GENERAL DATA

PROJECT LOCATION 2044 ALTON RD

FLOOD MANAGEMENT INFO	
FLOOD ZONE	AE
BASE FLOOD ELEVATION (BFE):	8.00 NGVD
DESIGN FLOOD ELEVATION (DFE):	9.00 NGVD
GARAGE TOP OF SLAB ELEVATION(LP):	5.95 NGVD
LOWEST TOS ELEVATION	9.00 NGVD
OF HABITABLE SPACE :	
NEXT HIGHER FLOOR ELEVATION :	21.00 NGVD
LOWEST GRADE ELEVATION:	6.56 NGVD
ADJ. TO THE BUILDING (LAG)	
HIGHEST GRADE ELEVATION:	6.56 NGVD
ADJ. TO THE BUILDING (HAG)	
LOWEST ELEVATION OF EQUIPMENT:	9.00 NGVD
SERVICING THE BUILDING	
CROWN OF ROAD ELEVATION:	3.29 NGVD
ADJUSTED GRADE ELEVATION:	5.64 NGVD
F.I.R.M MAP NUMBER:	9.00 NGVD
FLOOD DESIGN CLASS PER	CLASS 2
ASCE 24-14 TABLE 1-1 (FBC 2017, 1604.5):	

ZONING DATA

LOT AREA

LOT 9 BLK 16

6,000 SQ.FT. (ACTUAL 7,305 SQ.FT.)

MIN. LOT WIDTH

50% OF THE LOT (7,305)=3,652 SQ.FT. ALLOWED MAX. UNIT SIZE

2nd FLOOR = 1,204 SQ.FT. TOTAL = 2,684 SQ.FT.

MAX. STORIES The maximum number of stories shall not exceed two

(2) above the base flood elevation, plus freeboard

FRONT

30 FT. SECOND FLOOR MIN.

50 FT. MAXIMUM

2,196 SQ.FT. (AS PER MIAMI-DADE RECORDS)

1st FLOOR = 30% OF (7,305)=2,191.5 ALLOWED MAX. LOT COVERAGE

2nd FLOOR ELEVATION = 45' MIN. 35% OF (45') = 15'-9" POOL SETBACKS 6 FT. TO DECK 7.5 FT. TO WATERLINE REAR

CODE AS PER CITY OF MIAMI BEACH (CHAPTER 142)

_ALCULAINING LOT COVENAGE.

SECT 142-105(3) FYEBROW. ROOF OVERHANG, COVERED PORCHES AND TERRACES, PROJECTING A MAXIMUM OF FIVE (5) FEET FROM EXTERIOR WALL SHALL NOT BE INCLUDED IN THE LOT COVERAGE CALCULATION. ALL PORTIONS OF SUCH COVERED AREAS EXCEEDING A PROJECTION OF PIVE (5) FEET SHALL BE INCLUDED IN THE LOT COVERED CALCULATION.

PEET FROM REQUIREMENT SEIDACL.

SIEC. 142-105 (6). ROOF DECKS SHALL NOT EXCEED SIX INCHES ABOVE THE MAIN ROOFLINE AND SHALL NOT EXCEED A COMBINED DECK ASEA. 105 (6). ROOF DECKS SIEC. 142-105 (6). ROOF DECKS SHALL BE STERACK A MINIMUM OF TEN FEET FROM EACH SIDE OF THE STERROR OUTER WALLS, WHEN LOCATED ALONG A FRONT OR SIDE ELEVATION, AND FROM THE REPARE RELEVATION FOR NOTHER PROFILE OF THE METAL STERROR OUTER WALLS, WHEN LOCATED ALONG A FRONT OR SIDE ELEVATION, AND FROM THE REPARE RELEVATION FOR NOTH-WATERFRONT LOTS. BUILT IN PLANTERS, GARDENS OF REMITTED MADED AREAS, NOT TO EXCEED THREE AND ONE-HALF FEET ABOVE THE FINISHED ROOF DECK HEIGHT, MAY BE FERMITED IMMEDIATELY ABUTTING THE FRONT DECK AREA. ALL ANDSCAPE MATERIAL SHALL BE APPROPRIATELY SECURED. THE ORD OR HPB MAY FOREGO THE REQUIRED REAR DECK SETBACK, IN ACCORDANCE WITH THE APPLICABLE DESIGN REVIEW OR APPROPRIATENESS CRITERIA.

FOLIO No. OCCUPANCY

MIAMI BEACH, FL 33140 02-3227-008-1481 RS-4 SINGLE FAMILY - GENERAL

7,305 SQ.FT.

LEGAL DESCRIPTION 27-34 53 42

SUNSET LAKE SUB AMD PL PB 8-52

LOT SIZE 60.000 X 122 OR 19198-2256 07 2000 1

MIN. LOT AREA 50 FT. (ACTUAL = 60 FT.)

1,800 SQ.FT. MIN. UNIT SIZE

PROVIDED = (2,684 SQ.FT.) 1st FLOOR = 1,480 SQ.FT.

MAX. HEIGHT 24 FT. FOR FLAT ROOFS

27 FT. FOR SLOPED ROOFS

SETBACKS

SIDES

20 FT. GROUND FLOOR MIN.

THE SUM OF THE REQUIRED SIDE YARD SHALL BE AT LEAST 25% OF THE LOT WIDTH (60

SQ.FT.)= 15 FT. (7.5 FT. ON EACH SIDE)

EXISTING LOT COVERAGE

= 1,919 SQ.FT. 2nd FLOOR = 1,204 SQ.FT. TOTAL = 3,124 SQ.FT.

7.5 FT. TO DECK, 9 FT. TO WATERLINE

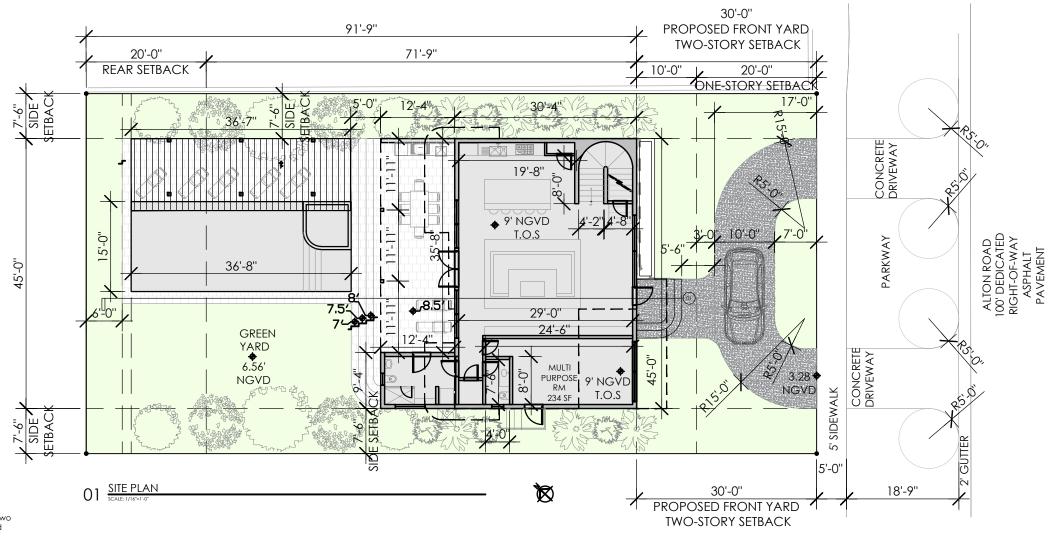
INIT SIZE REQUIREMENT
SEC. 142-105(4) AT LEAST 35% OF THE PHYSICAL SECOND FLOOR ALONG THE FRONT ELEVATION SHALL BE SET BACK A MINIMUM OF FIVE (5)
FEET FROM REQUIREMENT SETBACK

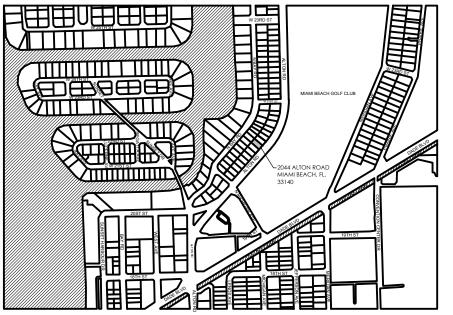
<u>etaining wall and yard Slope requirement</u> EC. 142-105 the maximum slope of the required front and side yard facing a street shall not exceed 1 percent of

**COJECTIONS
SEC. 142-106(13) EVERY PART OF A REQUIRED YARD SHALL BE OPEN TO THE SKY, EXCEPT AS AUTHORIZED BY THESE LAND DEVELOPMENT SEGULATIONS. THE FOLLOWING MAY PROJECT INTO A REQUIRED YARD FOR A DISTANCE NOT TO EXCEED 25 PERCENT OF THE REQUIRED 'ARD IF TO A MAXIMUM PROJECTION OF SIX FEET, UNLESS OTHERWISE NOTED.

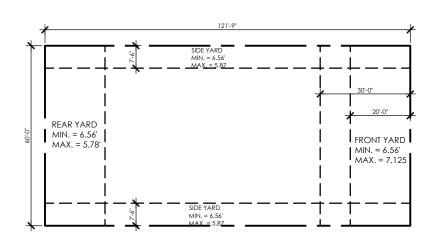
1. BELT COURSES.

. BELI COURSES.
. CHIMNEYS.
. CORNICES.
. EXTERIOR UNENCLOSED PRIVATE BALCONIES. ORNAMENTAL FEATURES, ETC.









03 GRADE CALCULATIONS





DATE	DESCRIPTION

ISSUE/REVISION RECORD

PROJECT NAME

CHETEK RESIDENCE

RESIDENTIAL 2044 Alton Rd MIAMI BEACH, FL 33140

PROJECT NUMBER

21010 PLAN SERIES

11 x 17 PLAN MODIFICATION NOTICE

NO MODIFICATIONS APPLIED SPB NO. N/A DATE N/A

PROFESSIONAL SEAL

ARIEL VALDES, AIA Digitally signed I signed by Arie — * — * Date: AR96164 2021.06.14 01:58:09 -04'00' AR96144

PROJECT NUMBER 21010

SHEET TITLE

SITE PLAN

SHEET NUMBER

A004