

NEW SINGLE FAMILY RESIDENCE - DRB22-0819 FINAL SUBMITTAL

DRB PRE-APPLICATION MEETING: MARCH 10TH, 2022
DRB FIRST CSS SUBMITTAL: MARCH 21ST, 2022
FINAL DRB CSS SUBMITTAL: APRIL 11TH, 2022
DESIGN REVIEW BOARD MEETING: JUNE 7TH, 2022

4635 ALTON ROAD

MIAMI BEACH, FLORIDA

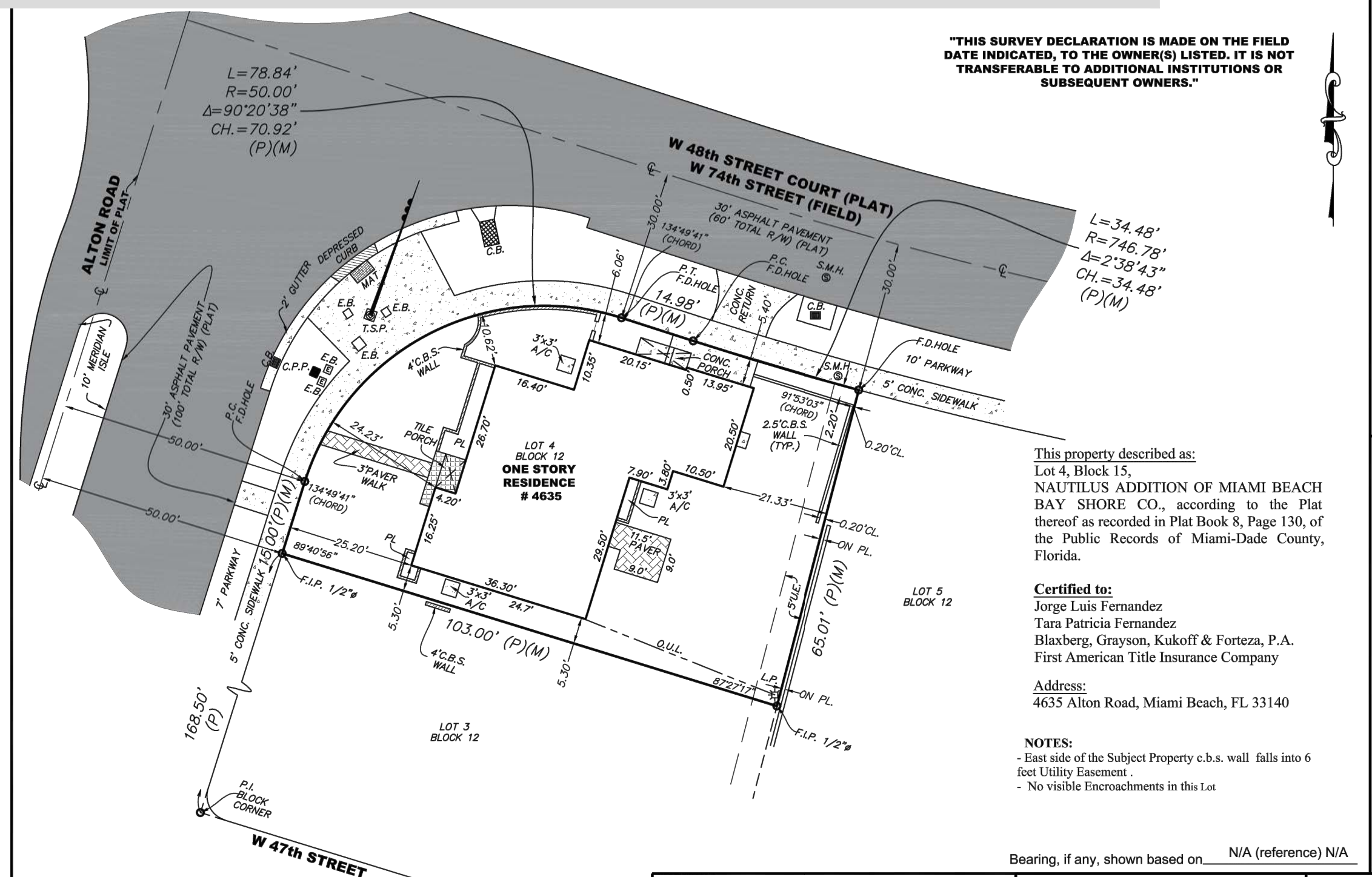
CLIENT	ARCHITECT	STRUCTURAL ENGINEER	MEP ENGINEER	LANDSCAPING	CIVIL ENGINEER	SCOPE OF WORK
JORGE FERNANDEZ 4635 ALTON ROAD MIAMI BEACH FL, 33140	CALIL ARCHITECTS 1728 CORAL WAY #102 MIAMI, FL 33145 (305) 860-9600 AR0009383	IGNACIO CALVO P.E. 1800 SW 21 AVE MIAMI, FL 33145 (305) 648-9008 FE 56155	MENDEZ PROFESSIONAL ENGINEERING CORP 1385 CORAL WAY #206 MIAMI, FL 33145 (305) 854-9824 FE 53288	LAURA LLERENA & ASSOCIATES 13710 SW 128 ST #201 MIAMI, FL 33186 (305) 256-1155	CHEROKEE CONSULTING, INC 5821 SW 51 TER MIAMI, FL 33155 (305) 205-2361 FE 35944	- DEMOLITION OF A SINGLE FAMILY RESIDENCE - NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE



INDEX OF DRAWINGS

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4635 ALTON ROAD MIAMI BEACH, FLORIDA



This property described as:
Lot 4, Block 15,
NAUTILUS ADDITION OF MIAMI BEACH
BAY SHORE CO., according to the Plat
thereof as recorded in Plat Book 8, Page 130, of
the Public Records of Miami-Dade County,
Florida.

Certified to:
Jorge Luis Fernandez
Tara Patricia Fernandez
Blaxberg, Grayson, Kukoff & Forteza, P.A.
First American Title Insurance Company

Address:
4635 Alton Road, Miami Beach, FL 33140

NOTES:
- East side of the Subject Property c.b.s. wall falls into 6 feet Utility Easement .
- No visible Encroachments in this Lot

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:				
FLOOD ZONE AE	COMM. No. 120651	PANEL No. 0309	SUFFIX: L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M.DATE 09 / 11 / 09	F.I.R.M.INDEX 09 / 11 / 09	BASE ELEV. + 7' N.G.V.D.		

BOUNDARY SURVEY.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 10/29/21
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

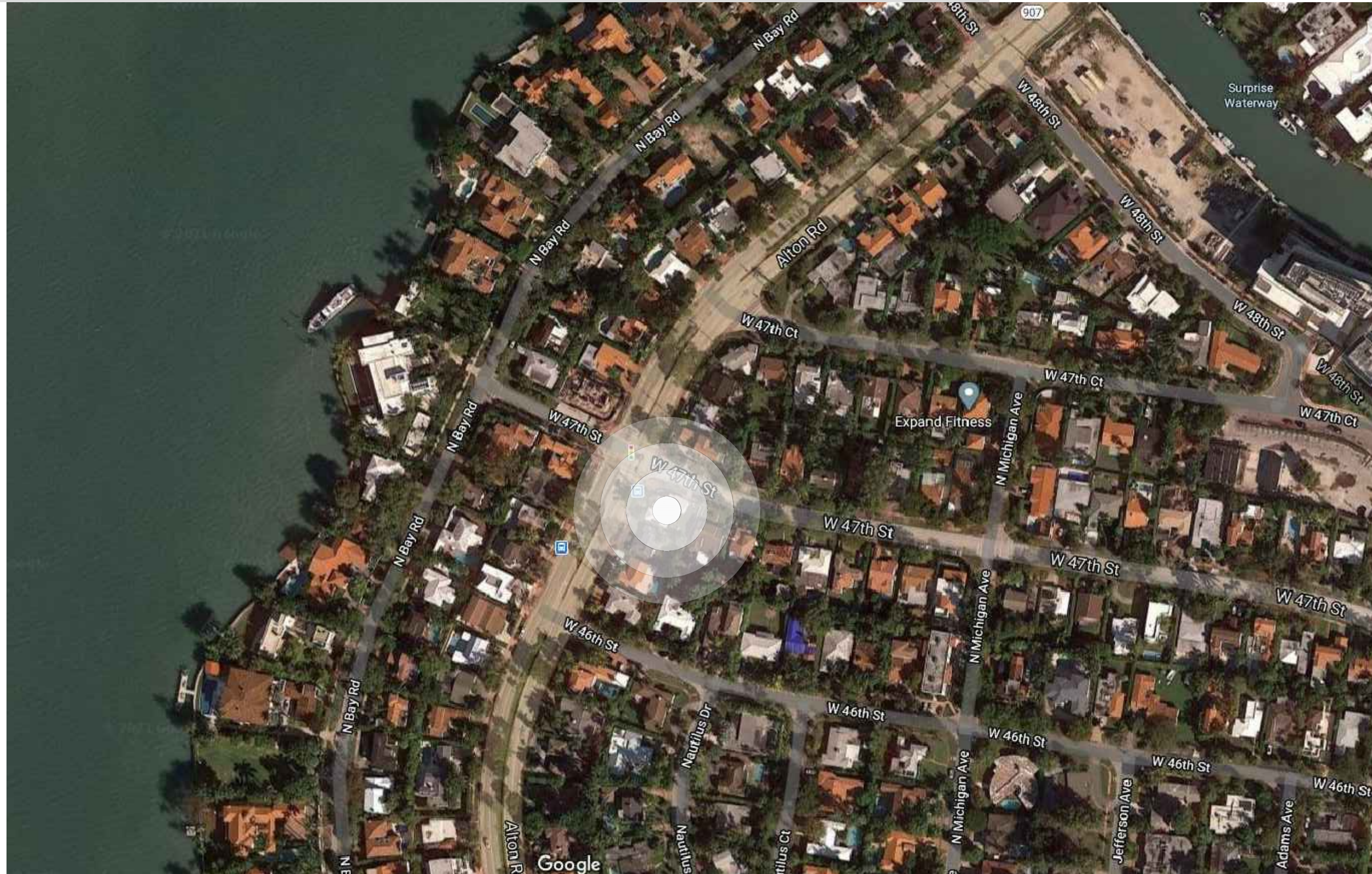
Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
10/29/21	1"= 20'	D.G.	21-23263

NOTE: All roads shown hereon are public unless otherwise noted.
a) No identification cap found on property corners unless otherwise noted.
b) Distance along boundary are record and measured unless otherwise noted.
c) The graphic portions of this document are intended to be displayed at the graphic name scales as depicted.
d) Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
e) Accuracy: The expected use of land as classified in the minimum technical standards (SJ7-FAC) is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet.
f) The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
g) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

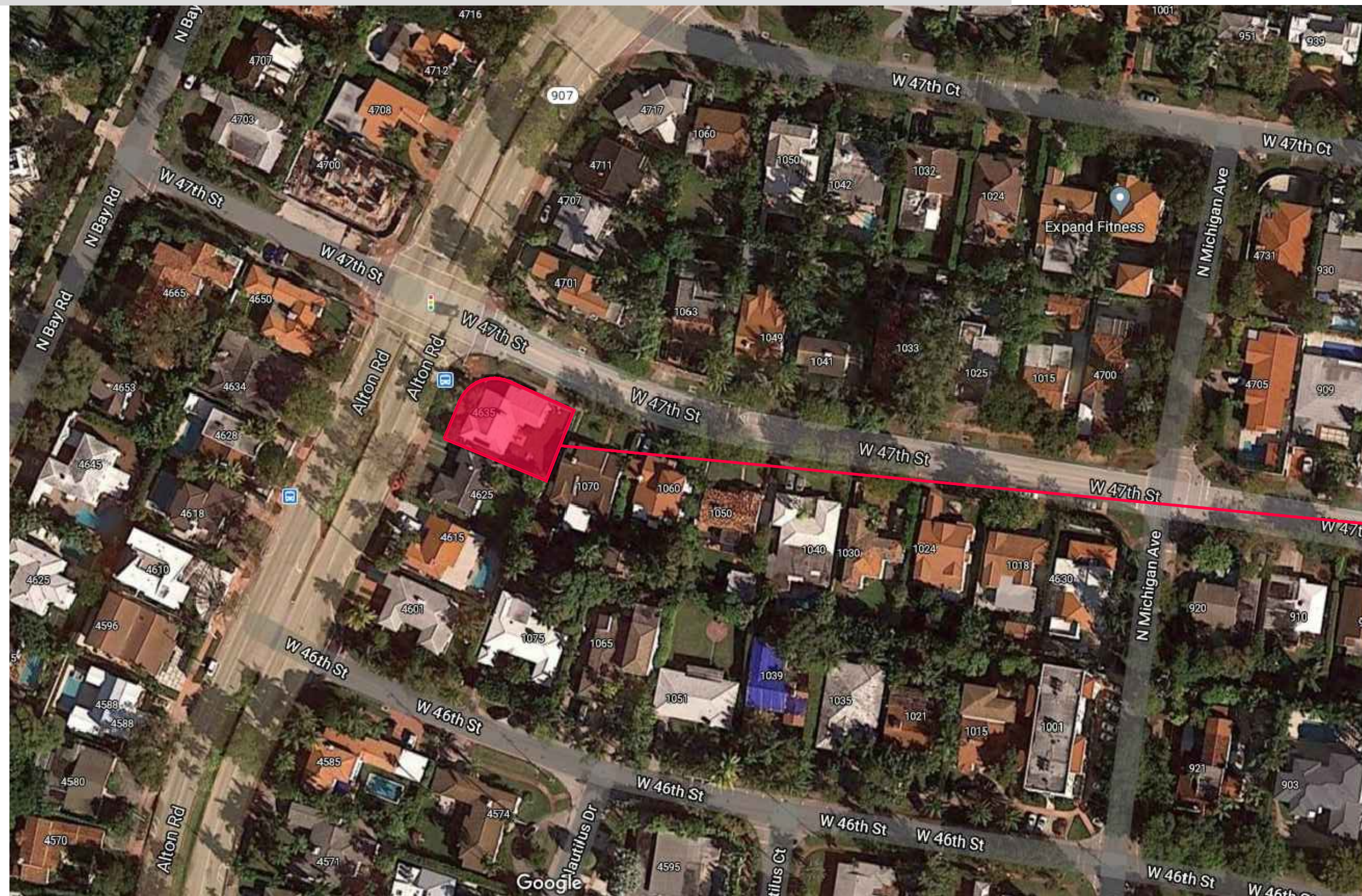
LEGEND
A = Arc
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CATV = Catch basin
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Chatta= Chattahoochee
CL = Center Line
CLF = Chain Link Fence
CL = Clear
CONC.= Concrete
D = Delta
Ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Electric Box
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD. = Found
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
M = Monument Line
MON. = Monument
N/A = Not Applicable
N/D = Nail & Disc
NTS = Not to Scale
O/S = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
P.C.C. = Point of Compound Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
PL = Property Line
PL = Planter
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor Mapper
R/W = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
X = Denotes Spot Elevations Taken

LOCATION MAP



4635 ALTON ROAD MIAMI BEACH, FLORIDA

NEIGHBORHOOD ANALYSIS



4635 ALTON ROAD



NEIGHBORHOOD ANALYSIS - KEY PLAN

4635 ALTON ROAD MIAMI BEACH, FLORIDA

NEIGHBORHOOD ANALYSIS



4635 ALTON ROAD MIAMI BEACH, FLORIDA



NEIGHBORHOOD ANALYSIS - EXISTING SITE
N.T.S.



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EX-1.03

NEIGHBORHOOD ANALYSIS



4635 ALTON ROAD MIAMI BEACH. FLORIDA



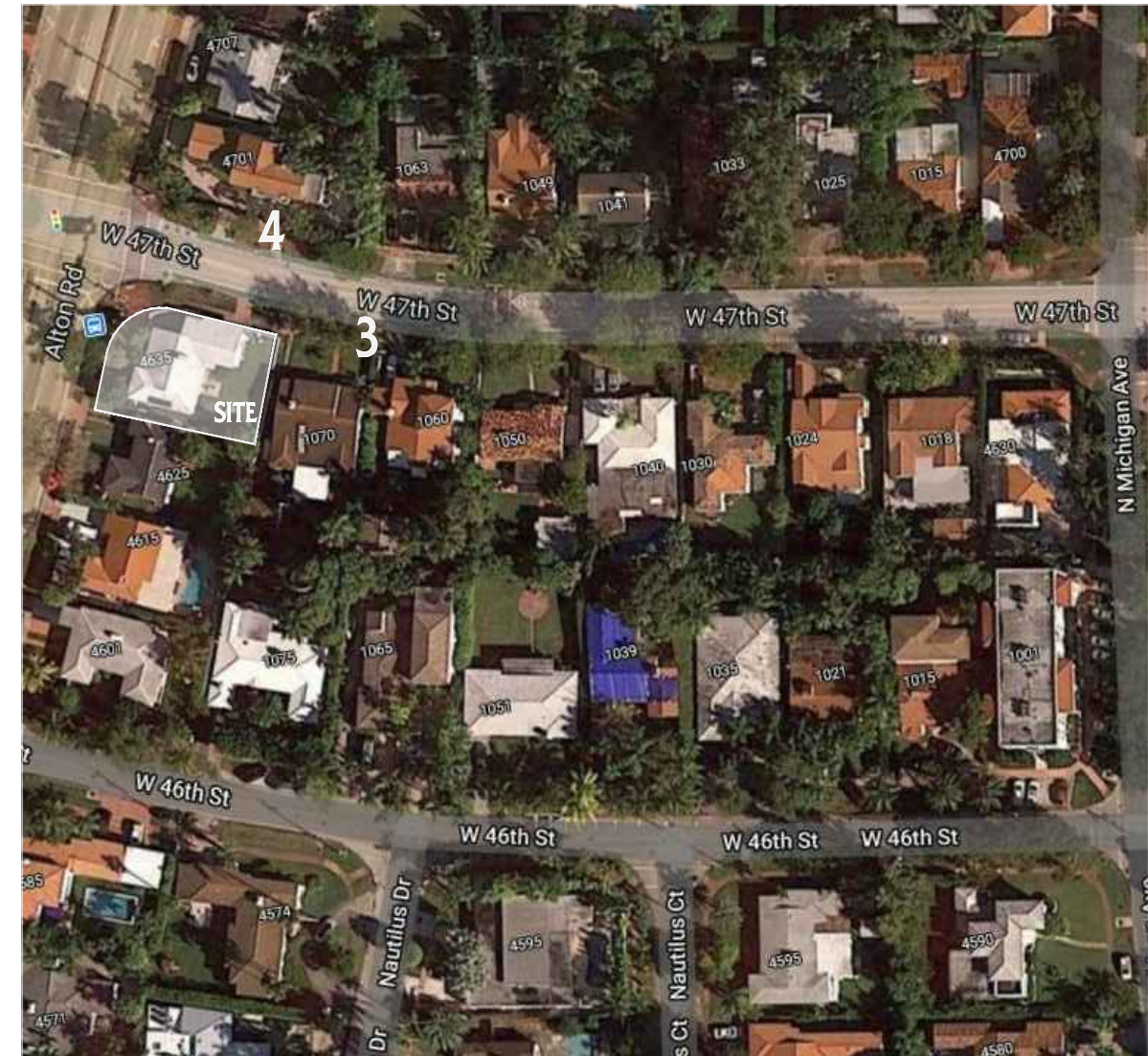
NEIGHBORHOOD ANALYSIS -ADJACENT PROPERTIES



AA 26001949

EX-1.04

NEIGHBORHOOD ANALYSIS



4635 ALTON ROAD MIAMI BEACH, FLORIDA



NEIGHBORHOOD ANALYSIS -ADJACENT PROPERTIES

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EX-1.05

NEIGHBORHOOD ANALYSIS



4635 ALTON ROAD MIAMI BEACH. FLORIDA



NEIGHBORHOOD ANALYSIS -ADJACENT PROPERTIES



EX-1.06

ZONING DATA SHEET



Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	4635 ALTON ROAD			
2	Folio number(s):	02-3222-014-1480			
3	Board and file numbers :	DRB22- 0819			
4	Year built:	1941	Zoning District:	RS-4	
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	3.68' NGVD	
6	Adjusted grade (Flood+Grade/2):	5.84' NGVD	Free board:	1.00'	
7	Lot Area:	6,027 sq ft			
8	Lot width:	65.01'	Lot Depth:	103'	
9	Max Lot Coverage SF and %:	1,808.1 SQ FT (30%)	Proposed Lot Coverage SF and %:	1,703 SQ FT (28.2%)	
10	Existing Lot Coverage SF and %:	2,078 SQ FT (34.4%)	Lot coverage deducted (garage-storage) SF:	398 SQ FT	
11	Front Yard Open Space SF and %:	876 SQ FT (94.2%)	Rear Yard Open Space SF and %:	1,143 SQ FT (87.9%)	
12	Max Unit Size SF and %:	3,013.5 SQ FT (50%)	Proposed Unit Size SF and %:	3,003 SQ FT (49.8%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,563 SQ FT	
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 Approval)	N/A	
15			Proposed Second Floor Unit Size SF and % :	1,440 SQ FT	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Potential Future	Proposed	Deficiencies
17	Height:	24'-0"		24'-0"	N/A
18	Setbacks:				
19	Front First level:	20'-0"		20'-2"	N/A
20	Front Second level:	30'-0"		40'-6"	N/A
21	Side 1: (Street)	15'-0"		15'-4"	N/A
22	Side 2:	7'-6"		7'-9"	N/A
23	Rear:	20'-0"		21'-4"	N/A
	Accessory Structure Side 1:	7'-6"		N/A	N/A
24	Accessory Structure Side 2:	7'-6"		N/A	N/A
25	Accessory Structure Rear:	7'-6"		N/A	N/A
26	Sum of Side yard :	22'-6"		23'-1"	
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	

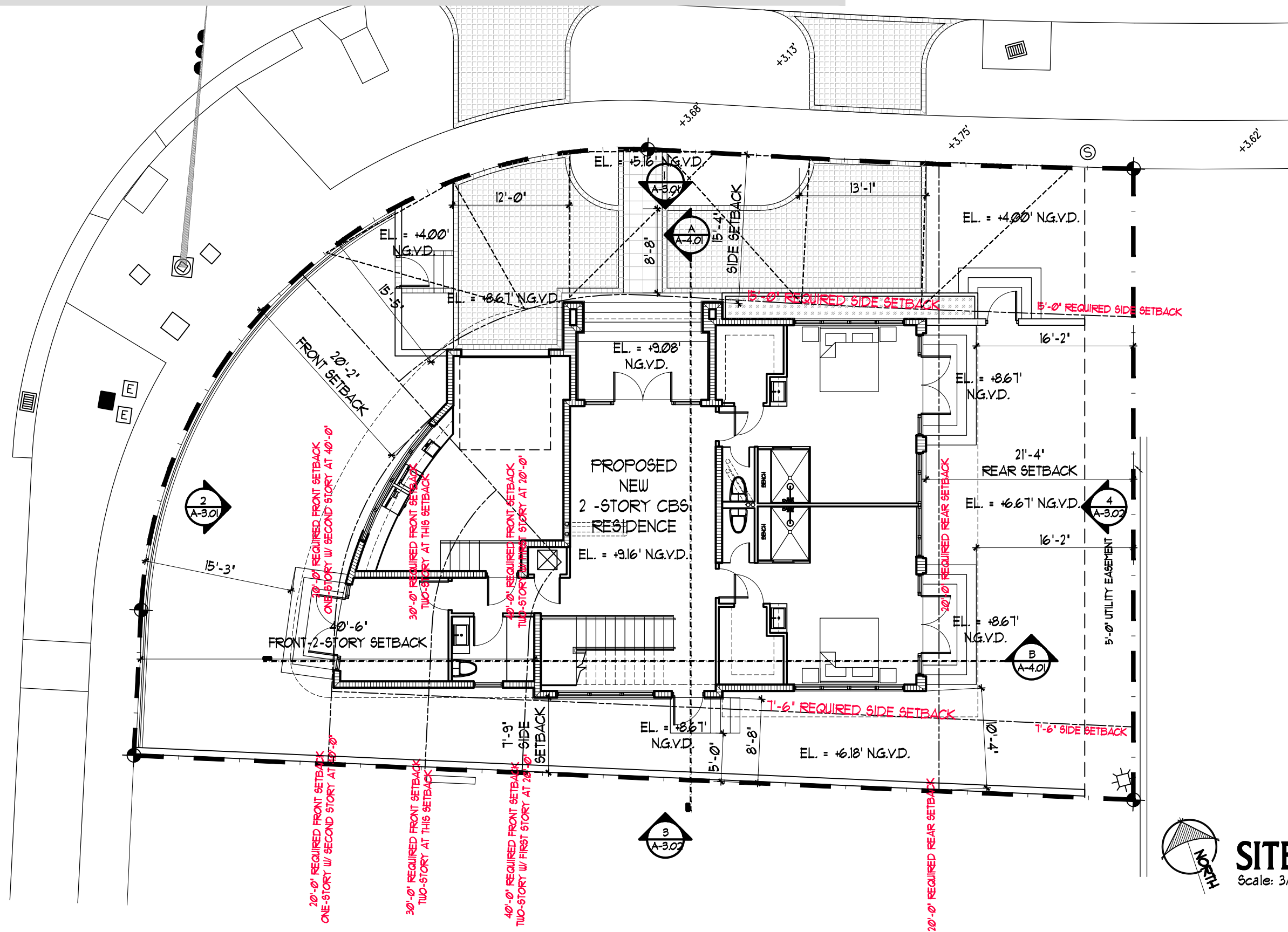
Notes:

If not applicable write N/A
All other data information should be presented like the above format

ZONING DATA SHEET

4635 ALTON ROAD MIAMI BEACH. FLORIDA

SITE PLAN



SITE PLAN
Scale: 3/32" = 1'-0"

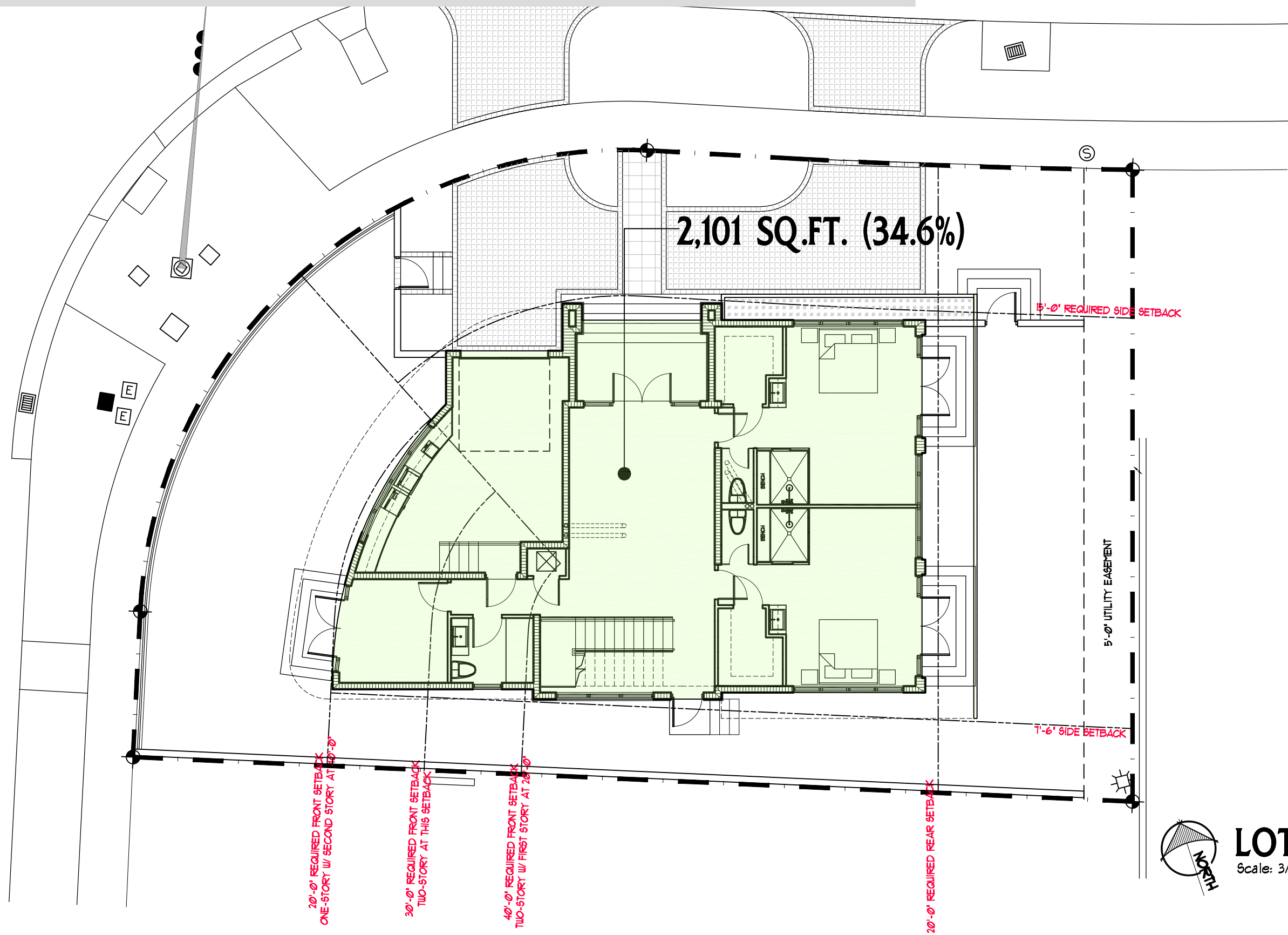
4635 ALTON ROAD MIAMI BEACH, FLORIDA



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A-1.01

DIAGRAMS

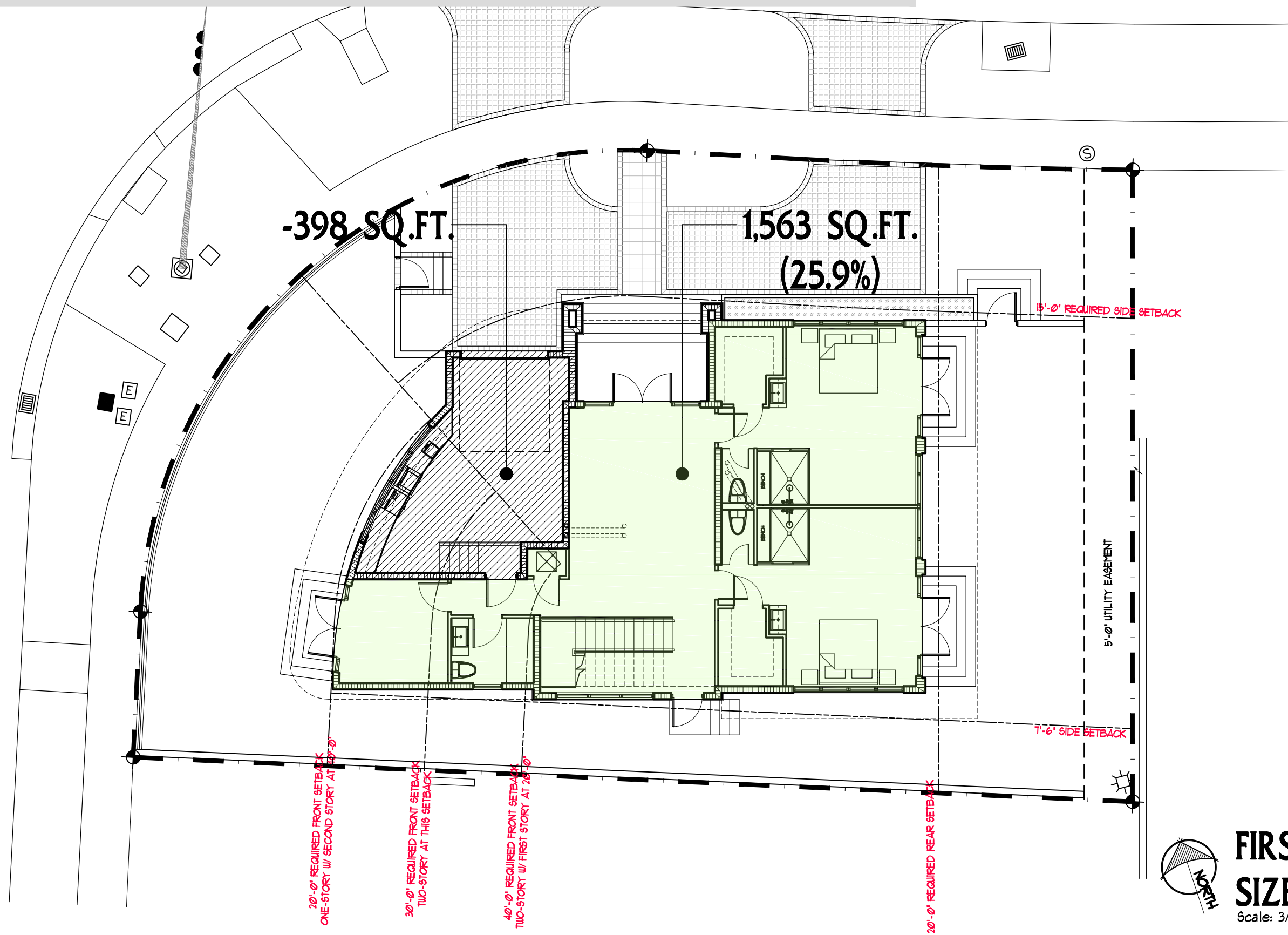


4635 ALTON ROAD MIAMI BEACH, FLORIDA

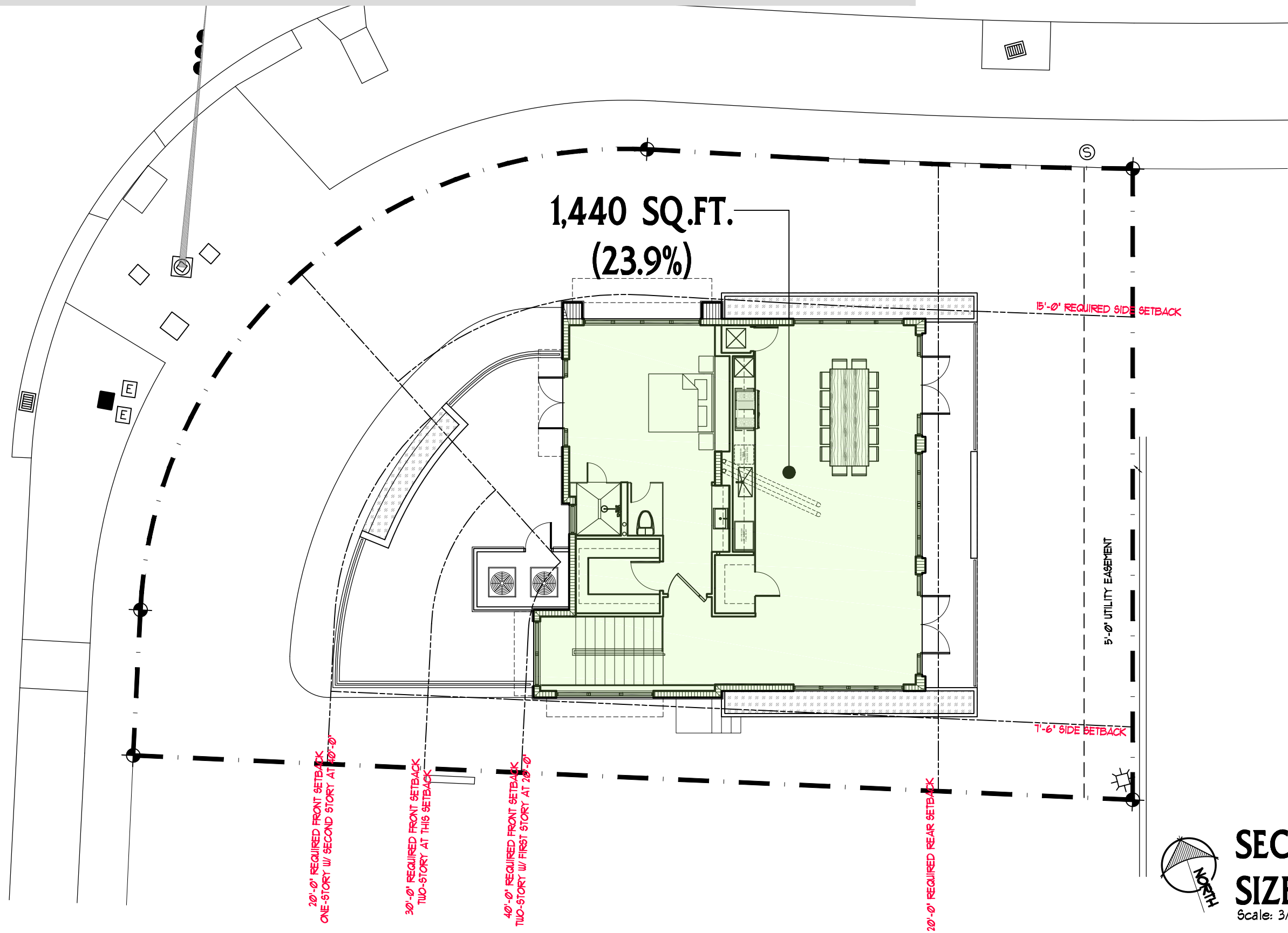


LOT COVERAGE
Scale: 3/32" = 1'-0"

A-1.02



4635 ALTON ROAD MIAMI BEACH, FLORIDA

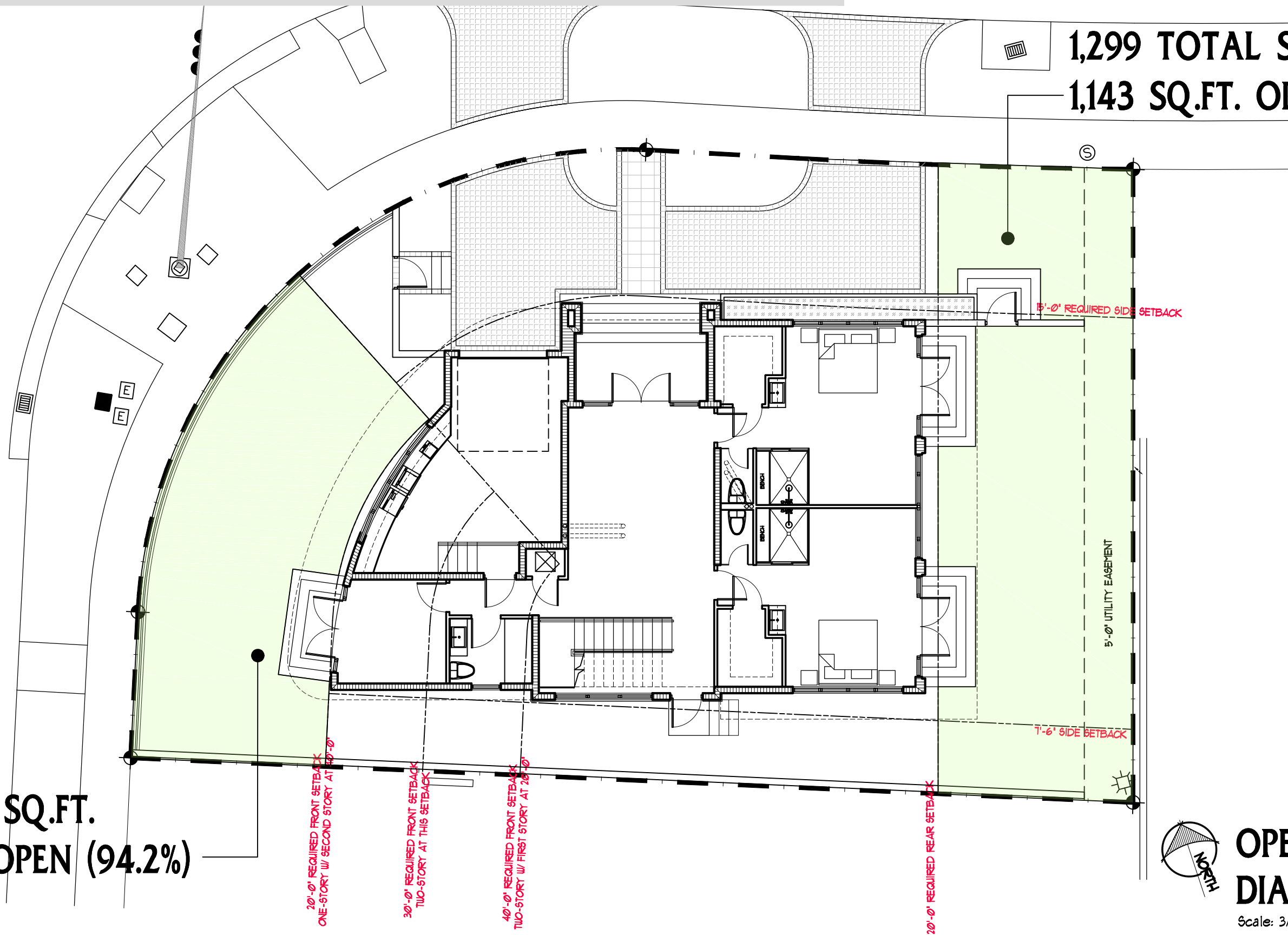


**SECOND FLOOR UNIT
SIZE DIAGRAM**
Scale: 3/32" = 1'-0"

DIAGRAMS

929 TOTAL SQ.FT.
876 SQ.FT. OPEN (94.2%)

1,299 TOTAL SQ.FT.
1,143 SQ.FT. OPEN (87.9%)



OPEN SPACE
DIAGRAM #1

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

4635 ALTON ROAD MIAMI BEACH, FLORIDA

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AA 26001949

A-1.05

DIAGRAMS

1,257 TOTAL SQ.FT.
578 SQ.FT. (45.9%)

621 TOTAL SQ.FT.
604 SQ.FT. (97.3%)

20'-0" REQUIRED FRONT SETBACK
ONE-STORY W/ SECOND STORY AT 10'-0"

30'-0" REQUIRED FRONT SETBACK
TWO-STORY AT THIS SETBACK

40'-0" REQUIRED FRONT SETBACK
TWO-STORY W/ FIRST STORY AT 20'-0"

20'-0" REQUIRED REAR SETBACK

7'-6" SIDE SETBACK

15'-0" REQUIRED SIDE SETBACK

5'-0" UTILITY EASEMENT



OPEN SPACE
DIAGRAM #2

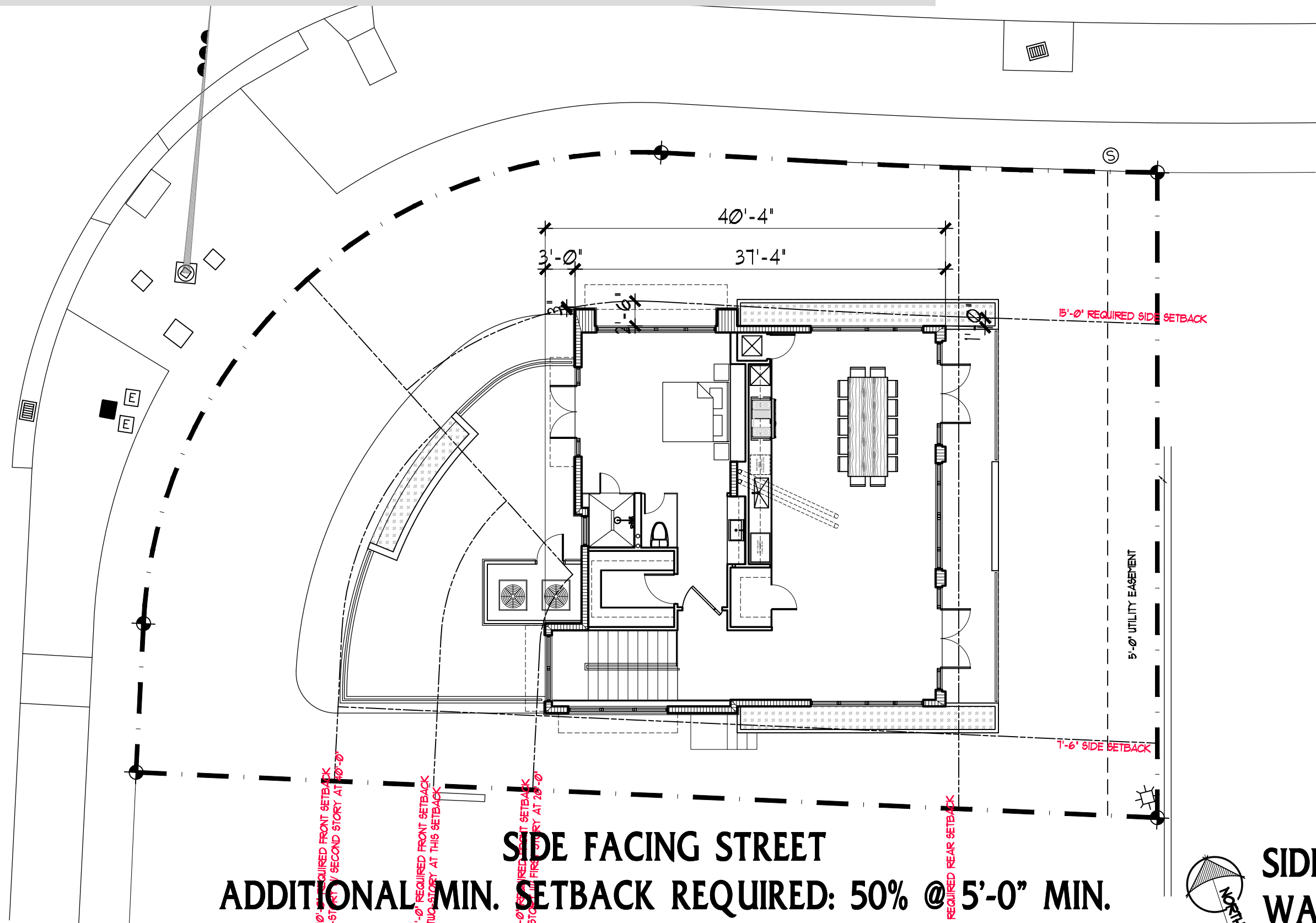
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4635 ALTON ROAD MIAMI BEACH, FLORIDA

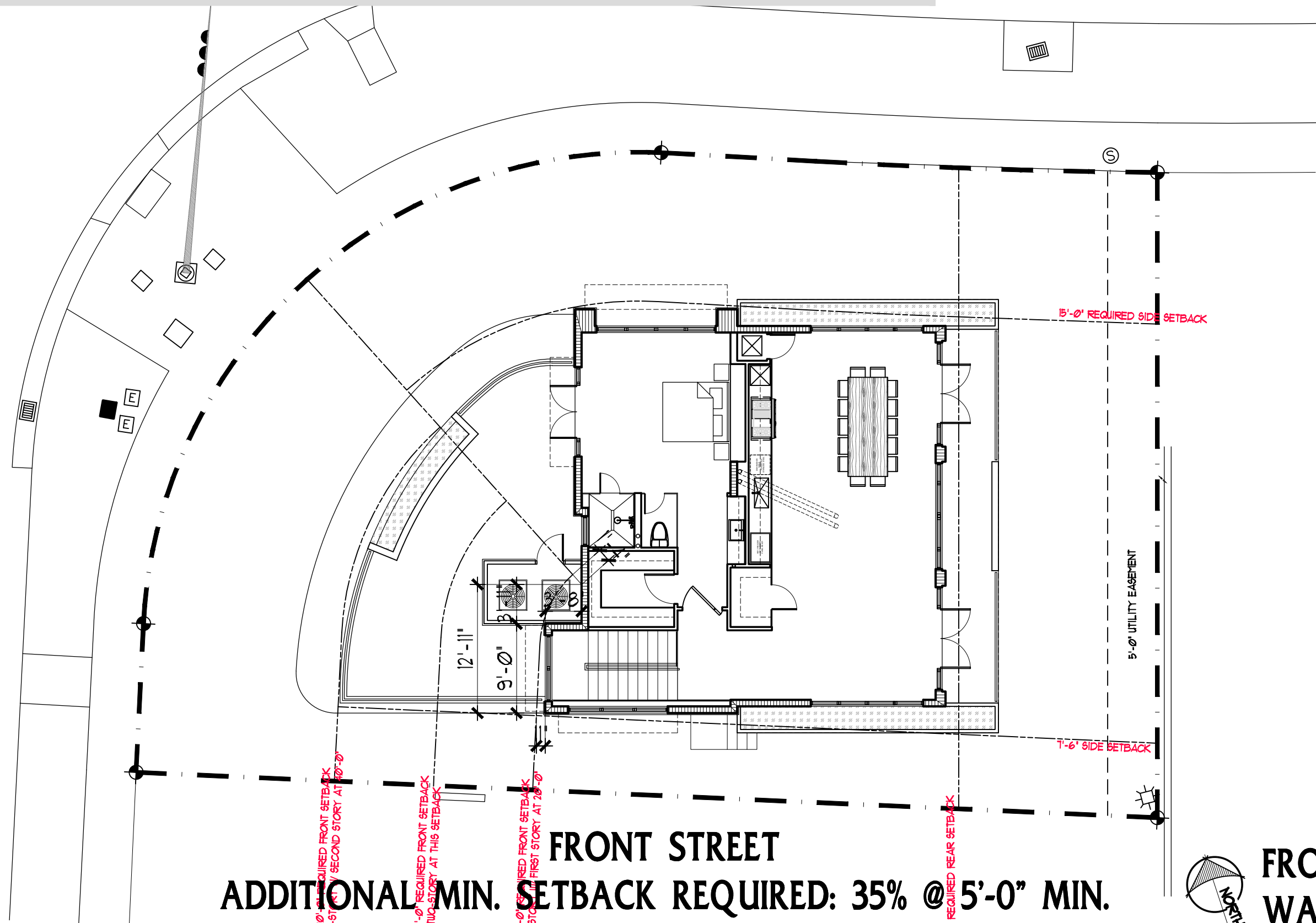


AA 26001949

A-1.06



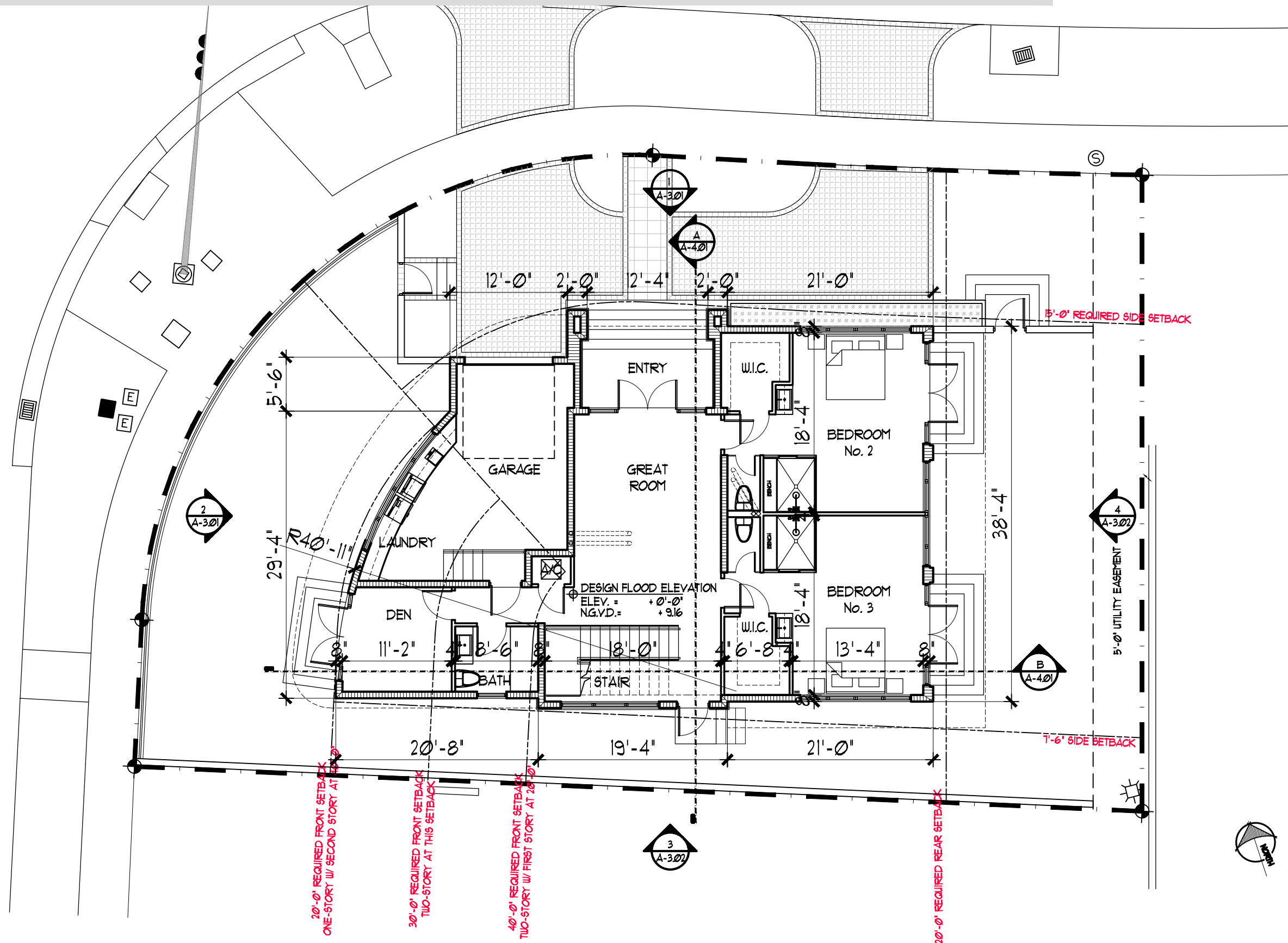
4635 ALTON ROAD MIAMI BEACH, FLORIDA



FRONT STREET
ADDITIONAL MIN. SETBACK REQUIRED: 35% @ 5'-0" MIN.
ADDITIONAL MIN. SETBACK PROVIDED: 0% @ 5'-0" MIN.

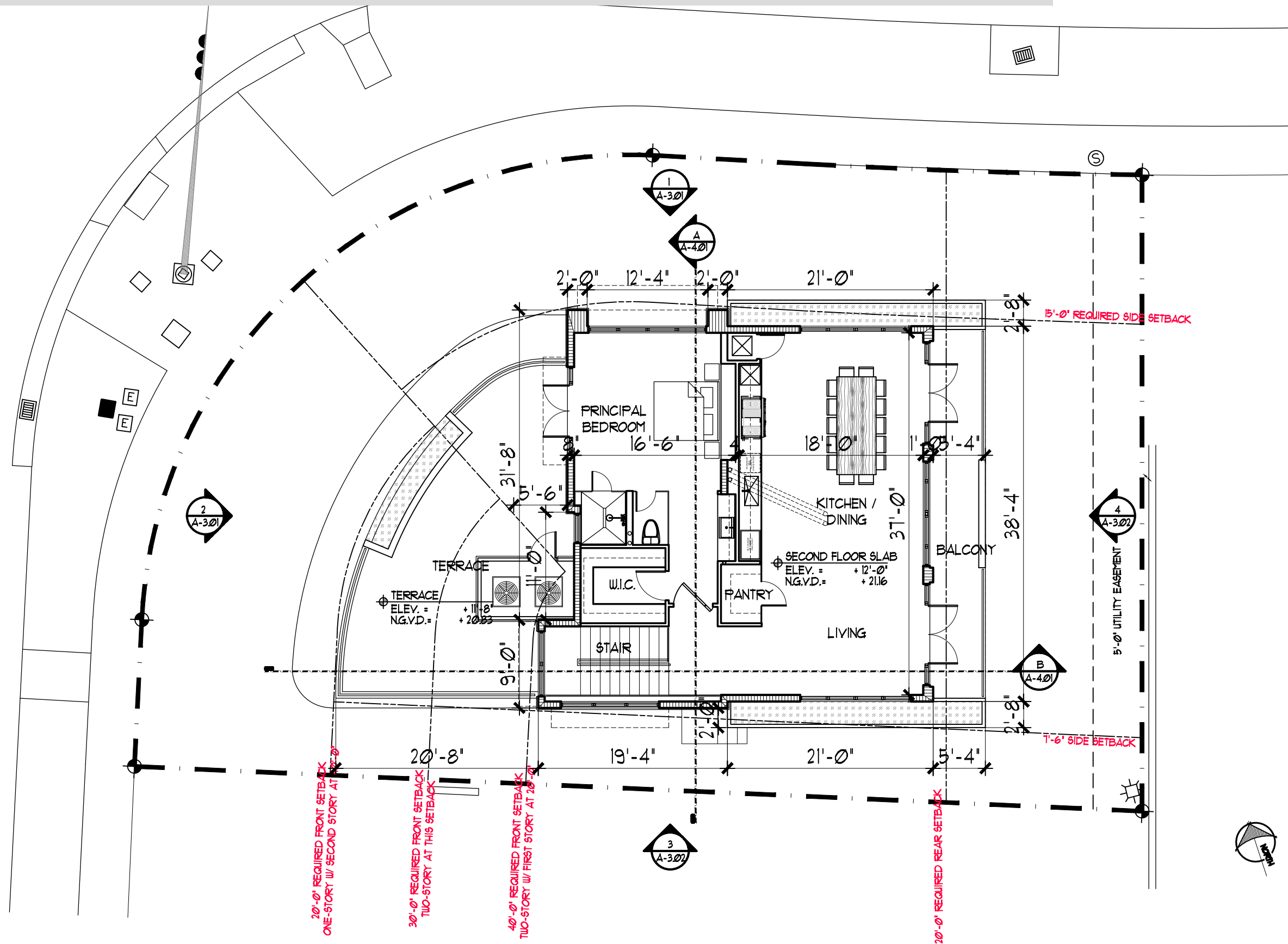


**FRONT STREET
WAIVER DIAGRAM**
 Scale: 3/32" = 1'-0"



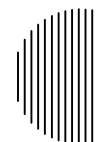
FIRST FLOOR PLAN
Scale: 3/32" = 1'-0"

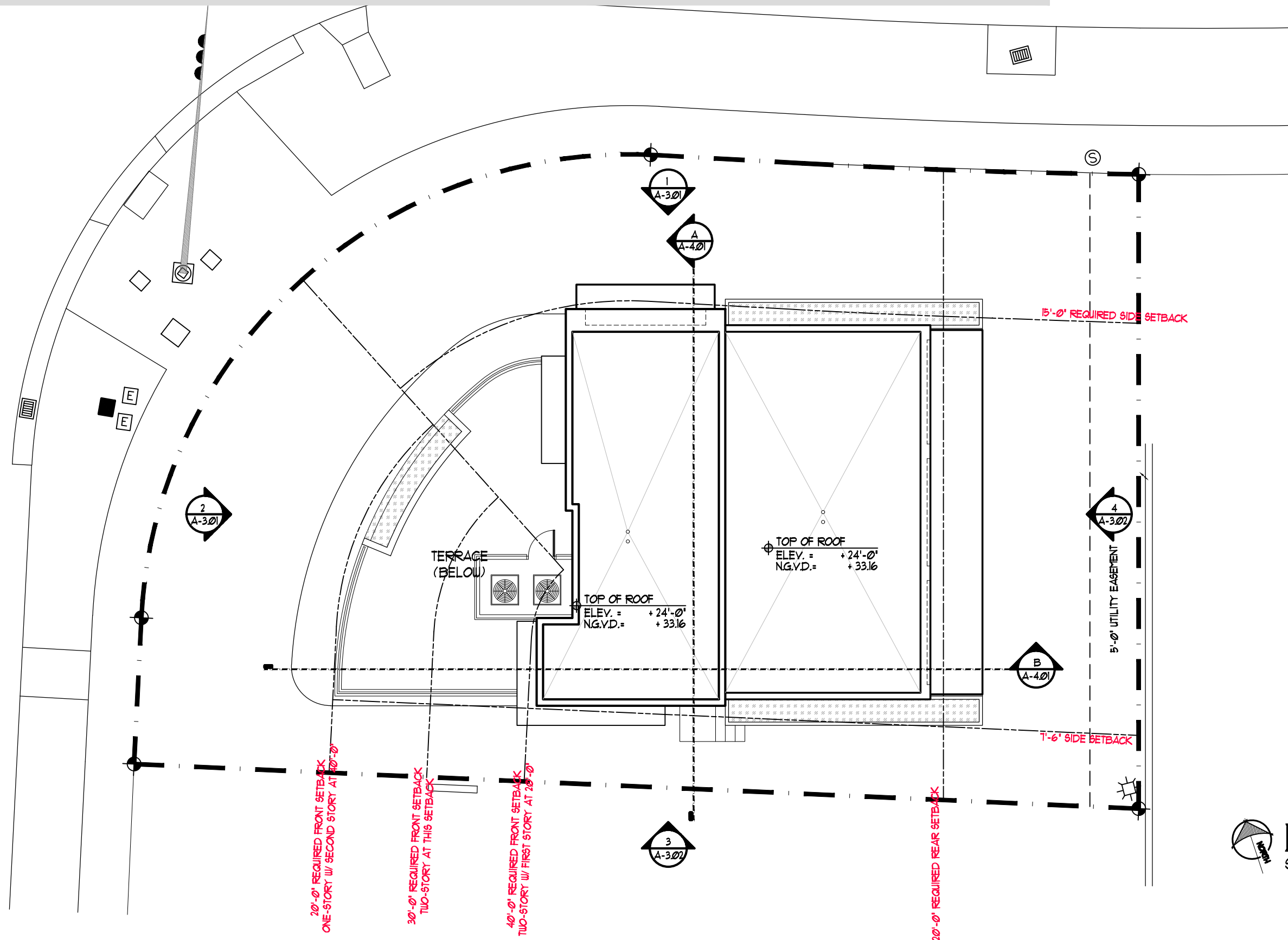
4635 ALTON ROAD MIAMI BEACH, FLORIDA



SECOND FLOOR PLAN

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



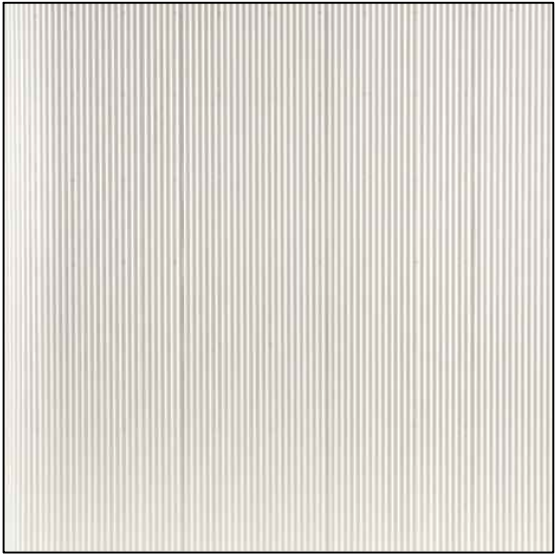


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MATERIAL PALETTE



LM1 LIMESTONE



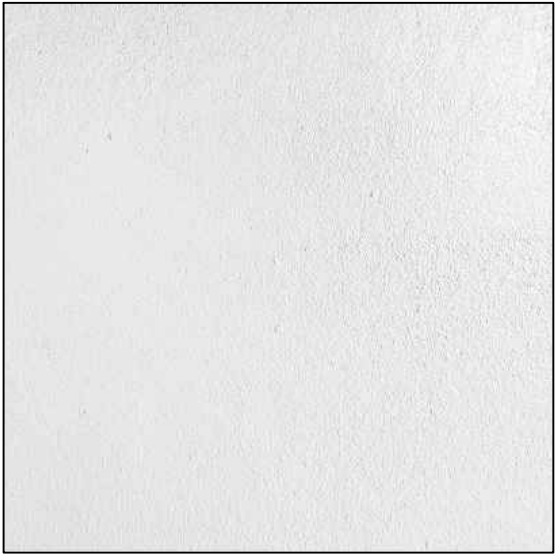
BSL VERTICAL BUSH HAMMER
SCORE LIMESTONE



LM2 WHITE
LIMESTONE



MT BRONZE METAL
FINISH



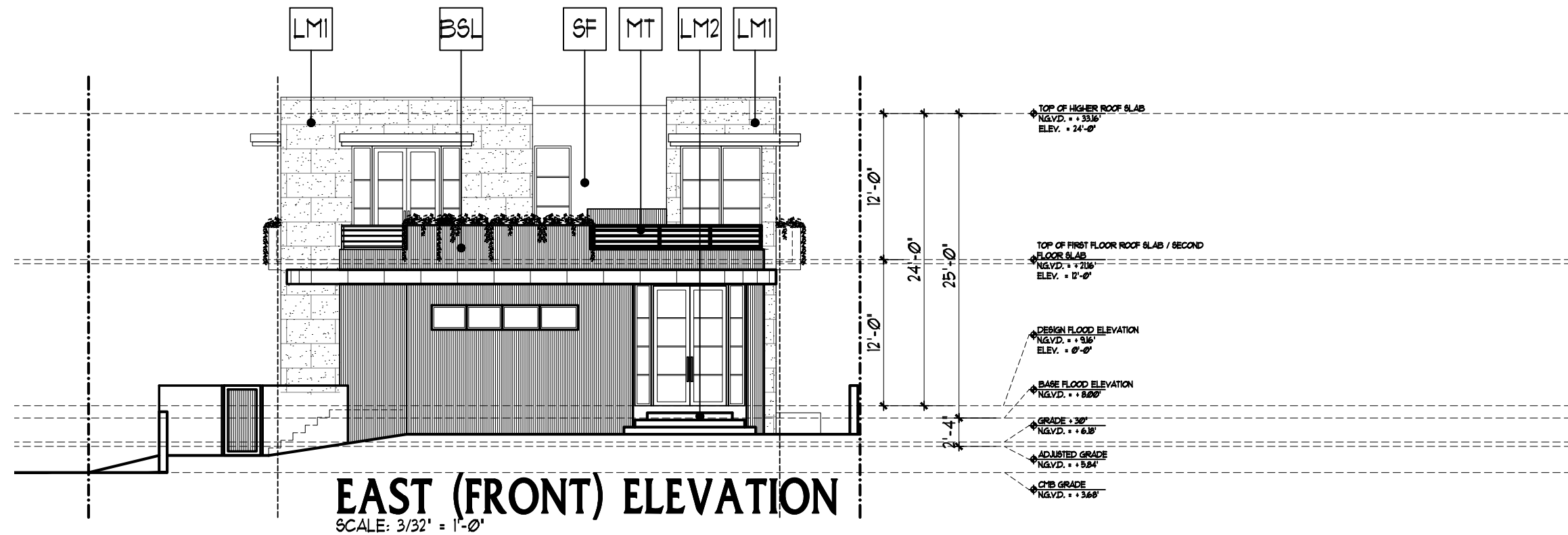
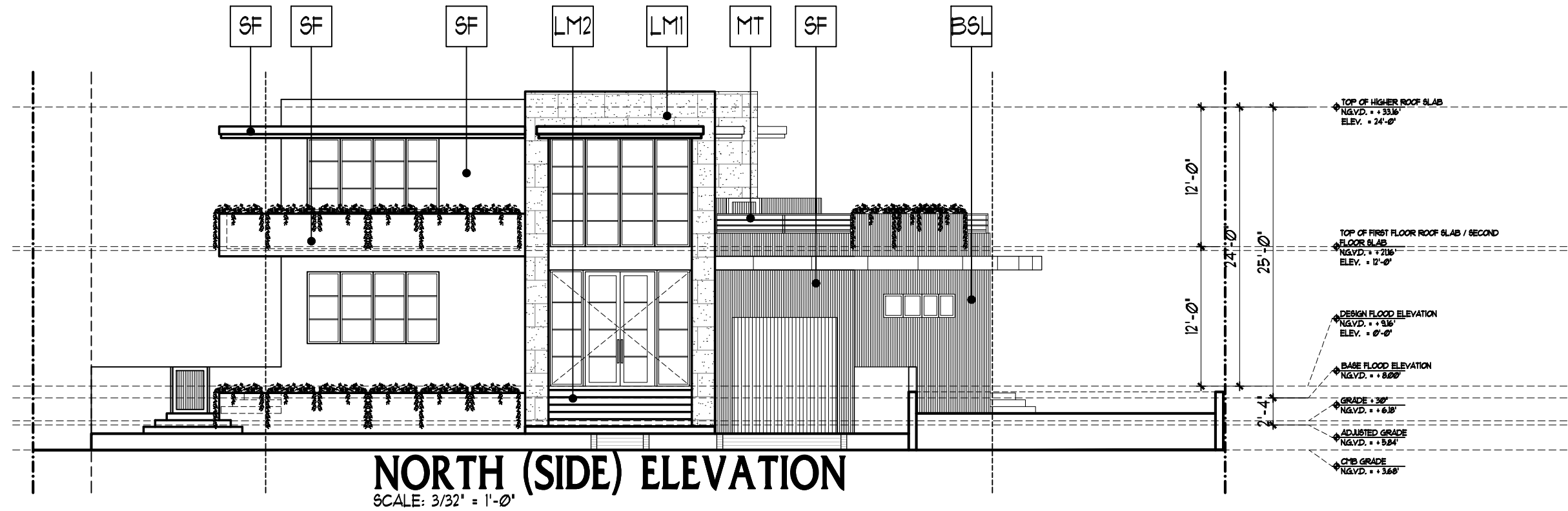
SF SMOOTH STUCCO



PP PERVIOUS PAVER

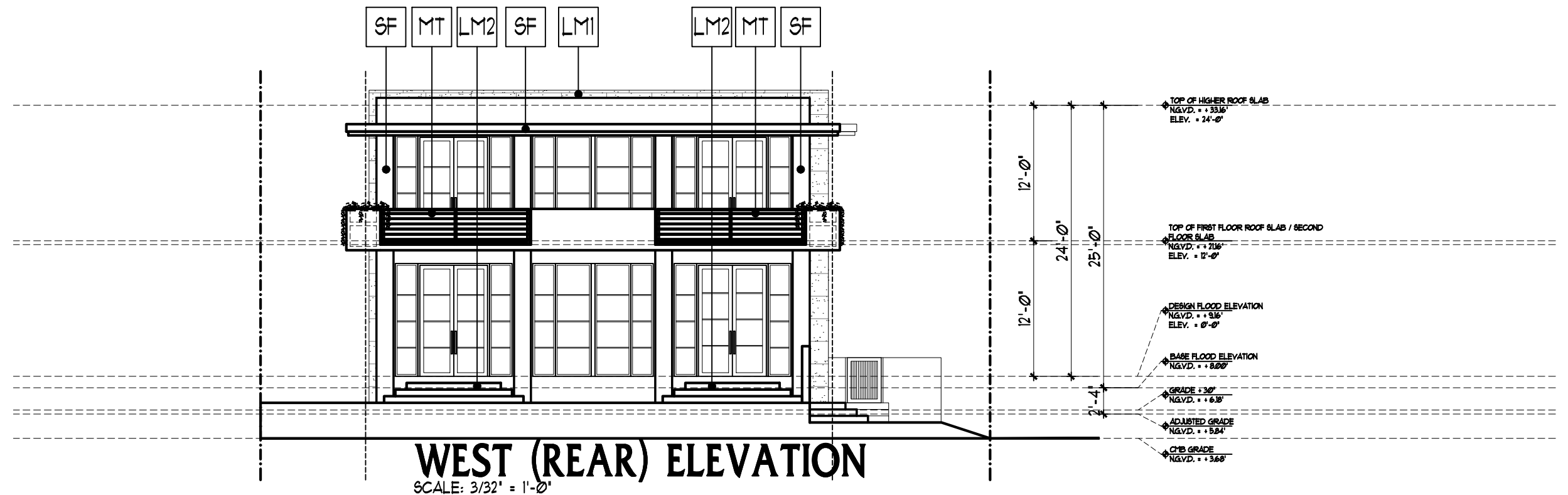
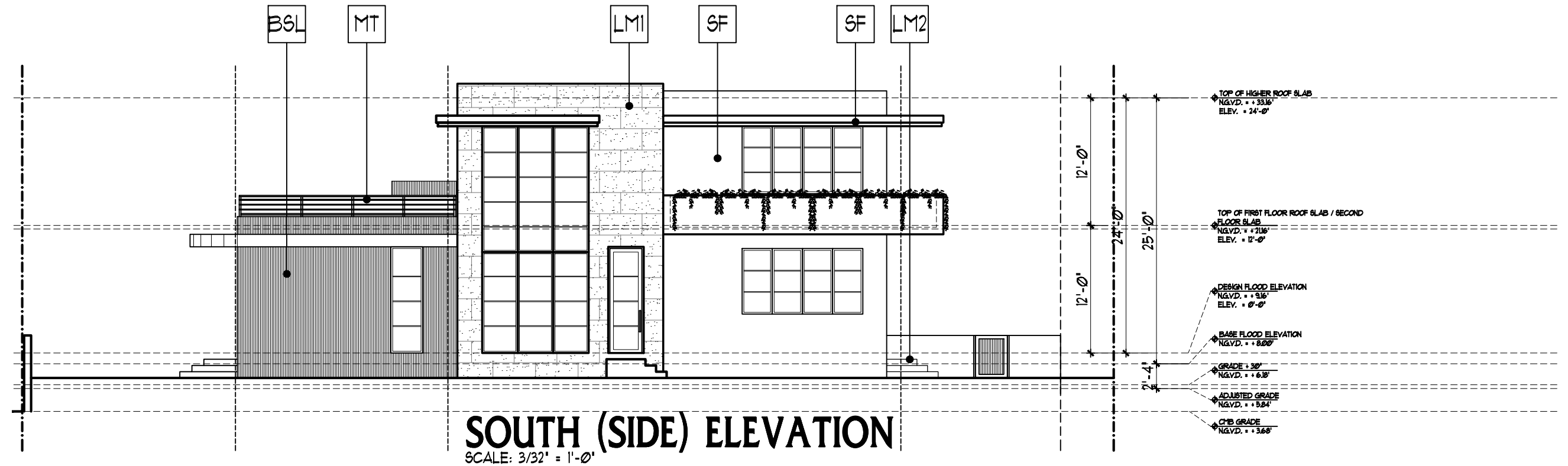
4635 ALTON ROAD MIAMI BEACH. FLORIDA

ELEVATIONS



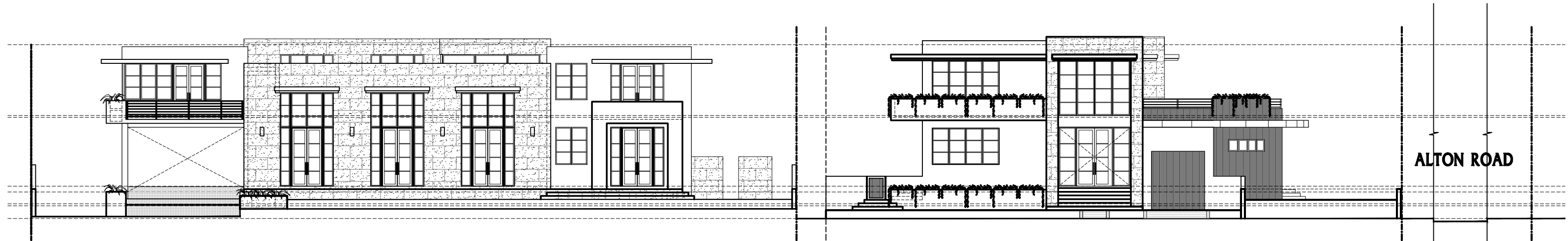
4635 ALTON ROAD MIAMI BEACH, FLORIDA

ELEVATIONS



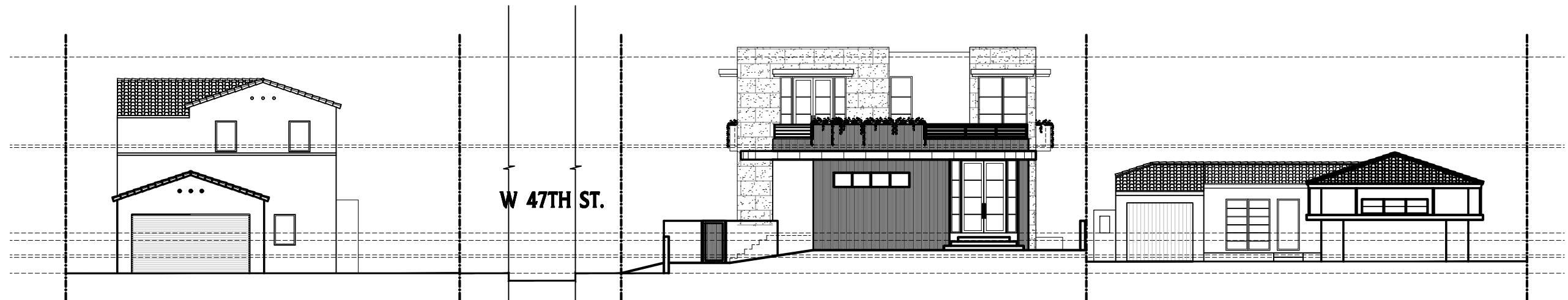
4635 ALTON ROAD MIAMI BEACH, FLORIDA

ELEVATIONS



1070/1060 W 47 ST.
 LOT: 16,255 SQFT
 RESIDENCE: 4,810 SQFT

4635 ALTON ROAD
 LOT: 6,021 SQFT
 RESIDENCE: 1,103 SQFT



4701 ALTON ROAD
 LOT: 7,443 SQFT
 RESIDENCE: 3,003 SQFT

4635 ALTON ROAD
 LOT: 6,021 SQFT
 RESIDENCE: 1,103 SQFT

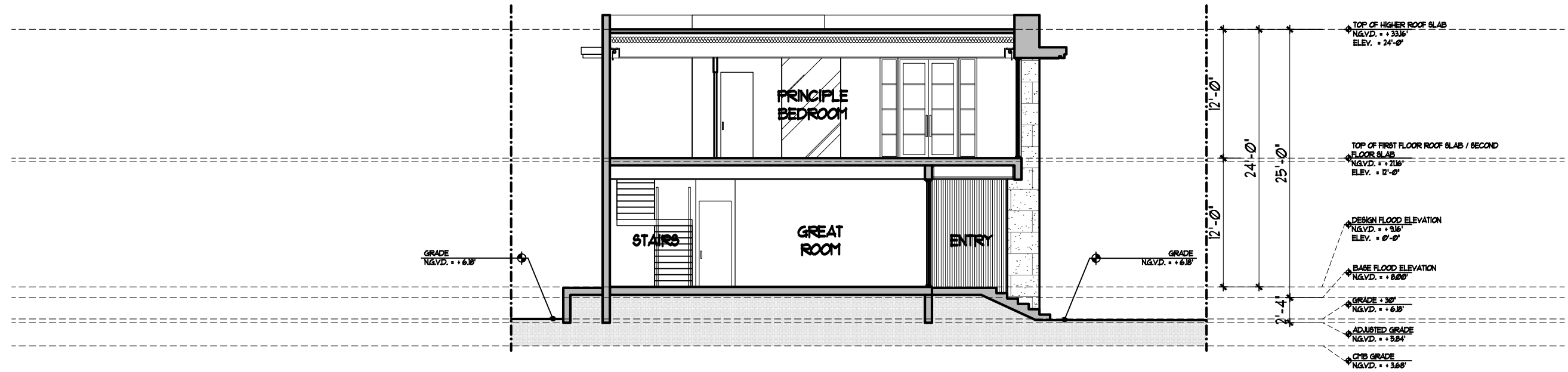
4625 ALTON ROAD
 LOT: 6,300 SQFT
 RESIDENCE: 1,430 SQFT

CONTEXT ELEVATIONS

SCALE: 1/16" = 1'-0"

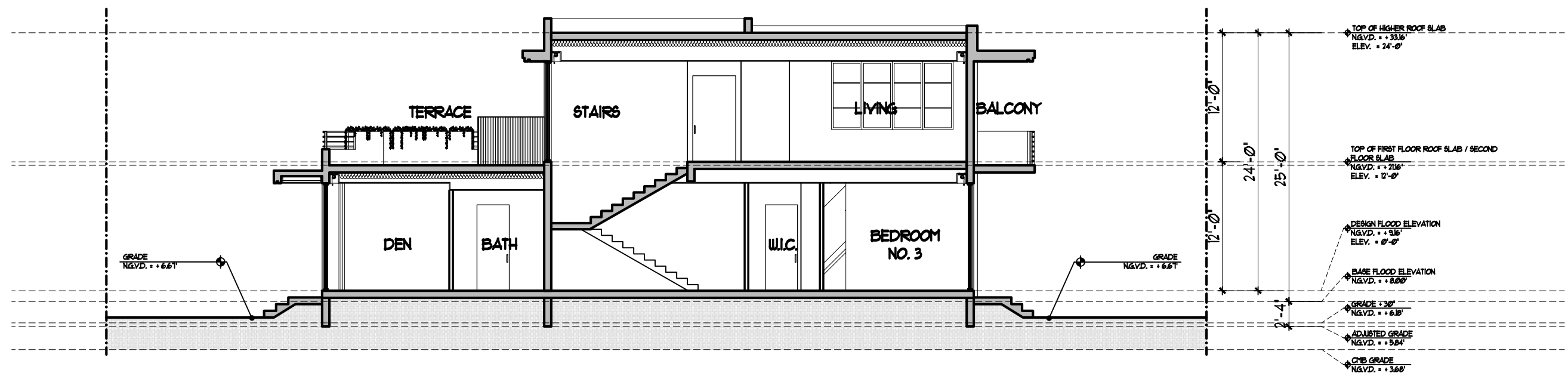
4635 ALTON ROAD MIAMI BEACH, FLORIDA

SECTIONS



SECTION "A"

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



SECTION "B"

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

4635 ALTON ROAD MIAMI BEACH, FLORIDA



AA 26001949

A-4.01



FRONT RENDERING
N.T.S.

4635 ALTON ROAD MIAMI BEACH, FLORIDA



REAR RENDERING
N.T.S.

4635 ALTON ROAD MIAMI BEACH, FLORIDA

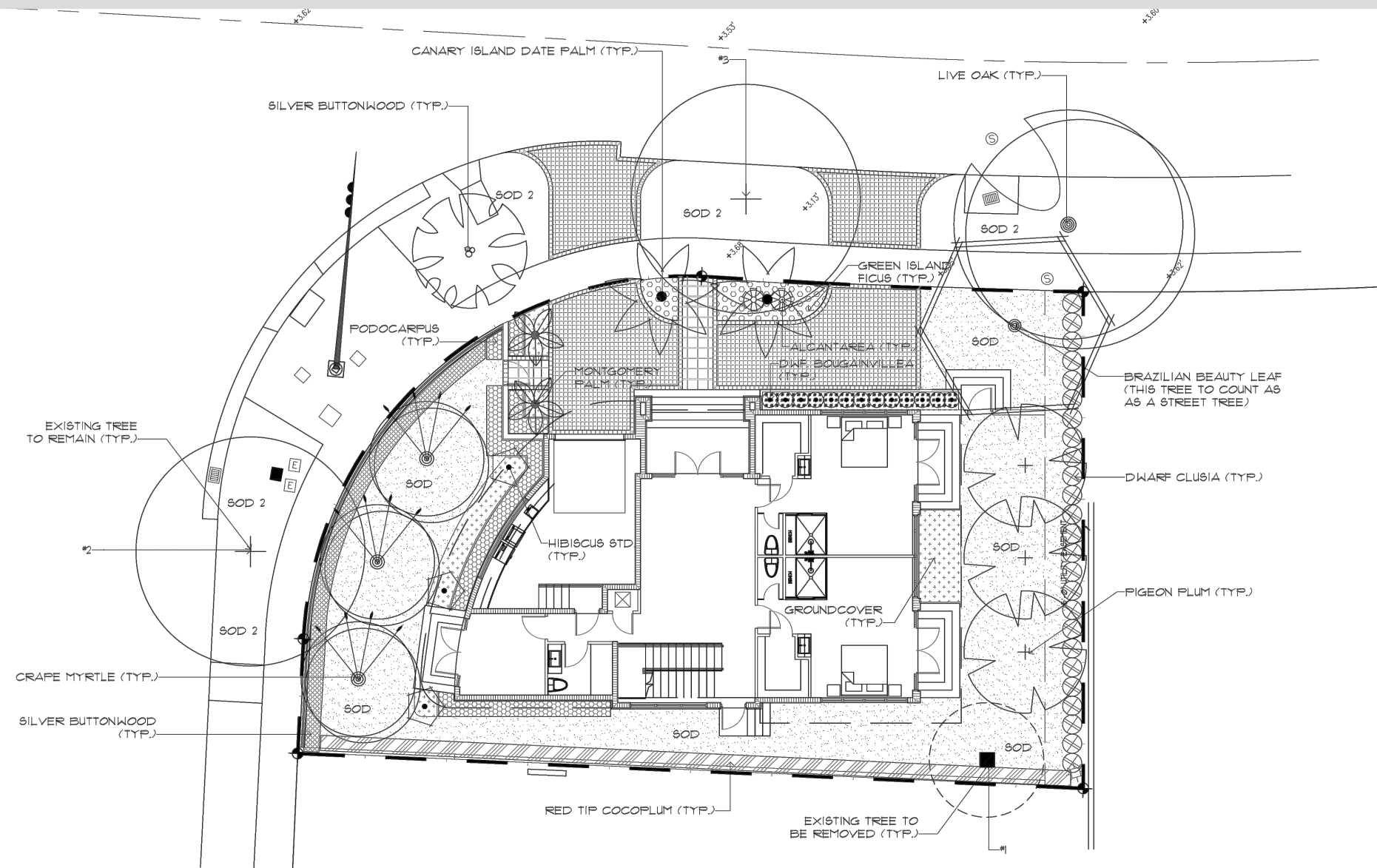
ISOMETRIC VIEWS



ISOMETRIC VIEWS N.T.S.

4635 ALTON ROAD MIAMI BEACH, FLORIDA

LANDSCAPE



PRELIMINARY LANDSCAPE PLAN

Scale: N.T.S.

EXISTING TREE LIST:

No.	BOTANICAL NAME	COMMON NAME	DBH (")	Ht. (')	Sp. (')	Condition	Disposition	DBH loss (")	Comments
1	Dypsis Lutescens	Areca Palm	24	15	8	Fair	Remove	0	Cluster - does not require permitting / replacement
2*	Suaeda Mahogani	Mahogany	18	25	30	Fair	Remain	0	
3*	Quercus Virginiana	Live Oak	5	15	3	Good	Remain	0	
			Total DBH loss:		0				

* Indicates ROW trees

Total Palm trees to be removed: (1)

Palm tree replacement required: (0)

Total DBH proposed for removal: 0"

Total Mitigation trees required: (0)

4635 ALTON ROAD MIAMI BEACH, FLORIDA

CITY OF MIAMI BEACH LANDSCAPE LEGEND

ZONING: RS-4
NET LOT AREA: 6,021 SF. ACRES 0.14
REQUIRED PROVIDED

LANDSCAPE OPEN AREA		
A. FRONT LANDSCAPE (35% OF THE REQ. FRONT SETBACK) =	816#	
B. SIDE (STREET) LANDSCAPE 35% OF THE REQ. TREET SETBACK) =	N/A	N/A
C. REAR LANDSCAPE (10% OF THE REQ. REAR SETBACK) =	1143#	

LAWN AREA CALCULATIONS		
A. MAXIMUM LAWN AREA (SOD) PERMITTED = 50% x 6,021# =	3,014#	1,845#

TREES		
A. NUMBER OF TREES REQUIRED PER LOT: 5 TREES PER LOT (2 IN BACK, 3 IN FRONT) + 1 ADDITIONAL TREES (1 TREE REQ. FOR EVERY 1,000# OVER 6,000#) = 6 TOTAL LOT TREES	6	6
B. % NATIVES REQUIRED: NUMBER OF TREES REQUIRED x 30% =	5	5
C. % LOW MAINTENANCE / DROUGHT AND SALT TOLERANT REQUIRED: NUMBER OF TREES REQUIRED x 50% =	7	9
D. STREET TREES (MAXIMUM AVERAGE SPACING OF 20' O.C.) 92 LINEAR FEET ALONG STREET DIVIDED BY 20' =	5	1 EX. + 2 NEW
E. STREET TREE SPECIES ALLOWED DIRECTLY BENEATH POWER LINES: (MAXIMUM AVERAGE SPACING OF 20' O.C.) 68 LINEAR FEET ALONG STREET DIVIDED BY 20' =	3	1 EX. + 1 NEW

SHRUBS		
A. NUMBER OF SHRUBS REQUIRED: SUM OF LOT AND STREET TREES x 12 =	168	169
B. % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS REQUIRED x 50 % =	84	84

LARGE SHRUBS OR SMALL TREES		
A. NUMBER OF LARGE SHRUBS OR SMALL TREES REQUIRED: NUMBER OF REQUIRED SHRUBS x 10% =	17	25
B. % NATIVE LARGE SHRUBS OR SMALL TREES REQUIRED: NUMBER OF LARGE SHRUBS OR SMALL TREES PROVIDED x 50% =	9	25

PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	D.T.	SIZE	REMARKS
TREES:						
1	CB	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	**	MIN. 12' HT. x 6' SP. x 2" DBH, 4' C.T., F.G.,	
1	CES	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	Δ**	MIN. 12' HT. x 2" DBH, STD., F.G	
3	CD	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	Δ**	MIN. 12' HT. x 2" DBH, MALE SPECIES, F.G	
4	LI	LAGESTROEMIA INDICA	CAPE MYRTLE	**	MIN. 8' HT. , MULTI-TRUNK, RED FLOWERS, F.G	
1	QV	QUERCUS VIRGINIANA	LIVE OAK	Δ**	MIN. 16' HT. x 8' SP. x 4" DBH, 5' C.T., F.G.,	
PALMS:						
2	PS	PHOENIX CANARIENSIS	CANARY ISLAND DATE	**	MIN. 10' G.W., MATCHED, F.G.	
2	VM	VEITCHIA MONTGOMERIANA	MONTGOMERY PALM	**	MIN. 16' OAHT., MATCHED, F.G.	
LARGE SHRUBS:						
25	CG	CLUSIA GUTTIFERA	DWARF CLUSIA	Δ**	MIN. 6' HT., 30" O.C., FULL	
ACCENTS:						
2	AI	ALCANTAREA IMPERIALIS	ALCANTAREA	**	1 GAL., FULL, MATCHED	
3	HS	HIBISCUS SPP.	HIBISCUS	**	25 GAL., STD.	
SHRUBS:						
13	BS	BOUGAINVILLEA SPP.	DWARF BOUGAINVILLEA	**	3 GAL., 24" O.C., S.R.	
53	CI	CHYSABALANUS ICACO	RED TIP COCOPLUM	Δ**	3 GAL., 24" O.C., S.R.	
31	CES6	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	Δ**	3 GAL., 24" O.C., S.R.	
24	FM	FICUS MICROCARPA	GREEN ISLAND FICUS	**	3 GAL., 24" O.C., T.S.	
48	PM	PODOCARPUS MACROPHYLLUS	PODOCARPUS	**	1 GAL., 24" O.C., S.R.	
GROUNDCOVERS:						
TO BE DETERMINED						
SOD:						
1,845#	SOD	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE FLORATAM	Δ	** SOLID SOD	
*INSIDE PROPERTY LINE						
1,000#	SOD	2 STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE FLORATAM	Δ	** SOLID SOD	
IN ROW OF WAY AREA						
ABBREVIATIONS:						
OAHT.	OVERALL HEIGHT	MIN.	MINIMUM	* MODERATE DROUGHT TOLERANCE		
STG.	STAGGERED	STD.	STANDARD	** VERY DROUGHT TOLERANT		
S.R.	SINGLE ROW	O.C.	ON CENTER	Δ NATIVE		
T.S.	TRIANGULAR SPACING	GAL.	GALLON			
S.T.	SINGLE TRUNK	G.W.	GREY WOOD			
D.T.	DOUBLE TRUNK					