

Addition and Renovation

THE BUTTACAVOLI RESIDENCE

5451 ALTON RAOD, MIAMI BEACH, FL 33140

BOARD OF ADJUSTMENTS FINAL SUBMITTAL – August 4, 2024

BOA File No. ZBA24-0164

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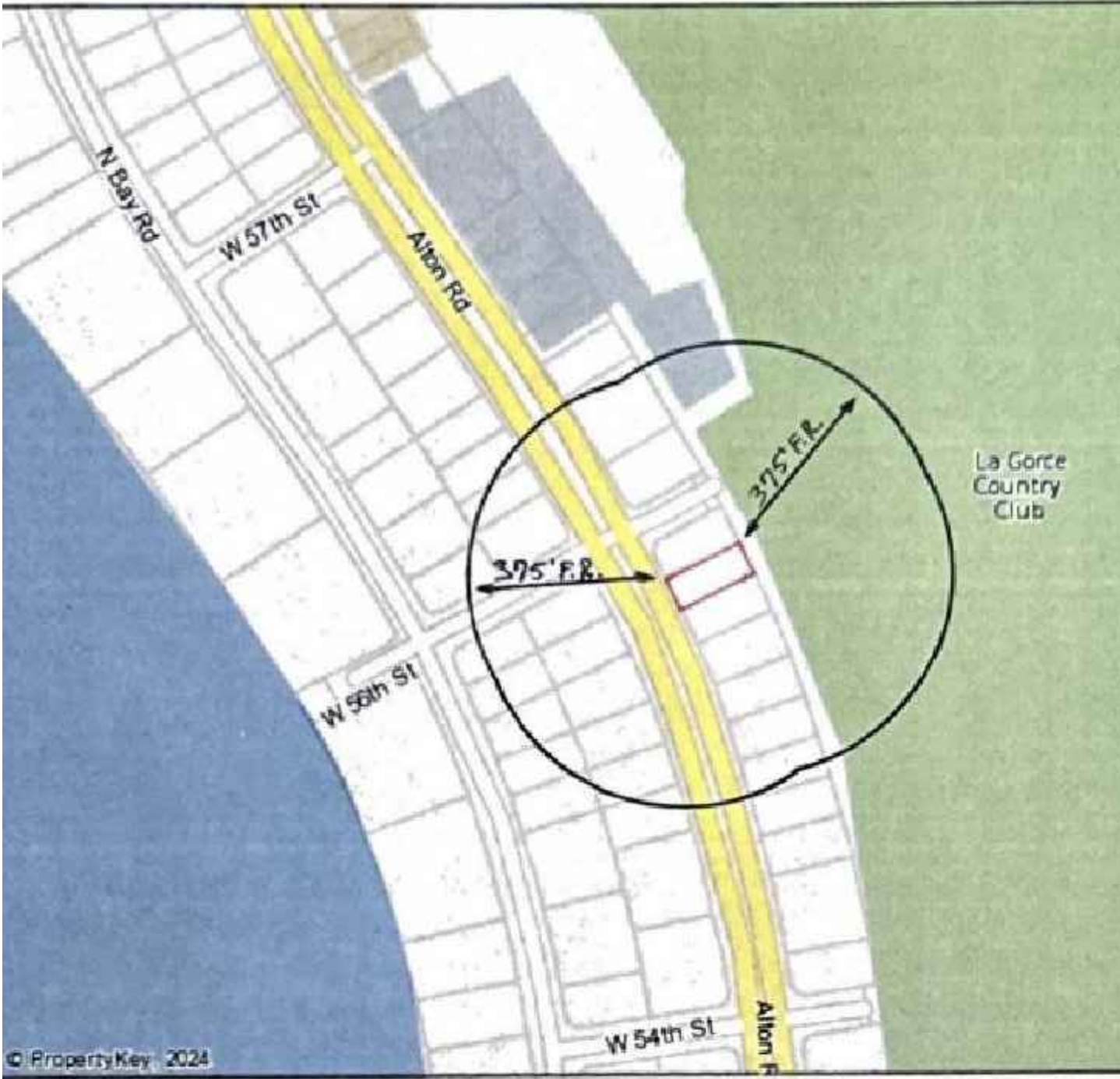
SCOPE OF WORK

INTERIOR AND EXTERIOR ALTERATION AND ADDITION OF AN EXISTING 1-STORY 2,487 SF SINGLE-FAMILY HOME BUILT IN 1948.

- THE SCOPE OF WORK INCLUDES BUT IS NOT LIMITED TO:
- RAISE EXISTING HOUSE TO 10 FT NGVD AND GARAGE TO 6.66 NGVD;
 - ADD A 2ND STORY;
 - ADD A TOTAL NEW AREA OF 1,426 SF;
 - RECONFIGURE EXISTING DRIVEWAY;
 - COMPLETE INTERIOR AND EXTERIOR RENOVATION TO INCLUDE NEW HURRICANE IMPACT RESISTANT WINDOWS AND DOORS.

PROJECT TEAM

Architect	Structural Engineer	MEP Engineer	Civil Engineer
ELIZABETH G. CAMARGO, LLC	CONERSTONE ENGINEERING PARTNERSHIP, INC.	NARANJO ENGINEERING CONSULTANTS LLC	
1530 WEST 27th STREET	12924 S.W. 114TH COURT	7166 SW 47th Street, Suite 1A	
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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

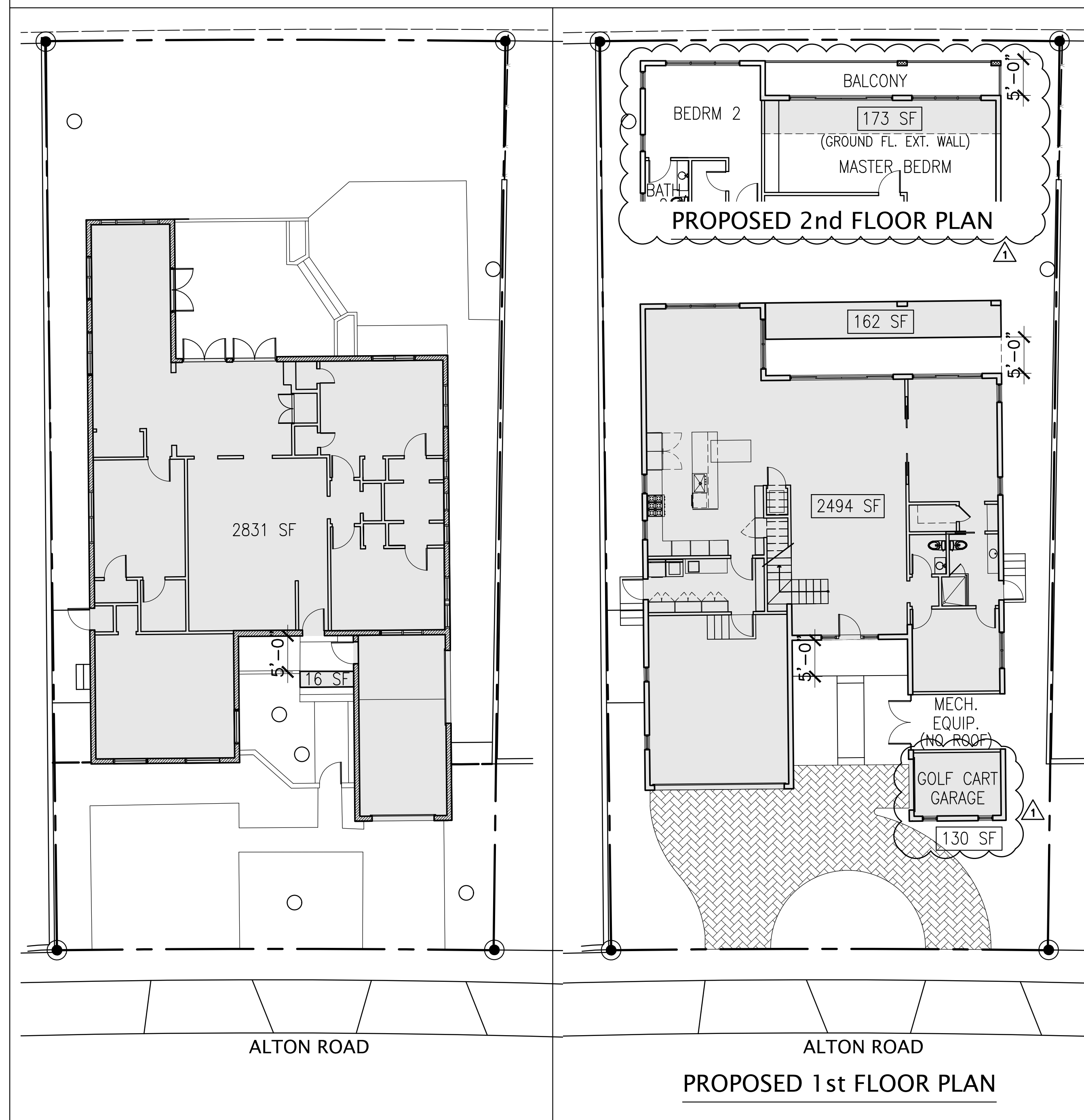
ITEM #	Project Information				
1	Address:	5451 Alton Road			
2	Folio number(s):	02-3215-003-1690			
3	Board and file number(s) :				
4	Year built: 1948	Zoning District:	RS-4		
5	Located within a Local Historic District (Yes or No):	No			
6	Individual Historic Single Family Residence Site (Yes or No):	No			
7	Home determined Architecturally Significant by CMB (Yes or No):	No			
8	Base Flood Elevation:	8.0	Grade value in NGVD:		4.15
9	Adjusted grade (Flood+Grade/2): and Future adjusted grade	6.08 / 6.78	Free board:		+2
10	30" above grade:		Lot Area:		7700 sf
11	Lot width:	60 ft	Lot Depth:		125 ft
12	Max Lot Coverage SF and %:	2310 sf - 30%	Proposed Lot Coverage SF and %:		2656 sf - 34.5%
13	Existing Lot Coverage SF and %:	2847 sf - 37%	<u>Net Lot coverage (garage-storage)</u>		2169 sf
14	Front Yard Open Space SF and %:	752 sf - 50%	Rear Yard Open Space SF and %:		668 sf - 70%
15	Max Unit Size SF and %:	3850 sf - 50%	Proposed Unit Size SF and %:		3913 sf - 50.8%
16	Existing First Floor Unit Size:	2487 sf	Proposed First Floor Unit Size:		2124 sf
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	n/a			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	no	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	27 sf	17 ft	25'-7"	no
20	Front Setbacks:				
	Front First level:	20 sf	17'-10"	17'-10"	2'-2" encroachment
	Front second level:	40 ft	n/a	40 ft	no
21	Front second level if lot coverage is 25% or greater:				
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	45 ft	n/a	46'-1"	no
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	n/a			
22	Sum of side yard :	15 ft or 25%	11'-3"	11'-3"	3'-9" encroachment
23	Side 1:	7'-6"	6'-0"	6'-0"	1'-6" encroachment
24	Side 2 or (facing street):	7'-6"	5'-3"	5'-3"	2'-3" encroachment
25	Rear:	20 ft or 15%	24'-5"	36'-2"	no
26	Accessory Structure Side 1:	n/a			
27	Accessory Structure Side 2 or (facing street) :	n/a			
28	Accessory Structure Rear:	n/a			
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				
	BOA File no. 2651confirms approval of variance to waive 3 ft of the min. required front setback in order to build a garage.				

Notes: Indicate N/A if not applicable.

REVISIONS:	

DATE:	07/14/2024
PROJECT NO:	BTY-23
SCALE:	AS NOTED
DRAWN BY:	EC
SEAL:	

LOT COVERAGE VARIANCE REQUEST



EXISTING LOT COVERAGE

ALLOWED LOT COVERAGE 1-STORY: 3080 SF (40%)
EXISTING LOT COVERAGE: 2847 SF (37%)

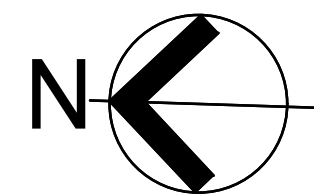
PROPOSED LOT COVERAGE

ALLOWED LOT COVERAGE 2-STORY: 2310 SF (30%)
PROPOSED LOT COVERAGE: 2959 SF (38.4%)

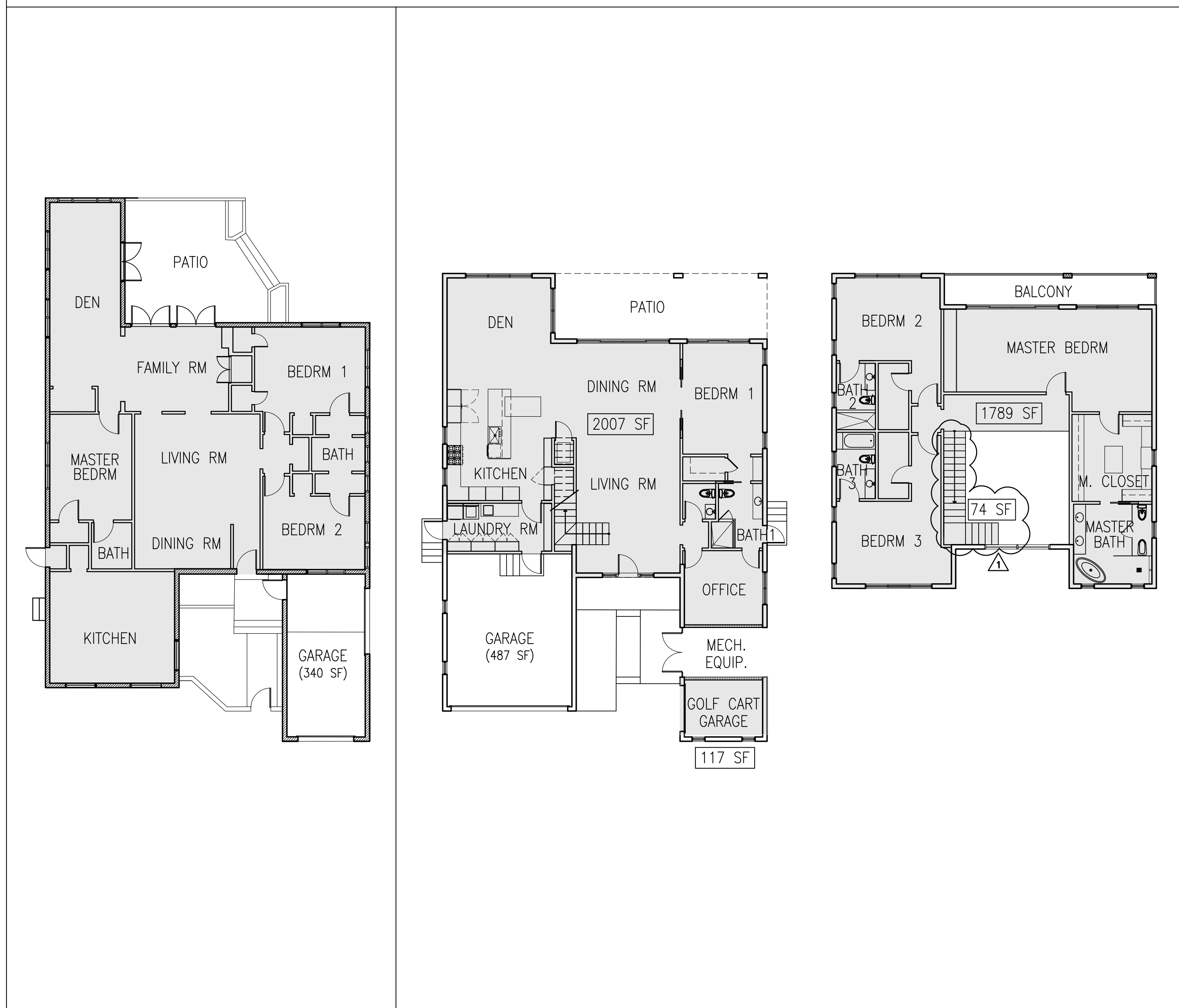
01

LOT COVERAGE DIAGRAMS

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



UNIT SIZE VARIANCE REQUEST



EXISTING FLOOR PLAN

EXISTING UNIT SIZE: 2487 SF (32.3%)
MAX. ALLOWED UNIT SIZE: 3851 SF (50%)

PROPOSED 1st FLOOR PLAN

TOTAL PROPOSED UNIT SIZE: 3987 SF (51.8%)

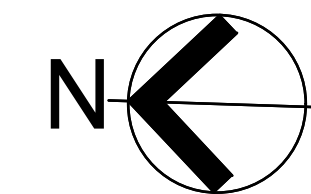
PROPOSED 1st FLOOR UNIT SIZE: 2124 SF
PROPOSED 2nd FLOOR UNIT SIZE: 1863 SF

PROPOSED 2nd FLOOR PLAN

02

UNIT SIZE DIAGRAMS

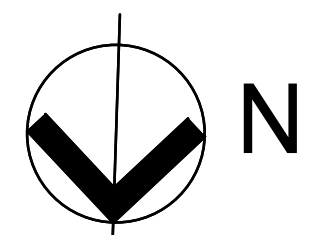
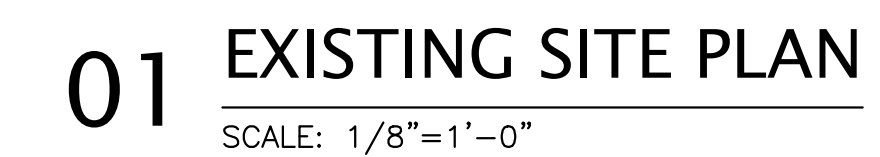
SCALE: 3/32"=1'-0"





SETBACK VARIANCE DIAGRAM

CONSULTANTS:



TOTAL FRONT YARD AREA: 1214 SF (20 FTx60.7 FT) <
 REQUIRED FRONT YARD LANDSCAPE AREA: 607 SF (50%) <
 PROPOSED FRONT YARD LANDSCAPE AREA: 607 SF (50%)

SUM OF SIDE YARD VARIANCE REQUEST

{ REQUIRED SUM OF SIDE YARD: 15 FT (25%)
 { PROPOSED SUM OF SIDE YARD: 11'-3" (18.75%)

FRONT & SIDE SETBACK VARIANCE REQUEST

PROPOSED FIRST AND SECOND FLOORS TO MAINTAIN
EXISTING NON-CONFORMING SETBACKS.

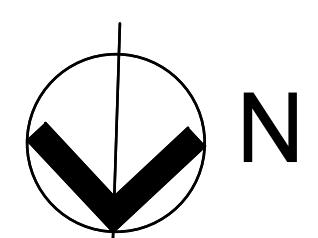
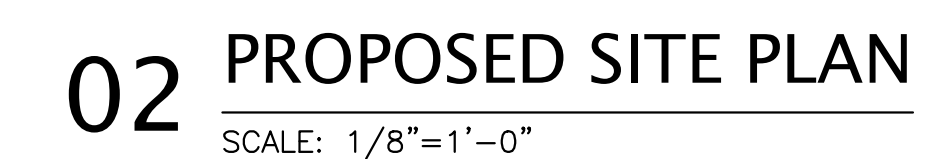
REQUIRED SETBACKS:

FRONT: 20 FT GROUND FLOOR/40 FT 2ND FLOOR,
45 FT 35% OF 2ND FLOOR
REAR: 20 FT MIN.
SIDE: 7.5 FT MIN., SUM EQUALS TO 25% LOT WIDTH

PROPOSED SETBACKS:

FRONT: 17'-10" (PREVIOUSLY APPROVED BY THE BOA
FILE No. 2651 ON 08/07/1988)
REAR: 36'-2"
SIDE (N): 5'-3"/5'-4"
SIDE (S): 6'-0"/7'-5"

NOTE:
DRIVEWAYS AND PARKING AREAS THAT ARE OPEN TO THE SKY WITHIN THE REQ. YARD TO BE COMPOSED OF POROUS PAVEMENT OR HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT, AS DEFINED IN THE MIAMI BEACH RESILIENCY CODE – SECTION 1.2.1.



VISIONS:

1	PLAN. DEPT. 08/04/24

07/14/2024

PROJECT NO: BTV-23

AS NOTED

AWN BY: EC

AL:

LIZABETH G.
CAMARGO LLC

30 WEST 27th STREET
AMI BEACH, FL 33140

Elizabeth G. Camargo,
LEED AP
616.461.16845

A0.23



WEST VIEW – KITCHEN EXTERIOR



WEST VIEW – FRONT ENTRANCE



WEST VIEW – GARAGE



WEST VIEW – FRONT GATE DETAIL

REVISIONS:	

DATE:	07/14/2024
PROJECT NO:	BTY-23
SCALE:	AS NOTED
DRAWN BY:	EC
SEAL:	



SOUTH VIEW



NORTH VIEW



EAST VIEW - REAR



NORTH VIEW - SIDE ENTRY DOOR

REVISIONS:	

DATE: 07/14/2024

PROJECT NO: BTY-23

SCALE: AS NOTED

DRAWN BY: EC

SEAL:



EXISTING KITCHEN



EXISTING DEN



EXISTING DINING ROOM



EXISTING LIVING ROOM

REVISIONS:	

DATE:	07/14/2024
PROJECT NO:	BTY-23
SCALE:	AS NOTED
DRAWN BY:	EC
SEAL:	



EXISTING MASTER BEDROOM



EXISTING MASTER BATHROOM



EXISTING BEDROOM 1



EXISTING BEDROOM 2

REVISIONS:	

DATE: 07/14/2024

PROJECT NO: BTY-23

SCALE: AS NOTED

DRAWN BY: EC

SEAL:

ELIZABETH G.
CAMARGO LLC

1530 WEST 27th STREET
MIAMI BEACH, FL 33140

Elizabeth G. Camargo,
AIA, LEED AP
AR 16845



EXISTING "JACK & JILL" BATHROOM

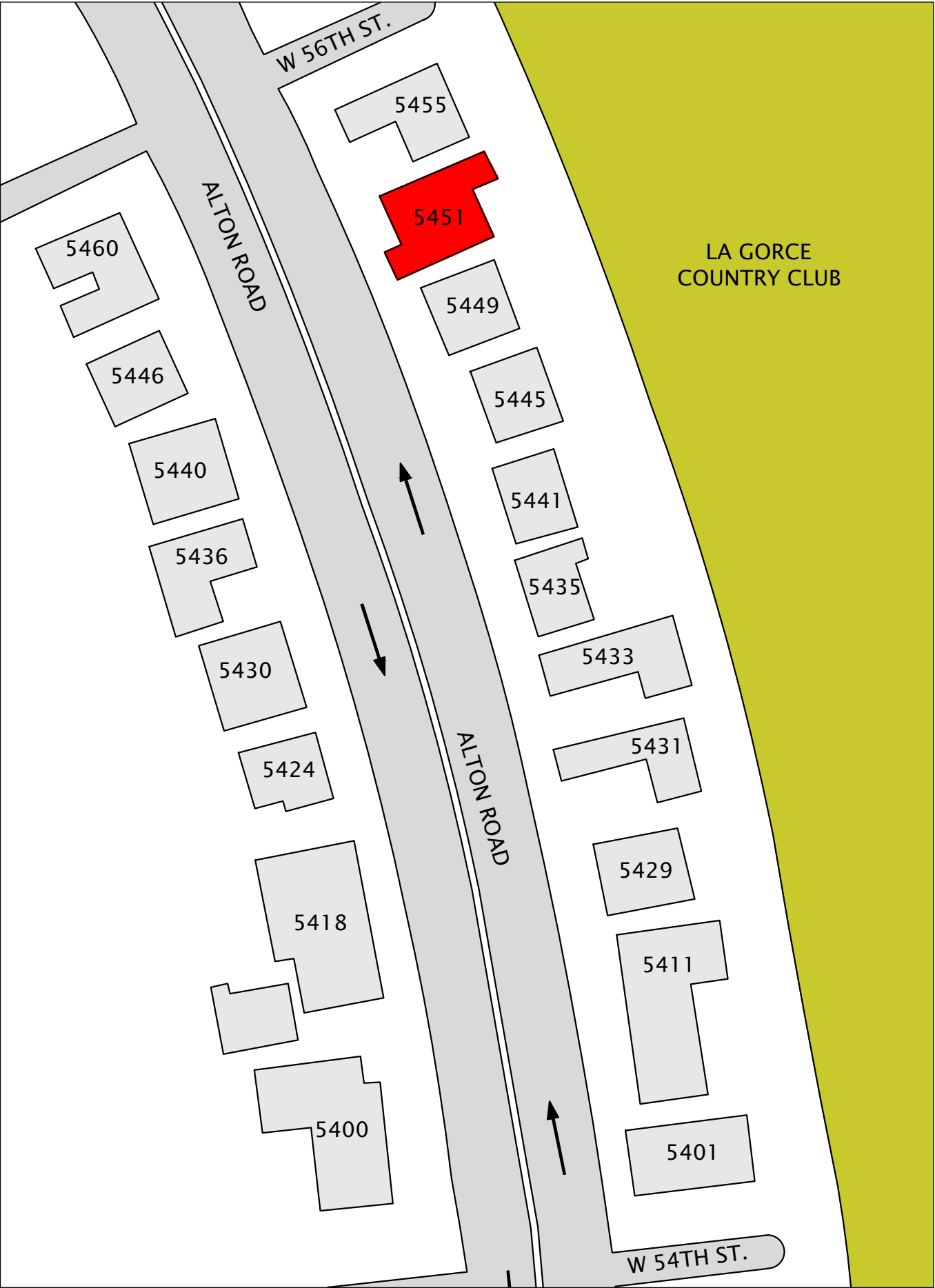


EXISTING FAMILY ROOM

REVISIONS:	

DATE: 07/14/2024
PROJECT NO: BTY-23
SCALE: AS NOTED
DRAWN BY: EC
SEAL:

ELIZABETH G.
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AIA, LEED AP
AR 16845



01 PHOTOS KEY PLAN
SCALE: N.T.S.



REVISIONS:	

DATE: 07/14/2024

PROJECT NO: BTV-23

SCALE: AS NOTED

DRAWN BY: EC

SEAL:

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MIAMI BEACH, FL 33140

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AIA, LEED AP
AR 16845



5455 ALTON ROAD



5451 ALTON ROAD



5449 ALTON ROAD



5445 ALTON ROAD

REVISIONS:	

DATE:	07/14/2024
PROJECT NO:	BTY-23
SCALE:	AS NOTED
DRAWN BY:	EC
SEAL:	



5441 ALTON ROAD



5435 ALTON ROAD



5433 ALTON ROAD



5431 ALTON ROAD



5429 ALTON ROAD



5411 ALTON ROAD



5401 ALTON ROAD (CORNER ALTON RD & 54TH ST.)

REVISIONS:	

DATE: 07/14/2024

PROJECT NO: BTY-23

SCALE: AS NOTED

DRAWN BY: EC

SEAL:



5460 ALTON ROAD



5446 ALTON ROAD



5440 ALTON ROAD



5436 ALTON ROAD

REVISIONS:	

DATE: 07/14/2024

PROJECT NO: BTV-23

SCALE: AS NOTED

DRAWN BY: EC

SEAL:



5430 ALTON ROAD



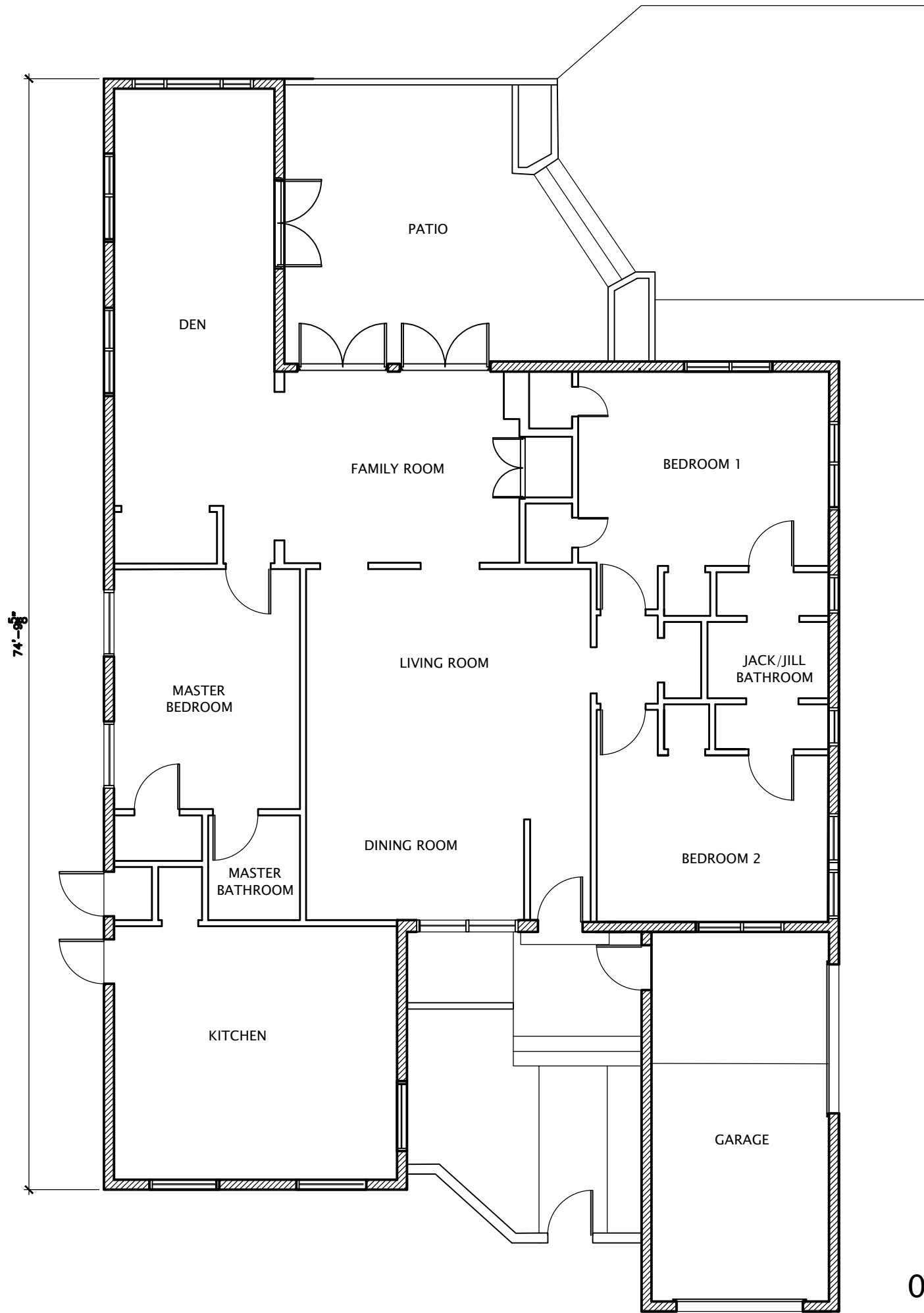
5424 ALTON ROAD



5418 ALTON ROAD



5400 ALTON ROAD



01 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



LEGEND	
	EXISTING INTERIOR STUD PARTITION WALL TO REMAIN, PATCH, REPAIR & PAINT AS NEEDED.
	EXISTING PERIMETER/C.M.U. WALL TO REMAIN, PATCH, REPAIR & PAINT AS NEEDED.

REVISIONS:	

DATE:	07/14/2024
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SCALE:	AS NOTED
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SEAL:	

REVISIONS:	

DATE: 07/14/2024

PROJECT NO: BTV-23

SCALE: AS NOTED

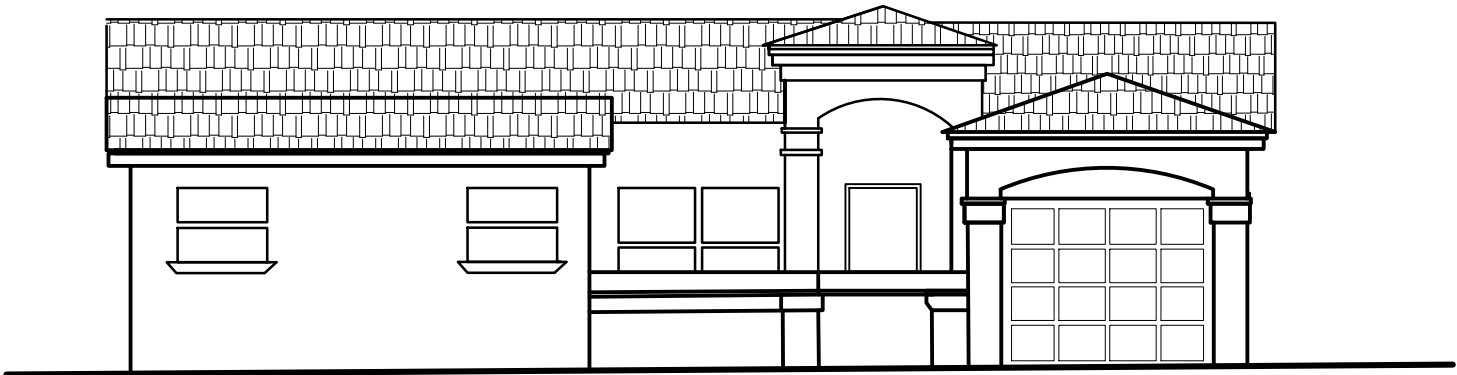
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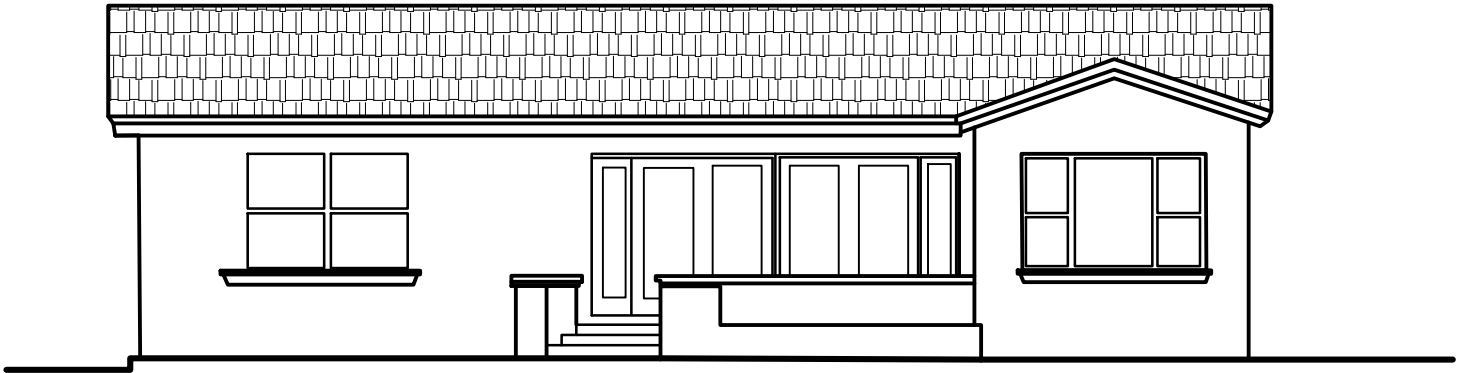
ELIZABETH G.
CAMARGO LLC

1530 WEST 27th STREET
MIAMI BEACH, FL 33140

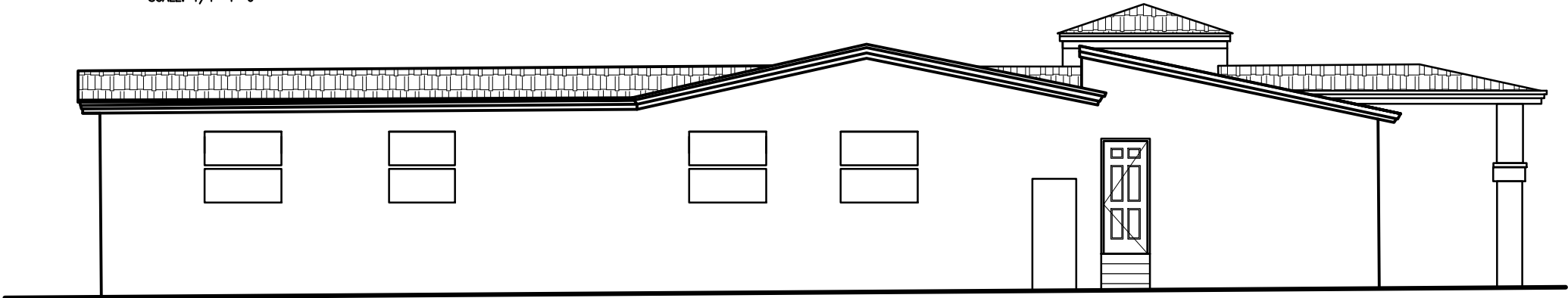
Elizabeth G. Camargo,
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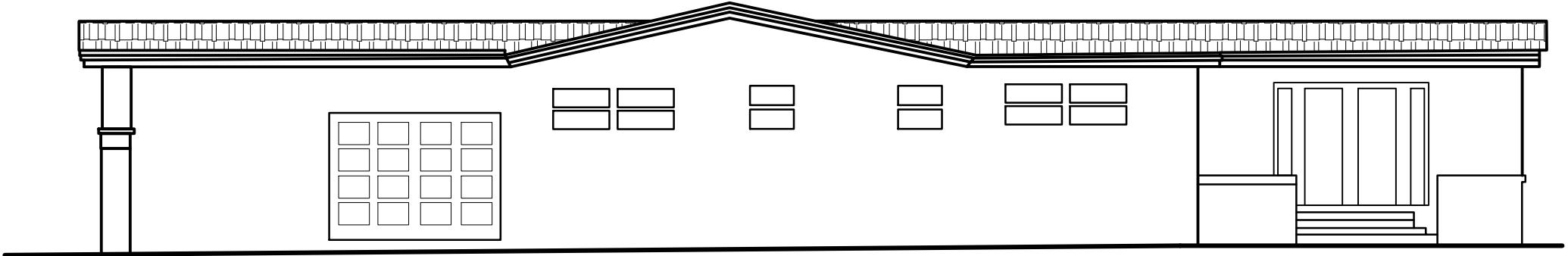
01 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



02 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



03 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



04 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"

THE
BUTTACAVOLI
RESIDENCE

5451 ALTON ROAD
MIAMI BEACH
FLORIDA 33140

DEMOLITION PLAN

CONSULTANTS:

REVISIONS:

DATE: 07/14/2024

PROJECT NO: BTY-23

SCALE: AS NOTED

DRAWN BY: EC

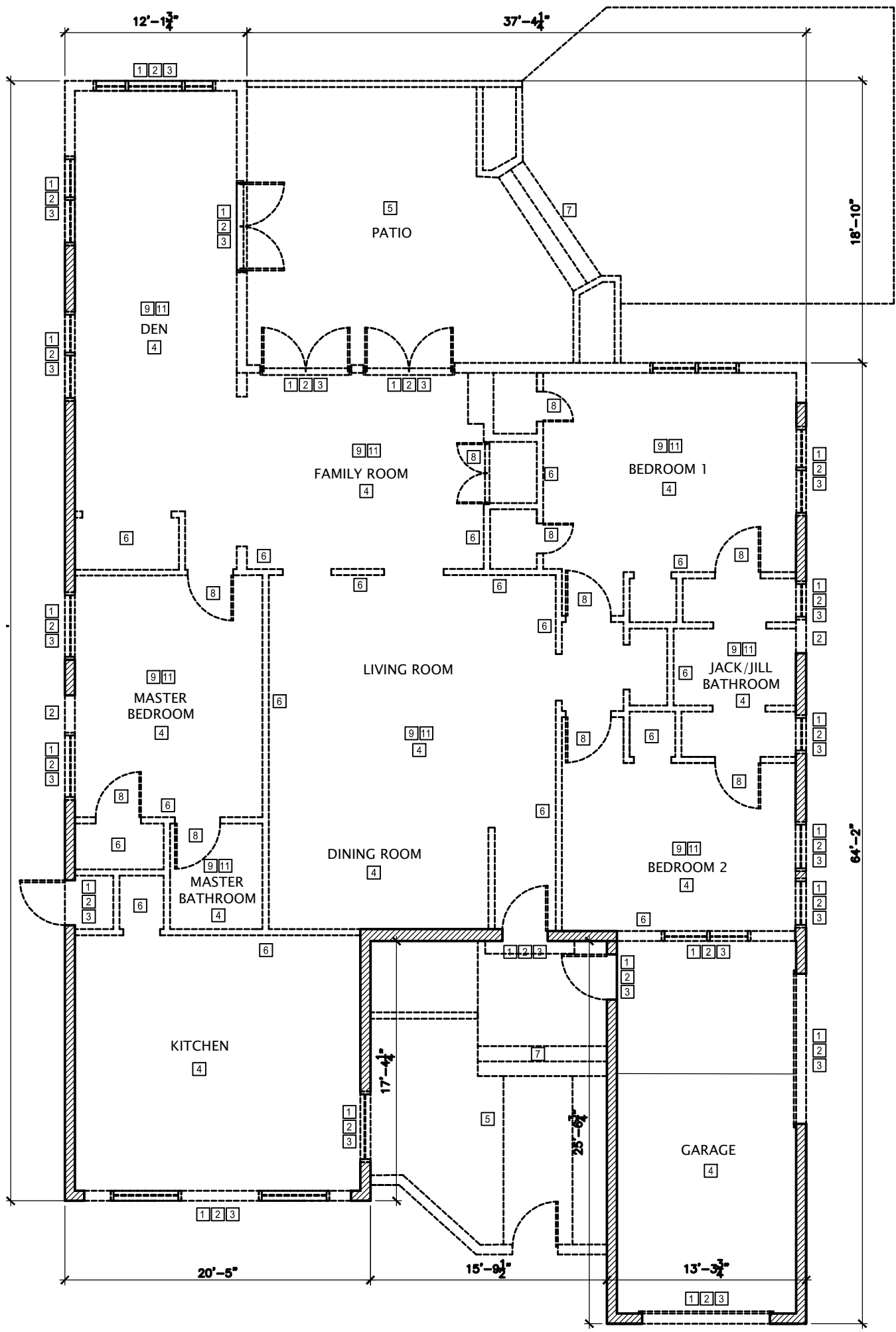
SEAL:

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1530 WEST 27th STREET
MIAMI BEACH, FL 33140

Elizabeth G. Camargo,
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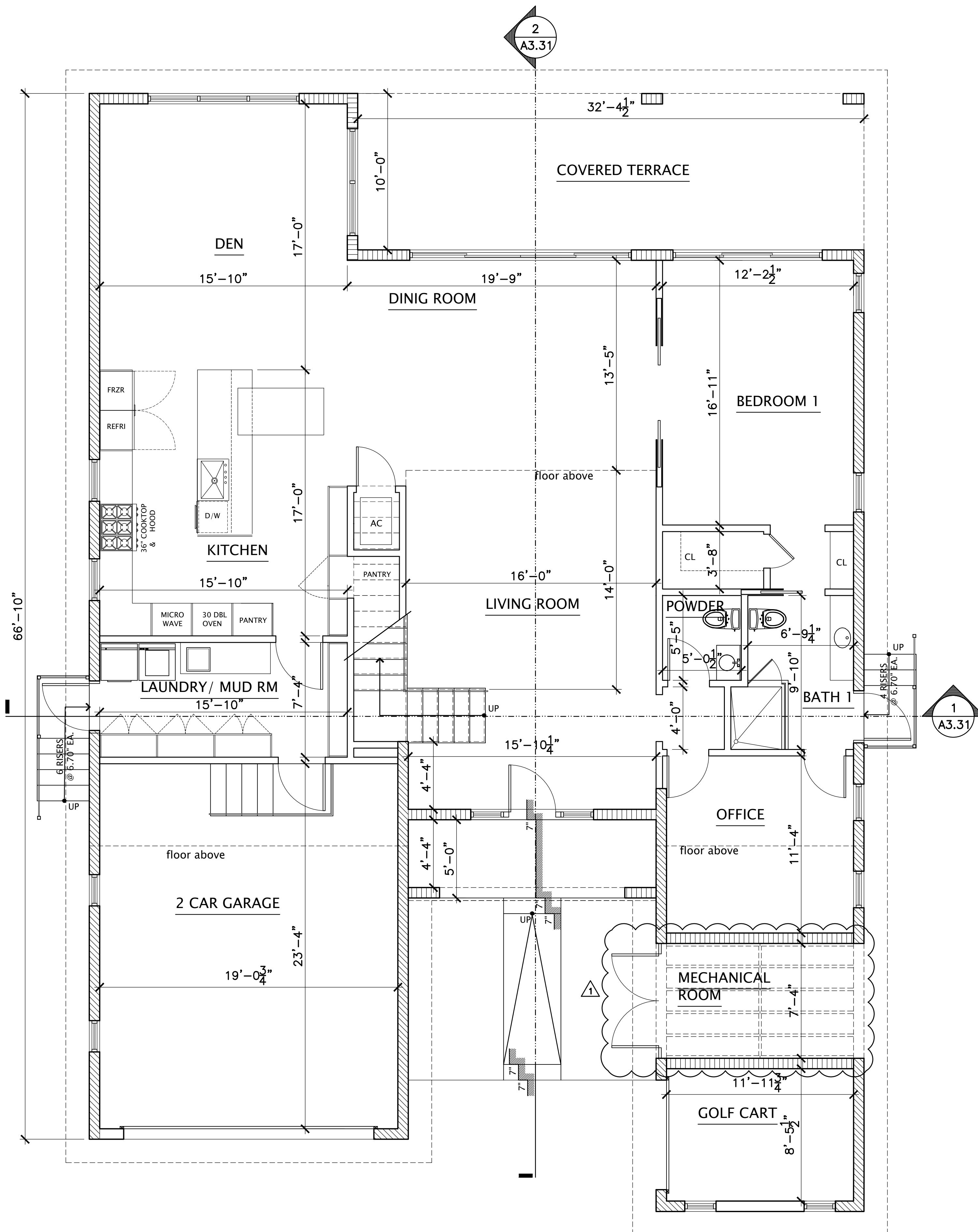
A2.11



01 DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"

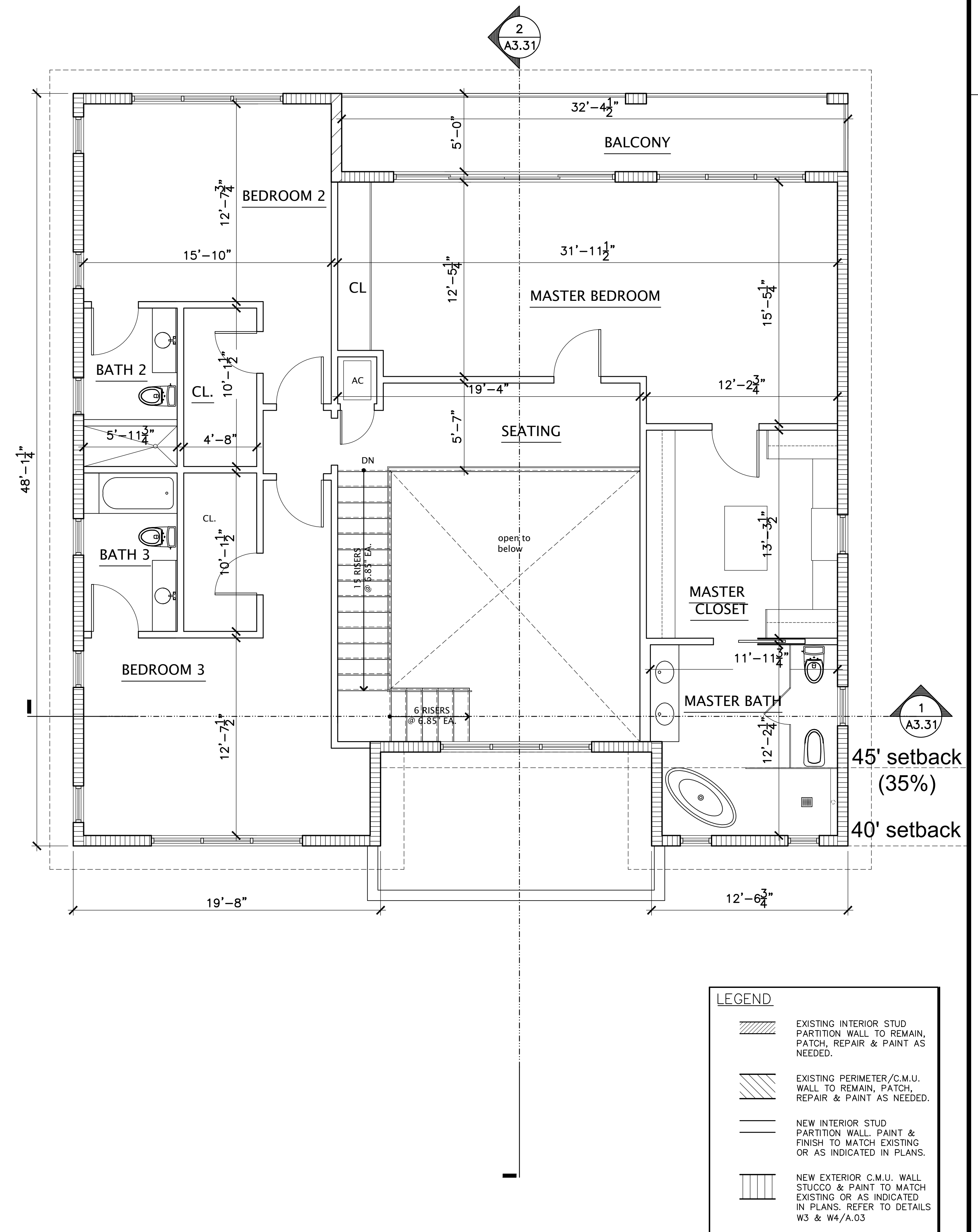
DEMOLITION LEGEND:	
1	REMOVE PLASTER/DRYWALL TO EXPOSE BEARING CONDITION OR FRAMING. BEARING WALLS TO BE INSPECTED BY ARCHITECT/ENGINEER PRIOR TO DEMOLITION.
2	CUT MASONRY AS SHOWN FOR NEW M.O.. VERIFY REQUIRED DIMENSIONS AS PER THE WINDOW/DOOR SCHEDULE.
3	REMOVE WINDOW/DOOR AND MODIFY EXISTING MASONRY OPENING AS PER PLANS.
4	REMOVE ALL CABINETRY, FIXTURES AND FINISHES.
5	EXISTING PATIO STRUCTURE AND PLANTERS TO BE DEMOLISHED.
6	REMOVE PARTITION WALL.
7	REMOVE EXISTING STEPS.
8	REMOVE EXISTING INTERIOR DOOR(S).
9	ALL EXISTING FLOOR FINISHES TO BE REMOVED. EXISTING SUB-FLOOR TO BE CLEANED AND PREPPED TO RECEIVE NEW FLOORING.
10	ALL EXISTING CEILINGS TO REMAIN. REPAIR, PATCH AND PAINT AS NEEDED.
11	REMOVE EXISTING DRYWALL CEILING, INSULATION AND ROOF STRUCTURE.

LEGEND	
	EXISTING INTERIOR STUD PARTITION WALL TO REMAIN, PATCH, REPAIR & PAINT AS NEEDED.
	EXISTING PERIMETER/C.M.U. WALL TO REMAIN, PATCH, REPAIR & PAINT AS NEEDED.
	EXISTING TO BE DEMOLISHED AND OR/ REMOVED



01 PROPOSED FIRST FLOOR PLAN N

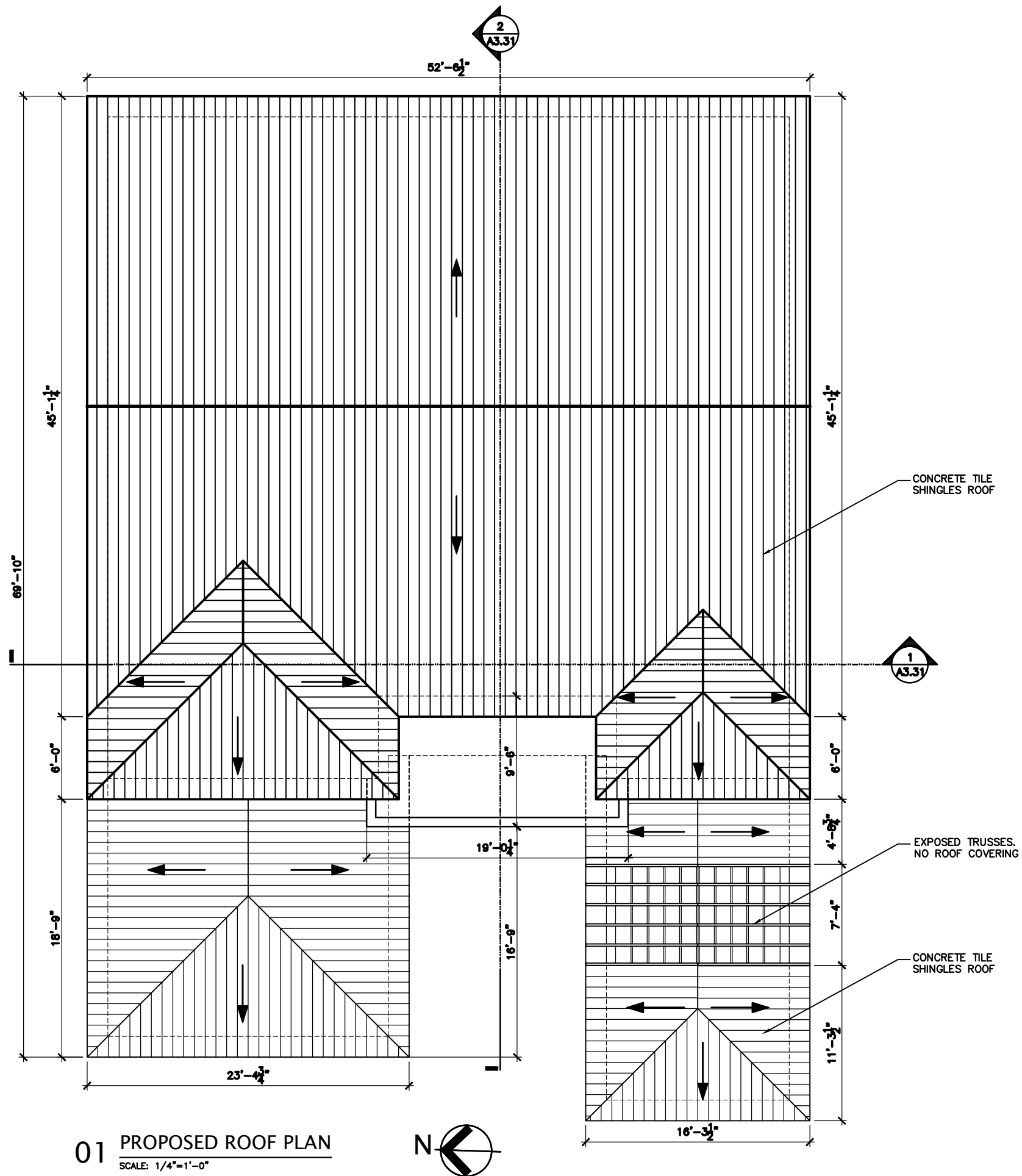
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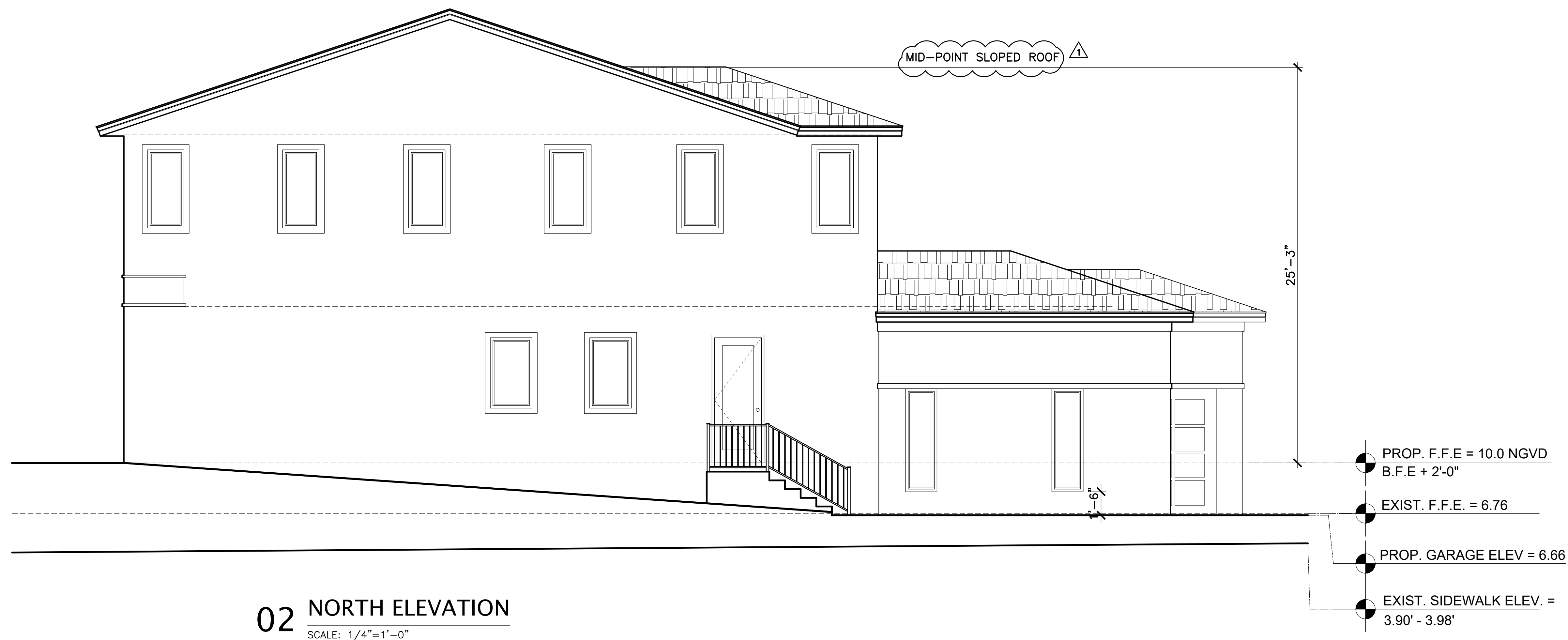
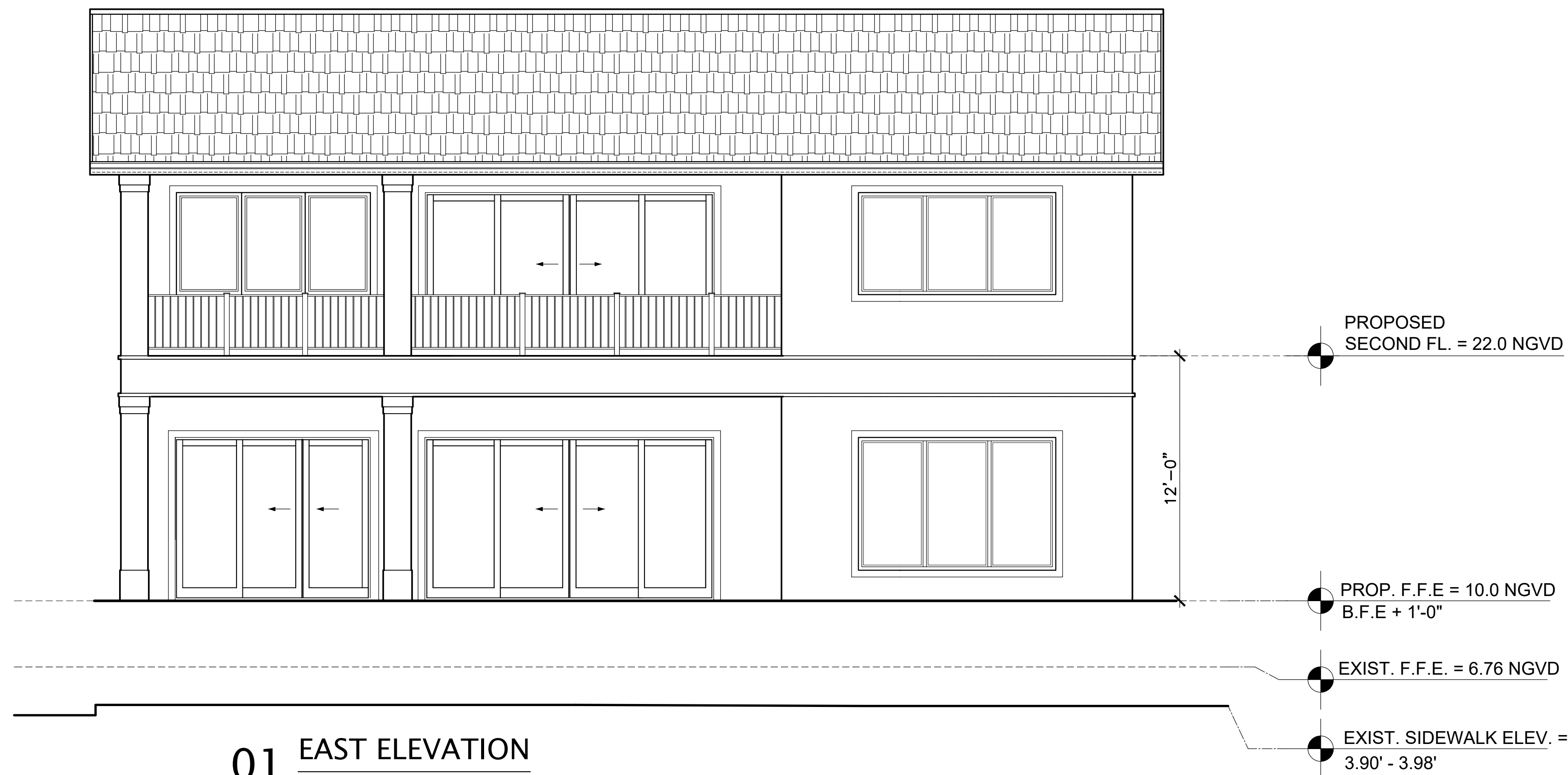


02 PROPOSED SECOND FLOOR PLAN N

SCALE: 1/4"=1'-0"

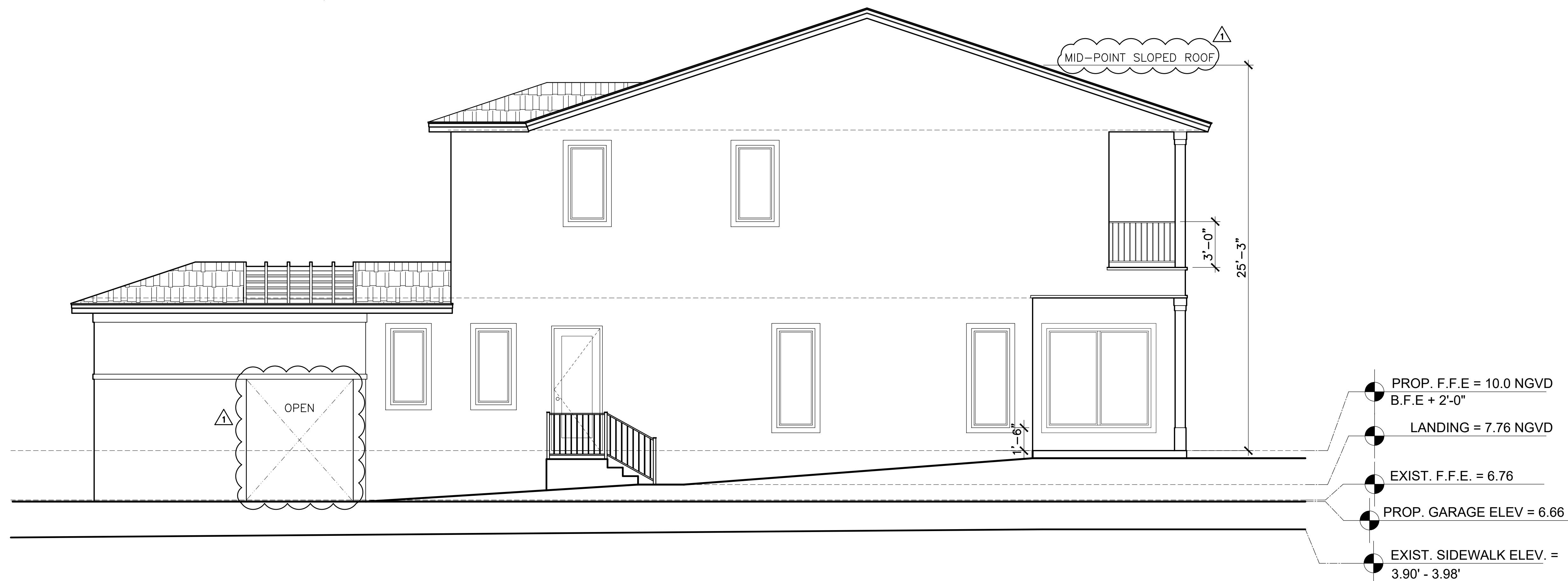
LEGEND	
	EXISTING INTERIOR STUD PARTITION WALL TO REMAIN, PATCH, REPAIR & PAINT AS NEEDED.
	EXISTING PERIMETER/C.M.U. WALL TO REMAIN, PATCH, REPAIR & PAINT AS NEEDED.
	NEW INTERIOR STUD PARTITION WALL, PAINT & FINISH TO MATCH EXISTING OR AS INDICATED IN PLANS.
	NEW EXTERIOR C.M.U. WALL, STUCCO & PAINT TO MATCH EXISTING OR AS INDICATED IN PLANS. REFER TO DETAILS W3 & W4/A.03
	NEW INTERIOR C.M.U. WALL
	NEW EXTERIOR PERFORATED WALL







01 WEST ELEVATION
SCALE: 1/4"=1'-0"



02 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:	
1	PLAN. DEPT. 08/04/24

DATE: 07/14/2024

PROJECT NO: BTV-23

SCALE: AS NOTED

DRAWN BY: EC

SEAL:

ELIZABETH G.
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1530 WEST 27th STREET
MIAMI BEACH, FL 33140

Elizabeth G. Camargo,
AIA, LEED AP
AR 16845



151 ALTON ROAD
MIAMI BEACH
FLORIDA 33140

CONTEXTUAL
ELEVATION
ALTON RD. EAST

CONSULTANTS:

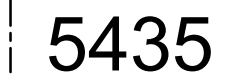


5451

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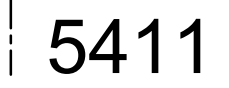
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5429



5401

VISIONS:

TE: 07/14/2024

PROJECT NO: BTV-23

AS NOTED

AWN BY: EC

AL:

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CAMARGO LLC

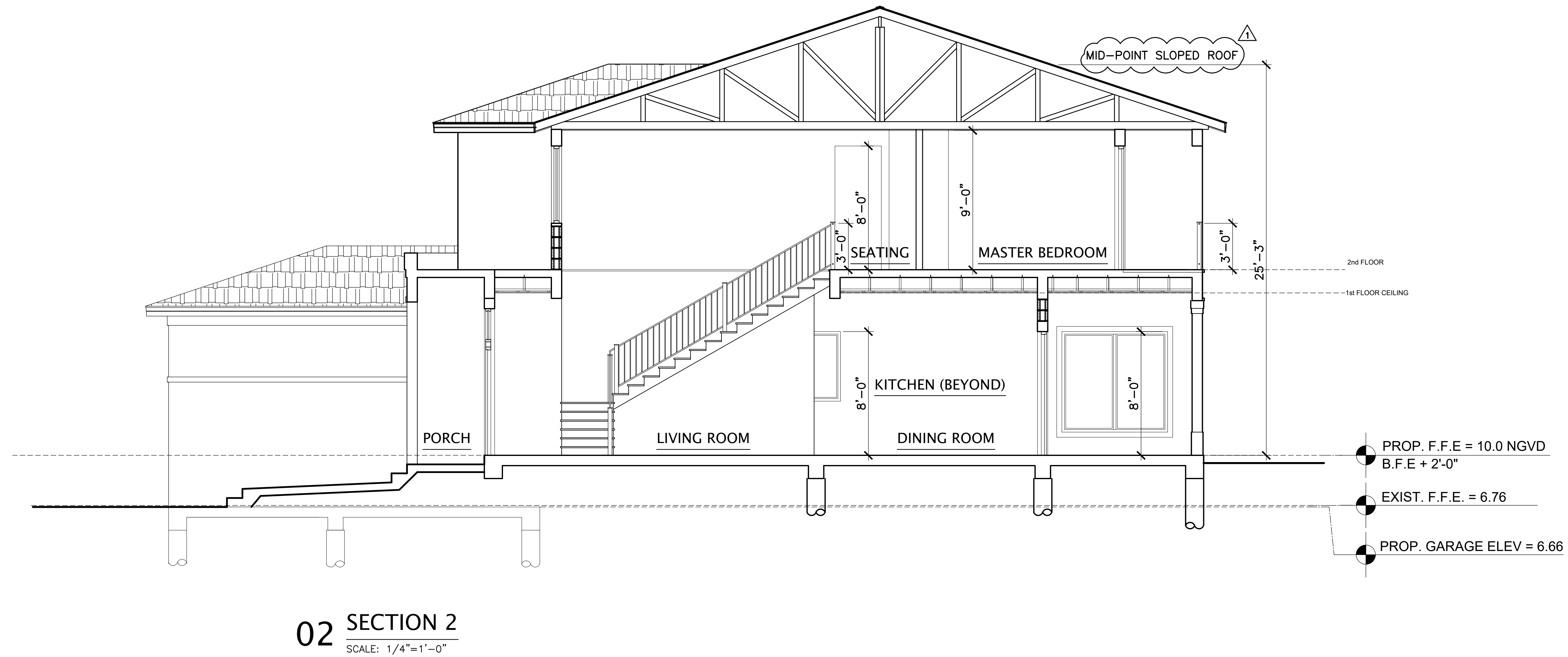
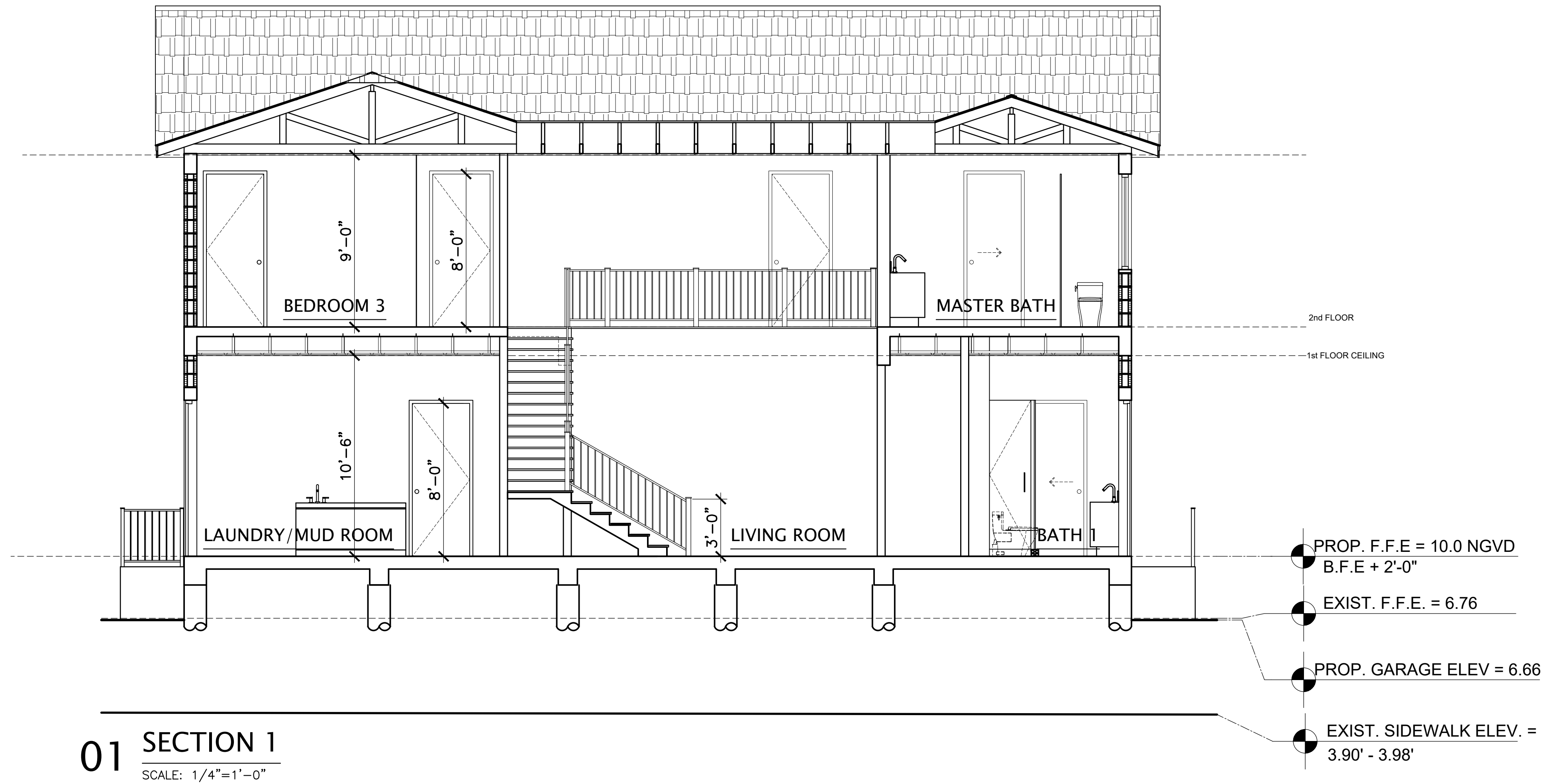
30 WEST 27th STREET
MIAMI BEACH, FL 33140

Elizabeth G. Camargo,
LEED AP
R 16845

01 CONTEXTUAL ELEVATION – ALTON ROAD EAST

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

A3.23



REVISIONS:	
△	PLAN. DEPT. 08/04/24

DATE:	07/14/2024
PROJECT NO:	BTU-23
SCALE:	AS NOTED
DRAWN BY:	EC
SEAL:	

ELIZABETH G.
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1530 WEST 27th STREET
MIAMI BEACH, FL 33140

Elizabeth G. Camargo,
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AR 16845



01 VIEW 1 – SW
SCALE: N.T.S.



02 VIEW 2 – NW
SCALE: N.T.S.



03 VIEW 3 – SE
SCALE: N.T.S.



04 VIEW 4 – NE
SCALE: N.T.S.

REVISIONS:	

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SEAL:

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