

ALBERTI STUDIO

ARCHITECTURE + PLANNING + INTERIORS

Florida Registered Architect AR 98231 – Ph. 954 604 2234 – Email gustavo@albertistudio.com

January 11, 2022

City of Miami Beach
Planning Department – Design Review Board
1700 Convention Center Drive, second floor
Miami Beach, Fl. 33139

ARCHITECT'S OF INTENT LETTER

Re: Sidelnik-Cuniolo Residence
2360 Alton rd.
Miami Beach, Fl. 33140

Let this serve as the Architect's Letter of Intent as it regards a proposed new residence to be located at 2360 Alton Rd. on Miami Beach. The existing one single-story single-family residence located at this site will be demolished for the proposed new construction. The new residence is two stories with a size of 3,380 square feet. It is zoned RS-4 and has a FEMA Base Flood designation AE + 8 feet NGVD.

We proposed to construct this residence at FEMA plus 1 foot freeboard which will be +9 feet NGVD.

For setback requirements, since the residence has a lot width of 60 feet, the required setbacks are 7'-6" on each side; We are proposing 7'-8" on the north side and 7'-8" on the south side which meets the code requirements for side setbacks. Our front setback is 30'-2" which complies with the 30'-0" required by code. The rear setback requirements is 20'-0" and we are proposing 20'-2" for code compliance.

The lot coverage on this design is 29.77 % which satisfies the code requirement of a maximum of 30%.



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The unit size is 3,380 SF or 46.27% of the lot size. The maximum allowed is 50%, therefore, this also satisfies the unit size requirement.

The front yard is proposed with a 77.7% permeable area and the rear yard with a 89.9% permeable area which in both cases meets the code requirements of 70% minimum.

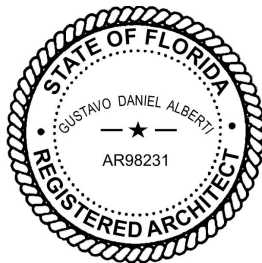
The proposed building height is 24' from design-based flood elevation of 9' NGVD to the finish roof high point elevation of 33' NGVD which meets the code requirement for the two stories maximum height; The roof parapet is proposed at 36' NGVD for purposes of screening roof top mounted mechanical equipment.

The design is fully compliance with the City of Miami Beach land development code and therefore we are not seeking any waivers for this project.

The design for this residence is modern and elegant with high end exterior finishes materials such as: fiber cement cladding system and signature iron impact windows and doors.

I appreciate the time for the review and approval of this application.

Sincerely,



Gustavo Alberti, AIA NCARB

