

6089 ALTON ROAD

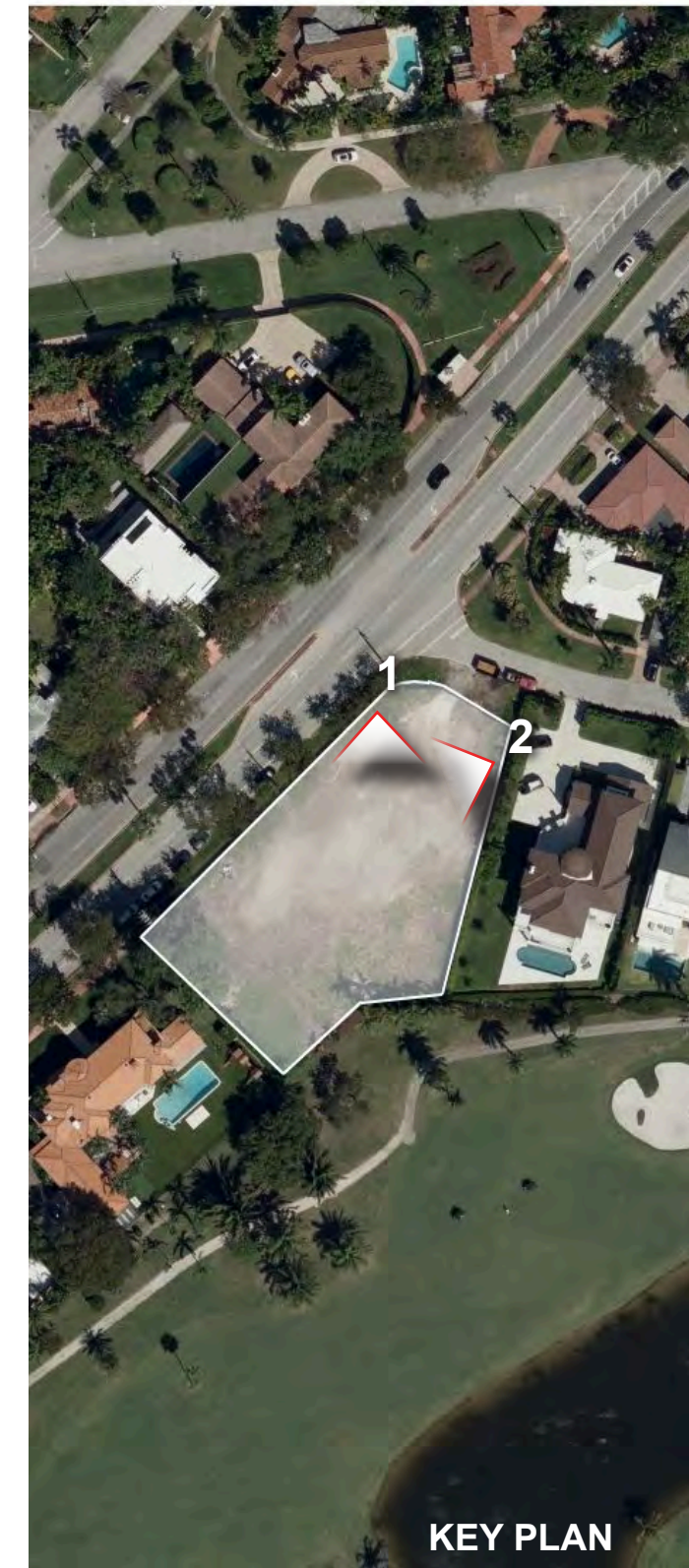
MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD FINAL SUBMITTAL 10.12.2020

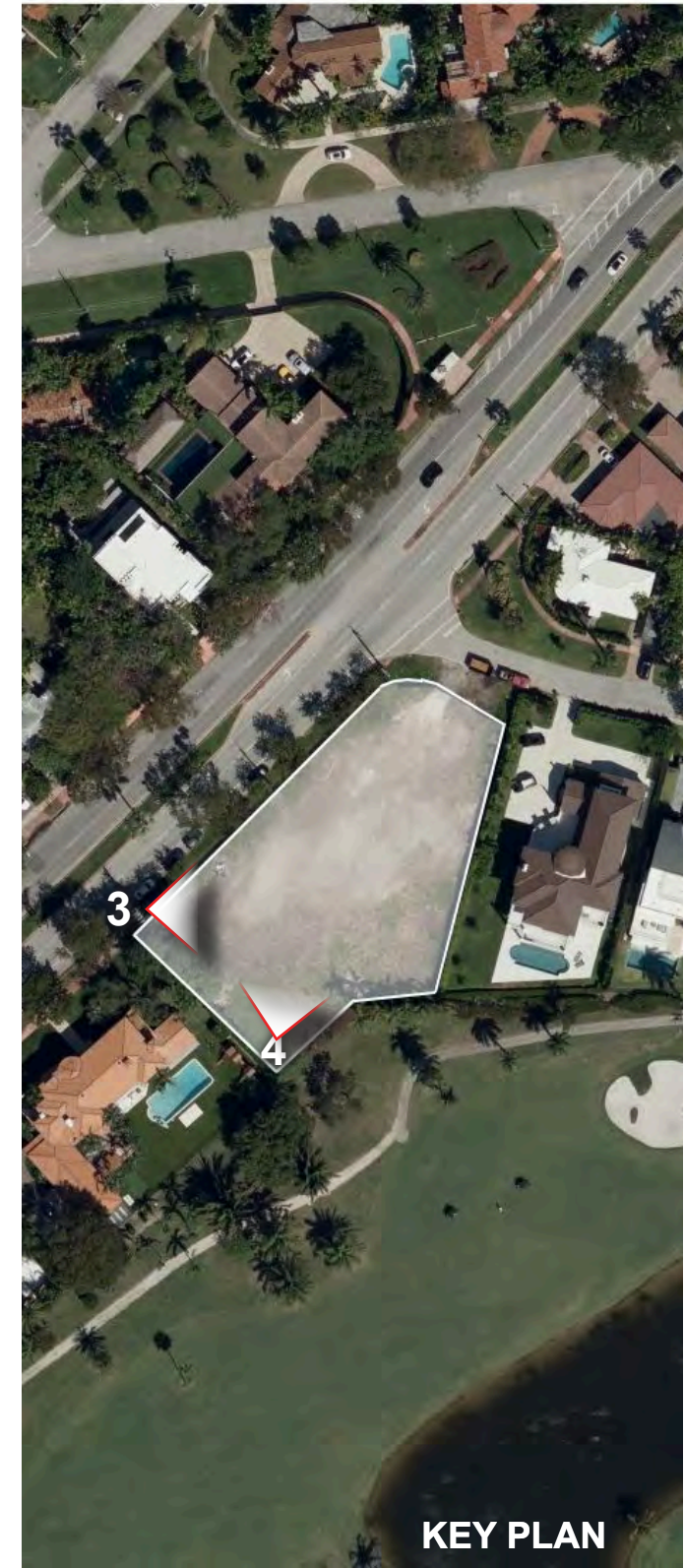
DECEMBER 7TH 2020 DESIGN REVIEW BOARD



NEIGHBORHOOD ANALYSIS - EXISTING SITE



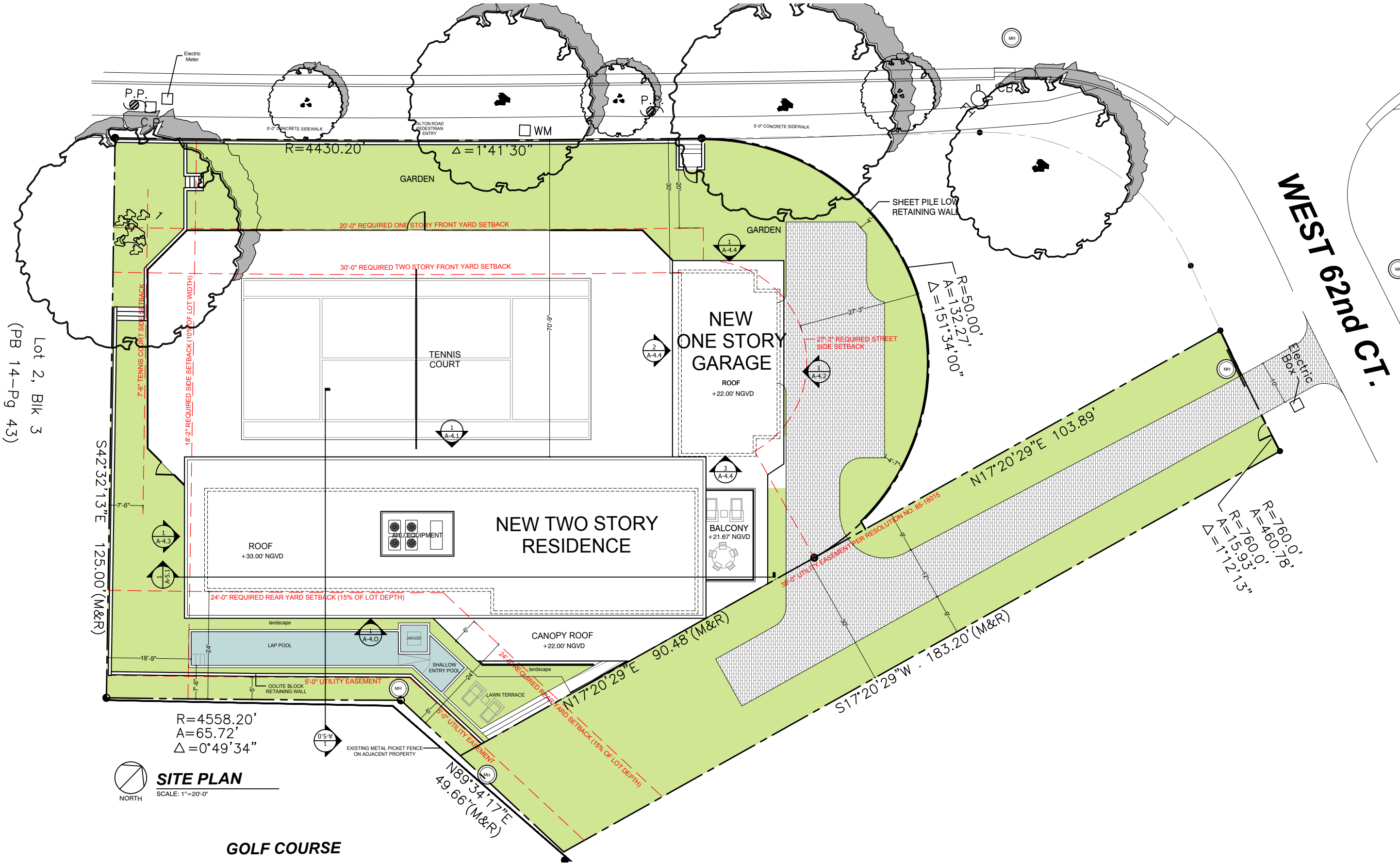
NEIGHBORHOOD ANALYSIS - EXISTING SITE



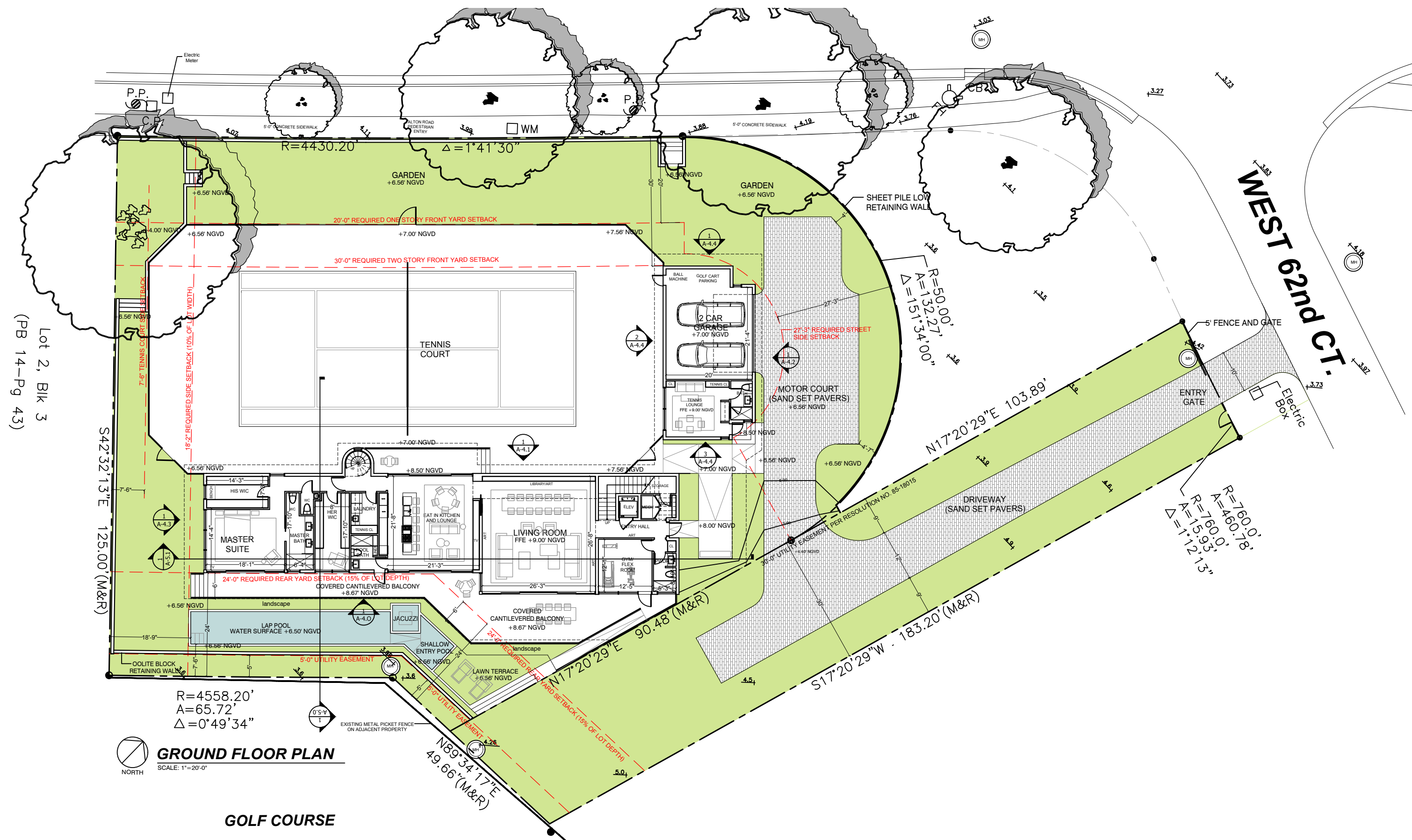
NEIGHBORHOOD ANALYSIS - EXISTING SITE STREETScape



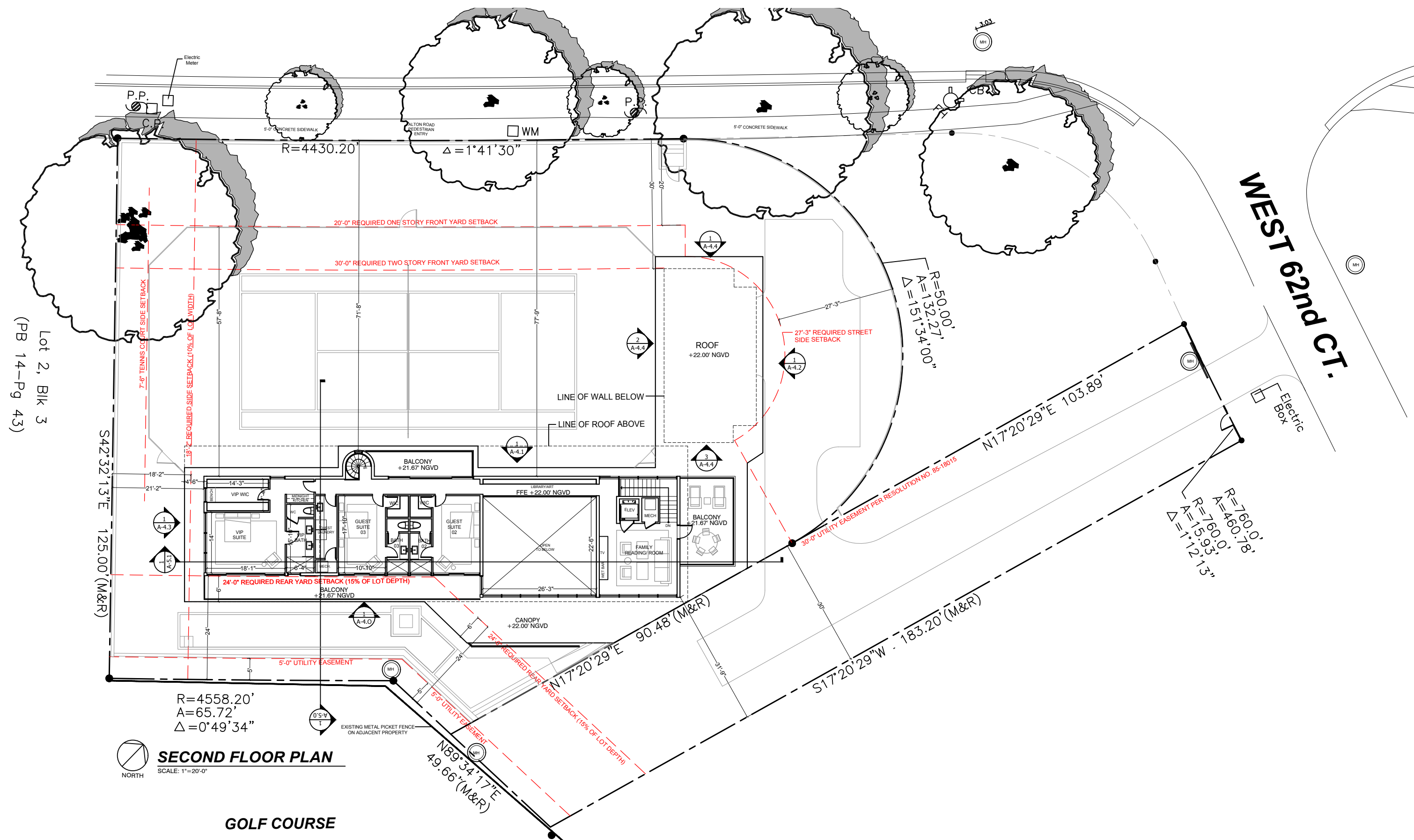
PROPOSED BUILDING - SITE PLAN



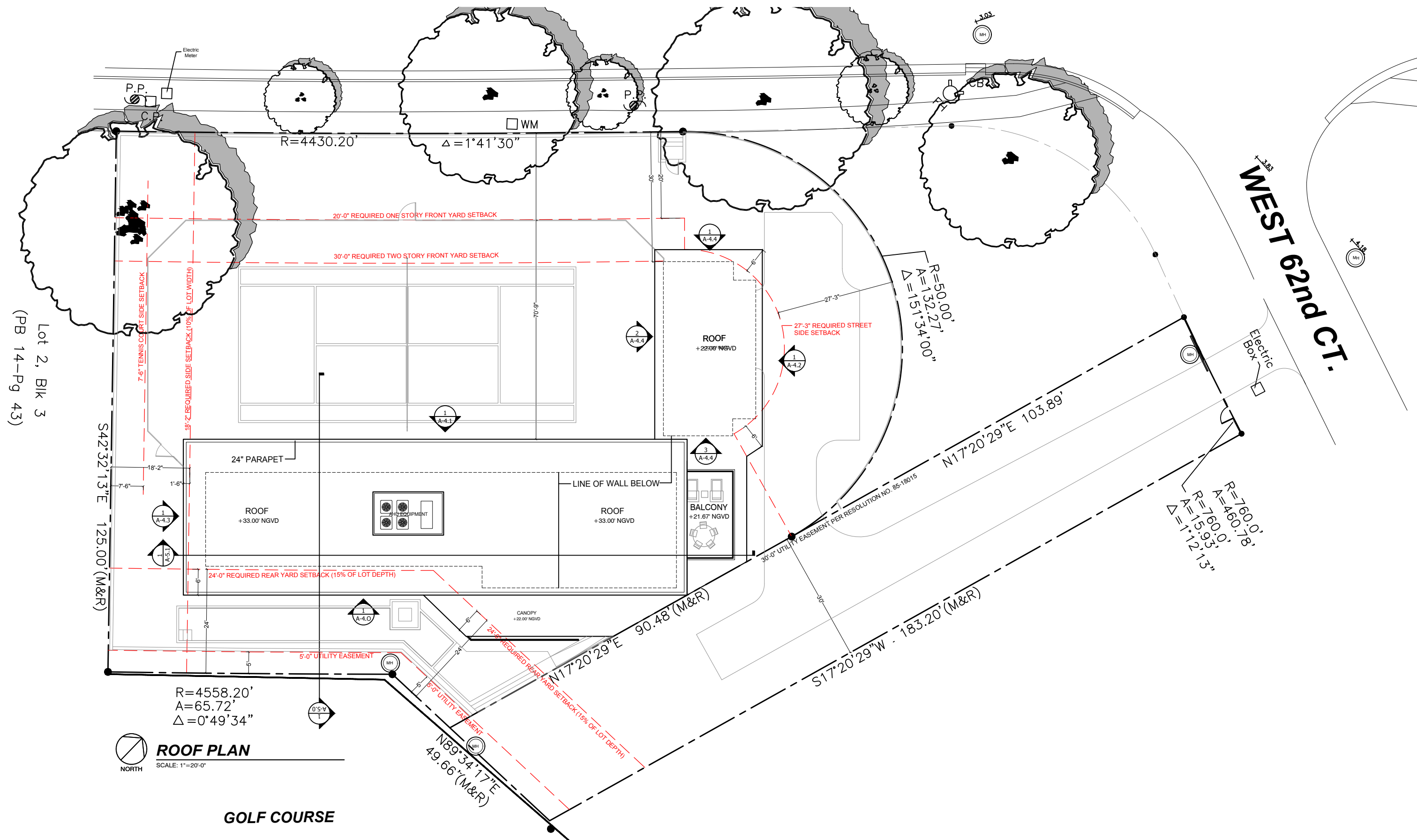
PROPOSED BUILDING - GROUND FLOOR PLAN



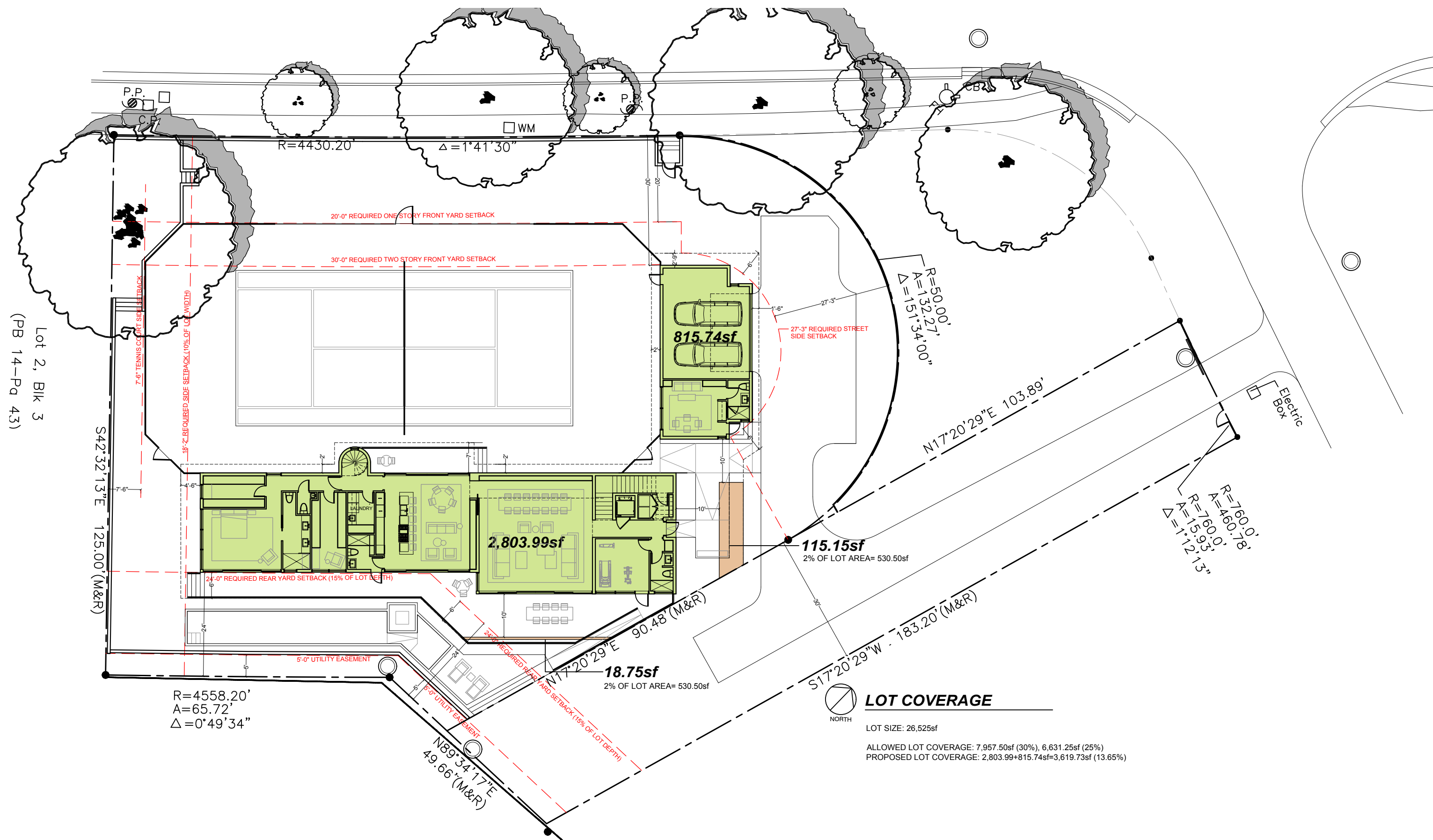
PROPOSED BUILDING - SECOND FLOOR PLAN



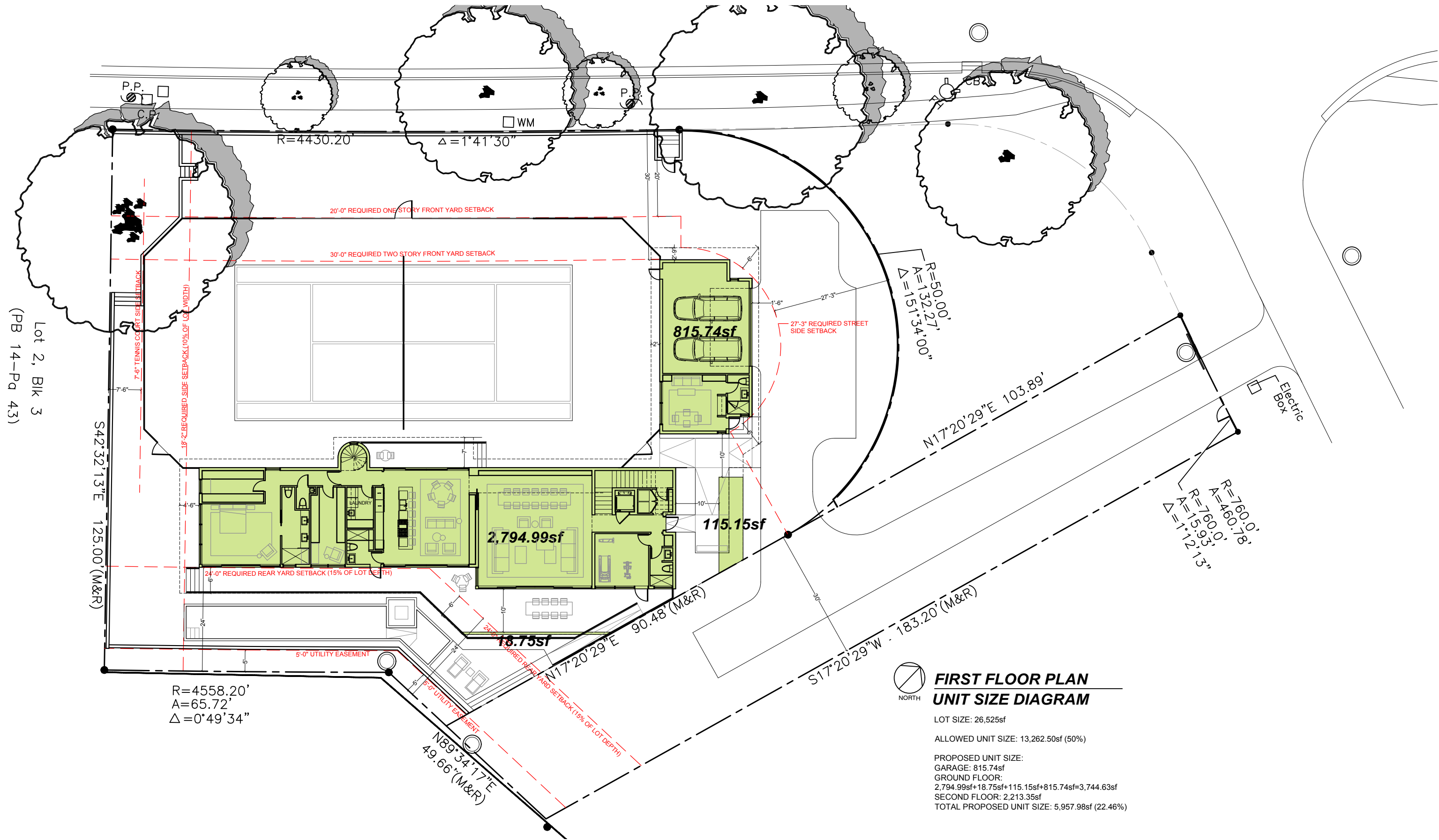
PROPOSED BUILDING - ROOF PLAN



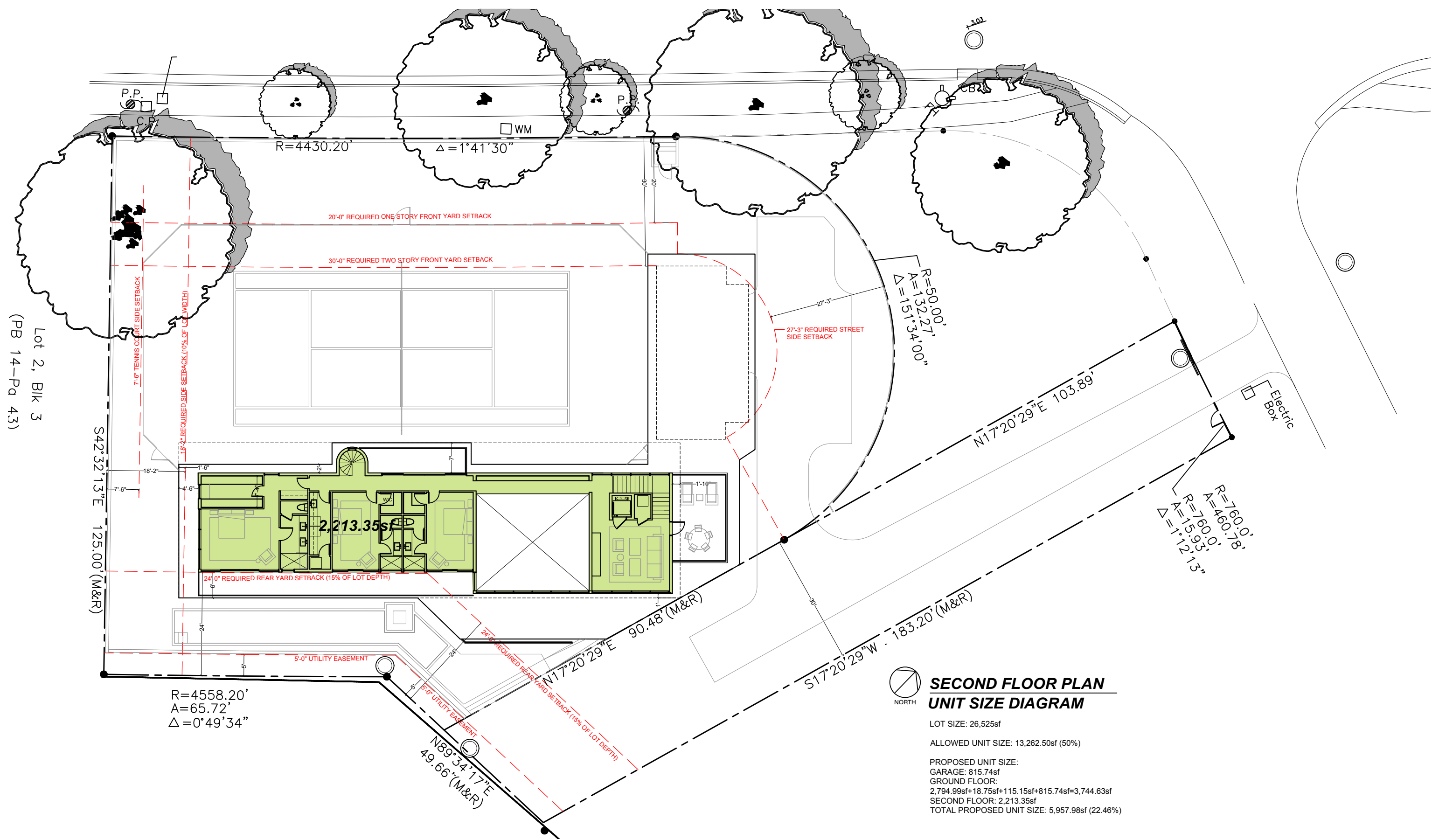
ZONING DIAGRAM - LOT COVERAGE



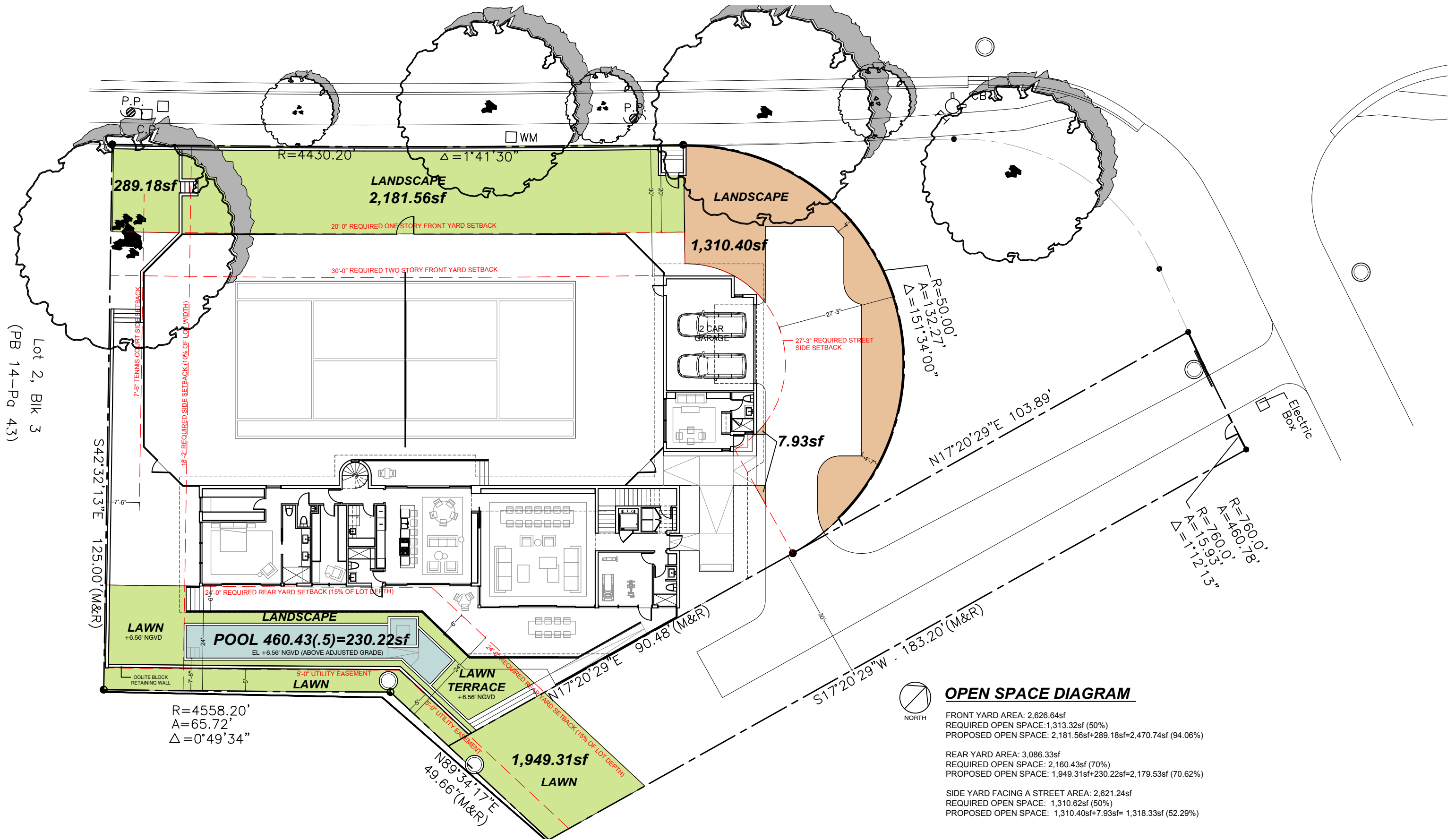
ZONING DIAGRAM - UNIT SIZE GROUND FLOOR



ZONING DIAGRAM - UNIT SIZE SECOND FLOOR



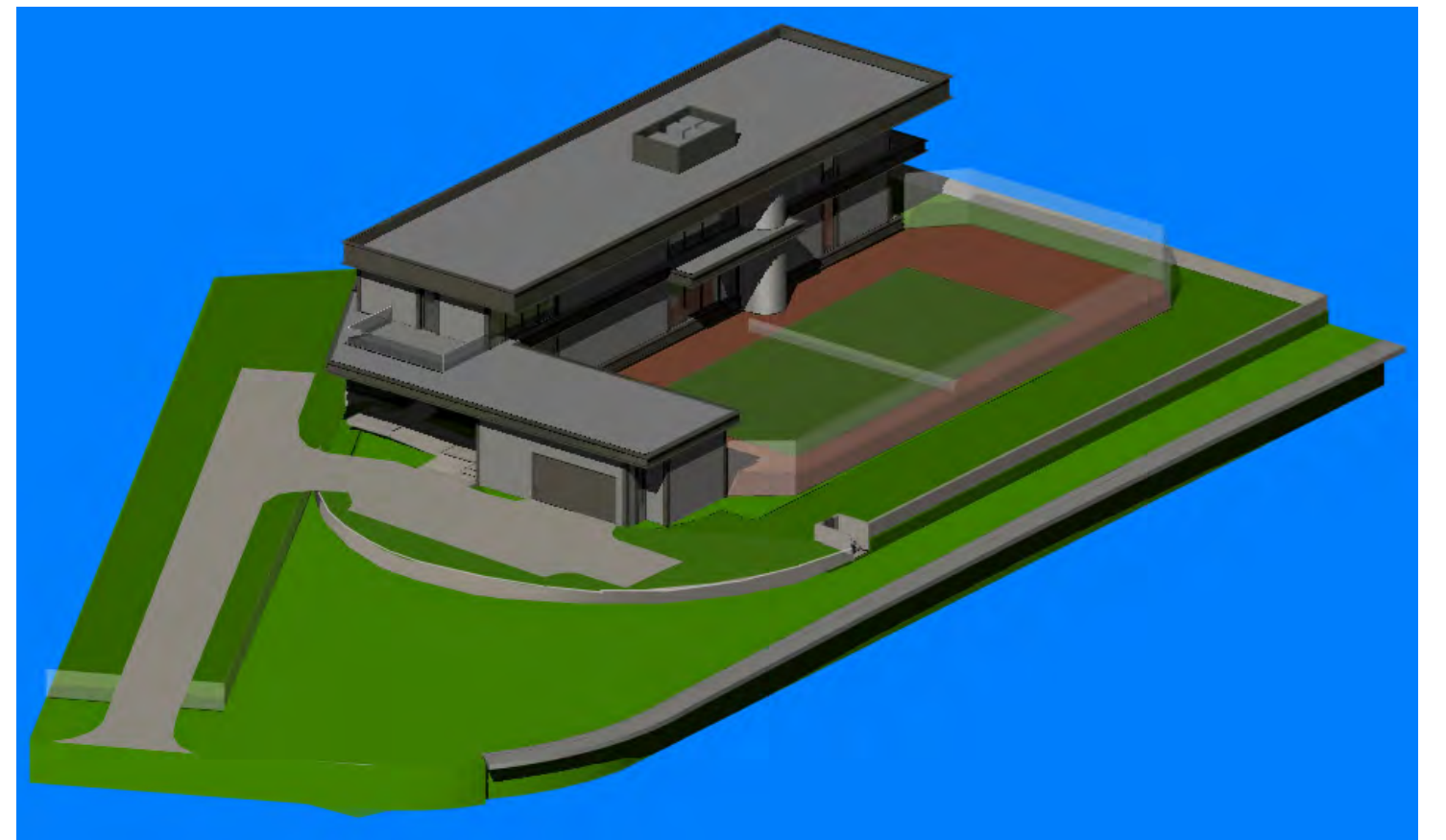
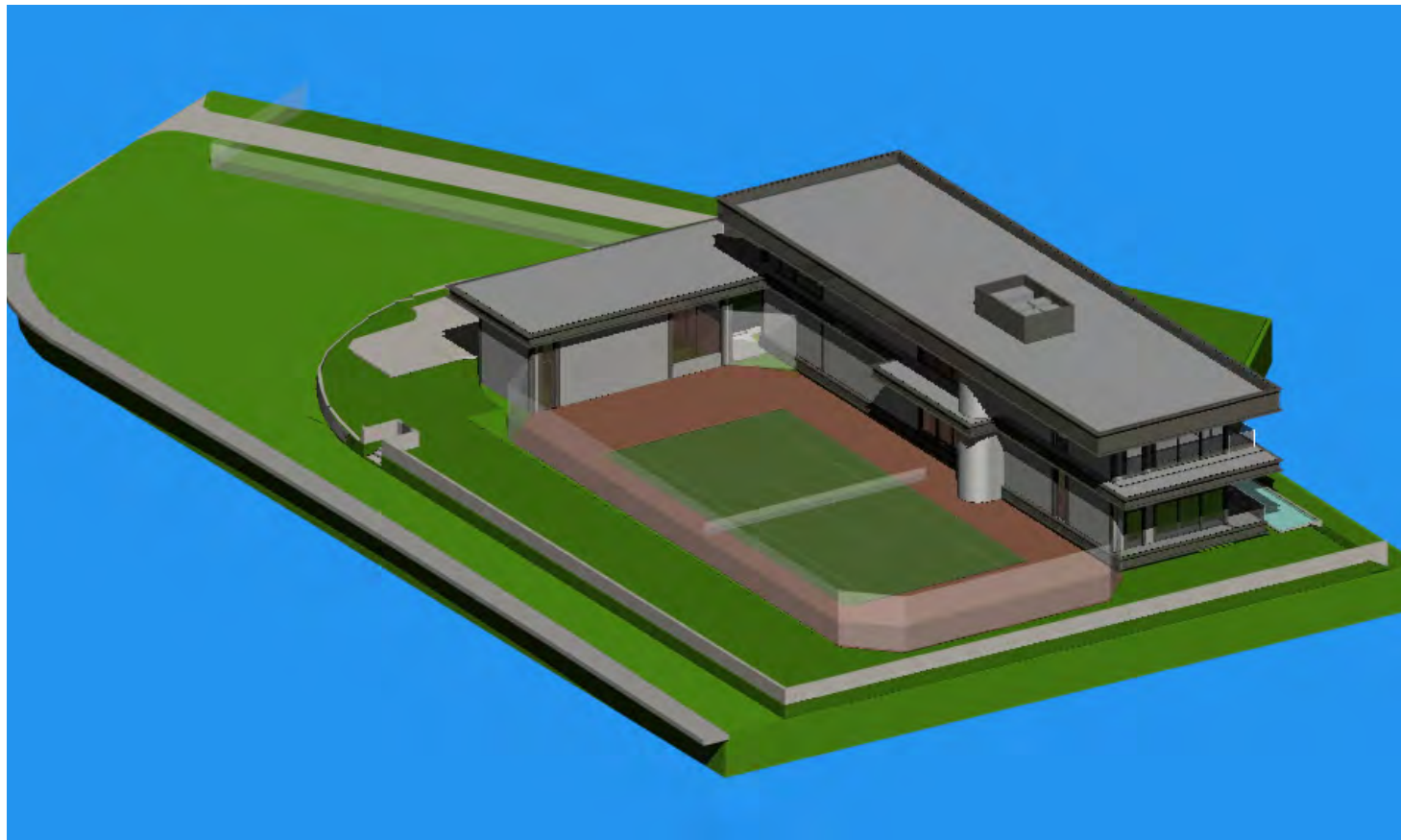
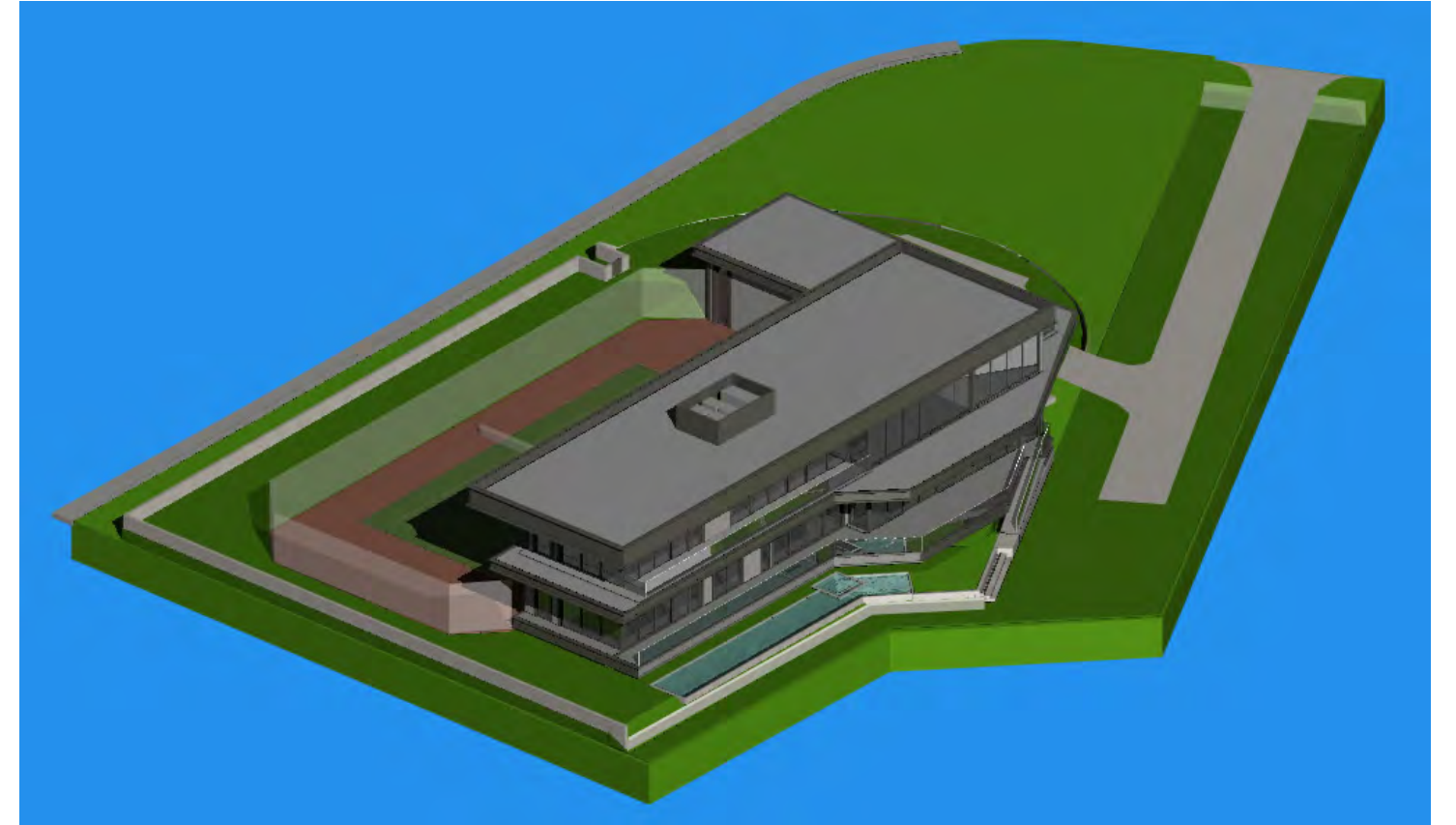
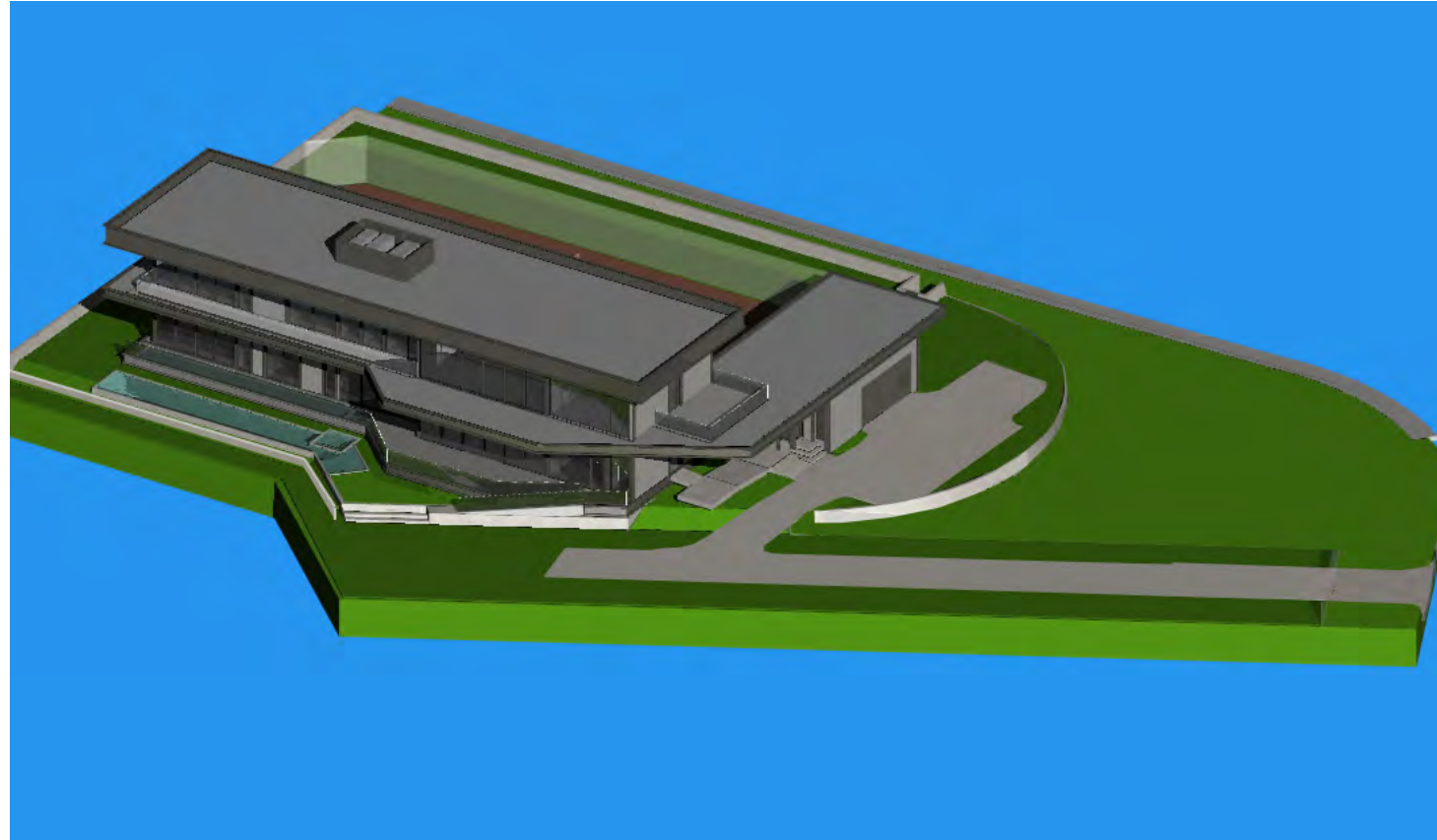
ZONING DIAGRAM - OPEN SPACE



OPEN SPACE DIAGRAM

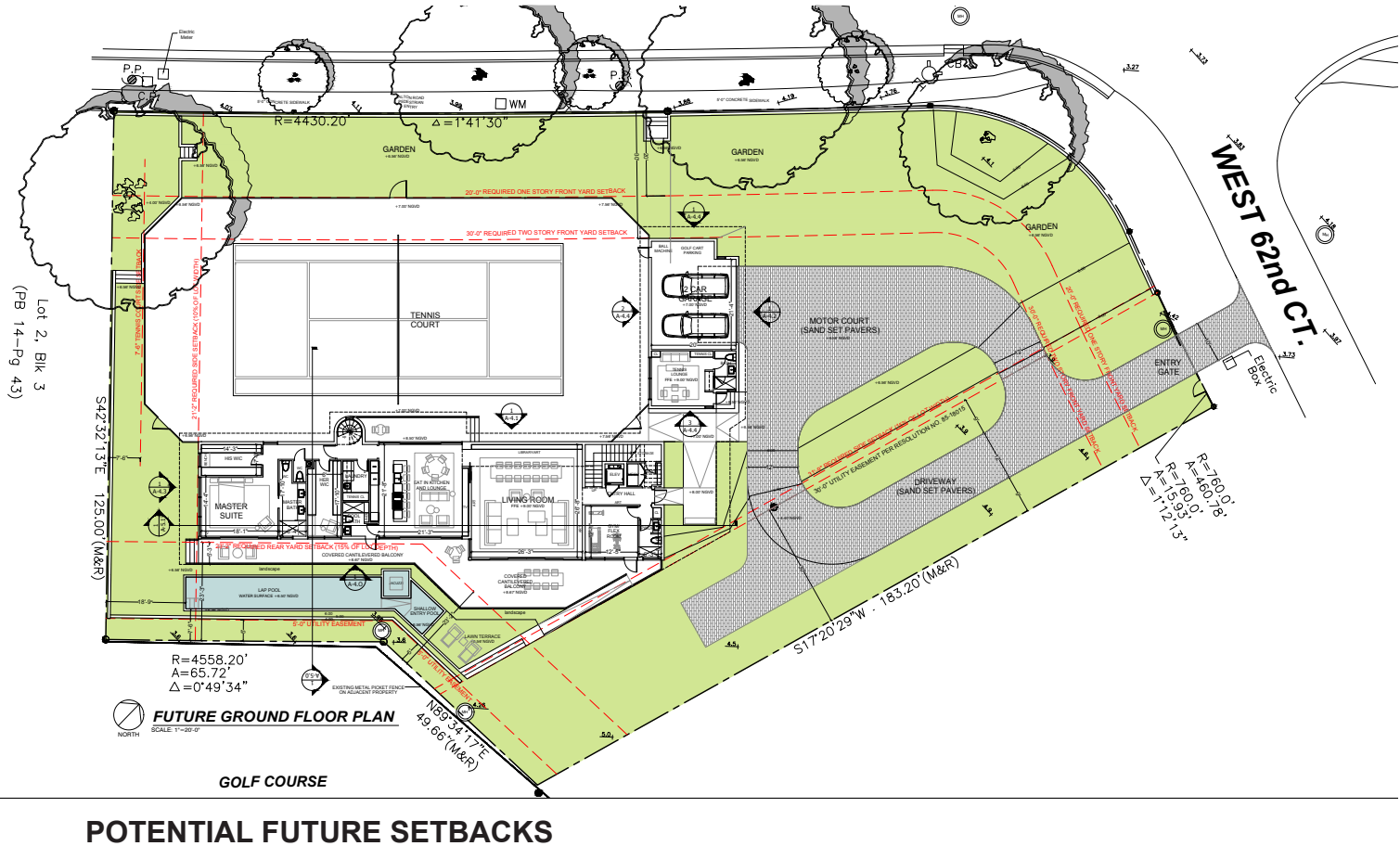
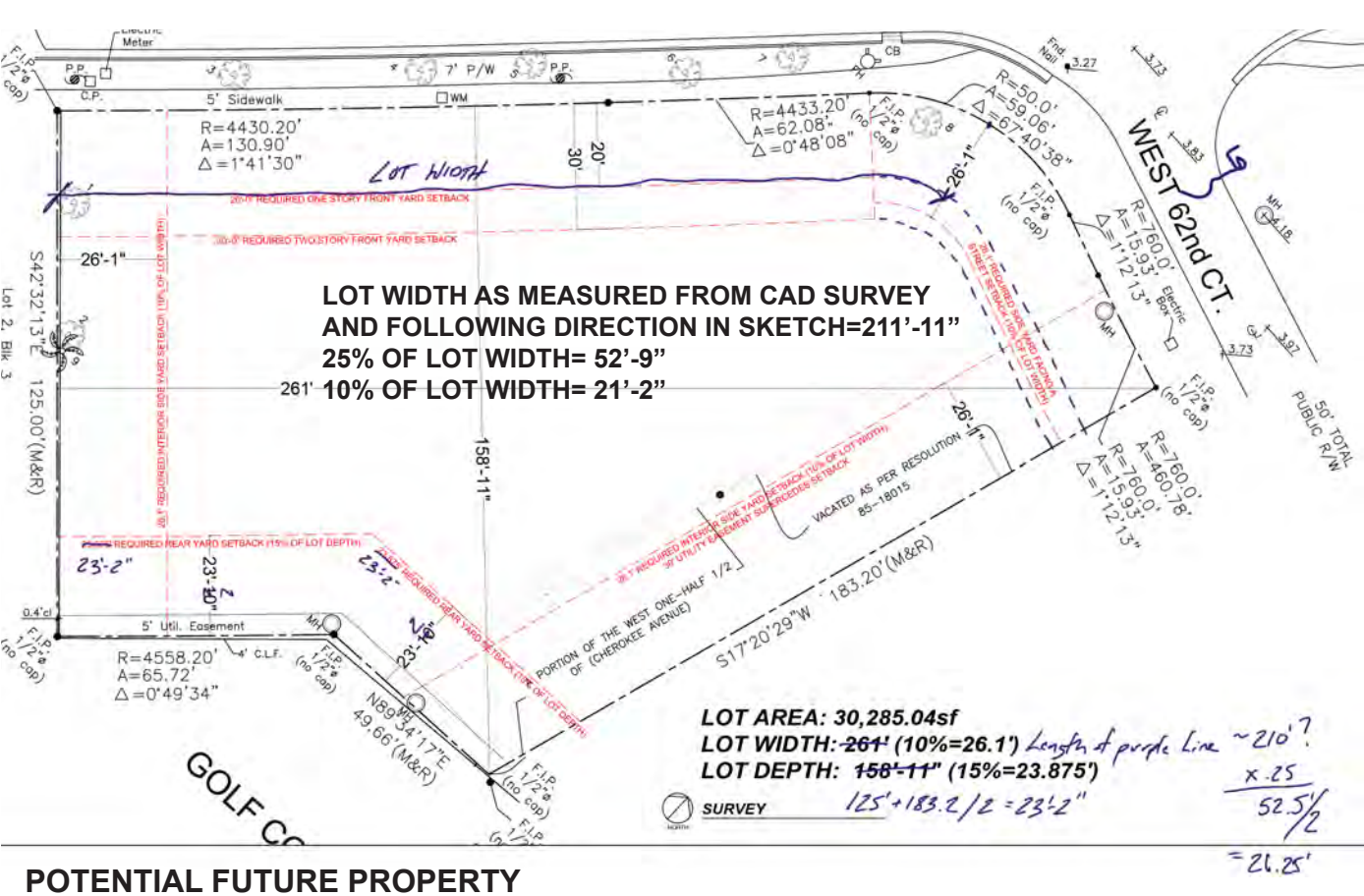
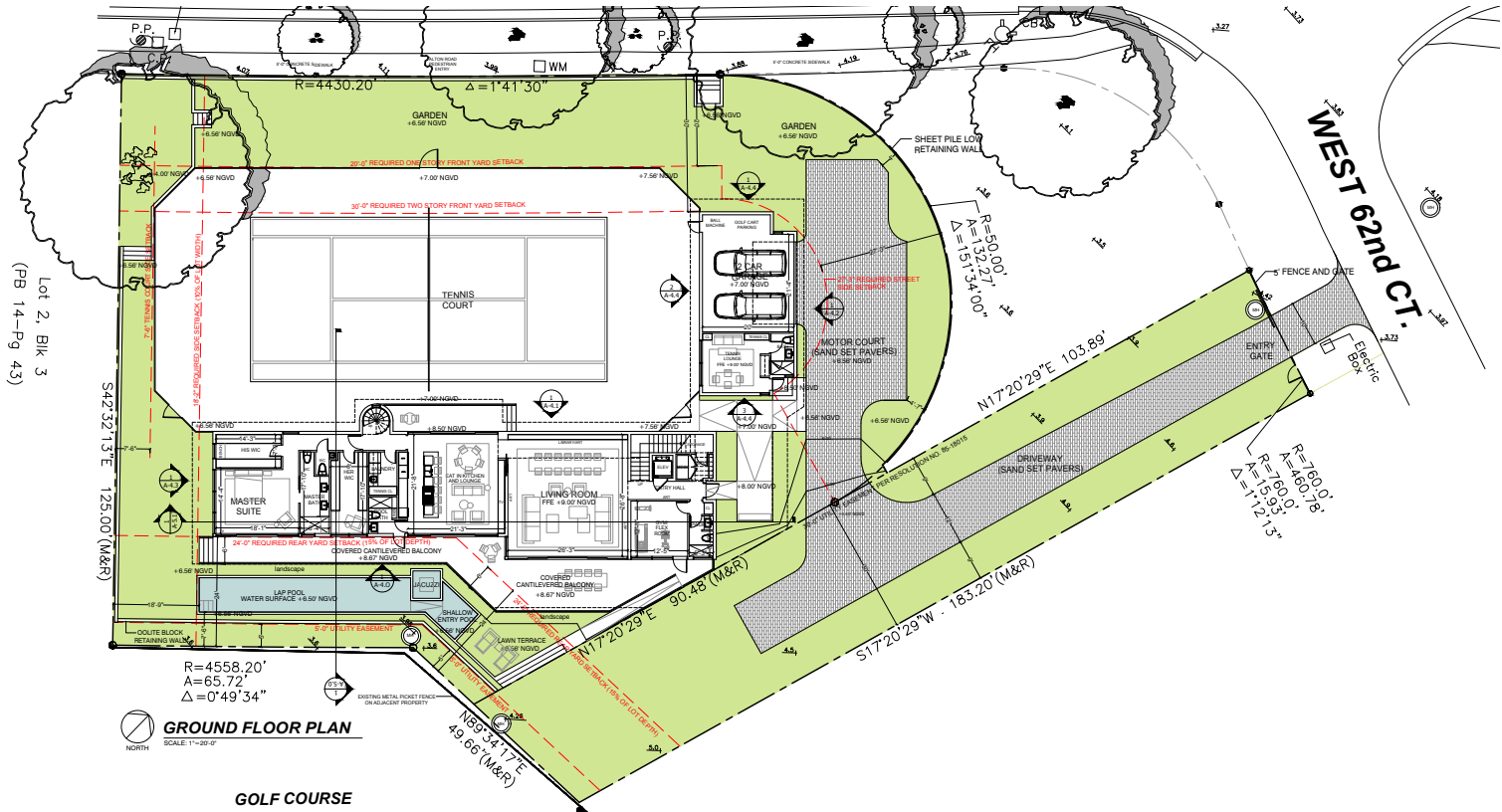
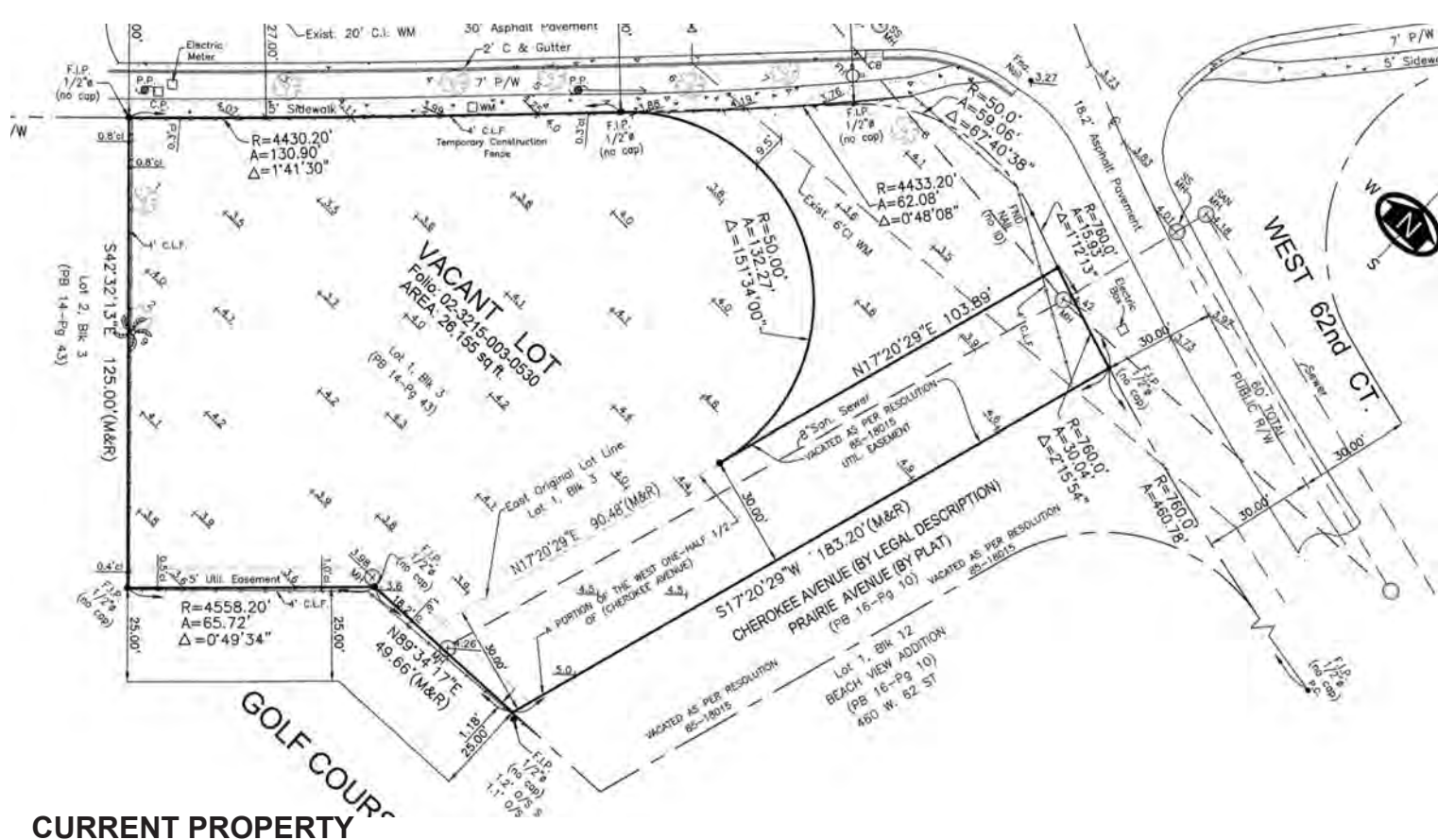
FRONT YARD AREA:	2,626.64sf
REQUIRED OPEN SPACE:	1,313.32sf (50%)
PROPOSED OPEN SPACE:	2,181.56sf+289.18sf=2,470.74sf (94.06%)
REAR YARD AREA:	3,086.33sf
REQUIRED OPEN SPACE:	2,160.43sf (70%)
PROPOSED OPEN SPACE:	1,949.31sf+230.22sf=2,179.53sf (70.62%)
SIDE YARD FACING A STREET AREA:	2,621.24sf
REQUIRED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

AXONOMETRIC VIEWS

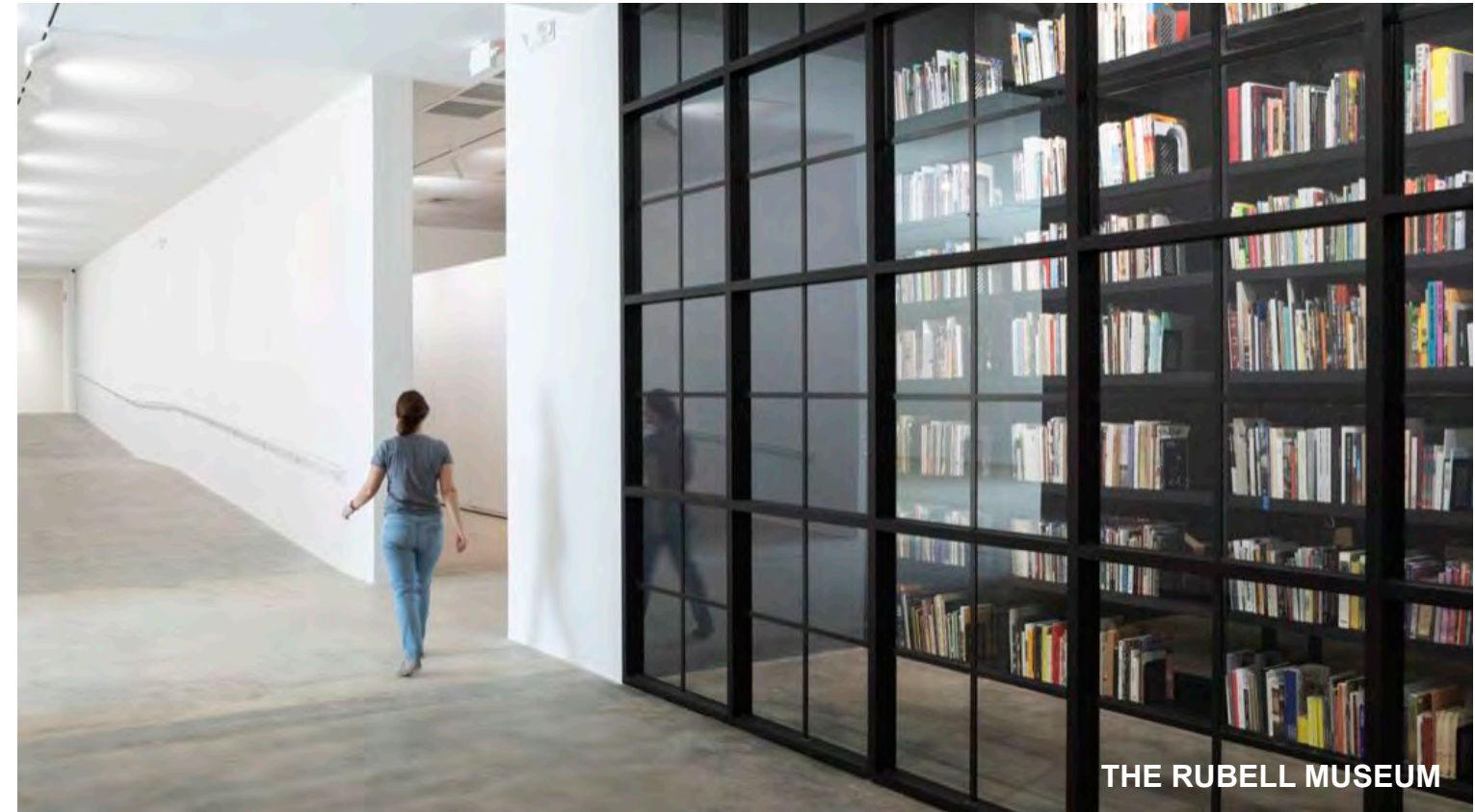
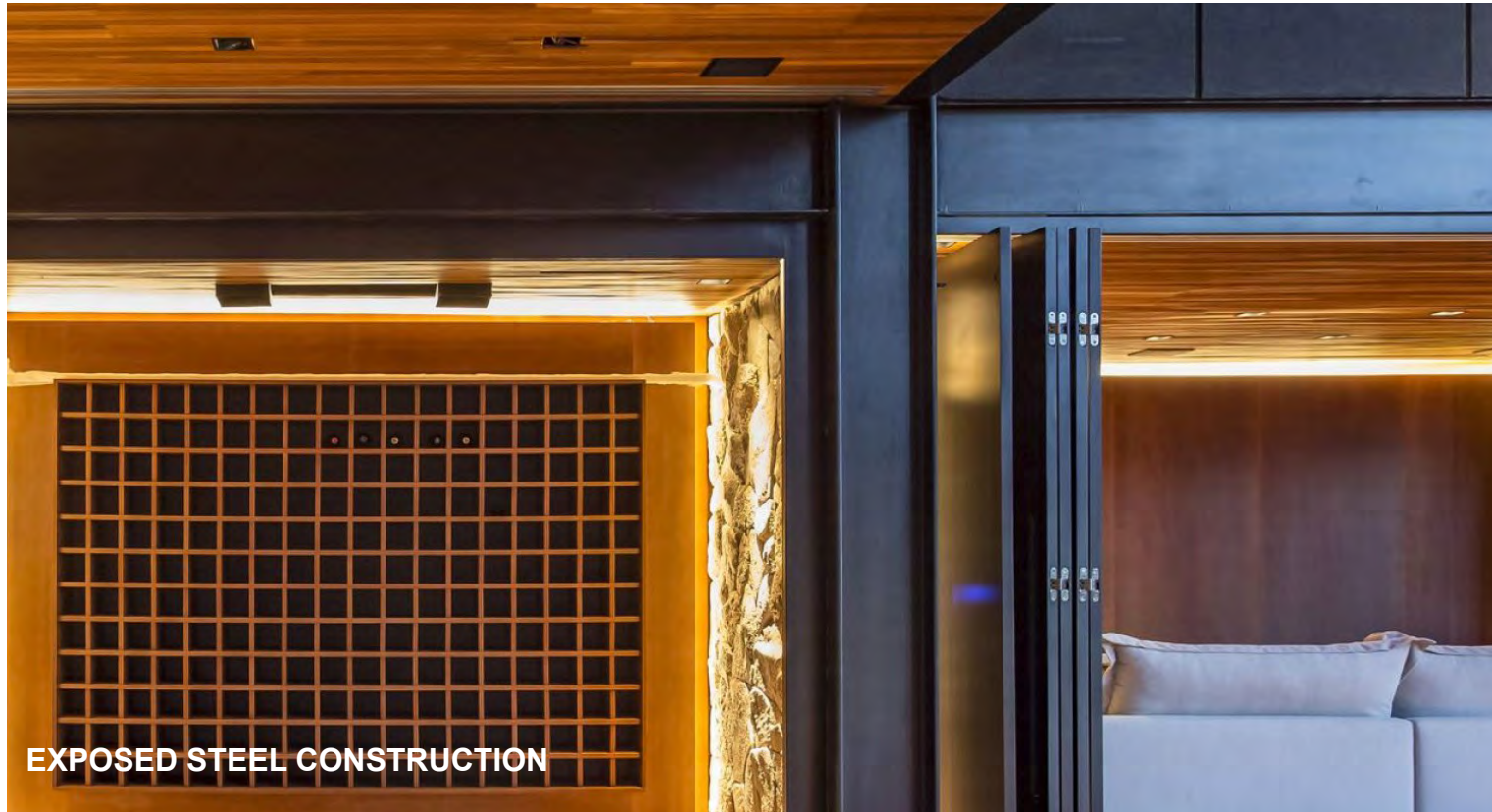


CURRENT VS. POTENTIAL FUTURE SETBACKS

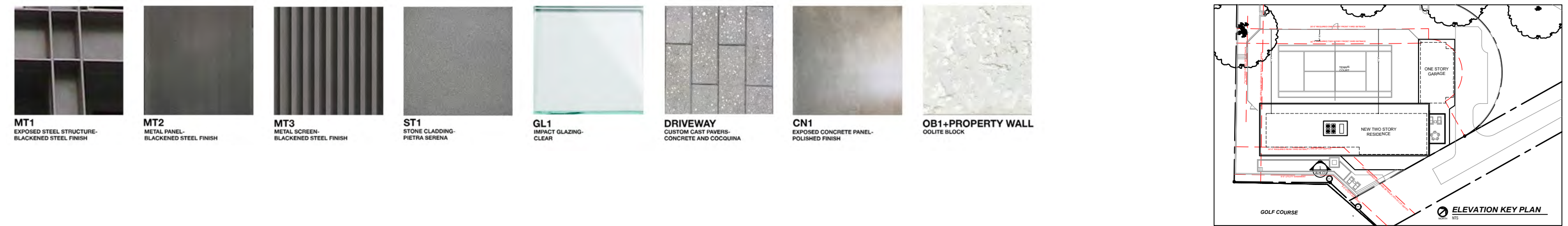
THE CORNER COUNTY PARCEL MAY CONVEY TO THE LOT IN THE FUTURE. IF IT DOES SO THE LARGER LOT WOULD HAVE DIFFERENT SETBACKS. WE HAVE PROVIDED FOR THESE POTENTIAL FUTURE INCREASED SETBACKS IN THE PROPOSED DESIGN



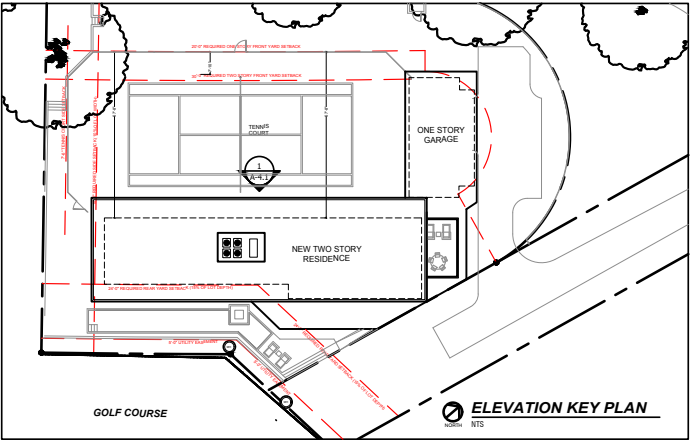
INSPIRATIONAL IMAGERY



ELEVATION - EAST



ELEVATION - WEST





MT1
EXPOSED STEEL STRUCTURE-
BLACKENED STEEL FINISH

MT2
METAL PANEL-
BLACKENED STEEL FINISH

MT3
METAL SCREEN-
BLACKENED STEEL FINISH

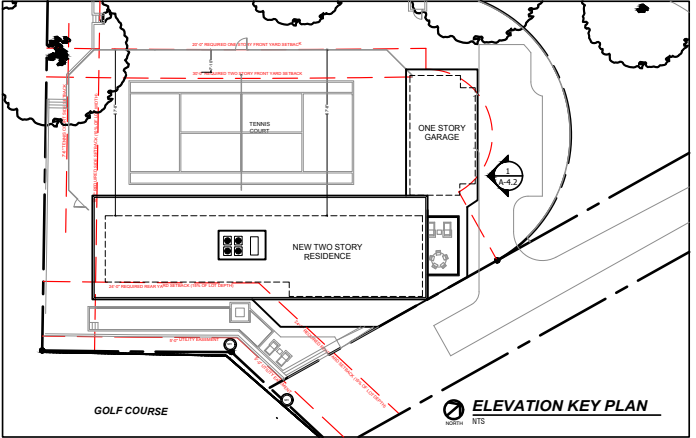
ST1
STONE CLADDING-
PIETRA SERENA

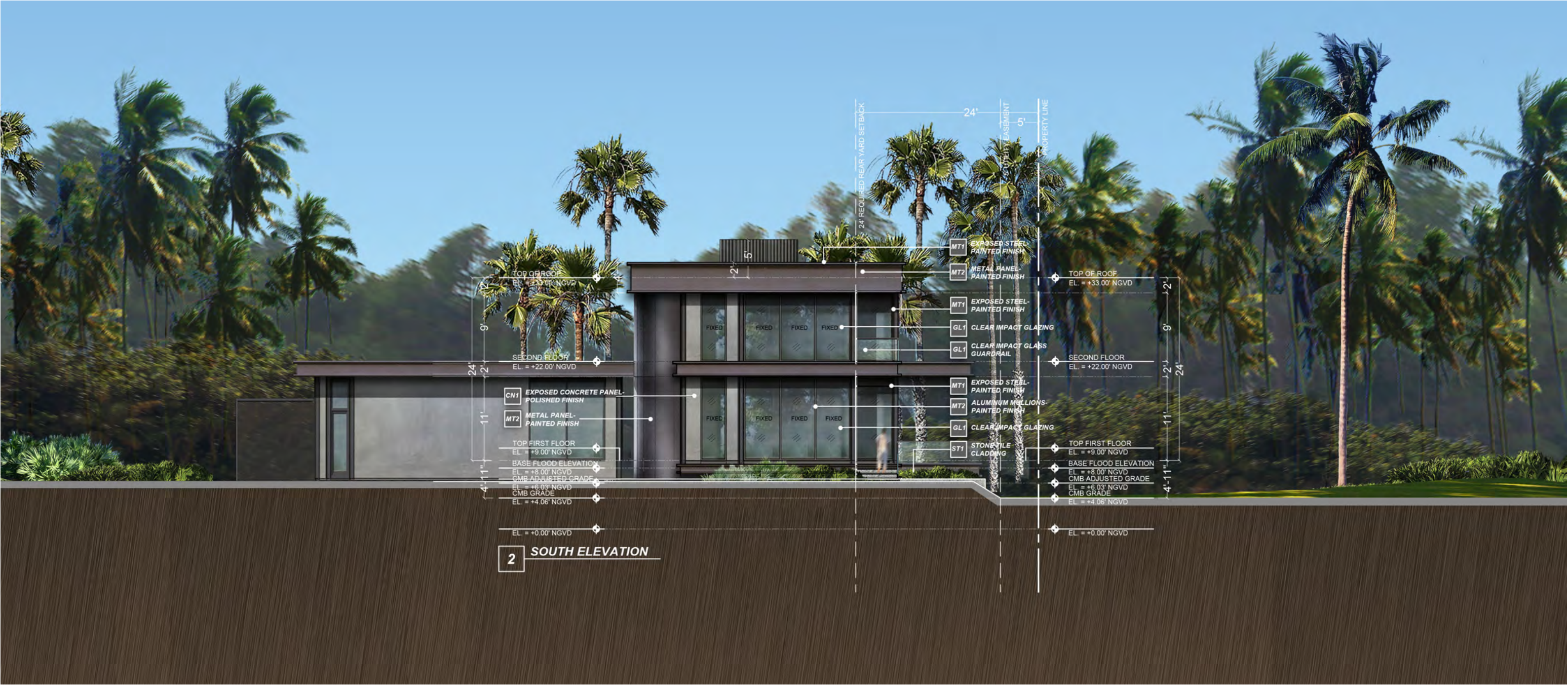
GL1
IMPACT GLAZING-
CLEAR

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

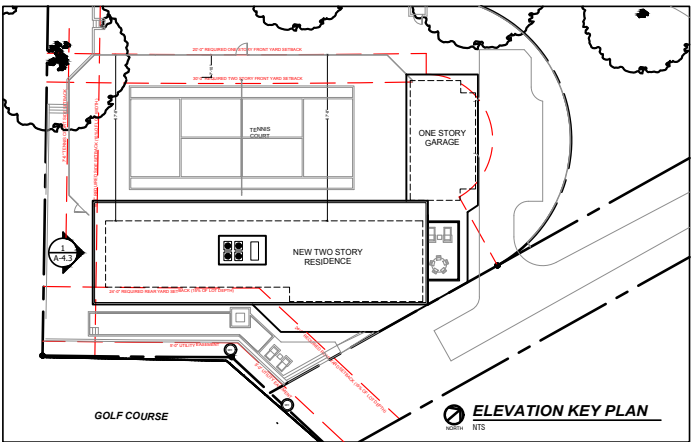
ST1
STONE CLADDING-
PIETRA SERENA

GL1
IMPACT GLAZING-
CLEAR

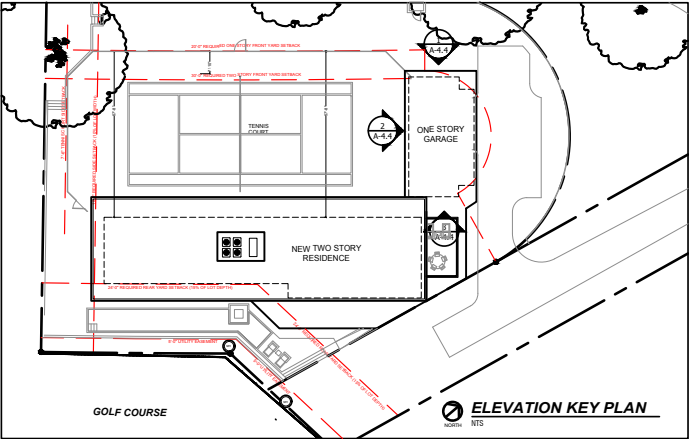
DRIVEWAY
CUSTOM CAST PAVERS-
CONCRETE AND COCCQUINA

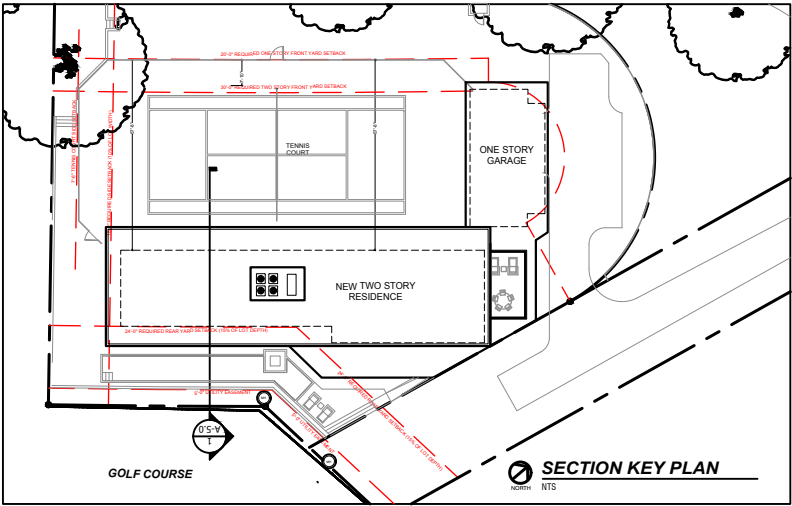
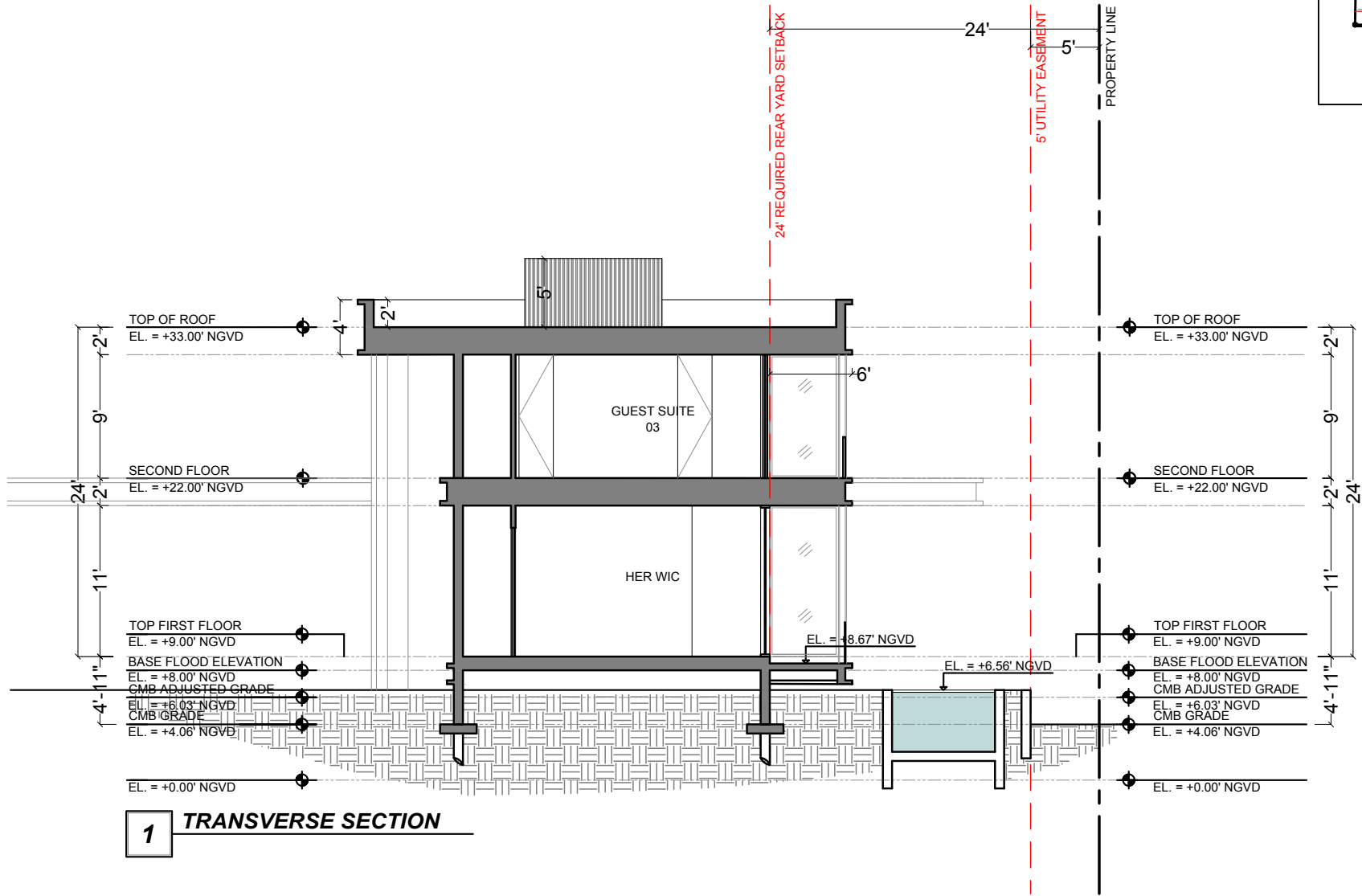
CN1
EXPOSED CONCRETE PANEL-
POLISHED FINISH

OB1+PROPERTY WALL
OOLITE BLOCK

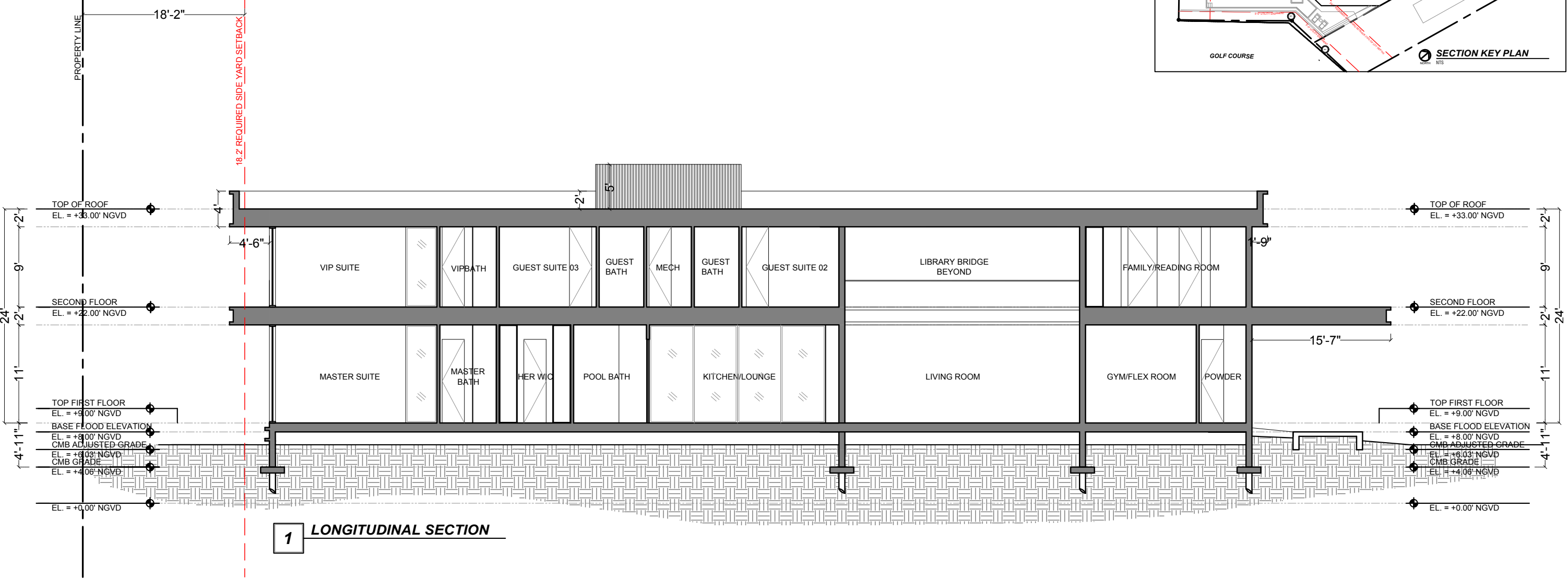
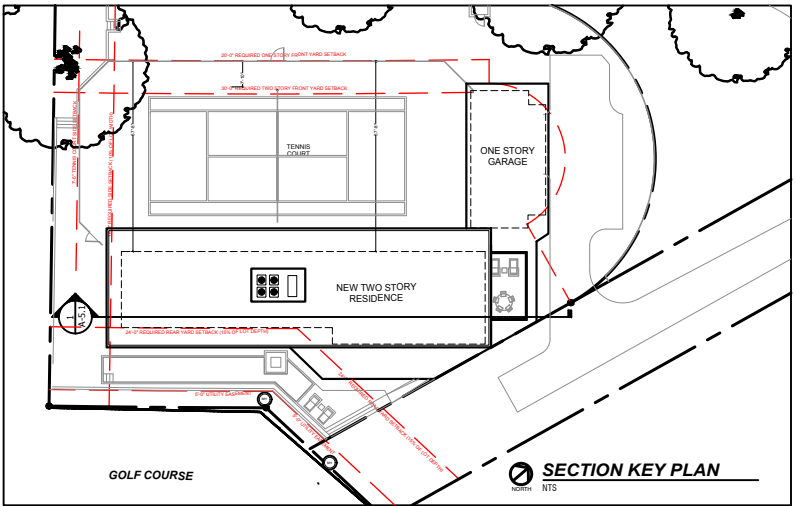


ELEVATIONS - GARAGE

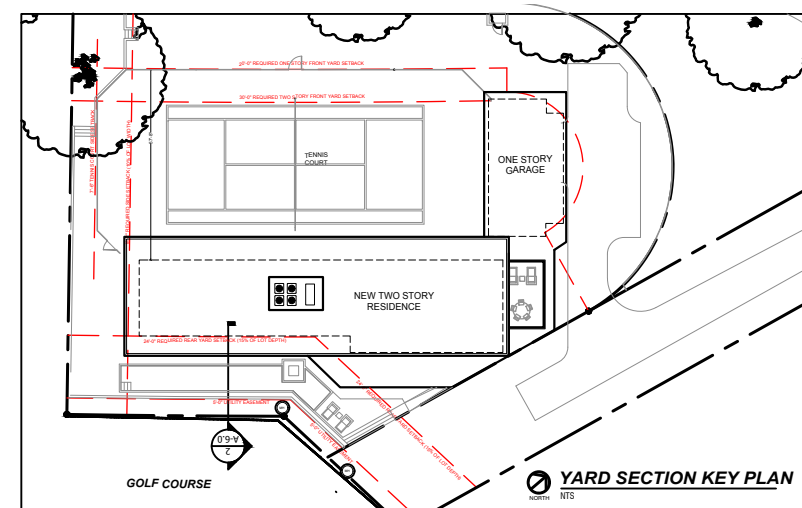
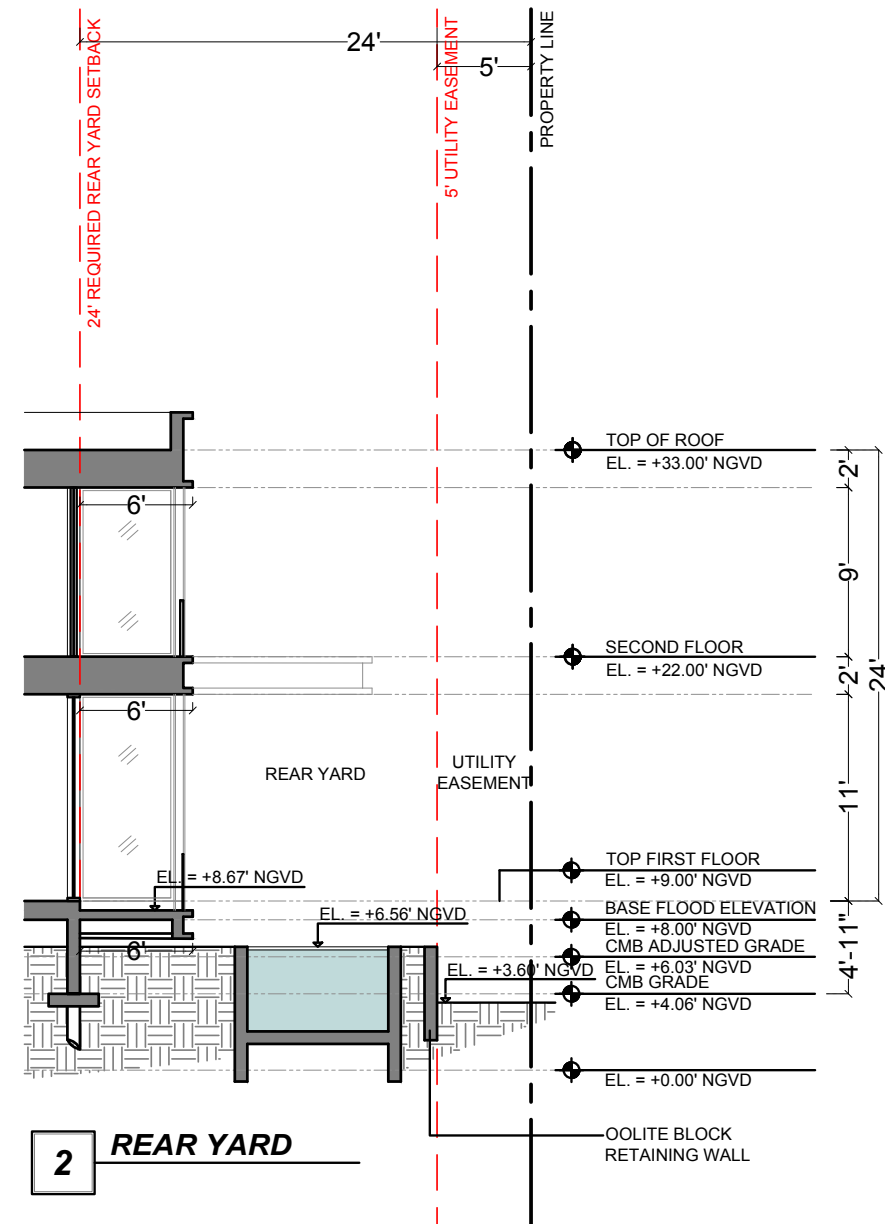
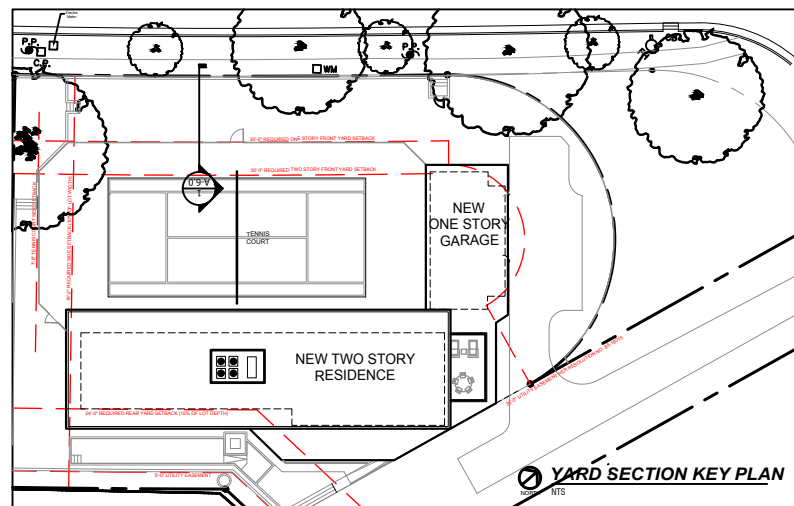
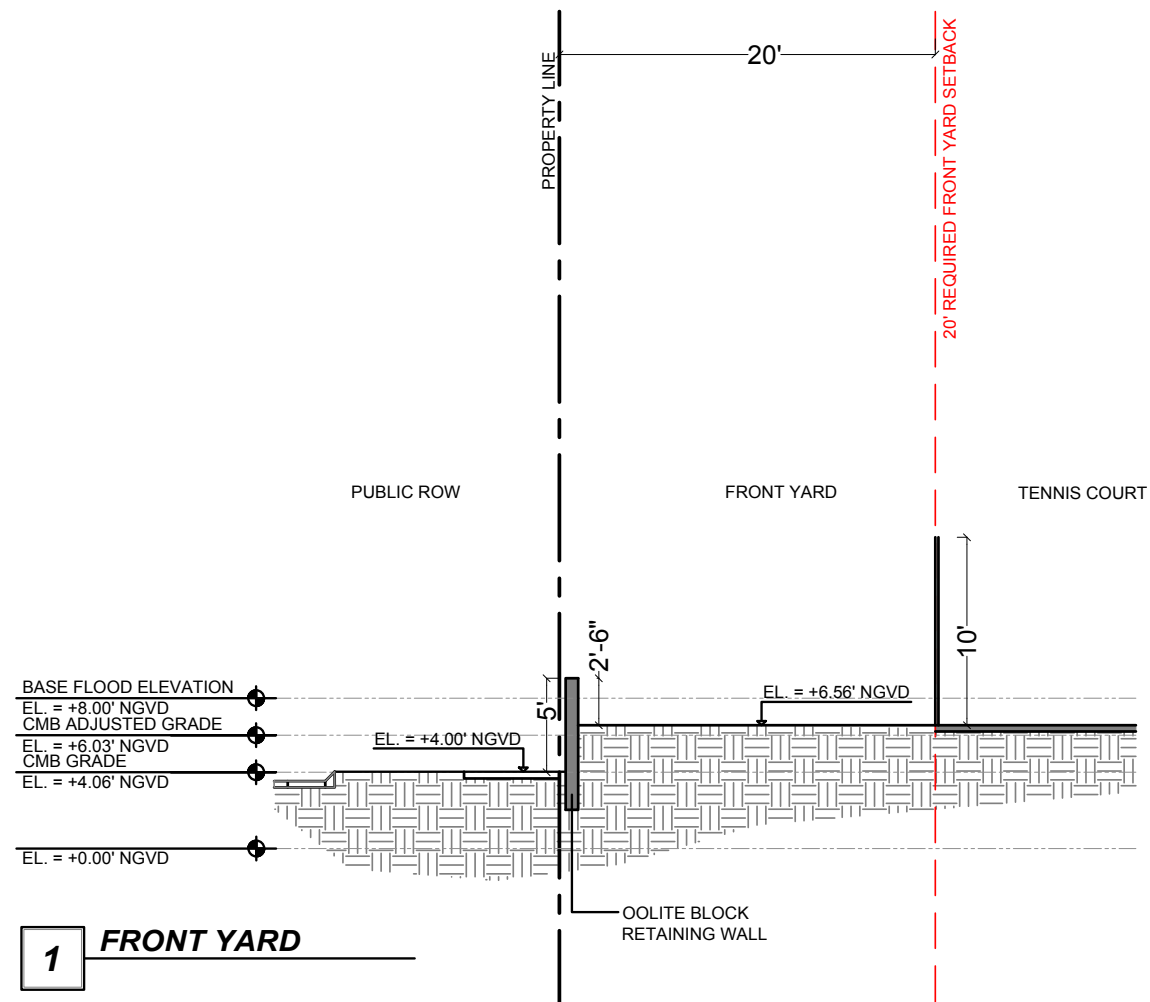




SECTION- LONGITUDINAL



YARD SECTIONS - FRONT AND REAR



YARD SECTIONS - SIDES

