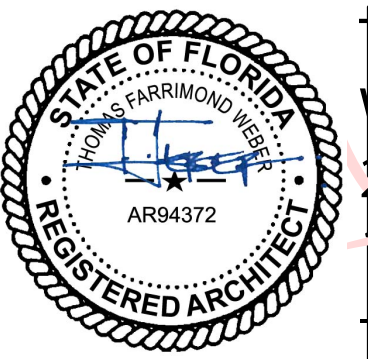


PERVIOUS AREA DIAGRAM
 1/8" = 1'-0"

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%)



Thomas F. Weber
 2021.07.02
 15:08:52
 04'00"

THE WEBER STUDIO
 ARCHITECTS
 106 CRAVENS LANE, SUITE 414
 KEY BISCAYNE, FLORIDA 33149
 www.weberstudiomiami.com
 305.561.9950 / 305.561.9986

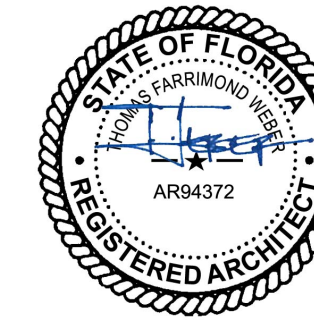
PROPOSED RESIDENCE
 2702 ALTON ROAD
 MIAMI BEACH, FL 33140
 FOLIO #02-3227-008-0600

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

SHEET TITLE:
 PERVIOUS AREA
 DIAGRAM

SHEET No.

A1.2



Thomas F. Weber
2021.07.02
15:10:14
04'00"

THE WEBER STUDIO
ARCHITECTS
10630 W. 15TH AVENUE, SUITE 414
MIAMI BEACH, FLORIDA 33149
www.weberstudio.com
305.561.9950 / 305.561.9986

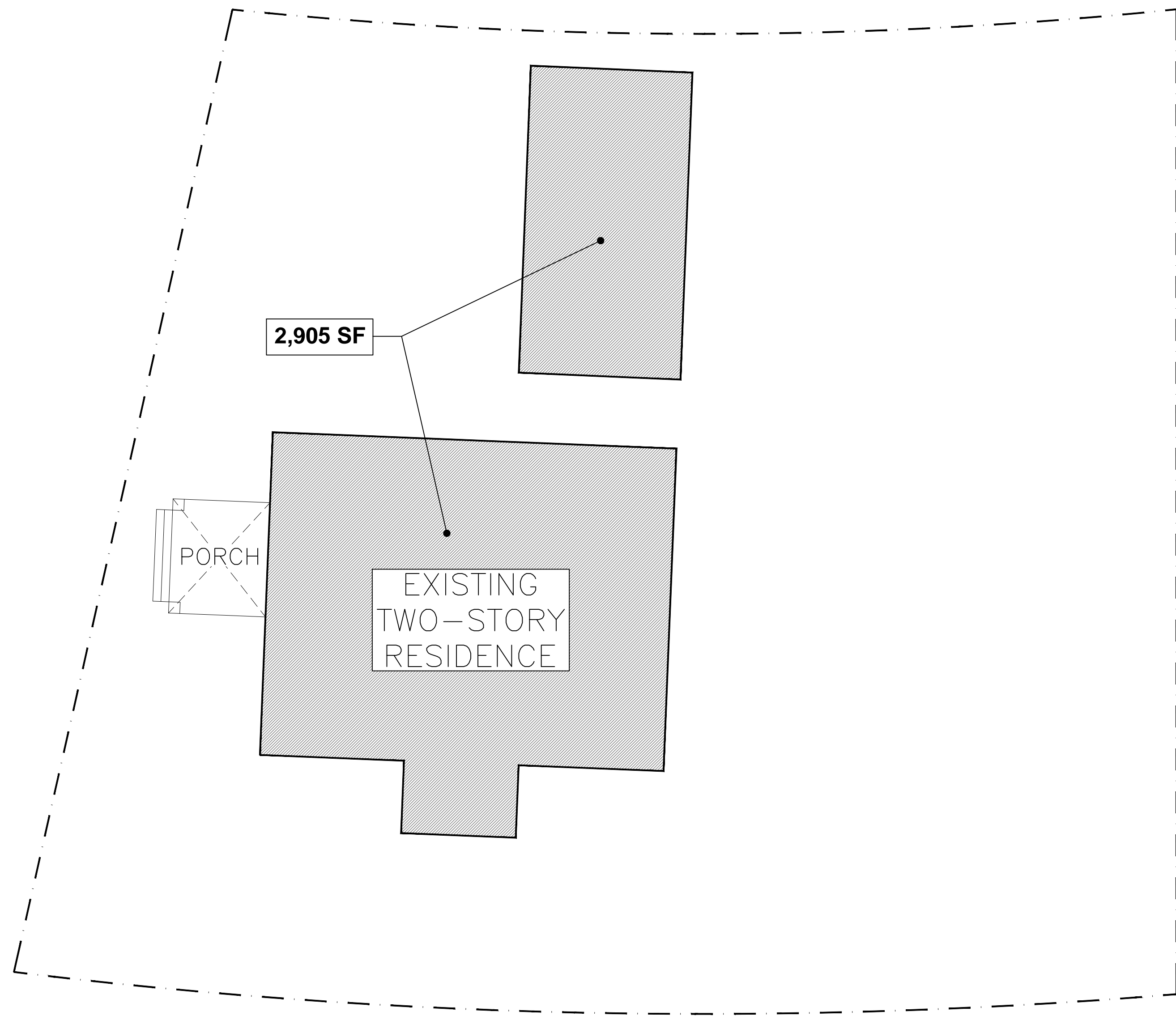
PROPOSED RESIDENCE
2702 ALTON ROAD
MIAMI BEACH, FL 33140
FOLIO #02-3227-008-0600

DATE: 07-05-2021
DRAWN BY: G.S.L.L.C.
REVISION: / DATE

SHEET TITLE:
LOT COVERAGE DIAGRAMS

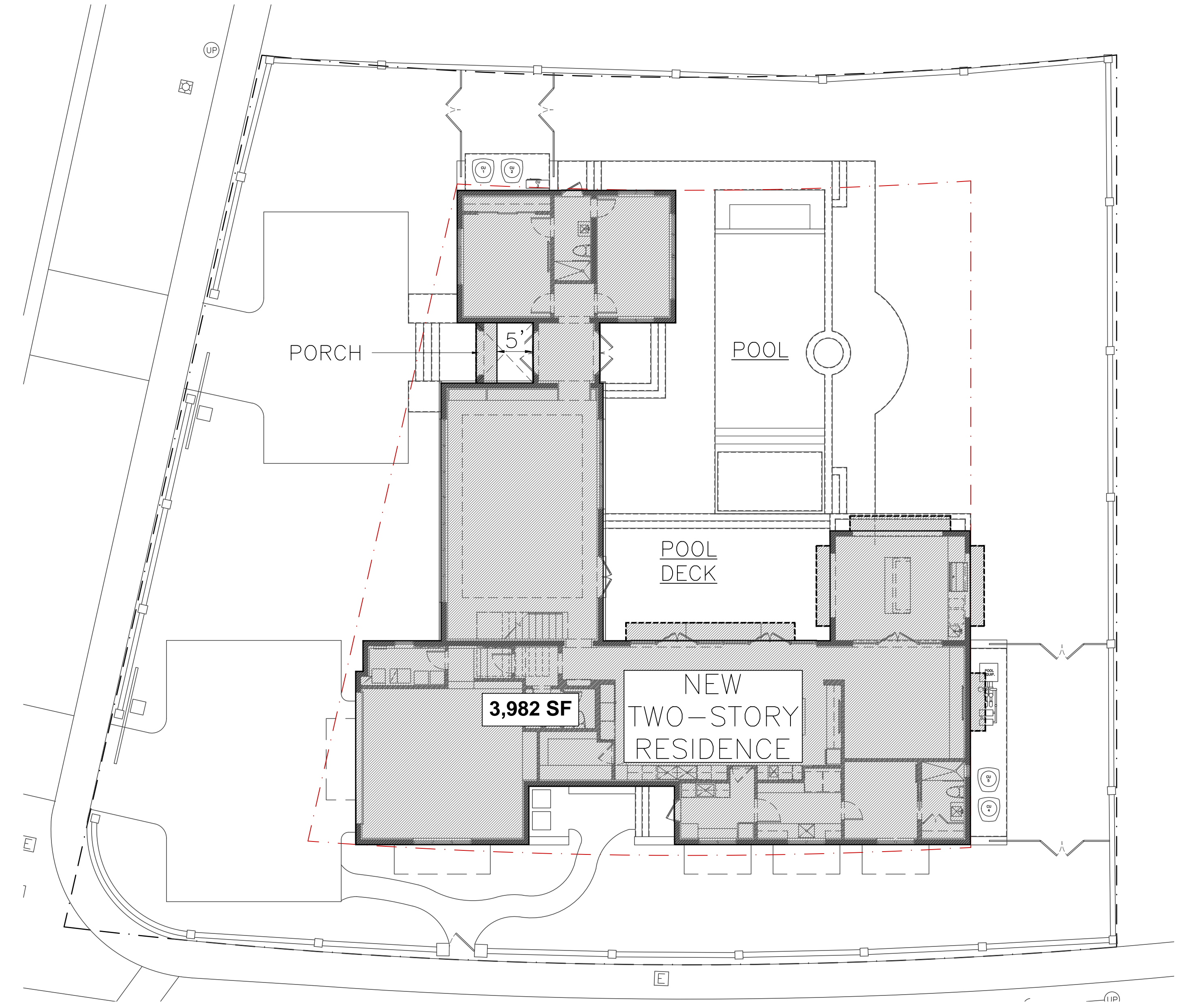
SHEET No.

A1.3



EXISTING LOT COVERAGE DIAGRAM

3/32" = 1'-0"

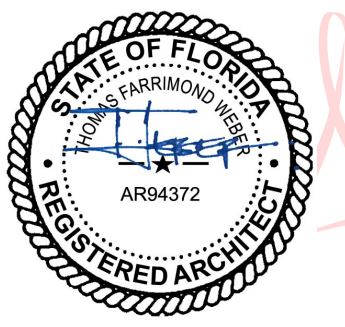


PROPOSED LOT COVERAGE DIAGRAM

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
2021.07.02
15:11:45 -04'00'

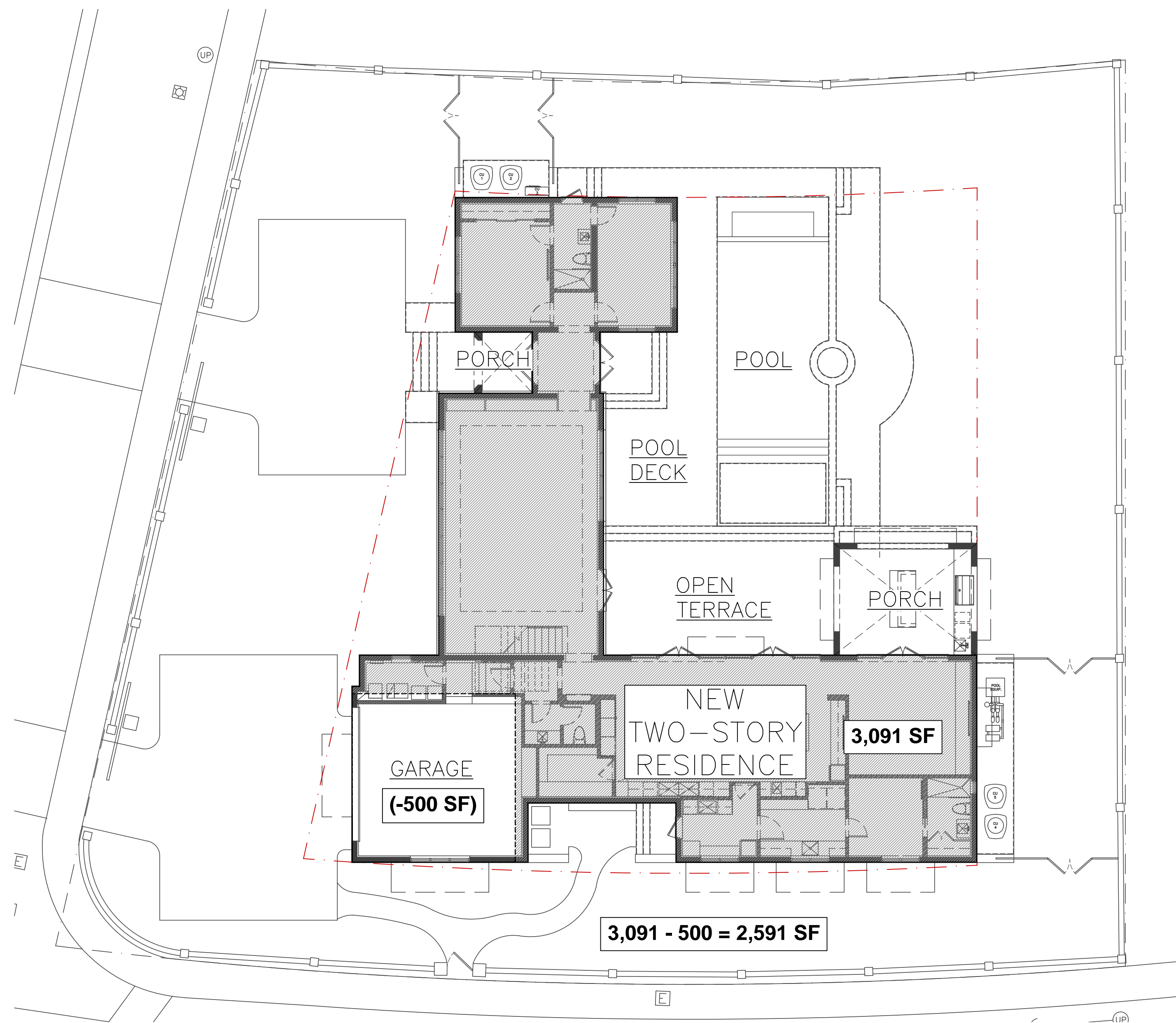
THE WEBER STUDIO
ARCHITECTS
10600 W. 15TH AVENUE, SUITE 414
KEY BISCAYNE, FLORIDA 33149
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305.561.9950 / 305.561.9986

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

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

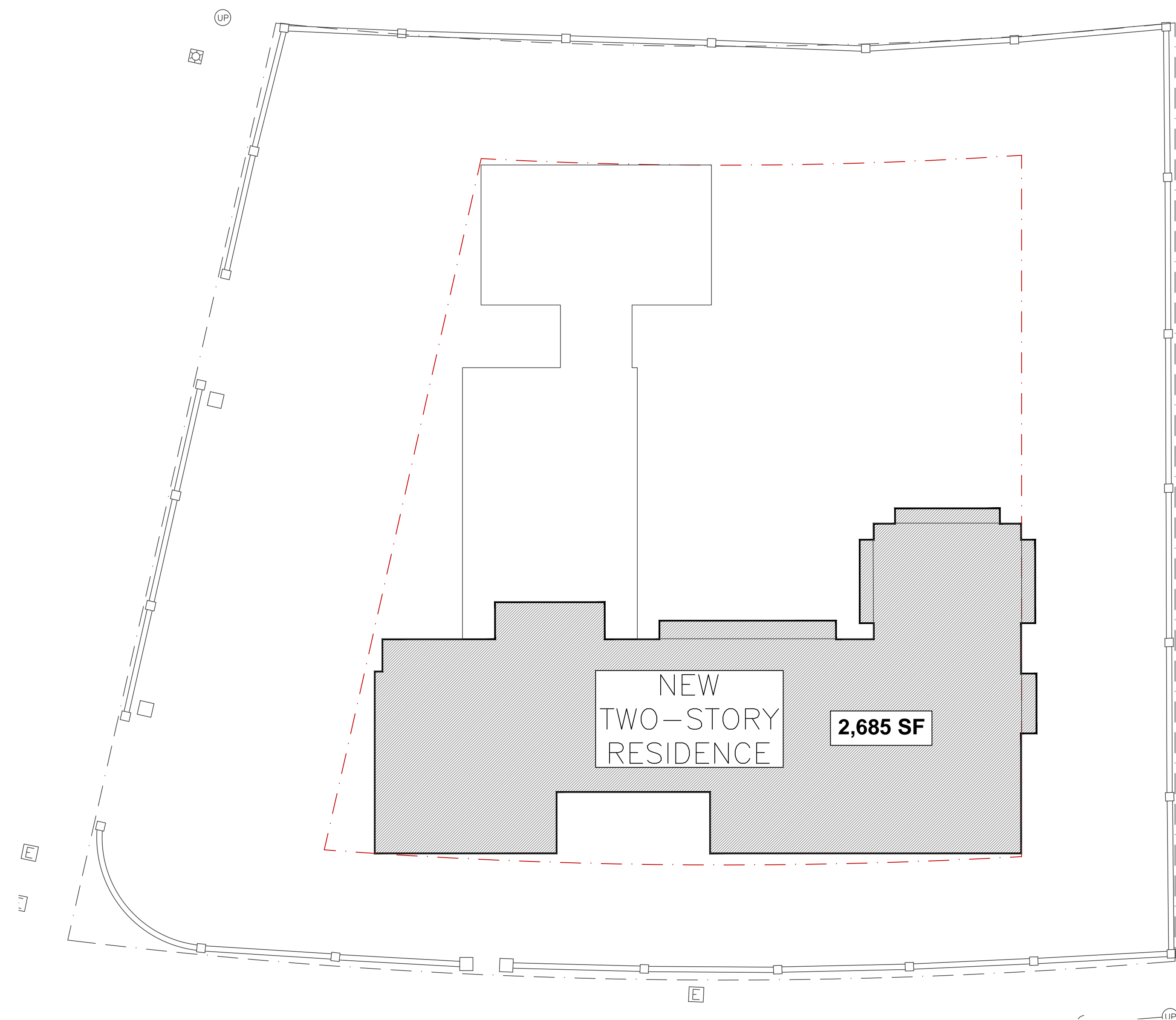
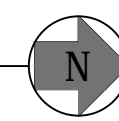
SHEET TITLE:
UNIT SIZE
DIAGRAMS

SHEET No.
A1.4



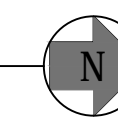
FIRST FLOOR UNIT
SIZE DIAGRAM

3/32" = 1'-0"



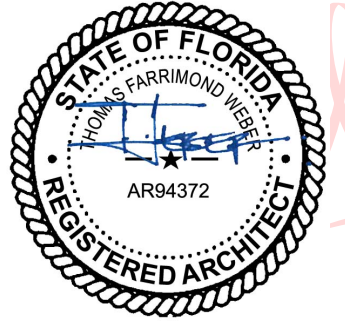
SECOND FLOOR UNIT
SIZE DIAGRAM

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
2021.07.02
15:14:54 -04'00'

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Miami Beach, FL 33149
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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	Height:	27'-0'	25'-0' (+/-)	27'-0"	
18	Setbacks:				
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

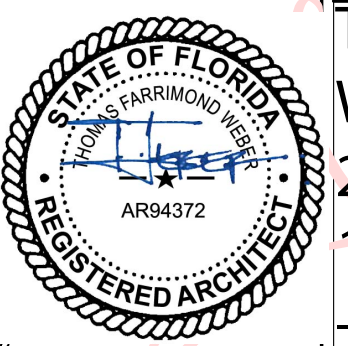
All other data information should be presented like the above format

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

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

SHEET TITLE:
ZONING DATA SHEET

SHEET No.
A1.5



Thomas F. Weber
 2021.07.02
 15:16:32
 04:00

THE WEBER STUDIO
 10430002025 SUITE 414
 KEY BISCAYNE FLORIDA 33149
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PROPOSED RESIDENCE
 2702 ALTON ROAD
 MIAMI BEACH, FL 33140
 FOLIO #02-3227-008-0600

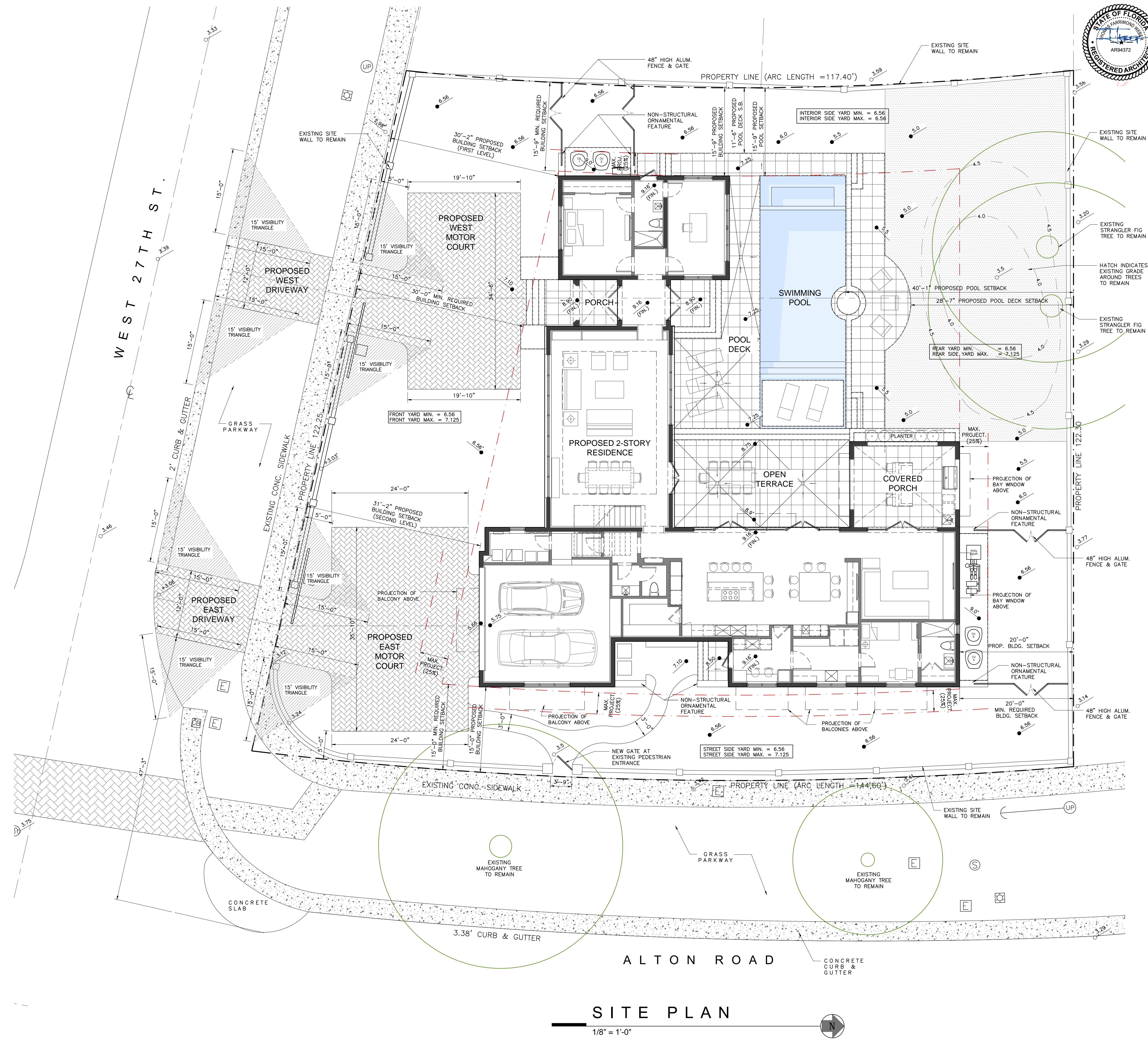
DATE: 07.05.2021
 DRAWN BY: GSLJLC
 REVISION: / DATE

SHEET TITLE:
 SITE PLAN

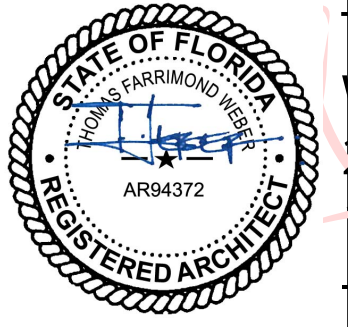
SHEET No.
A2.1

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



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



Thomas F. Weber
 2021.07.02
 15:18:14
 04:00'

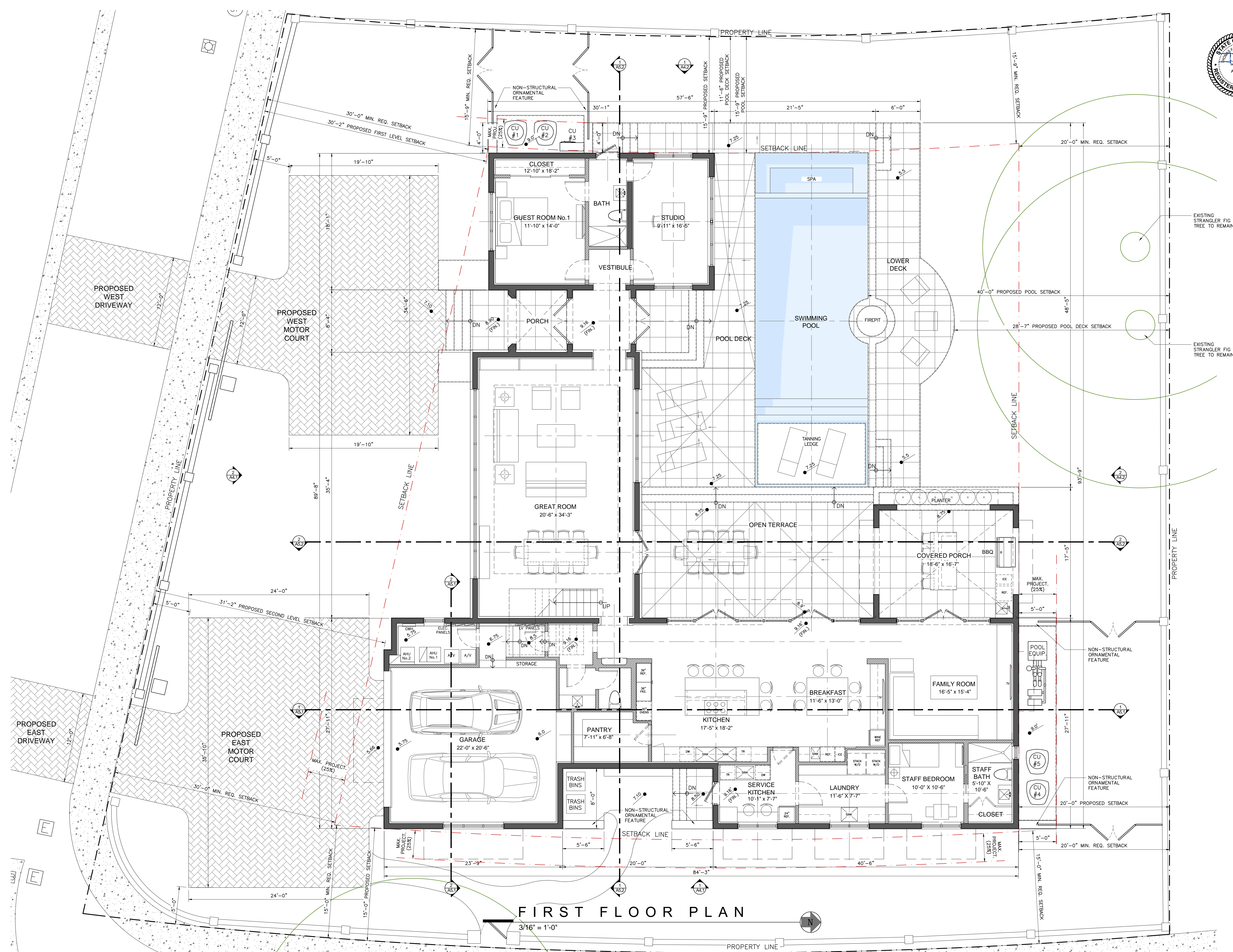
THE WEBER STUDIO
 104000202 SUITE 414
 10400 SUITE 414
 KEY BISCAYNE FLORIDA 33149
 www.weberstudio.com
 305.561.9955/305.561.9986

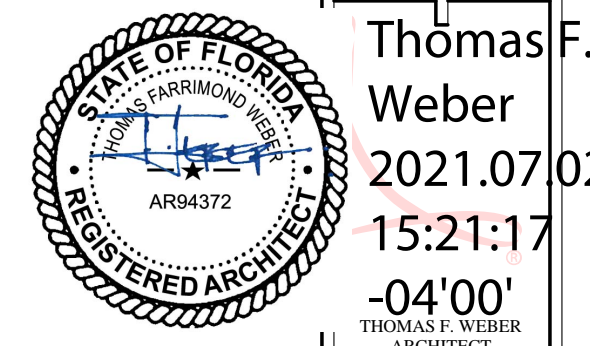
PROPOSED RESIDENCE
 2702 ALTON ROAD
 MIAMI BEACH, FL 33140
 FOLIO #02-3227-008-0600

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

SHEET TITLE:
 FIRST FLOOR PLAN

SHEET No.
A3.1





Thomas F. Weber
 2021.07.02
 15:21:17
 -04'00"

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 106 CRAWFORDS BLVD. #14
 KEY BISCAYNE, FLORIDA 33149
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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

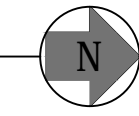
SHEET TITLE:
 SECOND FLOOR PLAN

SHEET No.
A3.2

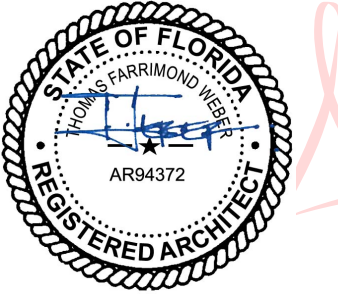


SECOND FLOOR PLAN

3/16" = 1'-0"



PROPERTY LINE



Thomas F. Weber
2021.07.02
15:23:27.04'00"

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ARCHITECTS
106 CRAWFORDS LANE, SUITE 414
KEY BISCAYNE, FLORIDA 33149
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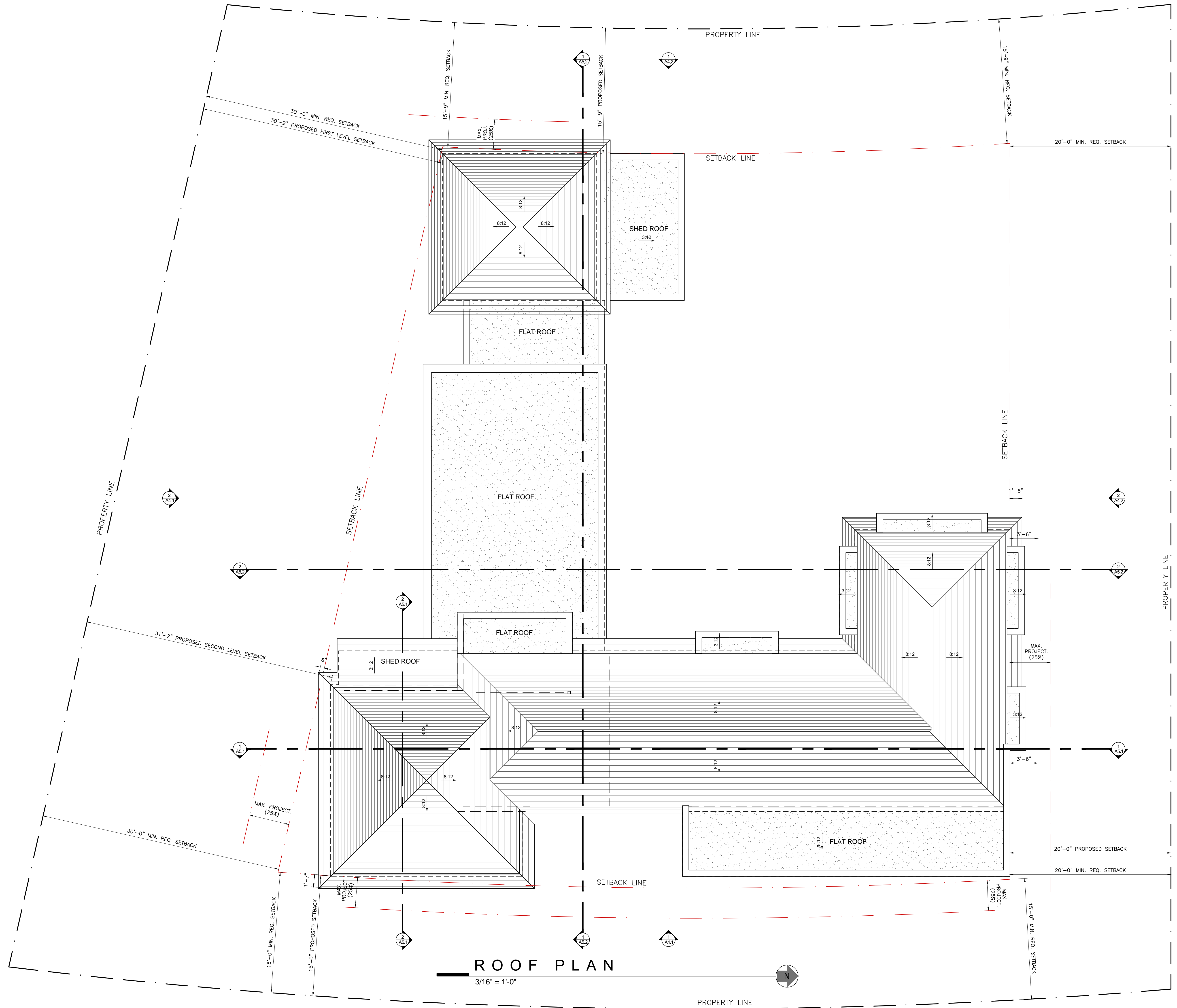
PROPOSED RESIDENCE
2702 ALTON ROAD
MIAMI BEACH, FL 33140
FOLIO #02-3227-008-0600

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

REVISION: / DATE

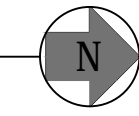
SHEET TITLE:
ROOF PLAN

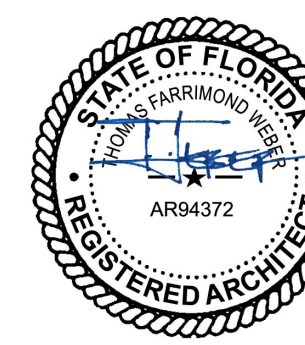
SHEET No.
A3.3



ROOF PLAN

3/16" = 1'-0"





Thomas F. Weber
 2021.07.02
 15:26:04
 -04'00"

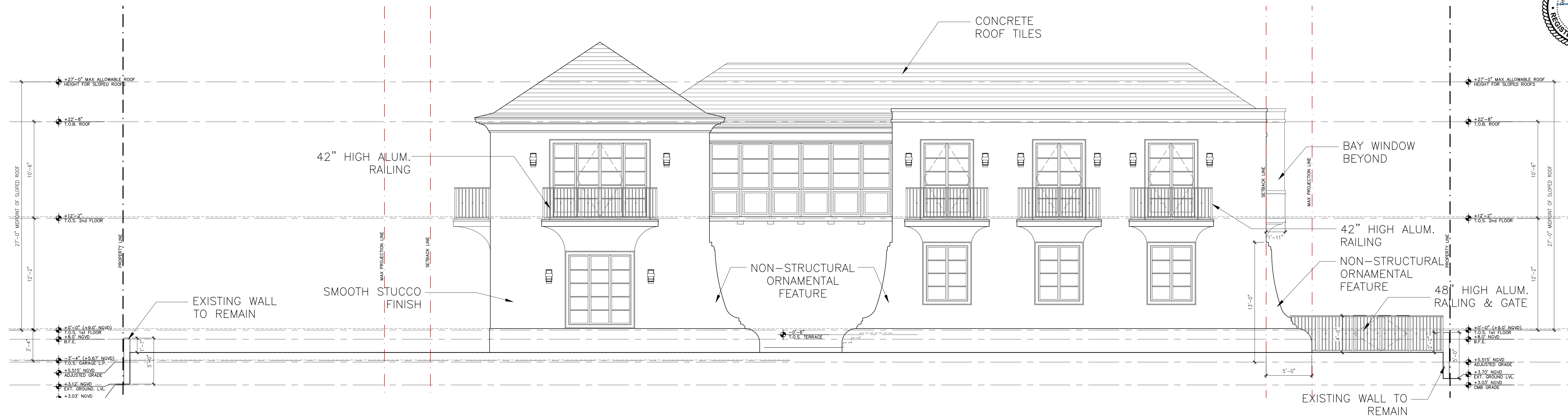
THE WEBER STUDIO
 103000202 SUITE 414
 10635 CANAL FLORIDA 33149
 www.weberstudios.com
 305.561.9950 305.561.9988

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

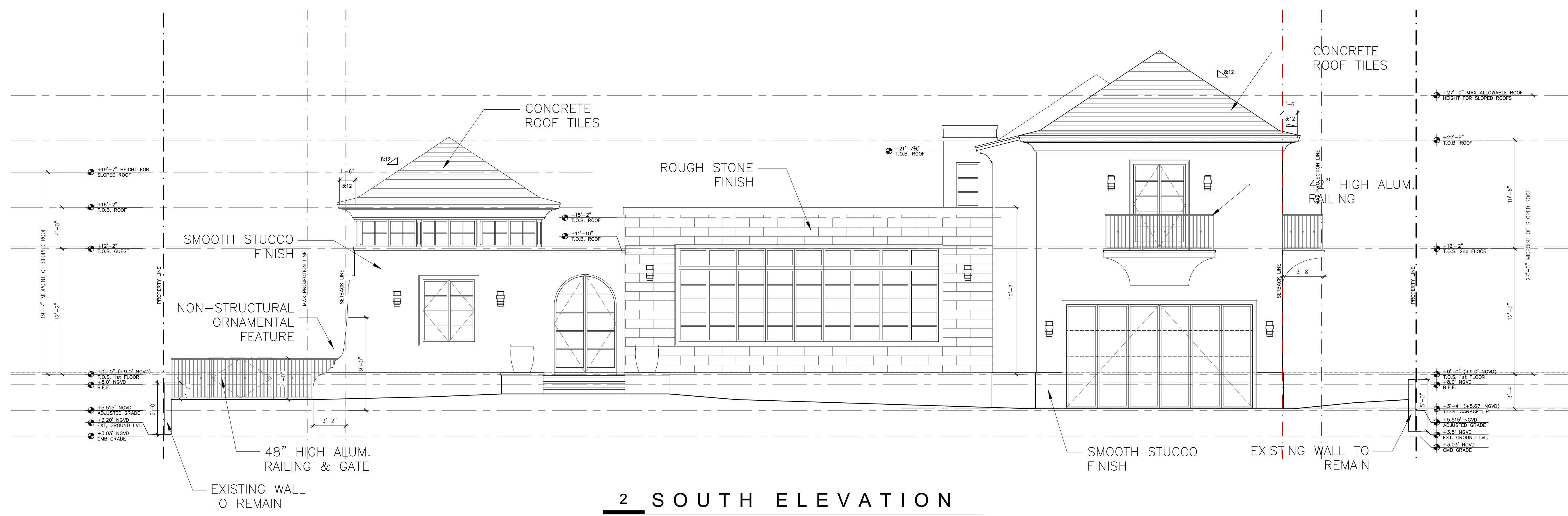
DATE: 07.05.2021
 DRAWN BY: GSLJC
 REVISION: / DATE

SHEET TITLE:
 BUILDING ELEVATIONS

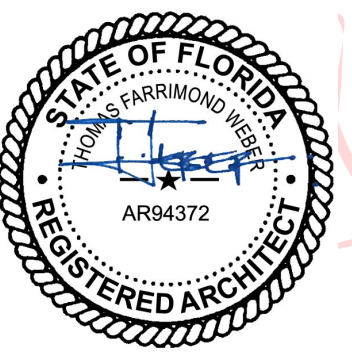
SHEET No.
A4.1



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



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



Thomas F. Weber
 2021.07.02
 15:46:41
 -04:00

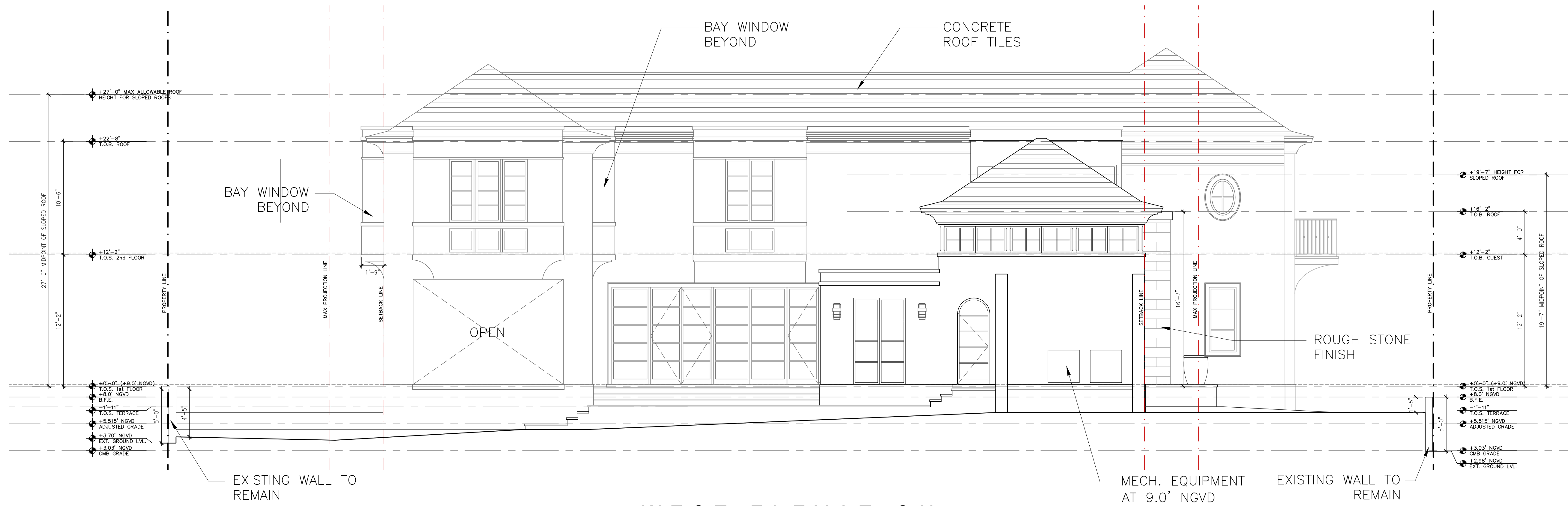
THE WEBER STUDIO
 ARCHITECTS
 10600022 SUITE 414
 KEY BISCAYNE FLORIDA 33149
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 305.561.9955 / 305.561.9986

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

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

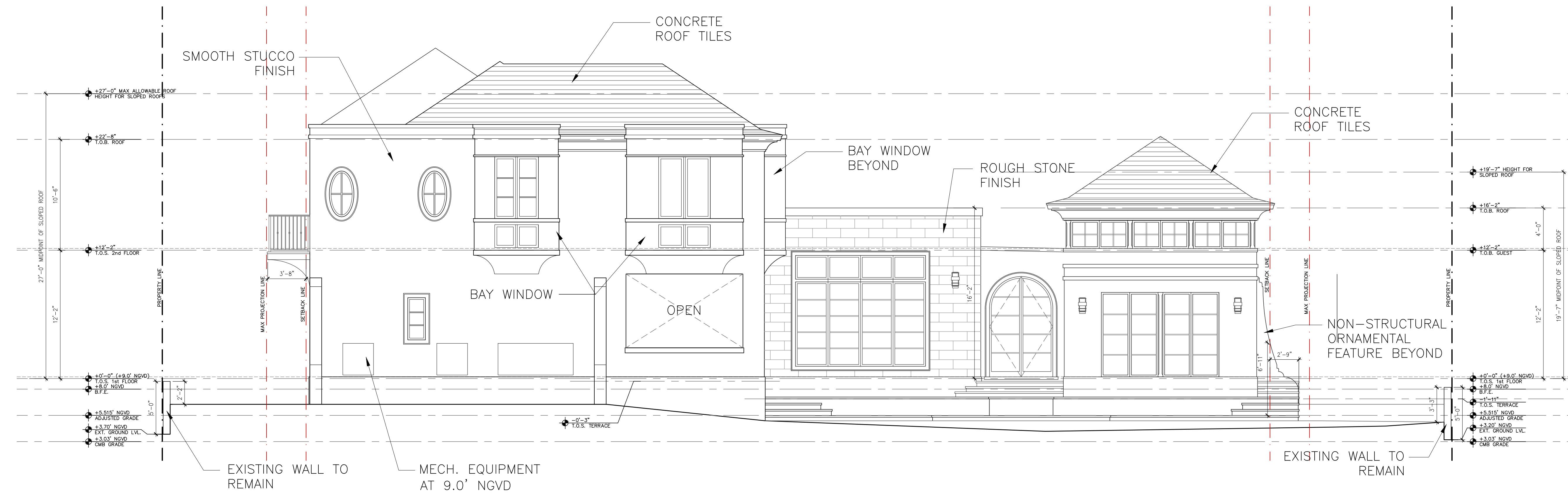
SHEET TITLE:
 BUILDING ELEVATIONS

SHEET No.
A4.2



1 WEST ELEVATION

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



2 NORTH ELEVATION

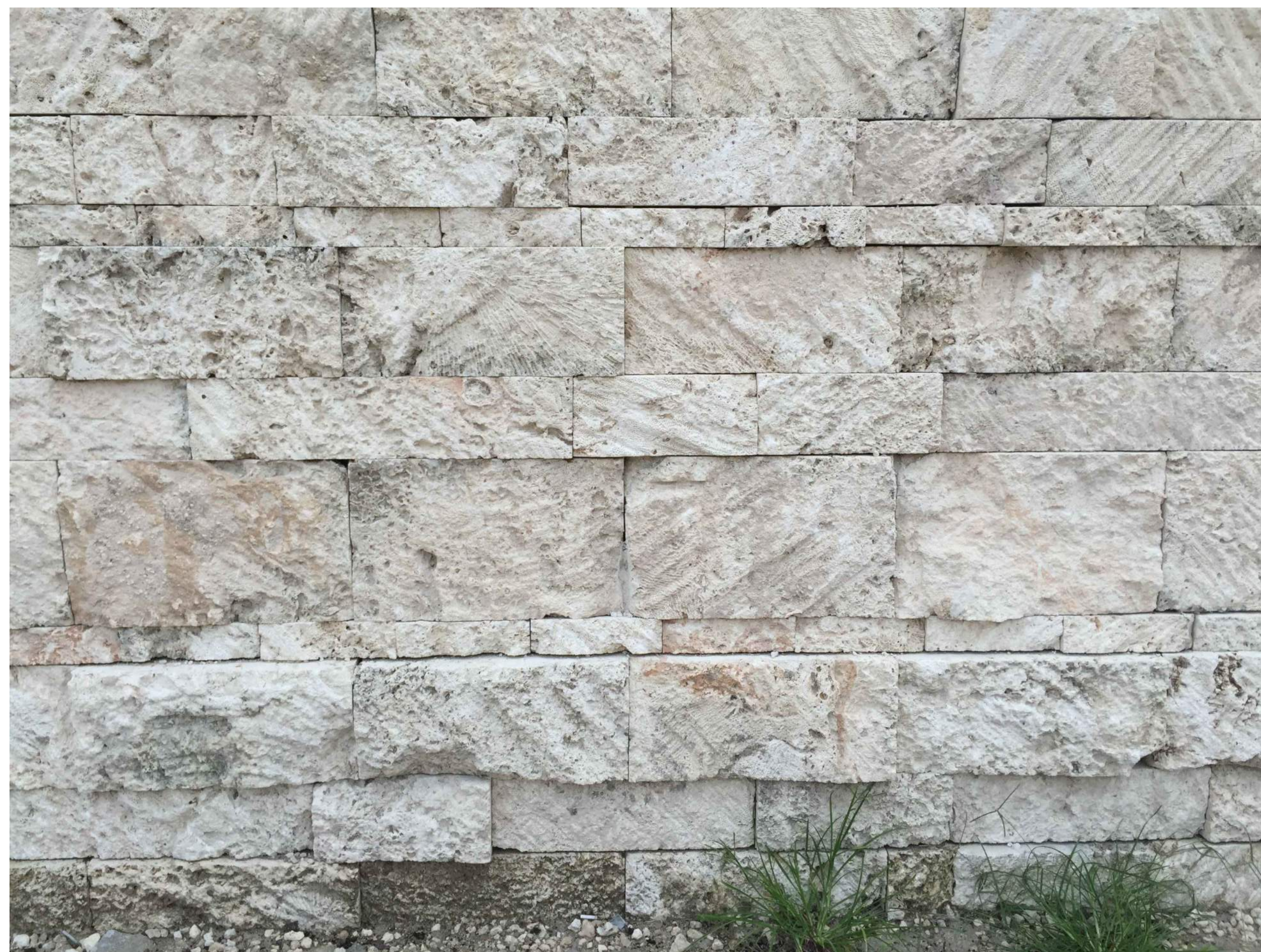
A4.2 3/16" = 1'-0"



SMOOTH STUCCO WALL FINISH



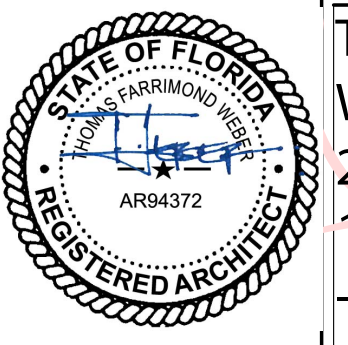
CONCRETE ROOF TILES



EXTERIOR STONE WALL FINISH



WINDOWS & DOORS



Thomas F. Weber
 2021.07.02
 15:49:49
 -04'00'

THE WEBER STUDIO
 A23000202 SUITE 414
 KEY BISCAYNE FLORIDA 33149
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 305.561.9950 305.561.9986

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.

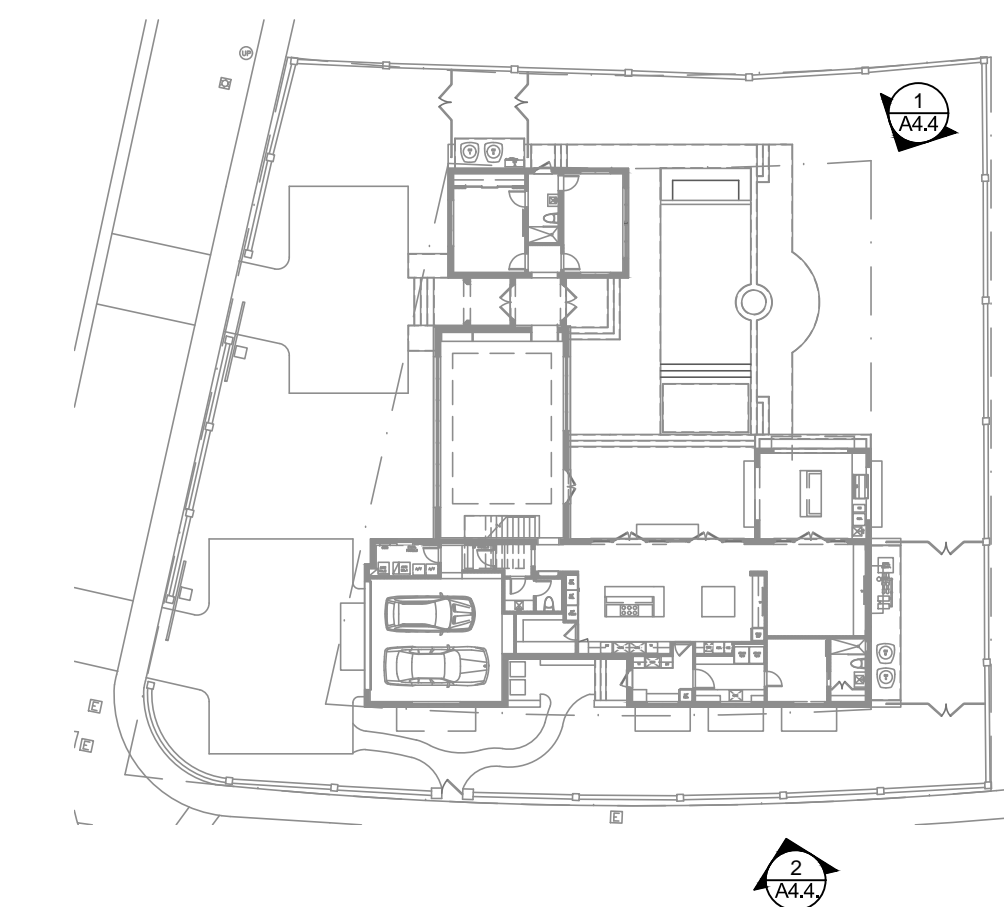
A4.3



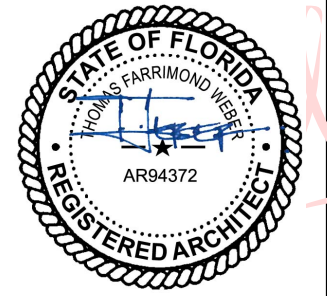
1 NW CONCEPT IMAGE
A4.4 NTS



2 EAST CONCEPT IMAGE
A4.4 NTS



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



Thomas F. Weber
2021.07.02
15:53:22 -04'00'

THE WEBER STUDIO
ARCHITECTS
106 CRAVENS LANE, SUITE 414
KEY BISCAYNE, FLORIDA 33149
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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
 2021.07.02
 15:56:58 -04'00'

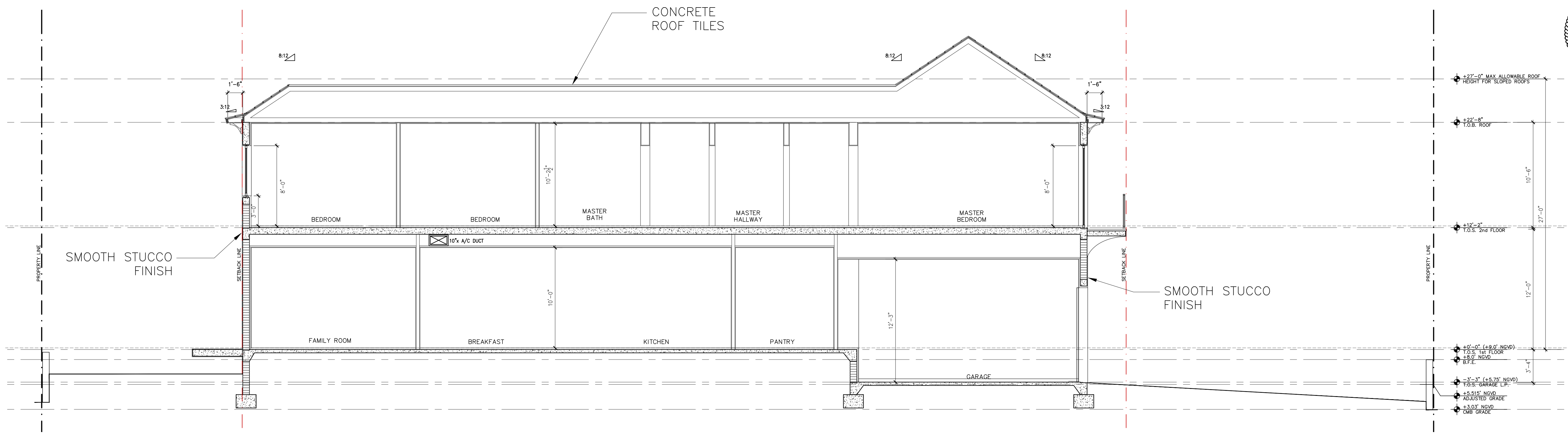
THE WEBER STUDIO
 ARCHITECTS
 10400 W. 15th Avenue, Suite 414
 Key Biscayne, Florida 33149
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 305.561.9950 / 305.561.9986

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

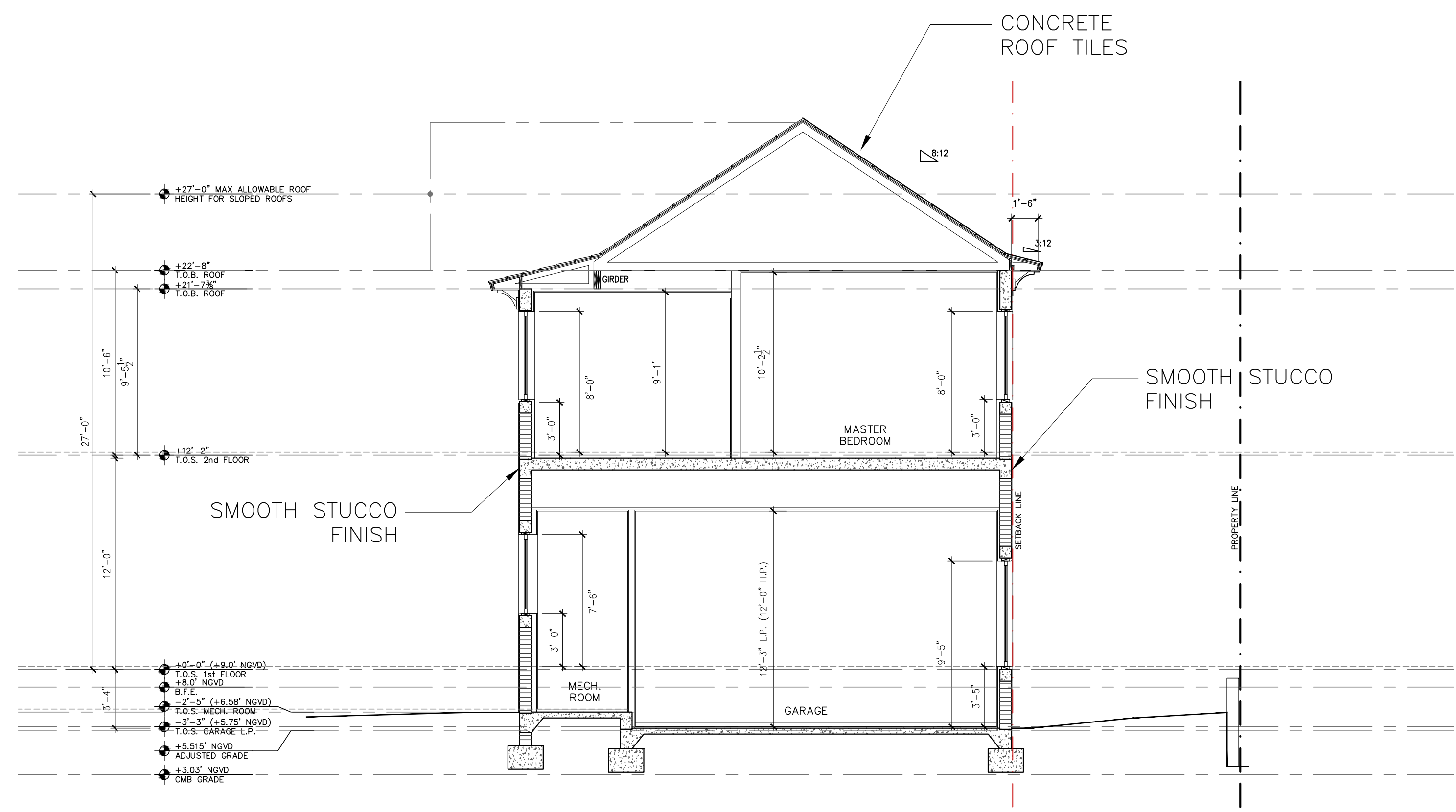
DATE: 07.05.2021
 DRAWN BY: GSL/LC
 REVISION: / DATE

SHEET TITLE:
 BUILDING SECTIONS

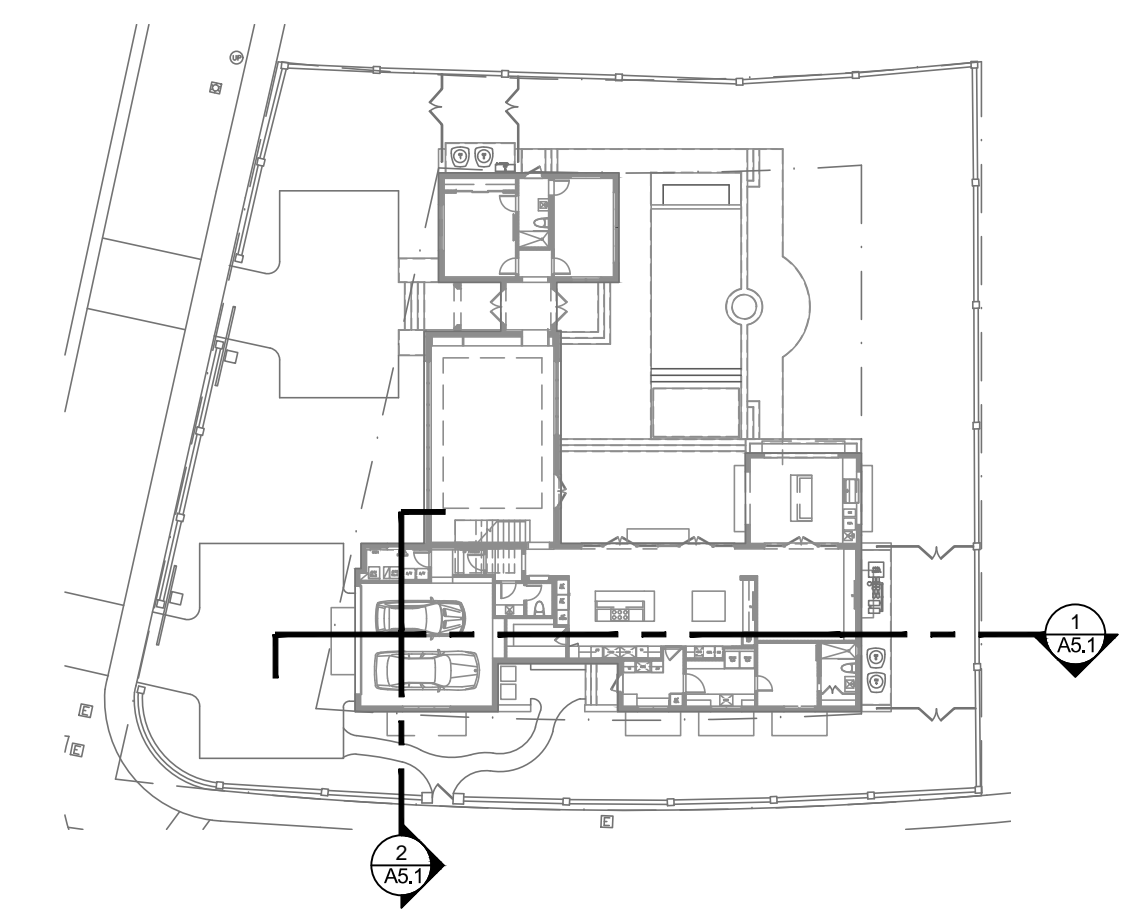
SHEET No.
A5.1



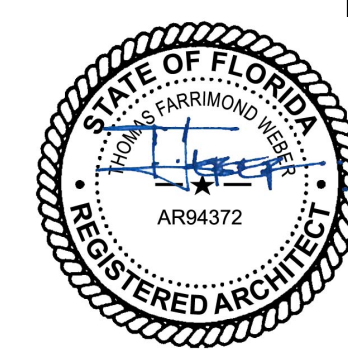
1 SECTION # 1
 A5.1 3/16" = 1'-0"



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



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



Thomas F. Weber
 2021.07.02
 16:00:50
 -04:00'

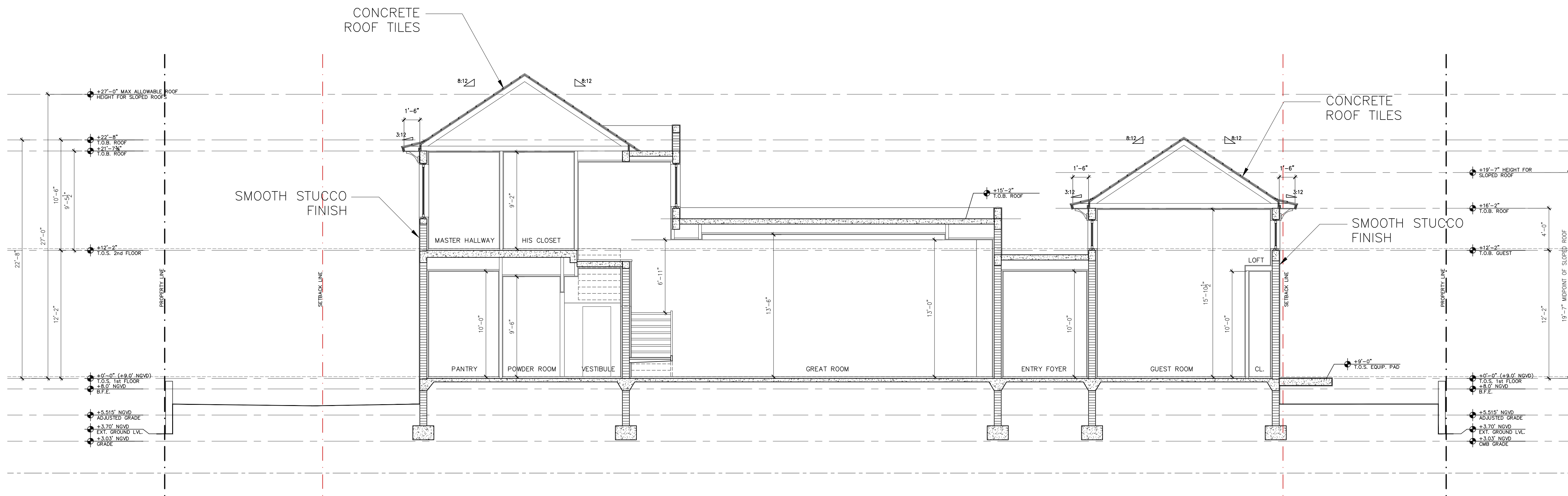
THE WEBER STUDIO
 ARCHITECTS
 106300225 SUITE #14
 KEY BISCAYNE, FLORIDA 33149
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 305.561.9950 305.561.9986

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

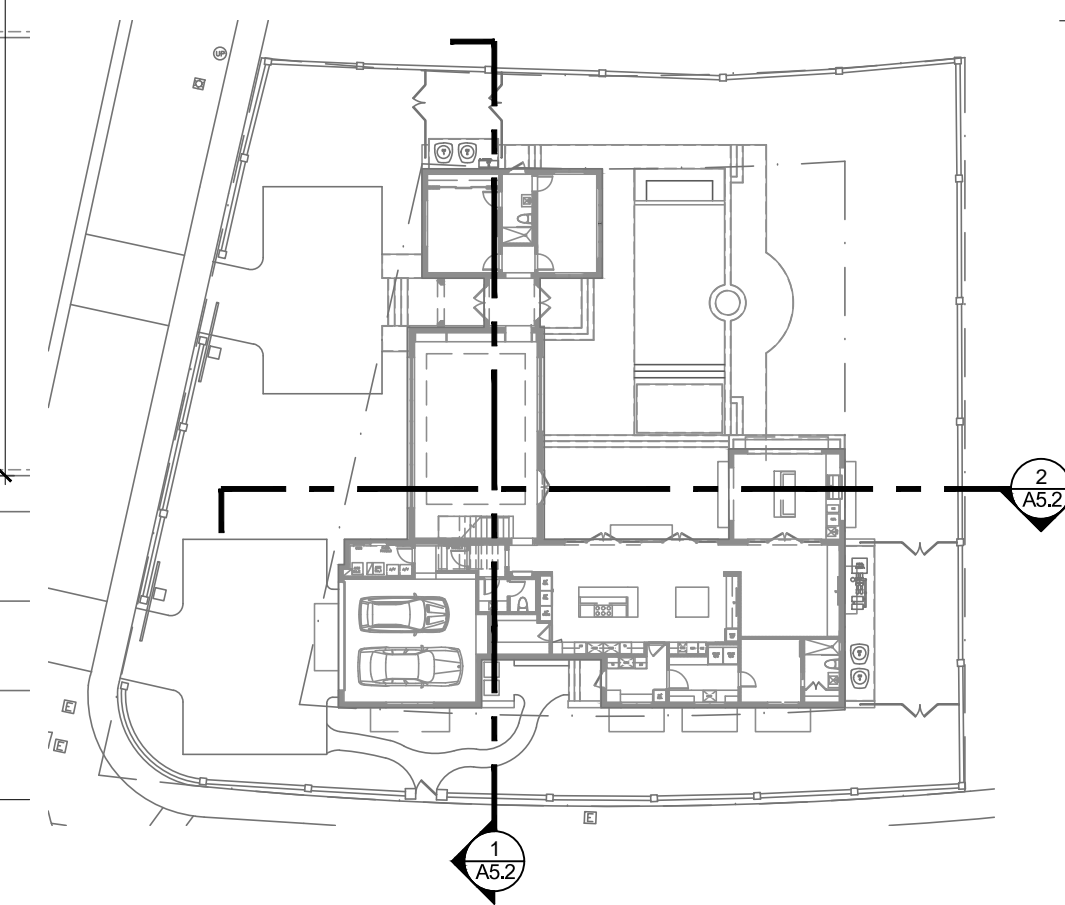
DATE: 07.05.2021
 DRAWN BY: GSL/LC
 REVISION: / DATE

SHEET TITLE:
 BUILDING SECTIONS

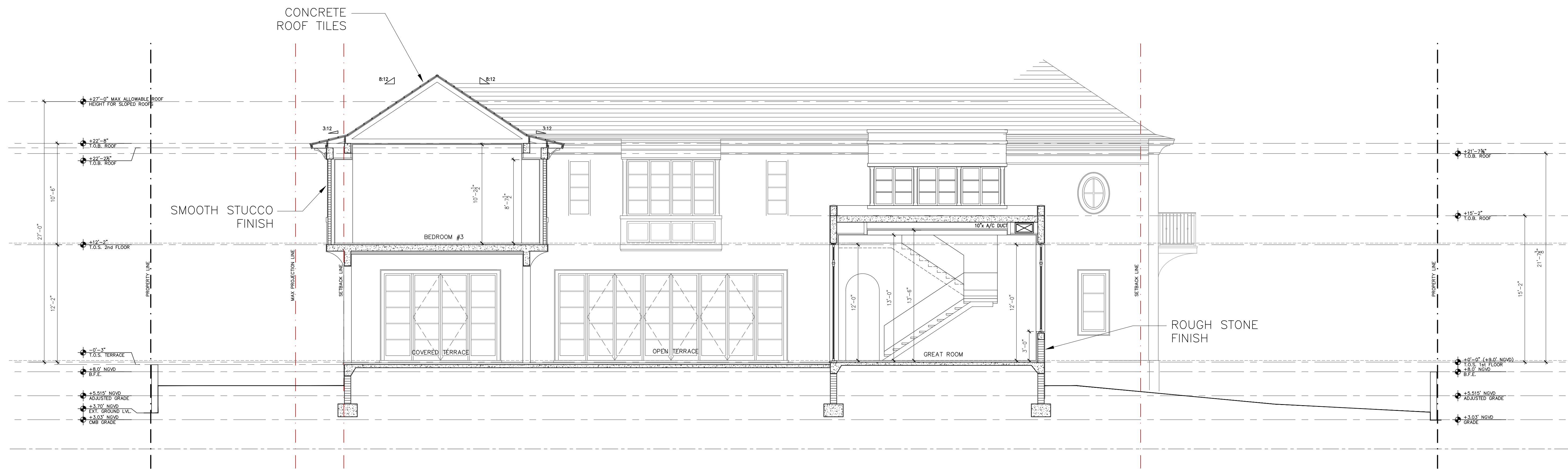
SHEET No.
A5.2



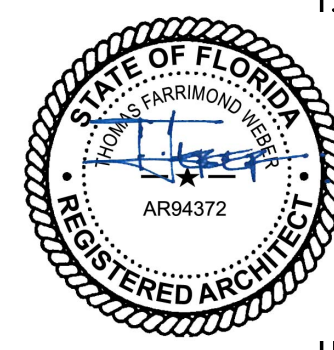
1 SECTION # 3
 A5.2 3/16" = 1'-0"



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



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



Thomas F. Weber
 2021.07.02
 16:04:45
 -04'00"
 THOMAS F. WEBER
 ARCHITECT
 AR94372

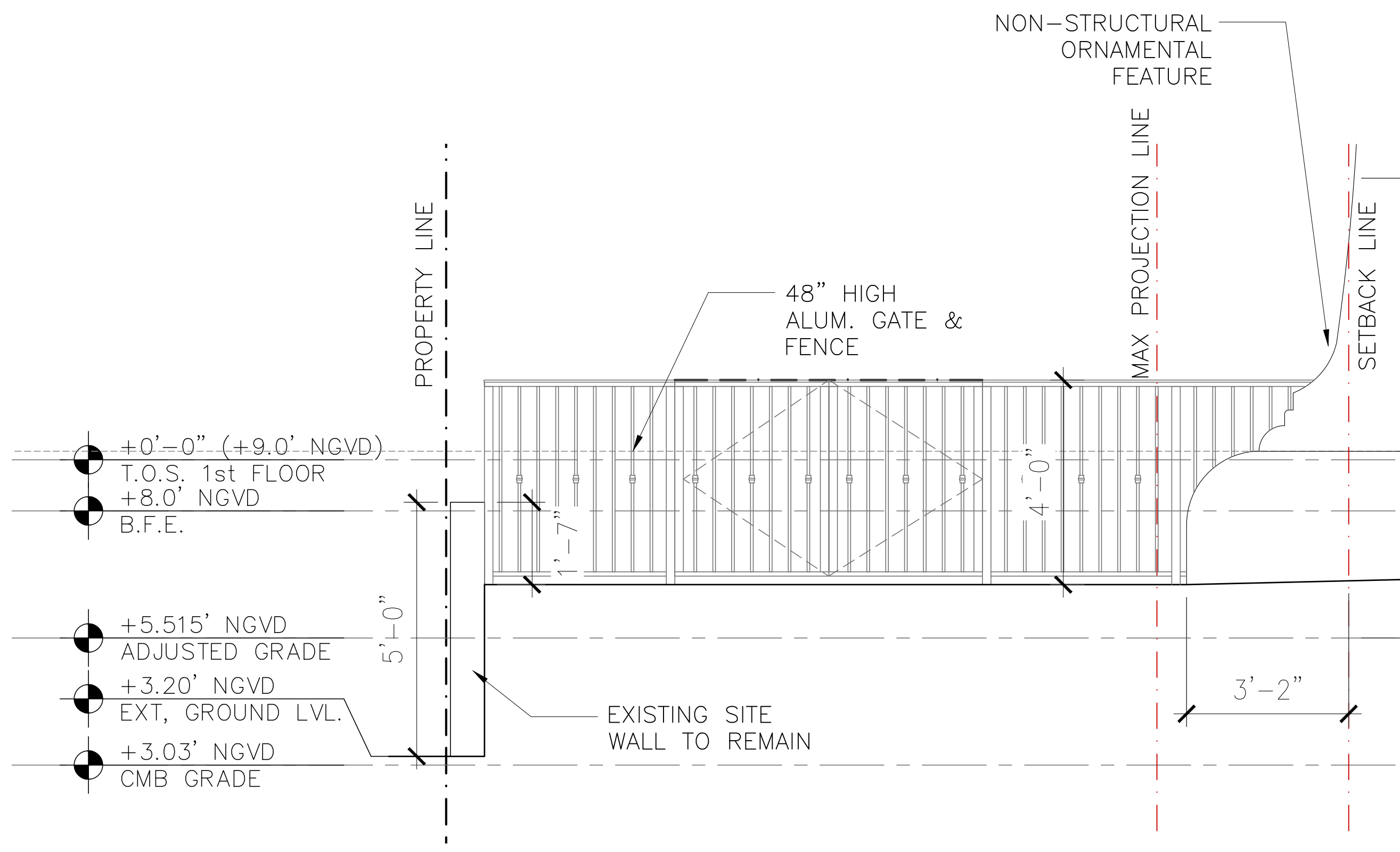
THE WEBER STUDIO
 10000 W. STATE ROAD 444
 KEY BISCAYNE, FLORIDA 33149
 www.weberstudio.com
 305.561.9950 / 305.561.9988

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

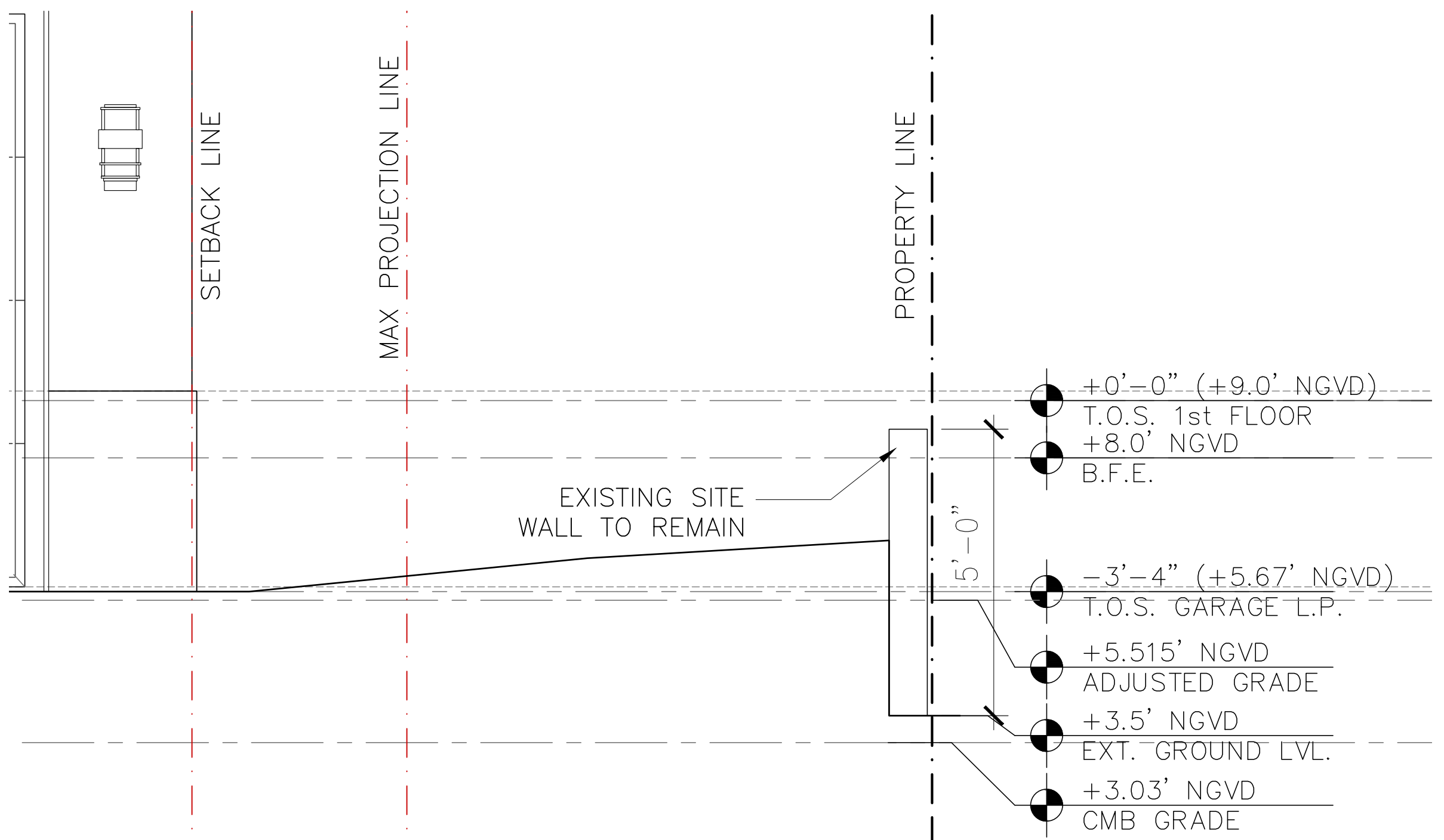
DATE: 07.05.2021
 DRAWN BY: GSL/LC
 REVISION: / DATE

SHEET TITLE:
 SIDE YARD SECTIONS

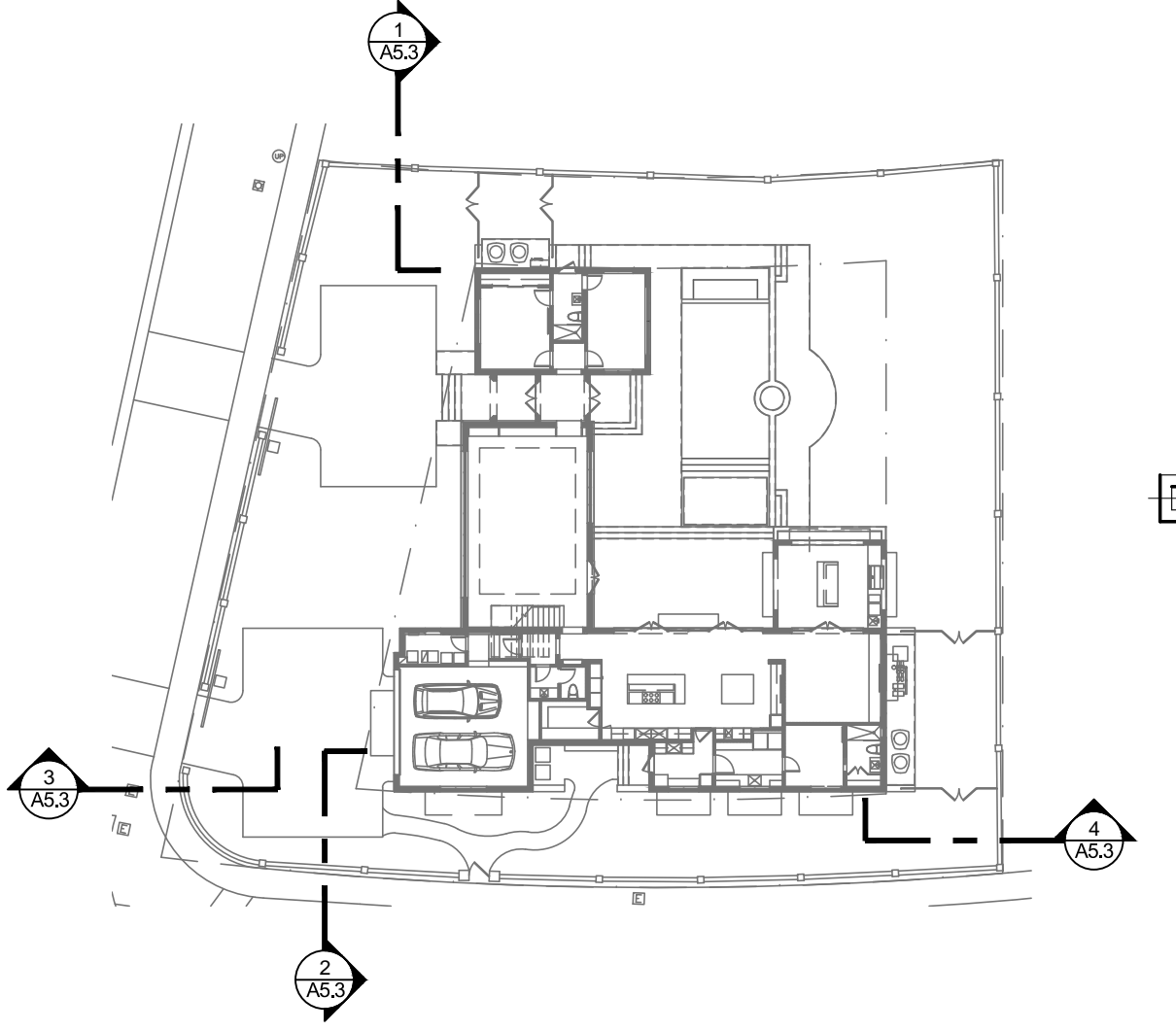
SHEET No.
A5.3



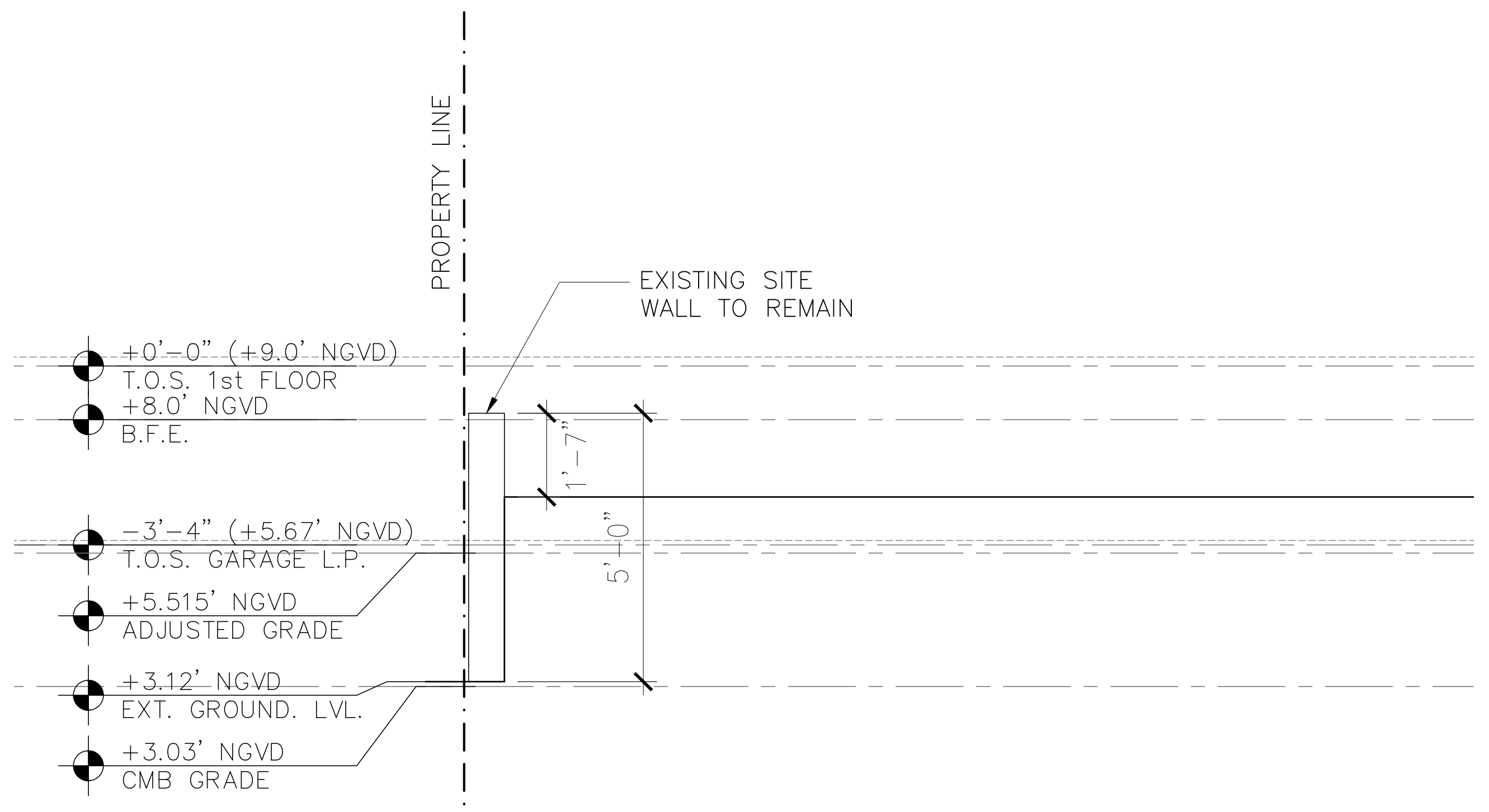
1 SW SIDE YARD
 A5.3 1/2" = 1'-0"



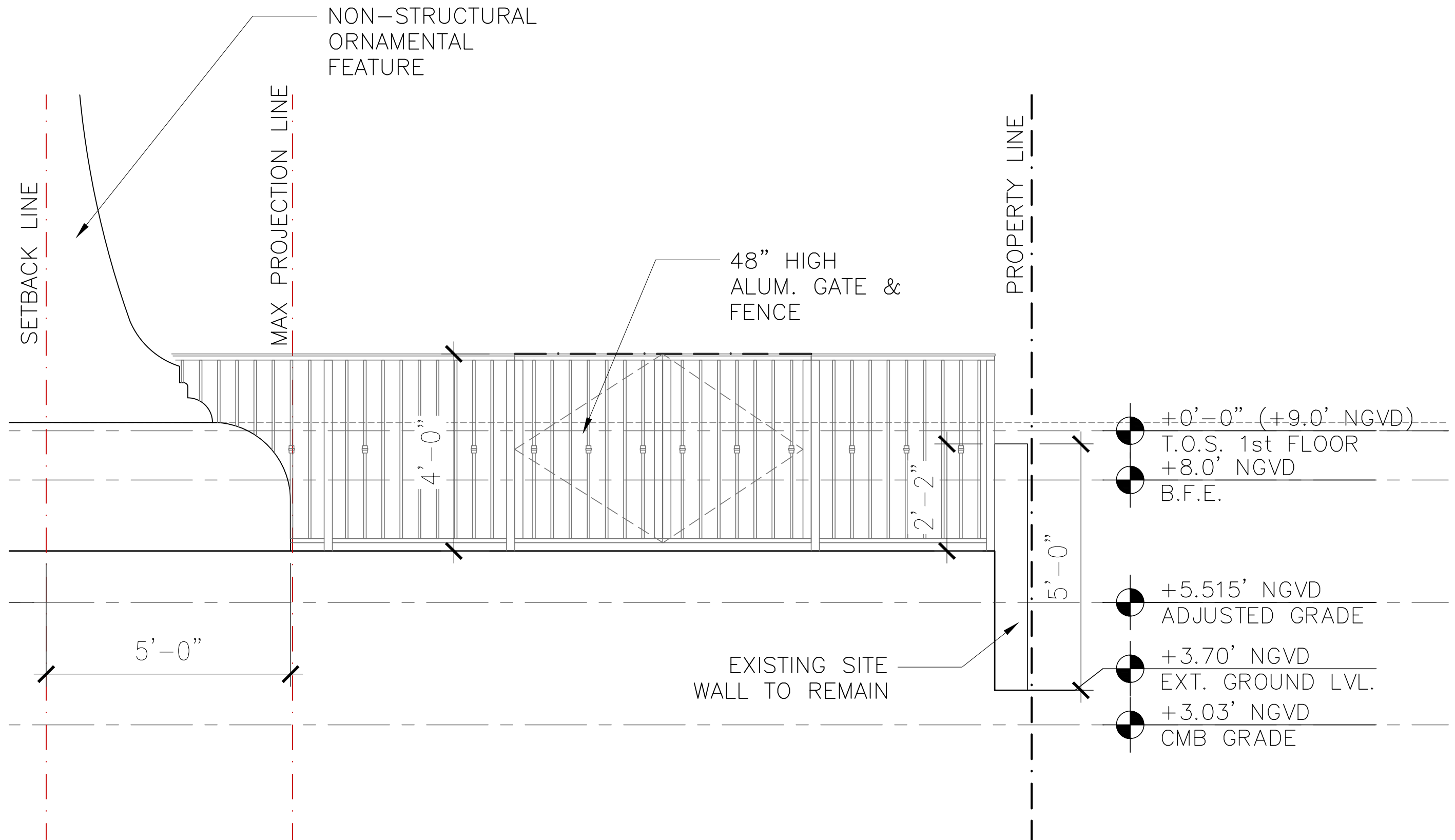
2 SE SIDE YARD
 A5.3 1/2" = 1'-0"



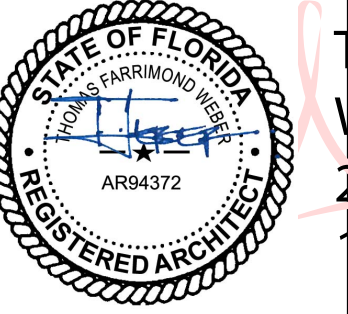
KEY PLAN
 1/32" = 1'-0"



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



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



Thomas F. Weber
2021.07.02
16-08-56-04'00"

THE WEBER STUDIO
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10600 W. STATE ROAD 414
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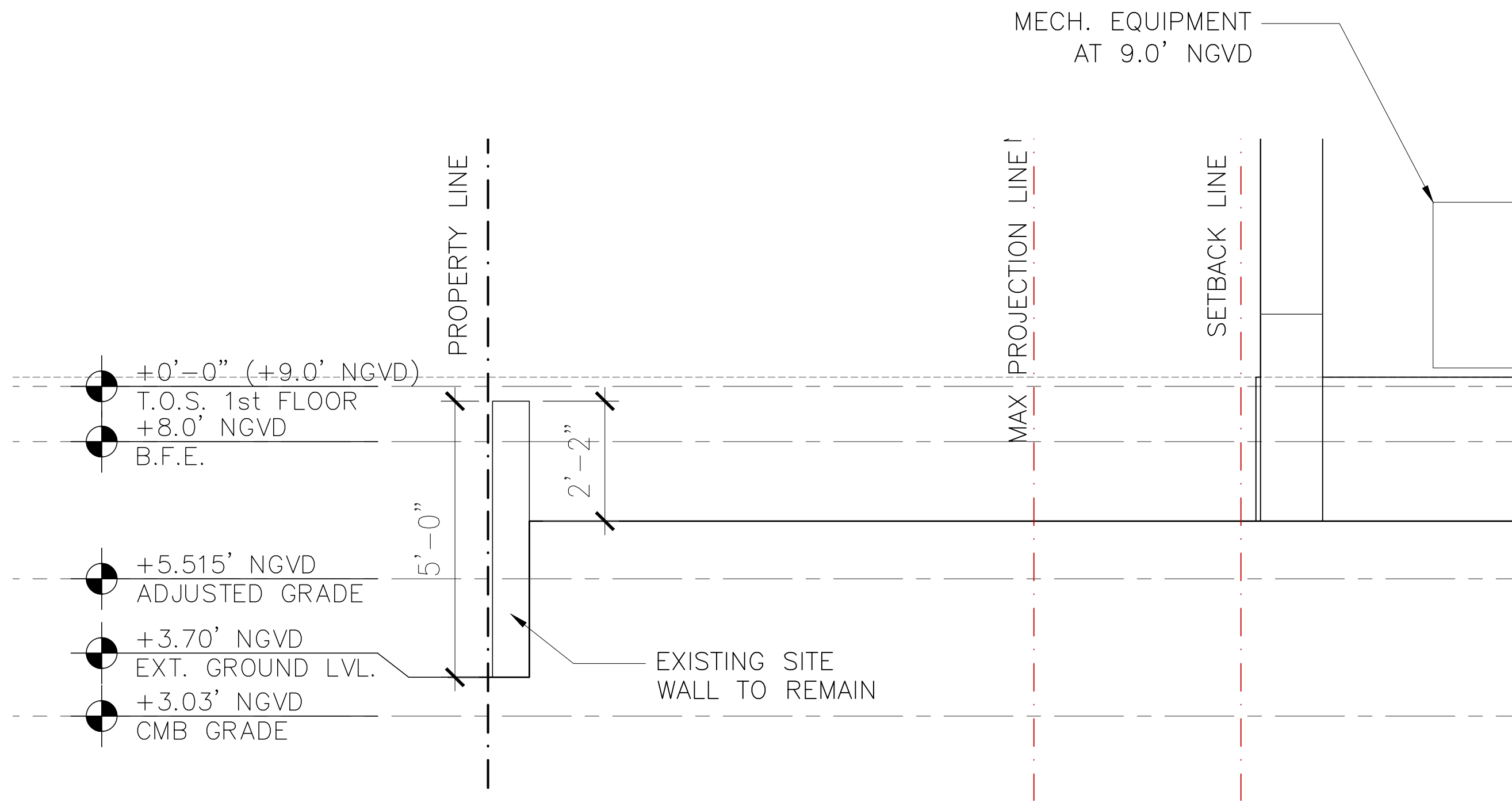
PROPOSED RESIDENCE
2702 ALTON ROAD
MIAMI BEACH, FL 33140
FOLIO #02-3227-008-0600

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

SHEET TITLE:
SIDE YARD SECTIONS

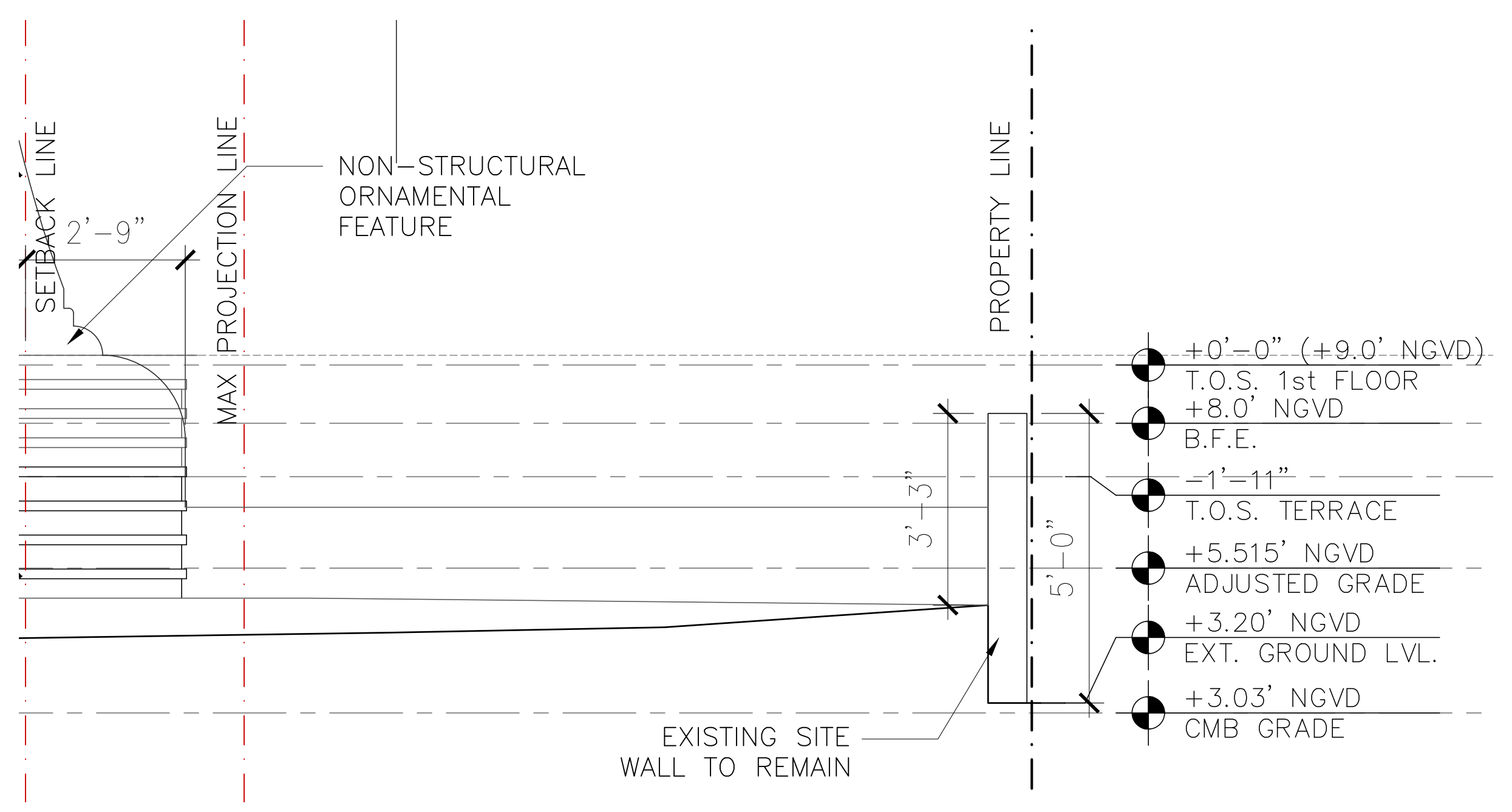
SHEET No.

A5.4



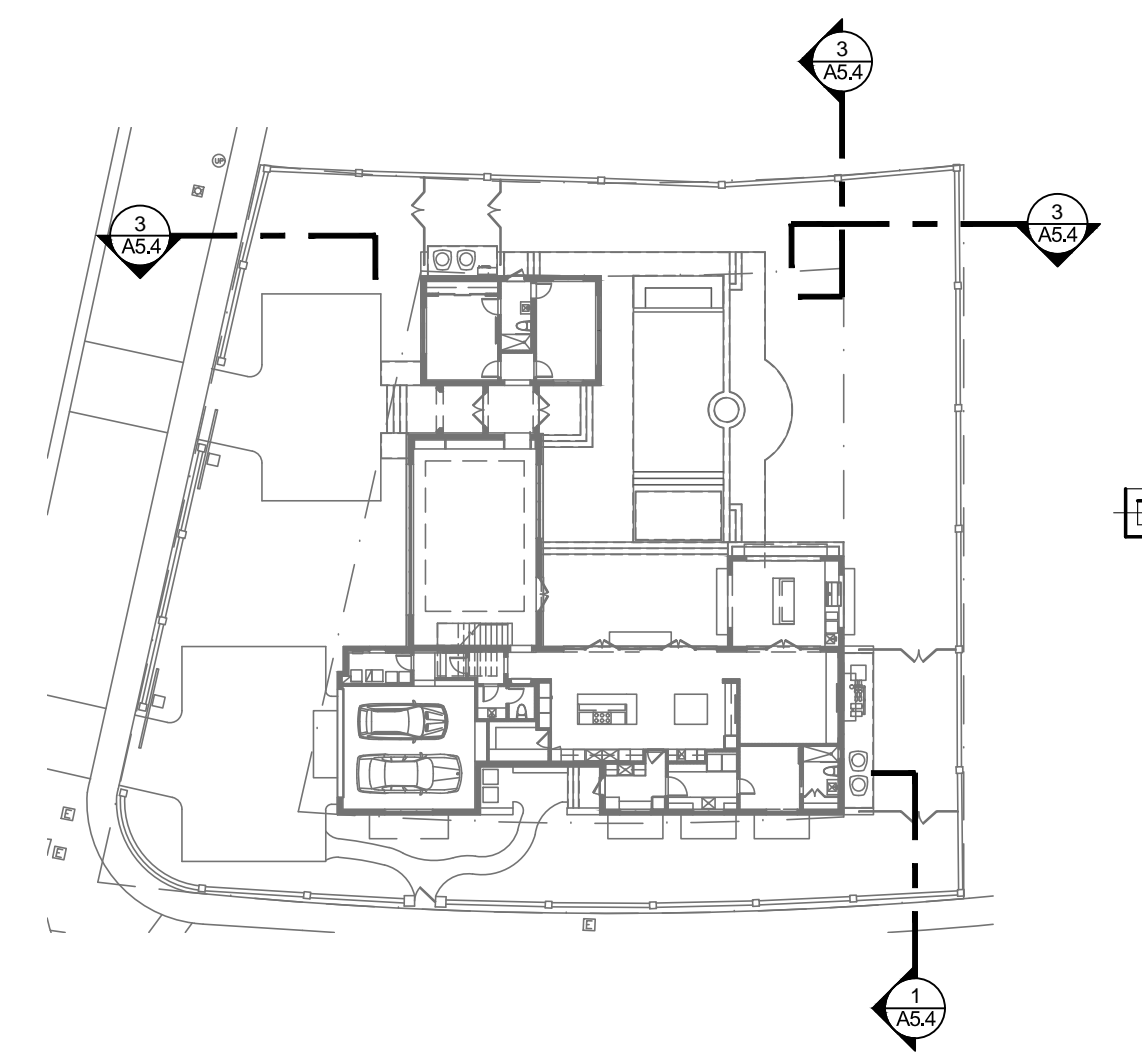
1 NE SIDE YARD

A5.4 1/2" = 1'-0"



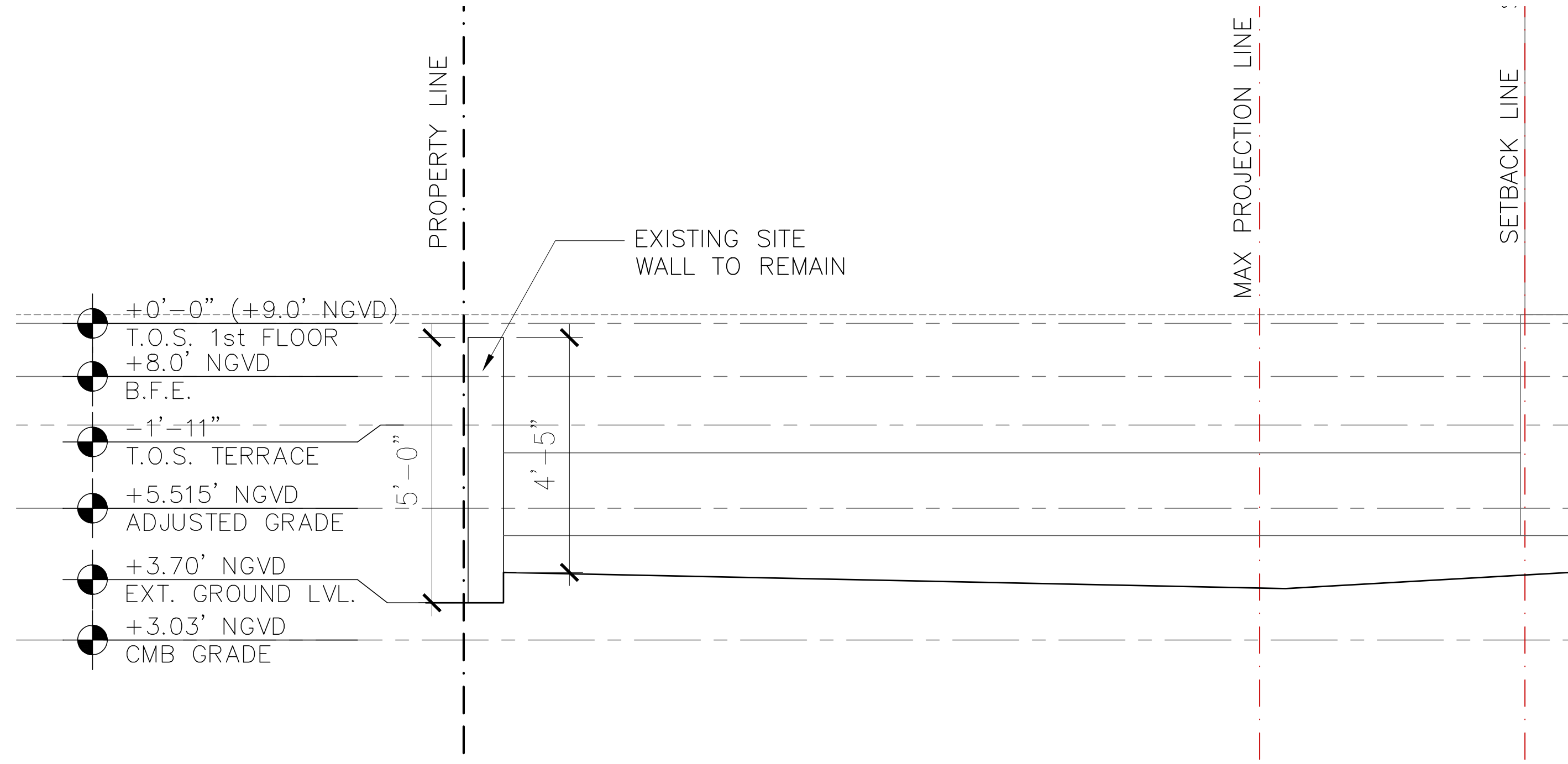
2 NW SIDE YARD

A5.4 1/2" = 1'-0"



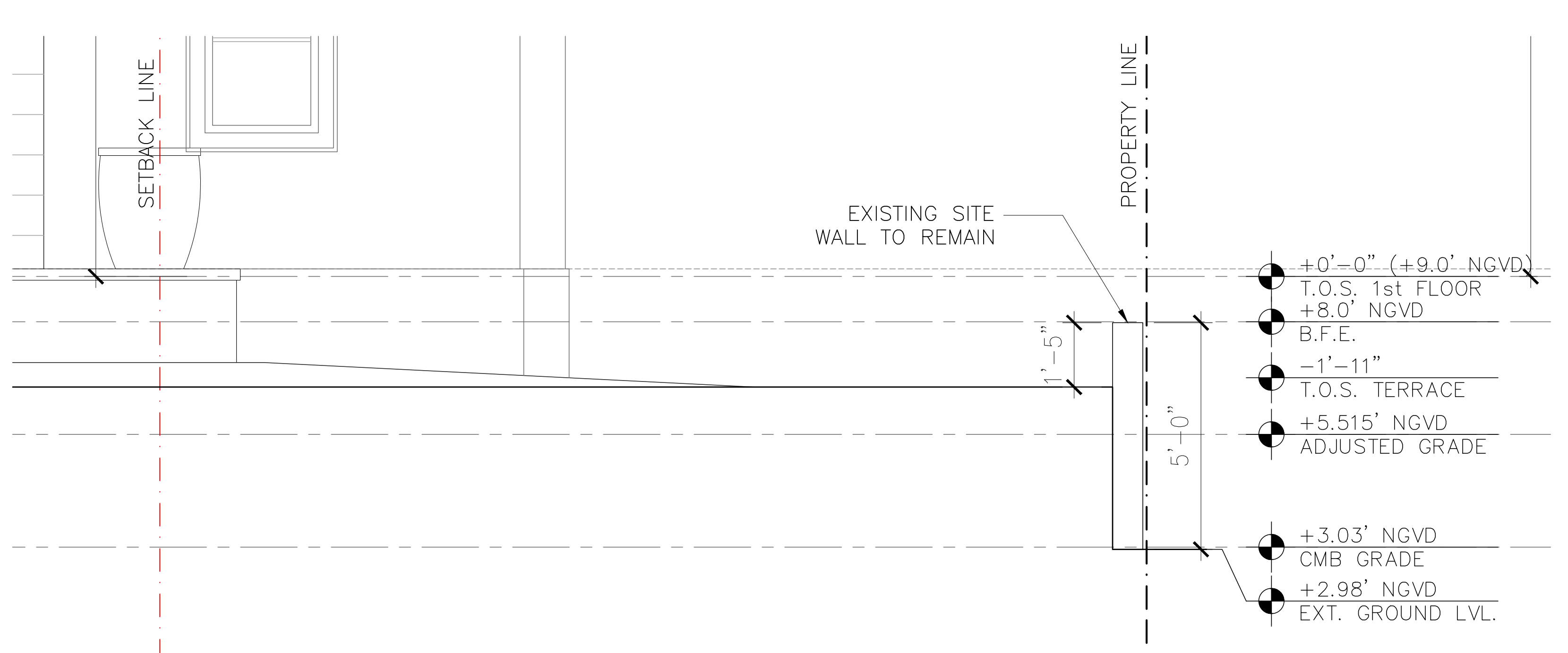
KEY PLAN

1/32" = 1'-0"



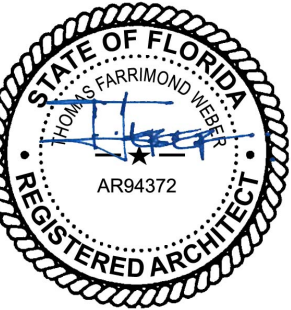
3 NW SIDE YARD

A5.4 1/2" = 1'-0"



4 SW SIDE YARD

A5.4 1/2" = 1'-0"



Thomas F. Weber
 2021.07.02
 16:15:03
 04.00

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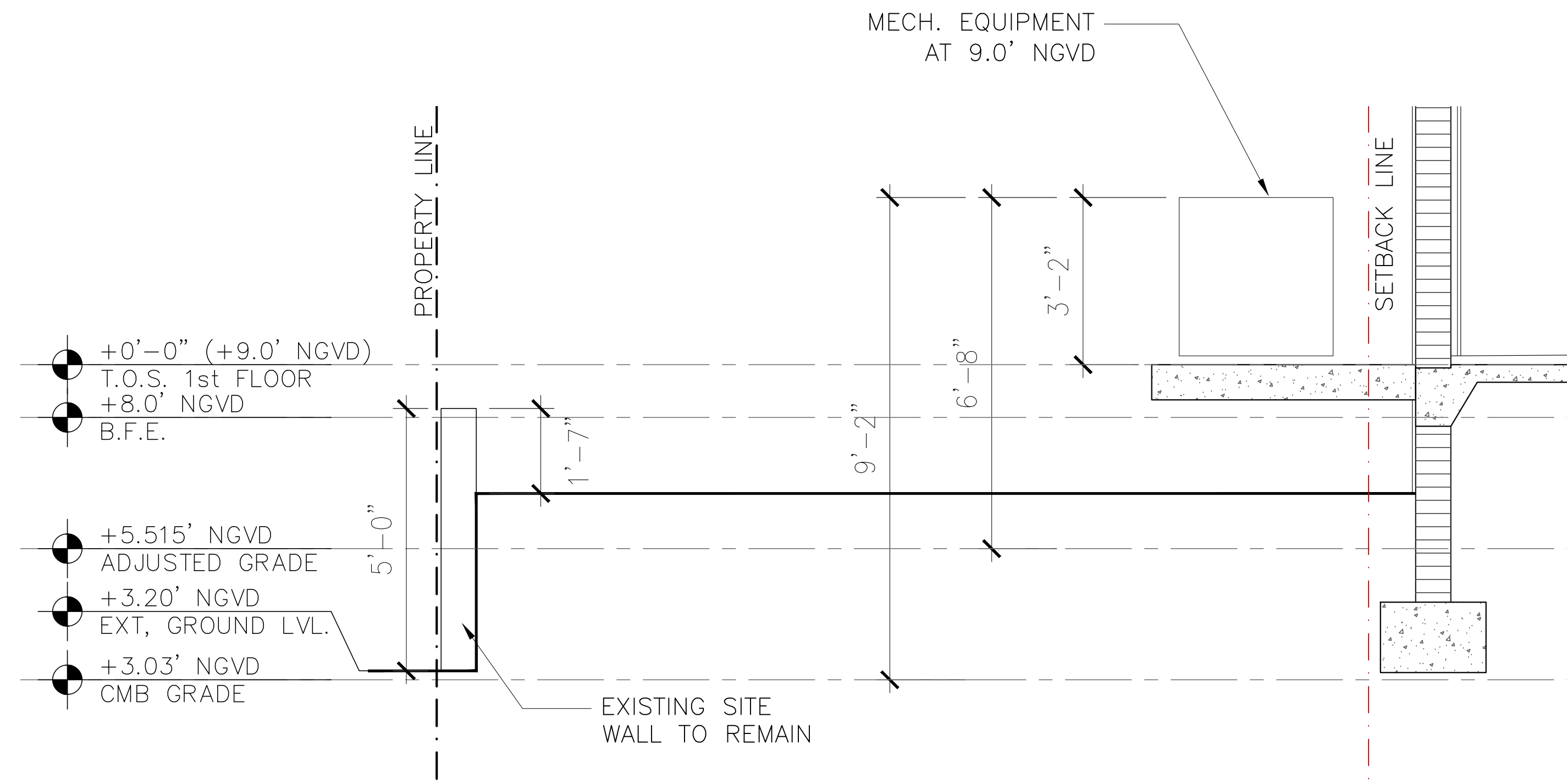
PROPOSED RESIDENCE
 2702 ALTON ROAD
 MIAMI BEACH, FL 33140
 FOLIO #02-3227-008-0600

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

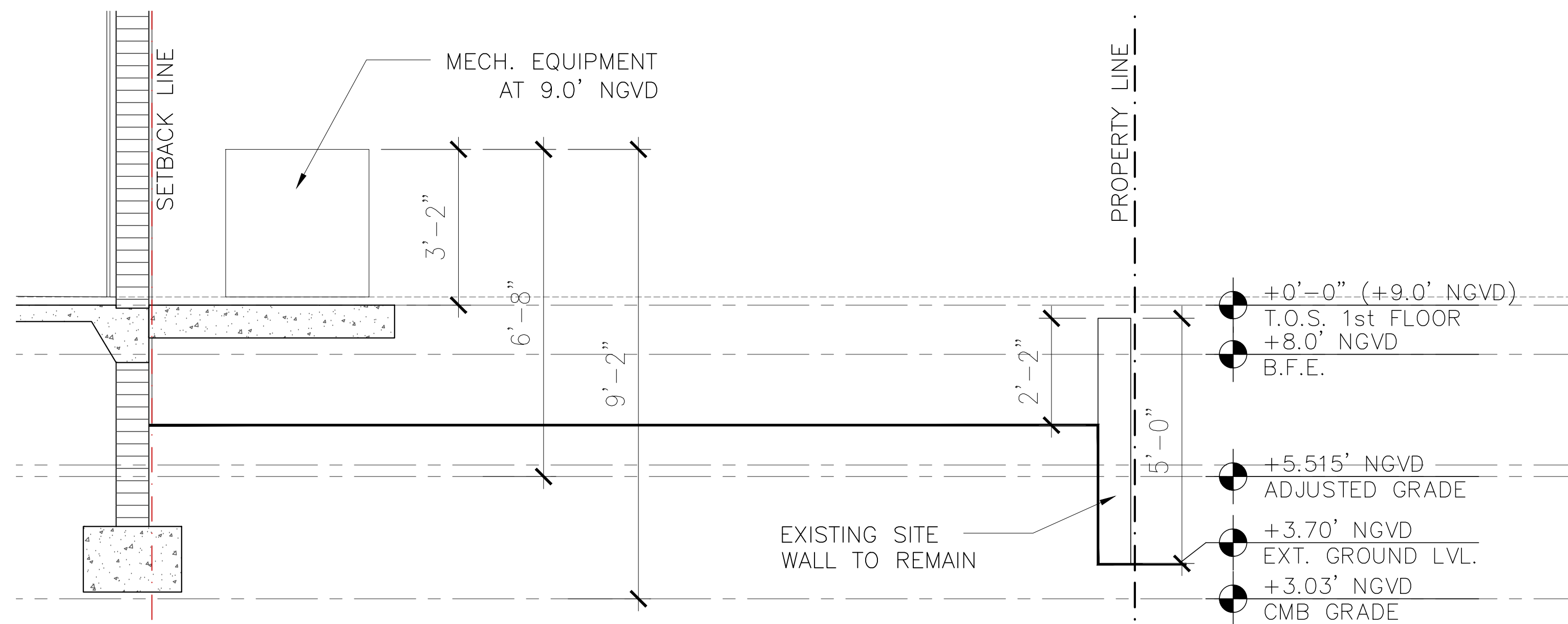
SHEET TITLE:
 SECTIONS AT
 EQUIPMENT
 AREAS

SHEET No.

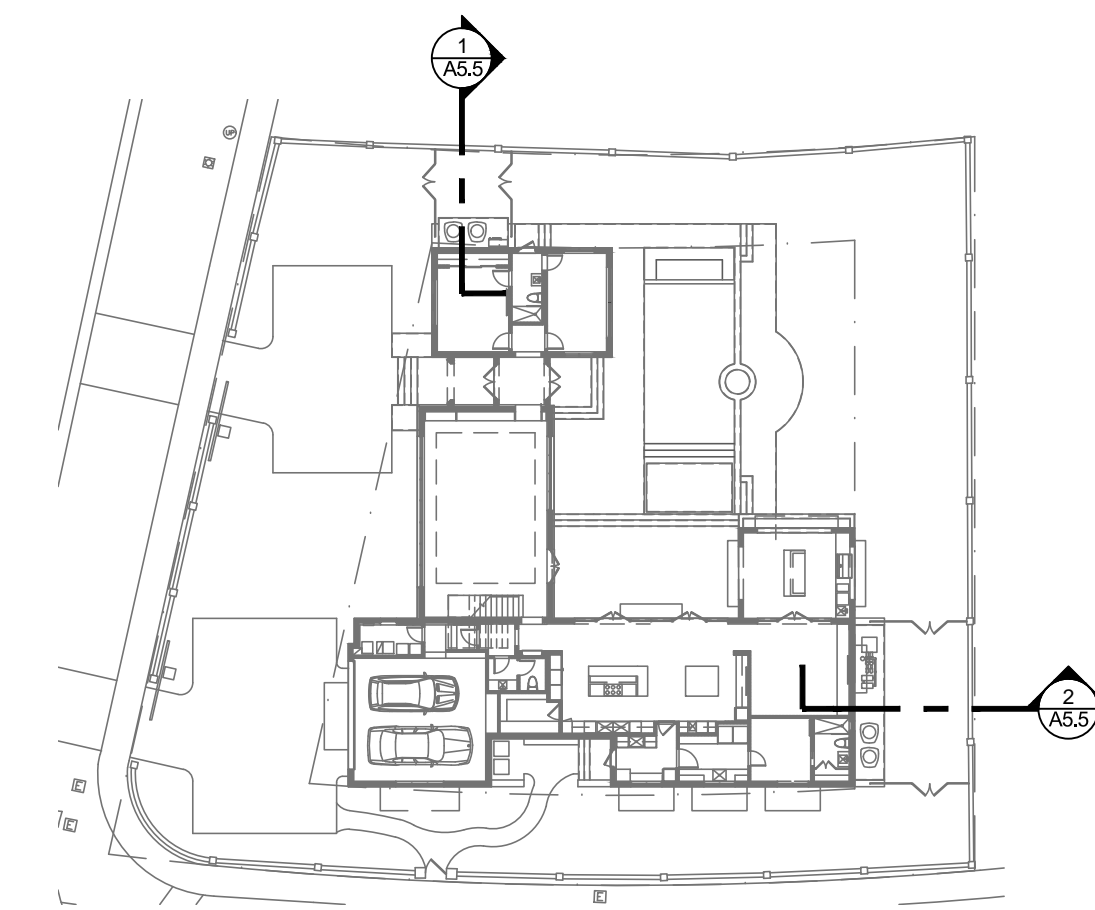
A5.5



**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"