

# PROPOSED TWO-STORY RESIDENCE

2702 ALTON ROAD  
MIAMI BEACH, FL 33140



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THE WEBER STUDIO  
1041 CHANNING BLVD SUITE 114  
MIAMI BEACH, FL 33139  
WWW.WEBERSTUDIO.COM  
305.531.9870 (M-F 9AM-5PM)

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PROPOSED RESIDENCE  
2702 ALTON ROAD  
MIAMI BEACH, FL 33140  
FOLIO #02-3327-088-0600

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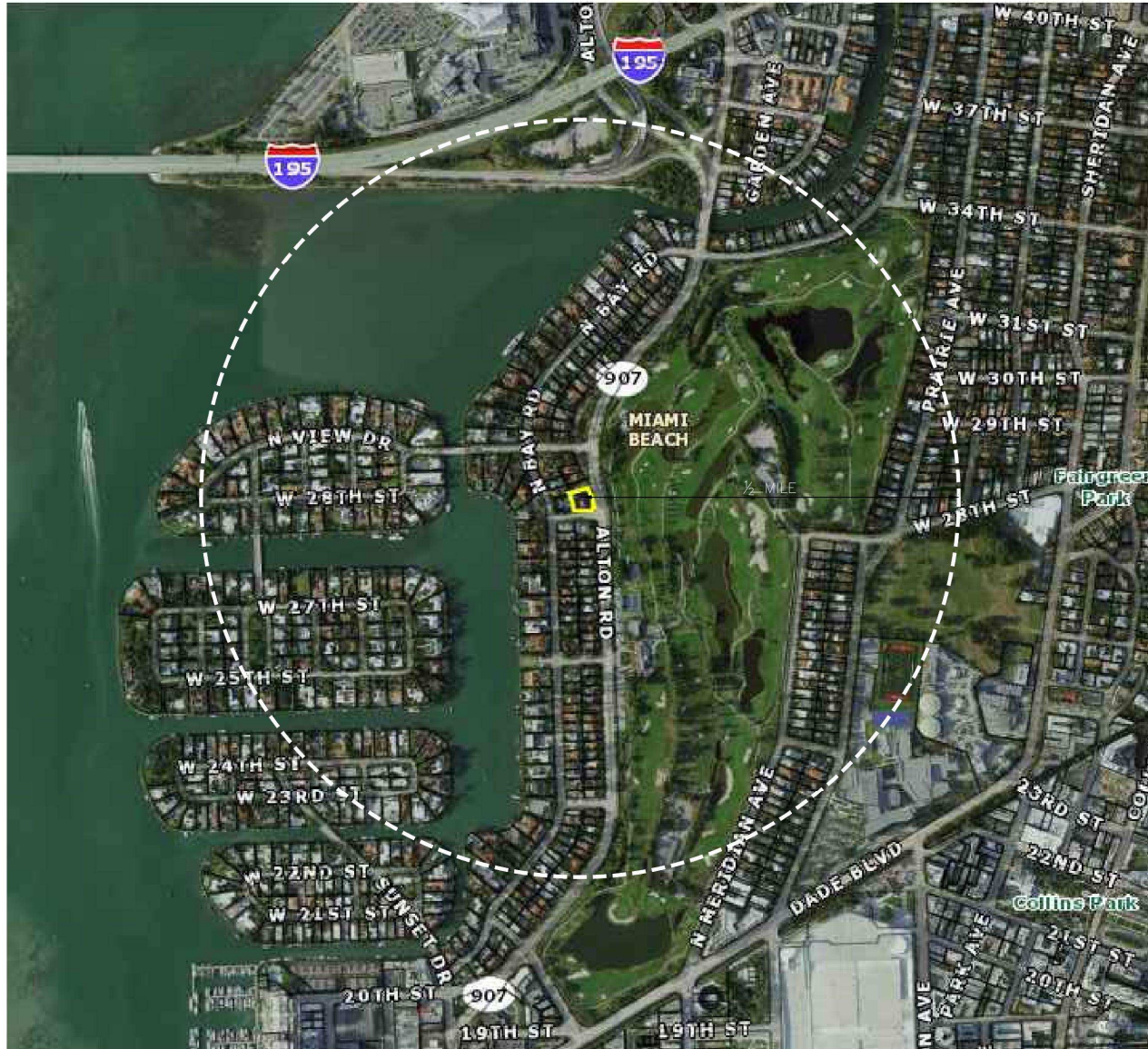
DATE: 09/03/2022  
DRAWN BY: GSK/LLC  
REVISION / DATE

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SHEET TITLE  
COVER SHEET

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SHEET No.  
**A0.0**



LOCATION MAP  
NTS

THE WEBER STUDIO  
ARCHITECTS  
10000 SW 15th St  
Miami, FL 33185  
305.556.0000

PROPOSED RESIDENCE  
2702 ALTON ROAD  
MIAMI BEACH, FL 33140  
POLIO # 02-3327-088-0600

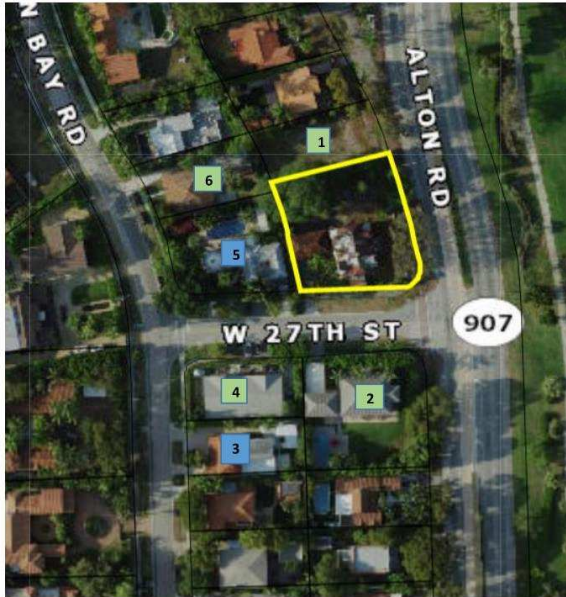
DATE: 07.05.2022  
DRAWN BY: ZML/TC  
REVISION: DATE

SHEET TITLE  
LOCATION MAP

SHEET No.  
A0.1



**DRB21-0695**  
**Neighbor Outreach & Support**  
**Isaias Residence - 2702 Alton Road**



# = Support

# = Outreach

NO.	Property Address	Owner
1.	2726 ALTON RD	Silvia Nunez Trust Silvia Nunez Revocable Trust
2.	1278 W 27 ST	Yonason Greenwald
3.	2421 N BAY RD	Matias & Christina Alem
4.	2655 N BAY RD	Jose L. & Luisa C. Rodriguez
5.	2701 N BAY RD	Gilad Goldenholz & Rebekah Stevens
6.	2721 N BAY RD	Stephen TC Gibb

**Design Review Board Members**  
 c/o Thomas Mooney, Planning Director  
 Planning Department  
 City of Miami Beach  
 1700 Convention Center Drive, 2nd Floor  
 Miami Beach, Florida 33139

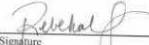
Re: **DRB21-0695** - Design Review for New Single-Family Home Located at 2702 Alton Road  
**LETTER OF SUPPORT**

Dear Board Members:

I am the owner of 2701 N Bay Rd Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant's representative regarding the above-referenced application associated with approval of a new single-family home at 2702 Alton Road. I reviewed the plans and renderings of the proposed home. The home is beautifully-designed, will greatly improve the existing condition, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to approve the applications.

Sincerely,

  
 Signature  
 Rebekah Stevens  
 Print name

**Design Review Board Members**  
 c/o Thomas Mooney, Planning Director  
 Planning Department  
 City of Miami Beach  
 1700 Convention Center Drive, 2nd Floor  
 Miami Beach, Florida 33139

Re: **DRB21-0695** - Design Review for New Single-Family Home Located at 2702 Alton Road  
**LETTER OF SUPPORT**

Dear Board Members:

I am the owner of 2421 N Bay Rd, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant's representative regarding the above-referenced application associated with approval of a new single-family home at 2702 Alton Road. I reviewed the plans and renderings of the proposed home. The home is beautifully-designed, will greatly improve the existing condition, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to approve the applications.

Sincerely,



Signature

Christina West Alem  
 Print name





VIEW "A"  
NTS



VIEW "B"  
NTS



VIEW "C"  
NTS



VIEW "D"  
NTS

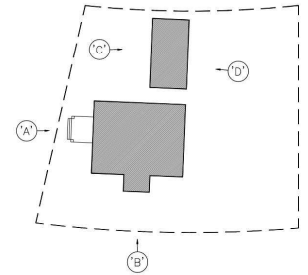


PHOTO KEY PLAN  
1/16" = 1'-0"

THE WEBER STUDIO  
1040 CROMWELL AVENUE SUITE 114  
MIAMI BEACH, FLORIDA 33139  
305.363.9930 (M-F, 9AM-5PM)

PROPOSED RESIDENCE  
2702 ALTON ROAD  
MIAMI BEACH, FL 33140  
POLLIO #02-3327-088-0600

DATE: 07.05.2022  
DRAWN BY: ZML/LLC  
REVISION: DATE

SHEET TITLE  
EXISTING  
CONDITIONS  
PHOTOS

SHEET No.  
A0.3





VIEW "E"  
NTS



VIEW "F"  
NTS



VIEW "G"  
NTS



VIEW "H"  
NTS

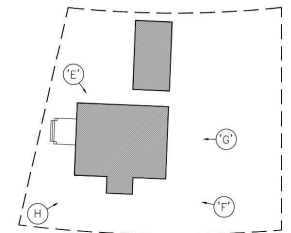


PHOTO KEY PLAN  
1/16" = 1'-0"

THE WEBER STUDIO  
104 CRAWFORD AVENUE, SUITE 114  
MIAMI BEACH, FLORIDA 33139  
TEL: 305.370.0000 FAX: 305.370.0001

PROPOSED RESIDENCE  
2702 ALTON ROAD  
MIAMI BEACH, FL 33140  
POLLIO #02-3227-088-06000

DATE: 07.05.2022  
DRAWN BY: ZML/CJC  
REVISION: DATE

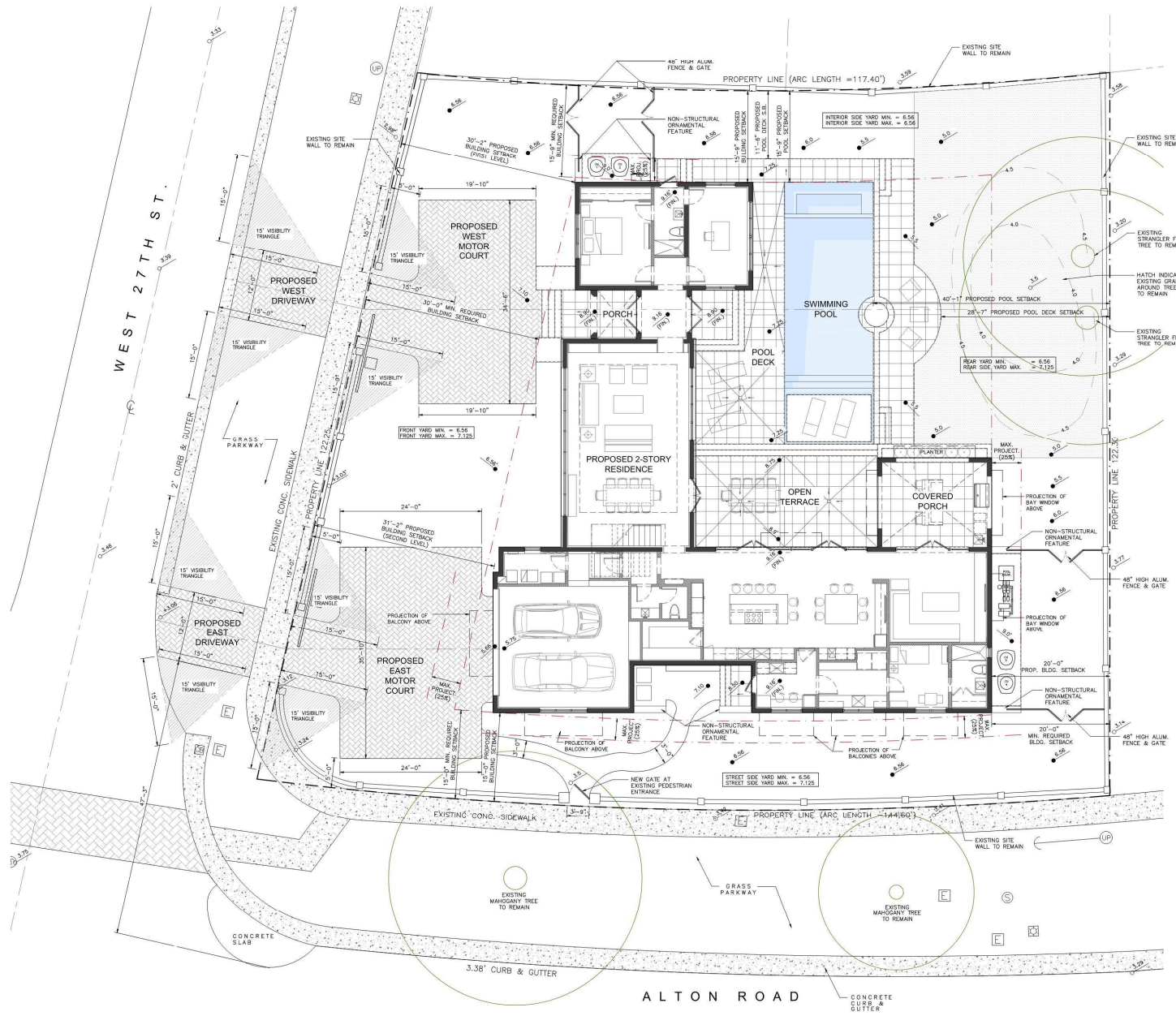
SHEET TITLE  
EXISTING  
CONDITIONS  
PHOTOS

SHEET No.  
A0.4



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"

THE WEBER STUDIO  
104 CRAWFORD AVENUE SUITE 114  
MIAMI BEACH, FL 33139  
305.363.9800

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PROPOSED RESIDENCE  
2702 ALTON ROAD  
MIAMI BEACH, FL 33140  
FOLIO # 992-3327-088-0-000

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DATE: 07.05.2023  
DRAWN BY: ZOE L.C.  
REVISION: DATE

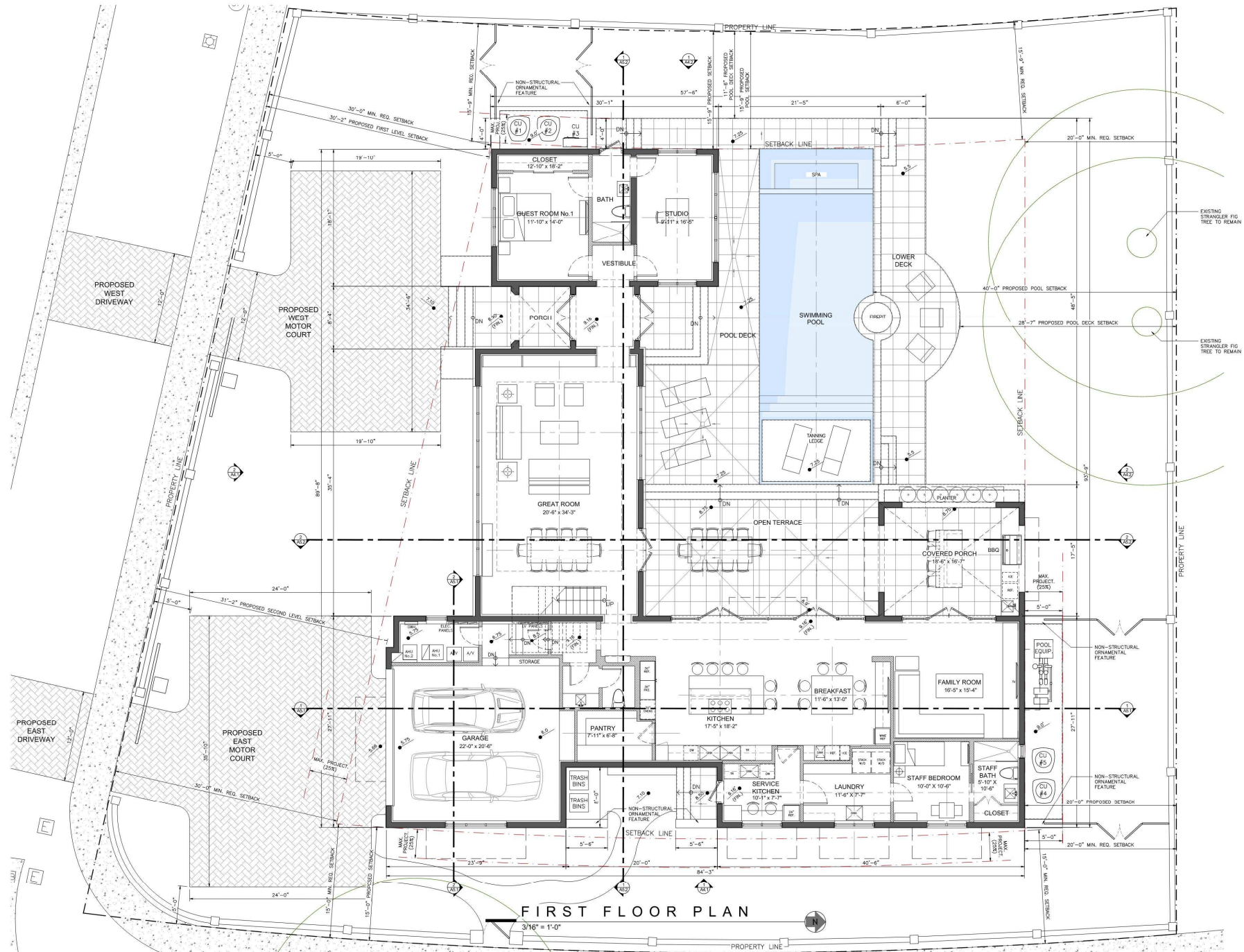
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SHEET TITLE  
SITE PLAN

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SHEET No.  
**A2.1**





**FIRST FLOOR PLAN**

3/16" = 1'-0"

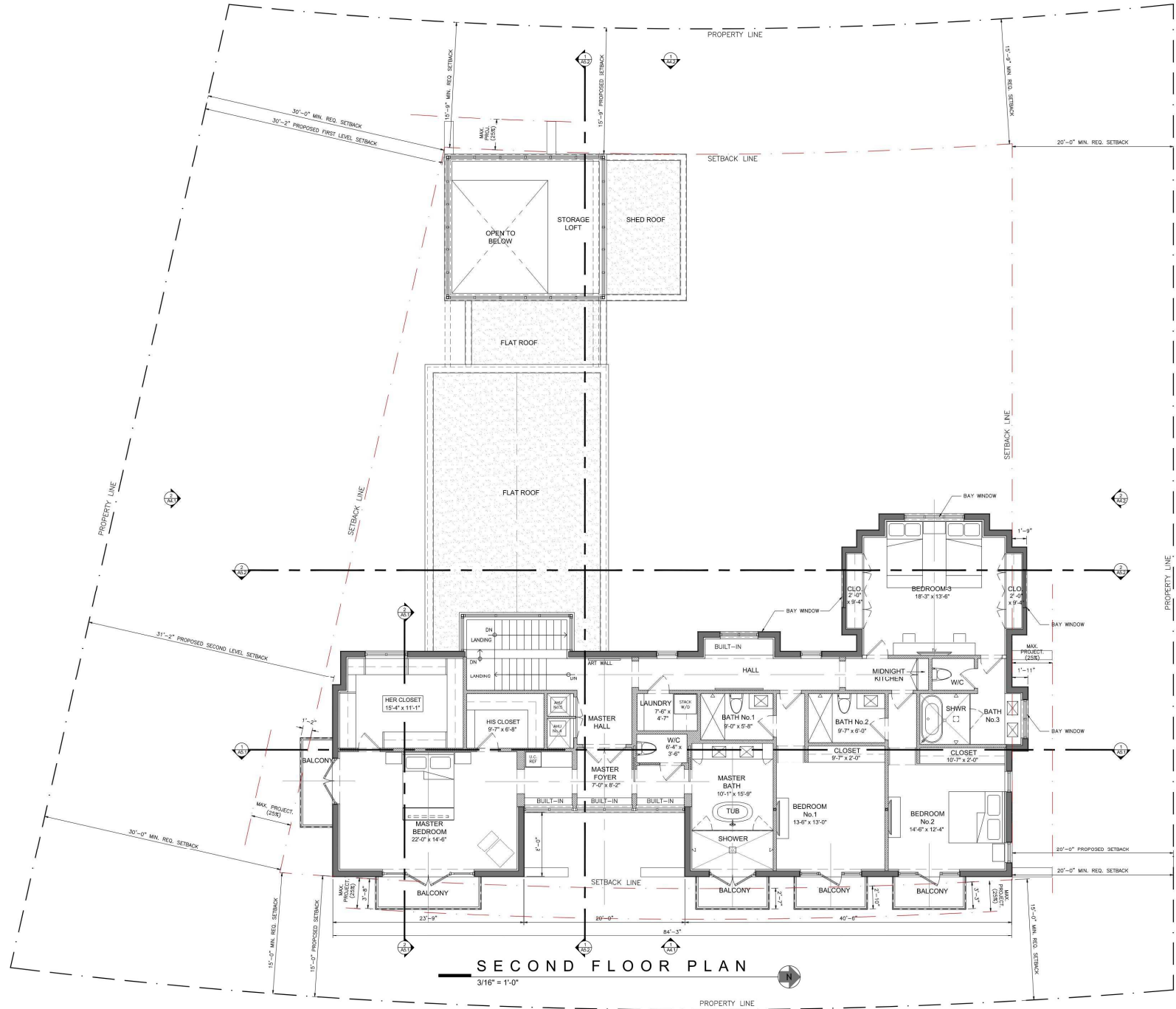
THE WEBER STUDIO  
 104 CHANNING BLVD SUITE 114  
 MIAMI BEACH, FL 33140  
 PHONE: 305.531.8800

PROPOSED RESIDENCE  
 2702 ALTON ROAD  
 MIAMI BEACH, FL 33140  
 POLIO # 02-3327-088-0600

DATE: 07.05.2023  
 DRAWN BY: ZOE R.C.  
 REVISION: DATE

SHEET TITLE  
 FIRST FLOOR PLAN

SHEET No.  
**A3.1**



SECOND FLOOR PLAN

3/16" = 1'-0"

THE WEBER STUDIO  
 104 CRAWFORD AVENUE SUITE 114  
 MIAMI BEACH, FL 33140  
 WWW.WEBERSTUDIO.COM  
 305.531.9800

PROPOSED RESIDENCE  
 2702 ALTON ROAD  
 MIAMI BEACH, FL 33140  
 POLIO #02-3327-088-0600

DATE: 07.05.2022  
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SHEET TITLE  
 SECOND FLOOR PLAN

SHEET No.

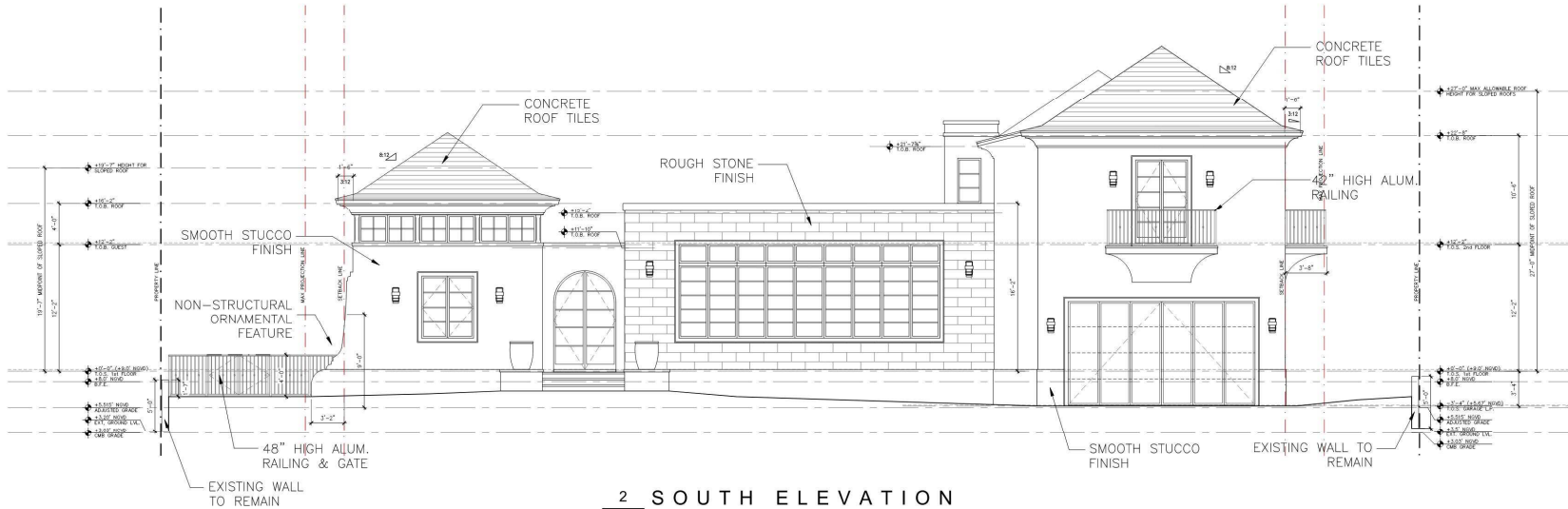
A3.2





1 EAST ELEVATION

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



2 SOUTH ELEVATION

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

THE WEBER STUDIO  
 104 CRAWFORD AVENUE, SUITE 114  
 MIAMI BEACH, FL 33140  
 POLIO #02-3327-008-0000

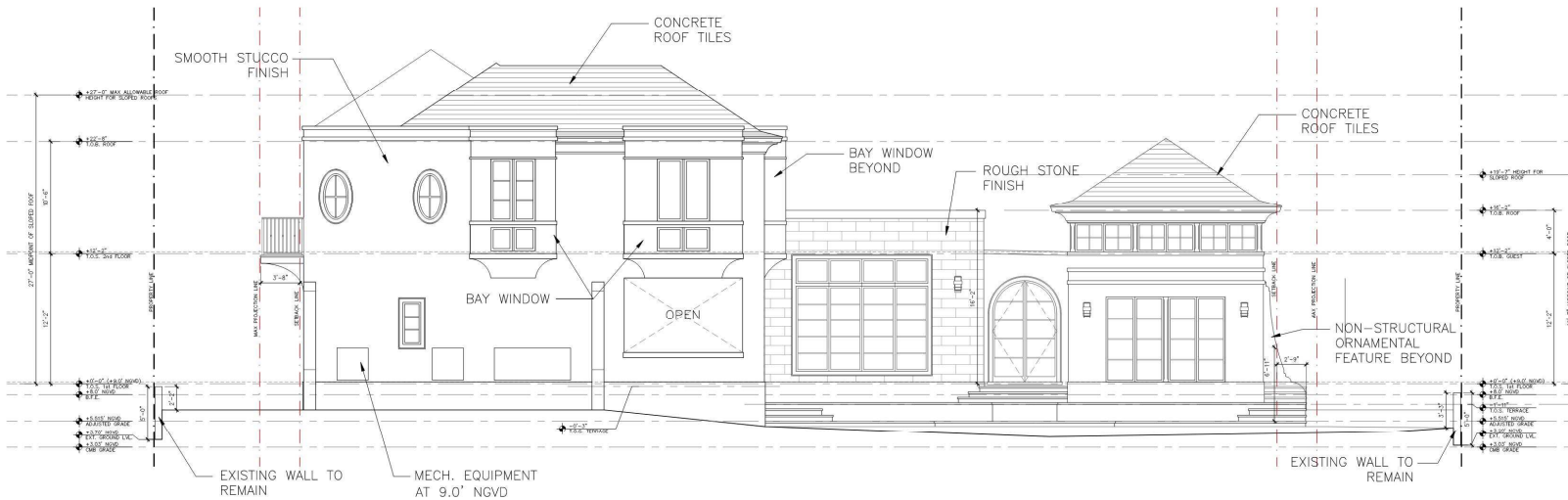
DATE: 07.05.2022  
 DRAWN BY: ZML/CL  
 REVISION / DATE

SHEET TITLE  
 BUILDING ELEVATIONS

SHEET No.  
**A4.1**



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



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

THE WEBER STUDIO  
104 CANNONWOOD AVENUE #114  
MIAMI BEACH, FL 33140  
PHONE: 305.531.8888

PROPOSED RESIDENCE  
2702 ALTON ROAD  
MIAMI BEACH, FL 33140  
POLIO #02-3327-088-0600

DATE: 07.05.2022  
DRAWN BY: CML/C

REVISION: DATE

SHEET TITLE  
BUILDING ELEVATIONS

SHEET No.

A4.2

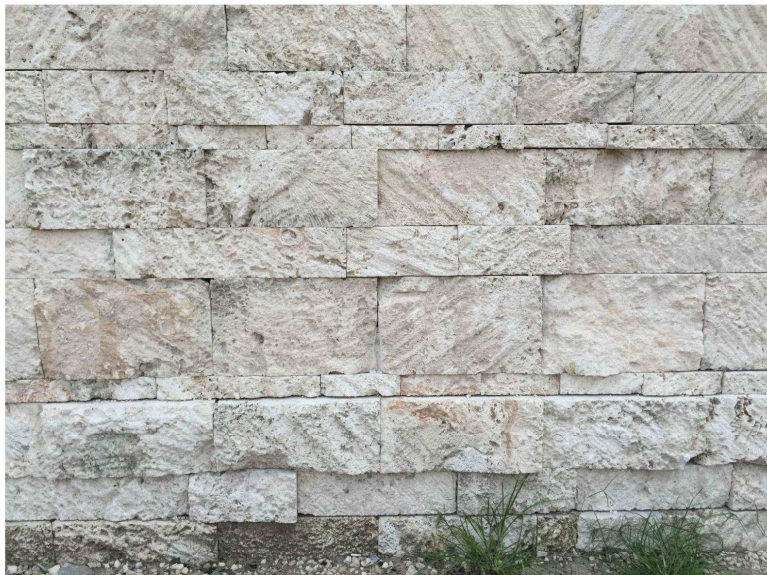




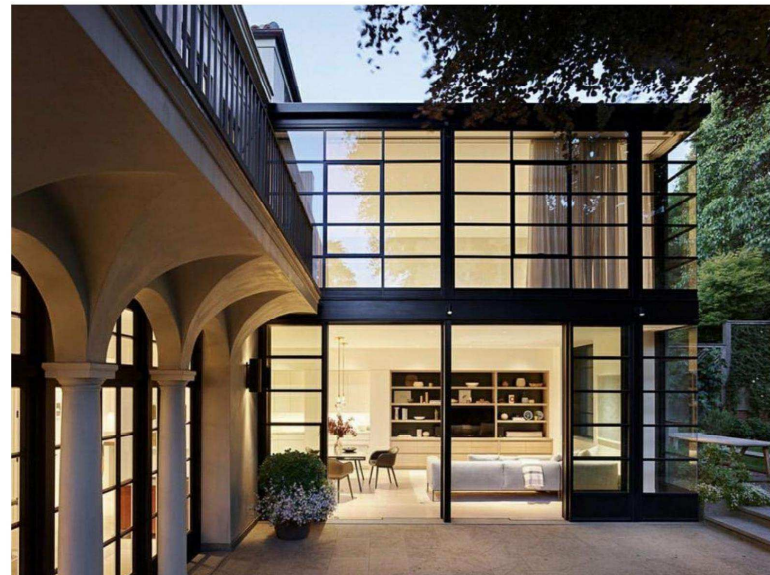
SMOOTH STUCCO WALL FINISH



CONCRETE ROOF TILES



EXTERIOR STONE WALL FINISH



WINDOWS & DOORS

THE WEBER WEBER ARCHITECT ARCHITECT

THE WEBER STUDIO  
1040 CROFTON BLVD SUITE 114  
MIAMI BEACH, FLORIDA 33139  
305.363.9900 305.363.9906

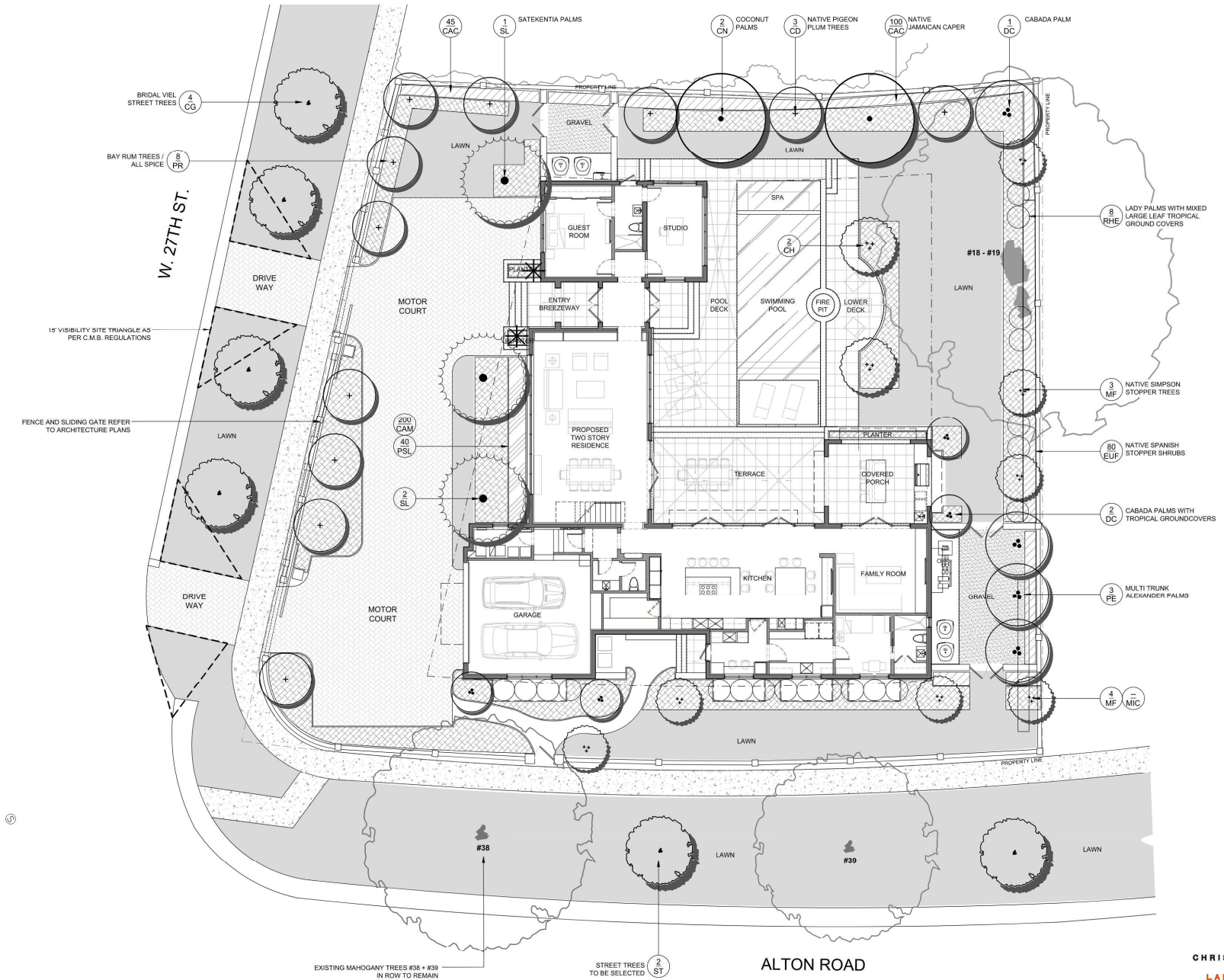
PROPOSED RESIDENCE  
2702 ALTON ROAD  
MIAMI BEACH, FL 33140  
FOLIO # 02-3227-088-0-0-0-0

DATE: 07.05.2023  
DRAWN BY: ZOE L.C.  
REVISION: DATE

SHEET TITLE  
MATERIAL BOARD

SHEET No.  
A4.3





BRIDAL VEIL STREET TREES 4 CG

BAY RUM TREES / ALL SPICE 8 PR

W. 27TH ST.

15' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS

FENCE AND SLIDING GATE REFER TO ARCHITECTURE PLANS

DRIVE WAY

LAWN

DRIVE WAY

MOTOR COURT

MOTOR COURT

EXISTING MAHOGANY TREES #38 + #39 IN ROW TO REMAIN

45 CAC 1 SL SATEKENTIA PALMS

2 CN COCONUT PALMS

3 CD NATIVE PIGEON PLUM TREES

100 CAC NATIVE JAMAICAN CAPER

1 DC CABADA PALM

LANDSCAPE PLAN

1" = 10'

0' 10' 20' 30'

CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE

100 N. 108th Street, Suite 200, Miami, Florida 33158

TEL: 305.556.2801 FAX: 305.556.1885

WWW.CHRYSTOPHERCAWLEY.COM LIC: 20000000

PROPOSED RESIDENCE

2702 ALTON ROAD

MIAMI BEACH, FL 33140

FOLIO # 02-3227-008-0-0-00

DATE: 06.02.2022

REVISION: / DATE

SHEET TITLE: LANDSCAPE PLAN

SHEET No. L-2.0

THE WEBER STUDIO

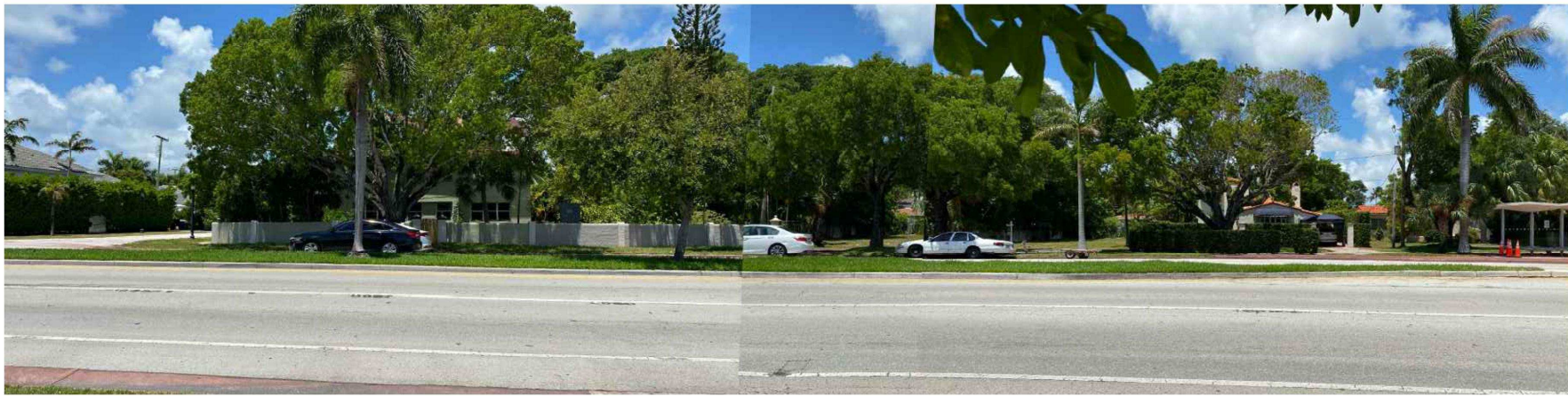
100 CHRYSTOPHER CAWLEY AVENUE

MIAMI BEACH, FL 33139

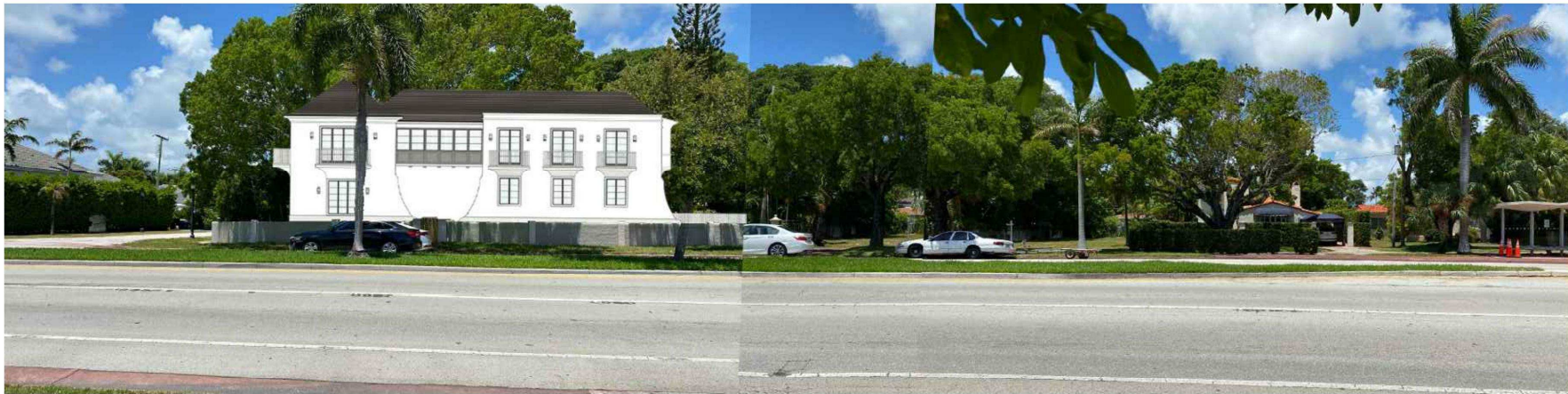
TEL: 305.556.2801 FAX: 305.556.1885

WWW.CHRYSTOPHERCAWLEY.COM LIC: 20000000





1 EXISTING N-S CONTEXT  
ELEVATION (ALTON ROAD)  
A0.9 NTS



2 PROPOSED N-S CONTEXT  
ELEVATION (ALTON ROAD)  
A0.9 NTS

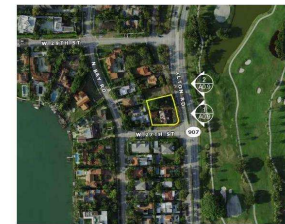


PHOTO KEY PLAN

NTS



THE WEBER STUDIO  
104 CROFTON BLVD, SUITE 114  
MIAMI BEACH, FLORIDA 33139  
305.363.9930 | 305.363.9986

PROPOSED RESIDENCE  
2702 ALTON ROAD  
MIAMI BEACH, FL 33140  
POLIO #02-3227-088-0-0-0-0

DATE: 07.05.2023  
DRAWN BY: ZML, LLC  
REVISION: DATE

SHEET TITLE  
NORTH-SOUTH  
CONTEXT  
ELEVATIONS

SHEET No.  
A0.9





EXISTING E-W CONTEXT  
 1 ELEVATION (27th STREET)

A0.9 NTS



PROPOSED E-W CONTEXT  
 2 ELEVATION (27th STREET)

A0.10 NTS

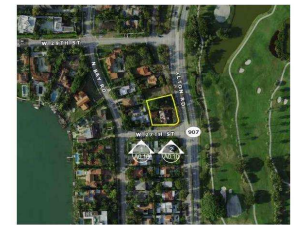


PHOTO KEY PLAN

NTS

THE WEBER WEBER  
 ARCHITECT  
 ARCHITECT

THE WEBER STUDIO  
 10400 WINDY HOLLOW BLVD #114  
 MIAMI BEACH, FL 33140  
 WWW.WEBERSTUDIO.COM

PROPOSED RESIDENCE  
 2702 ALTON ROAD  
 MIAMI BEACH, FL 33140  
 FOLIO #02-3227-088-0-0-0-0

DATE: 07.05.2022  
 DRAWN BY: ZOE TIC

REVISION: DATE

SHEET TITLE  
 EAST-WEST  
 CONTEXT  
 ELEVATIONS

SHEET No.

A0.10



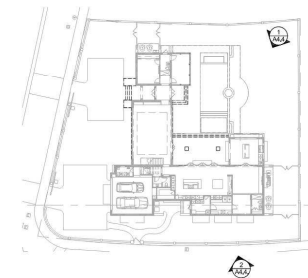




1 NW CONCEPT IMAGE  
A4.4 NTS



(RENDERED AT DUSK)  
2 EAST CONCEPT IMAGE  
A4.4 NTS



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

THE WEBER WEBER ARCHITECTURE ARCHITECT

THE WEBER STUDIO  
AIA 200002020  
1000 BRICKMAN AVENUE, SUITE 404  
MIAMI BEACH, FLORIDA 33134  
305.550.9900 #0150096

PROPOSED RESIDENCE  
2702 ALTON ROAD  
MIAMI BEACH, FL 33140  
FOLIO #02-1227-008-0600

DATE: 09.03.2023  
DRAWN BY: GRL/J.C  
REVISION: /DATE

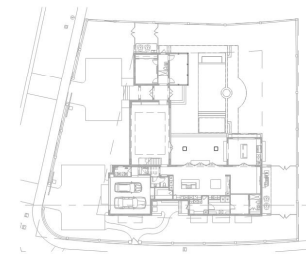
SHEET TITLE:  
CONCEPT IMAGES

SHEET No.  
A4.4



(RENDERED AT DUSK)

1 SE CONCEPT IMAGE  
 A4.5 NTS



KEY PLAN

1/32" = 1'-0"



THE WEBER WEBER  
 ARCHITECT  
 ARCHITECT

THE WEBER STUDIO  
 A/S/ARCHITECTS  
 1000 BAYVIEW DRIVE, SUITE 100  
 MIAMI BEACH, FLORIDA 33139  
 305.530.9800

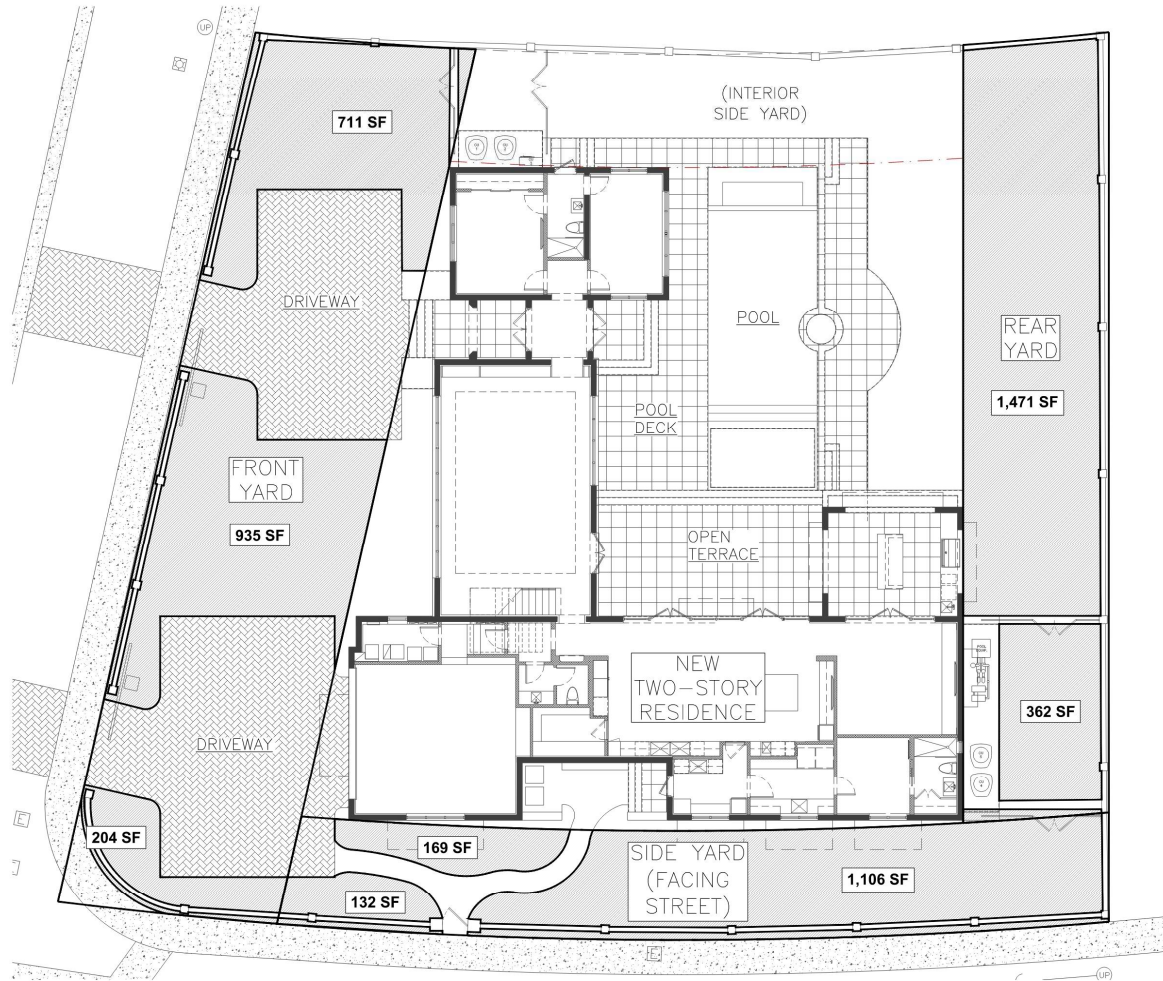
PROPOSED RESIDENCE  
 2702 ALTON ROAD  
 MIAMI BEACH, FL 33140  
 FOLIO # 82-1327-0-08-0680

DATE: 09.03.2021  
 DRAWN BY: GML/C  
 REVISION: /DATE:

SHEET TITLE:  
 CONCEPT  
 IMAGES

SHEET No.  
 A4.5





**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%)

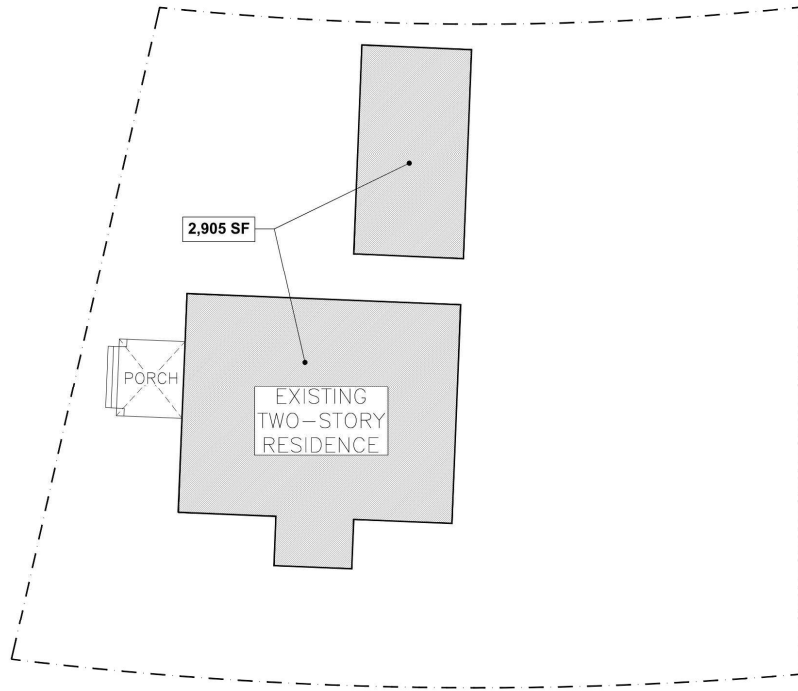
THE WEBER STUDIO  
 104 CRAWFORD BLVD, SUITE 114  
 MIAMI BEACH, FL 33140  
 TEL: 305.556.0000 FAX: 305.556.0001

PROPOSED RESIDENCE  
 2702 ALTON ROAD  
 MIAMI BEACH, FL 33140  
 PLOT NO. #02-1327-088-0600

DATE: 07.05.2022  
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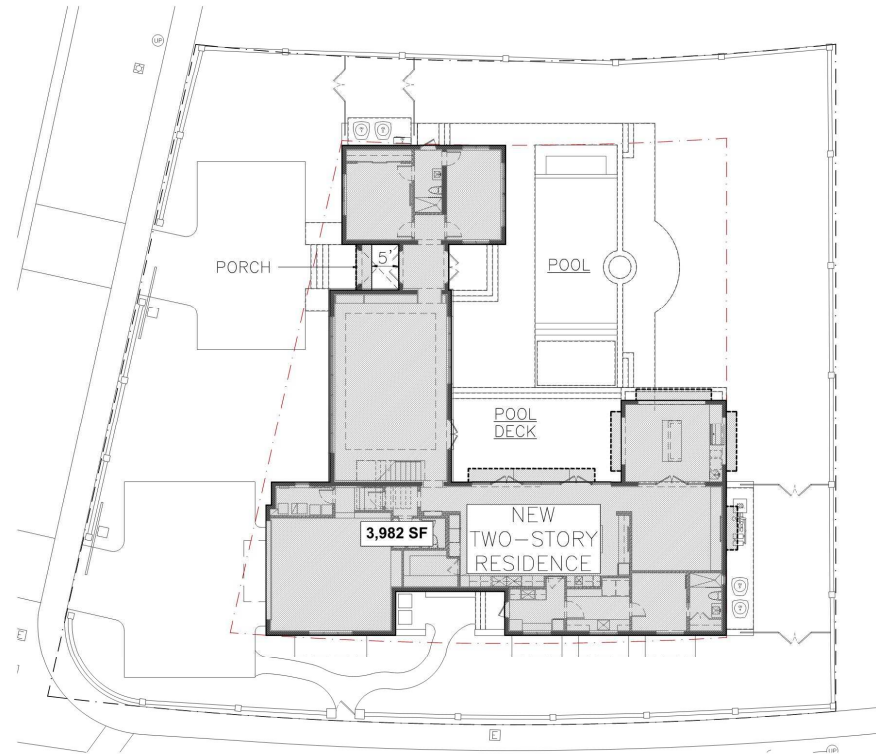
SHEET TITLE  
 PERVIOUS AREA  
 DIAGRAM

SHEET No.  
**A1.2**



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%)

THE WEBER STUDIO  
104 CRAWFORD AVENUE SUITE 114  
MIAMI BEACH, FL 33140  
TEL: 305.556.0000 FAX: 305.556.0006

PROPOSED RESIDENCE  
2702 ALTON ROAD  
MIAMI BEACH, FL 33140  
POLLIO #02-3327-088-0600

DATE: 07.05.2012  
DRAWN BY: ZML/TC  
REVISION: DATE

SHEET TITLE  
LOT COVERAGE DIAGRAMS

SHEET No.  
A1.3





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%)

THE WEBER WEBER  
ARCHITECT  
ARCHITECTS

THE WEBER STUDIO  
1040 CROFTON AVENUE SUITE 114  
MIAMI BEACH, FL 33139  
TEL: 305.531.1100 FAX: 305.531.1101

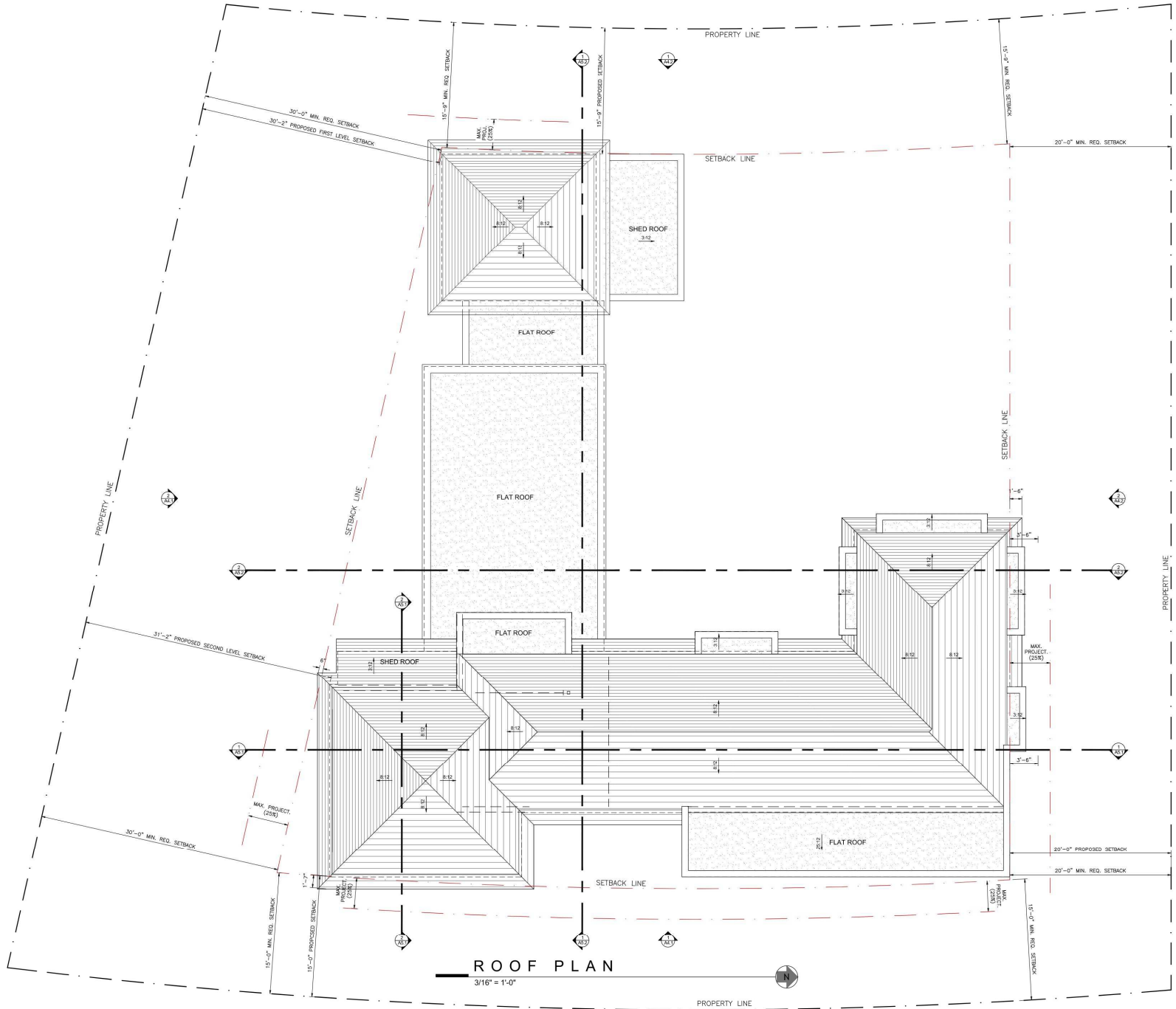
PROPOSED RESIDENCE  
2702 ALTON ROAD  
MIAMI BEACH, FL 33140  
POLIO # 02-3327-088-0000

DATE: 07.05.2022  
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REVISION: DATE

SHEET TITLE  
UNIT SIZE  
DIAGRAMS

SHEET No.

A1.4



**ROOF PLAN**

3/16" = 1'-0"

THE WEBER STUDIO ARCHITECTS AIA 2560225 1001 BRUNNEN DRIVE, SUITE 100 MAYFIELD HEIGHTS, OHIO 44130 TEL: 330.943.8888 FAX: 330.943.8889
PROPOSED RESIDENCE 7402 TUN ROAD MAYFIELD C. OHIO 44130 P.O. 110 F02-23217-008-00000
DATE: 07.05.2023 DRAWN BY: GML, L.C.
REVISION: / DATE
SHEET TITLE ROOF PLAN
SHEET No. <b>A3.3</b>