

# ALSABBAGH RESIDENCE

## FINAL SUBMITTAL

### JANUARY 4, 2021

ALSABBAGH RESIDENCE  
DESIGN REVIEW BOARD FINAL SUBMITTAL  
JANUARY 4, 2021 REV. APRIL 5, 2021



#### SCOPE OF WORK

1. DESCRIPTION OF WORK: NEW CONSTRUCTION 2 STORY SINGLE FAMILY RESIDENCE
2. SCOPE OF WORK INCLUDES:
  - DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE
  - 2 NEW CONSTRUCTION 2 STORY CMU BLOCK SINGLE FAMILY RESIDENCE

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GERALD BELGRAVE

AR0015085



nest  
PLANS

ARCHITECTURE &  
INTERIOR DESIGN

2601 E Oakland Park Blvd, Ste 203  
Fort Lauderdale, Florida 33306  
954.529.9000 nestplans.com

ALSABBAGH RESIDENCE  
4625 ALTON ROAD  
MIAMI BEACH, FL 33140

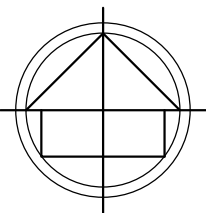
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DESIGN REVIEW BOARD

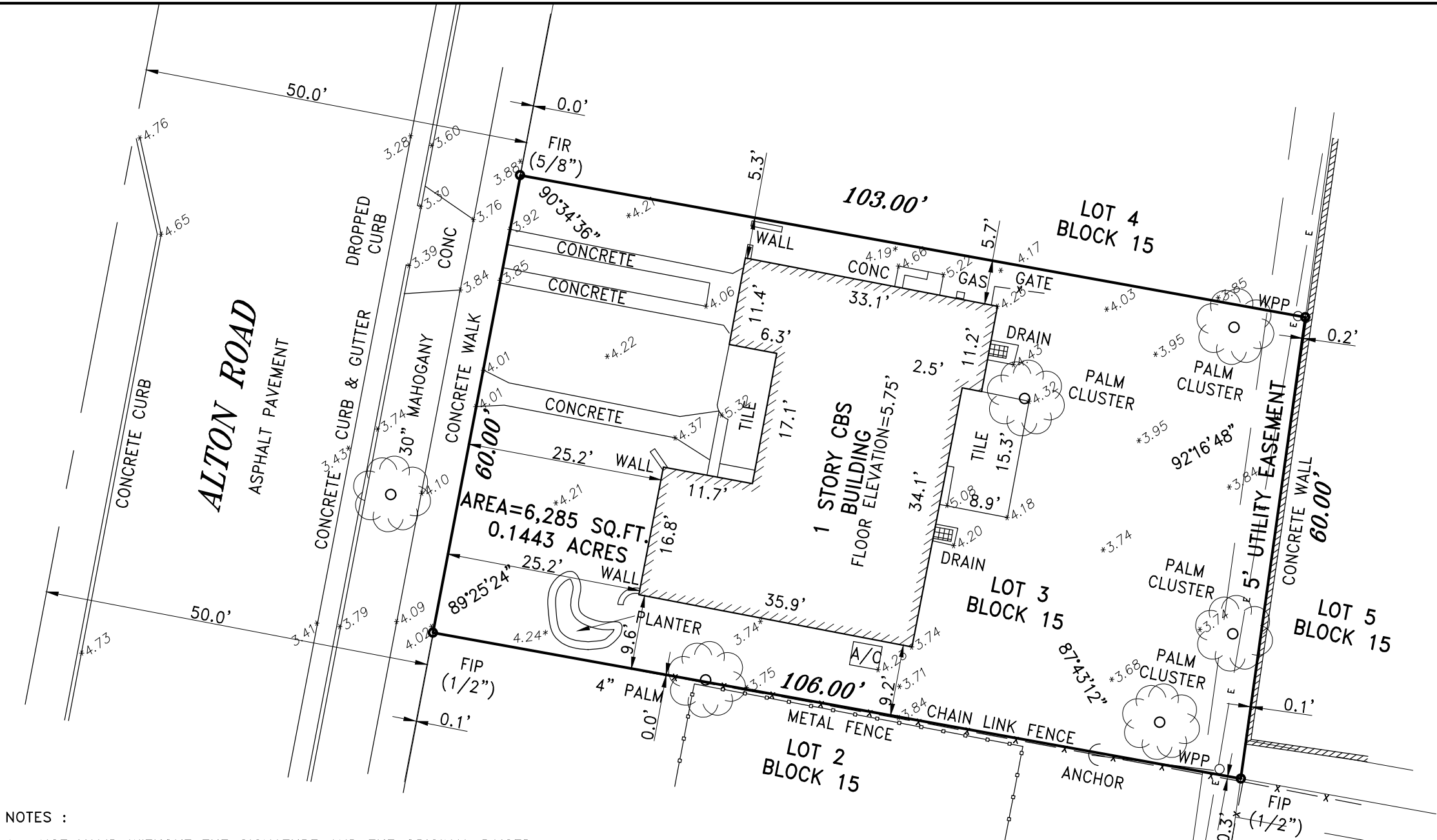
Drawing No.

A-001

SKETCH OF SURVEY



- LEGEND:
- CKD CHECKED BY
  - CONC CONCRETE
  - DWN DRAWN BY
  - FB/PG FIELD BOOK AND PAGE
  - SIR SET IRON ROD & CAP #6448
  - SNC SET NAIL AND CAP #6448
  - FIR FOUND IRON ROD
  - FIP FOUND IRON PIPE
  - FNC FOUND NAIL AND CAP
  - FND FOUND NAIL & DISC
  - P.B. PLAT BOOK
  - M/D.C.R. MIAMI/DADE COUNTY RECORDS
  - WPP WOOD POWER POLE
  - X- CHAIN LINK/ WOOD FENCE
  - ELEV ELEVATION
  - CBS CONCRETE BLOCK STRUCTURE
  - E- OVERHEAD UTILITY WIRES
  - A/C AIR CONDITIONER
  - CO CLEAN OUT
  - NTS NOT TO SCALE
  - R RADIUS
  - A ARC DISTANCE
  - Δ CENTRAL ANGLE
  - 7.59 ELEVATION



NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- BENCHMARK DESCRIPTION : MIAMI/DADE COUNTY BM # D-132-R ELEVATION = 8.23' (NGVD29)

LAND DESCRIPTION:

LOT 3, BLOCK 15 OF "NAUTILUS ADDITION OF MIAMI BEACH SHORE CO.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 130 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN OCTOBER, 2020. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: \_\_\_\_\_

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 10/29/20

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9372-20

CLIENT :

NEST PLANS

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	10/29/20	SKETCH	AM	REC
ADDED SITE AREA	12/28/20	----	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0309 L
ZONE	AE
BASE FLOOD ELEVATION	7
EFFECTIVE DATE	09/11/09

PROPERTY ADDRESS :  
4625 ALTON ROAD

SCALE: 1"= 16'

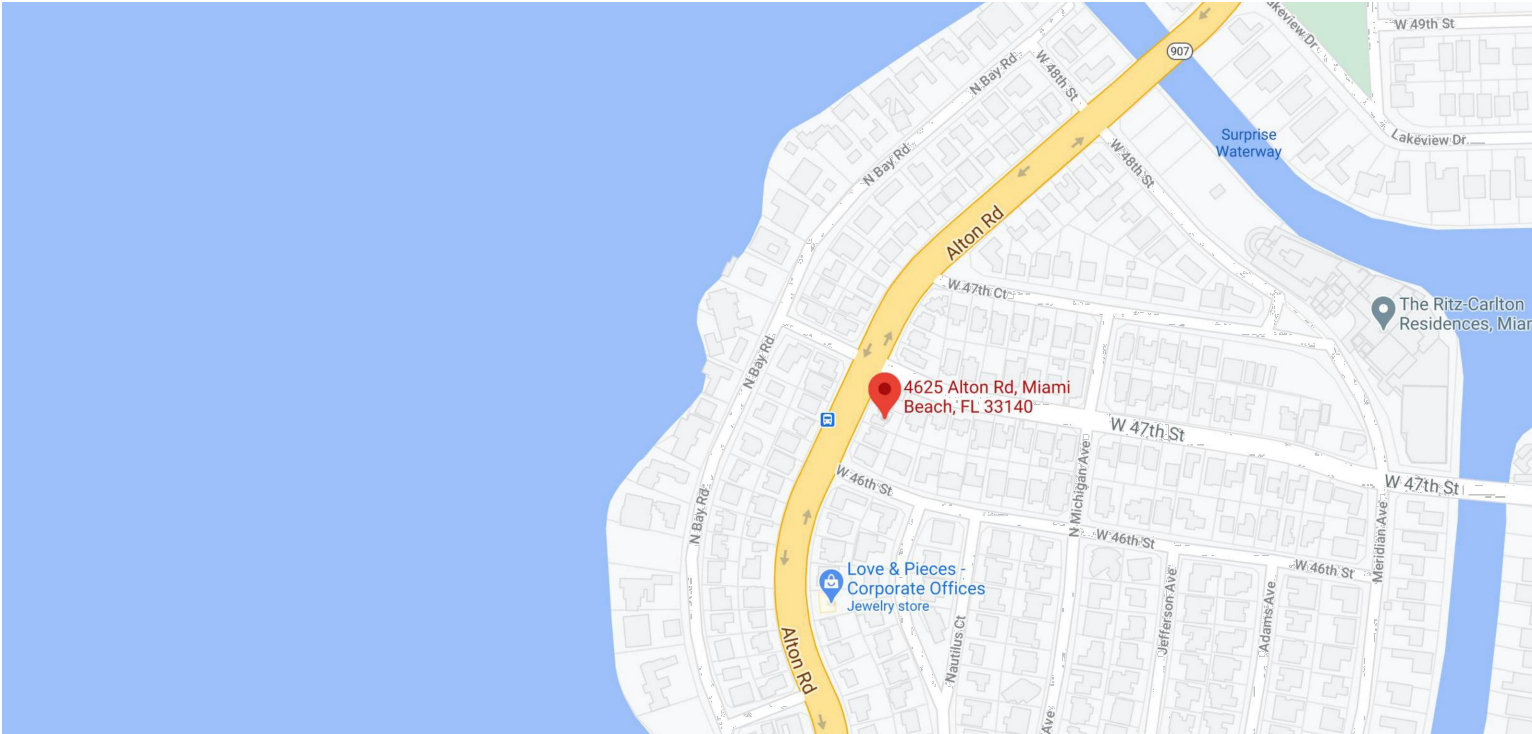
SHEET 1 OF 1



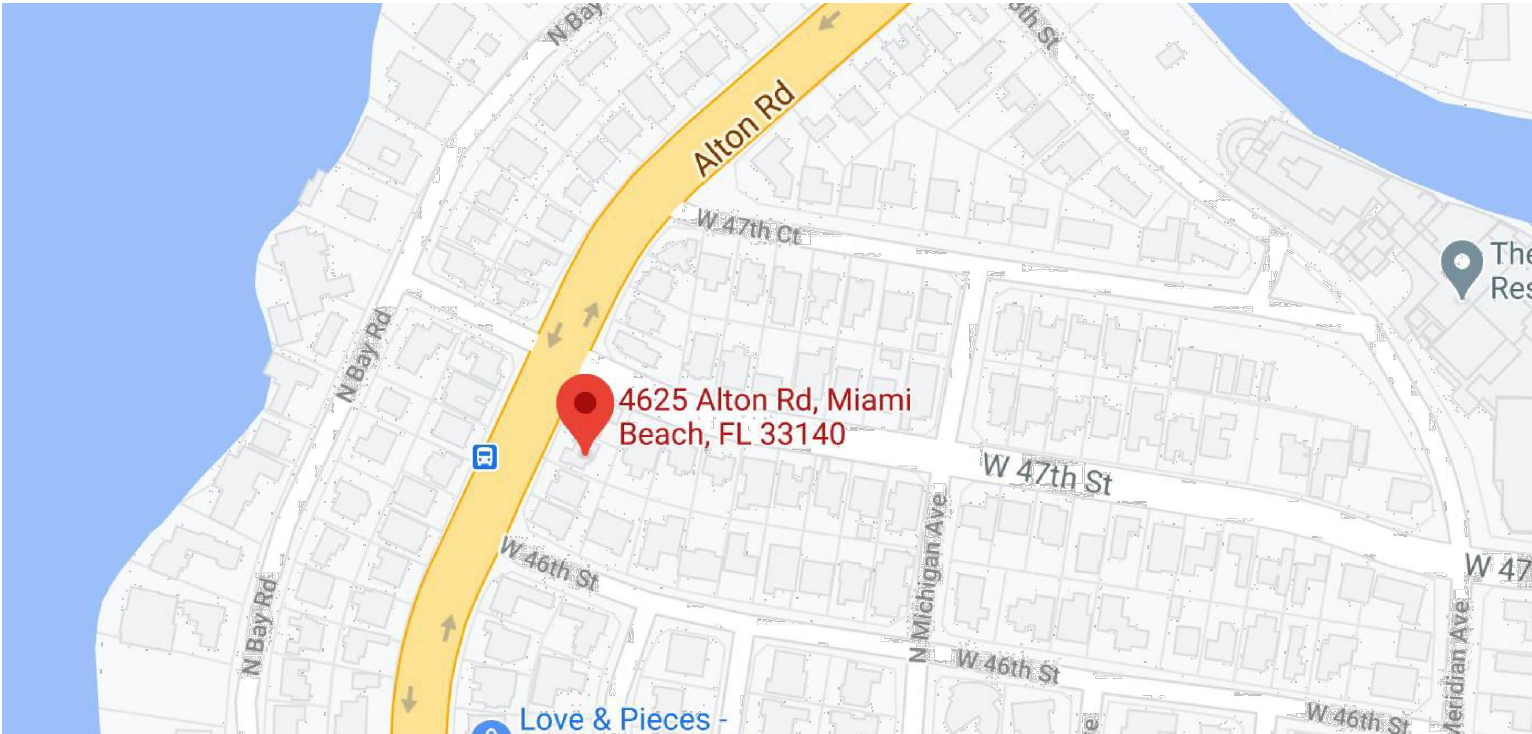
# ALSABBAGH RESIDENCE

## DESIGN REVIEW BOARD FINAL SUBMITTAL

### JANUARY 4, 2021 REV. APRIL 5, 2021



CITY MAP



NEIGHBORHOOD MAP

## SHEET INDEX

SHEET NUMBER	SHEET TITLE
A-001	COVER SHEET
A-002	SURVEY
A-003	INDEX / SITE LOCATION
A-004	FRONT RENDERING
A-005	REAR RENDERING
A-006	AXONOMETRICS
A-007	AXONOMETRICS
A-008	AXONOMETRICS
A-009	EXISTING SITE PHOTOS
A-010	AERIAL VIEWS SITE/CONTEXT
A-011	NEIGHBORHOOD
A-012	STREET VIEWS
A-013	SITE CONTEXT
A-014	EXISTING LOT COVERAGE / DEMOLITION PLAN
A-015	ZONING DATA SHEET
A-016	ZONING SETBACK DIAGRAM
A-020	SITE PLAN
A-021	FAR UNIT SIZING DIAGRAM FIRST FLOOR
A-022	FAR UNIT SIZING DIAGRAM SECOND FLOOR
A-023	LOT COVERAGE
A-024	FRONT AND REAR LANDSCAPE COVERAGE
A-025	VOLUME DIAGRAM
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	ROOF PLAN
A-201	FRONT ELEVATION
A-202	SIDE ELEVATION
A-203	REAR ELEVATION
A-204	SIDE ELEVATION
A-301	SECTION
A-302	SECTION
A-401	FRONT AND REAR YARD SETBACK SECTIONS
A-402	FRONT AND REAR YARD SETBACK SECTIONS
A-403	SIDE YARD SETBACK SECTIONS
A-501	MATERIAL BOARD
L-1	EXISTING LANDSCAPE CONDITIONS
L-2	LANDSCAPE PLAN
L-3	SPRINKLER PLAN

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AR0015085

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Checked by: GB

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A-002



[illegible]

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**A-003**

## FRONT RENDERING



[illegible]

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## REAR RENDERING



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NORTH AXONOMETRIC

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[illegible]

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## EAST AXONOMETRIC



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SOUTH AXONOMETRIC

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**A-007**



[illegible]

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A-008

## WEST AXONOMETRIC



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**A-009**



**1- FRONT VIEW**



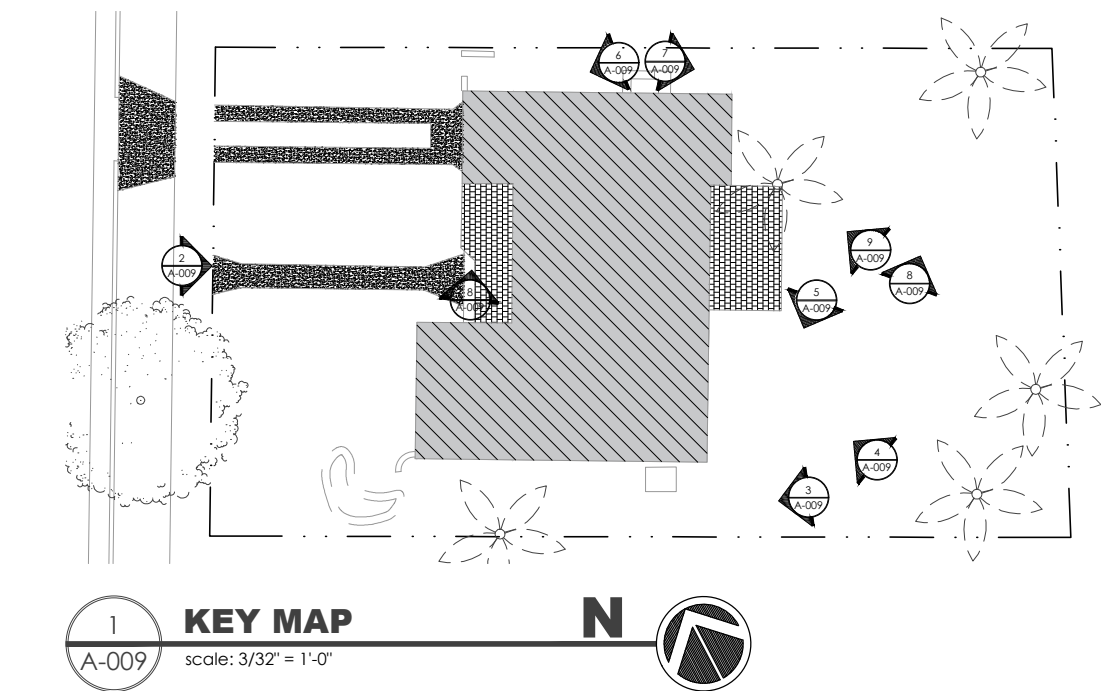
**2- WEST SIDE**



**3- SOUTH REAR VIEW**



**4- SOUTH REAR VIEW**



1  
A-009

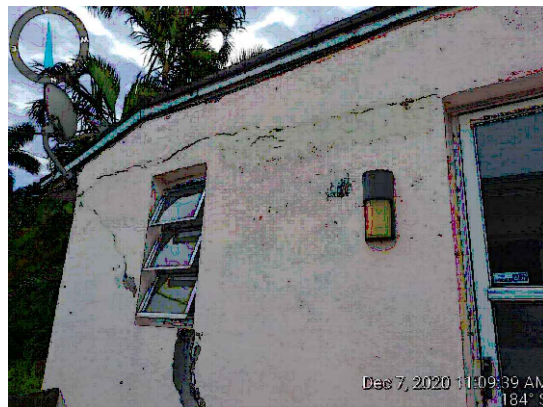
**KEY MAP**

scale: 3/32" = 1'-0"

N



**5- EAST SIDE VIEW**



**6- EAST SIDE VIEW**



**9- SOUTH REAR VIEW**



**8- REAR YARD VIEW**



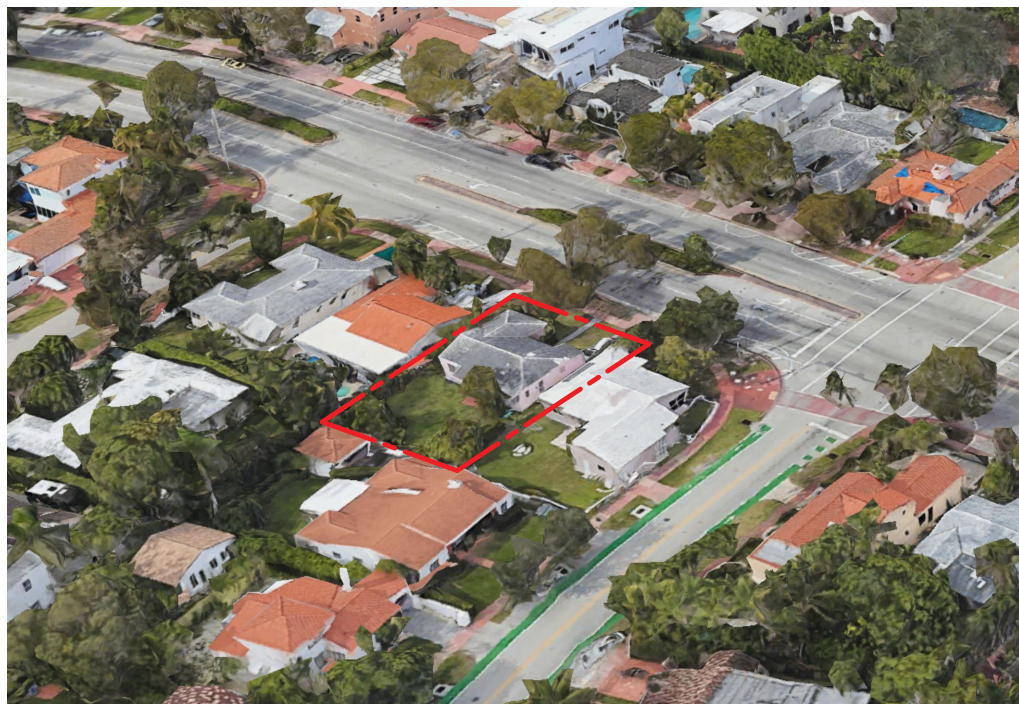
**7- FRONT ENTRANCE VIEW**



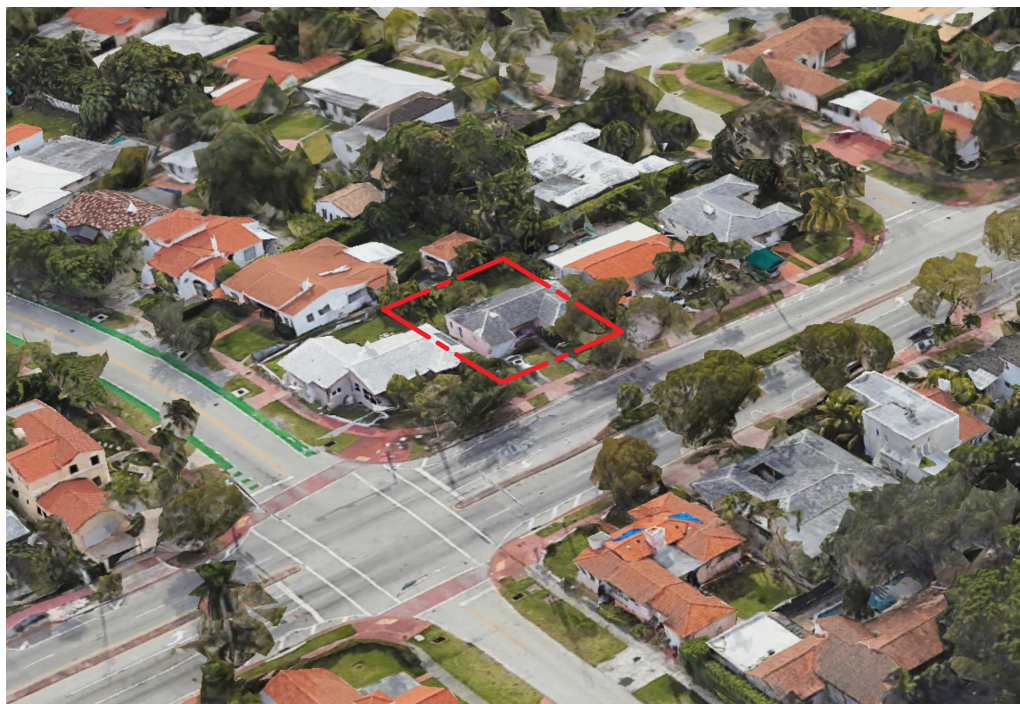
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NE AERIAL



NW AERIAL



SE AERIAL



SW AERIAL

AERIAL VIEW / SITE CONTEXT

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CONC 1003

The logo for Nest Plans, featuring the word "nest" in a stylized, white, lowercase font with a red roof-like shape integrated into the letter 'n', and the word "PLANS" in a white, uppercase, sans-serif font to its right. The background is a dark blue grid.

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**A-011**



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### JANUARY 4, 2021 REV. APRIL 5, 2021

#### EXISTING



4635 ALTON ROAD



4625 ALTON ROAD



4615 ALTON ROAD



4601 ALTON ROAD

#### PROPOSED



4635 ALTON ROAD



4625 ALTON ROAD



4615 ALTON ROAD



4601 ALTON ROAD

#### SITE CONTEXT STREET VIEWS

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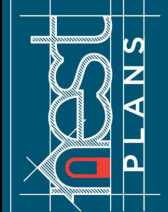
1  
A-013  
SITE CONTEXT  
NTS



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CONSIDERED A BREACH OF CONTRACT AND THE OFFICE SHALL  
BE RESPONSIBLE FOR ANY DAMAGES AND COSTS INCURRED  
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SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL  
BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.

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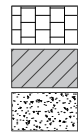
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A-013



ALTON ROAD  
(100' ROW - 29' ASPHALT PVMT)

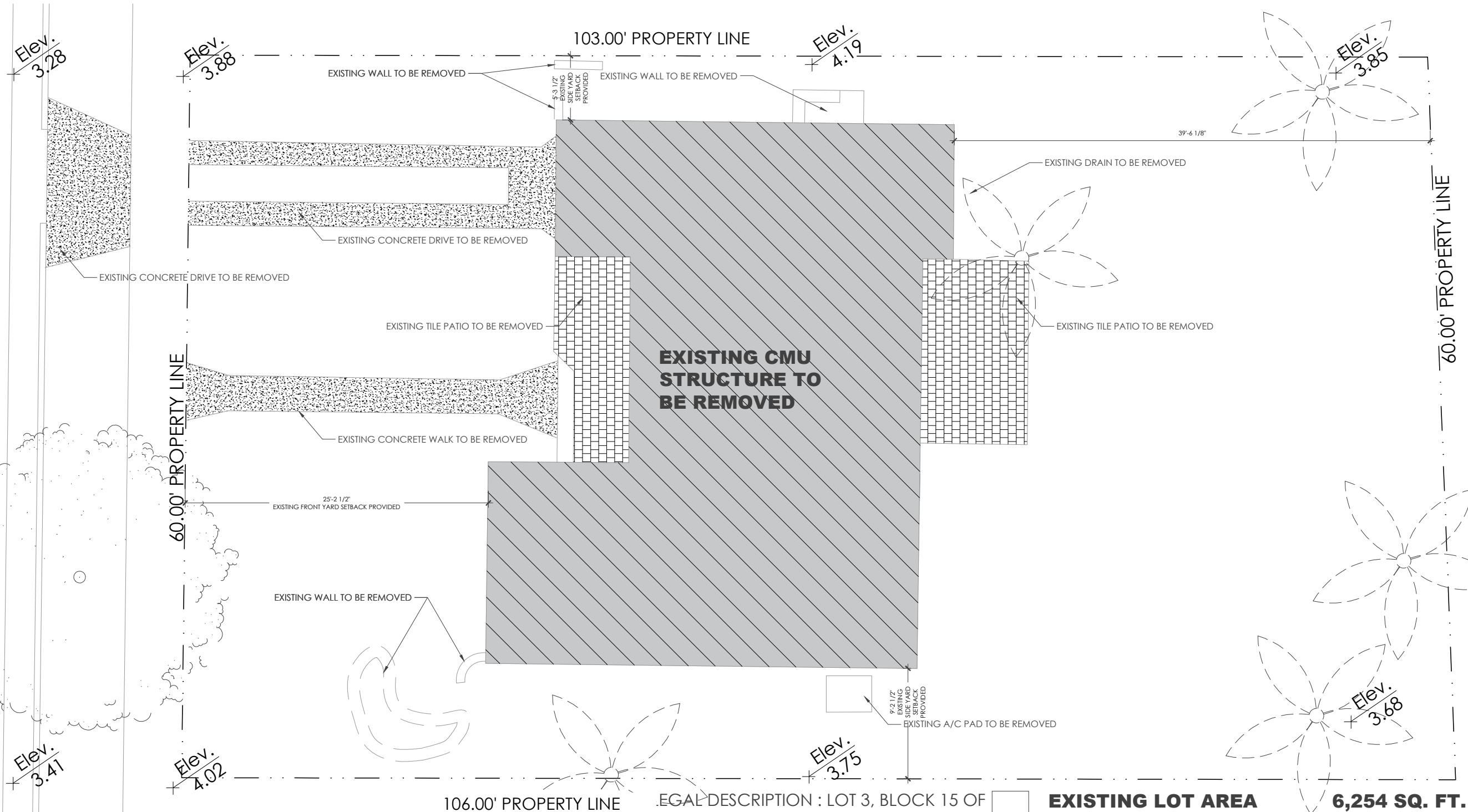


**EXISTING TILE PATIO TO BE REMOVED**  
**EXISTING CMU STRUCTURE TO BE REMOVED**  
**EXISTING CONCRETE DRIVEWAY/WALKWAY TO BE REMOVED**

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LEGAL DESCRIPTION : LOT 3, BLOCK 15 OF 'NAUTILUS ADDITION', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 130 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**EXISTING LOT AREA 6,254 SQ. FT.**  
**EXISTING LOT COVERAGE 1,389 SQ. FT.**

1  
A-014

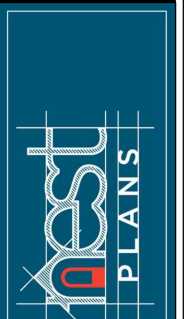
**EXISTING LOT COVERAGE AND DEMO PLAN**

scale: 1/4" = 1'-0"



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**A-014**

AR0015085



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JANUARY 4, 2021 REV. APRIL 5, 2021

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## 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 %:	1,674 SQ. FT. / 26.8%	
10	Existing Lot Coverage SF and %:	1,389 SQ. FT. / 22.2%	Lot coverage deducted (garage-storage) SF:	1,574 SQ. FT. / 25.2%	
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 %:	2,836 SQ. FT. / 45.3%	
13	Existing First Floor Unit Size:	1,389 SQ. FT. / 22.2%	Proposed First Floor Unit Size:	1,574 SQ. FT. / 25.2%	
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	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?			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

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**ALSABBAGH RESIDENCE**  
4625 ALTON ROAD  
MIAMI BEACH, FL 33140

## REVISIONS

Job No: 3606

Date: \_\_\_\_\_  
NES1 - 2023

01/04/2021

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SAR

Checked  
by: G-B

DESIGN REVIEW BOARD

Drawing No.

A-015

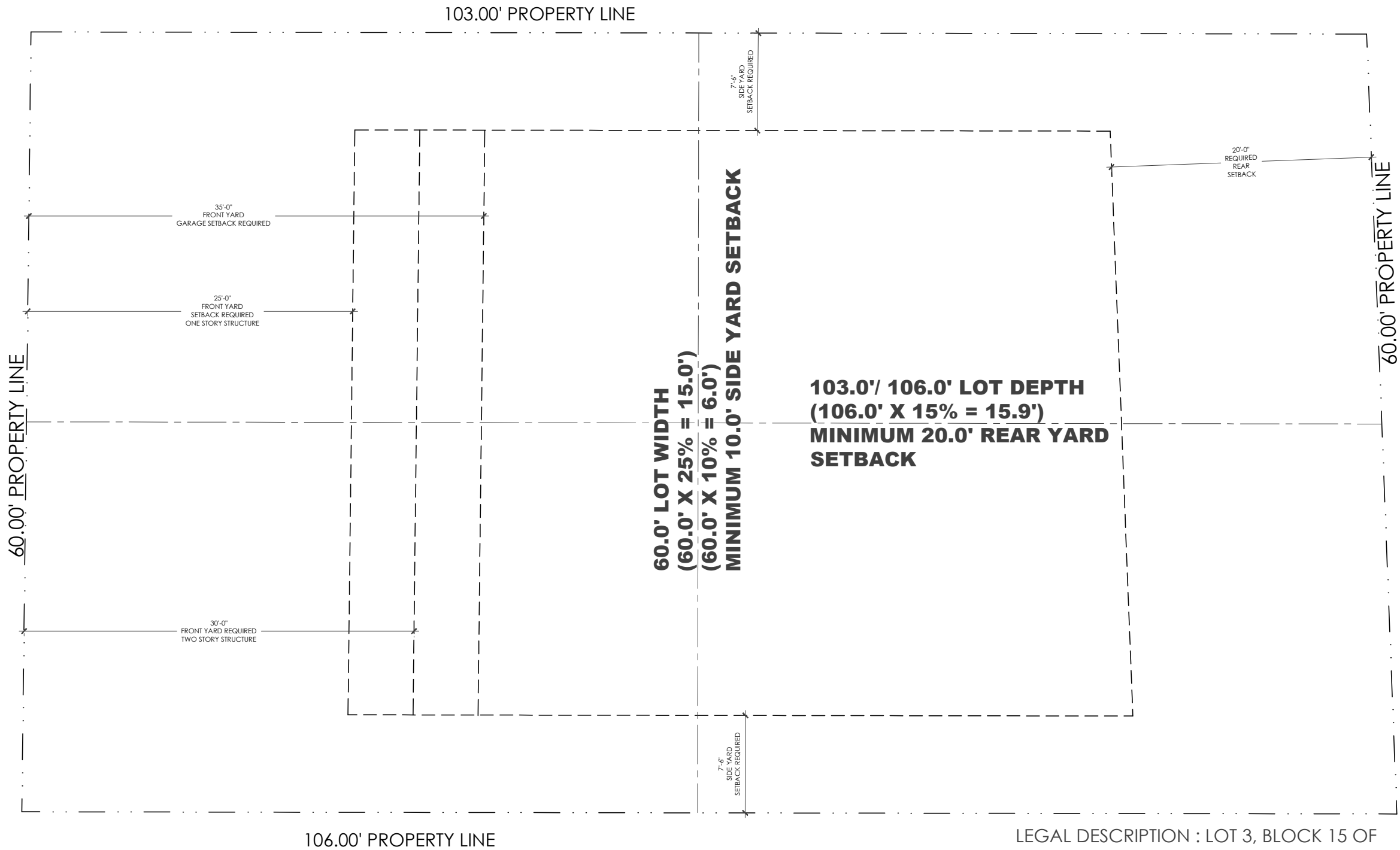


ALTON ROAD  
(100' ROW - 29' ASPHALT PVMT)

# ALSABBAGH RESIDENCE

## DESIGN REVIEW BOARD FINAL SUBMITTAL

JANUARY 4, 2021 REV. APRIL 5, 2021



1

A-016

**ZONING SETBACKS**  
scale: 1/4" = 1'-0"

N

LEGAL DESCRIPTION : LOT 3, BLOCK 15 OF "NAUTILUS ADDITION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 130 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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MIAMI BEACH, FL 33140

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A-020

(100' ROW - 29' ASPHALT PVMT)

EXISTING SIDEWALK  
60.00' PROPERTY LINE

LEGAL DESCRIPTION : LOT 3, BLOCK 15 OF  
"NAUTILUS ADDITION", ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLAT BOOK 8,  
PAGE 130 OF THE PUBLIC RECORDS OF  
MIAMI-DADE COUNTY, FLORIDA.

$\frac{\text{Elev.}}{+ 6.8'}$   
(8.05)

PROPERTY LINE

REQUIRED SET BACK LINE

PROPOSED BUILDING FOOTPRINT LINE

scale: 1/4" = 1'-0"

**N**



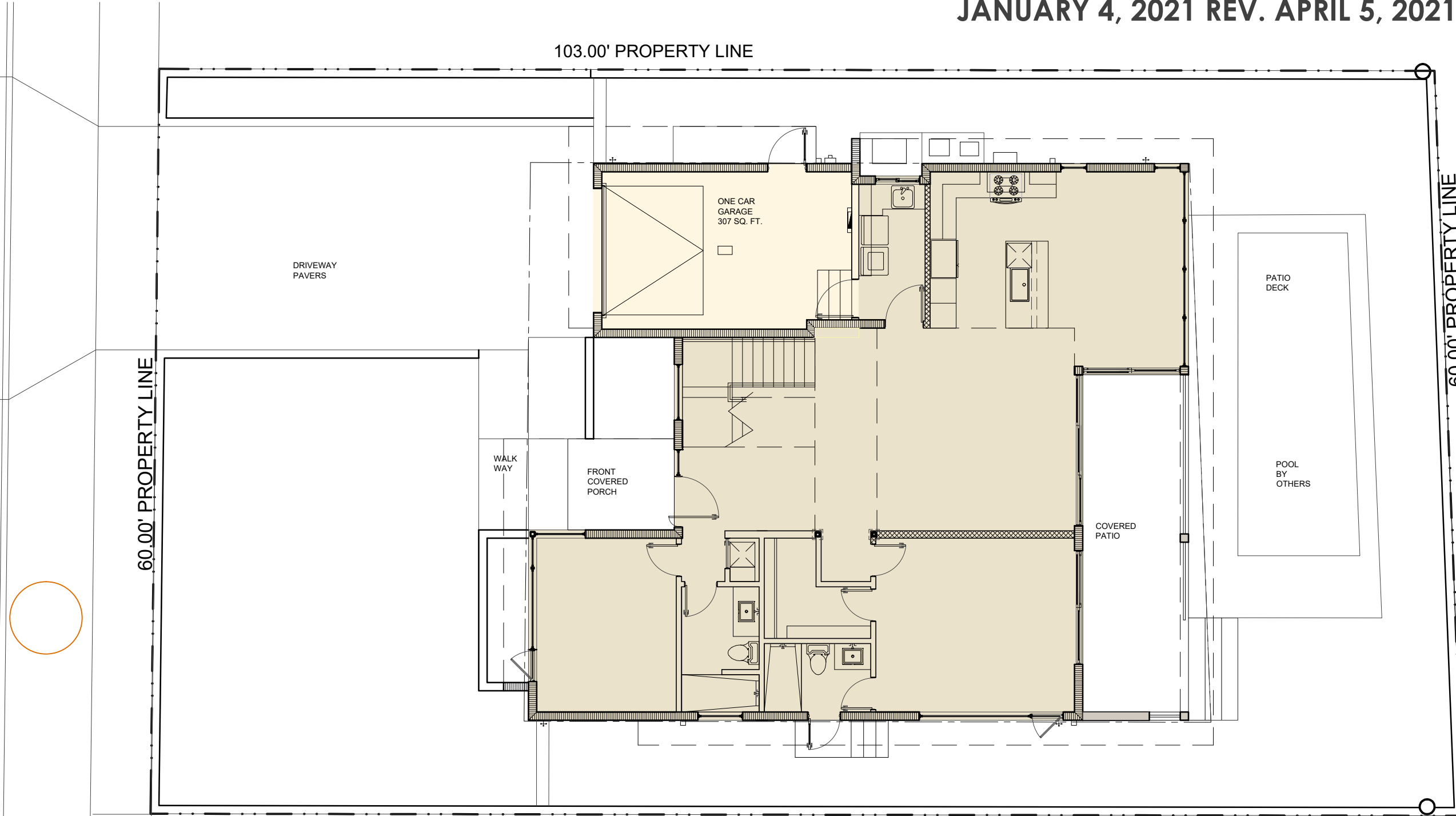


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ALTON ROAD  
(100' ROW - 29' ASPHALT PVMT)



**PROPOSED FIRST FLOOR FAR**  
**PROPOSED GARAGE FAR**

**1,579 SQ. FT.**  
**307 SQ. FT.**

LOT SIZE 6,254 SQ. FT.		
	ALLOWED	PROPOSED
LOT COVERAGE	1,561.25 SF (0.25 MAX.)/ 1,873.5 SF (0.3)	1,579 SF (25.2%)
UNIT SIZE (FAR)	3,127 SF (0.5 MAX.)	2,836 SF (45.3%)
1ST LEVEL		1,579 SF
2ND LEVEL		950 SF
GARAGE		307 SF

1  
A-021

**FIRST FLOOR FAR**

scale: 1/4" = 1'-0"

**N**



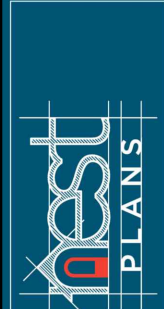
60.00' PROPERTY LINE

103.00' PROPERTY LINE

106.00' PROPERTY LINE

GERALD BELGRAVE

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A-022

LOT SIZE 6,254 SQ. FT.		
	ALLOWED	PROPOSED
LOT COVERAGE	1,561.25 SF (0.25 MAX.) / 1,873.5 SF (0.3)	1,579 SF (25.2%)
UNIT SIZE (FAR)	3,127 SF (0.5 MAX.)	2,836 SF (45.3%)
1ST LEVEL		1,579 SF
2ND LEVEL		950 SF
GARAGE		307 SF

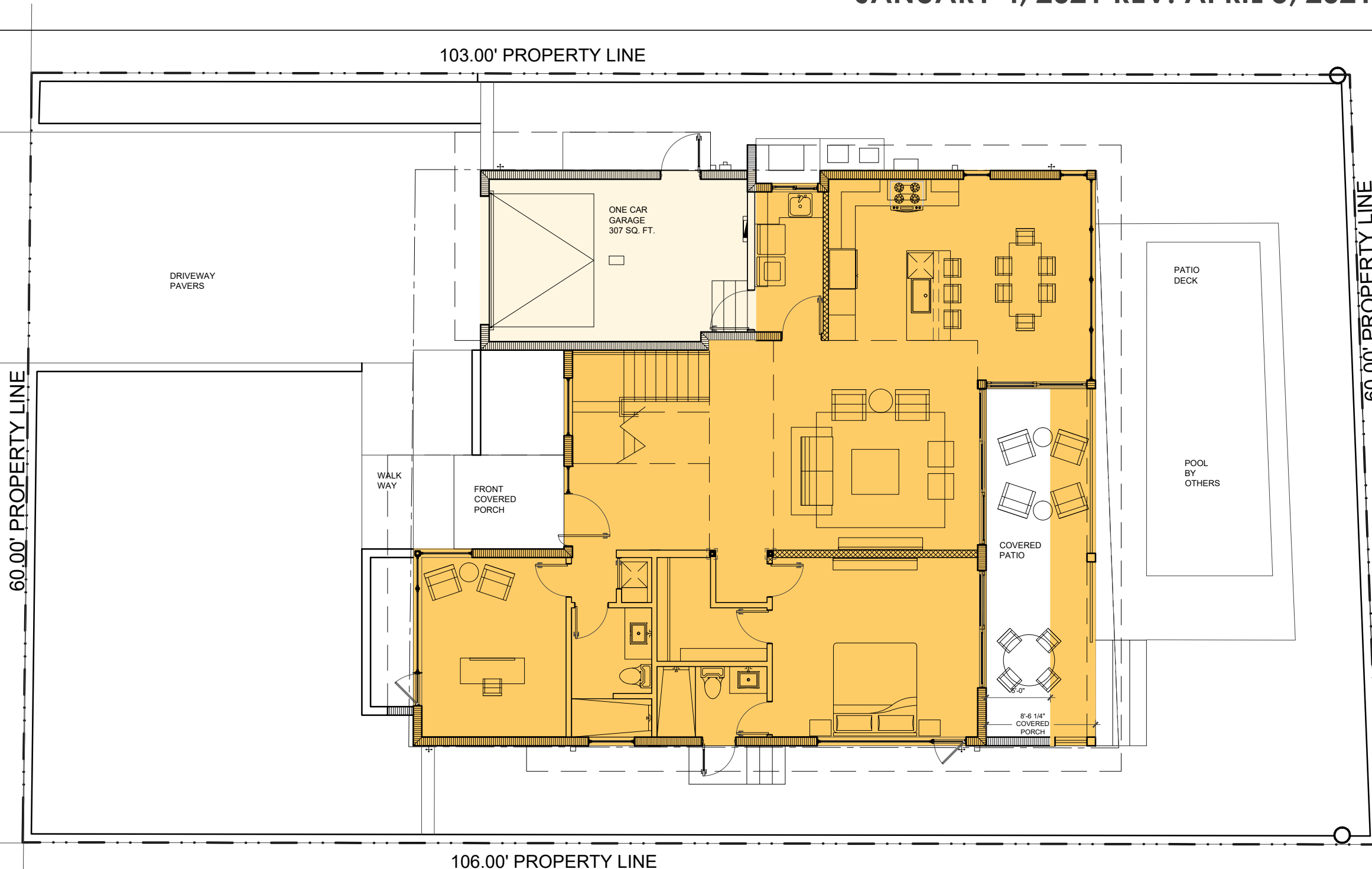


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## DESIGN REVIEW BOARD FINAL SUBMITTAL

### JANUARY 4, 2021 REV. APRIL 5, 2021

ALTON ROAD  
(100' ROW - 29' ASPHALT PVMT)



**PROPOSED LOT COVERAGE**  
**PROPOSED GARAGE FAR**

**1,674 SQ. FT.**  
**307 SQ. FT.**

LOT SIZE  
MAXIMUM ALLOWABLE LOT COVERAGE (6,254 SQ. FT. X 30%) = 1,876 SQ. FT.  
LOT COVERAGE PROVIDED 1,674 SQ. FT.

1  
A-023  
scale: 1/4" = 1'-0"

**LOT COVERAGE**

**N**

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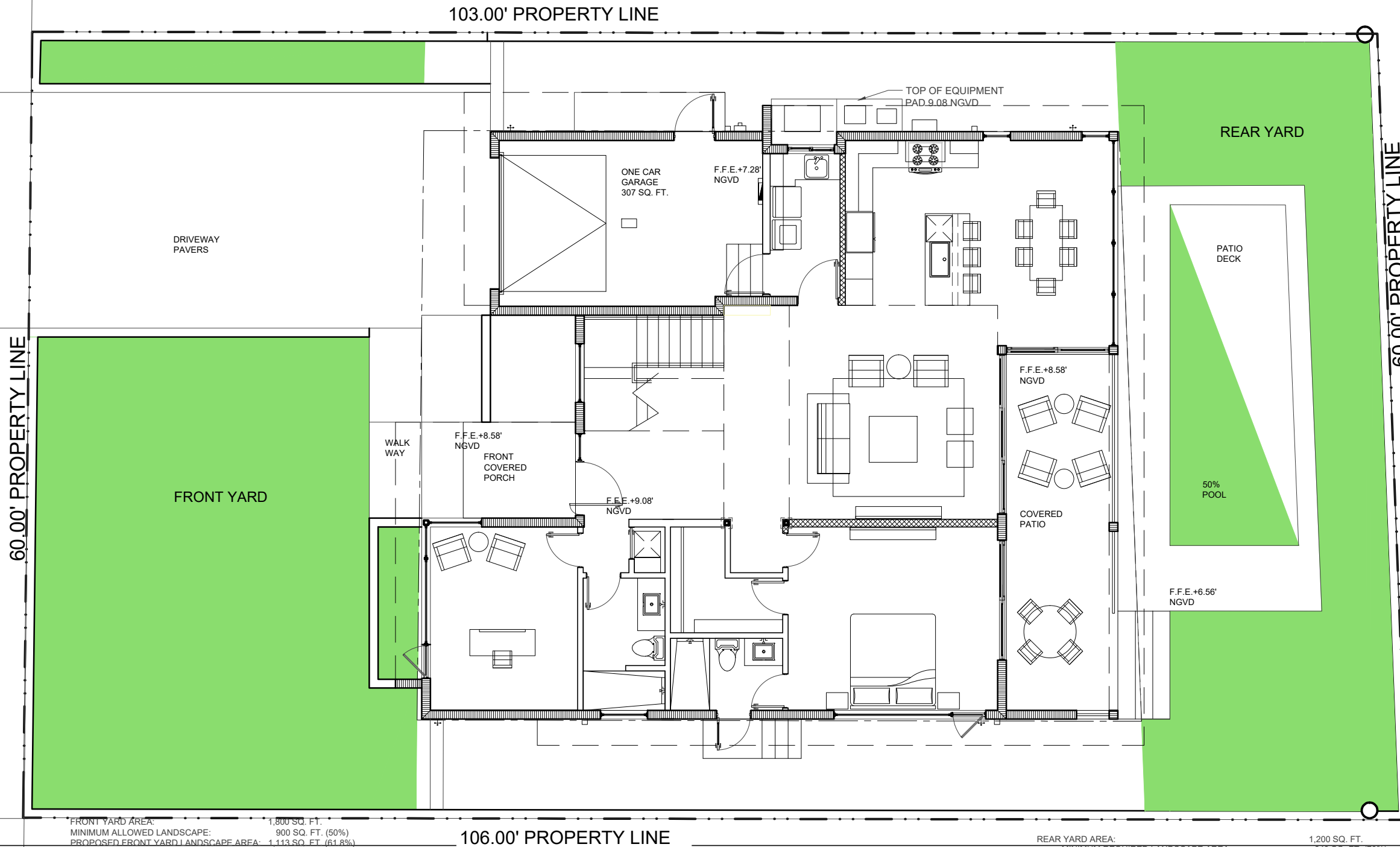
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JANUARY 4, 2021 REV. APRIL 5, 2021

ALTON ROAD  
(100' ROW - 29' ASPHALT PVMT)



FRONT AND REAR YARD LANDSCAPE AREAS



scale: 1/4" = 1'-0"

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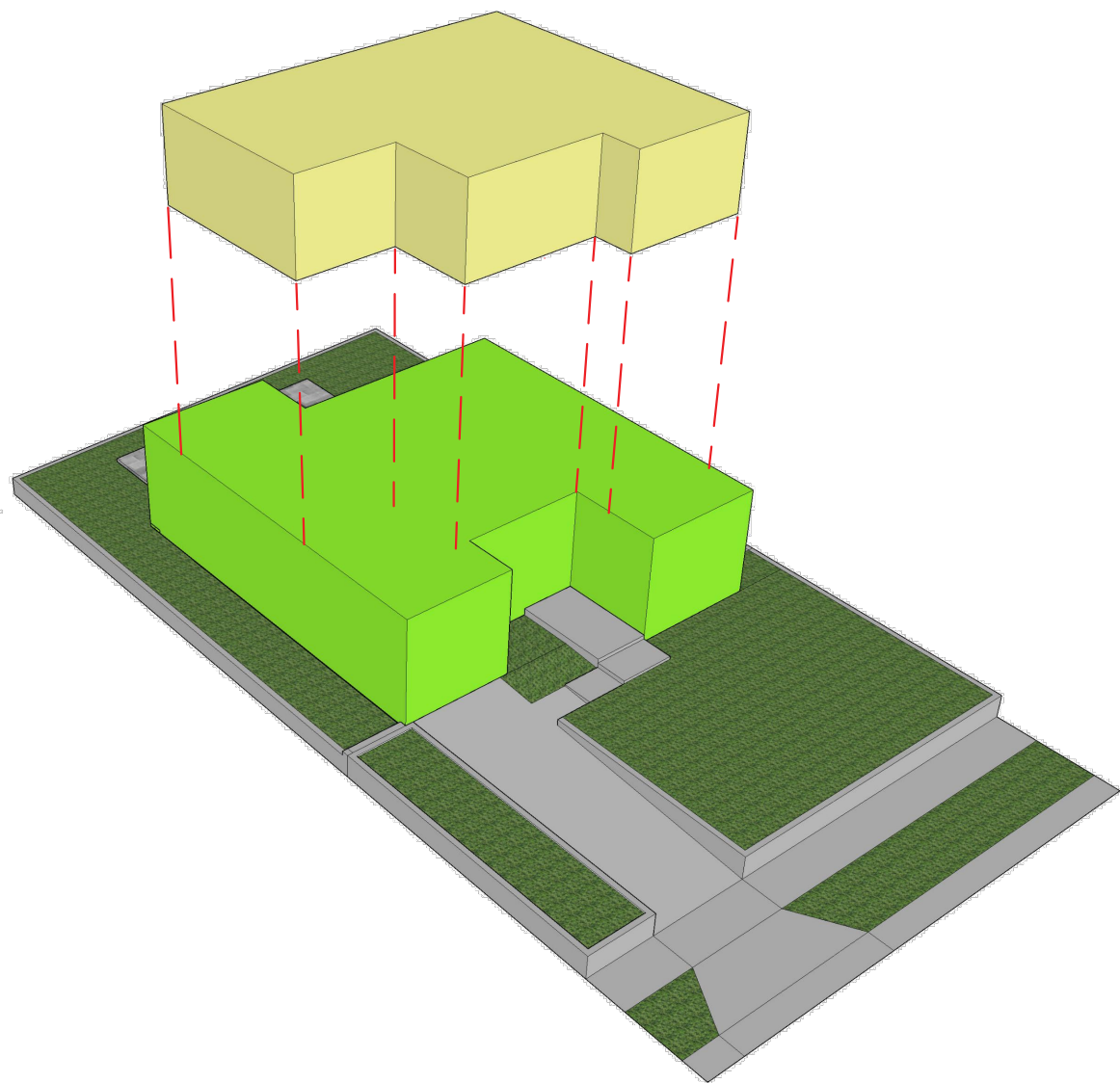
A-024



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**PHYSICAL VOLUME OF SECOND FLOOR 1,249 SQ. FT. (66.2%)**  
70 % OF GROUND FLOOR - 1,918 X 70% = 1,343 SQ. FT. MAXIMUM ALLOWABLE

**PHYSICAL VOLUME OF GROUND FLOOR 1,886 SQ. FT. (100.0%)**

RELEVANT CODE INFORMATION:  
FOR TWO STORIES HOMES WITH  
OVERALL LOT COVERAGE OF 25%  
GREATER, PHYSICAL COLUMN OF  
THE SECOND FLOOR SHALL NOT  
EXCEED 75% OF THE FIRST FLOOR,  
INCLUSIVE OF ANY ENCLOSED  
PARKING STRUCTURE. (142-105 (b)  
(4) c.

VOLUMETRIC DIAGRAM

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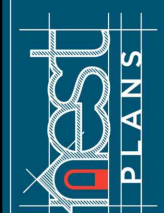
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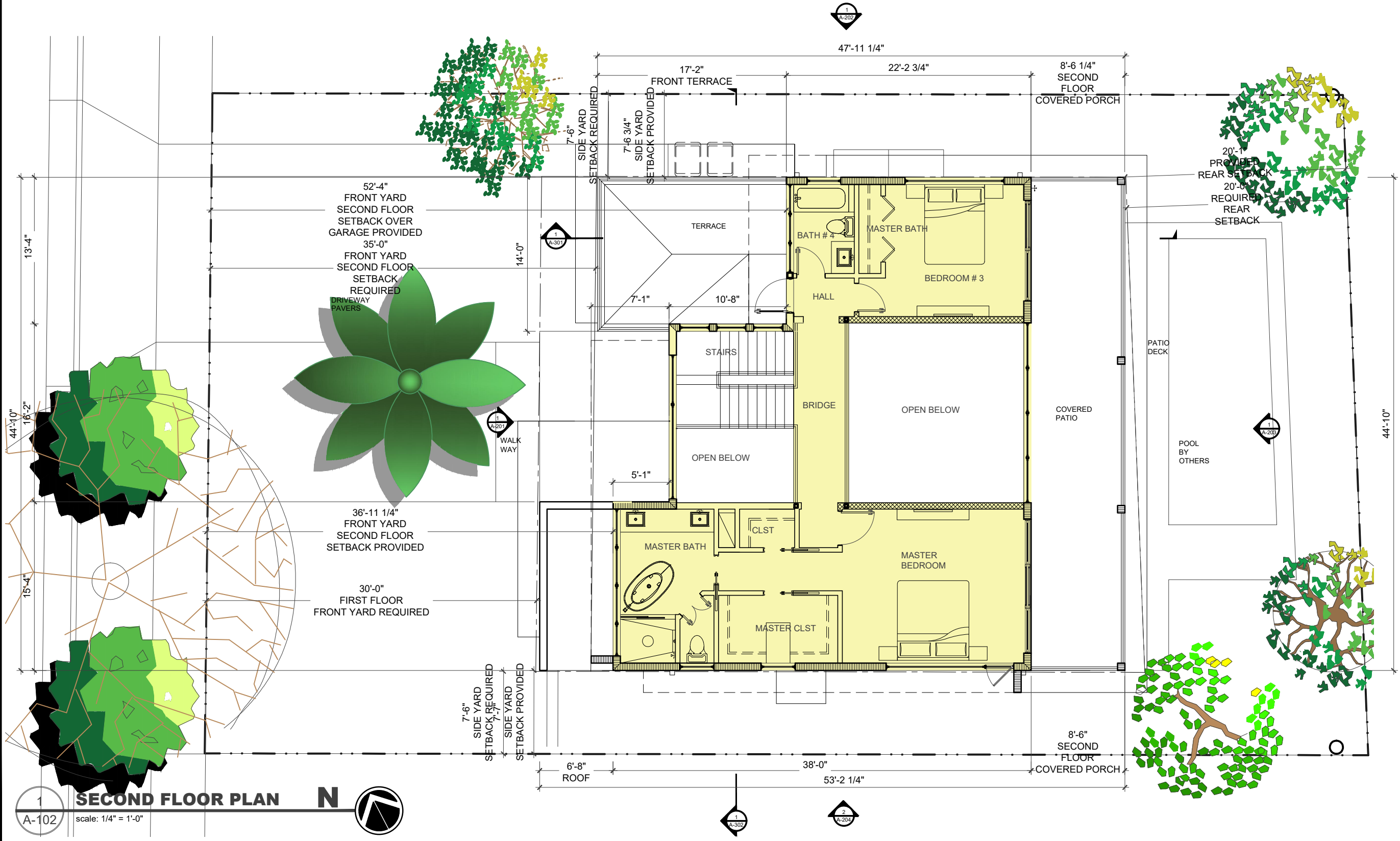
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**A-102**

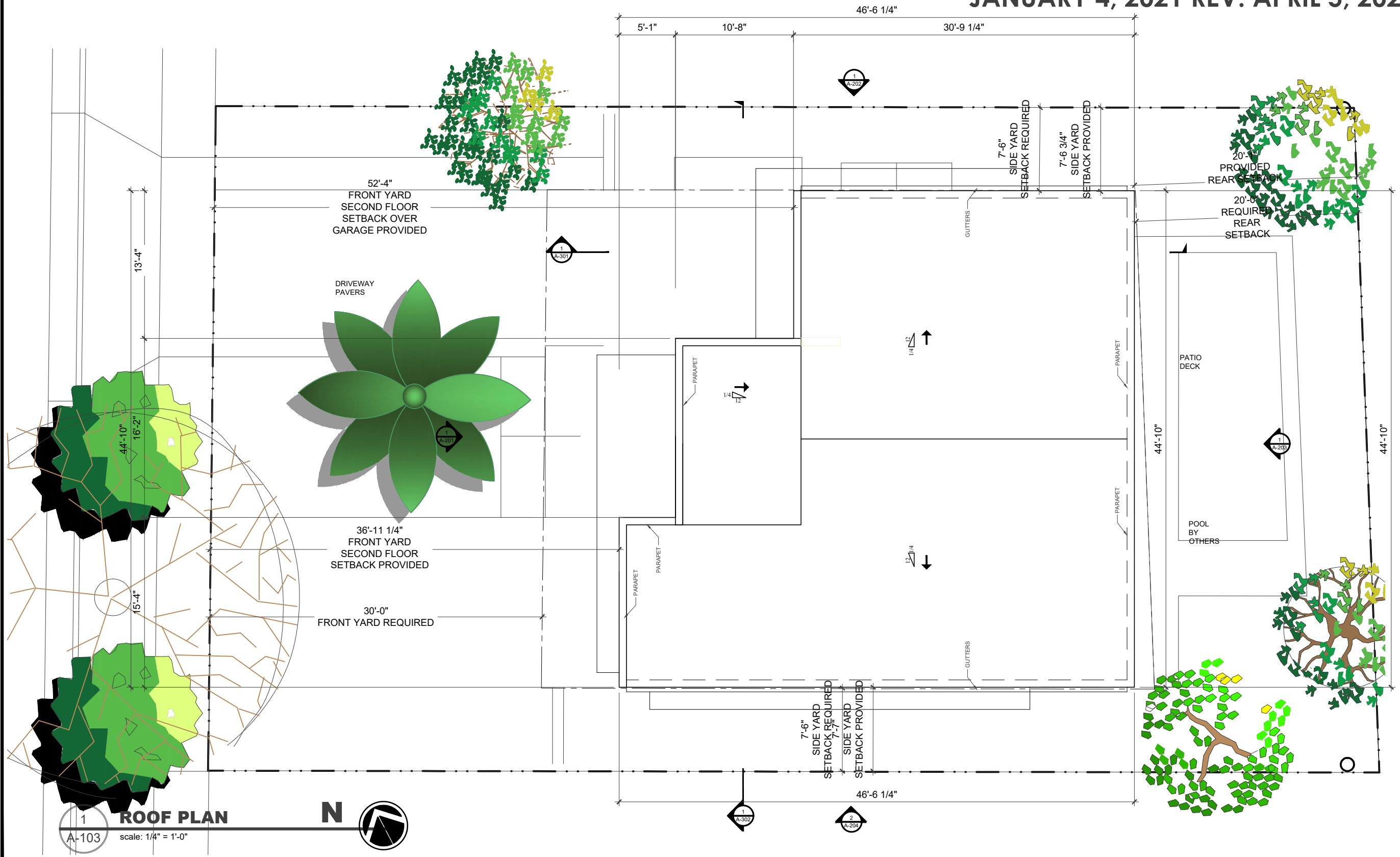




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DESIGN REVIEW BOARD

Drawing No.

**A-103**



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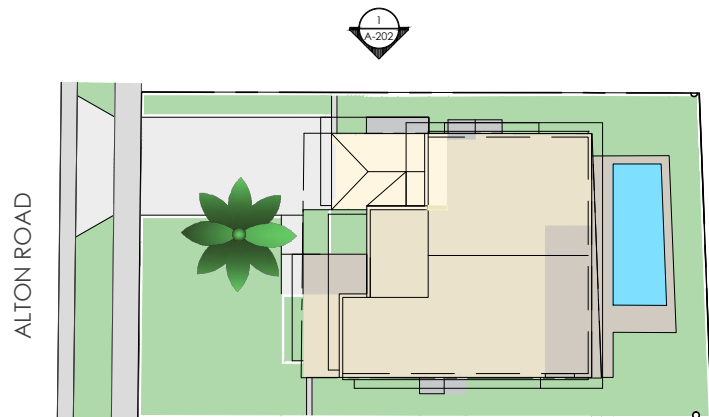
ELEVATIONS KEY NOTES		REVISIONS	
E01	PAINTED, SMOOTH TO LIGHT TEXTURE STUCCO FINISH. CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER	1	04/05/2021
E02	STUCCO 1" SCORE LINES - FOR CONTROL EXPANSION JOINTS . CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER		
E03	RESYSTA - WALL CLADDING - 6" WOOD COMPOSITE IN SIAM COLOR		
E04	WINDOW/ DOOR DESIGNATION - REFER WINDOW SCHEDULE FOR ADDITIONAL INFORMATION - REFER TO OWNER FOR COLOR SELECTION		
E05	ALUMINUM RAILING - CONTRACTOR TO PROVIDE SHOP DRAWINGS - REFER TO OWNER FOR COLOR SELECTION		
E06	NOT IN USE		
E07			
E08			



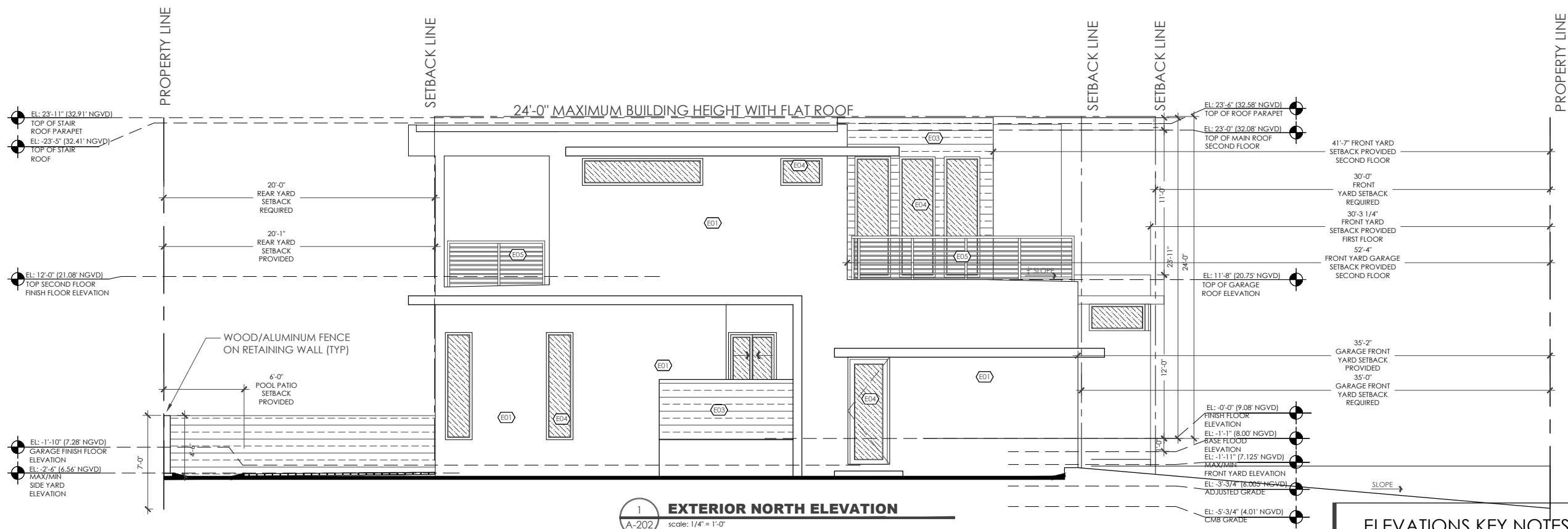
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## DESIGN REVIEW BOARD FINAL SUBMITTAL

### JANUARY 4, 2021 REV. APRIL 5, 2021



2 **KEY MAP**  
A-202 scale: 1/16" = 1'-0"



#### ELEVATIONS KEY NOTES

- ED01 PAINTED, SMOOTH TO LIGHT TEXTURE STUCCO FINISH. CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER
- ED02 STUCCO 1" SCORE LINES - FOR CONTROL EXPANSION JOINTS - CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER
- ED03 RESYSTA - WALL CLADDING - 6" WOOD COMPOSITE IN SIAM COLOR
- ED04 WINDOW/ DOOR DESIGNATION - REFER WINDOW SCHEDULE FOR ADDITIONAL INFORMATION - REFER TO OWNER FOR COLOR SELECTION
- ED05 ALUMINUM RAILING - CONTRACTOR TO PROVIDE SHOP DRAWINGS - REFER TO OWNER FOR COLOR SELECTION
- ED06 NOT IN USE

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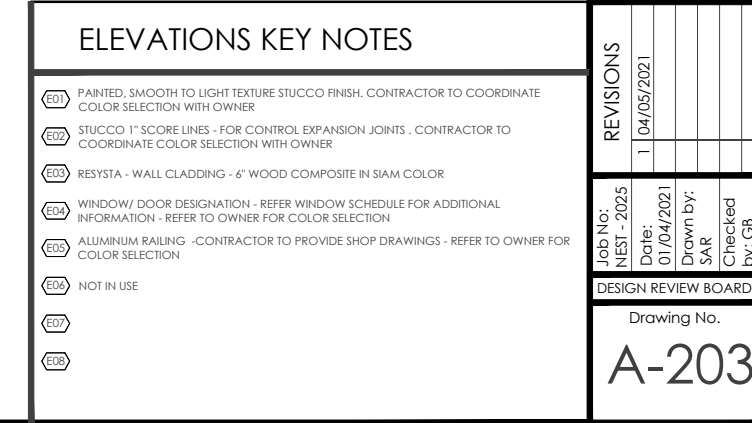
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**A-202**



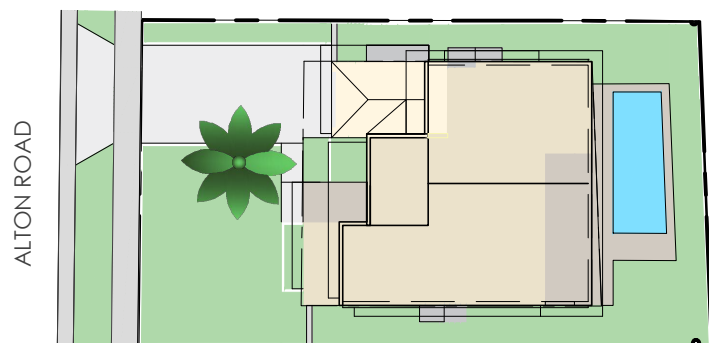
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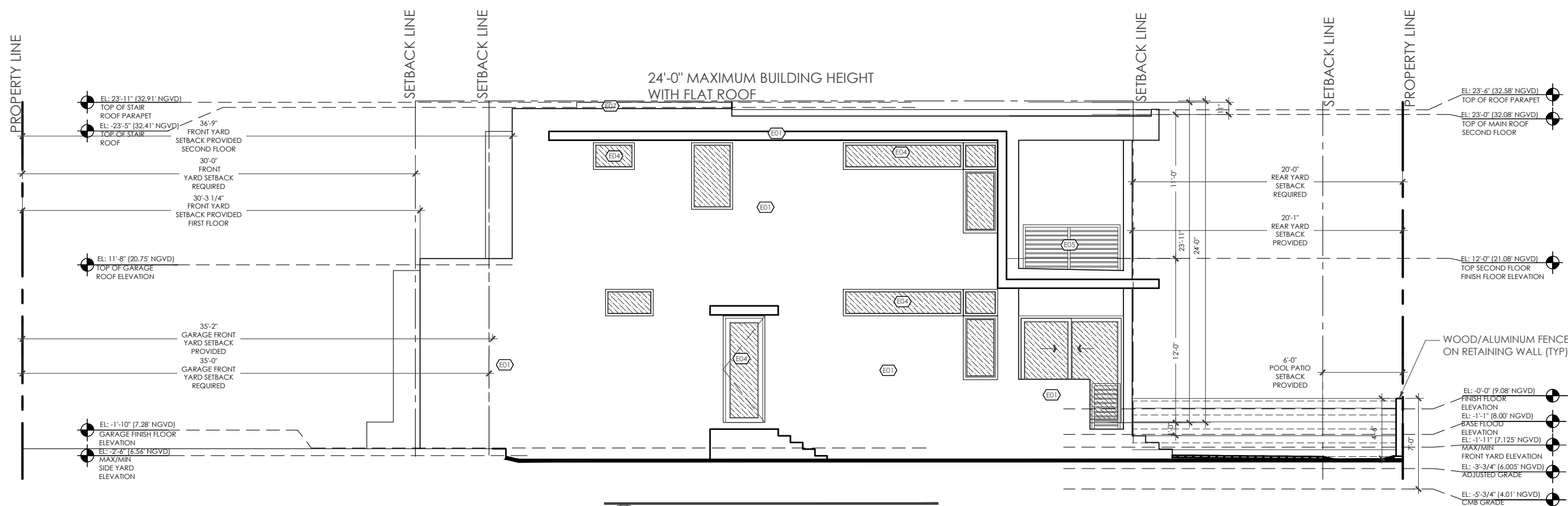
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## DESIGN REVIEW BOARD FINAL SUBMITTAL

### JANUARY 4, 2021 REV. APRIL 5, 2021



2 **KEY MAP**  
A-204 scale: 1/16" = 1'-0"



1 **EXTERIOR SOUTH ELEVATION**  
A-204 scale: 1/4" = 1'-0"

#### ELEVATIONS KEY NOTES

- E01 PAINTED, SMOOTH TO LIGHT TEXTURE STUCCO FINISH. CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER
- E02 STUCCO 1" SCORE LINES - FOR CONTROL EXPANSION JOINTS - CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER
- E03 RESYSTA - WALL CLADDING - 6" WOOD COMPOSITE IN SIAM COLOR
- E04 WINDOW/ DOOR DESIGNATION - REFER WINDOW SCHEDULE FOR ADDITIONAL INFORMATION - REFER TO OWNER FOR COLOR SELECTION
- E05 ALUMINUM RAILING - CONTRACTOR TO PROVIDE SHOP DRAWINGS - REFER TO OWNER FOR COLOR SELECTION
- E06 NOT IN USE
- E07
- E08

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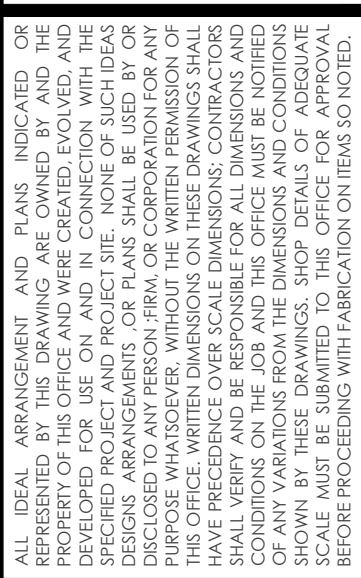
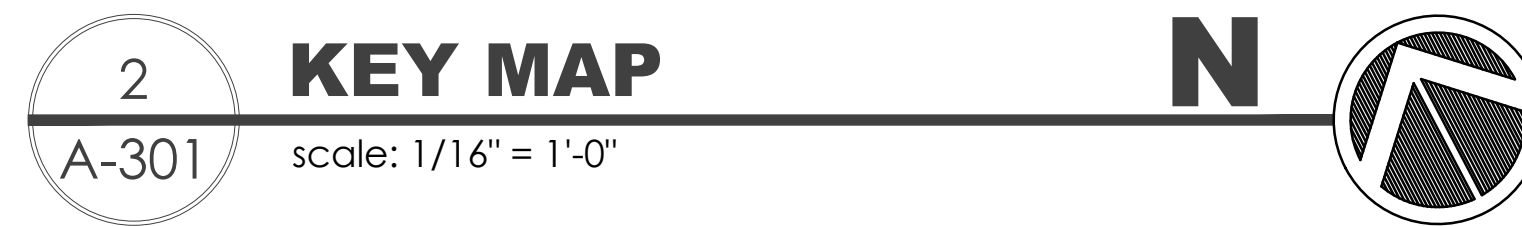
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A-204



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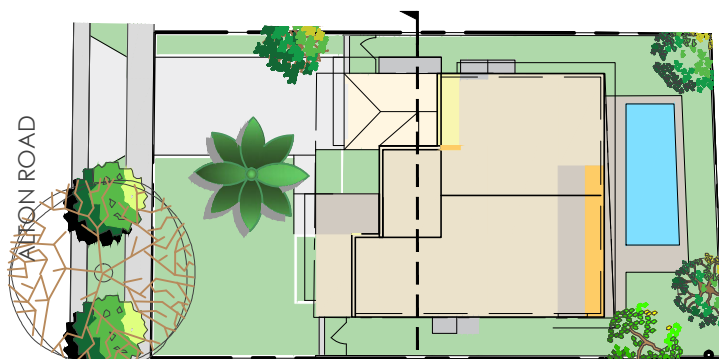
A-301



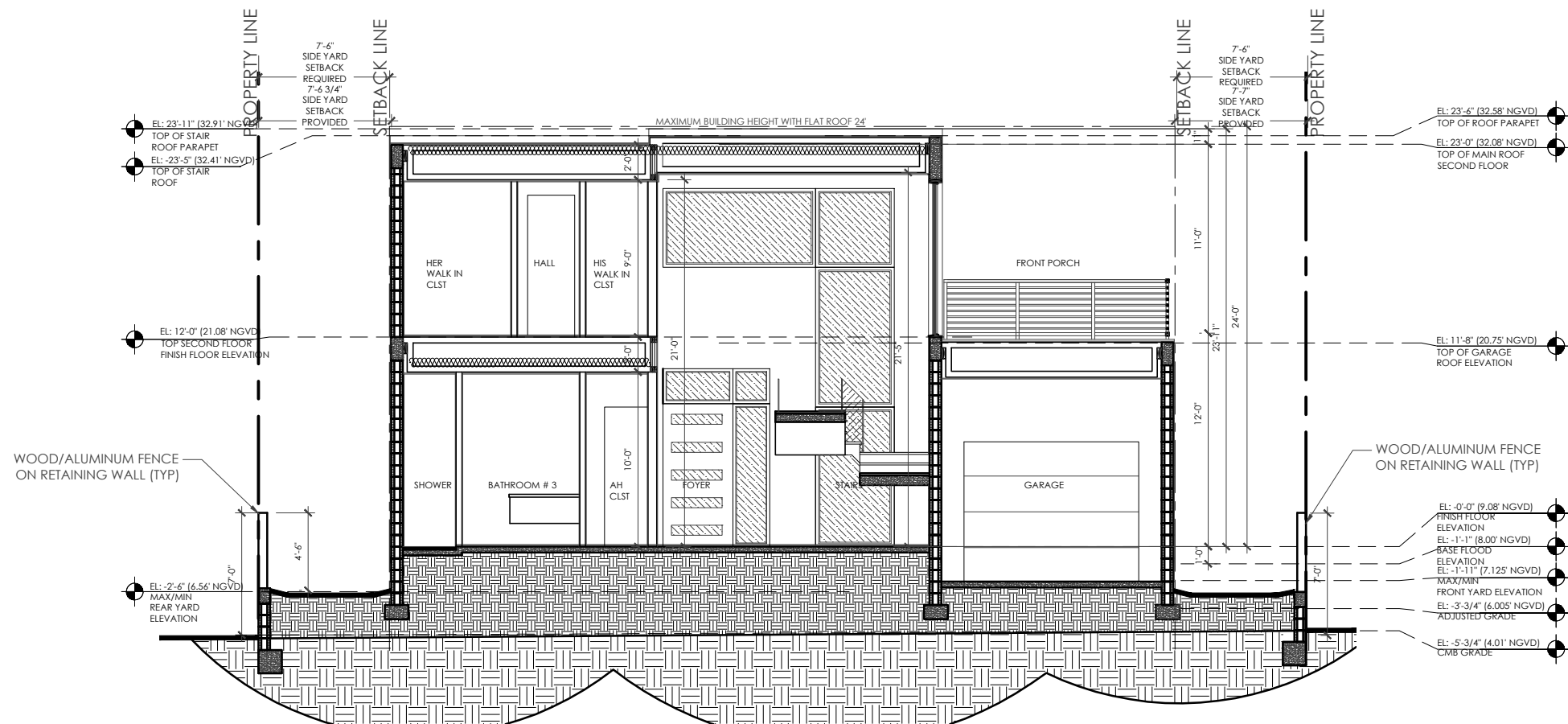
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## DESIGN REVIEW BOARD FINAL SUBMITTAL

### JANUARY 4, 2021 REV. APRIL 5, 2021



2  
A-302  
**KEY MAP**  
scale: 1/16" = 1'-0"



1  
A-302  
**BUILDING SECTION**  
scale: 1/4" = 1'-0"

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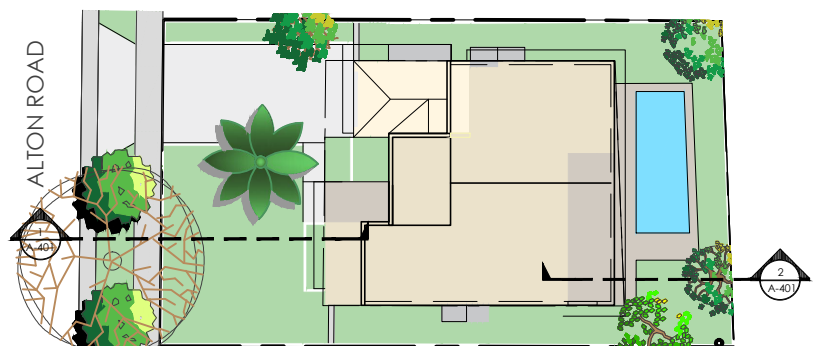
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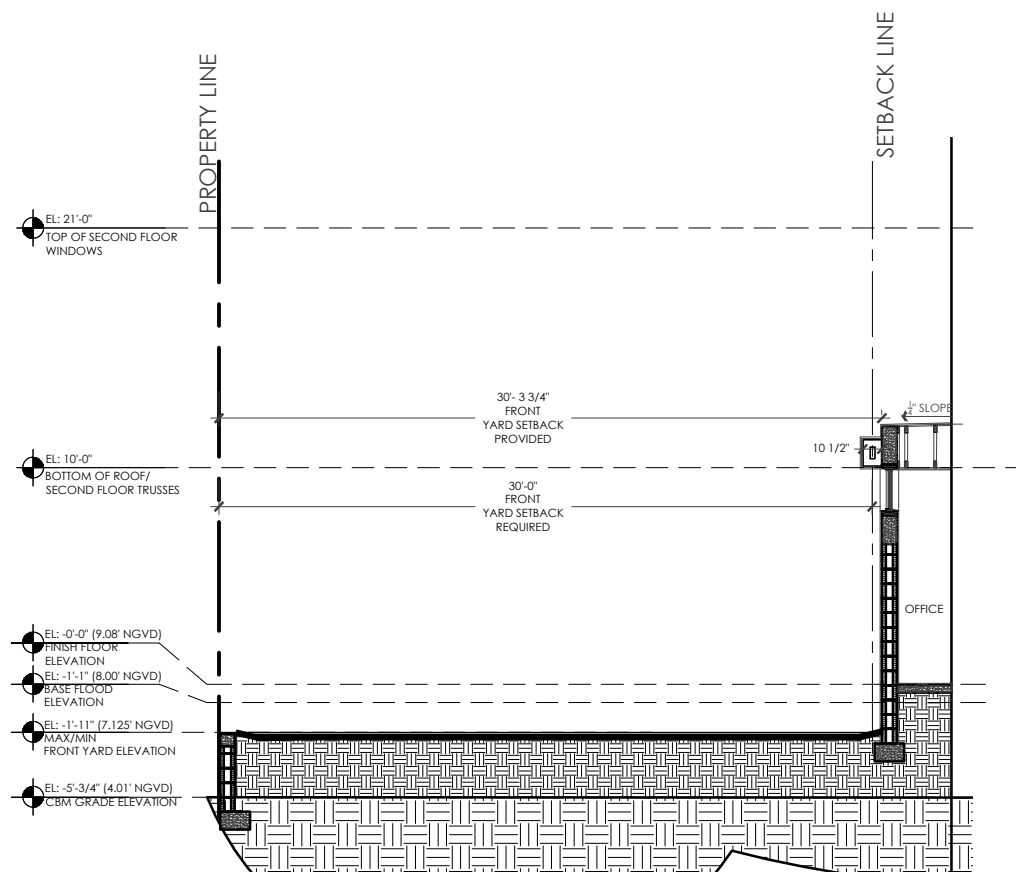
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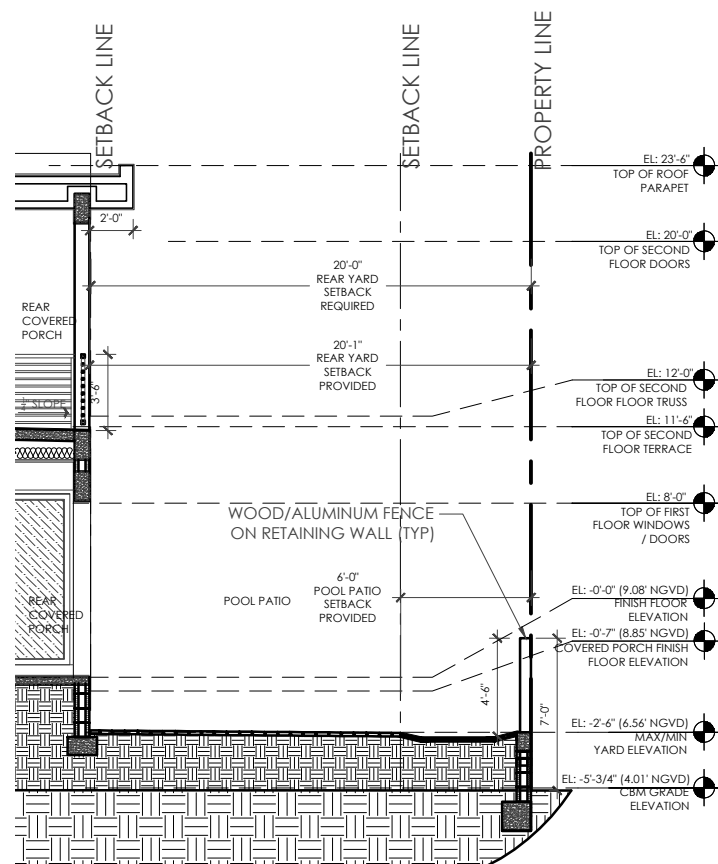
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3 KEY MAP  
A-401 scale: 1/16" = 1'-0"



1 FRONT YARD SETBACK SECTION  
A-401 scale: 1/4" = 1'-0"



2 REAR YARD SETBACK SECTION  
A-401 scale: 1/4" = 1'-0"

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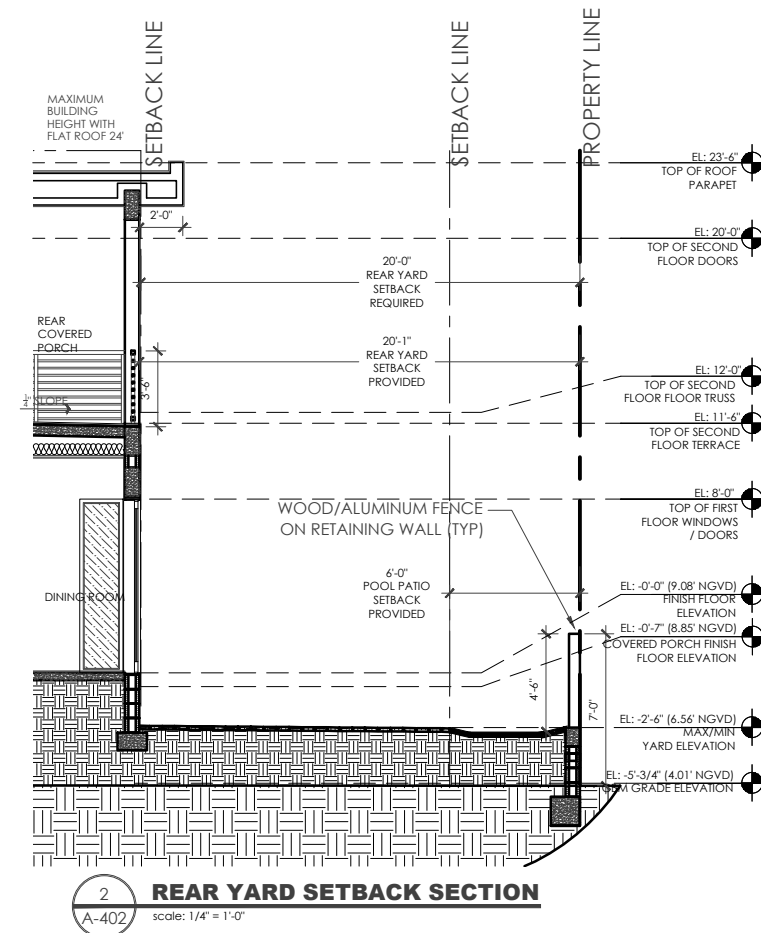
ALSABBAGH RESIDENCE  
4625 ALTON ROAD  
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DESIGN REVIEW BOARD

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A-401

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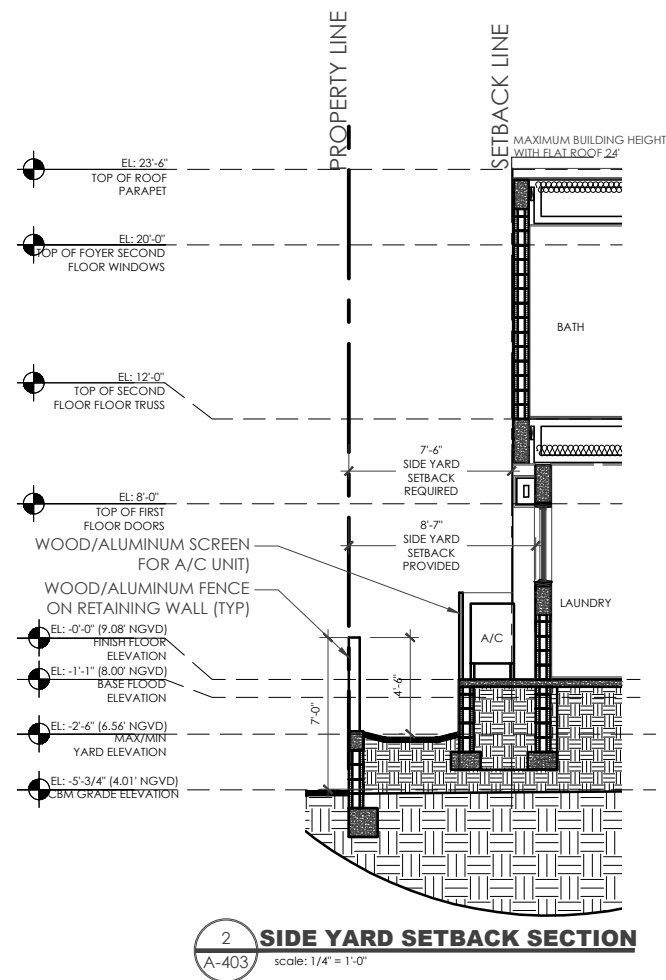
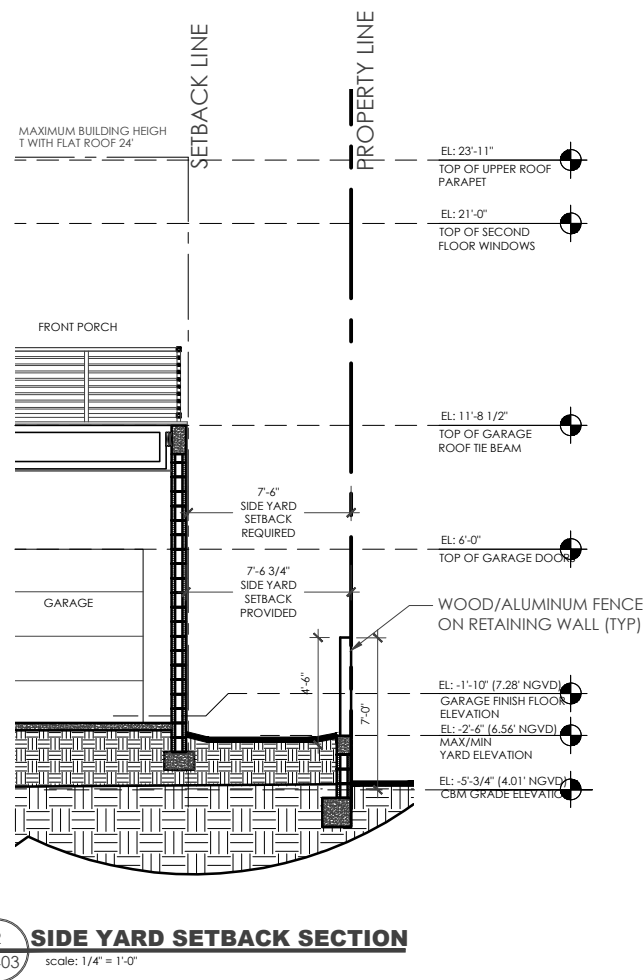
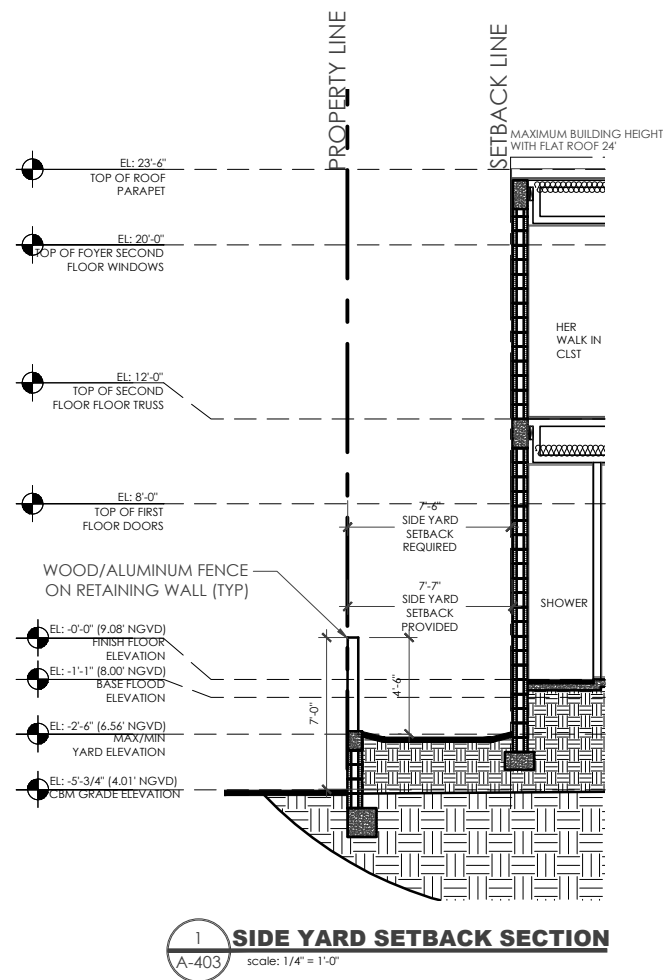
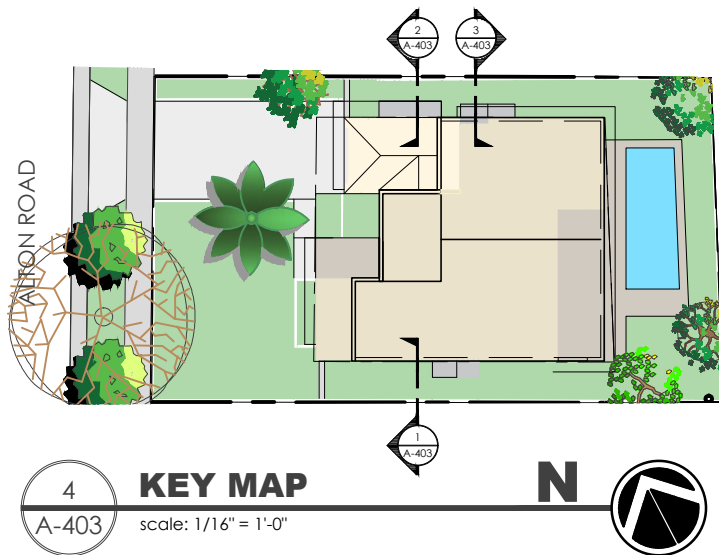
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# ALSABBAGH RESIDENCE

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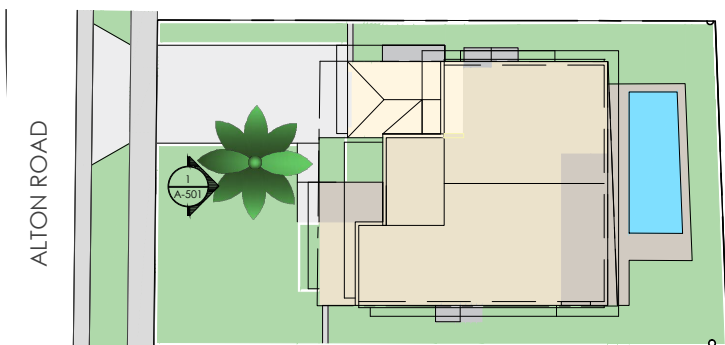
Drawing No.

**A-403**

# ALSABBAGH RESIDENCE

## DESIGN REVIEW BOARD FINAL SUBMITTAL

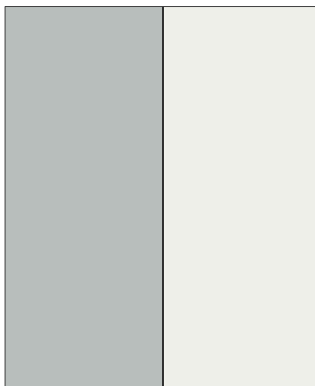
### JANUARY 4, 2021 REV. APRIL 5, 2021



2 **KEY MAP**  
A-501 scale: 1/16" = 1'-0" **N**



1 **MATERIAL SELECTION BOARD**  
A-501 scale: 1/4" = 1'-0"



01 - STUCCO SMOOTH



02 - BRICK PAVER



03 - COMPOSITE WOOD



04 - BRONZE WINDOW/  
DOOR FRAMES



05 - BRONZE ALUMINUM  
RAILING



06 - BRONZE ALUMINUM  
FROSTED GLASS  
GARAGE DOOR

#### ELEVATIONS KEY NOTES

- E01 PAINTED, SMOOTH TO LIGHT TEXTURE STUCCO FINISH. CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER
- E02 BRICK PAVER -
- E03 RESYSTA - WALL CLADDING - 6" WOOD COMPOSITE IN SIAM COLOR
- E04 WINDOW/ DOOR DESIGNATION - REFER WINDOW SCHEDULE FOR ADDITIONAL INFORMATION - REFER TO OWNER FOR COLOR SELECTION
- E05 ALUMINUM RAILING - CONTRACTOR TO PROVIDE SHOP DRAWINGS - REFER TO OWNER FOR COLOR SELECTION
- E06 GARAGE DOOR - BRONZE ALUMINUM AND FROSTED GLASS DOOR
- E07
- E08

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SYNTHETIC GRASS OUTDOOR SURFACE SPECIFICATIONS:

K9Grass Lite or Classic

1.1 DESCRIPTION OF WORK

The contractor shall provide all labor, materials, equipment, and tools necessary for the complete installation of a 'no infill' synthetic grass dog surface with a stable draining base. The complete synthetic grass system shall consist of, but not necessarily be limited to the following:

- Area of construction with the extent of artificial turf work as shown on the drawings.
- Subgrade, base, and drainage construction as specified in Section 2 and Section 3 of this document.
- Quality synthetic grass product manufactured in the USA according to specifications in Section 2 of this document. Product shall be a knitted synthetic grass product (not tufted) and contain an antimicrobial agent while meeting or exceeding all guidelines as established herein. For characteristics not specifically stated, shall meet or exceed all guidelines published by the Synthetic Turf Council.
- The synthetic grass surface shall be specifically designed, manufactured, and installed for the intended use as a commercial/residential use dog surfacing solution.
- Plastic perimeter boards (2'x4' or 2'x2' set vertically) are to surround the entire area for anchoring of the turf. The top edge of this surface is to be a minimum of 1/2" below any adjacent solid walking surfaces where there could be foot traffic.
- Stainless steel staples, 1" in length, are to be used to anchor the synthetic turf to the perimeter boards.

1.2 SYSTEM PERFORMANCE

Contractor shall ensure that products for pet/dog system meet the following performance requirements:

- The components, as well as the installation methods utilized, shall be designed and executed in a manner to hold up to the unique challenges dogs present. The materials as hereinafter specified shall withstand full climatic exposure in the location of the play yard/dog run, be resistant to insect infestation, rat, fungus, mold and mildew, shall also withstand ultra-violet rays, and allow the free flow of water vertically through the surface and into the drainage below.
- The seams of all system components shall provide a permanent, tight, secure, and hazard free surface.
- The installed synthetic grass and drainage system shall allow for drainage and water flow through the system at a rate of not less than 800" per hour.

1.3 SERVICE AND QUALITY ASSURANCE

Synthetic grass vendor shall provide ongoing service, quality assurance, and warranty, consisting of, but not necessarily be limited to, the following:

- The synthetic grass vendor must provide competent workmen skilled in this type of dog surface installation. The synthetic grass vendor shall provide a qualified installation foreman to coordinate and review the component parts of the synthetic grass system. Foreman shall be introduced to owner or owner's representative prior to start of construction.
- The synthetic grass vendor and installer must be experienced with no less than six completed commercial dog installations (2500sf or greater) where a knitted synthetic grass surface was installed. Installer must be competent in the installation of this material, including attachment of seams, proper trimming, and attaching techniques, prior to the start of turf installation.
- The synthetic grass vendor shall submit its manufacturer's warranty, which warrants the synthetic grass product:
  - Provide coverage of synthetic grass for a minimum of ten (10) years from the date of substantial completion.
  - Warrant that the materials installed meet or exceed the product specifications.
  - Be from a single source (certified by manufacturer) covering workmanship and all materials.
  - Assure the availability of exact or substantially the same replacement materials for the synthetic grass system for the full warranty period.
  - Include general wear and damage caused by UV degradation. The warranty may specifically exclude vandalism and Acts of God beyond the control of the manufacturer or installer.

1.4 SUBMITTALS

Synthetic grass vendor must submit the following to owner or owner's representative with the official bid package:

- One (1) copy of the most recent installation reference list for projects of similar scope to this project completed in last five years.

2 PRODUCTS

- Synthetic grass: ForeverLawn K9Grass Lite or Classic or Landscape Architect approved equal.

Pile Weight: 72 oz. /sy.

Face Yarn Type: Primary: Polyethylene; Secondary: Heat set textured nylon monofilament containing antimicrobial agent

Yarn Count: Primary 5,000/4; Secondary: 4,200/8

Pile Height (knitted): 7/8" (+/- 1/8").

Color: Primary: Summer Green; Secondary: Turf green

Construction: Knitted

Antimicrobial Protection: AlphaSan (manufactured into yarn)

Tufting Gauge: N/A - knitted product

Backing: Flow-through knitted backing

Seaming: Turf adhesive

Total Product Weight: 87 oz. /sy.

Finished Roll Width: 15 ft. (4.6 m)

Finished Roll Length: Up to 150 ft. (45.72 m)

- The synthetic grass shall be delivered in 15-foot-wide rolls. The rolls will be laid out and installed as specified in the site layout and equipment placement drawings.
- All seams shall be installed and secured with approved turf adhesive. Seams secured with stitching alone shall not be acceptable.
- No infill material is to be used.
- Base and Attaching Components: Base is to be prepared using plastic 2'x4' or 2'x2' plastic board and secured using 1' length 1/4" crown stainless steel staples. Turf is to be secured around all edges.

3 EXECUTION

3.1 BASE AND DRAINAGE CONSTRUCTION

The synthetic grass base contractor shall strictly adhere to the installation procedures outlined under this section. Any variance from these requirements must be accepted in writing, by the synthetic grass vendor, and submitted to the owner or owner's representative, verifying that the changes do not adversely affect the performance or warranty.

- Excavation: Existing ground cover shall be excavated to the depth established on the excavation plan. The sub-grade shall also be compacted to a recommended 90% compaction rate.

- Plastic Nailer Board: The synthetic turf perimeter fastening structure shall be installed before the drainage aggregate.
  - Install a synthetic nailer board around perimeter and all penetrating objects. Nailer board shall be flush to grade (or as specified in site detail drawings) when adjacent to soft surface (i.e. natural grass, mulch). Nailer board shall be 1/2" to 3/4" below grade when adjacent to hard walking surface (i.e. concrete or tile).

- This shall be the responsibility of the synthetic turf base contractor. See synthetic turf edge attachment detail.

- Base Drainage Aggregate: Installation of the free draining base aggregate of 3/8" to 5/8" clean compactable angular stone (any mix with fines in excess of 20% must be approved by manufacturer), shall follow procedures provided. If the sub-base does not permit liquids to freely percolate, auxiliary drainage is required. Base material must be installed to a recommended depth of 3 1/2". The drainage network and its existing elevations shall not be disrupted through ground pressures from trucks, dozers, or by any other means.

- The stone shall be left firm and compacted while allowing the porosity and drainage capabilities of the aggregate profile.
- The free draining base course should be designed to meet local soil and weather conditions. It must be installed to a minimum depth of 3 1/2" with a recommended compaction rate of 90%.

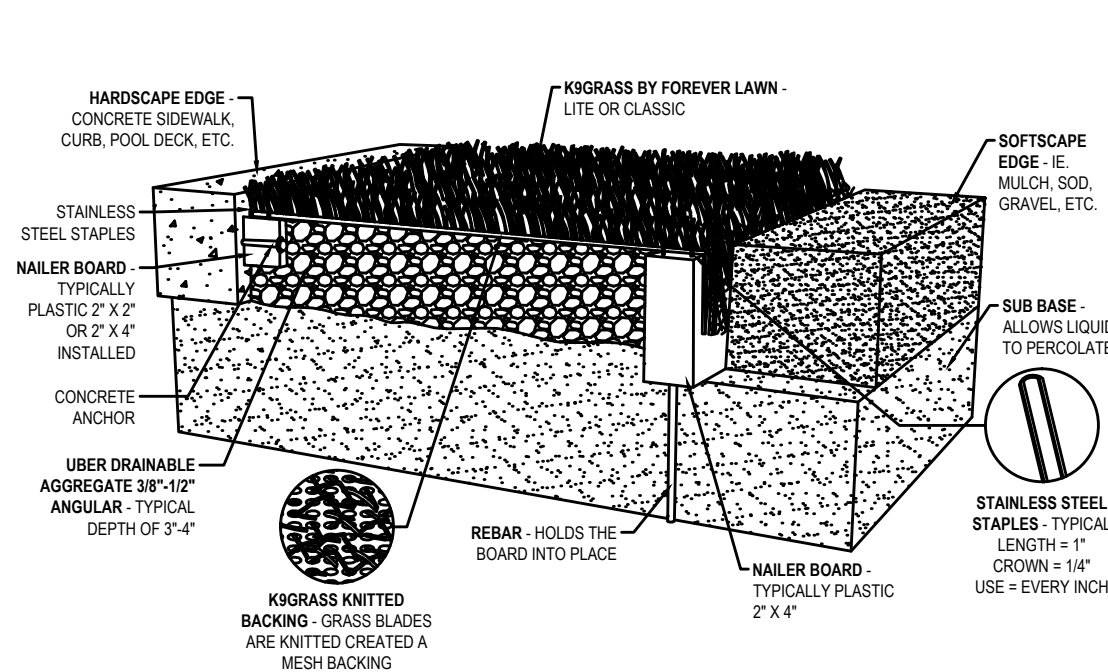
3.2 SYNTHETIC GRASS SYSTEM INSTALLATION

After a final inspection of the stone base by the synthetic grass contractor and the owner's representative, the synthetic turf installation shall begin. The synthetic grass product shall be delivered in 15-foot-wide rolls.

- Synthetic grass rolls shall be joined via adhesive bond seaming and reinforced with specialty turf adhesive where necessary.
  - Seams shall be flat, tight, and permanent with no separation or fraying.
  - Grass rolls must be installed with pile leaning the same direction.
- Synthetic Turf Perimeter Attachment:
  - After final layout and seaming of the synthetic grass product, the synthetic turf material shall at a minimum be secured to the top of plastic nailer board firmly anchored to sidewalk, curb, wall, or by rebar making up the perimeter of the synthetic turf area.
  - The turf shall be attached to plastic nailer board by stainless steel staples, screws, and/or nails.
  - Soil or surfacing material outside of the defined synthetic turf area shall be backfilled against turf wrapped perimeter edge and have zero transition edge to synthetic turf unless otherwise specified.
- Concrete and solid walking surfaces should be 1/2" to 3/4" higher than the top of the board.
- Infill Application: It is imperative that no infill is utilized with synthetic turf used with dogs.

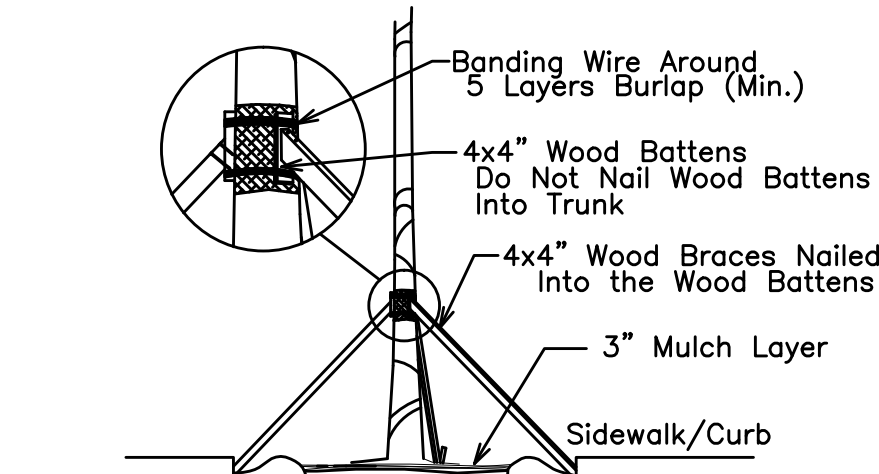
3.3 CLOSEOUT

- The synthetic grass vendor must verify that a qualified representative has inspected the installation and that the finished surface conforms to the manufacturer's requirements.
- Extra materials: Owner shall be given the option to retain and store excess materials such as excess turf left over from the project.
- Clean Up:
  - Contractor shall provide the labor, supplies, and equipment as necessary for final cleaning of surfaces and installed items.
  - During the contract and at intervals as directed by the owner or owner's representative and as synthetic grass system installation is completed, clear the site of all extraneous materials, rubbish, or debris, and leave the site in a clean, safe, well-draining, neat condition.
  - Surfaces, recesses, enclosures, etc. shall be cleaned as necessary to leave the work area in a clean, immaculate condition ready for immediate occupancy and use by the owner



ARTIFICIAL TURF DETAIL

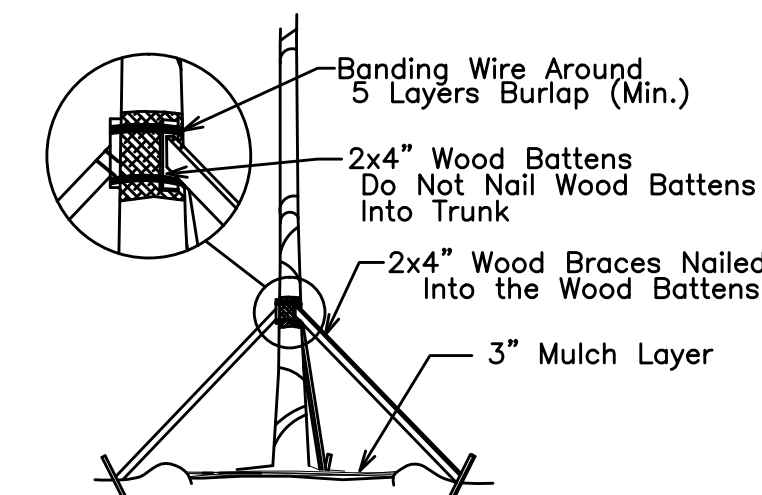
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DATE PALM BRACING DETAIL

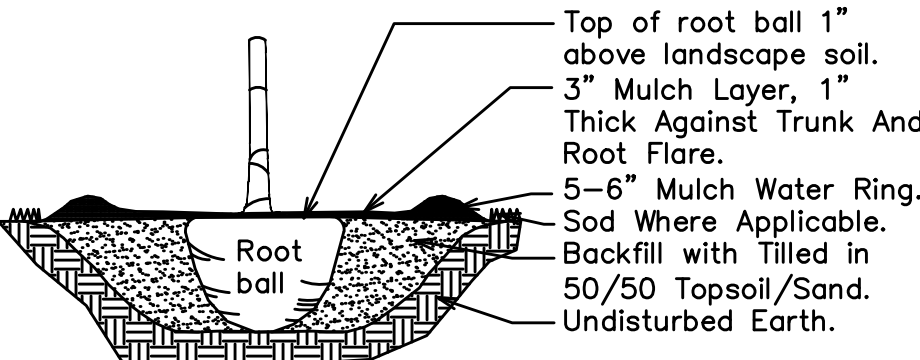
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PLANT LIST					
Code	Drought	QTY.	Botanical Name / Common Name		Specifications
EXISTING TREES					
ESM	(N)	V	1	Swietenia mahogani / Mahogany	See Existing Tree / Palm List
PROPOSED TREES / PALMS					
CE	(N)	V	1	Conocarpus erectus sericeus / Silver Buttonwood	12'x6', 2" Cal.
CS	(N)	V	1	Cordia sebestena / Orange Geiger	12'x6', 2" Cal.
CT	(N)	V	2	Cordia sebestena / Orange Geiger (Street Tree)	12'x6', 4" CT, 3" Cal.
LI		V	1	Lagerstroemia indica / Grape Myrtle	12'x6', 2" Cal.
LL		V	1	Ligustrum lucidum / Ligustrum Tree	12'x6', 2" Cal.
PS		V	1	Phoenix sylvestris / Silver Date Palm	10' CT, 12" Cal.
			7	Total Trees / Palms (ESM Not Counted)	
			4	Native Trees / Palms	
			57%	Native Trees / Palms	
ACCENTS / SHRUBS / GROUND COVERS					
ADV		V	5	Agave desmettiana / Variegated Agave	24"x24"
CFS	(N)	V	8	Clusia flava / Small Leaf Clusia	24"x24", 24" OC
CHE		V	1	Chamaerops humilis / European Fan Palm	4' OA Ht., Multi
CIR	(N)	V	70	Chrysobalanus icaco Red Tip / Coccolup	24"x24", 24" OC
PMP		V	10	Podocarpus macrophyllus / Podocarpus	4'x24", 3' OC
TDF	(N)	V	26	Tripsacum dactyloides / Fakahatchee Grass	24"x24", 30" OC
			120	Total Shrubs	
			104	Native Shrubs	
			87%	Native Shrubs	
SOD & SOD ALTERNATES					
Art. Turf		V	600	S.F. Forever Lawn or Landscape Architect Approved Equal	See Details Sheet L-2
Sod		M	715	S.F. Stenotaphrum secundatum / St. Augustine Palmetto	Inside Property Lines
			1,315	S.F. Total Artificial Turf & Natural Sod Areas	
			45.6%	Percent of Artificial Turf vs. Natural Sod Areas	
Sod		M	248	S.F. Stenotaphrum secundatum / St. Augustine Palmetto	Outside Property Lines
TAM		V	190	Trachelospermum asiaticum minima / Small Leaf	12" Spr., 20" OC
	(N)			Florida Native Plant Species	
	M			Moderate Drought Tolerance	
	V			Very Drought Tolerant	



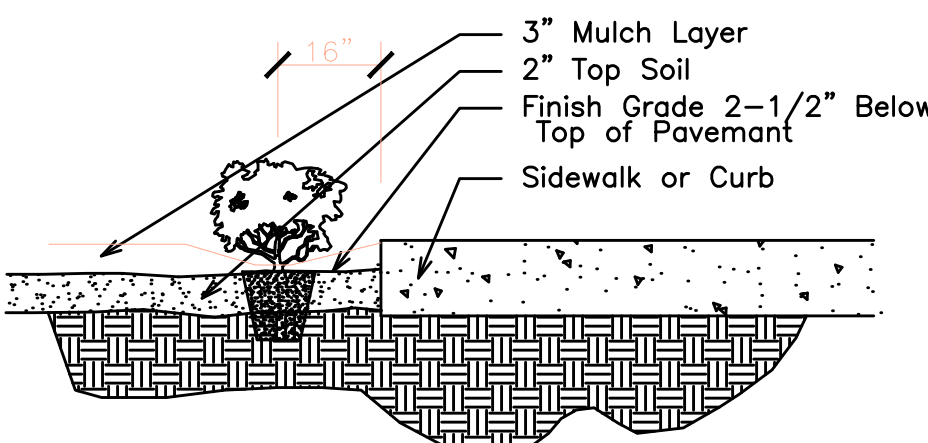
TREE/PALM BRACING DETAIL

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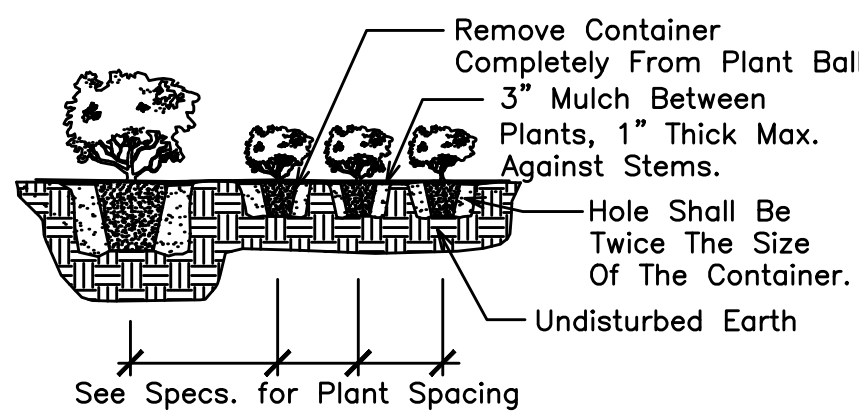
TREE/PALM PLANTING DETAIL

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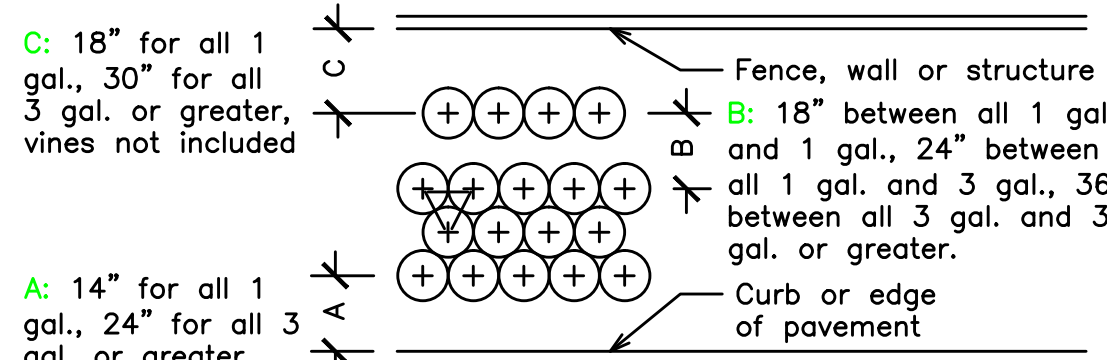
SHRUB INSTALLATION DETAIL

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SHRUB PLANTING DETAIL

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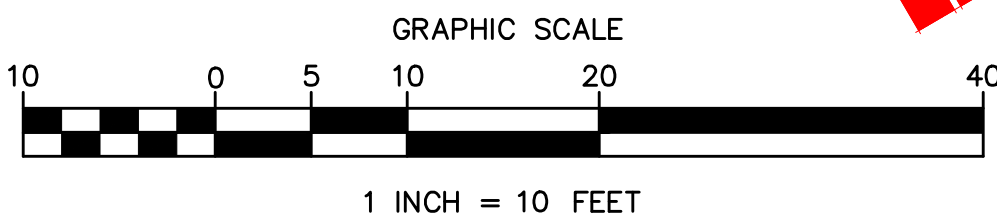
TYPICAL PLANT SPACING DETAIL

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CITY OF MIAMI LANDSCAPE LEGEND									
Zoning:	RS-4	Lot Area	0.14	Acres	6,300.00	s.f.			
	Res Low Rise, Med Density								
OPEN SPACE							REQUIRED	PROVIDED	
A. Square feet of required Open Space as indicated on site plan:									
Lot area =	6,300.00	s.f. x	25	% =	1,575.00	s.f.	1,575.00	2,932.00	
LAWN AREA CALCULATION									
A. Totals s.f. of landscaped open space required by Miami 21							1,575.00	2,932.00	
B. Maximum lawn area (sod) permitted =		50	% x	2,932.00	s.f. =	50%	1,466.00	1,455	50%
TREES									
A. No. trees required per net lot acre							3		
less existing number of trees meeting minimum requirements =							0		
	3	trees x	0.14	acres =			3	3	
B. % of palms allowed (two palms = one tree): Number of trees provided x 30% =						30%	2	0	0%
C. % natives required: Number of trees provided x 30% =						30%	2	5	71%
D. % Drought Tolerance and Low Maintenance: Number of trees provided x 50% =						50%	4	7	100%
E. Street trees (maximum average spacing of 30' o.c.):									
0							0	0	
% of Palms permitted to count towards street trees on 1:1 basis x 30%							0	0	
F. Street trees located beneath power lines (maximum average spacing of 25' o.c.):									
60							2	2	
Total number of trees required =							5	7	
SHRUBS									
A. Number of shrubs required: Number of shrubs required x 10							50	118	
B. % Native of shrubs required: Number of shrubs provided x 50% =						50%	25	104	88%
C. % Drought Tolerance and Low Maintenance: Number of shrubs provided x 50% =						50%	25	118	100%

SITE PLAN INFORMATION

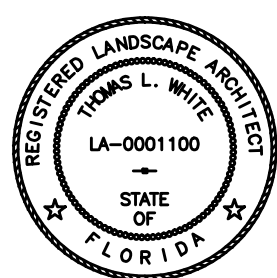
Current Zoning Designation: RS-4			
Current Land Use Designation: Res Low Rise, Med Density			
Gross Site Area:	6,300 Sq. Feet	=	0.14 Acres
Building Area:	1,919 Sq. Feet	=	30.5%
Driveways / Walkways / Patios	1,449 Sq. Feet	=	205.4%
Total Impervious Areas:	3,368 Sq. Feet	=	53.5%
Total Pervious/Landscape Area:	2,932 Sq. Feet	=	46.5%



THOMAS WHITE, ASIA-ISA  
LANDSCAPE ARCHITECT, LEED GREEN  
ASSOCIATE, CERTIFIED ARBORIST  
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FORT LAUDERDALE, FLORIDA 33306  
tcawhite@ellsouth.net  
954-253-2265

12-29-2020: Per City  
Comments  
3-27-2021: Per Front  
Retaining Walls

A R d  
A R d  
M



DRAWN BY  
CHECKED BY  
DATE  
1:1=0:0  
A R d





GRAPHIC SCALE

10 0 5 10 20 40

1 INCH = 10 FEET