

ALTON ROAD RESIDENCES

4354 Alton Road, Miami Beach, Florida

LOT SPLIT
PLANNING BOARD FINAL SUBMISSION
JULY 27th, 2018



SCOPE OF WORK

- THE SPLITTING OF ONE LOT INTO TWO LOTS ALONG ALTON ROAD FOR THE CONSTRUCTION OF TWO SINGLE FAMILY 2-STORY HOMES

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	4354 Alton Road Miami, Beach, FL 33140-2800 NORTH LOT			
2A	Folio number(s):	02-3222-011-1430			
2B	Legal Description:	lot 21 blk 6 of NAUTILUS SUBDIVISION,according th the Plat thereof as recorded in Plat Book 8, Page 95 of the Public Records of Miami-Dade County, Florida			
3	Board and file numbers :	PB 018-0125			
4	Year built:	N/A	Zoning District: 0100 SINGLE FAMILY - GENER	RS-4	
5	Based Flood Elevation:	AE +8.00' NGVD ZONE	Grade value in : (N.G.V.D.)	3.35'	
6	Adjusted grade (Flood+Grade/2):	8'+3.35'/2= 5.67"	Free board:		1'-0"
7	Lot Area:	6,030 SF			
8	Lot width:	60'-0"	Lot Depth:		100'-0"
9	Max Lot Coverage SF and %: 30%	.30(6,030 SF) = 1,809 SF	Proposed Lot Coverage SF and %:	1,569 SF (26%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A	
11A	Allow. Front Yard Open Space SF: 50	.50(1,677 SF) = 839 SF	Rear Yard Open Space SF and %: 70%	.70(1,228 SF)=859 SF	
11B	Proposed Front Yard Open Space SF:	1,580 SF (94%)	Proposed Rear Yard Open Space:	859 SF (70%)	
12	Max Unit Size SF and %: 50% of lot	.50(6,030 SF) = 3,015 SF	Proposed Unit Size SF and %:	2,924 SF (48%)	
	Min. Unit Size SF	1,800 SF			
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,561 SF	
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	1,363 SF	
15			Proposed Second Floor Unit Size SF and % :	1,363 SF 87% by Waive	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed NORTH LOT	
17A	Height:	MAX 24';FLAT	N/A	24'-0" Above BFE + 1'-0"	
	Height shall be measured from the required base flood elevation for the lot, plus freeboard, measured to the top of the structural slab for a flat roof and to the mid-point of the slope for a sloped roof.				
18	Max number of stories: two stories above the flood elevat	N/A	2		
19	SETBACKS: Front First level:	30'	N/A	30'	
20	Front Second level:	30'	N/A	30'	
21	Side 1(south):	10'-0"	N/A	7'-6"	Variance Required
22	Side 2 or (facing street):	15'	N/A	15'-1"	
23	Rear:	20'	N/A	20'	
	Accessory Structure Side 1(south):	N/A	N/A	N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear:	N/A	N/A	N/A	
26	Sum of Side yard :	25'	N/A	22'-7"	Variance Required
27	Located within a Local Historic District? No		29 determined Architecturally Significant? No.		
28	Designated as an individual Historic Single Family Reside		No		

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:	4354 Alton Road Miami, Beach, FL 33140-2800 SOUTH LOT		
2A	Folio number(s):	02-3222-011-1430		
2B	Legal Description:	lot 20 blk 6 of NAUTILUS SUBDIVISION,according th the Plat thereof as recorded in Plat Book 8, Page 95 of the Public Records of Miami-Dade County, Florida		
3	Board and file numbers :	PB 018-0215		
4	Year built:	N/A	Zoning District: 0100 SINGLE FAMILY - GENER	RS-4
5	Based Flood Elevation:	AE +8.00' NGVD ZONE	Grade value in : (N.G.V.D.)	3.35'
6	Adjusted grade (Flood+Grade/2):	8'+3.35'/2= 5.67"	Free board:	1'-0"
7	Lot Area:	6,500 SF		
8	Lot width:	60'-0"	Lot Depth:	100'-0"
9	Max Lot Coverage SF and %: 30%	6,500(.30)=1,950 SF	Proposed Lot Coverage SF and %:	1,618 SF (25%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A
11A	Front Yard Open Space SF and %: 50	.50(1,845 SF)=922 SF	Rear Yard Open Space SF and %: 70%incl. pg	.70(1,377 SF)=963 SF
11B	Proposed Front Yard Open Space SF:	930 SF	Proposed Rear Yard Open Space:	993 SF
12	Max Unit Size SF and %: 50% of Lot	6,500(.50)= 3,250 SF	Proposed Unit Size SF and %:	3,249 SF (50%)
	Min. Unit Size SF	1,800 SF		
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,618 S.F.
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	1,632 SF (101%)
15			Proposed Second Floor Unit Size SF and % :	See above.
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A
		Required	Existing	Proposed SOUTH LOT
17A	Height:	MAX 24';FLAT	N/A	24'-0" Above BFE + 1'-0"
	Height shall be measured from the required base flood elevation for the lot, plus freeboard, measured to the top of the structural slab for a flat roof and to the mid-point of the slope for a sloped roof.			
18	Max number of stories: two stories above the flood elevat	N/A	2	
19	Setbacks:Front First level:	30'	N/A	32'-11
20	Front Second level:	30'	N/A	30'
21	Side 1: south	10'	N/A	7'-7"
22	Side 2: north	10'	N/A	7'-6"
23	Rear:	20'	N/A	29'-3"
	Accessory Structure Side 1:	7.5'	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A
25	Accessory Structure Rear:	7.5'	N/A	N/A
26	Sum of Side yard :	20'-0"	N/A	15'-1"
27	Located within a Local Historic District? No		29 Determined to be Architecturally Significant? No	
28	Designated as an individual Historic Single Family Reside		No	

7500 NE 4th Court
Studio 103
Miami, FL 33138

PROJECT NUMBER
1819

PROJECT DESIGNER:

MAK
work

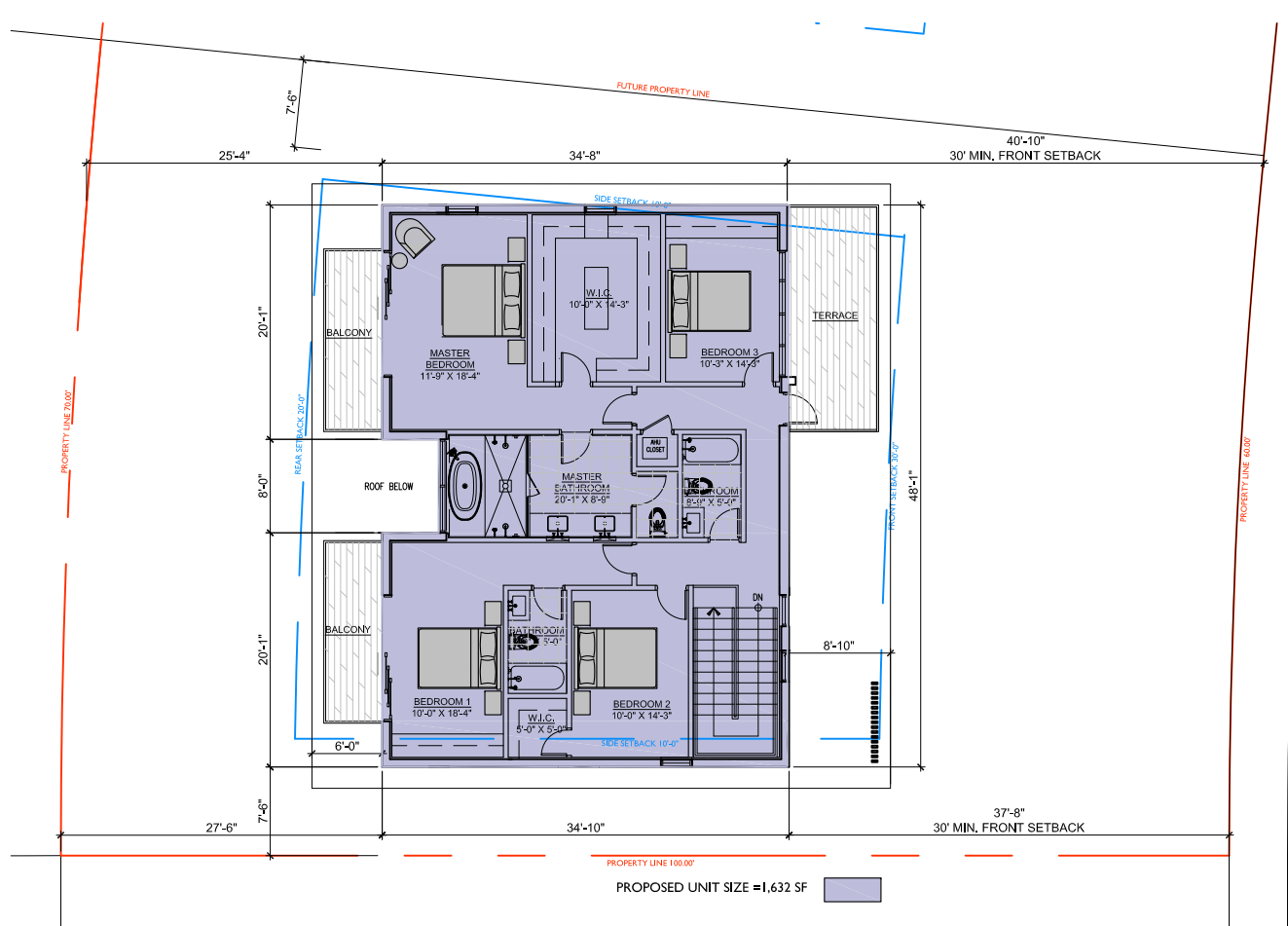
architecture /
landscape architecture

PROJECT:
4354 ALTON ROAD RESIDENCES

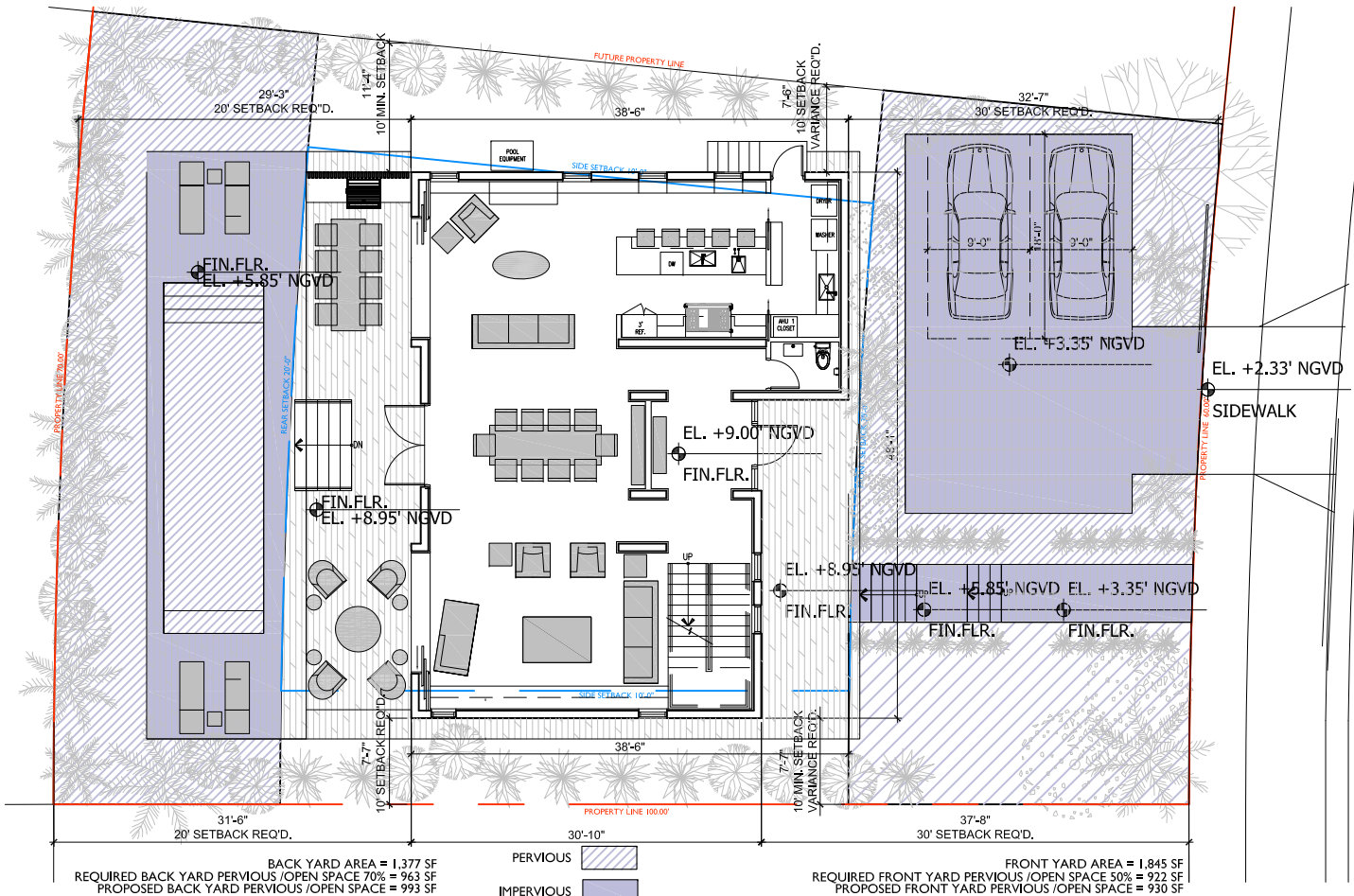
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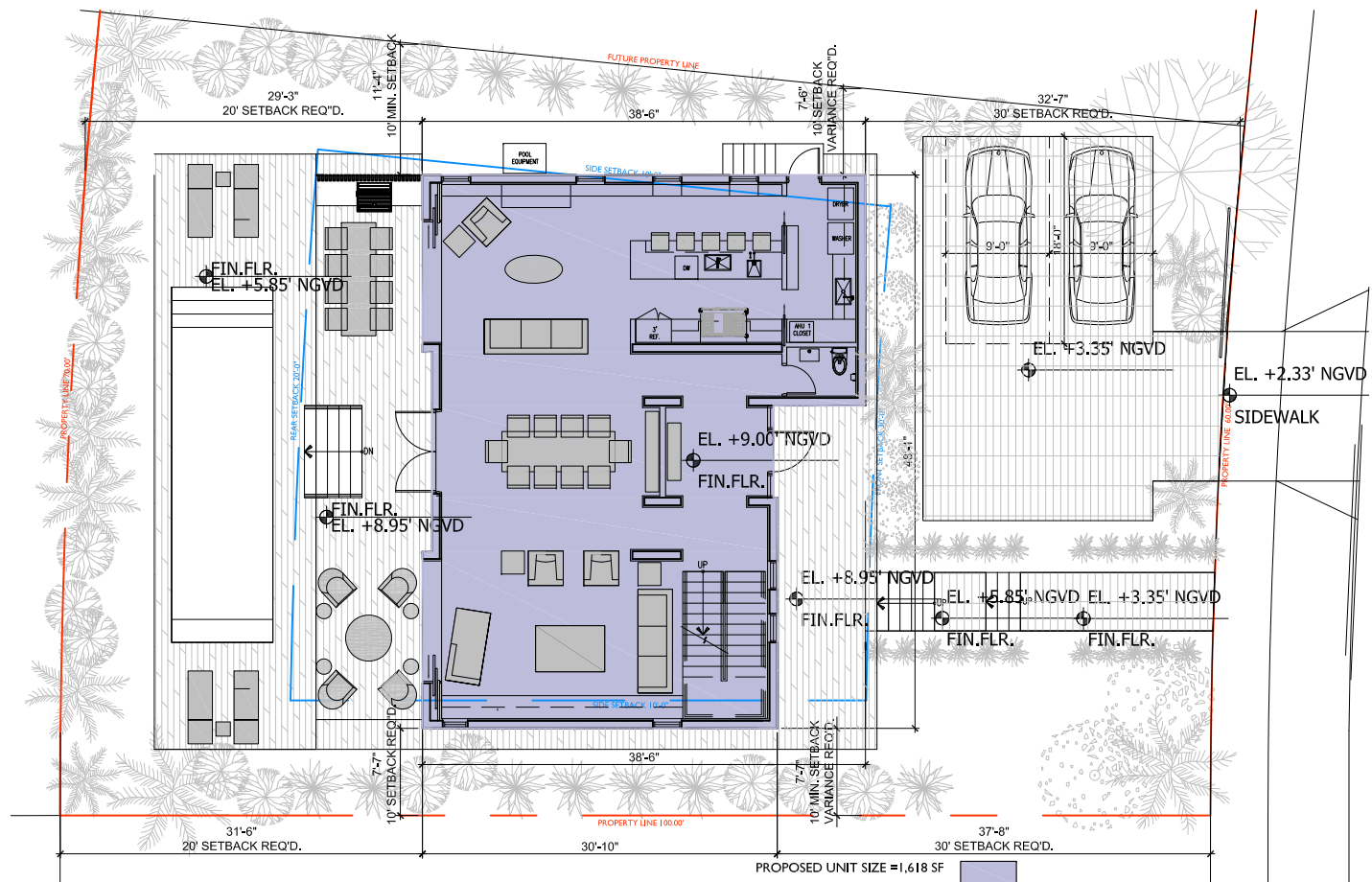
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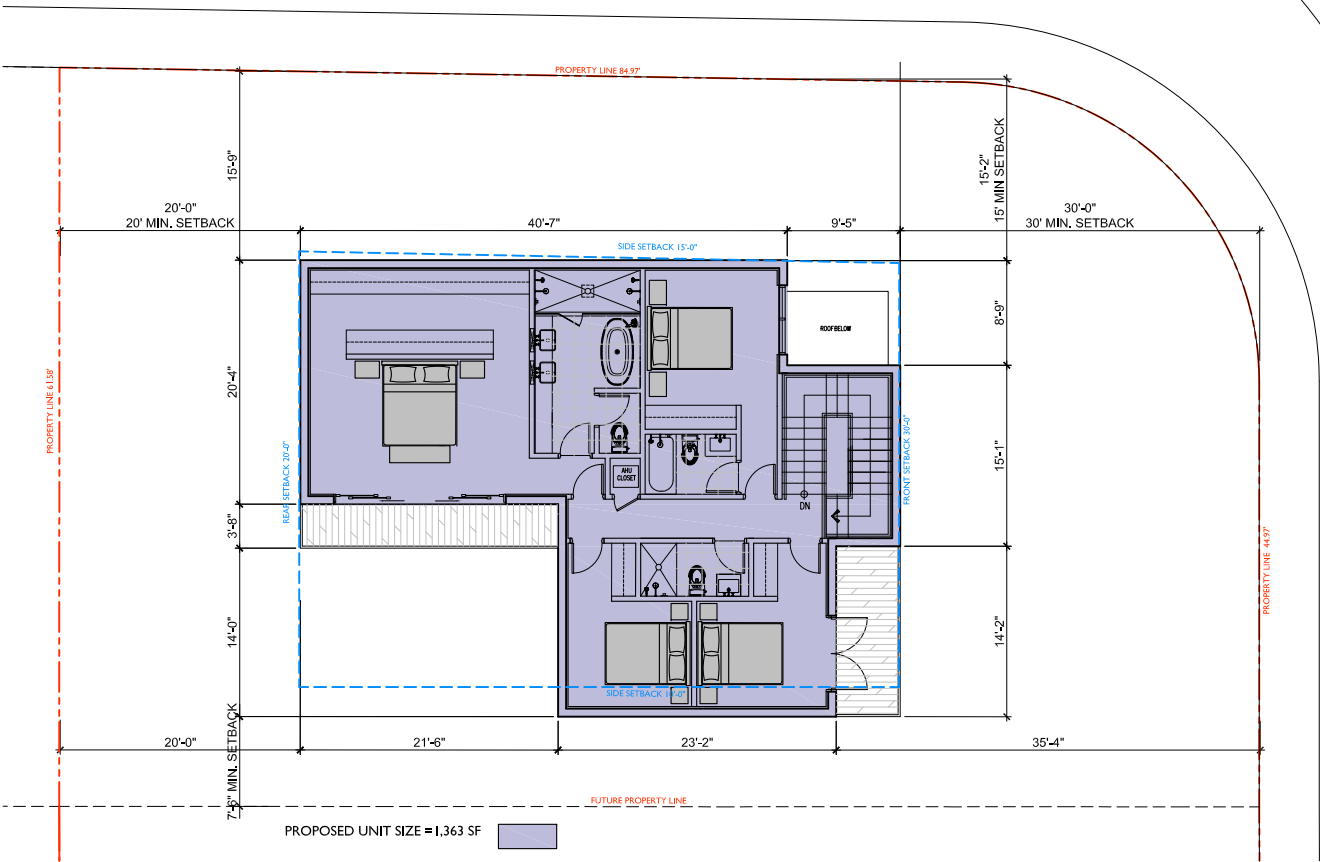
PROPOSED LEVEL 2 UNIT SIZE DIAGRAM - SOUTH LOT



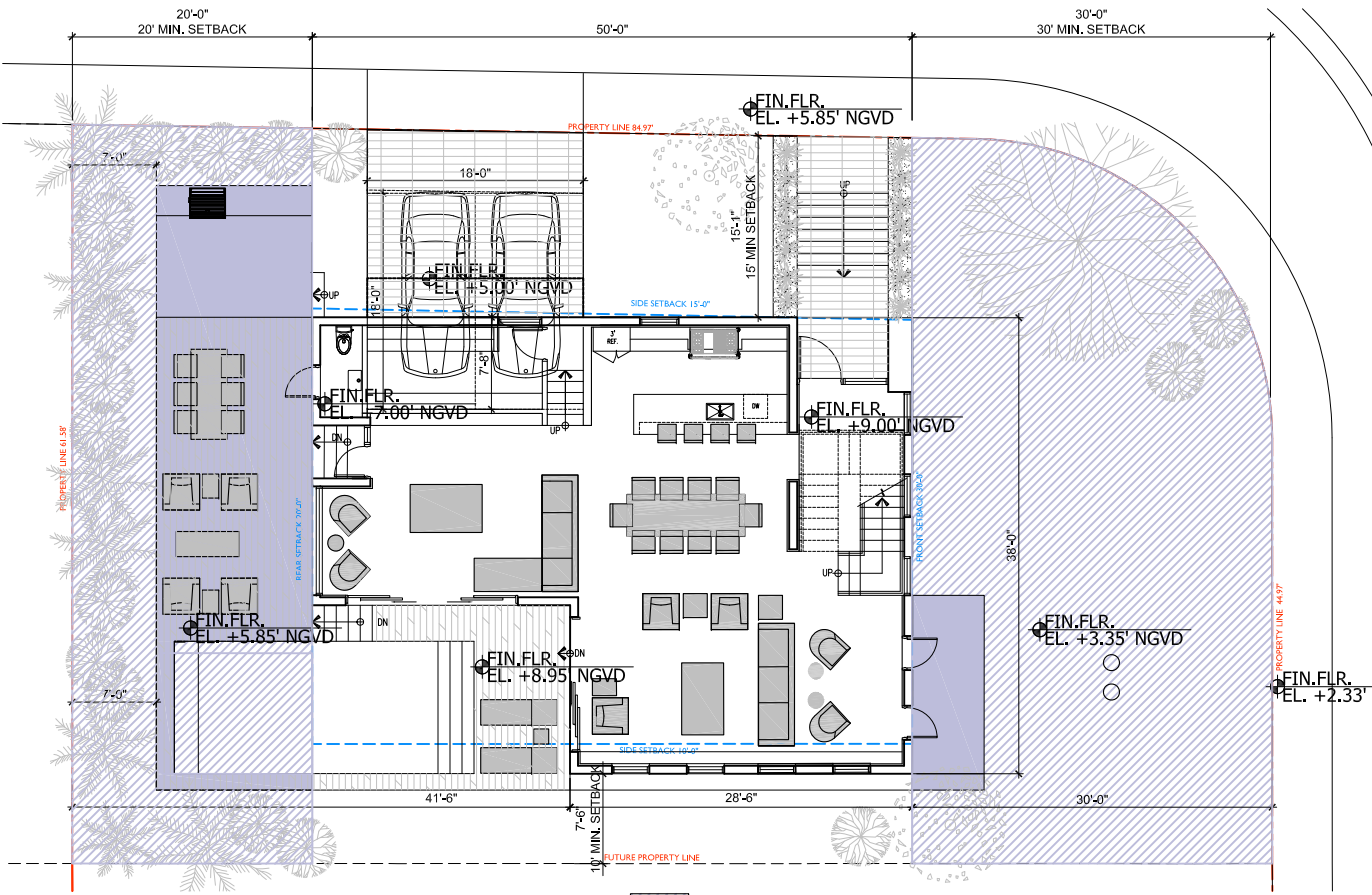
PROPOSED OPEN SPACE DIAGRAM - SOUTH LOT



PROPOSED LEVEL 1 UNIT SIZE DIAGRAM - SOUTH LOT



PROPOSED LEVEL 2 UNIT SIZE DIAGRAM - NORTH LOT

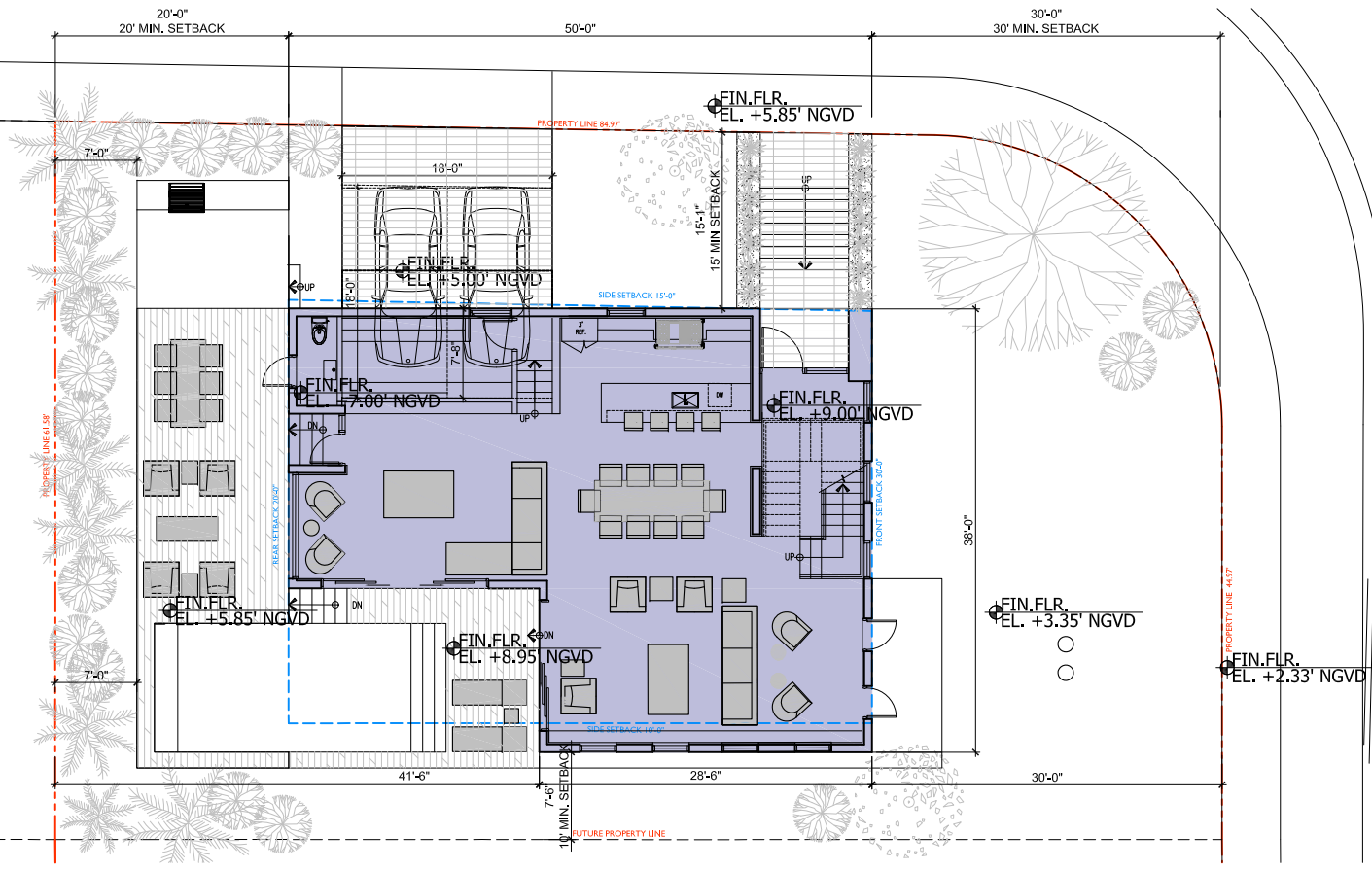


BACK YARD AREA = 1,228 SF
REQUIRED BACK YARD PERVIOUS / OPEN SPACE 70% = 859 SF
PROPOSED BACK YARD PERVIOUS / OPEN SPACE = 859 SF

PERVIOUS 
IMPERVIOUS 

FRONT YARD AREA = 1,677 SF
REQUIRED FRONT YARD PERVIOUS / OPEN SPACE 50% = 839 SF
PROPOSED FRONT YARD PERVIOUS / OPEN SPACE = 1,580 SF

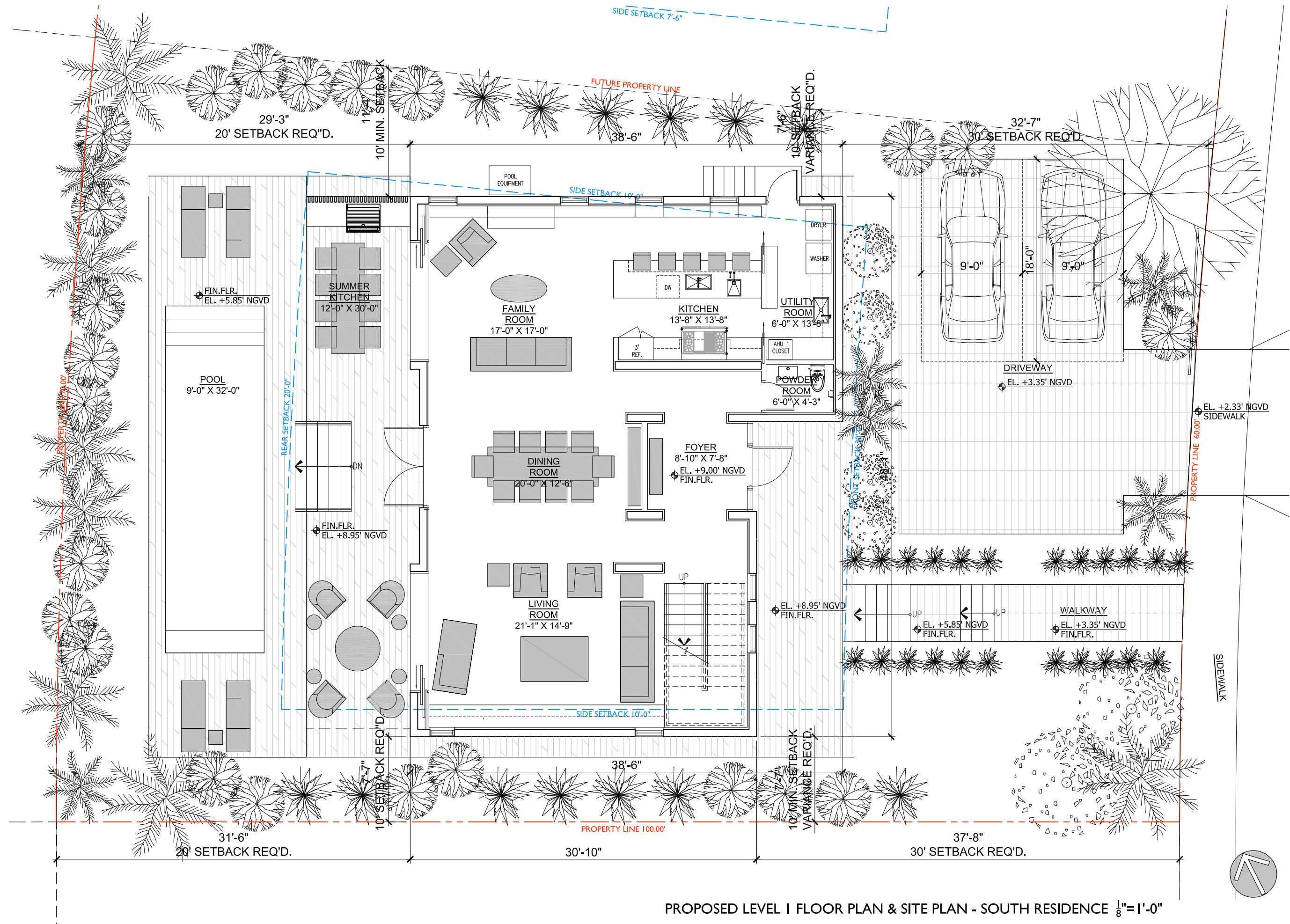
PROPOSED OPEN SPACE DIAGRAM - NORTH LOT



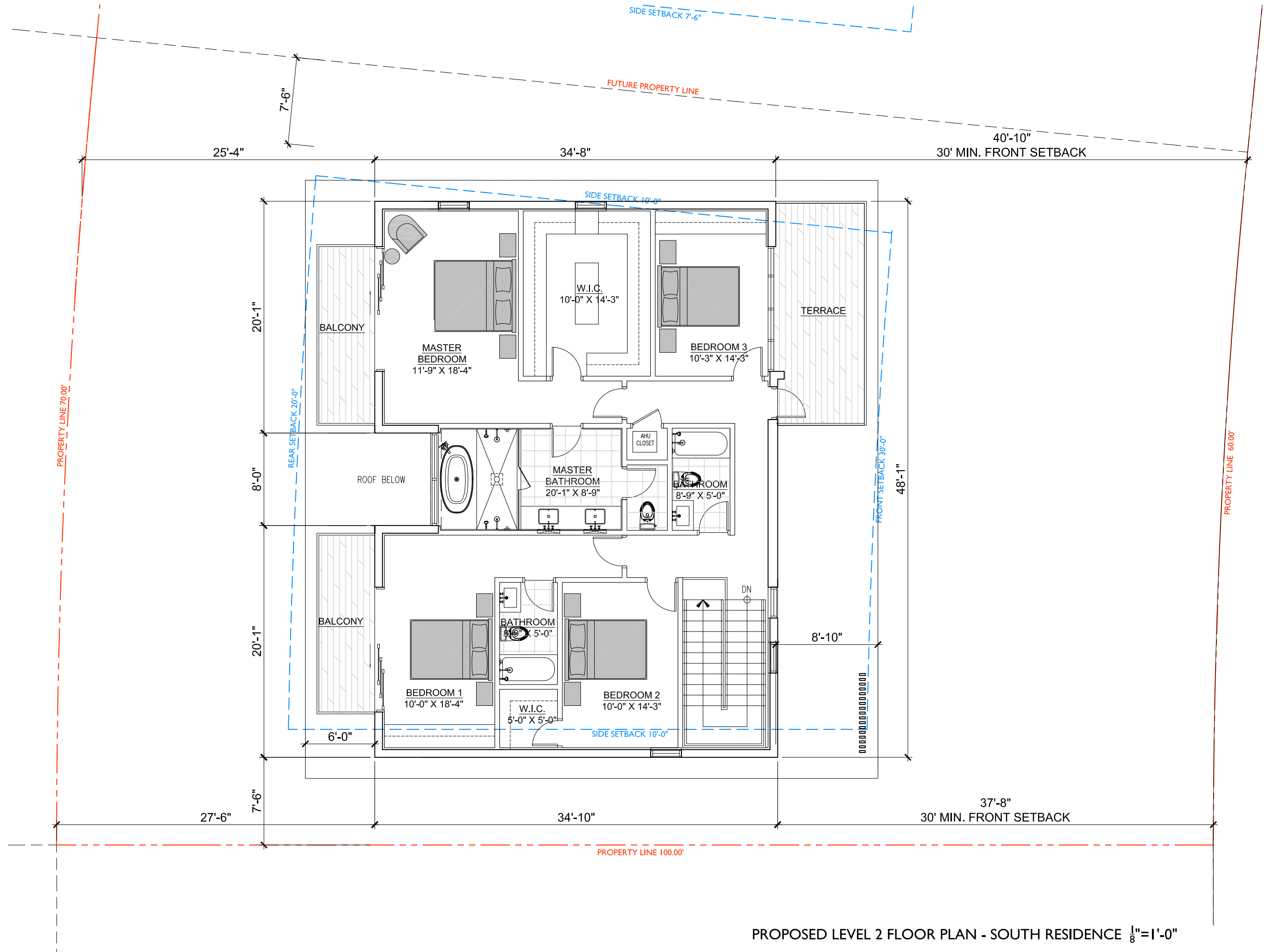
PROPOSED UNIT SIZE = 1,561 SF

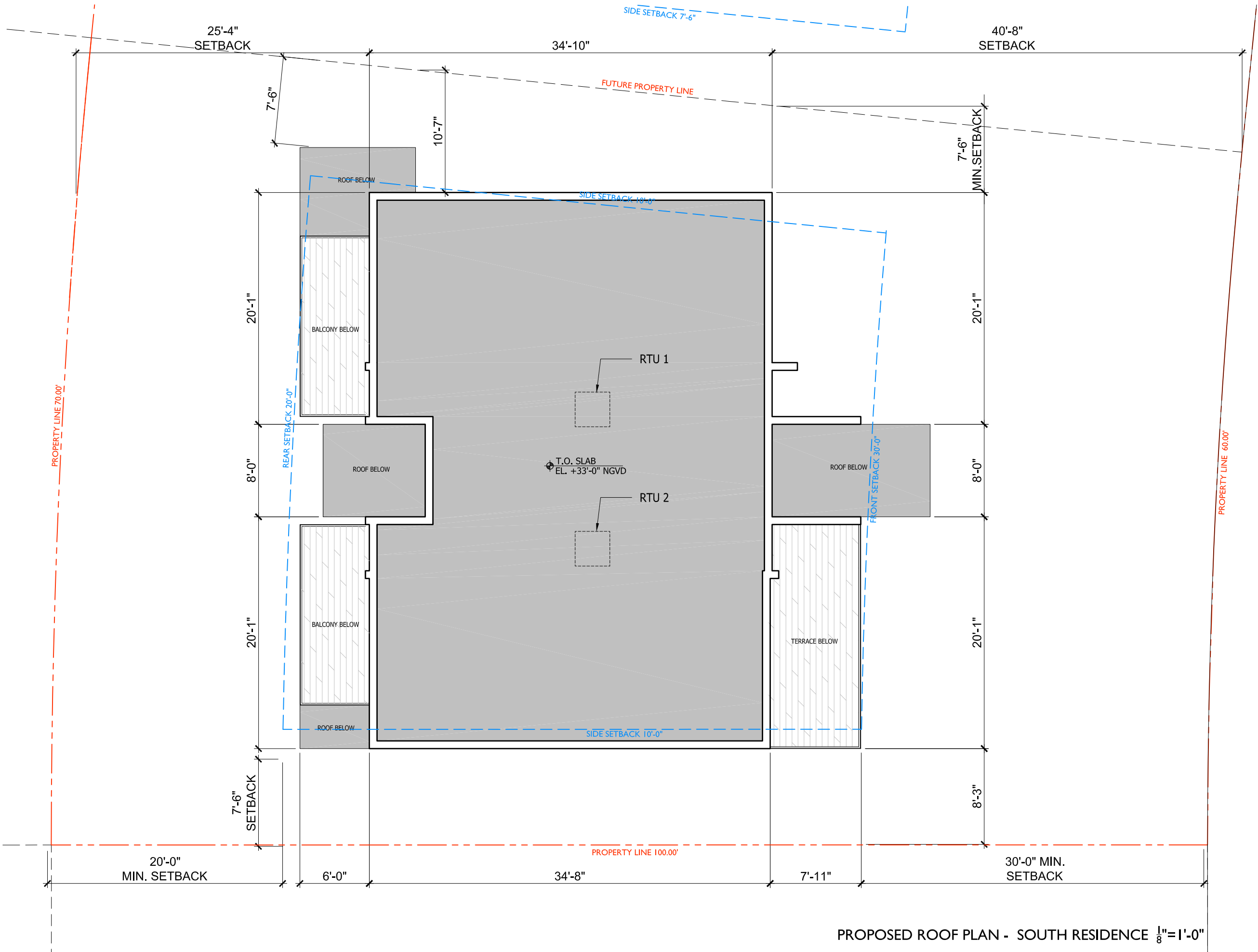
PROPOSED LEVEL 1 UNIT SIZE DIAGRAM - NORTH LOT



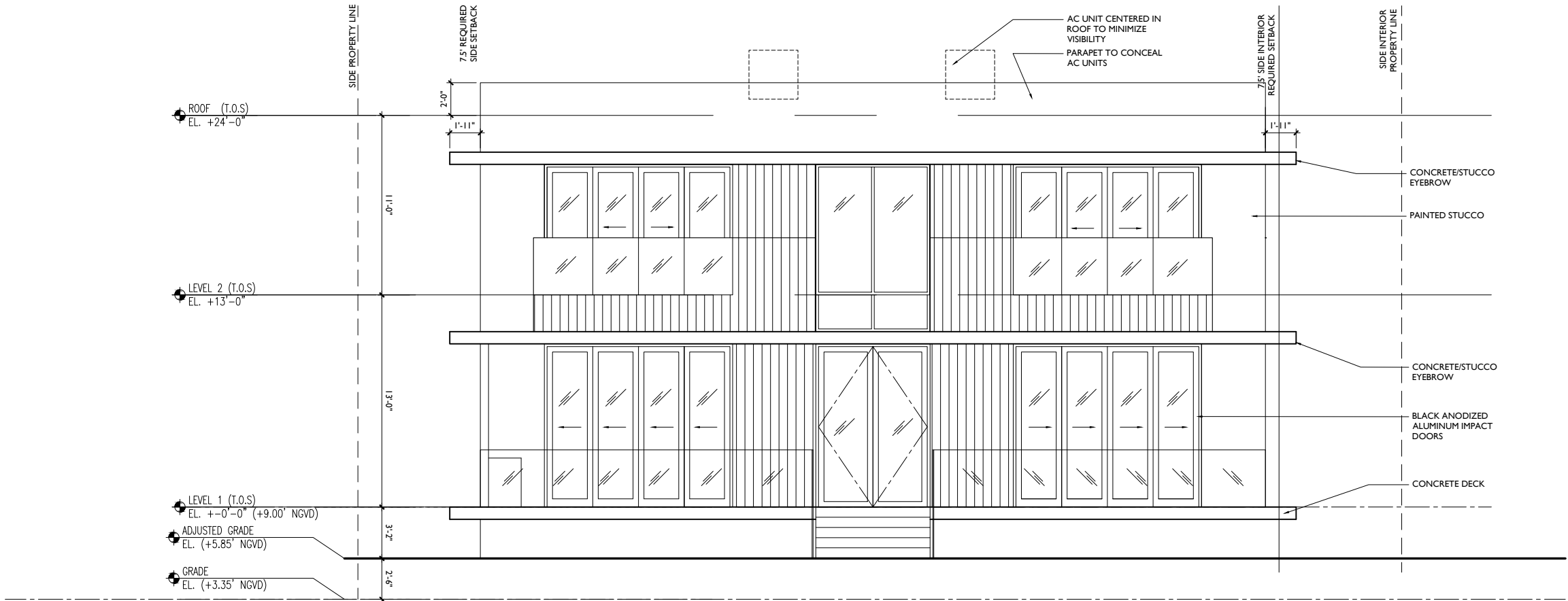


PROPOSED LEVEL I FLOOR PLAN & SITE PLAN - SOUTH RESIDENCE 1/8"=1'-0"

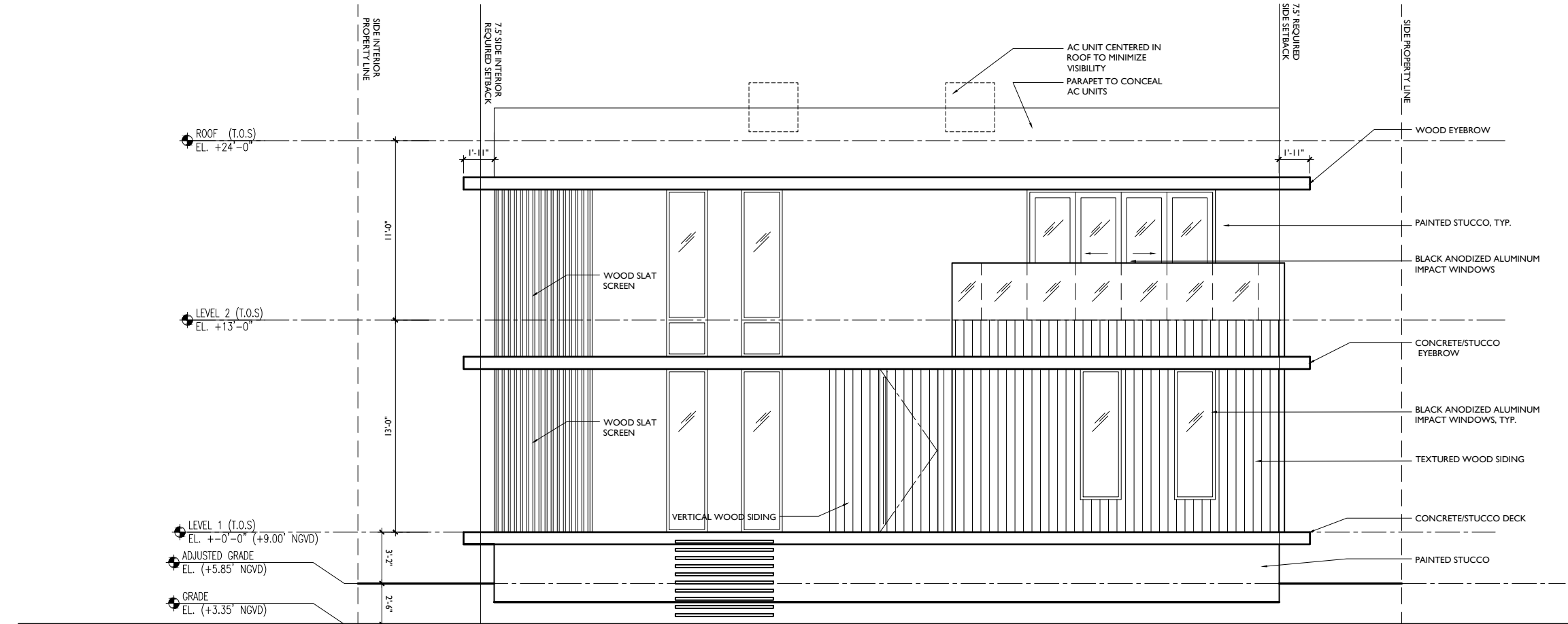




PROPOSED ROOF PLAN - SOUTH RESIDENCE 1/8"=1'-0"



PROPOSED WEST ELEVATION - SOUTH RESIDENCE 1/8"=1'-0"



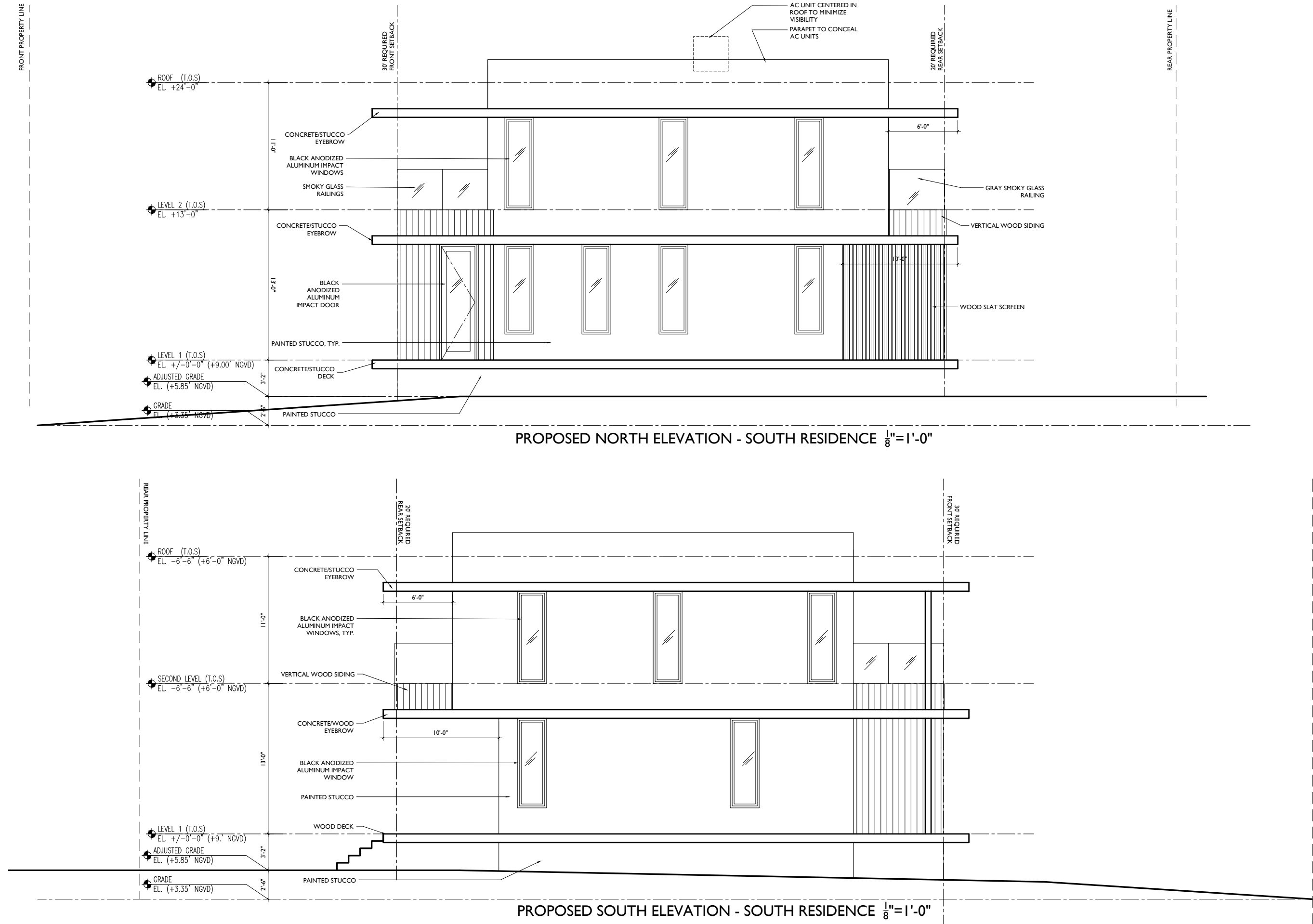
PROPOSED EAST ELEVATION - SOUTH RESIDENCE 1/8"=1'-0"



PROPOSED WEST ELEVATION - SOUTH RESIDENCE 1/8"=1'-0"

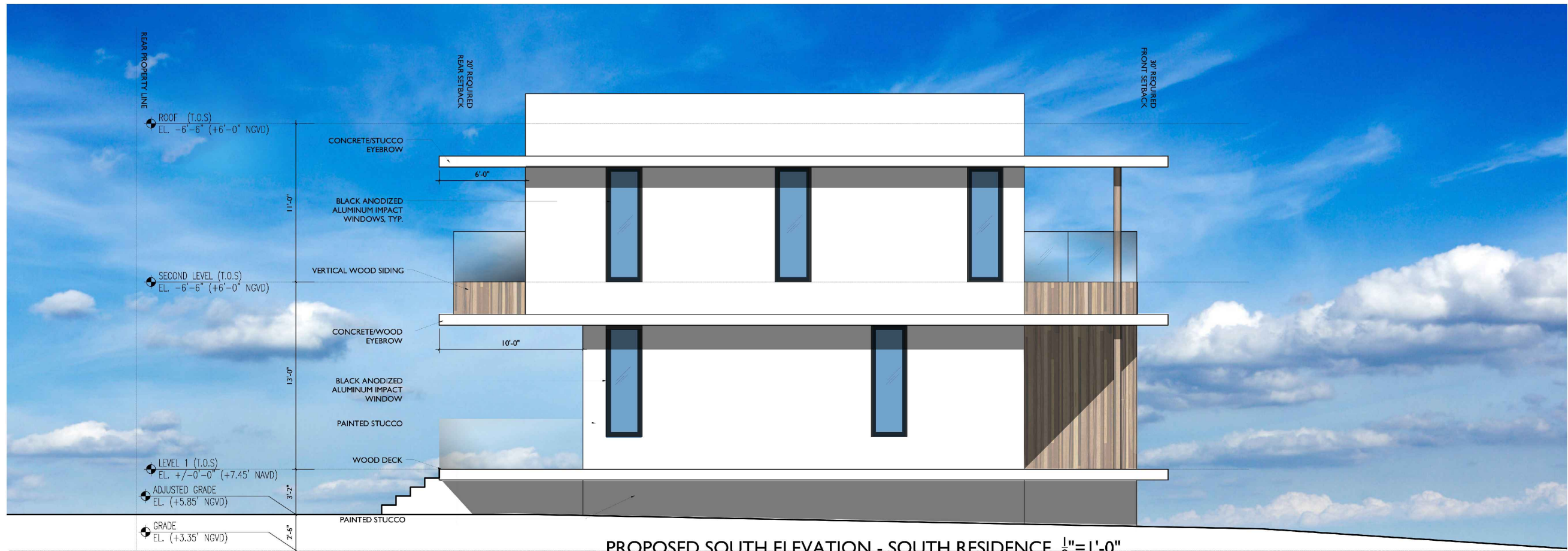


PROPOSED EAST ELEVATION - SOUTH RESIDENCE 1/8"=1'-0"

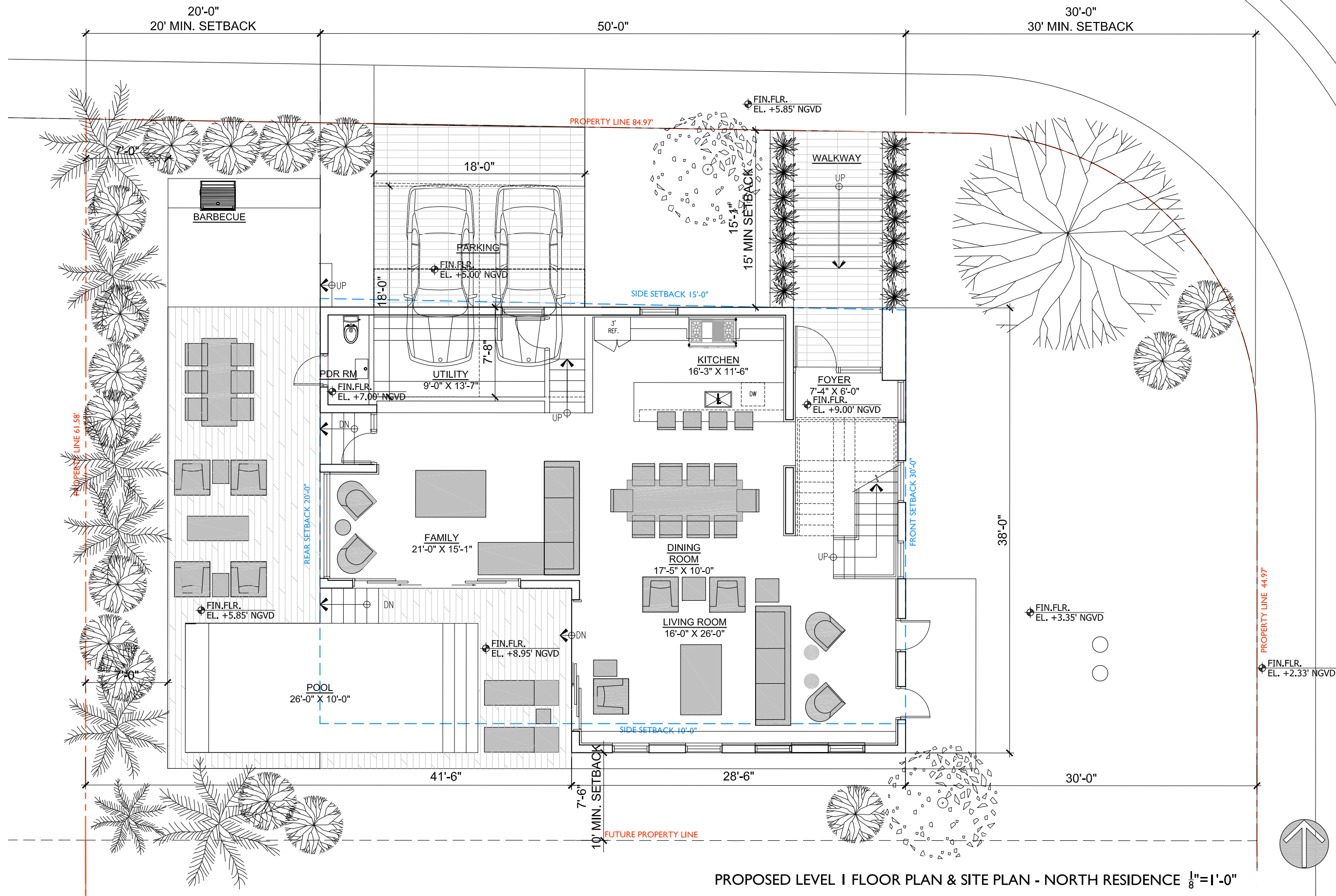




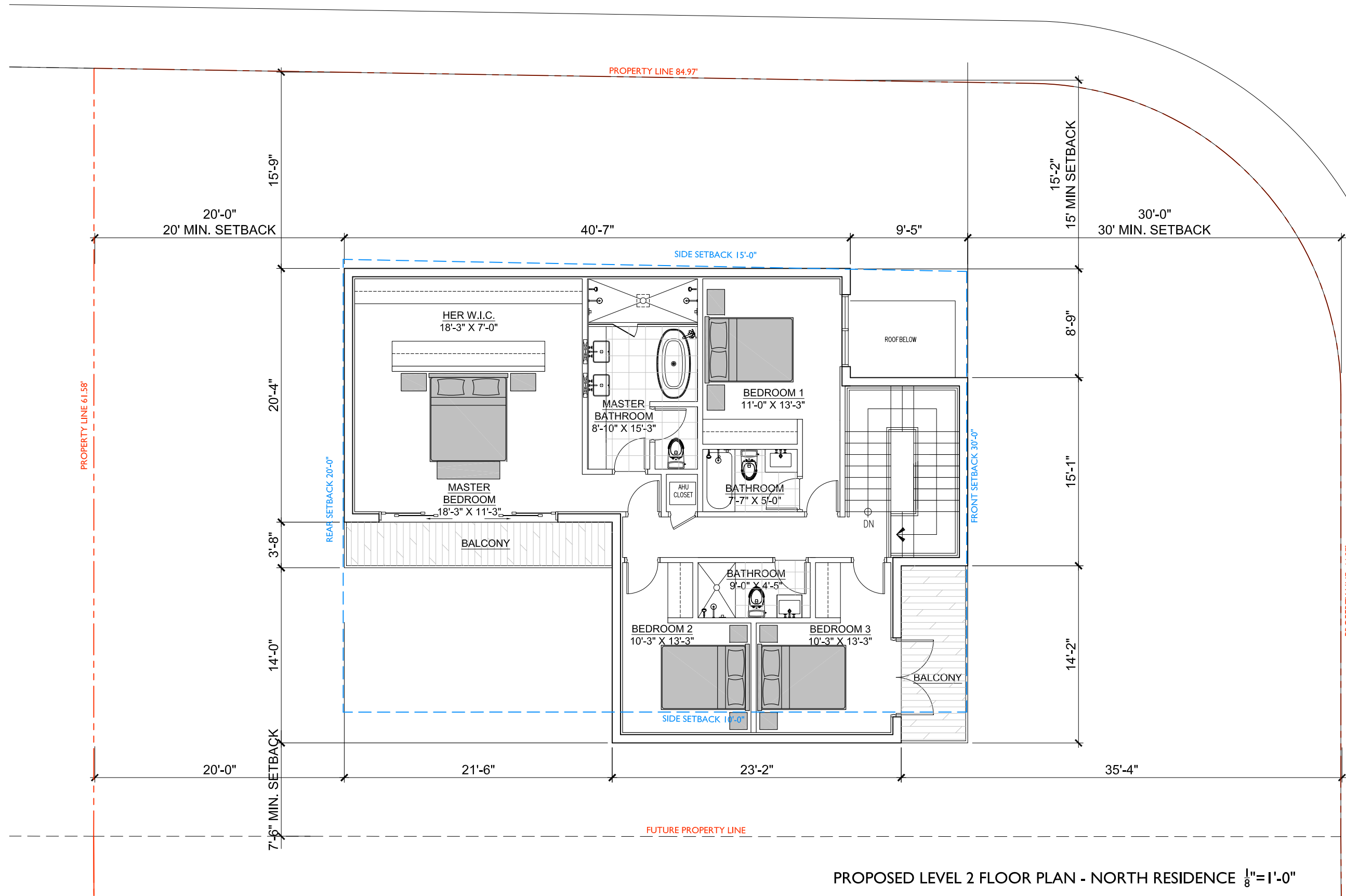
PROPOSED NORTH ELEVATION - SOUTH RESIDENCE 1/8"=1'-0"



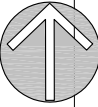
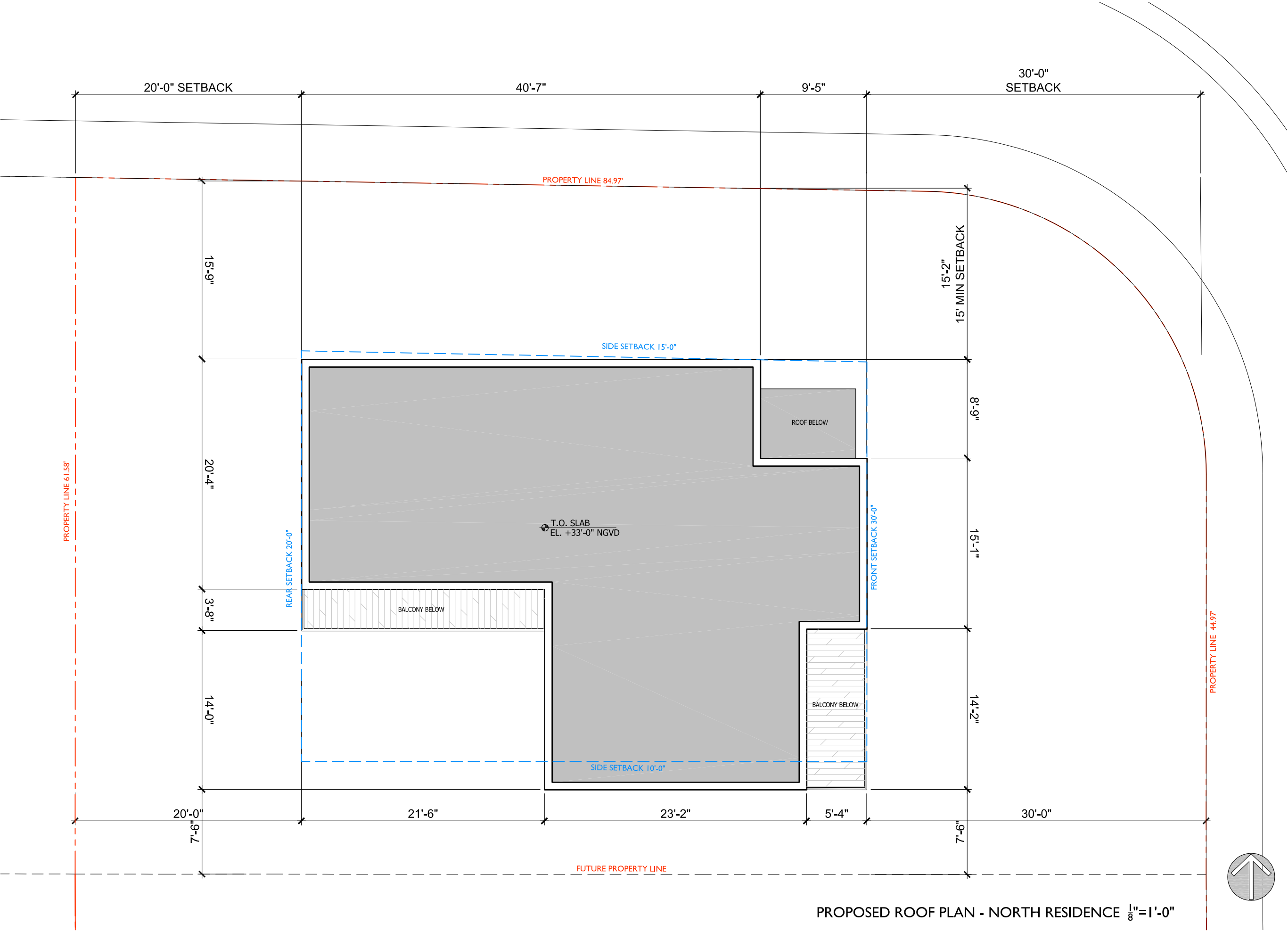
PROPOSED SOUTH ELEVATION - SOUTH RESIDENCE 1/8"=1'-0"

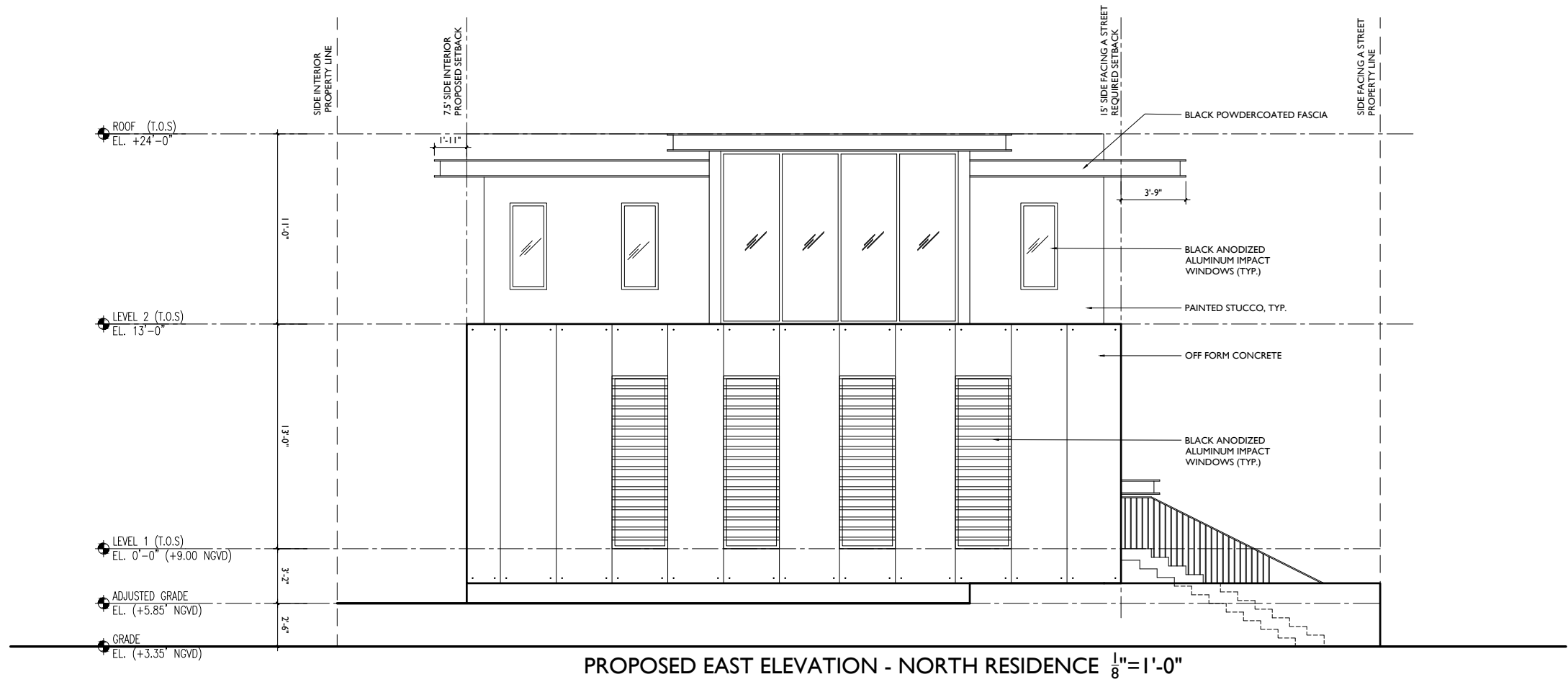


PROPOSED LEVEL I FLOOR PLAN & SITE PLAN - NORTH RESIDENCE $\frac{1}{8}"=1'-0"$



PROPOSED LEVEL 2 FLOOR PLAN - NORTH RESIDENCE 1/8"=1'-0"







PROPOSED WEST ELEVATION - NORTH RESIDENCE 1/8"=1'-0"



PROPOSED EAST ELEVATION - NORTH RESIDENCE 1/8"=1'-0"



architecture /
landscape architecture

PROJECT:
4354 ALTON
ROAD
RESIDENCES

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

NORTH &
SOUTH
ELEVATIONS
-NORTH-

JENNIFER MCCONNEY FLORIDA LIC# AR03044

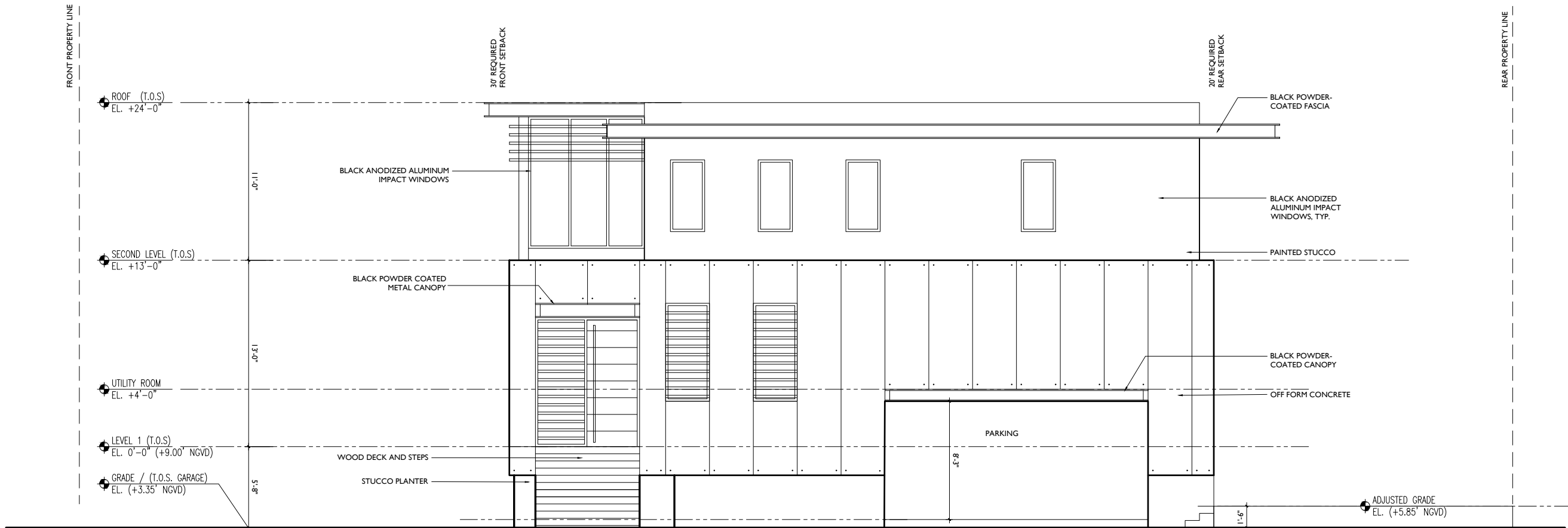
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SCALE: 1/8"=1'-0"

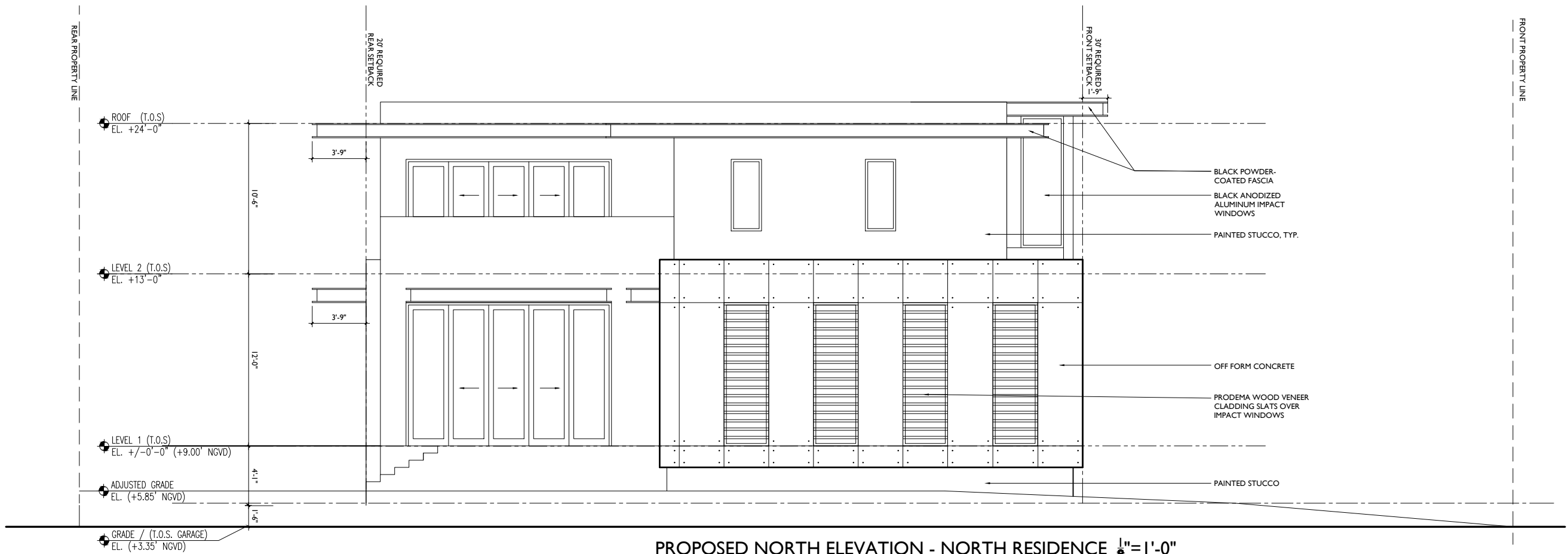
CHECK: JMcG

DATE: 07/27/2018

SHEET NUMBER



PROPOSED SOUTH ELEVATION - NORTH RESIDENCE 1/8"=1'-0"



PROPOSED NORTH ELEVATION - NORTH RESIDENCE 1/8"=1'-0"



PROPOSED SOUTH ELEVATION - NORTH RESIDENCE 1/8"=1'-0"



PROPOSED NORTH ELEVATION - NORTH RESIDENCE 1/8"=1'-0"

