## ALTON ROAD RESIDENCES

4354 Alton Road, Miami Beach, Florida

LOT SPLIT
PLANNING BOARD FINAL SUBMISSION
JULY 27th, 2018



7500 NE 4th Court Studio 103 Miami, FL 33138

1819





## **SCOPE OF WORK**

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



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

## ARCHITECTURE + PLANNING

7500 NE 4th Court Studio 103 Miami, FL 33138

PROJECT NUMBER

PROJECT DESIGNER:



architecture / landscape architecture

PROJECT:
4354 ALTON
ROAD
RESIDENCES

4354 ALTON RD. MIAMI BEACH, FLORIDA, 33139

DRAWING:

DATA SHEET & INDEX

## SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

INDEX O	F DRAWINGS						
A0.00	COVER SHEET						
	SURVEY (3)						
A0.01	INDEX AND DATA						
A0.02	CONTEXT LOCATION PLAN						
A0.03	EXISTING SITE PHOTOGRAPHY						
A0.04	EXISTING SITE PHOTOGRAPHY						
A0.05	EXISTING SITE PHOTOGRAPHY						
A0.06	EXISTING SITE PHOTOGRAPHY						
A0.07	EXISTING SITE PHOTOGRAPHY						
A0.08	EXISTING SITE PHOTOGRAPHY						
A0.09A	PROPOSED DIAGRAMS_SOUTH LOT						
A0.09B	PROPOSED DIAGRAMS_NORTH LOT						
A1.00	PROPOSED SITE PLAN - N & S LOTS						
PROPOS	ED SOUTH LOT						
A2.01	PROPOSED LEVEL 1 FLOOR PLAN						
A2.02	PROPOSED LEVEL 2 FLOOR PLAN						
A2.03	PROPOSED ROOF PLAN						
A2.04	PROPOSED EAST & WEST ELEVATIONS						
A2.04a	PROPOSED EAST & WEST ELEVATIONS (Color)						
A2.05	PROPOSED NORTH & SOUTH ELEVATIONS						
A2.05a	PROPOSED NORTH & SOUTH ELEVATIONS (Color)						
PROPOSED NORTH LOT							
A3.01	PROPOSED LEVEL 1 FLOOR PLAN						
A3.02	PROPOSED LEVEL 2 FLOOR PLAN						
A3.03	PROPOSED ROOF PLAN						
A3.04	PROPOSED EAST & WEST ELEVATIONS						
A3.04a	PROPOSED EAST & WEST ELEVATIONS (Color)						
A3.05	PROPOSED NORTH & SOUTH ELEVATIONS						
A3.05a	PROPOSED NORTH & SOUTH ELEVATIONS (Color)						

	SINGLE	FAMILY RESIDENT	IAL - ZONING DA	TA SHEET	
ITEM #	Zoning Information				
1	Address:	4354 Alton Road Mian	ni, Beach, FL 33140-280		
2A	Folio number(s):	02-3222-011-1430			
2B	Legal Description:	lot 21 blk 6 of NAUTILU	JS SUBDIVISION,a ccord	ing th the Plat thereof	as
		recorded in Plat Book	8, Page 95 of the Publ	ic Records of Miami-D	ade County, Florida
3	Board and file numbers :	PB 018-0125			
4	Year built:	N/A	Zoning District: 0100 S	INGLE FAMILY - GENERA	RS-4
5	Based Flood Elevation:	AE +8.00' NGVD ZONE	Grade value in : (N.G.)	V.D.)	3.35'
5	Adjusted grade (Flood+Grade/2):	8'+3.35'/2= 5.67'	Free board:		1'-0"
7	Lot Area:	6,030 SF			
3	Lot width:	60'-0"	Lot Depth:		100'-0"
)	Max Lot Coverage SF and %: 30%		Proposed Lot Coverage	SFand %:	1,569 SF (26%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:		
11A		,	Rear Yard Open Space SF and %: 70%		.70(1,228 SF)=859 SI
11B	Proposed Front Yard Open Space SF:		Proposed Rear Yard Open Space:		859 SF (70%)
12	Max Unit Size SF and %: 50% of lot	. , ,	· ·		2,924 SF (48%)
	Min. Unit Size SF	1.800 SF	Troposed officials	ana 70.	2,324 31 (40/0)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor I	Init Sizo:	1,561 SF
.4	Existing Second Floor Unit Size	N/A	Proposed First Floor Unit Size: Proposed Second Floor volumetric Unit Size		1,301 31
	SF and % (Note: to exceed 70% of				
		N/A	floor of the main home require DRB		1,363 SF
L5			Proposed Second Floor Unit Size SF and $\%$ :		1,363 SF 87% by Wa
16			Proposed Roof Deck Area SF and %		
			(Note: Maximum is 25% of the enclosed floor area immediately below):		N/A
			noor area militeurate	ry below).	N/A
		Required	Existing	Proposed NORTH LOT	
.7A	Height:	MAX 24';FLAT	N/A	24'-0" Above BFE + 1'-0	)"
	Height shall be measured from the				
	measured to the top of the structura	l slab for a flat roof a	nd to the mid-point of	the slope for a slope	d roof.
L8	Max number of stories: two stories	above the flood elevat	N/A	2	
.9	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 Require
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 Require
27	Located within a Local Historic Distr	ict? No	29 determined Archite	cturally Significant? N	lo
28	Designated as an individual Histori	c Single Family Reside	No		

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2B	Legal Description:	· · · · · · · · · · · · · · · · · · ·						
			8, Page 95 of the Publ	ic Records of Miami-D	ade 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. po					
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		Proposed Second Floor volumetric Unit Size					
		N/A	SF and % (Note: to exceed 70% of the first		1,632 SF (101%)			
15		IN/A	floor of the main home require DRB					
16			Proposed Second Floor Unit Size SF and %: Proposed Roof Deck Area SF and %		see above.			
10			(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							
	measured to the top of the structura	I slab for a flat roof a	nd to the mid-point o	f the slope for a slope	d roof.			
18	Max number of stories: two stories a	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"	Variance Required			
22	Side 2: north	10'	N/A	7'-6"	Variance Required			
	Rear:	20'	N/A	29'-3"				
23			N/A	N/A				
23	Accessory Structure Side 1:	7.5'	11,771					
23	Accessory Structure Side 2 or							
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A				
24	Accessory Structure Side 2 or	N/A 7.5'		N/A				
	Accessory Structure Side 2 or (facing street) :	N/A	N/A		Variance Required			

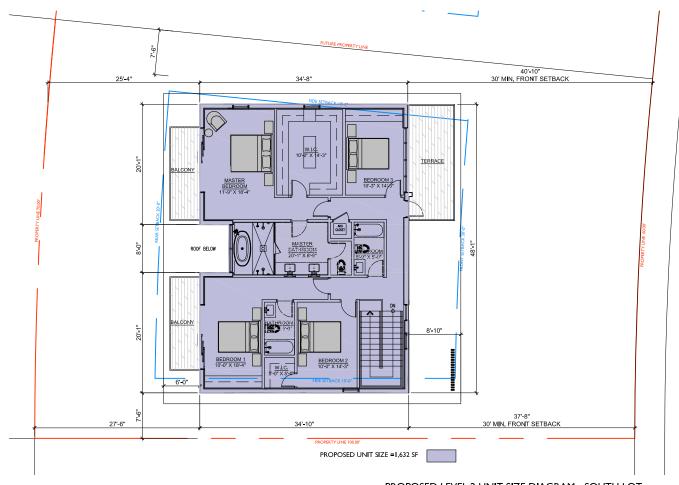
JENNIFER McCONNEY FLORIDA LIC#AR93

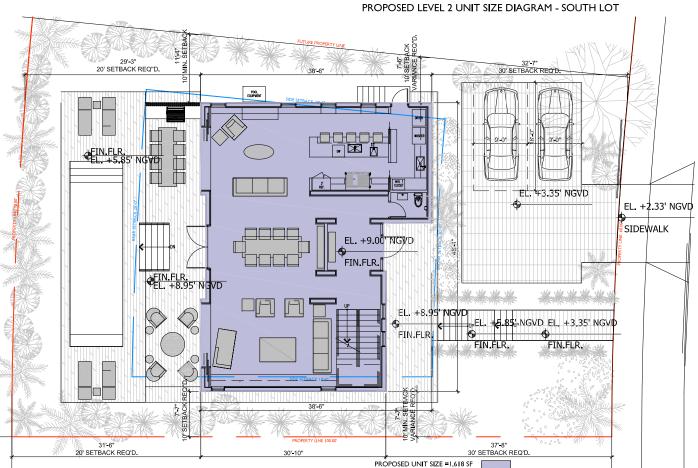
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PROPOSED LEVEL I UNIT SIZE DIAGRAM - SOUTH LOT



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4354 ALTON ROAD RESIDENCES

4354 ALTON RD. MIAMI BEACH, FLORIDA, 33139

DRAWING:

UNIT SIZE & OPEN SPACE DIAGRAMS SOUTH LOT

ENNIFER McCONNEY FLORIDA LIC# AR93044

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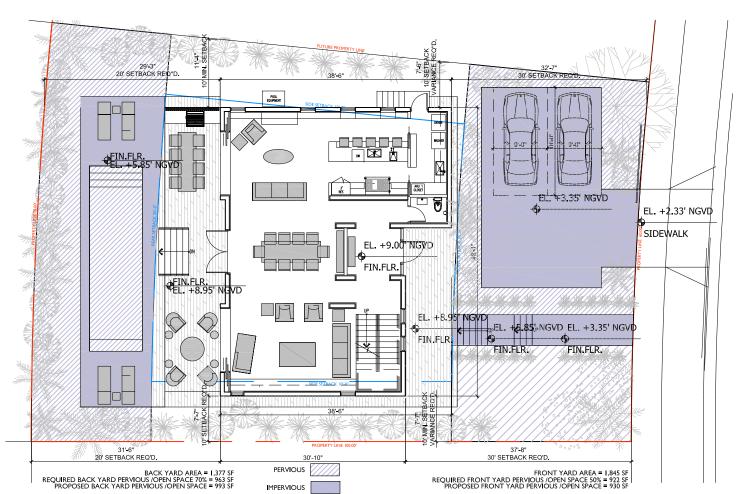
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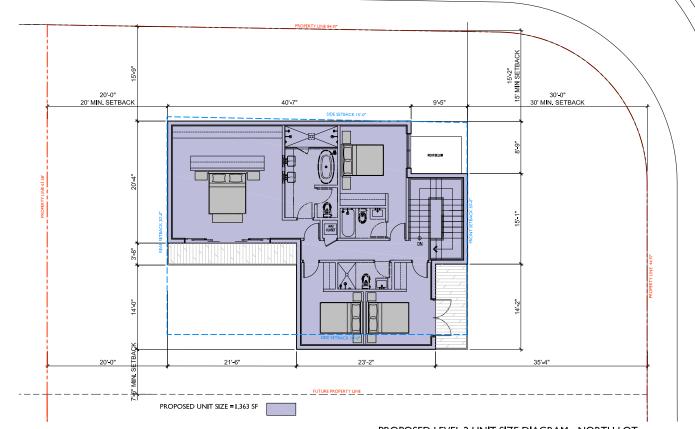
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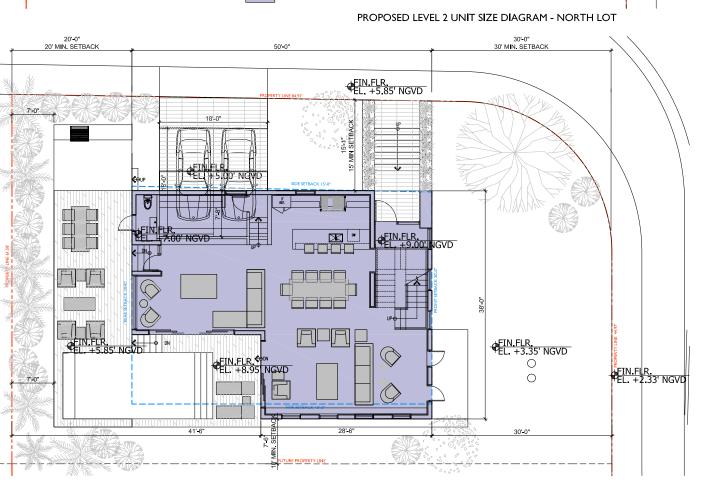
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PROPOSED OPEN SPACE DIAGRAM - SOUTH LOT





PROPOSED UNIT SIZE =1,561 SF

FIN.FLR.

FIN.FLR.

FIN.FLR.

FIN.FLR.

FIN.FLR.

FIN.FLR.

FIL. +3.35' NGVD

PERVIOUS

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

PROPOSED OPEN SPACE DIAGRAM - NORTH LOT

30'-0" 30' MIN. SETBACK

PROPOSED LEVEL I UNIT SIZE DIAGRAM - NORTH LOT



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> PROJECT: 4354 ALTON ROAD

4354 ALTON RD. MIAMI BEACH, FLORIDA, 33139

**RESIDENCES** 

DRAWING:

UNIT SIZE & OPEN SPACE DIAGRAMS NORTH LOT

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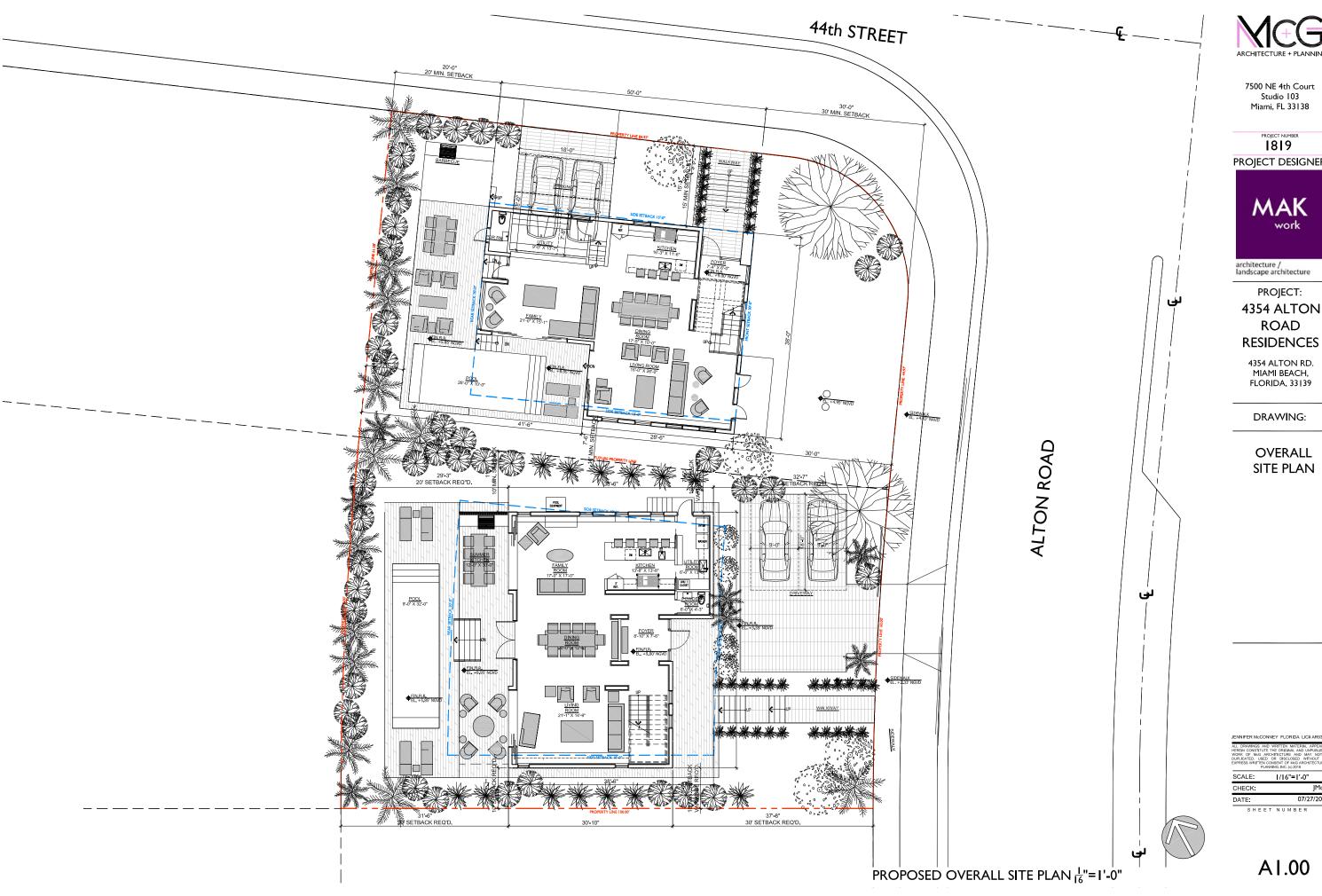
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Studio 103 Miami, FL 33138

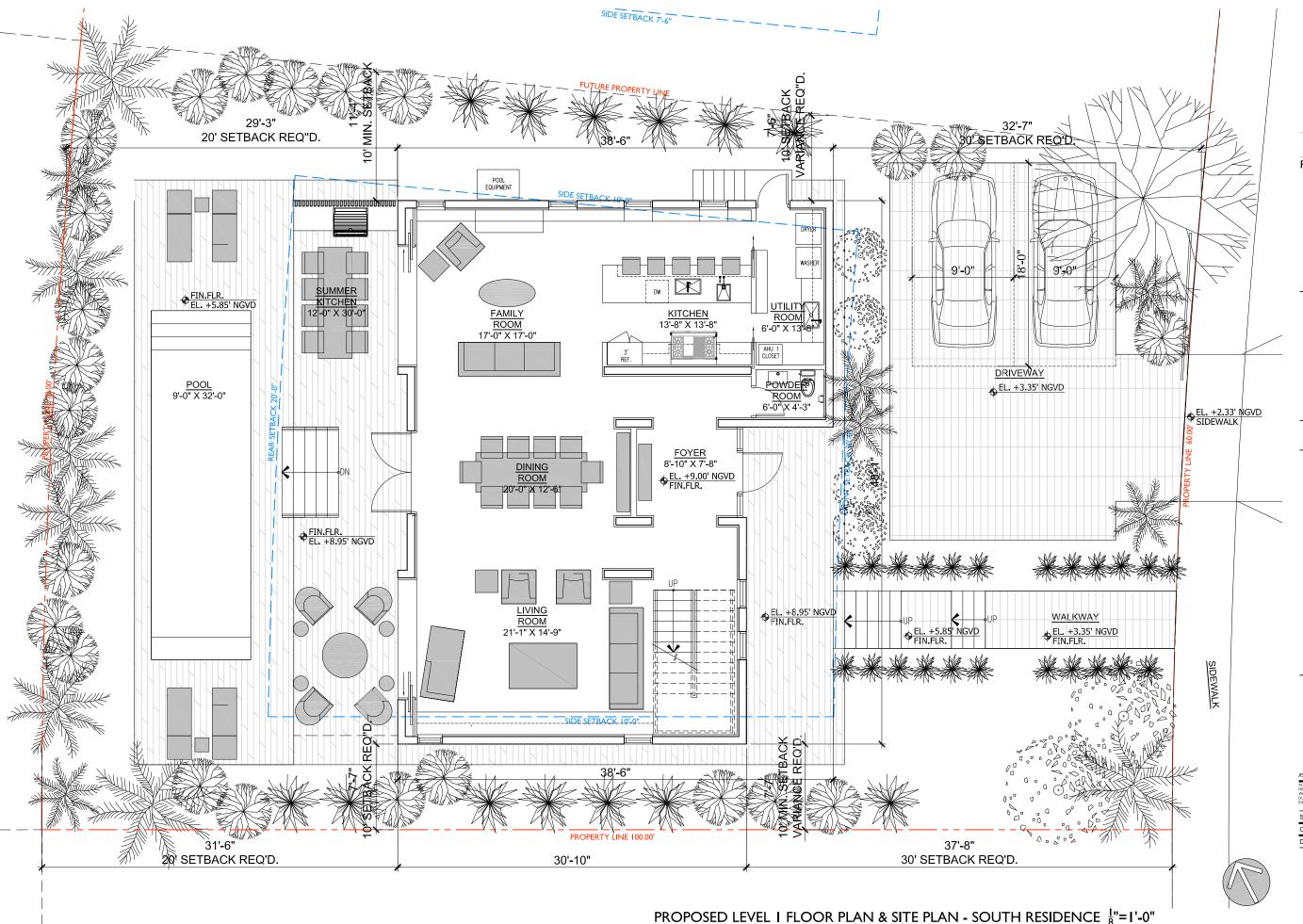
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**4354 ALTON** ROAD

4354 ALTON RD. MIAMI BEACH, FLORIDA, 33139

SITE PLAN



MCG

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architecture / landscape architecture

PROJECT:
4354 ALTON
ROAD
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4354 ALTON RD. MIAMI BEACH, FLORIDA, 33139

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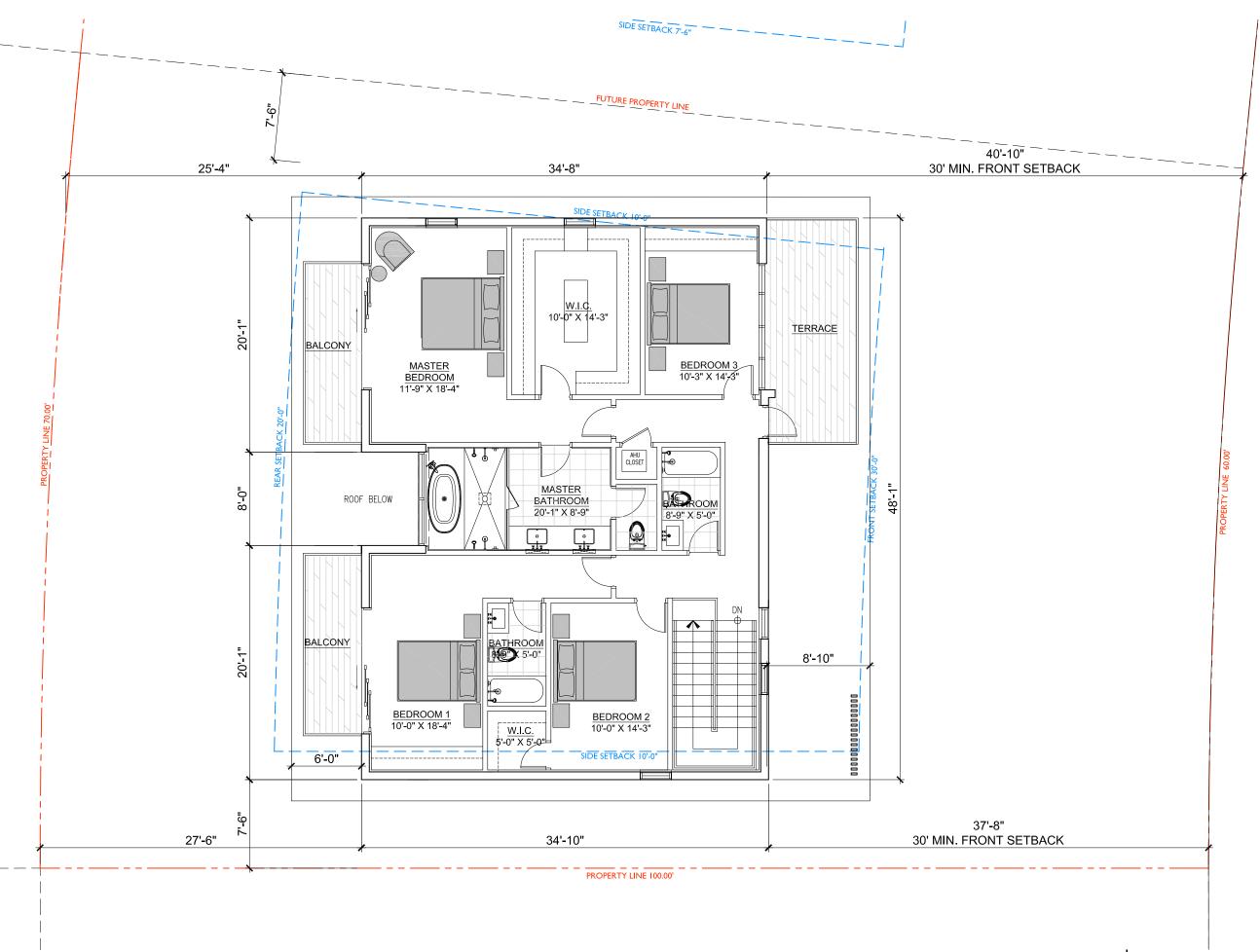
LEVEL I FLOOR PLAN -SOUTH-

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DATE: 07/27/20





PROJECT NUMBER

PROJECT DESIGNER:



architecture / landscape architecture

PROJECT:

4354 ALTON ROAD RESIDENCES

4354 ALTON RD. MIAMI BEACH, FLORIDA, 33139

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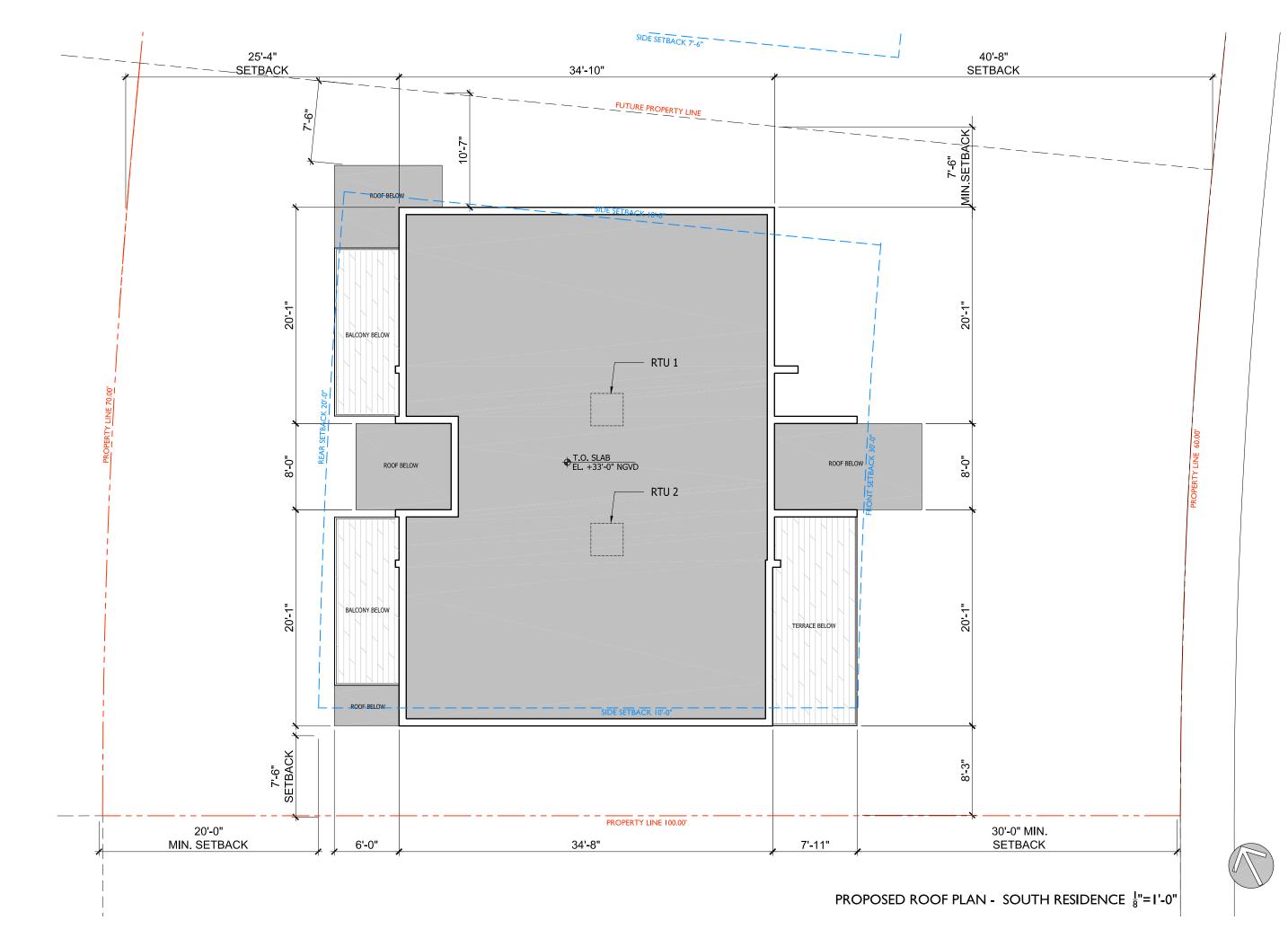
LEVEL 2 FLOOR PLAN - SOUTH -

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DATE: 07/27/20





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4354 ALTON ROAD RESIDENCES

4354 ALTON RD. MIAMI BEACH, FLORIDA, 33139

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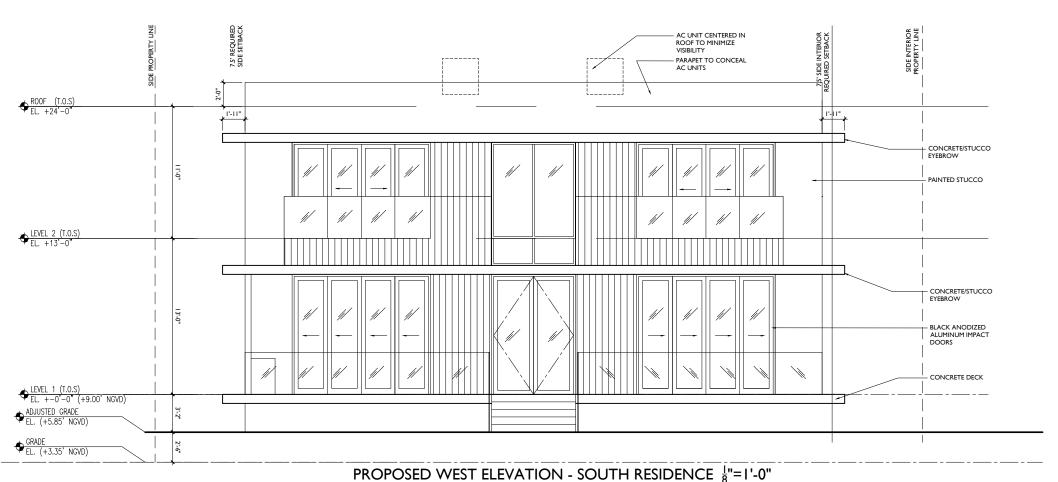
ROOF PLAN -SOUTH-

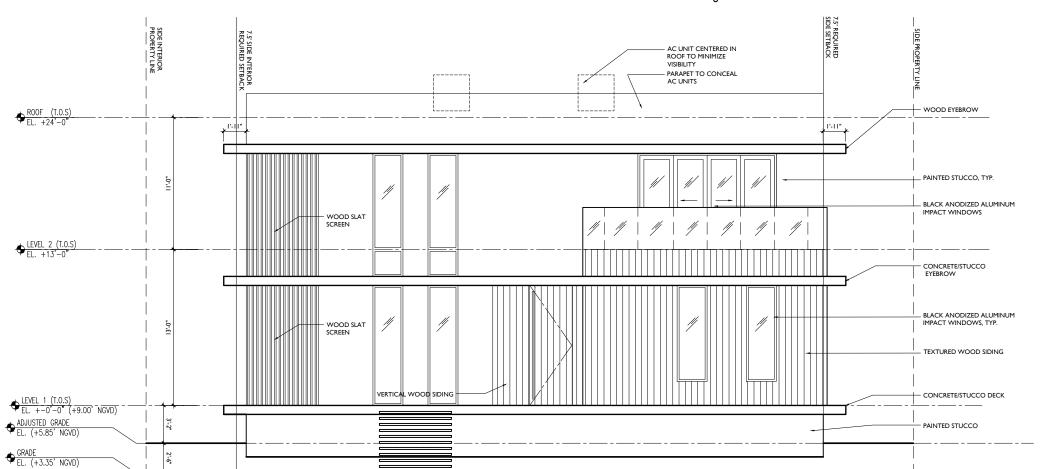
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PROJECT DESIGNER:



architecture / landscape architecture

PROJECT: **4354 ALTON ROAD RESIDENCES** 

4354 ALTON RD. MIAMI BEACH, FLORIDA, 33139

DRAWING:

**EAST & WEST ELEVATIONS** -SOUTH-

1/8"=1'-0"

SCALE:





PROPOSED EAST ELEVATION - SOUTH RESIDENCE  $\frac{1}{8}$ "=1'-0"



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PROJECT:
4354 ALTON
ROAD
RESIDENCES

4354 ALTON RD. MIAMI BEACH, FLORIDA, 33139

DRAWING:

EAST & WEST ELEVATIONS -SOUTH-

ENNIFER McCONNEY FLORIDA LIC# AR93044

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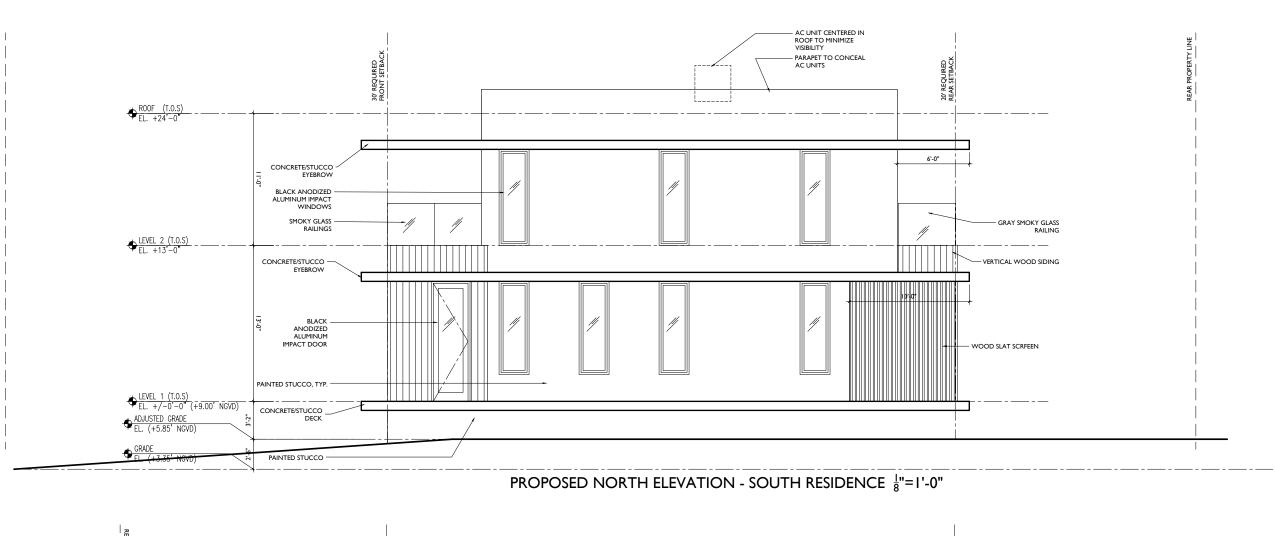
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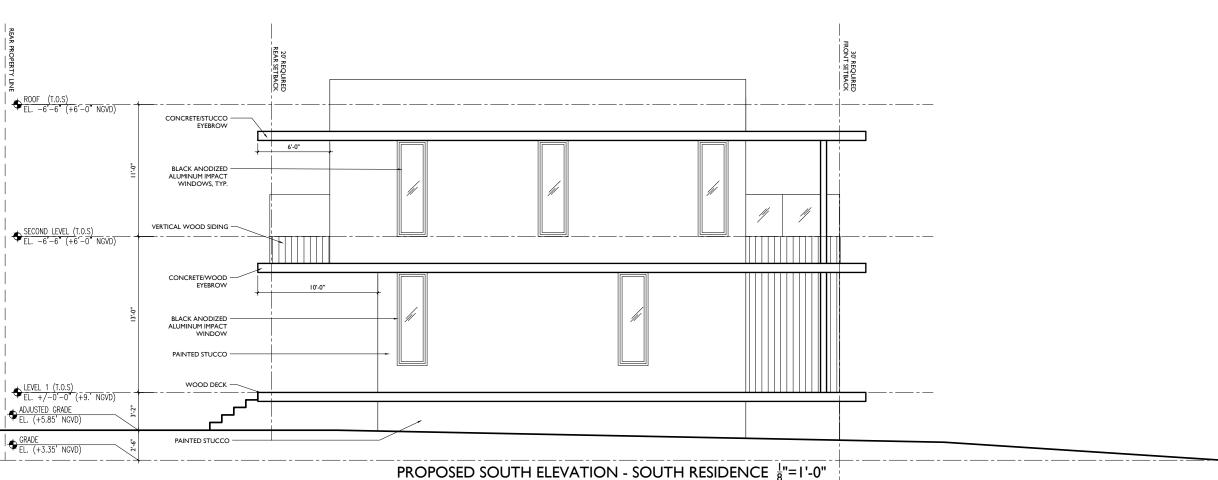
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SCALE: 1/8"=1'-0"

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PROJECT NUMBER

PROJECT DESIGNER:



architecture / landscape architecture

> PROJECT: 4354 ALTON ROAD RESIDENCES

4354 ALTON RD. MIAMI BEACH, FLORIDA, 33139

DRAWING:

NORTH & SOUTH ELEVATIONS -SOUTH-

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PROJECT:
4354 ALTON
ROAD
RESIDENCES

4354 ALTON RD. MIAMI BEACH, FLORIDA, 33139

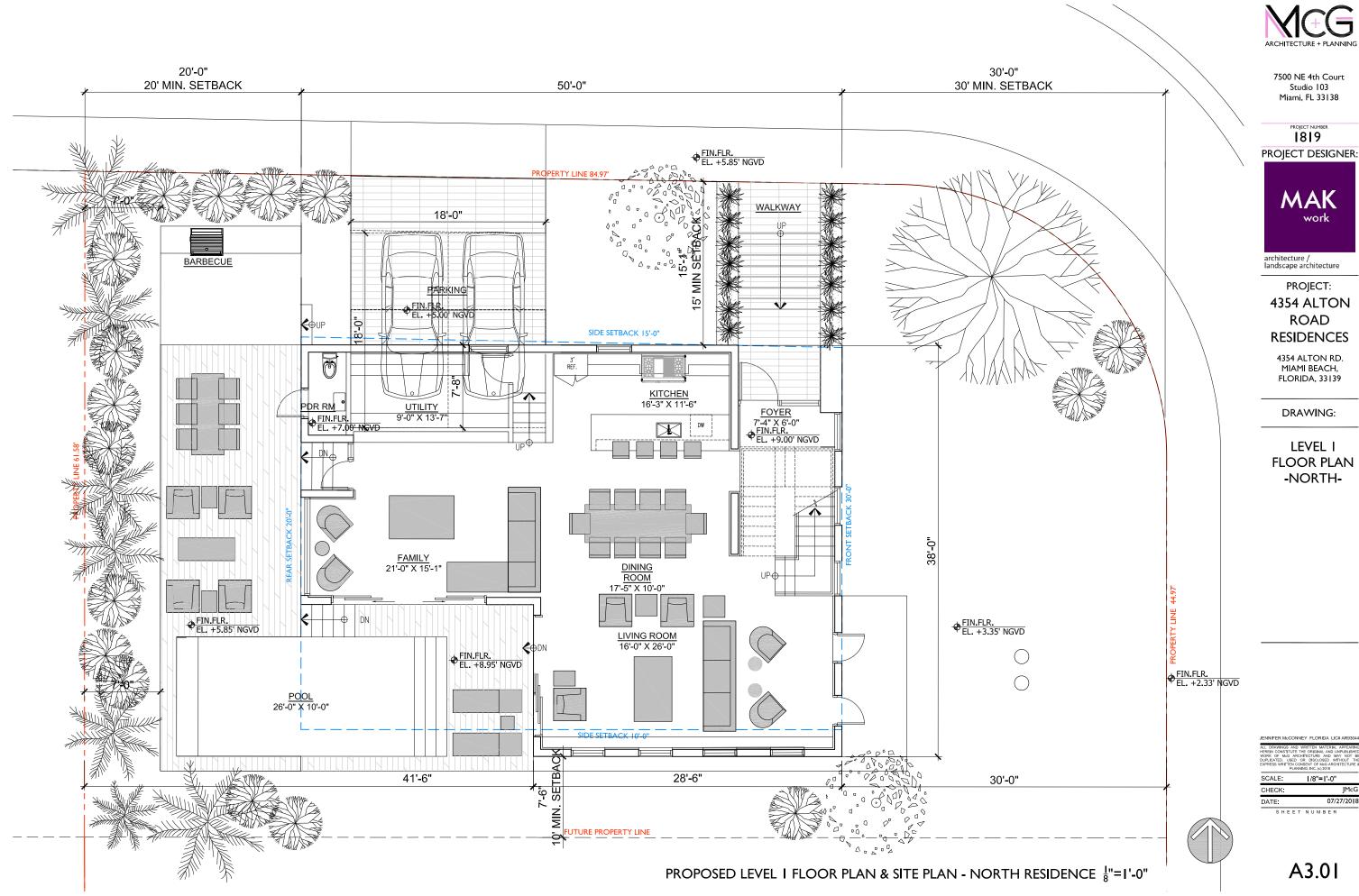
DRAWING:

NORTH & SOUTH ELEVATIONS -SOUTH-

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DATE: 07/27/20







15'-2" 15' MIN SETBACK

9'-5"

ROOF BELOW

BALCONY

30'-0"

30' MIN. SETBACK

35'-4"

PROPERTY LINE 84.97'

SIDE SETBACK 15'-0"

BEDROOM 1 11'-0" X 13'-3"

BATHROOM 7-7" X 5/-0"

8ATHROOM 9-0"X4'-5"

23'-2"

BEDROOM 3 10'-3" X 13'-3"

40'-7"

MASTER BATHROOM 8'-10" X 15'-3"

AHU CLOSET

BEDROOM 2 10'-3" <u>X 13'-3"</u>

FUTURE PROPERTY LINE

HER W.I.C. 18'-3" X 7'-0"

MASTER BEDROOM 318'-3" X 11'-3"

BALCONY

21'-6"

20'-0" 20' MIN. SETBACK

7'-6" MIN. SETBAÇK

20'-0"



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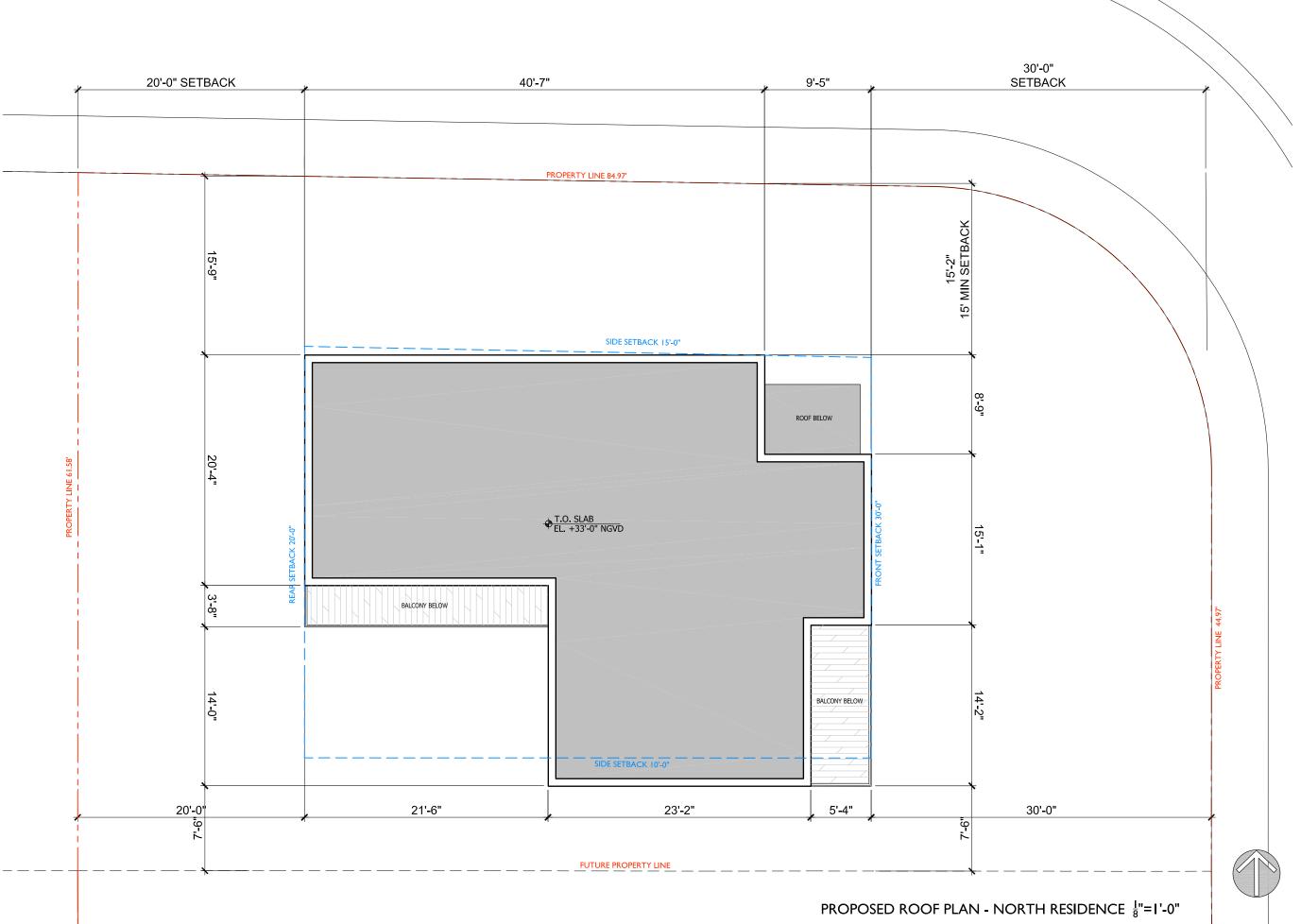
PROJECT: **4354 ALTON** ROAD **RESIDENCES** 

4354 ALTON RD. MIAMI BEACH, FLORIDA, 33139

DRAWING:

LEVEL 2 **FLOOR PLAN** -NORTH-

07/27/2018





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PROJECT:

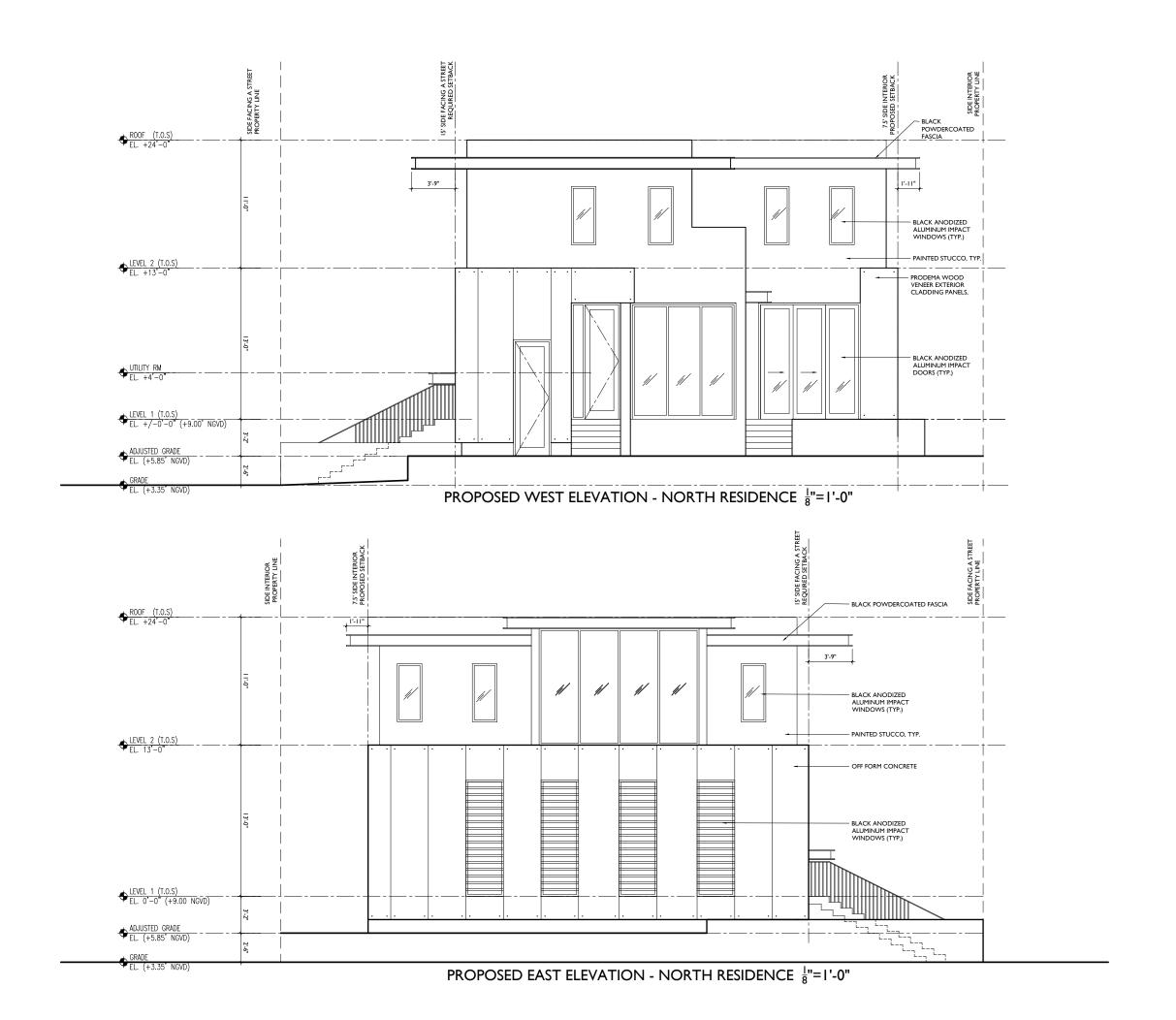
4354 ALTON ROAD **RESIDENCES** 

4354 ALTON RD. MIAMI BEACH, FLORIDA, 33139

DRAWING:

**ROOF PLAN** -NORTH-

JMcG 07/27/2018





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PROJECT:
4354 ALTON
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4354 ALTON RD. MIAMI BEACH, FLORIDA, 33139

DRAWING:

EAST & WEST ELEVATIONS -NORTH-

ENNIFER McCONNEY FLORIDA LIC# AR

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

DATE: 07/27/20



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PROJECT: **4354 ALTON** ROAD **RESIDENCES** 

4354 ALTON RD. MIAMI BEACH, FLORIDA, 33139

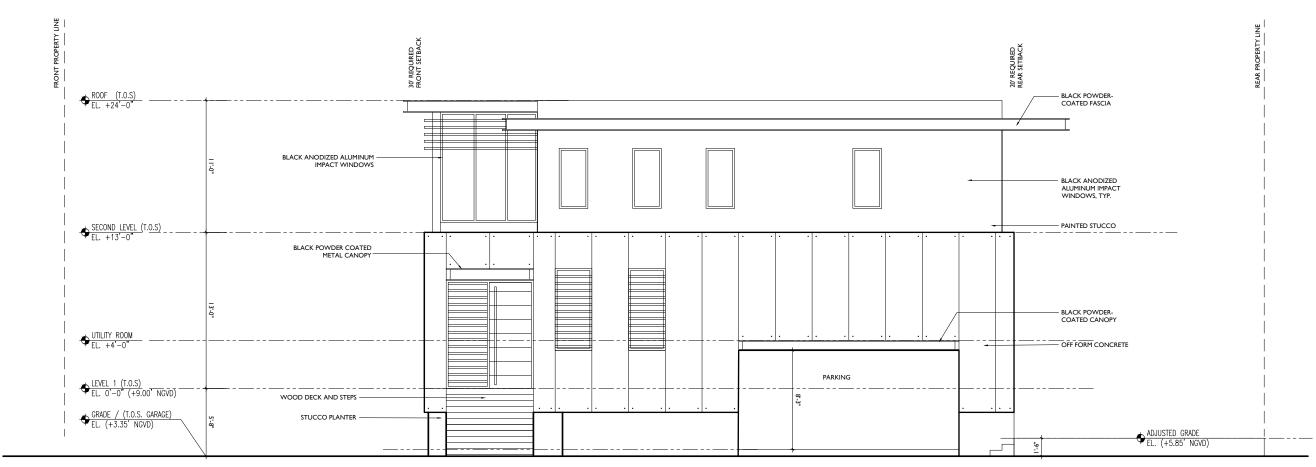
DRAWING:

EAST & WEST **ELEVATIONS** -NORTH-

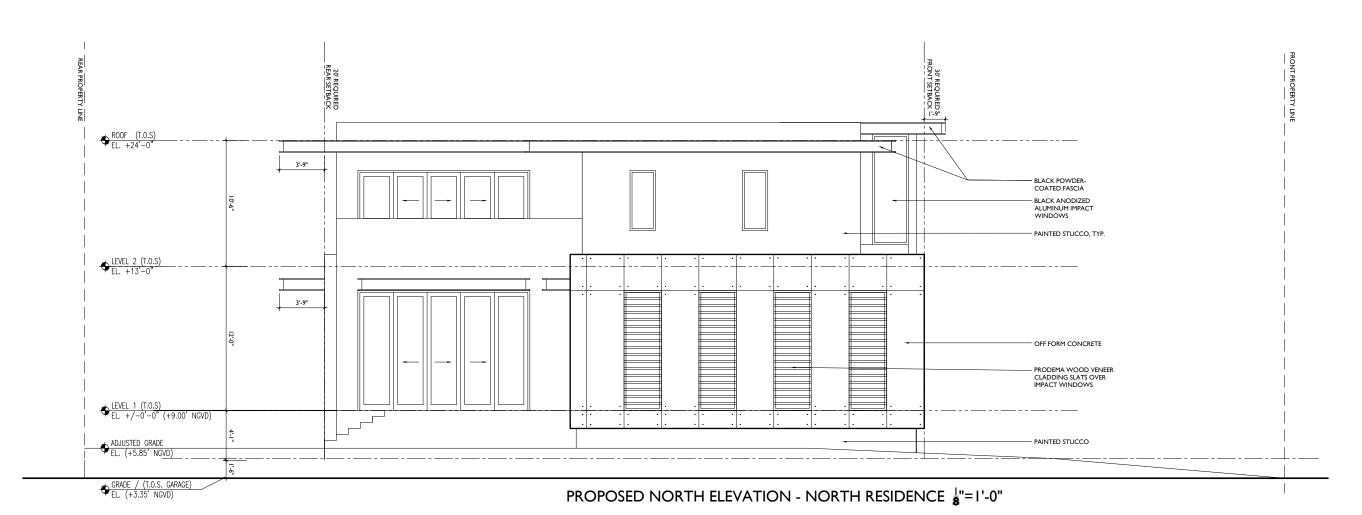
PROPOSED EAST ELEVATION - NORTH RESIDENCE  $\frac{1}{8}$ "=1'-0"

◆ LEVEL 1 (T.0.S) EL. 0'-0" (+9.00 NGVD)

ADJUSTED GRADE EL. (+5.85' NGVD)



PROPOSED SOUTH ELEVATION - NORTH RESIDENCE  $\frac{1}{8}$ "=1'-0"





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4354 ALTON RD. MIAMI BEACH, FLORIDA, 33139

DRAWING:

NORTH & SOUTH ELEVATIONS -NORTH-

NNIFER MICCONNEY FLORIDA LIC# AR9304

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PROPOSED SOUTH ELEVATION - NORTH RESIDENCE  $\frac{1}{8}$ "=1'-0"





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DRAWING:

NORTH & SOUTH ELEVATIONS -NORTH-

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