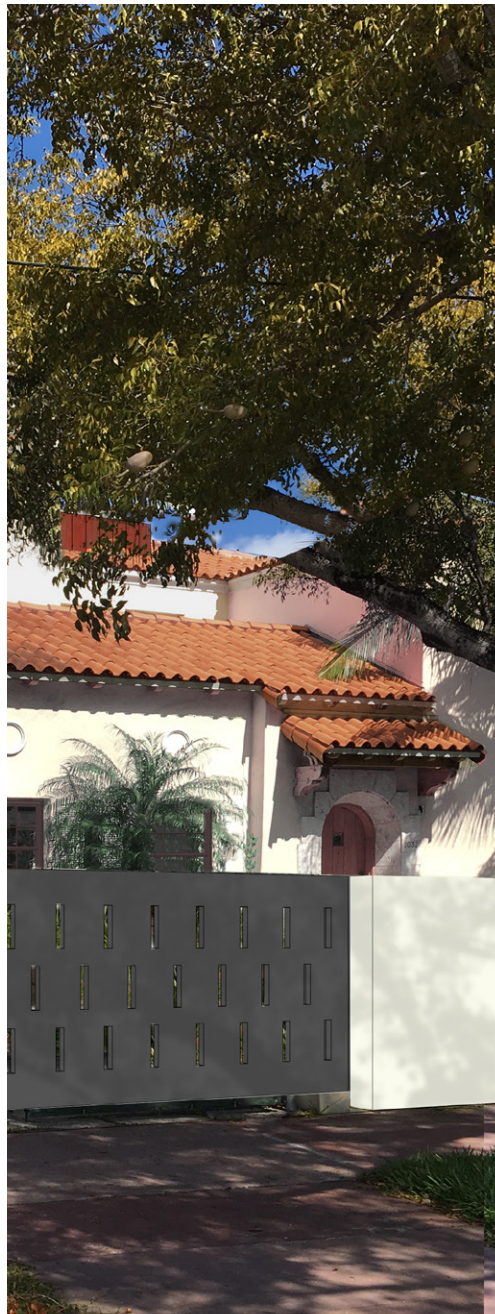




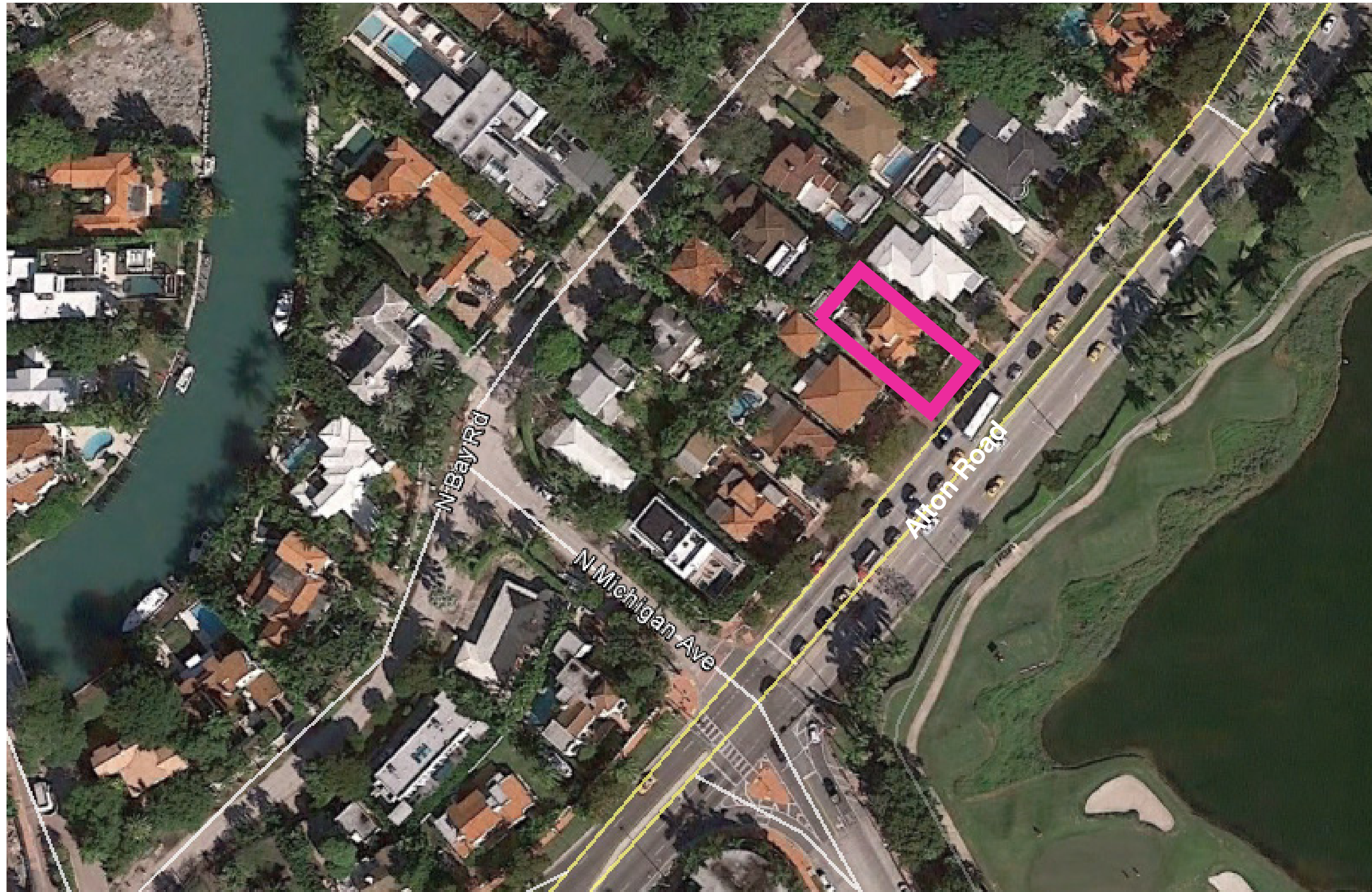
2032 ALTON ROAD

DRB Hearing
June 6, 2017

**Shulman +
Associates**

100 NE 38 Street
Miami, FL 33137
305 438 0609
shulman-design.com
AA 26001090

LOCATION PLAN



ALTON ROAD FACADE



ALTON ROAD FACADE



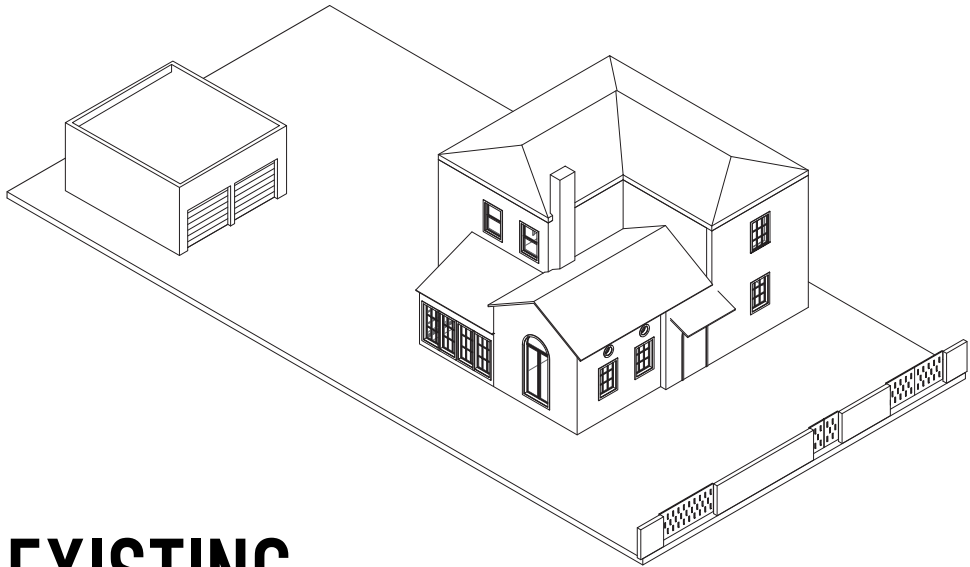
EXISTING REAR FACADE



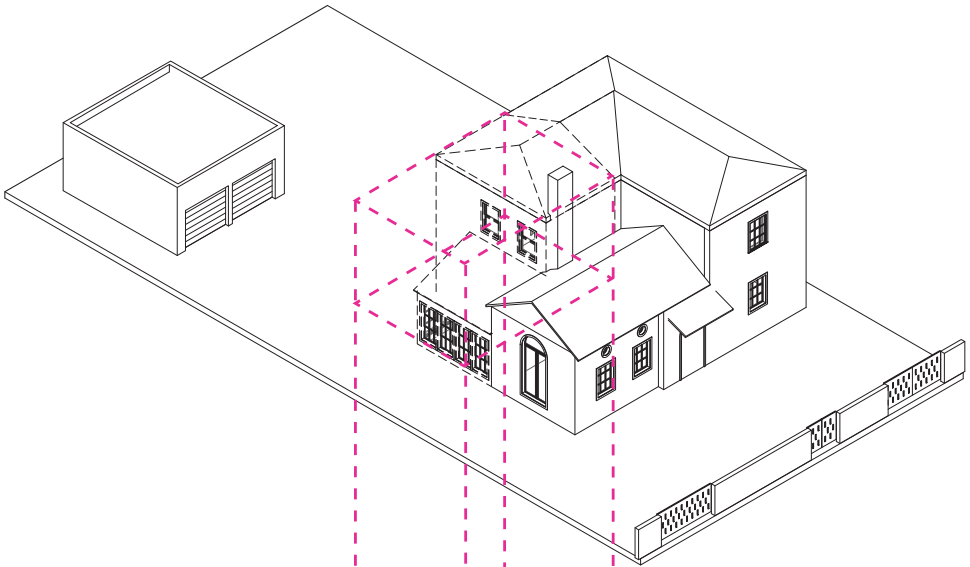
EXISTING REAR YARD AND GARAGE



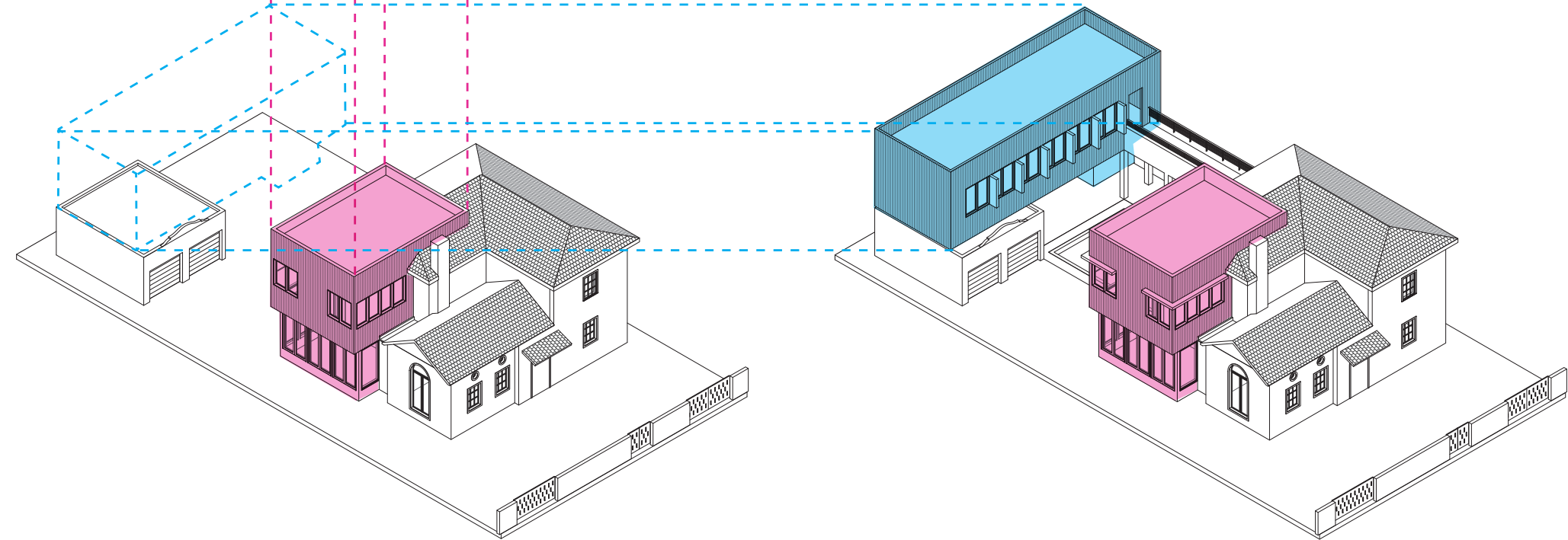
ADDITION DIAGRAM



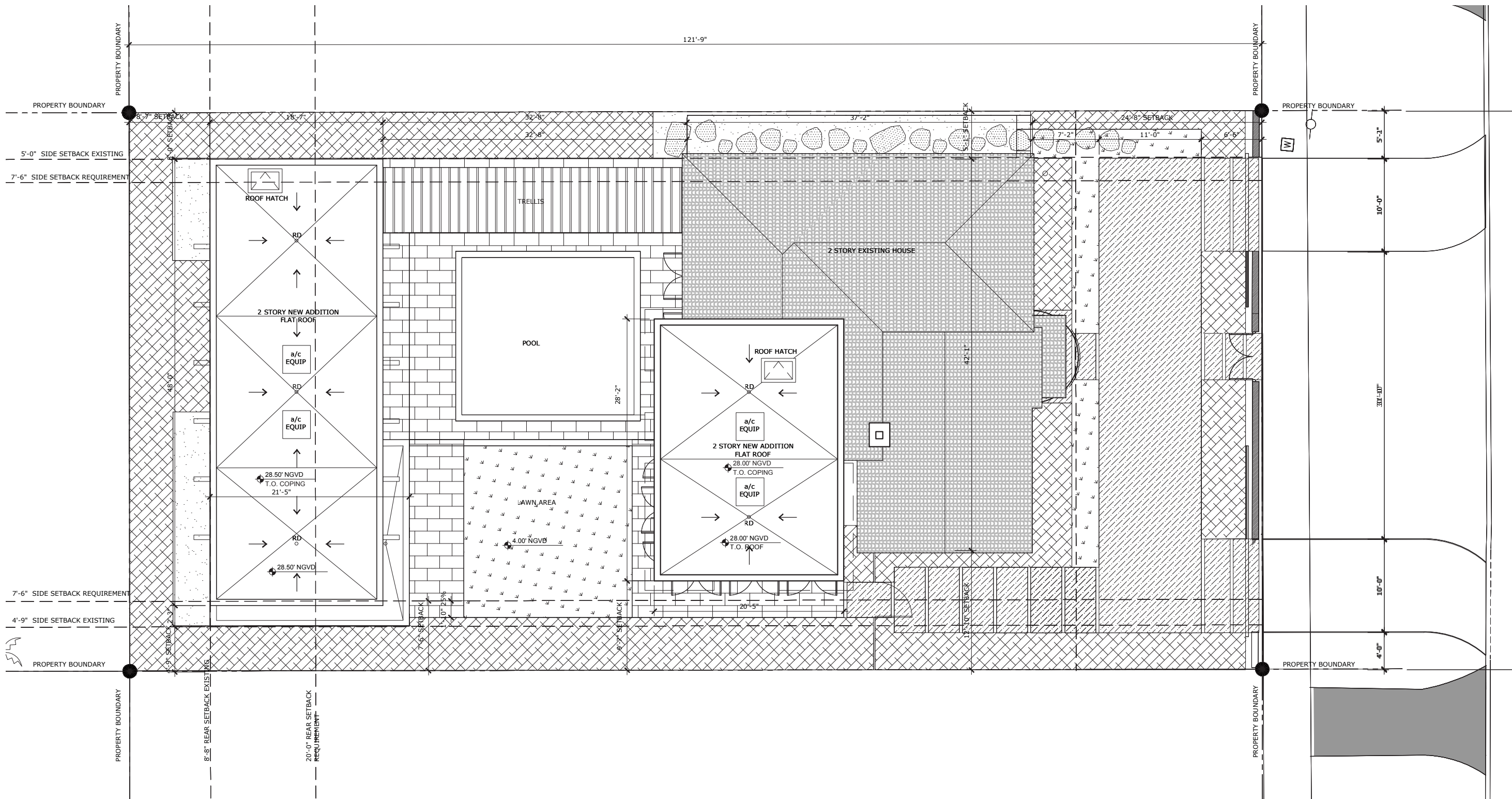
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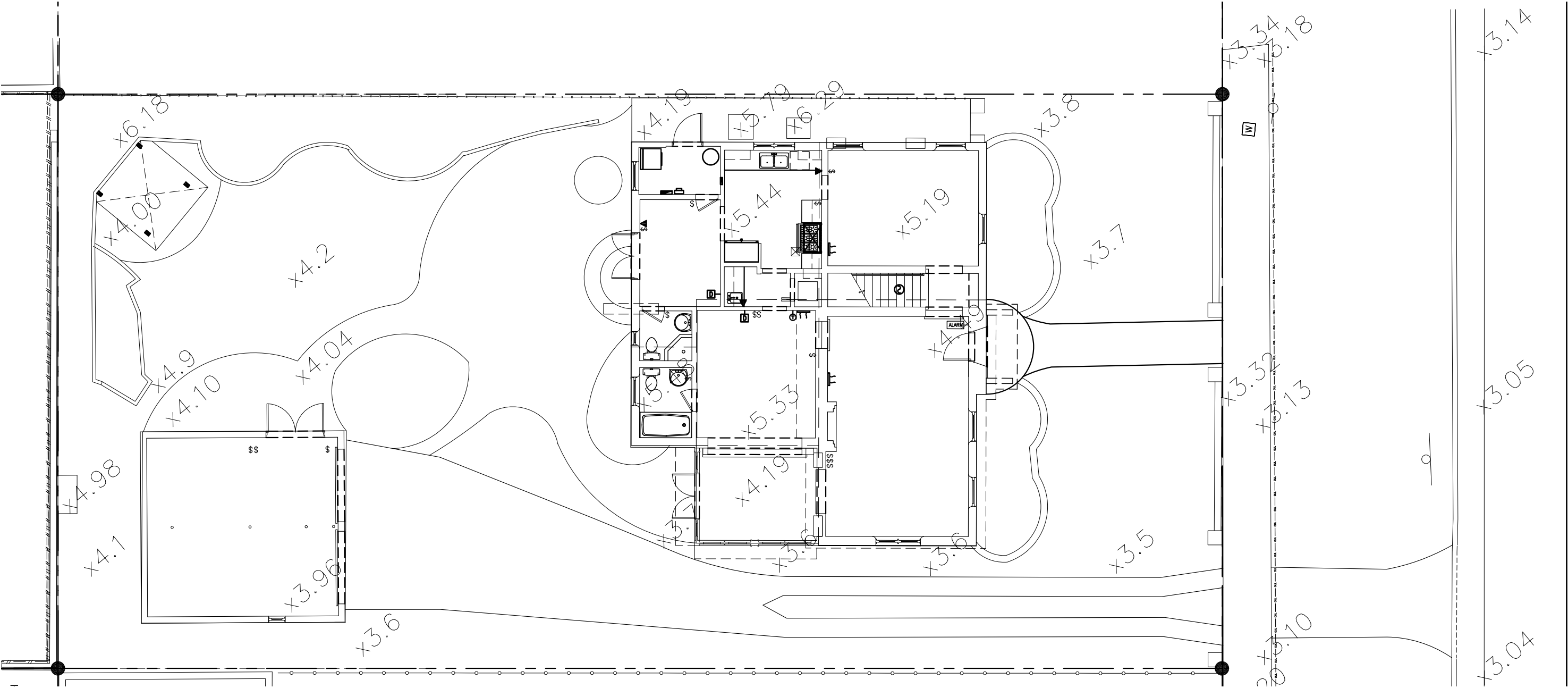
ADDITIONS

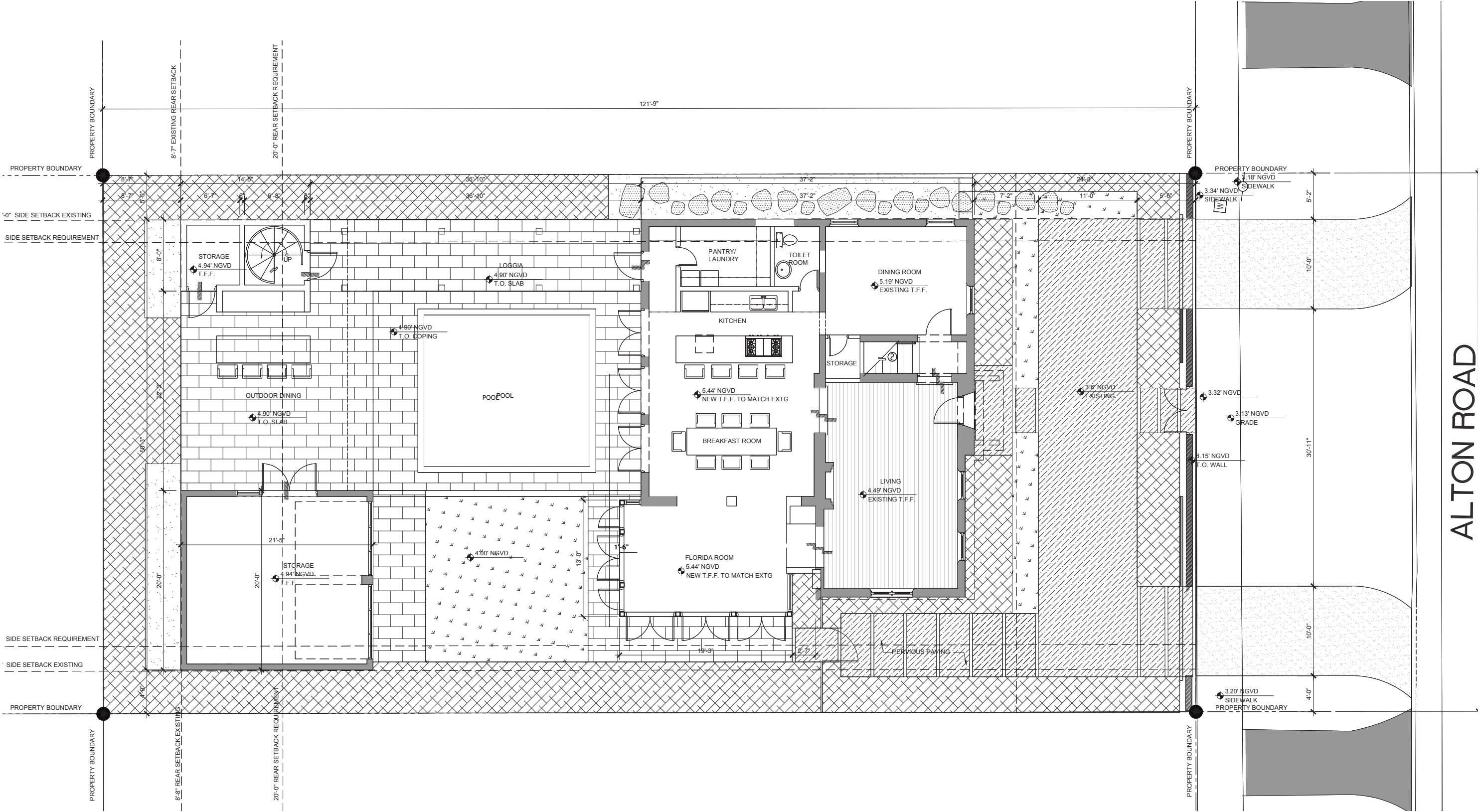


PROPOSED SITE PLAN

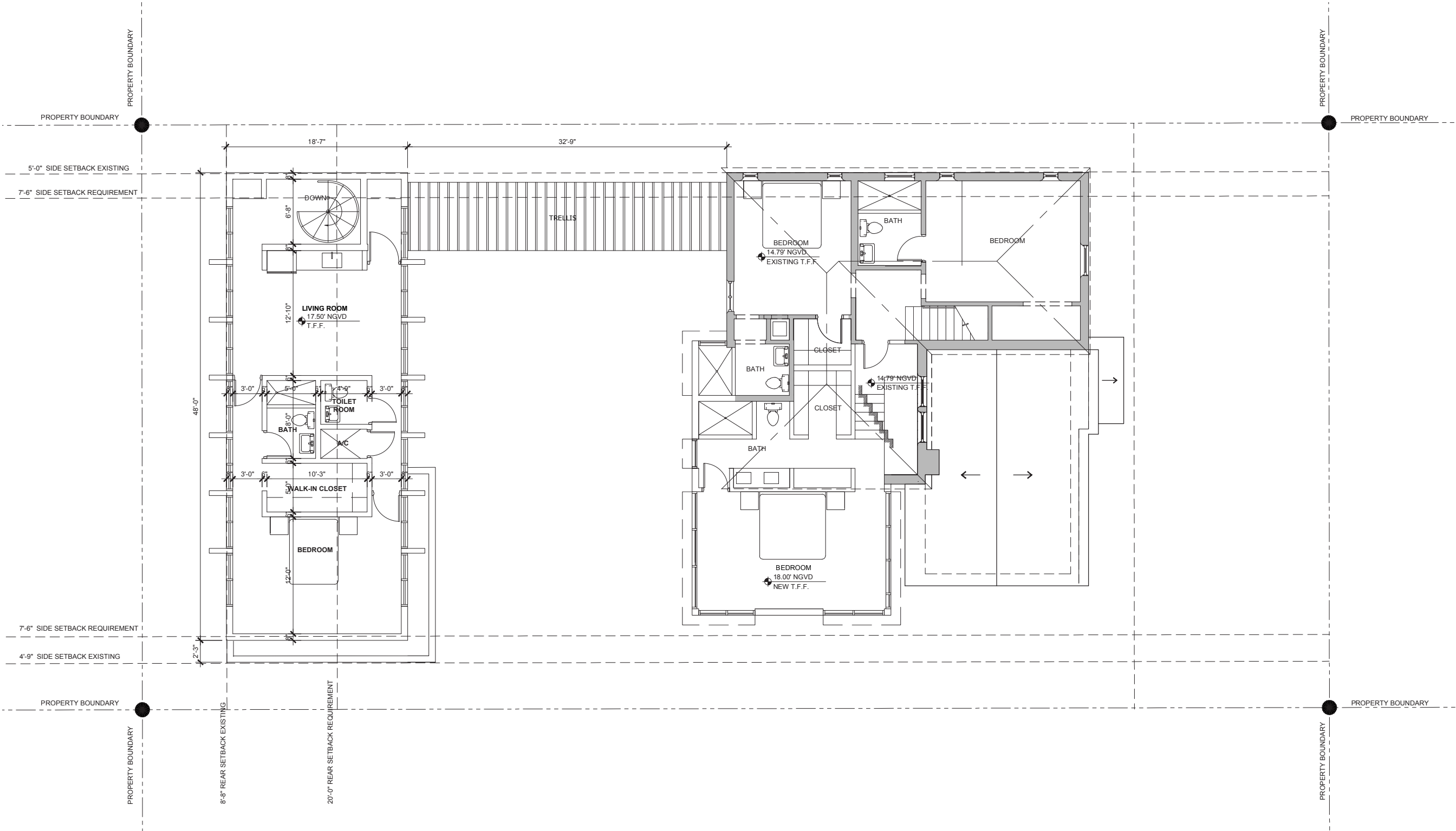


EXISTING FIRST FLOOR PLAN

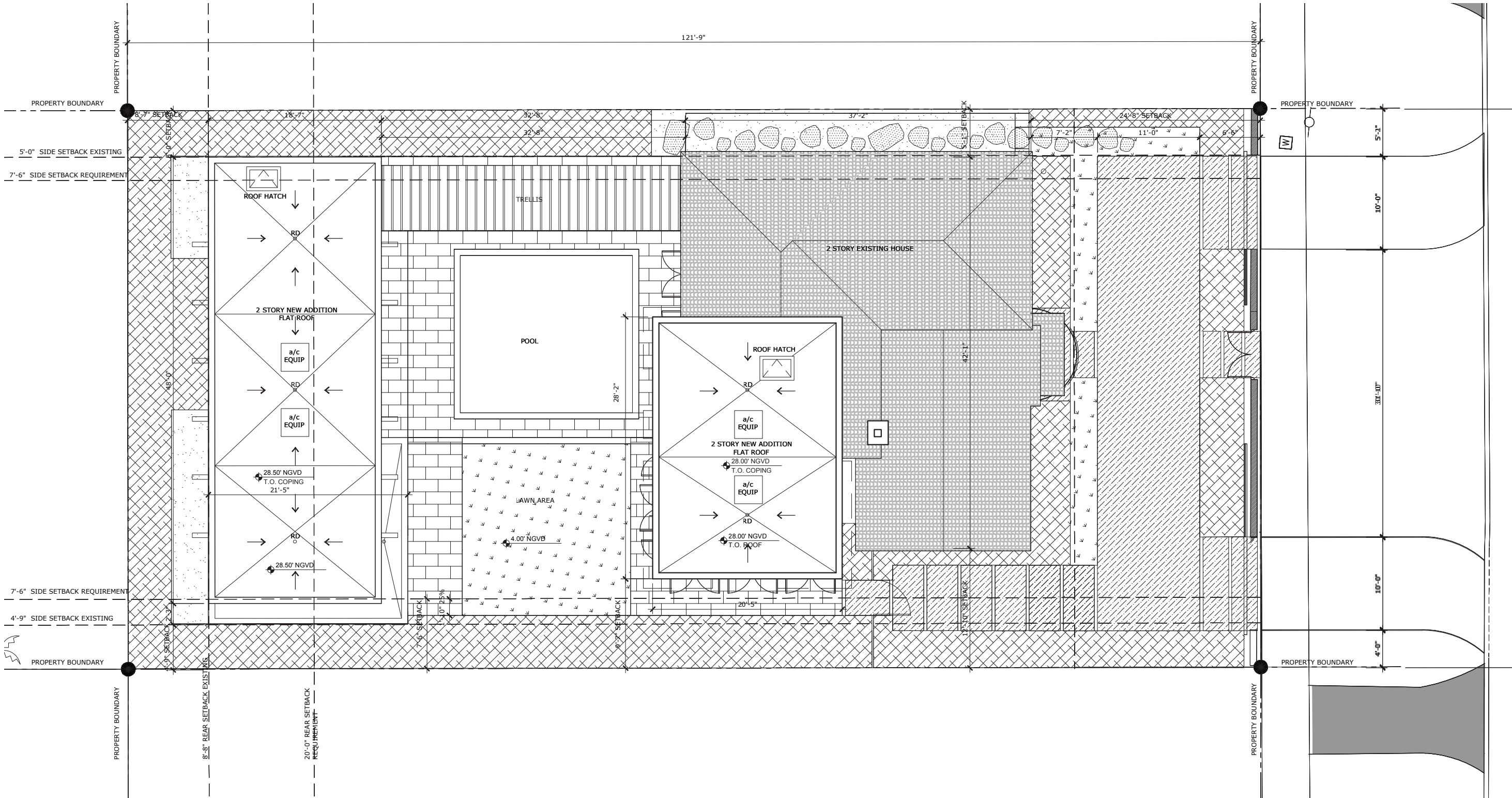




PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED RENDERING FROM ALTON RD



MATERIALS



OKO SKIN
FIBRE CEMENT
EXTERIOR CLADDING
TERRACOTTA COLOR



ALUMINUM IMPACT WINDOWS
AND STUCCO



TERRACOTTA TILES

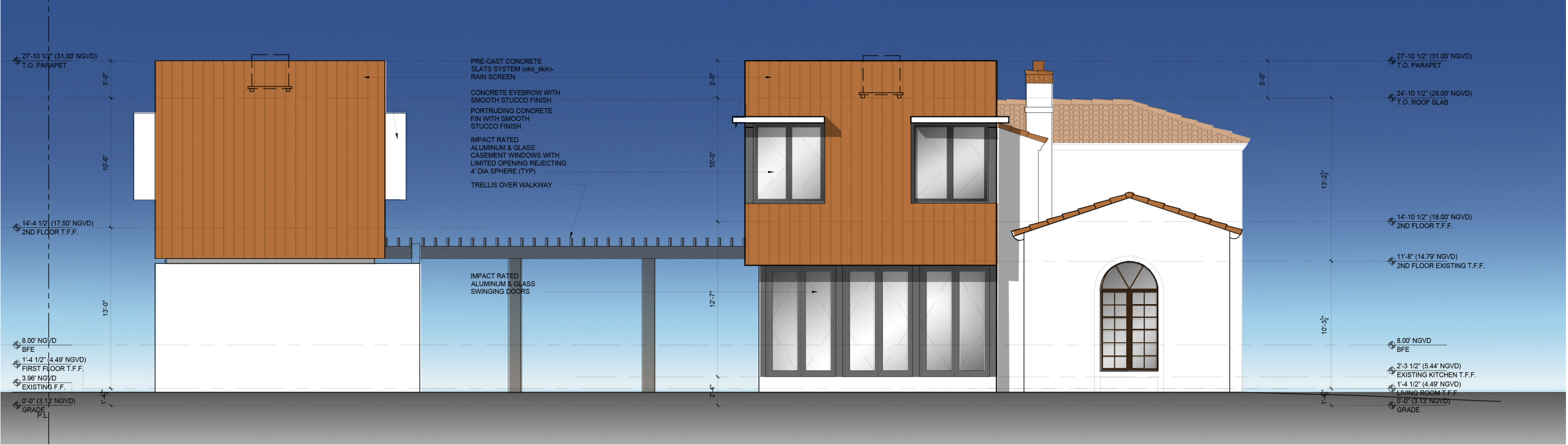


PERMEABLE UNIT PAVING
'ECO PAVERS' 10% OPEN

PROPOSED ALTON ROAD ELEVATION



PROPOSED ELEVATIONS

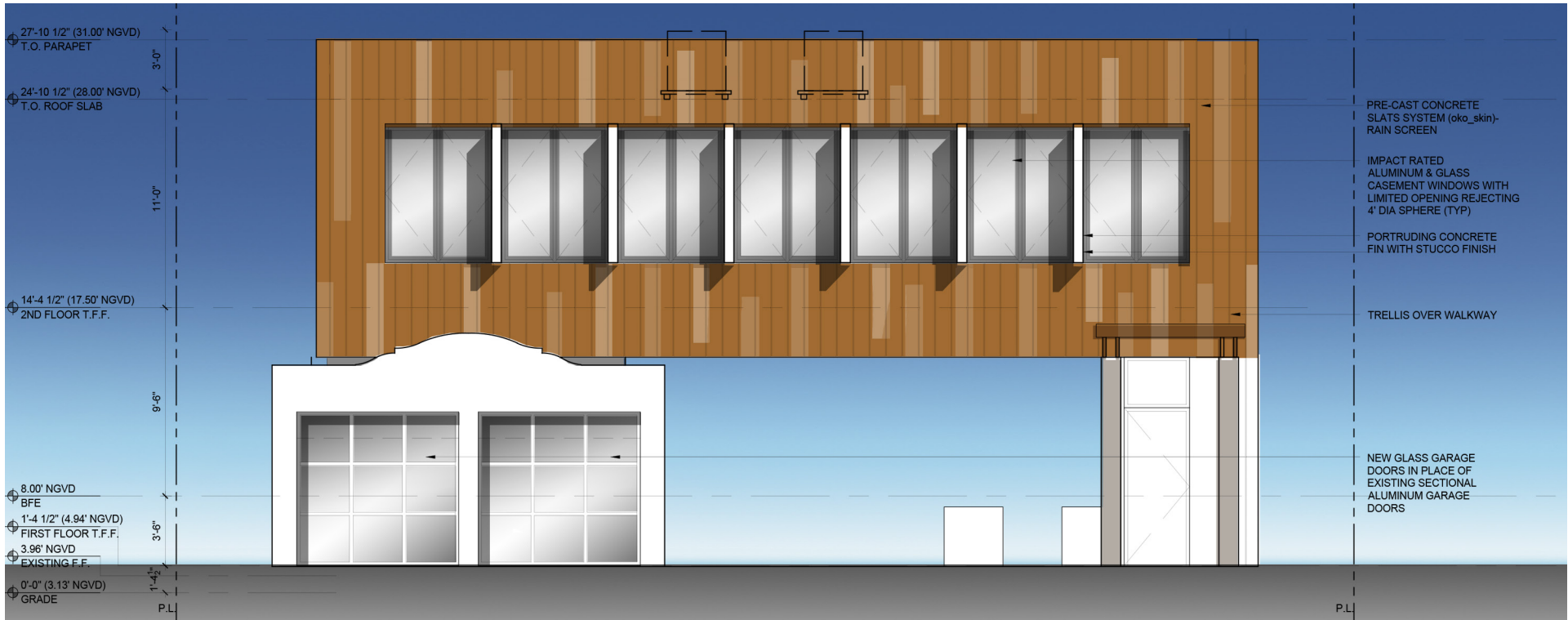


SIDE INTERIOR / SOUTH ELEVATION

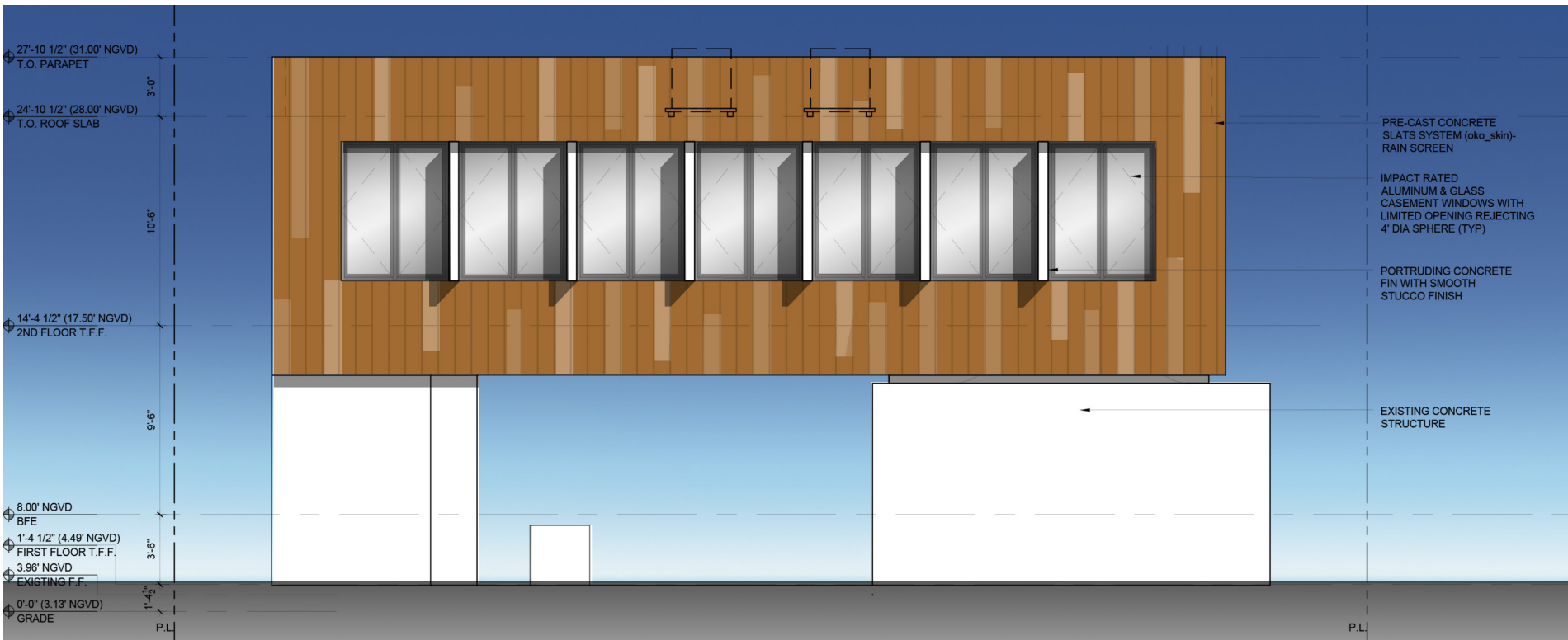


WEST COURTYARD ELEVATION

PROPOSED ELEVATIONS

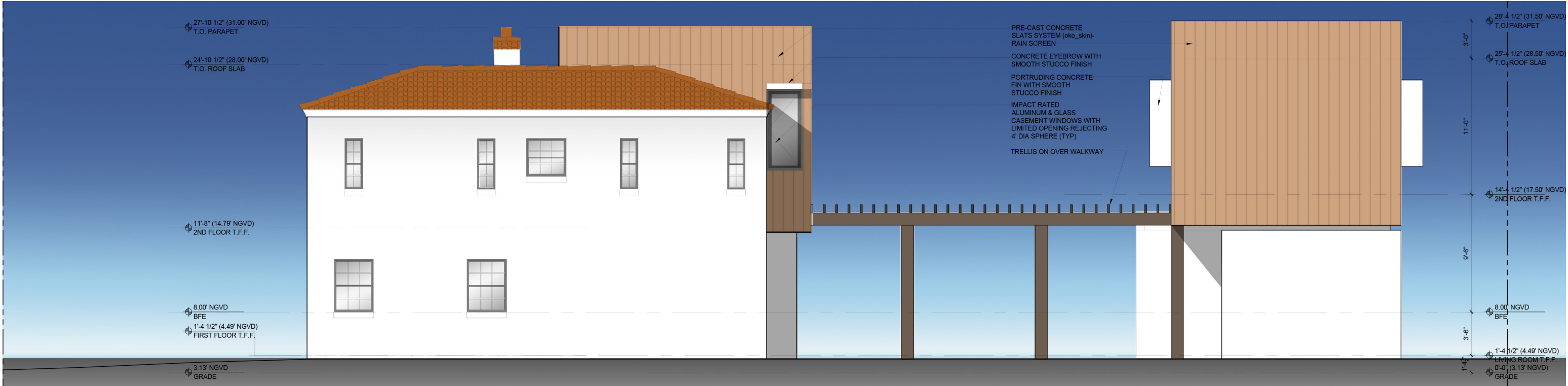


EAST COURTYARD ELEVATION

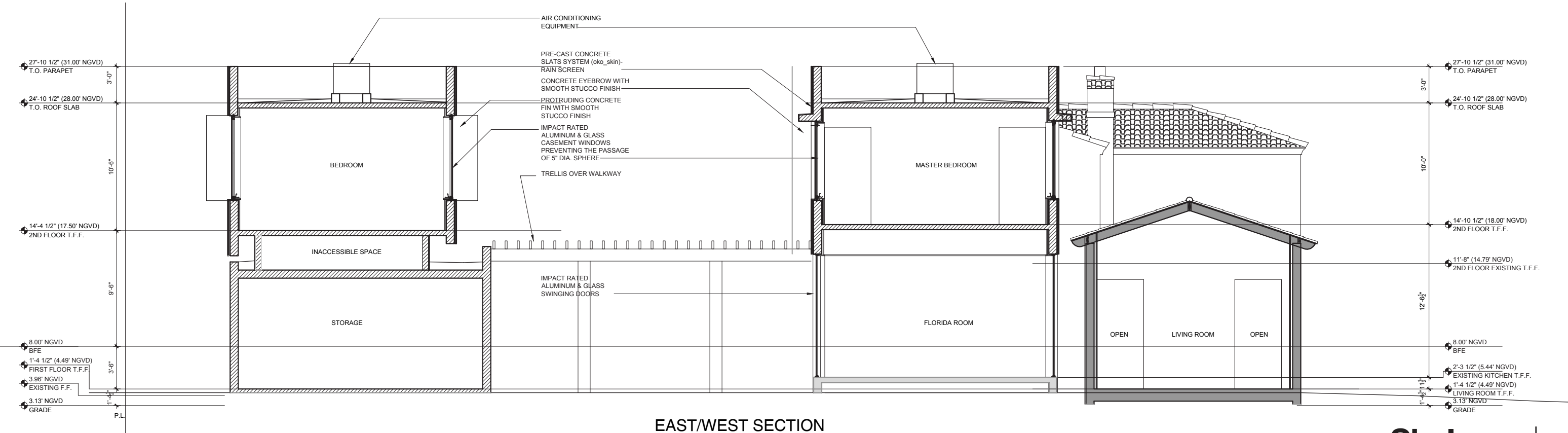


REAR/WEST ELEVATION

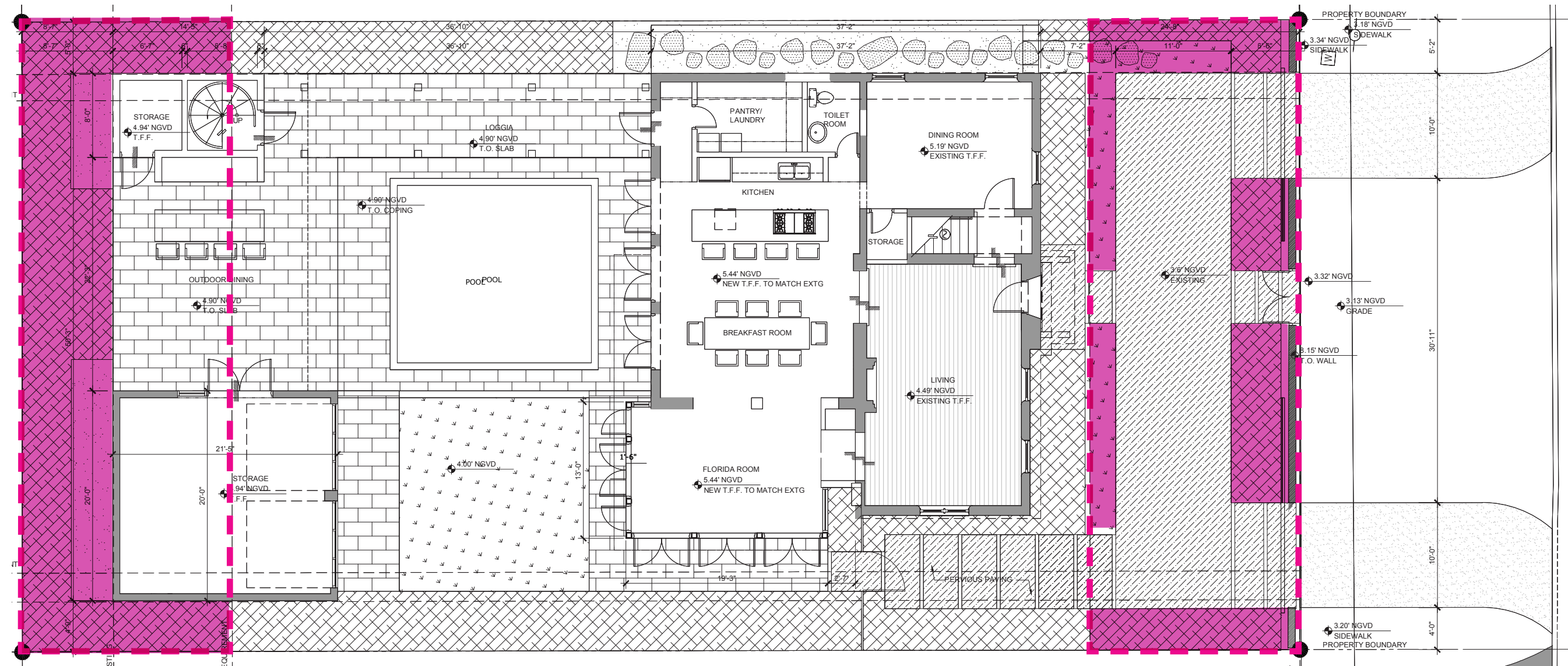
PROPOSED ELEVATIONS AND SECTION



NORTH ELEVATION



EAST/WEST SECTION



2032 ALTON RD REAR YARD

REAR YARD AREA TOTAL: 1200 SF
PROPOSED OPEN SPACE: 630 SF 52.5%

2032 ALTON RD FRONT YARD

FRONT YARD AREA TODAL: 1200 SF
PROPOSED OPEN SPACE: 413 SF 34.4%

VARIANCE DIAGRAM

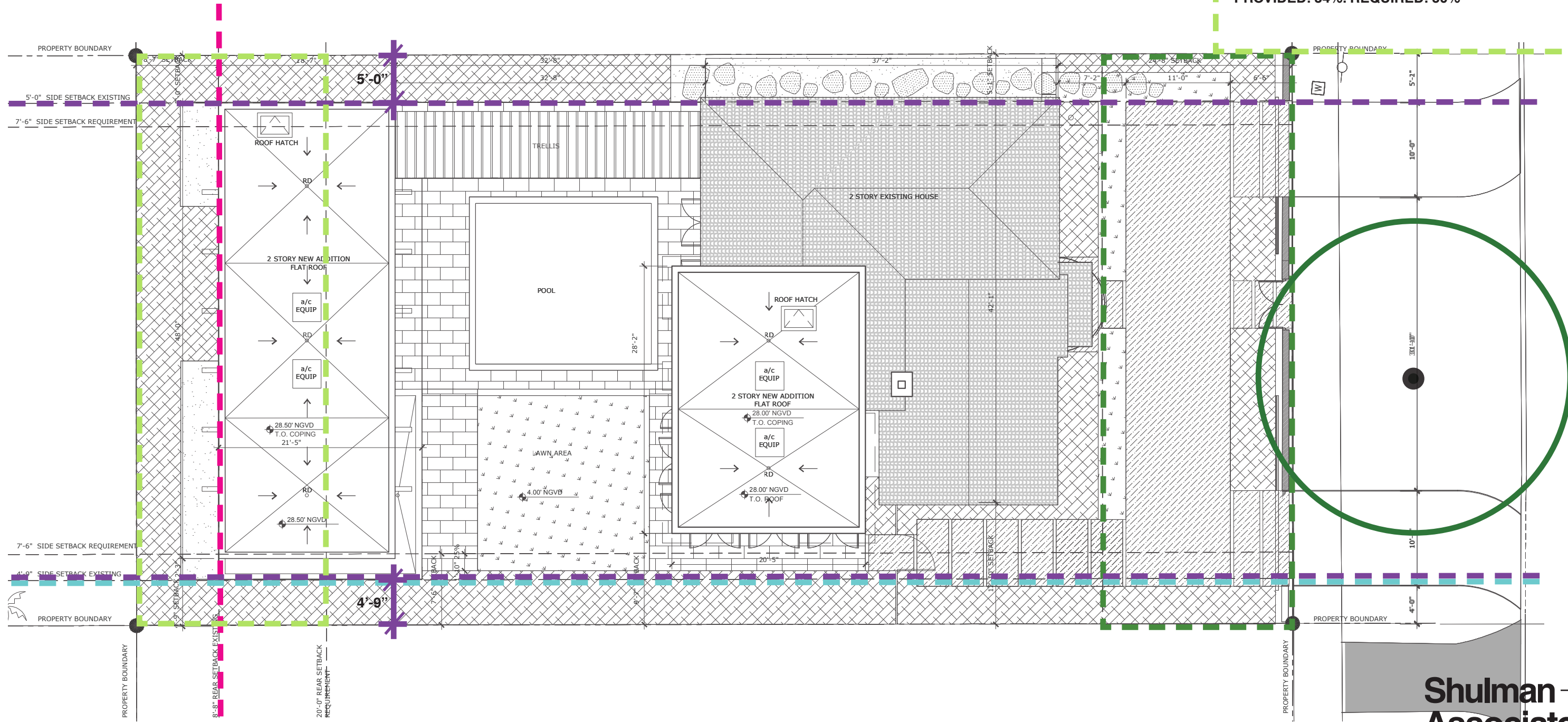
1. REAR SETBACK: EXISTING ACCESSORY STRUCTURE BECOMES ATTACHED AND PART OF THE MAIN HOME AND 8'-8" BECOMES THE REAR SETBACK. 2ND STORY VOLUME IS PLACED ALONG THE SAME PLANE. 20' IS THE MINIMUM REQUIRED REAR SETBACK.

2. SIDE INTERIOR SETBACK: EXISTING ACCESSORY STRUCTURE BECOMES ATTACHED AND PART OF THE MAIN HOME AND 4'-9" BECOMES THE SOUTH INTERIOR SIDE SETBACK.

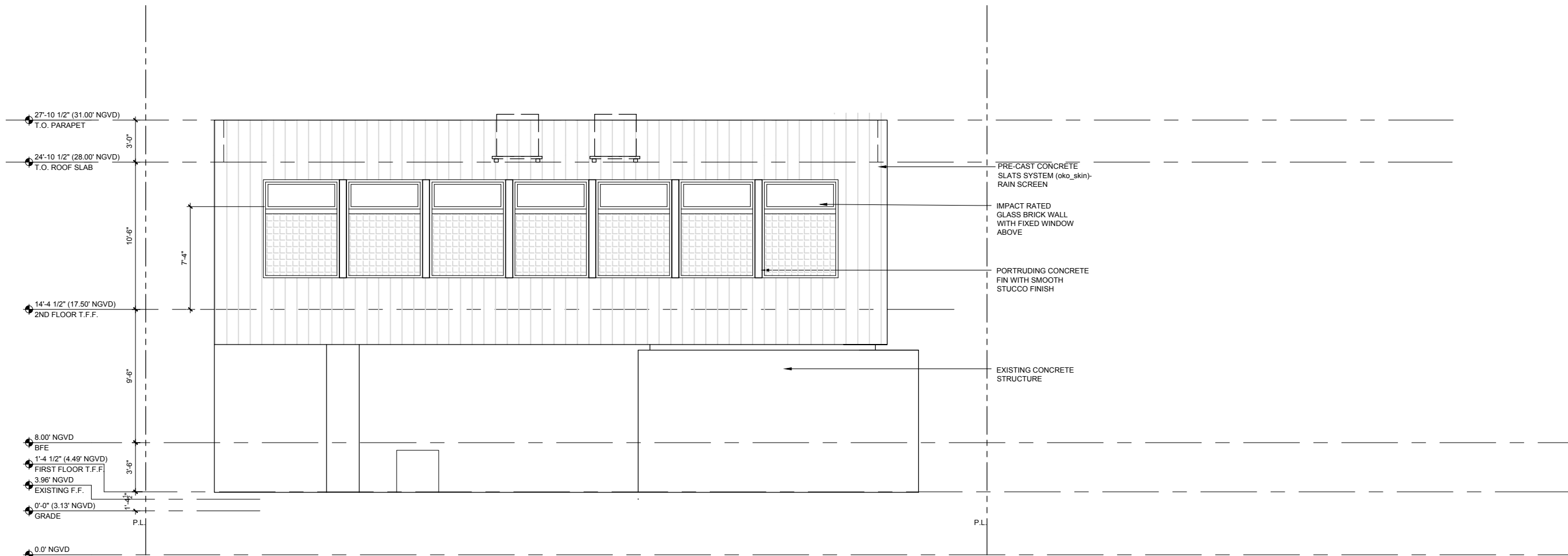
3. SUM OF SIDE YARDS: FOR BOTH SIDE YARDS, EXISTING SETBACKS ARE FOLLOWED. SOUTH INTERIOR: 4'-9" NORTH INTERIOR SIDE: 5'-0" $4'-9" + 5'-0" = 9'-9"$ 15'-0" IS THE REQUIRED SUM OF SIDE YARDS

4. FRONT YARD OPEN SPACE: FDOT MIAMI DADE PREFERENCES DRIVE IN AND DRIVE OUT ON ALTON ROAD, AS BACKING OUT IS MORE DANGEROUS. DRIVEWAYS AS FAR APART AS POSSIBLE TO PRESERVE EXISTING MAHOGANY, ROUGHLY IN CENTER OF SITE. PROVIDED: 34%. REQUIRED: 50%

5. REAR YARD OPEN SPACE: USING ACCESSORY STRUCTURE AND EXISTING MAIN BUILDING SETBACKS MAKE REAR YARD OPEN SPACE MINIMAL. PROVIDED: 34%. REQUIRED: 50%



PROPOSED REAR ELEVATION OPTION 1



PROPOSED REAR ELEVATION OPTION 2

