

ALTON ROAD RESIDENCE - SOUTH LOT

4354 Alton Road, Miami Beach, Florida

DESIGN REVIEW BOARD FINAL SUBMITTAL SEPTEMBER 7TH, 2018
NOVEMBER DRB

- SCOPE OF WORK :**
- NEW CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE
 - WAIVER OF SECOND TO FIRST FLOOR VOLUME
 - VARIANCES FOR SIDE INTERIOR AND SUM OF SIDE YARD SETBACKS



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ARCHITECTURE

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TD101	TREE DISPOSITION PLAN
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L201	MATERIALS PLAN
L400	PLANTING NOTES AND SCHEDULE
L401	PLANTING PLANS
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L801	SITE LIGHTING PLAN
IR100	IRRIGATION DETAILS
IR101	IRRIGATION DETAILS
IR200	IRRIGATION NOTES AND PLAN

MIAMI BEACH

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:	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 - GENERAL	RS-4	
5	Based Flood Elevation:	AE +8.00' NGVD ZONE	Grade value in : (N.G.V.D.)		3.9'
6	Adjusted grade (Flood+Grade/2):	8'+3.9'/2= 5.95'	Free board:		1'-0"
7	Lot Area:	6,500 SF			
8	Lot width:	63'-0"	Lot Depth:		100'-0"
9	Max Lot Coverage SF and %: 30%	6,500(.30)=1,950 SF	Proposed Lot Coverage SF and %:		1,815 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(1,221 SF)=610 SF	Rear Yard Open Space SF and %: 70%incl. pd		.70(1,377 SF)=963 SF
11B	Proposed Front Yard Open Space SF:	630 SF	Proposed Rear Yard Open Space:		1,017SF
12	Max Unit Size SF and %: 50% of Lot	6,500(.50)= 3,250 SF	Proposed Unit Size SF and %:		3,250 SF (49.9%)
	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 (100.8%)
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"	Variance Required
22	Side 2: north	10'	N/A	7'-6"	Variance Required
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"	Variance Required
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

RESIDENCE -

SOUTH LOT

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

DATA SHEET

&

INDEX

JENNIFER McCONNEY FLORIDA LIC# AR93044
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SCALE: N/A

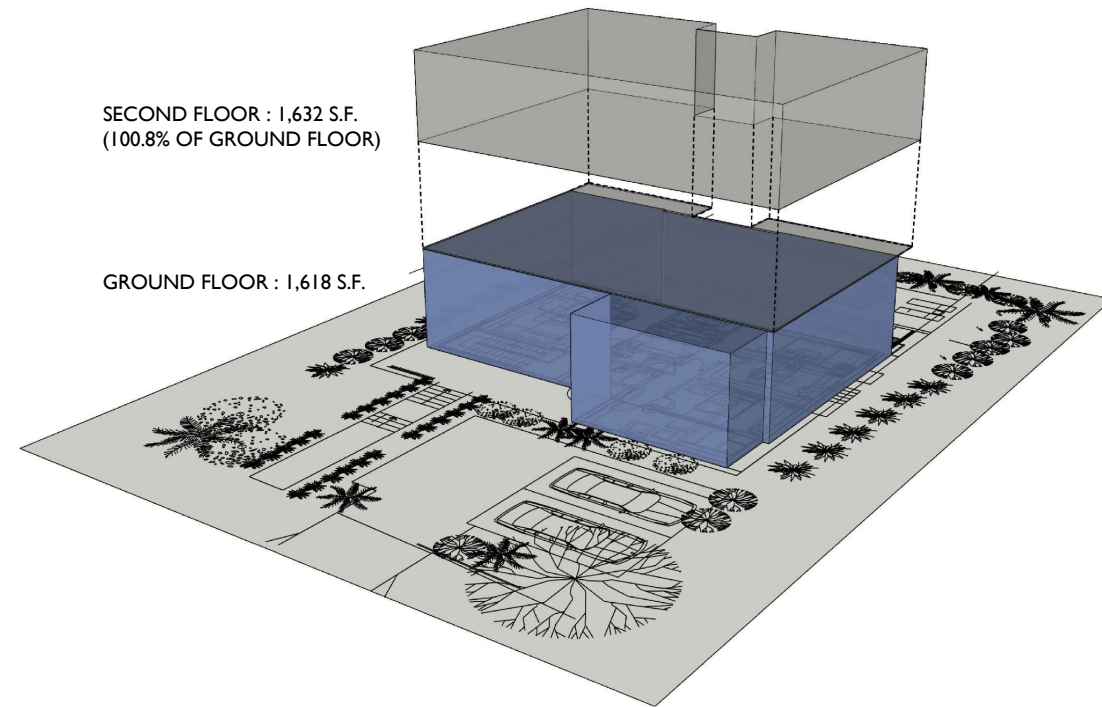
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DATE: 09/07/2018

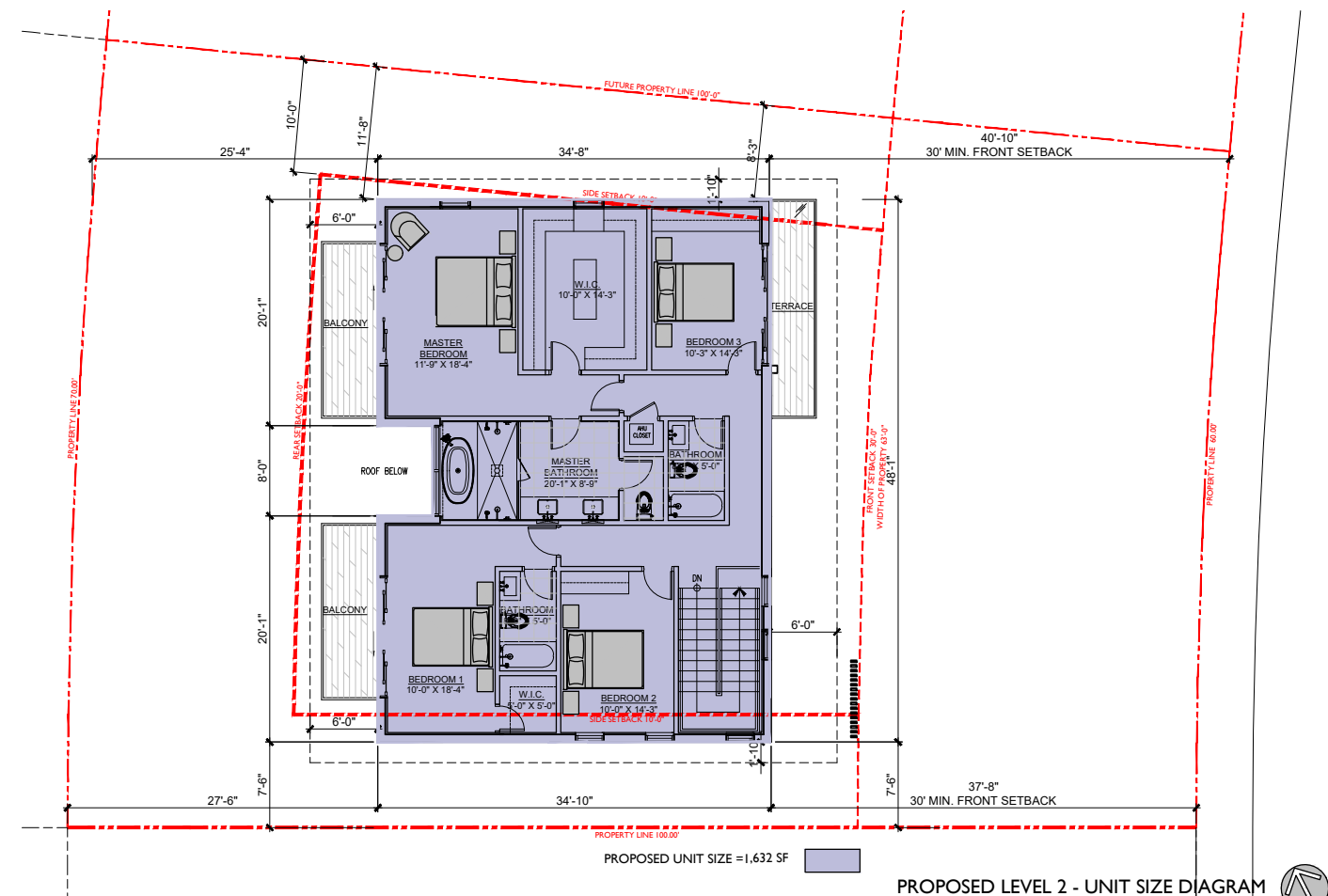
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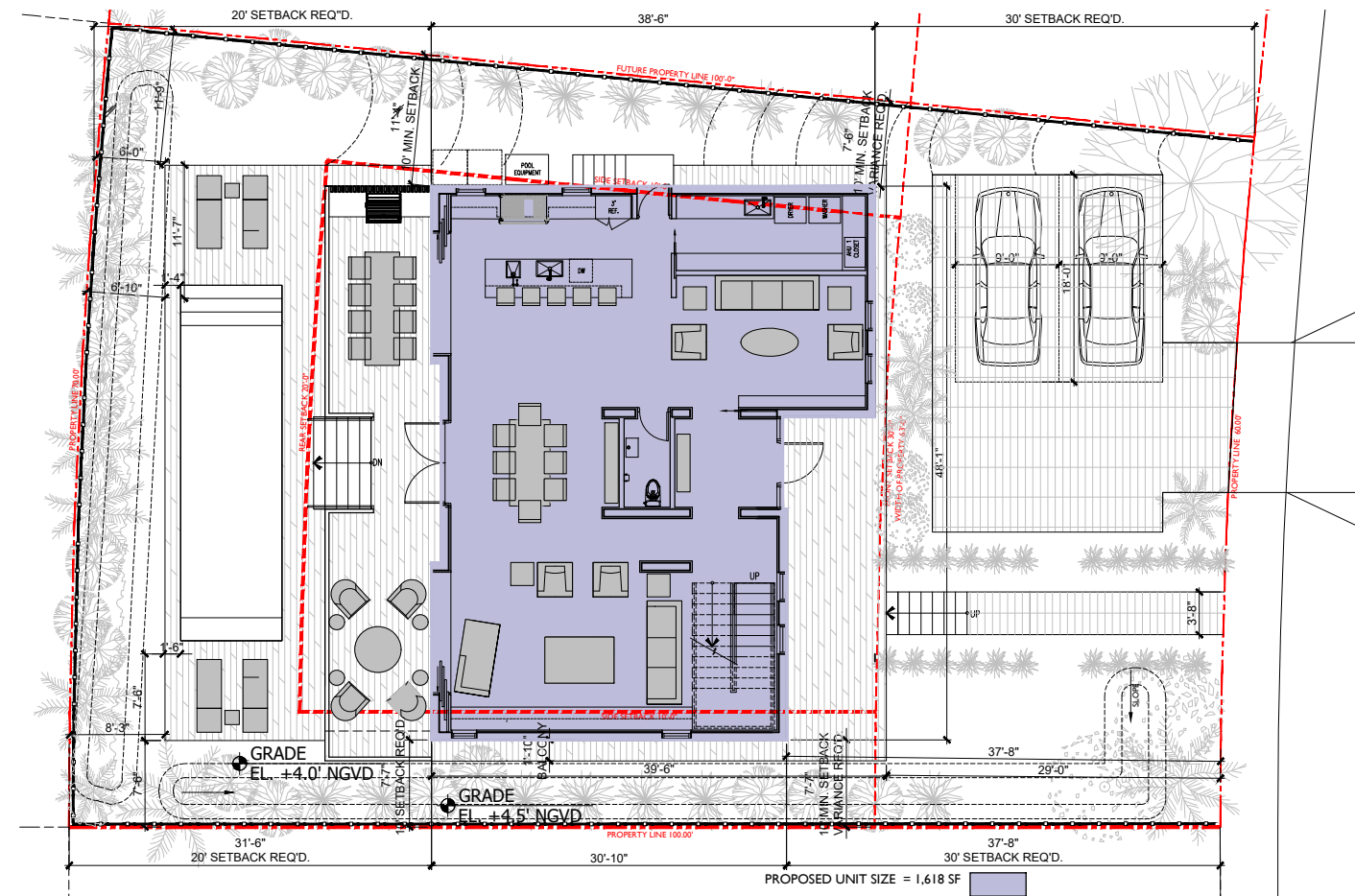
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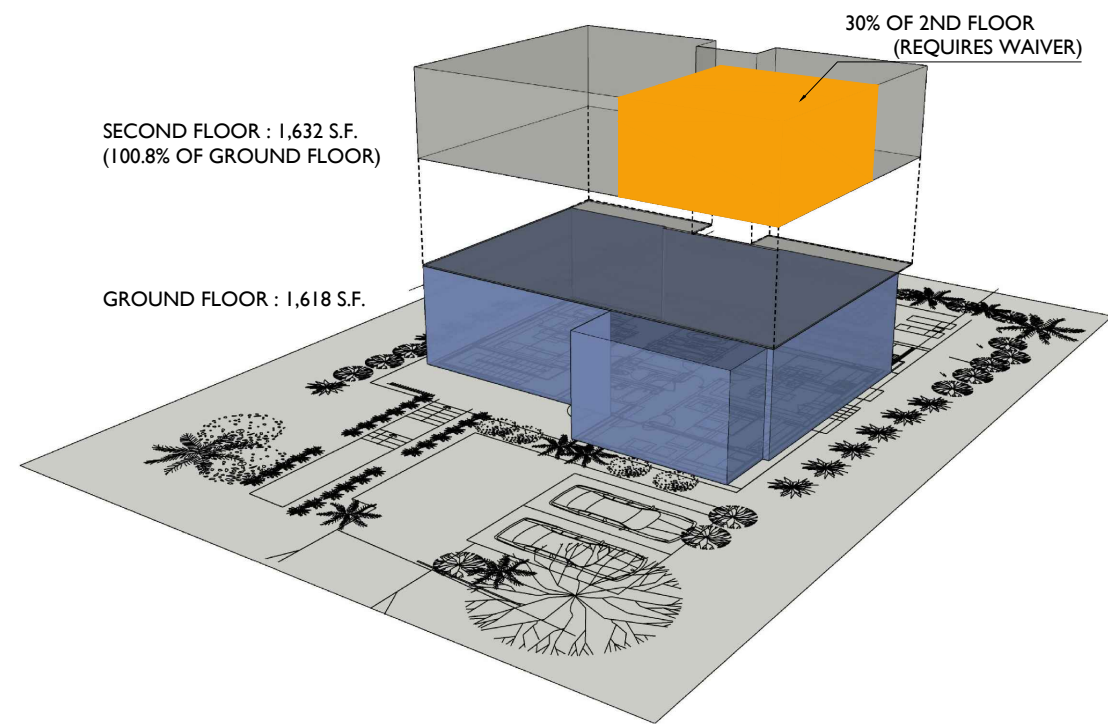
PROPOSED EXPLODED AXONOMETRIC VIEW



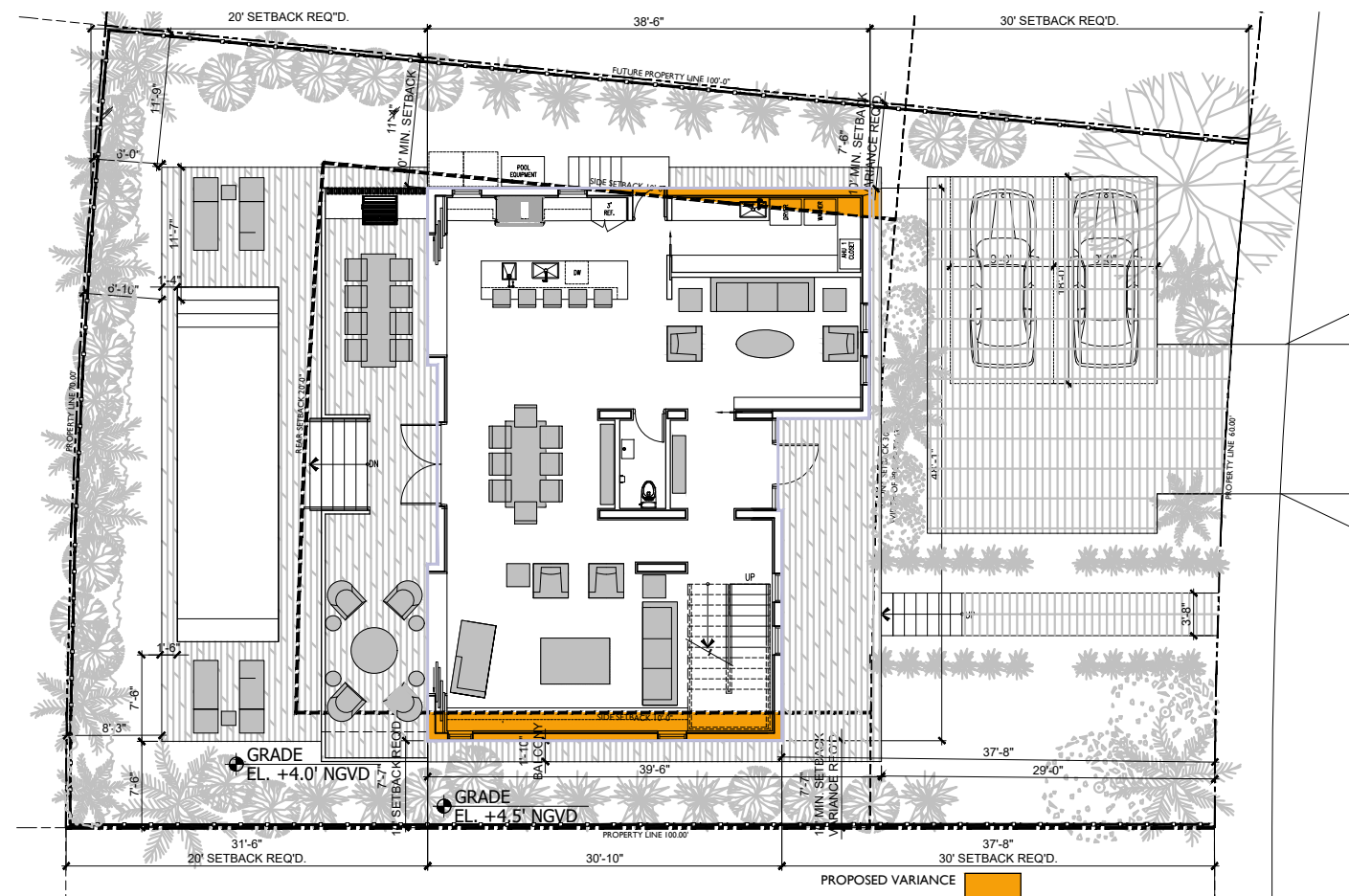
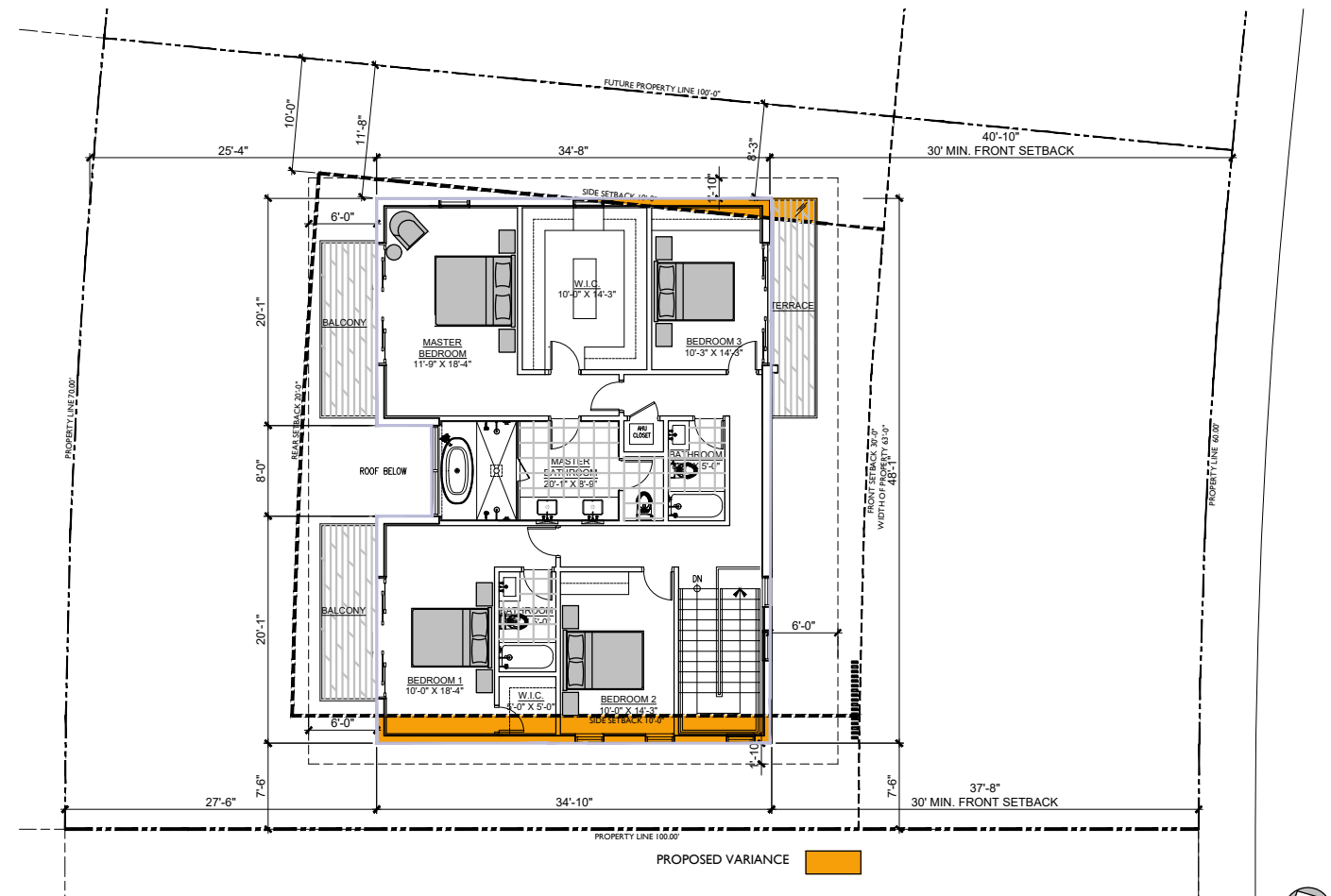
PROPOSED LEVEL 2 - UNIT SIZE DIAGRAM



PROPOSED LEVEL 1 - UNIT SIZE DIAGRAM



PROPOSED EXPLODED AXONOMETRIC VIEW WITH WAIVER - N.T.S.



PROJECT DESIGNER:



4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

LOT COVERAGE DIAGRAM

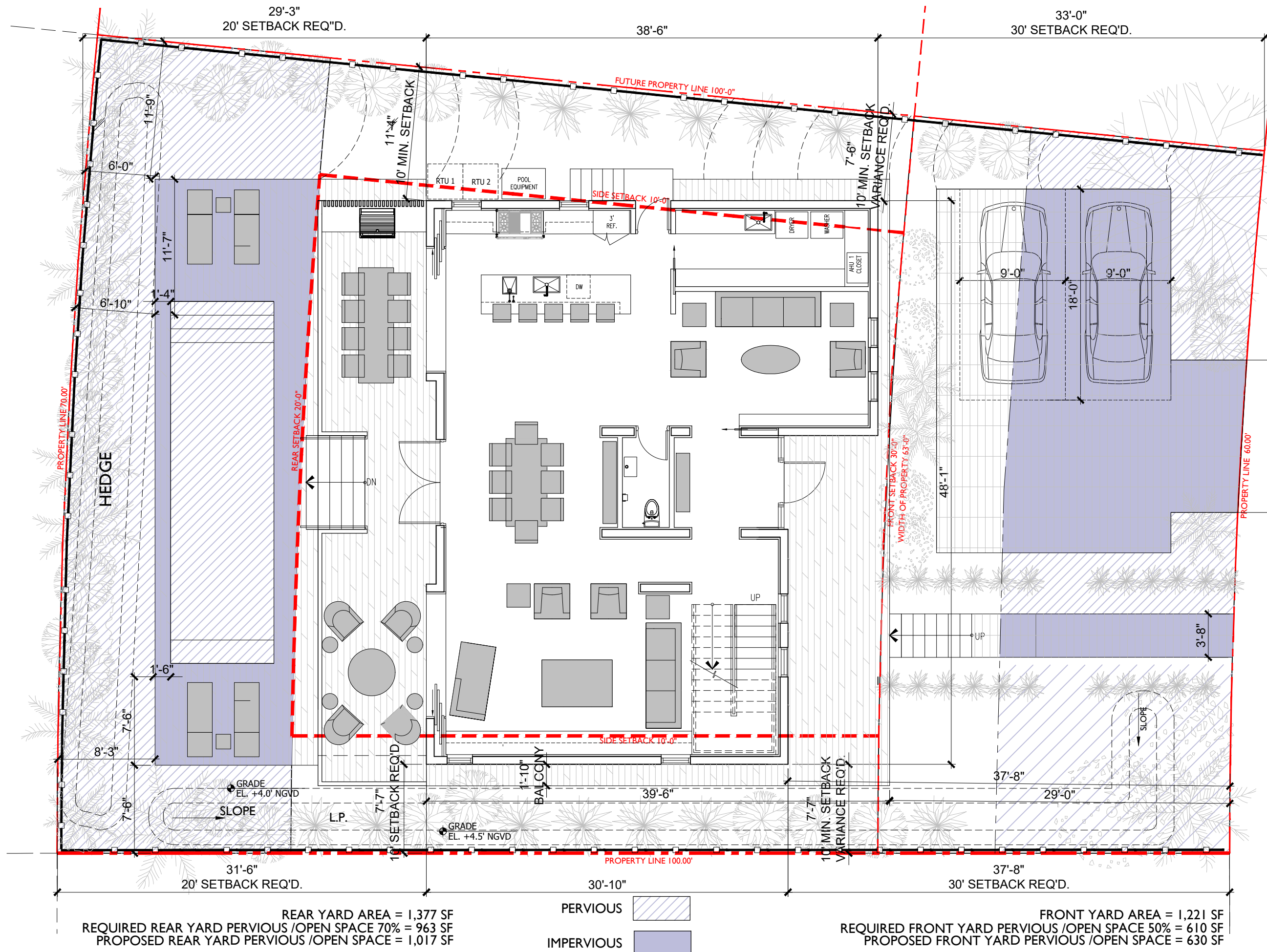
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SHEET NUMBER

A0.10





PROPOSED OPEN SPACE DIAGRAM

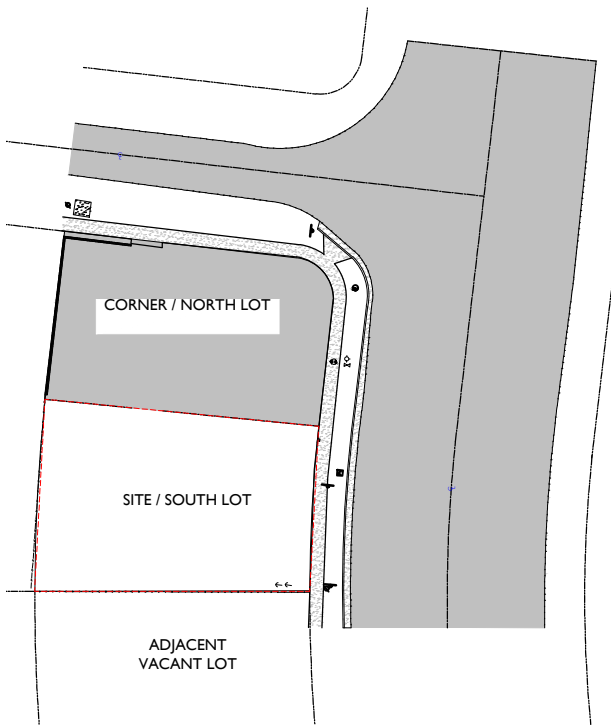




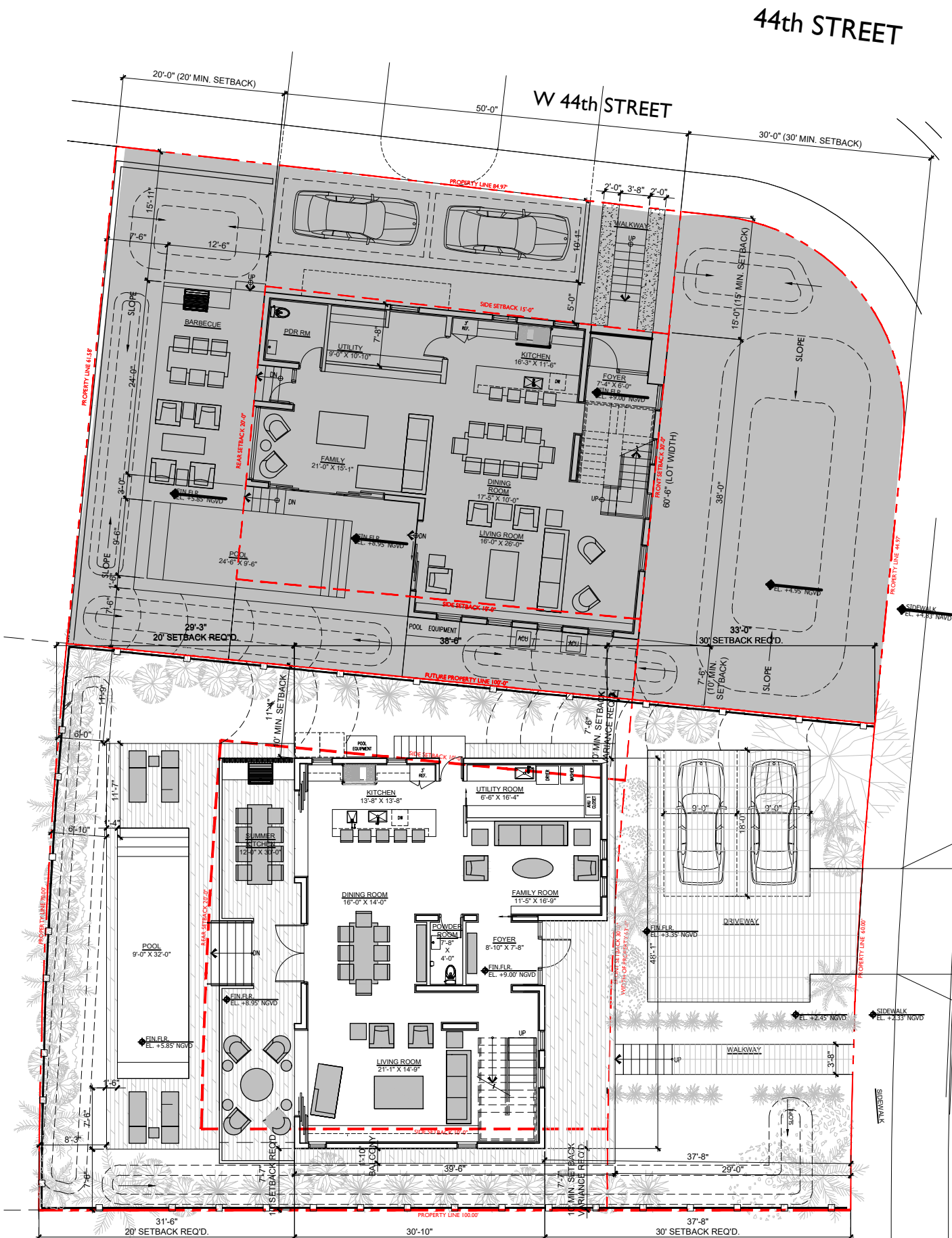
PROPOSED CONTEXT EAST ELEVATION @ ALTON ROAD



EXISTING CONTEXT EAST ELEVATION @ ALTON ROAD



LOCATION PLAN N.T.S.

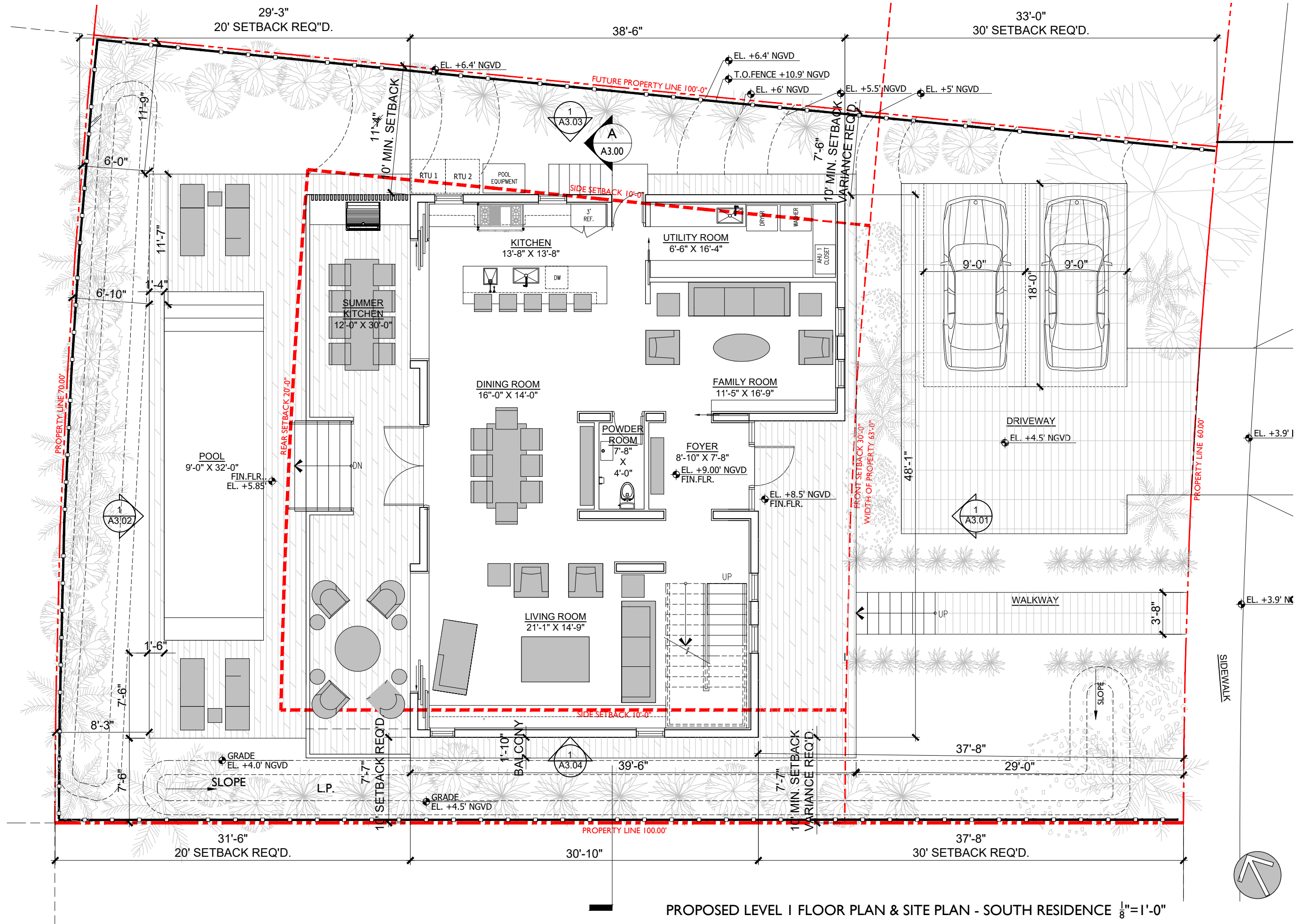


PROPOSED LEVEL 1 FLOOR PLAN & SITE PLAN 1/16"=1'-0"

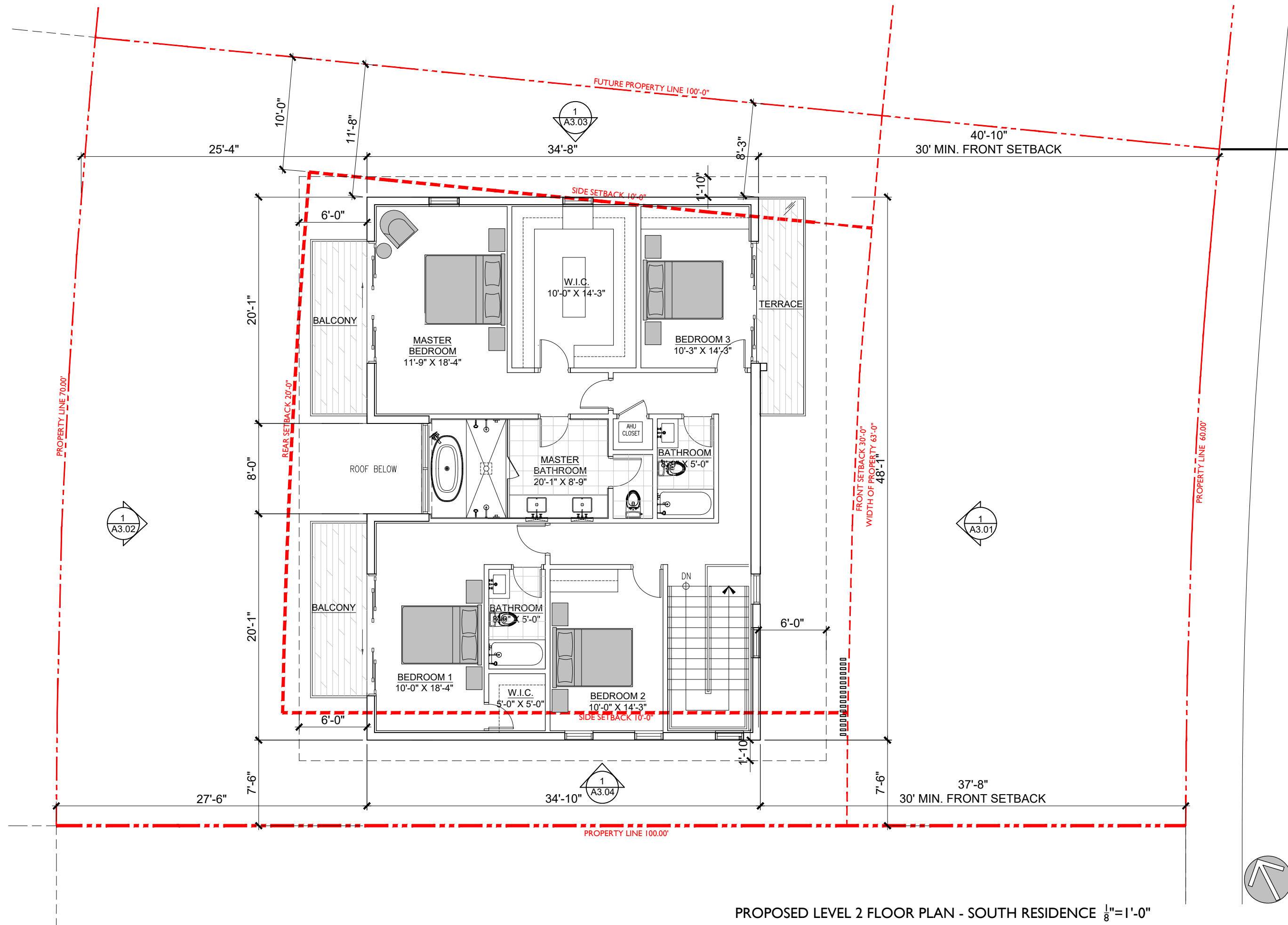


ALTON ROAD
RIGHT OF WAY 100'-0"

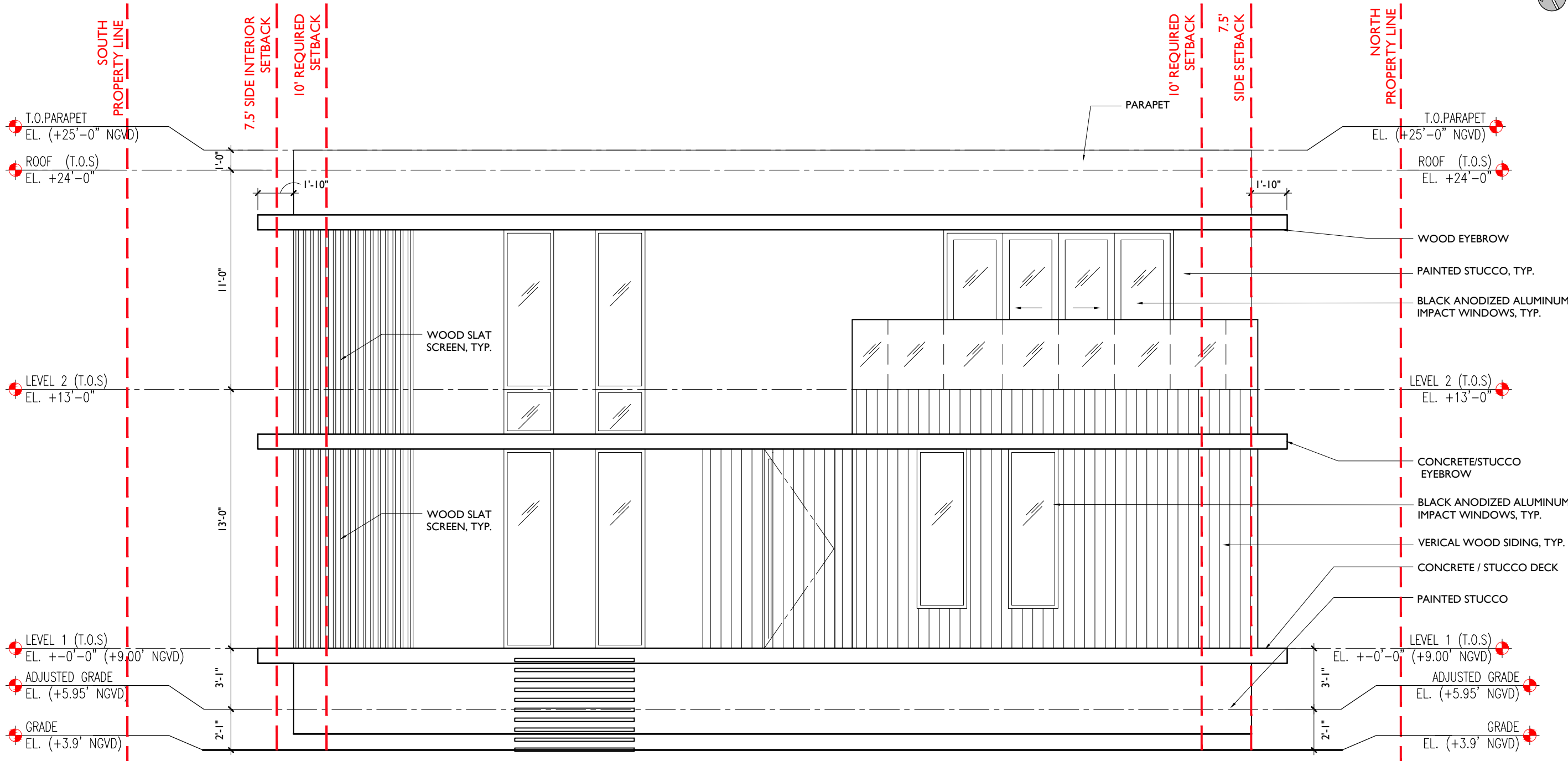
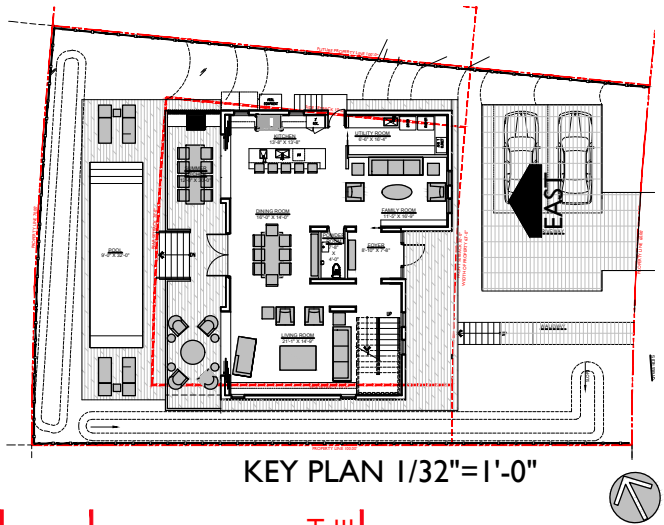
TYPICAL RIGHT
IN/RIGHT OUT
FDOT CURB CUT
PER INDEX NO.515
PLAN A

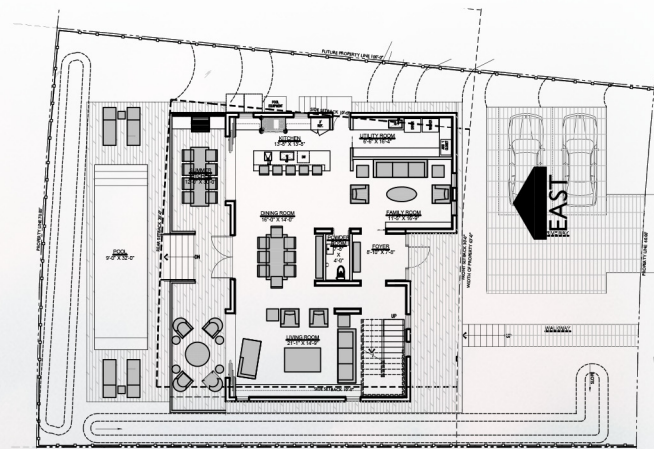


PROPOSED LEVEL I FLOOR PLAN & SITE PLAN - SOUTH RESIDENCE 1/8"=1'-0"





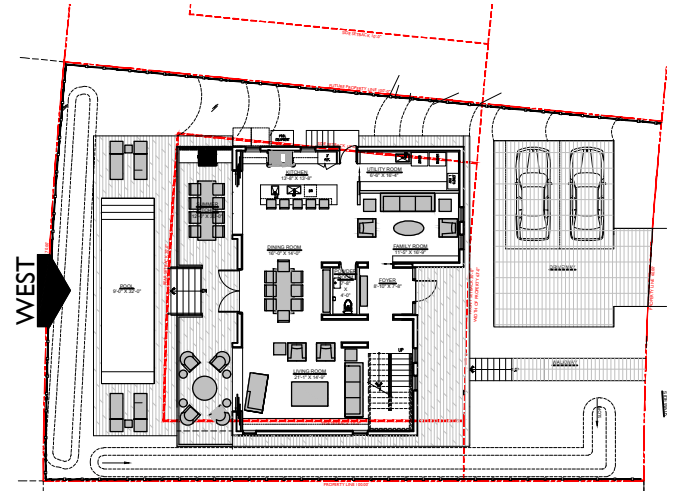




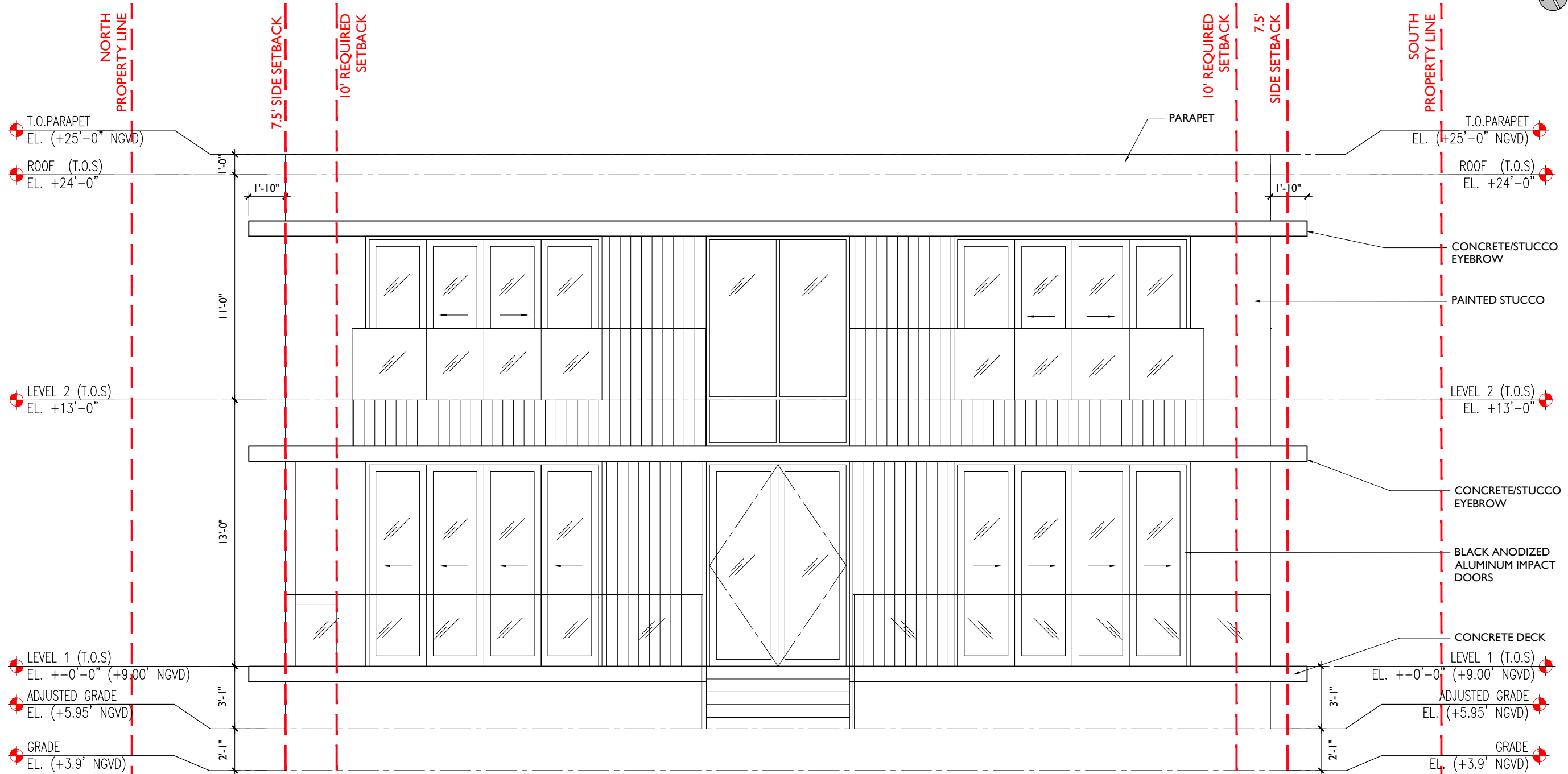
KEY PLAN 1/32"=1'-0"



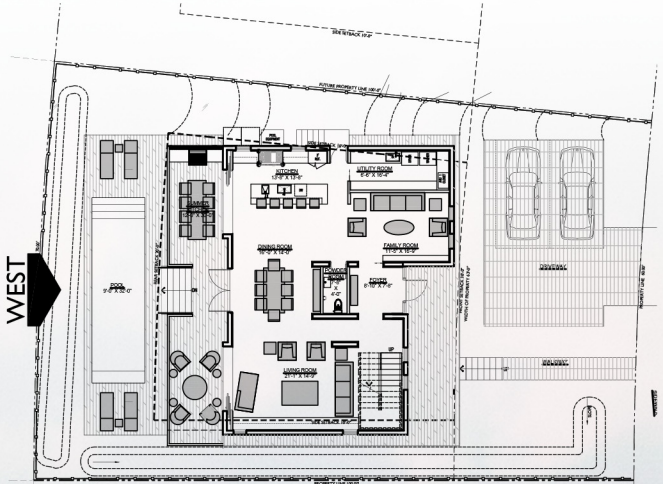
PROPOSED EAST (FRONT) ELEVATION 3/16"=1'-0"



KEY PLAN 1/32"=1'-0"

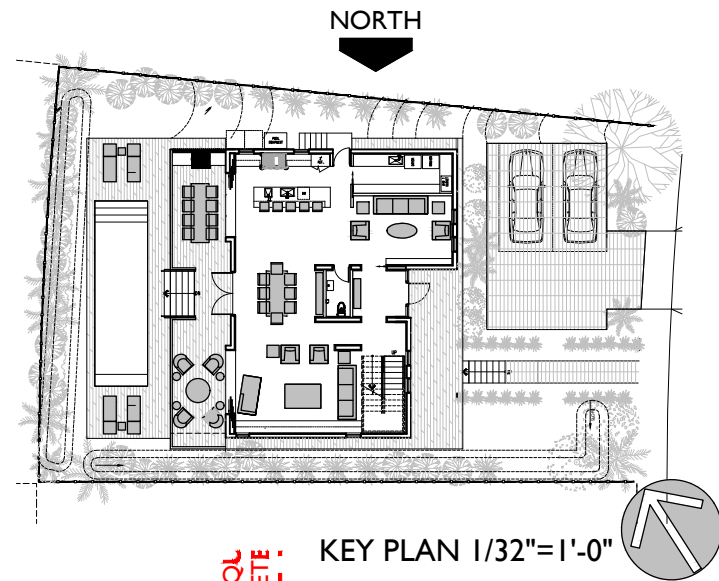


PROPOSED WEST (BACK) ELEVATION 3/16"=1'-0"

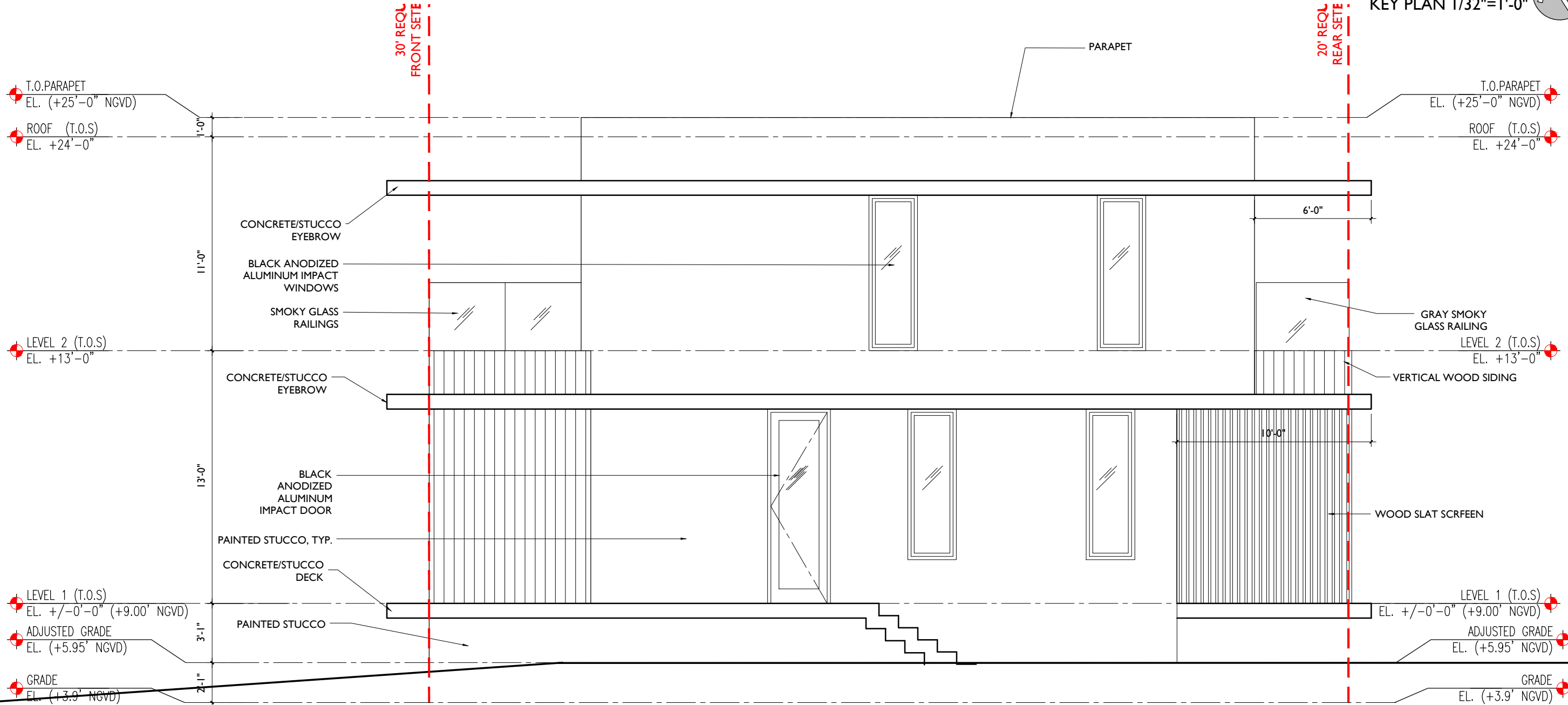
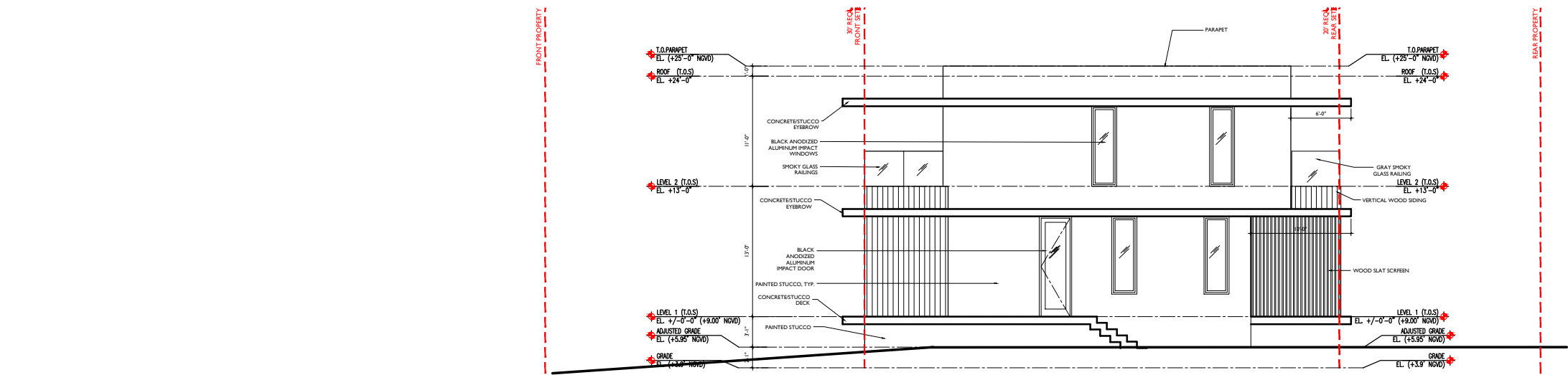


KEY PLAN 1/32"=1'-0"

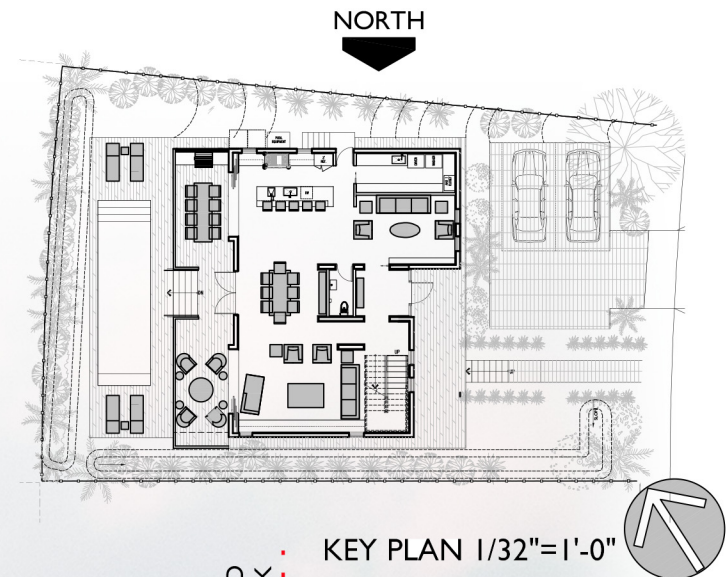




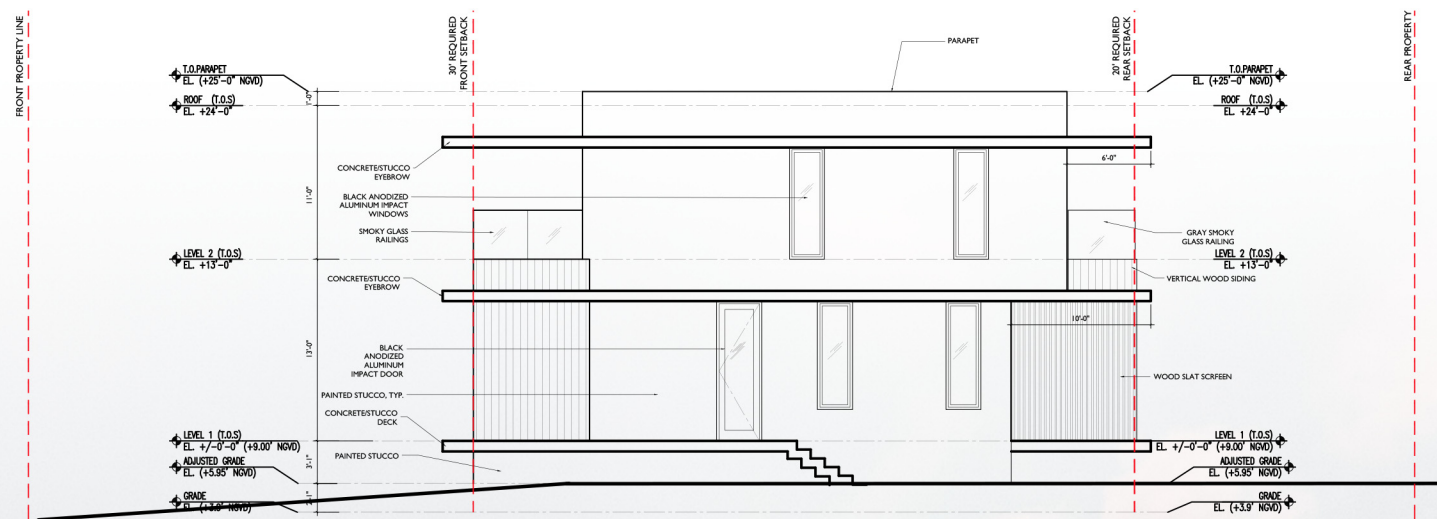
KEY PLAN 1/32"=1'-0"



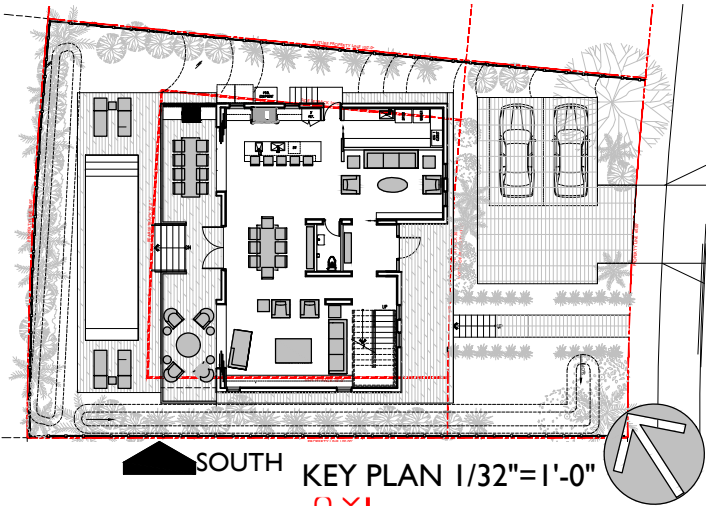
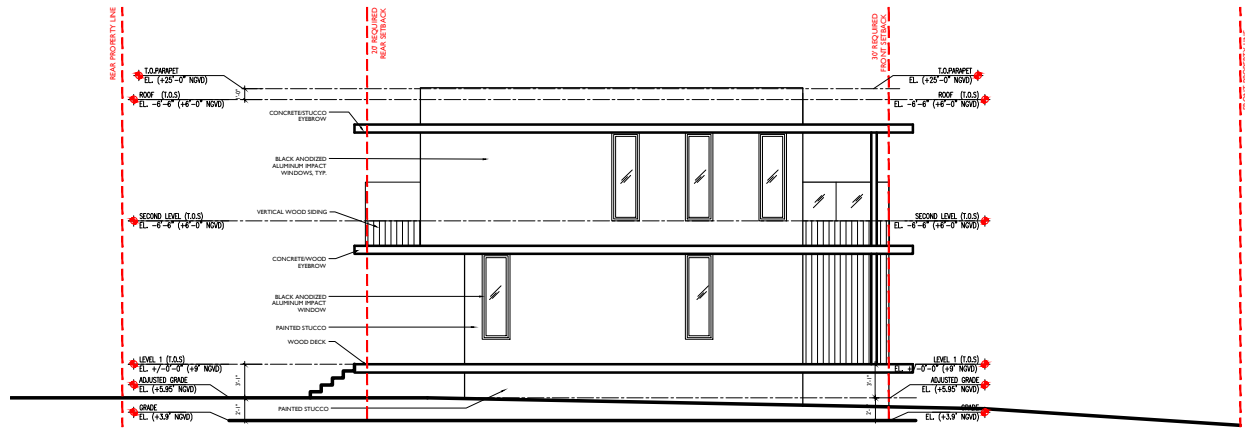
I. PROPOSED NORTH (SIDE) ELEVATION 3/16"=1'-0"



KEY PLAN 1/32"=1'-0"



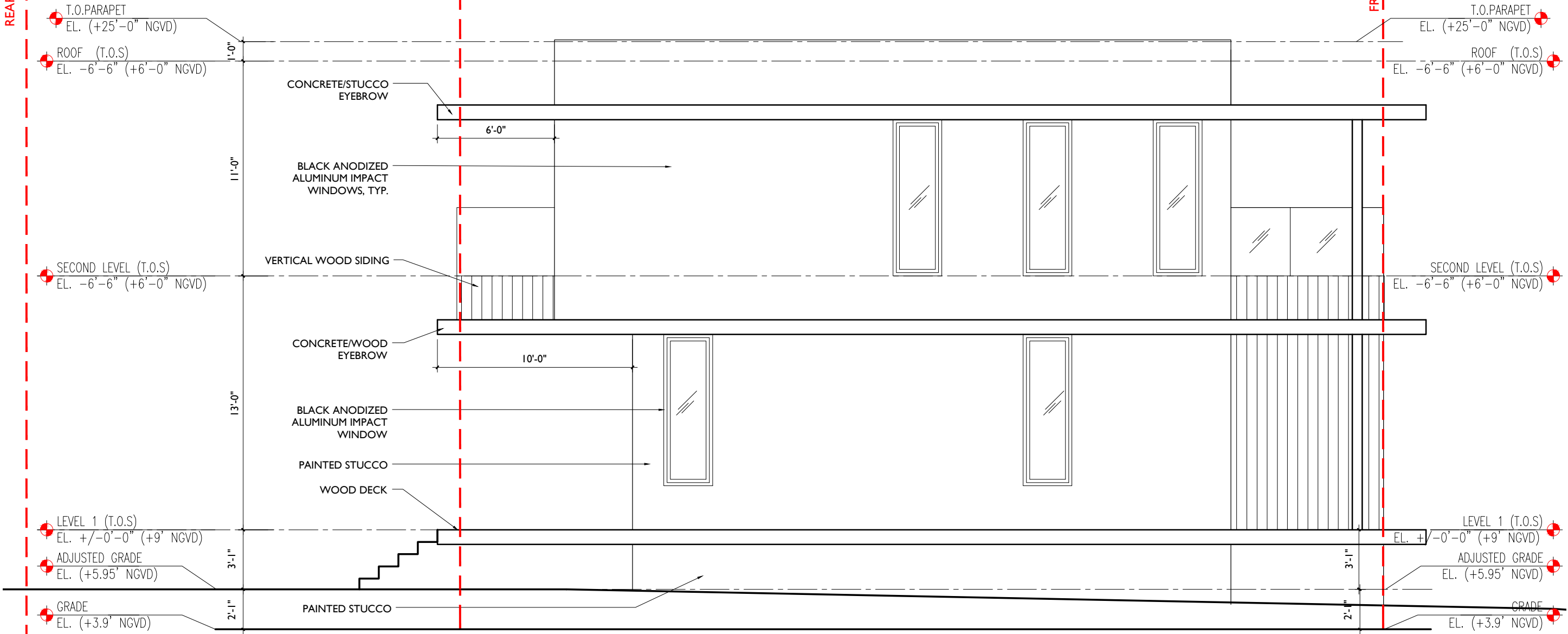
PROPOSED NORTH (SIDE) ELEVATION $\frac{3}{16}"=1'-0"$

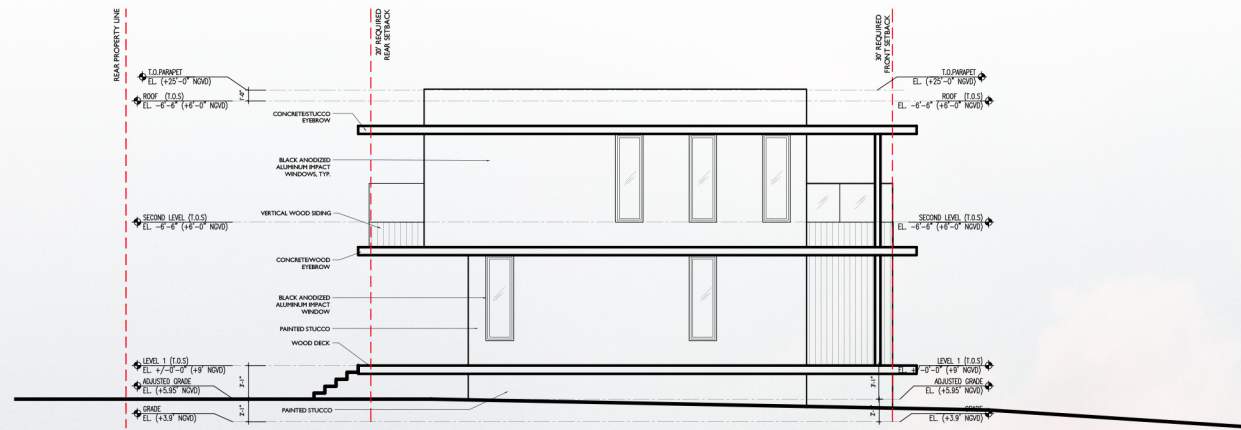


REAR PROPERTY LINE

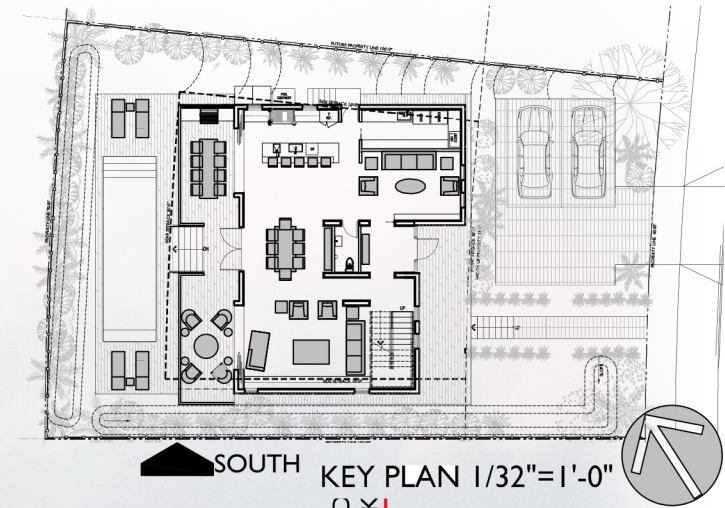
20' REQUIRED
REAR SETBACK

30' REQUIRED
FRONT SETBACK

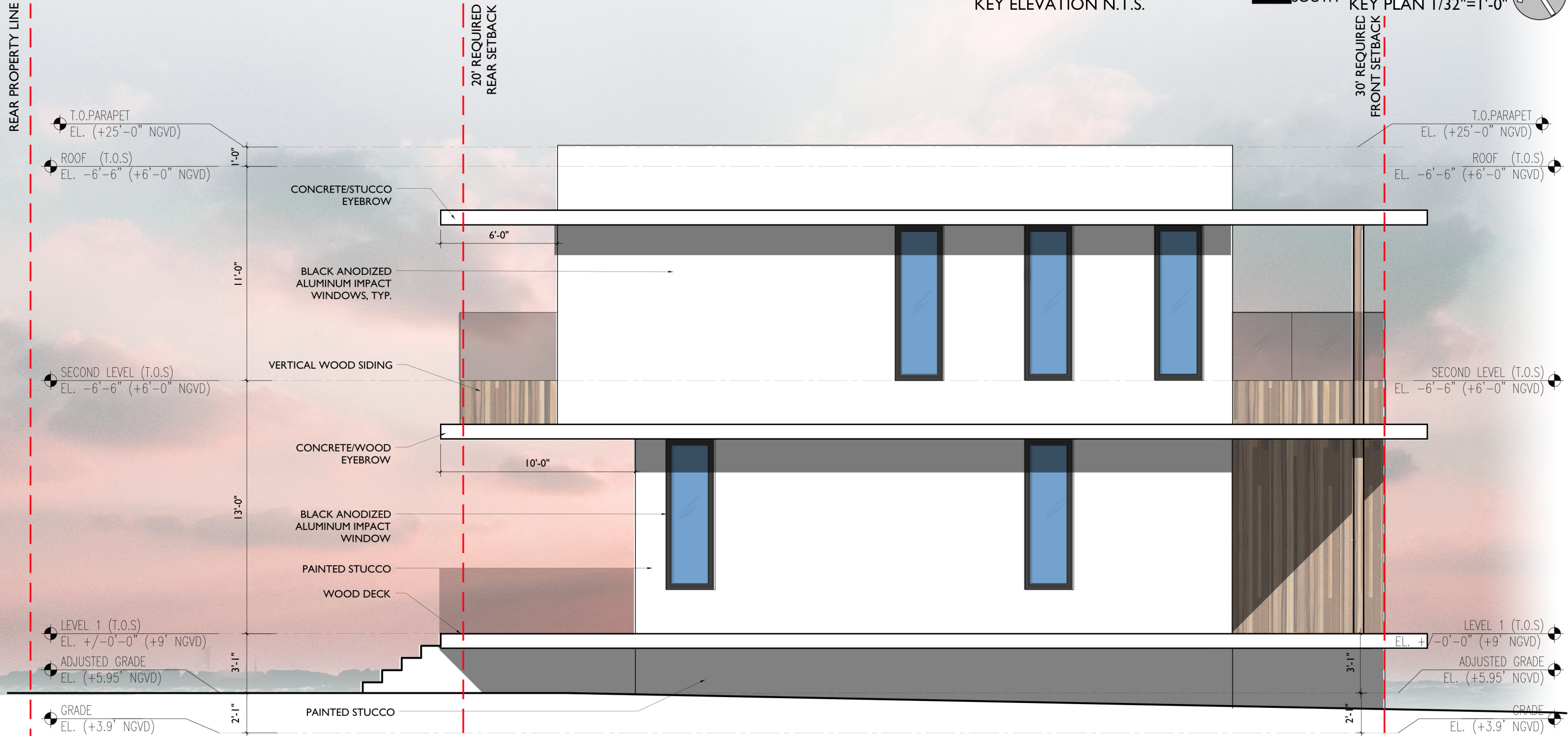




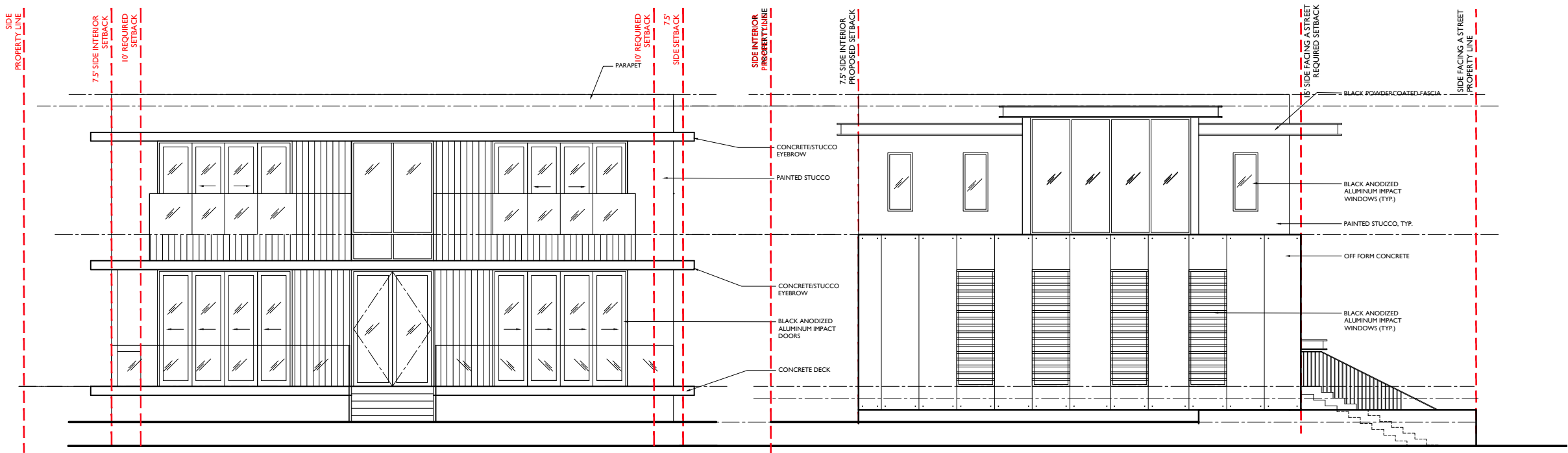
KEY ELEVATION N.T.S.



KEY PLAN 1/32"=1'-0"

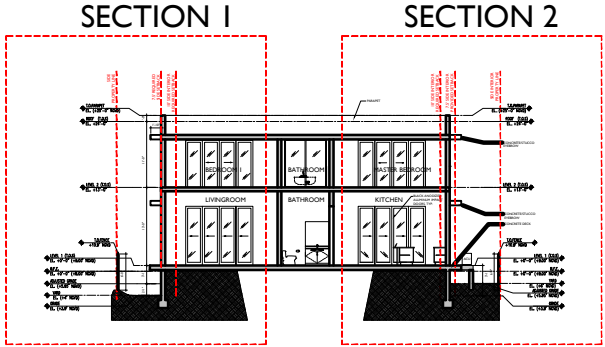


I. PROPOSED SOUTH (SIDE) ELEVATION 3/16"=1'-0"



PROPOSED EAST (FRONT) ELEVATION - SOUTH LOT

PROPOSED EAST (FRONT) ELEVATION - NORTH LOT



KEY

