ALSABBAGH RESIDENCE

DESIGN REVIEW BOARD FINAL SUBMITTAL

JANUARY 4, 2021

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	4625 ALTON ROAD MIAMI BEACH FLORIDA 33140		
2	Folio number(s):	02-3222-014-1470		
3	Board and file numbers :	DBR20-0619		
4	Year built:	1936	Zoning District:	RS-4
5	Based Flood Elevation:	8.0' NGVD	Grade value in NGVD:	4.01' NGVD
6	Adjusted grade (Flood+Grade/2):	6.005'	Free board:	9.00'
7	Lot Area:	6,254 SQ. FT.		
8	Lot width:	60.0'	Lot Depth:	104.24'
9	Max Lot Coverage SF and %:	1,876 SQ. FT. / 30.0%	Proposed Lot Coverage SF and %:	1,700 SQ. FT. / 27.2%
10	Existing Lot Coverage SF and %:	1,389 SQ. FT. / 22.2%	Lot coverage deducted (garage-storage) SF:	1,605 SQ. FT. / 25.7%
11	Front Yard Open Space SF and %:	1,200 SQ. FT. / 100%	Rear Yard Open Space SF and %:	1,200 SQ. FT. / 100%
12	Max Unit Size SF and %:	3,127 SQ. FT. / 50%	Proposed Unit Size SF and %:	2,862 SQ. FT. /45.8%
13	Existing First Floor Unit Size:	1,389 SQ. FT. / 22.2%	Proposed First Floor Unit Size:	1,605 SQ. FT. / 25.7%
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)	1,281 SQ. FT. / 66.8%
15		N/A	Proposed Second Floor Unit Size SF and % :	950 SQ. FT. / 59.2%
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:**	**24'**	**12'**	**23'-11"**	
18	**Setbacks:**				
19	Front First level:	30'	25'-2"	30'-3 1/4"	
20	Front Second level:	35'	N/A	36'-11 1/4"	
21	Side 1:	7'-6"	5'-3 1/2"	7'-6 3/4"	
22	Side 2 or (facing street):	7'-6"	9'-2 1/2	7'-7"	
23	Rear:	20'-0"	39'-4 1/22"	20'-1"	
	Accessory Structure Side 1:		N/A	N/A	
24	Accessory Structure Side 2 or (facing street) :		N/A	N/A	
25	Accessory Structure Rear:		N/A	N/A	
26	Sum of Side yard :	15'-0"	14'-5"	15'-1 3/4"	

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?	YES

Notes:

If not applicable write N/A

All other data information should be presented like the above format

Gerald Belgrave AR0015085

Digitally signed by Gerald Belgrave AR0015085
Date: 2020.12.28 13:57:38 -05'00'

ALL IDEAS, ARRANGEMENT AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THE OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT AND PROJECT SITE. NONE OF SUCH IDEAS DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR CONSENT OF THE OFFICE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATIONS BETWEEN ACTUAL DIMENSIONS AND THOSE SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THE OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

NEST PLANS
ARCHITECTURE & INTERIOR DESIGN
2601 E Oakland Park Blvd. Ste 203
Fort Lauderdale | Florida 33306
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ALSABBAGH RESIDENCE
4625 ALTON ROAD
MIAMI BEACH, FL 33140

REVISIONS

Job No: NEST - 2025
Date: 01/04/2021
Drawn by: SAR
Checked by: GB

DESIGN REVIEW BOARD

Drawing No.
A-015