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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 :	DRB 18-0322			
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.)	3.90'	
6	Adjusted grade (Flood+Grade/2):	8'+3.90'/2= 5.95'	Free board:	1'-0"	
7	Lot Area:	6,030 SF			
8	Lot width:	60'-6"	Lot Depth:	100'-0"	
9	Max Lot Coverage SF and %: 30%	.30(6,030 SF) = 1,809 SF	Proposed Lot Coverage SF and %:	1,504 SF (24.99%)	
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(970 SF) = 485 SF	Rear Yard Open Space SF and %: 70%	.70(1,226 SF)=858 SF	
11B	Proposed Front Yard Open Space SF:	901 SF (93%)	Proposed Rear Yard Open Space:	865 SF (70%)	
12	Max Unit Size SF and %: 50% of lot	.50(6,030 SF) = 3,015 SF	Proposed Unit Size SF and %:	2,803 SF (46.5%)	
	Min. Unit Size SF	1,800 SF			
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,375 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	N/A LOT COVERAGE IS 24.99%	
15			Proposed Second Floor Unit Size SF and % :	1,428 SF 103%	
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 elevation	N/A	2		
19	SETBACKS:				
20	Front (Alton):	30'	N/A	20'-5"	VARIANCE REQUIRED
21	Side 1(south):	10'-0"	N/A	10'-0"	
22	Side 2 or (facing street):	15'	N/A	15'-0"	
23	Rear:	20'	N/A	31'-0"	
	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	25'-0"	
27	Located within a Local Historic District? No		29 determined Architecturally Significant? No.		
28	Designated as an individual Historic Single Family Residence Site? No				

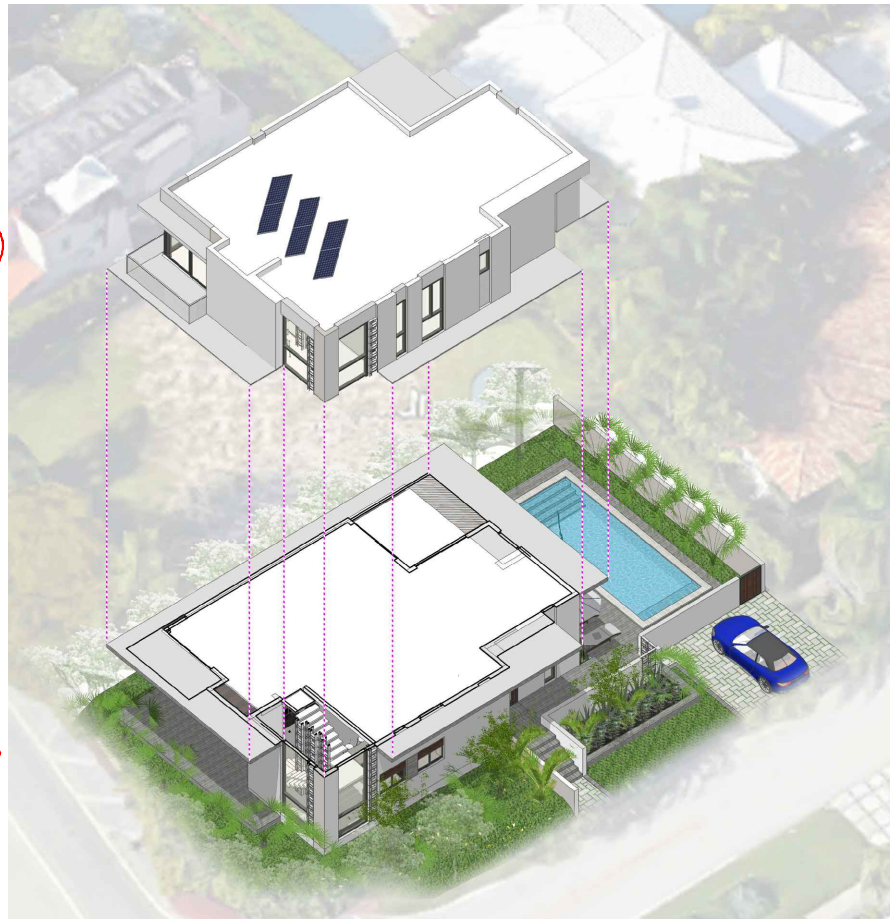
Notes:

If not applicable write N/A

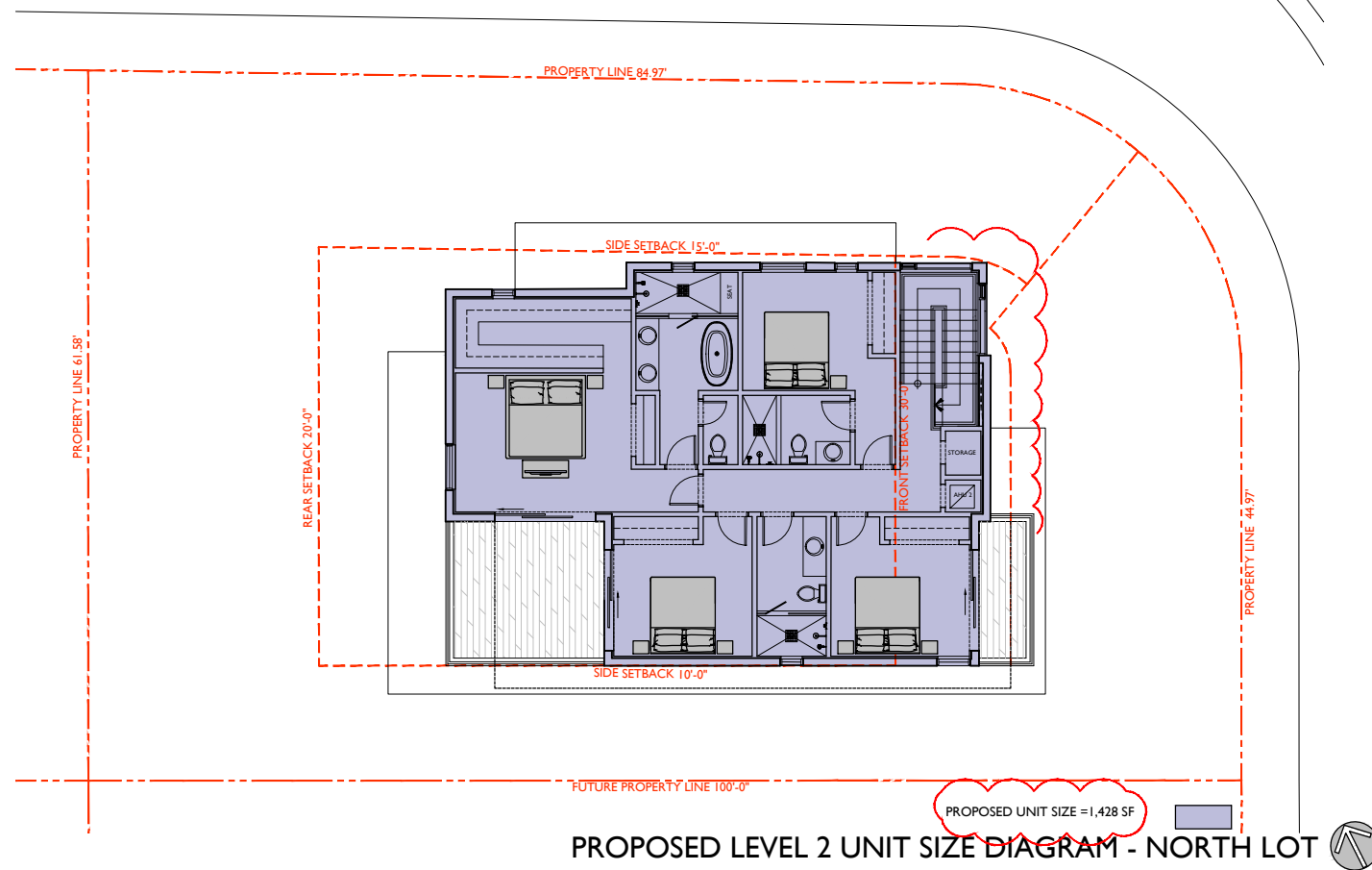
All other data information should be presented like the above format

SECOND FLOOR : 1,428 SF
(103% OF GROUND FLOOR)

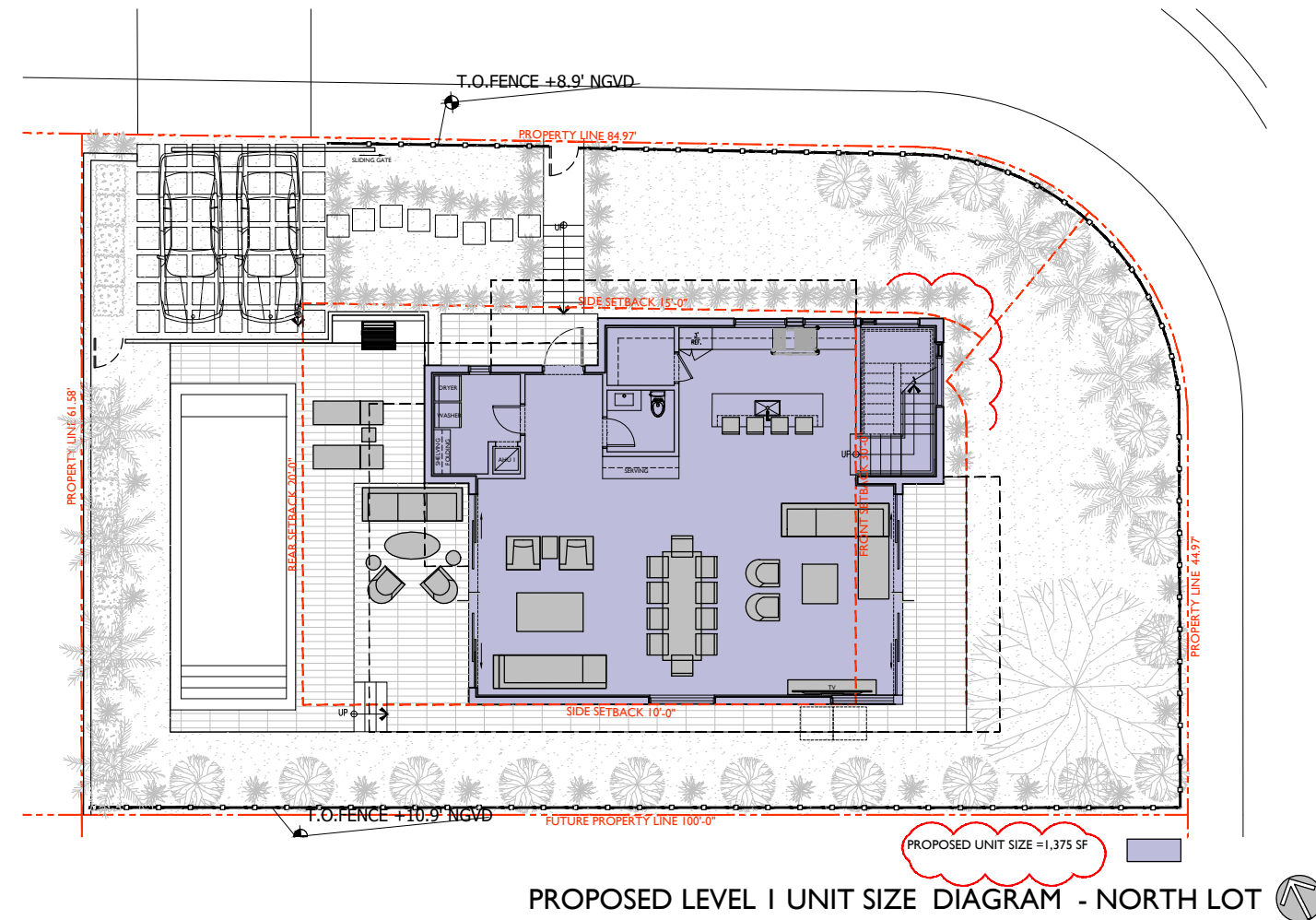
GROUND FLOOR : 1,375 SF



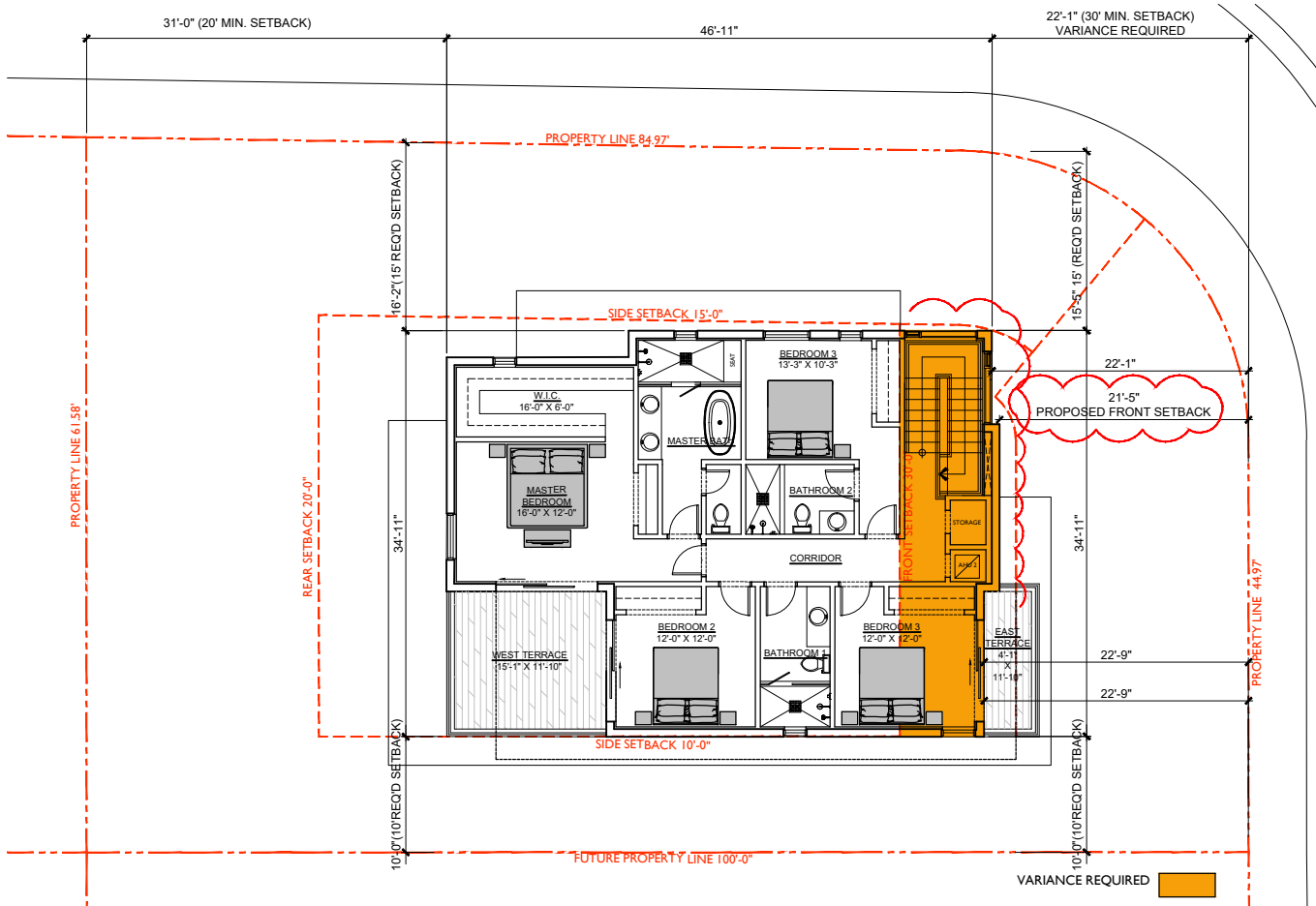
PROPOSED EXPLODED AXONOMETRIC VIEW - NORTH LOT



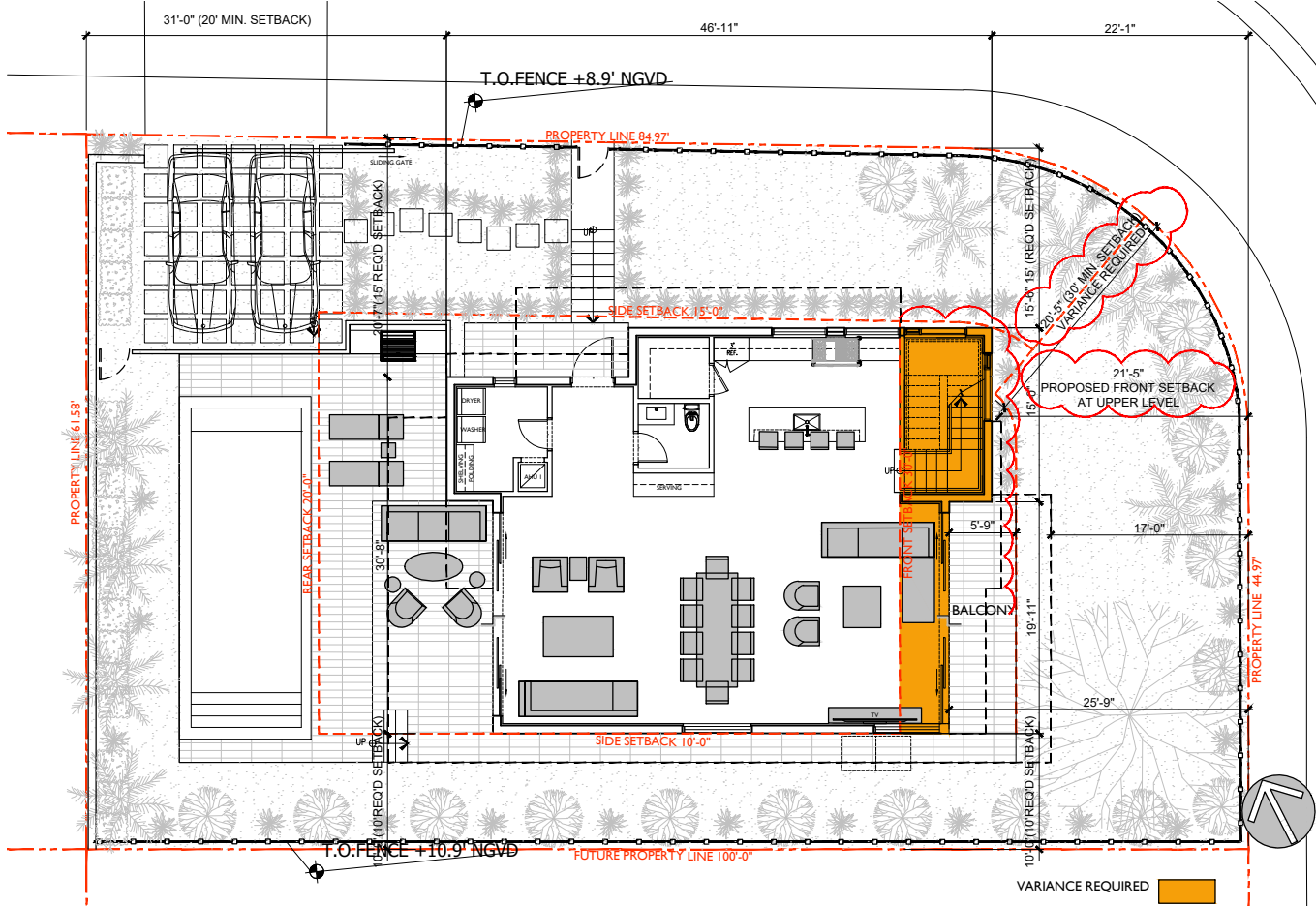
PROPOSED LEVEL 2 UNIT SIZE DIAGRAM - NORTH LOT



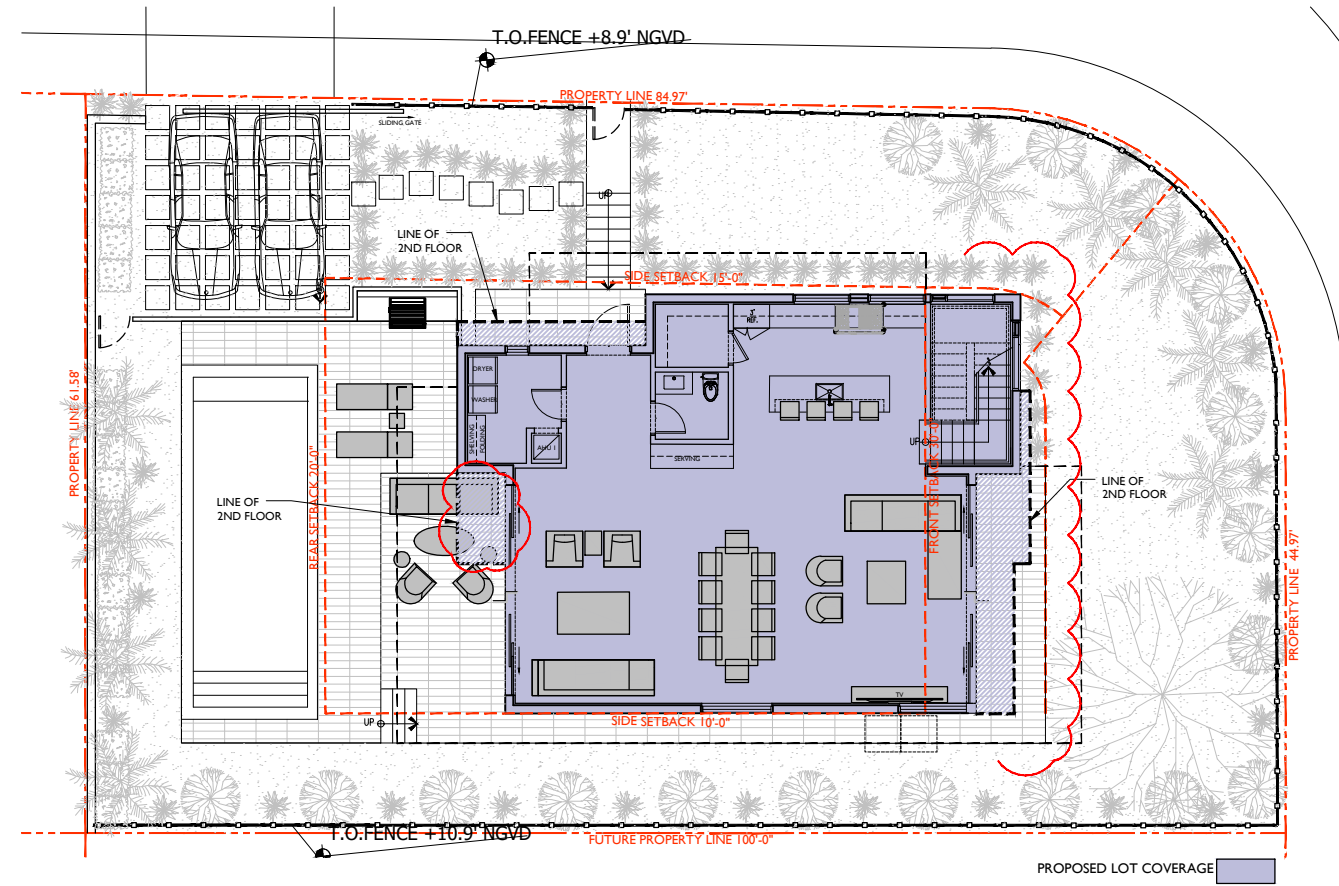
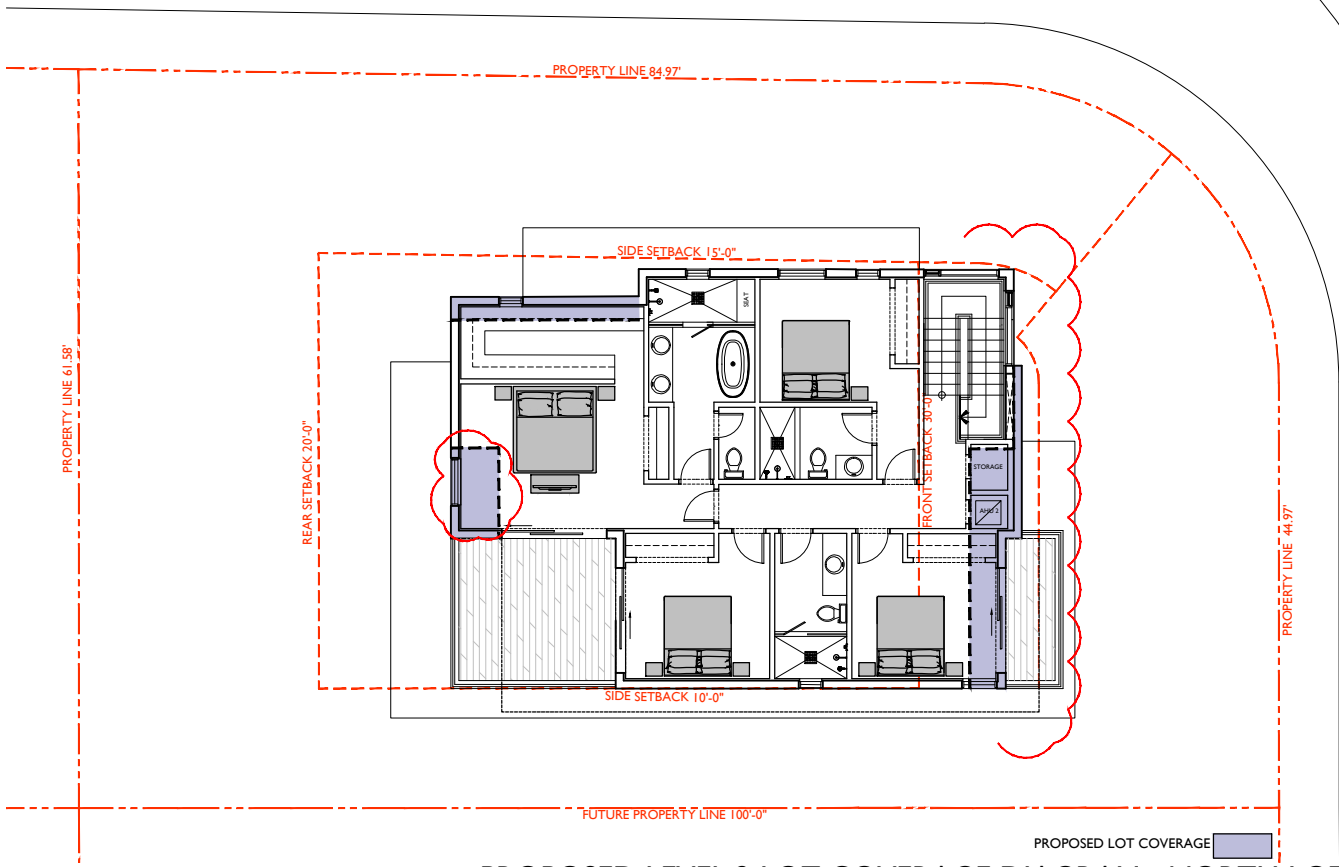
PROPOSED LEVEL 1 UNIT SIZE DIAGRAM - NORTH LOT



PROPOSED UPPER FLOOR VARIANCE DIAGRAM - NORTH LOT

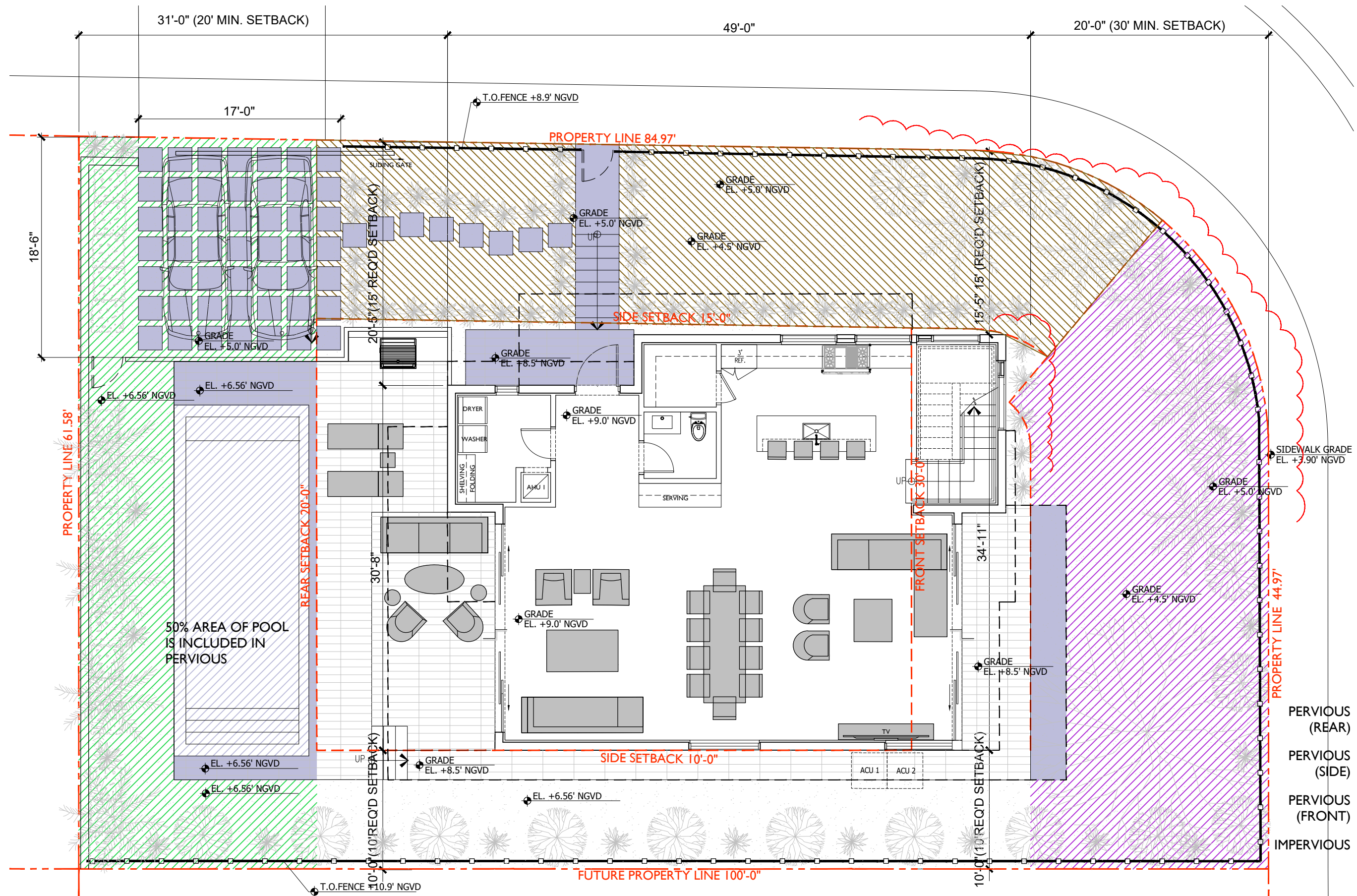


PROPOSED GROUND FLOOR VARIANCE DIAGRAM - NORTH LOT



PROPOSED LOT COVERAGE	
FIRST FLOOR	1,375 SF
SECOND FLOOR	129 SF
TOTAL	1,504 SF

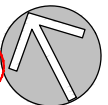
PROPOSED LOT COVERAGE - NORTH LOT

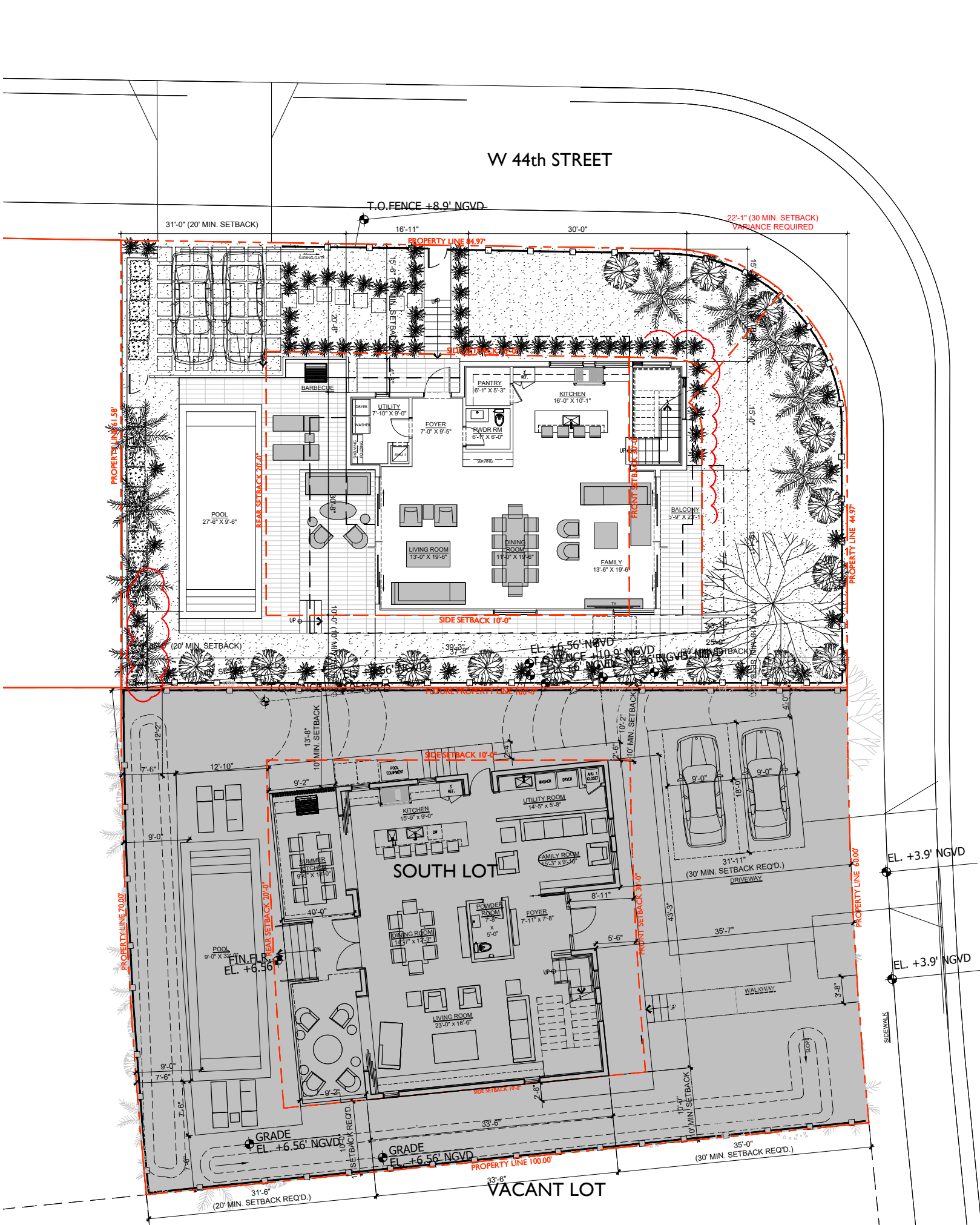


REAR YARD AREA = 1,228 SF
REQUIRED REAR YARD PERVIOUS / OPEN SPACE 70% = 859 SF
PROPOSED REAR YARD PERVIOUS / OPEN SPACE = 865 SF

SIDE YARD AREA = 1,009 SF
REQUIRED SIDE YARD PERVIOUS / OPEN SPACE 50% = 504.5 SF
PROPOSED SIDE YARD PERVIOUS / OPEN SPACE = 957 SF

FRONT YARD AREA = 970 SF
REQUIRED FRONT YARD PERVIOUS / OPEN SPACE 50% = 485 SF
PROPOSED FRONT YARD PERVIOUS / OPEN SPACE = 901 SF

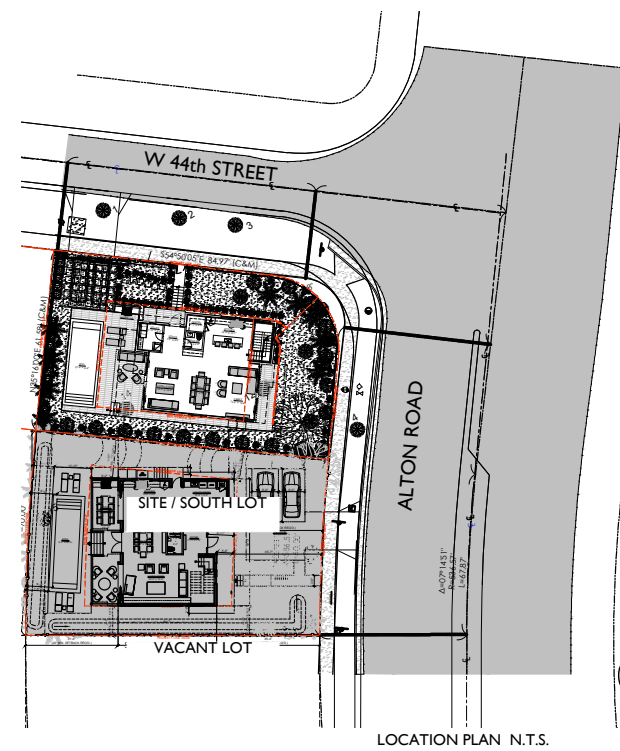




PROPOSED LEVEL I FLOOR PLAN & SITE PLAN $\frac{1}{16}$ " = 1'-0"



ALTON ROAD



7500 NE 4th Court
Studio 103
Miami, FL 33138

PROJECT NUMBER
1819



PROJECT:
4354
ALTON ROAD
RESIDENCE -
NORTH LOT

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

OVERALL
SITE PLAN

JENNIFER MCCONNEY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF MCG ARCHITECTURE AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT THE
EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &
PLANNING, INC. (c) 2018
SCALE: $\frac{1}{16}$ " = 1'-0"
CHECK: JMcG
DATE: 01/04/2018
SHEET NUMBER

A1.00

