

ALTON ROAD RESIDENCE - SOUTH LOT

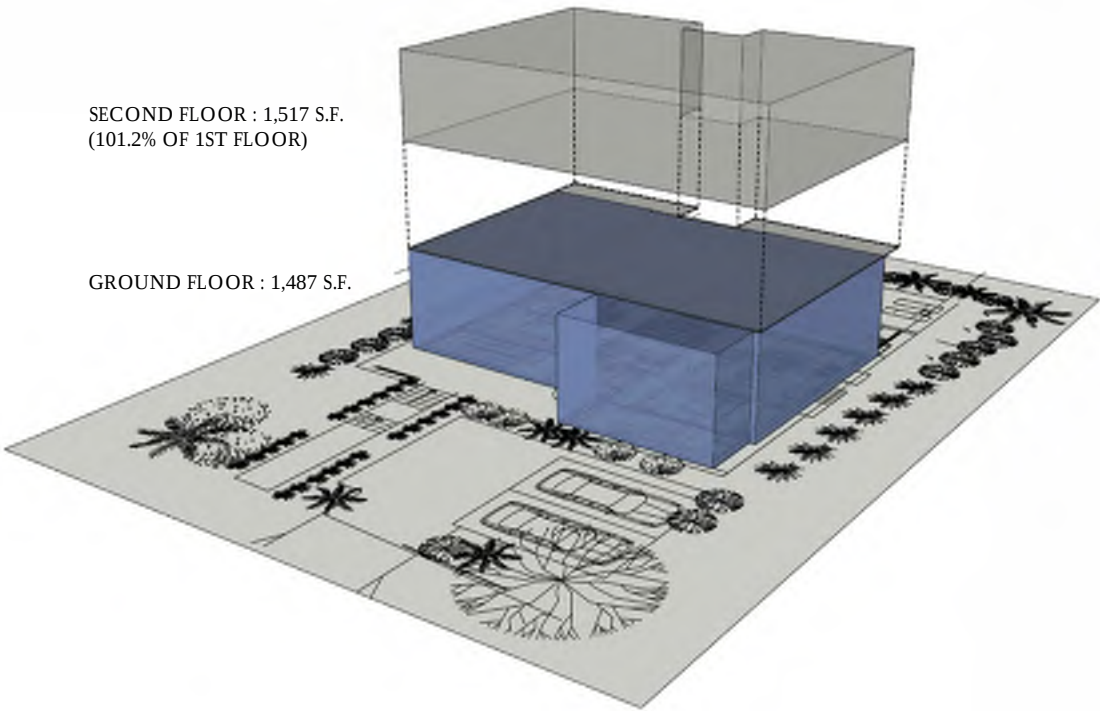
4354 Alton Road, Miami Beach, Florida

DESIGN REVIEW BOARD FINAL SUBMITTAL - December 10, 2018

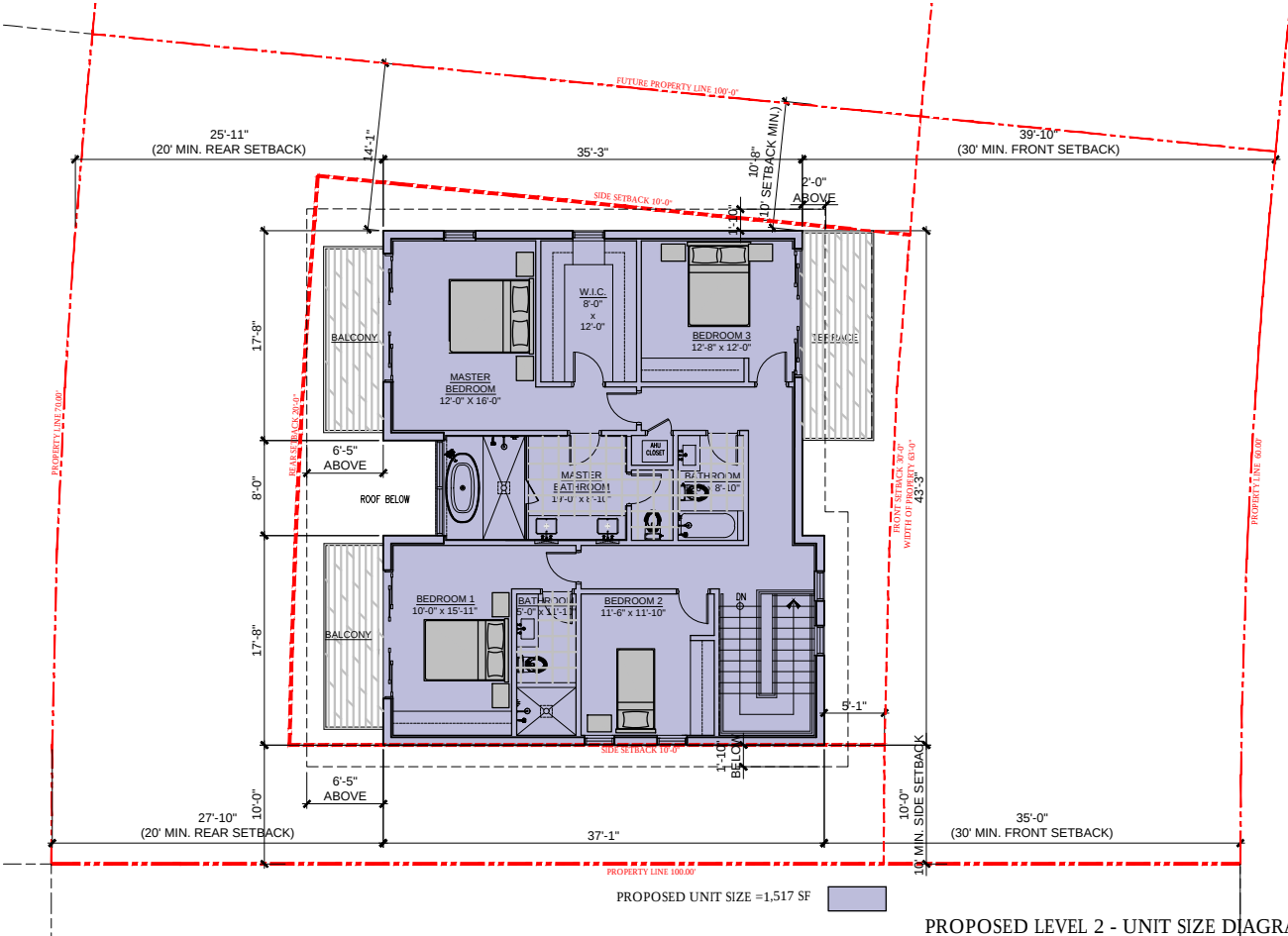
SCOPE OF WORK : - NEW CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE



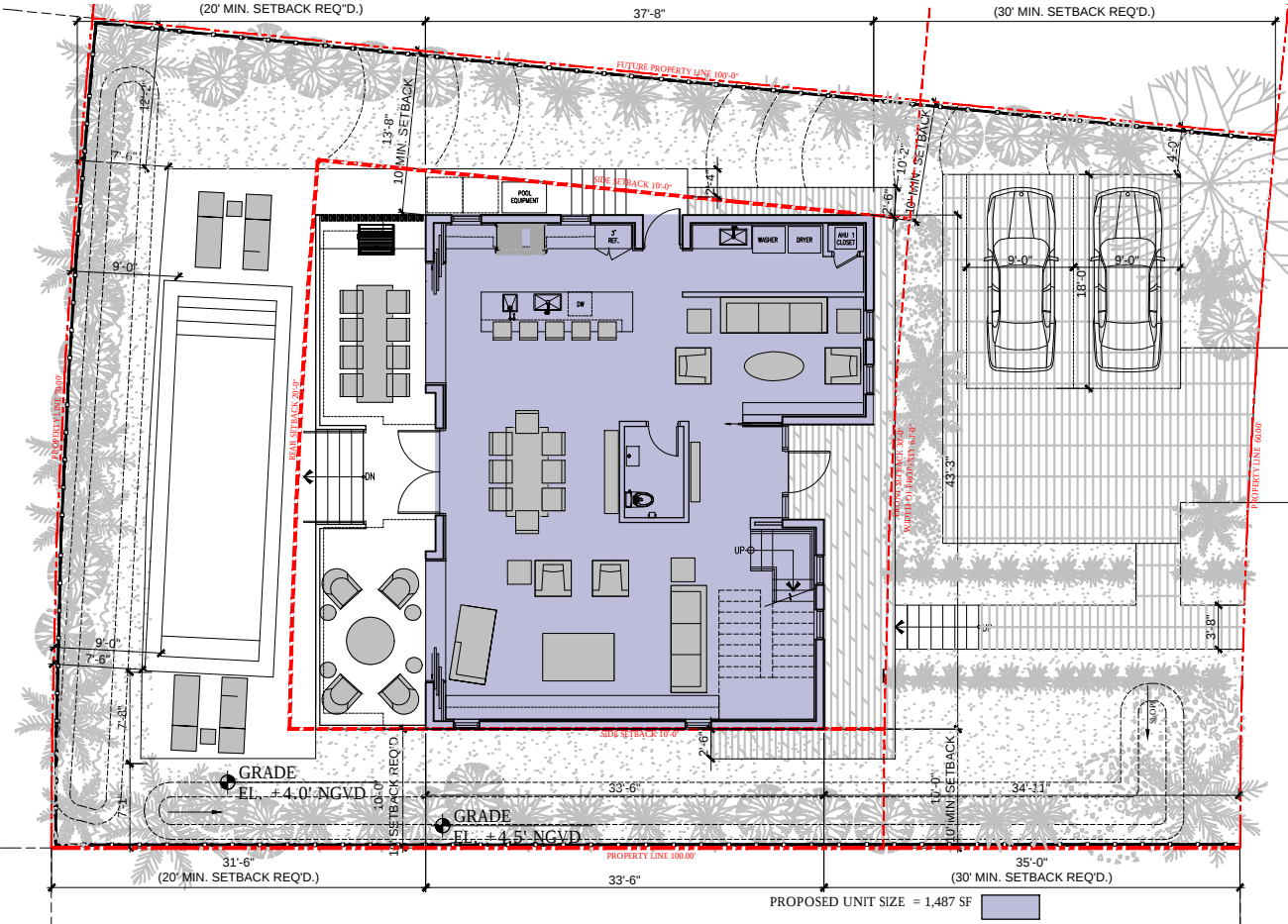




PROPOSED EXPLODED AXONOMETRIC VIEW

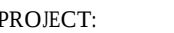


PROPOSED LEVEL 2 - UNIT SIZE DIAGRAM



PROPOSED LEVEL 1 - UNIT SIZE DIAGRAM

PROJECT DESIGNER:



4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

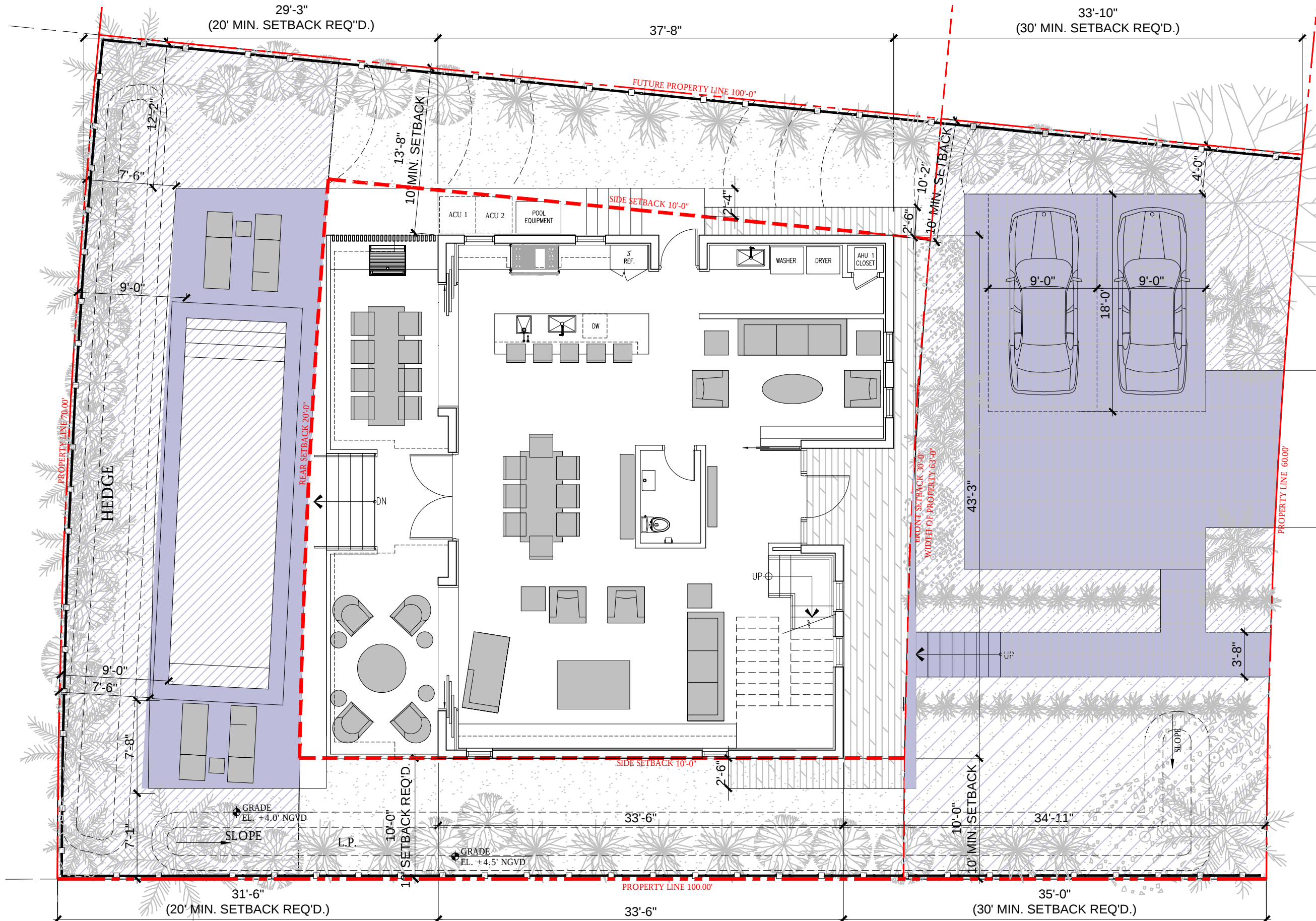
DRAWING:

LOT
COVERAGE
DIAGRAM

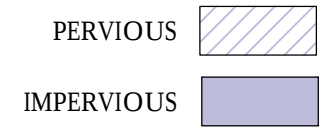
SHEET NUMBER

A0.10





REAR YARD AREA = 1,377 SF
REQUIRED REAR YARD PERVIOUS / OPEN SPACE 70% = 963 SF
PROPOSED REAR YARD PERVIOUS / OPEN SPACE = 963 SF



FRONT YARD AREA = 1,221 SF
REQUIRED FRONT YARD PERVIOUS / OPEN SPACE 50% = 610 SF
PROPOSED FRONT YARD PERVIOUS / OPEN SPACE = 1,000 SF

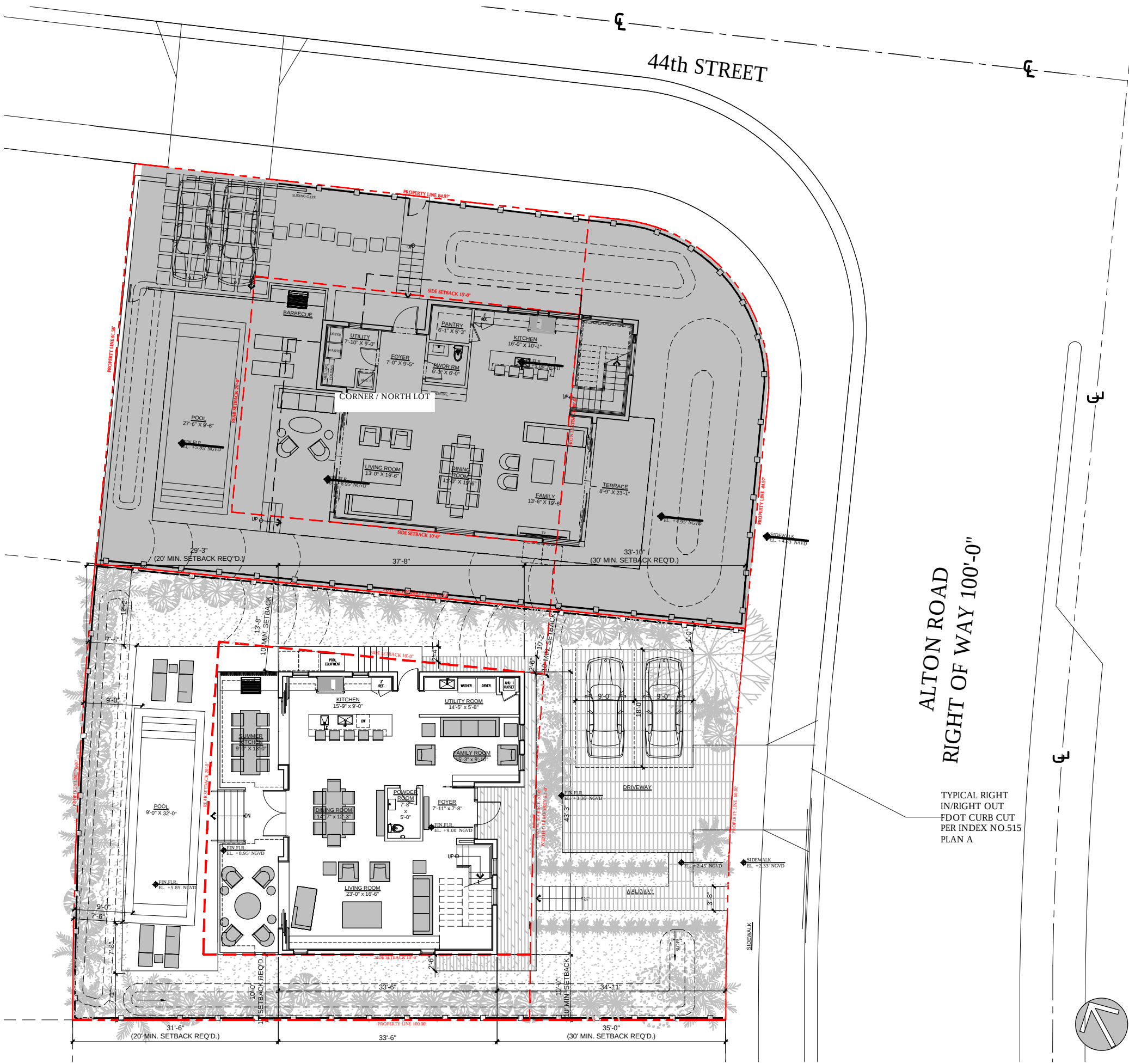




PROPOSED CONTEXT EAST ELEVATION @ ALTON ROAD

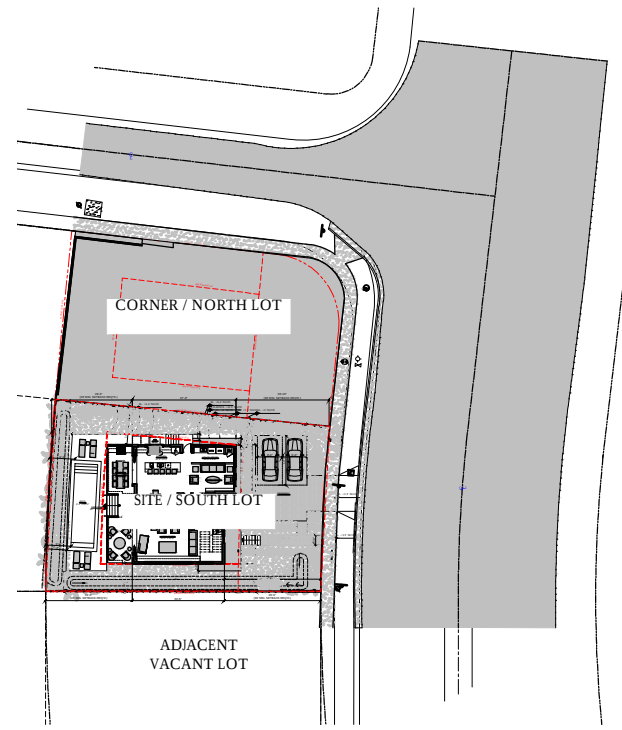


EXISTING CONTEXT EAST ELEVATION @ ALTON ROAD



ALTON ROAD
RIGHT OF WAY 100'-0"

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



LOCATION PLAN N.T.S.



PROJECT:
4354
ALTON ROAD
RESIDENCE -
SOUTH LOT

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

OVERALL
SITE PLAN

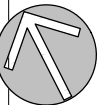
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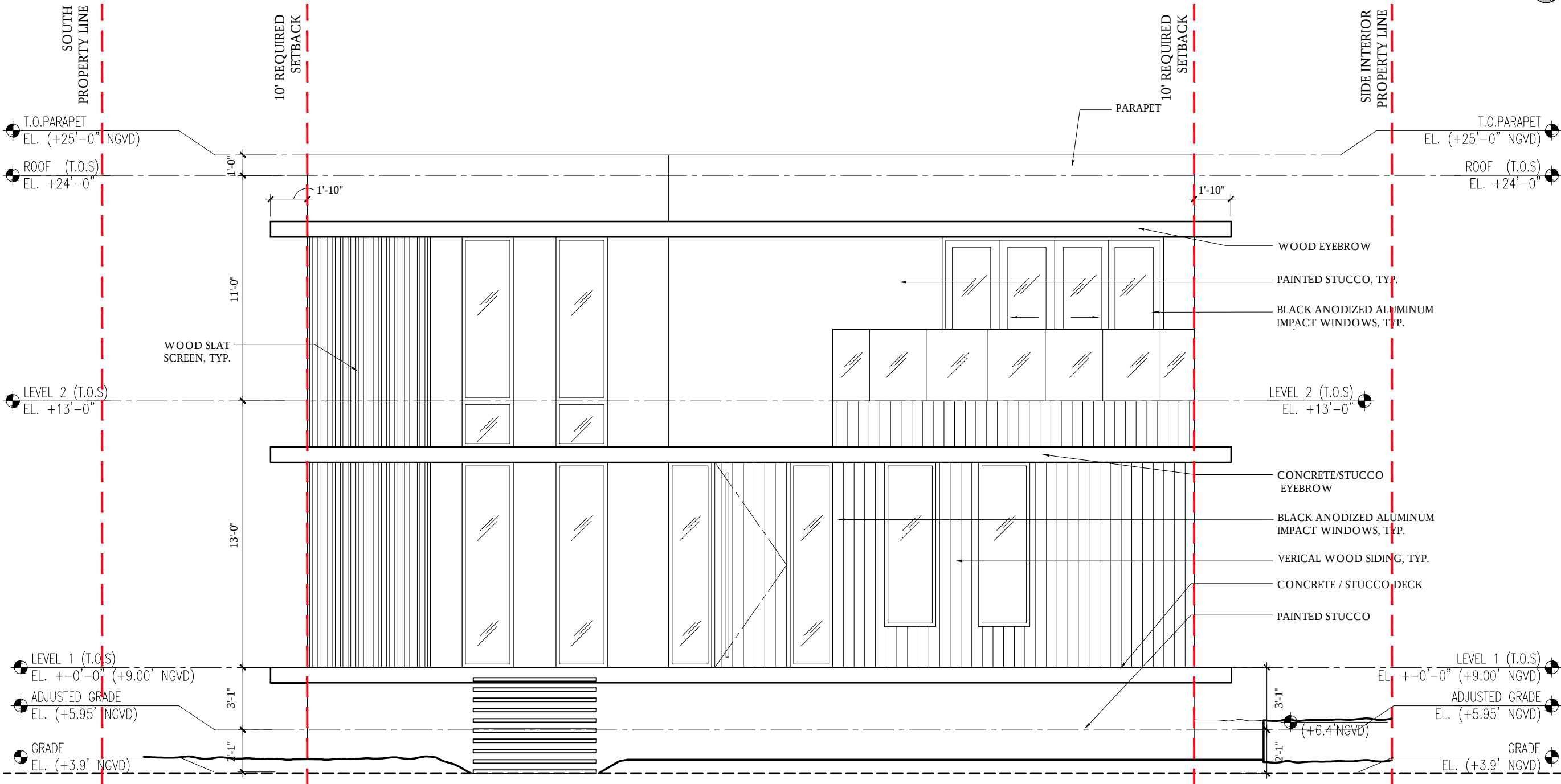
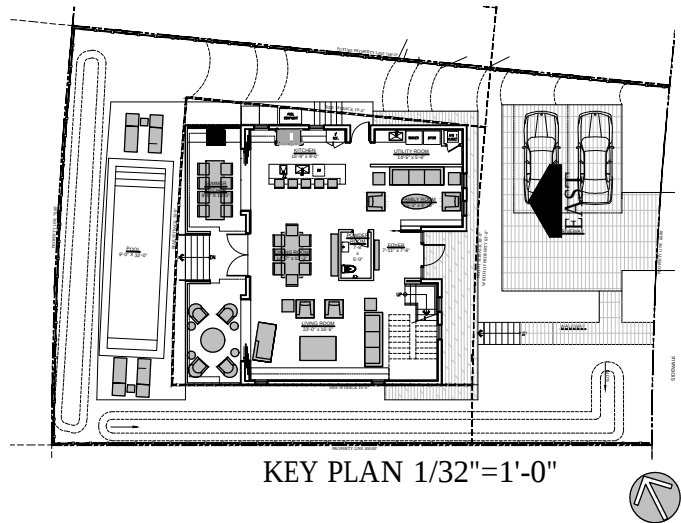
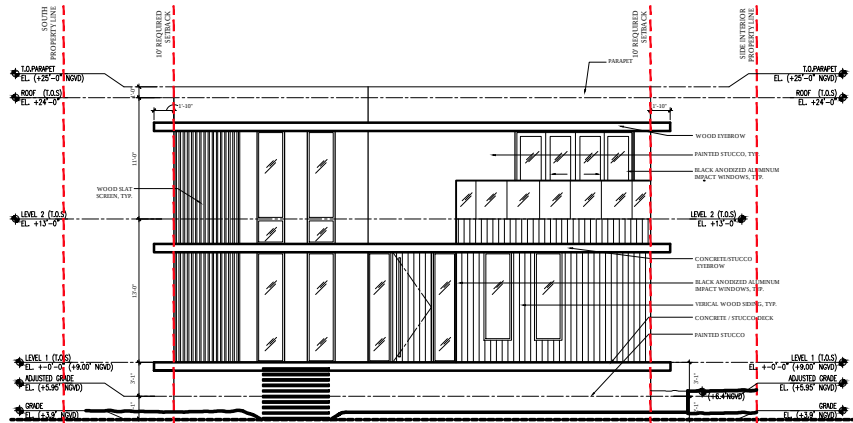


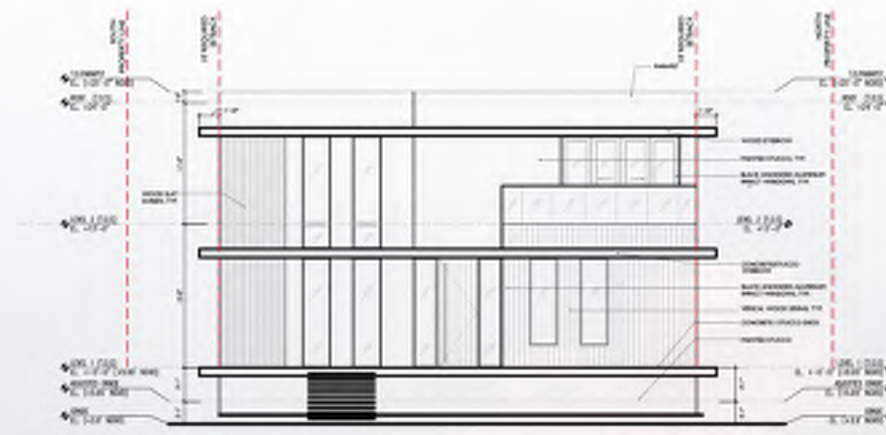
DRAWING:

ROOF PLAN

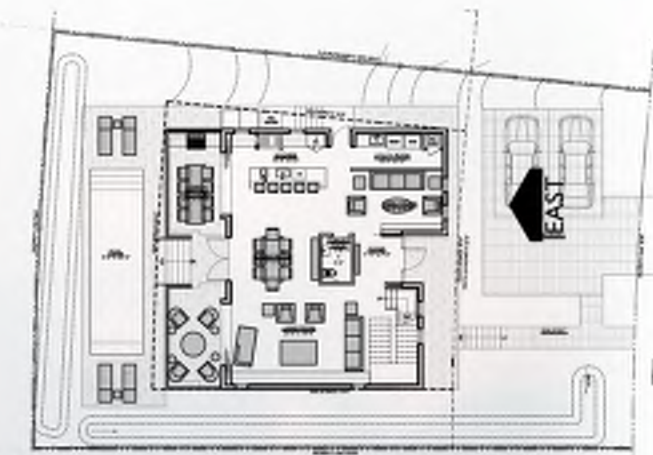
A2.03





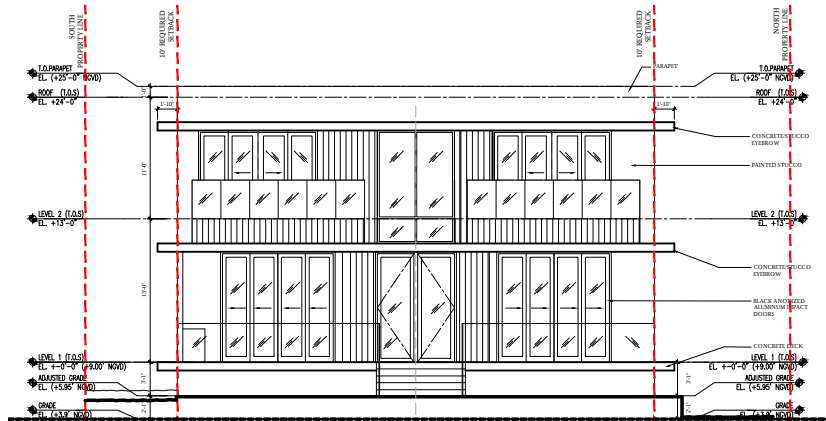


KEY ELEVATION N.T.S.

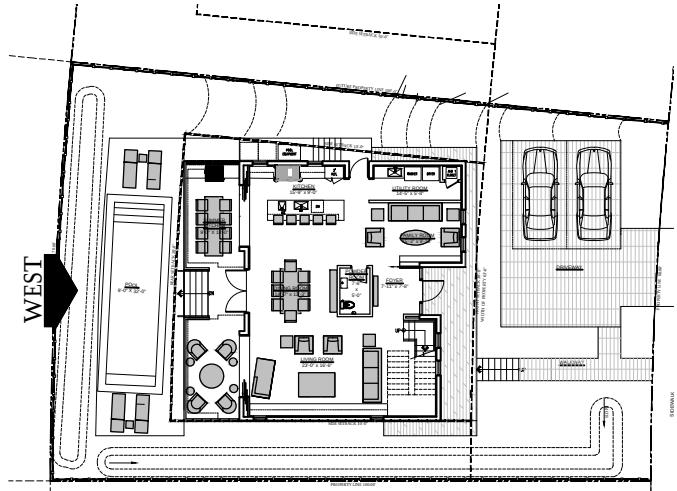


KEY PLAN 1/32"=1'-0"

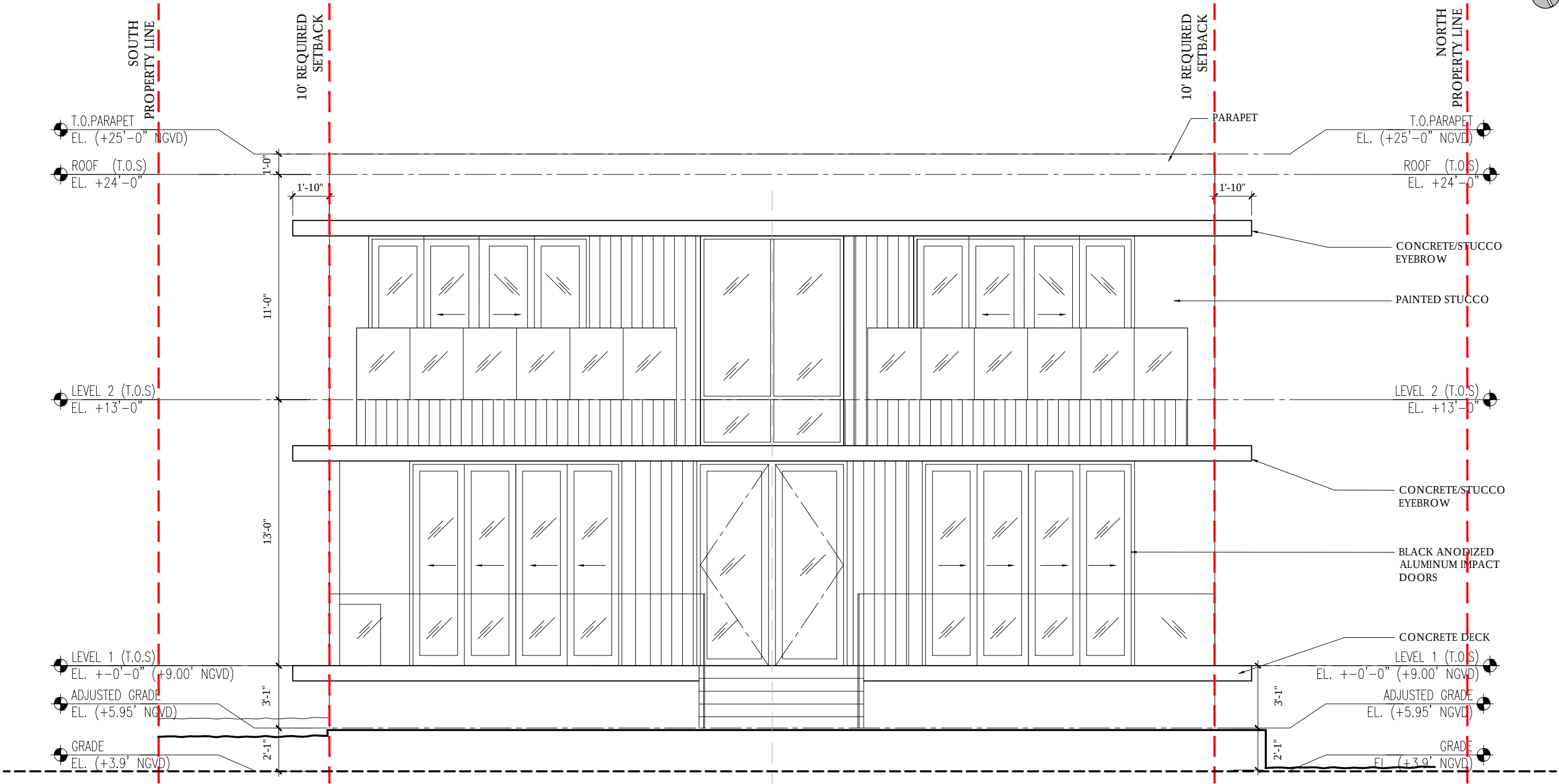




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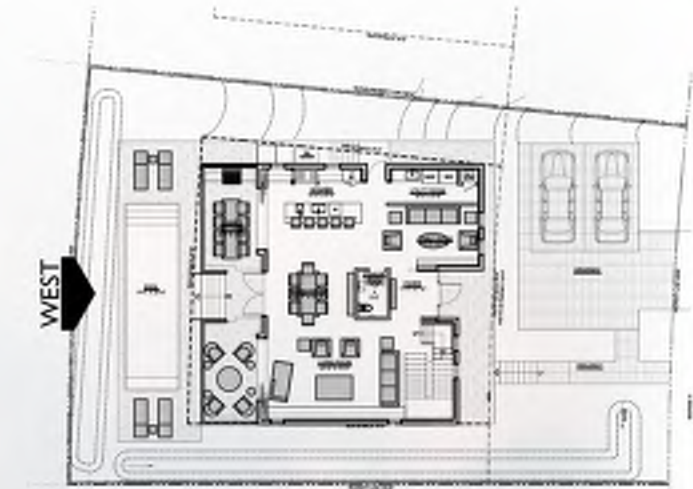


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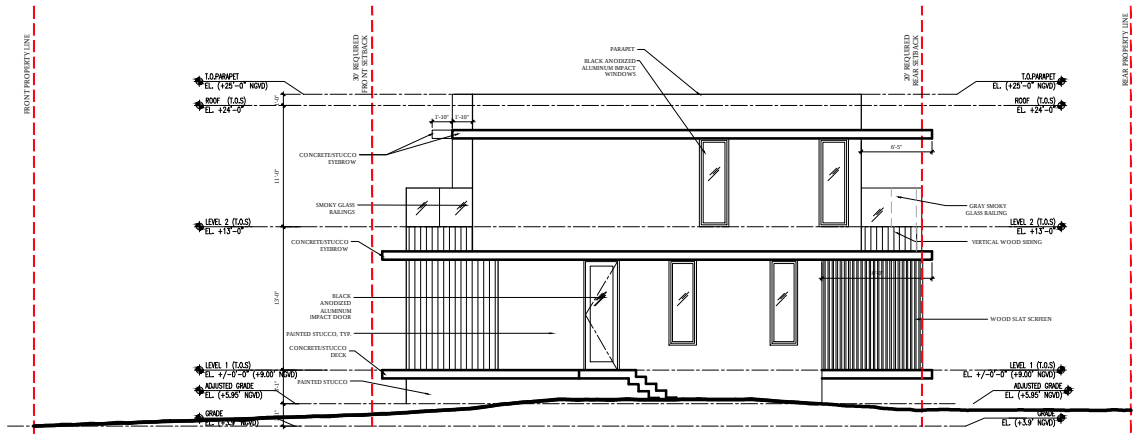


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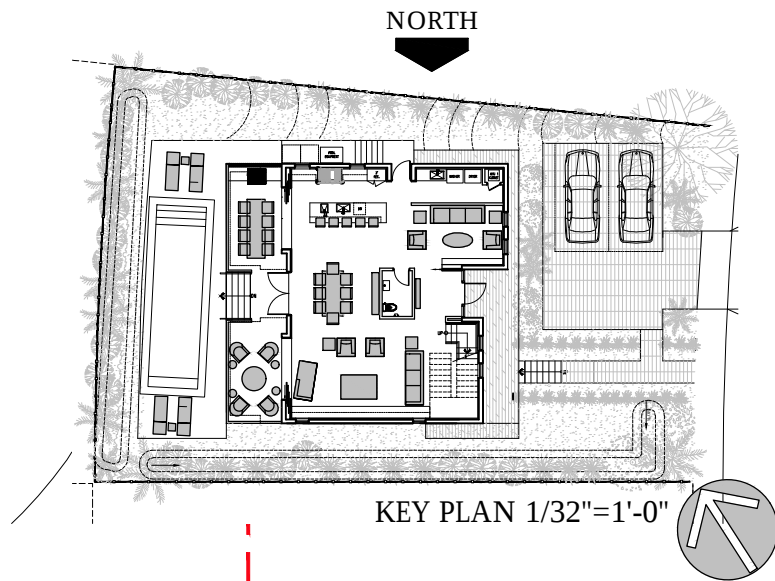


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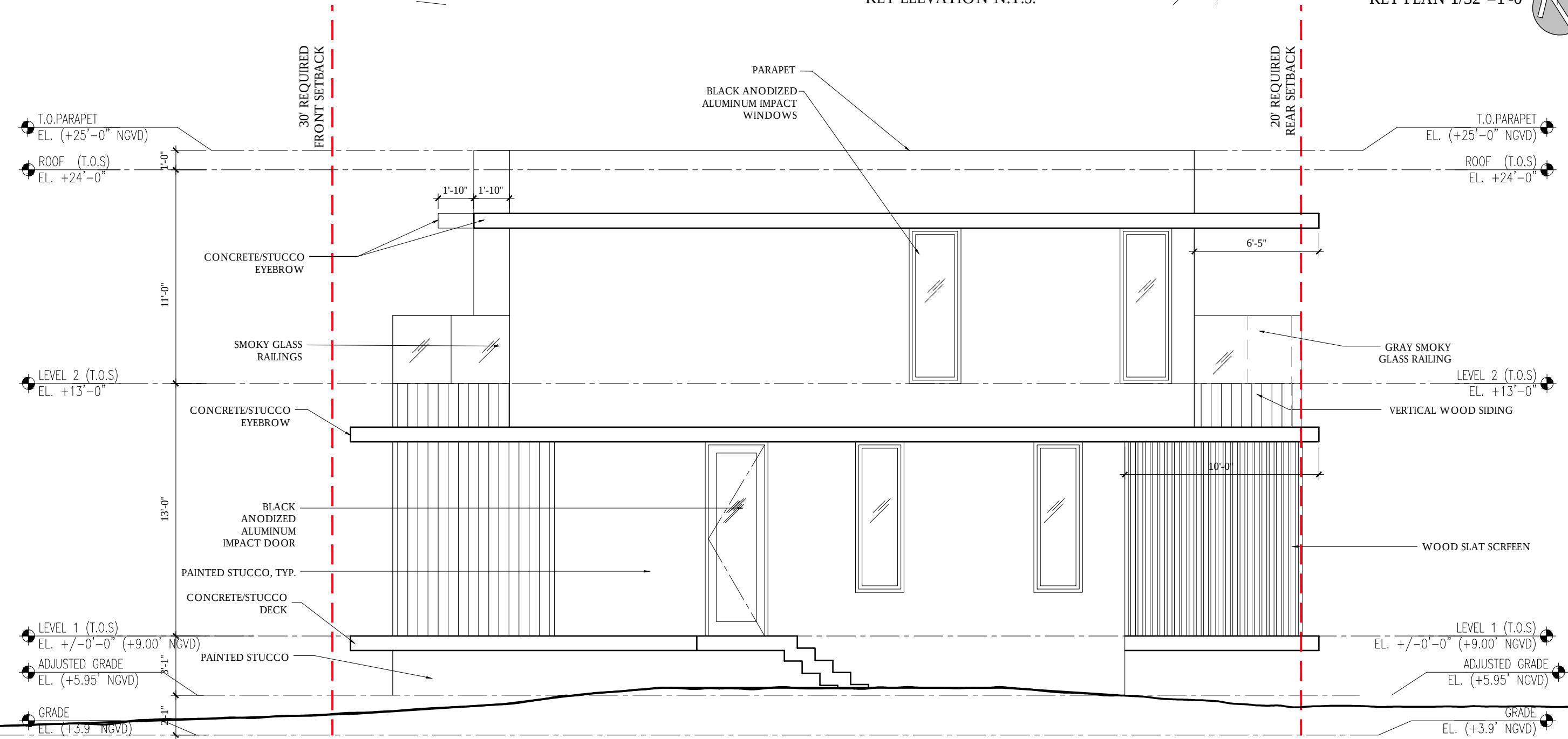


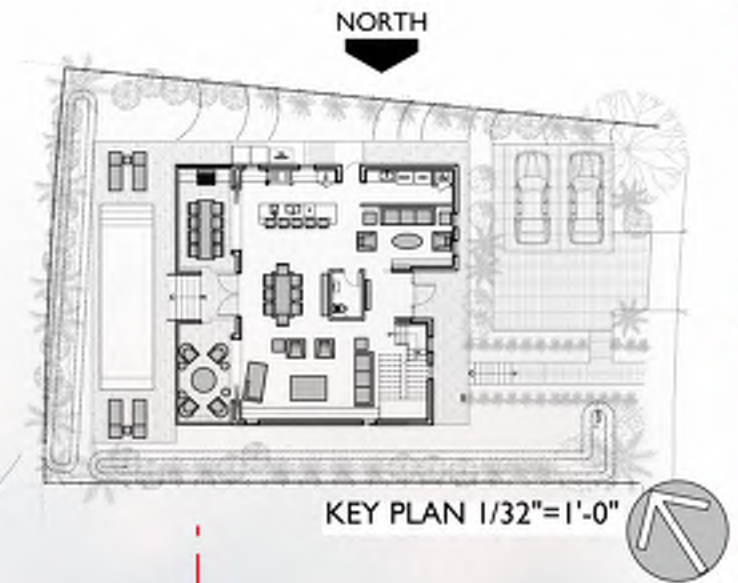
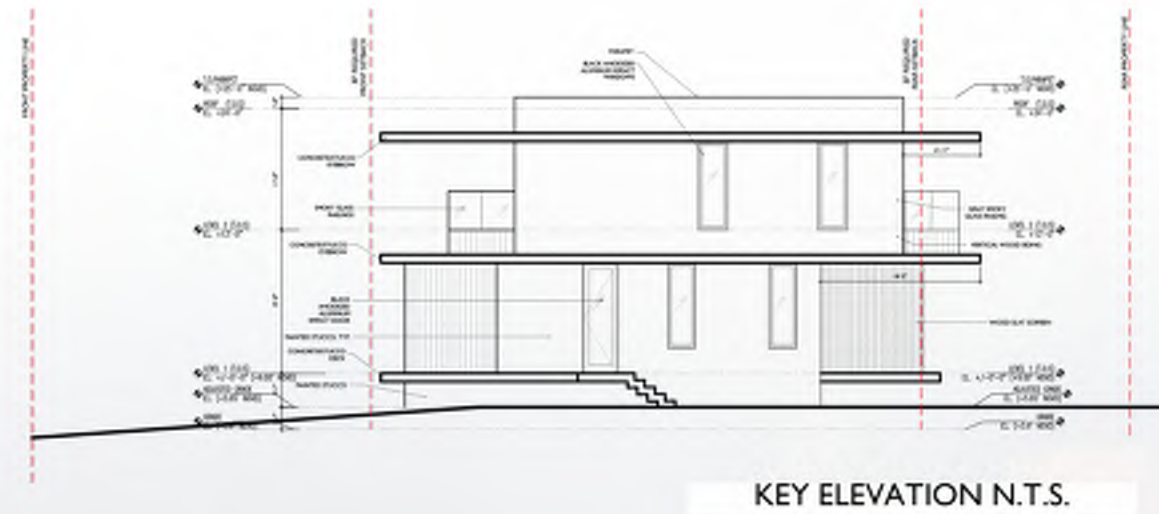


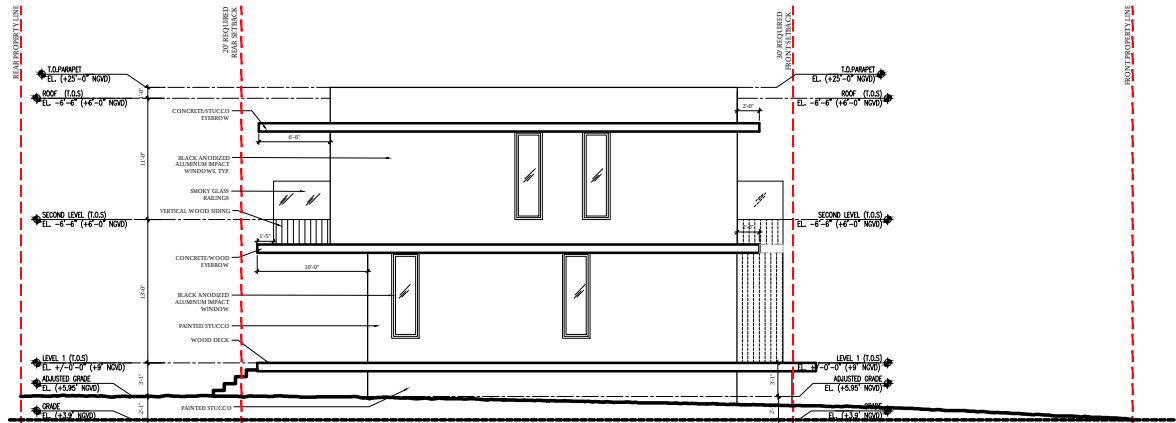
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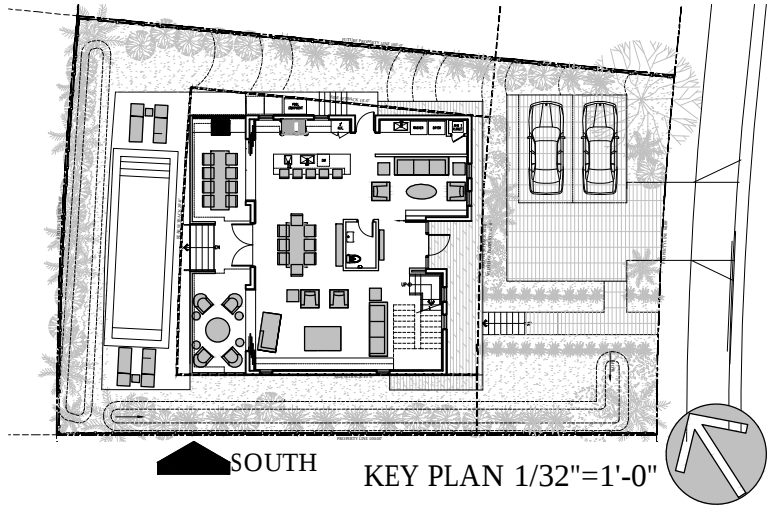
KEY PLAN 1/32"=1'-0"





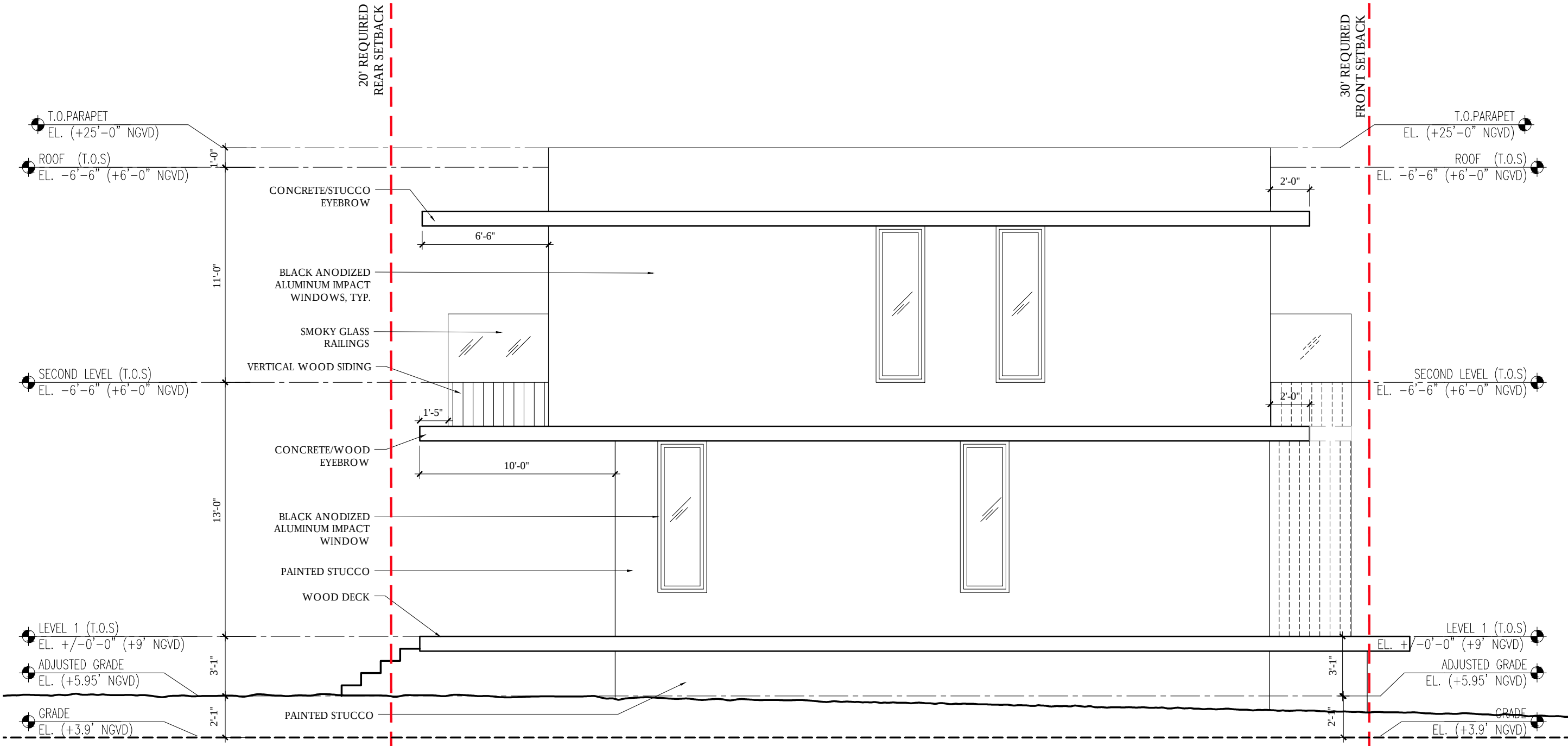


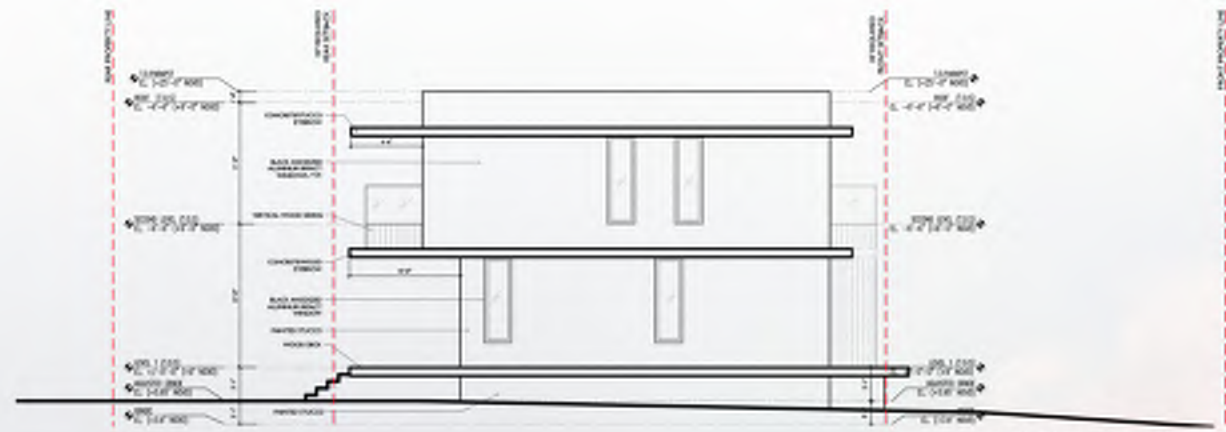
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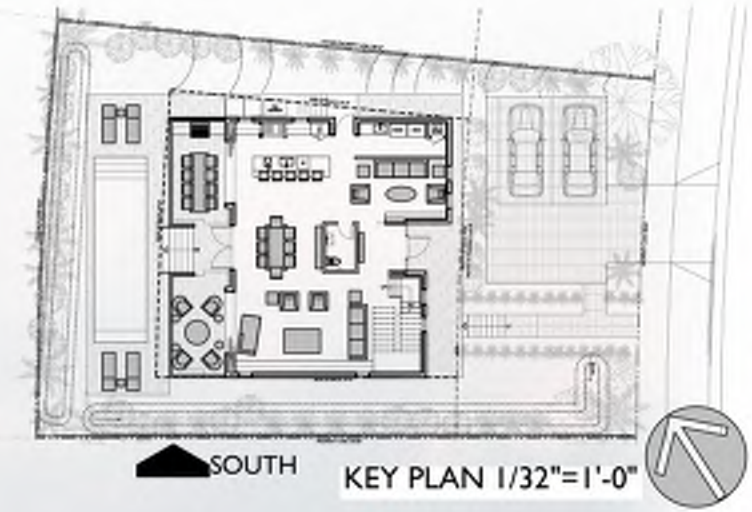
SOUTH

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

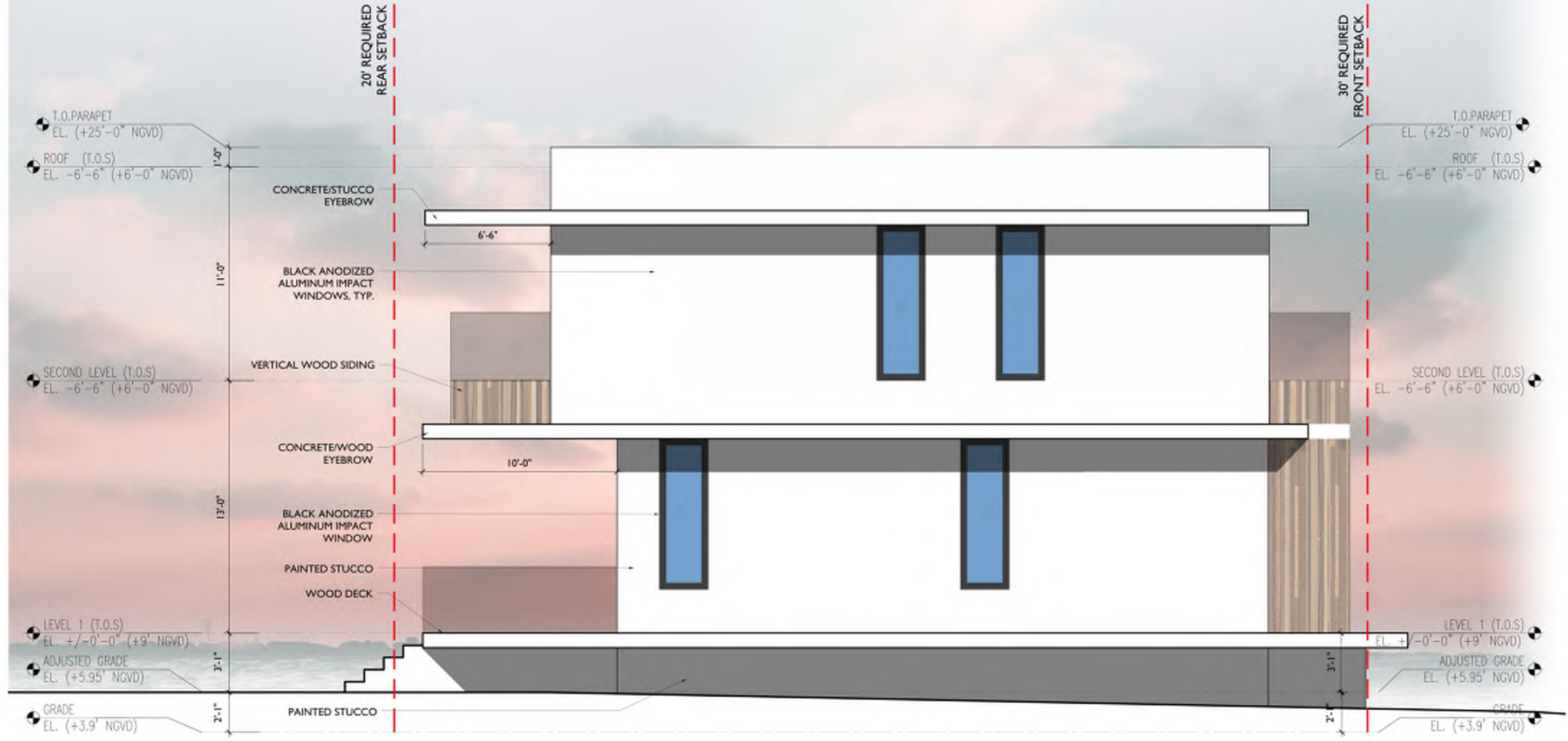


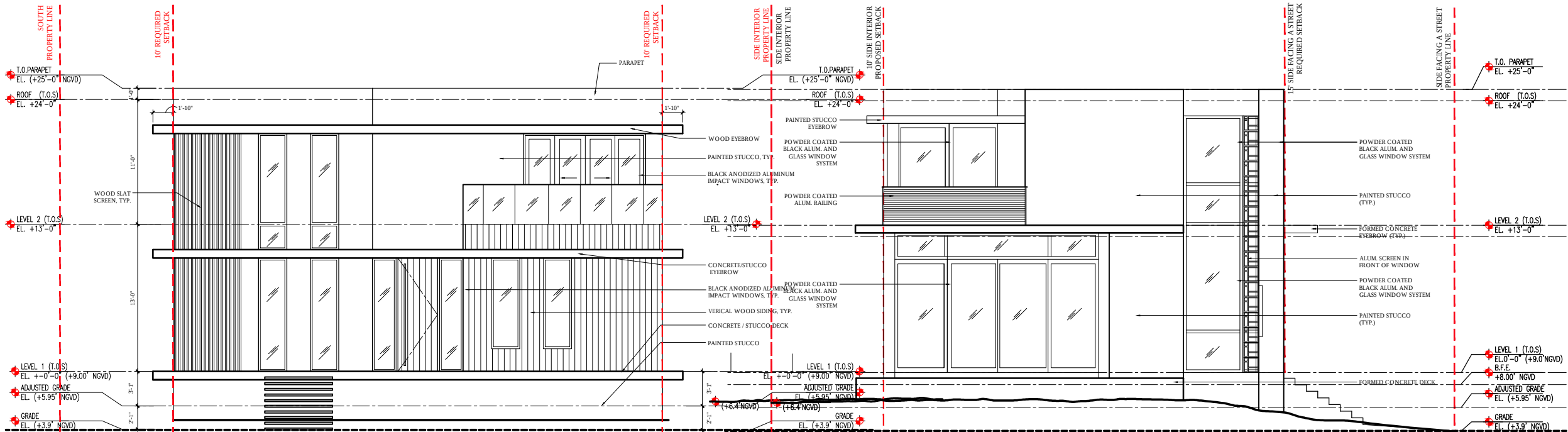


KEY ELEVATION N.T.S.



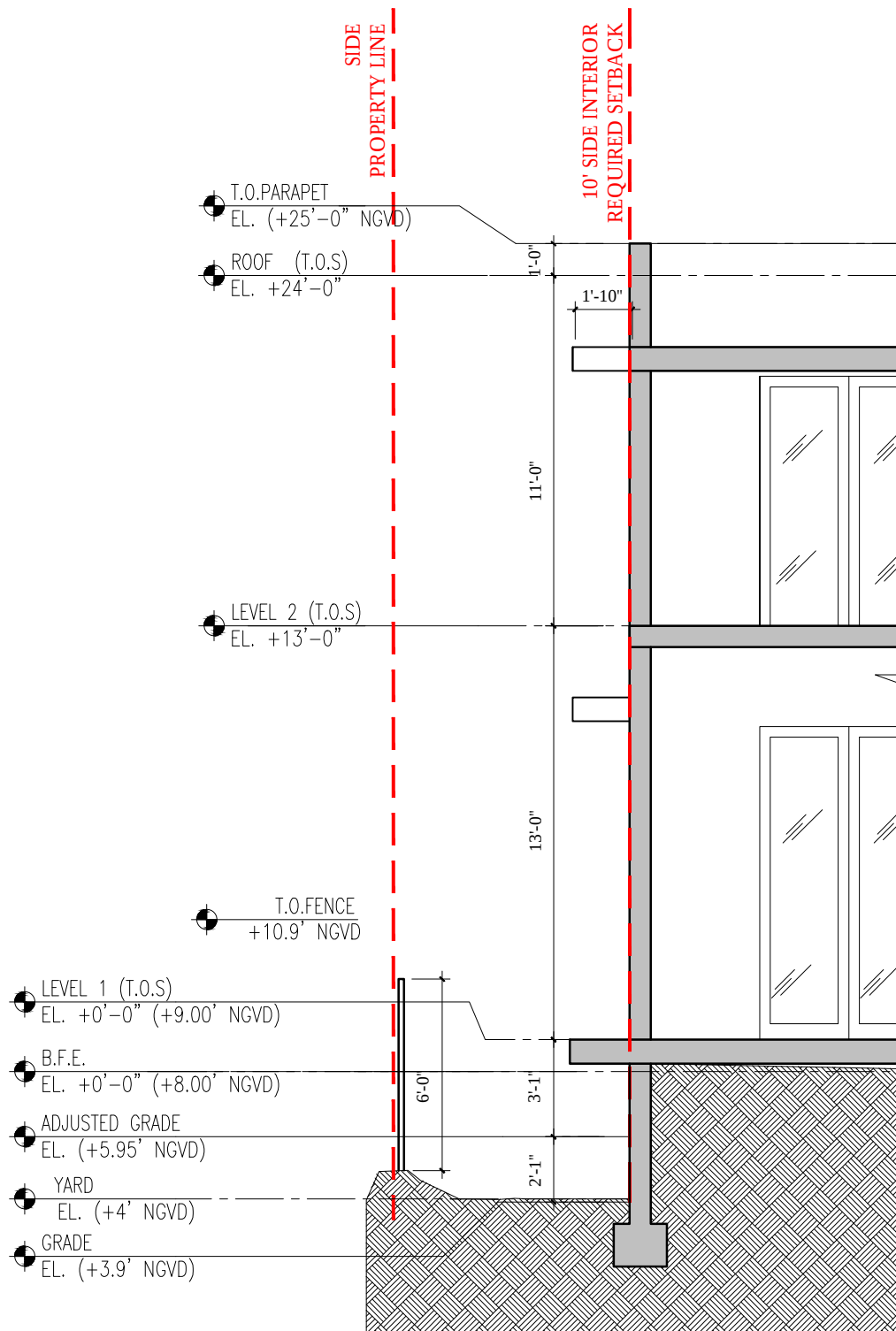
KEY PLAN 1/32"=1'-0"



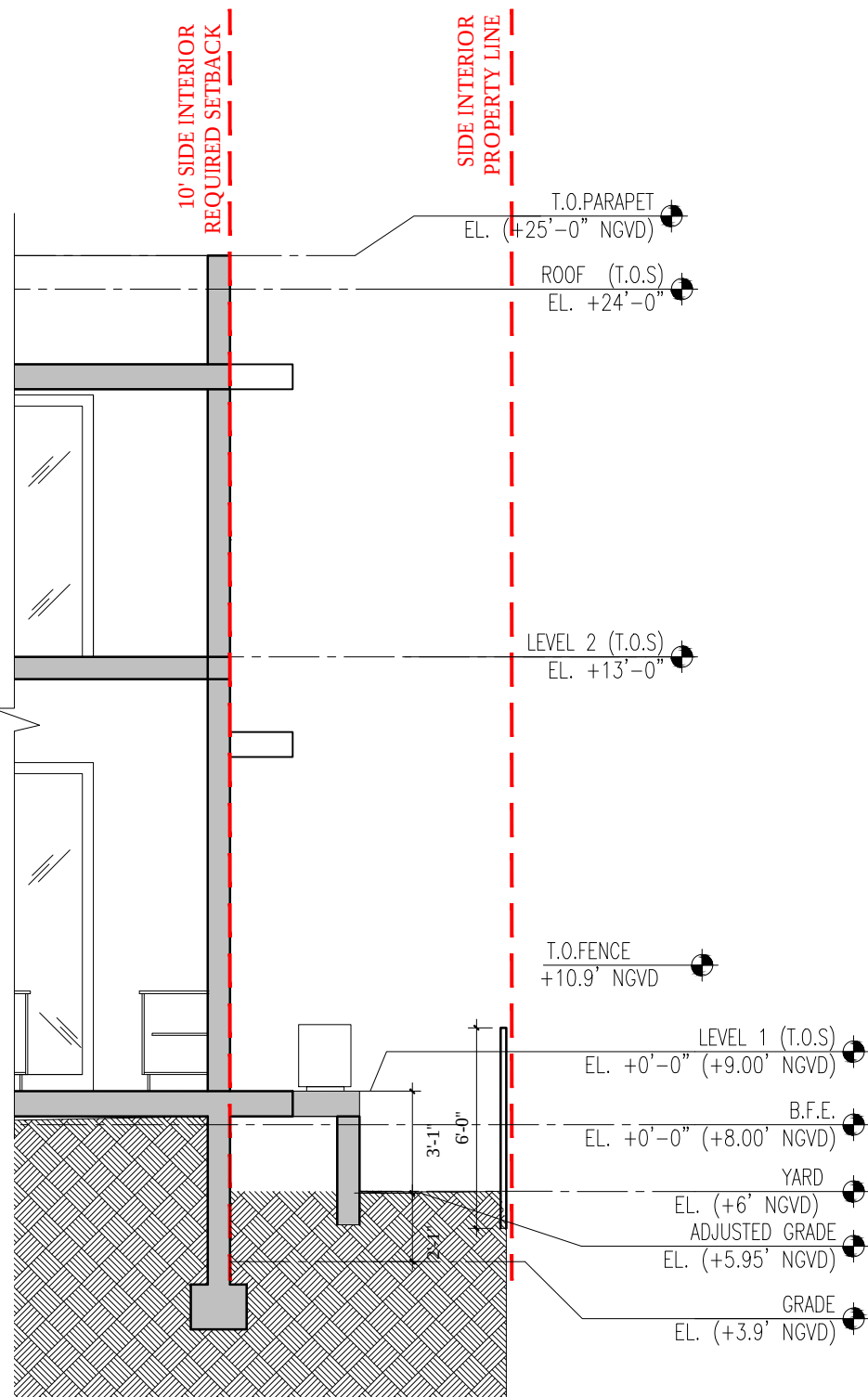


PROPOSED EAST (FRONT) ELEVATION - SOUTH LOT

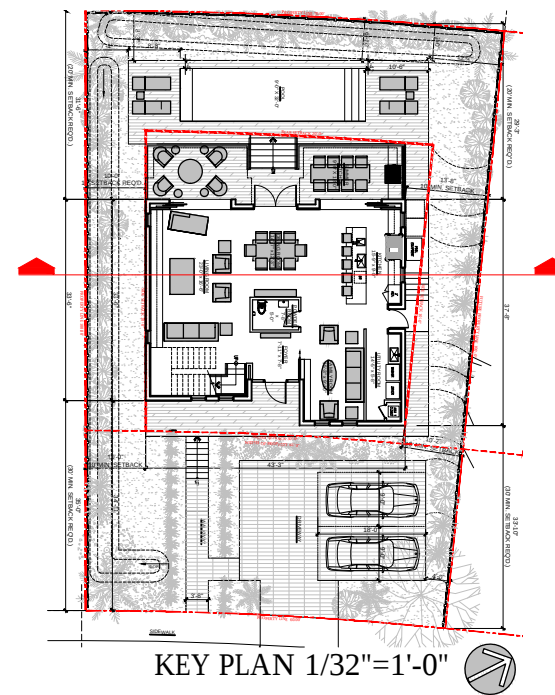
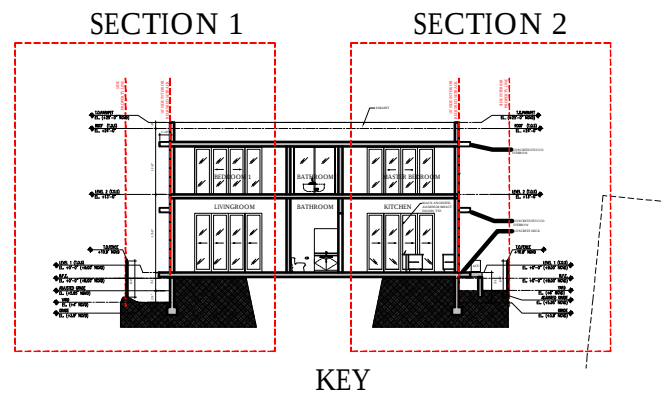
PROPOSED EAST (FRONT) ELEVATION - NORTH LOT

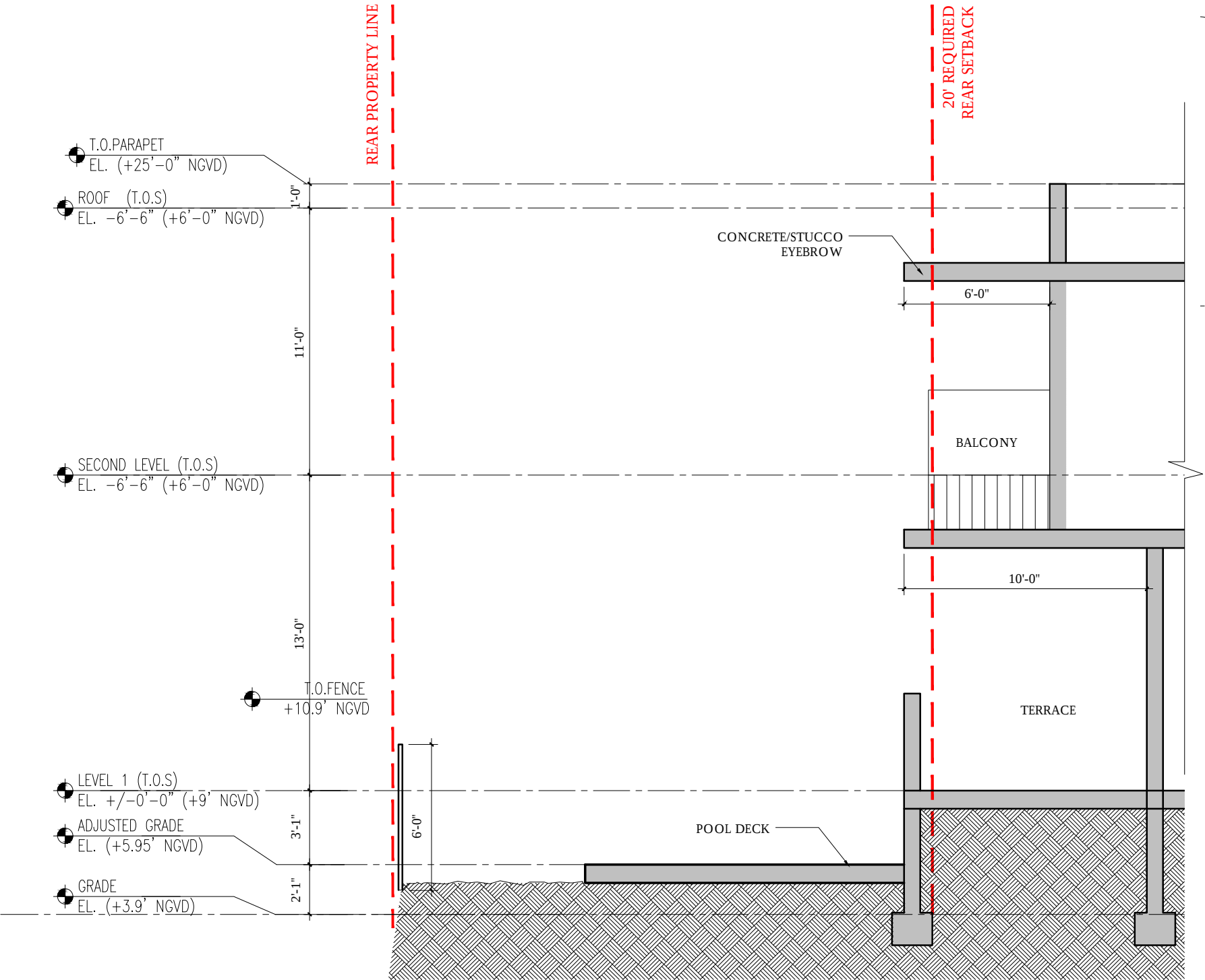


SECTION 1 3/16"=1'-0"

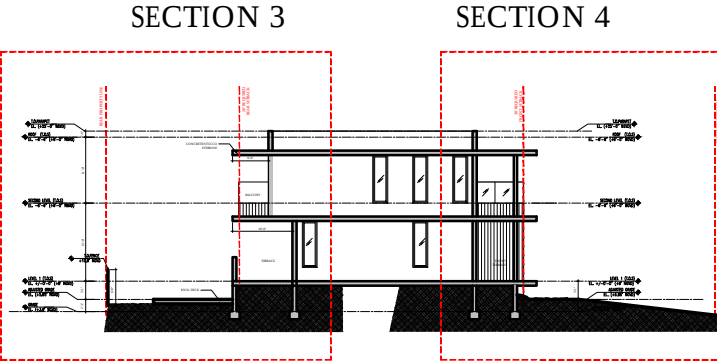


SECTION 2 3/16"=1'-0"

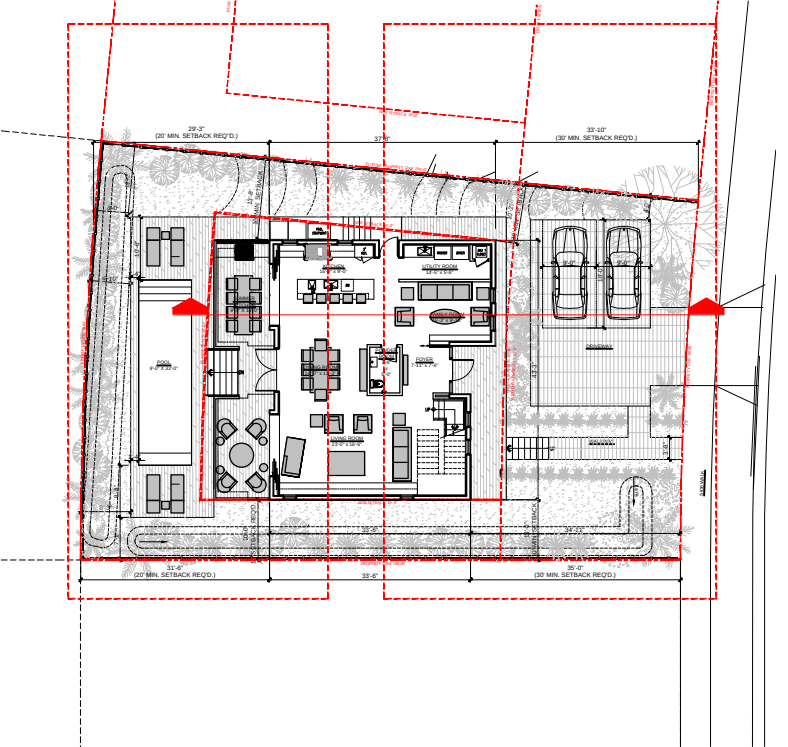




SECTION 3 3/16"=1'-0"

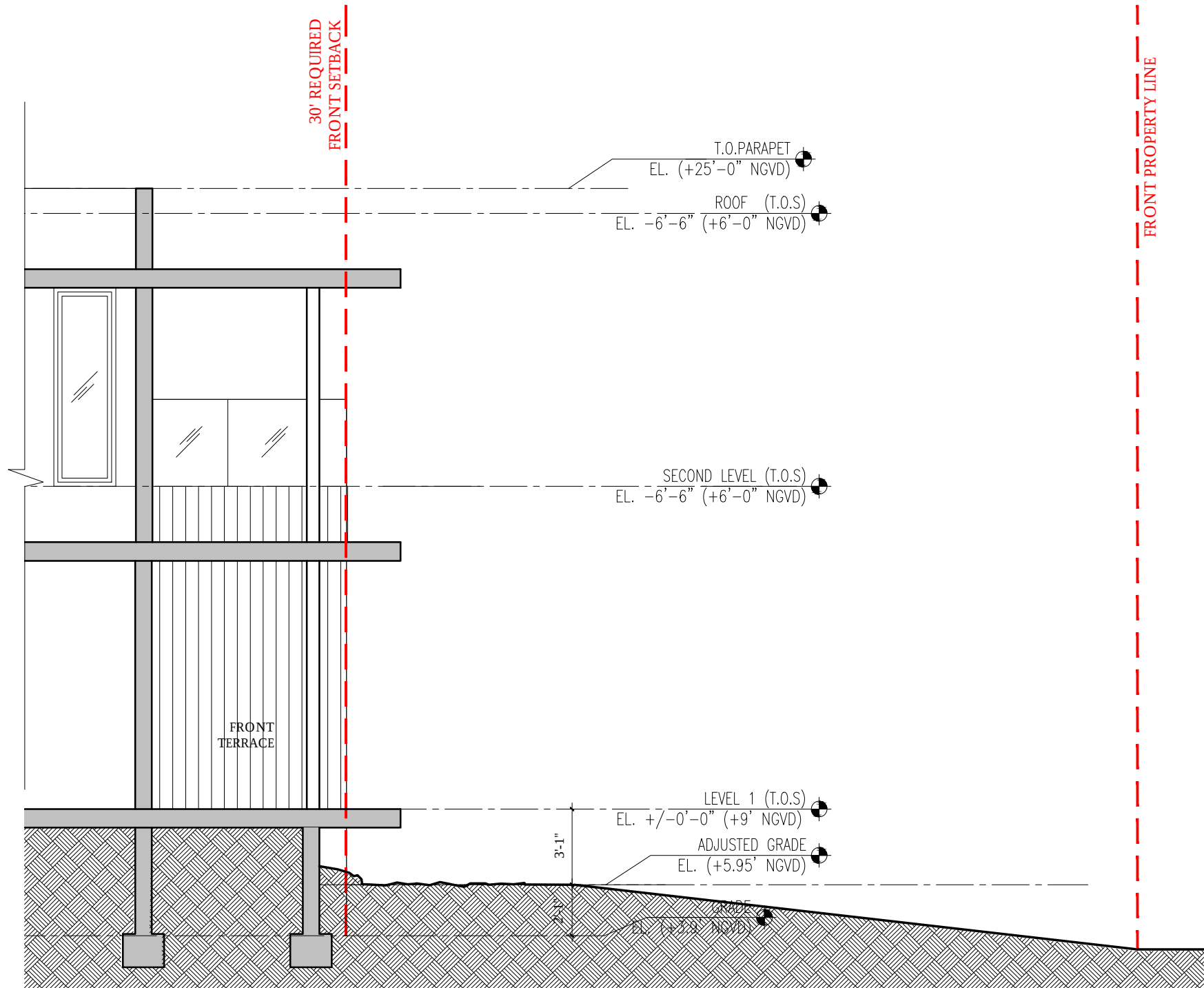


KEY

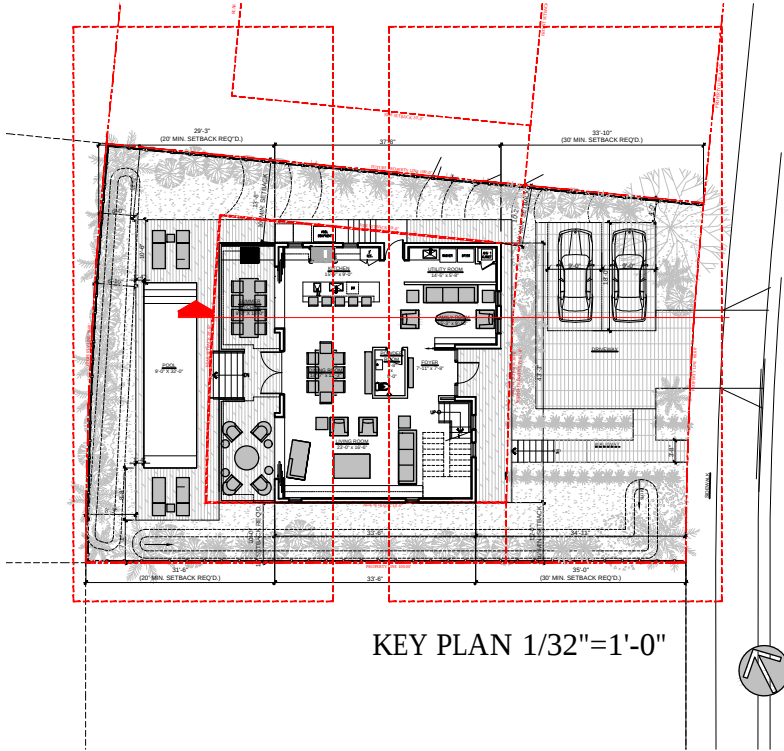
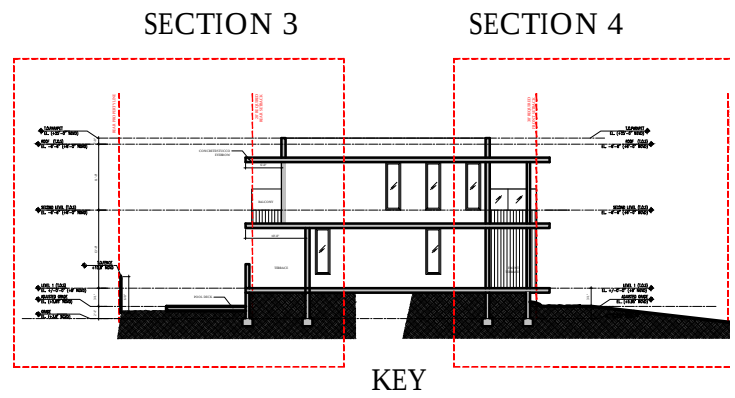


KEY PLAN 1/32"=1'-0"





SECTION 4 3/16"=1'-0"



MATERIALS NOTES

1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL–SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
7. ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
8. HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
10. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.



PAVING I: UNIT PAVERS

MATERIAL: HANOVER– PREST PLANKSTONE PAVERS
COLOR: GRAY/SLATE
FINISH: STD
LOCATION: MOTORCOURT



PAVING II: WOOD

MATERIAL: IPE
COLOR: OILED
FINISH: FACTORY SANDED
LOCATION: PORCH, TERRACE AND DECK



PAVING III: CRUSHED SHELL

MATERIAL: OLIMAR STONE, FLORIDA MIX
COLOR: STANDARD
FINISH: NA
LOCATION: SERVICE WALKWAY



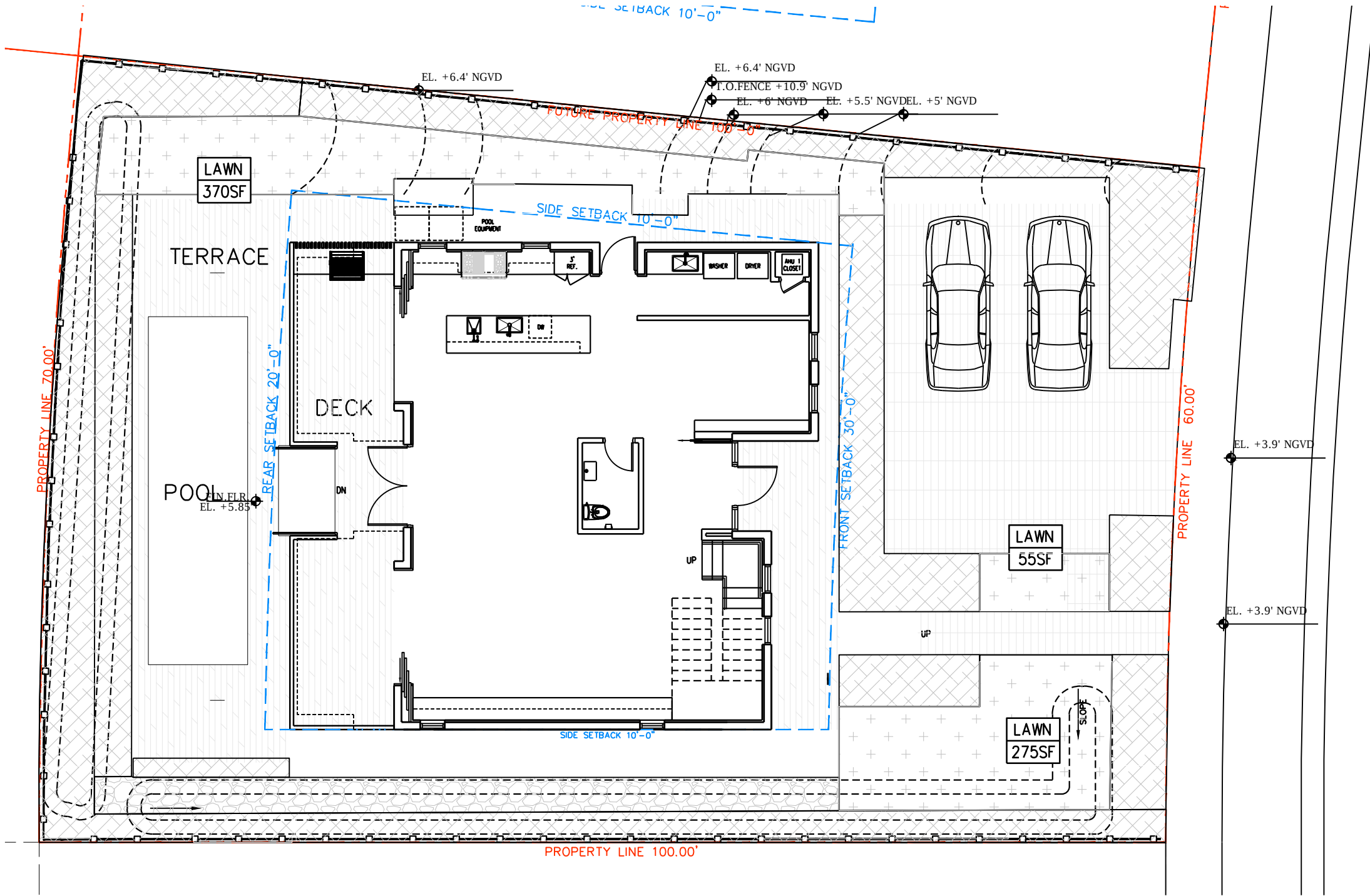
Designer/
Landscape Architect

PROJECT:
4354 ALTON
ROAD
RESIDENCES

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

MATERIALS NOTES
AND
SPECIFICATIONS



MATERIALS LEGEND

- PROPOSED WOOD PAVING
- PROPOSED UNIT PAVING
- PROPOSED CRUSHED STONE/SHELL PAVING
- PROPOSED PLANTING
- PROPOSED LAWN

7580 NE 4th Court
Studio 100
Miami, FL 33138

PROJECT NUMBER
1819



Designer/
Landscape Architect

PROJECT:
4354 ALTON
ROAD
RESIDENCES

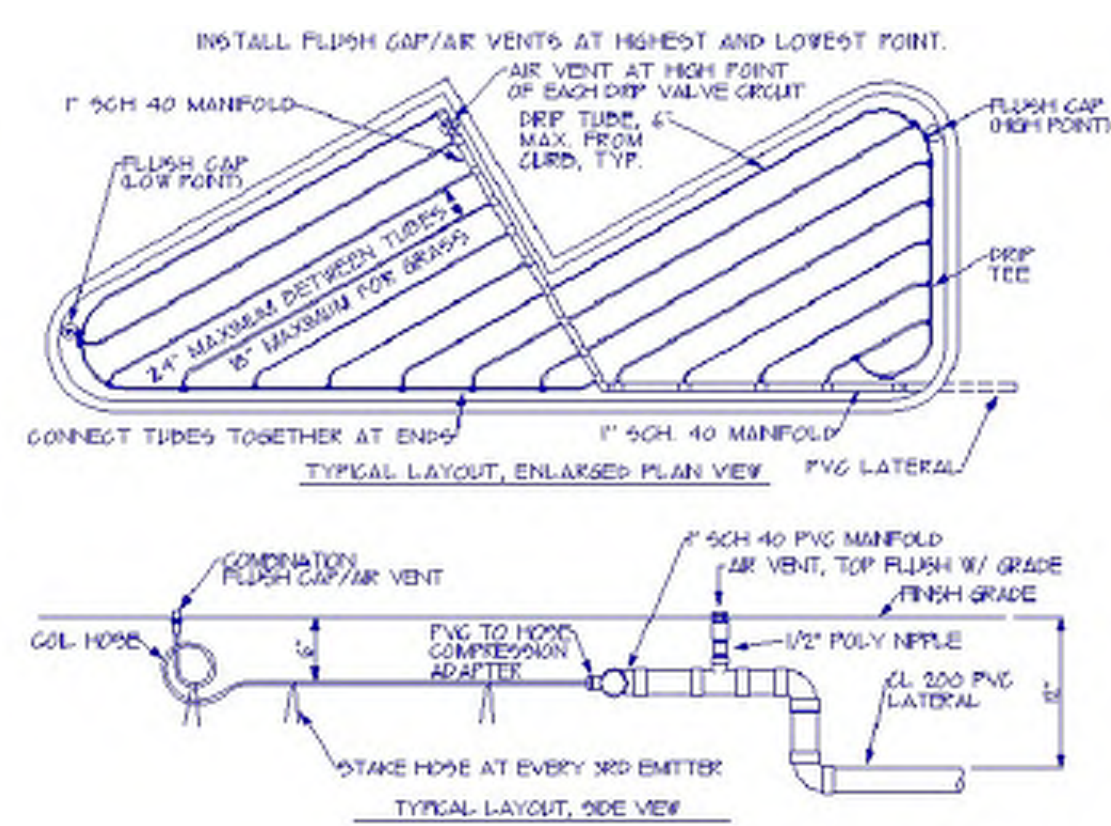
4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:
MATERIALS PLAN



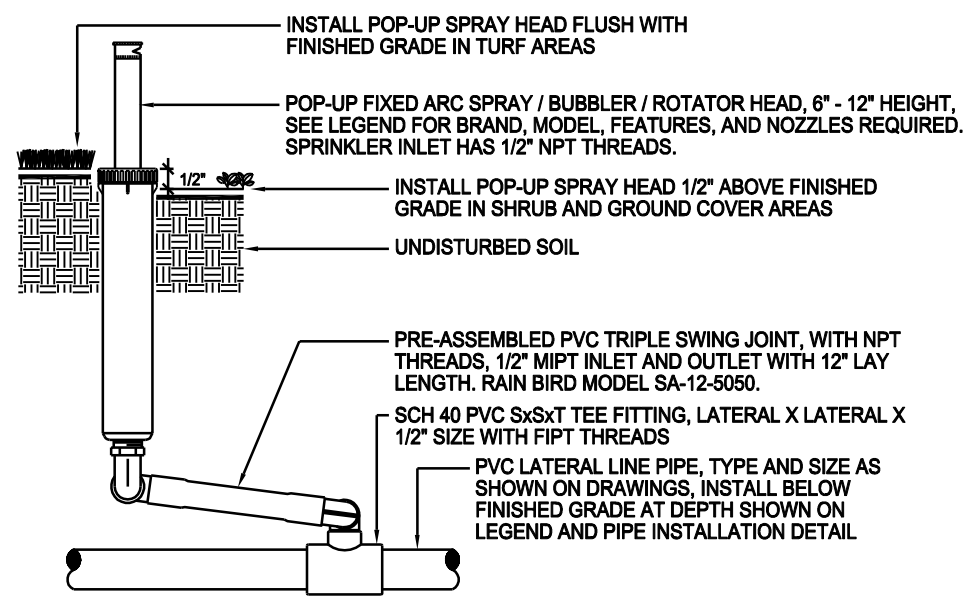
MARSH C. KRIPLEN, FLORIDA LIC# LA6667007
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SCALE:
CHECK: MCK
DATE: 07/09/2018
SHEET NUMBER



7 TYPICAL DRIP IRRIGATION- PLAN & SECTION

NTS

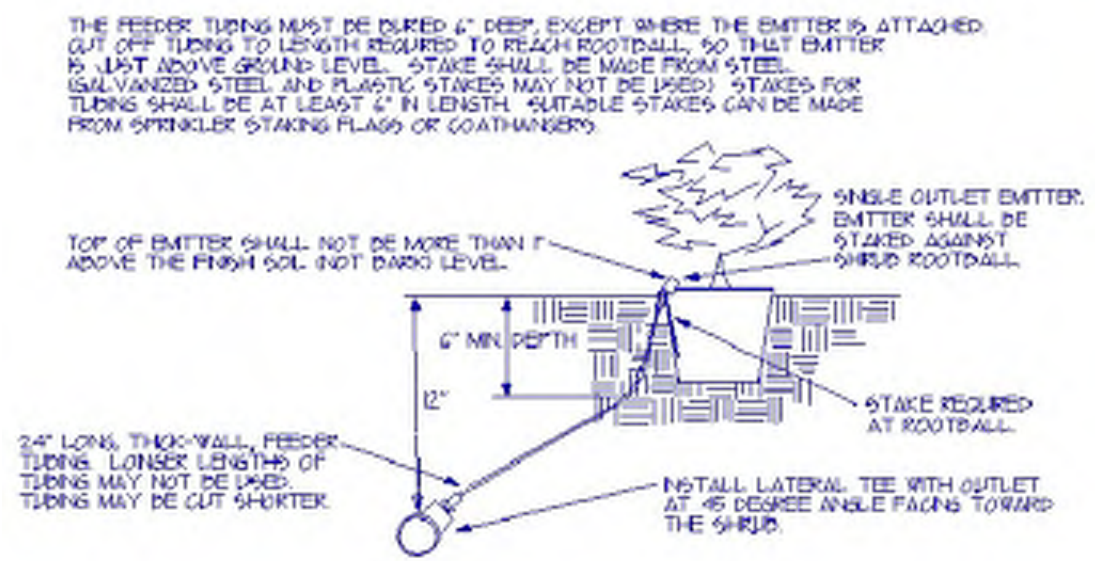


SECTION VIEW

NOTE:
INSTALL SPRAY HEADS 4" FROM PAVING EDGE IN TURF AREAS.
INSTALL SPRAY HEADS 6" FROM PAVING EDGE IN SHRUB AND GROUND COVER AREAS.
INSTALL SPRAY HEADS 12" FROM THE FACE OF BUILDING WALLS OR WINDOWS.
INSTALL SPRAY HEADS PLUMB. ADJUST NOZZLE SPRAY TO COVER THE LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.
SPRINKLER, SWING JOINT, AND PVC FITTINGS SHALL ALL HAVE "NPT" STYLE THREADS.

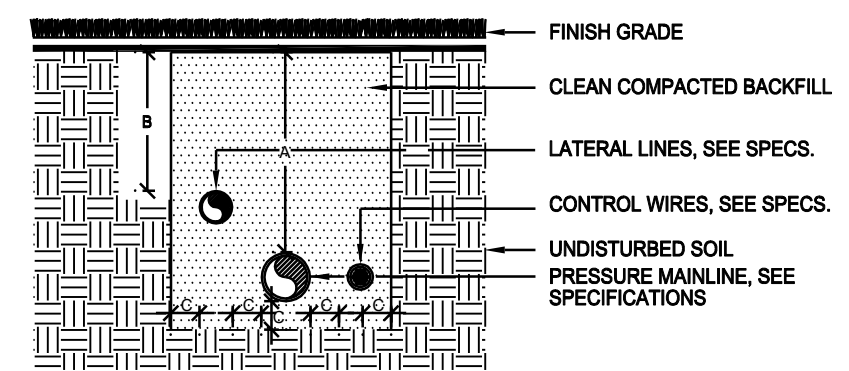
5 POP - UP SPRINKLER HEAD

NTS



8 SHRUB EMITTER

NTS



DIMENSION	A	B	C
1/2" TO 2" IN SIZE	18"	12"	4"

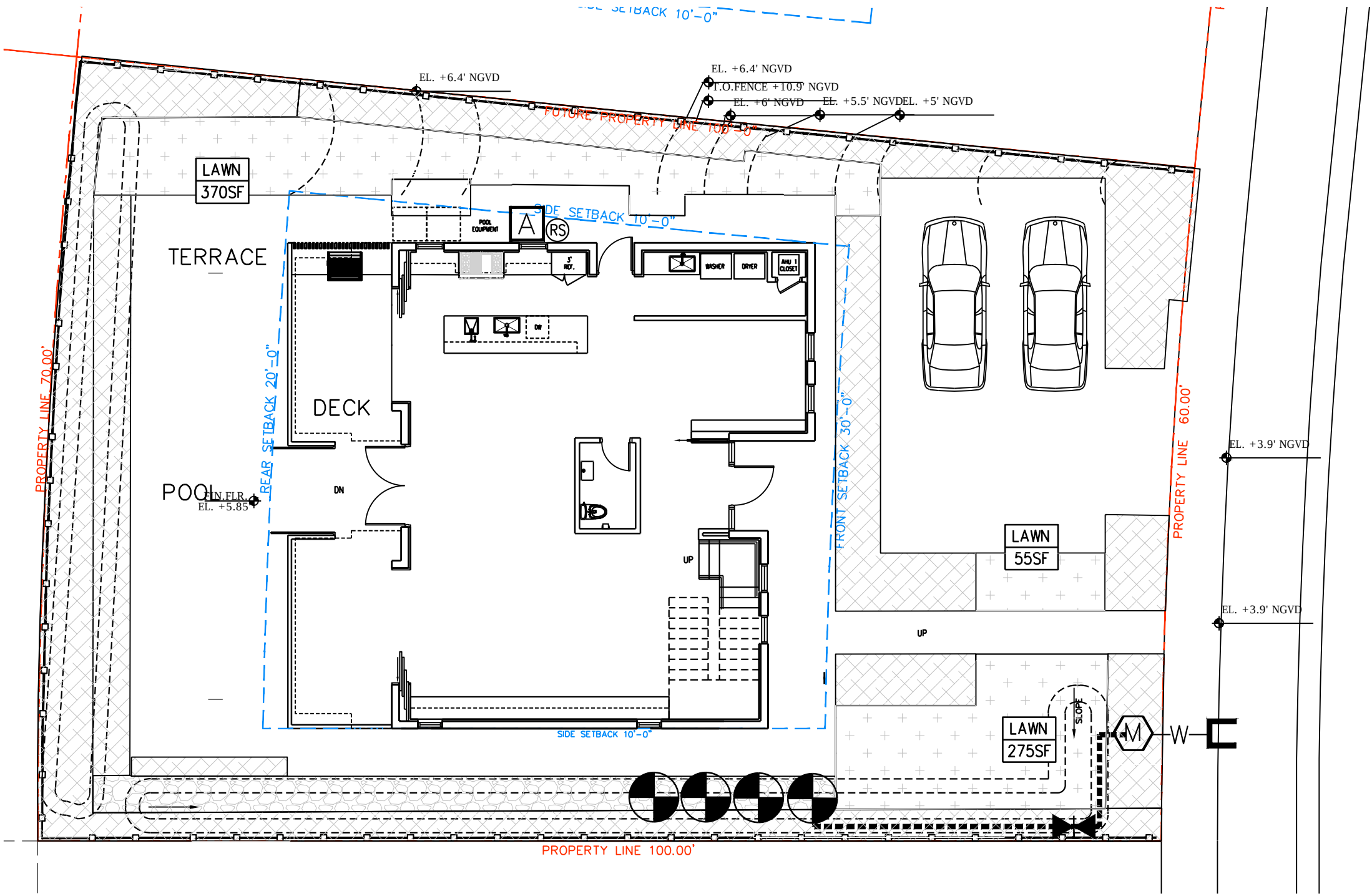
SECTION VIEW

6 PIPE INSTALLATION

NTS

IRRIGATION NOTES

1. INFORMATION ON DRAWINGS FOR POINT OF CONNECTION, CONTROLLER, VALVE AND MAIN LINE ONLY. CONTRACTOR TO PROVIDE FINAL DRAWINGS AND SPECIFICATIONS FOR PERMIT.



IRRIGATION LEGEND

- W-M WATER TAP AND METER.
- REDUCED PRESSURE BACKFLOW PREVEN
- A IRRIGATION CONTROLLER WITH RAIN SW
- IRRIGATION CONTROL VALVE.
- IRRIGATION ISOLATION VALVE.
- SIZE PVC MAIN LINE PIPE.
- SIZE PVC LATERAL LINE PIPE.
- SIZE SLV. PVC SLEEVE PIPE.
- 1" BRASS QUICK COUPLER VALVE.
- DRIP IRRIGATION ZONE