

4136 ALTON ROAD

MIAMI BEACH, FLORIDA

INDEX

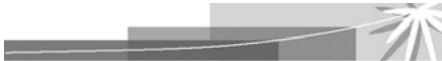
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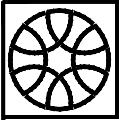
ARCHITECT:

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
IFHAT BENAYOUN FISHMAN.
1166 KANE CONCOURSE STE. 200, BAY HARBOR ISLANDS, FL 33154
PH: (305) 868.3665
E-MAIL: INFO@FRANKELBENAYOUN.COM



LANDSCAPE ARCHITECT:



GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

6800 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

OWNER / DEVELOPER:

SUNNY BAY INVESTORS, LLC
1111 KANE CONCOURSE, SUITE 217
BAY HARBOR ISLANDS, FLORIDA 33154

FINAL DRB SUBMITTAL
CONTINUANCE
NOVEMBER 8, 2021

FINAL DRB SUBMITTAL
JULY 5, 2021

FIRST DRB SUBMITTAL
JUNE 14, 2021

MIAMI BEACH					
Planning Department, 1700 Convention Center Drive					
Miami Beach, Florida 33139, www.miamibeachfl.gov					
305.673.7550					
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	4136 ALTON ROAD			
2	Folio number(s):	02-3222-011-1550			
3	Board and file numbers :	DRB 21-0656			
4	Year built:		Zoning District:	RS 4 SINGLE FAMILY	
5	Based Flood Elevation:	8.0 NGVD	Grade value in NGVD: 3.36' NGVD		
6	Adjusted grade (Flood+Grade/2):	5.68' NGVD	Free board: 1' = 9'-0" NGVD		
7	Lot Area:				6,000 SF
8	Lot width:	60'	Lot Depth:		100'
9	Max Lot Coverage SF and %:	1,800 SF/30%	Proposed Lot Coverage SF and %:		1,385 SF/23 %
10	Existing Lot Coverage SF and %:	NA	Lot coverage deducted (garage-storage) SF:		NA
11	Front Yard Open Space SF and %:	1,800 SF/905 SF = 50%	Rear Yard Open Space SF and %:		1,183 SF/892 SF=75%
12	Max Unit Size SF and %:	3,000 SF	Proposed Unit Size SF and %:		2,991 SF
13	Existing First Floor Unit Size:	NA	Proposed First Floor Unit Size:		1,450 SF
14	Existing Second Floor Unit Size	NA	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)		1,541 SF
15			Proposed Second Floor Unit Size SF and % :		
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		NA
		Required	Existing	Proposed	Deficiencies
17	Height:	24'	NA	24'	0
18	Setbacks:				
19	Front First level:	30'-0"	NA	30'-0"	0
20	Front Second level:	30'-0"	NA	30'-0	0
21	Side 1:	7'-6"	NA	7'-6"	0
22	Side 2 or (facing street):	7'-6"	NA	7'-6"	0
23	Rear:	20'-0"	NA	20'-0"	0
	Accessory Structure Side 1: CU	5'-0"	NA	5'-0"	0
24	Accessory Structure Side 2 or (facing street) :POOL EQUIPMENT	5'-0"	NA	5'-0"	0
25	Accessory Structure Rear: POOL	6'-0"	NA	6'-0"	0
26	Sum of Side yard :	15'-0"	NA	15'-0"	0
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					
NOTE THAT THE SITE IS CURRENTLY VACANT					

SINGLE FAMILY RESIDENTIAL - ZONING CHECK LIST		
CHECK LIST of required Items	Included	PAGE # (s)
Survey (signed and sealed in the last 6 months)	Yes	Survey
Final Recorded Order to be delivered to our department	N/A	
ZONING DATA SHEET	Yes	A-0.01
Site plan showing:		
Required setbacks with dimensions	Yes	A-1.01
Accessory structures with setbacks with dimensions	Yes	A-1.01
Mechanical/pool equipment setbacks with dimensions	Yes	A-1.01
Projections into required setbacks with dimensions	Yes	A-1.01 - A-1.03
Driveways, walkways, decks with setbacks and dimensions	Yes	A-1.01
Swimming pool, decks with setbacks and dimensions	Yes	A-1.01
Docks with setbacks and dimensions	NA	
Elevations showing dimensions from flood to maximum height	Yes	A-2.01 - A-2.02
Section showing dimensions from flood to maximum height	Yes	A-3.01
Shaded diagram for existing and or proposed lot coverage	Yes	A-0.07
Shaded diagrams for existing and or proposed unit size (all levels)	Yes	A-0.08 - A-0.10
Shaded diagram for required front yard open space	Yes	A-0.06
Shaded diagram for required rear yard open space	Yes	A-0.06
Fences height	Yes	A-2.01 - A-2.03
Landscape plan	Yes	LD1, L0, L1
Irrigation plan	No	
Notes:		
If not applicable write N/A		
This check list is only a part of all Items and plans that are required for permit approval		
A complete set of plans shall be submitted for permit approval		
Upon review of the submitted material it may be deemed that further information be required		

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA--C001494

MARKUS A. FRANKEL
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IFHAT BENAYOUN FISHMAN
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STRUCTURAL ENG

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4136 ALTON ROAD
NEW SINGLE FAMILY
4136 ALTON ROAD
MIAMI BEACH, FLORIDA

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
PROJECT DATA

SCALE
DATE
NOVEMBER 8, 2021

SHEET NUMBER
A-0.01

FINAL SUBMITTAL



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RENDERING
STREET VIEW

SCALE

DATE

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SHEET NUMBER

A-0.02

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1

STREET VIEW RENDERING

4



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DRAWING TITLE
RENDERING FROM SW

SCALE DATE
NOVEMBER 8, 2021

SHEET NUMBER
A-0.02A

FINAL SUBMITTAL

1 VEIW FROM SOUTH WEST



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MIAMI BEACH, FLORIDA

SIGNATUREDATE

NO.	REVISION	DATE	BY

DRAWING TITLE
**RENDERING FROM SW
WITH TREES**

SCALEDATE
NOVEMBER 8, 2021

SHEET NUMBER
A-0.02B

FINAL SUBMITTAL

1 VIEW FROM SOUTH WEST [WITH TREES]



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SCALE

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NOVEMBER 8, 2021

SHEET NUMBER
A-0.02C

FINAL SUBMITTAL

1 VIEW FROM SOUTH



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**RENDERING FROM SOUTH
WITH TREES**

SCALEDATE
NOVEMBER 8, 2021

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FINAL SUBMITTAL

1 VIEW FROM SOUTH [WITH TREES]



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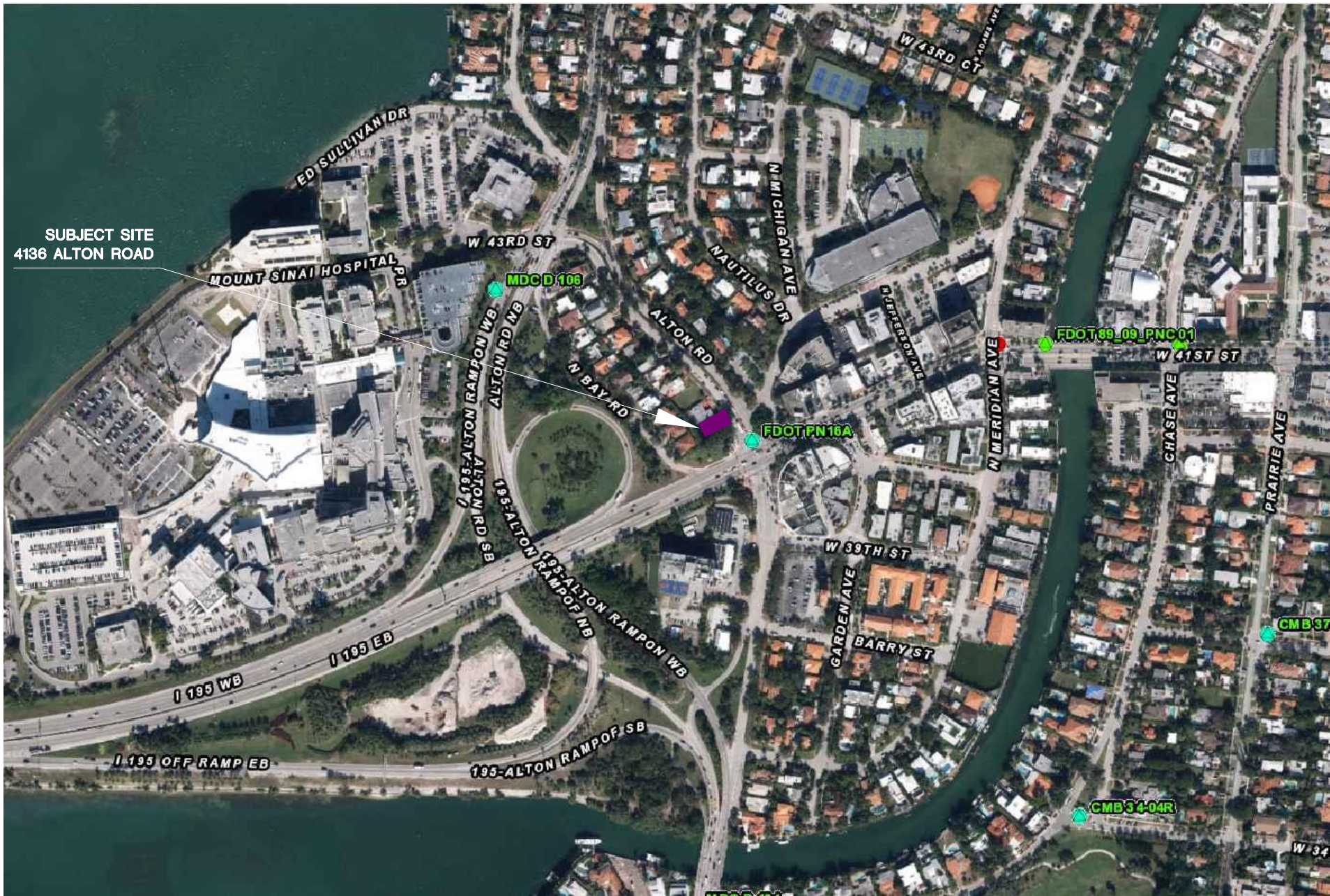
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RENDERING FROM WEST

SCALE
DATE NOVEMBER 8, 2021

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A-0.02E
FINAL SUBMITTAL

1 VIEW FROM WEST



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SIGNATURE

DATE

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DRAWING TITLE

LOCATION MAP

SCALE

DATE

NOVEMBER 8, 2021

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A-0.03

FINAL SUBMITTAL



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DRAWING TITLE:
CONTEXT LOCATION PLAN

SCALE: DATE: NOVEMBER 8, 2021

SHEET NUMBER:
A-0.04

FINAL SUBMITTAL



1
SUBJECT SITE

2

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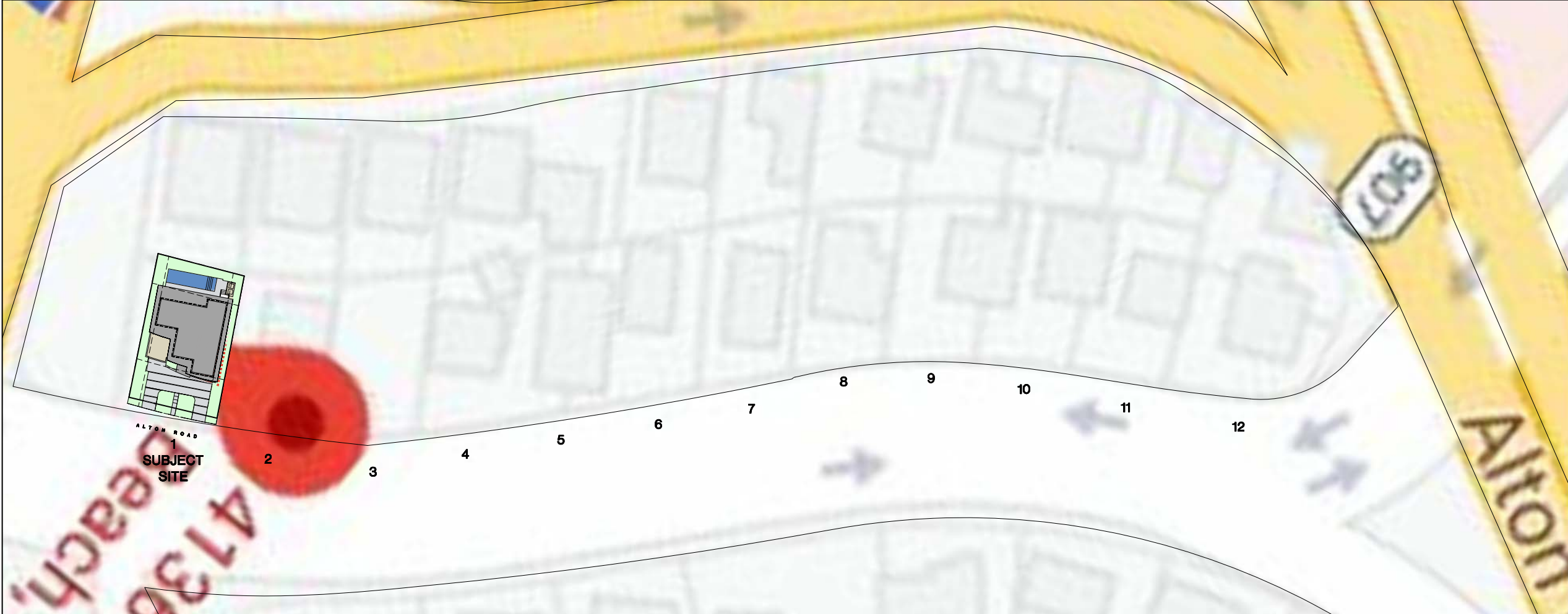
9

10

11

12

1 CONTEXT LOCATION ELEVATION VIEW



ALTON ROAD
1
SUBJECT SITE

2

3

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12

2 CONTEXT LOCATION PLAN VIEW





CORNER/ALTON ROAD & 41 STREET



SUBJECT SITE



HOUSE/W. SIDE ALTON ROAD



LOT//W. SIDE ALTON ROAD



HOUSE/W. SIDE ALTON ROAD



HOUSE/W. SIDE ALTON ROAD



HOUSE/W. SIDE ALTON ROAD



HOUSE/W. SIDE ALTON ROAD



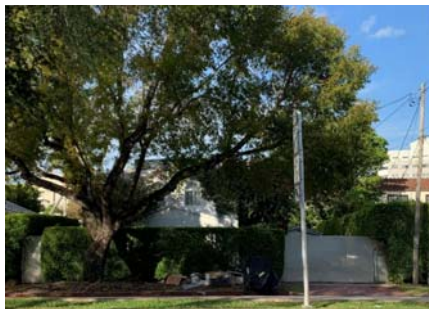
HOUSE/W. SIDE ALTON ROAD



HOUSE/W. SIDE ALTON ROAD



HOUSE/W. SIDE ALTON ROAD



HOUSE/W. SIDE ALTON ROAD



HOUSE/W. SIDE ALTON ROAD



N.E.CORNER / ALTON & 41 STREET



EAST SIDE / ALTON & 41 STREET



EAST SIDE / ALTON & 41 STREET



EAST SIDE / PARKING LOT AREA



EAST SIDE / ALTON HOUSE

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DRAWING TITLE
CONTEXT PHOTOS

SCALE DATE
NOVEMBER 8, 2021

SHEET NUMBER
A-0.05

FINAL SUBMITTAL

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SIGNATURE		DATE	
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DRAWING TITLE
LEVEL 2
FLOOR PLAN

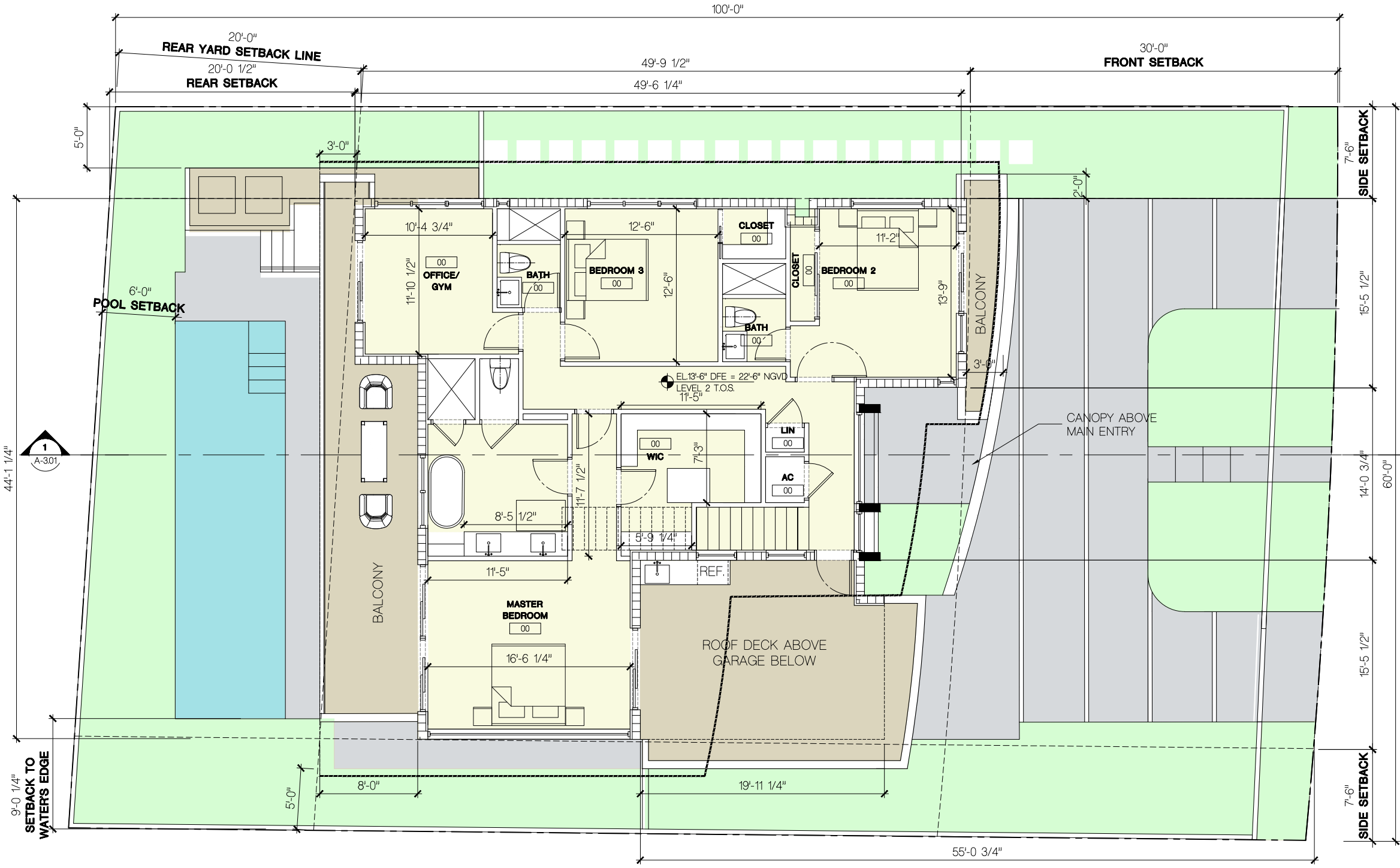
SCALE
1/4" = 1'-0"

DATE
NOVEMBER 8, 2021

SHEET NUMBER
A-102

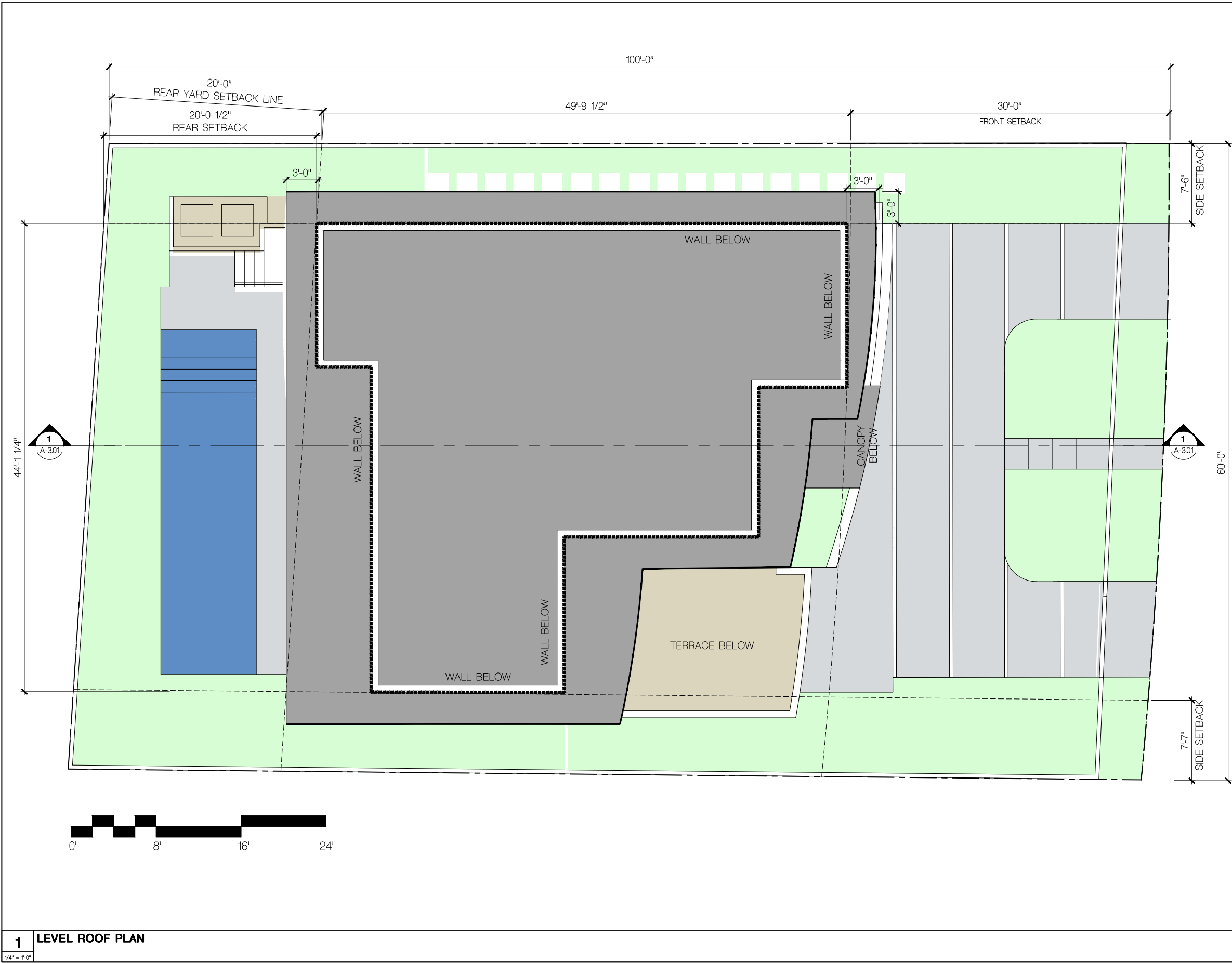
FINAL SUBMITTAL

ALTON ROAD



2 LEVEL 2 FLOOR PLAN

1/4" = 1'-0"



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SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

ROOF PLAN

SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 8, 2021

SHEET NUMBER

A-103

FINAL SUBMITTAL

1

LEVEL ROOF PLAN

1/4" = 1'-0"

15

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PH: (305) 868.3650 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

STRUCTURAL ENG.

MEP ENG.

LANDSCAPE ARCH.

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.

6000 S.W. 81 STREET MIAMI, FL 33143
PHONE: 305.463.9008 FAX: 305.468.8425

OWNER / DEVELOPER

SUNNY BAY INVESTORS, LLC
1111 KANE CONCOURSE, SUITE
BAY HARBOR ISLANDS, FLORIDA 33154
PHONE: 305-XXX-XXXX

4136 ALTON ROAD
NEW SINGLE FAMILY
4136 ALTON ROAD
MIAMI BEACH, FLORIDA

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
**NORTH & EAST
ELEVATIONS**

SCALE: 3/16" = 1'-0" DATE: NOVEMBER 8, 2021
SHEET NUMBER
A-2.01
FINAL SUBMITTAL

ROOF PARAPET & OVERHANG
WOOD VENEER SOFFIT

CONCRETE ENTRY CANOPY

HORIZONTAL ALUMINUM SLATS
FOR PRIVACY

EL. 24'-0" DFE = 33' NGVD
TOP OF ROOF

EL. 13'-6" DFE = 22'-6" NGVD
LEVEL 2 T.O.S.

EL. 0' DFE = 1'-0" BFE = 9'-0" NGVD
LEVEL 1 T.O.S. (DFE)

EL. 0'-0" BFE = 8'-0" NGVD
CMB BASE FLOOD ELEVATION

EL. -144' BFE = 656' NGVD
REAR YARD GRADE

EL. -232' BFE = 568' NGVD
ADJUSTED GRADE

EL. -464' BFE = 336' NGVD
EXISTING GRADE

1 EAST ELEVATION

3/16" = 1'-0"

0' 8' 16' 24'

ROOF PARAPET & OVERHANG
WOOD VENEER SOFFIT

WOOD CLADDED RAIL WALL
WITH ALUMINUM CAP

EL. 24'-0" DFE = 33' NGVD
TOP OF ROOF

EL. 13'-6" DFE = 22'-6" NGVD
LEVEL 2 T.O.S.

24'-0" BUILDING HEIGHT FROM DFE TO ROOF

SLOPED GRADE

2 NORTH ELEVATION

3/16" = 1'-0"

0' 8' 16' 24'

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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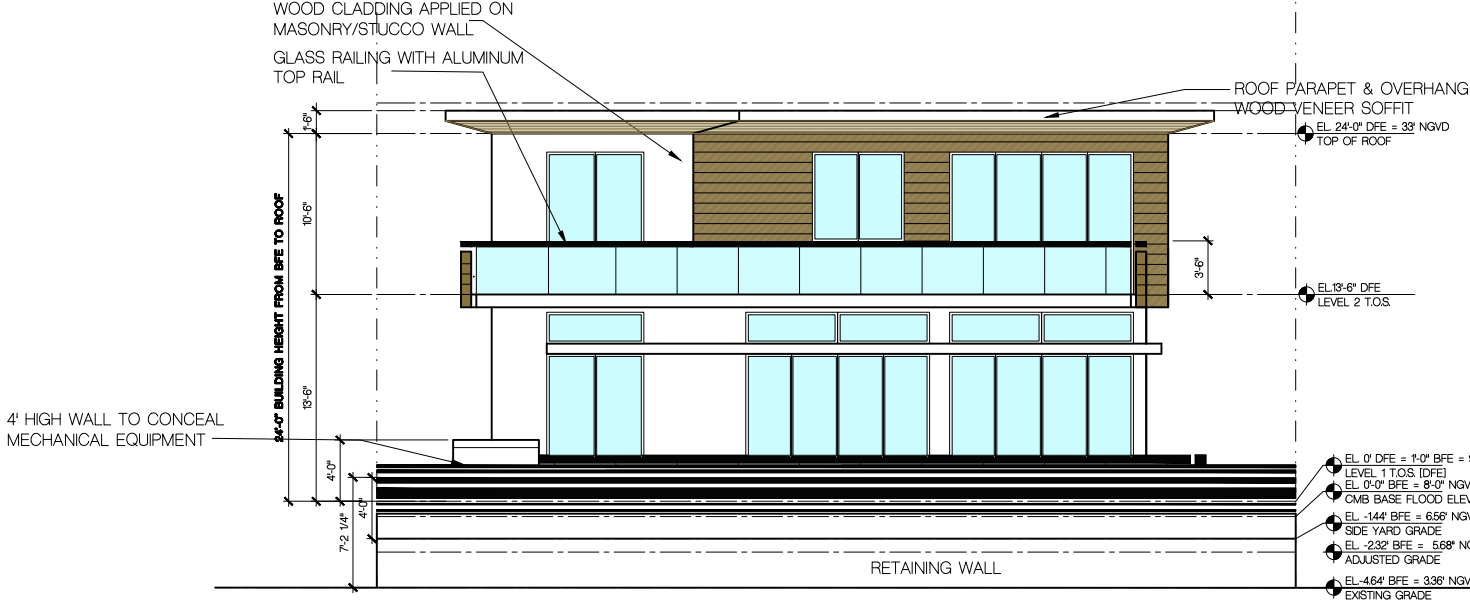
OWNER / DEVELOPER
SUNNY BAY INVESTORS, LLC
1111 KANE CONCOURSE, SUITE
BAY HARBOR ISLANDS, FLORIDA 33154
PHONE: 305-XXX-XXXX

4136 ALTON ROAD
NEW SINGLE FAMILY
4136 ALTON ROAD
MIAMI BEACH, FLORIDA

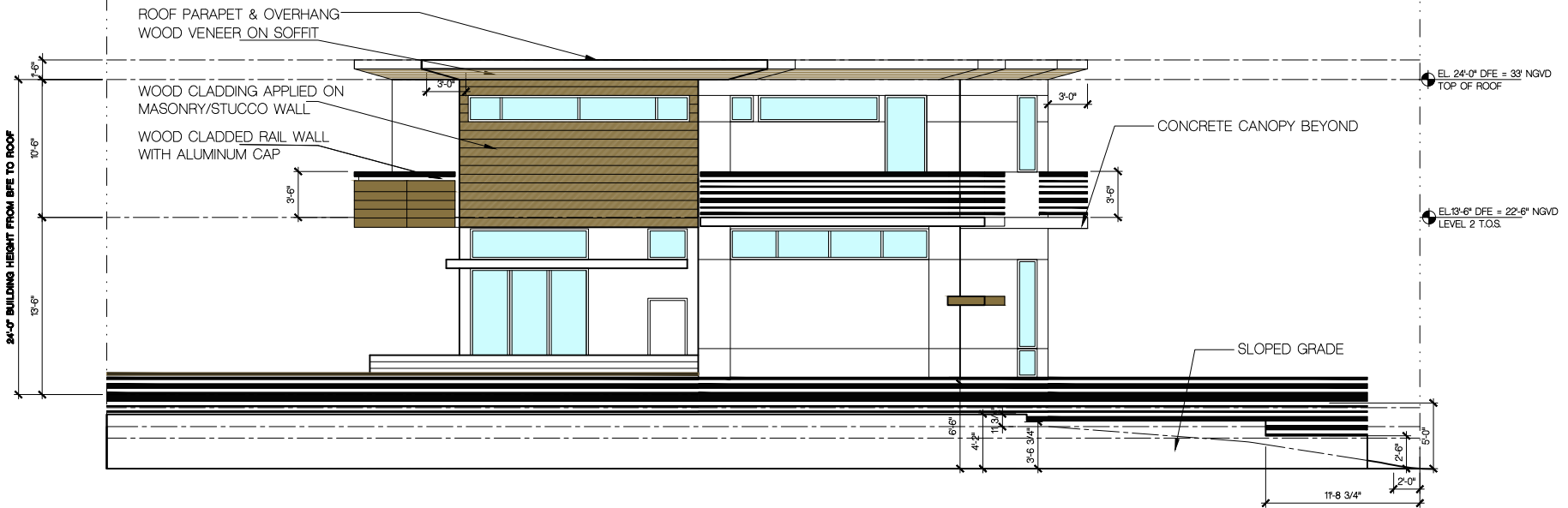
SIGNATURE DATE

NO.	REVISION	DATE	BY

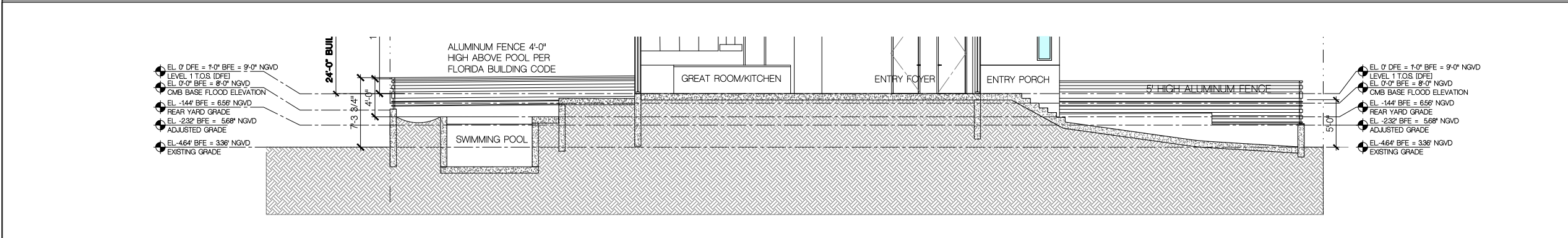
DRAWING TITLE
**SOUTH & WEST
ELEVATIONS**
SCALE: DATE: NOVEMBER 8, 2021
SHEET NUMBER
A-2.02
FINAL SUBMITTAL



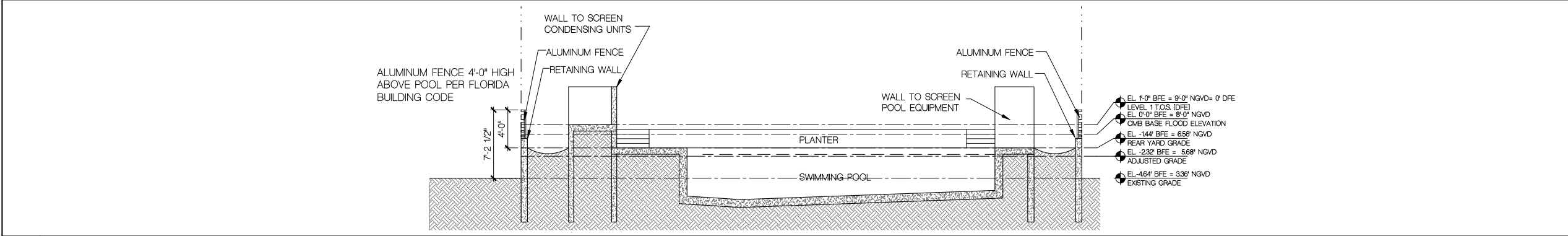
1 WEST ELEVATION
3/16" = 1'-0"



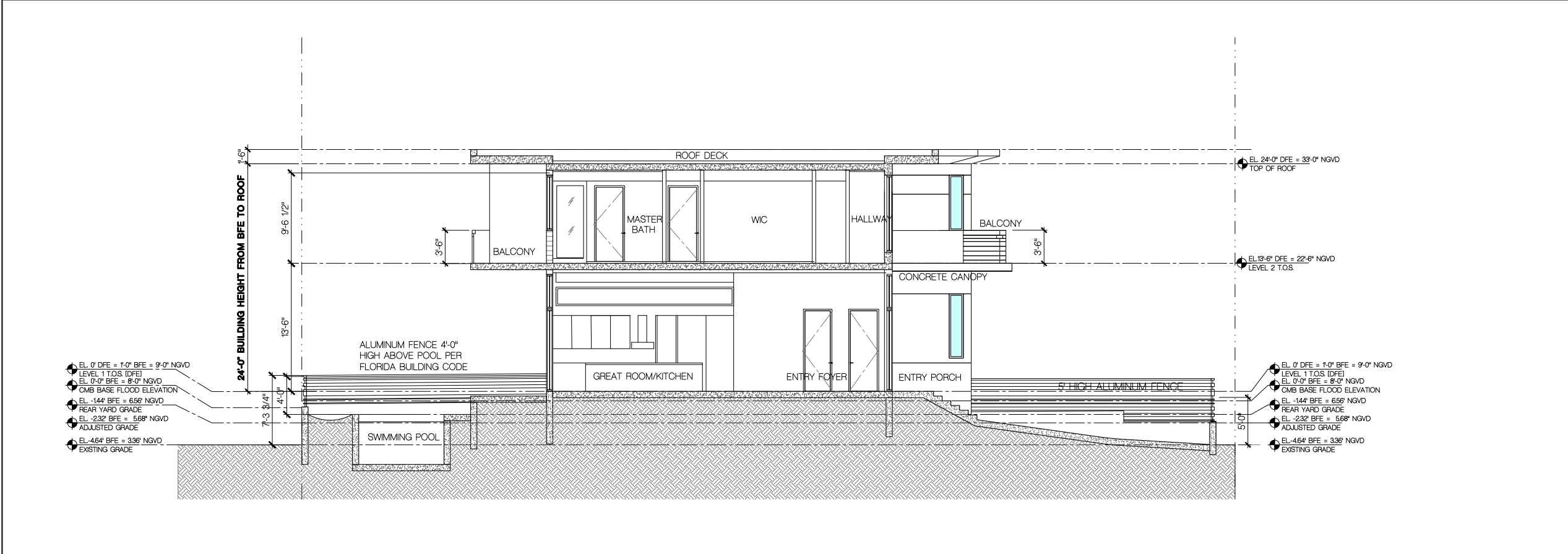
2 SOUTH ELEVATION
3/16" = 1'-0"



3 EAST - WEST YARD SECTION
3/16" = 1'-0"



2 NORTH-SOUTH YARD SECTION
3/16" = 1'-0"



1 BUILDING SECTION
3/16" = 1'-0"

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PHONE: 305-XXX-XXXX

4136 ALTON ROAD

NEW SINGLE FAMILY

4136 ALTON ROAD

MIAMI BEACH, FLORIDA

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
SECTIONS
SCALE: 3/16" = 1'-0" DATE: NOVEMBER 8, 2021
SHEET NUMBER
A-3.01
FINAL SUBMITTAL

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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LICENSE NO. AR0007143
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4136 ALTON ROAD
NEW SINGLE FAMILY
4136 ALTON ROAD
MIAMI BEACH, FLORIDA

SIGNATURE DATE

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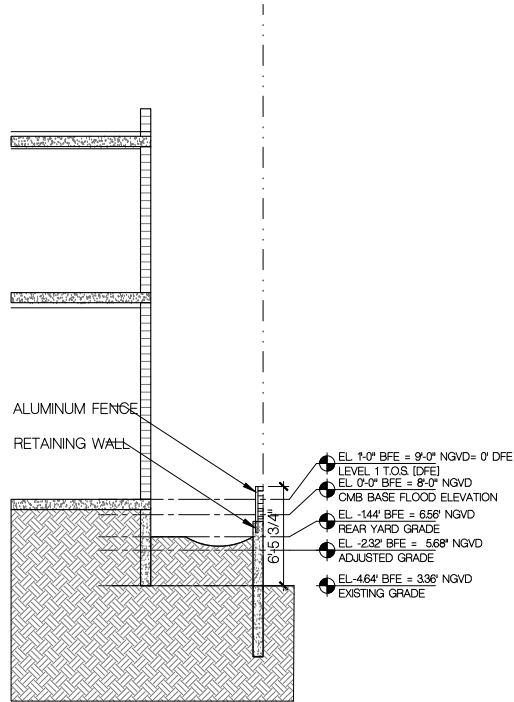
DRAWING TITLE

SIDE YARD
SECTIONS

SCALE: 3/16" = 1'-0" DATE: NOVEMBER 8, 2021
SHEET NUMBER

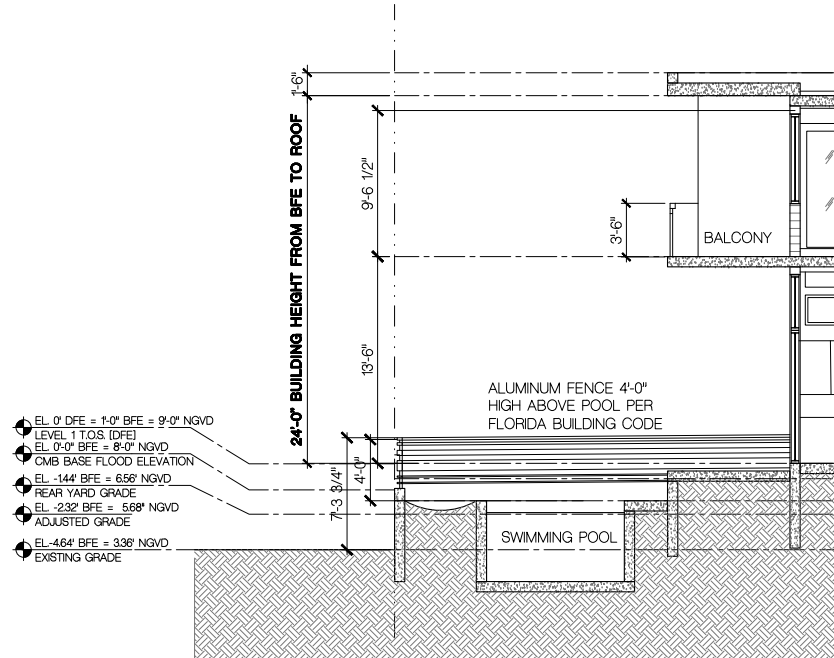
A-3.02

FINAL SUBMITTAL



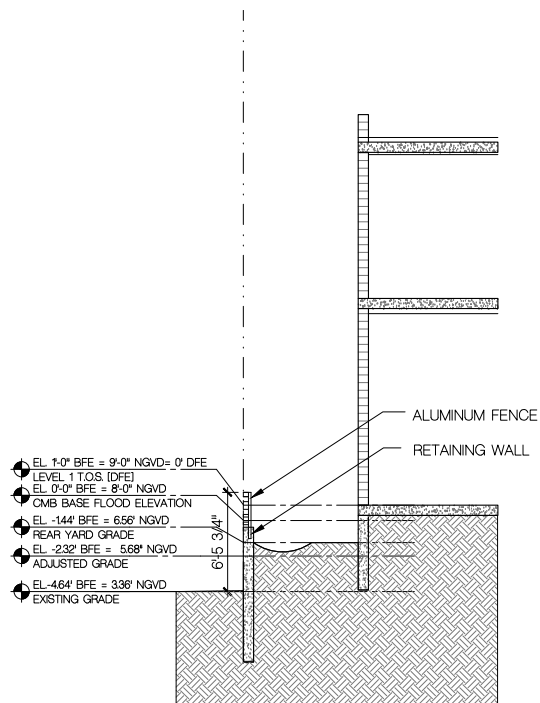
1 SIDE YARD SECTION - NORTH

3/16" = 1'-0"



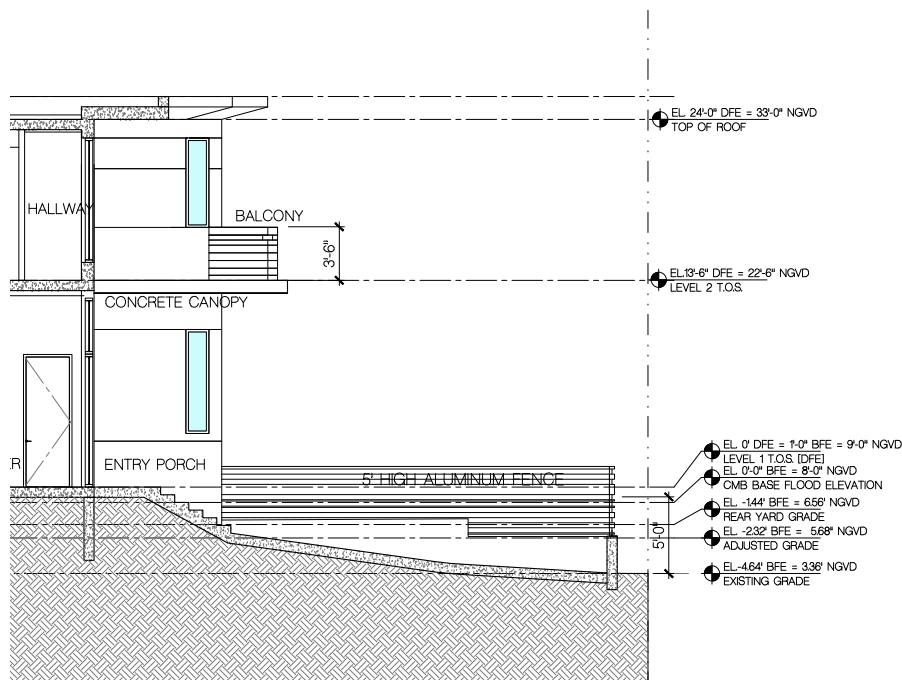
2 REAR YARD SECTION - WEST

3/16" = 1'-0"



3 SIDE YARD SECTION - SOUTH

3/16" = 1'-0"



4 FRONT YARD SECTION - EAST

3/16" = 1'-0"





DRIVEWAY: CONCRETE WITH RIVER ROCK INSERTS



DRIVEWAY & STEPPING STONES: CONCRETE WITH RIVER ROCK INSERTS



ALUMINUM GATE AND FENCE ABOVE RETAINING WALL



WOOD TRELLIS & BUILT IN BBQ



WOOD CEILING UNDER ROOF OVERHANGS



SYNTHETIC WOOD CLADDING

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ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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LICENSE NO. AR0017273

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4136 ALTON ROAD
NEW SINGLE FAMILY
4136 ALTON ROAD
MIAMI BEACH, FLORIDA

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
SAMPLE BOARD

SCALE
DATE
NOVEMBER 8, 2021

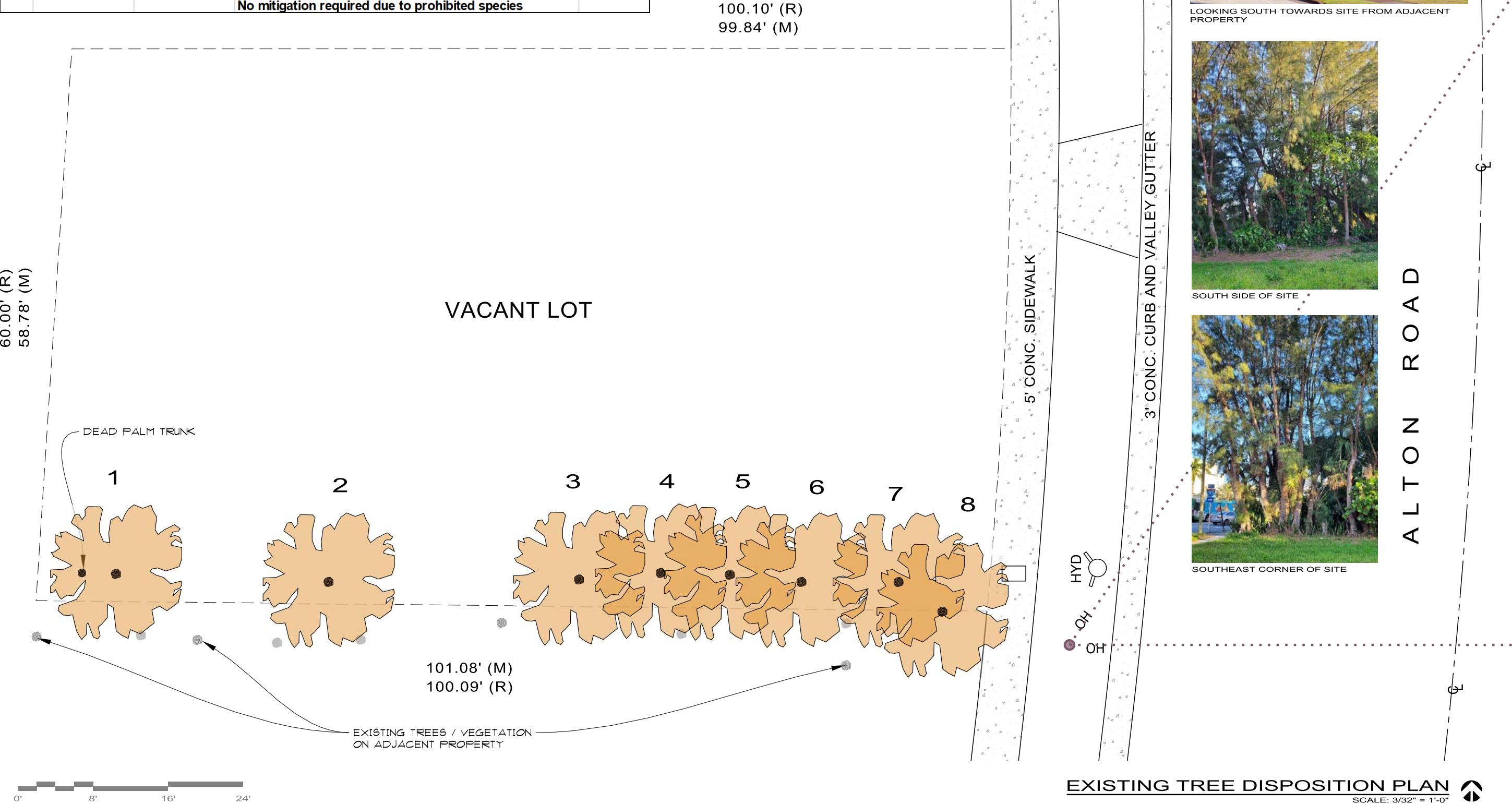
SHEET NUMBER
A-4.01

FINAL SUBMITTAL

1 SAMPLE BOARD

20

4136 Alton Road									
Existing Tree Disposition List									
No.	Common Name	Botanical Name	Height (Ft.)	Spread (Ft.)	DBH (In.)	Condition	Disposition	Comments	
1	Australian Pine	Casuarina spp.	+/- 60'	17'	21"	Good	Remove	Prohibited	
2	Australian Pine	Casuarina spp.	+/- 60'	35'	38"	Good	Remove	Prohibited	
3	Australian Pine	Casuarina spp.	+/- 60'	30'	13"	Good	Remove	Prohibited	
4	Australian Pine	Casuarina spp.	+/- 60'	25'	11"	Good	Remove	Prohibited	
5	Australian Pine	Casuarina spp.	+/- 60'	20'	16"	Good	Remove	Prohibited	
6	Australian Pine	Casuarina spp.	+/- 60'	16'	19"	Good	Remove	Prohibited	
7	Australian Pine	Casuarina spp.	+/- 60'	16'	20"	Good	Remove	Prohibited	
8	Australian Pine	Casuarina spp.	+/- 60'	16'	22"	Good	Remove	Prohibited	
			Total DBH to be Removed		160"				
			No mitigation required due to prohibited species						



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PROJECT TITLE
4136 ALTON ROAD RESIDENCE
4136 ALTON ROAD, MIAMI BEACH, FLORIDA

DATE
11/2/2021

SHEET
LD-1

SHEET TITLE
LANDSCAPE
EXISTING TREE DISPOSITION PLAN

SEAL

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2336 GALLIANO STREET — 2ND FLOOR
MIAMI, FLORIDA 33134
PHONE: (305) 665-5888

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-4 Lot Area 6,000 sf Acres 0.138

OPEN SPACE

- A. Square feet of required Open Space as indicated on site plan:
Lot Area = 6,000 s.f. x 70 % = 4,200 s.f.
- B. Square feet of parking lot open space required as indicated on site plan:
Number of parking spaces N/A x 10 s.f. parking space =
- C. Total square feet of landscaped open space required: A+B=

REQUIRED/ ALLOWED	PROVIDED
<u>4,200</u>	<u>4,346</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>2,059</u>

LAWN AREA CALCULATION

- A. Square feet of landscaped open space required
- B. Maximum lawn area (sod) permitted= 50 % x 2,059 s.f.

<u>N/A</u>	<u>2,059</u>
<u>1,129</u>	<u>665</u>

TREES

- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=
5 trees x 1 net lot acres - number of existing trees=
- B. % Natives required: Number of trees provided x 30% = (5 x .30 = 1.5)
- C. % Low maintenance / drought and salt tolerant required:
Number of trees provided x 50%= (5 x .50 = 2.5)
- D. Street Trees (maximum average spacing of 20' o.c.)
60' linear feet along street divided by 20'=
- E. Street tree species allowed directly beneath power lines:
(maximum average spacing of 20' o.c.):
N/A linear feet along street divided by 20'=

<u>5</u>	<u>7</u> (not inc. street trees)
<u>2</u>	<u>7</u>
<u>3</u>	<u>7</u>
<u>3</u>	<u>3</u>
<u>N/A</u>	<u>N/A</u>

SHRUBS

- A. Number of shrubs required: Sum of lot and street trees required x 12=
- B. % Native shrubs required: Number of shrubs provided x 50%=

<u>96</u>	<u>301</u>
<u>48</u>	<u>69</u>

LARGE SHRUBS OR SMALL TREES

- A. Number of large shrubs or small trees required: Number of required shrubs x 10%=
- B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=

<u>10</u>	<u>11</u>
<u>5</u>	<u>9</u>

4136 Alton Road - Landscape - Plant List

Qty.	Common Name	Botanical Name	Native	Specs
Street Trees				
3	Silver Buttonwood trees	Conocarpus erectus 'Sericeus'	Yes	14' ht. x 6' spr., 5' CT min. 3" cal.
3	Total Street Trees			
Trees				
3	Black Ironwood trees	Krugiodendron ferreum	Yes	12' ht. x 6' spr., 2" cal. min.
2	Orange Geiger trees	Cordia sebestena	Yes	12' ht. x 6' spr., 2" cal. min.
2	Pigeon Plum trees	Coccoloba diversifolia	Yes	12' ht. x 6' spr., 2" cal. min.
7	Total Trees			
Palms				
1	Cabada Palm	Dypsis cabadae	No	12' ht. x 5' spr., 6 stems min.
4	Silver Thatch Palms	Coccothrinax argentea	No	14' ht. x 7' spr., 6' CT
7	Sabal Palms	Sabal palmetto	Yes	12' ht. and 18' ht., 14" DBH
12	Total Palms			
Large Shrubs				
1	Garcinia	Garcinia	No	6' ht. x 4' spr.
2	Jamaican Caper	Capparis cynophallophora	Yes	6' ht. x 4' spr.
4	Locust Berry	Capparis cynophallophora	Yes	6' ht. x 4' spr.
3	Walter's Viburnum	Viburnum obovatum	Yes	6' ht. x 4' spr.
1	Yesterday, Today, Tomorrow	Brunfelsia grandiflora	No	6' ht. x 4' spr.
11	Total Large Shrubs			
Shrubs & Groundcovers				
8	Coontie	Zamia pumila	Yes	3 gal.
27	Crossandra, orange	Crossandra infundibuliformis		3 gal., 24" o.c.
1	Dracaena Arborea	Dracaena arborea		7', 6', 5' ht., triple
1	Dracaena 'Song of Jamaica'	Dracaena reflexa 'Song of Jamaica'		15 gal., 5' x 3', multi stem
112	Ficus Green Island	Ficus microcarpa 'Green Island'		3 gal., 18" o.c.
8	Giant Apostle's Iris	Neomarica caerulea 'Regina'		3 gal.
24	Gold Lantana	Lantana 'Gold'		1 gal., 18" o.c.
29	Podocarpus hedge	Podocarpus macrophyllus		7 gal., 24" o.c.
1	Princess of the Night	Brunfelsia lactea		7 gal., 4' ht.
30	Wax Jasmine	Jasminum simplicifolium		3 gal., 24" o.c.
61	Wild Coffee, native	Psychotria nervosa	Yes	7 gal., 36" o.c.
302	Total Shrubs & Groundcovers			

Note: All plant material must be approved by L.A. prior to installation, no exceptions.

LANDSCAPE LEGEND AND PLANT LIST

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2332 GALLAND STREET - 2ND FLOOR
MIAMI BEACH, FLORIDA 33134
PHONE: 305.965.8888



SEAL:

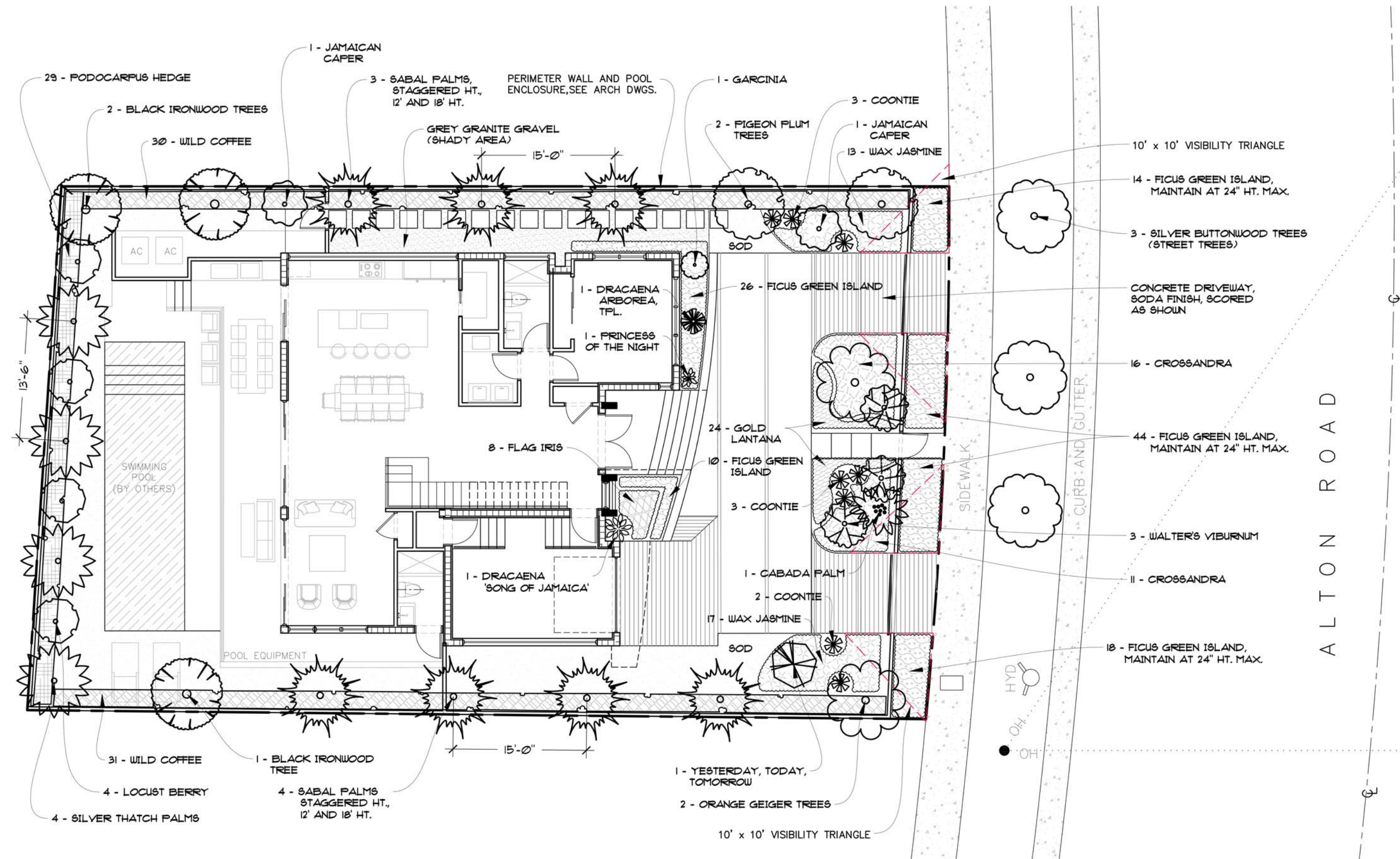
LANDSCAPE
LEGEND AND PLANT LIST

4136 ALTON ROAD RESIDENCE
4136 ALTON ROAD, MIAMI BEACH, FLORIDA

PROJECT TITLE

DATE:
11/2/2021

SHEET:
L-0



CONCEPT PLANTING AND HARDSCAPE PLAN
SCALE: 3/32" = 1'-0"

GEOMANTIC
DESIGNS, INC.
 LANDSCAPE ARCHITECTURE
 ROBERT PARSLEY A.S.L.A.
 2332 GALLAND STREET - 2ND FLOOR
 MIAMI, FLORIDA 33134
 PHONE: 305.665.8888

SEAL:

 SHEET TITLE
LANDSCAPE
CONCEPT PLANTING AND HARDSCAPE PLAN

PROJECT TITLE
4136 ALTON ROAD RESIDENCE
 4136 ALTON ROAD, MIAMI BEACH, FLORIDA

DATE:
 11/2/2021

SHEET:
L-1