

6020 RESIDENCE

6020 ALTON ROAD, MIAMI BEACH, FLORIDA 33140

DRB22-0885
FINAL SUBMITTAL
DESIGN REVIEW BOARD



EAST ELEVATION RENDERING OF PROPOSED RESIDENCE

SCOPE OF WORK:
NEW CONSTRUCTION OF 2 STORY
SINGLE FAMILY RESIDENCE

EDWARD A.
LANDERS, P.E.
7850 NW 146TH STREET, SUITE 509
MIAMI LAKES FL 33016
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HMB ENGINEERING
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MECHANICAL AND ELECTRICAL
ENGINEERING SERVICES
CA 28443
Hector M. Blasco P.E. Reg#56115
15374 SW 14 Lane
Miami FL 33194
Phone: 786-586-0284

HMB

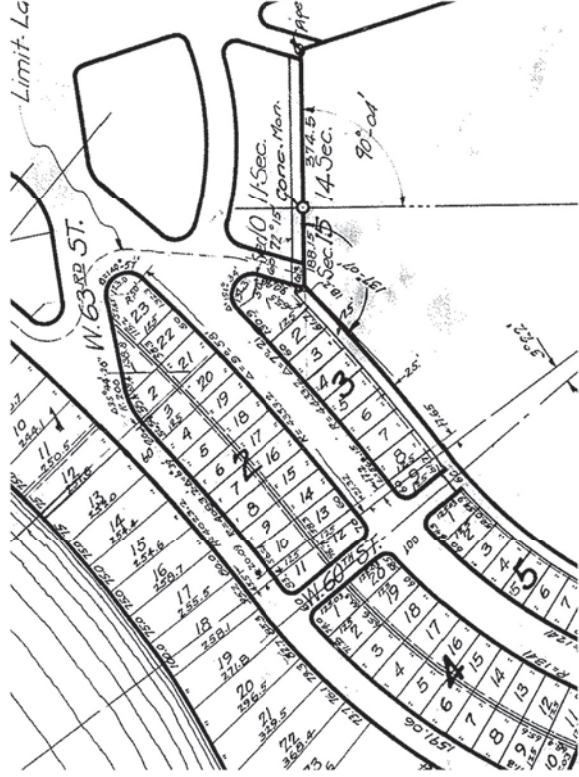
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APPROVED BY	DATE

TO:
CIPICEANCORA LLC
6020 RESIDENCE

6020 ALTON RD., MIAMI BEACH, FL 33140



ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ____ 43 ____
OF THE PUBLIC RECORDS OF DADE-COUNTY, FLORIDA.

0.00		= ELEVATION		S.I.R.	= SET IRON ROD	P.I.	= POINT OF INTERSECTION	Δ	
DRWY.	= DRIVEWAY	P.O.C.	= POINT OF COMMEN—CEMENT P.C.	P.R.C	= POINT OF REVERSE CURVE		=	—//—	= CENTRAL ANGLE
U.P.	= UTILITY POLE	F.N.	= FOUND NAIL	F.N.D.	= FOUND NAIL/DISK		=	—X—	= CHAIN LINK FENCE (4' HIGH)
B.O.B.	= BASIS OF BEARINGS	P.T.	= POINT OF TANGENCY	P.C.C.	= POINT OF COMPOUND CURVE		=		= C.B.S. WALL
A/C	= AIR CONDITIONING PAD	E.N.C.	= ENCROACHMENT	M/L	= MONUMENT LINE		=	B/C	= BLOCK CORNER
A	= ARC DISTANCE	F.H.	= FIRE HYDRANT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		=	R	= RADIUS
B.LDG.	= BUILDING	F.I.P.	= FOUND IRON PIPE	O.E.	= OVERHEAD ELECTRIC LINE		=	RAD.	= RADIAL
C.B.	= CATCH BASIN	F.I.R.	= FOUND REBAR	P.B.	= PLAT BOOK		=	RES.	= RESIDENCE
C.B.S.	= CONCRETE BLOCK STRUCTURE	I.F.E.	= LOWEST FLOOR ELEVATION	P.C.P.	= PERMANENT CONTROL POINT		=	R/W	= RIGHT OF WAY
CH.	= CHORD DISTANCE	I.P.	= LIGHT POLE	P.G.	= PAGE		=	SEC.	= SECTION
CL.	= CLEAR	(M)	= MEASURED	P.O.B.	= POINT OF BEGINNING		=	S.I.P.	= SET IRON PIPE
C/L	= CENTER LINE	(R)	= RECORD	P/L	= PROPERTY LINE		=	STY	= STORY
CONC.	= CONCRETE	(R & M)	= RECORD & MEASURED	N.T.S.	= NOT TO SCALE		=	SWK	= SIDEWALK
							=	UE	= UTILITY EASEMENT

REVISED ON 09/11/2009 THE HERIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR

COUNTY _____ BENCHMARK USED _____ ELEVATIONS _____ 8.23' FEET _____ B.M. LOCATOR _____ N/A

CERTIFIED TO:

FIELD WORK
DATE: 10/08/2022

REVISIONS
DATE: _____

THIS CERTIFIES THAT THIS BOUNDARY SURVEY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SAME MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN, ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN FOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED. FENCE OWNERSHIP NOT DETERMINED. LOWEST FLOOR ELEVATION REPRESENT FINISHED FLOOR ELEVATION AT THE FRONT DOOR UNLESS OTHERWISE NOTED.



VIZCAYA SURVEYING AND MAPPING, INC. LB 80000

STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISE SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

ARTURO TOIRAC.
P.L.S. AND MAPPER, LIC # 3102

VIZCAYA SURVEYING AND MAPPING, INC.

LAND SURVEYOR & PLANNER

MIAMI, FL. 33175

PHONE:(305) 223-6060 vizcaya.13@gmail.com

PHONE: (305) 223-6060 rizcaya.13@gmail.com
PHONE: (786) 337-2578 edgarubieta71@hotmail.com

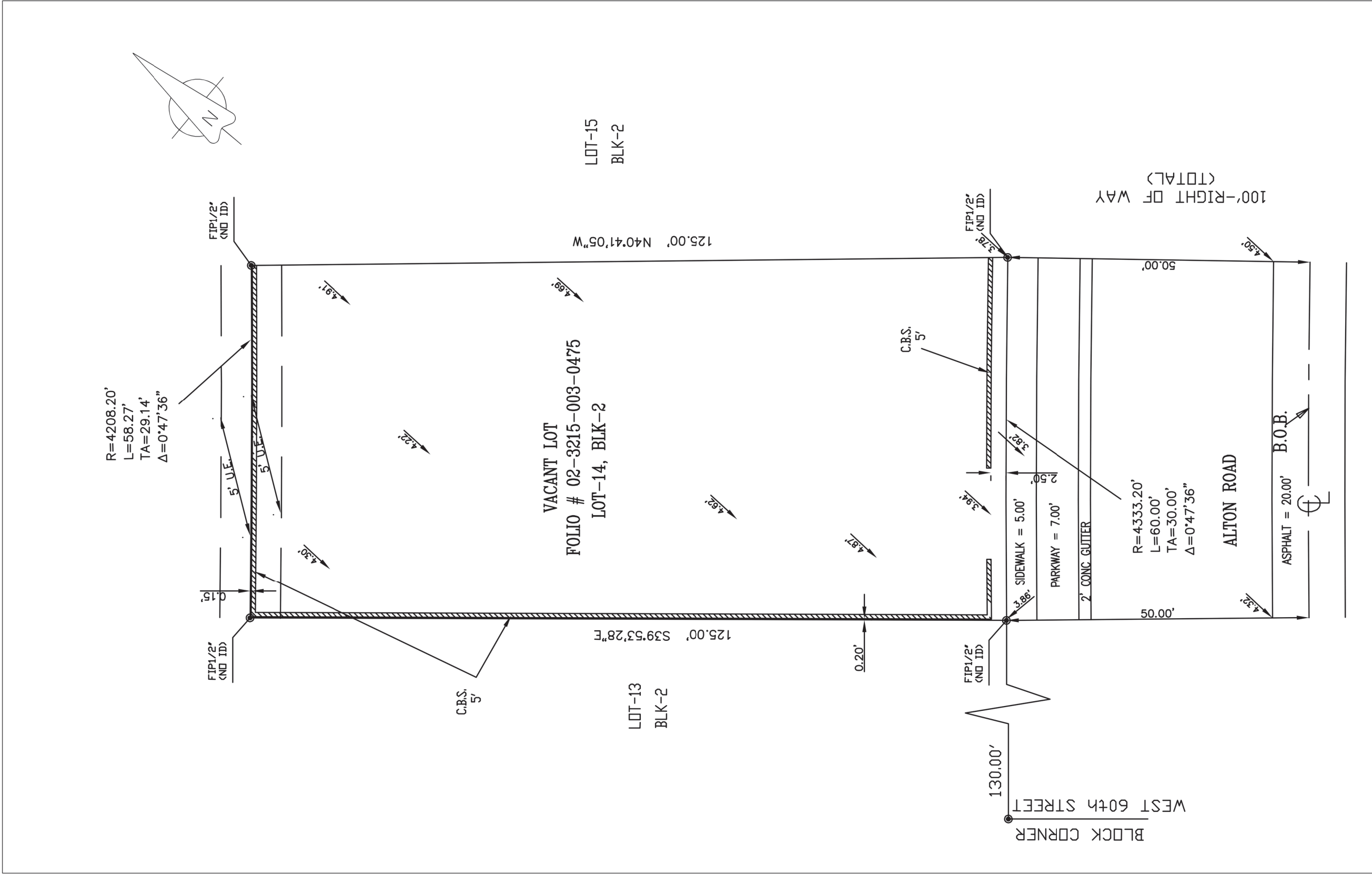
PAGE 2 OF 2

NOT VALID WITHOUT PAGE 1 OF 2

JOB No.

SCALE: 1" = 20'

BOUNDARY SURVEY



UPDATED SURVEY PAGE 2

TO:

**CIPICEANCORA LLC
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MIAMI BEACH

Planning Department
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305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	6020 Alton Road, Miami Beach, Florida 33140			
2	Folio number(s):	02-3215-003-0475			
3	Board and file number(s) :	DRB22-0885			
4	Year built:	N/A			
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	8' NGVD	Grade value NGVD: 3'-6"		
9	Adjusted grade (Flood+Grade/2):	8'+3.55'=11.55'/2=5.7'			
10	30" above grade:	N/A	Lot Area:		7,391 SQ. FT.
11	Lot width:	60'-0"	Lot Depth:		125'-0"
12	Max Lot Coverage SF and %:	3,695 SQ. FT/50% of lot area			
13	Existing Lot Coverage SF and %:	N/A			
14	Front Yard Open Space SF and %:	1385SQ. FT./63%			
15	Max Unit Size SF and %:	3695 SF./50% of lot area	Proposed Unit Size SF and %:		3695 SF./50% of lot area
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		2198 SQ. FT.
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:		
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	28' - flat roofs	N/A	24'-0"	None
	Front Setbacks:	30'-0"	N/A	30'-0"	None
	Front First level:	30'-0"	N/A	30'-0"	None
	Front second level:	30'-0"	N/A	30'-0"	None
	Front second level if lot coverage is 25% or greater:		N/A	1497 SQ. FT.	None
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.				
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.				
22	Sum of side yard :	25% of lot width (15')	N/A	15'	None
23	Side 1:	7'-6"	N/A	7'-6"	None
24	Side 2 or (facing street):	7'-6"	N/A	7'-6"	None
25	Rear:				
26	Accessory Structure Side 1:		N/A		
27	Accessory Structure Side 2 or (facing street) :		N/A		
28	Accessory Structure Rear:		N/A		
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				



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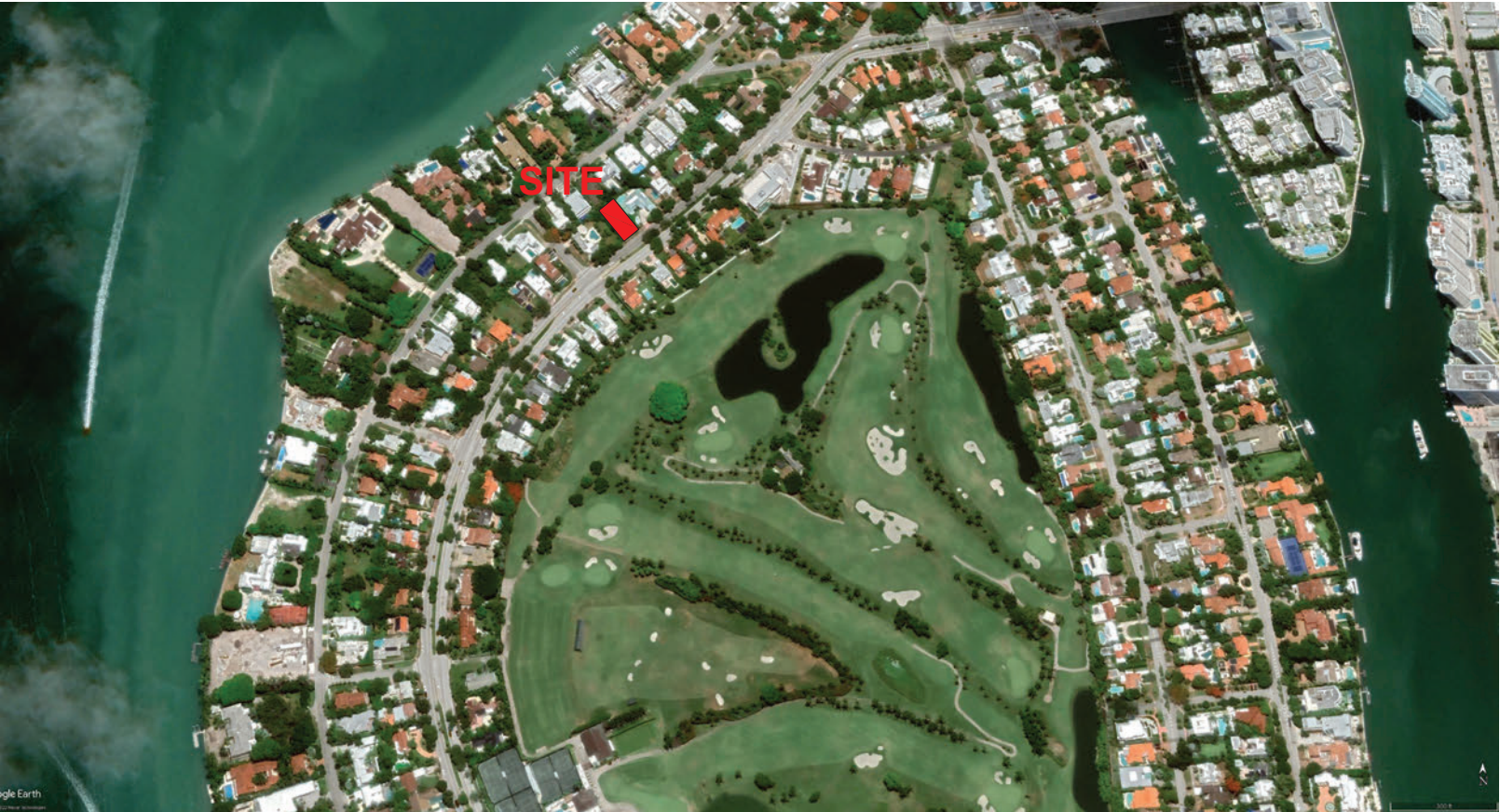


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FINAL SUBMITTAL

APPROVED BY	DATE

TO:
CIPICEANCORA LLC
6020 RESIDENCE

6020 ALTON RD., MIAMI BEACH, FL 33140



CONTEXT SITE MAP

SCALE: NTS



CONTEXT SITE MAP

SCALE: NTS

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APPROVED BY	DATE

TO:
2814 COLLINS AVE
DEVELOPMENT GROUP, LLC

2814 Collins Ave., Miami Beach, FL 33139

A-0.5
SHEET NUMBER



- A 6000 ALTON RD. SINGLE FAMILY RESIDENCE
- 6020 ALRON RD - NEW SINGLE FAMILY RESIDENCE**
- B 6030 ALTON RD. SINGLE FAMILY RESIDENCE
- C 6056 ALTON RD. SINGLE FAMILY RESIDENCE
- D 6070 ALTON RD. SINGLE FAMILY RESIDENCE
- E 6080 ALTON RD. SINGLE FAMILY RESIDENCE

- F 6200 ALTON RD. SINGLE FAMILY RESIDENCE
- G 1200 W. 63 ST. SINGLE FAMILY RESIDENCE
- H 6015 N. BAY RD. EMPTY LOT
- I 6025 N. BAY RD. SINGLE FAMILY RESIDENCE
- J 6035 N. BAY RD. SINGLE FAMILY RESIDENCE
- K 6051 N. BAY RD. SINGLE FAMILY RESIDENCE

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TO: **2814 COLLINS AVE**
DEVELOPMENT GROUP, LLC
2814 Collins Ave., Miami Beach, FL 33139



A 6000 ALTON RD.



B 6030 ALTON RD.



C 6056 ALTON RD.



D 6070 ALTON RD.



E 6080 ALTON RD.



F 6200 ALTON RD.

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TO:
2814 COLLINS AVE
DEVELOPMENT GROUP, LLC
2814 Collins Ave., Miami Beach, FL 33139

A-0.7
SHEET NUMBER



G 1200 W. 63 ST.



H 6015 N. BAY RD.



I 6025 N. BAY RD.



J 6035 N. BAY RD.



K 6051 N. BAY RD.



6020 ALTON RD. - EMPTY LOT FOR NEW SINGLE FAMILY RESIDENCE

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DEVELOPMENT GROUP, LLC
2814 Collins Ave., Miami Beach, FL 33139

A-0.8
SHEET NUMBER



6030 ALTON RD BEFORE LOT SPLIT



6030 ALTON RD AFTER LOT SPLIT



6030 ALTON RD BEFORE LOT SPLIT



6030 ALTON RD AFTER LOT SPLIT



6030 ALTON RD BEFORE LOT SPLIT



6030 ALTON RD AFTER LOT SPLIT

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2814 Collins Ave., Miami Beach, FL 33139

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SHEET NUMBER



6020 ALTON RD LOT FOR NEW CONSTRUCTION 2 STORY RESIDENCE



6020 ALTON RD LOT FOR NEW CONSTRUCTION 2 STORY RESIDENCE



6020 ALTON RD LOT FOR NEW CONSTRUCTION 2 STORY RESIDENCE



ALTON RD FACING SOUTHBOUND



ALTON RD FACING NORTHBOUND



60th STREET WESTBOUND

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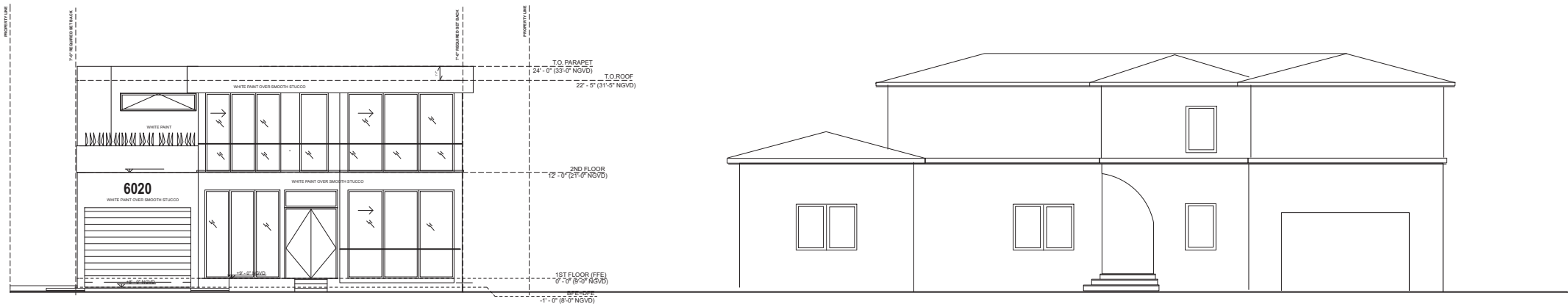
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DEVELOPMENT GROUP, LLC
2814 Collins Ave., Miami Beach, FL 33139

A-0.10
SHEET NUMBER



PROPOSED EAST FRONT STREET ELEVATION ALTON ROAD

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



PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"

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PROPOSED SOUTHWEST ELEVATION FOR NEW 2 STORY SINGLE FAMILY RESIDENCE

SCALE: NTS

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MECHANICAL AND ELECTRICAL
ENGINEERING SERVICES
CA 28443
Hector M. Blanco, P.E., Reg.#56115
15274 SW 141 Lane
Miami, FL 33194
Phone: 786-566-6284



DRB22-0885
DESIGN REVIEW BOARD
FINAL SUBMITTAL

APPROVED BY	DATE

TO:
2814 COLLINS AVE
DEVELOPMENT GROUP, LLC

2814 Collins Ave., Miami Beach, FL 33139

A-0.12
SHEET NUMBER



PROPOSED WEST ELEVATION FOR NEW 2 STORY SINGLE FAMILY RESIDENCE

SCALE: NTS

EDWARD A.
LANDERS, P.E.

7850 NW 146TH STREET, SUITE 509
MIAMI LAKES, FL 33016
P.E. #036398
Tel. (305) 823-3938
Fax (305) 823-9355

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CA 28443
Hector M. Blasco P.E. Reg#66115
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Miami FL 33194
Phone: 786-588-6284

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TO: 2814 COLLINS AVE
DEVELOPMENT GROUP, LLC

2814 Collins Ave., Miami Beach, FL 33139

A-0.13
SHEET NUMBER



PROPOSED EAST ELEVATION FOR NEW 2 STORY SINGLE FAMILY RESIDENCE

SCALE: NTS

**EDWARD A.
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Miami FL 33194
Phone: 786-586-6284

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DEVELOPMENT GROUP, LLC**
2814 Collins Ave., Miami Beach, FL 33139

A-0.14
SHEET NUMBER



PROPOSED WEST ELEVATION FOR NEW 2 STORY SINGLE FAMILY RESIDENCE (EVENING)

SCALE: NTS

EDWARD A.
LANDERS, P.E.

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DEVELOPMENT GROUP, LLC

2814 Collins Ave., Miami Beach, FL 33139

A-0.15
SHEET NUMBER



PROPOSED EAST ELEVATION FOR NEW 2 STORY SINGLE FAMILY RESIDENCE (EVENING)


SCALE: NTS

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TO:
2814 COLLINS AVE
DEVELOPMENT GROUP, LLC

2814 Collins Ave., Miami Beach, FL 33139

A-0.16
SHEET NUMBER



6020 ALTON RD. LOT



6020 ALTON RD. WITH POLICE NO TRESPASSING SIGN



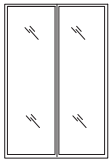
6020 ALTON RD. LOT



6020 ALTON RD. LOT

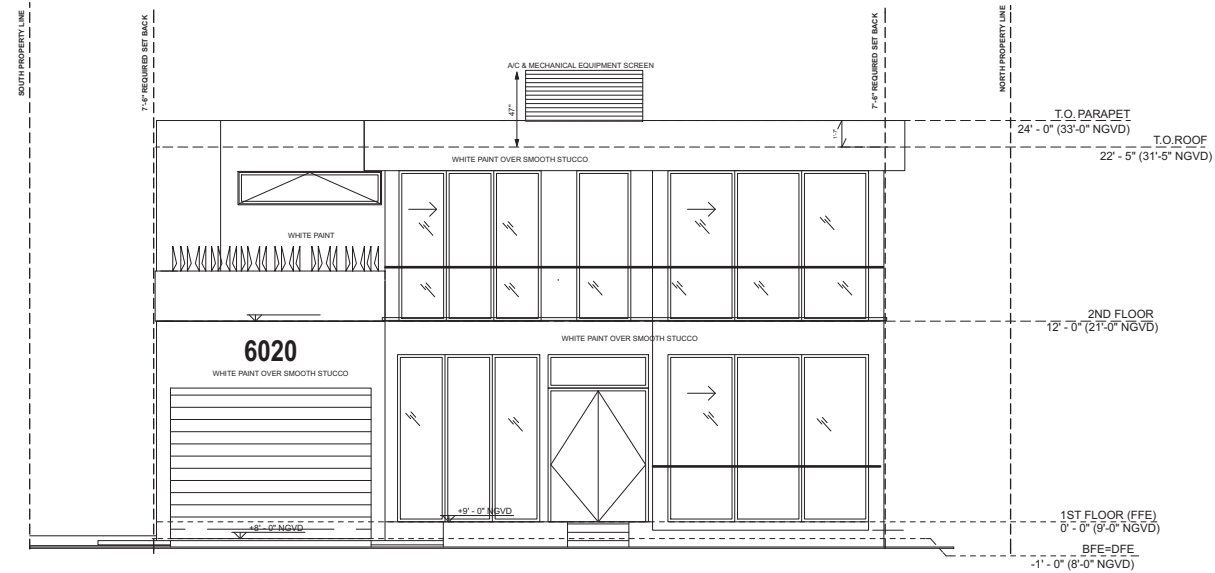
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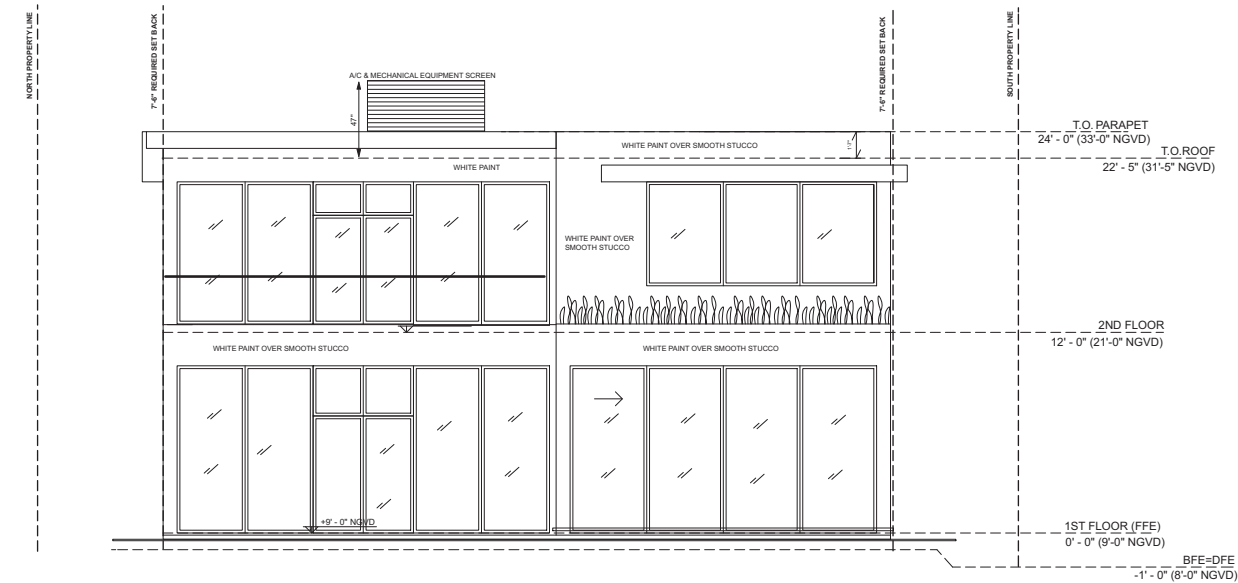


FRAME-LESS GLASS RAILING

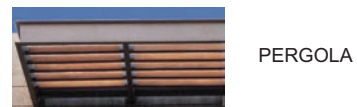
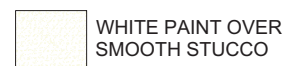
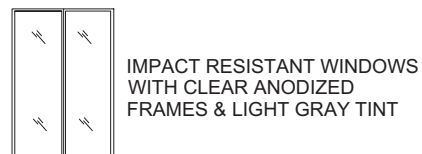
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PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



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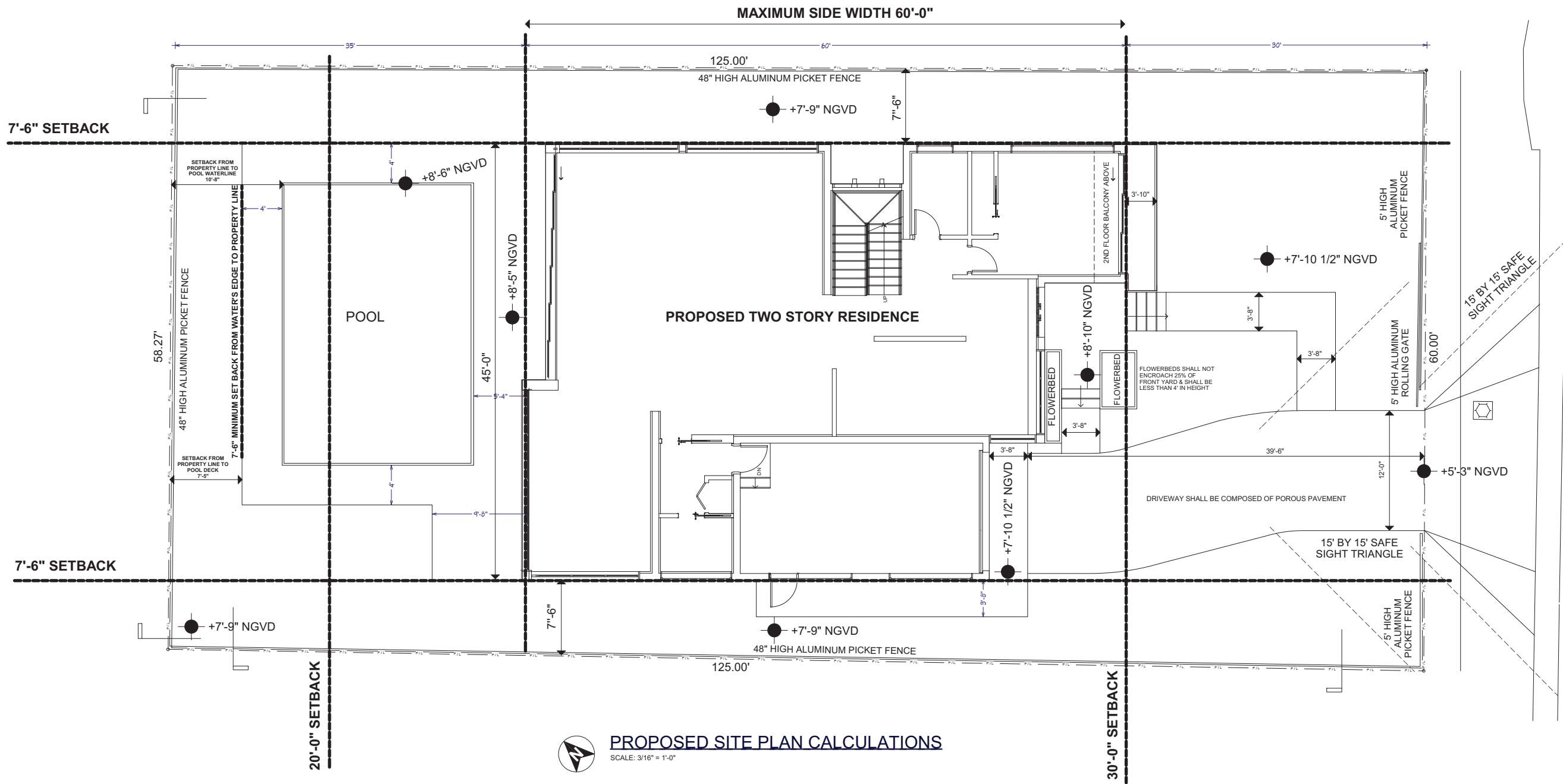
HMB

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FINAL SUBMITTAL

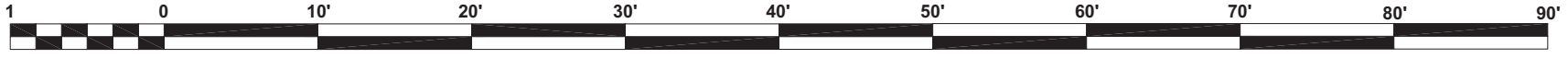
APPROVED BY	DATE

TO: CIPICEANCORA LLC
6020 RESIDENCE

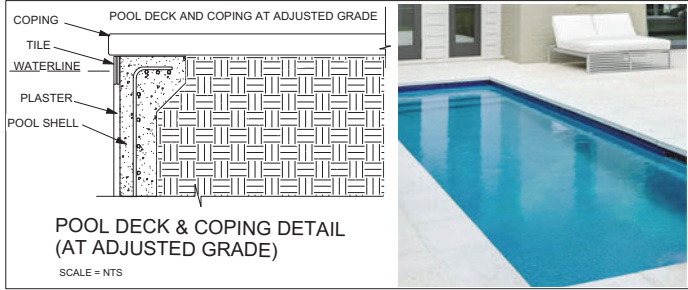
6020 ALTON RD., MIAMI BEACH, FL 33140



PROPOSED SITE PLAN CALCULATIONS
SCALE: 3/16" = 1'-0"



GRAY ALUMINUM
PICKET FENCE &
ROLLING GATE



GRAY ALUMINUM PICKET FENCE & ROLLING GATE

TOTAL LOT AREA CALCULATIONS
2198 SQ. FT. NEW SFR 1ST FLOOR
2208 SQ. FT. FRONT EAST YARD
2139 SQ. FT. REAR WEST YARD
475 SQ. FT. SIDE NORTH YARD
371 SQ. FT. SIDE SOUTH YARD
7391 SQ. FT. TOTAL LOT AREA

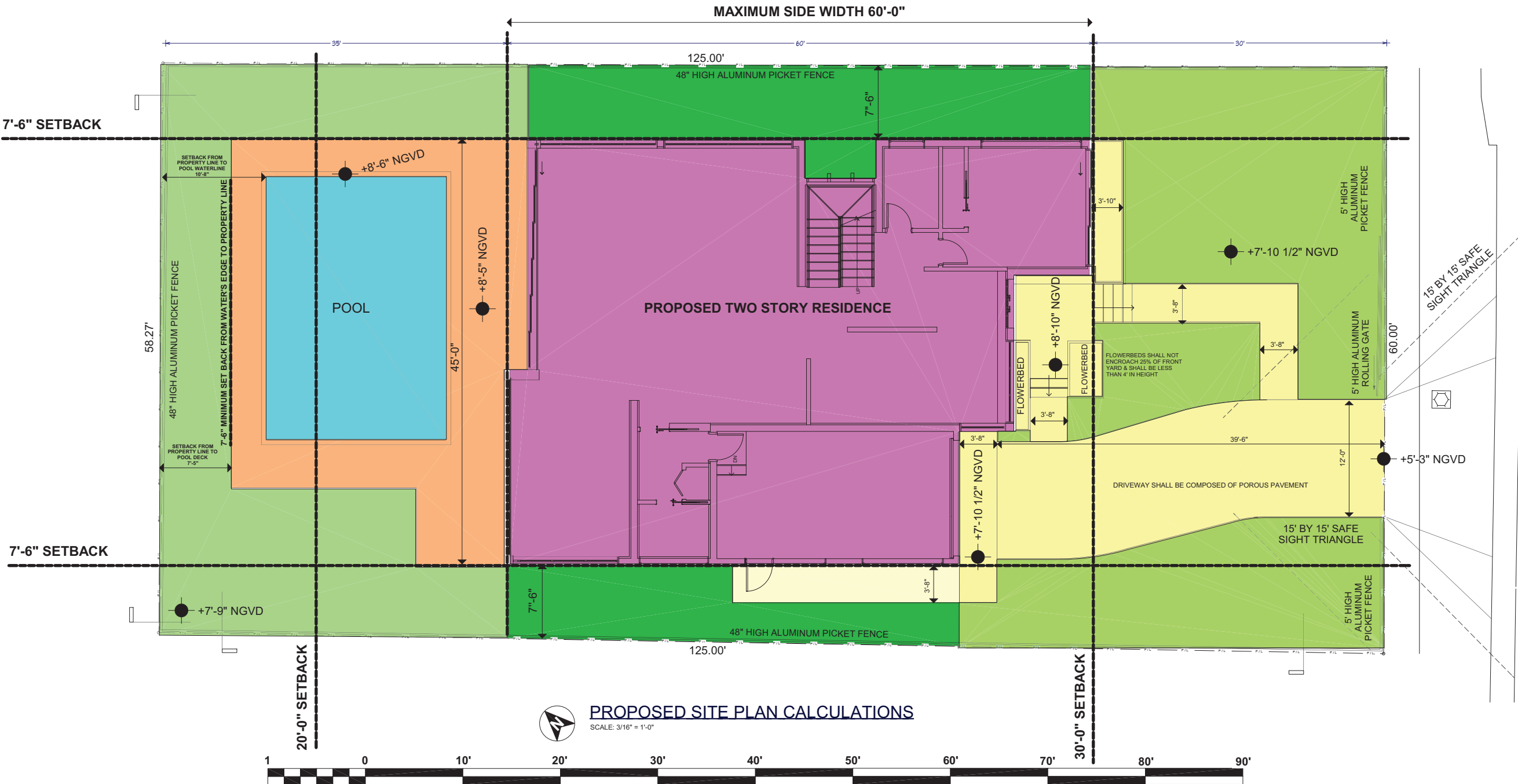
NEW SINGLE FAMILY RESIDENCE AREA
2198 NEW SFR 1ST FLOOR
2198 SQ. FT. TOTAL AREA

SOUTH SIDE YARD AREA CALCULATIONS
371 SQ. FT. SIDE YARD AREA
274 SQ. FT. NORTH SIDE YARD AREA
97 SQ. FT. OF WALKS (35%)

FRONT YARD AREA CALCULATIONS
2,208 SQ. FT. FRONT YARD AREA
1,385 SQ. FT. OPEN SPACE AREA (63%)
823 SQ. FT. OF DRIVEWAY, WALKS, FLOWERBEDS

REAR YARD AREA CALCULATIONS
2,139 SQ. FT. REAR YARD AREA
638 SQ. FT. POOL DECK
488 SQ. FT. POOL LOCATED AT ADJUSTED GRADE
1,497 SQ. FT. OPEN SPACE AREA (70%)

NORTH SIDE YARD AREA CALCULATIONS
475 NORTH SIDE YARD AREA
475 SQ. FT. NORTH SIDE YARD AREA



PROPOSED SITE PLAN CALCULATIONS
SCALE: 3/16" = 1'-0"

EDWARD A. LANDERS, P.E.
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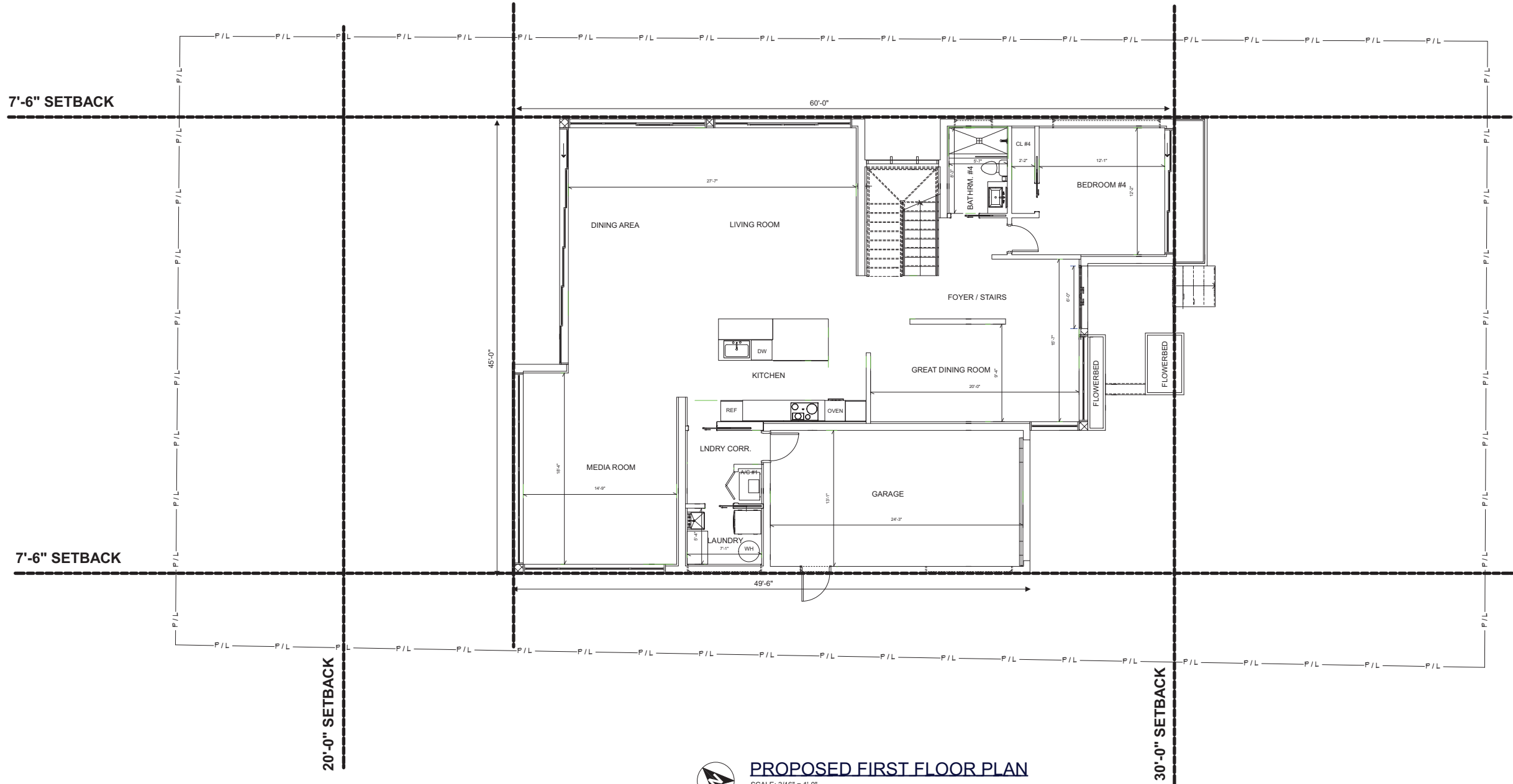
HMB ENGINEERING
SERVICES P.A.
MECHANICAL AND ELECTRICAL
ENGINEERING SERVICES
CA 28443
Hector M. Blasco P.E. Reg#056115
15374 SW 14 Lane
Miami FL 33104
Phone: 786-586-6284

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DESIGN REVIEW BOARD
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APPROVED BY	DATE

TO: CIPICEANCORA LLC
6020 RESIDENCE
6020 ALTON RD., MIAMI BEACH, FL 33140

A-1.2B
SHEET NUMBER



PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

EDWARD A.
LANDERS, P.E.

7850 NW 146TH STREET, SUITE 509
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Hector M. Blasco P.E. Reg#56115
15374 SW 141 Lane
Miami FL 33194
Phone: 786-586-8284

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TO:
CIPICEANCORA LLC
6020 RESIDENCE

6020 ALTON RD., MIAMI BEACH, FL 33140

A-1.3
SHEET NUMBER

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ENGINEERING SERVICES
CA 28443
Hector M. Blasco P.E. Reg#56115
15374 SW 141 Lane
Miami, FL 33194
Phone: 786-586-6284

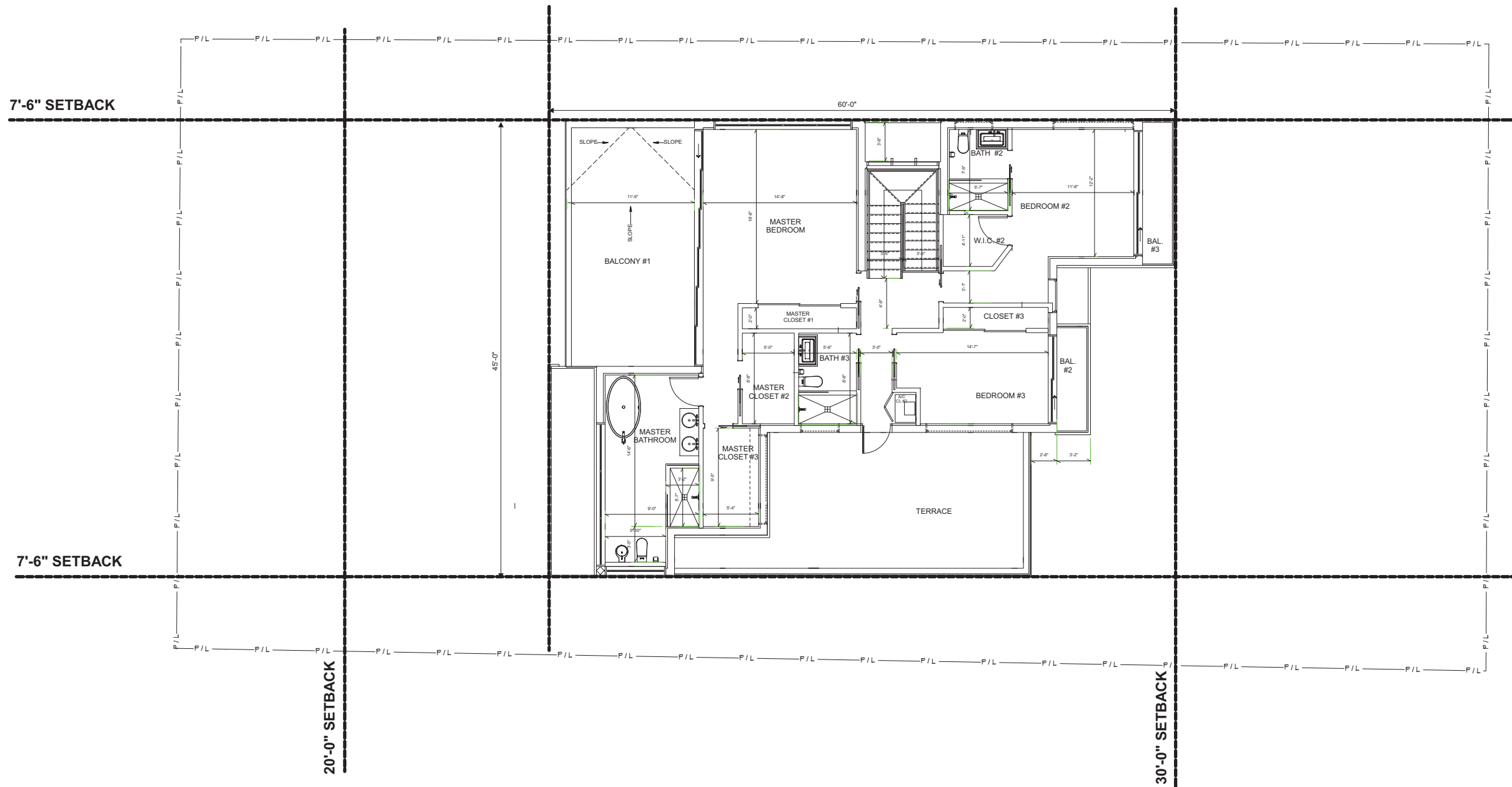


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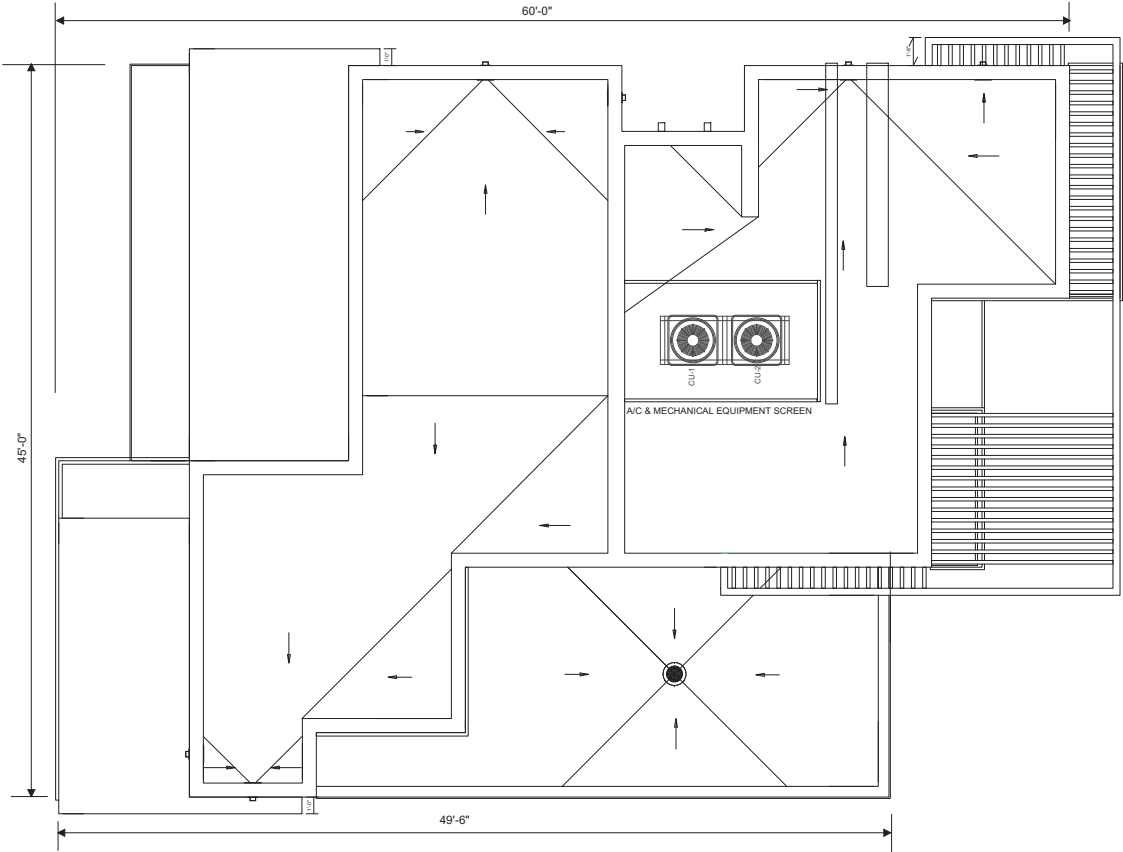
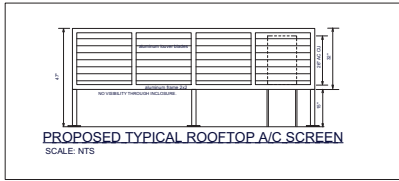
TO:
CIPICEANCORA LLC
6020 RESIDENCE

6020 ALTON RD., MIAMI BEACH, FL 33140



PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"





PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



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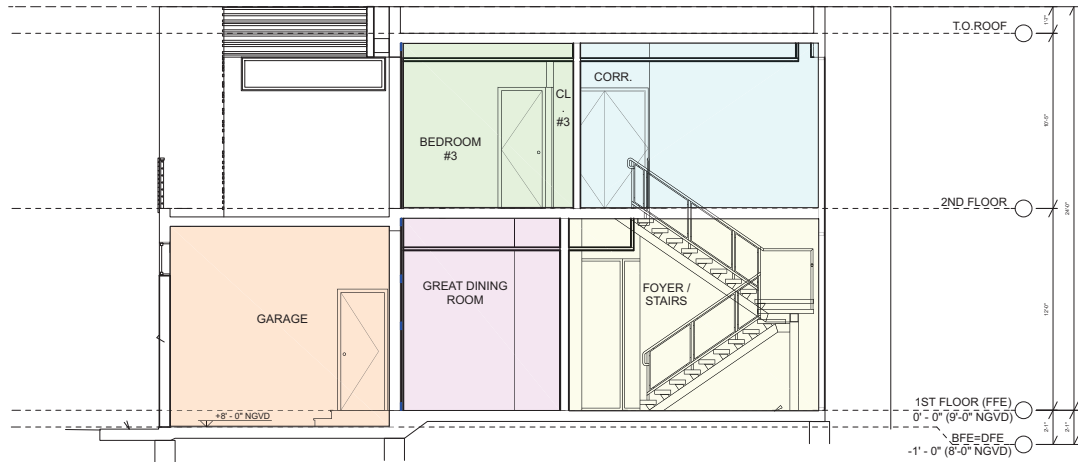
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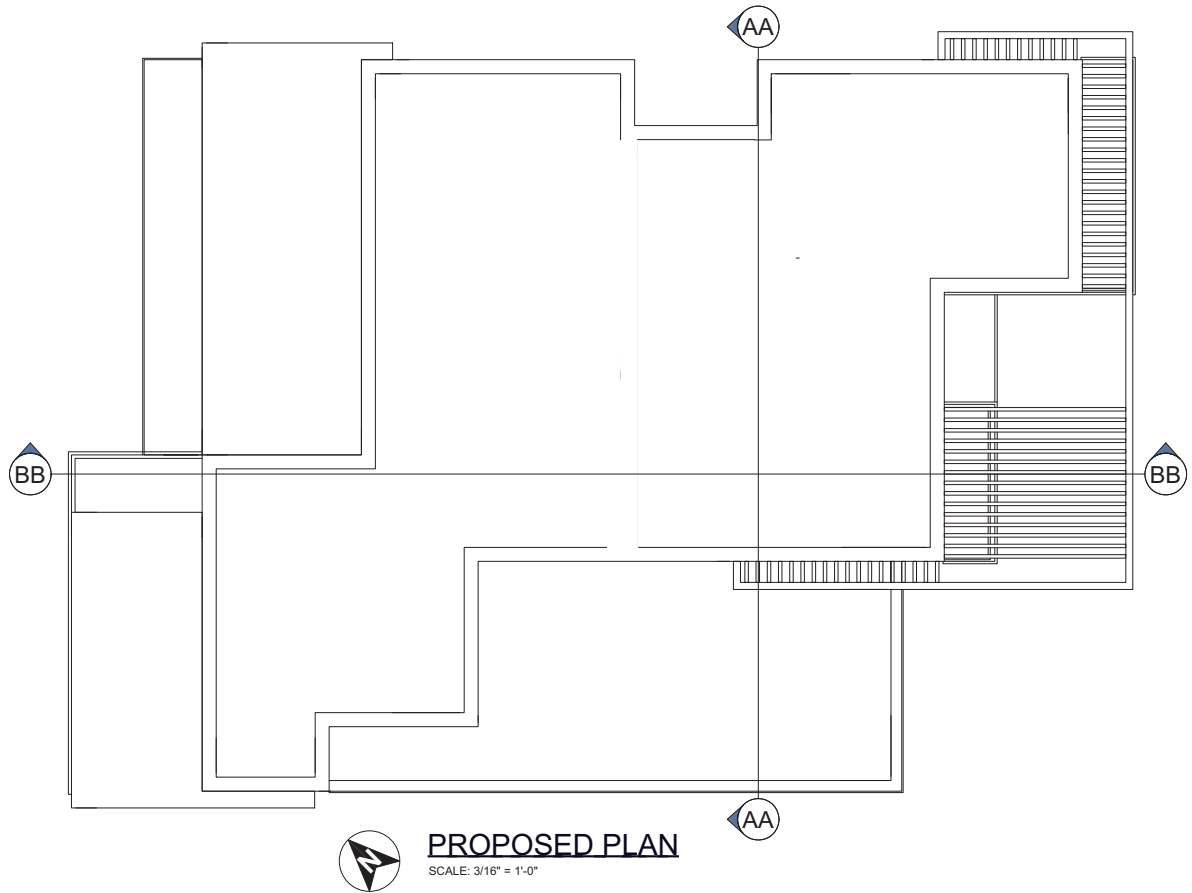
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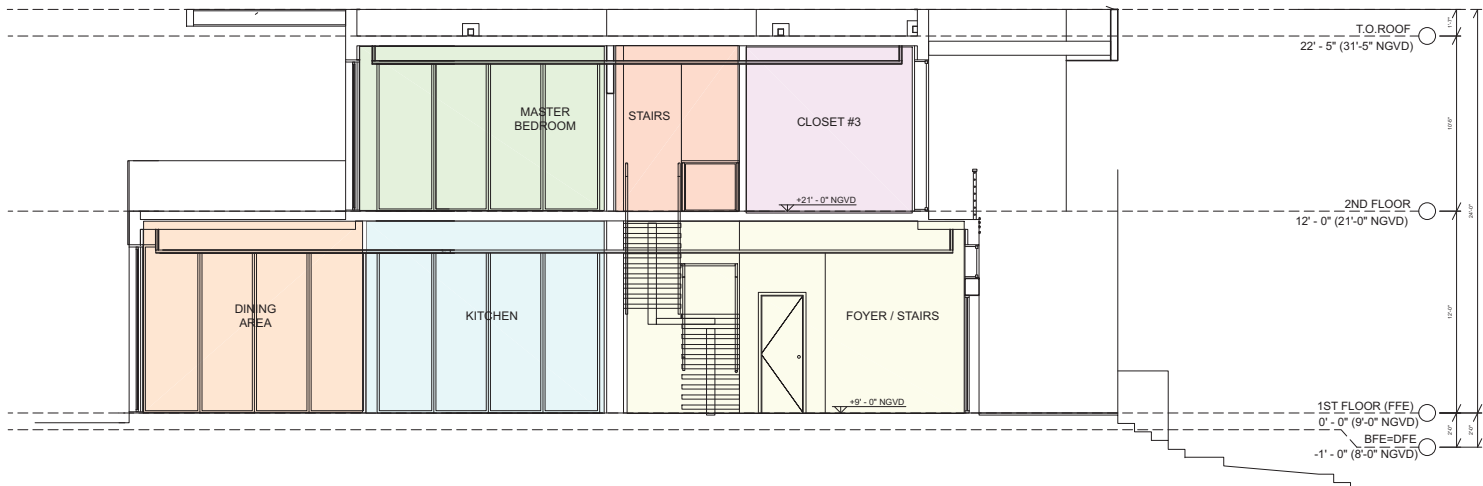
A-1.5
SHEET NUMBER



PROPOSED SECTION AA
SCALE: 3/16" = 1'-0"



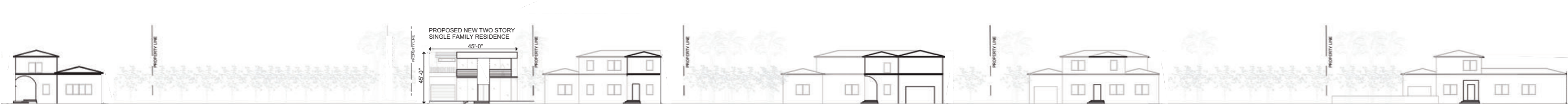
PROPOSED PLAN
SCALE: 3/16" = 1'-0"



PROPOSED SECTION BB
SCALE: 3/16" = 1'-0"

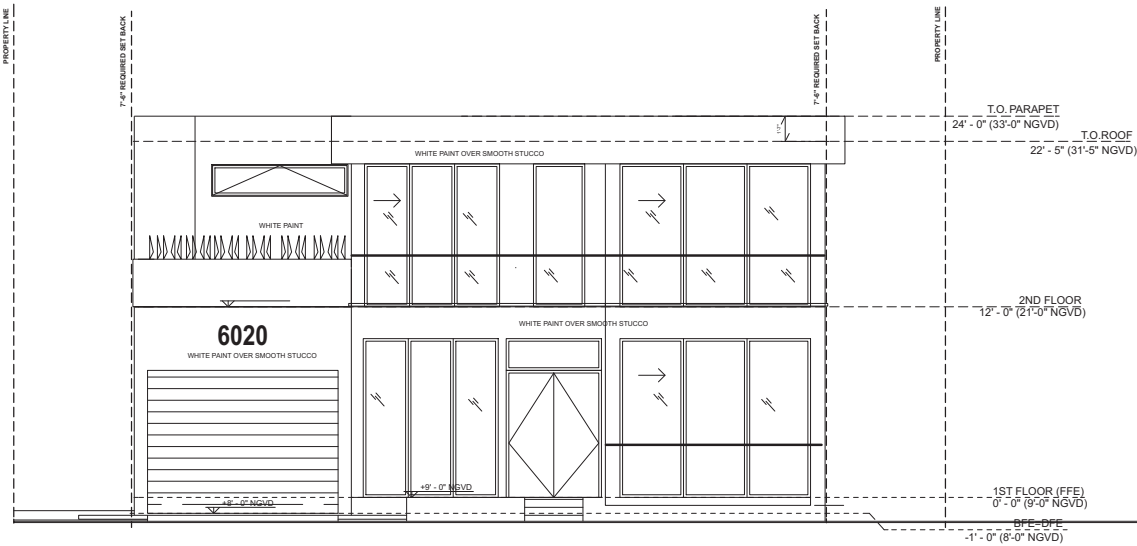


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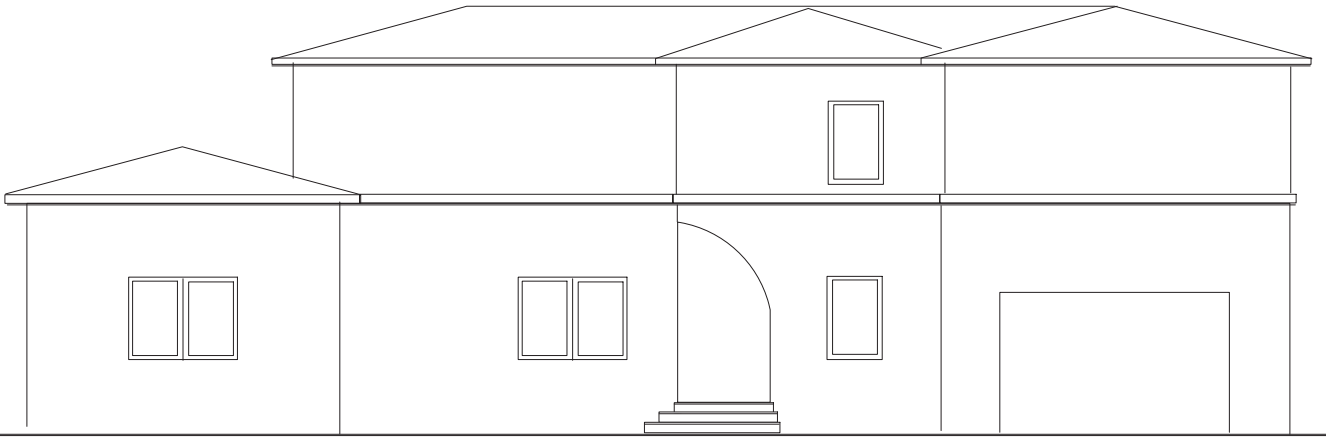


PROPOSED EAST FRONT STREET ELEVATION ALTON ROAD

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



6020 ALTON RD.



6030 ALTON RD.

PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"

EDWARD A.
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Hector M. Blasco P.E. Reg#56115
15374 N.W. 11th Ave
Miami, FL 33140
Phone: 786-586-6284

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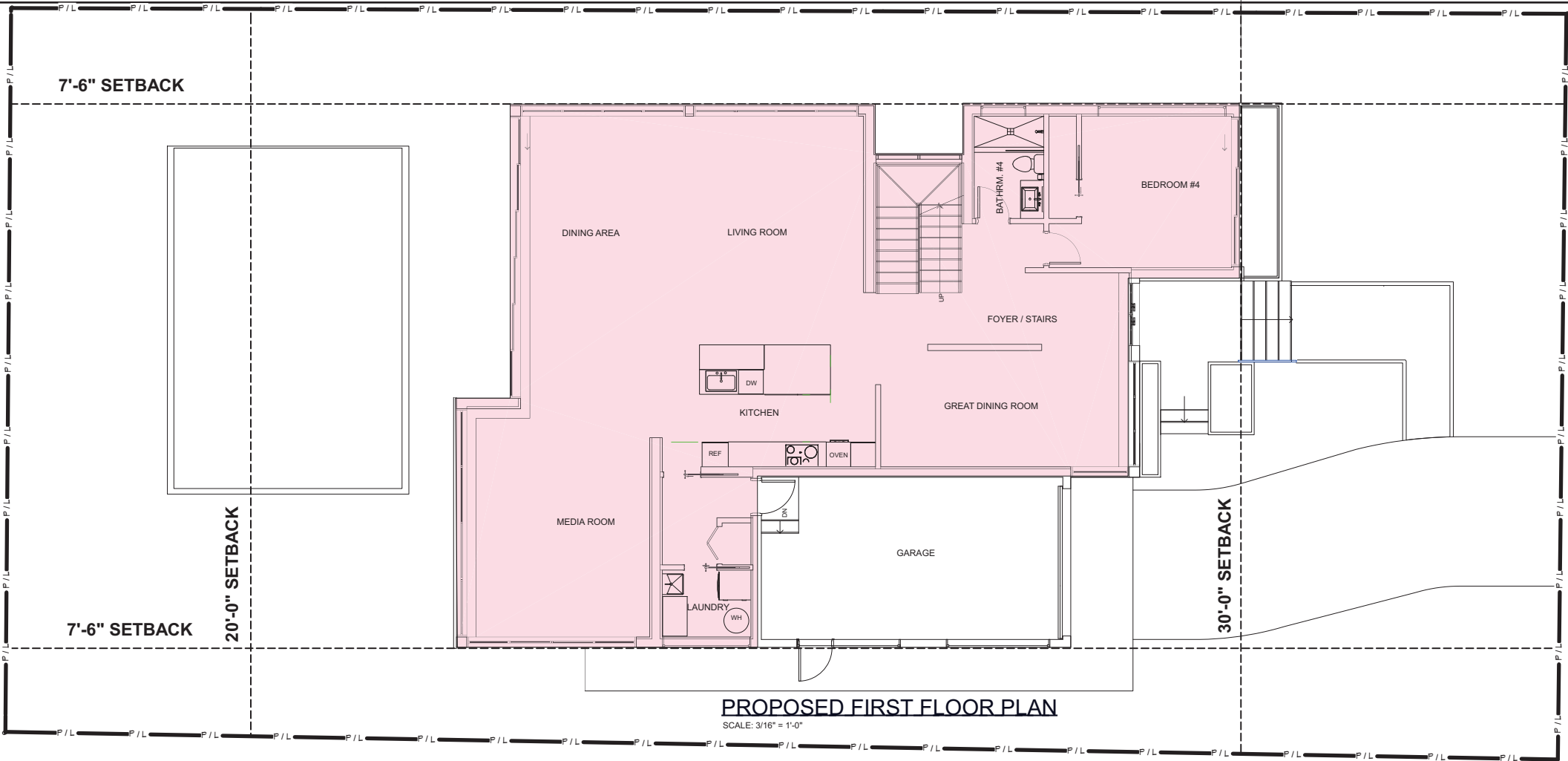
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CIPICEANCORA LLC
6020 RESIDENCE

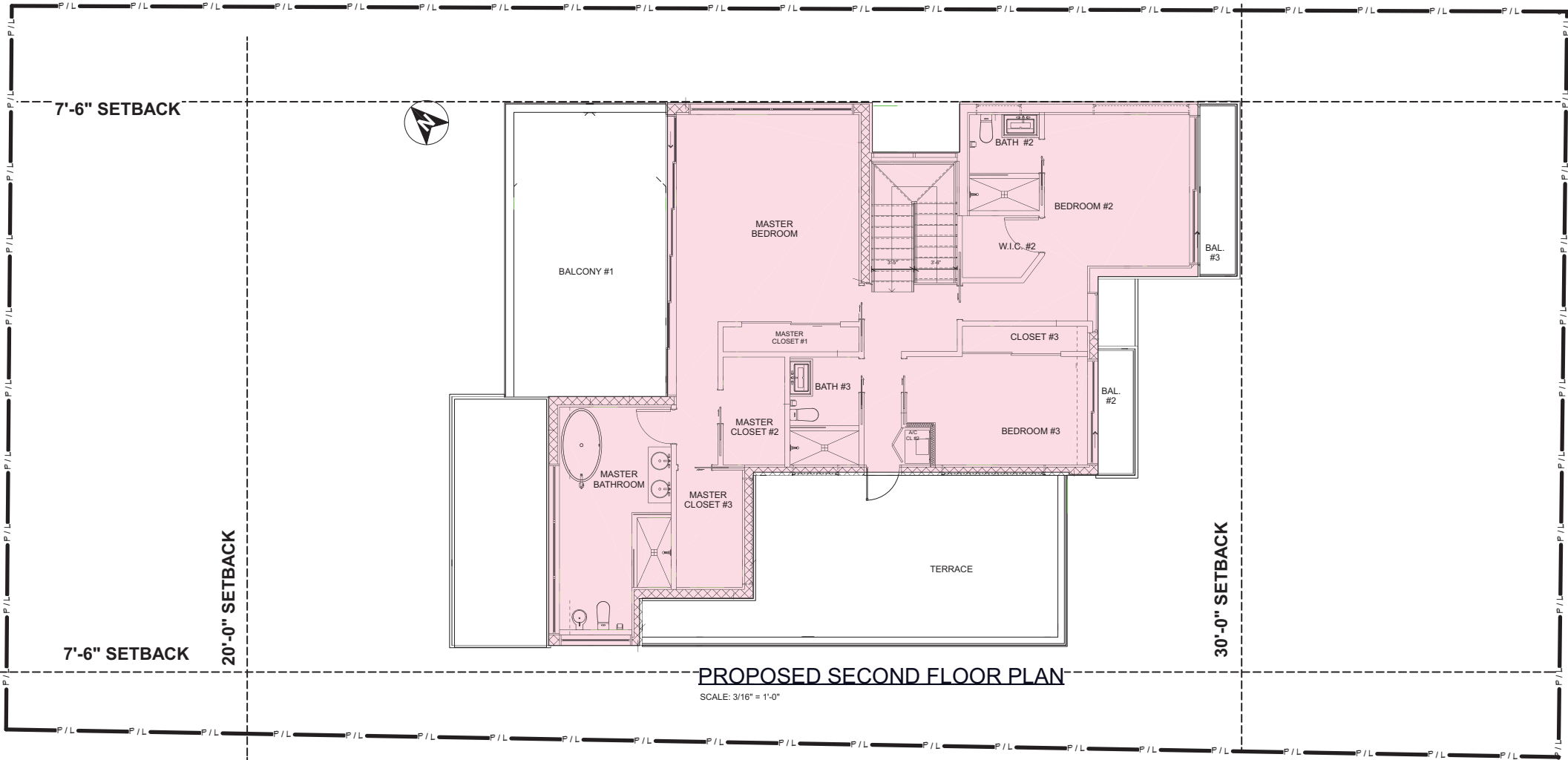
6020 ALTON RD., MIAMI BEACH, FL 33140

A-1.7
SHEET NUMBER



PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

MAXIMUM UNIT SIZE PERMITTED
3,695 SQ. FT. = 50% OF 7,391 SQ. FT. LOT AREA
2198 1ST FLOOR TOTAL AREA
1497 2ND FLOOR TOTAL AREA

EDWARD A.
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7850 NW 146TH STREET, SUITE 509
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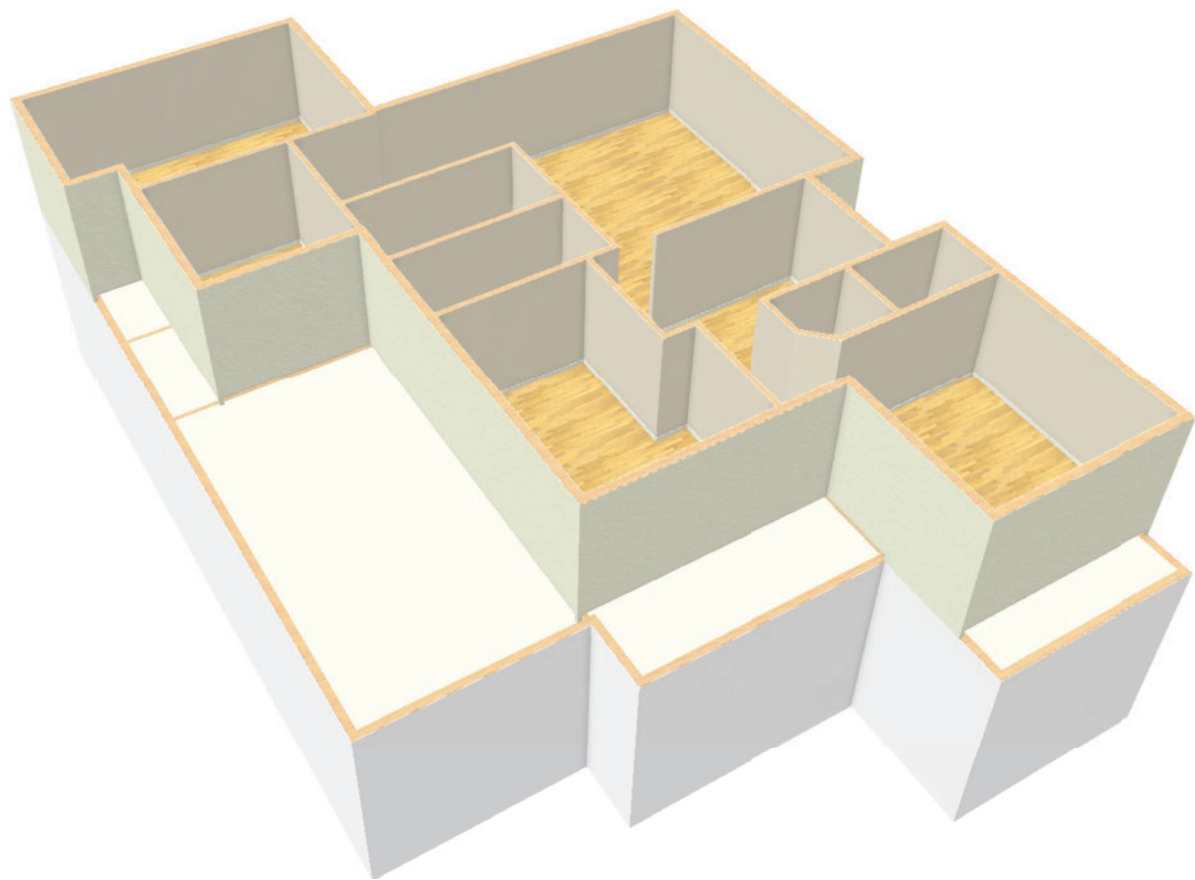
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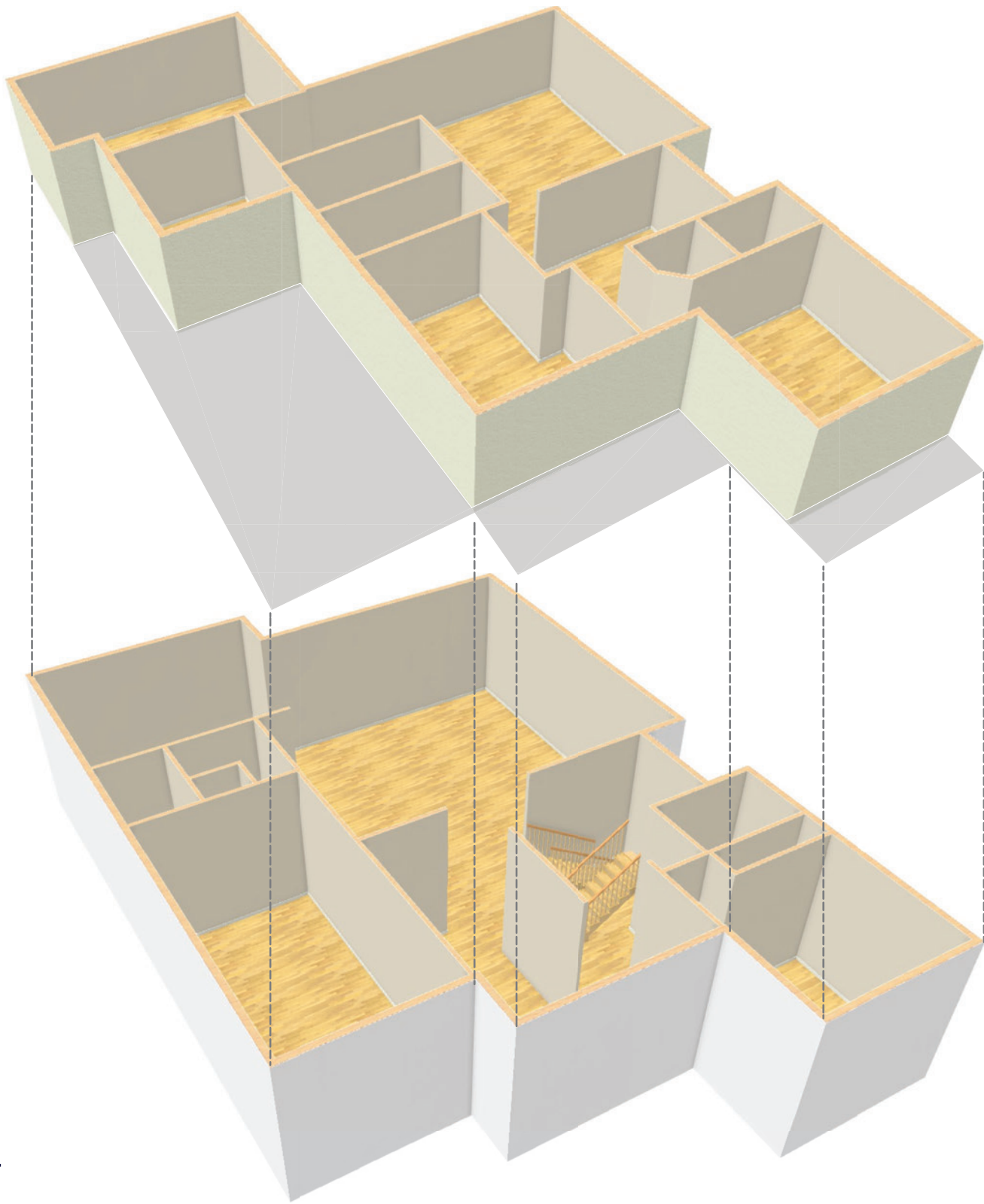
TO:
CIPICEANCORA LLC
6020 RESIDENCE

6020 ALTON RD., MIAMI BEACH, FL 33140



EXPLODED AXONOMETRIC DIAGRAM

SCALE: N.T.S.



MAXIMUM UNIT SIZE PERMITTED
3,695 SQ. FT. = 50% OF 7,391 SQ. FT. LOT AREA
2198 1ST FLOOR TOTAL AREA
1497 2ND FLOOR TOTAL AREA (68% OF 1ST FLOOR)

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