

ALTON ROAD RESIDENCE - NORTH LOT

4354 Alton Road, Miami Beach, Florida

DESIGN REVIEW BOARD FINAL SUBMITTAL - December 10, 2018 Final Submittal

SCOPE OF WORK : - NEW CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE
- VARIANCE FOR THE FRONT SETBACK







PROJECT:
4354
ALTON ROAD
RESIDENCE -
NORTH LOT

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

DATA SHEET
&
INDEX

INDEX OF DRAWINGS

ARCHITECTURE

A0.00	COVER SHEET
	SURVEY (PRE-LOT SPLIT)
	SURVEY (NORTH LOT)
	RENDERING
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
A0.09	PROPOSED UNIT SIZE DIAGRAM & AXONOMETRIC DIAGRAMS
A0.09A	PROPOSED WAIVER AND VARIANCE DIAGRAMS
A0.10	PROPOSED LOT COVERAGE DIAGRAM
A0.11	PROPOSED OPEN SPACE DIAGRAM
A0.12	PROPOSED CONTEXT ELEVATIONS
A1.00	PROPOSED SITE PLAN
A2.01	PROPOSED LEVEL 1 FLOOR PLAN
A2.02	PROPOSED LEVEL 2 FLOOR PLAN
A2.03	PROPOSED ROOF PLAN
A3.01	PROPOSED EAST ELEVATIONS
A3.01a	PROPOSED EAST ELEVATION (Color Rendering)
A3.02	PROPOSED WEST ELEVATION
A3.02a	PROPOSED WEST ELEVATION (Color Rendering)
A3.03	PROPOSED NORTH ELEVATION
A3.03a	PROPOSED NORTH ELEVATION (Color Rendering)
A3.04	PROPOSED SOUTH ELEVATION
A3.04a	PROPOSED SOUTH ELEVATION (Color Rendering)
A3.05	PROPOSED EAST ELEVATION NORTH AND SOUTH LOTS
A4.00	PROPOSED SECTION
A4.01	PROPOSED SECTION

LANDSCAPE

LCVR	COVER SHEET
TD100	TREE DISPOSITION NOTES, SCHEDULE AND TREE PROTECTION DETAIL
TD101	TREE DISPOSITION PLAN
L200	MATERIALS NOTES AND SPECIFICATIONS
L201	MATERIALS PLAN
L400	PLANTING NOTES AND SCHEDULE
L401	PLANTING PLANS
L400.1	LANDSCAPE LEGEND
L450	PLANTING DETAILS
L800	SIGHT LIGHTING NOTES AND SPECIFICATIONS
L801	SITE LIGHTING PLAN
IR100	IRRIGATION DETAILS
IR101	IRRIGATION DETAILS
IR200	IRRIGATION NOTES AND PLAN

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 :	DRB18-0322			
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 %:		1,501 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(1,074 SF) = 537 SF	Rear Yard Open Space SF and %: 70%		.70(1,226 SF)=858 SF
11B	Proposed Front Yard Open Space SF:	1,005 SF (94%)	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 %:		2,892 SF (47.99%)
	Min. Unit Size SF	1,800 SF			
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		1,416 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 % :		1,476 SF 98%
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'-0"	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			

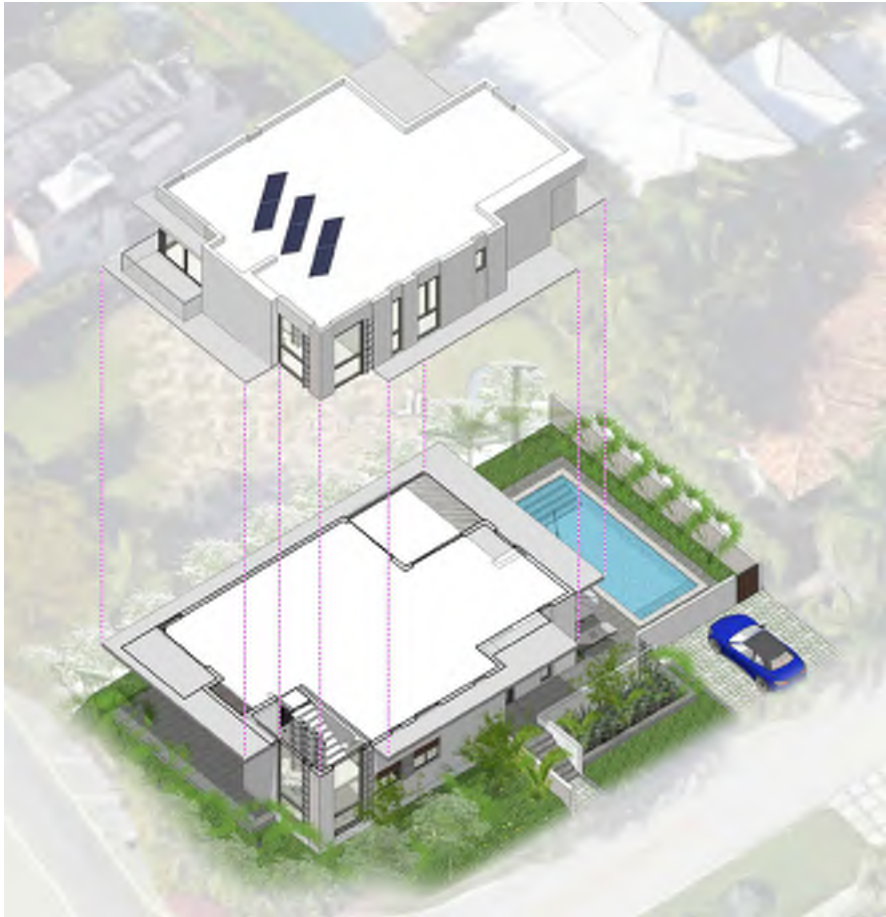
Notes:

If not applicable write N/A

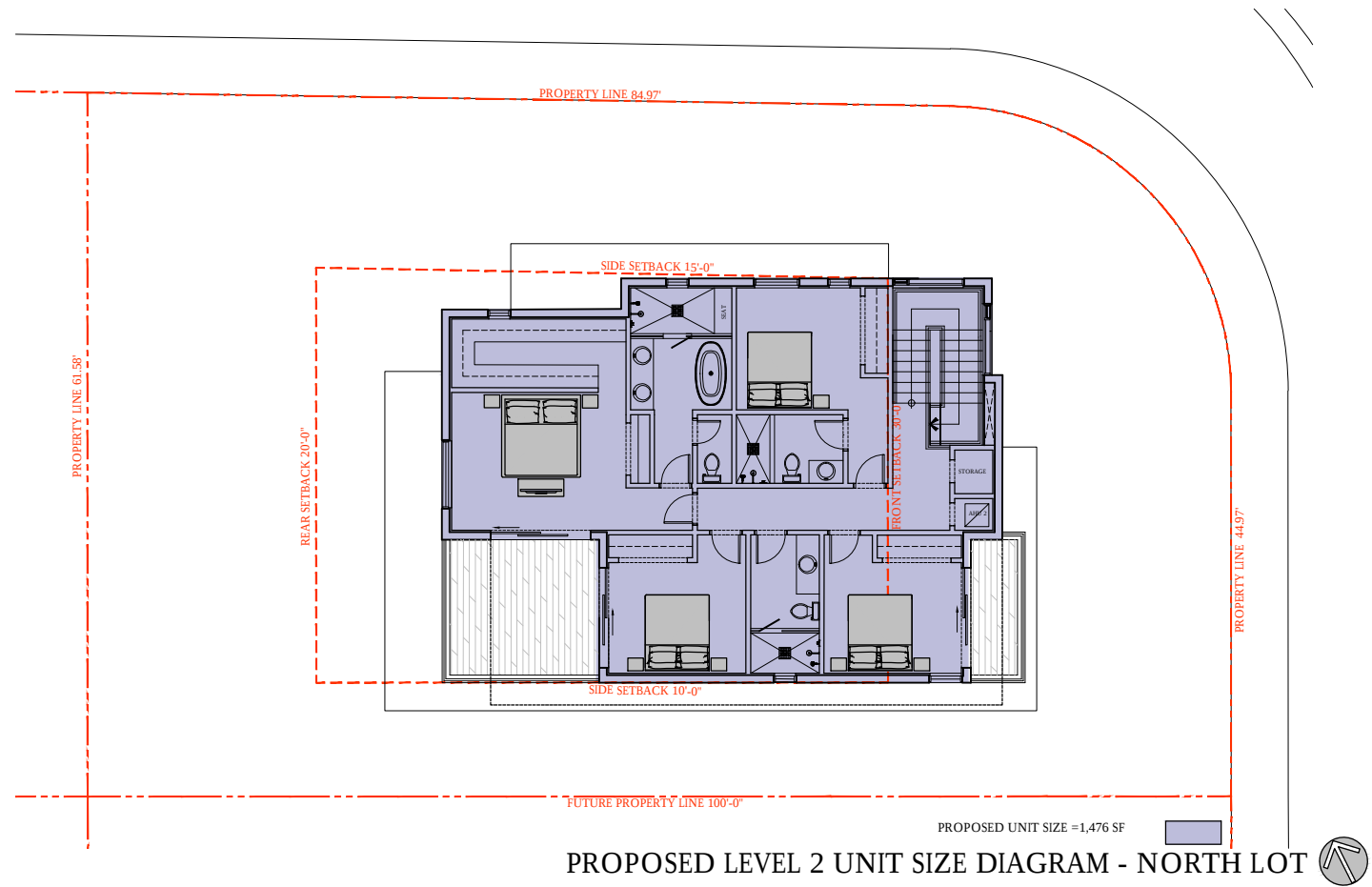
All other data information should be presented like the above format

SECOND FLOOR : 1,476 SF.
(98% OF GROUND FLOOR)

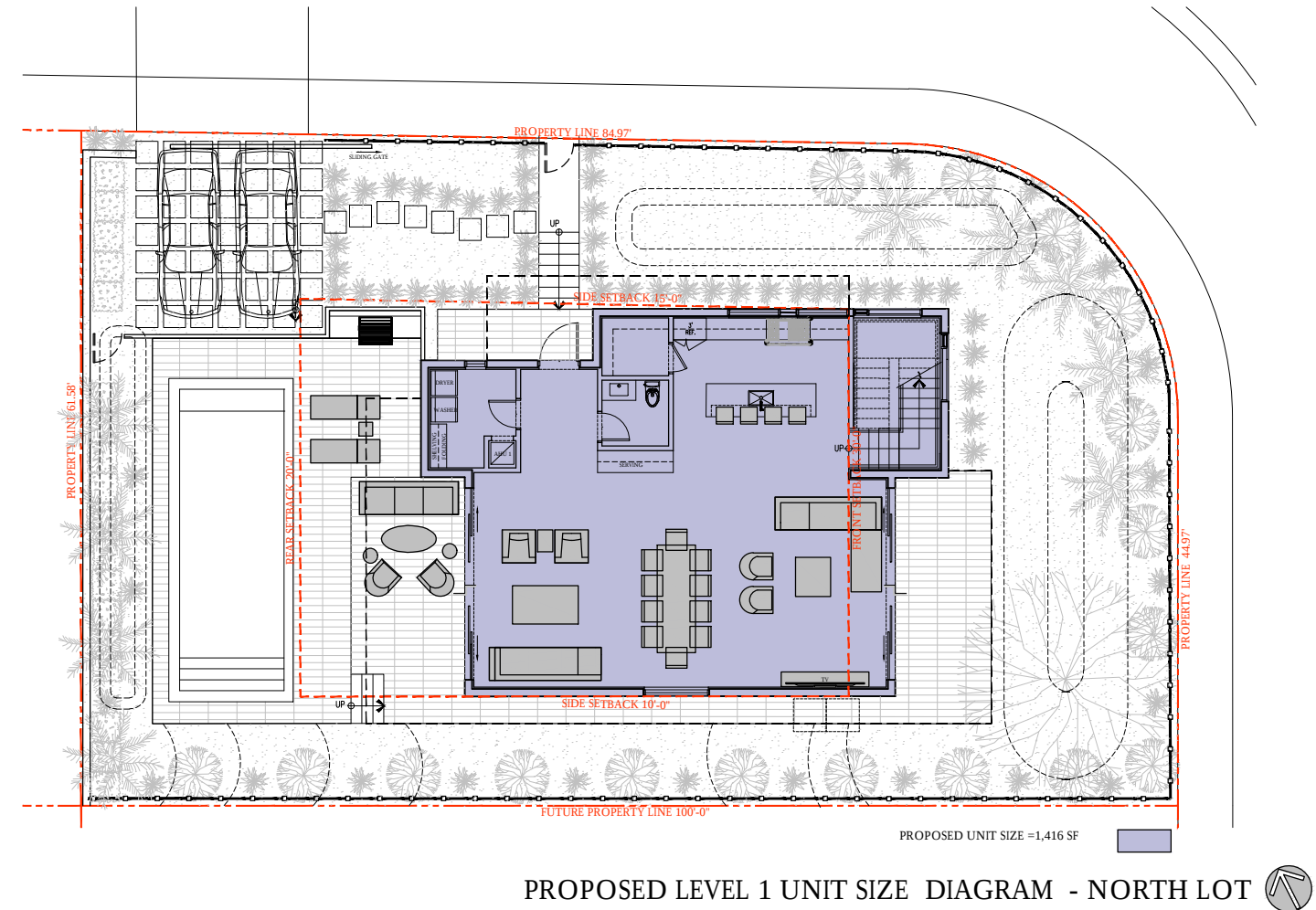
GROUND FLOOR : 1,416 SF.



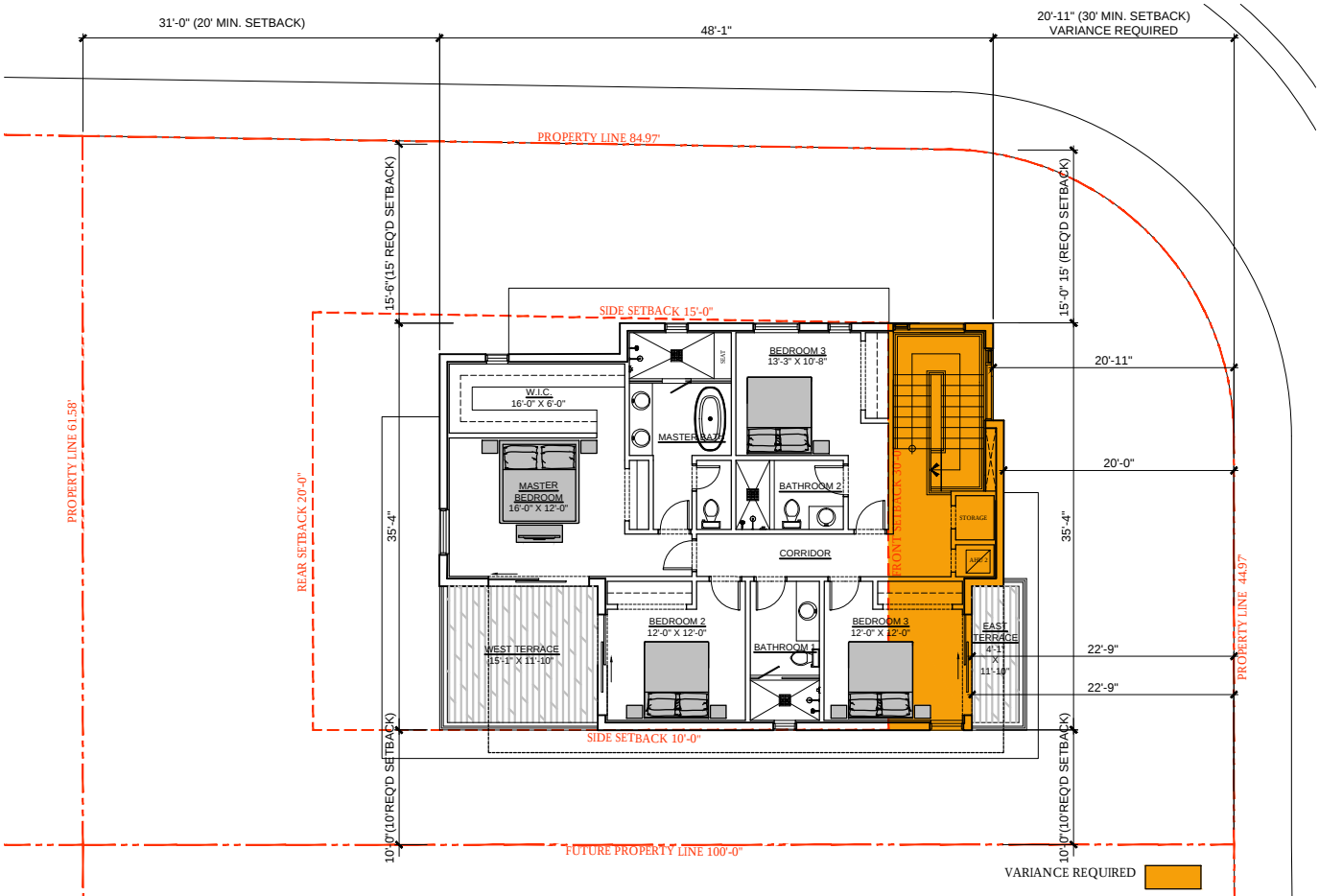
PROPOSED EXPLODED AXONOMETRIC VIEW - NORTH LOT



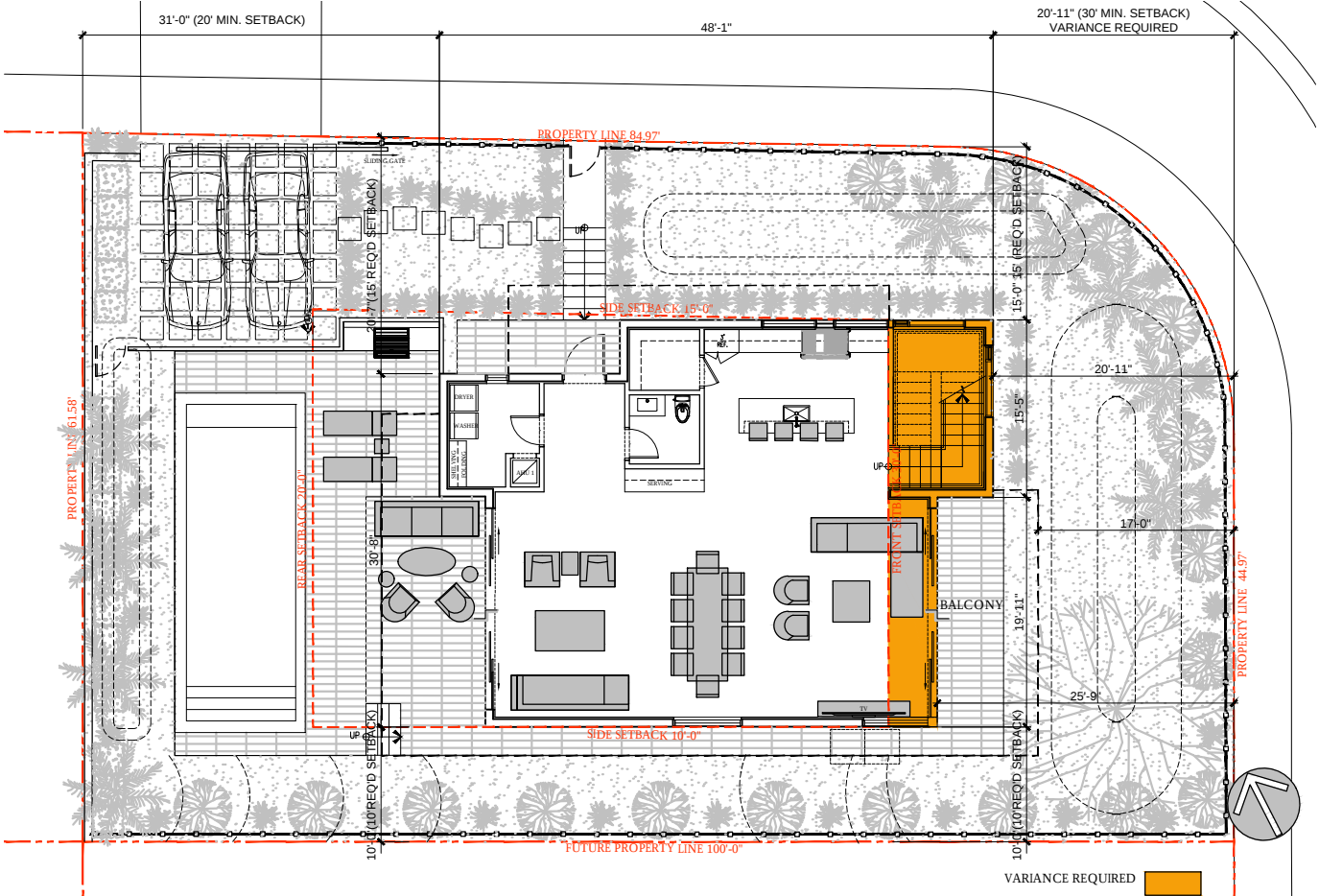
PROPOSED LEVEL 2 UNIT SIZE DIAGRAM - NORTH LOT



PROPOSED LEVEL 1 UNIT SIZE DIAGRAM - NORTH LOT



PROPOSED UPPER FLOOR VARIANCE DIAGRAM - NORTH LOT



PROPOSED GROUND FLOOR VARIANCE DIAGRAM - NORTH LOT



PROJECT:
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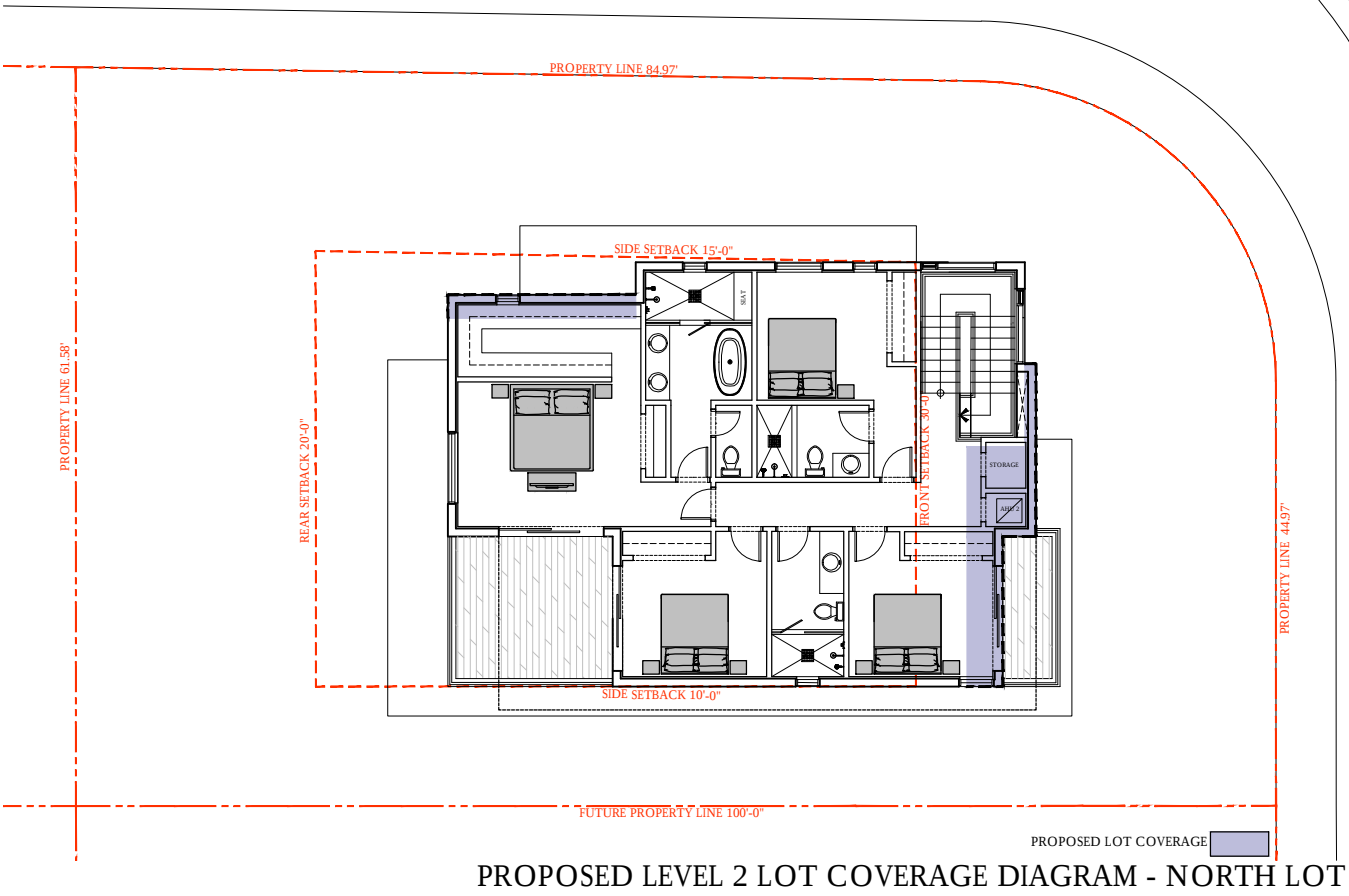
4354 ALTON RD.
MIAMI BEACH,
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DRAWING:

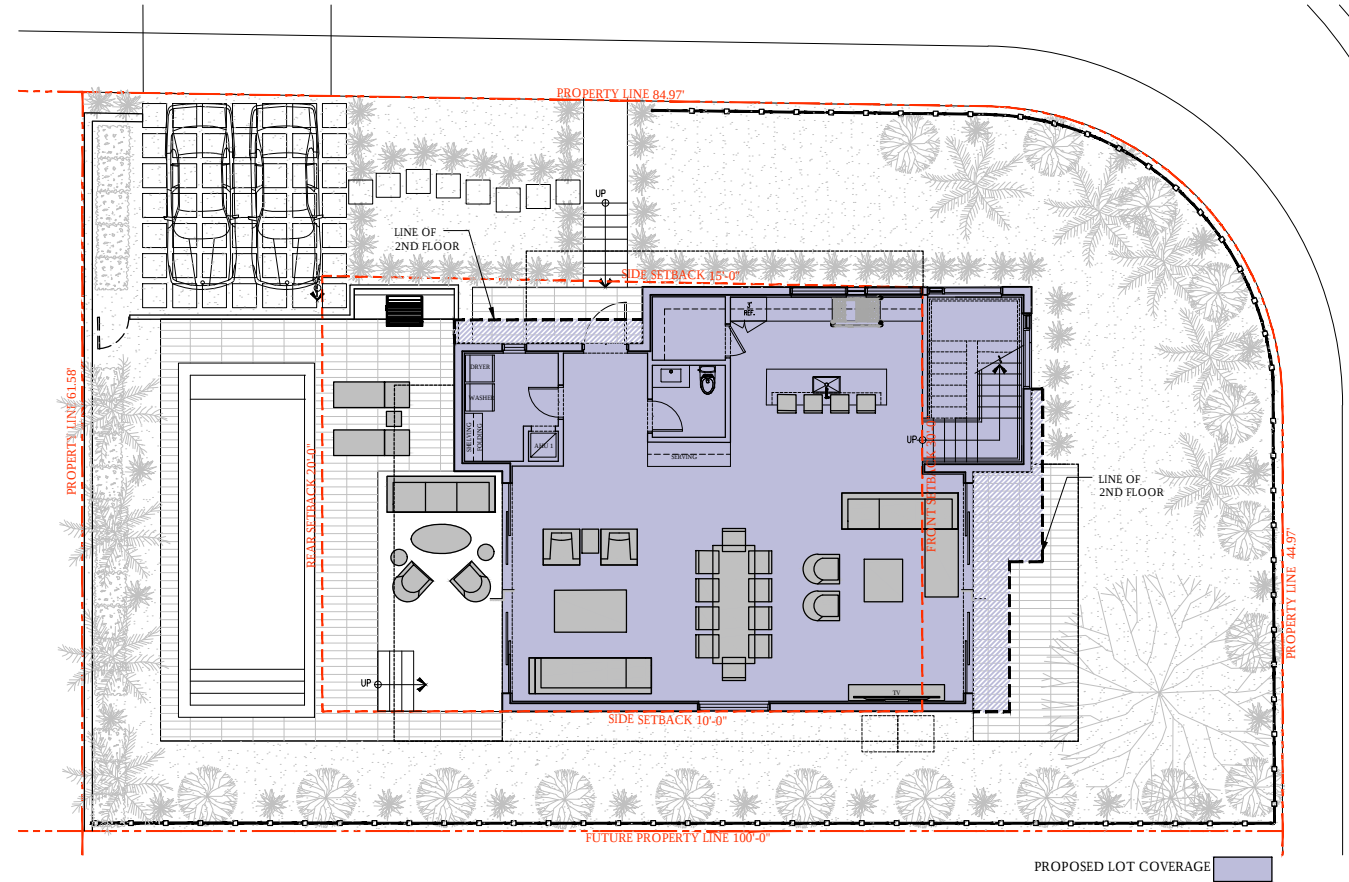
LOT
COVERAGE
DIAGRAM
NORTH LOT

JENNIFER McCONNEY FLORIDA LIC# AR93044
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EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &
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SCALE: 1/8"=1'-0"
CHECK: /McG
DATE: 12/10/2018
SHEET NUMBER

SHEET NUMBER
A0.10

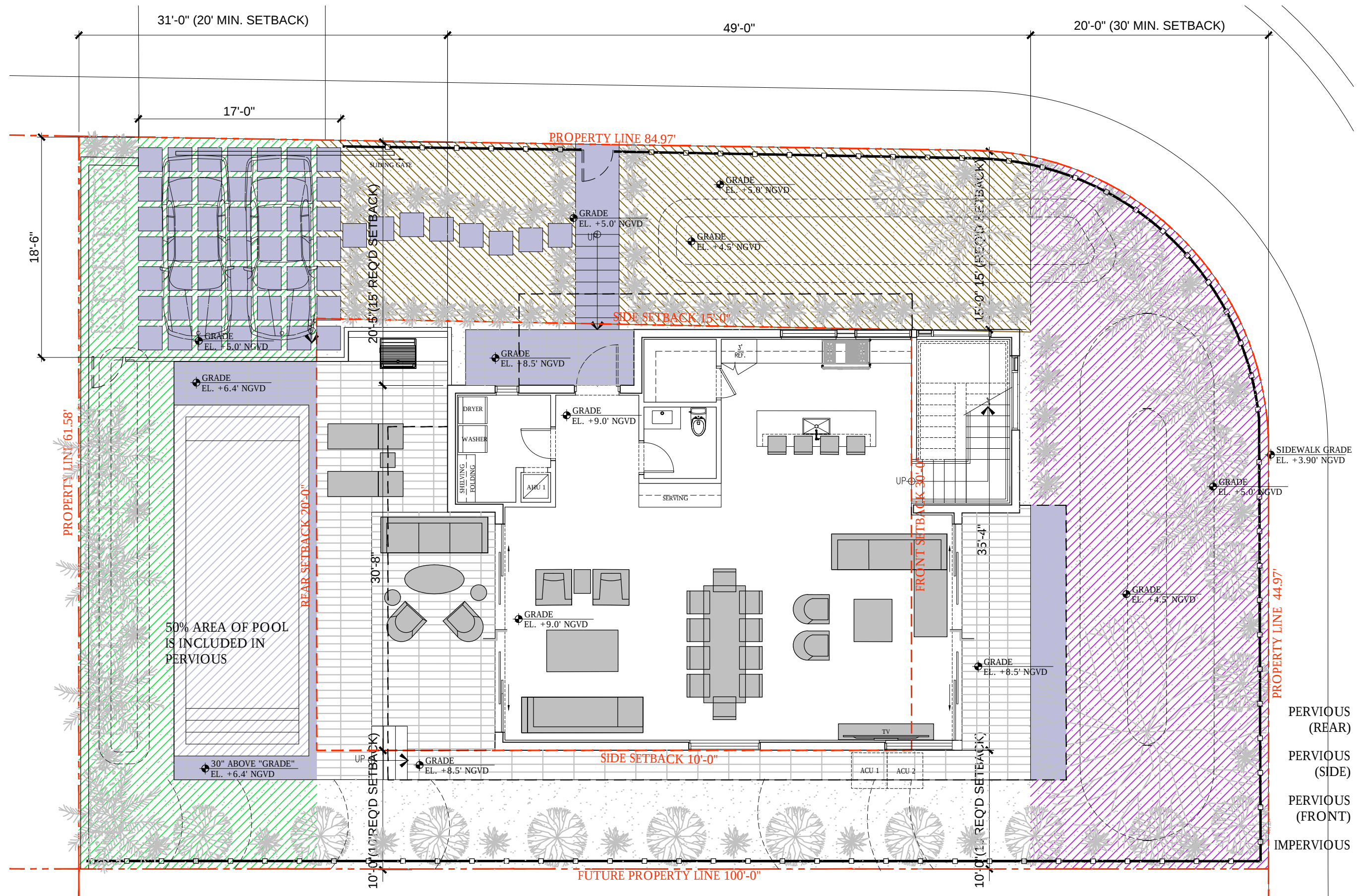


PROPOSED LEVEL 2 LOT COVERAGE DIAGRAM - NORTH LOT



PROPOSED LOT COVERAGE	
FIRST FLOOR	1,416 SF
SECOND FLOOR	85 SF
TOTAL	1,501 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 = 907 SF
REQUIRED SIDE YARD PERVIOUS / OPEN SPACE 50% = 454 SF
PROPOSED SIDE YARD PERVIOUS / OPEN SPACE = 793 SF

FRONT YARD AREA = 1,074 SF
REQUIRED FRONT YARD PERVIOUS / OPEN SPACE 50% = 537 SF
PROPOSED FRONT YARD PERVIOUS / OPEN SPACE = 1,005 SF

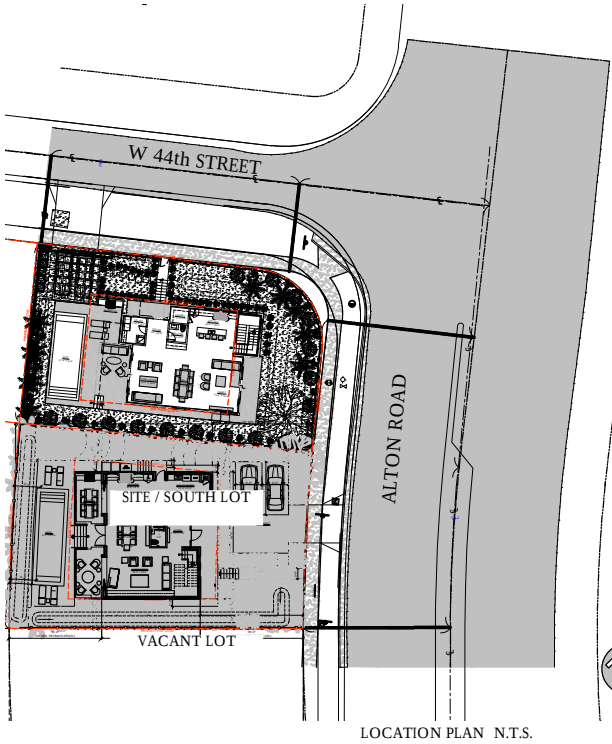
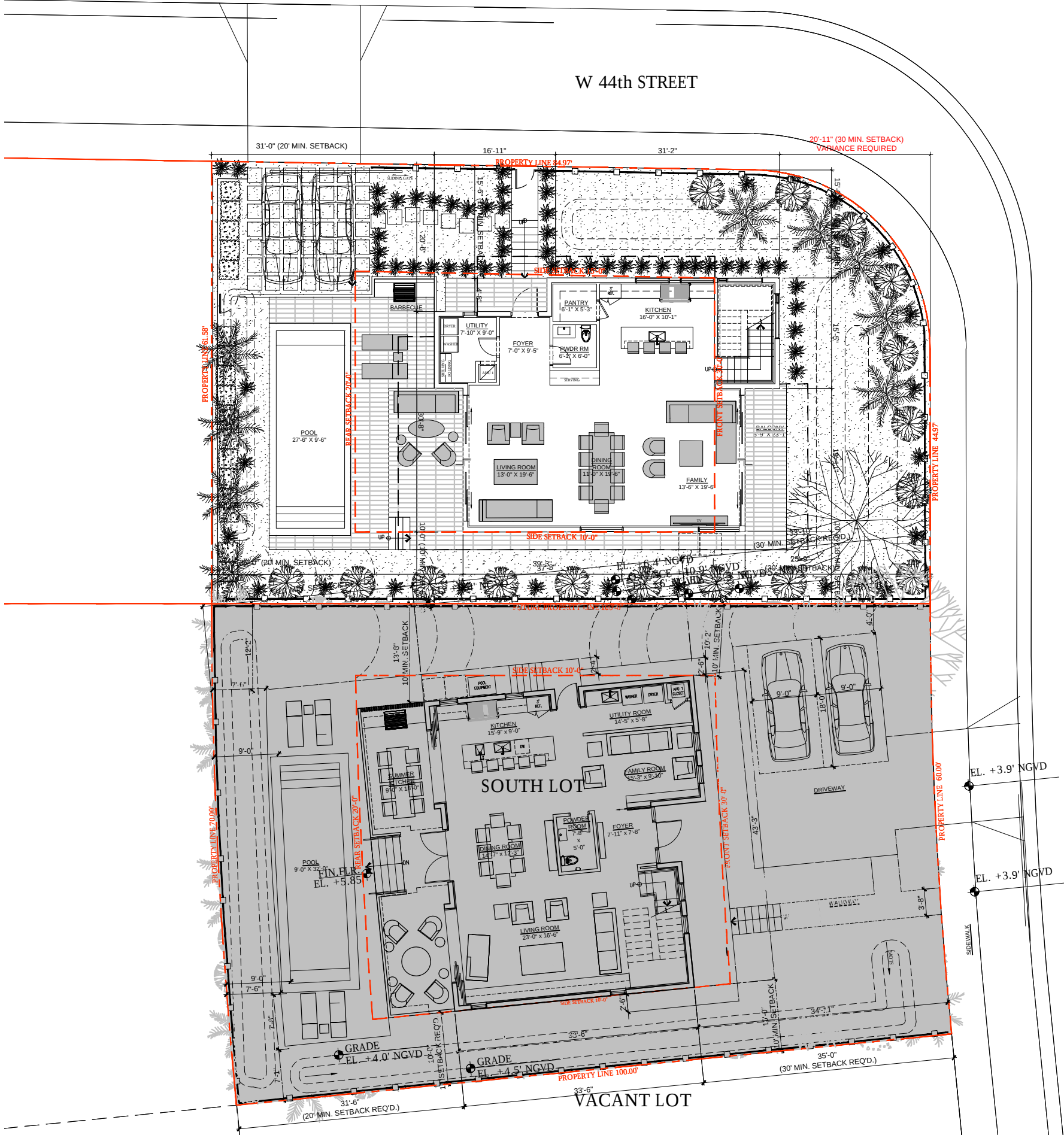


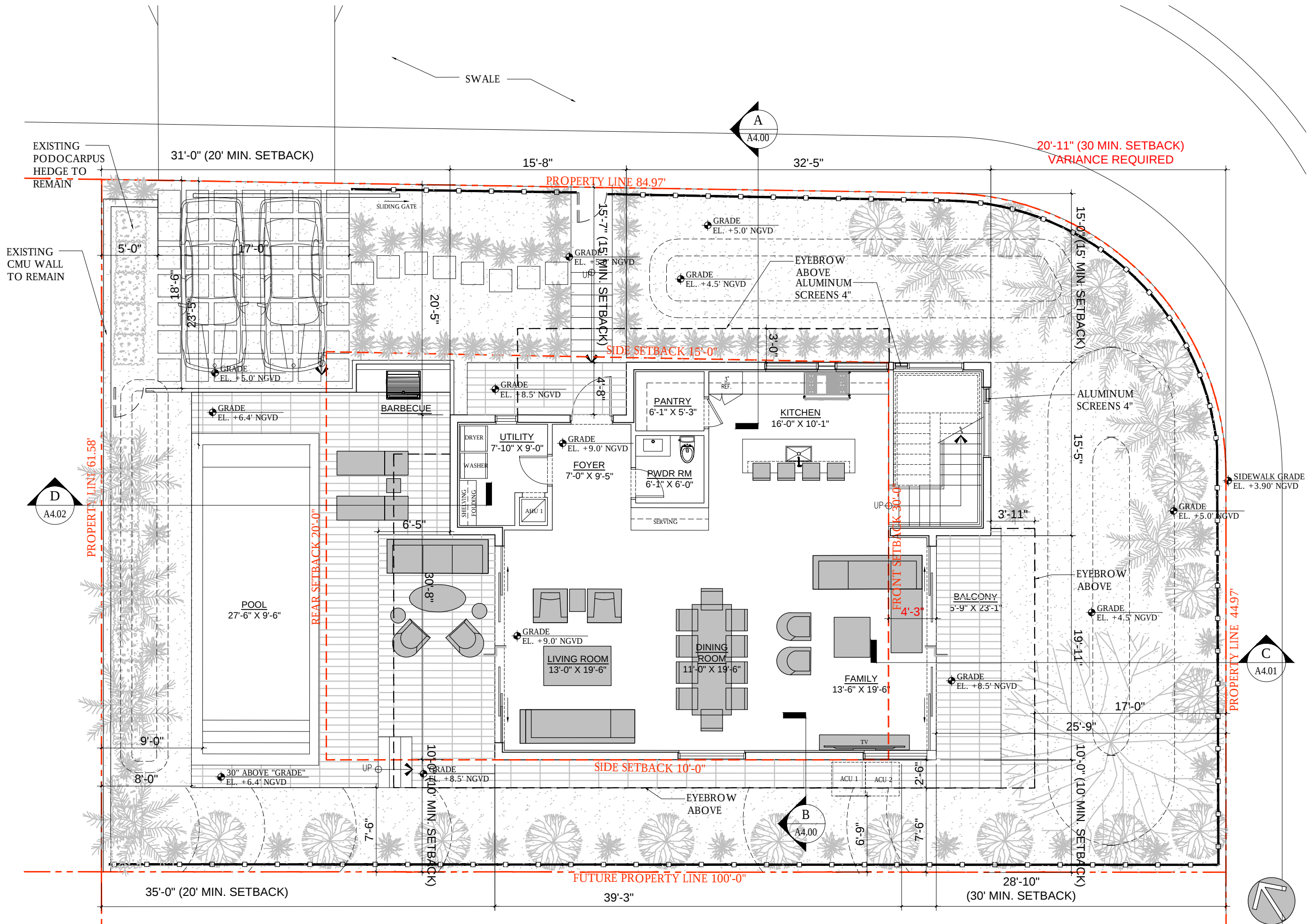


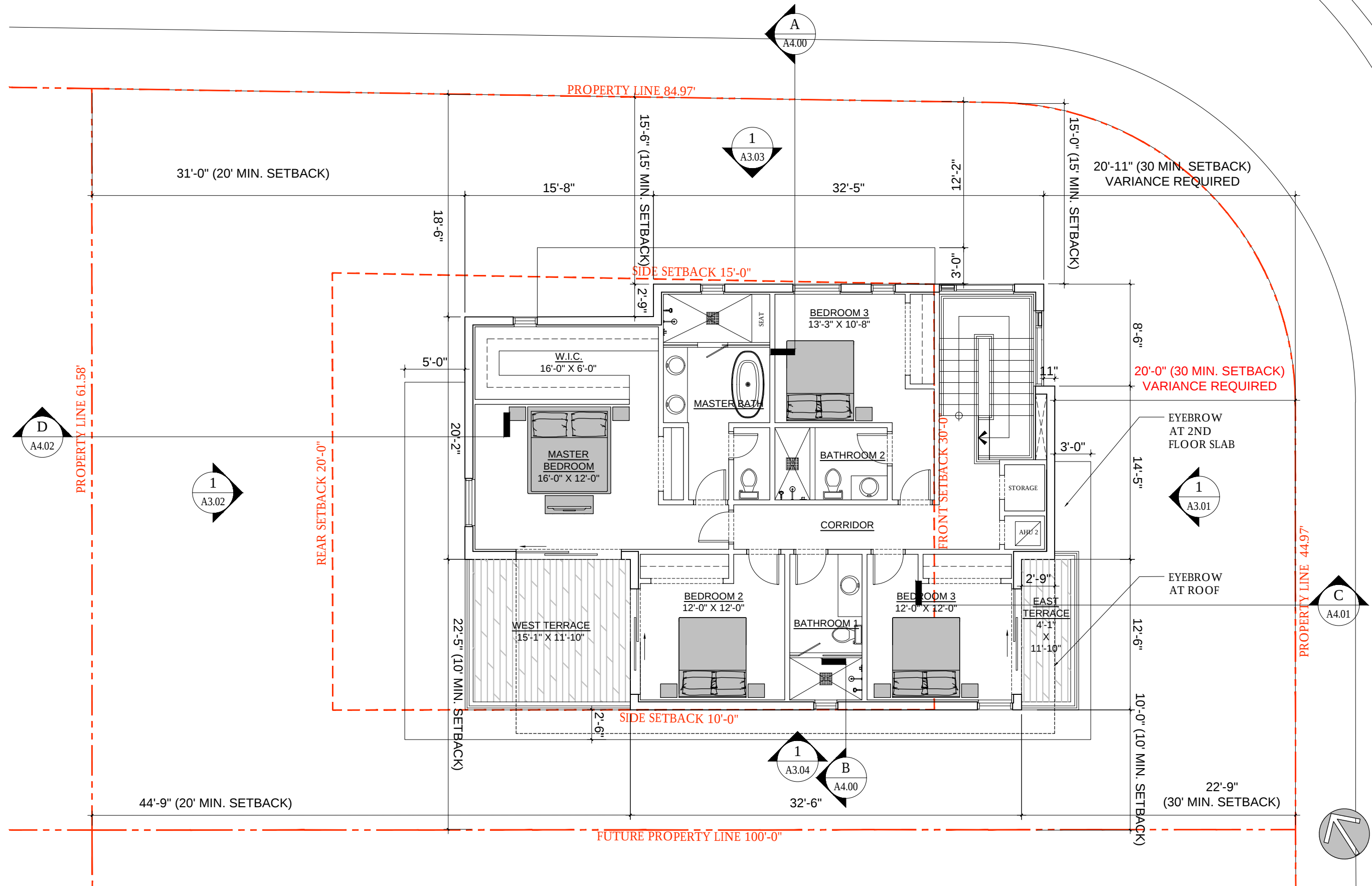
PROPOSED CONTEXT EAST ELEVATION @ ALTON ROAD

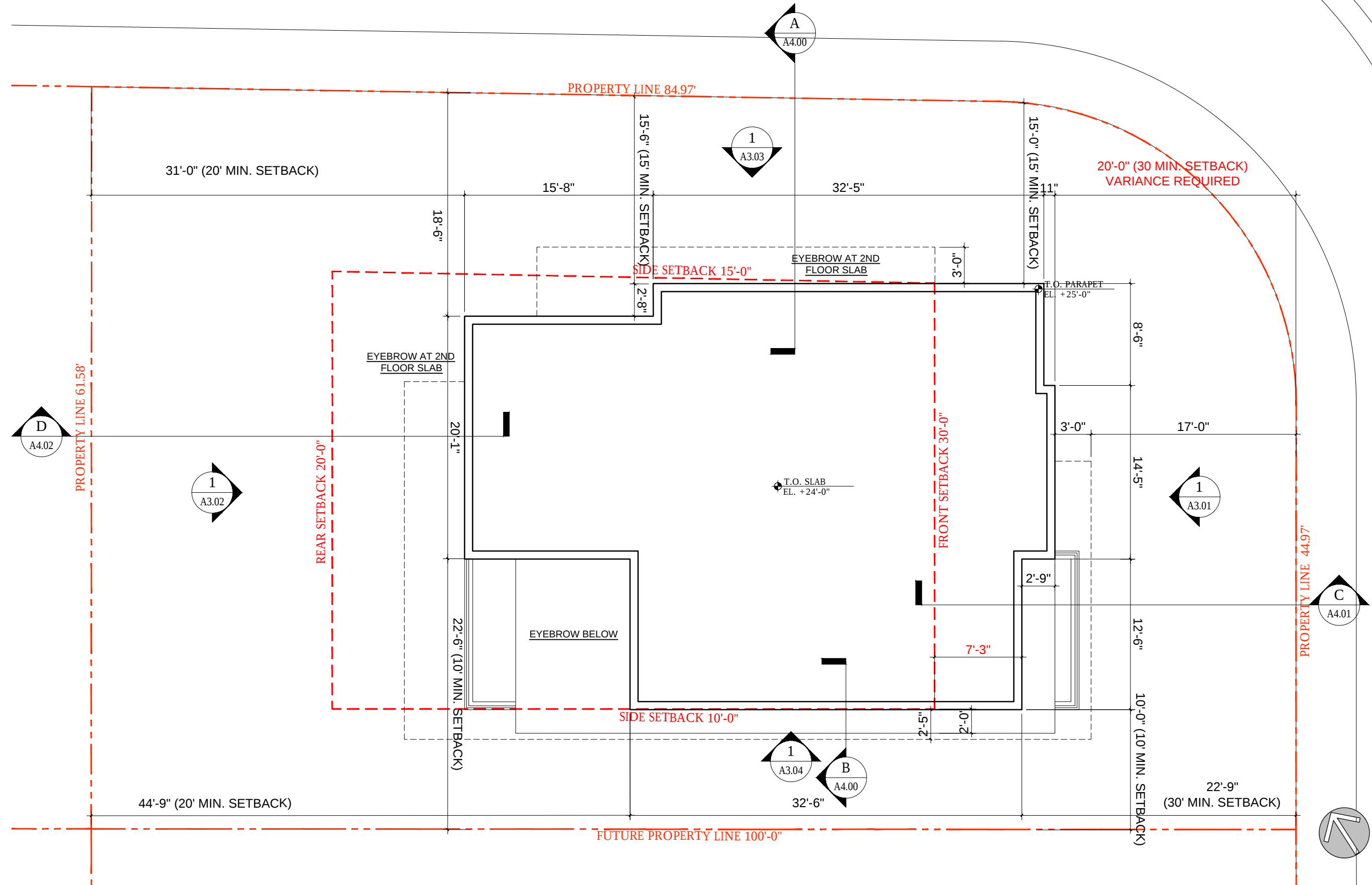


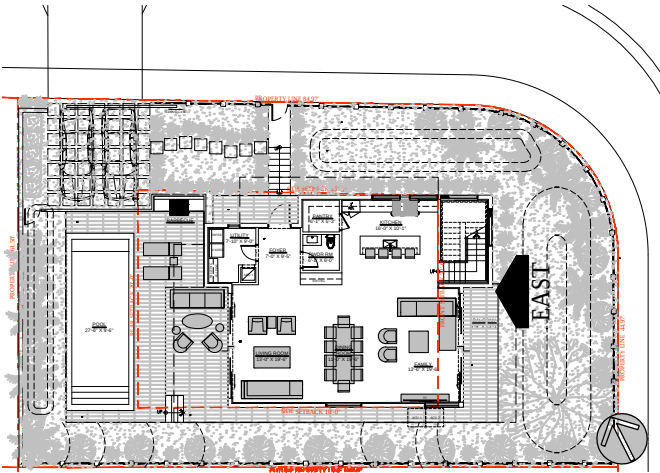
EXISTING CONTEXT EAST ELEVATION @ ALTON ROAD



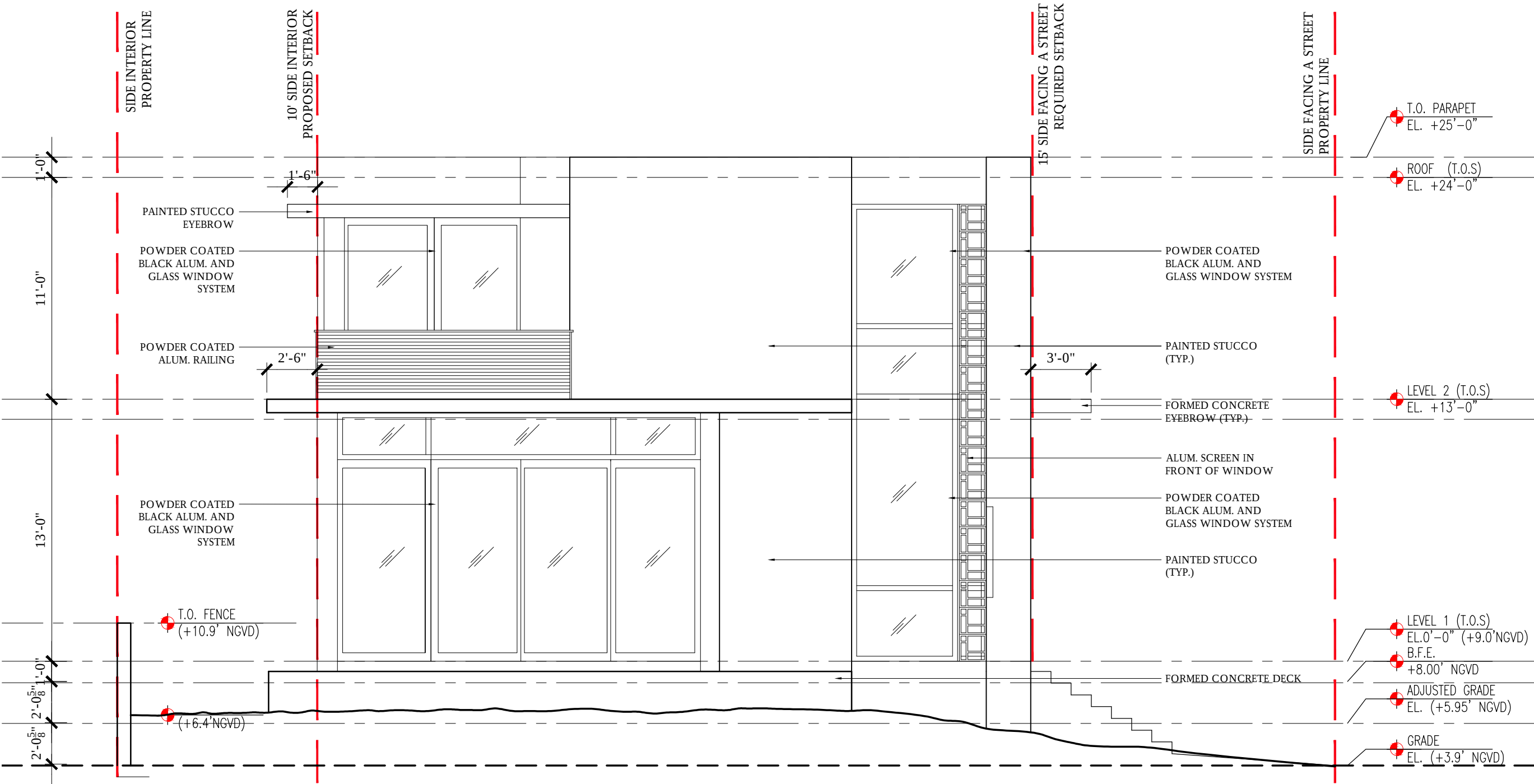




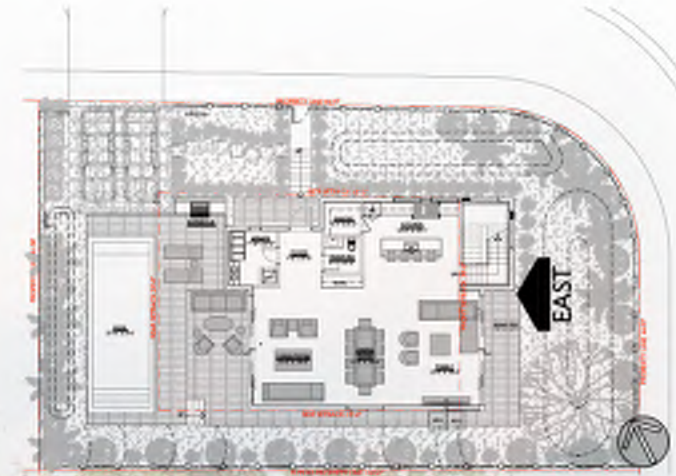




KEY PLAN 1/32"=1'-0"

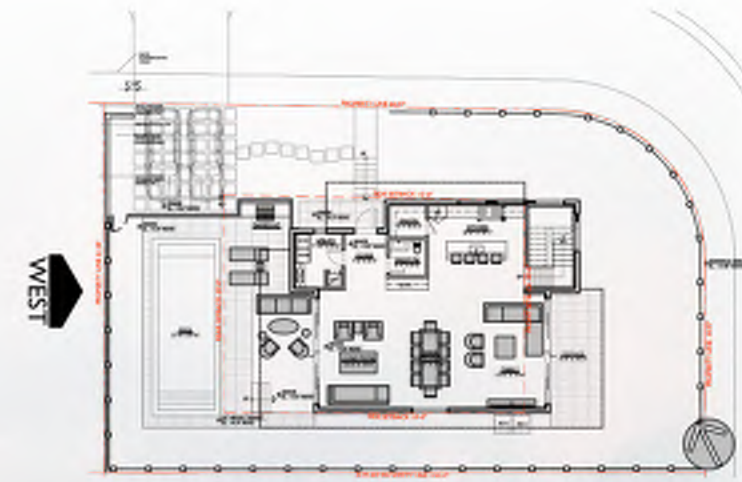


PROPOSED EAST ELEVATION - NORTH RESIDENCE 3/16"=1'-0"



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

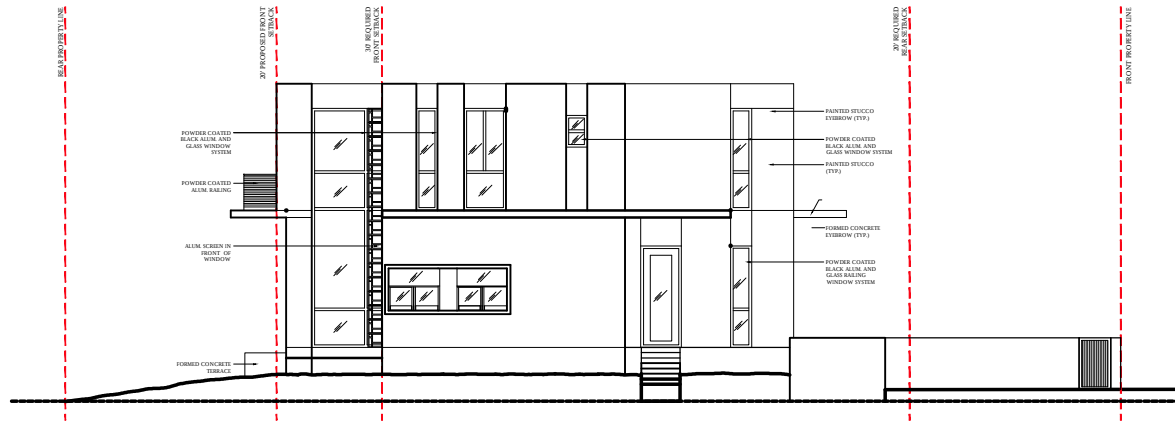




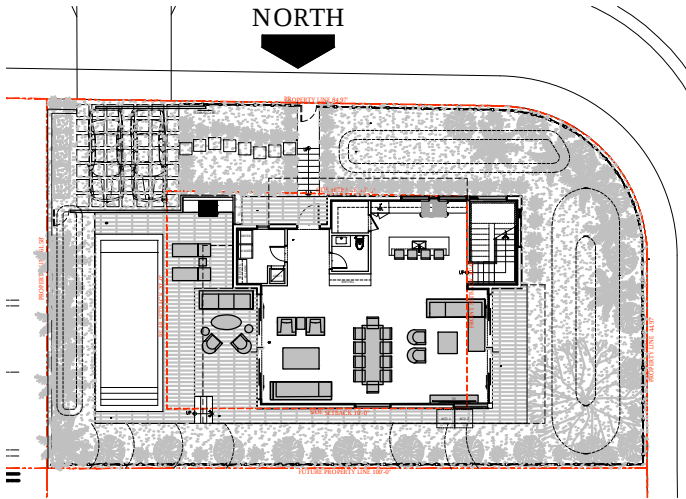
KEY PLAN 1/32"=1'-0"



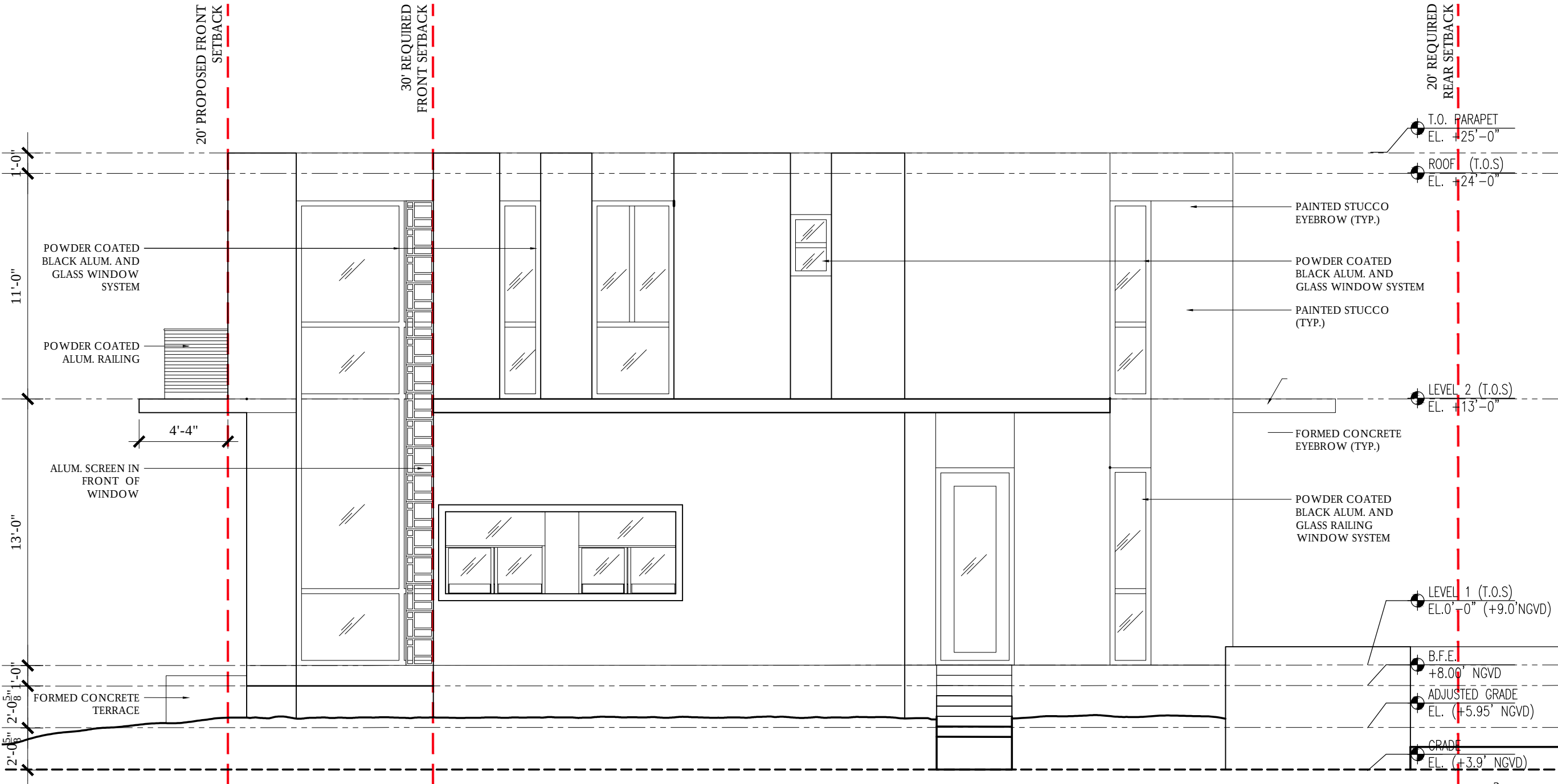
PROPOSED WEST ELEVATION - NORTH RESIDENCE 3/16"=1'-0"



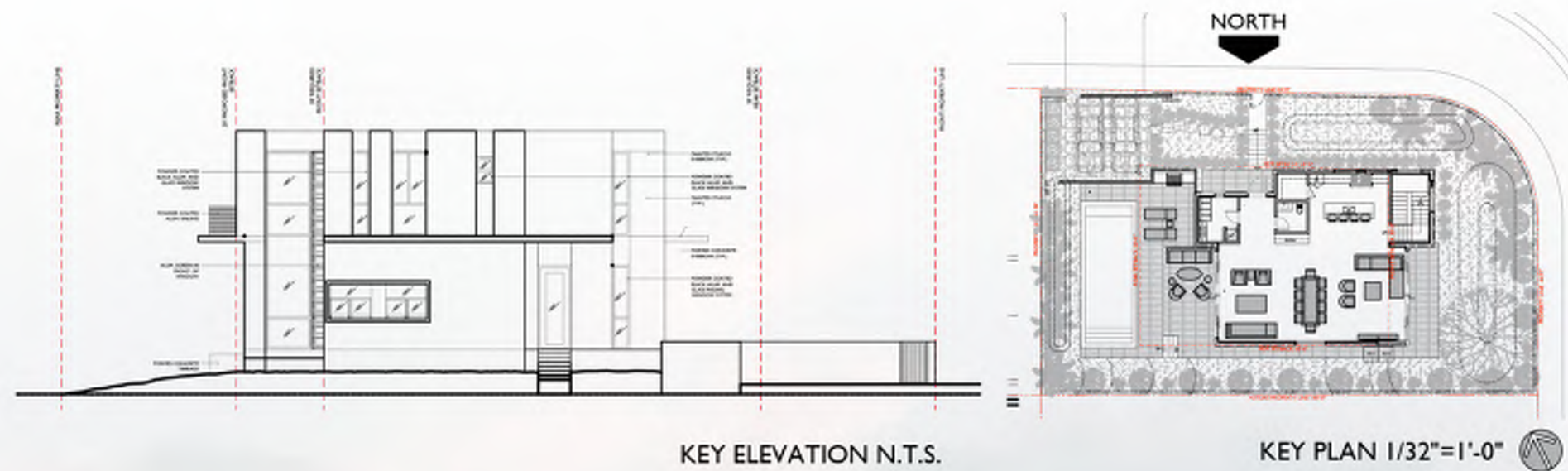
KEY ELEVATION N.T.S.

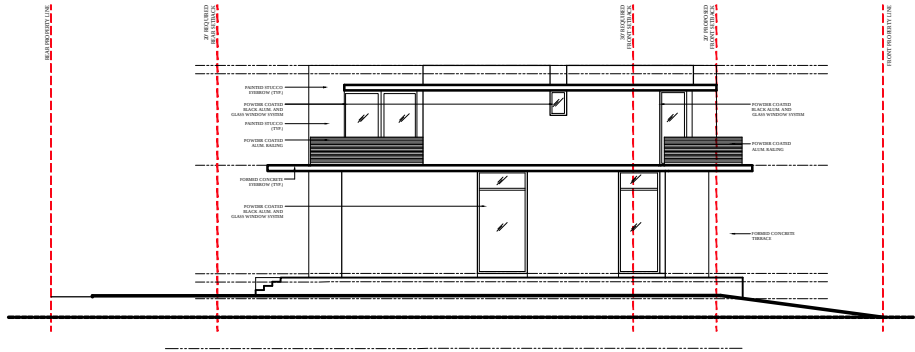


KEY PLAN 1/32"=1'-0"

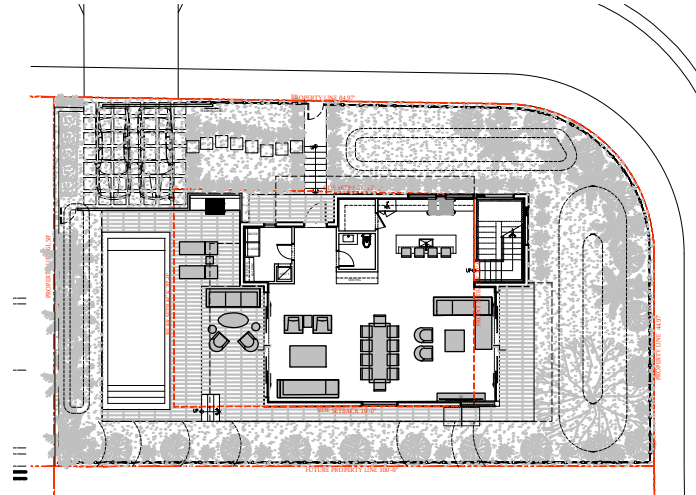


PROPOSED NORTH ELEVATION - NORTH RESIDENCE $\frac{3}{16}$ "=1'-0"



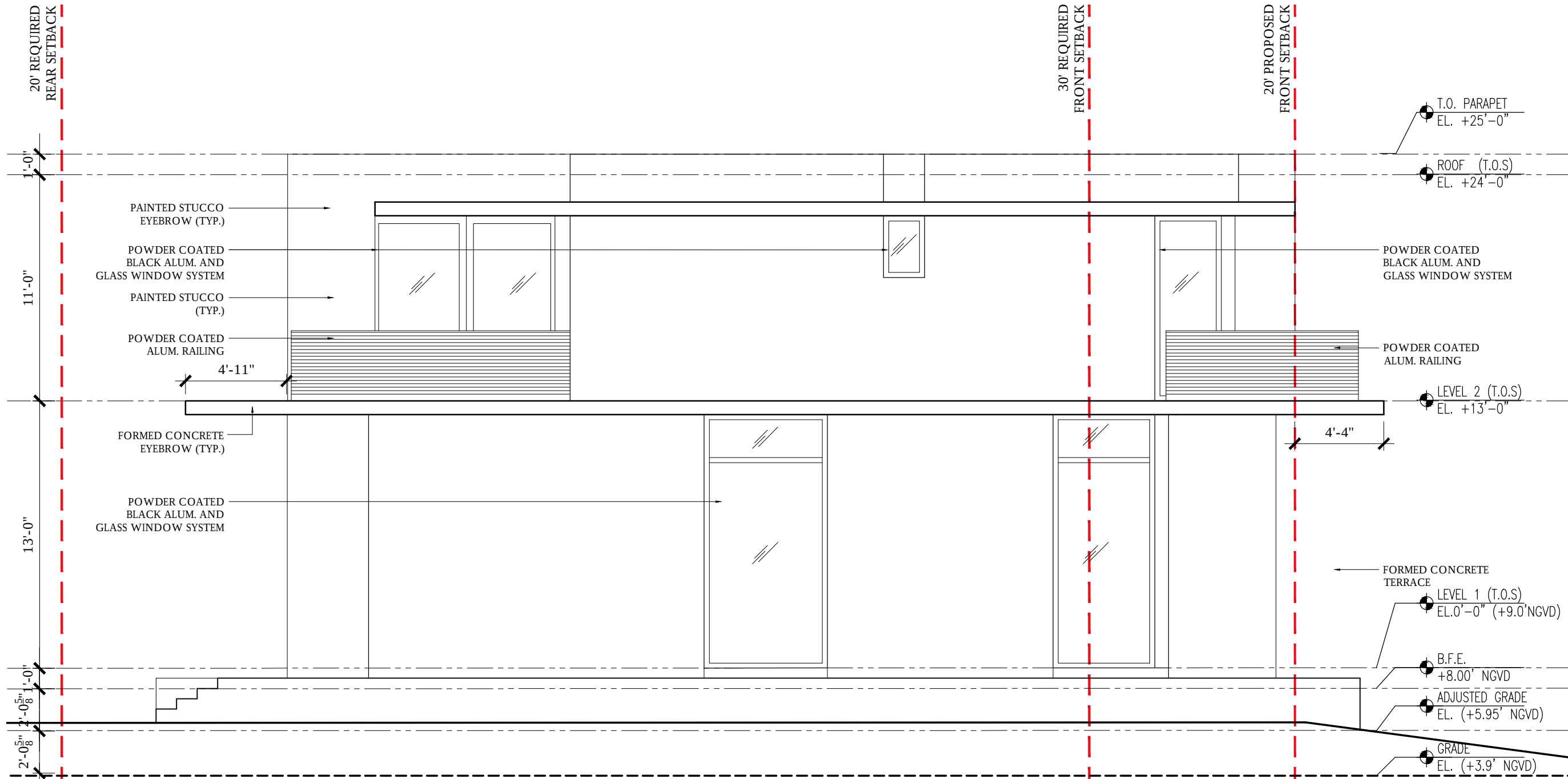


KEY ELEVATION N.T.S.

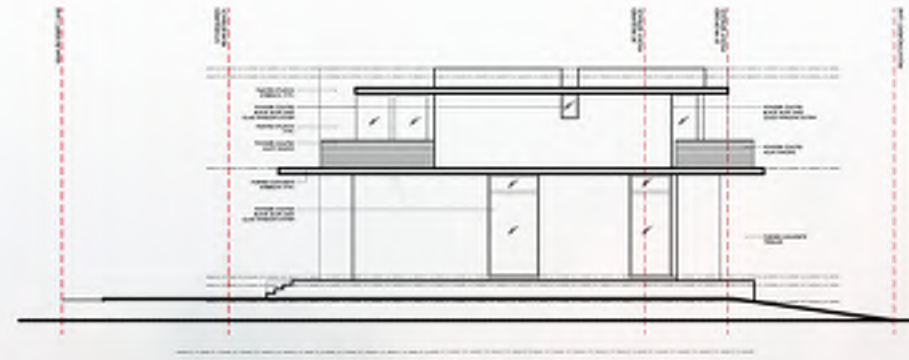


KEY PLAN 1/32"=1'-0"

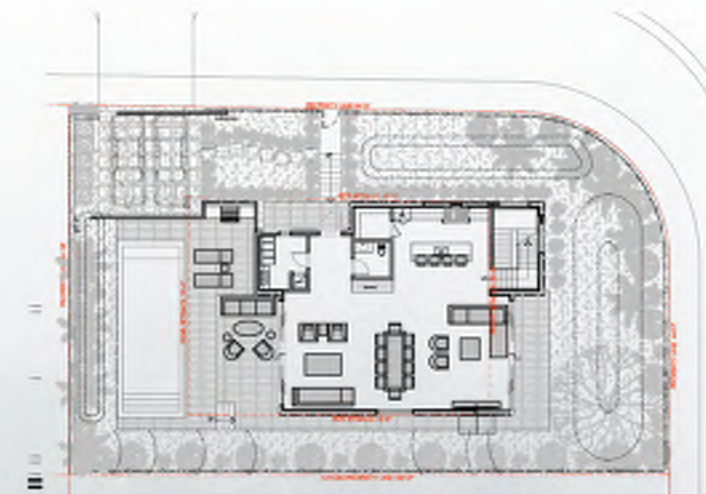
SOUTH



PROPOSED SOUTH ELEVATION - NORTH RESIDENCE $\frac{3}{16}"=1'-0"$



KEY ELEVATION N.T.S.



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



PROPOSED SOUTH ELEVATION - NORTH RESIDENCE $\frac{3}{16}"=1'-0"$



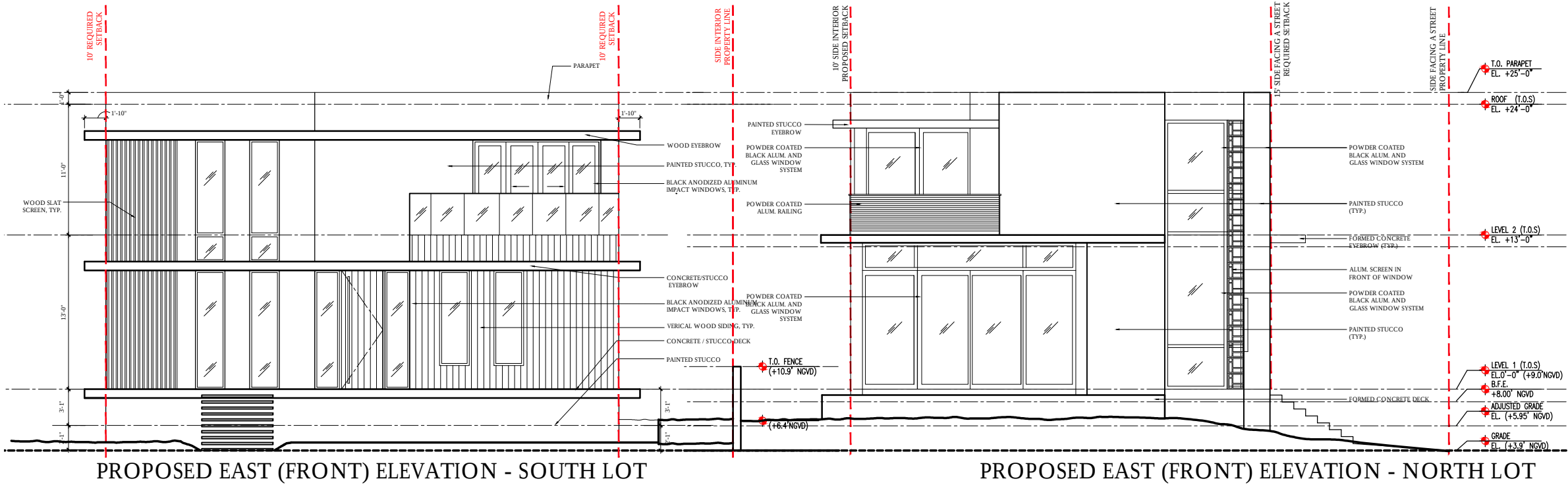
PROJECT:
4354
ALTON ROAD
RESIDENCE -
SOUTH LOT

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

EAST
ELEVATION

SOUTH
+
NORTH



JENNIFER McCONNERY FLORIDA LIC# AR93044

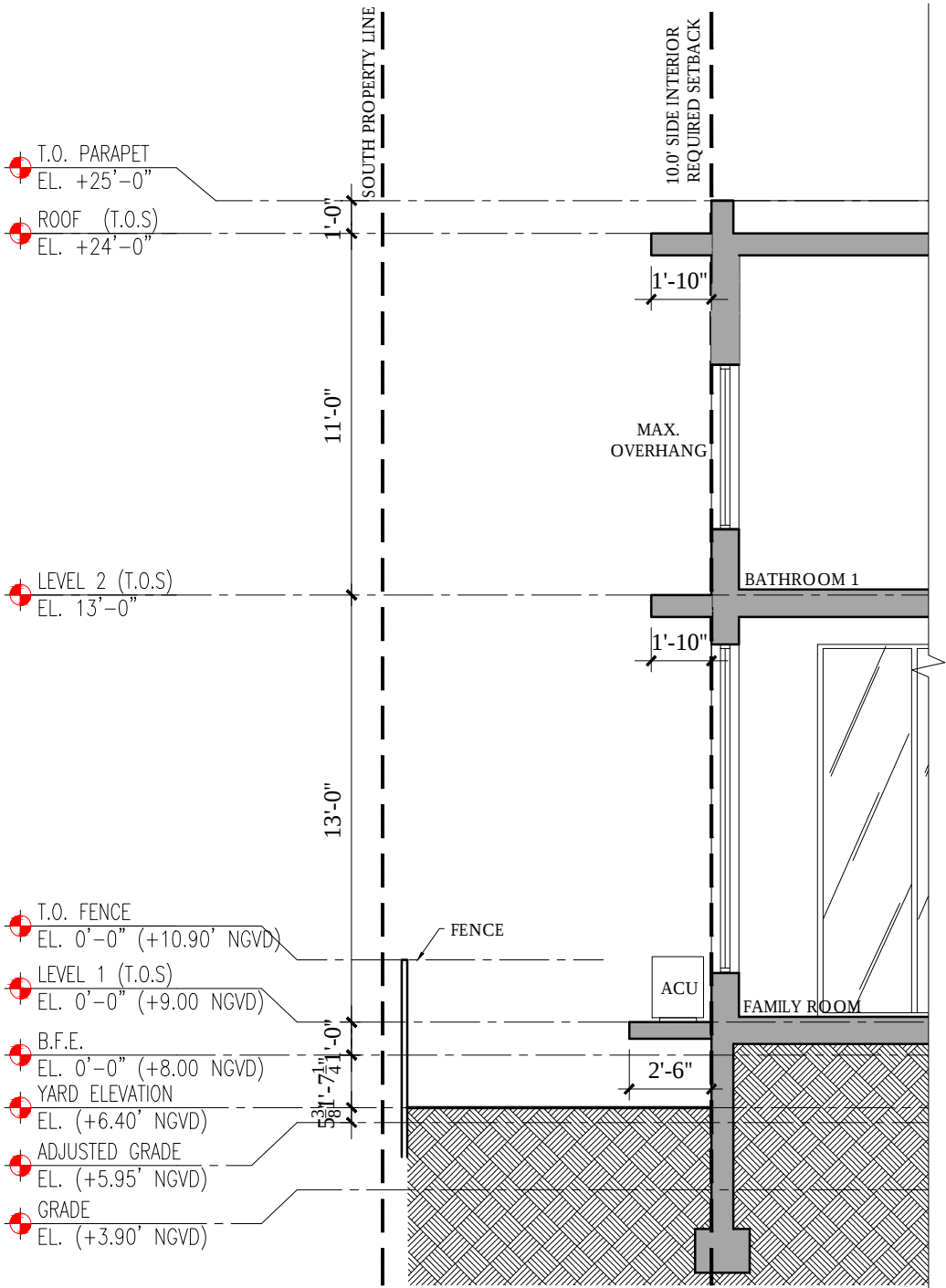
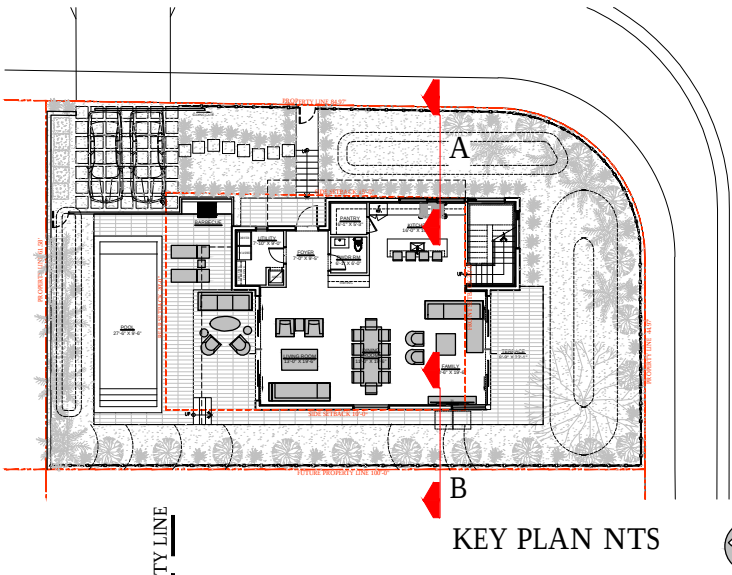
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SCALE: 3/32"=1'-0"

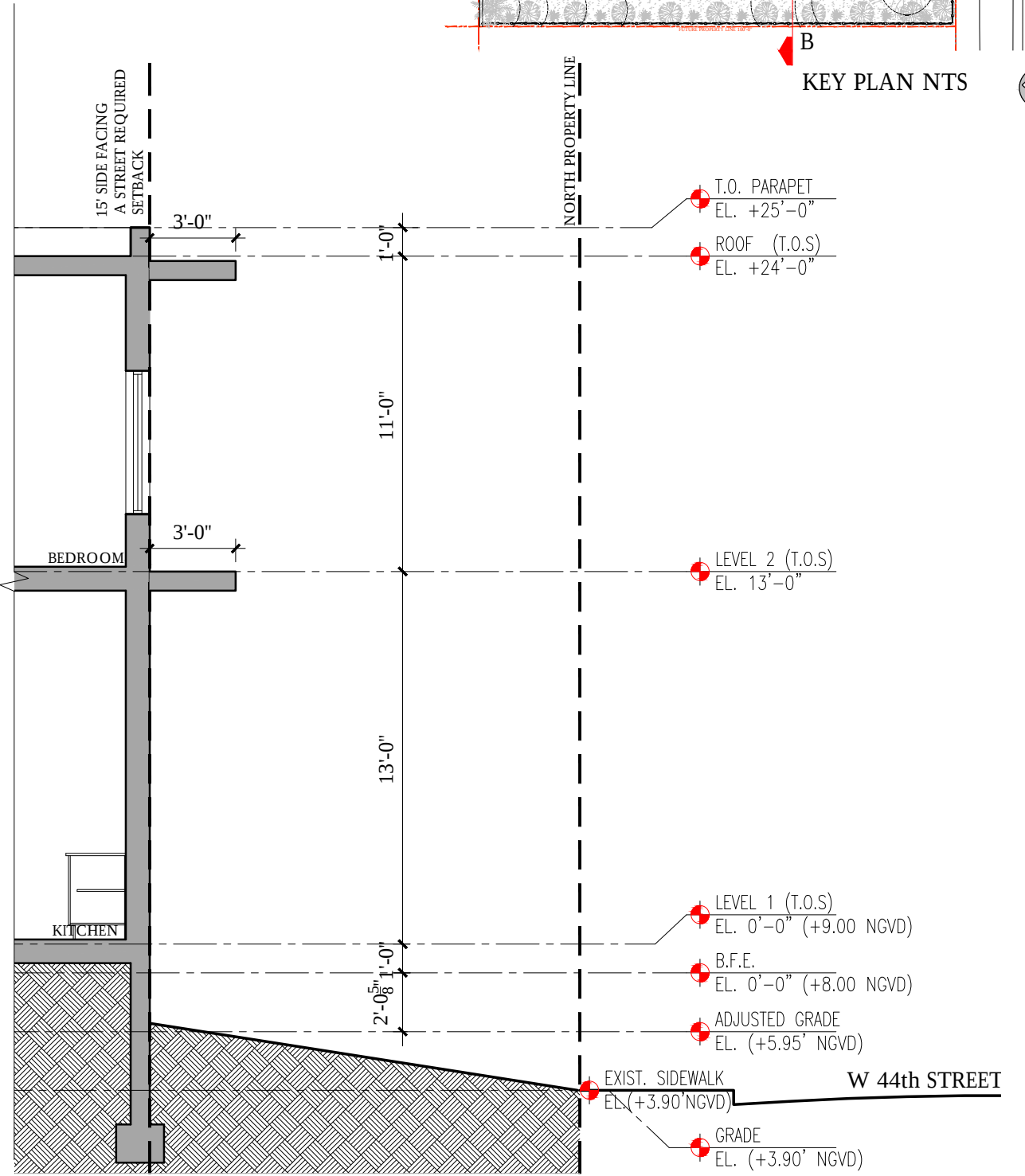
CHECK: JMcG

DATE: 12/10/2018

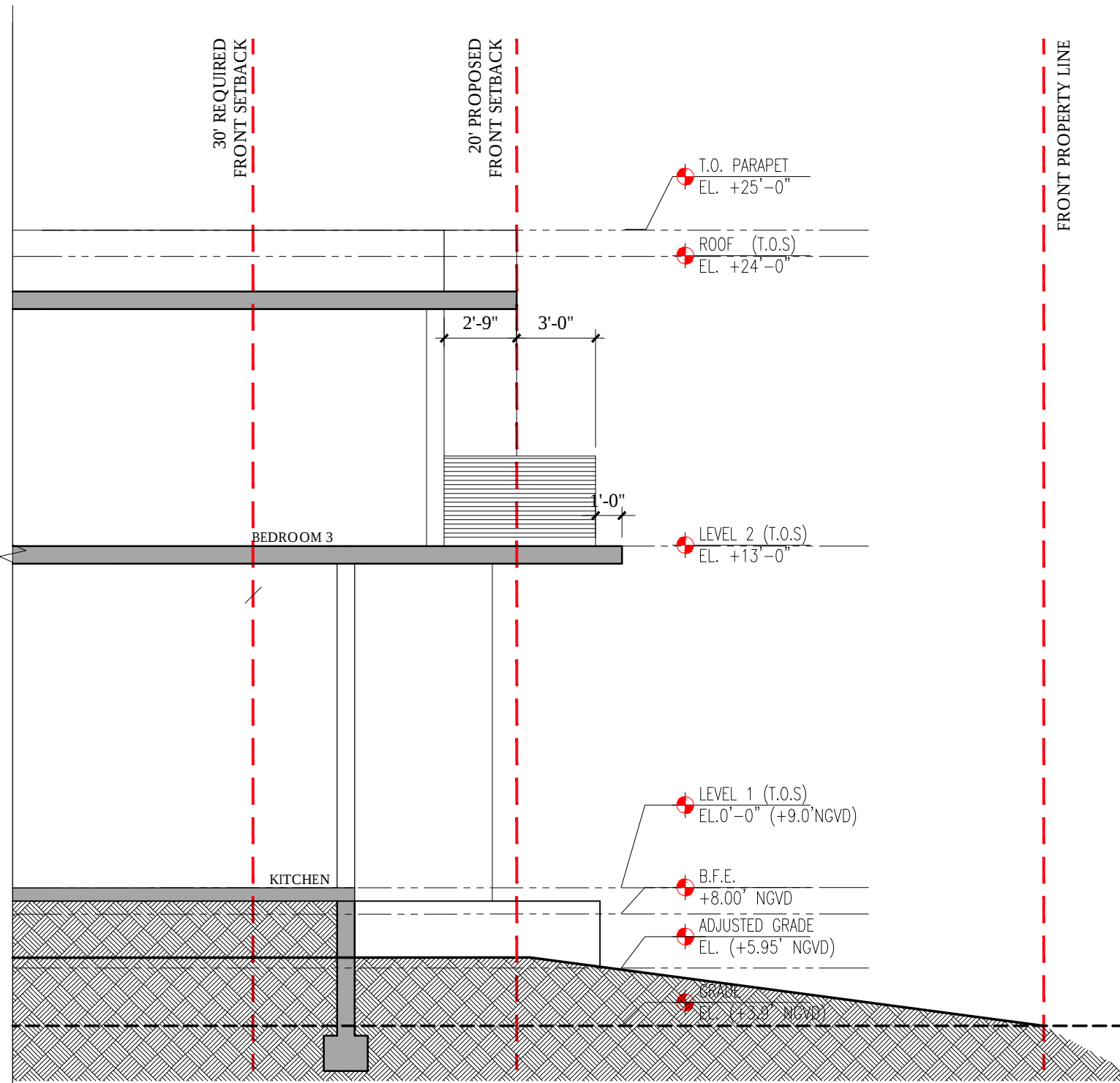
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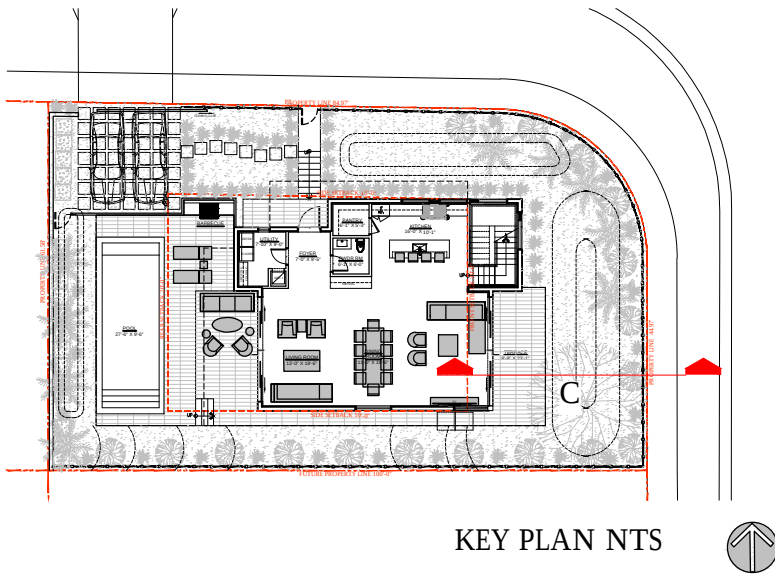
PROPOSED SIDE YARD SECTION 'B' - NORTH LOT $\frac{3}{16}''=1'-0''$

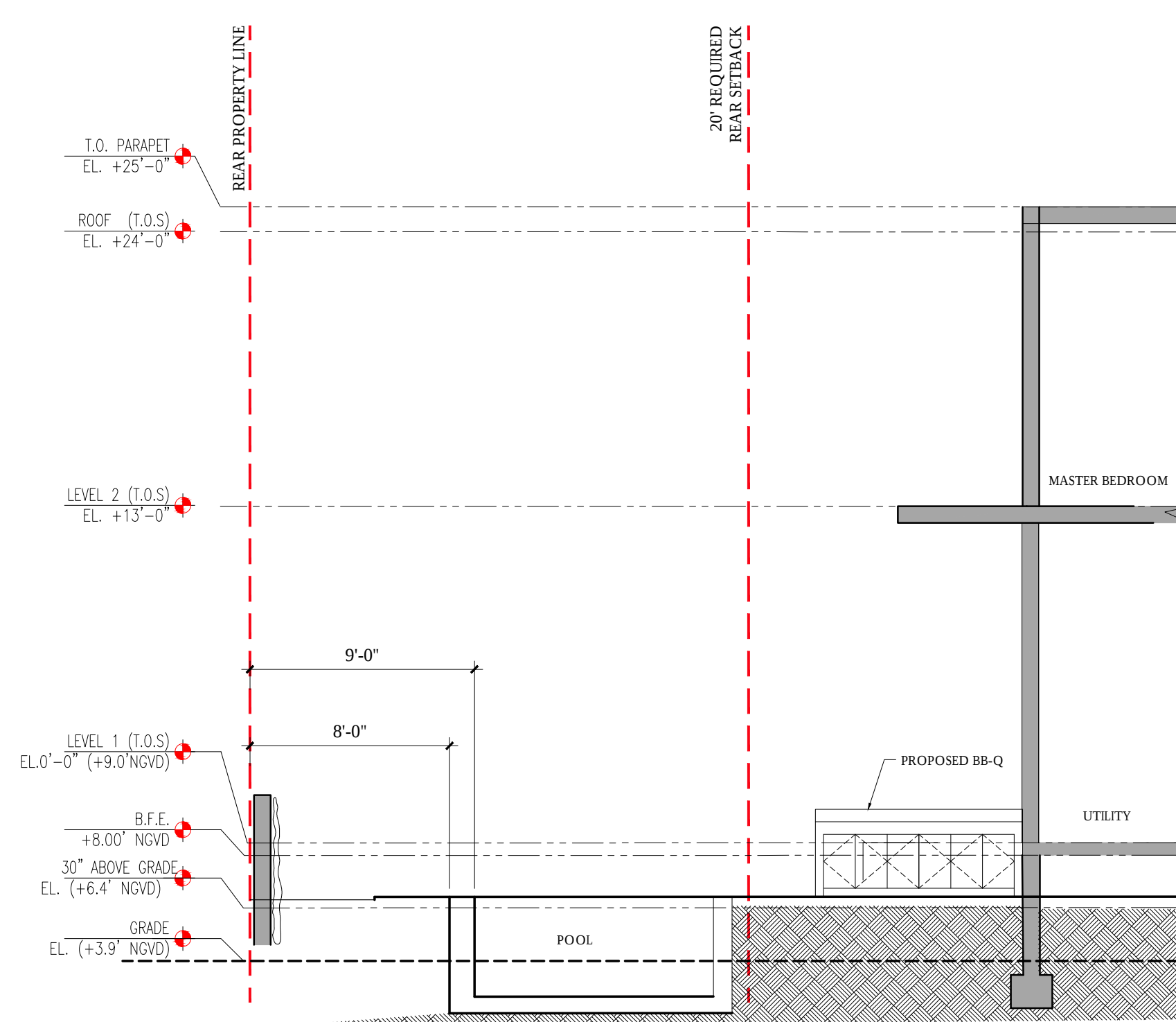


PROPOSED SIDE YARD SECTION 'A' - NORTH LOT $\frac{3}{16}''=1'-0''$

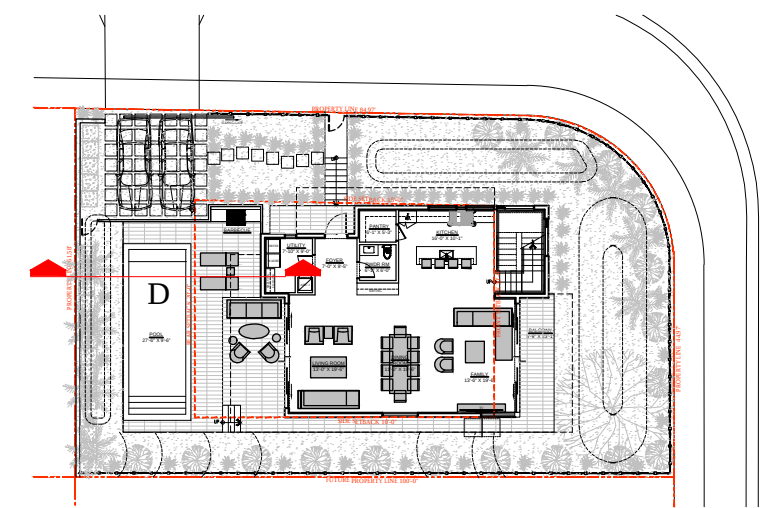


PROPOSED FRONT YARD SECTION 'C' - NORTH LOT $\frac{3}{16}"=1'-0"$



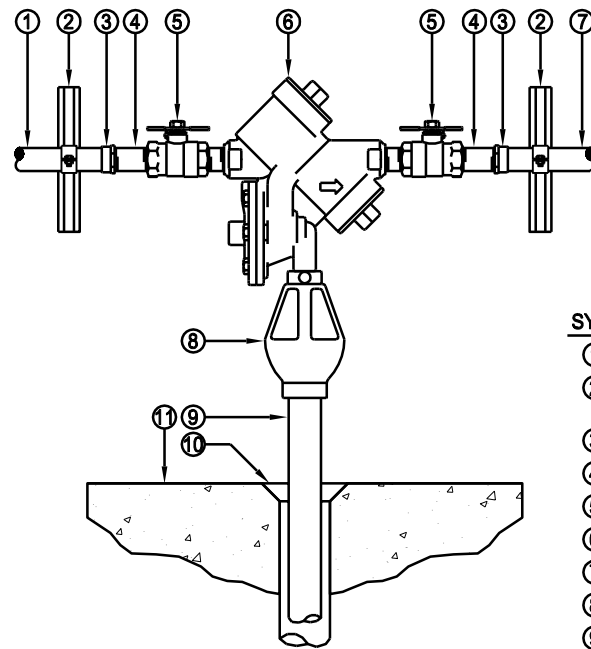


PROPOSED REAR YARD SECTION 'D' - NORTH LOT $\frac{3}{16}"=1'-0"$



KEY PLAN NTS





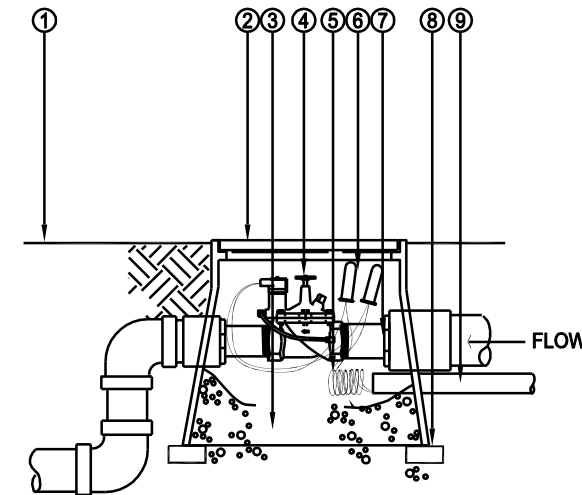
SYM. DETAIL COMPONENT LEGEND

- ① 1 1/4" COPPER STUB OUT FROM BUILDING WATER (BY PLUMBER)
- ② UNI-STRUT SUPPORT BRACKET, 24" MINIMUM LENGTH, WITH CUSH-A-CLAMP PIPE HANGERS
- ③ 1 1/4" X 1" COPPER SWEAT X FIPT REDUCING FEMALE ADAPTER
- ④ 1" X 3" BRASS THREADED NIPPLE
- ⑤ UNION STYLE BALL VALVE, PART OF BACKFLOW DEVICE
- ⑥ REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
- ⑦ 1" COPPER PIPE TO ADJACENT PRV, MCV AND FS ASSEMBLY
- ⑧ AIR GAP REQUIRED FOR BACKFLOW PREVENTION DEVICE
- ⑨ 1" DRAIN LINE, SCH. 40 PVC TO FLOOR DRAIN
- ⑩ DRAIN IN FLOOR OF ROOM (BY PLUMBER)
- ⑪ FLOOR OF ROOM (BY OTHERS)

SECTION VIEW

3 REDUCED PRESSURE BACKFLOW DEVICE

NTS



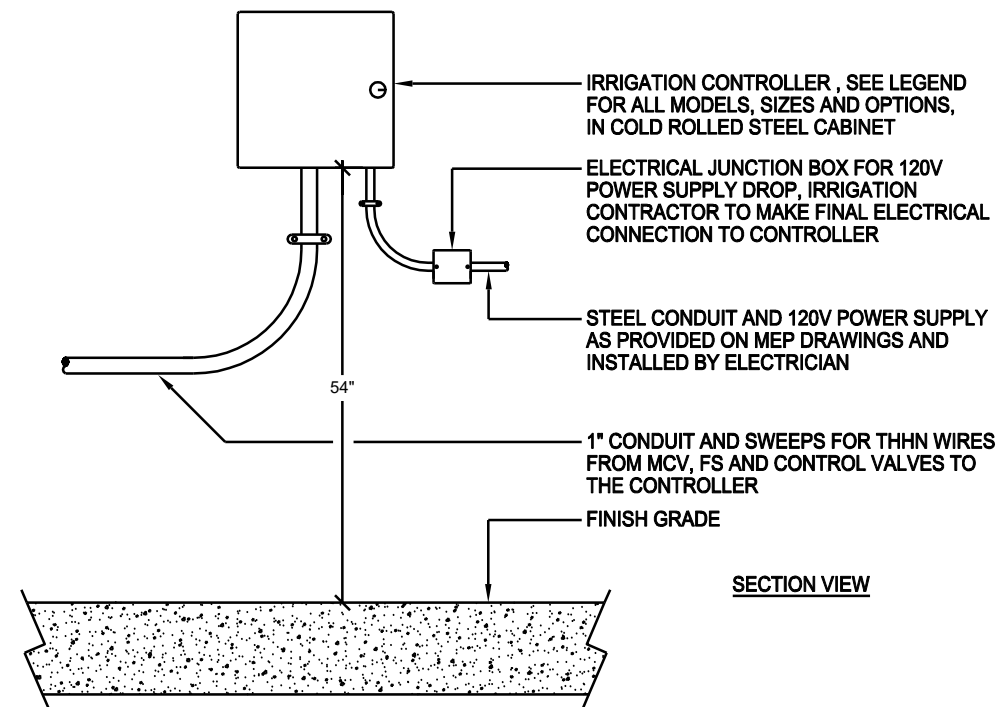
SYM. DETAIL COMPONENT LEGEND

- ① GROUND LEVEL
- ② VALVE BOX COVER LABELED IRRIGATION CONTROL VALVE GREEN
- ③ GRAVEL 30 IN. MINIMUM DEPTH
- ④ REMOTE CONTROL VALVE RAINBIRD PGA
- ⑤ 12 IN. WIRE COIL EACH WIRE
- ⑥ WATER PROOF CONNECTION
- ⑦ SCH 80 NIPPLE
- ⑧ BRICK (1 OF 4)
- ⑨ ELECTRIC CONDUIT UL APPROVED

SECTION VIEW

1 ELECTRIC REMOTE CONTROL VALVE WITH VALVE BOX

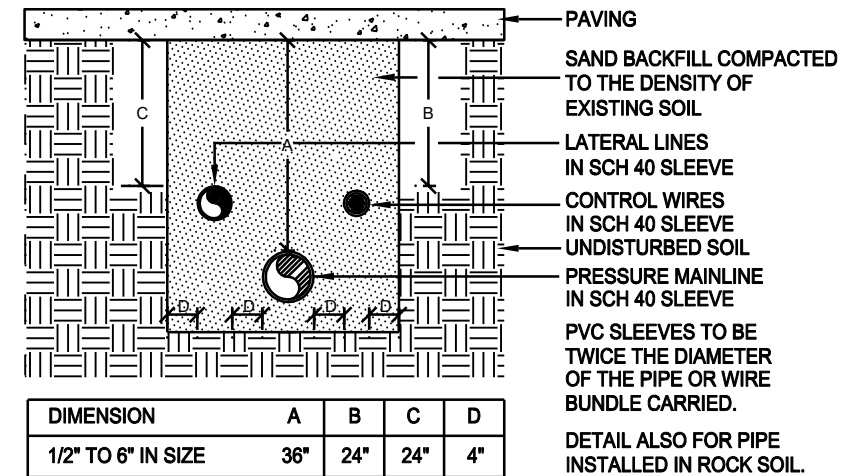
NTS



SECTION VIEW

4 CONTROLLER INSTALLATION

NTS

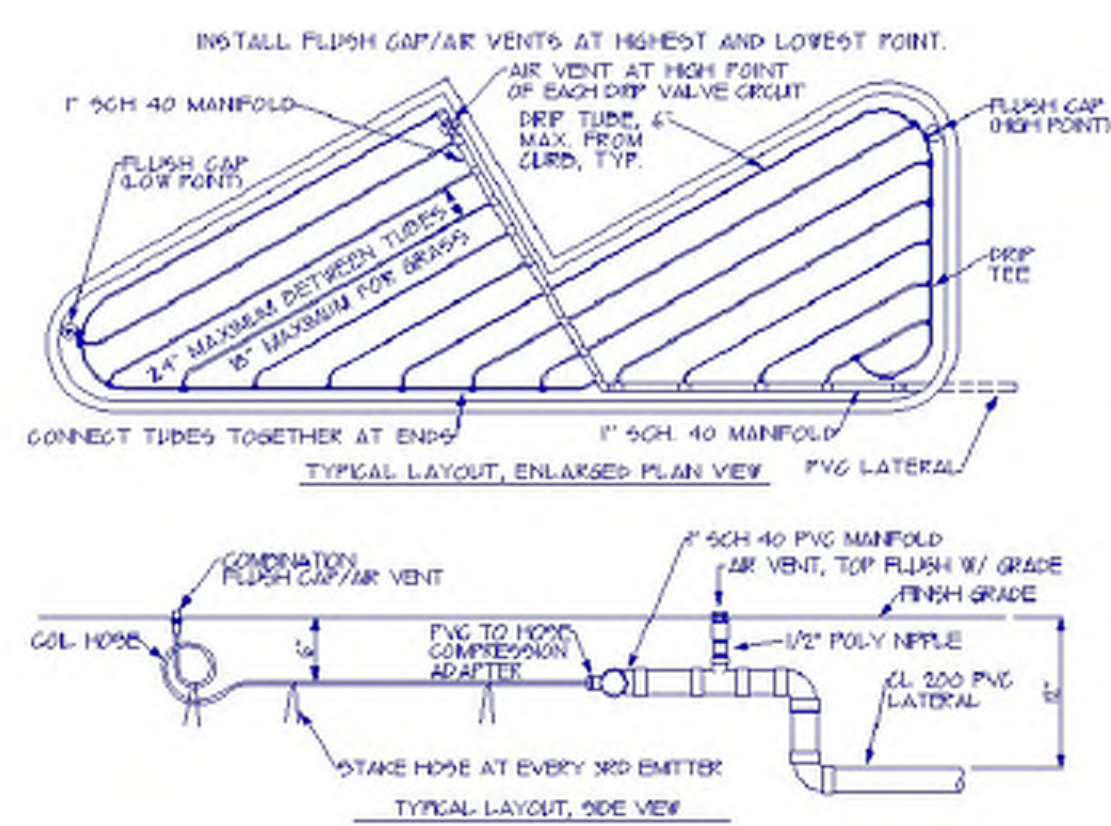


NOTE:
SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

SECTION VIEW

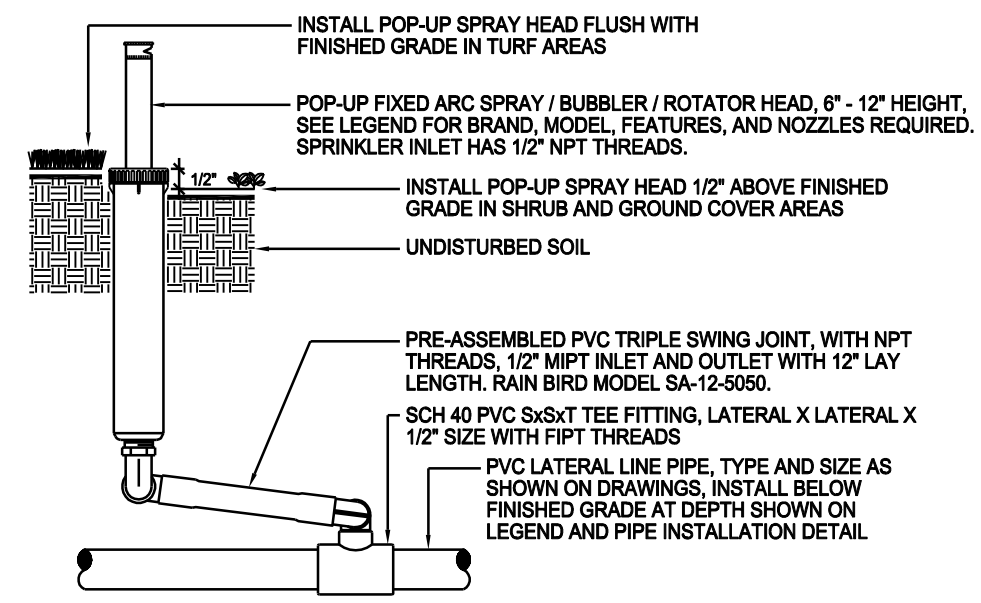
2 SLEEVE INSTALLATION

NTS



7 TYPICAL DRIP IRRIGATION- PLAN & SECTION

NTS

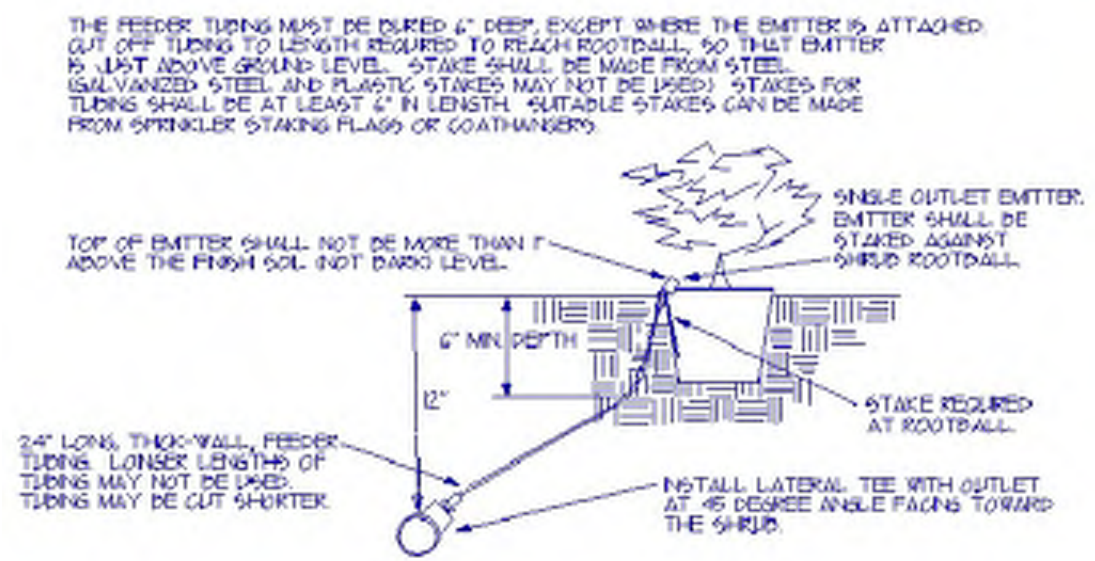


SECTION VIEW

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.

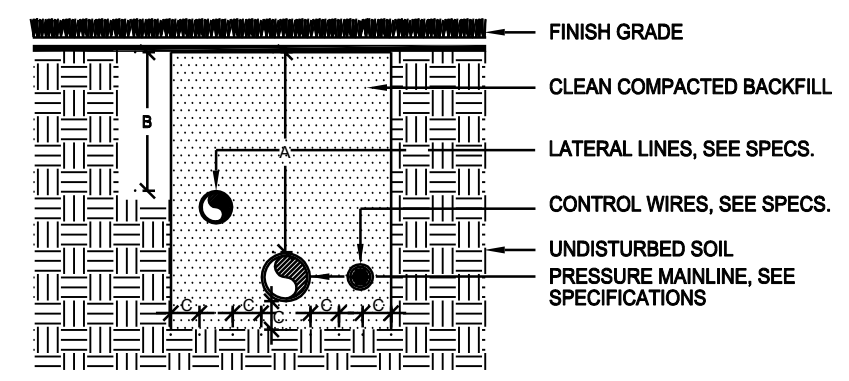
5 POP - UP SPRINKLER HEAD

NTS



8 SHRUB EMITTER

NTS

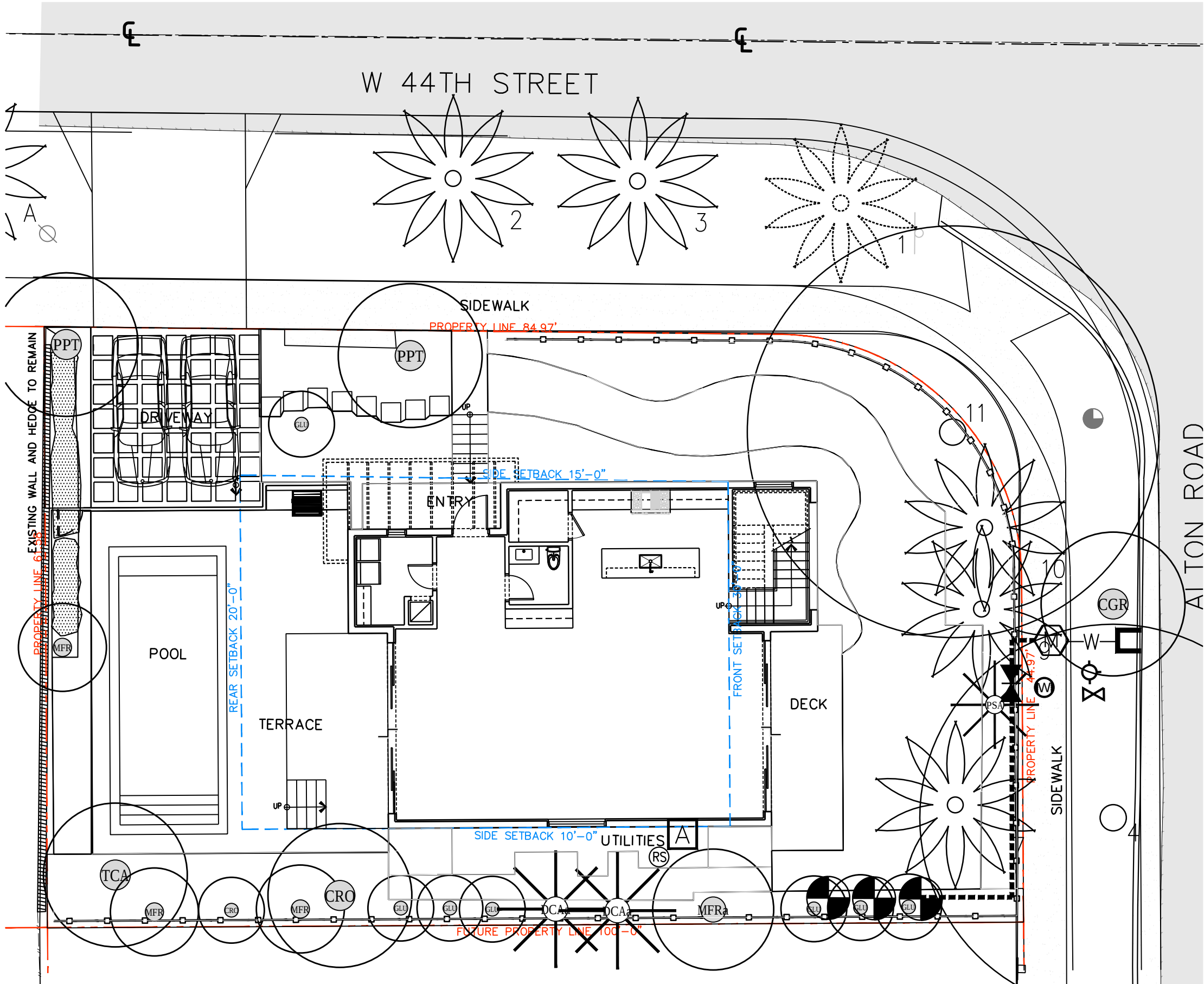


DIMENSION	A	B	C
1/2" TO 2" IN SIZE	18"	12"	4"

SECTION VIEW

6 PIPE INSTALLATION

NTS



IRRIGATION LEGEND

- W-M WATER TAP AND METER.
- REDUCED PRESSURE BACKFLOW PREVEN
- RS-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

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.