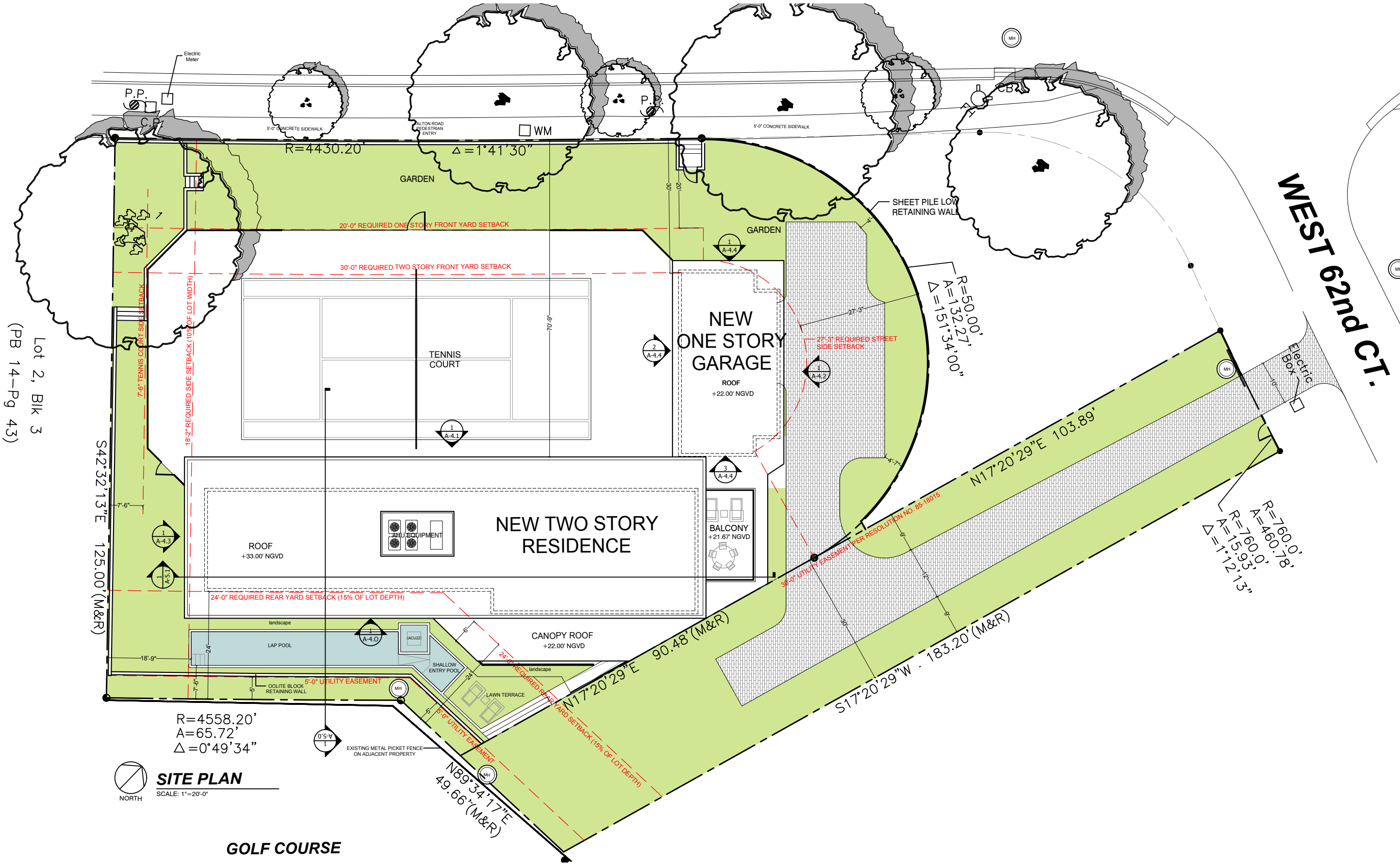


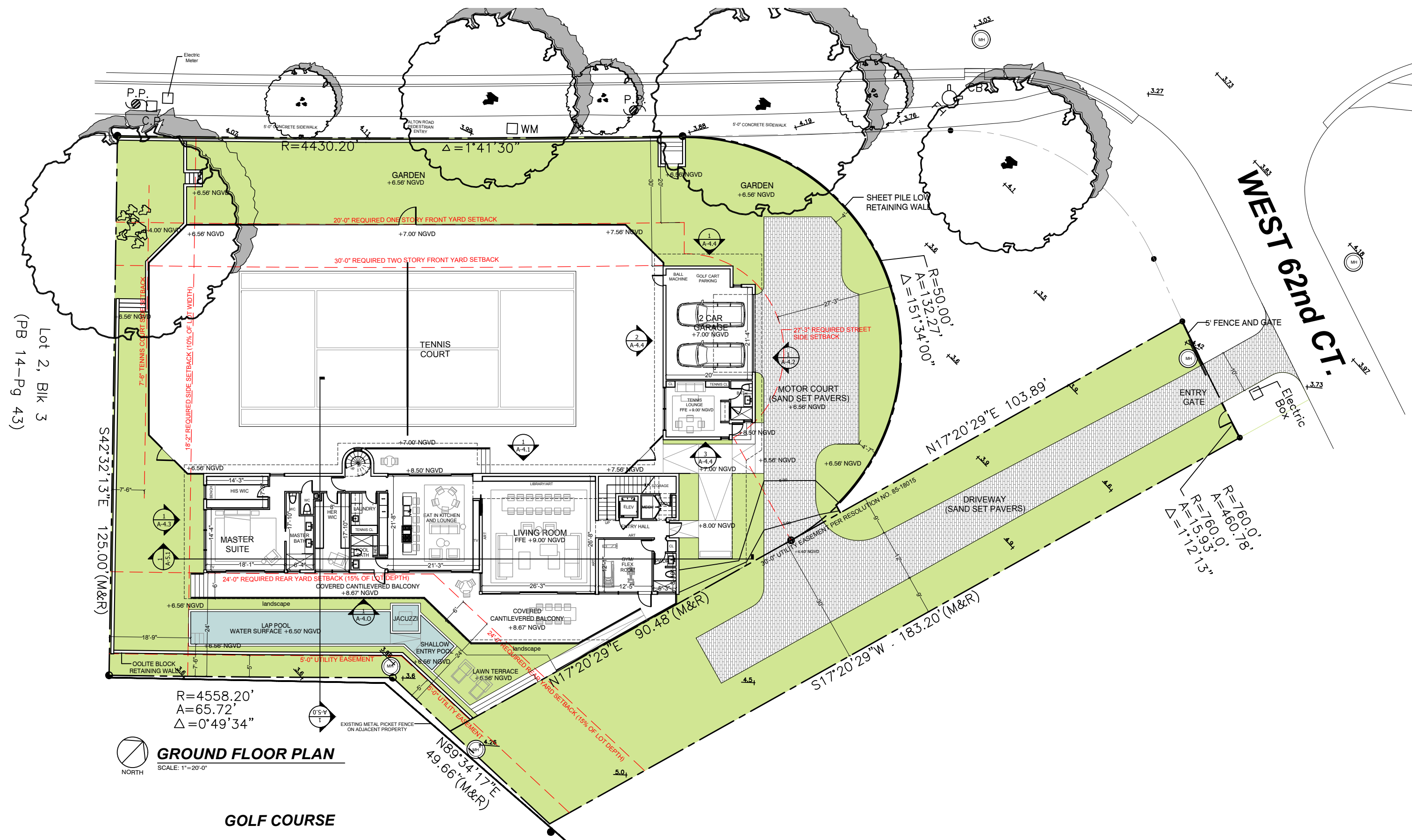
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	6089 ALTON ROAD, MIAMI BEACH, FL 33140			
2	Folio number(s):	02-3215-003-0530			
3	Board and file numbers :				
4	Year built:	N/A	Zoning District:	RS-4	
5	Based Flood Elevation:	+8'-0" NGVD	Grade value in NGVD:	4.06' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.03' NGVD	Free board:	+1	
7	Lot Area:	26,525sf			
8	Lot width:	182.0'	Lot Depth:	160.0'	
9	Max Lot Coverage SF and %:	7,957.50sf (30%)	Proposed Lot Coverage SF and %:	3,619.73sf (13.65%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	2,470.74sf (94.06%)	Rear Yard Open Space SF and %:	2,315.83sf (75.04%)	
12	Max Unit Size SF and %:	13,262.50sf (50%)	Proposed Unit Size SF and %:	5,957.98sf (22.46%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	3,744.63sf	
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A	
15		N/A	Proposed Second Floor Unit Size SF and % :	2,213.35sf	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Potential Future	Proposed	Deficiencies
17	Height:	24'-0"		24'-0"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	20'-0"	30'-0"	N/A
20	Front Second level:	30'-0"	30'-0"	77'-9"	N/A
21	Side 1:	18.2' (10% LOT DEPTH)	21'-2"(10% LOT DEPTH)	21'-2"	N/A
22	Side 2 or (facing street):	27'-3"	31'-9"	31'-9"	
23	Rear:	24'-0"	23'-2"	24'-0"	N/A
	Accessory Structure Side 1:	N/A		N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	N/A
25	Accessory Structure Rear:	N/A		N/A	N/A
26	Sum of Side yard :	45'-5"	52'-11"	52'-11"	
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:					
If not applicable write N/A					
All other data information should be presented like the above format					

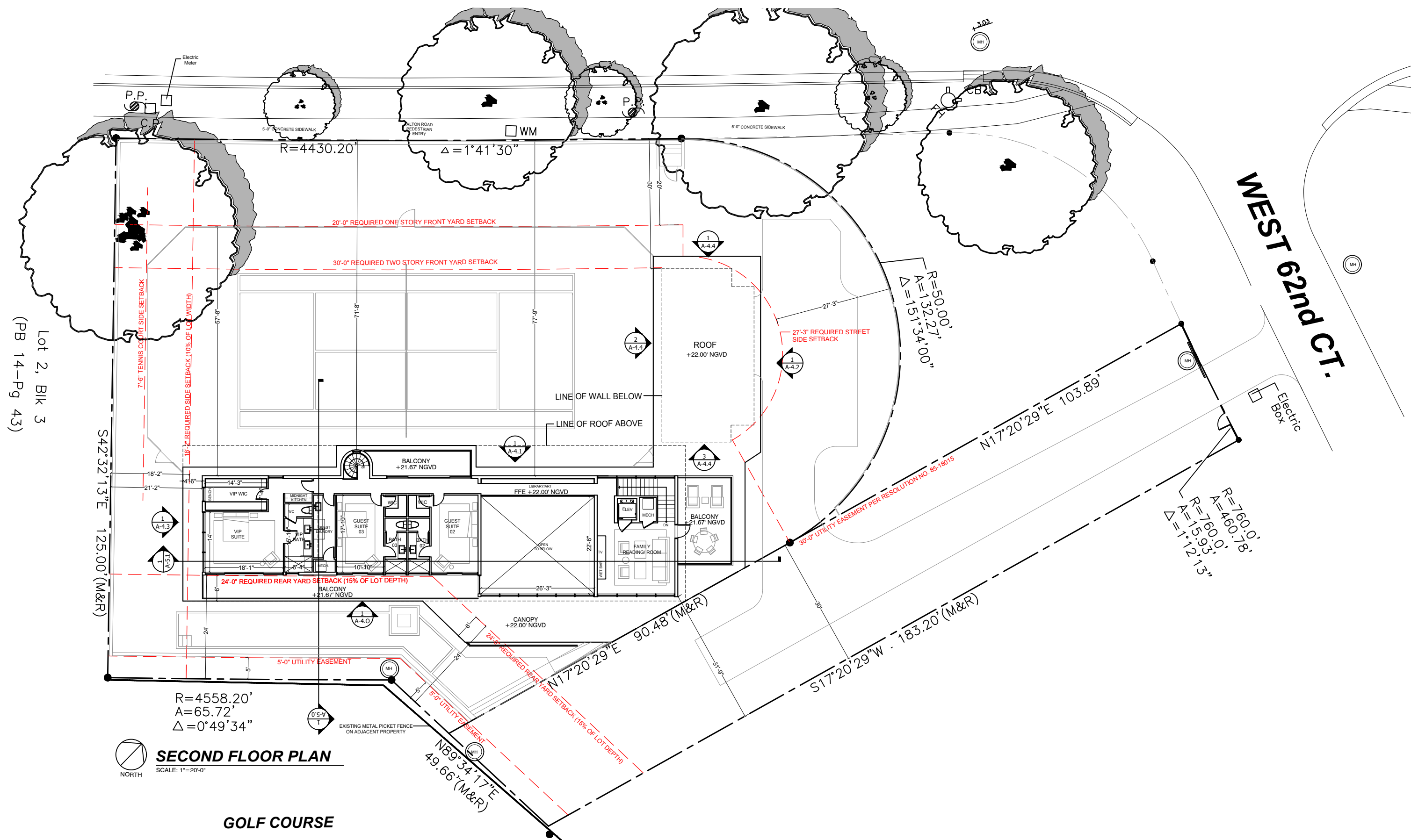
PROPOSED BUILDING - SITE PLAN



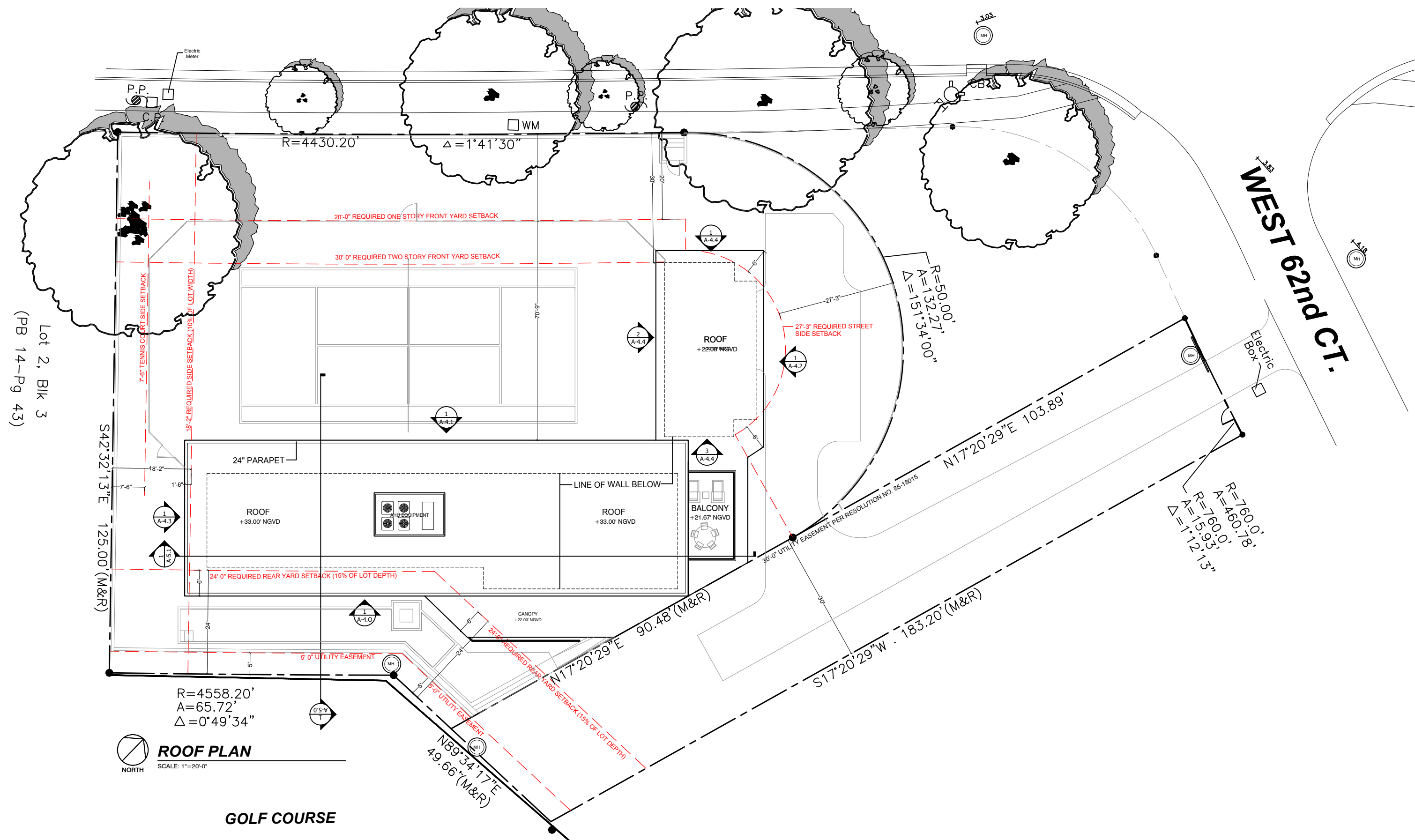
PROPOSED BUILDING - GROUND FLOOR PLAN



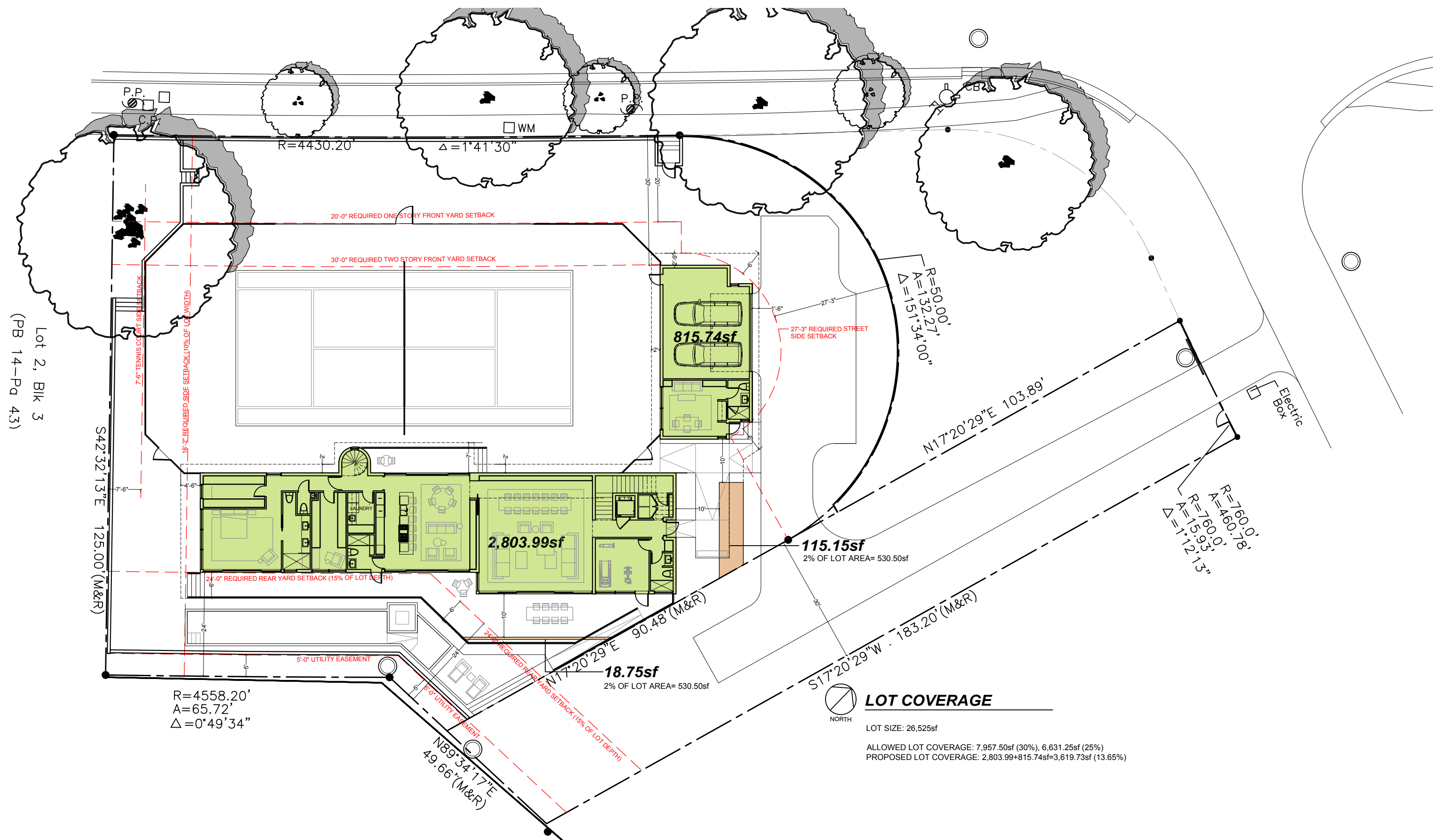
PROPOSED BUILDING - SECOND FLOOR PLAN



PROPOSED BUILDING - ROOF PLAN



ZONING DIAGRAM - LOT COVERAGE



Lot 2, Blk 3
(PB 14-Pg 43)

**FIRST FLOOR PLAN
UNIT SIZE DIAGRAM**

LOT SIZE: 26,525sf

ALLOWED UNIT SIZE: 13,262.50sf (50%)

PROPOSED UNIT SIZE:
GARAGE: 815.74sf
GROUND FLOOR:
2,794.99sf+18.75sf+115.15sf+815.74sf=3,744.63sf
SECOND FLOOR: 2,213.35sf
TOTAL PROPOSED UNIT SIZE: 5,957.98sf (22.46%)

Setbacks and Easements:

- 20'-0" REQUIRED ONE STORY FRONT YARD SETBACK
- 30'-0" REQUIRED TWO STORY FRONT YARD SETBACK
- 7'-6" TENNIS COURT SIDE SETBACK
- 18'-2" REQUIRED SIDE SETBACK (10% OF LOT WIDTH)
- 27'-3" REQUIRED STREET SIDE SETBACK
- 24'-0" REQUIRED REAR YARD SETBACK (15% OF LOT DEPTH)
- 5'-0" UTILITY EASEMENT

Property Lines and Bearings:

- R=4430.20', $\Delta = 1^{\circ}41'30''$
- R=50.00', $A=132.27'$, $\Delta=151^{\circ}34'00''$
- R=760.0', $A=460.78'$, $R=760.0'$, $A=152.63'$, $\Delta=112^{\circ}13''$
- N17°20'29"E 103.89'
- S17°20'29"W 183.20' (M&R)
- N89°34'17"E 49.66' (M&R)
- N17°20'29"E 90.48' (M&R)
- R=4558.20', $A=65.72'$, $\Delta=0^{\circ}49'34''$

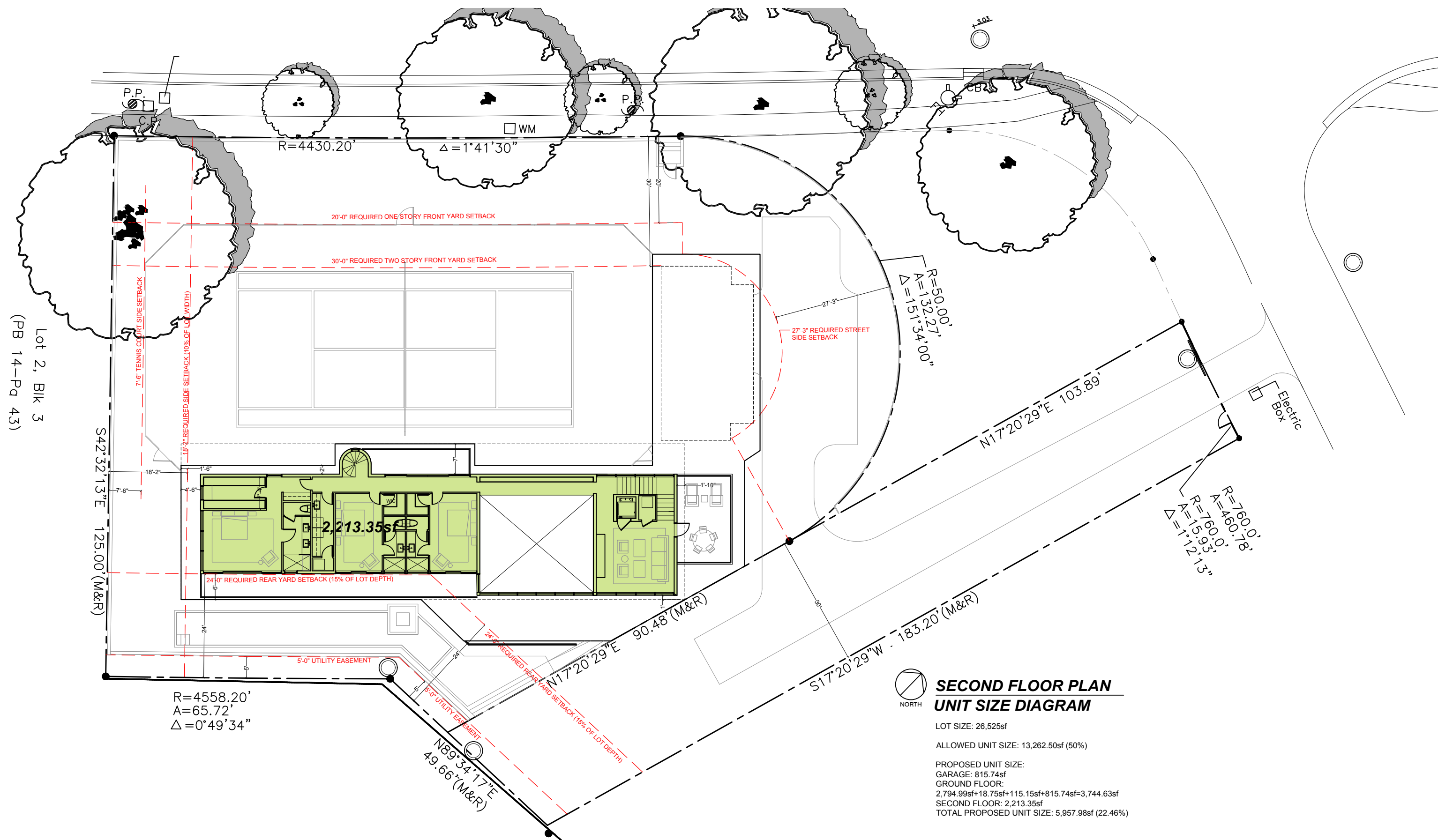
Units and Areas:

- Garage: 815.74sf
- Ground Floor: 2,794.99sf
- Second Floor: 2,213.35sf
- Utility Room: 18.75sf
- Staircase: 115.15sf

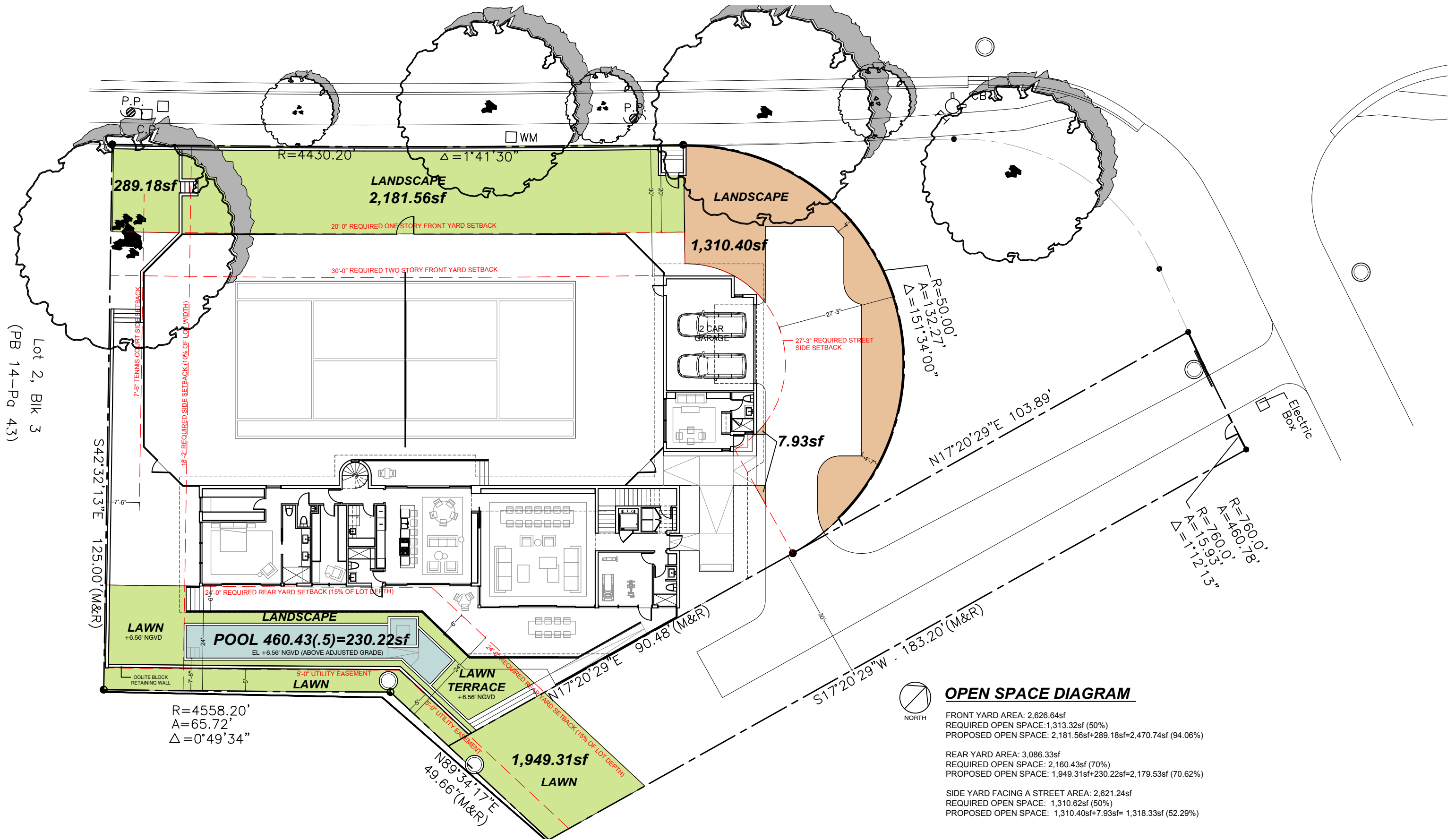
Other Features:

- Electric Box
- WM (Washing Machine)
- P.P. (Public Property)
- CB (Circuit Breaker)

ZONING DIAGRAM - UNIT SIZE SECOND FLOOR



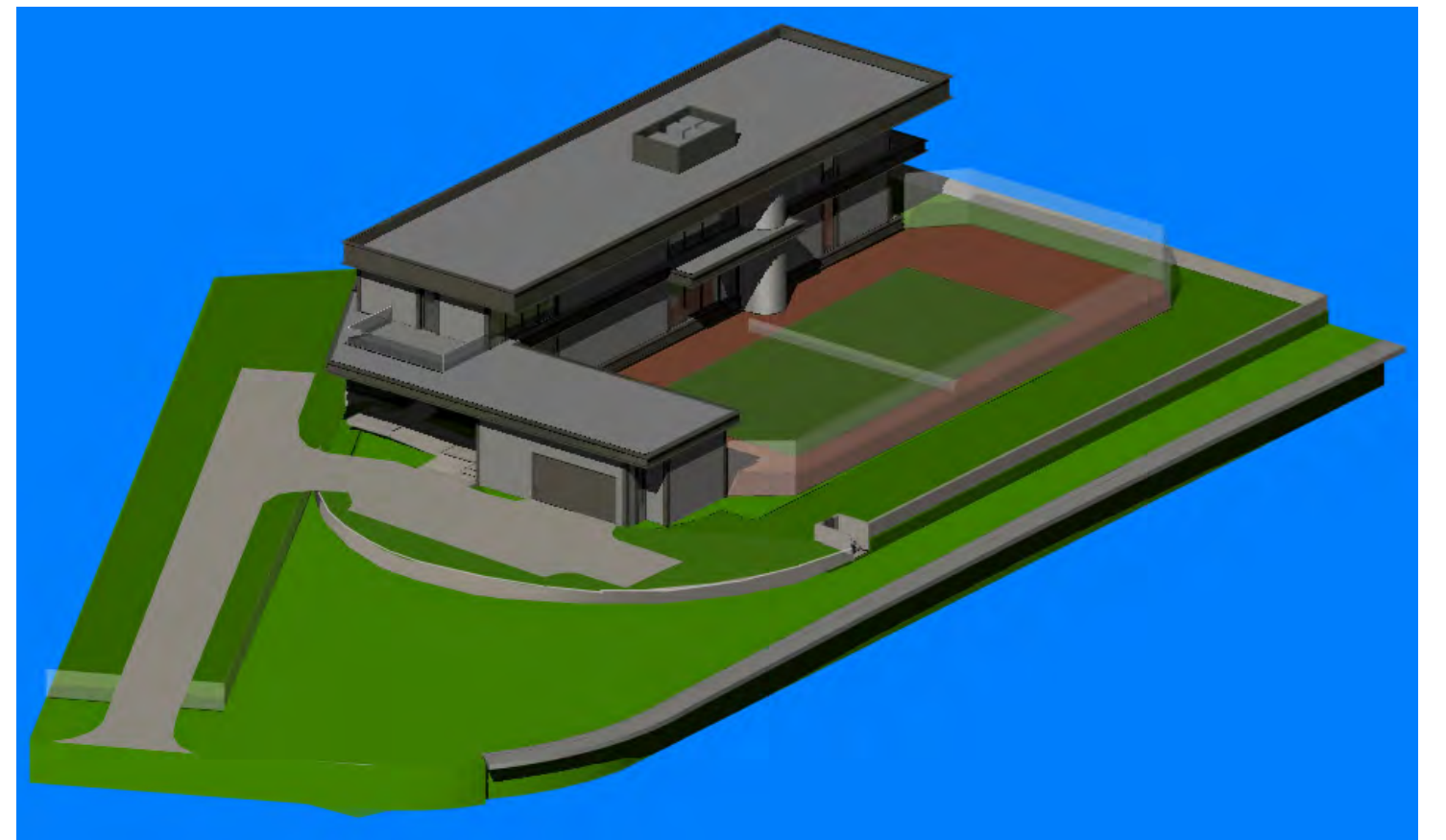
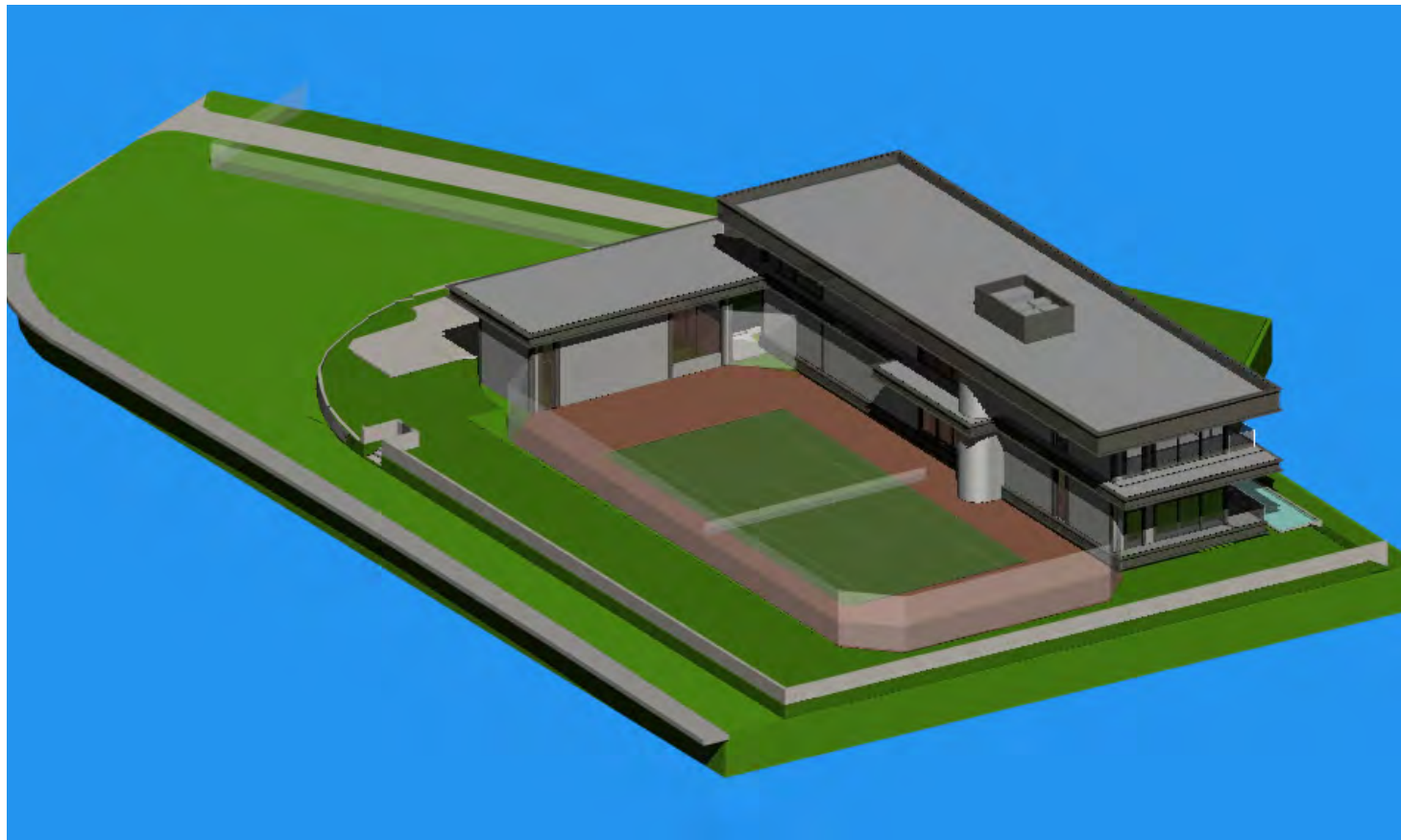
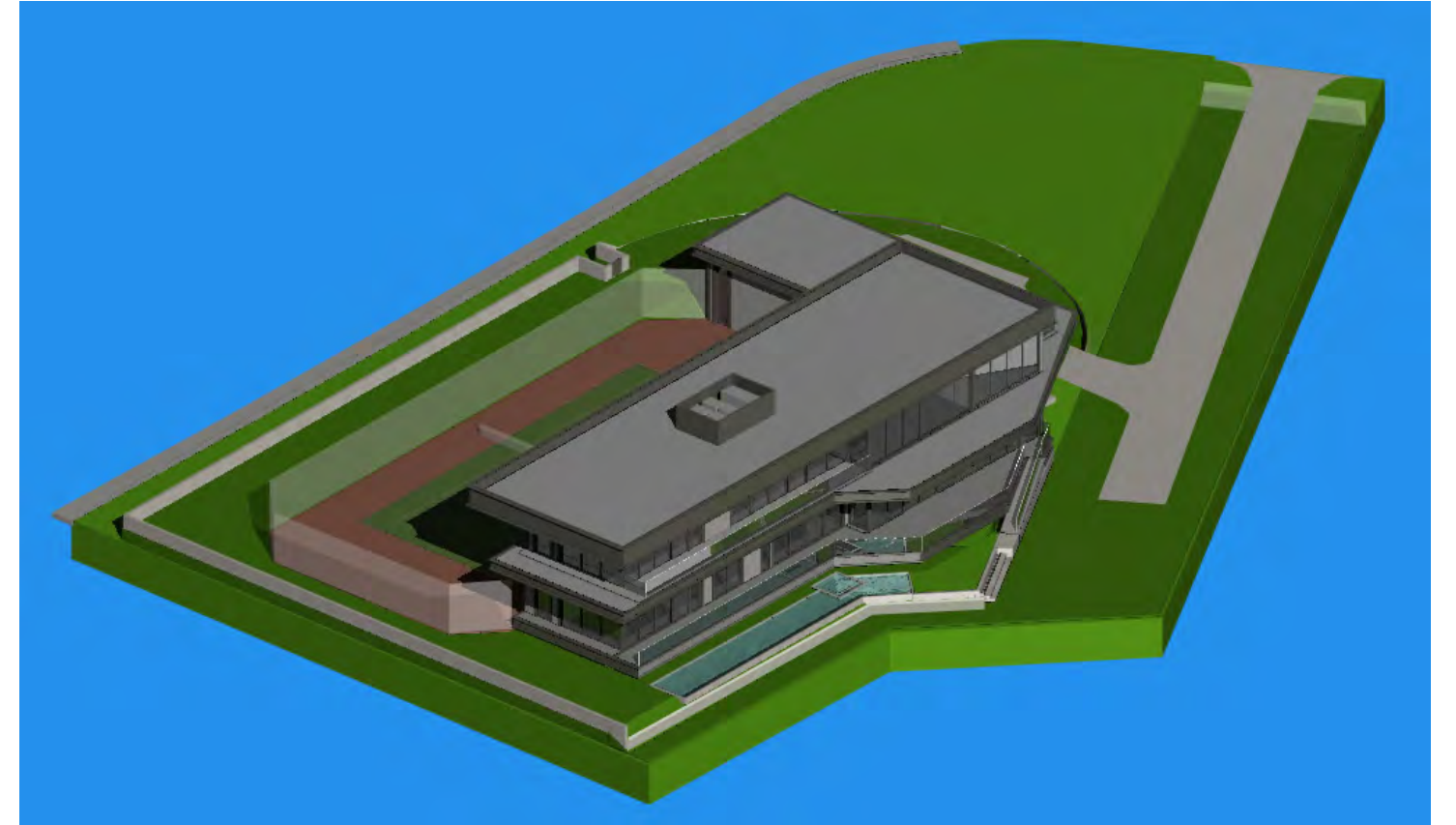
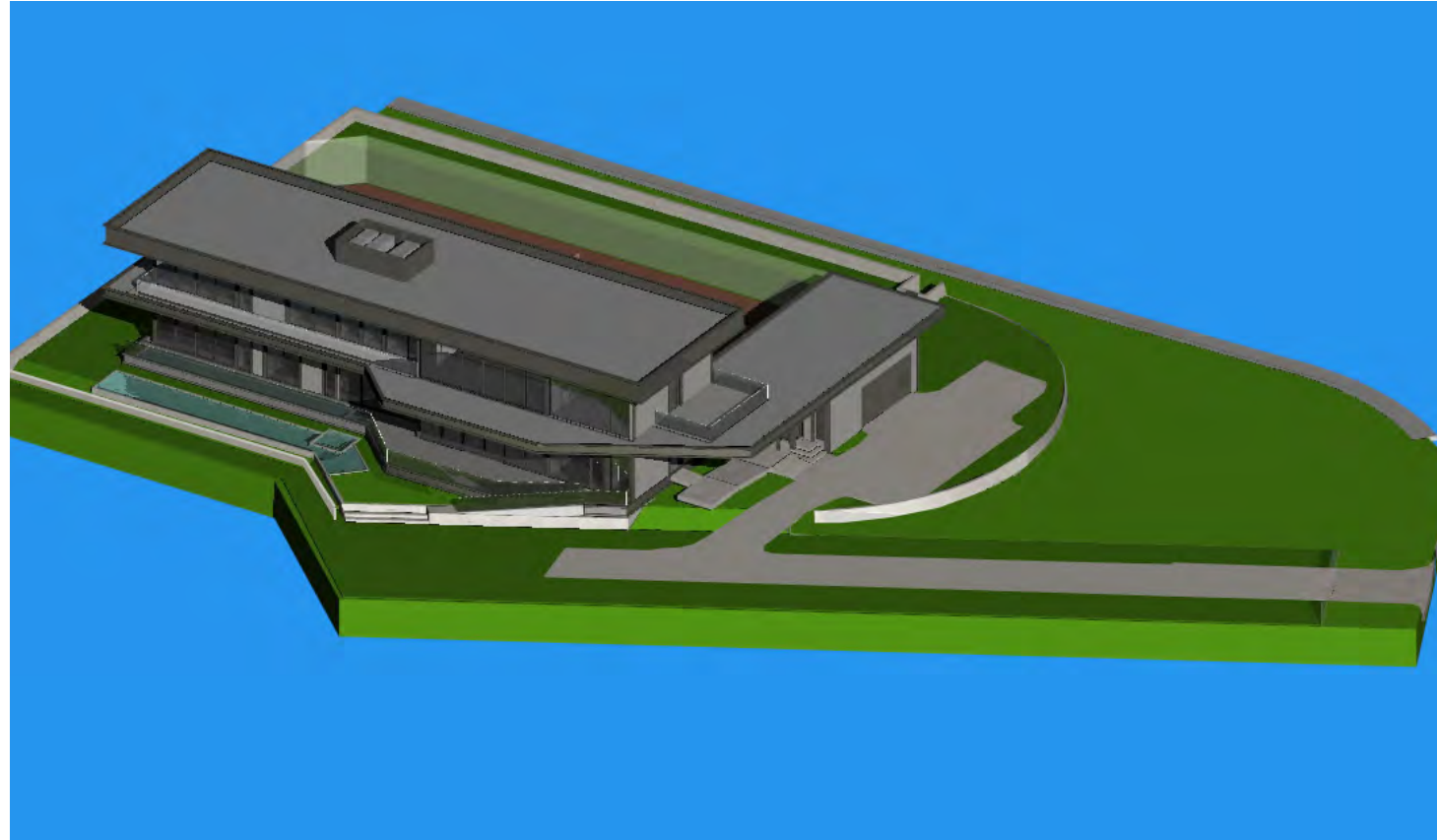
ZONING DIAGRAM - OPEN SPACE



OPEN SPACE DIAGRAM

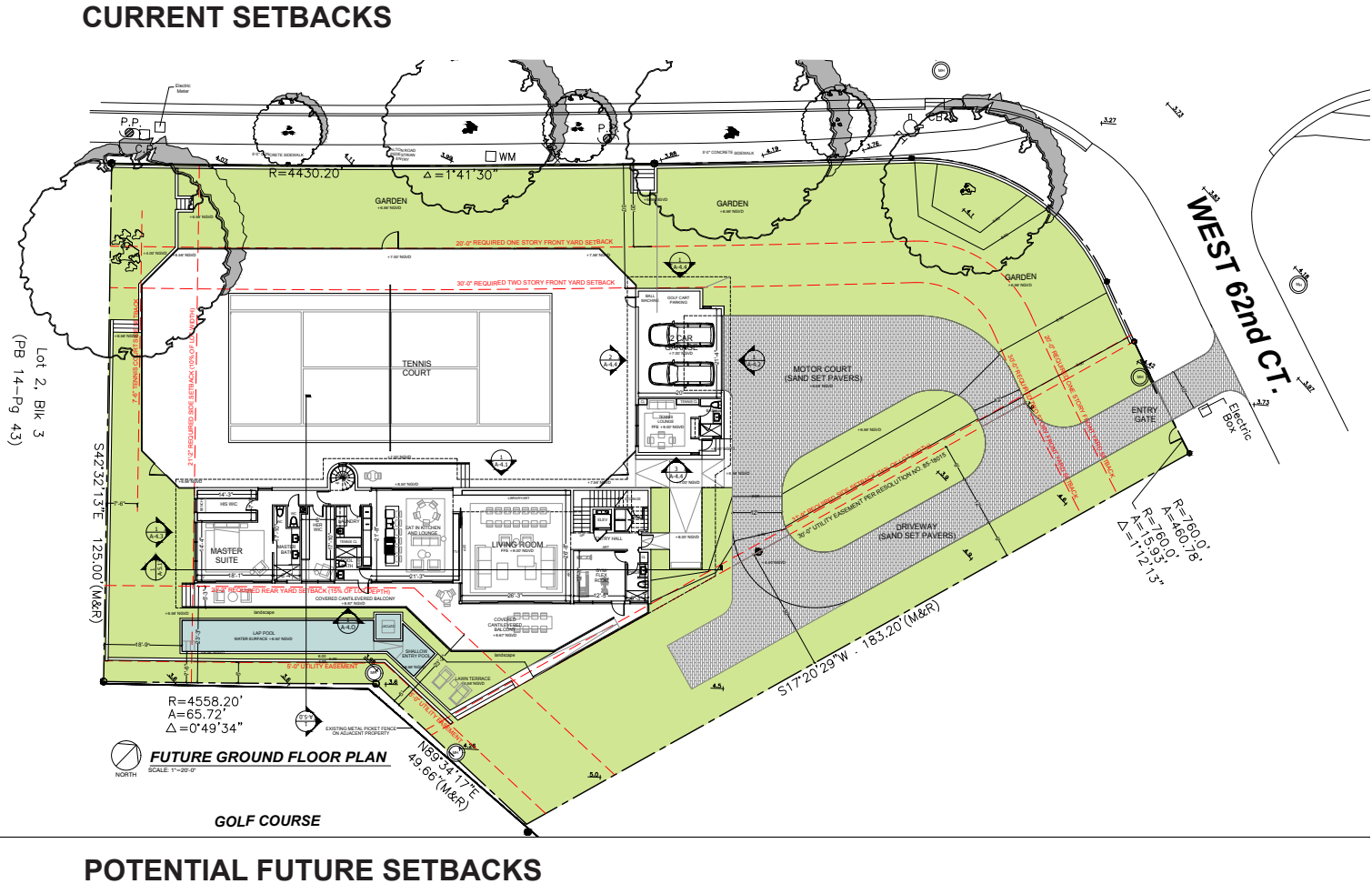
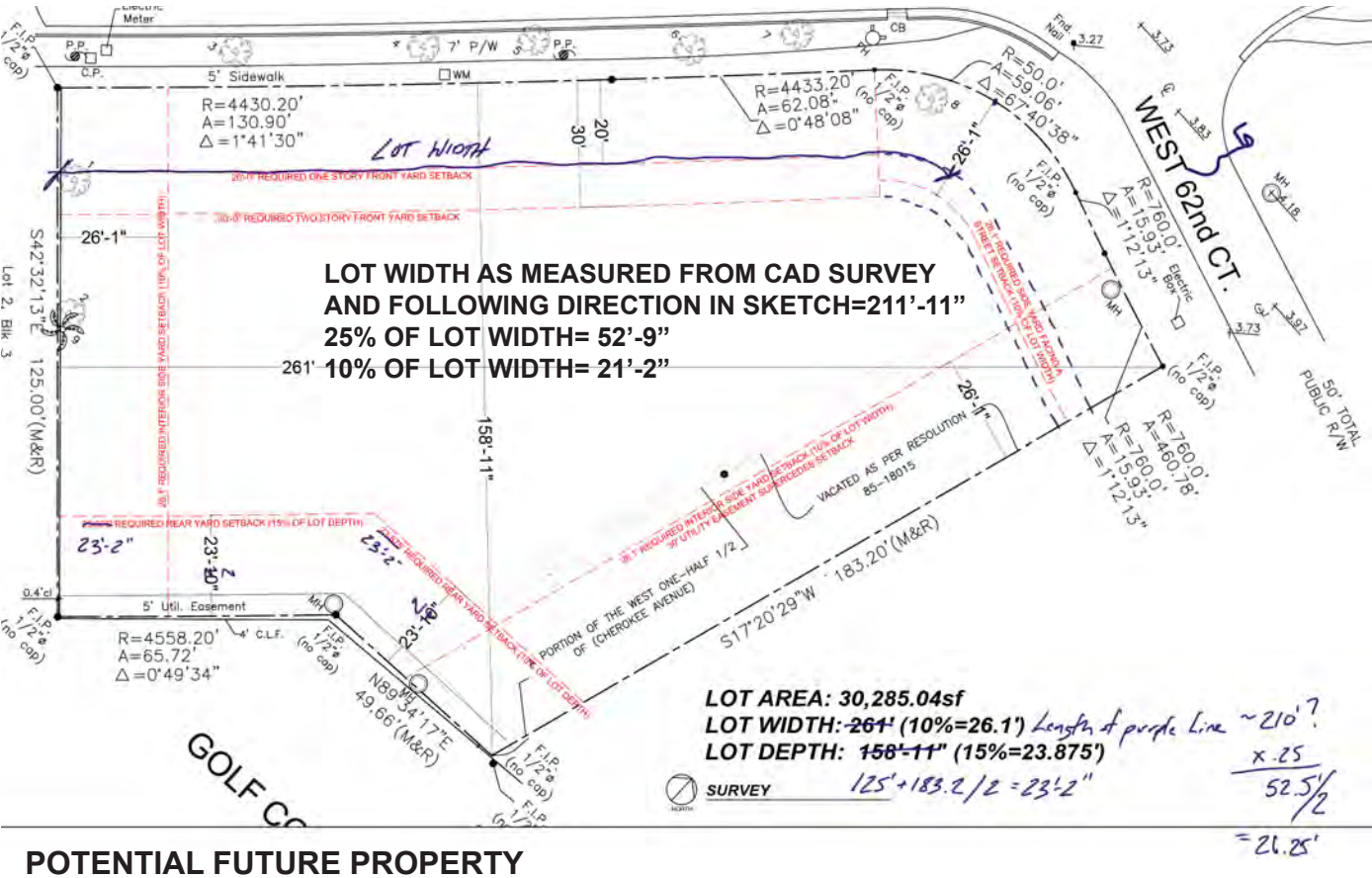
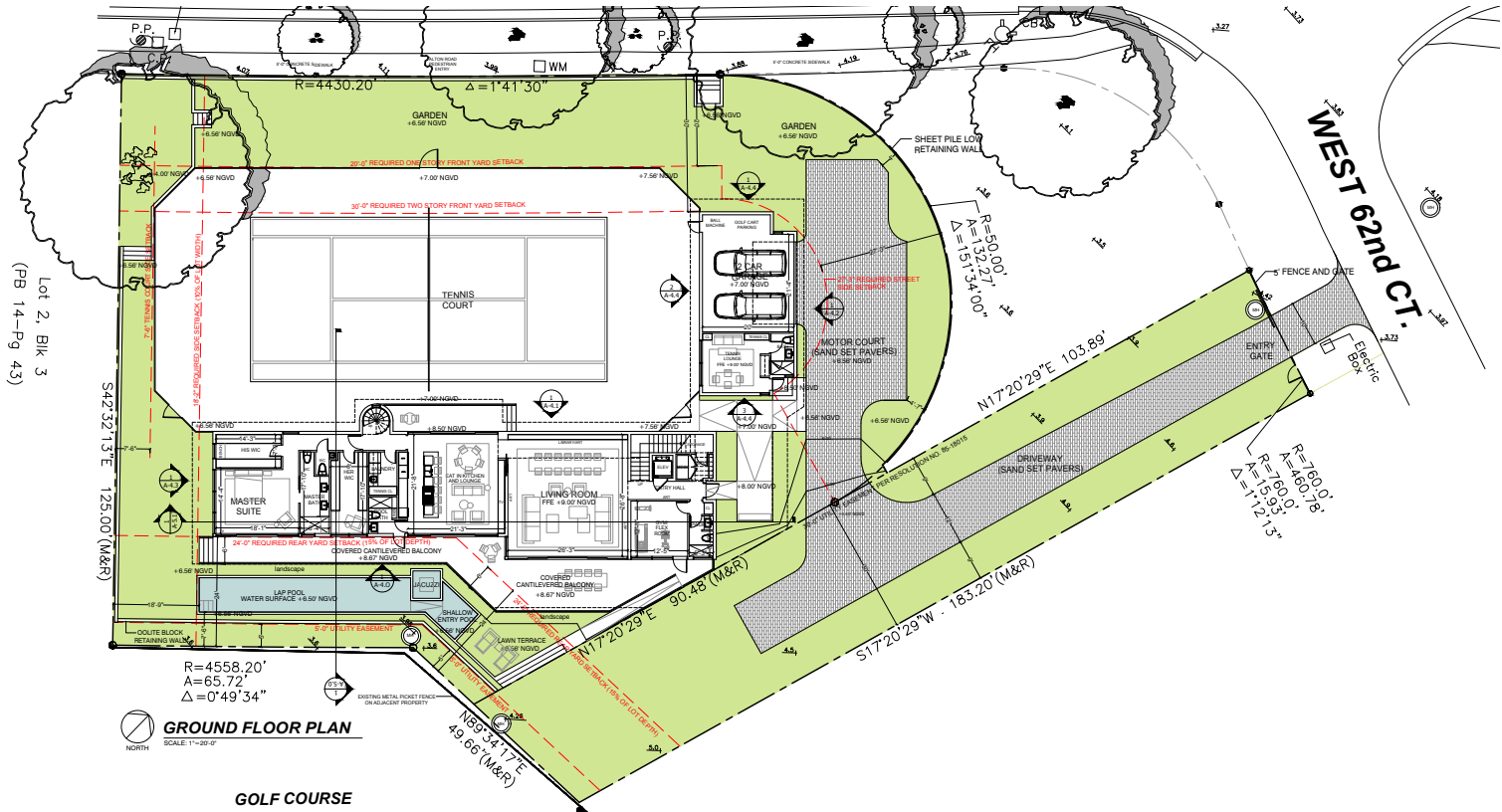
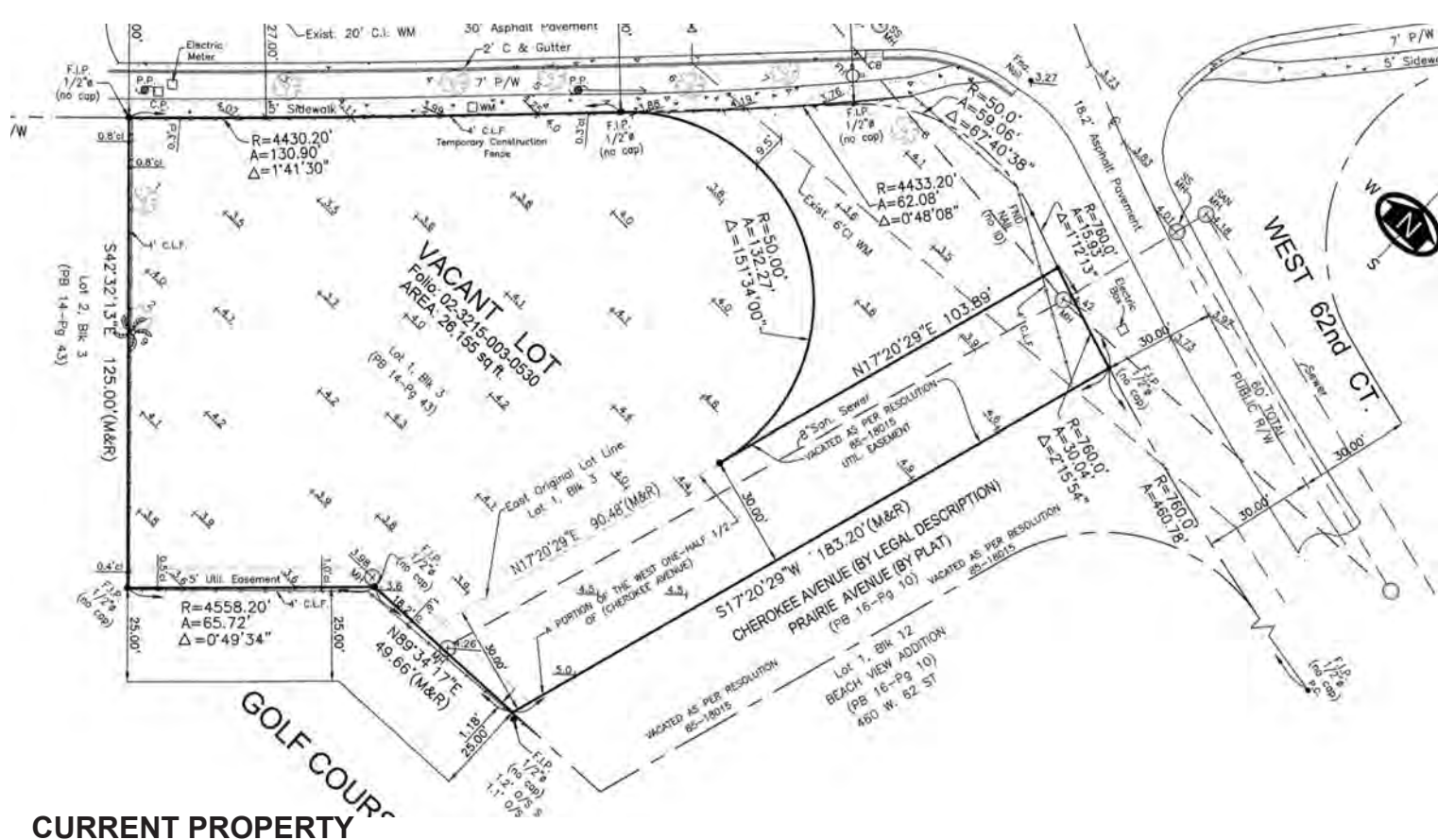
FRONT YARD AREA:	2,626.64sf
REQUIRED OPEN SPACE:	1,313.32sf (50%)
PROPOSED OPEN SPACE:	2,181.56sf+289.18sf=2,470.74sf (94.06%)
REAR YARD AREA:	3,086.33sf
REQUIRED OPEN SPACE:	2,160.43sf (70%)
PROPOSED OPEN SPACE:	1,949.31sf+230.22sf=2,179.53sf (70.62%)
SIDE YARD FACING A STREET AREA:	2,621.24sf
REQUIRED OPEN SPACE:	1,310.62sf (50%)
PROPOSED OPEN SPACE:	1,310.40sf+7.93sf= 1,318.33sf (52.29%)

AXONOMETRIC VIEWS

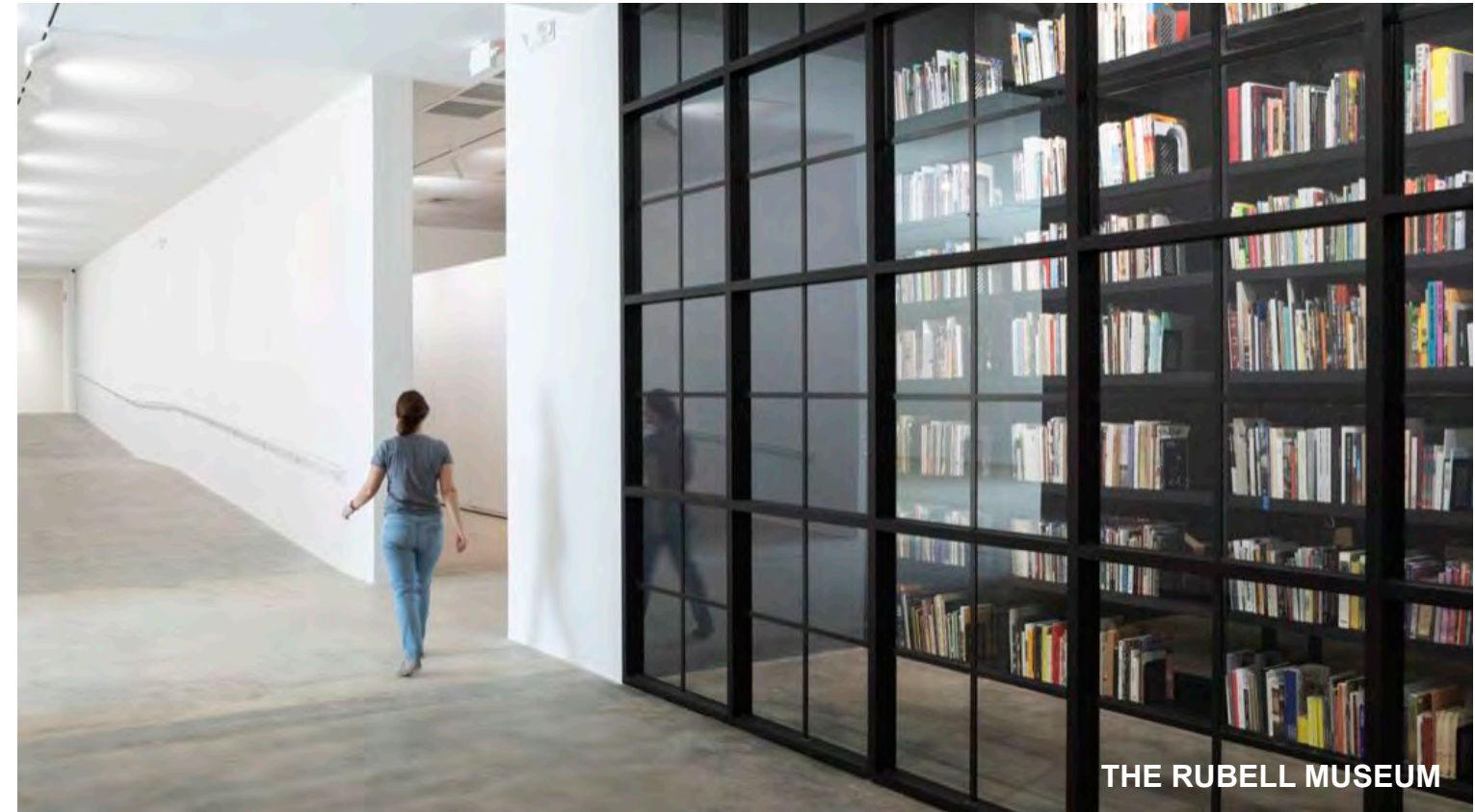
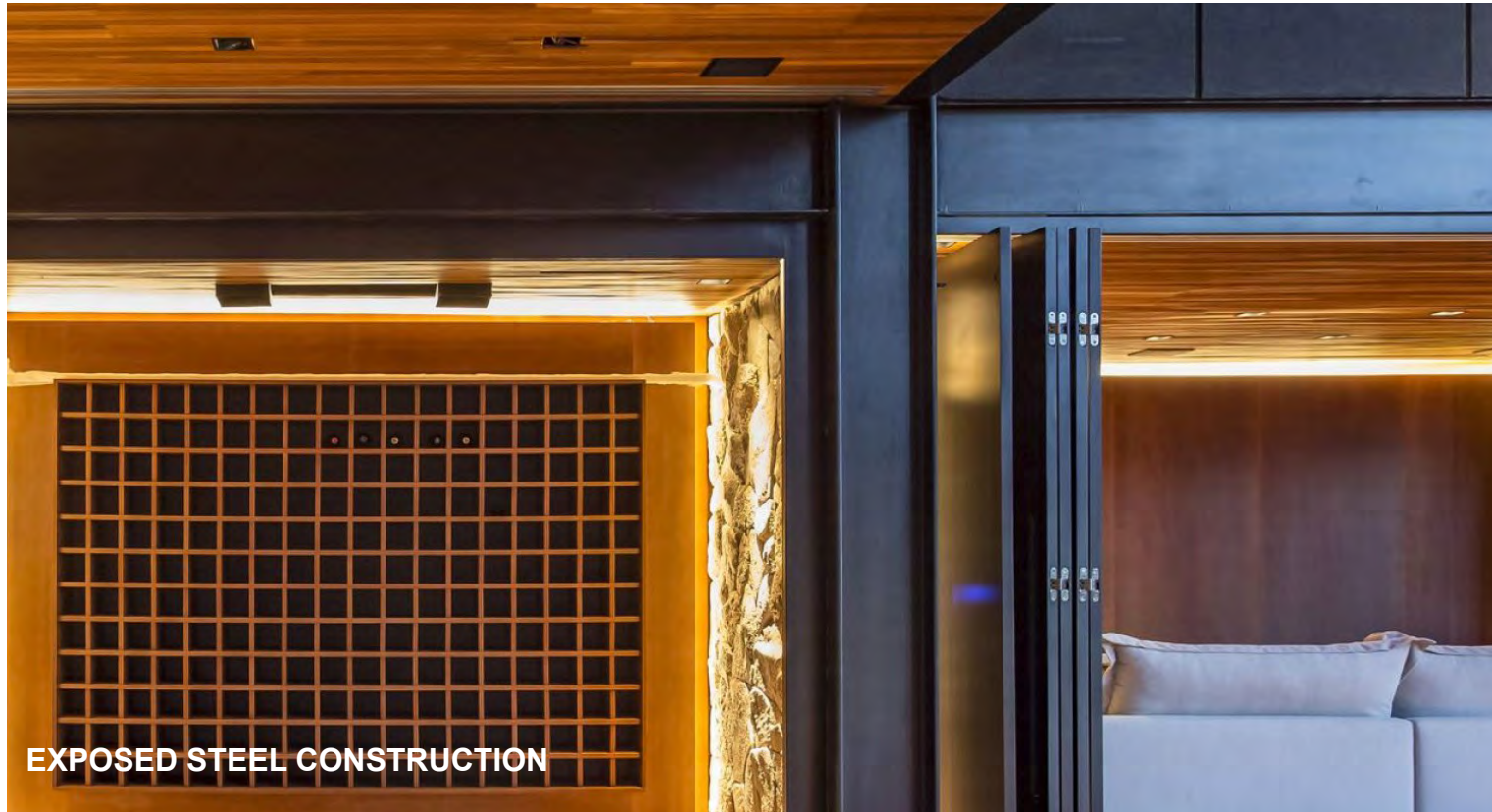


CURRENT VS. POTENTIAL FUTURE SETBACKS

THE CORNER COUNTY PARCEL MAY CONVEY TO THE LOT IN THE FUTURE. IF IT DOES SO THE LARGER LOT WOULD HAVE DIFFERENT SETBACKS. WE HAVE PROVIDED FOR THESE POTENTIAL FUTURE INCREASED SETBACKS IN THE PROPOSED DESIGN



INSPIRATIONAL IMAGERY



MATERIAL PALETTE



MT1
EXPOSED STEEL STRUCTURE-
BLACKENED STEEL FINISH



MT2
METAL PANEL-
BLACKENED STEEL FINISH



MT3
METAL SCREEN-
BLACKENED STEEL FINISH



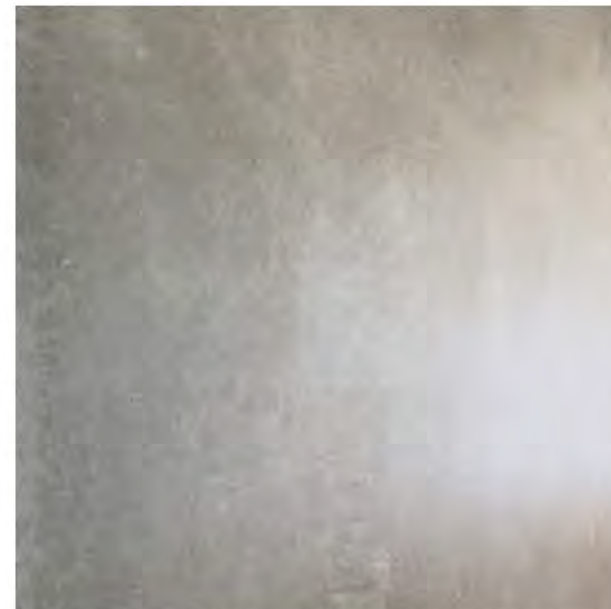
ST1
STONE CLADDING-
PIETRA SERENA



GL1
IMPACT GLAZING-
CLEAR



DRIVEWAY
CUSTOM CAST PAVERS-
CONCRETE AND COCQUINA

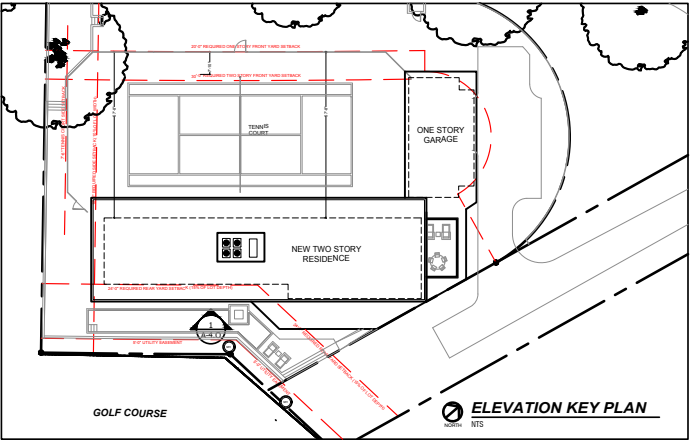


CN1
EXPOSED CONCRETE PANEL-
POLISHED FINISH

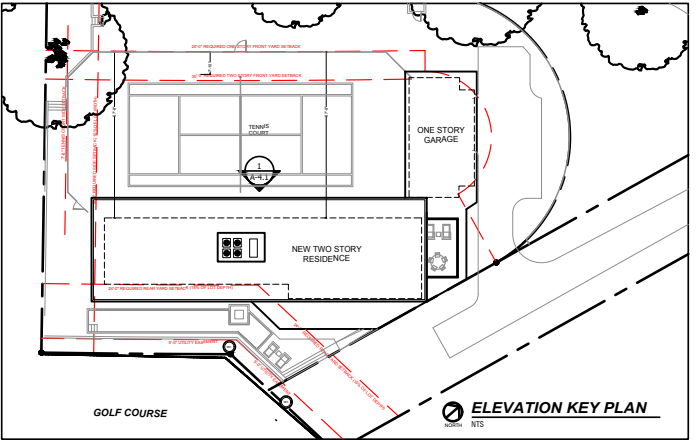


OB1+PROPERTY WALL
OOLITE BLOCK

ELEVATION - EAST



ELEVATION - WEST





MT1
EXPOSED STEEL STRUCTURE-
BLACKENED STEEL FINISH

MT2
METAL PANEL-
BLACKENED STEEL FINISH

MT3
METAL SCREEN-
BLACKENED STEEL FINISH

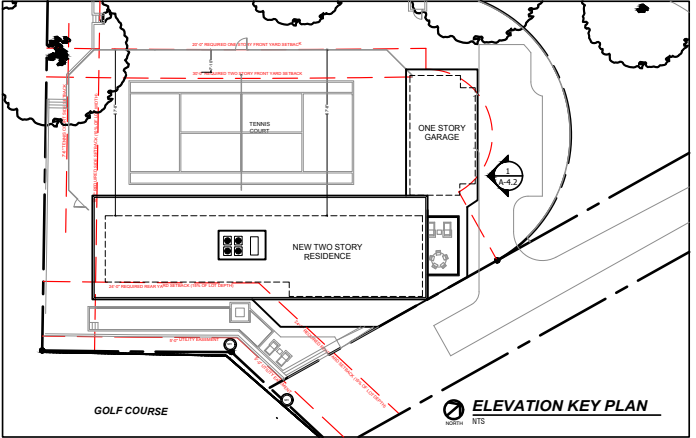
ST1
STONE CLADDING-
PIETRA SERENA

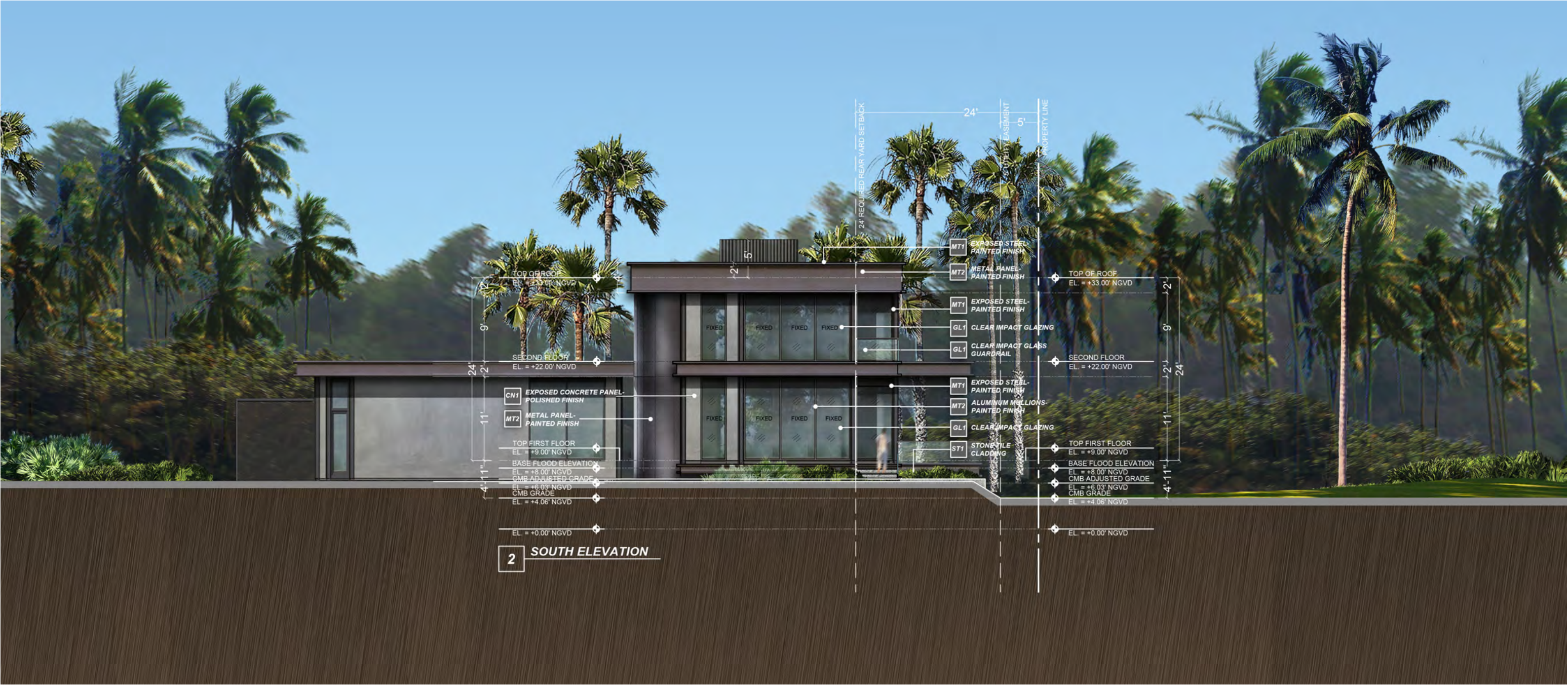
GL1
IMPACT GLAZING-
CLEAR

DRIVEWAY
CUSTOM CAST PAVERS-
CONCRETE AND COCCQUINA

CN1
EXPOSED CONCRETE PANEL-
POLISHED FINISH

OB1+PROPERTY WALL
OOLITE BLOCK





MT1
EXPOSED STEEL STRUCTURE-
BLACKENED STEEL FINISH

MT2
METAL PANEL-
BLACKENED STEEL FINISH

MT3
METAL SCREEN-
BLACKENED STEEL FINISH

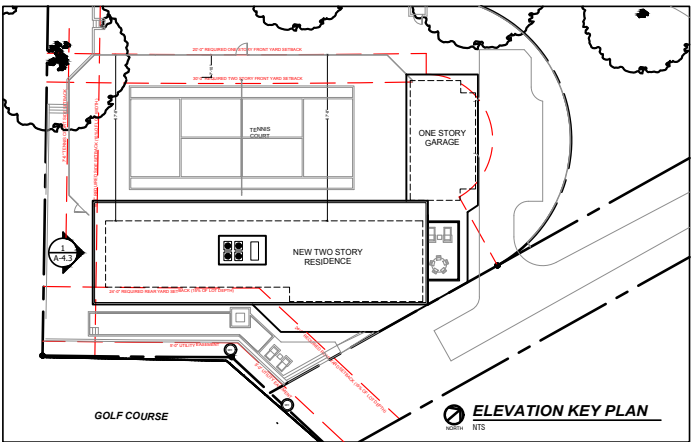
ST1
STONE CLADDING-
PIETRA SERENA

GL1
IMPACT GLAZING-
CLEAR

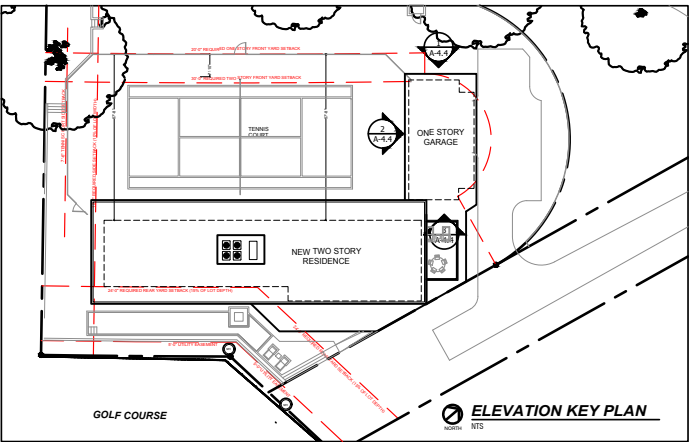
DRIVEWAY
CUSTOM CAST PAVERS-
CONCRETE AND COCCUINA

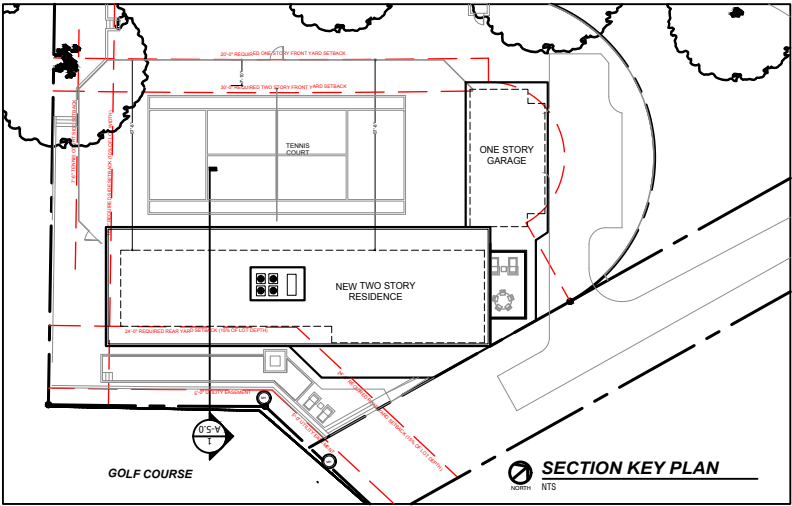
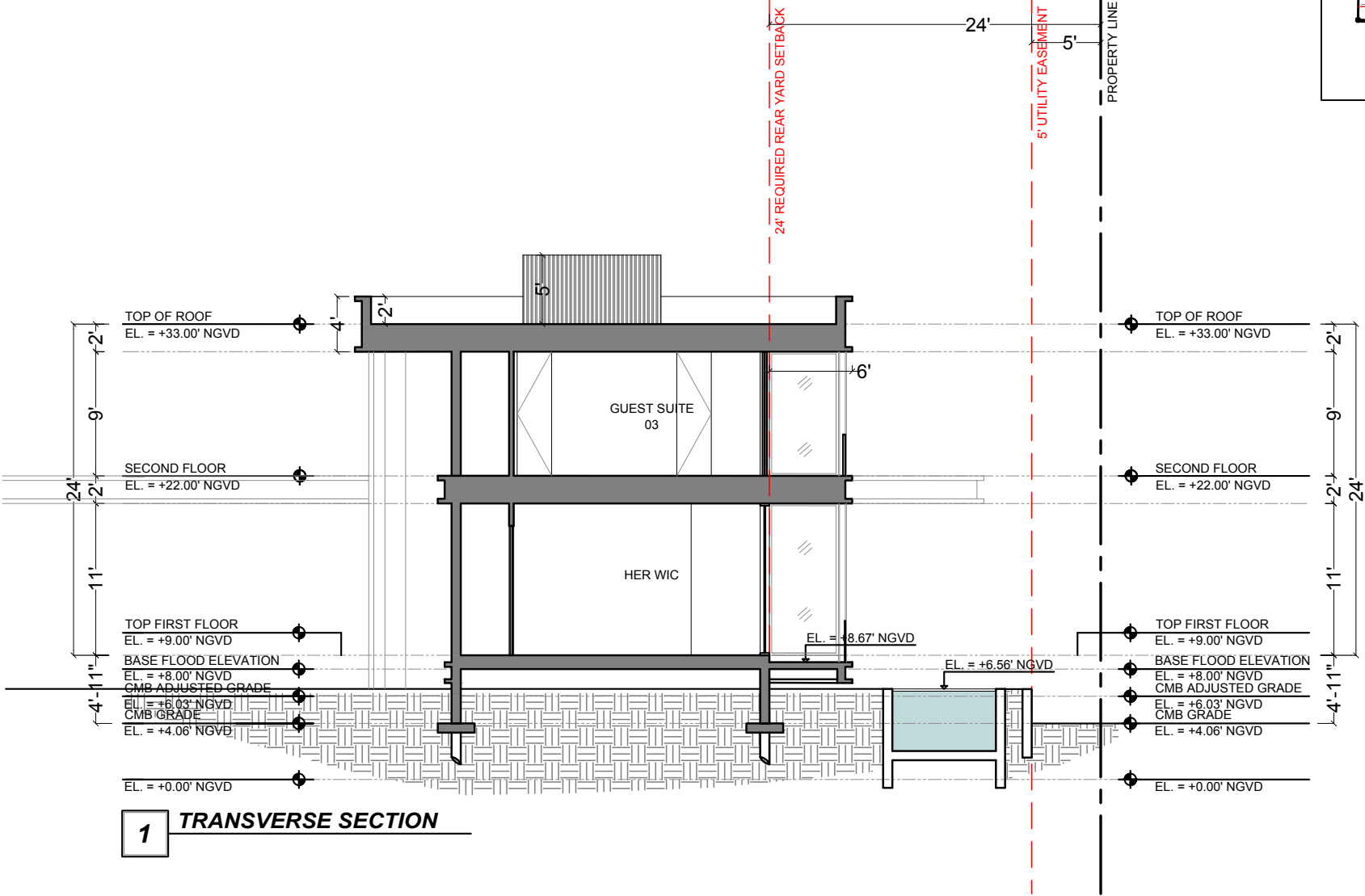
CN1
EXPOSED CONCRETE PANEL-
POLISHED FINISH

OB1+PROPERTY WALL
OOLITE BLOCK

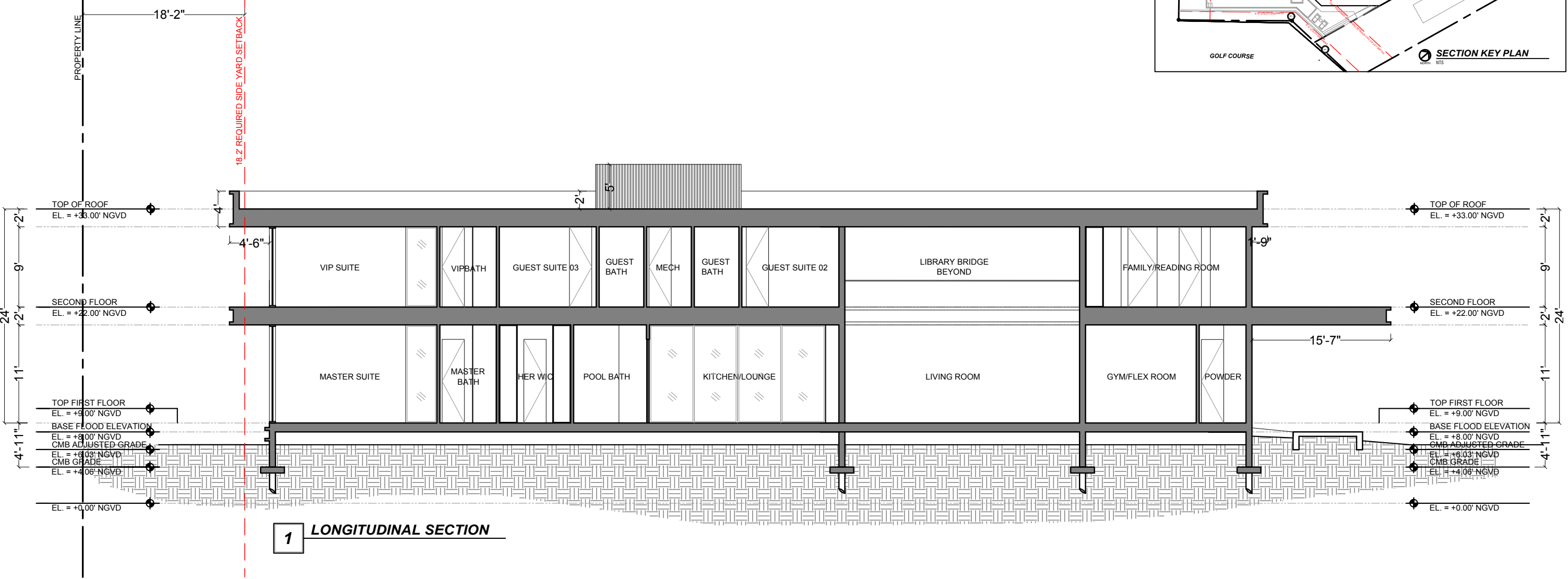
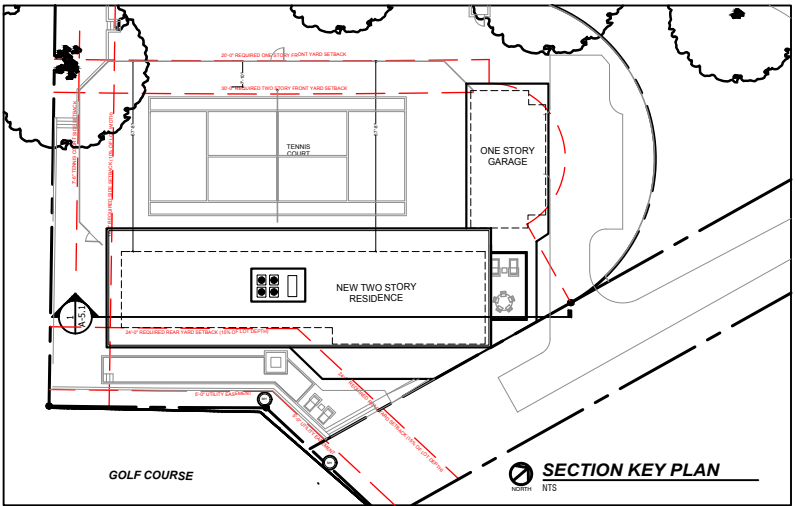


ELEVATIONS - GARAGE

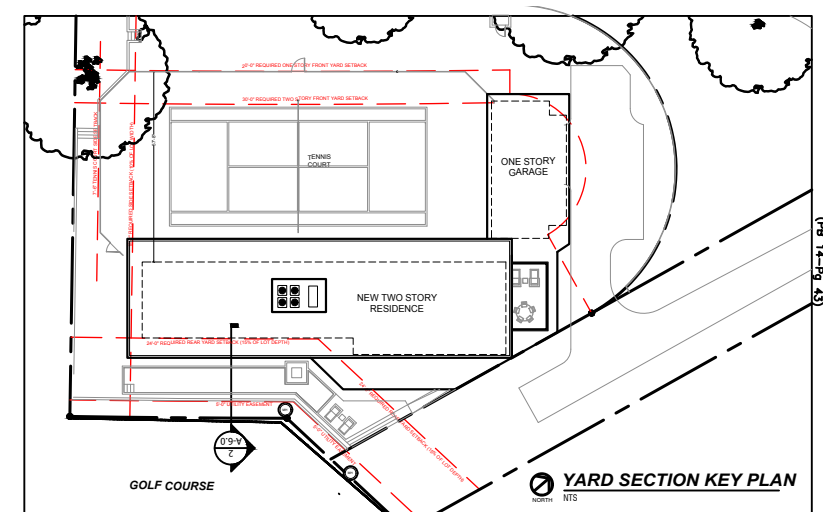
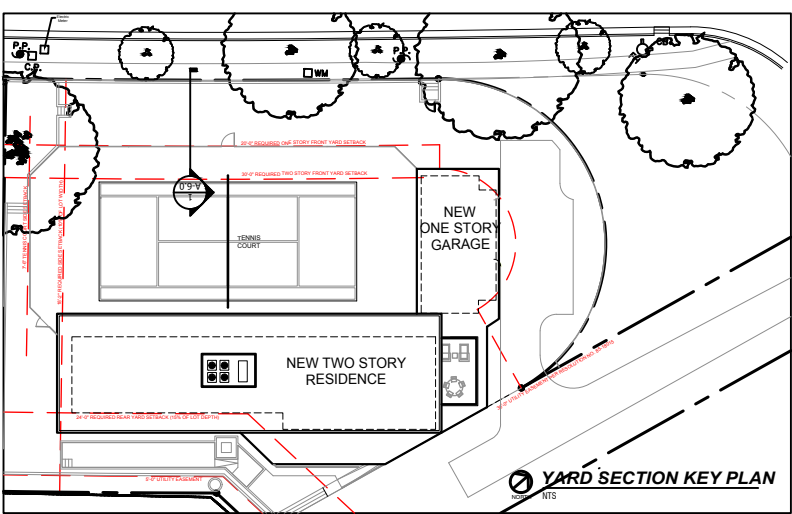




SECTION- LONGITUDINAL



YARD SECTIONS - FRONT AND REAR



YARD SECTIONS - SIDES

