINIANA	2.5"	40'
5	CLUSIA	CLUSIA MAJOR	0.5"	12'
6	LIVE OAK	QUERCUS VIRGINIANA	2.0"	40'
7	CLUSIA	CLUSIA MAJOR	0.5"	12'
8	BLACK OLIVE	BUCIDA BUCERAS	1.5"	20'
9	PALMETTO PALM	SABAL PALM	1.0"	20'

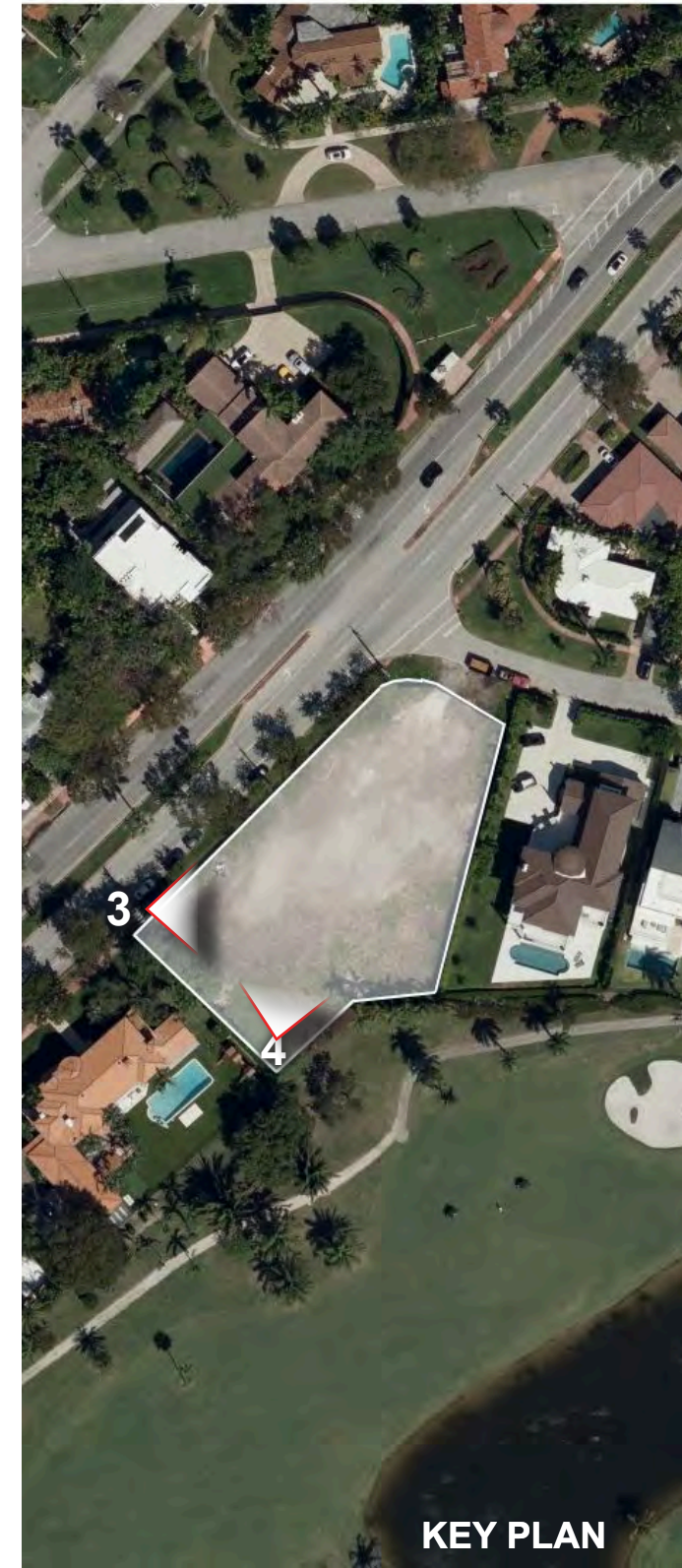




NEIGHBORHOOD ANALYSIS - EXISTING SITE



NEIGHBORHOOD ANALYSIS - EXISTING SITE



NEIGHBORHOOD ANALYSIS - EXISTING SITE STREETScape



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



460 W 62ND STREET



450 W 62ND STREET



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



440 W 62ND STREET



430 W 62ND STREET



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



441 W 62ND STREET



457 W 62ND STREET



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



463 W 62ND STREET



6211 ALTON ROAD



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



6225 ALTON ROAD



6235 ALTON ROAD



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



1200 W 63RD STREET



6200 ALTON ROAD



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



6080 ALTON ROAD



6070 ALTON ROAD



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



15

6056 ALTON ROAD



16

6030 ALTON ROAD



15
16

SITE
6089 ALTON RD

NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



6039 ALTON ROAD



6085 ALTON ROAD

