

SIDELNIK-CUNIOLO RESIDENCE

2360 Alton Rd. Miami beach Fl. 33140

Architect of Record:

A l b e r t i S t u d i o
G u s t a v o A l b e r t i
email: gustavo@albertistudio.com
P h . (9 5 4) 6 0 4 - 2 2 3 4
Florida Registration No. AR98231

Landscape Architect:

a p e r e z . r l a
A l e j a n d r o P e r e z
email: aperezrla@gmail.com
P h . (7 8 6) 5 8 6 - 1 6 1 6
Florida Registration No. LA6667208

SCOPE OF WORK:

- DEMOLITION OF EXISTING ONE STORY SINGLE FAMILY RESIDENCE STRUCTURE WITH AN APPROXIMATE AREA OF 2,285 SF. DEMOLITION INCLUDES EXTERIOR POOL & SPA, PAVERED POOL DECK AND CONCRETE DRIVEWAY WITHIN THE PROPERTY.
- NEW CONSTRUCTION OF 2 STORIES SINGLE FAMILY RESIDENCE WITH EXTERIOR POOL, POOL DECK AND SITE IMPROVEMENTS.

CITY OF MIAMI BEACH
DESIGN REVIEW BOARD
DRB22-0789
FINAL SUBMITTAL
March 7, 2022



03/07/22
Gustavo D. Alberti
AR98231

A-0.01 COVER SHEET
INDEX OF DRAWING

ARCHITECTURE

L-0.00	LANDSCAPE INDEX
L-0.01	LANDSCAPE NOTES
L-0.02	LANDSCAPE CALCULATIONS
L-0.03	LANDSCAPE IMAGES
L-1.00	TREE DISPOSITION PLAN
L-1.01	TREE MITIGATION PLAN
L-1.10	RENDERED PLAN
L-1.11	LANDSCAPE PLAN
L-5.00	PLANTING DETAILS
L-6.00	DISPOSITION AND MITIGATION SCHEDULES
L-6.10	LANDSCAPE SCHEDULES
IR-1.00	IRRIGATION PLAN
IR-5.00	IRRIGATION DETAILS

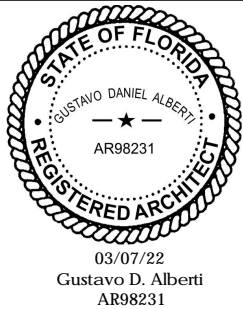
A-1.01	ZONING DATA
A-1.02	1ST LEVEL SETBACKS
A-1.03	2ND LEVEL SETBACKS
A-1.04	LOT COVERAGE DIAGRAM
A-1.05	1ST LEVEL UNIT SIZE DIAGRAM
A-1.06	2ND LEVEL UNIT SIZE DIAGRAM
A-1.07	OPEN AREA DIAGRAM

A-3.01	EAST/FRONT ELEVATION
A-3.02	WEST/REAR ELEVATION
A-3.03	NORTH/SIDE ELEVATION
A-3.04	SOUTH/SIDE ELEVATION

A-5.01 YARD SECTIONS
A-5.02 YARD SECTIONS

A-0.01

DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



DRAWING TITLE

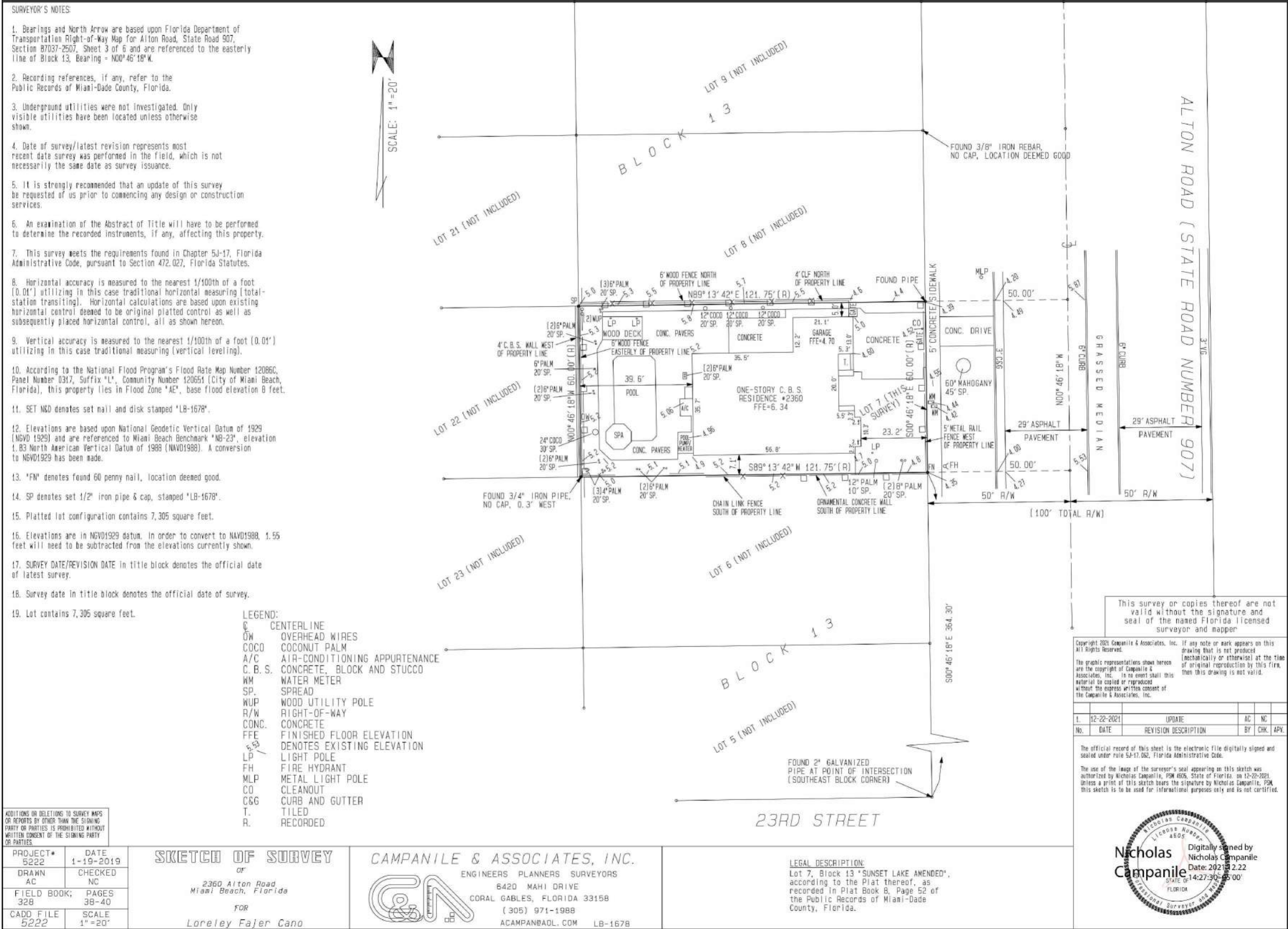
SURVEY

DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022

SCALE 1/8" = 1'-0"

Drawing No.

S-0.01



195 JULIA TUTTLE
CAUSEWAY

COLLINS AVE

375' RADIUS

2360 Alton Rd

VENETIAN
WAY

ALTON RD.

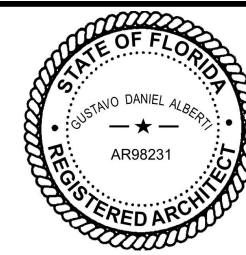


Alberti Studio
Architecture
+
Planning
+
Interiors

www.albertistudio.com

No copies, transmissions, reproductions, or electronic manipulation of
any portion of these drawings in whole or in part are to be made
without the express written permission of Alberti Studio. All designs
indicated in these drawings are property of Alberti Studio.
5 "Vector" 1/8" x 1/8" V 8/20/22

DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



03/07/22
Gustavo D. Alberti
AR98231

DRAWING TITLE

LOCATION MAP

DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022

SCALE N.T.S.

Drawing No.

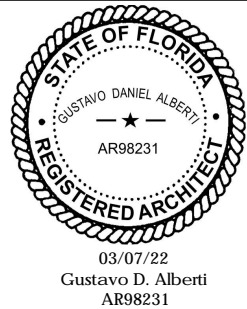
A-0.02



Alberti Studio
Architecture
+
Planning
+
Interiors
www.albertistudio.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Alberti Studio. All designs indicated in these drawings are property of Alberti Studio.
5 "W-draft" 1/8" x 1/8" V 86862

DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



DRAWING TITLE
FRONT RENDERING

DATE DBB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022
SCALE N.T.S.
Drawing No.

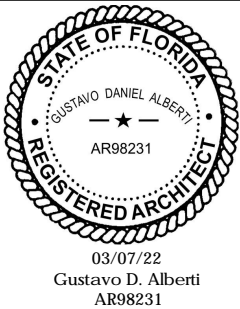
A-0.03



Alberti Studio
Architecture
+
Planning
+
Interiors
www.albertistudio.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Alberti Studio. All designs indicated in these drawings are property of Alberti Studio.
5/16/2022 10:00 AM V. 1.000

DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



DRAWING TITLE
REAR RENDERING

DATE DBB FINAL SUBMITTAL (DBB22-0789) MARCH 7, 2022
SCALE N.T.S.
Drawing No.

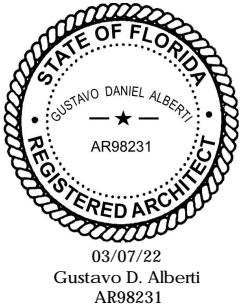
A-0.04



SOUTH EAST AXONOMETRIC



DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140





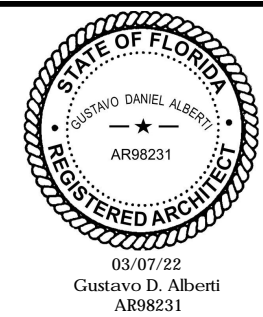
SOUTH WEST AXONOMETRIC



Alberti Studio
Architecture
+
Planning
+
Interiors
www.albertistudio.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Alberti Studio. All designs indicated in these drawings are property of Alberti Studio.
5 "Vector" 1/8" x 11" V 8/20/22

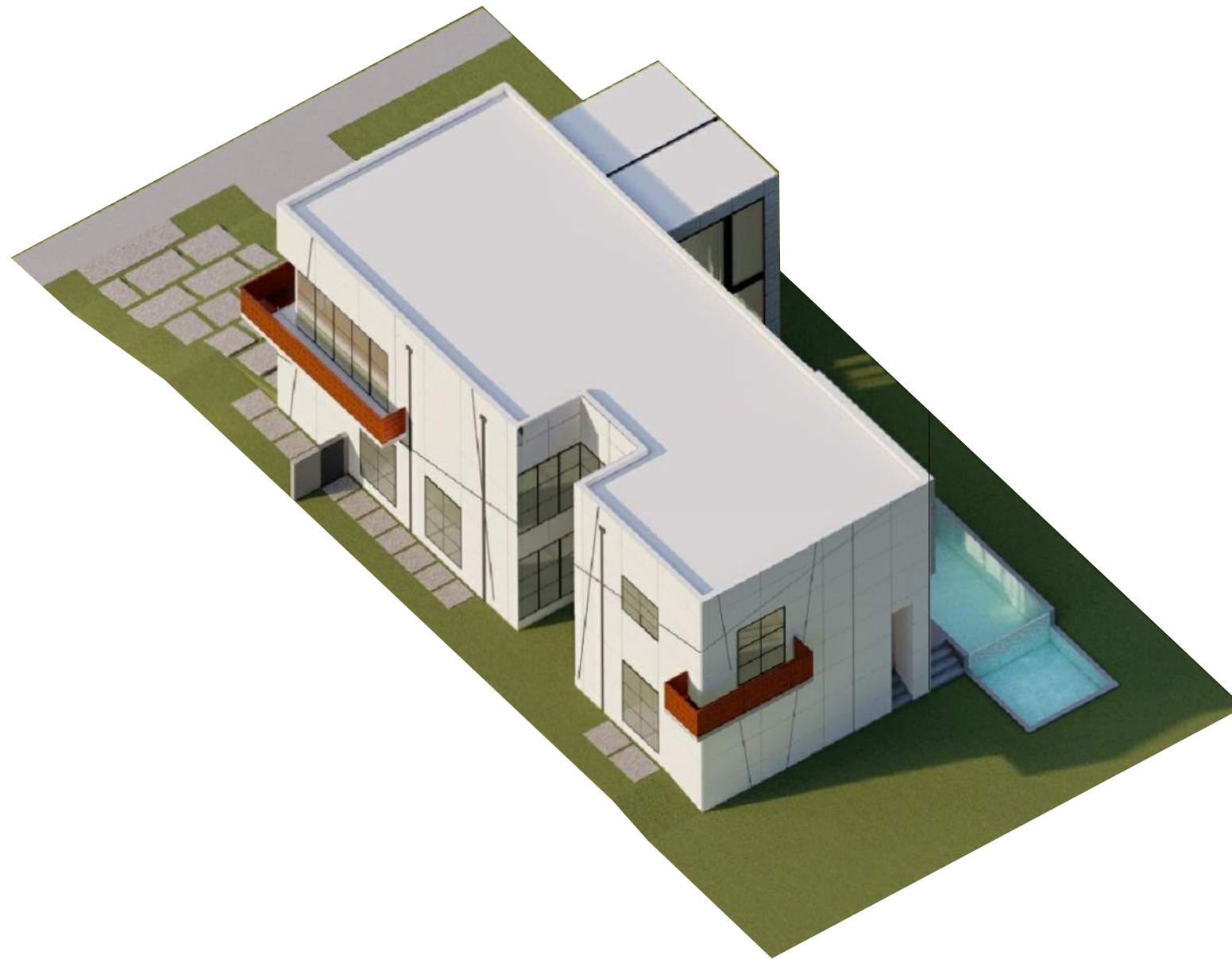
DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



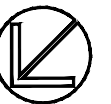
DRAWING TITLE
AXONOMETRICS

DATE DBB FINAL SUBMITTAL (DBB22-0789) MARCH 7, 2022
SCALE N.T.S.
Drawing No.

A-0.06



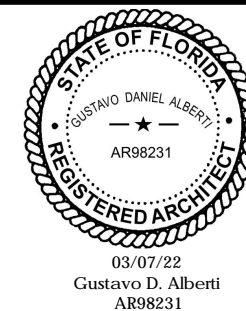
NORTH WEST AXONOMETRIC



Alberti Studio
Architecture
+
Planning
+
Interiors
www.albertistudio.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Alberti Studio. All designs indicated in these drawings are property of Alberti Studio.
5 "W.draft" 1/8" x 11" V. 8/20/22

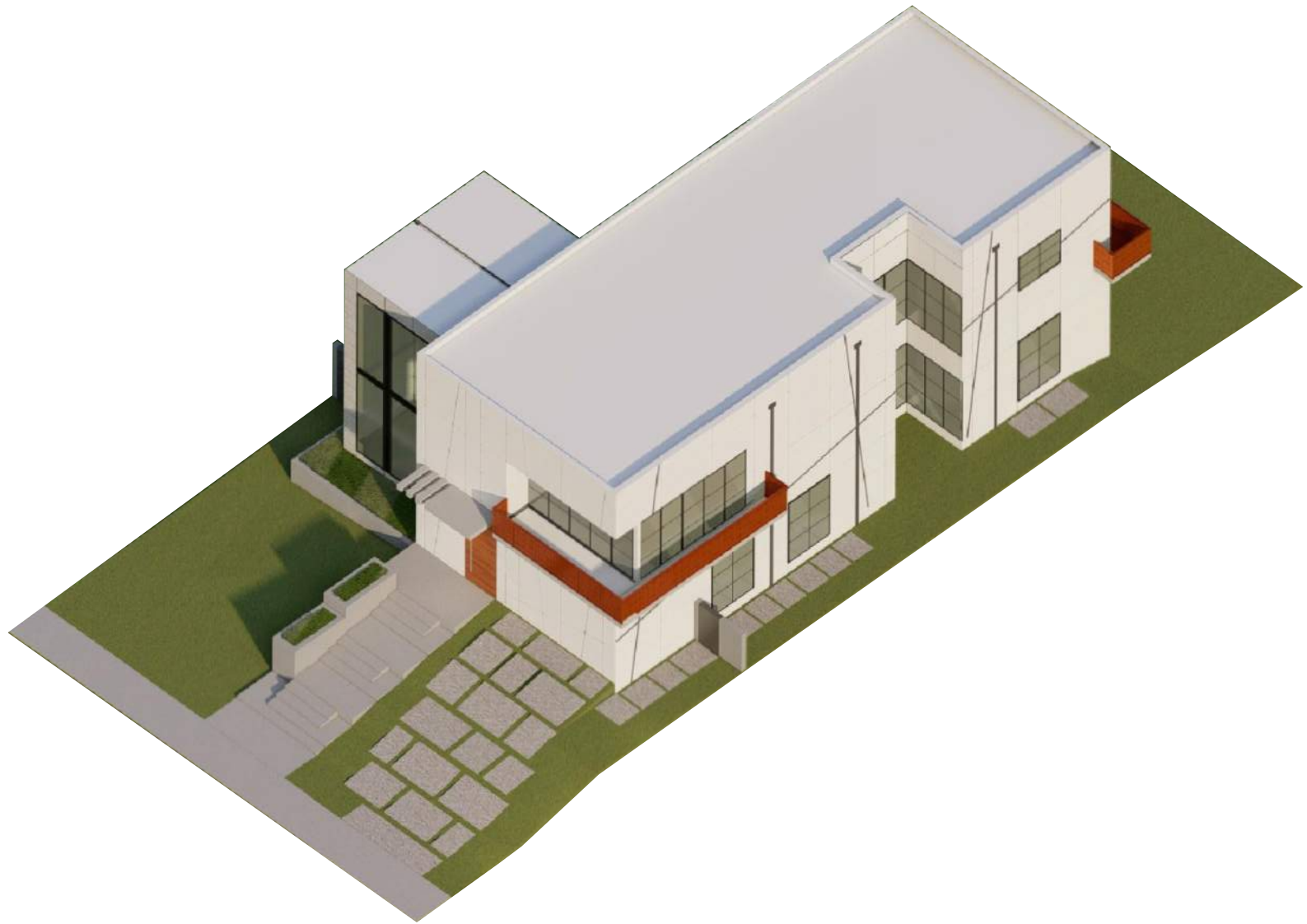
DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



DRAWING TITLE
AXONOMETRICS

DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022
SCALE N.T.S.
Drawing No.

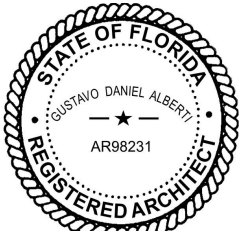
A-0.07



NORTH EAST AXONOMETRIC



DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



03/07/22
Gustavo D. Alberti
AR98231

DRAWING TITLE	
AXONOMETRICS	
DATE	DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022
SCALE	N.T.S.
Drawing No.	

A-0.08



EXISTING



PROPOSED



DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



03/07/22
Gustavo D. Alberti
AR98231

DRAWING TITLE

SITE CONTEXT

DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022

SCALE N.T.S.

Drawing No.

A-0.20



2350 ALTON ROAD



2354 ALTON ROAD



2360 ALTON ROAD (SITE)



2372 ALTON ROAD



2382 ALTON ROAD



2300 ALTON ROAD



2312 ALTON ROAD



2301 ALTON ROAD



2326 ALTON ROAD



2334 ALTON ROAD



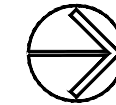
2390 ALTON ROAD



2402 ALTON ROAD



NOTE:
ALL PICTURES TAKEN ON 02-12-22



2692 ALTON ROAD

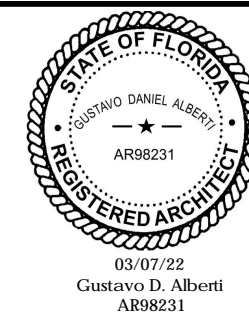


2410 ALTON ROAD

Alberti Studio
Architecture
+
Planning
+
Interiors
www.albertistudio.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Alberti Studio. All designs indicated in these drawings are property of Alberti Studio.
5 "W-draft" 1/8" x 11" x 1/8" V 86862

DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



DRAWING TITLE
CONTEXTUAL ELEVATION
DATE DBB FINAL SUBMITTAL (DBB22-0789) MARCH 7, 2022
SCALE N.T.S.
Drawing No.

A-0.21



01/A0.03 PHOTO VIEW DATED 12-22-2021

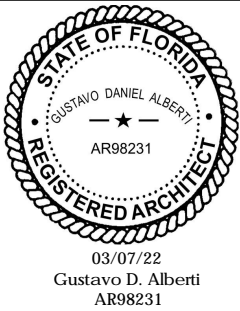


02/A0.03 PHOTO VIEW DATED 12-22-2021

Alberti Studio
 Architecture
 +
 Planning
 +
 Interiors
 www.albertistudio.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Alberti Studio. All designs indicated in these drawings are property of Alberti Studio.
 5 "Vector" 1/8" x 11" V 8/20/21

DESIGN REVIEW BOARD SUBMITTAL SIDELNIK-CUNIOLO RESIDENCE 2360 ALTON RD. MIAMI BEACH FL. 33140



03/07/22
 Gustavo D. Alberti
 AR98231

DRAWING TITLE	
SURROUNDING CONTEXT	
DATE	DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022
SCALE	NTS
Drawing No.	

A-0.30



01/A0.04 PHOTO VIEW DATED 12-22-2021



03/A0.04 PHOTO VIEW DATED 12-22-2021



02/A0.04 PHOTO VIEW DATED 12-22-2021



04/A0.04 PHOTO VIEW DATED 12-22-2021

DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
 2360 ALTON RD. MIAMI BEACH FL. 33140



03/07/22
 Gustavo D. Alberti
 AR98231

DRAWING TITLE	
SURROUNDING CONTEXT	
DATE	DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022
SCALE	N.T.S.
Drawing No.	

A-0.31



01/A0.05 PHOTO VIEW DATED 12-22-2021



03/A0.05 PHOTO VIEW DATED 12-22-2021

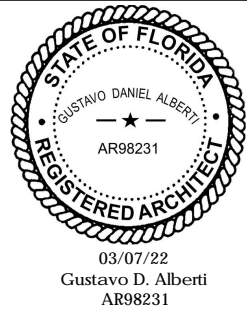


02/A0.05 PHOTO VIEW DATED 12-22-2021



04/A0.05 PHOTO VIEW DATED 12-22-2021

DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



DRAWING TITLE	
SURROUNDING CONTEXT	
DATE	DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022
SCALE	N.T.S.
Drawing No.	



01/A0.06 PHOTO VIEW DATED 12-22-2021



03/A0.06 PHOTO VIEW DATED 12-22-2021



02/A0.06 PHOTO VIEW DATED 12-22-2021



04/A0.06 PHOTO VIEW DATED 12-22-2021

DESIGN REVIEW BOARD SUBMITTAL

SIDELNIK-CUNIOLO RESIDENCE

2360 ALTON RD. MIAMI BEACH FL. 33140



EAST/FRONT SIDE OF EXISTING PROPERTY - FACING ALTON ROAD



WEST/REAR SIDE OF EXISTING PROPERTY



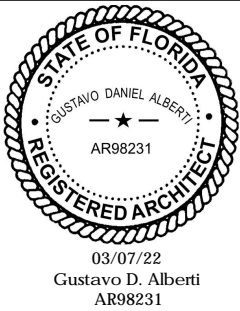
NORTH SIDE OF EXISTING PROPERTY

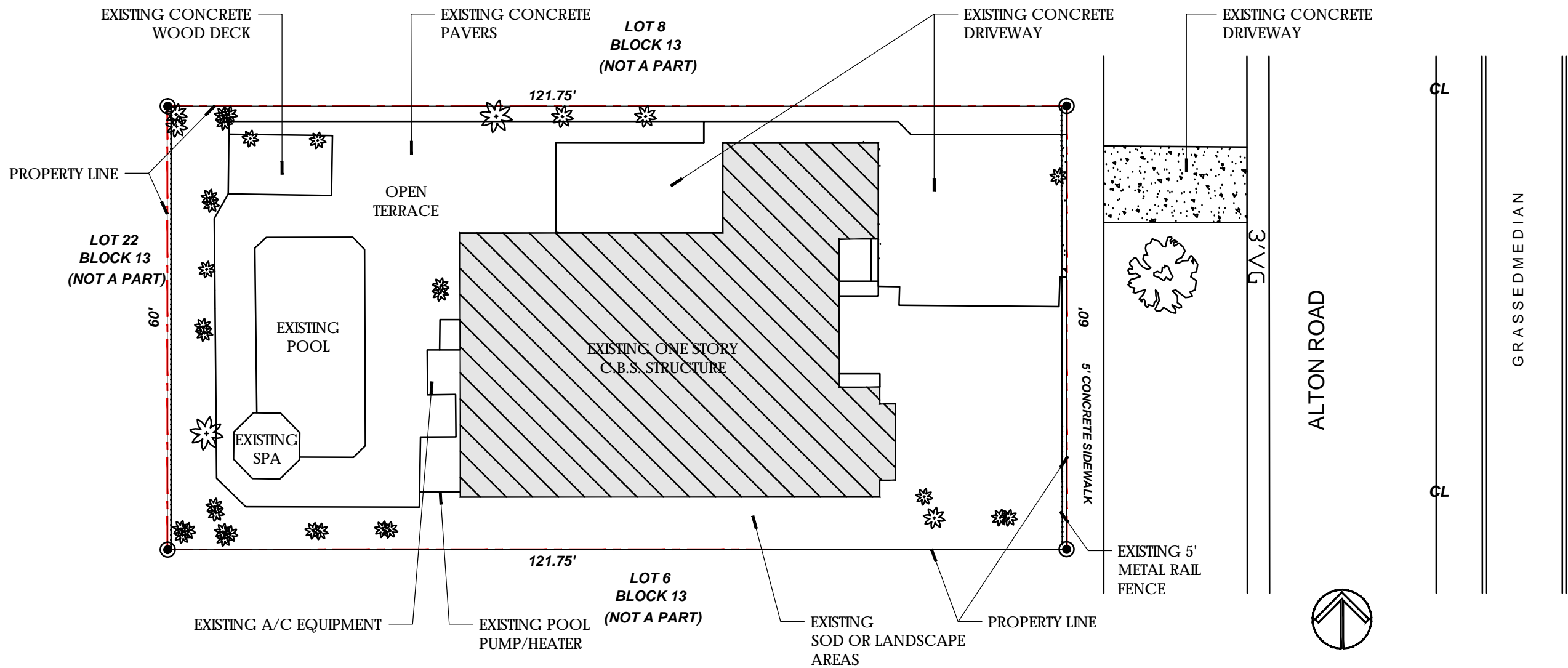




SOUTH SIDE OF EXISTING PROPERTY

* all pictures shown dated 11-12-2021

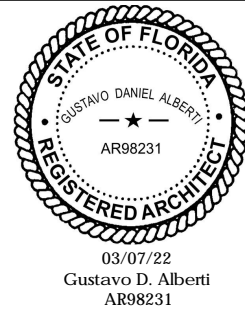
DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
 2360 ALTON RD. MIAMI BEACH FL. 33140



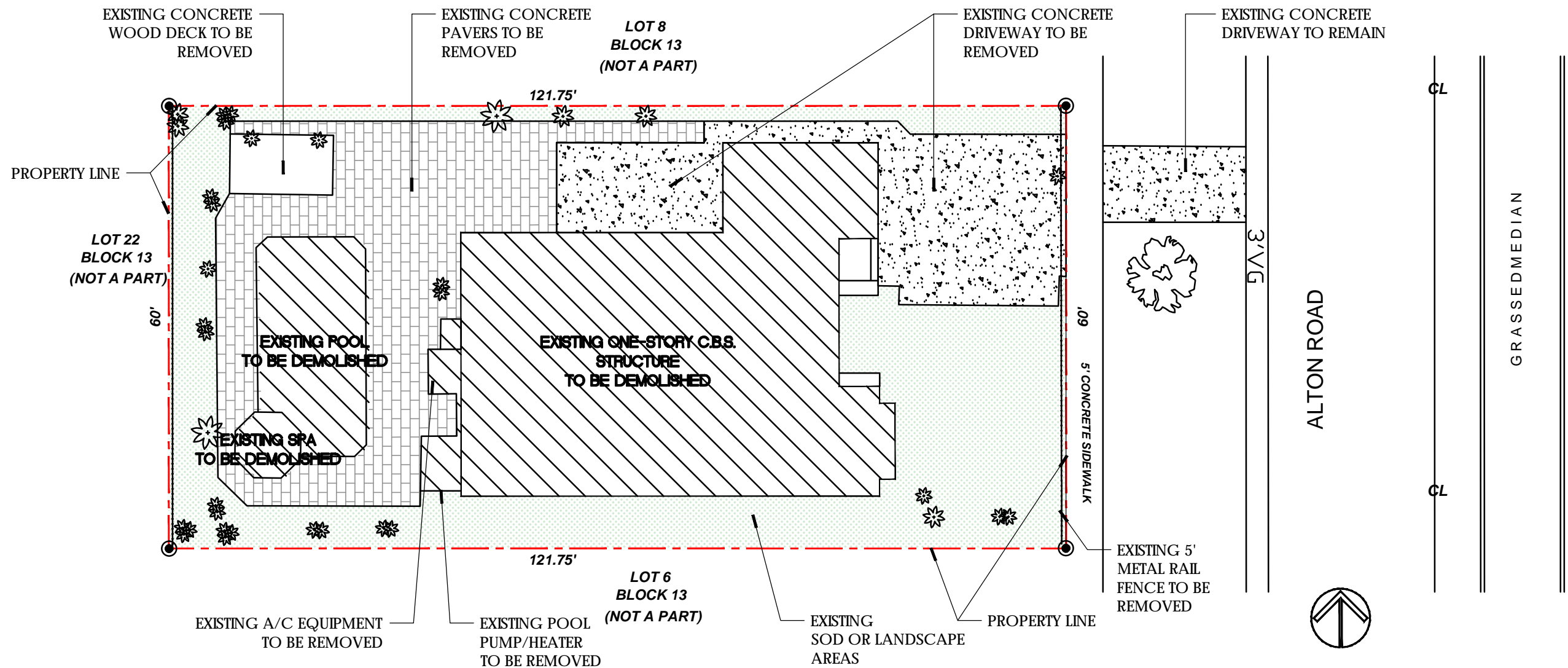


DEMOLITION LEGEND	
	LOT SIZE 7,305 SF
	LOT COVERAGE & UNIT SIZE 2,285 (31.28%)

DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



DRAWING TITLE	
EXISTING LOT COVERAGE & UNIT SIZE	
DATE	DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022
SCALE	1/16" = 1'-0"
Drawing No.	

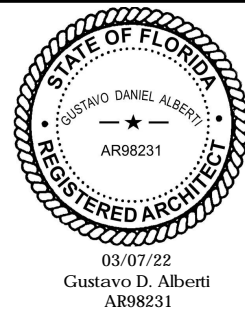


DEMOLITION LEGEND			
	CONCRETE PAVE AREA TO BE REMOVED		CMU STRUCTURE TO BE REMOVED
	TILED CONCRETE PAVED AREA TO BE REMOVED		

DESIGN REVIEW BOARD SUBMITTAL

SIDELNIK-CUNIOLO RESIDENCE

2360 ALTON RD. MIAMI BEACH FL. 33140



SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	2360 ALTON ROAD, MIAMI BEACH, FL. 33140			
2	Folio number(s):	02-3227-008-0850			
3	Board and file numbers :	DRB22-0789			
4	Existing Year built:	1940	Zoning District:		RS-4
5	Based Flood Elevation:	8.0' NGVD	Grade value in NGVD:		4.55'
6	Adjusted grade (Flood+Grade/2):	6.275' NGVD	Free board:		+1.0' = 9.0' NGVD
7	Lot Area:	7,305 SF			
8	Lot width:	60.0'	Lot Depth:		121.75'
9	Max Lot Coverage SF and %:	2,191.5 SF (30%)	Proposed Lot Coverage SF and %:		2,175 SF (29.77 %)
10	Existing Lot Coverage SF and %:	2,285 SF (31.28 %)	Lot coverage deducted (garage-storage) SF:		1,745 SF
11	Front Yard Open Space SF and %:	1,260 SF (70 %)	Rear Yard Open Space SF and %:		840 SF (70 %)
12	Max Unit Size SF and %:	3,652.5 SF (50%)	Proposed Unit Size SF and %:		3,380 SF (46.27%)
13	Existing First Floor Unit Size:	1,745 SF	Proposed First Floor Unit Size:		1,698 SF
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor Unit Size SF and % :		1,682 SF
15			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		N/A
16			Proposed Roof Covered Strutures SF and % (Note: Maximum is 20% of the enclosed floor area immediately below):		N/A
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"	16.5' APPROX.	24'-0"	NONE
18	Setbacks:				
19	Front First level:	30'-0"	23.2'	30'-2"	NONE
20	Front Second level:	30'-0" (35% @ 35')	N/A	30'-2" (36% @ 35')	NONE
21	Side 1:	7'-6"	7.1'	7'-8"	NONE
22	Side 2 or (facing street):	7'-6"	5.0'	7'-8"	NONE
23	Rear:	20'-0"	39.6'	20'-2"	NONE
	Accessory Structure Side 1:	7'-6"	N/A	7'-6" POOL	NONE
24	Accessory Structure Side 2 or (facing street) :	7'-6"	N/A	N/A	NONE
25	Accessory Structure Rear:	7'-6"	N/A	9'-4" POOL	NONE
26	Sum of Side yard :	15'-0" (25% LOT WIDTH)	12.1'	15'-4"	NONE
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					

NOTE:
EXISTING DATA SHOWN IN ZONING DATA SHEET IS FOR REFERENCE ONLY AS EXISTING RESIDENTIAL PROPERTY WILL BE DEMOLISHED. REFER TO SCOPE OF WORK BELOW AND SHEET A-0.14 FOR ADDITIONAL INFORMATION.

SCOPE OF WORK:

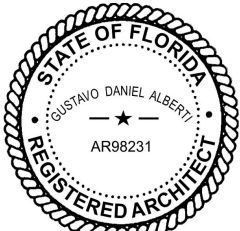
- DEMOLITION OF EXISTING ONE STORY SINGLE FAMILY RESIDENCE STRUCTURE WITH AN APPROXIMATE AREA OF 2,285 SF. DEOLITION INCLUDES EXTERIOR POOL & SPA, PAVED POOL DECK AND CONCRETE DRIVEWAY WITHIN THE PROPERTY.
- NEW CONSTRUCTION OF 2 STORIES SINGLE FAMILY RESIDENCE WITH EXTERIOR POOL, POOL DECK AND SITE IMPROVEMENTS.

Alberti Studio
Architecture
+
Planning
+
Interiors

www.albertistudio.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Alberti Studio. All designs indicated in these drawings are property of Alberti Studio.
5 "W:draj" 1g7h.g9j Vx Y 86862

DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



03/07/22
Gustavo D. Alberti
AR98231

DRAWING TITLE

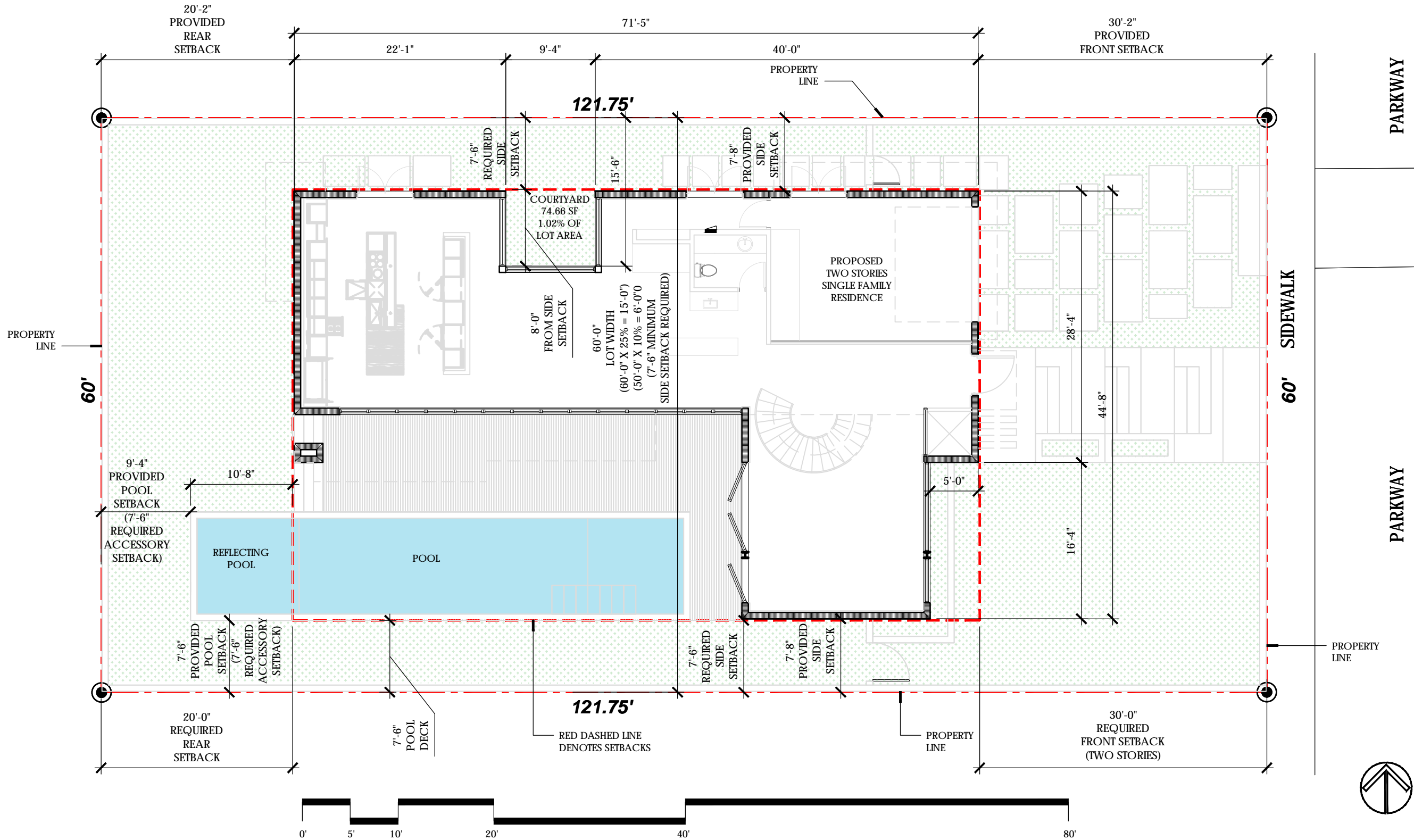
ZONING DATA

DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022

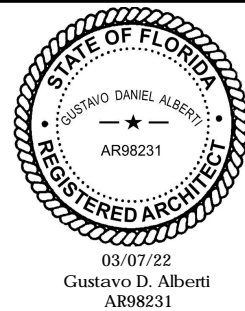
SCALE N.T.S.

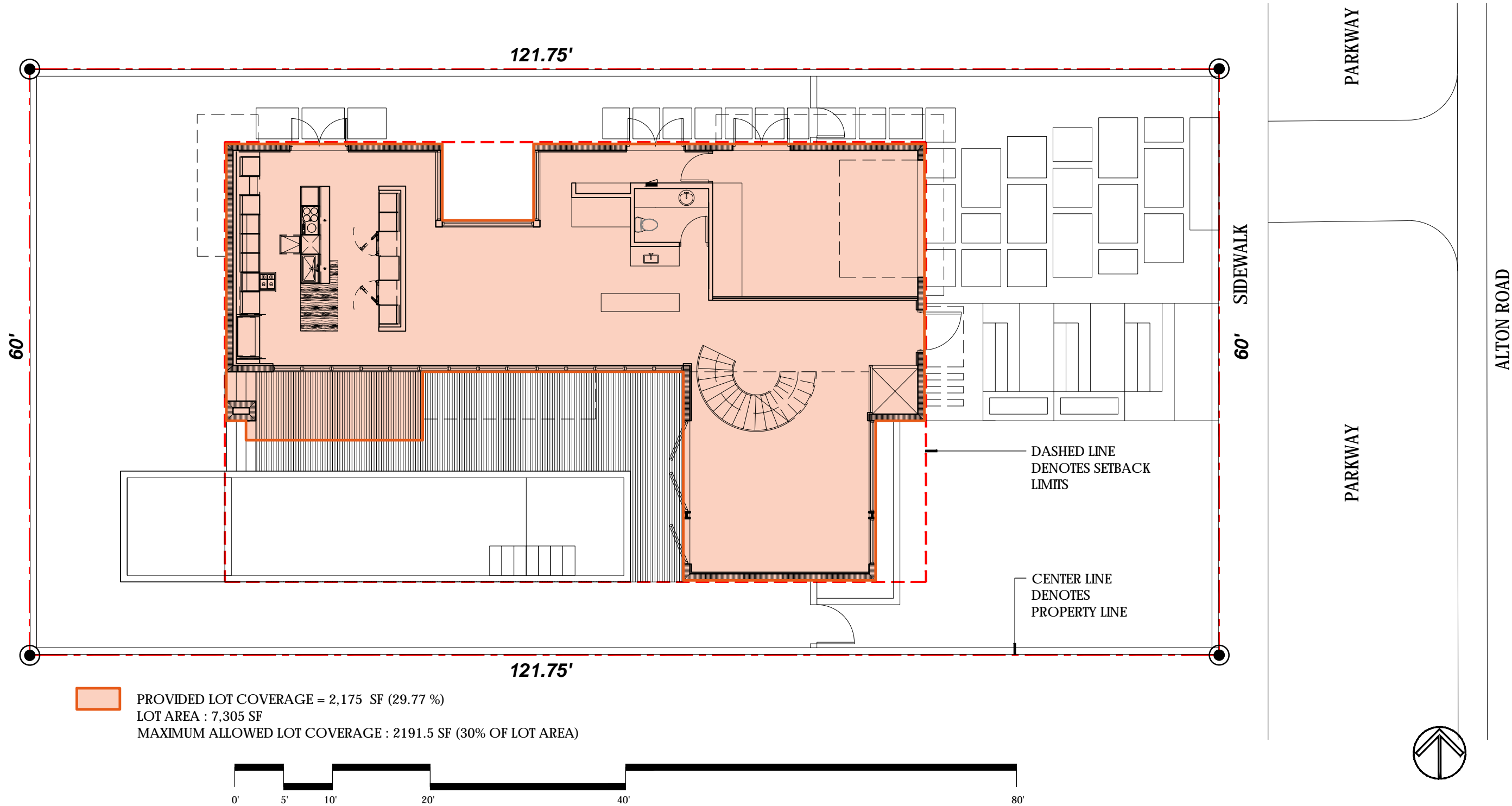
Drawing No.

A-1.01



DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140

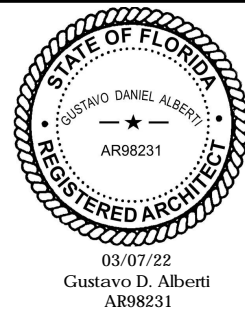




PROVIDED LOT COVERAGE = 2,175 SF (29.77 %)
LOT AREA : 7,305 SF
MAXIMUM ALLOWED LOT COVERAGE : 2191.5 SF (30% OF LOT AREA)



DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



03/07/22
Gustavo D. Alberti
AR98231

DRAWING TITLE

LOT COVERAGE
DIAGRAM

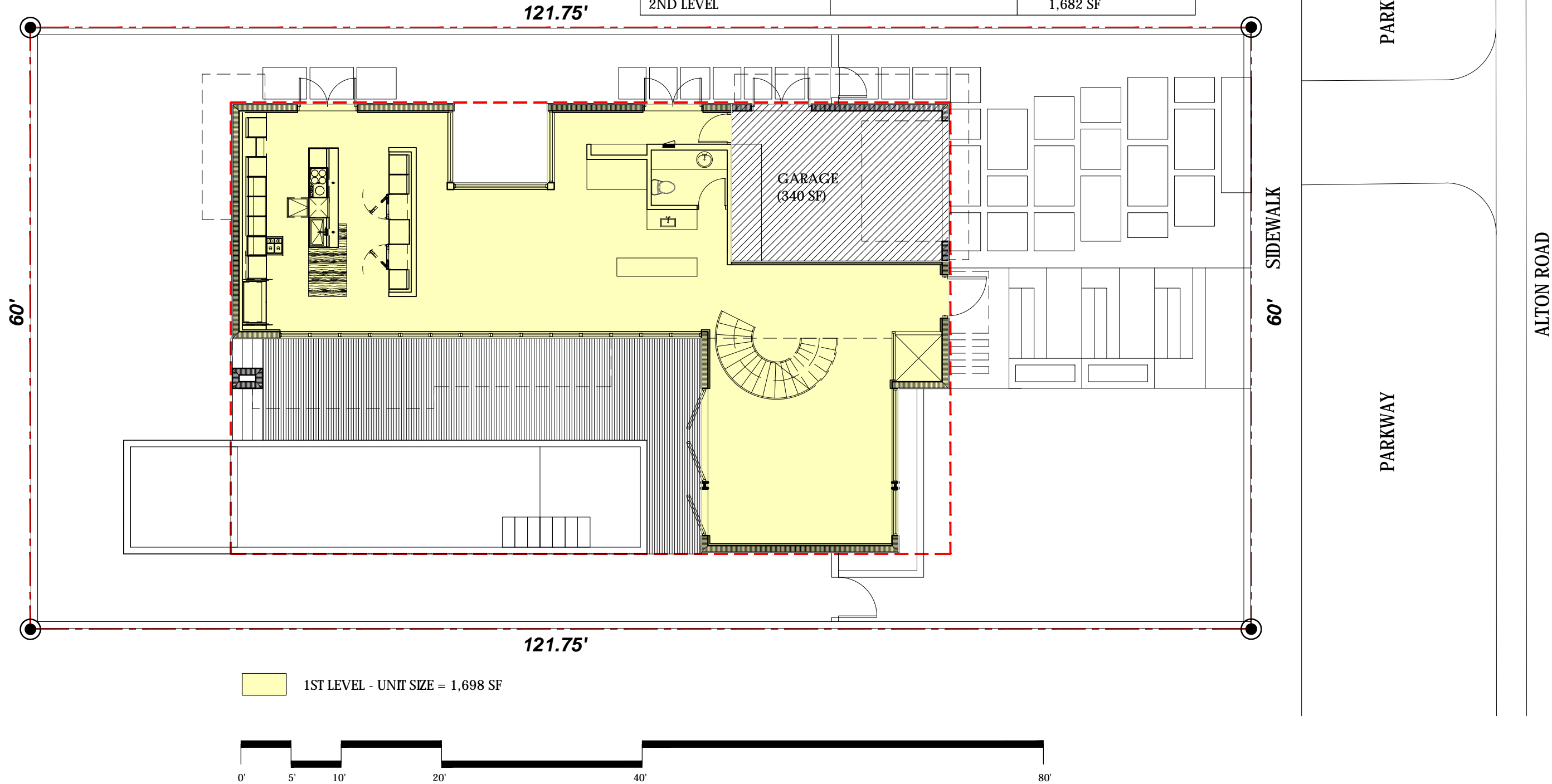
DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022

SCALE 3/32" = 1'-0"

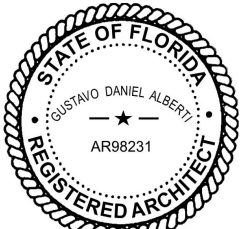
Drawing No.

A-1.04

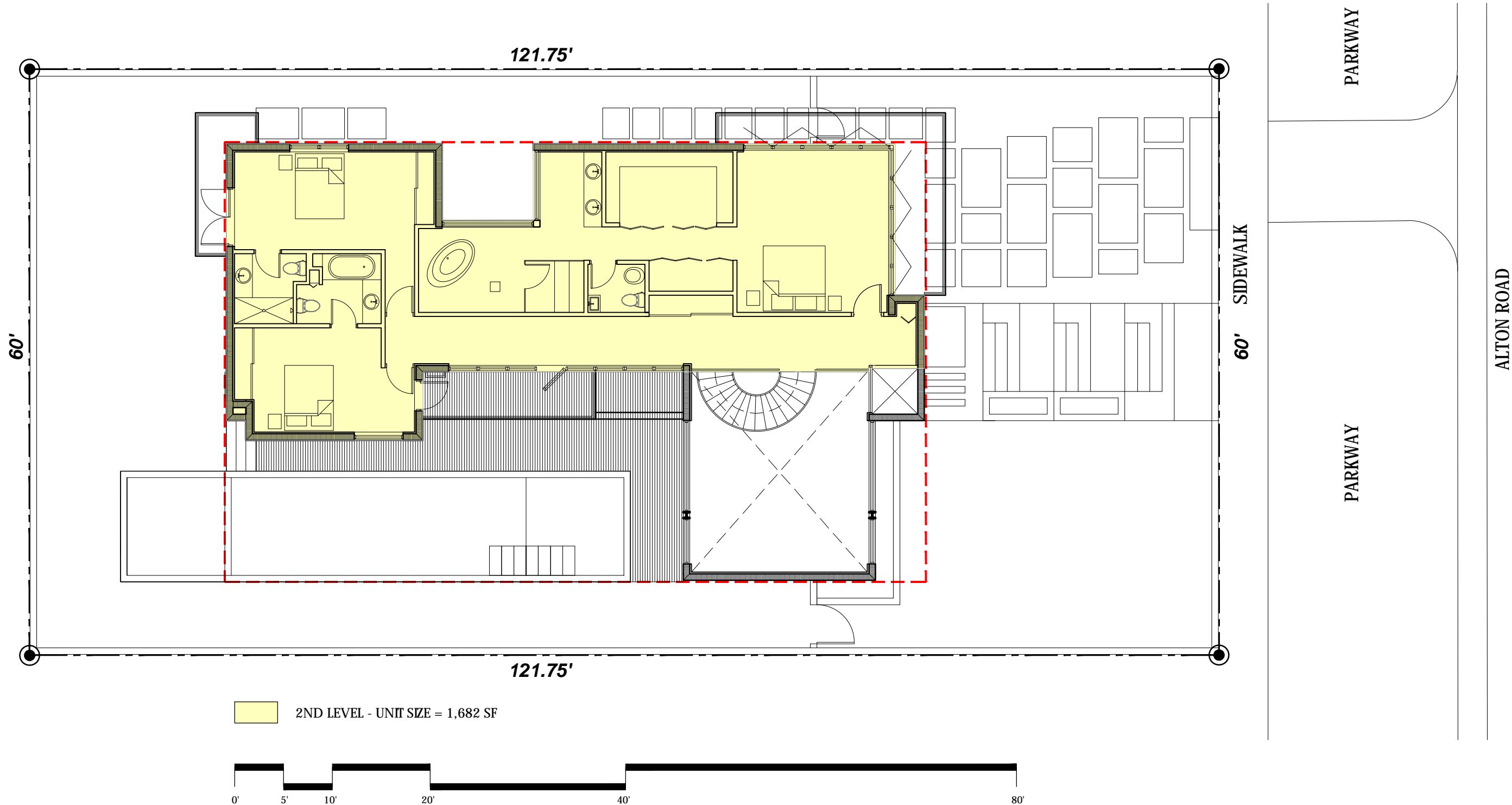
ALLOWED	PROVIDED	
LOT SIZE	10,000 SF MIN	7,305 SF
LOT COVERAGE	2,191.5 SF MAX (30 %)	2,175 SF (29.77%)
UNIT SIZE	3,652.5 SF MAX (50%)	3,380 SF (46.27 %)
1ST LEVEL		1,698 SF
2ND LEVEL		1,682 SF



DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



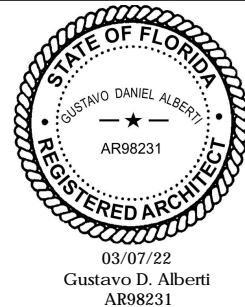
03/07/22
Gustavo D. Alberti
AR98231



Alberti Studio
Architecture
+
Planning
+
Interiors
www.albertistudio.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Alberti Studio. All designs indicated in these drawings are property of Alberti Studio.
5" W x 11" H x 1" D

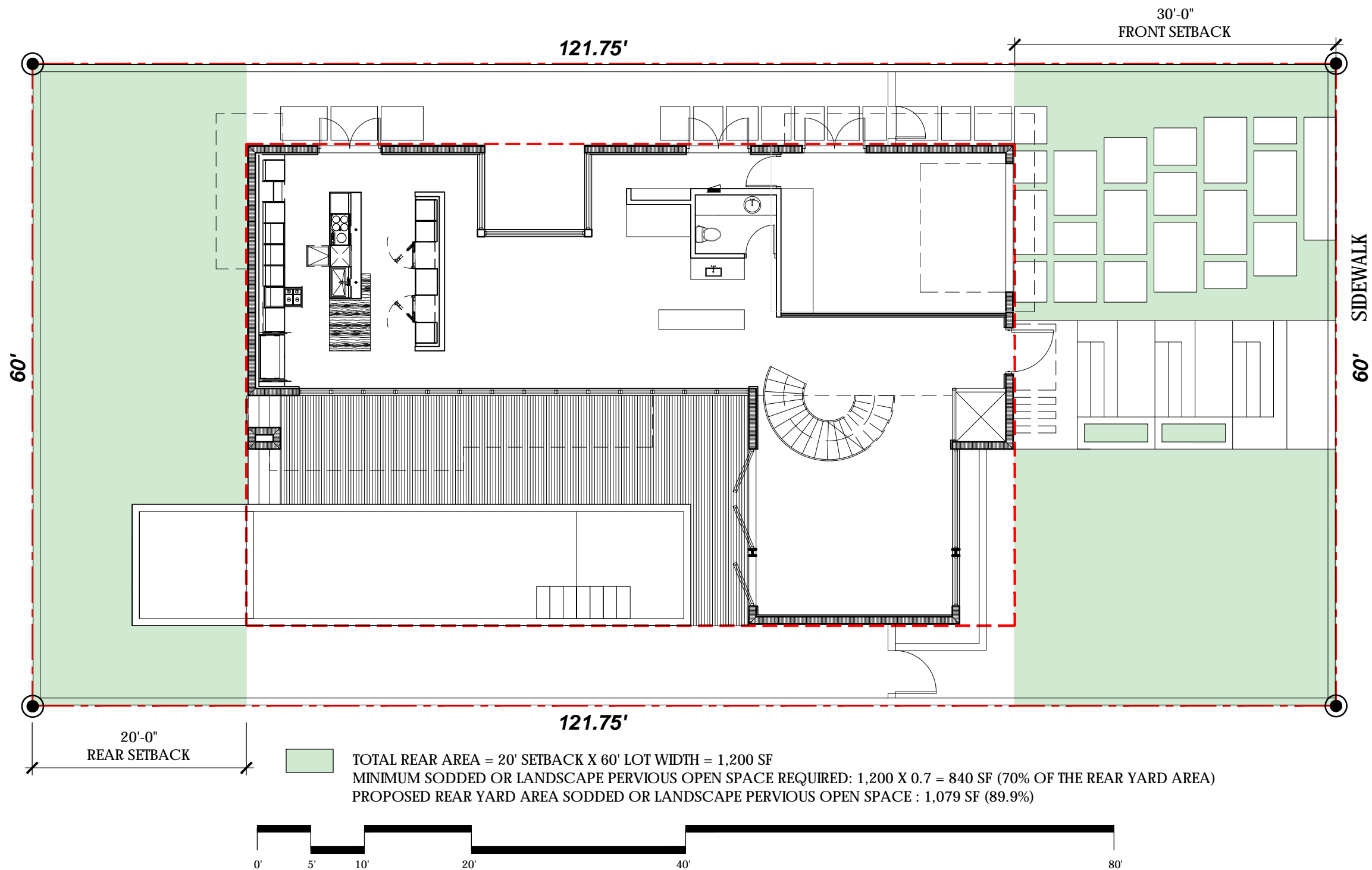
DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



DRAWING TITLE
2ND LEVEL UNIT SIZE
DIAGRAM
DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022
SCALE 3/32" = 1'-0"
Drawing No.

A-1.06

TOTAL FRONT AREA = 30' SETBACK X 60' LOT WIDTH = 1,800 SF
MINIMUM SODDED OR LANDSCAPE PERVIOUS OPEN SPACE REQUIRED: 1,800 X 0.7 = 1,260 SF (70% OF THE FRONT YARD AREA)
PROPOSED FRONT YARD AREA SODDED OR LANDSCAPE PERVIOUS OPEN SPACE : 1,399.7 SF (77.7%)

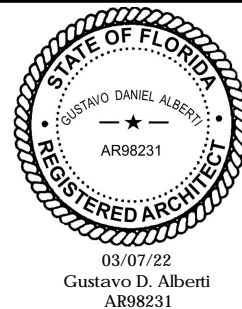


TOTAL REAR AREA = 20' SETBACK X 60' LOT WIDTH = 1,200 SF
MINIMUM SODDED OR LANDSCAPE PERVIOUS OPEN SPACE REQUIRED: 1,200 X 0.7 = 840 SF (70% OF THE REAR YARD AREA)
PROPOSED REAR YARD AREA SODDED OR LANDSCAPE PERVIOUS OPEN SPACE : 1,079 SF (89.9%)

Alberti Studio
Architecture
+
Planning
+
Interiors
www.albertistudio.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Alberti Studio. All designs indicated in these drawings are property of Alberti Studio.
5 "W-draft" 1/8" x 1/8" V 86862

DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



DRAWING TITLE

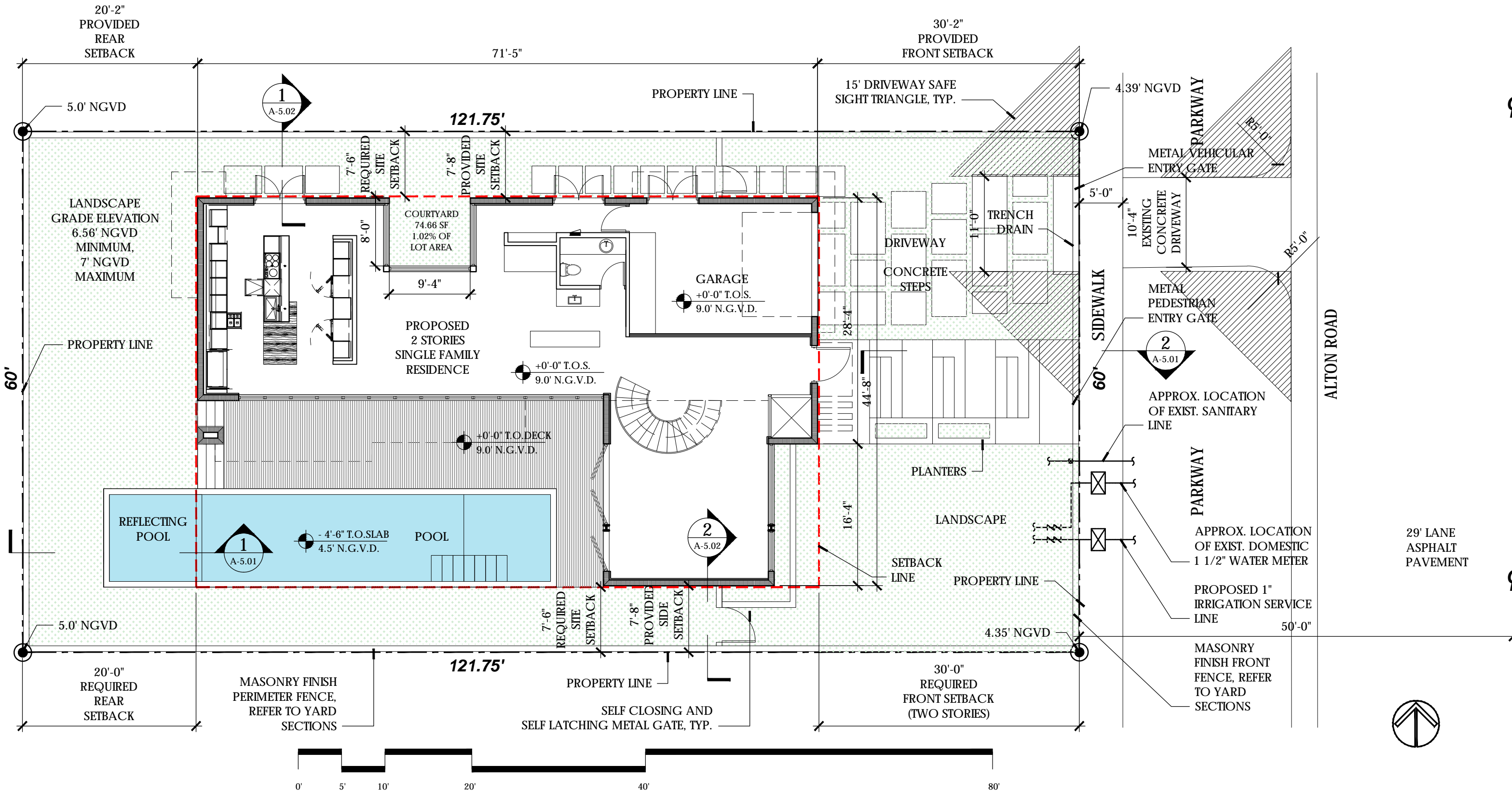
OPEN AREA DIAGRAM

DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022

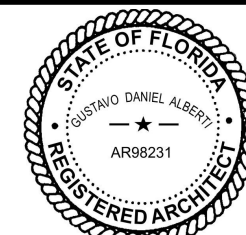
SCALE 3/32" = 1'-0"

Drawing No.

A-1.07



DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



03/07/22
Gustavo D. Alberti
AR98231

DRAWING TITLE

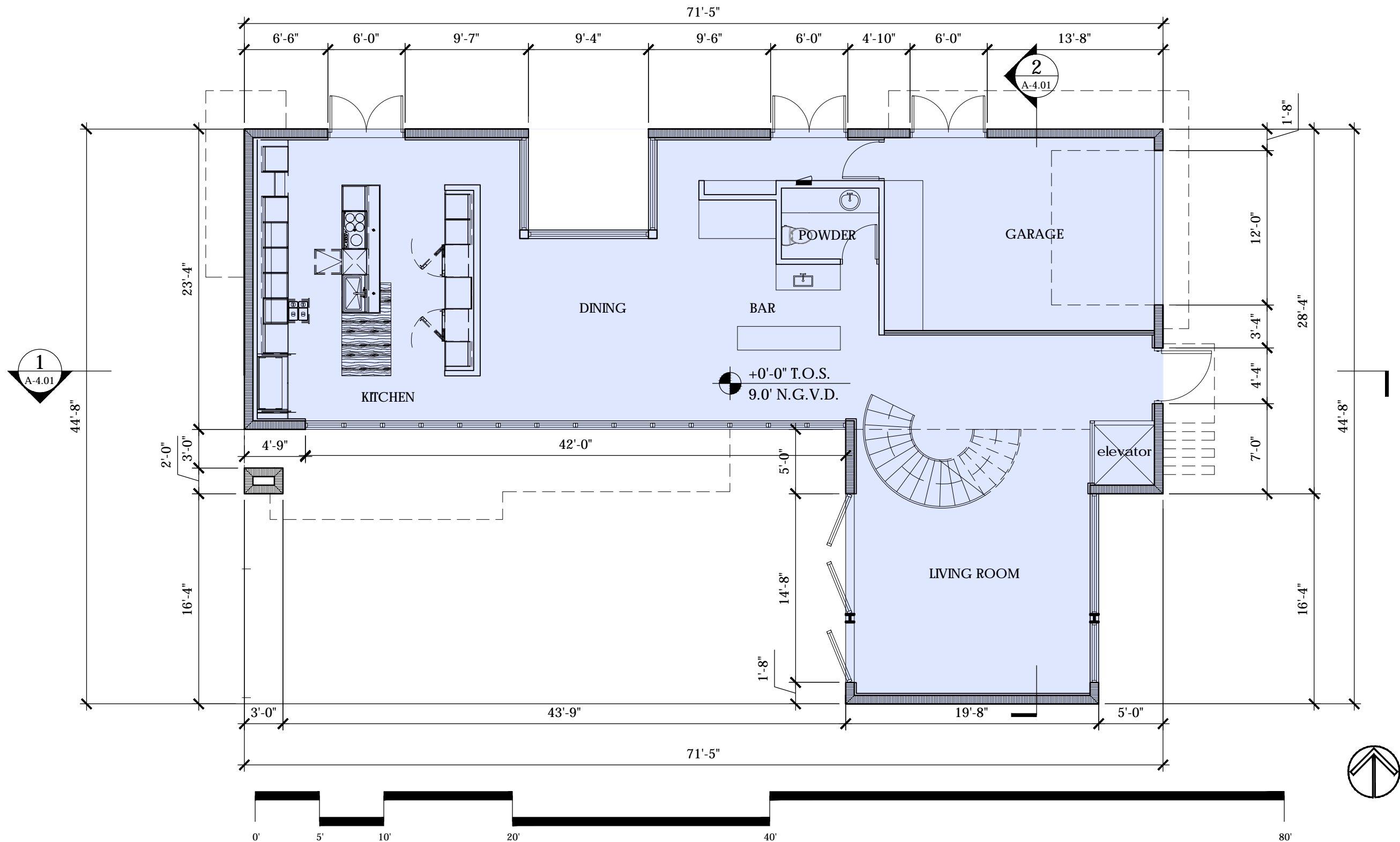
SITE PLAN

DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022

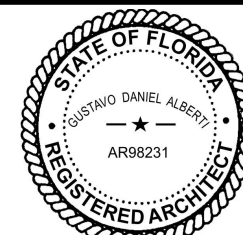
SCALE 3/32" = 1'-0"

Drawing No.

A-2.00



DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



03/07/22
Gustavo D. Alberti
AR98231

DRAWING TITLE

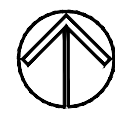
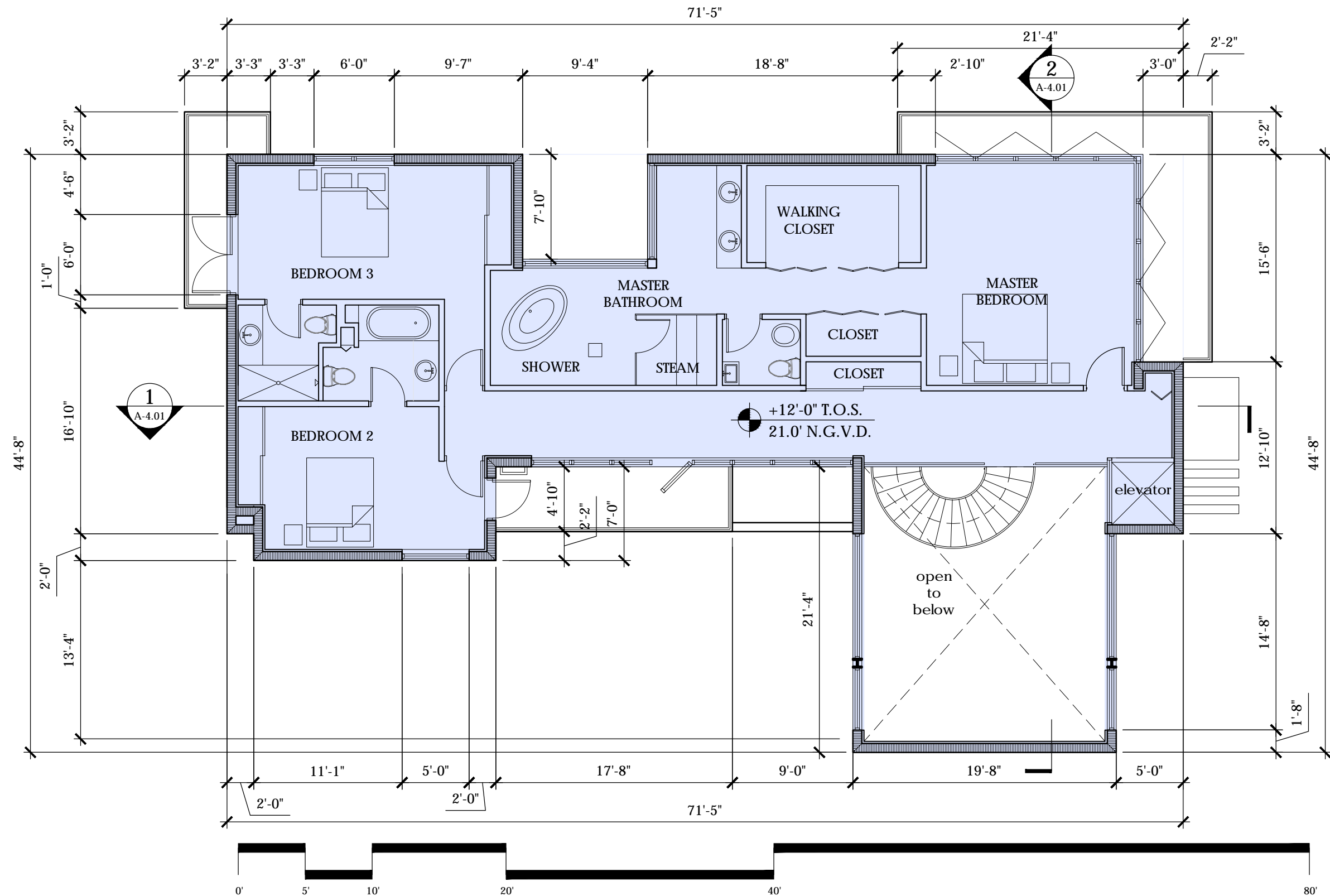
1ST LEVEL FLOOR PLAN

DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022

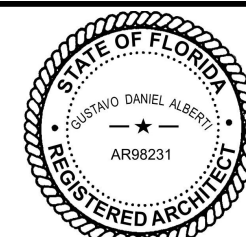
SCALE 1/8" = 1'-0"

Drawing No.

A-2.01



DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140

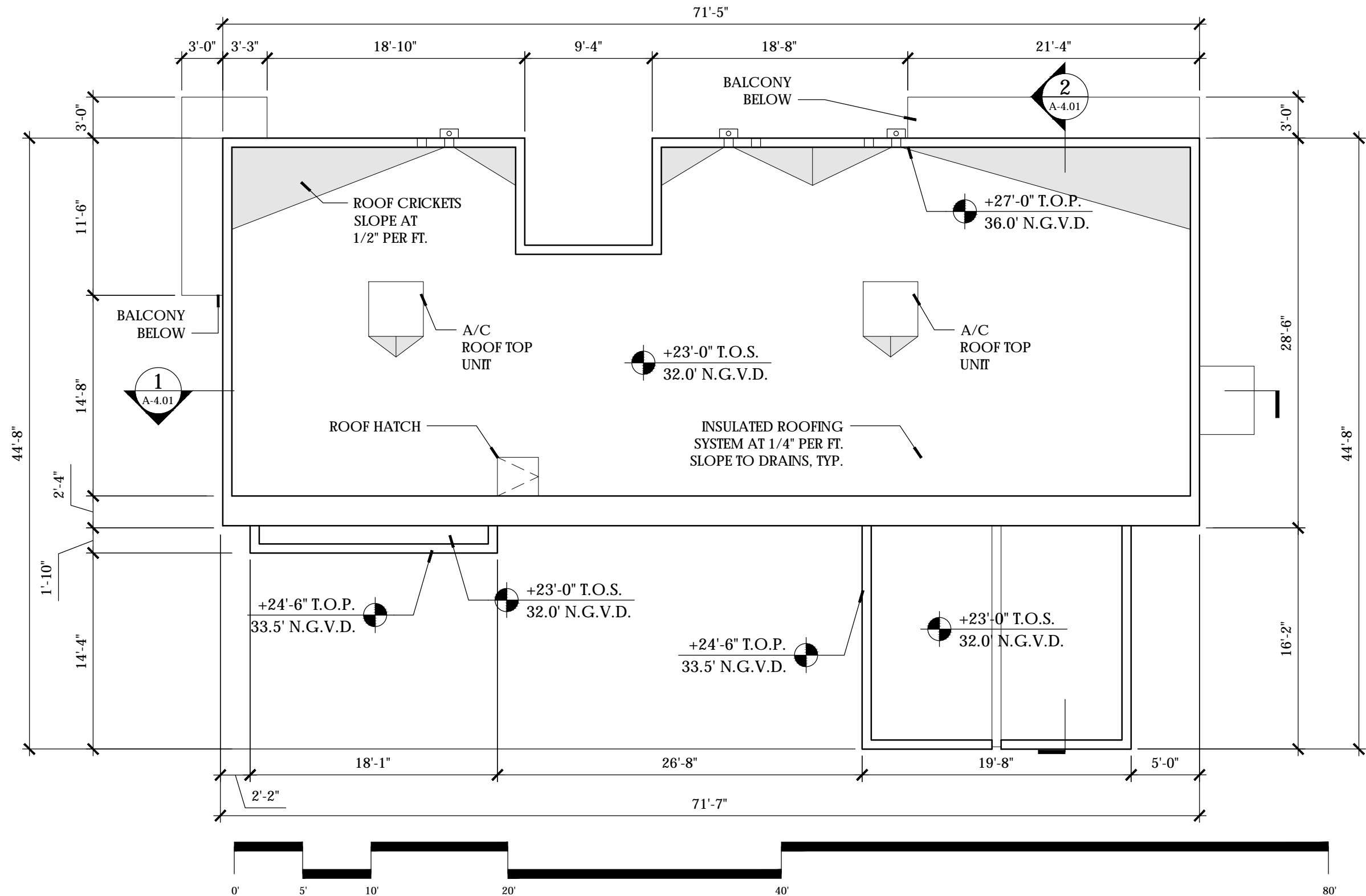


03/07/22
Gustavo D. Alberti
AR98231

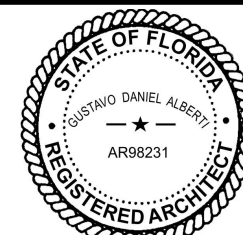
DRAWING TITLE
2ND LEVEL FLOOR PLAN

DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022
SCALE 1/8" = 1'-0"
Drawing No.

A-2.02



DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



03/07/22
Gustavo D. Alberti
AR98231

DRAWING TITLE

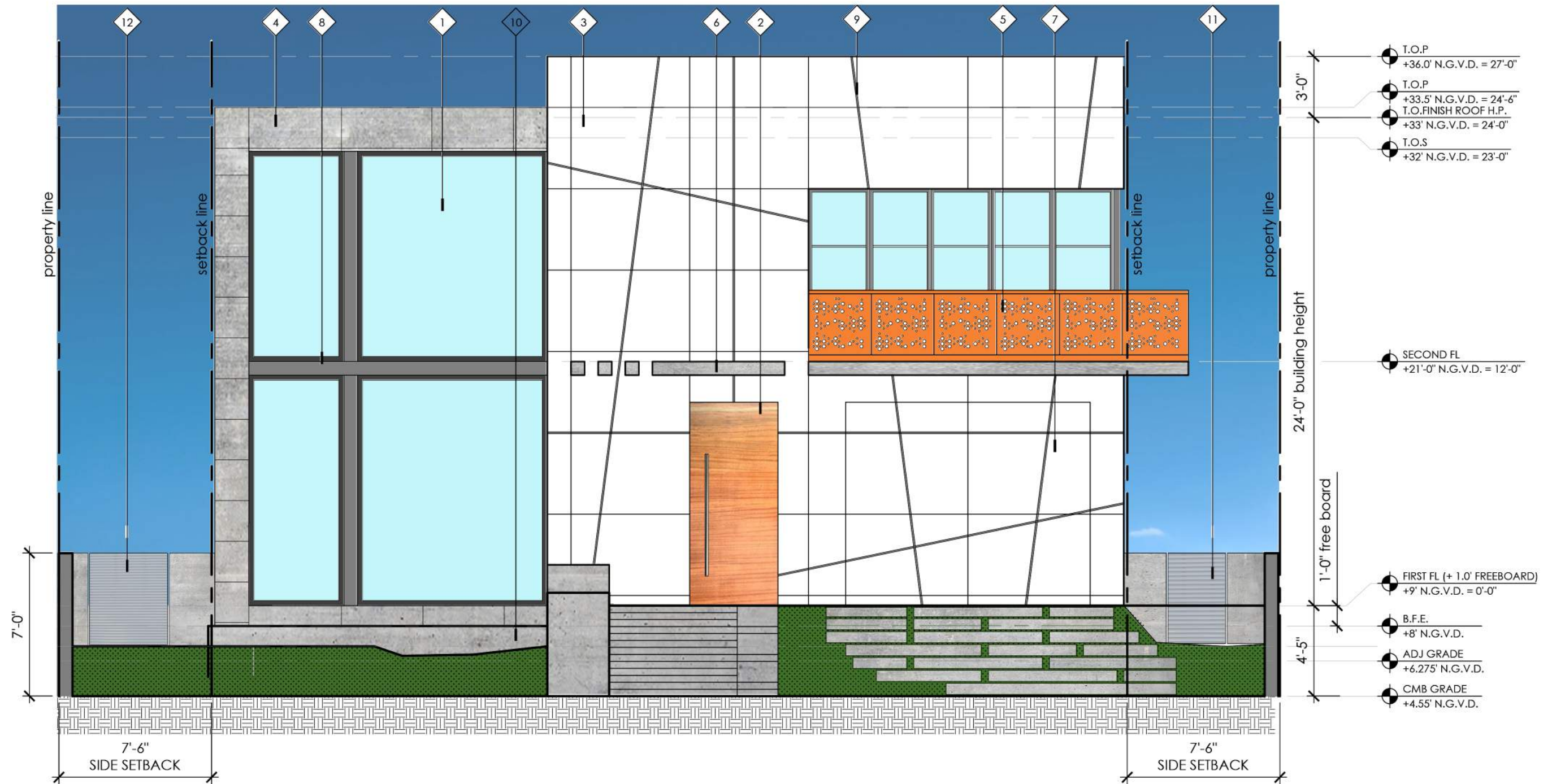
ROOF LEVEL FLOOR
PLAN

DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022

SCALE 1/8" = 1'-0"

Drawing No.

A-2.03

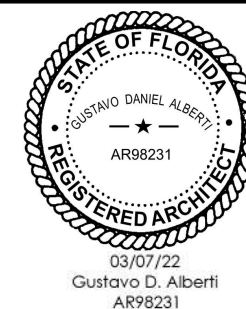


Alberti Studio
Architecture
+
Planning
+
Interiors

www.albertistudio.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Alberti Studio. All designs indicated in these drawings are property of Alberti Studio. All copyrights reserved © 2022.

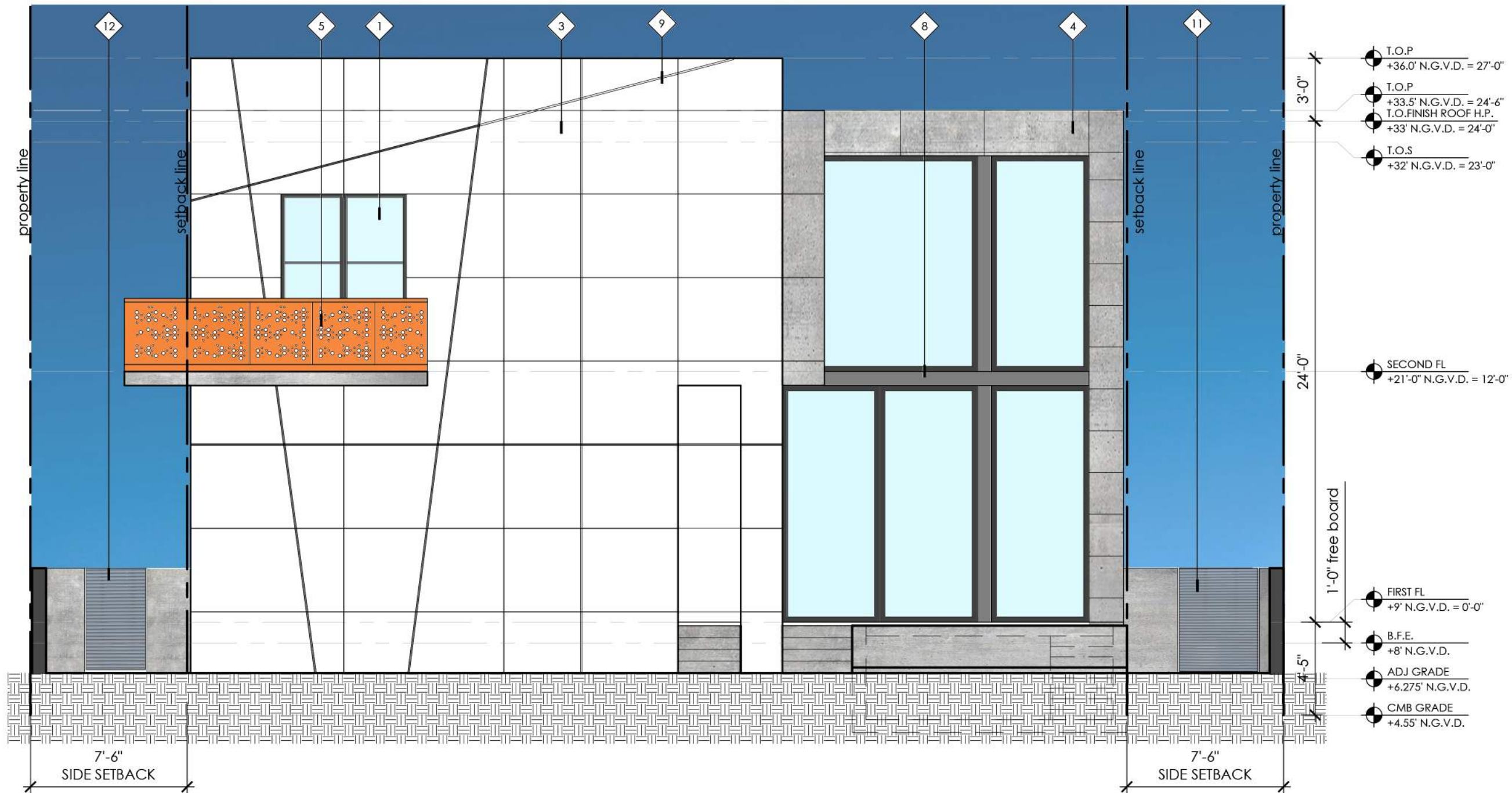
DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



DRAWING TITLE
EAST/FRONT ELEVATION

DATE DRB FINAL SUBMITTAL (DR822-0789) MARCH 7, 2022
SCALE 3/16" = 1'-0"
Drawing No.

A-3.01



ELEVATION KEY NOTES:

- | | | | |
|--|---------------------|--|--------------------------------------|
| 1 Impact resistant metal window | 4 Exterior concrete | 7 Garage door finish with fiber cement cladding system | 10 Concrete planter |
| 2 Impact resistant wood door | 5 Metal guardrail | 8 Steel I beam | 11 Masonry wall smooth stucco finish |
| 3 Fiber cement cladding system 4' x 8' | 6 Concrete overhang | 9 1" reveal | 12 Metal gate |

Alberti Studio
Architecture
+
Planning
+
Interiors

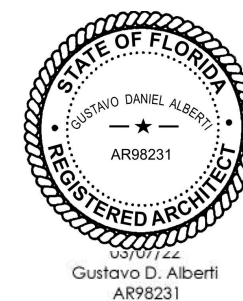
www.albertistudio.com

No copies, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Alberti Studio. All designs indicated in these drawings are property of Alberti Studio. All copyrights reserved © 2021.

DESIGN REVIEW BOARD SUBMITTAL

SIDELNIK-CUNIOLO RESIDENCE

2360 ALTON RD. MIAMI BEACH FL. 33140



DRAWING TITLE
WEST/REAR ELEVATION

DATE: DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022
SCALE: 3/16" = 1'-0"
Drawing No.

A-3.02

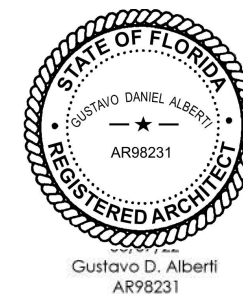


Alberti Studio
Architecture
+
Planning
+
Interiors

www.albertistudio.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Alberti Studio. All designs indicated in these drawings are property of Alberti Studio. All copyrights reserved © 2021.

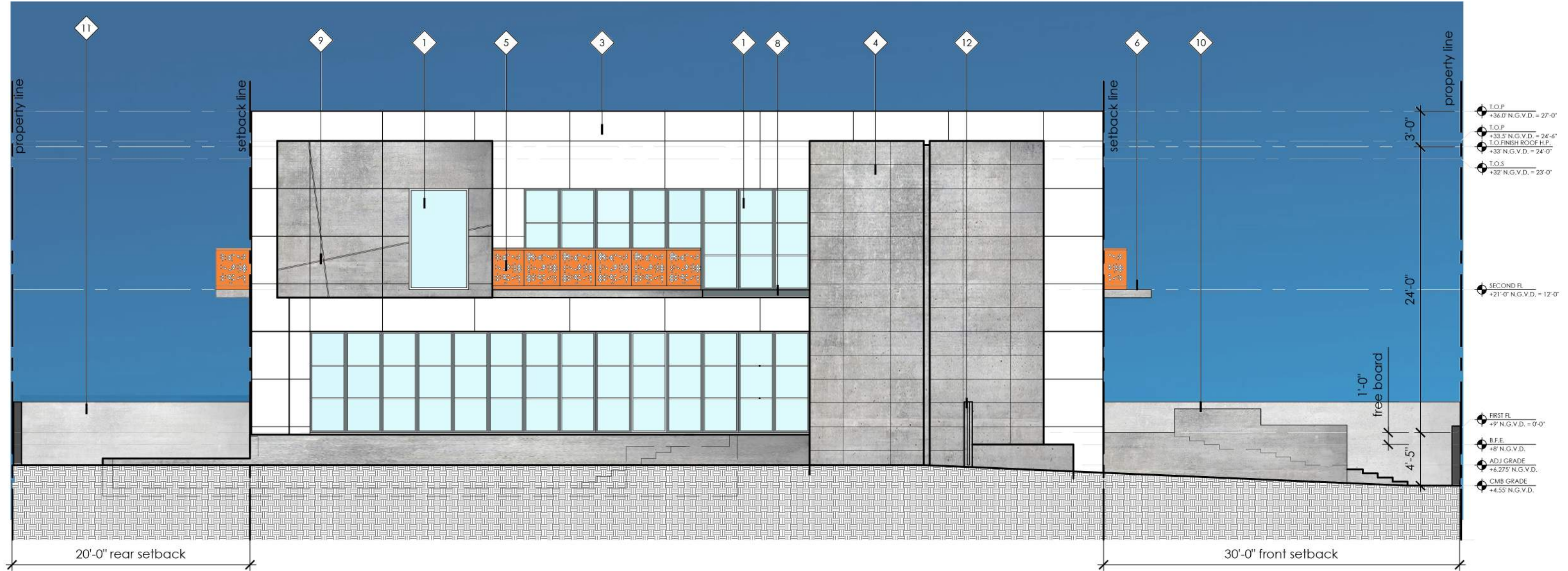
DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



DRAWING TITLE
NORTH/SIDE ELEVATION

DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022
SCALE 1/8" = 1'-0"
Drawing No.

A-3.03



ELEVATION KEY NOTES:

- | | | | |
|--|---------------------|--|--------------------------------------|
| 1 Impact resistant metal window | 4 Exterior concrete | 7 Garage door finish with fiber cement cladding system | 10 Concrete planter |
| 2 Impact resistant wood door | 5 Metal guardrail | 8 Steel I beam | 11 Masonry wall smooth stucco finish |
| 3 Fiber cement cladding system 4' x 8' | 6 Concrete overhang | 9 1" reveal | 12 Metal gate |

Alberti Studio
Architecture
+
Planning
+
Interiors

www.albertistudio.com

No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Alberti Studio. All designs indicated in these drawings are property of Alberti Studio. All copyrights reserved. © 2021.

DESIGN REVIEW BOARD SUBMITTAL

SIDELNIK-CUNIOLO RESIDENCE

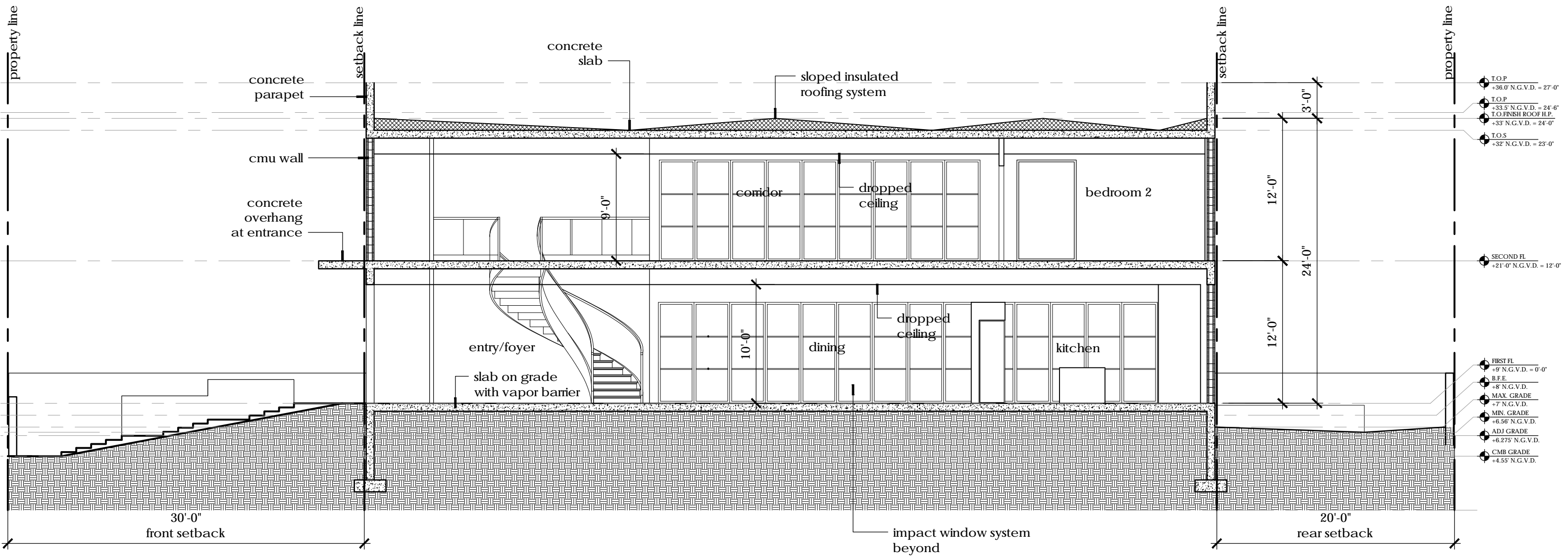
2360 ALTON RD. MIAMI BEACH FL. 33140



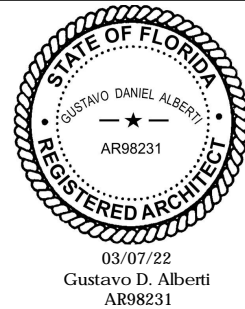
DRAWING TITLE
SOUTH/SIDE ELEVATION

DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022
SCALE 1/8" = 1'-0"
Drawing No.

A-3.04

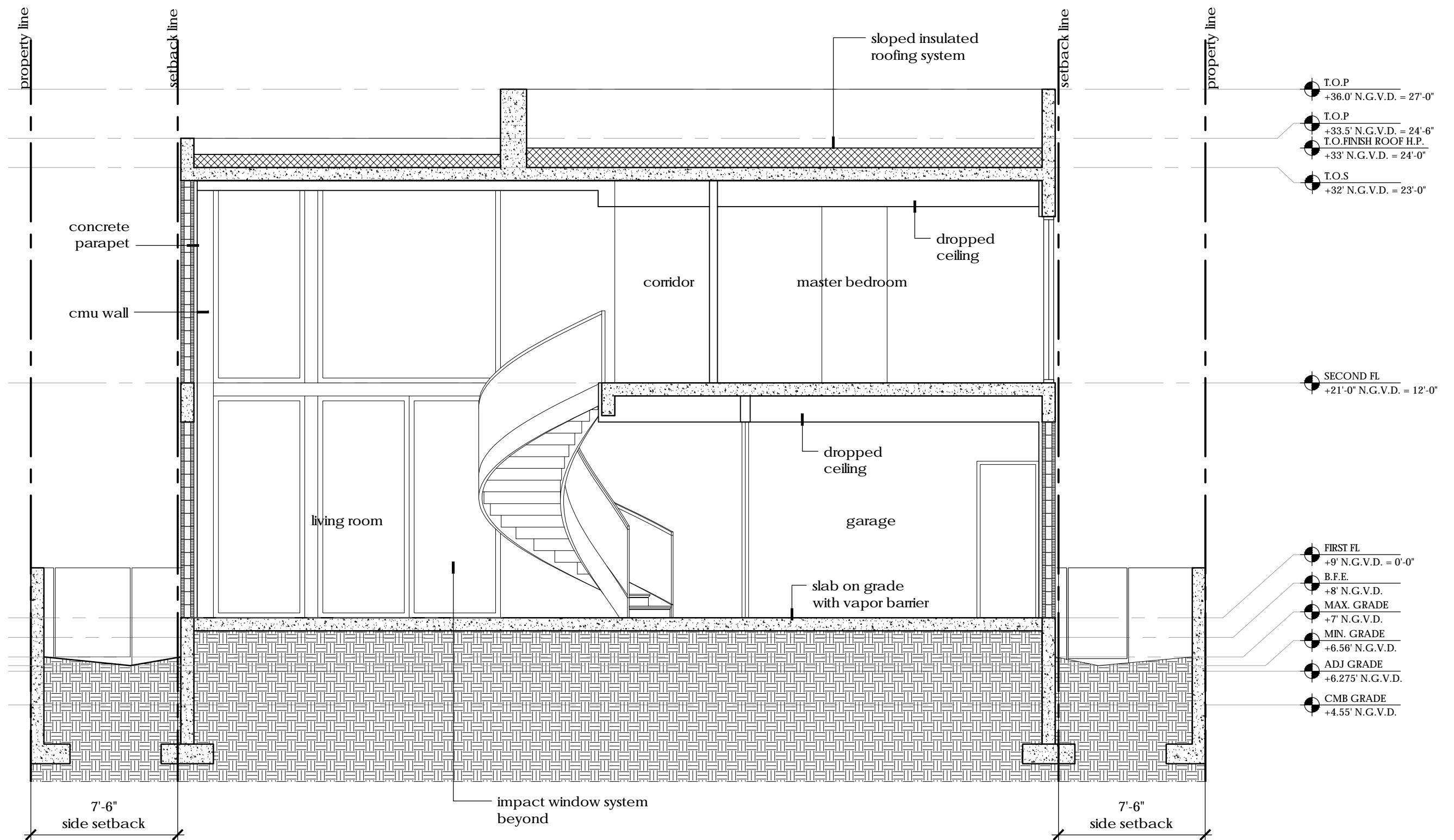


DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140

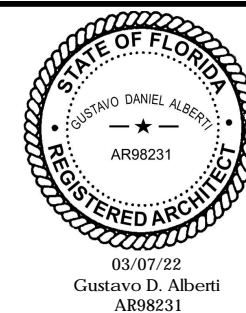


DRAWING TITLE	
CROSS SECTION	
DATE	DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022
SCALE	1/8" = 1'-0"
Drawing No.	

A-4.01



DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



DRAWING TITLE

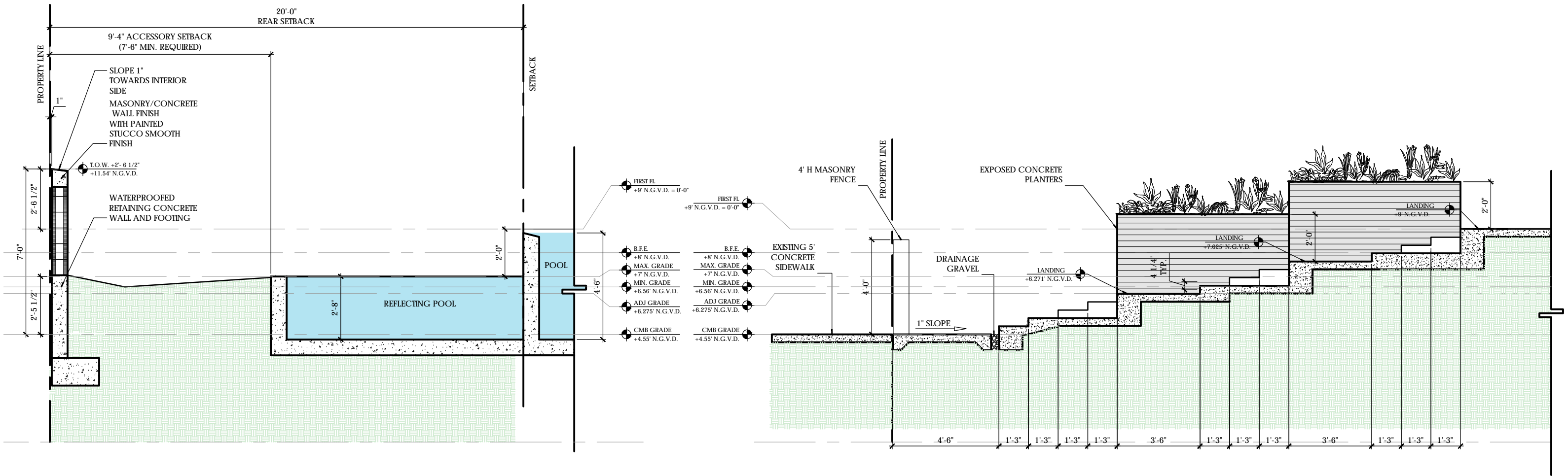
CROSS SECTION

DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022

SCALE 3/16" = 1'-0"

Drawing No.

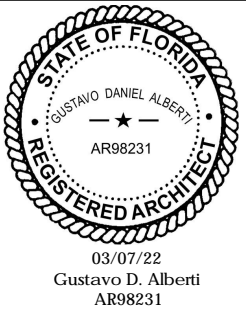
A-4.02

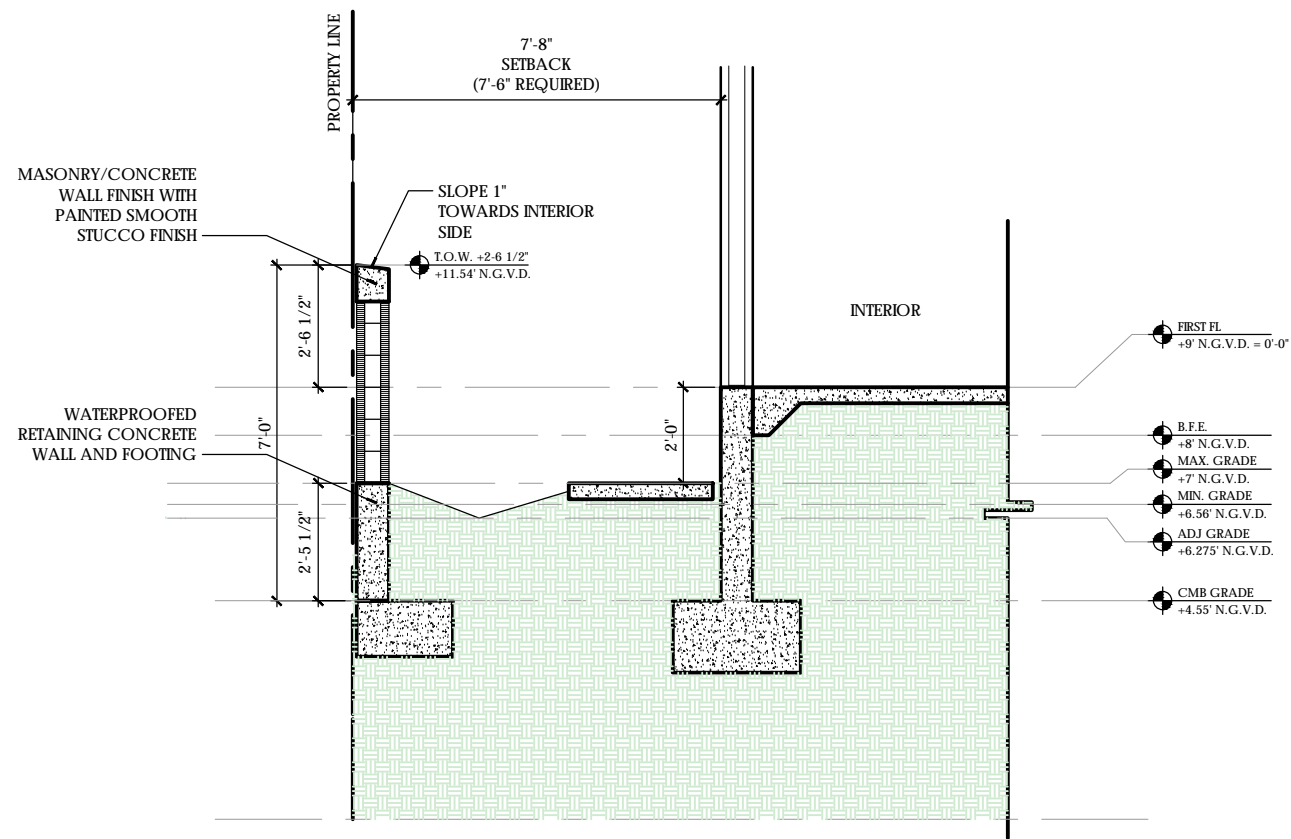


1 SOUTH SIDE YARD SECTION
A-5.01

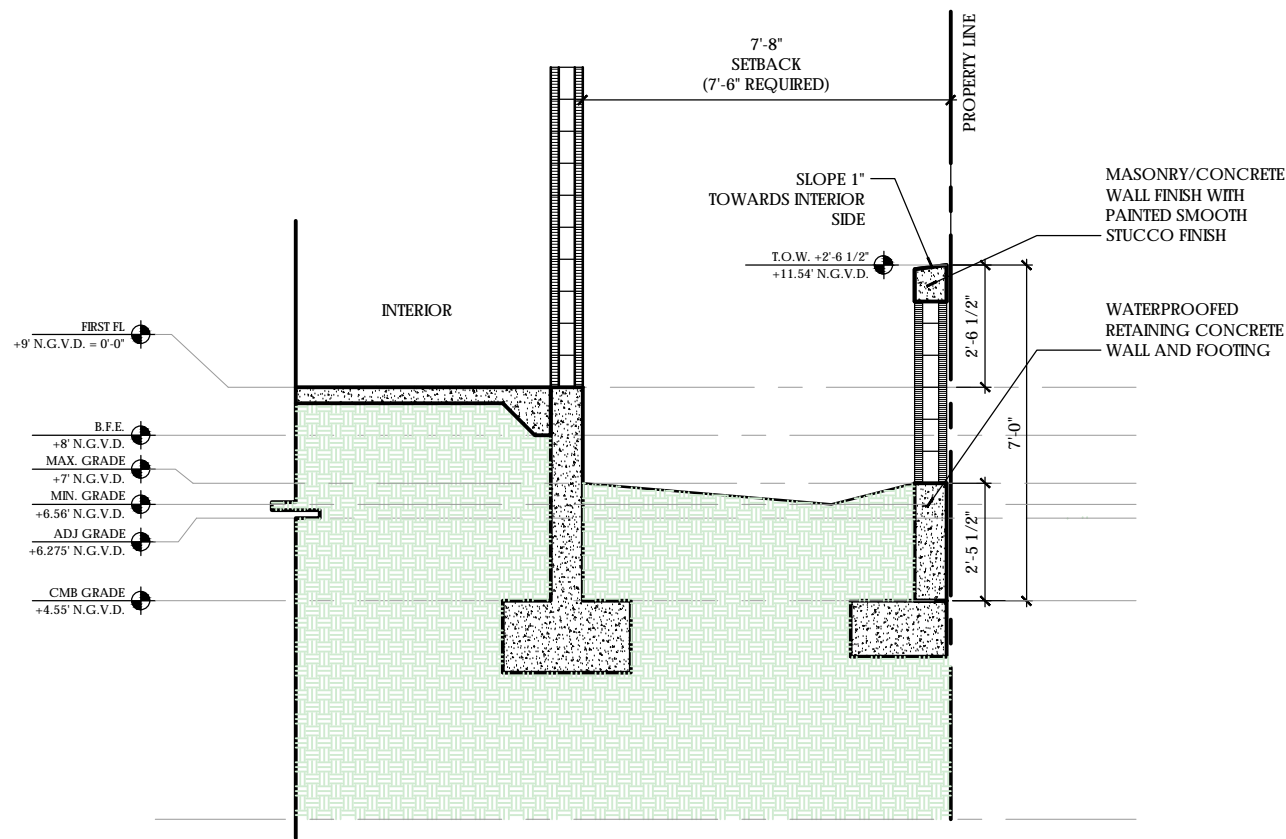
2 SOUTH SIDE YARD SECTION
A-5.01

DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



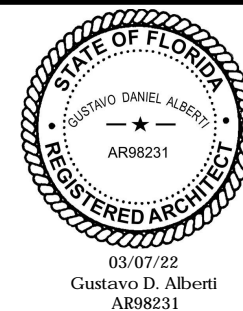


1 SOUTH SIDE YARD SECTION
A-5.02



2 SOUTH SIDE YARD SECTION
A-5.02

DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



DRAWING TITLE

YARD SECTIONS

DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022

SCALE 1/4" = 1'-0"

Drawing No.

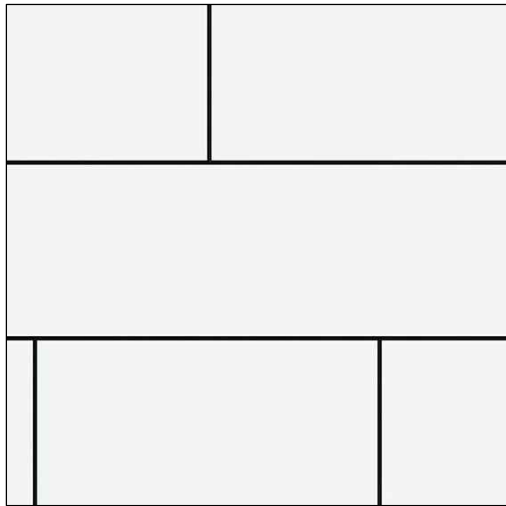
A-5.02



1 GLASS IRON WINDOWS AND DOORS



2 EXTERIOR WOOD DOOR



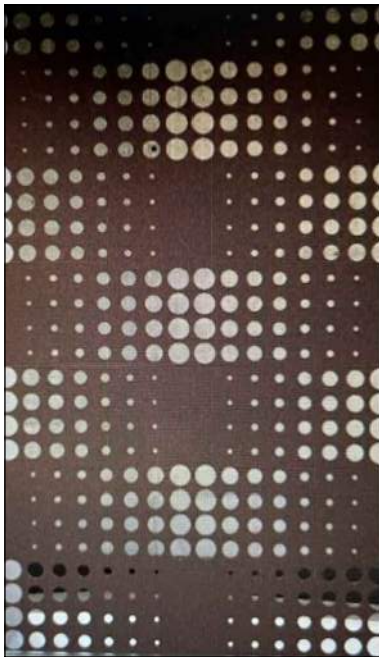
3 FIBER CEMENT CLADDING - EQUITONE MFG



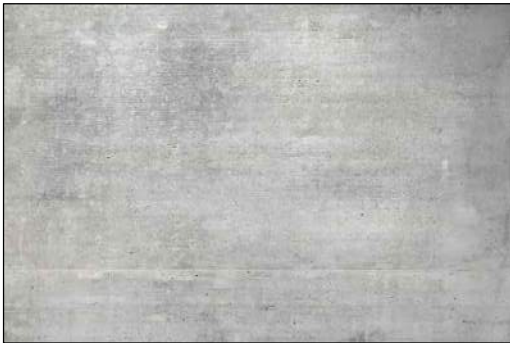
4 EXTERIOR CONCRETE



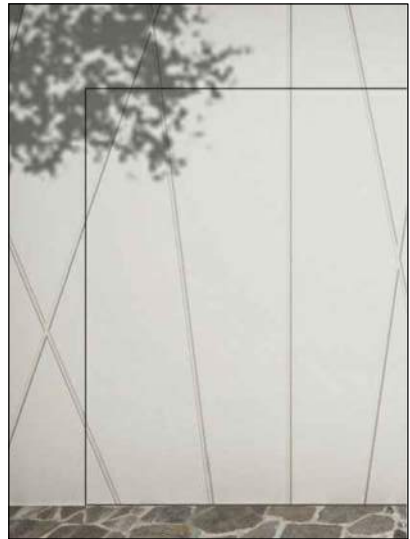
5 METAL GUARDRAIL FINISH



5 METAL GUARDRAIL LAYOUT

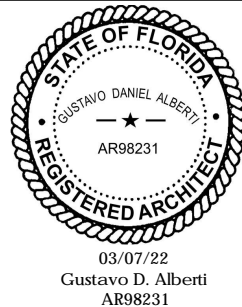


6 CONCRETE OVERHANG



7 INVISIBLE GARAGE DOOR
FINISH WITH EQUITONE

DESIGN REVIEW BOARD SUBMITTAL
SIDELNIK-CUNIOLO RESIDENCE
2360 ALTON RD. MIAMI BEACH FL. 33140



DRAWING TITLE

MATERIALS

DATE DRB FINAL SUBMITTAL (DRB22-0789) MARCH 7, 2022

SCALE N.T.S.

Drawing No.

A-6.01