

**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

ALL IDEAL ARRANGEMENT AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED, AND

**GERALD BELGRAVE**

AR0015085

The logo for West Plans, featuring the word "West" in a stylized, outlined font with a red roof-like shape under the 'e', and the word "PLANS" in a bold, sans-serif font below it, all set against a dark blue background with white grid lines.

**ARCHITECTURE &  
INTERIOR DESIGN**

2601 E Oakland Park Blvd, Ste 203

Fort Lauderdale Florida 33306

954.529.9000 nestplans.com

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

REVISIONS

1	04/05/2021
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Job No:  
NEST - 2025

Date: 01/04/2021

Drawn by:

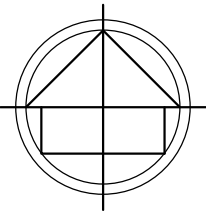
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DESIGN REVIEW BOARD

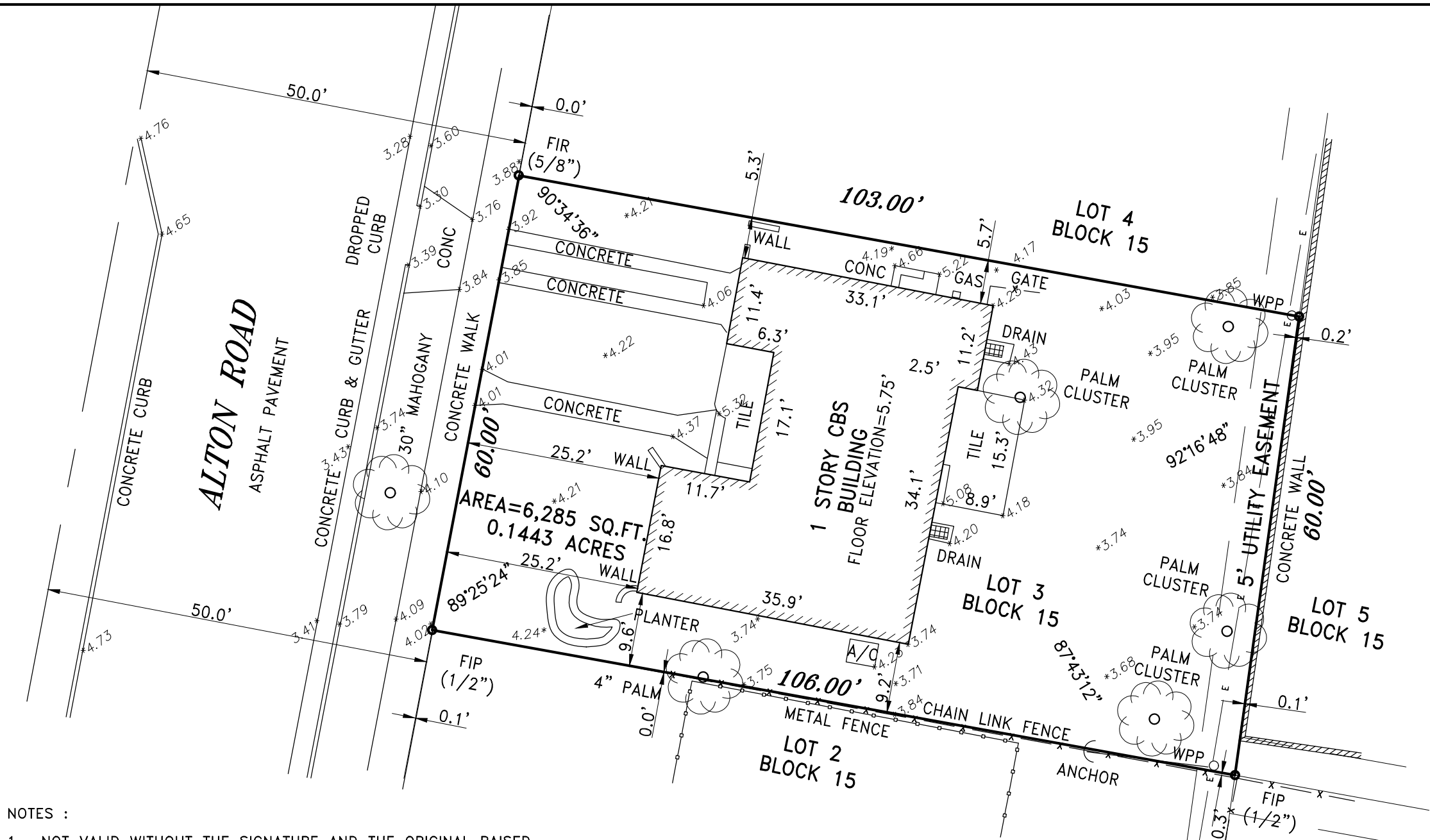
Drawing No.

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 :

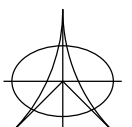
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION 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	<table><tr><th>REVISIONS</th><th>DATE</th><th>FB/PG</th><th>DWN</th><th>CKD</th></tr><tr><td>BOUNDARY &amp; IMPROVEMENTS SURVEY</td><td>10/29/20</td><td>SKETCH</td><td>AM</td><td>REC</td></tr><tr><td>ADDED SITE AREA</td><td>12/28/20</td><td>----</td><td>AM</td><td>REC</td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>					REVISIONS	DATE	FB/PG	DWN	CKD	BOUNDARY & IMPROVEMENTS SURVEY	10/29/20	SKETCH	AM	REC	ADDED SITE AREA	12/28/20	----	AM	REC																<table><tr><th colspan="2">FLOOD ZONE INFORMATION</th></tr><tr><td>COMMUNITY NUMBER</td><td>120651</td></tr><tr><td>PANEL NUMBER</td><td>0309 L</td></tr><tr><td>ZONE</td><td>AE</td></tr><tr><td>BASE FLOOD ELEVATION</td><td>7</td></tr><tr><td>EFFECTIVE DATE</td><td>09/11/09</td></tr></table>	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
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CLIENT :  NEST PLANS						SCALE: 1"= 16'																																											
						SHEET 1 OF 1																																											







# ALSABBAGH RESIDENCE

## DESIGN REVIEW BOARD FINAL SUBMITTAL

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



FRONT RENDERING

ALL IDEAL, ARRANGEMENT, AND PLANS INDICATED ON THIS DRAWING ARE THE PROPERTY OF THIS OFFICE AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REVISIONS TO THIS DRAWING SHALL BE INDICATED BY A CIRCLED NUMBER AND A DATE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE BUILDING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE BUILDING.

GERALD BELGRAVE

AR0015085

**nest**  
PLANS

ARCHITECTURE &  
INTERIOR DESIGN

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4625 ALTON ROAD  
MIAMI BEACH, FL 33140

Job No:	REVISIONS
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DESIGN REVIEW BOARD

Drawing No.

**A-003**



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REAR RENDERING

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NORTH AXONOMETRIC

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**A-005**



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## EAST AXONOMETRIC



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SOUTH AXONOMETRIC

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DESIGN REVIEW BOARD

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**A-007**



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Date:	1	04/05/2021
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DESIGN REVIEW BOARD

Drawing No.

A-008

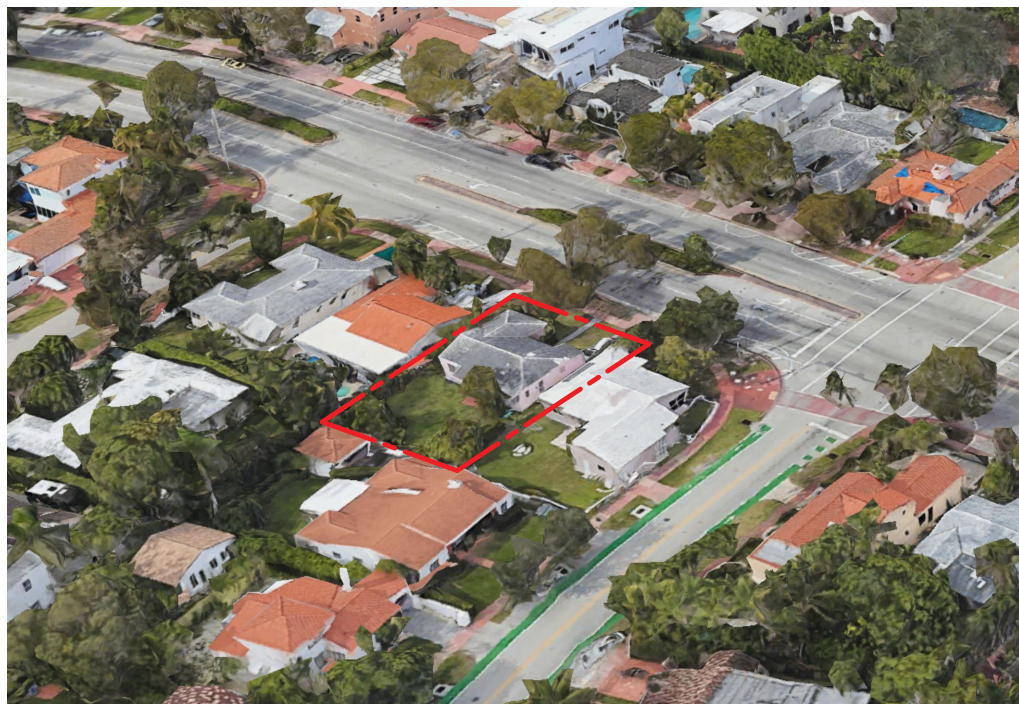
## WEST AXONOMETRIC



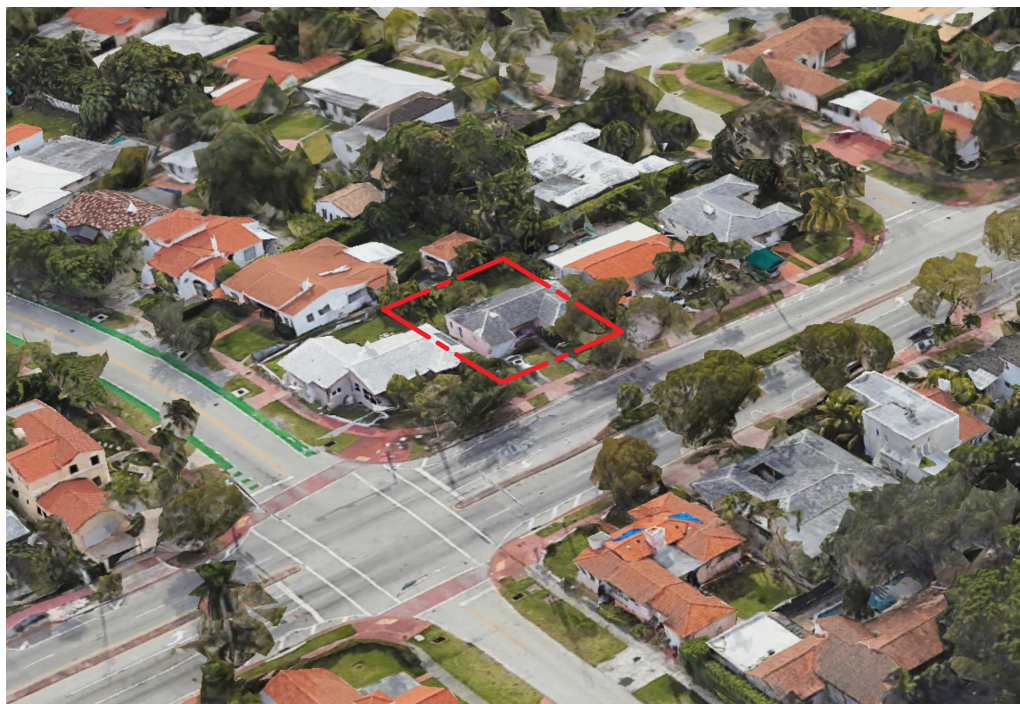
# ALSABBAGH RESIDENCE

## DESIGN REVIEW BOARD FINAL SUBMITTAL

JANUARY 4, 2021 REV. APRIL 5, 2021



NE AERIAL



NW AERIAL



SE AERIAL



SW AERIAL

AERIAL VIEW / SITE CONTEXT

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ALSABBAGH RESIDENCE  
4625 ALTON ROAD  
MIAMI BEACH, FL 33140

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A-010



# ALSABBAGH RESIDENCE

## DESIGN REVIEW BOARD FINAL SUBMITTAL

JANUARY 4, 2021 REV. APRIL 5, 2021



1  
A-013

**SITE CONTEXT**

NTS

**N**



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1	04/05/2021
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Job No:

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Date:

01/04/2021

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**A-013**

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

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OR PLANS SHALL BE USED BY ANY OTHER PARTY FOR ANY  
PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF  
THE OFFICE. ANY VIOLATION OF THIS AGREEMENT SHALL BE  
CONSIDERED A BREACH OF CONTRACT AND THE OFFICE SHALL  
BE RESPONSIBLE FOR ANY DAMAGES AND COSTS INCURRED  
BY ANY PARTIES FROM THE VIOLATION AND CONSEQUENCES  
HEREOF. THIS AGREEMENT SHALL BE GOVERNED BY THE  
LAW OF THE STATE OF FLORIDA. ANY DISPUTE SHALL BE  
RESOLVED BY ARBITRATION IN ACCORDANCE WITH THE  
ARBITRATION RULES OF THE AMERICAN ARBITRATION  
ASSOCIATION. THIS AGREEMENT SHALL BE A CONDITION  
OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS  
OF THE PROJECT. ANY VARIATIONS MUST BE SUBMITTED TO THE OFFICE FOR APPROVAL  
BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.

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**DESIGN REVIEW BOARD FINAL SUBMITTAL**  
**JANUARY 4, 2021 REV. APRIL 5, 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):	6.00S'	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	N/A	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			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:**

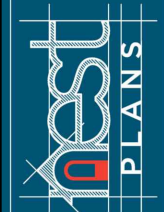
If not applicable write N/A

All other data information should be presented like the above format

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OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN  
CONSENT OF THE OFFICE. ANY REVISIONS TO THESE DRAWINGS SHALL  
HAVE PRECEDENCE OVER SCALE DIMENSIONS; CONTRACTORS  
SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND  
CONDITIONS ON THE JOB AND THIS OFFICE WILL BE NOTIFIED  
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STATED ON THE DRAWINGS. ANY REQUEST FOR APPROVAL  
BEFORE PROCEEDING WITH FABRICATION ON ITEMS TO BE APPROVED



**ARCHITECTURE &  
INTERIOR DESIGN**

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

REVISIONS

Job No: 3602

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

01/04/2021

Drawn by:  
SAR

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by: G-B

DESIGN REVIEW BOARD

Drawing No.

A-015



AR0015085



nest  
PLANS

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nd		

Job No. NEST - 21  
 Date: 01/04/2021  
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 DESIGN REVIEW BOARD  
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PROPERTY LINE

REQUIRED SET BACK LINE

PROPOSED BUILDING FOOTPRINT LINE

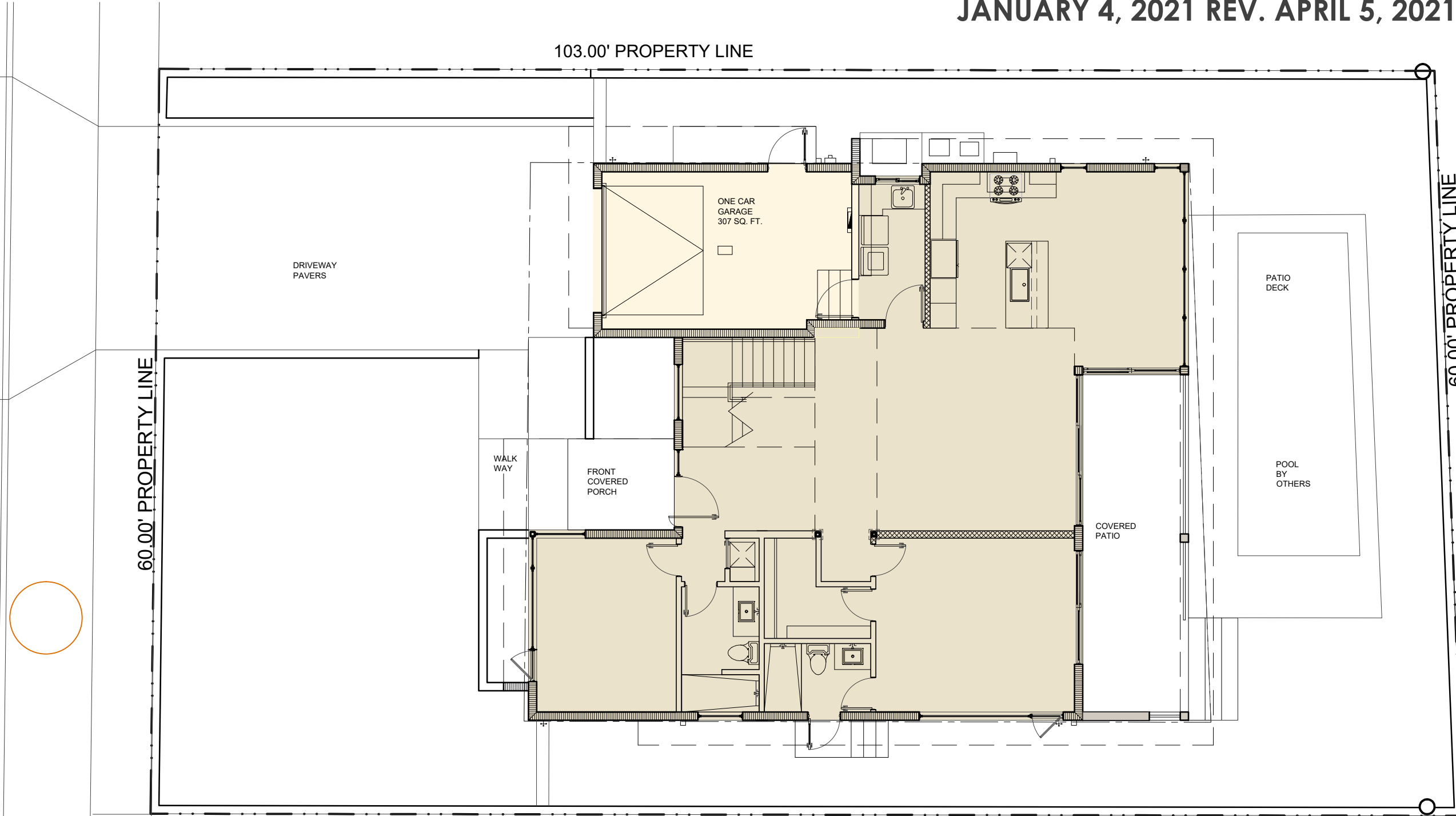


# ALSABBAGH RESIDENCE

## DESIGN REVIEW BOARD FINAL SUBMITTAL

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

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

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ARCHITECTURE & INTERIOR DESIGN

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DESIGN REVIEW BOARD

Drawing No.

**A-021**



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

60.00' PROPERTY LINE

103.00' PROPERTY LINE

60.00' PROPERTY LINE

106.00' PROPERTY LINE

SECOND FLOOR FAR N

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

PROPOSED SECOND FLOOR FAR 950 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



DRIVEWAY  
PAVERS

TERRACE

FRONT  
COVERED  
PORCH

COVERED  
PATIO

PATIO  
DECK

POOL  
BY  
OTHERS

WALK  
WAY

GERALD BELGRAVE

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Drawing No.

A-022



[illegible]

**nest** **PLANS**

**ARCHITECTURE &  
INTERIOR DESIGN**

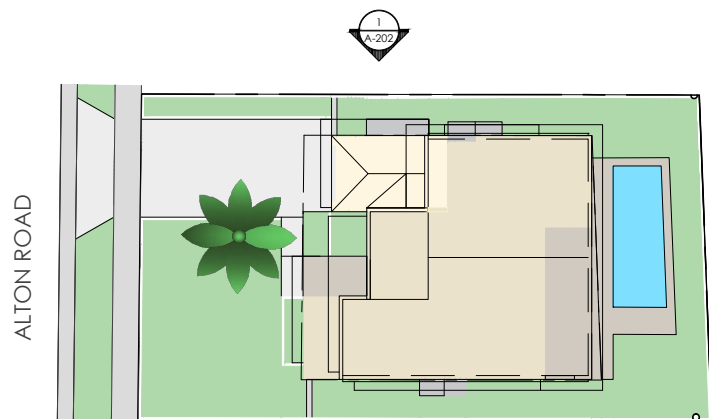
2601 E Oakland Park Blvd., Ste 203  
Fort Lauderdale, Florida 33306  
954.529.9000 [nestplans.com](http://nestplans.com)



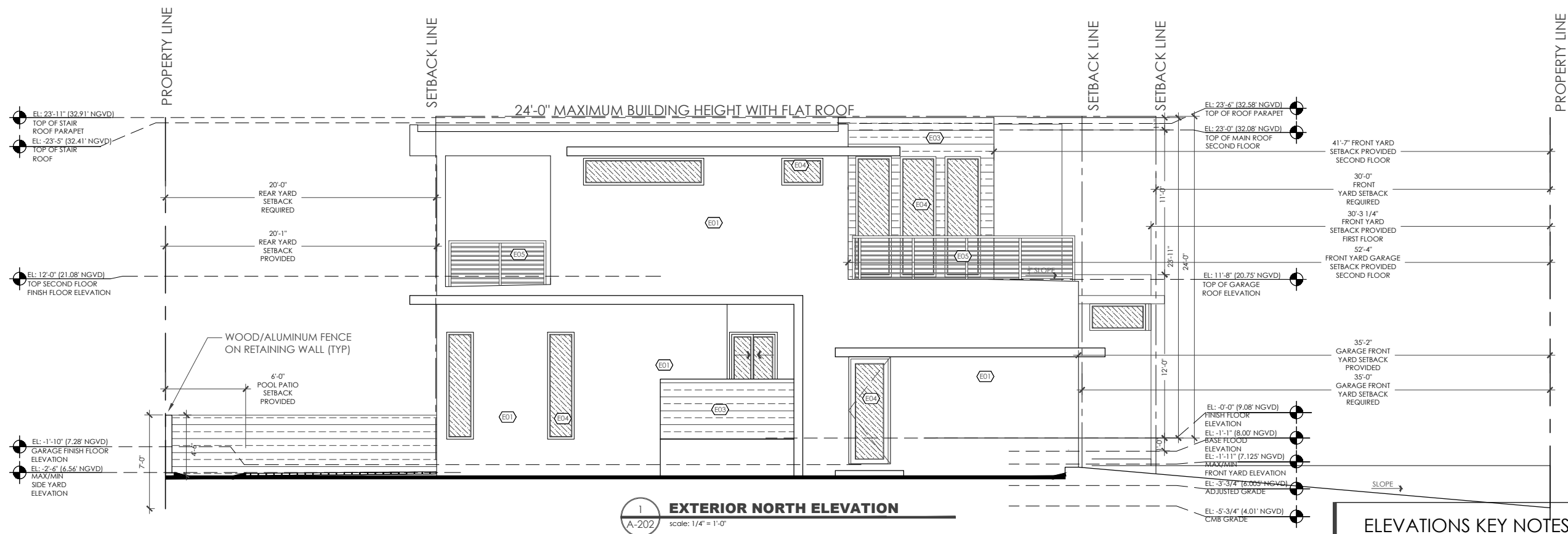
# ALSABBAGH RESIDENCE

## DESIGN REVIEW BOARD FINAL SUBMITTAL

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



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

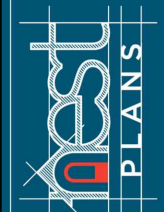


1 **EXTERIOR NORTH ELEVATION**  
A-202 scale: 1/4" = 1'-0"

#### 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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MIAMI BEACH, FL 33140

REVISIONS	
1	04/05/2021
Job No:	NEST - 2025
Date:	01/04/2021
Drawn by:	SAR
Checked by:	GB

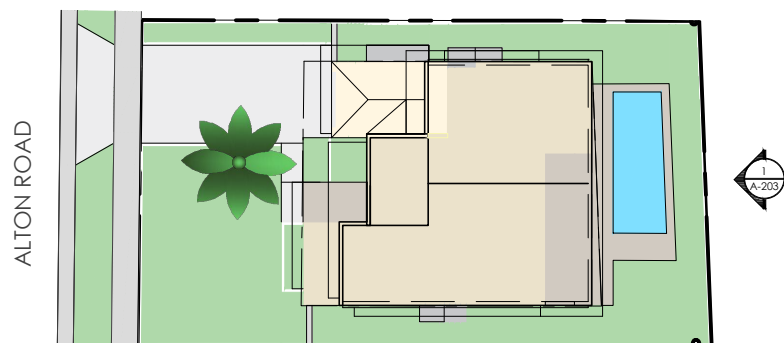
DESIGN REVIEW BOARD  
Drawing No.  
**A-202**



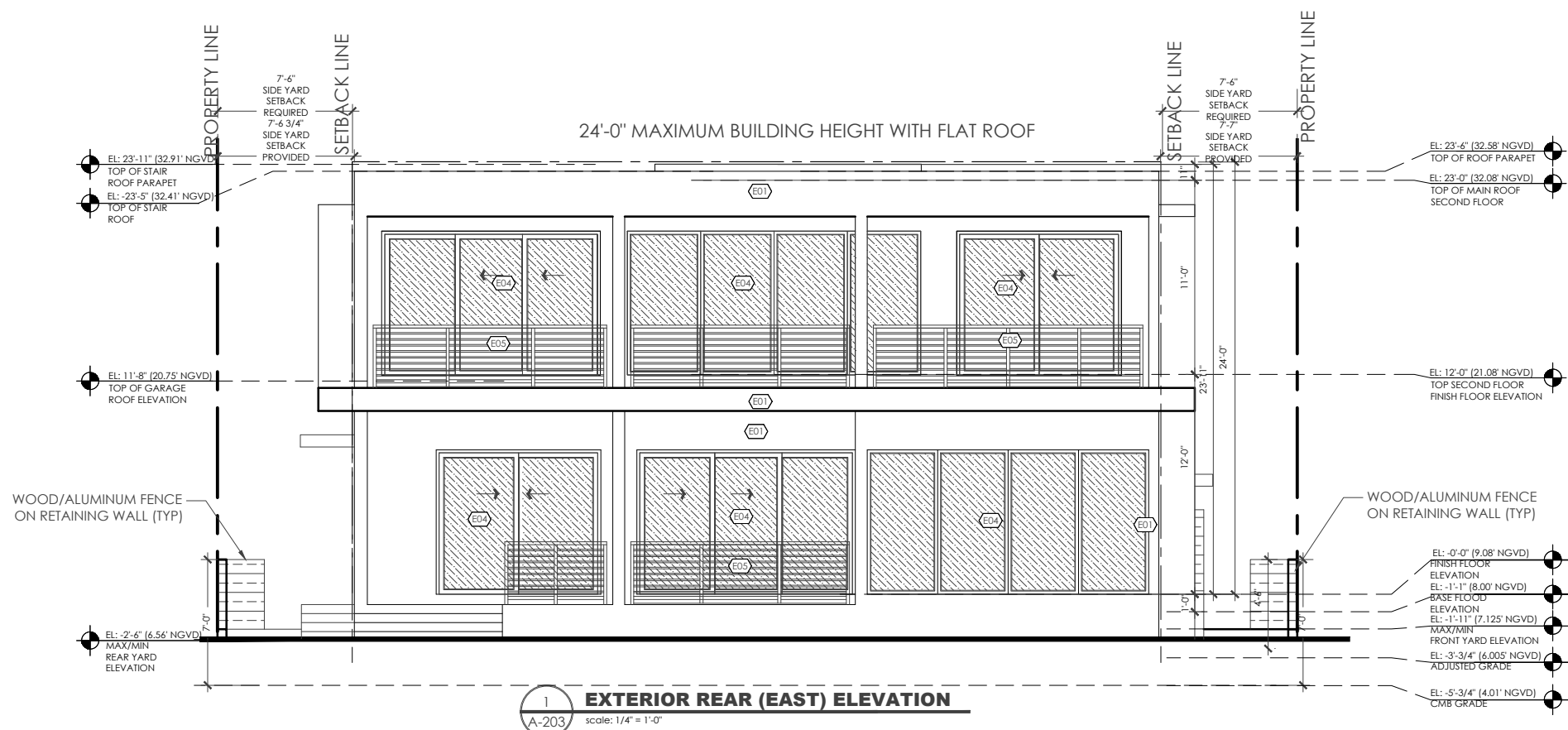
# ALSABBAGH RESIDENCE

## DESIGN REVIEW BOARD FINAL SUBMITTAL

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



2  
A-203  
**KEY MAP**  
scale: 1/16" = 1'-0"



1  
A-203  
**EXTERIOR REAR (EAST) ELEVATION**  
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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MIAMI BEACH, FL 33140

REVISIONS	DATE	DESCRIPTION
1	04/05/2021	

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

DESIGN REVIEW BOARD

Drawing No.  
**A-203**



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 OF ADEQUATE  
 APPROVAL  
 SO NOTED.

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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)	REYSTA - 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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- E01 PAINTED, SMOOTH TO LIGHT TEXTURE STUCCO FINISH, CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER
- E02 BRICK PAVER -
- E03 REYSTA - 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

Job No:	REVISIONS
NEST - 2025	1
Date:	04/05/2021
Drawn by:	
SAR	
Checked	
by: GR	

DESIGN REVIEW BOARD

Drawing No.

# A-501



