

# PROPOSED TWO-STORY RESIDENCE

2702 ALTON ROAD  
MIAMI BEACH, FL 33140

DRB FILE NO.: DRB21-0695  
FINAL SUBMITTAL  
07/05/2021

SCOPE OF WORK:  
NEW 2 STORY RESIDENCE TO  
REPLACE PRE-1942 RESIDENCE



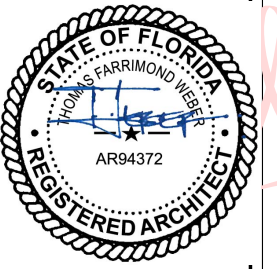
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Thomas F.  
Weber  
2021.07.06  
08:08:59 -04'00'

THOMAS F. WEBER  
ARCHITECT  
ARCHITECT

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PROPOSED RESIDENCE  
2702 ALTON ROAD  
MIAMI BEACH, FL 33140  
FOLIO #02-3227-008-0600

DATE: 07.05.2021

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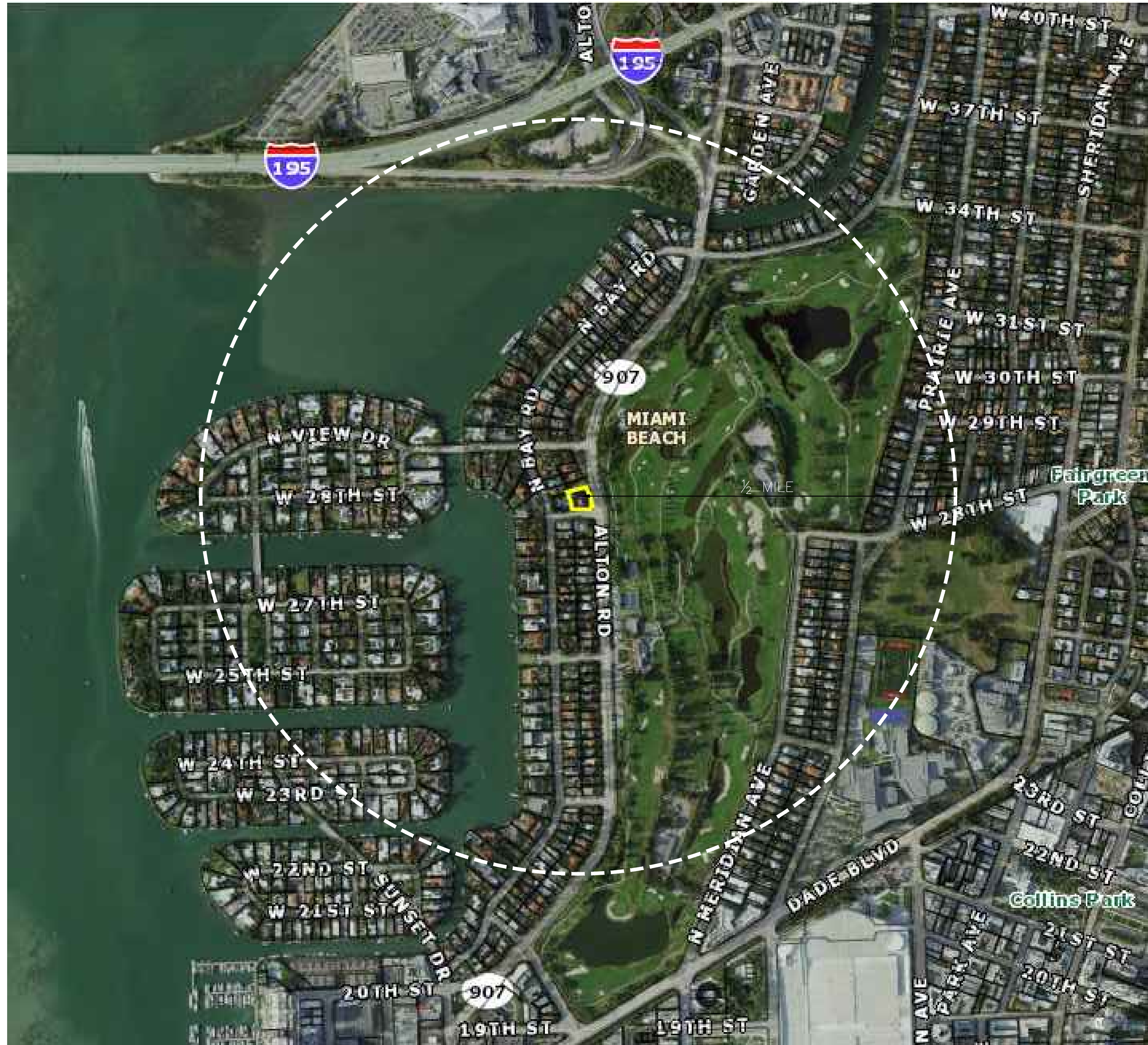
REVISION: / DATE

SHEET TITLE:

COVER SHEET

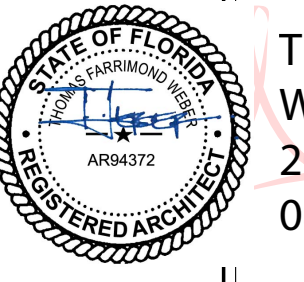
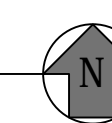
SHEET No.

A0.0



LOCATION MAP

NTS



Thomas F. Weber  
2021.07.06  
08:11:18 -04'00'

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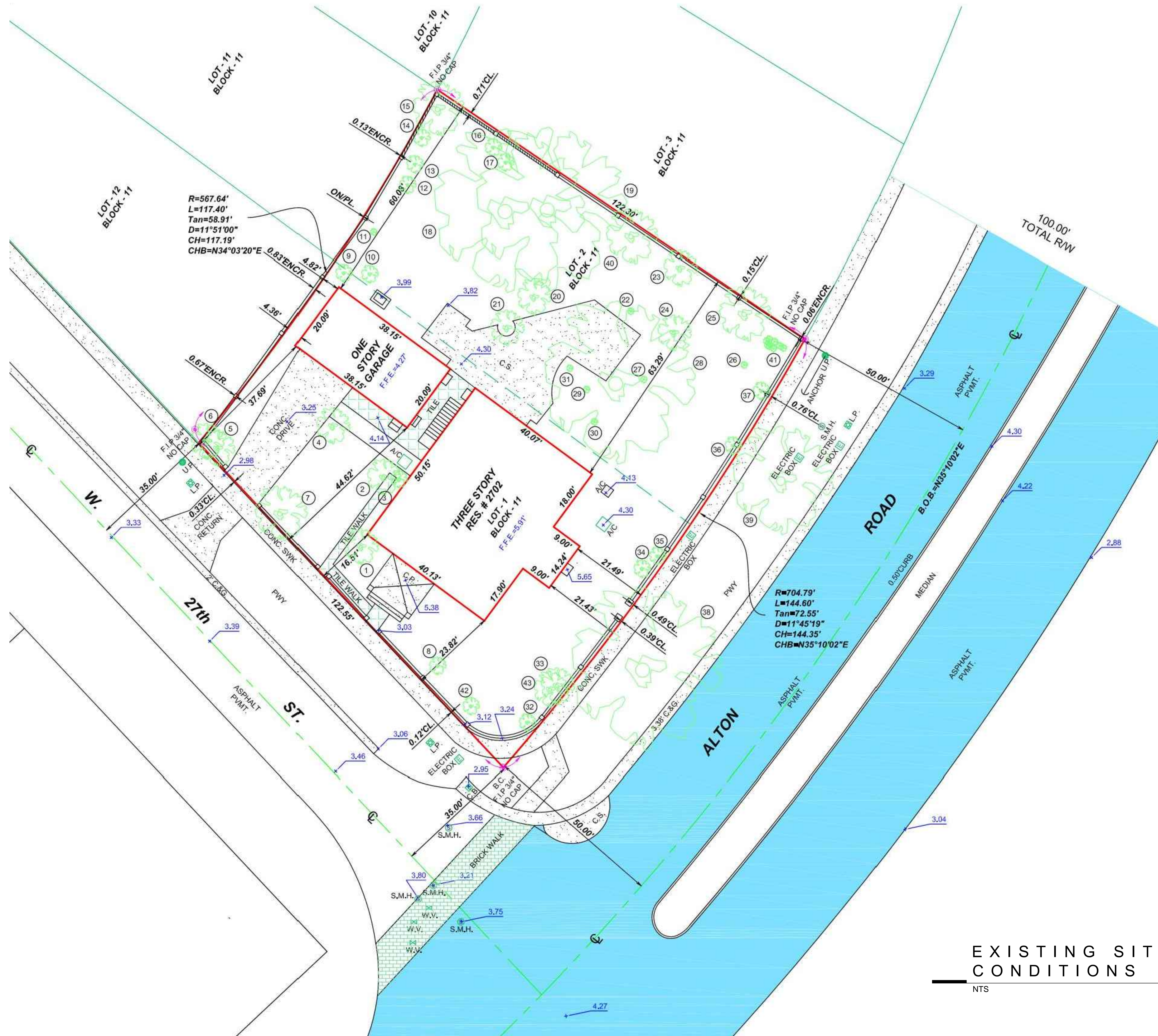
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LOCATION MAP

SHEET No.

A0.1

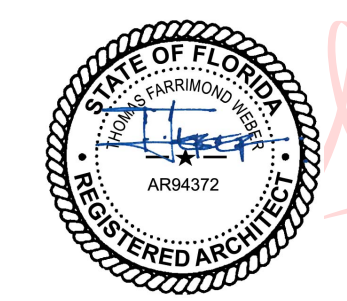


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 $L=117.40'$   
 $Tan=58.91'$   
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 $CH=117.19'$   
 $CHB=N34^{\circ}03'20''E$

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 $Tan=72.55'$   
 $D=11^{\circ}45'19''$   
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 $CHB=N35^{\circ}10'02''E$

EXISTING SITE CONDITIONS

NTS



Thomas F. Weber  
 2021.07.06  
 08:13:39 -04'00'  
 THOMAS F. WEBER  
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PROPOSED RESIDENCE  
 2702 ALTON ROAD  
 MIAMI BEACH, FL 33140  
 FOLIO #02-3227-008-0600

DATE: 07.05.2021  
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SHEET TITLE:  
 EXISTING SITE  
 CONDITIONS

SHEET No.  
**A0.2**



VIEW "A"  
NTS



VIEW "B"  
NTS



VIEW "C"  
NTS



VIEW "D"  
NTS

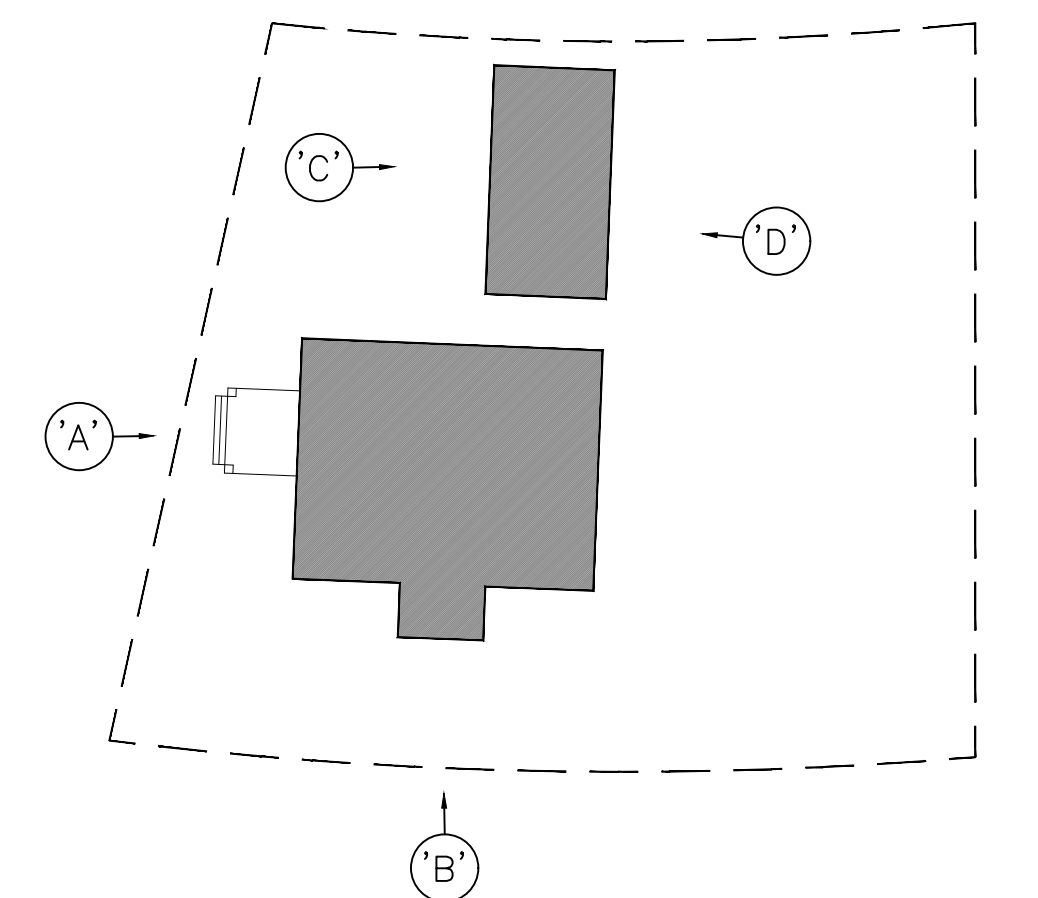
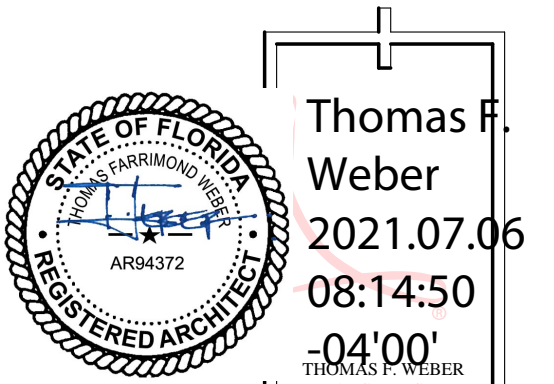


PHOTO KEY  
PLAN

1/16" = 1'-0"



Thomas F.  
Weber  
2021.07.06  
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-04:00

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SHEET TITLE:  
EXISTING  
CONDITIONS  
PHOTOS

SHEET No.

A0.3



VIEW "E"

NTS



VIEW "F"

NTS



VIEW "G"

NTS



VIEW "H"

NTS

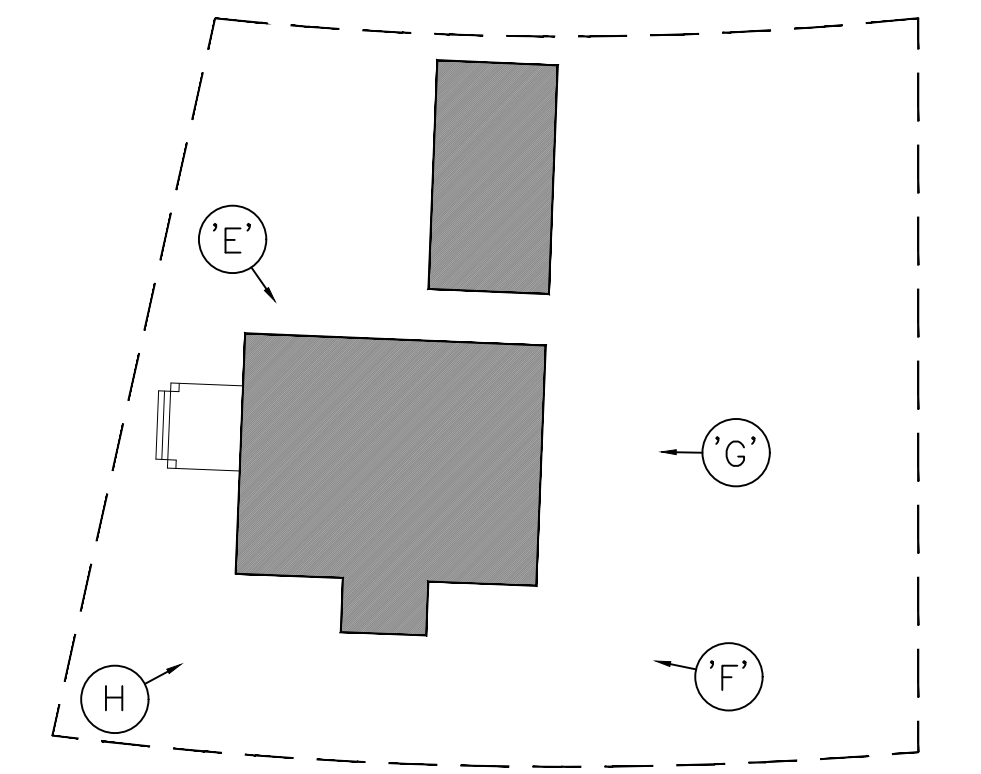
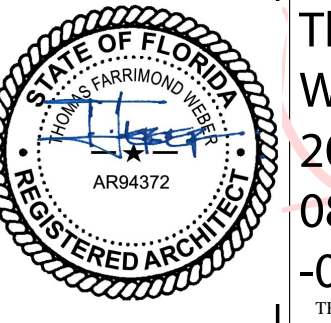


PHOTO KEY  
PLAN

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Thomas F.  
Weber  
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-04'00'

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SHEET TITLE:  
EXISTING  
CONDITIONS  
PHOTOS

SHEET No.

A0.4

2702 ALTON ROAD      S1638-(465) 445500099  
 (12/12/45)  
 LEGAL: 1,2 of 11, Sunset Lk    SIZE: Ap 145 X 122  
 OWNER:  
 TERMS: Cash  
 FRN: Good                      TRAN: At Door              CST: CBS  
 PMT: 12/26                    LAWN: Ex.                  CON: Good  
 TAX: \$317.10 WHE          SHOP: 7 Biks              LSP: Ex.  
 OCC: 30 days                SHUT: No                    LDS: Yes  
 Large LRwFP-F-Large DR-GEP dn-GEP up-BP-KwGS,ER,  
 GWH-2/2 on 3rd flr-4/3 on 2nd flr-2c w4SQ&B-OP  
 NOTE: Double Corner walled in lot-SS-Solarium-WM  
 & Ironer-Very clean-Steam radiation-Across from  
 Golf Course  
 PHOTO-LISTING  
 9513 Harding Avenue                      Phone 6-1466 *Loed 6/11/48*

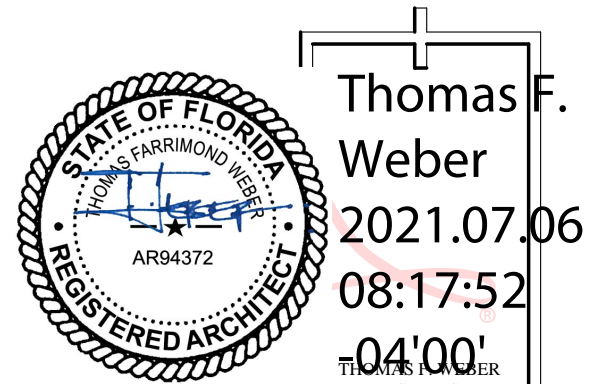
**PHOTO LISTING**

NTS



**HISTORICAL PHOTO**

NTS



Thomas F. Weber  
 2021.07.06  
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04:00:00  
 ARCHITECT  
 AR94372

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 2702 ALTON ROAD  
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 FOLIO #02-3227-008-0600

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SHEET TITLE:  
 PHOTO LISTING &  
 HISTORICAL  
 PHOTO

SHEET No.

**A0.5**



VIEW "I"

NTS



VIEW "J"

NTS



VIEW "K"

NTS



VIEW "L"

NTS

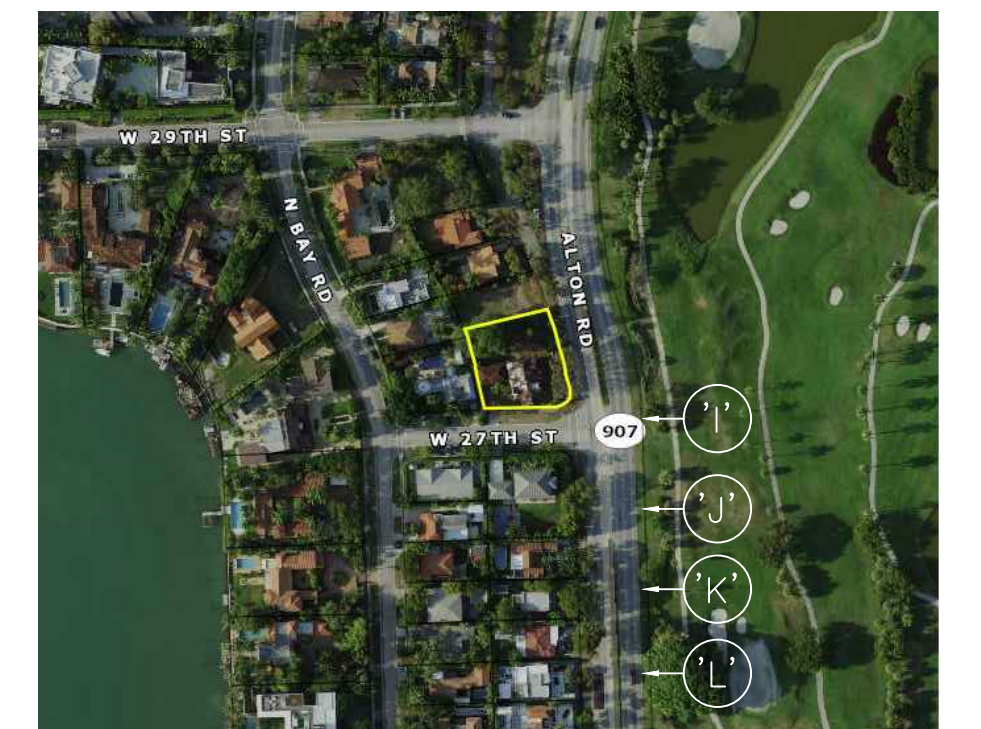
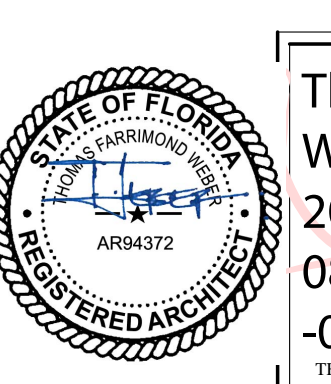


PHOTO KEY PLAN

NTS



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08:19:52  
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A 20000225  
106 CRAVENS LANE, SUITE 414  
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FOLIO #02-3227-008-0600

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REVISION: / DATE

SHEET TITLE:  
CONTEXT PHOTOS

SHEET No.

A0.6



VIEW "M"  
NTS



VIEW "N"  
NTS



VIEW "O"  
NTS



VIEW "P"  
NTS

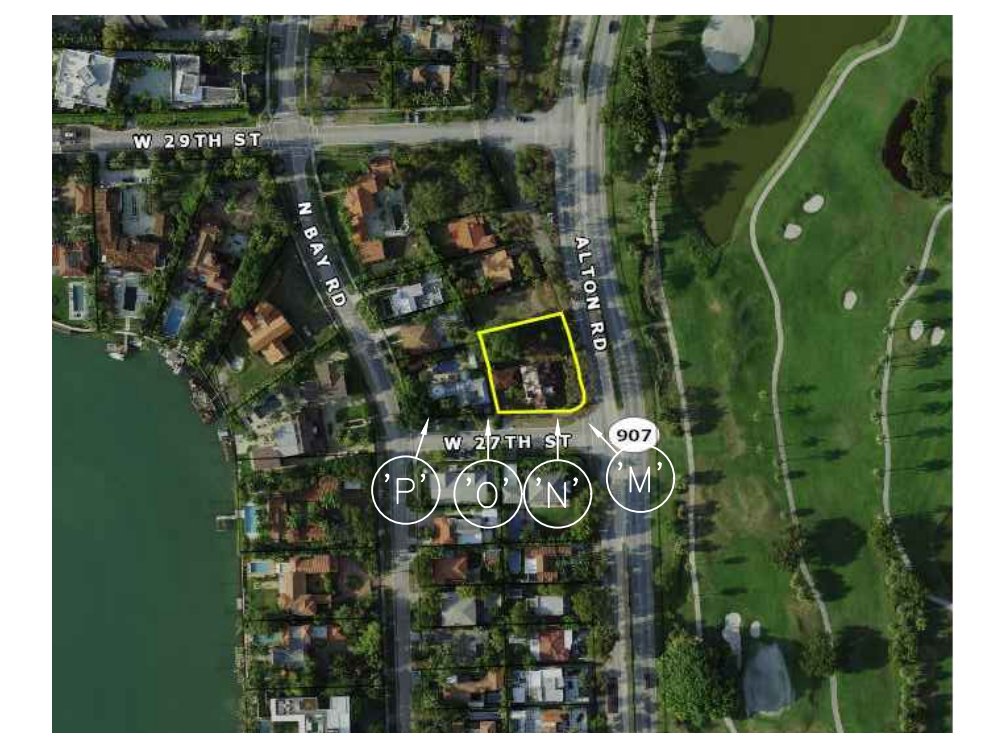
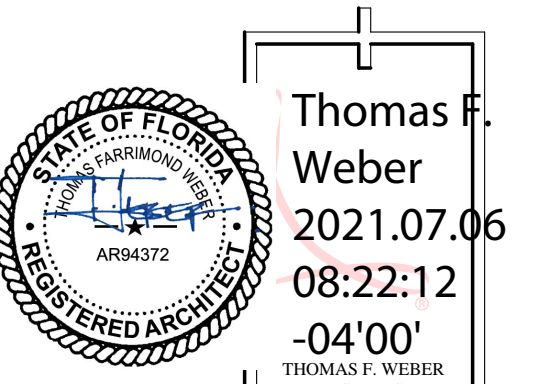


PHOTO KEY  
PLAN  
NTS



Thomas F.  
Weber  
2021.07.06  
08:22:12  
-04'00"  
THOMAS F. WEBER  
ARCHITECT  
AR94372

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A 2300002323700144  
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FOLIO #02-3227-008-0600

DATE: 07.05.2021  
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SHEET TITLE:  
CONTEXT  
PHOTOS

SHEET No.

A0.7





VIEW "Q"  
NTS



VIEW "R"  
NTS



VIEW "S"  
NTS



VIEW "T"  
NTS

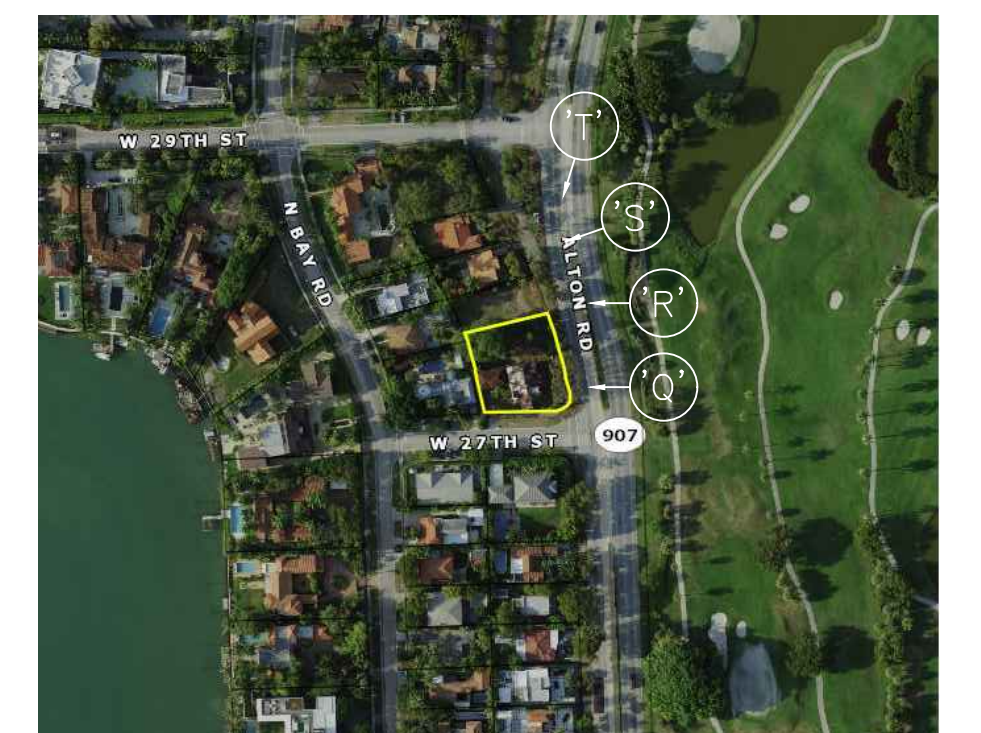
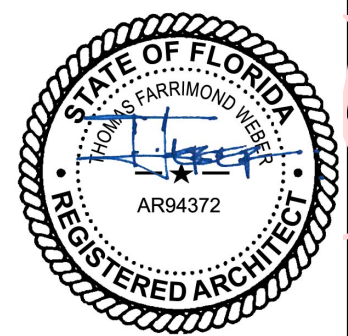


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PLAN  
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A 23000023 SUITE 414  
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MIAMI BEACH, FL 33140  
FOLIO #02-3227-008-0600

DATE: 07.05.2021  
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REVISION: / DATE

SHEET TITLE:  
CONTEXT  
PHOTOS

SHEET No.  
A0.8



1 EXISTING N-S CONTEXT  
ELEVATION (ALTON ROAD)

A0.9 NTS



2 PROPOSED N-S CONTEXT  
ELEVATION (ALTON ROAD)

A0.9 NTS

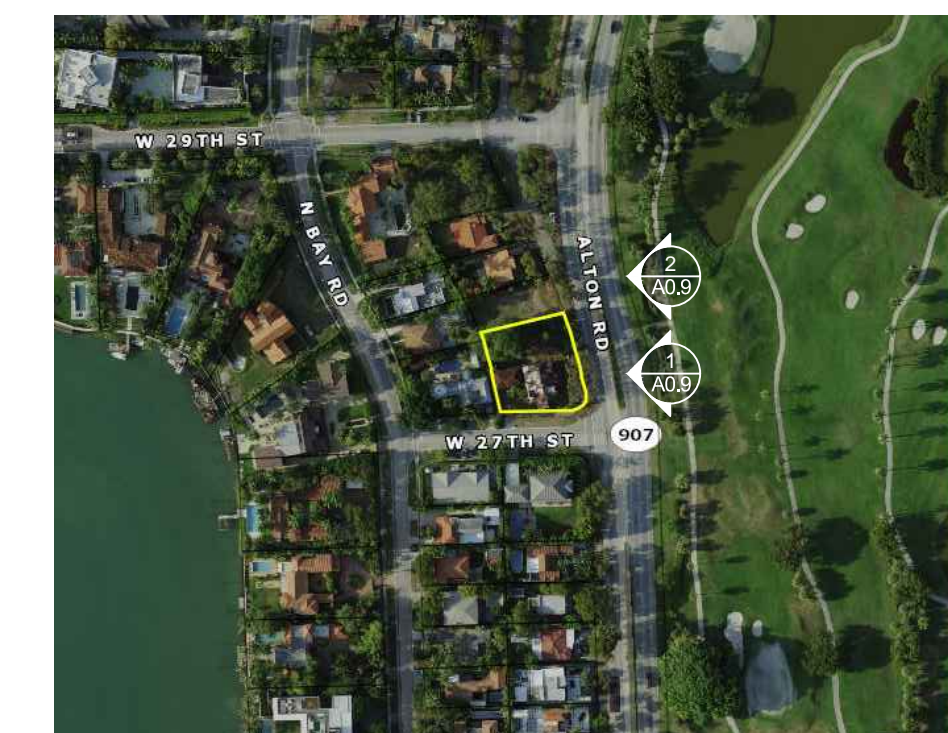
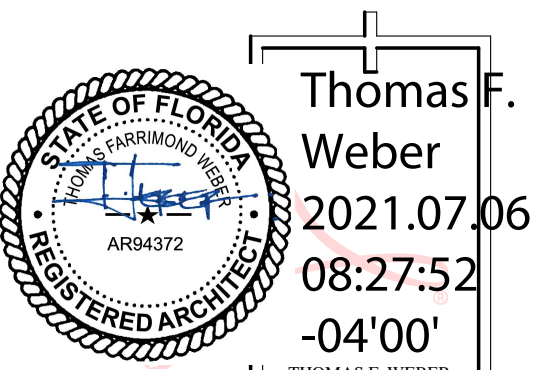


PHOTO KEY PLAN

NTS



Thomas F.  
Weber  
2021.07.06  
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-04'00'

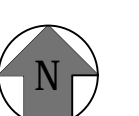
THE WEBER STUDIO  
A 23000225 SUITE 414  
106 CRAVENS WAY  
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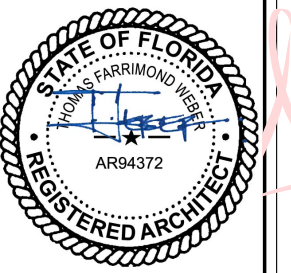
PROPOSED RESIDENCE  
2702 ALTON ROAD  
MIAMI BEACH, FL 33140  
FOLIO #02-3227-008-0600

DATE: 07.05.2022  
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REVISION: / DATE

SHEET TITLE:  
NORTH-SOUTH  
CONTEXT  
ELEVATIONS

SHEET No.  
**A0.9**





Thomas F.  
Weber  
2021.07.06  
08:30:34 -04'00'

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1 EXISTING E-W CONTEXT  
ELEVATION (27th STREET)  
A0.9 NTS



2 PROPOSED E-W CONTEXT  
ELEVATION (27th STREET)  
A0.10 NTS

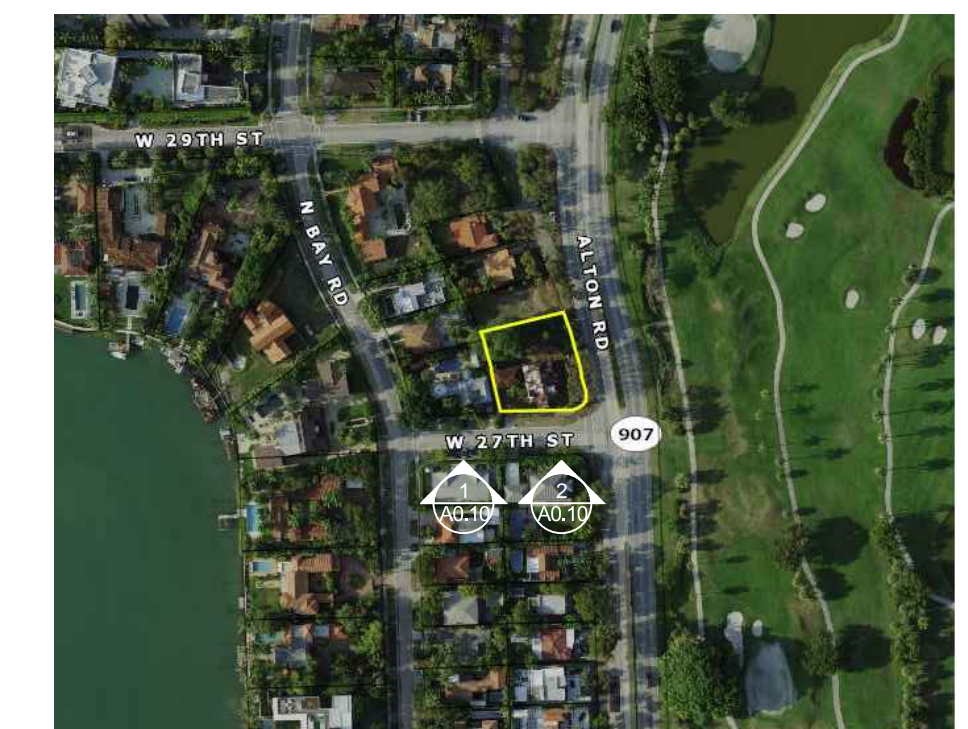


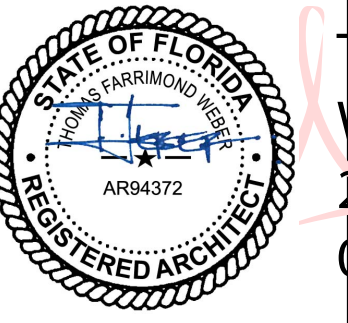
PHOTO KEY PLAN  
NTS

DATE: 07.05.2022  
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SHEET TITLE:  
EAST-WEST  
CONTEXT  
ELEVATIONS

SHEET No.

A0.10



Thomas F. Weber  
2021.07.06  
08:33:31 -04'00'

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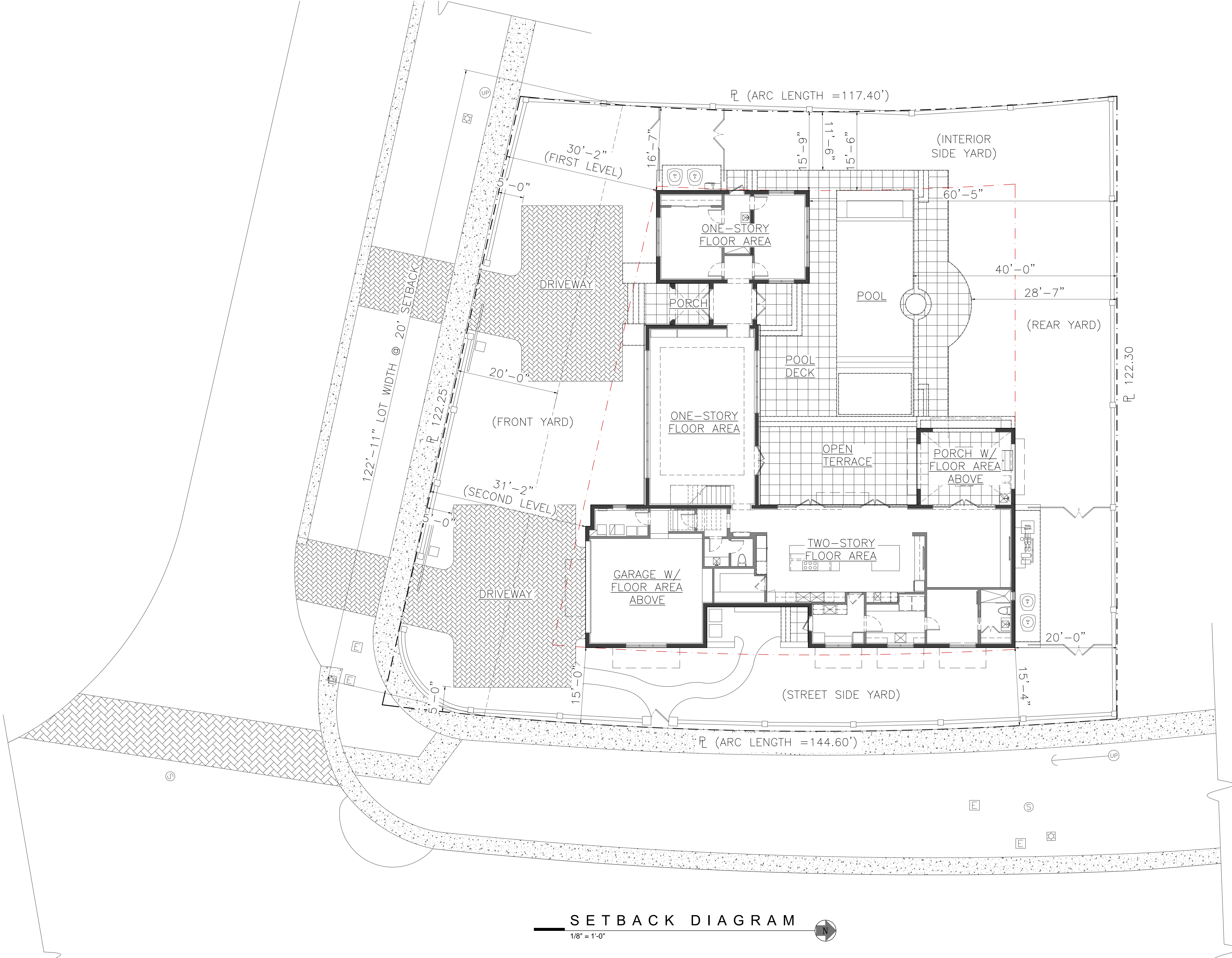
DATE: 07.05.2021  
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SHEET TITLE:  
SETBACK  
DIAGRAM

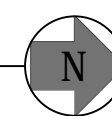
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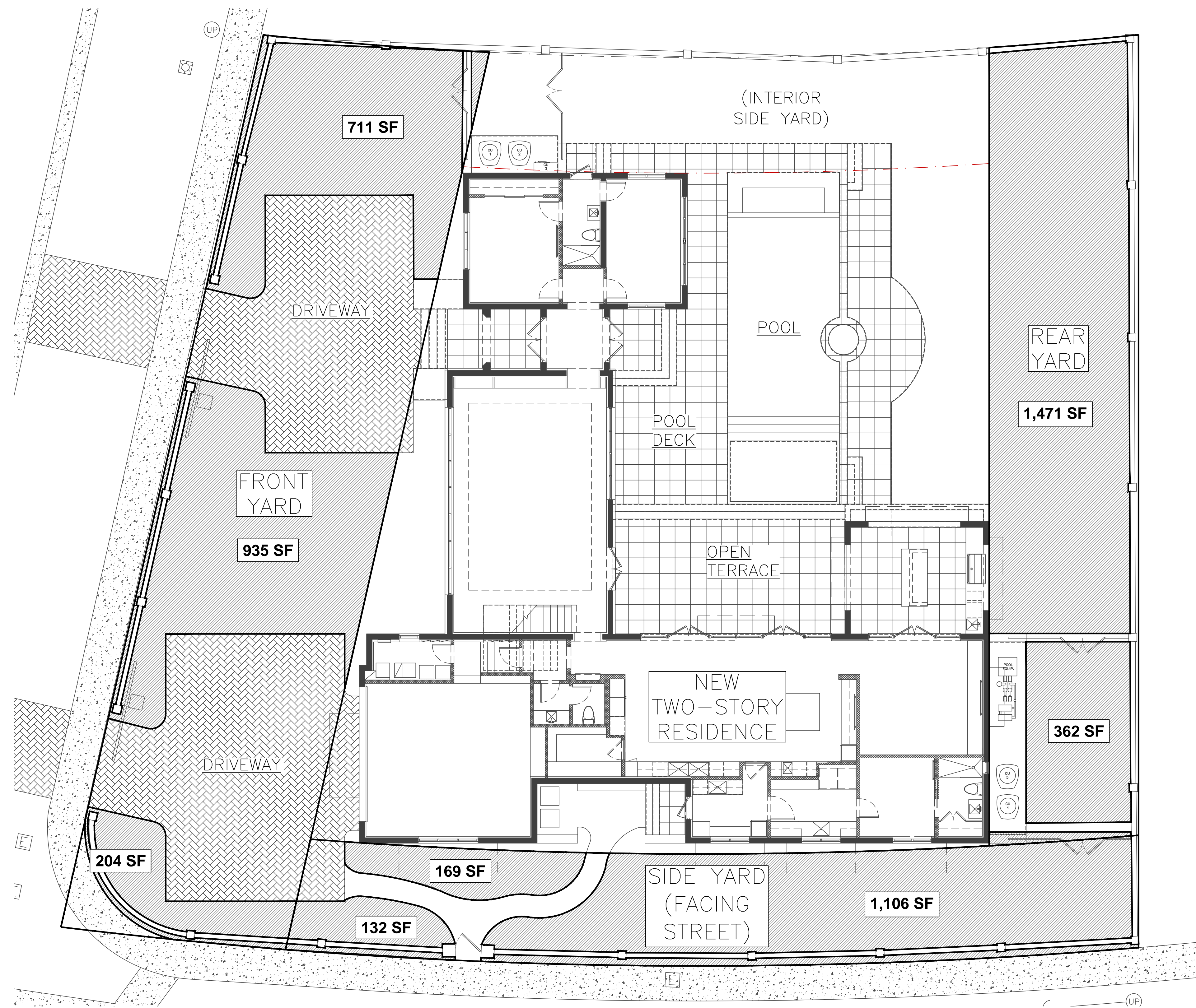
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SETBACK DIAGRAM

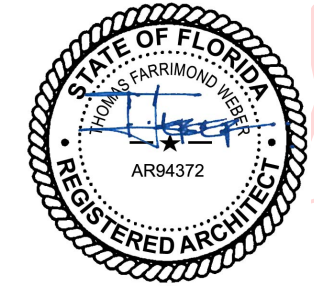
1/8" = 1'-0"





**PERVIOUS AREA DIAGRAM**  
 1/8" = 1'-0"

PERVIOUS AREA CALCULATIONS		
CRITERIA	REQUIRED/ALLOWABLE	PROPOSED
PERVIOUS AREAS:		
FRONT YARD: 3,686 SF	1,843 SF (50%)	1,850 SF (50.2%)
SIDE YARD (FACING STREET): 1,690 SF	845 SF (50%)	1,407 SF (83.0%)
REAR YARD: 2,142 SF	1,499 SF (70%)	1,833 SF (85.6%)



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 2021.07.06  
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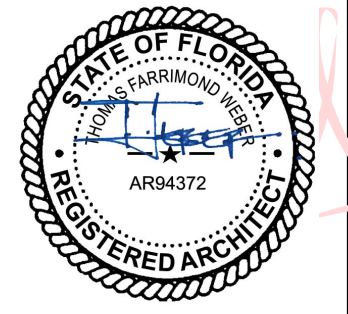
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 MIAMI BEACH, FL 33140  
 FOLIO #02-3227-008-0600

DATE: 07.05.2021  
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SHEET TITLE:  
 PERVIOUS AREA  
 DIAGRAM

SHEET No.  
**A1.2**



Thomas F. Weber  
 2021.07.06  
 08:49:32 -04'00'

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 A/C20000202 SUITE 414  
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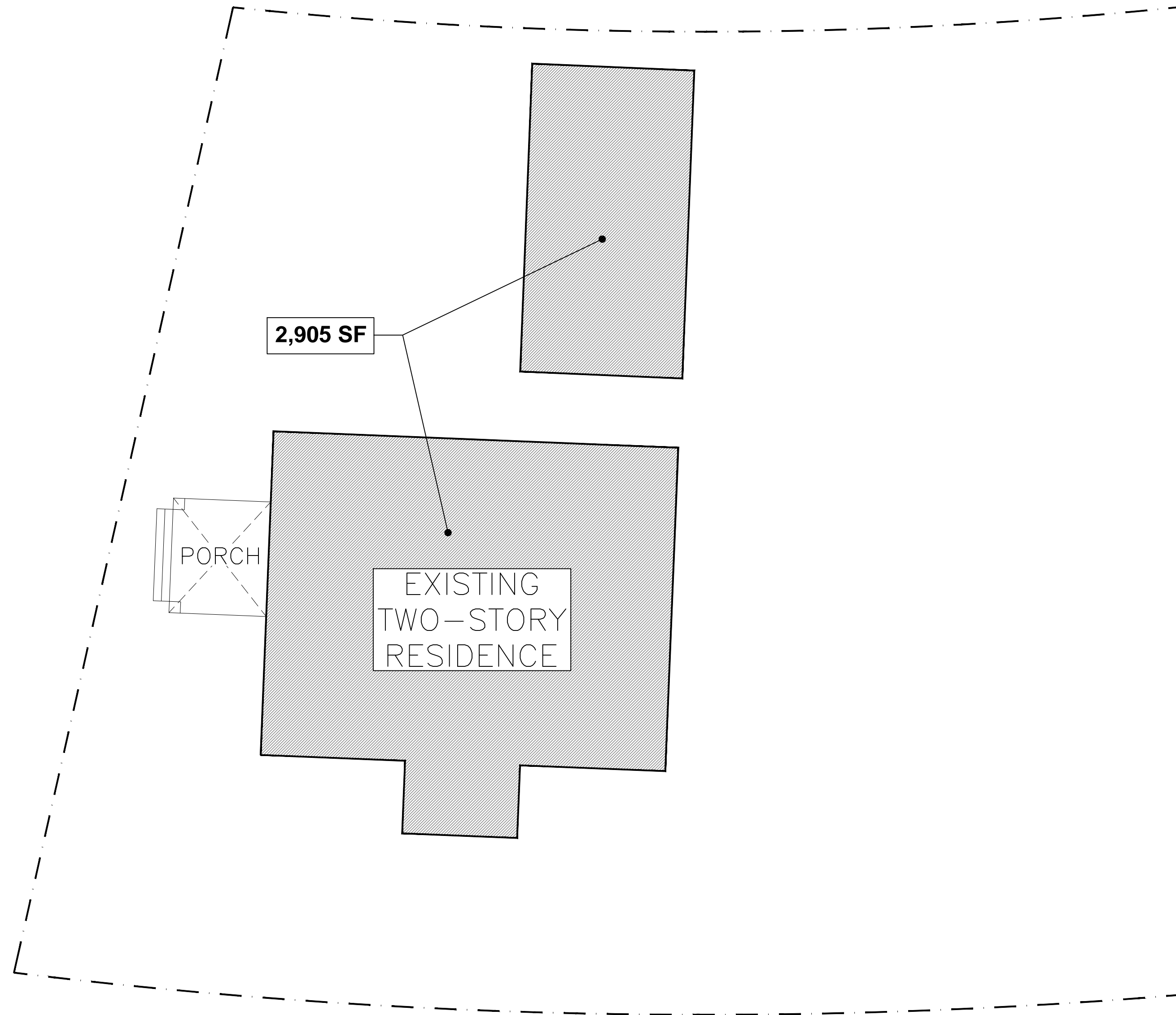
PROPOSED RESIDENCE  
 2702 ALTON ROAD  
 MIAMI BEACH, FL 33140  
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DATE: 07-05-2021  
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SHEET TITLE:  
 LOT COVERAGE  
 DIAGRAMS

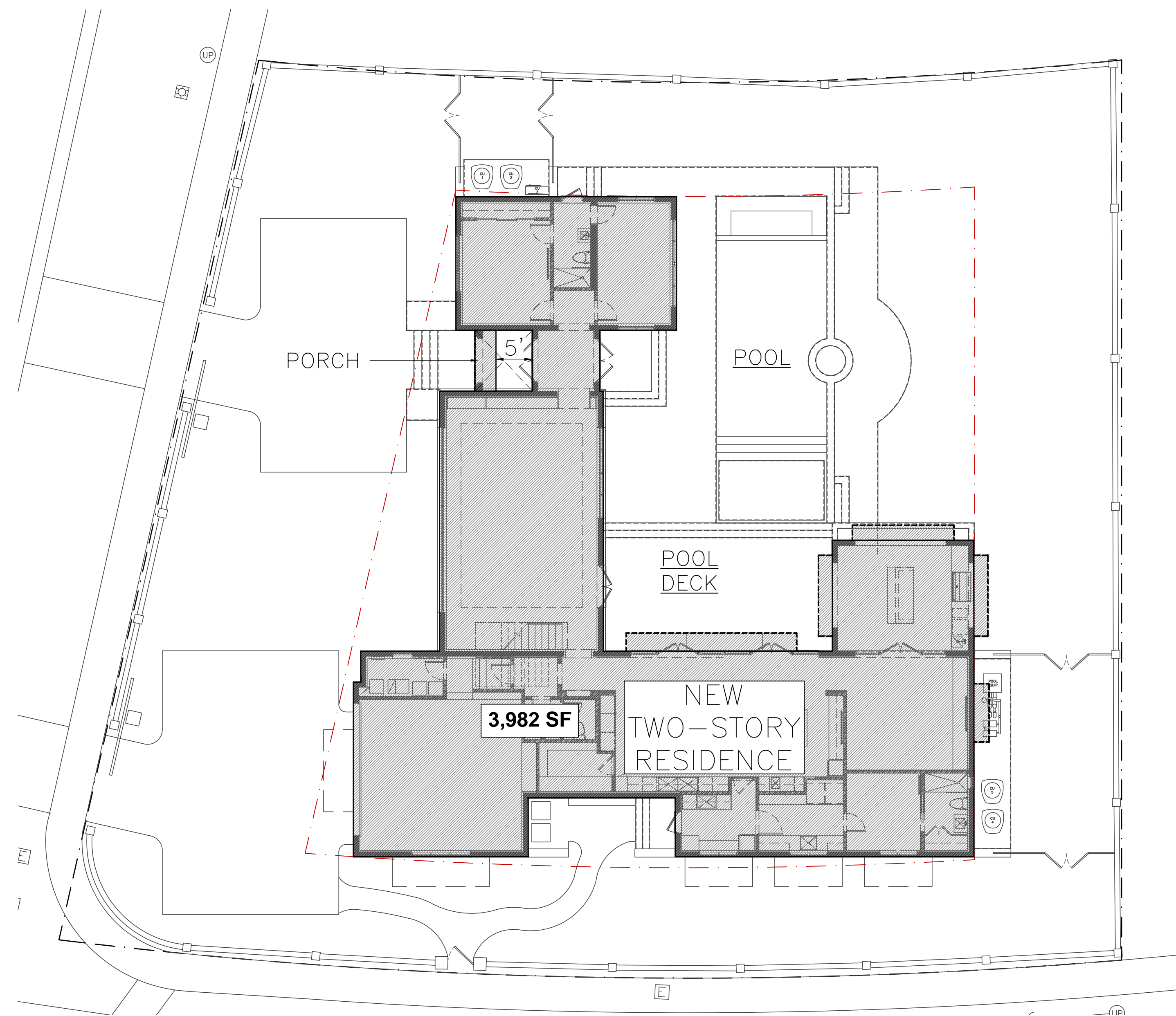
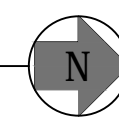
SHEET No.

A1.3



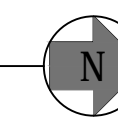
EXISTING LOT COVERAGE  
 DIAGRAM

3/32" = 1'-0"



PROPOSED LOT  
 COVERAGE DIAGRAM

3/32" = 1'-0"



LOT COVERAGE CALCULATIONS			
CRITERIA	REQUIRED/ALLOWABLE	EXISTING	PROPOSED
LOT COVERAGE LOT AREA: 15,947 SF	4,784 SF (30%)	2,905 SF (18.2%)	3,982 SF (24.97%)



Thomas F. Weber  
2021.07.06  
08:53:10 -04'00'

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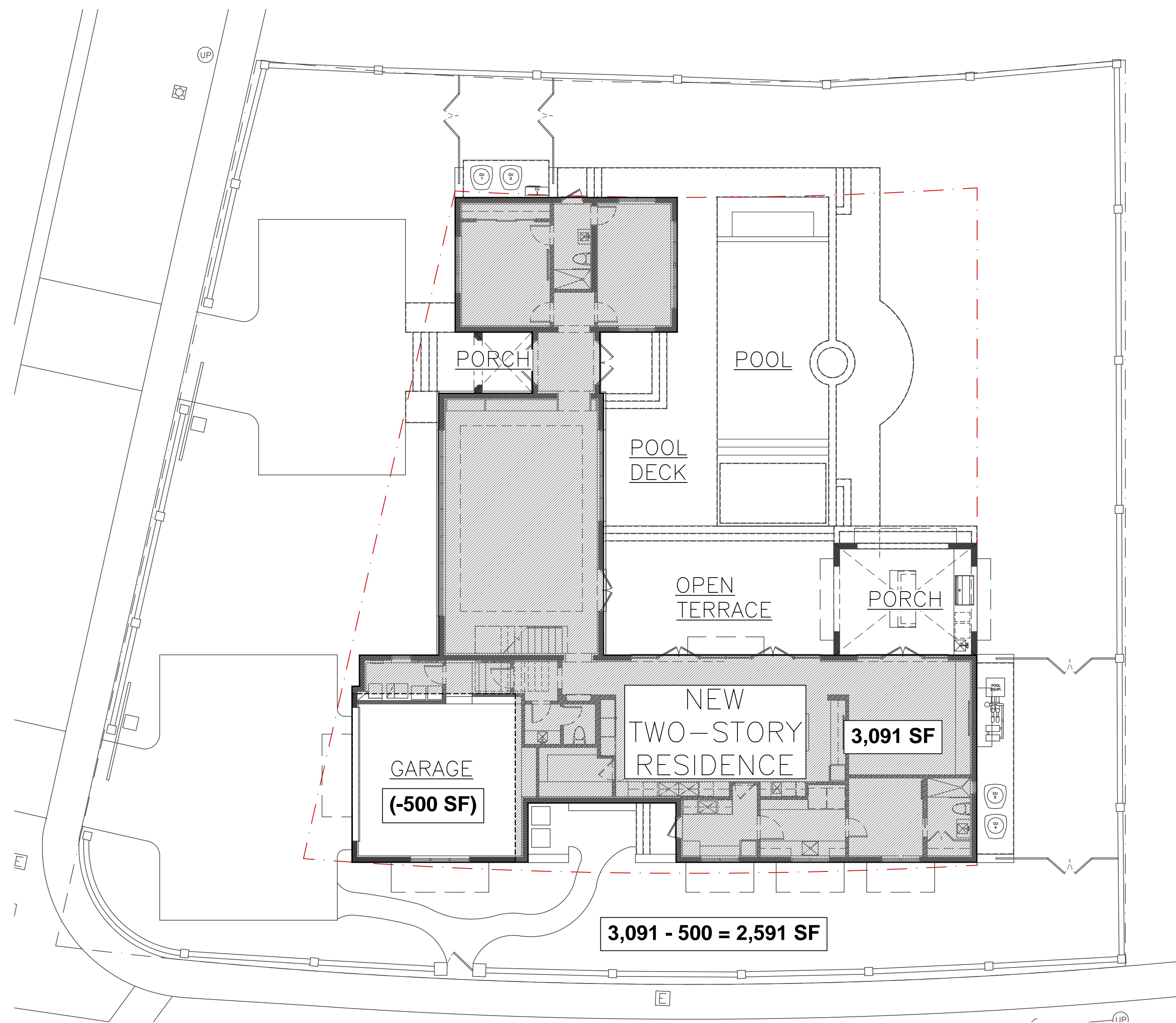
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DATE: 07.05.2021  
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SHEET TITLE:  
UNIT SIZE  
DIAGRAMS

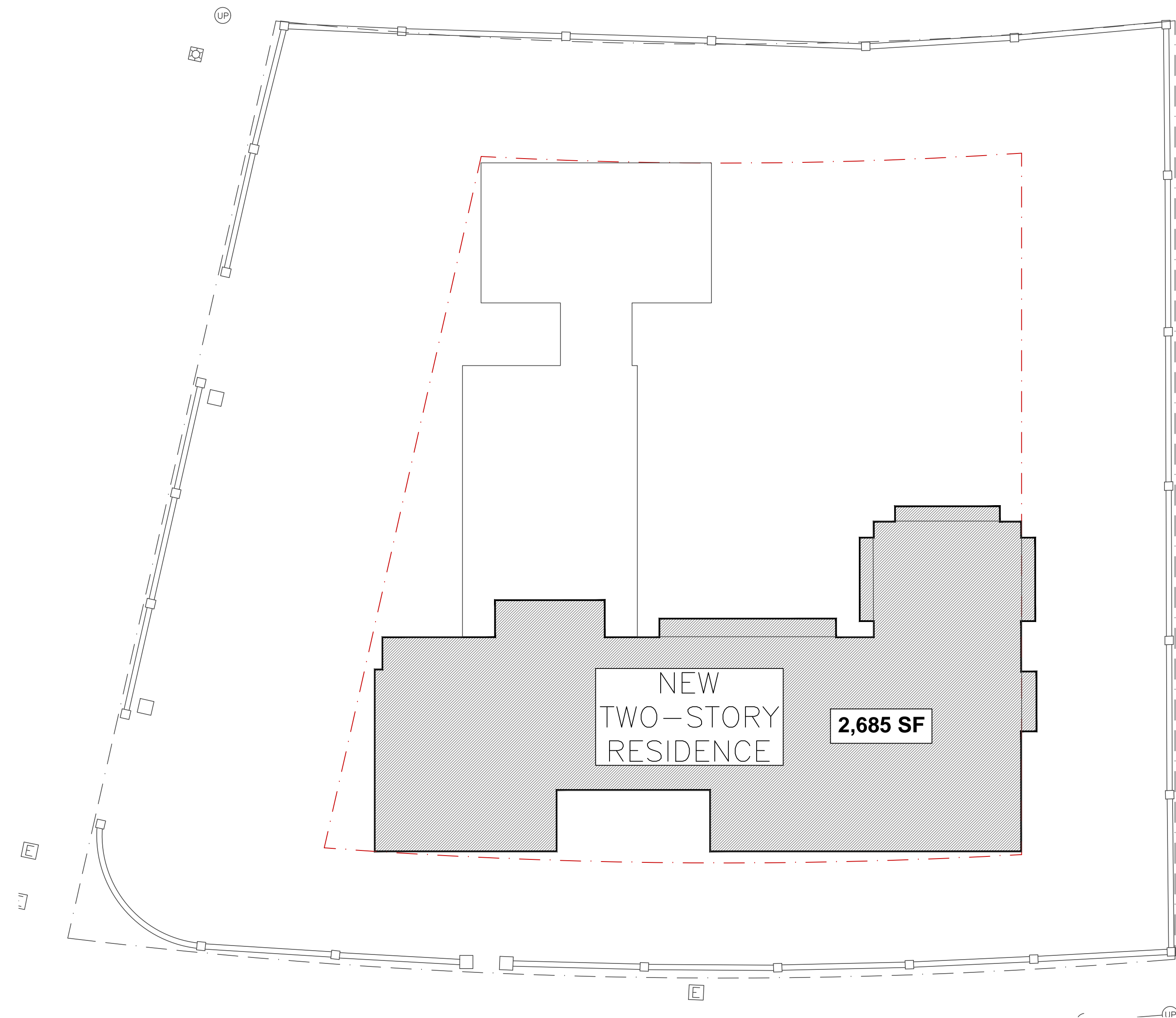
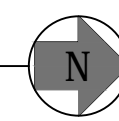
SHEET No.

A1.4



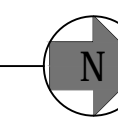
FIRST FLOOR UNIT  
SIZE DIAGRAM

3/32" = 1'-0"



SECOND FLOOR UNIT  
SIZE DIAGRAM

3/32" = 1'-0"



**UNIT SIZE CALCULATIONS**

CRITERIA	REQUIRED/ALLOWABLE	PROPOSED
UNIT SIZE LOT AREA: 15,947 SF	7,974 SF (50%)	2,591 + 2,685 = 5,276 SF (33.1%)



Thomas F. Weber  
2021.07.06  
08:57:01  
-04'00'

THE WEBER STUDIO  
ARCHITECT  
10600 BISCAYNE BLVD SUITE 414  
KEY BISCAYNE FLORIDA 33149  
www.weberstudiomiami.com  
305.561.9950 305.561.9986

## SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information		
1	Address:	2702 Alton Road	
2	Folio number(s):	02-3227-008-0600	
3	Board and file numbers :	DRB21-0695	
4	Year built:	1926	Zoning District: RS-4
5	Based Flood Elevation:	8	Grade value in NGVD: 3.03
6	Adjusted grade (Flood+Grade/2):	5.515	Free board: 1
7	Lot Area:	15,947	
8	Lot width:	122.33'	Lot Depth: 130.75
9	Max Lot Coverage SF and %:	4,784 (30%)	Proposed Lot Coverage SF and %: 3,982 SF (24.9%)
10	Existing Lot Coverage SF and %:	2,905 (18.2%)	Lot coverage deducted (garage-storage) SF: 0
11	Front Yard Open Space SF and %:	1,850 (50.2%)	Rear Yard Open Space SF and %: 1,833 SF (85.6%)
12	Max Unit Size SF and %:	7,974 (50%)	Proposed Unit Size SF and %: 5,276 SF (33.1%)
13	Existing First Floor Unit Size:	2,766 SF	Proposed First Floor Unit Size: 2,591 SF (16.2%)
14	Existing Second Floor Unit Size	2,138 SF	
15			Proposed Second Floor Unit Size SF and % : 2,685 SF (16.8%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): N/A

		Required	Existing	Proposed	Deficiencies
17	<b>Height:</b>	27'-0'	25'-0' (+/-)	27'-0"	
18	<b>Setbacks:</b>				
19	Front First level:	20'-0"	16.51'	30'-2"	none
20	Front Second level:	30'-0"	16.51'	31'-2"	none
21	Side 1:	15'-9"	4.36'	15'-9"	none
22	Side 2 or (facing street):	15'-0"	21.43'	15'-0"	none
23	Rear:	20'-0"	60.08'	20'-0"	
	Accessory Structure Side 1:			N/A	
24	Accessory Structure Side 2 or (facing street) :			N/A	
25	Accessory Structure Rear:			N/A	
26	Sum of Side yard :	30'-8-3/4"		30'-9"	
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	

**Notes:**

If not applicable write N/A

All other data information should be presented like the above format

PROPOSED RESIDENCE  
 2702 ALTON ROAD  
 MIAMI BEACH, FL 33140  
 FOLIO #02-3227-008-0600

DATE: 07.05.2021  
DRAWN BY: G.S.L.L.C.

REVISION: / DATE

SHEET TITLE:  
ZONING DATA SHEET

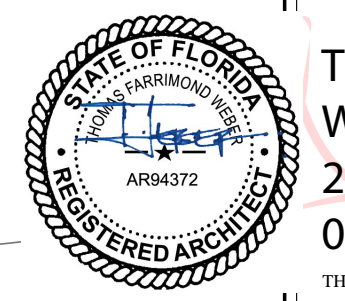
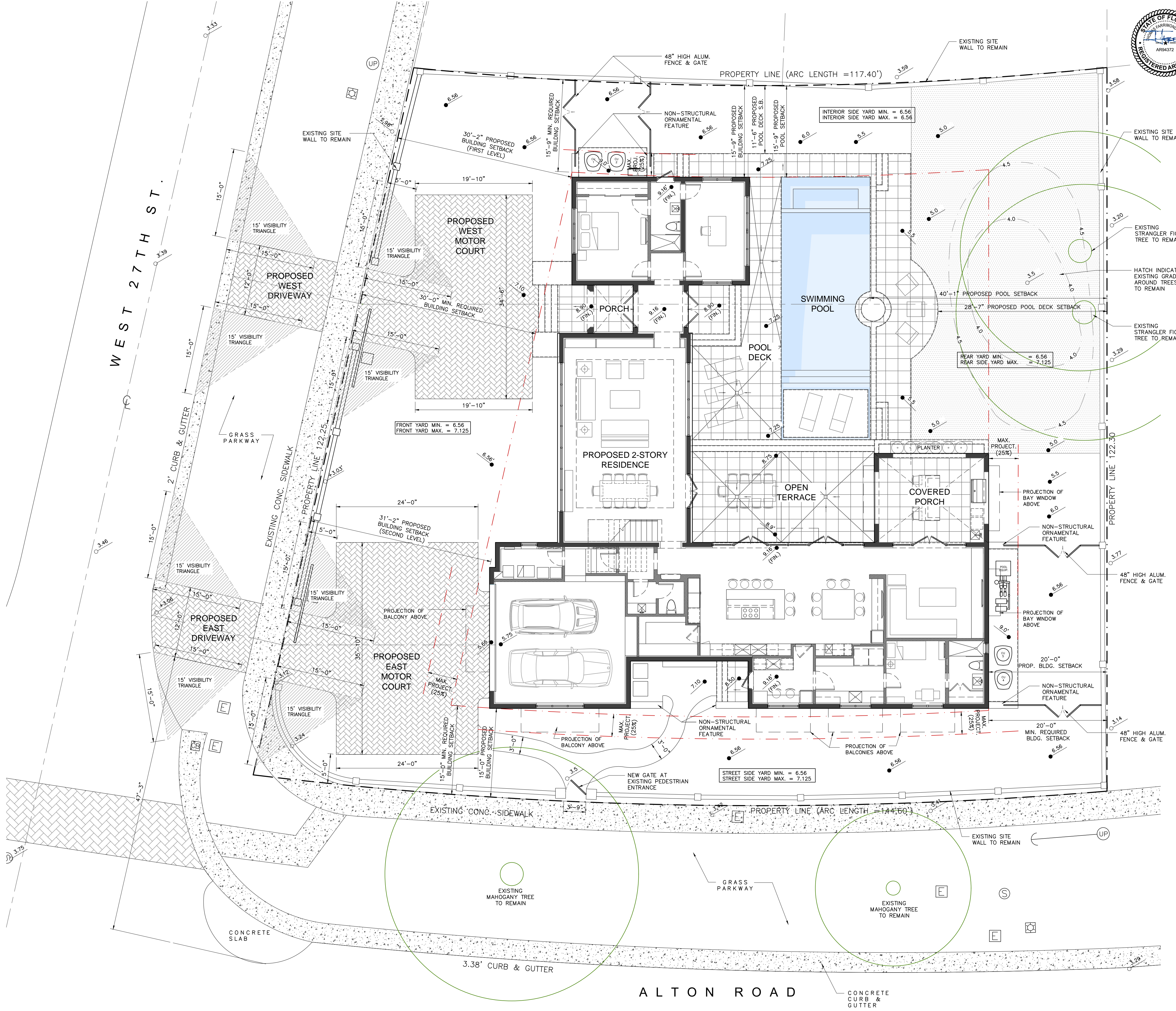
SHEET No.

A1.5



BUILDING AREAS	
FIRST FLOOR	
FIRST FLOOR A/C (LIVING)	= 2,949 sf
SECOND FLOOR A/C (LIVING)	= 2,639 sf
GARAGE/STORAGE (A/C)	= 641 SF
TOTAL A/C	= 6,229 SF
PORCHES (BBQ & ENTRY)	= 354 SF
BALCONIES	= 204 SF
POOL DECK & LOWER DECK	= 1,540 SF
SWIMMING POOL, SPA, TANNING	= 721 SF

SITE PLAN LEGEND	
	PROPERTY LINE
	SETBACK LINE
	PROPOSED SPOT ELEVATION (+'NGVD)
	EXISTING SPOT ELEVATION (+'NGVD)
	UTILITY POLE
	LIGHT POLE
	STEEL MANHOLE
	ELECTRIC BOX
	CATCH BASIN
	(ACTUAL NORTH)
	PROJECT NORTH



Thomas F. Weber  
2021.07.06  
09:02:06 - 04'00"

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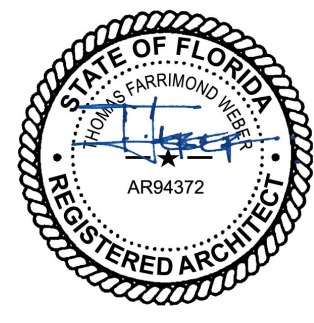
PROPOSED RESIDENCE  
2702 ALTON ROAD  
MIAMI BEACH, FL 33140  
FOLIO #02-3227-008-0600

DATE: 07.05.2021  
DRAWN BY: GSLJLC  
REVISION: / DATE

SHEET TITLE:  
SITE PLAN

SHEET No.  
A2.1

SITE PLAN  
1/8" = 1'-0"



Thomas F. Weber  
 2021.07.06  
 09:12:56 -04'00'

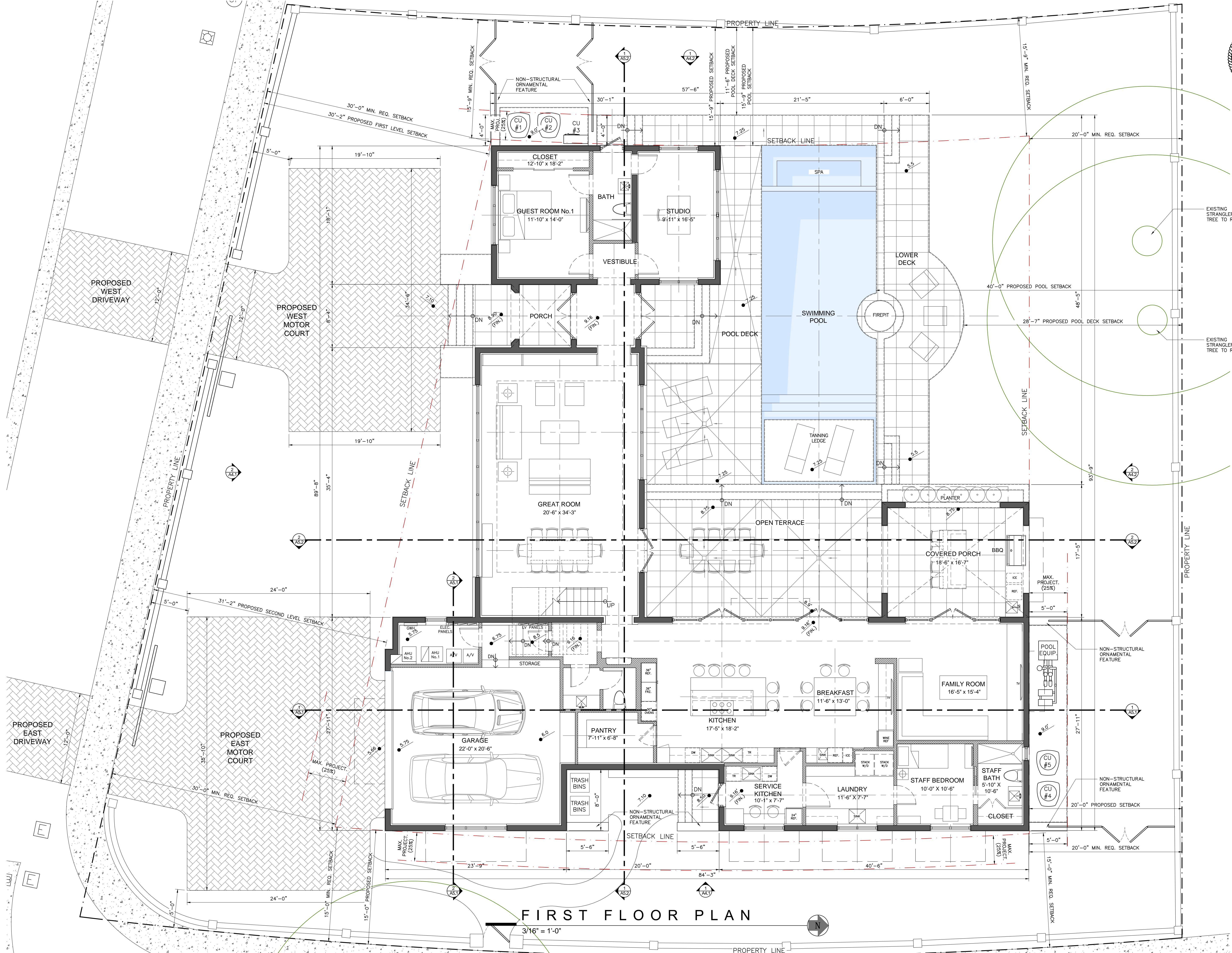
THE WEBER STUDIO  
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PROPOSED RESIDENCE  
 2702 ALTON ROAD  
 MIAMI BEACH, FL 33140  
 FOLIO #02-3227-008-0600

DATE: 07.05.2021  
 DRAWN BY: GSL/JC  
 REVISION: / DATE

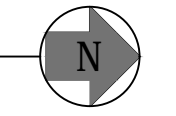
SHEET TITLE:  
 FIRST FLOOR PLAN

SHEET No.  
**A3.1**

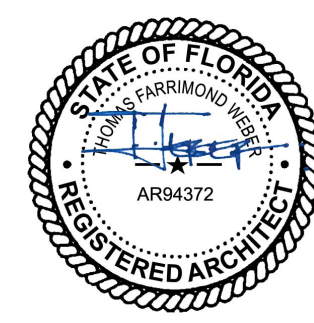


**FIRST FLOOR PLAN**

3/16" = 1'-0"



PROPERTY LINE



Thomas F. Weber  
 2021.07.06  
 09:17:39 -04'00'

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PROPOSED RESIDENCE  
 2702 ALTON ROAD  
 MIAMI BEACH, FL 33140  
 FOLIO #02-3227-008-0600

DATE: 07.05.2021  
 DRAWN BY: GSL/JC  
 REVISION: / DATE

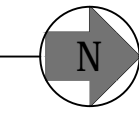
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 SECOND FLOOR PLAN

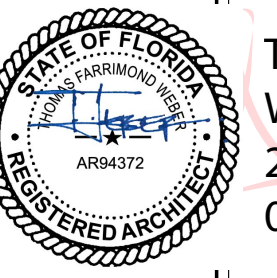
SHEET No.  
**A3.2**



**SECOND FLOOR PLAN**

3/16" = 1'-0"





Thomas F. Weber  
2021.07.06  
09:22:14 -04'00'

THOMAS F. WEBER  
ARCHITECT  
AR4372

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MIAMI BEACH, FL 33140  
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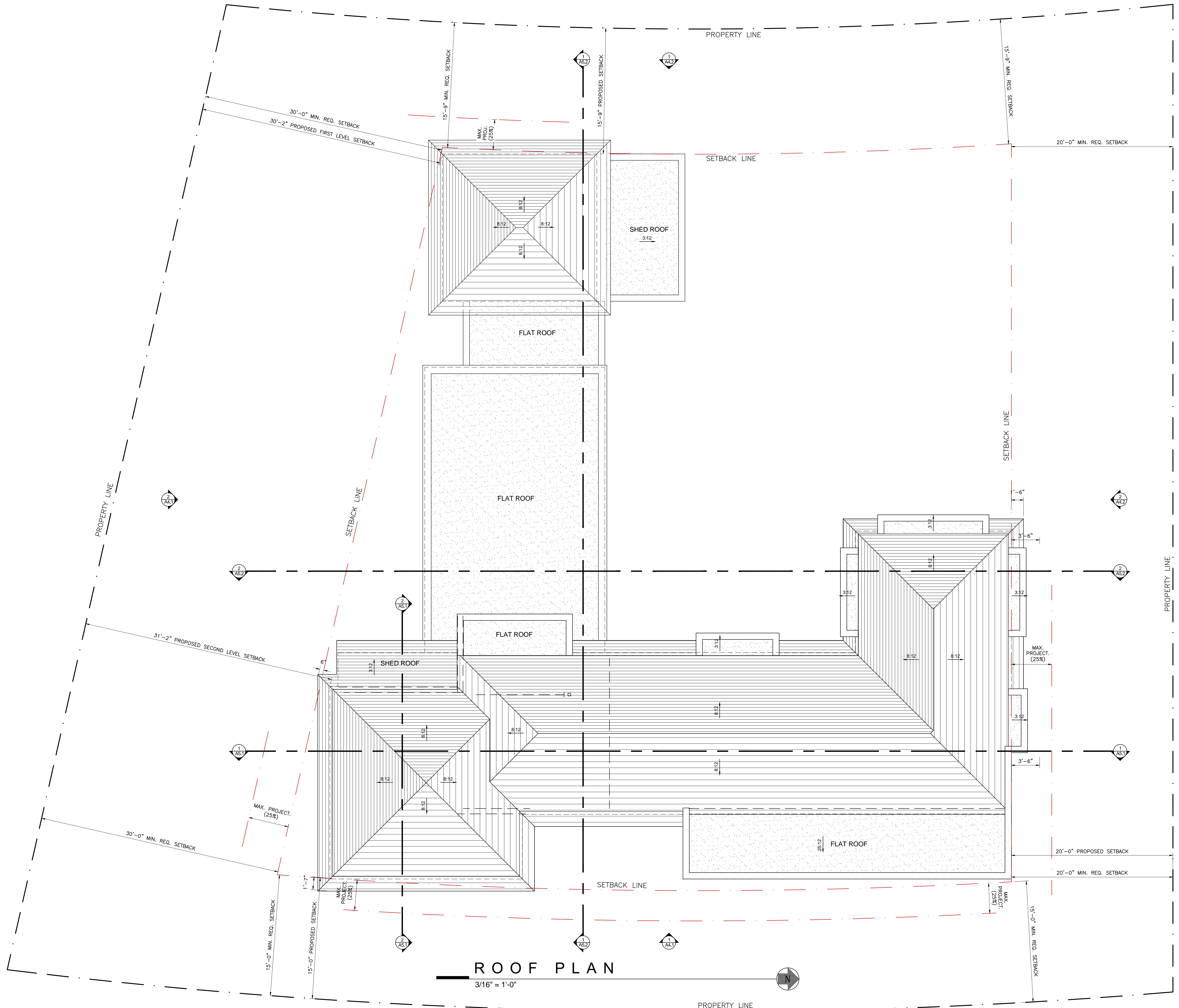
DATE: 07.05.2021  
DRAWN BY: G.S.L.J.C.

REVISION: / DATE

SHEET TITLE:  
ROOF PLAN

SHEET No.

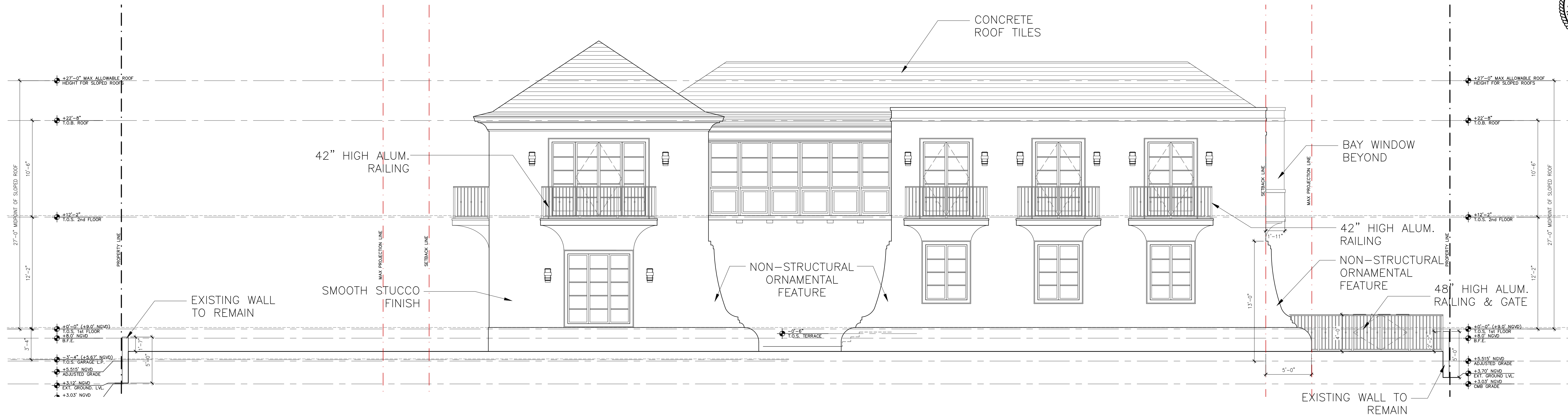
A3.3



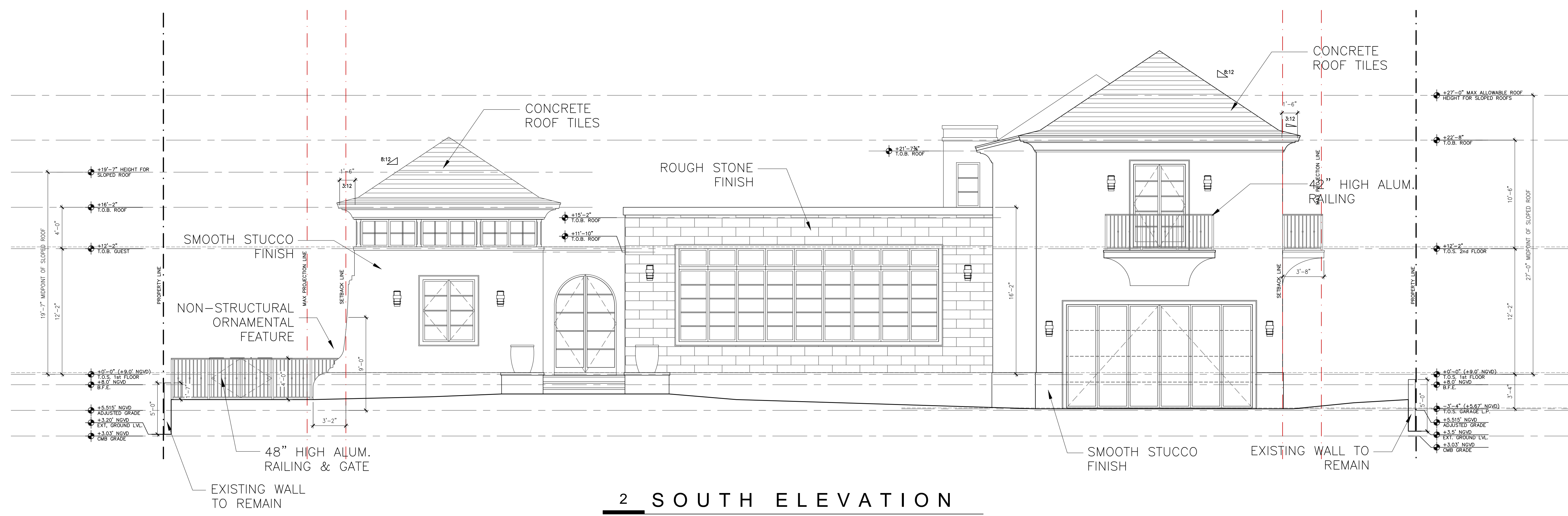
# ROOF PLAN

3/16" = 1'-0"

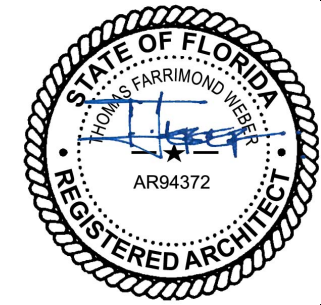




**1 EAST ELEVATION**  
 A4.1 3/16" = 1'-0"



**2 SOUTH ELEVATION**  
 A4.1 3/16" = 1'-0"



Thomas F. Weber  
 2021.07.06  
 09:32:15  
 -04'00"

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PROPOSED RESIDENCE  
 2702 ALTON ROAD  
 MIAMI BEACH, FL 33140  
 FOLIO #02-3227-008-0600

DATE: 07.05.2021  
 DRAWN BY: G.S.L.L.C.  
 REVISION: / DATE

SHEET TITLE:  
 BUILDING ELEVATIONS

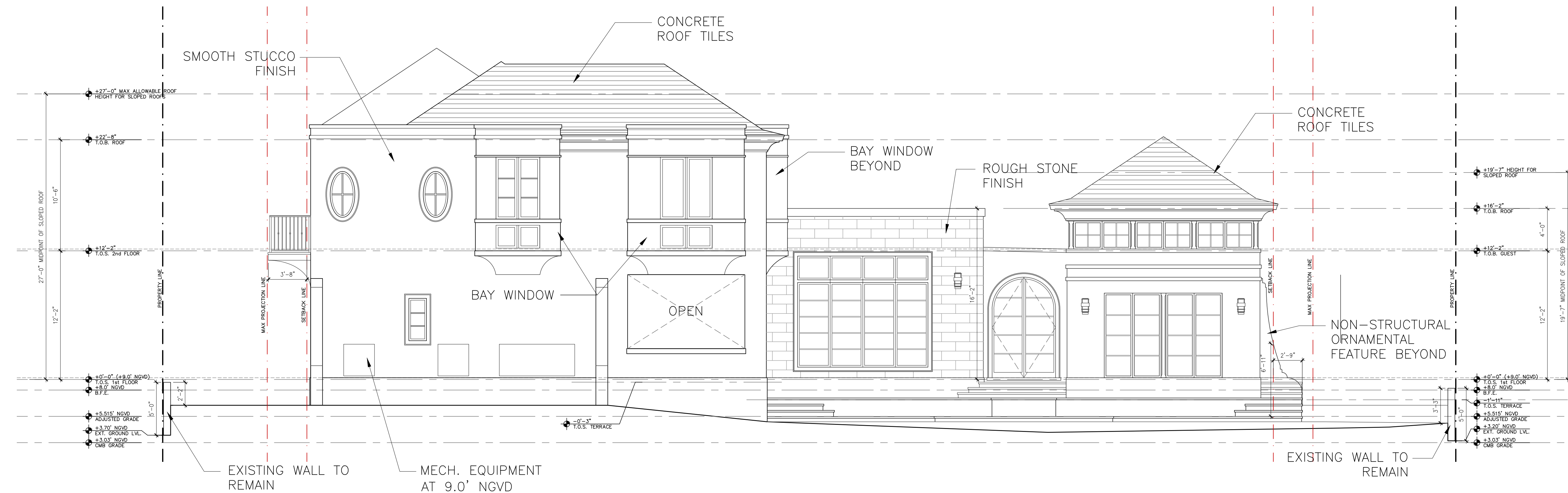
SHEET No.

A4.2



**1 WEST ELEVATION**

A4.2 3/16" = 1'-0"



**2 NORTH ELEVATION**

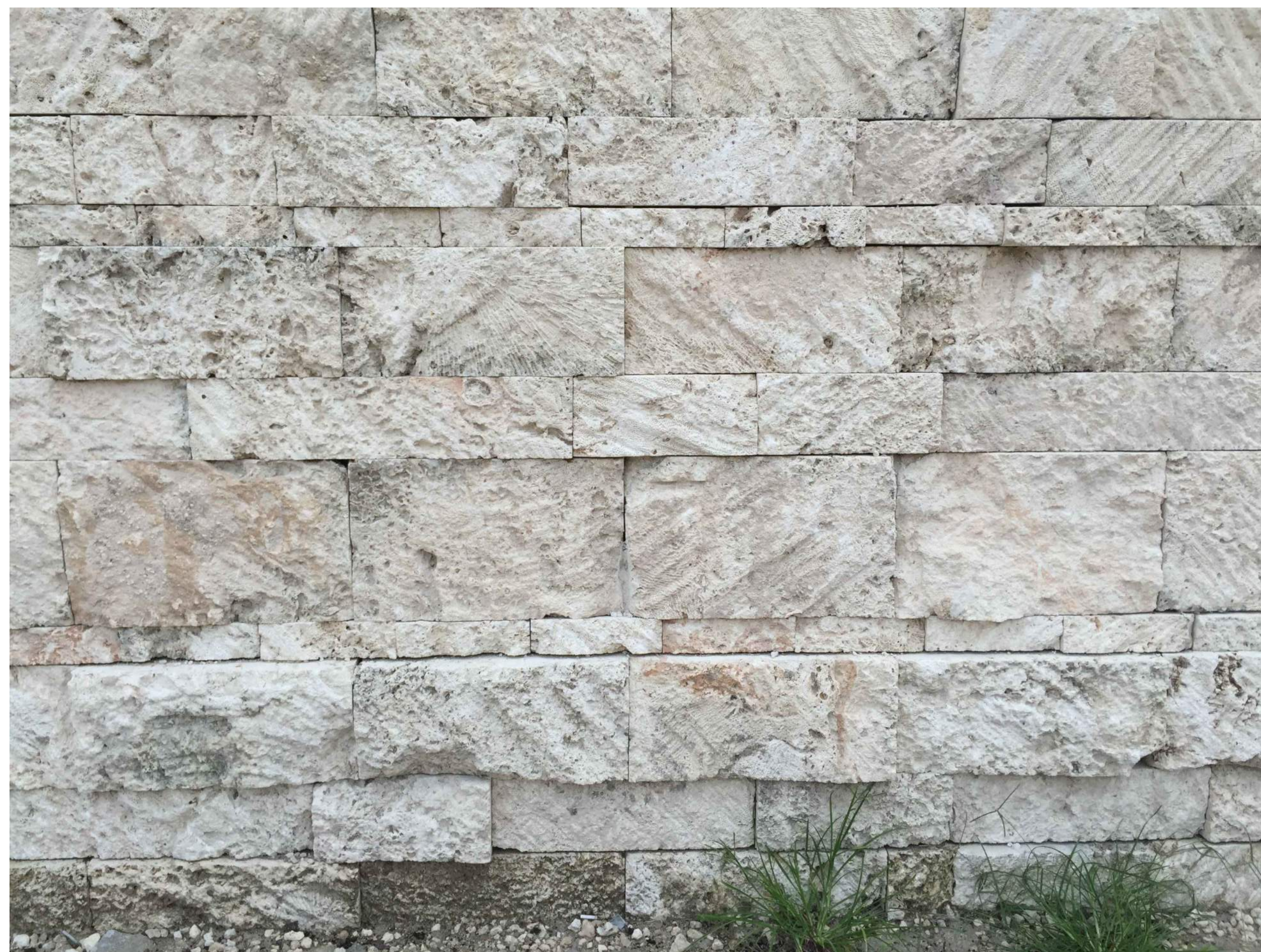
A4.2 3/16" = 1'-0"



SMOOTH STUCCO WALL FINISH



CONCRETE ROOF TILES



EXTERIOR STONE WALL FINISH



WINDOWS & DOORS

Thomas F. Weber  
2021.07.06  
09:37:35  
-04'00"

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PROPOSED RESIDENCE  
2702 ALTON ROAD  
MIAMI BEACH, FL 33140  
FOLIO #02-3227-008-0600

DATE: 07.05.2021

DRAWN BY: GSL/C

REVISION: / DATE

SHEET TITLE:  
MATERIAL BOARD

SHEET No.

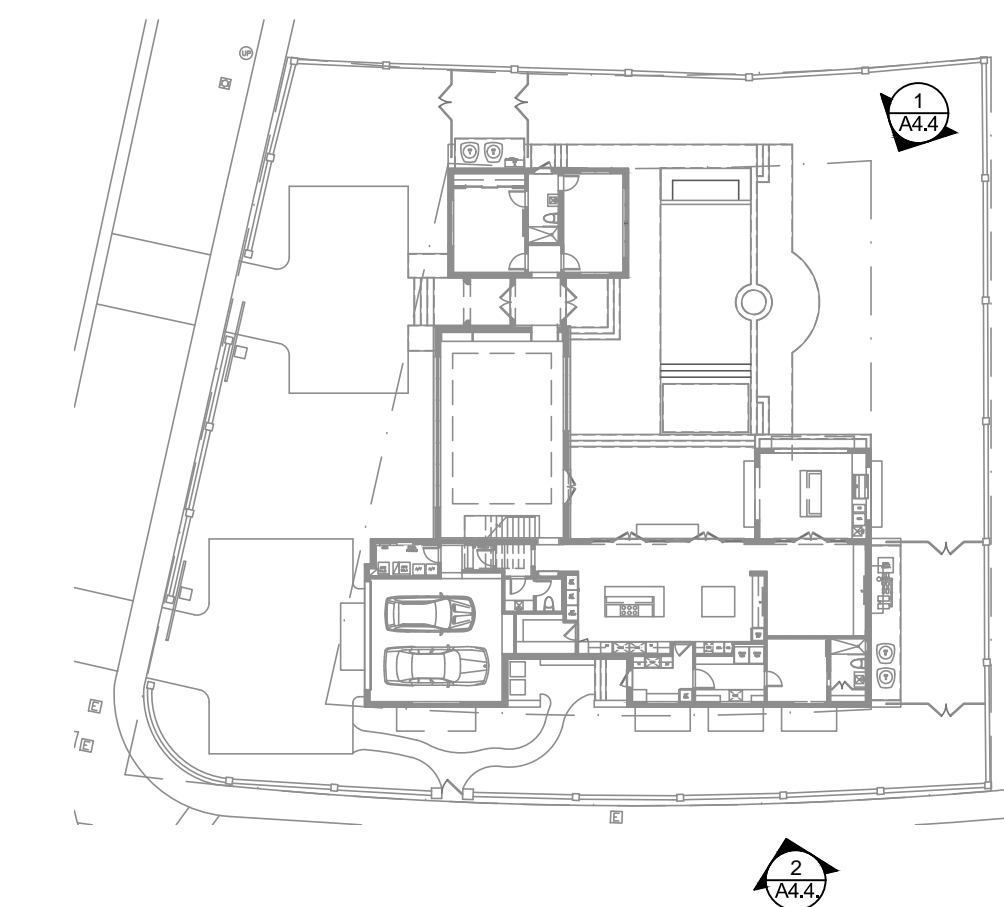
A4.3



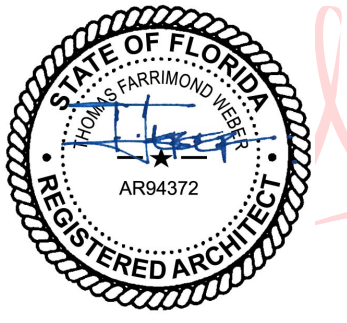
1 NW CONCEPT IMAGE  
A4.4 NTS



2 EAST CONCEPT IMAGE  
A4.4 NTS



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



Thomas F. Weber  
2021.07.06  
09:43:06 -04'00'

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ARCHITECTS  
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PROPOSED RESIDENCE  
2702 ALTON ROAD  
MIAMI BEACH, FL 33140  
FOLIO #02-3227-008-0600

DATE: 07.05.2021  
DRAWN BY: GSL/LC

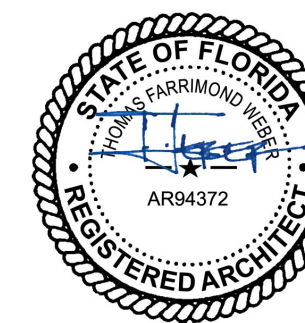
REVISION: / DATE

SHEET TITLE:  
CONCEPT IMAGES

SHEET No.

A4.4





Thomas F. Weber  
 2021.07.06  
 09:49:08 -04'00'

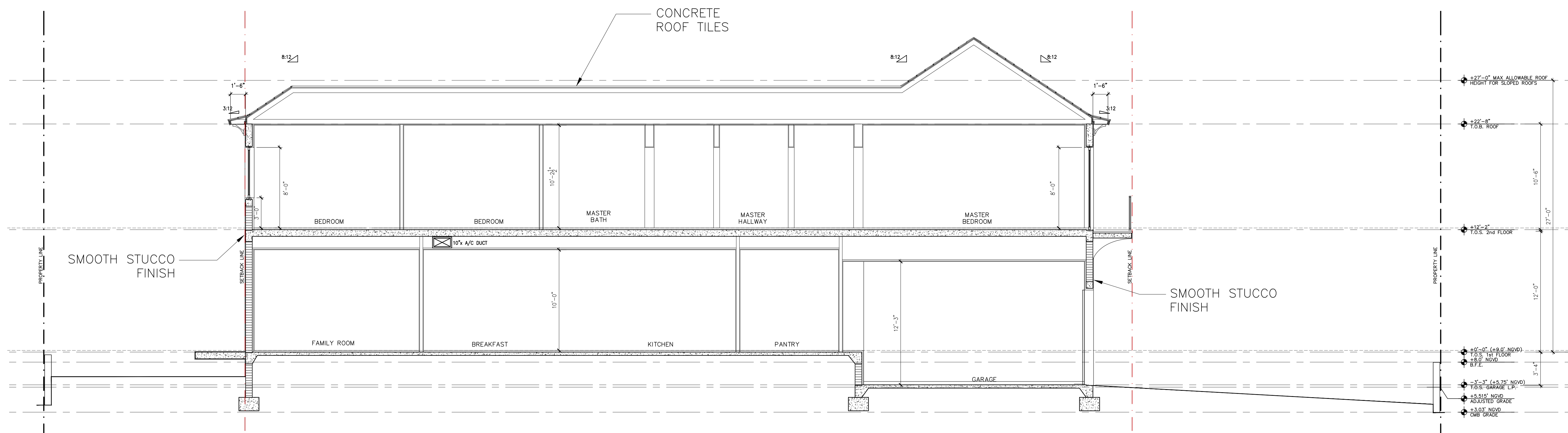
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PROPOSED RESIDENCE  
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 MIAMI BEACH, FL 33140  
 FOLIO #02-3227-008-0600

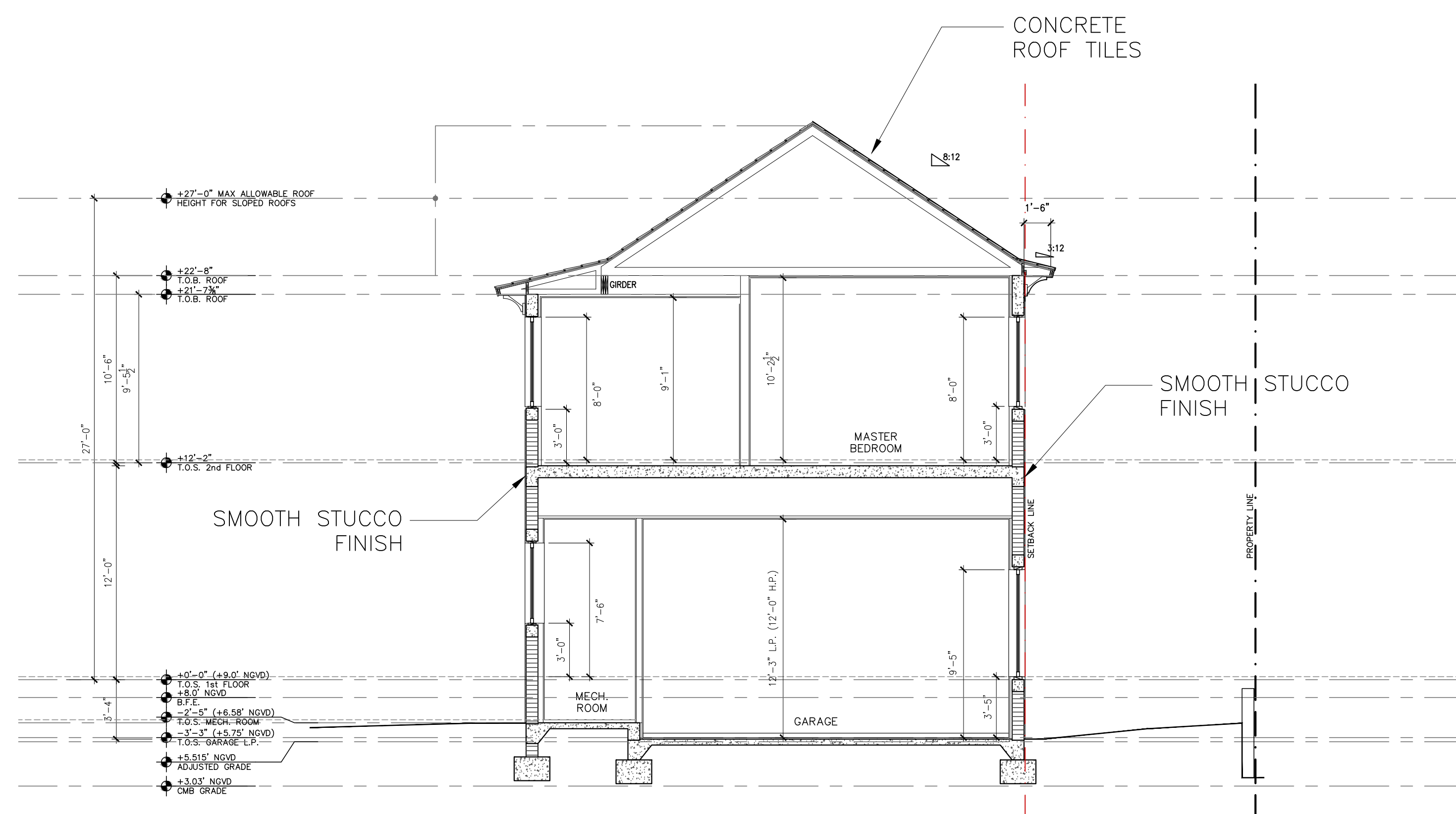
DATE: 07.05.2021  
 DRAWN BY: GSL/C  
 REVISION: / DATE

SHEET TITLE:  
 BUILDING SECTIONS

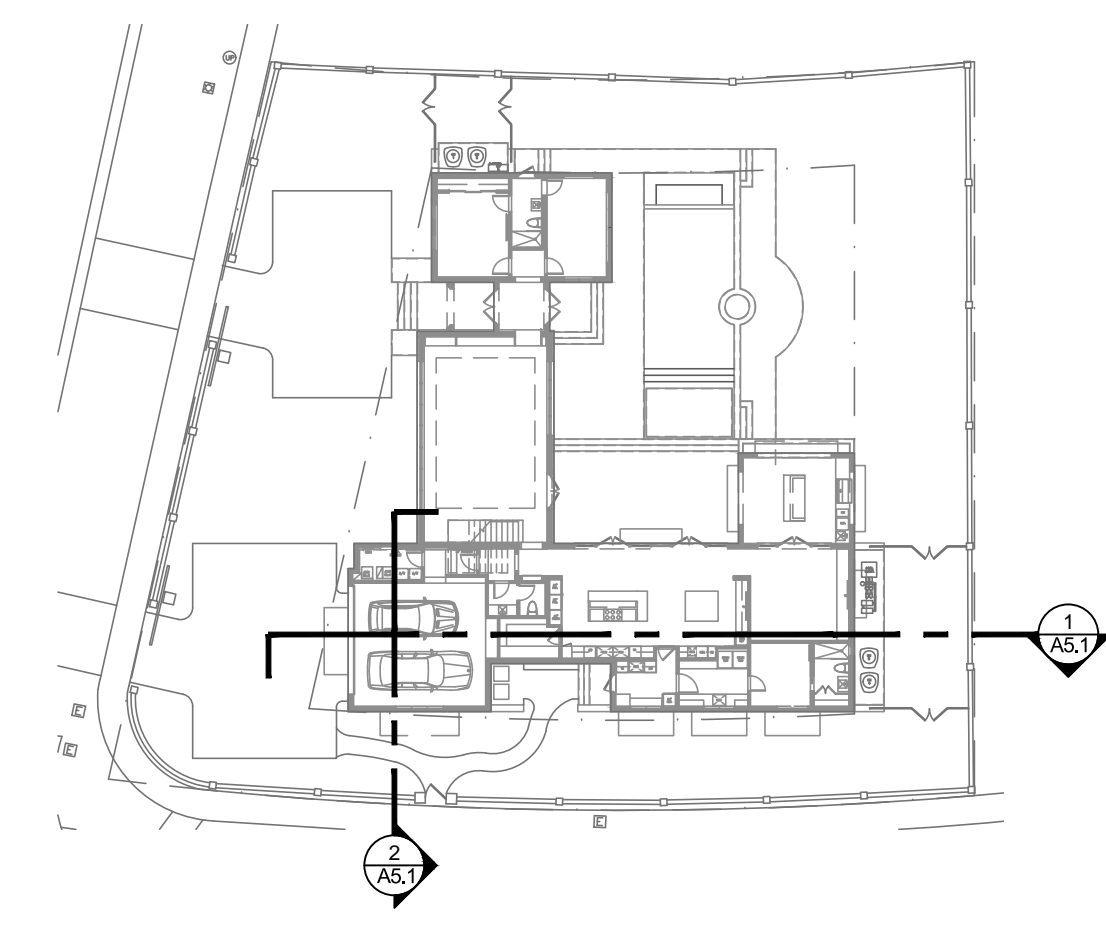
SHEET No.  
**A5.1**



**1 SECTION # 1**  
 A5.1 3/16" = 1'-0"



**2 SECTION # 2**  
 A5.1 3/16" = 1'-0"



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



Thomas F. Weber  
 2021.07.06  
 09:55:05 -04'00'

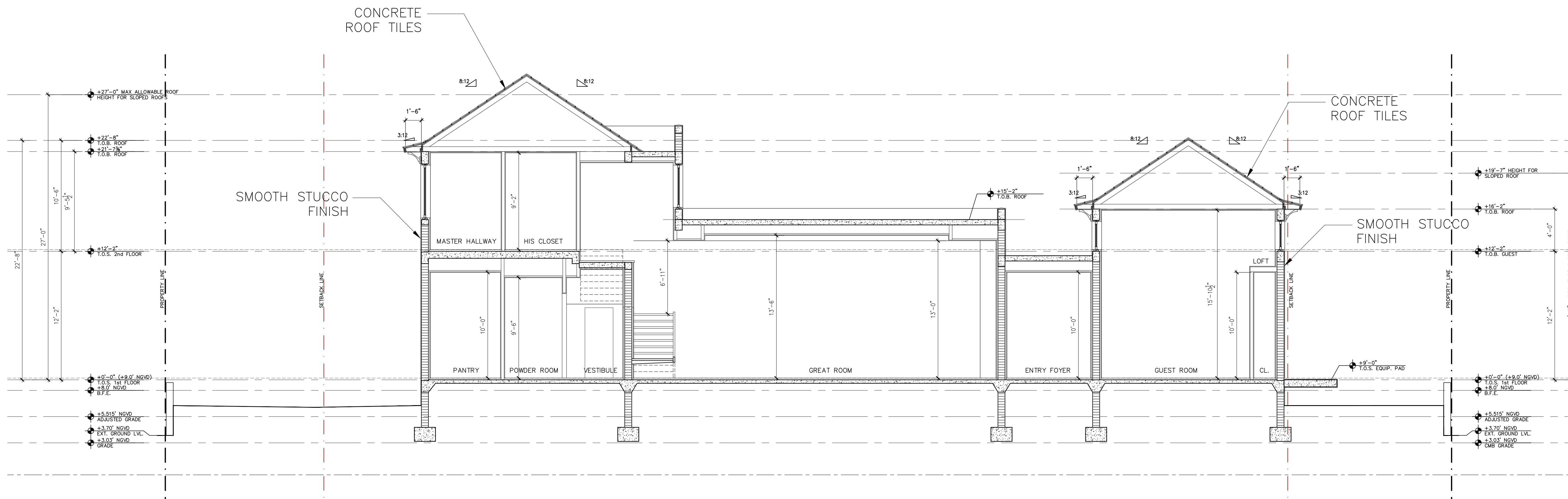
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PROPOSED RESIDENCE  
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 MIAMI BEACH, FL 33140  
 FOLIO #02-3227-008-0600

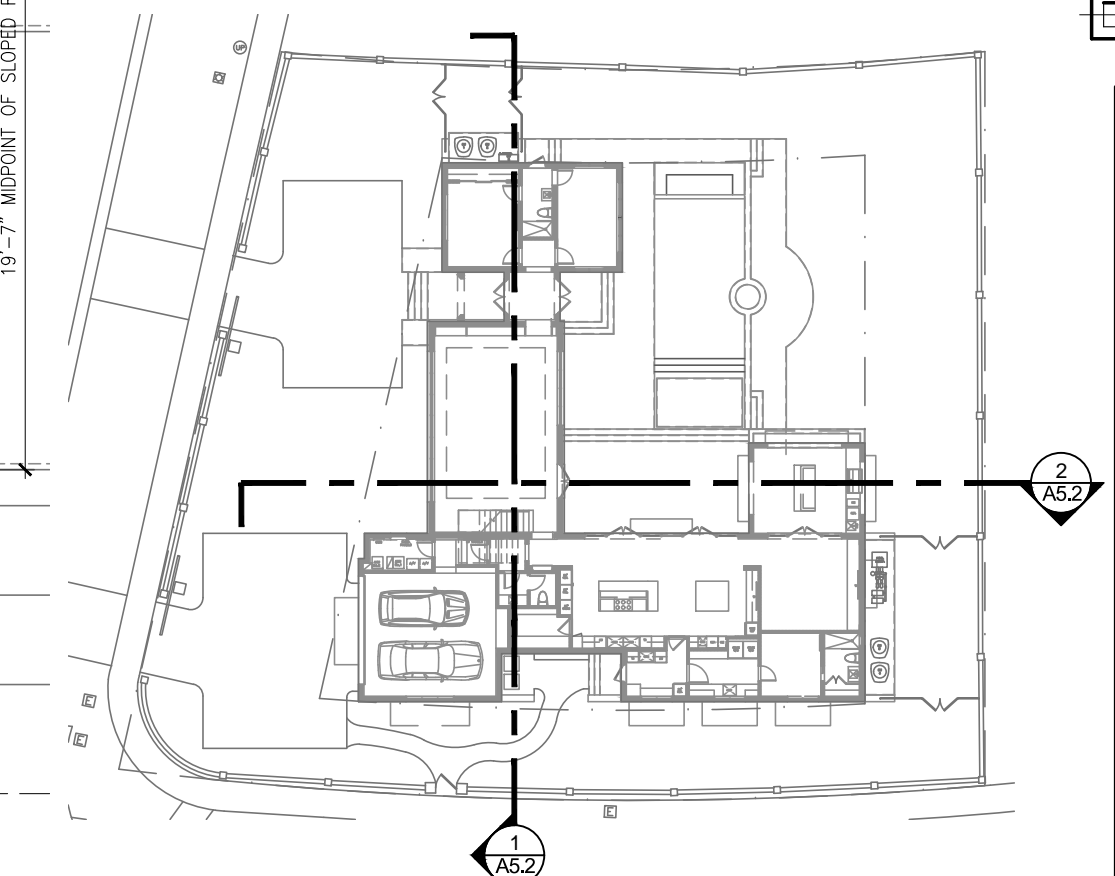
DATE: 07.05.2021  
 DRAWN BY: GSL/LC  
 REVISION: / DATE

SHEET TITLE:  
 BUILDING SECTIONS

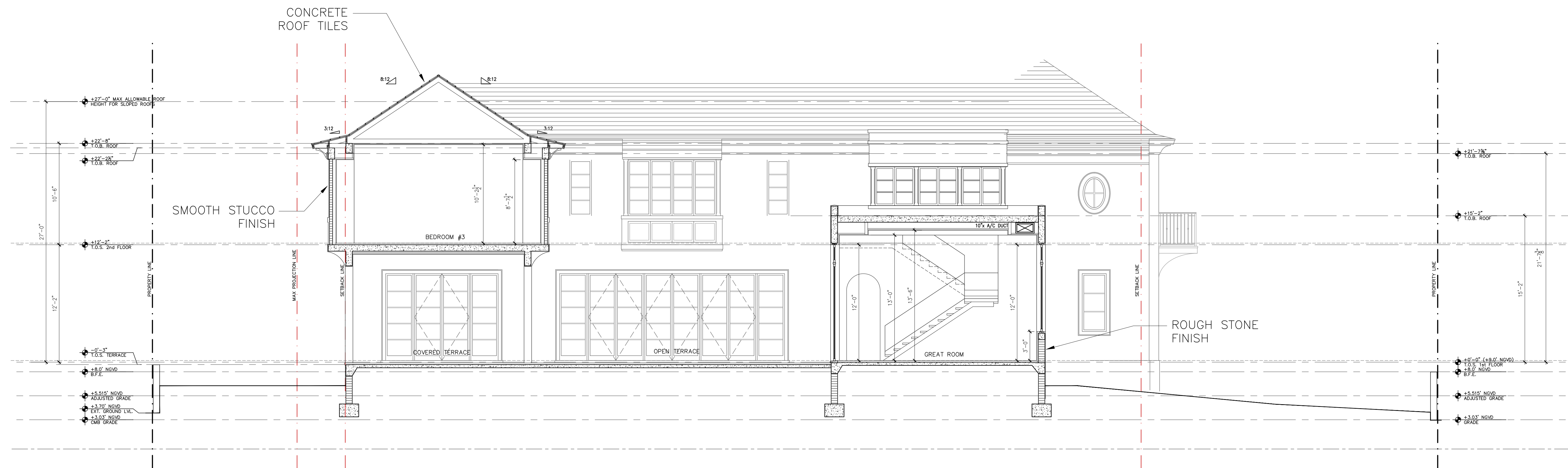
SHEET No.  
**A5.2**



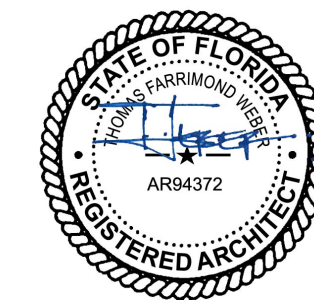
**1 SECTION # 3**  
 A5.2 3/16" = 1'-0"



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



**2 SECTION # 4**  
 A5.2 3/16" = 1'-0"



Thomas F. Weber  
 2021.07.06  
 10:01:15 -04'00'

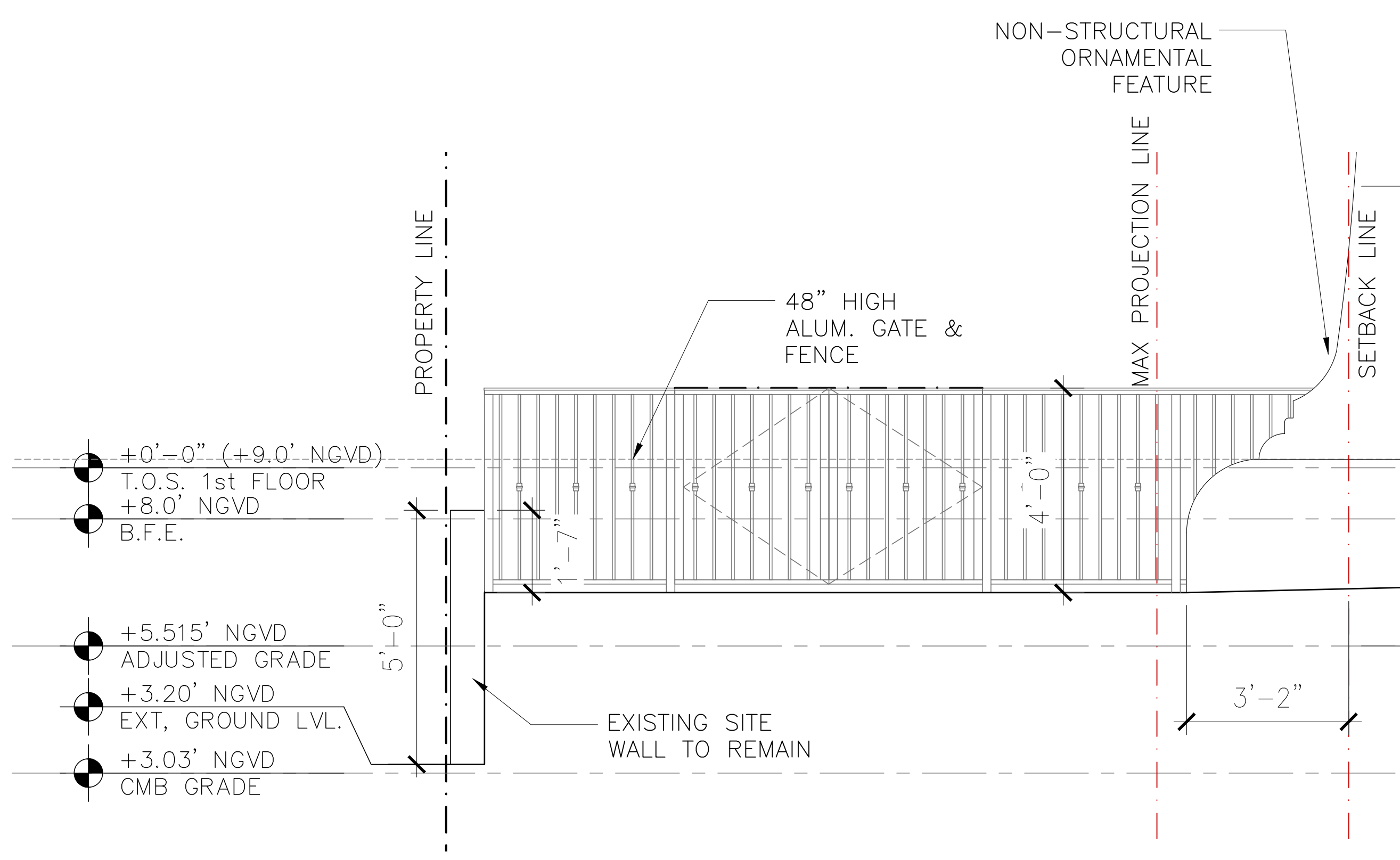
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PROPOSED RESIDENCE  
 2702 ALTON ROAD  
 MIAMI BEACH, FL 33140  
 FOLIO #02-3227-008-0600

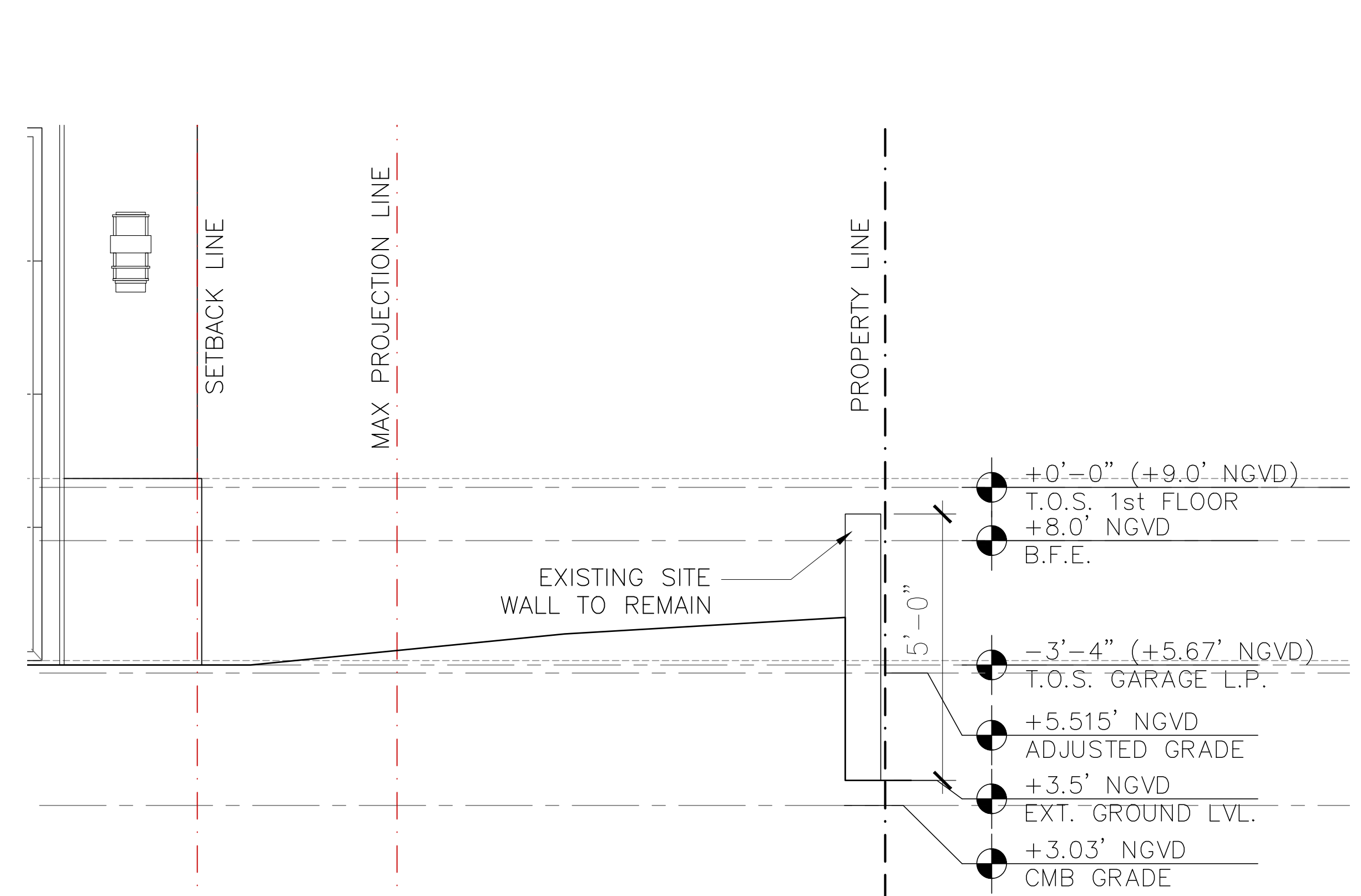
DATE: 07.05.2021  
 DRAWN BY: GSL/C  
 REVISION: / DATE

SHEET TITLE:  
 SIDE YARD SECTIONS

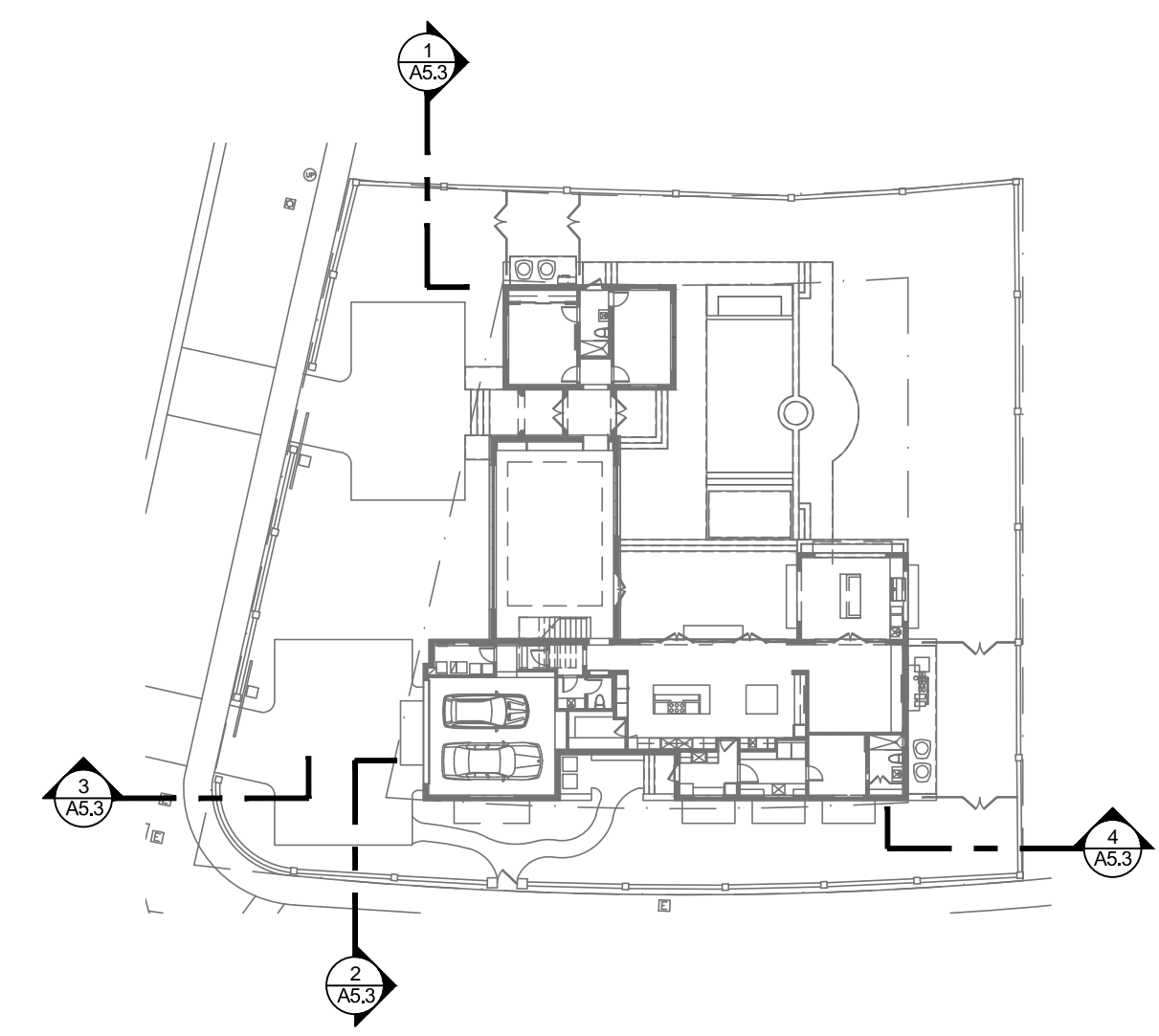
SHEET No.  
**A5.3**



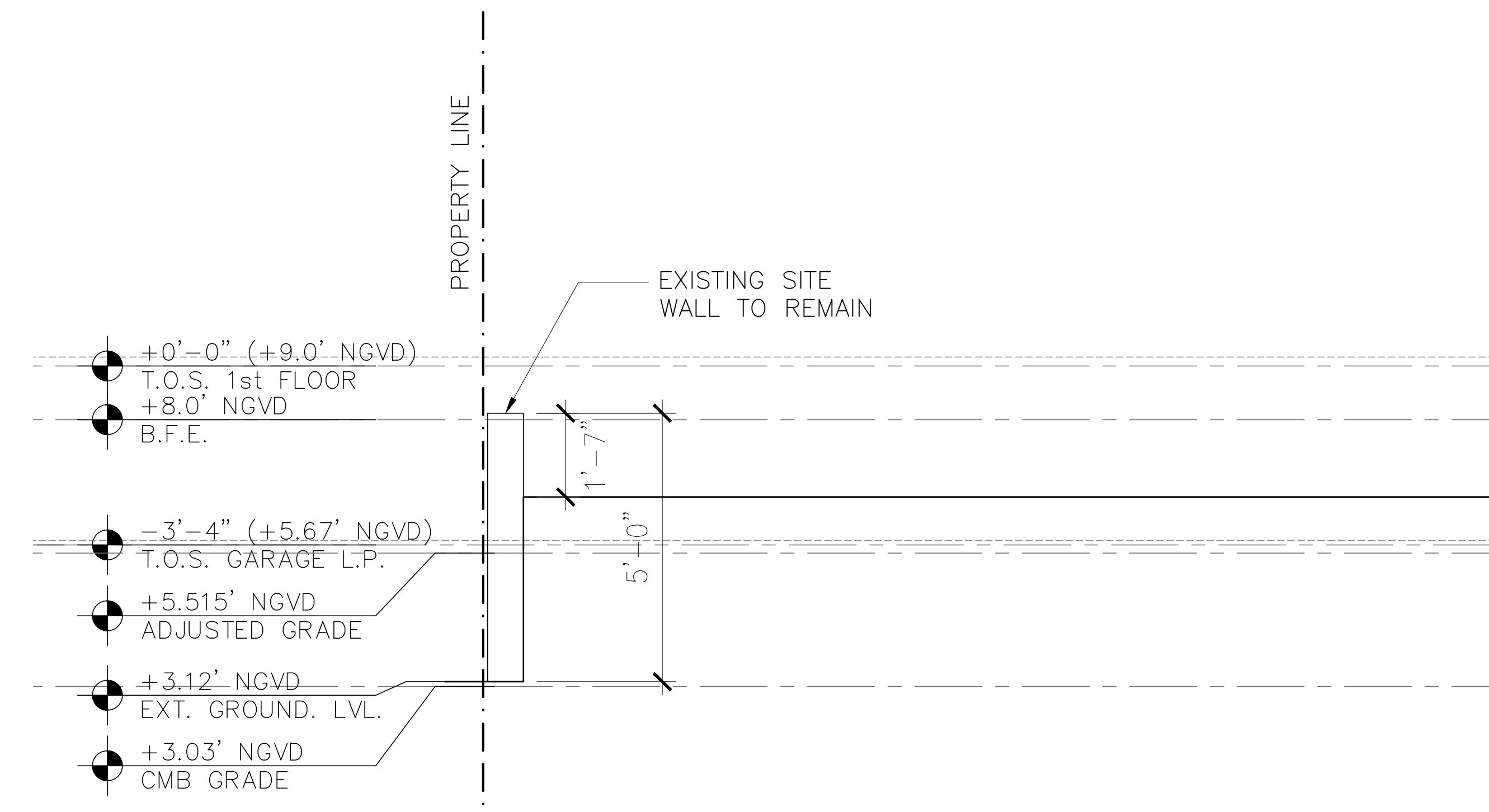
**1 SW SIDE YARD**  
 A5.3 1/2" = 1'-0"



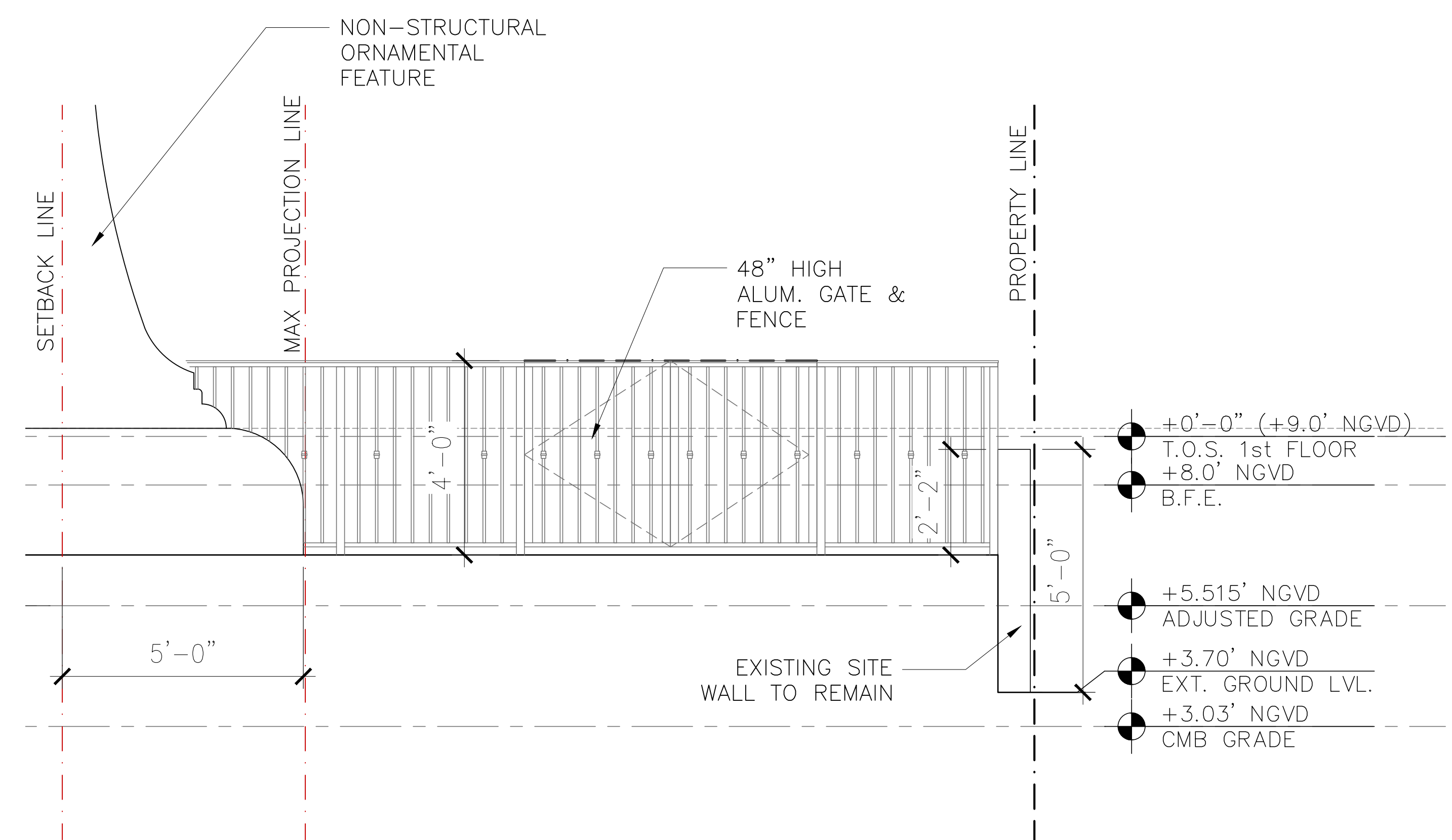
**2 SE SIDE YARD**  
 A5.3 1/2" = 1'-0"



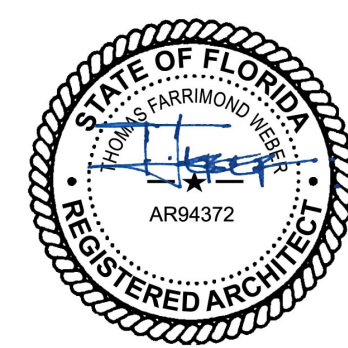
**KEY PLAN**  
 1/32" = 1'-0"



**3 SE SIDE YARD**  
 A5.3 1/2" = 1'-0"



**4 NE SIDE YARD**  
 A5.3 1/2" = 1'-0"



Thomas F. Weber  
 2021.07.06  
 10:08:07 -04'00"

THOMAS F. WEBER  
 ARCHITECT  
 AR94372

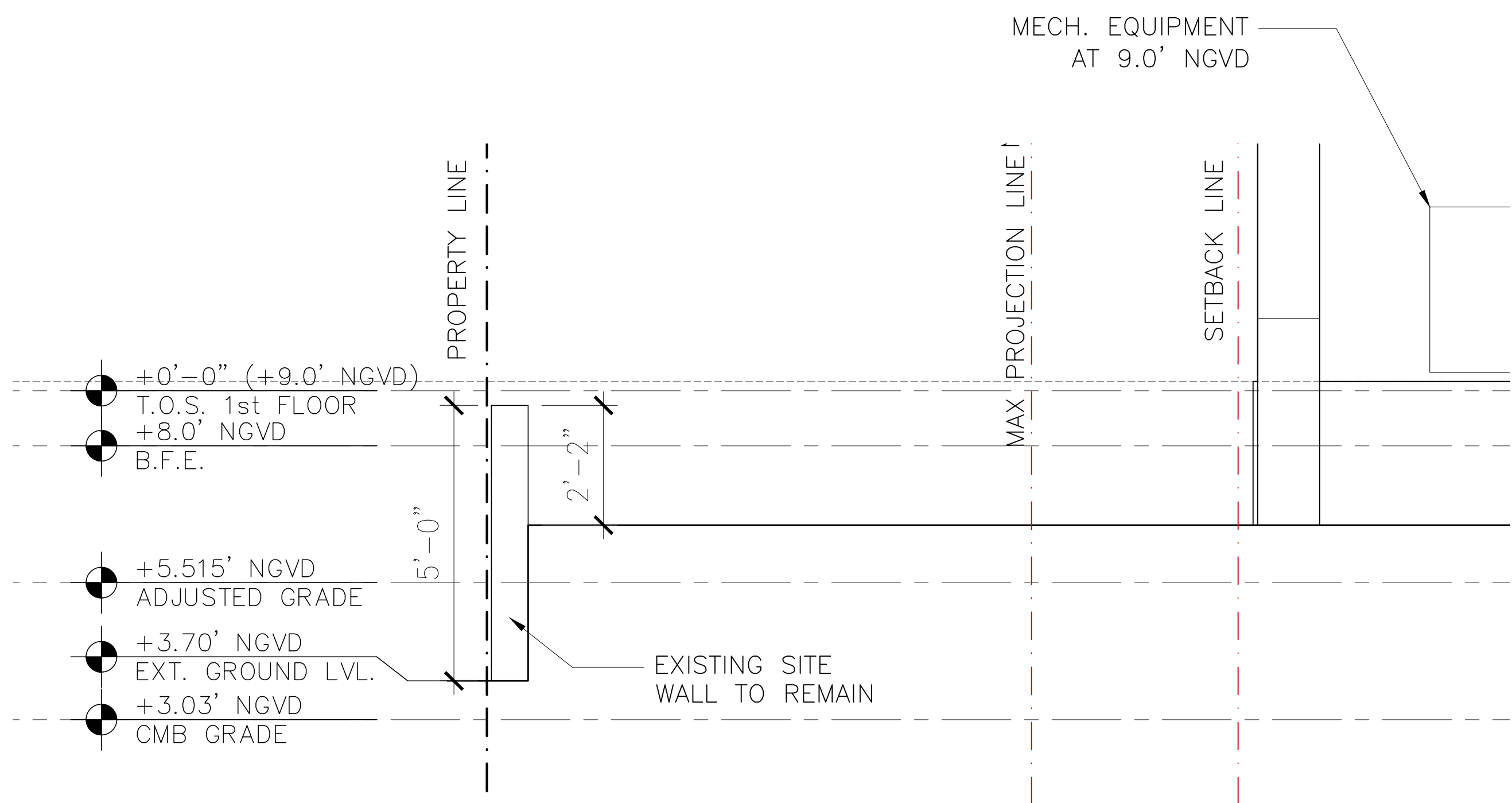
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PROPOSED RESIDENCE  
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 MIAMI BEACH, FL 33140  
 FOLIO #02-3227-008-0600

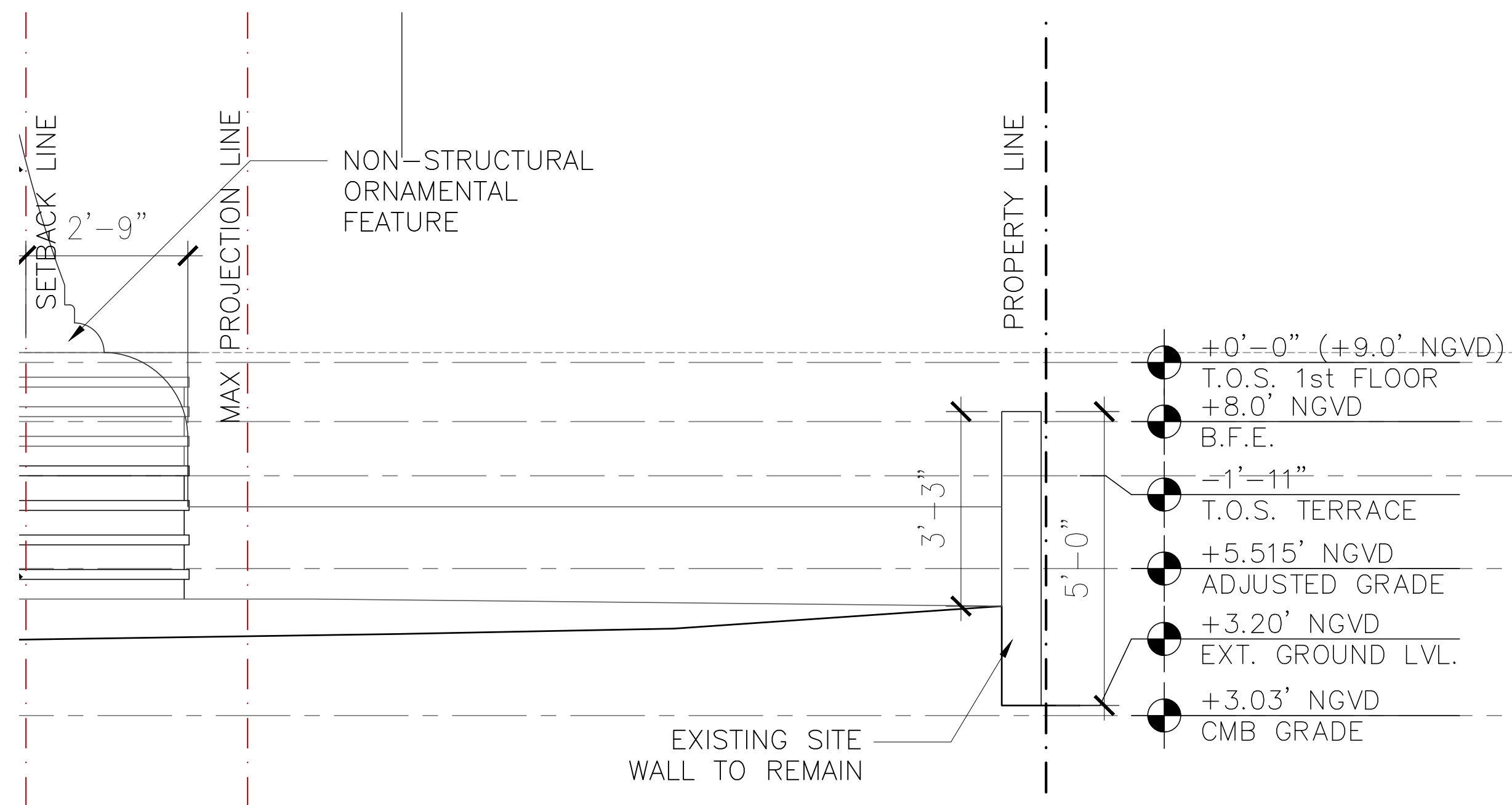
DATE: 07.05.2021  
 DRAWN BY: GSL/LC  
 REVISION: / DATE

SHEET TITLE:  
 SIDE YARD SECTIONS

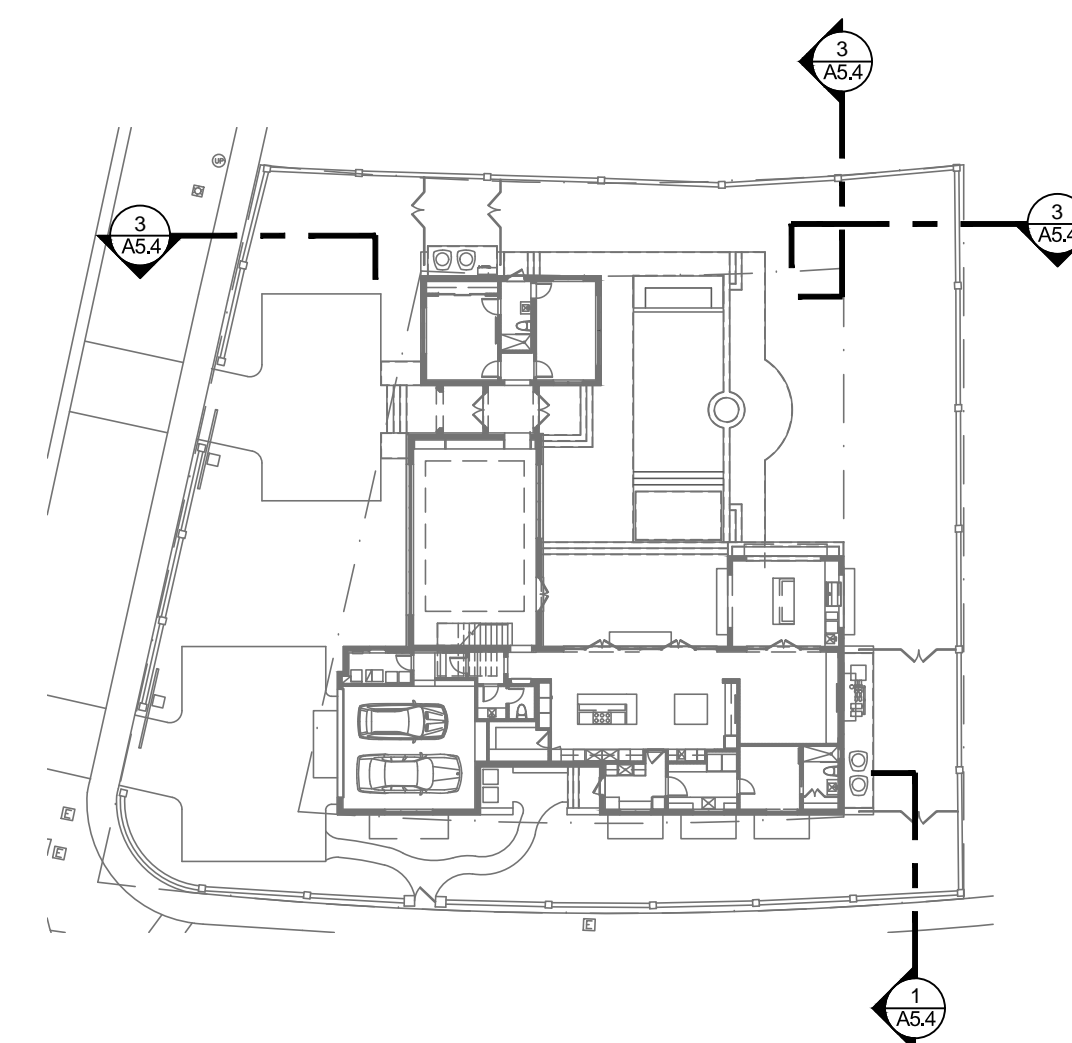
SHEET No.  
**A5.4**



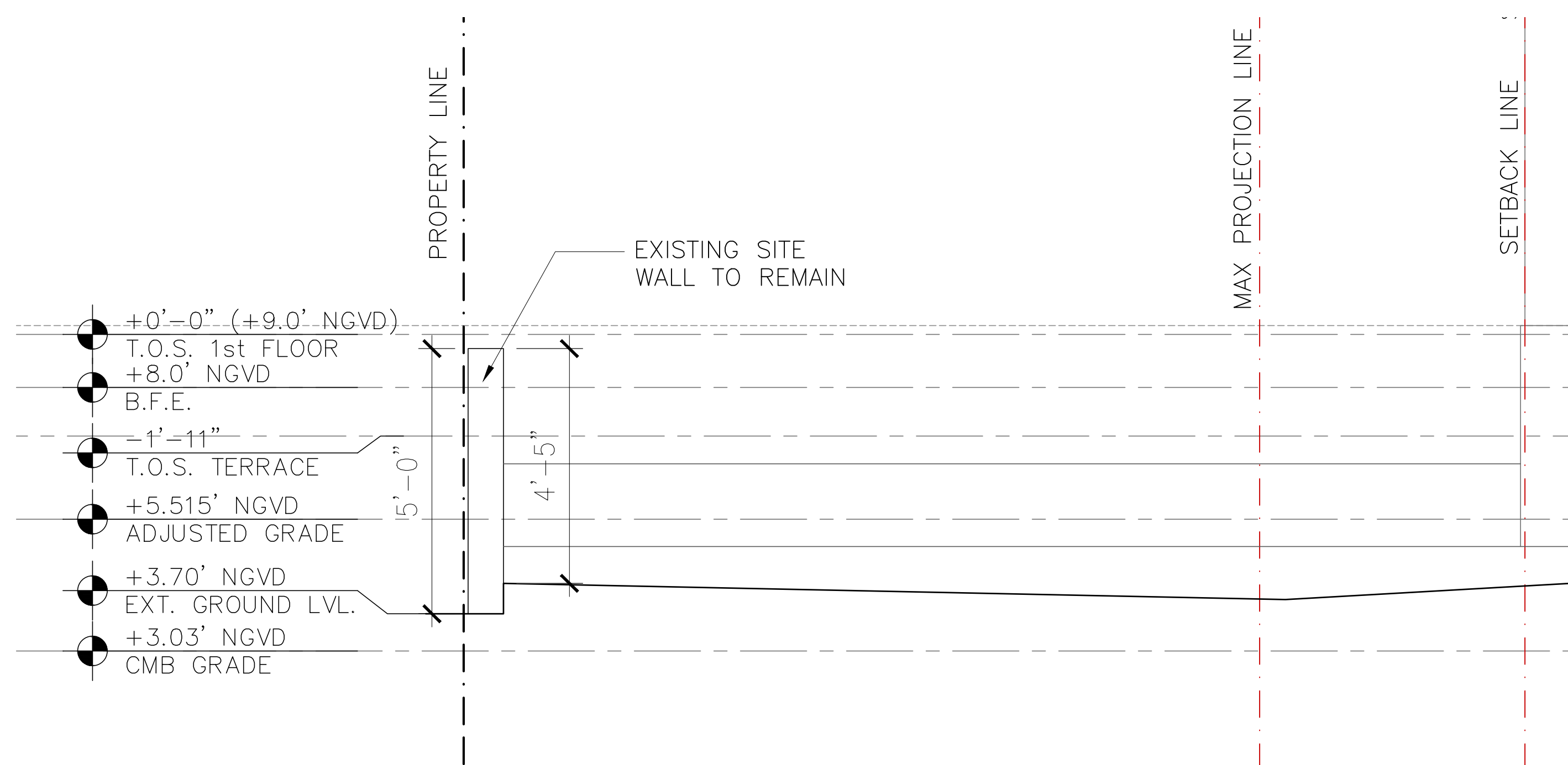
**1 NE SIDE YARD**  
 A5.4 1/2" = 1'-0"



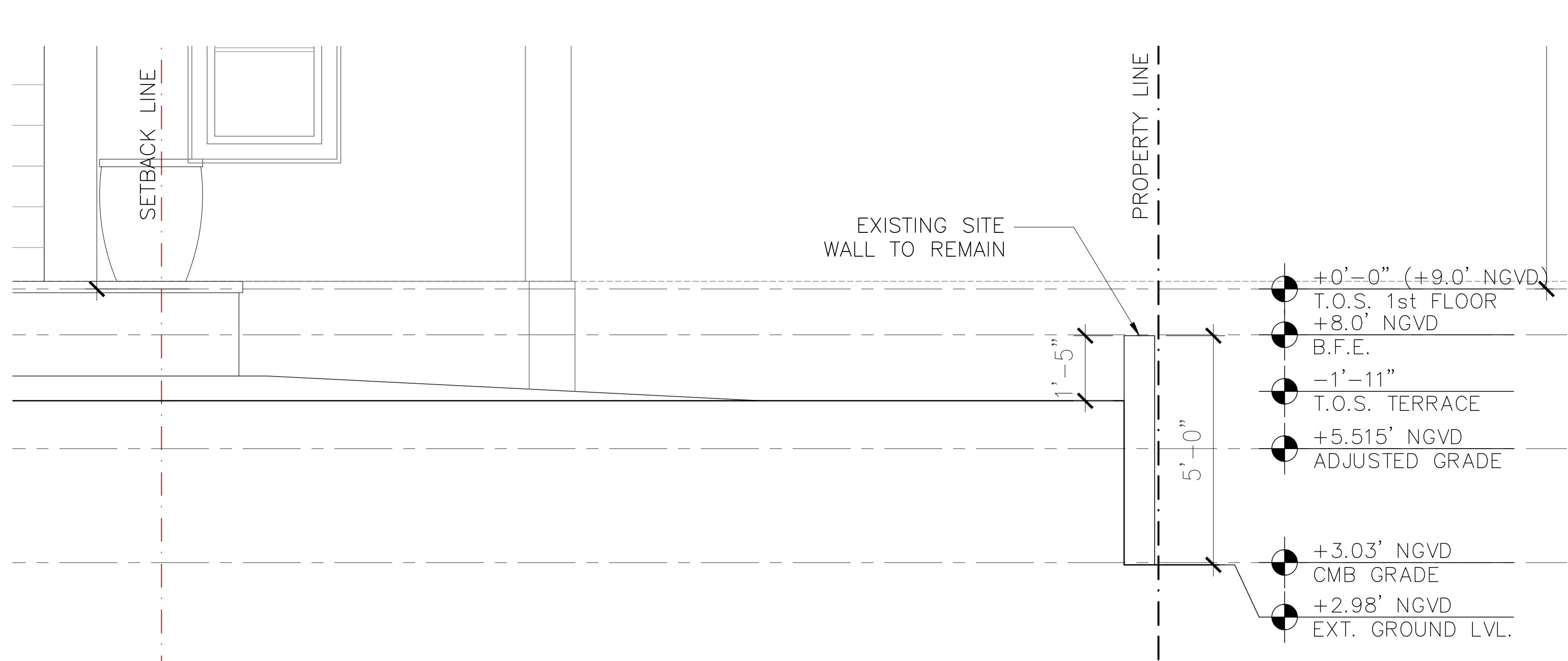
**2 NW SIDE YARD**  
 A5.4 1/2" = 1'-0"



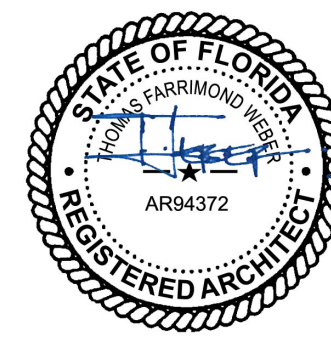
**KEY PLAN**  
 1/32" = 1'-0"



**3 NW SIDE YARD**  
 A5.4 1/2" = 1'-0"



**4 SW SIDE YARD**  
 A5.4 1/2" = 1'-0"



Thomas F. Weber  
 2021.07.06  
 10:14:41 - 04'00"

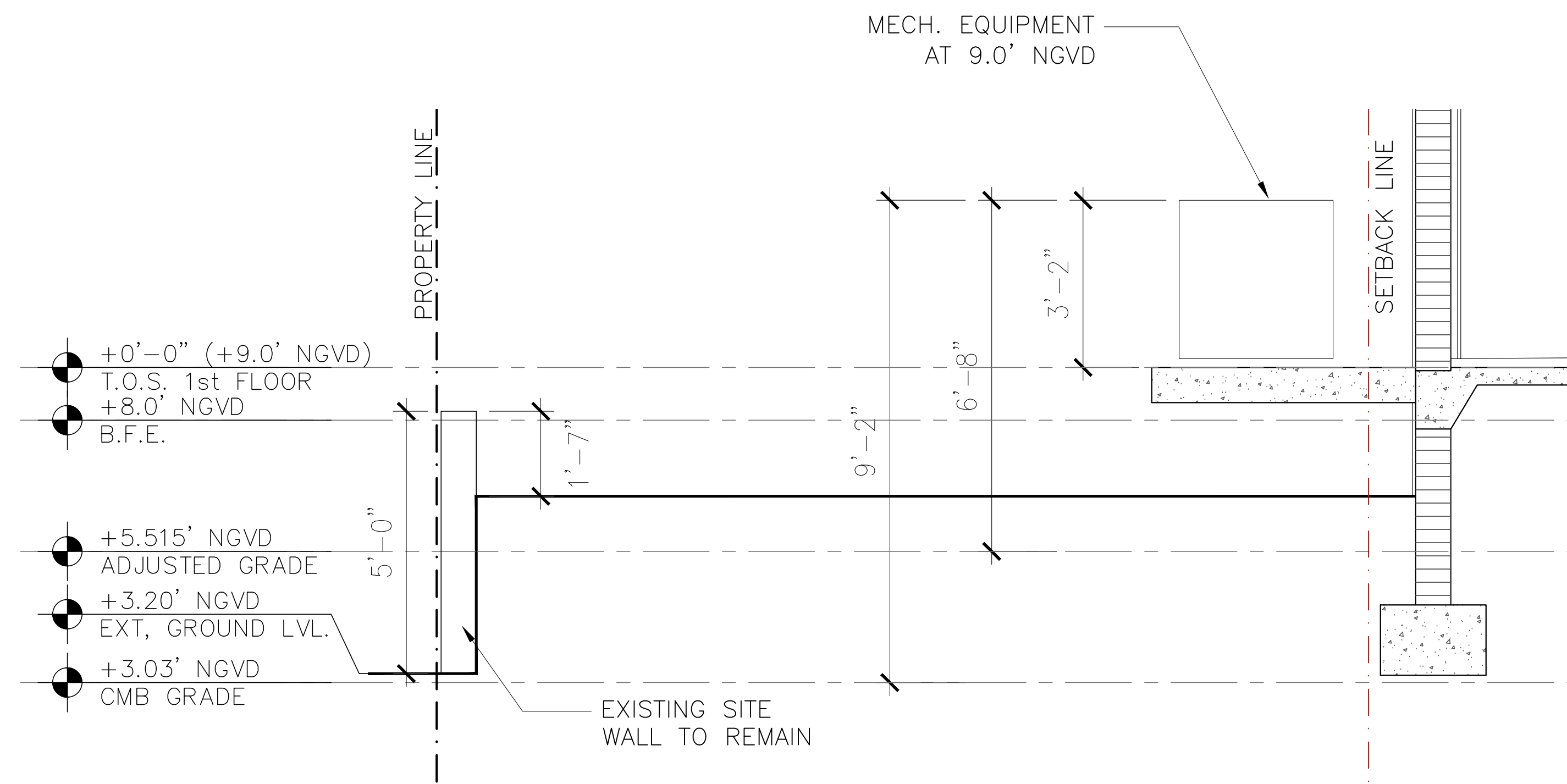
THE WEBER STUDIO  
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PROPOSED RESIDENCE  
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 MIAMI BEACH, FL 33140  
 FOLIO #02-3227-008-0600

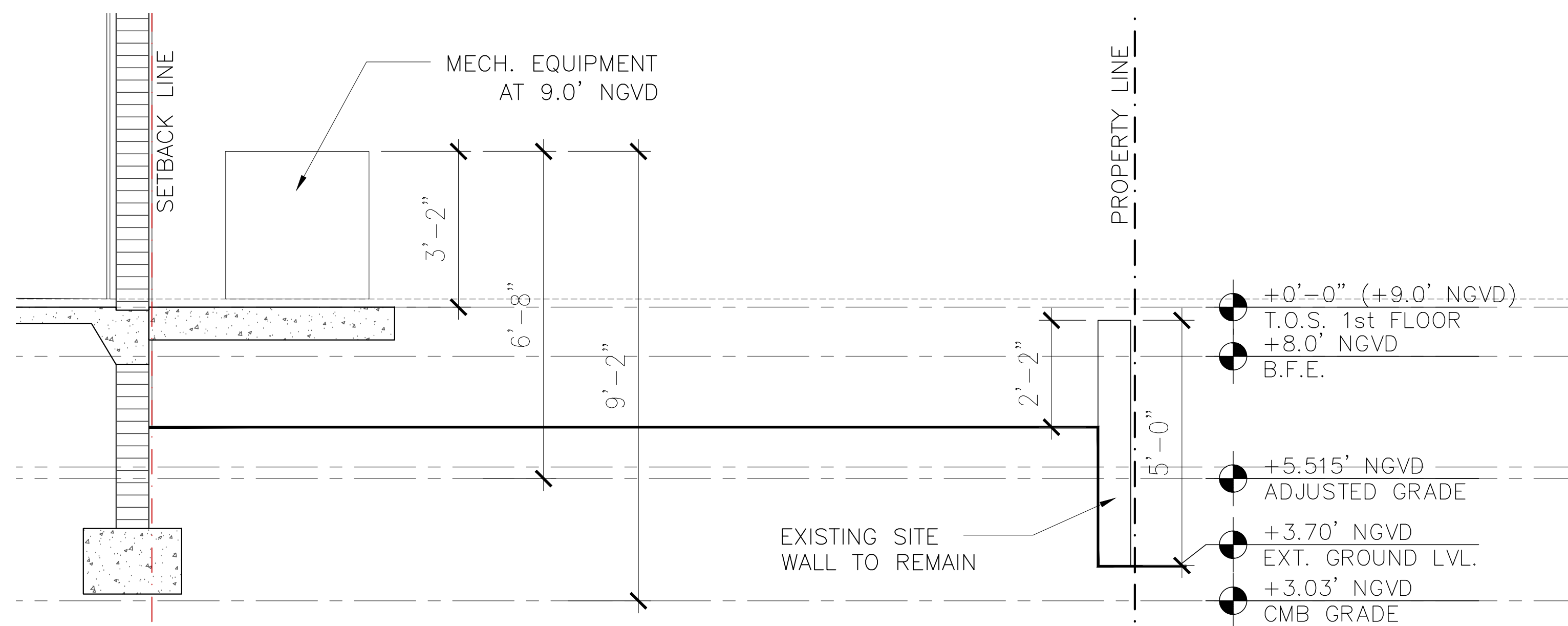
DATE: 07-05-2021  
 DRAWN BY: GSL/LC  
 REVISION: / DATE

SHEET TITLE:  
 SECTIONS AT  
 EQUIPMENT  
 AREAS

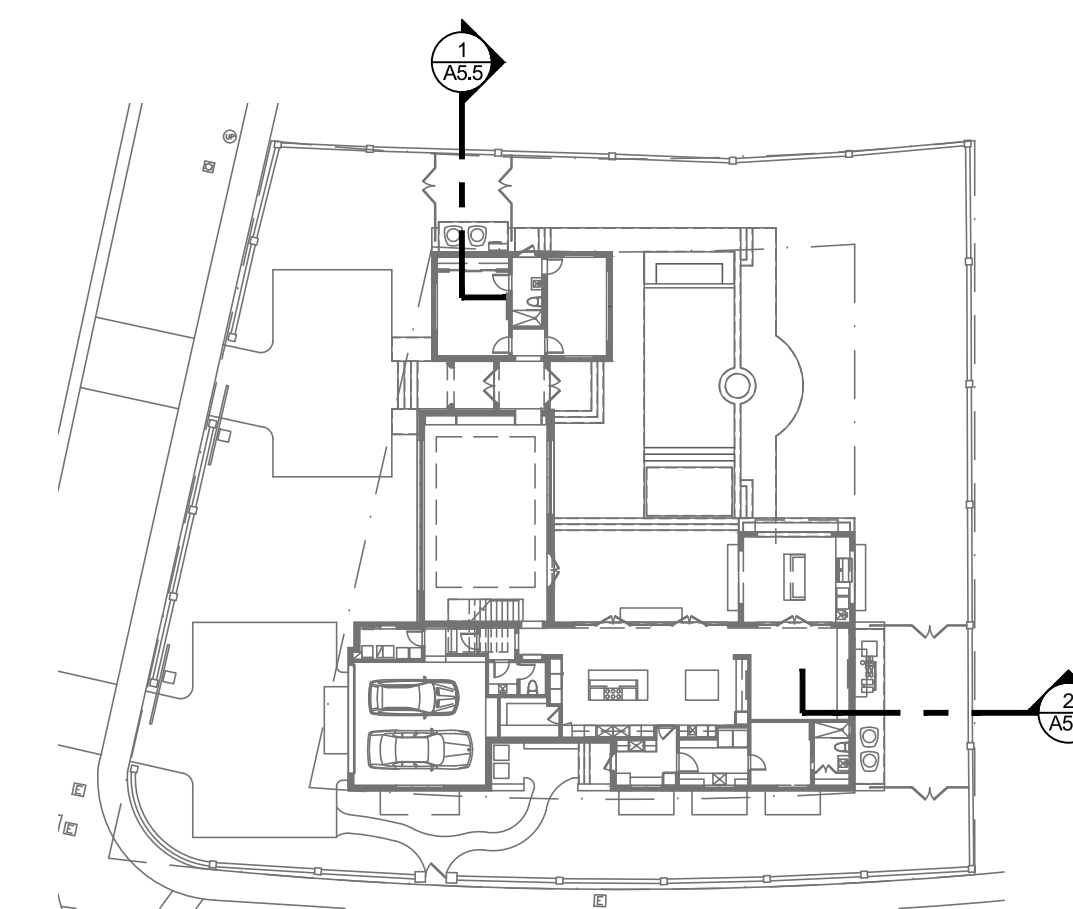
SHEET No.  
**A5.5**



**WEST SIDE YARD  
 1 EQUIPMENT AREA**  
 A5.5 1/2" = 1'-0"



**NORTH SIDE YARD  
 1 EQUIPMENT AREA**  
 A5.5 1/2" = 1'-0"



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