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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 :		DRB 18-0323	
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.)	3.35'
6	Adjusted grade (Flood+Grade/2):	8'+3.35'/2= 5.68'	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 %:	1,624 SF (24.99%)
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. poo	.70(1,377 SF)=963 SF
11B	Proposed Front Yard Open Space SF:	623 SF	Proposed Rear Yard Open Space:	963 SF
12	Max Unit Size SF and %: 50% of lot	6,500(.50)= 3,250 SF	Proposed Unit Size SF and %:	3,015 SF (46.4%)
	Min. Unit Size SF	1,800 SF		
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,498 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	1,517 (101.2%)
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	31'-11"
20	Front Second level:	30'	N/A	35'-0"
21	Side 1: south	10'	N/A	10'-0"
22	Side 2: north	10'	N/A	10'-8"
23	Rear:	20'	N/A	25'-9"
	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	20'-8"
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	

Notes:

If not applicable write N/A

All other data information should be presented like the above format

PROJECT NUMBER
1819

PROJECT DESIGNER:



architecture /
landscape architecture

PROJECT:
4354
ALTON ROAD
RESIDENCE -
SOUTH LOT

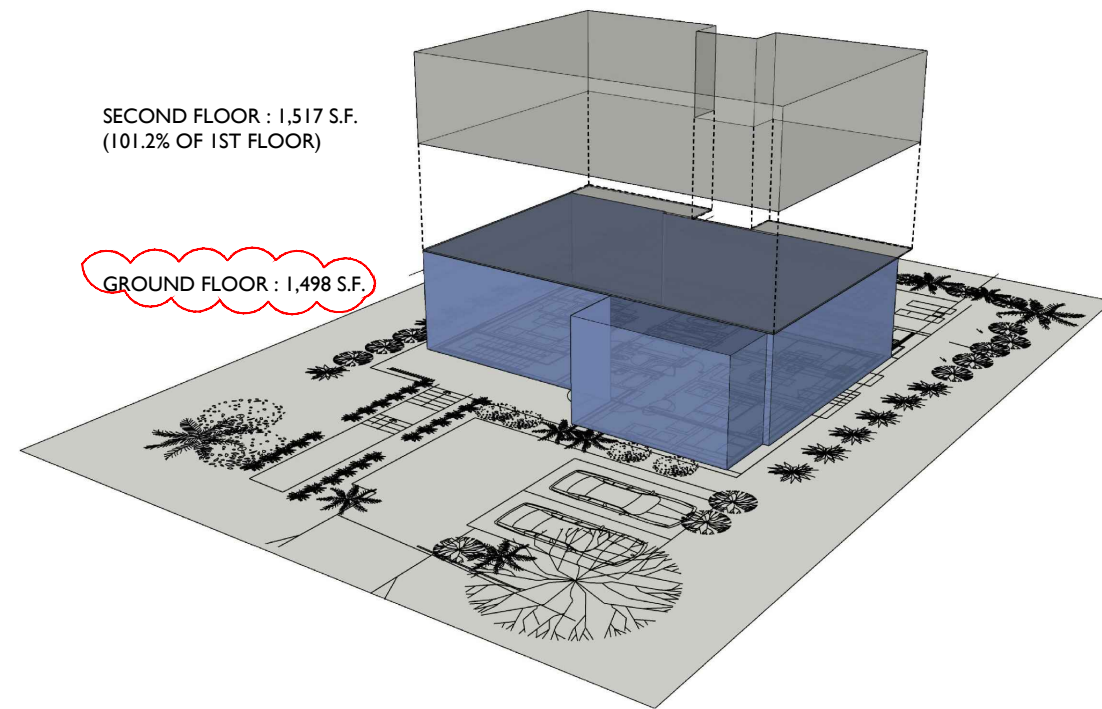
4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

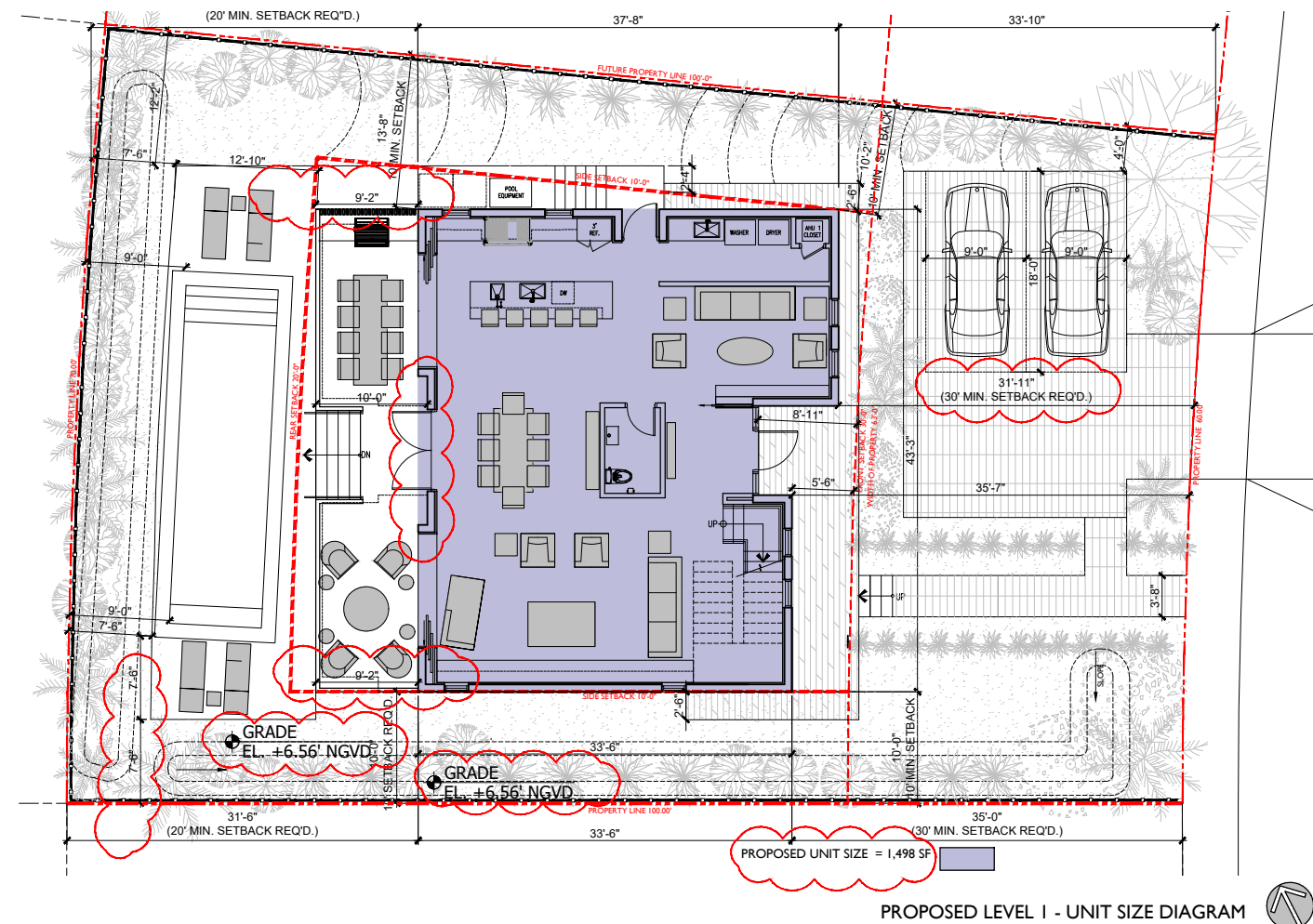
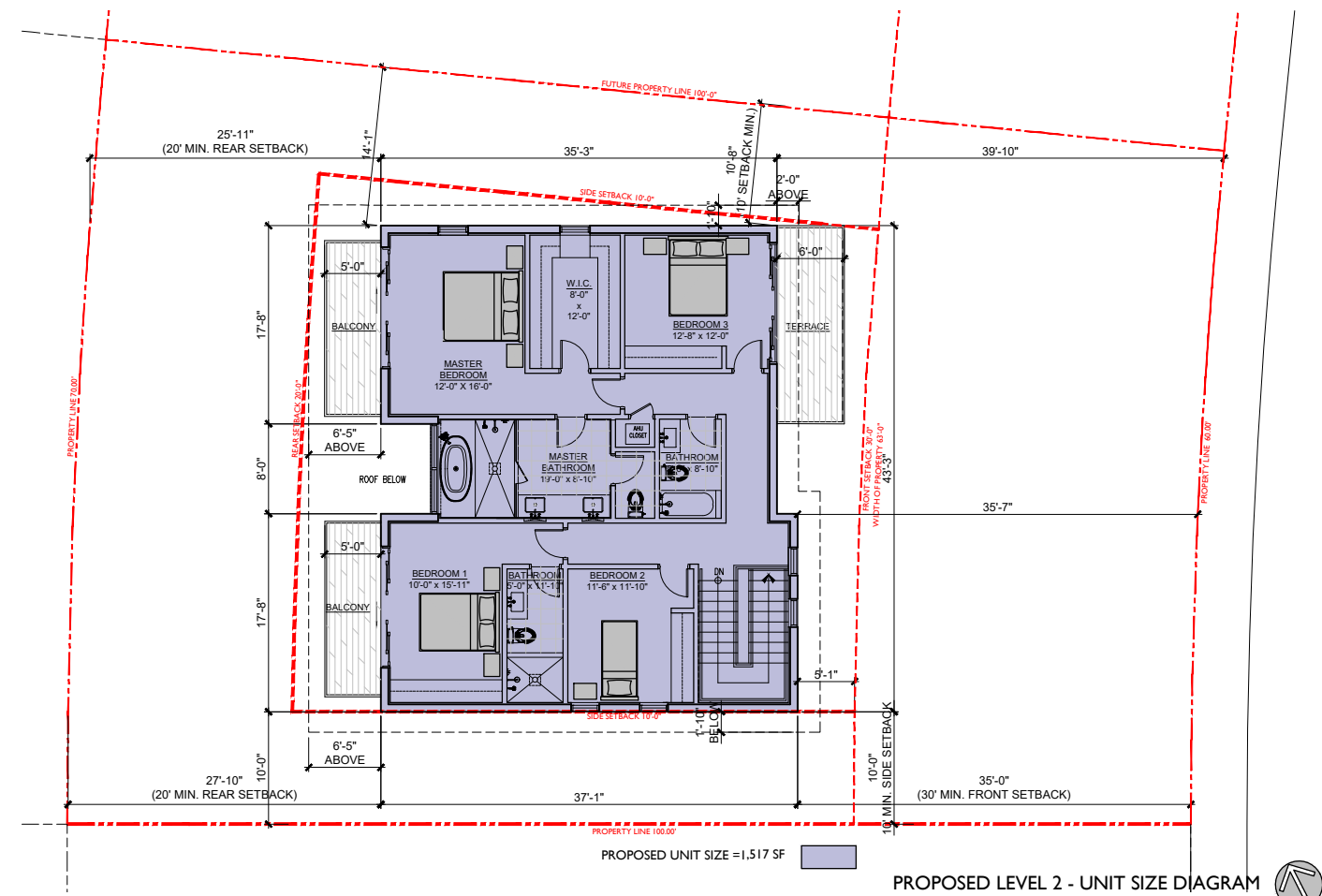
DATA SHEET
&
INDEX

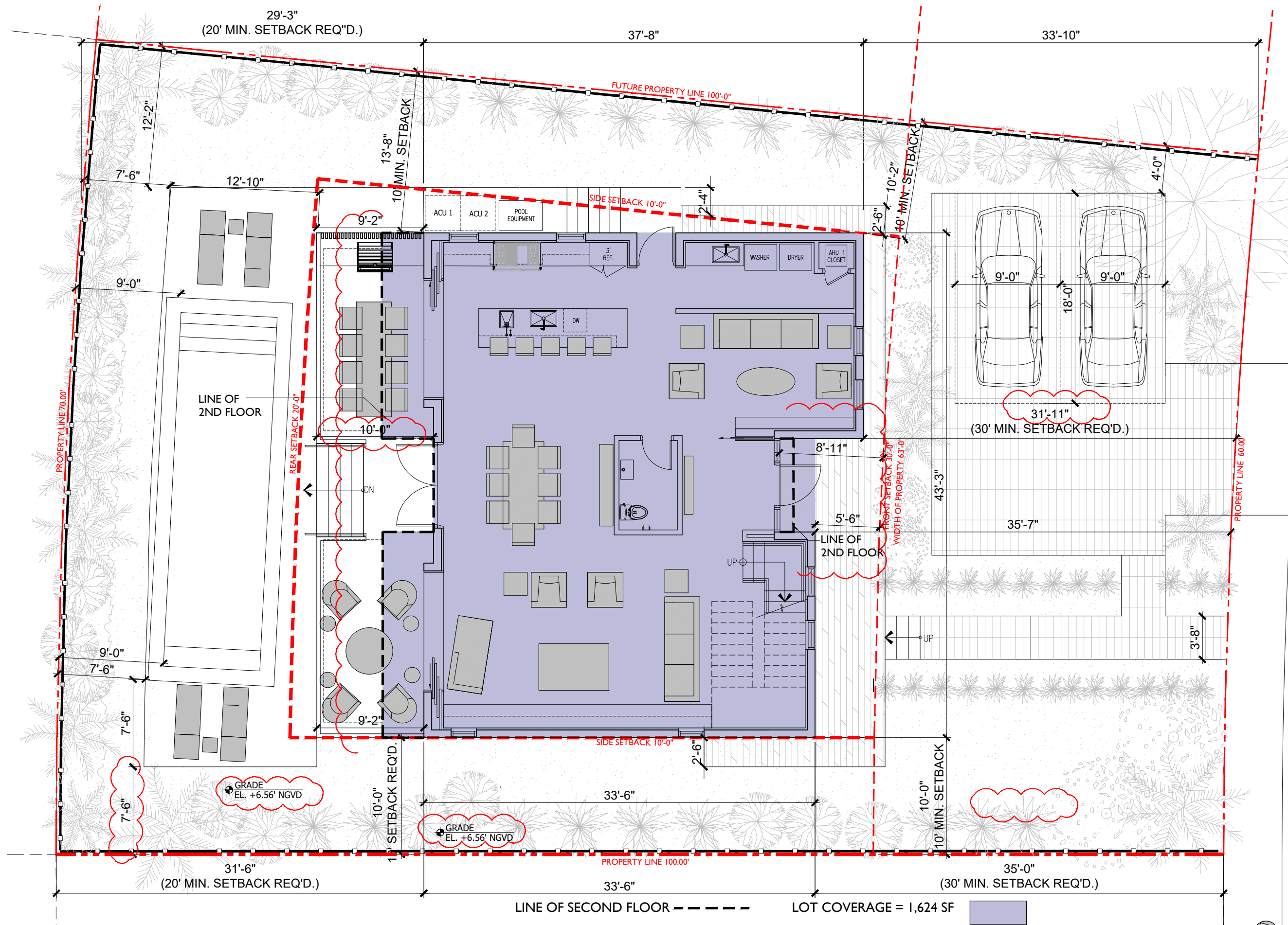
JENNIFER MCCONNEY FLORIDA LIC# AR93044
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EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &
PLANNING, INC. (c) 2018
SCALE: N/A
CHECK: JMcG
DATE: 12/10/2018
SHEET NUMBER

SHEET NUMBER
A0.01



PROPOSED EXPLODED AXONOMETRIC VIEW





PROPOSED LOT COVERAGE DIAGRAM



architecture /
landscape architecture

PROJECT:
**4354
ALTON ROAD
RESIDENCE -
SOUTH LOT**

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

**OPEN SPACE
DIAGRAM**

JENNIFER McCONNEY FLORIDA LIC# AR03044

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

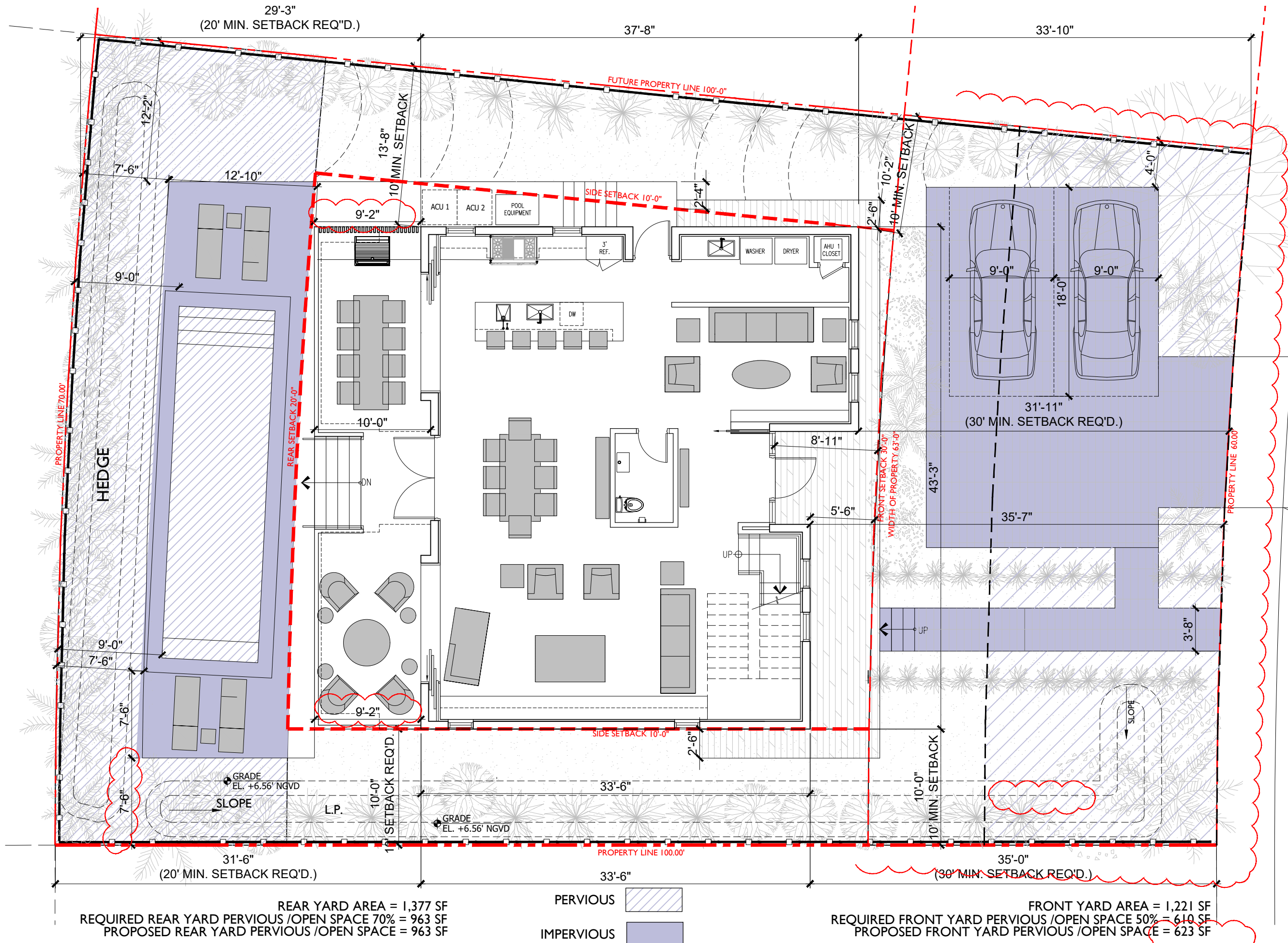
CHECK: JMcG

DATE: 12/10/2018

SHEET NUMBER

SHEET NUMBER

A0.11



PROPOSED OPEN SPACE DIAGRAM

