

PROPOSED TWO-STORY RESIDENCE

2702 ALTON ROAD
 MIAMI BEACH, FL 33140



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ARCHITECTURAL

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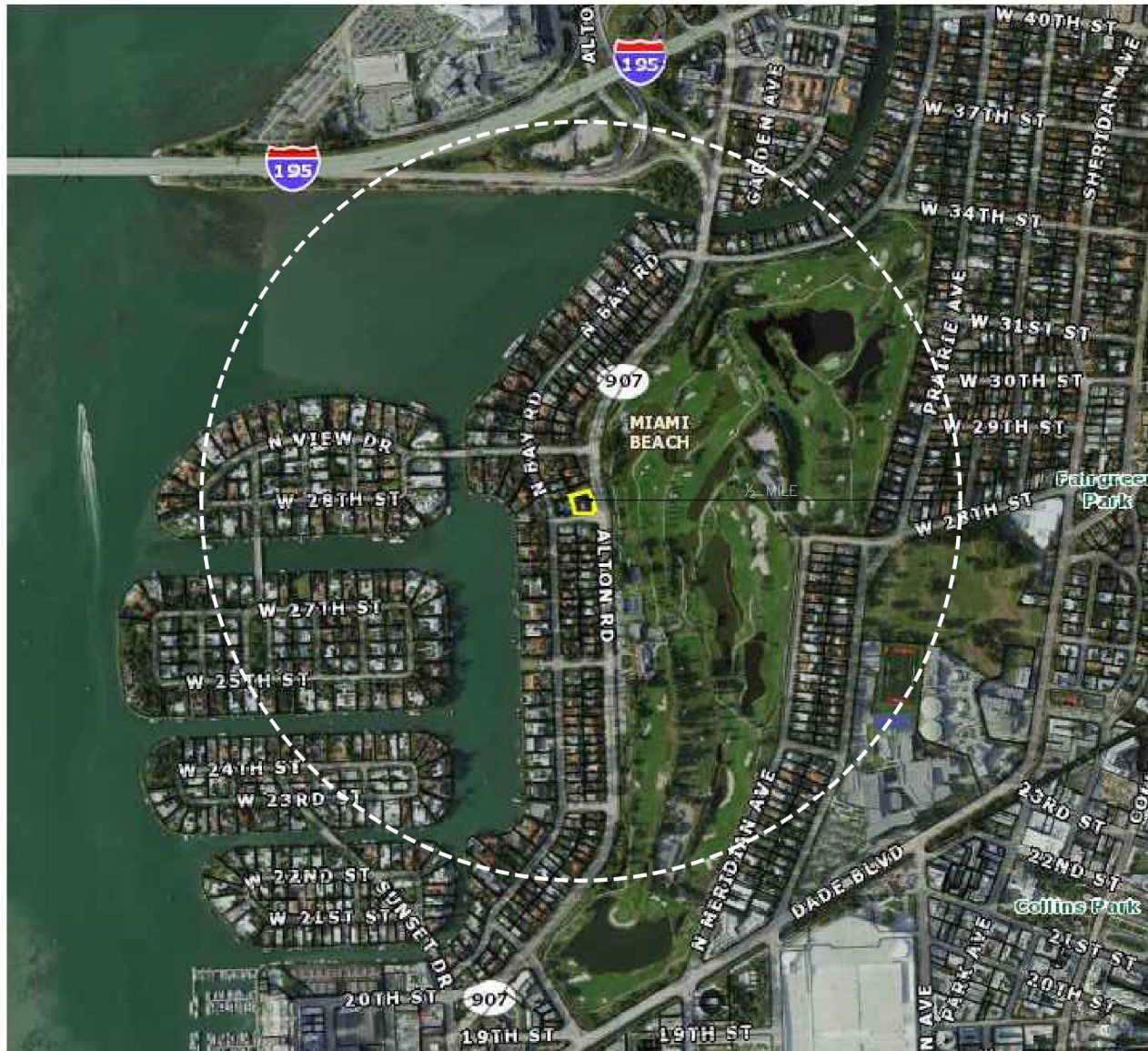
THE WEBER STUDIO
 1041 CHANNING BLVD SUITE 114
 MIAMI BEACH, FL 33139
 WWW.WEBERSTUDIO.COM
 305.531.9970 (M-F 9AM-5PM)

PROPOSED RESIDENCE
 2702 ALTON ROAD
 MIAMI BEACH, FL 33140
 FOLIO #02-3327-008-0600

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

SHEET TITLE
 COVER SHEET

SHEET No.
A0.0



LOCATION MAP
NTS

THE WEBER STUDIO
ARCHITECTS
10000 SW 15th St
Miami, FL 33185
305.350.0000

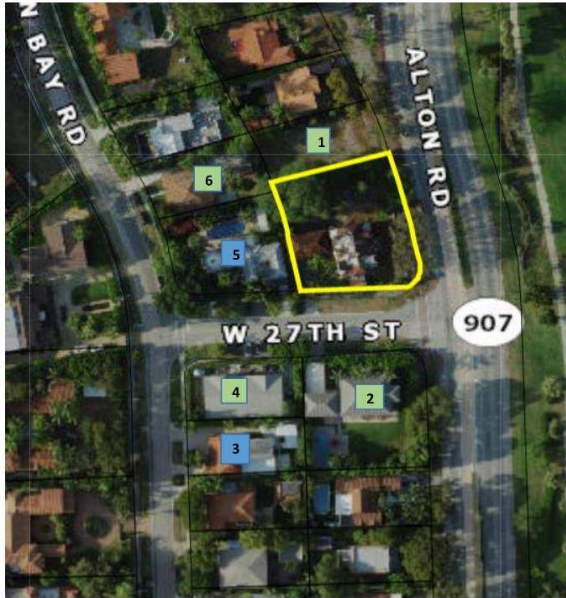
PROPOSED RESIDENCE
2702 ALTON ROAD
MIAMI BEACH, FL 33140
POLIO # 02-3327-088-0600

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

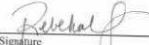
Re: **DRB21-0695** - Design Review for New Single-Family Home Located at 2702 Alton Road
LETTER OF SUPPORT

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

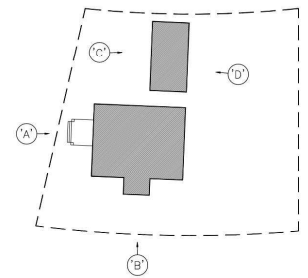


PHOTO KEY PLAN
1/16" = 1'-0"

THE WEBER STUDIO
1040 CROFTON BLVD SUITE 114
MIAMI BEACH, FL 33134
305.363.9900

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

DATE: 07.05.2023
DRAWN BY: ZML/CLC
REVISION: DATE

SHEET TITLE
EXISTING
CONDITIONS
PHOTOS

SHEET No.
A0.3



VIEW "E"
NTS



VIEW "F"
NTS



VIEW "G"
NTS



VIEW "H"
NTS

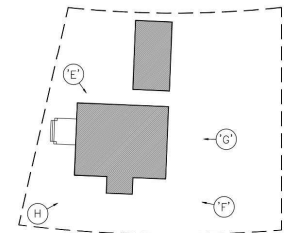


PHOTO KEY PLAN
1/16" = 1'-0"

THE WEBER STUDIO
104 CHANDLER BLVD SUITE 114
MIAMI BEACH, FL 33140
TEL: 305.531.8888 FAX: 305.531.8888

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

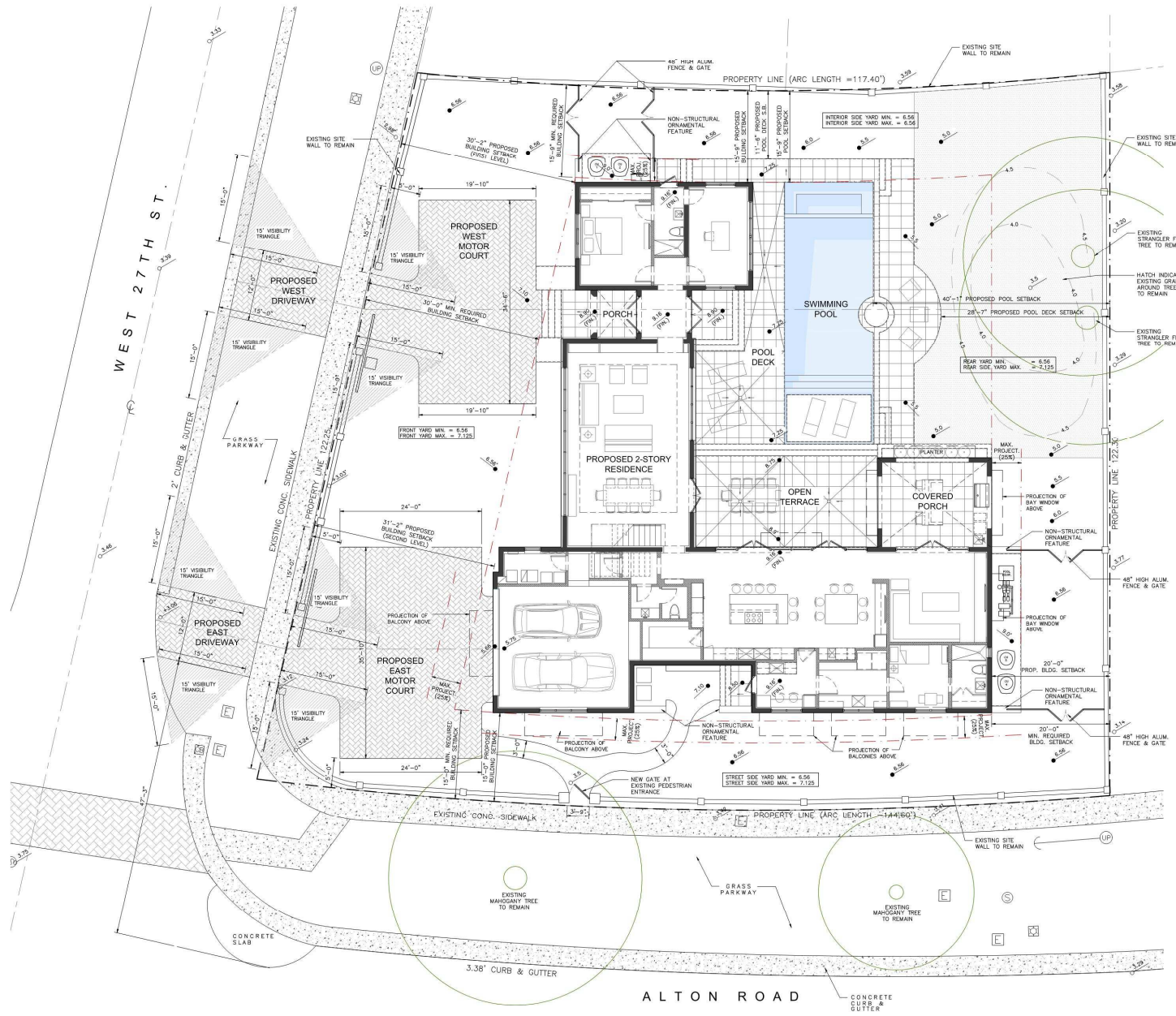
DATE: 07.05.2023
DRAWN BY: ZML/TC
REVISION: DATE

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"

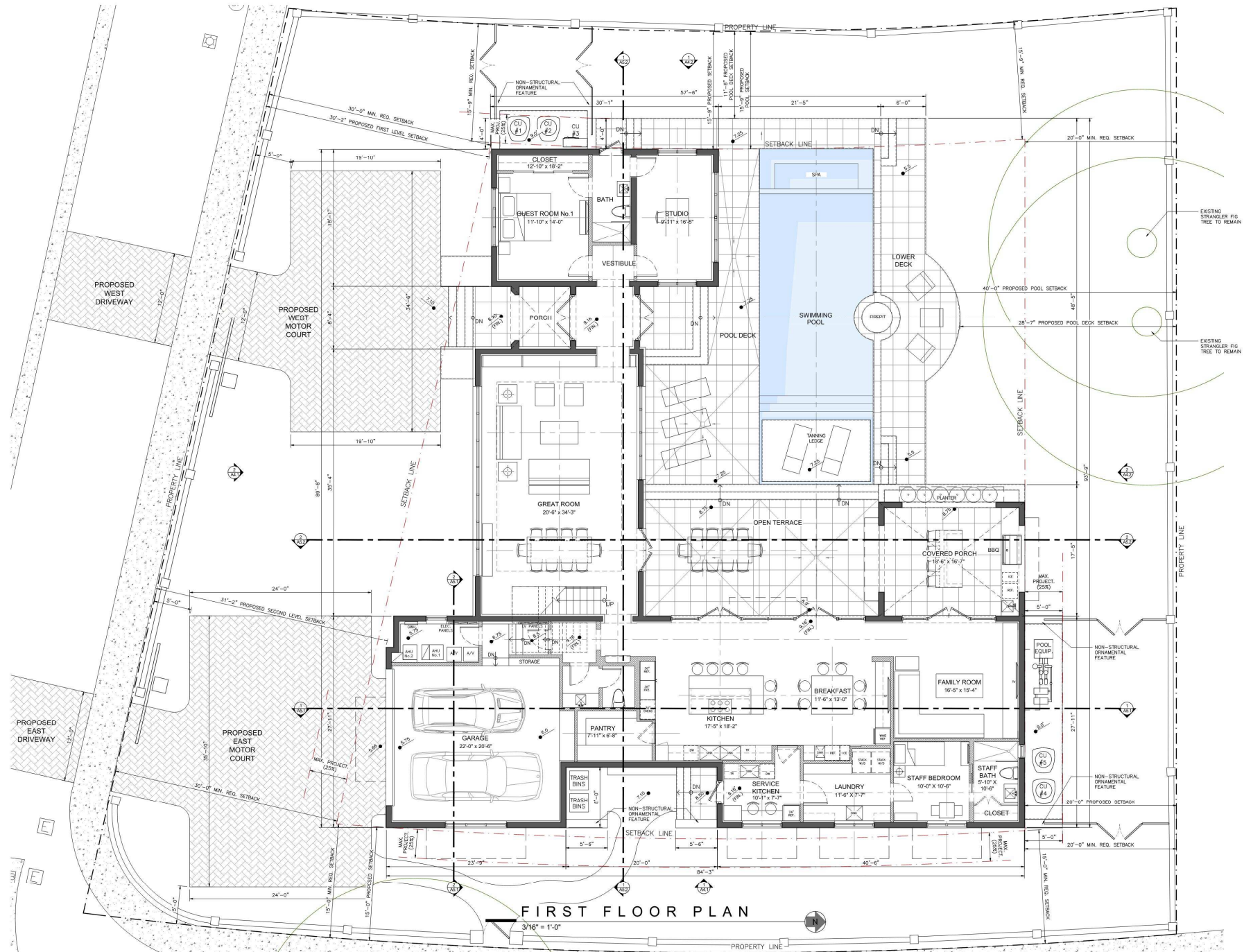
THE WEBER STUDIO
104 CRAWFORD AVENUE, SUITE 114
MIAMI BEACH, FL 33139
305.363.9800

PROPOSED RESIDENCE
2702 ALTON ROAD
MIAMI BEACH, FL 33140
FOLIO # 992-3327-088-0-0-00

DATE: 07.05.2023
DRAWN BY: ZOE LEE
REVISION: DATE

SHEET TITLE
SITE PLAN

SHEET No.
A2.1



FIRST FLOOR PLAN

3/16" = 1'-0"

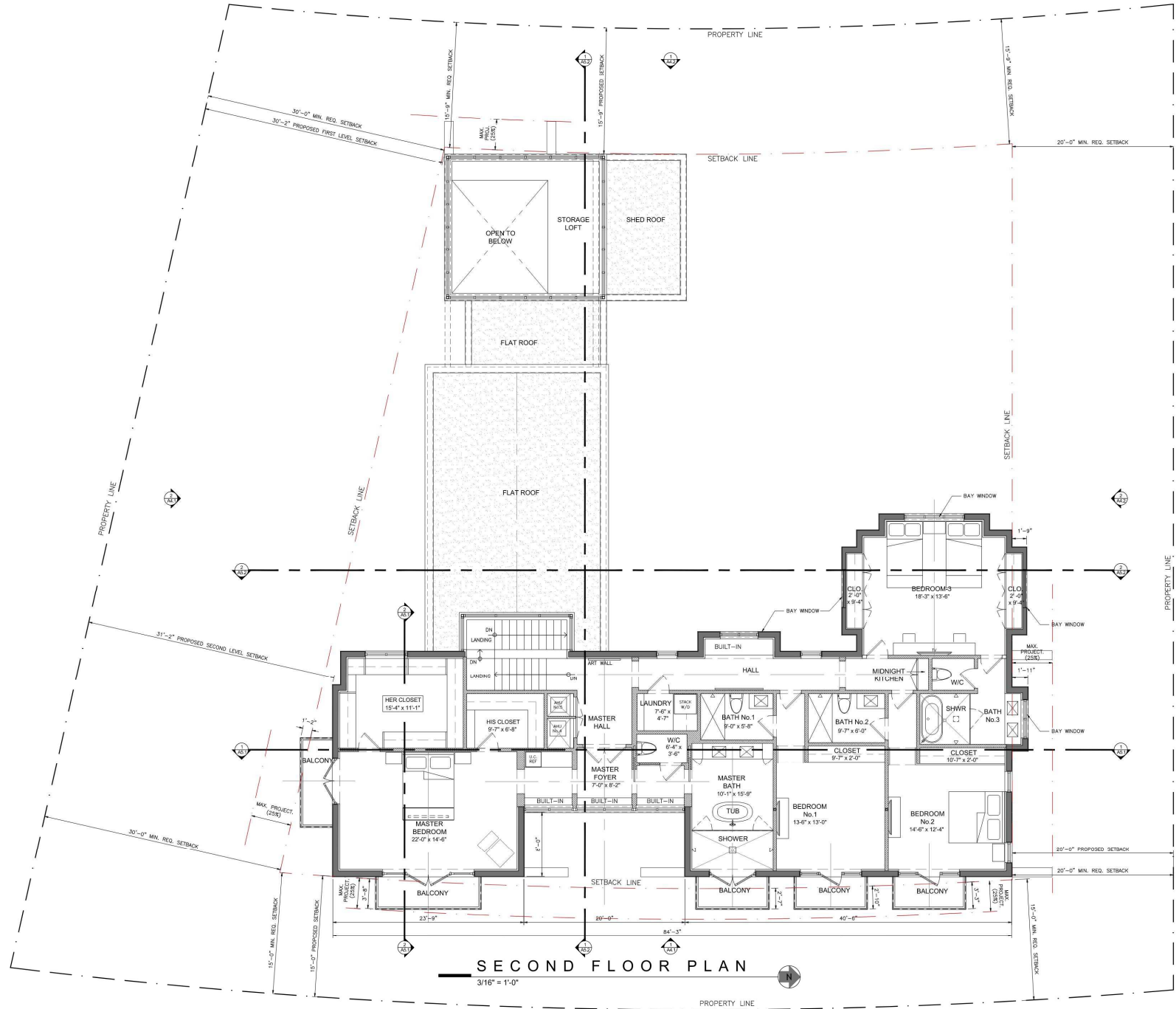
THE WEBER STUDIO
 104 CHANNING BLVD SUITE 114
 MIAMI BEACH, FL 33140
 PHONE: 305.531.8888

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

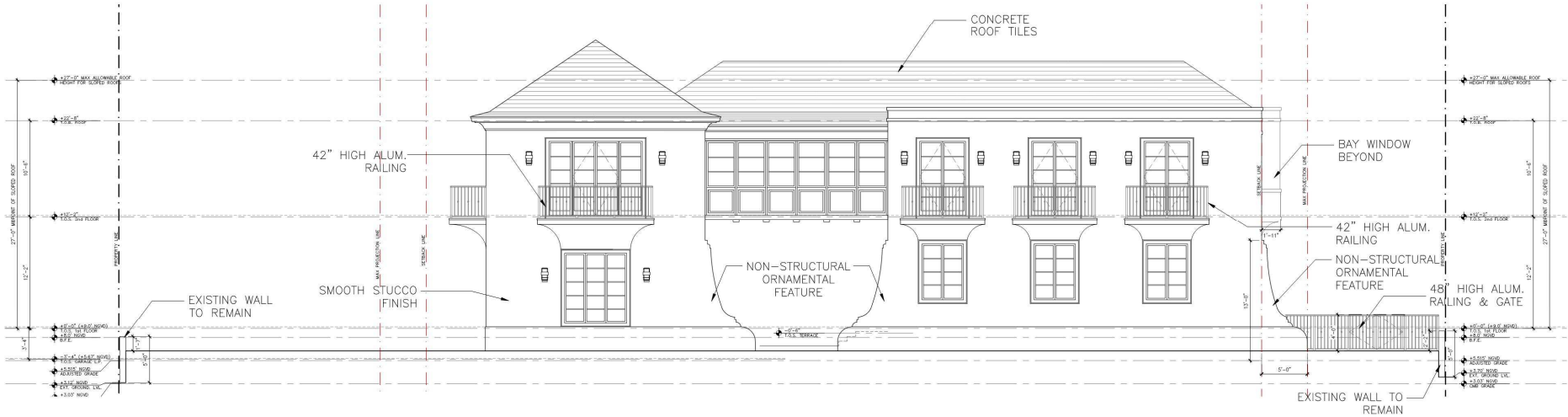
3/16" = 1'-0"

THE WEBER STUDIO
 104 CHANNING BLVD SUITE 114
 MIAMI BEACH, FL 33140
 POLIO #02-3327-088-0600

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

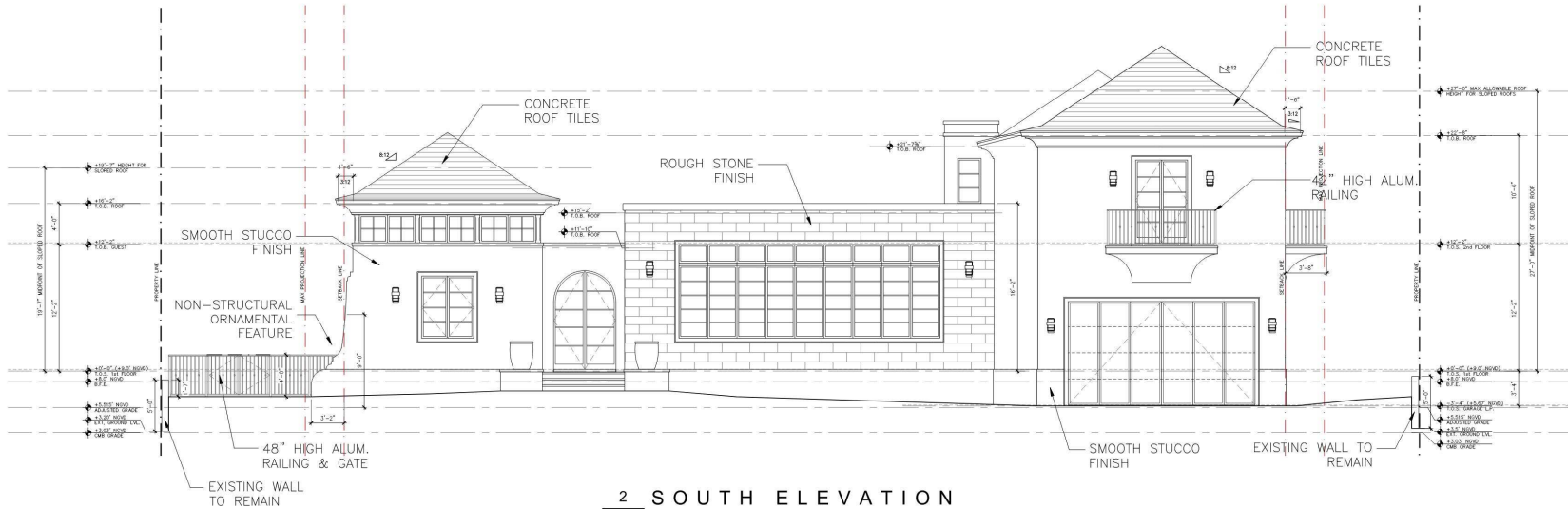
SHEET TITLE
 SECOND FLOOR PLAN

SHEET No.
A3.2



1 EAST ELEVATION

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



2 SOUTH ELEVATION

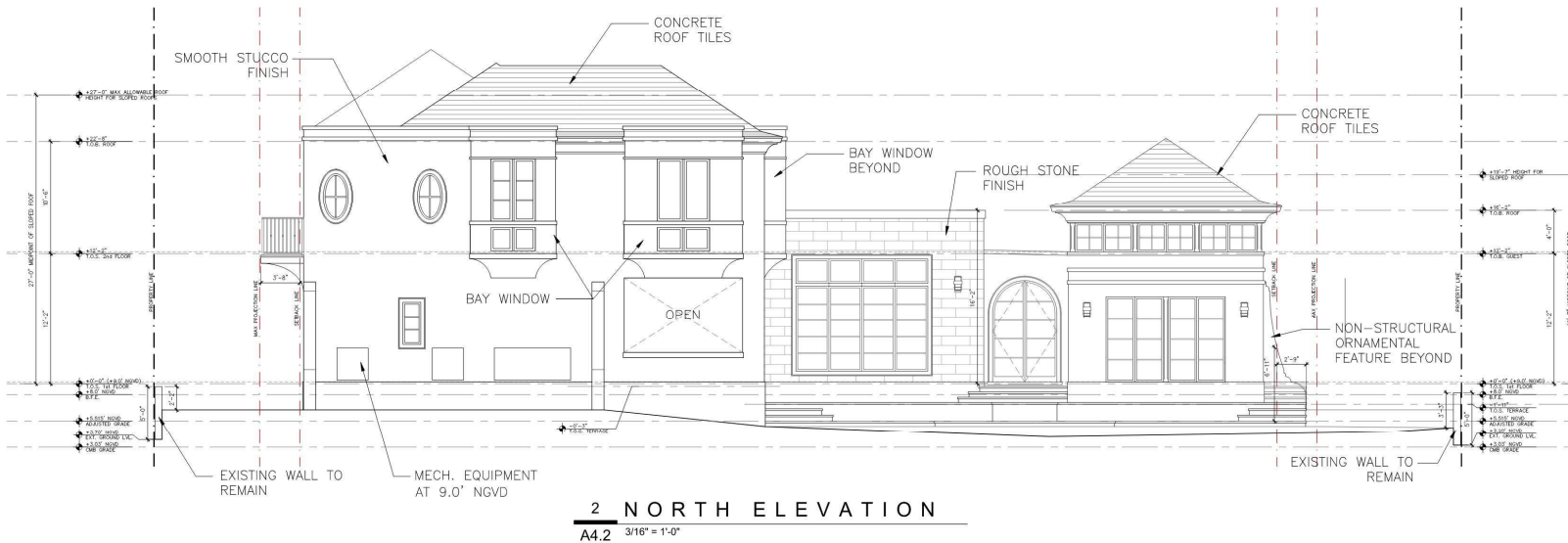
A4.1 3/16" = 1'-0"

THE WEBER STUDIO
 1041 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



THE WEBER STUDIO
104 CANNONWOOD DRIVE #114
MIAMI BEACH, FL 33140
305.531.9810 WEBERSTUDIO.COM

PROPOSED RESIDENCE
2702 ALTON ROAD
MIAMI BEACH, FL 33140
POLIO #02-3327-088-0-0-00

DATE: 07.05.2022
DRAWN BY: CML/C

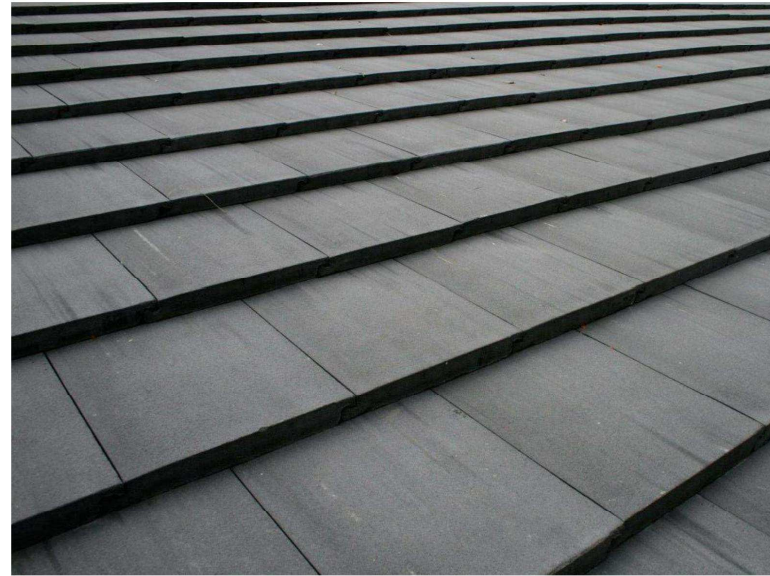
REVISION - DATE

SHEET TITLE
BUILDING ELEVATIONS

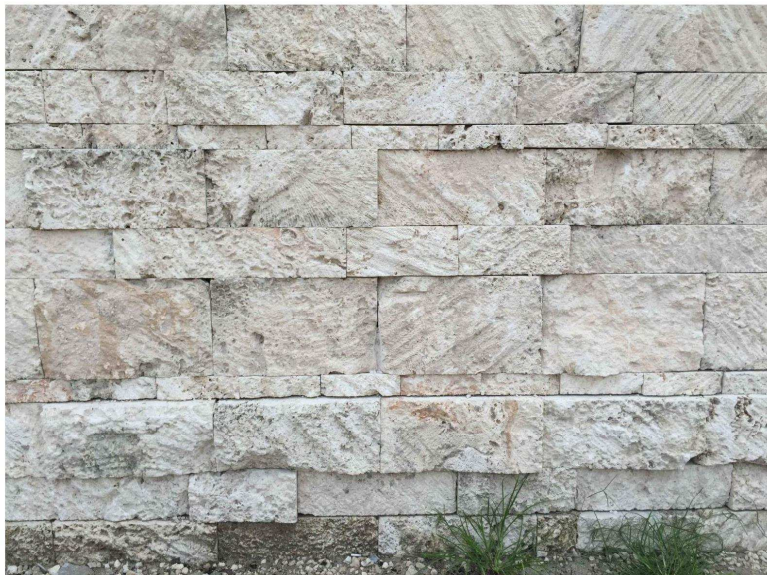
SHEET No.
A4.2



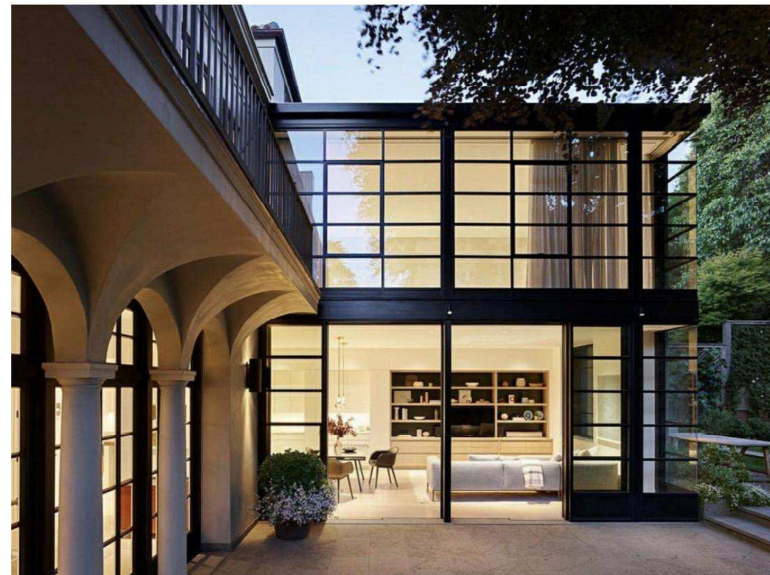
SMOOTH STUCCO WALL FINISH



CONCRETE ROOF TILES



EXTERIOR STONE WALL FINISH



WINDOWS & DOORS

THE WEBER WEBER ARCHITECT ARCHITECT

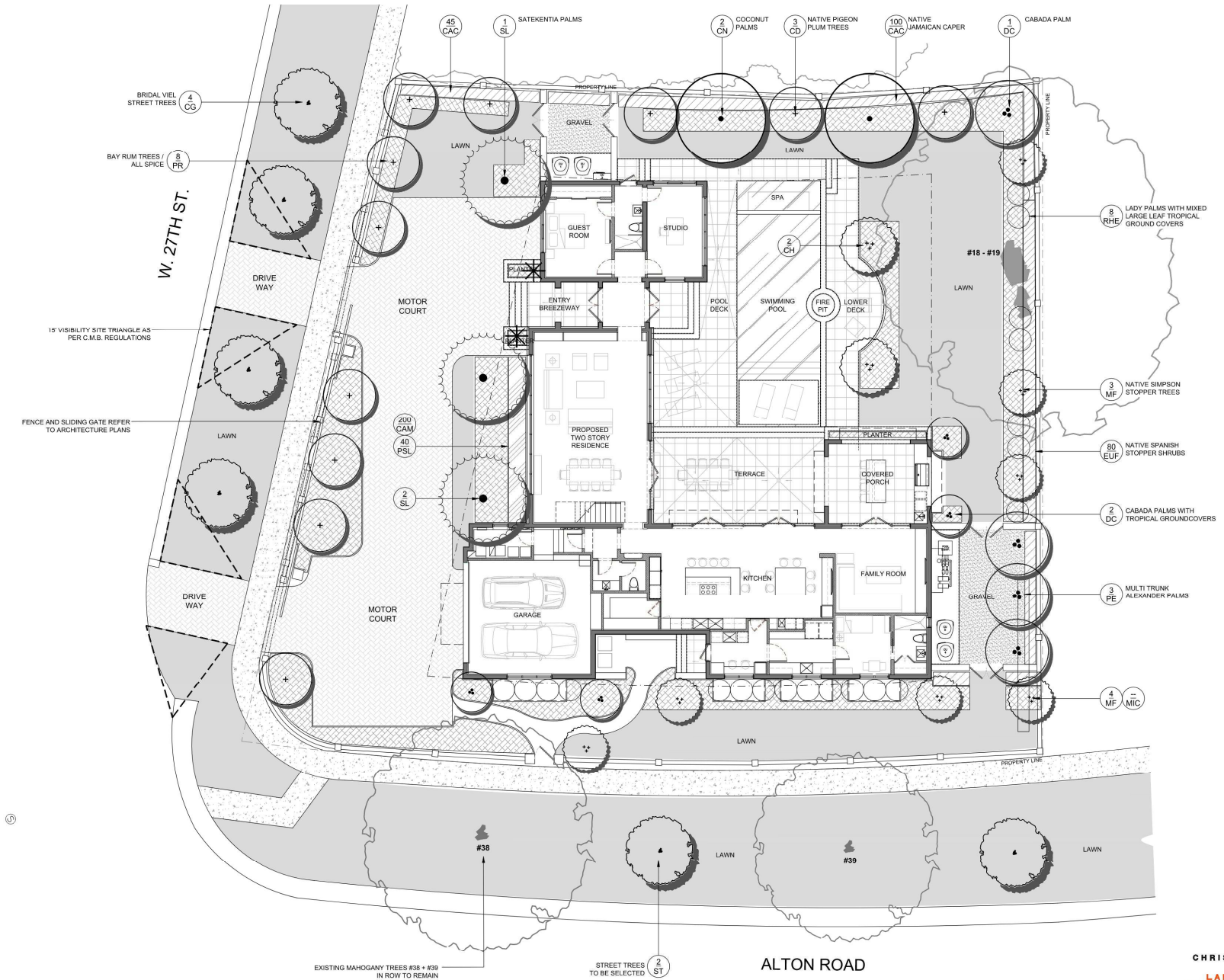
THE WEBER STUDIO
104 CROFTON BLVD SUITE 114
MIAMI BEACH, FLORIDA 33139
305.361.9900 | 305.361.9906

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

DATE: 07.05.2022
DRAWN BY: ZOE L.C.
REVISION: DATE

SHEET TITLE
MATERIAL BOARD

SHEET No.
A4.3



PROPOSED RESIDENCE
 2702 ALTON ROAD
 MIAMI BEACH, FL 33140
 FOLIO # 02-3227-088-0000

DATE: 06.02.2022
 DRAWN BY: GNC
 REVISION / DATE

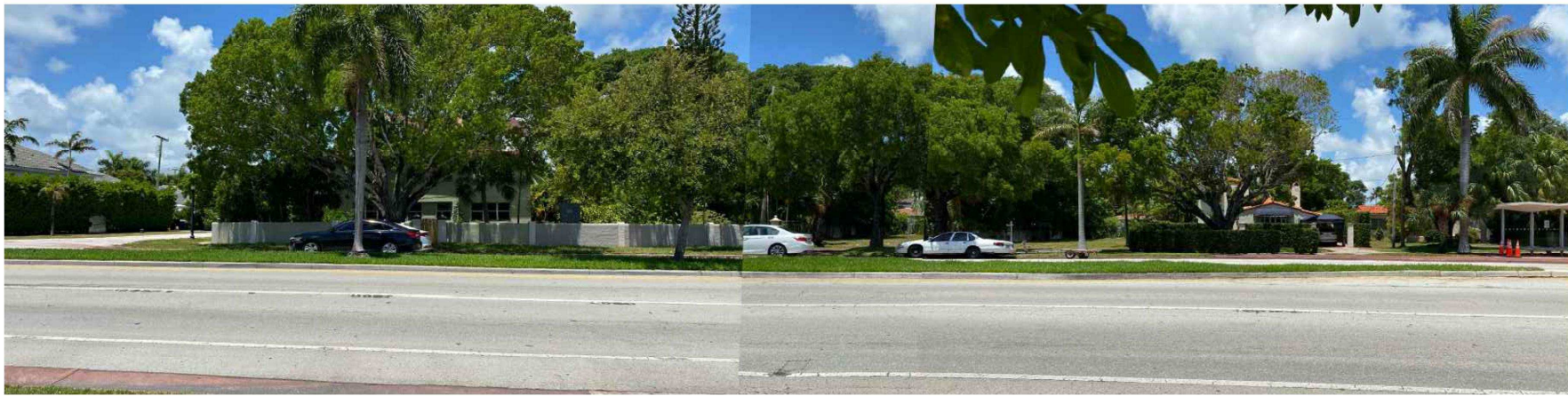
SHEET TITLE
 LANDSCAPE PLAN

SHEET No.
L-2.0

CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE
 1800 N.W. 24th Street, Suite 200, Miami, Florida 33135
 (305) 536-2801 | (305) 536-1885
 CHRISTOPHERCAWLEY.COM | C20000000

LANDSCAPE PLAN
 1/8" = 1'-0"
 0' 6' 12' 24'

THE WEBER STUDIO
 100 CHANNING WAY, SUITE 114
 MIAMI BEACH, FLORIDA 33139
 WWW.WEBERSTUDIO.COM
 305.531.9070 (M-F 9:00-5:00PM)



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



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

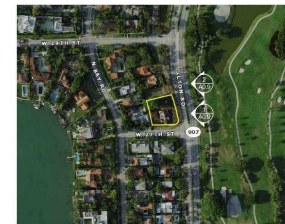


PHOTO KEY PLAN
NTS

THE WEBER STUDIO
104 CROFTON BLVD, SUITE 114
MIAMI BEACH, FL 33140
305.363.9930 | 305.363.9986

PROPOSED RESIDENCE
2702 ALTON ROAD
MIAMI BEACH, FL 33140
POLIO #02-3227-088-0600

DATE: 07.05.2022
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

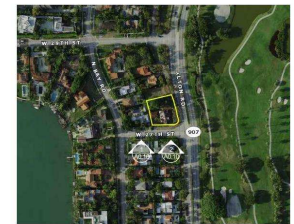


PHOTO KEY PLAN

NTS

THE WEBER STUDIO
100 CROFTON AVENUE, SUITE 104
MIAMI BEACH, FL 33140
305.361.9870 (M-F 9AM-5PM)

PROPOSED RESIDENCE
2702 ALTON ROAD
MIAMI BEACH, FL 33140
FOLIO #02-3227-088-0-0-00

DATE: 07.05.2022
DRAWN BY: ZOE TIC
REVISION: DATE

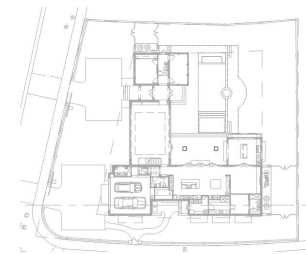
SHEET TITLE
EAST-WEST
CONTEXT
ELEVATIONS

SHEET No.
A0.10



(RENDERED AT DUSK)

1 SE CONCEPT IMAGE
A4.5 NTS



KEY PLAN

1/32" = 1'-0"



THE WEBER WEBER
ARCHITECTURE
ARCHITECT

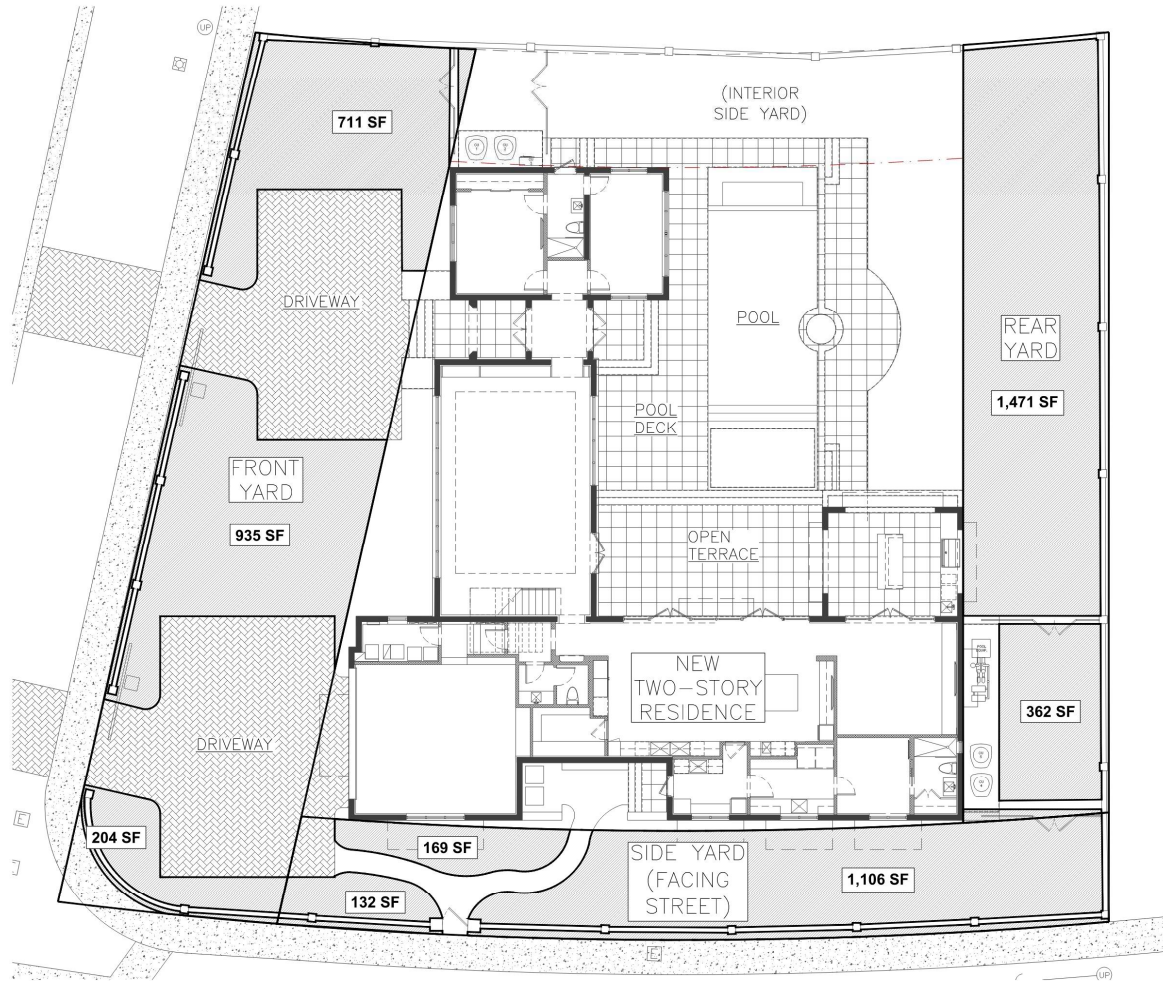
THE WEBER STUDIO
A SUBORDINATE
FIRM OF THE WEBER WEBER
ARCHITECTURE ARCHITECT
1000 BAYVIEW, FLORIDA 33149
305.561.9800, 305.561.9806

PROPOSED RESIDENCE
2702 ALTON ROAD
MIAMI BEACH, FL 33140
FOLIO #B2-1327-0-08-0680

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%)

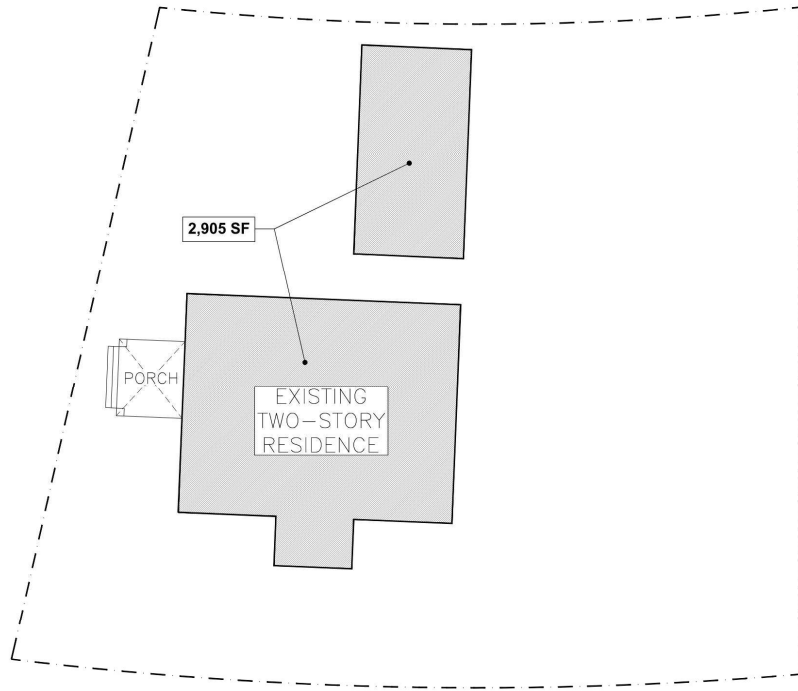
THE WEBER STUDIO
 104 CRAWFORD BLVD, SUITE 114
 MIAMI BEACH, FL 33149
 TEL: 305.556.8888 FAX: 305.556.8889

PROPOSED RESIDENCE
 2702 ALTON ROAD
 MIAMI BEACH, FL 33140
 PLOT NO. #02-1327-088-0000

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

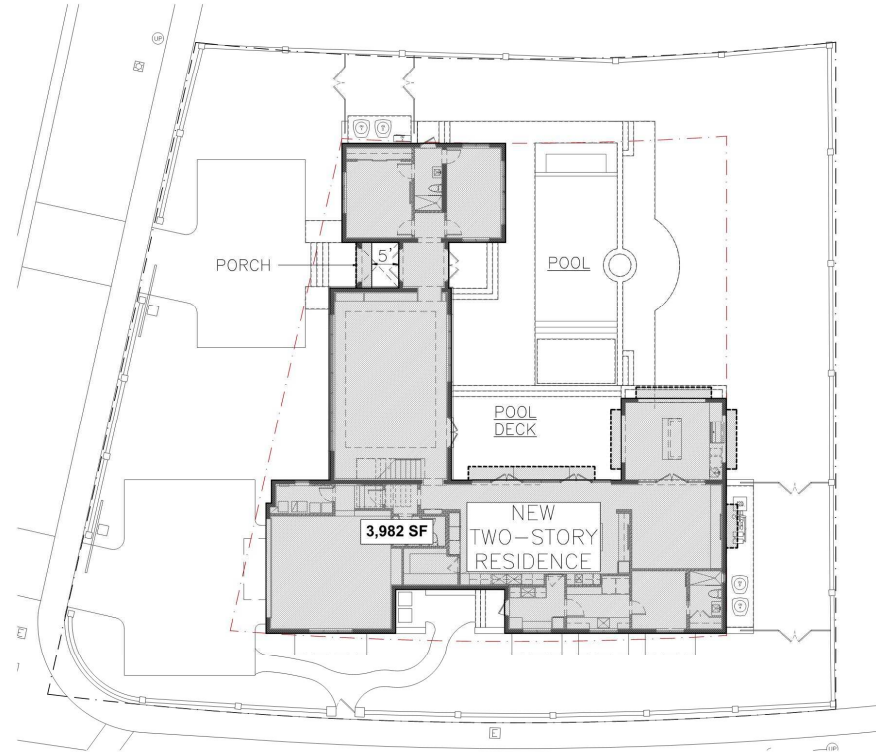
SHEET TITLE
 PERVIOUS AREA
 DIAGRAM

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
305.361.9900

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

DATE: 07.05.2022
DRAWN BY: ZML/CLC
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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 STUDIO
ARCHITECT
ARCHITECTS

THE WEBER STUDIO
1040 CHANDLER BLVD SUITE 114
MIAMI BEACH, FL 33140
TEL: 305.556.8888
WWW.WEBERSTUDIO.COM

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

DATE: 07.05.2022
DRAWN BY: ZML/CLC
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SHEET TITLE
UNIT SIZE DIAGRAMS

SHEET No.

A1.4

