3900 ALTON ROAD

DRB FINAL SUBMITTAL
FILE NO. 21-0664

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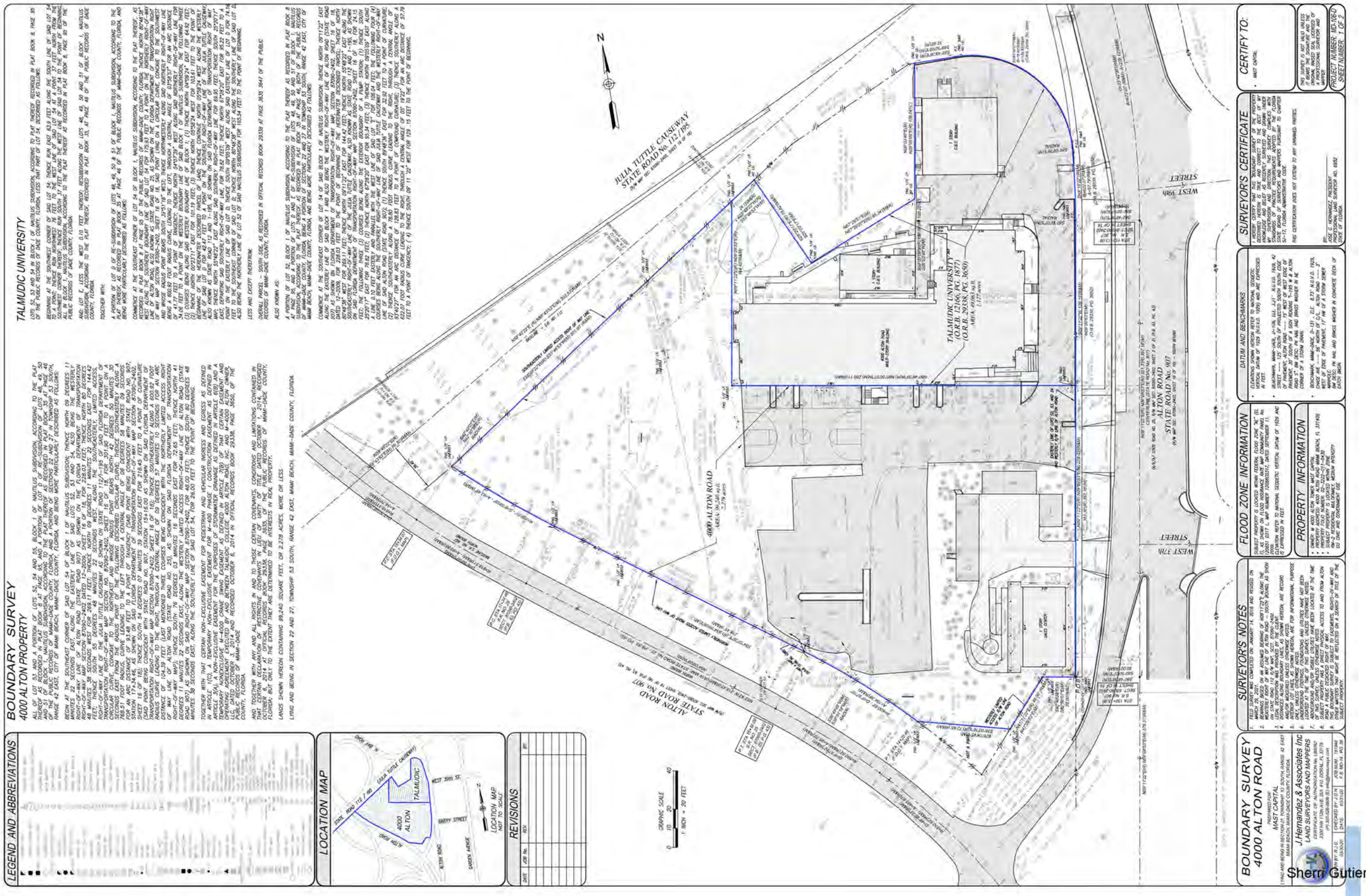
3900 ALTON ROAD, MIAMI BEACH, FL 33140

COVER

SCALE: 1" = 300'-0"

DATE: 05/10/2021

A0-00



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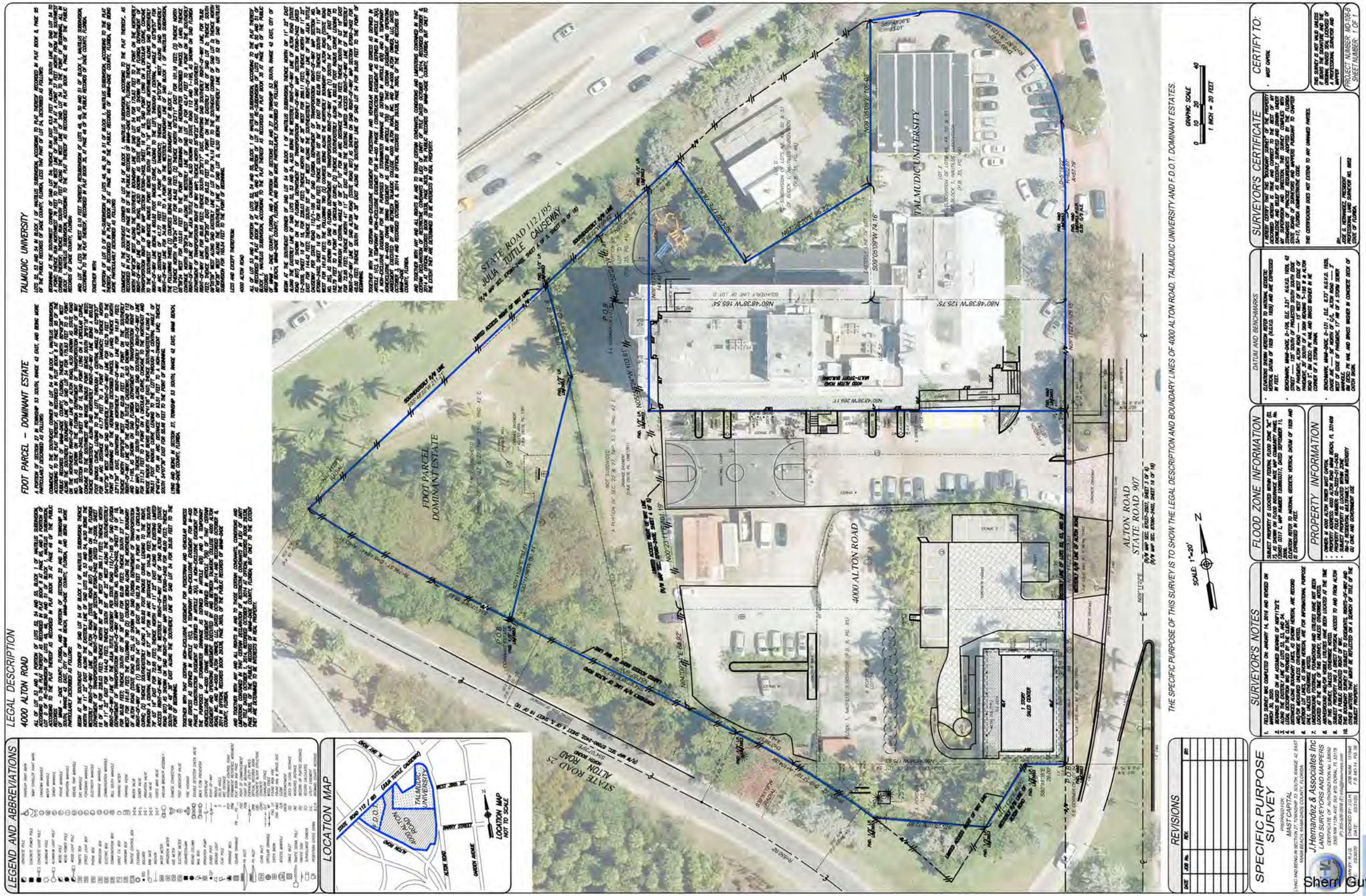
BOUNDRY SURVEY

SCALE:

DATE:
05/10/2021

A0-01A



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SPECIAL PURPOSE SURVEY

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A0-01B

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3900 ALTON ROAD, MIAMI BEACH, FL 33140

LOCATION MAP

SCALE: 1 : 4200

DATE: 05/10/2021

A0-02

		Units	Amenities	Parking	FAR	GSF
T.O. Roof						0 SF
Roof					0 SF	0 SF
Level 08	R7	26			27,648 SF	27,648 SF
Level 07	R6	26			27,648 SF	27,648 SF
Level 06	R5	26			27,648 SF	27,648 SF
Level 05	R4	26			27,648 SF	27,648 SF
Level 04	R3	26			27,648 SF	27,648 SF
Level 03	R2	24	420 SF		27,227 SF	27,648 SF
Level 02	R1	22	3,410 SF		27,648 SF	27,648 SF
Level 01			2,230 SF	113 Spaces	4,026 SF	34,882 SF
Grade Level				141 Spaces	639 SF	37,268 SF
		176 Units		**254 Spaces**	**197,780 SF**	**265,686 SF**

TOTAL PARKING SPACES	**254 SPACES**
PARKING RATIO	**1.44**
PARKING GSF	**72,150 SF**
PARKING EFFICIENCY	**284 SF**

12 spaces included for Talmudic

TOTAL AMENITIES/RESI GSF	**6,060 SF**
AMENITIES/RESI FAR	**6,060 SF**

OVERALL TOTAL GSF	**265,686 SF**
OVERALL TOTAL FAR	**197,780 SF**
ALLOWABLE FAR	198,490 SF
FAR DELTA	**710 SF**

	FAR AVAILABLE
Parcel A	98,166 SF
Parcel B (includes FDOT Parcel)	198,490 SF
Total	296,656 SF

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PROJECT DATA

SCALE: 1" = 160'-0"

DATE: 05/10/2021

A0-03

RM - 2 DISTRICT - ZONING DATA

ITEM #	Project Information				
1	Address:	4000 Alton Road, Miami Beach, FL, 33140			
a	Board and file numbers :				
b	Folio number(s):	PARCEL A 03-3222-011-0430 / PARCEL B 02-3222-011-0432			
c	Year constructed:		Zoning District:	RM-2 Residential Multifamily	
d	**Lot Areas:** Parcel A	49,083 SF	Grade value in NGVD:	6.03	
	Parcel B (includes FDOT Parcel):	99,245 SF			
e	Lot width:	562' - 5"	Based Flood Elevation:	8'-0"	
f	Lot Depth:	488' - 7"	CMB Free Board:	5'-0"	
2	**Zoning Information**	**Maximum**	**Existing**	**Proposed**	**Deficiencies**
a	Base Maximum Height	85'-0"		85'-0"	
a	If exceeding Base Maximum height per CMB 142-743 (b)(2) for public benefit participation if applicable.				
b	Number of Stories	N/A	7	8	
c	**FAR**	297,010 sf	72,775 sf	271,625 sf	
d	Gross square footage	N/A		273,630 GSF (364,340 SF Floorplate)	
3	**Uses**				
a	**Existing use:**	Residential Multifamily	**Proposed use/uses:**	Residential Multifamily	
b	**Residential:**	**Quantity**			
c	Apartment/townhomes:	176 Units			
i	**Total residential units:**	176 Units			
j	Minimum Unit Size:	550 SF			
k	Residential density proposed :		**Total commercial area:**	0 SF	
4	**Setbacks (As applicable)**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	**Alton Road (Front)**	N/A		50' - 0" *	
b	**Julia Tuttle Causeway (I-195)** (Pedestal)	N/A		10' - 0" *	
c	**Julia Tuttle Causeway (I-195)** (Tower)	N/A		15' - 0" *	
d	**State Road No. 907 Alton Road** (Pedestal)	N/A		10' - 0" *	
e	**State Road No. 907 Alton Road** (Pedestal)	N/A		15' - 0" *	
				*Please reference the RM-2 amendment Ordinance No. 2020-4374	
13	**Parking (District # 1)**	**Required**	**Existing**	**Proposed**	**Deficiencies**
	Total # of parking spaces	**Parcel A** = 47 (previously approved) **Parcel B** = 194 TOTAL = 241	35 spaces on **Parcel A**	**Parcel A** = 35 **Parcel B** = 234 TOTAL = 269	12 required spaces for **Parcel A** uses will be located within parking garage on **Parcel B**
	# of parking spaces per use	**Parcel A** Talmudic College = 47 spaces (previously approved) **Parcel B** 1 space per unit for the 176 units between 550-1600 sf (and 10% of required parking for guest) = 194 spaces		**Parcel A** = 35 **Parcel B** = 234 TOTAL = 269	
	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			* refer to sheet A0-03	
	Parking Space Dimensions			18' - 0" x 8' - 6"	
	Drive aisle width			22'-0"	
	Loading Bays			3 bays 1 of 420 sf (12'x35') 2 of 200 sf (10'x20')	
	Bicycle parking, location and Number of racks				
14	**Restaurants, Cafes, Bars, Lounges, Nightclubs**				
	Type of use			N/A	
	Number of seats located outside on private property			N/A	
	Number of seats inside			N/A	
	Total number of seats			N/A	
	Total number of seats per venue (Provide a separate chart for a breakdown calculation)			N/A	
	Total occupant content			N/A	
	Occupant content per venue (Provide a separate chart for a breakdown calculation)			N/A	
	Proposed hours of operation			N/A	
	Is this an NIE? (Neighbor Impact Establishment, see CMB 142-741 (5))			N/A	
	Is dancing and/or entertainment proposed ? (see CMB 114)			N/A	

Notes:
If not applicable write N/A
Additional data or information must be presented in the format outlined in this section

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ZONING DATA

SCALE: 1" = 160'-0"

DATE: 05/10/2021

A0-04

Unit Mix

Unit (Type)	Unit (Area)	Count	Percentage
Studio	550-600 SF	28	16%
1 Bed	700-900 SF	57	32%
1 Bed+Den	900-1,000 SF	33	19%
2 Bed	1,000-1,200 SF	35	20%
2 Bed+Den	1,200-1,300 SF	2	1%
3 Bed	1,400-1,500 SF	21	12%
Total		**176**	**100%**

TOTAL RESIDENTIAL UNITS	**176 Units**
UNIT AVG. SIZE	**910 SF**

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UNIT MIX

SCALE: 1/64" = 1'-0"

DATE: 05/10/2021

A0-05

VIEW FROM NORTH

VIEW FROM EAST

VIEW FROM WEST

VIEW FROM SOUTH

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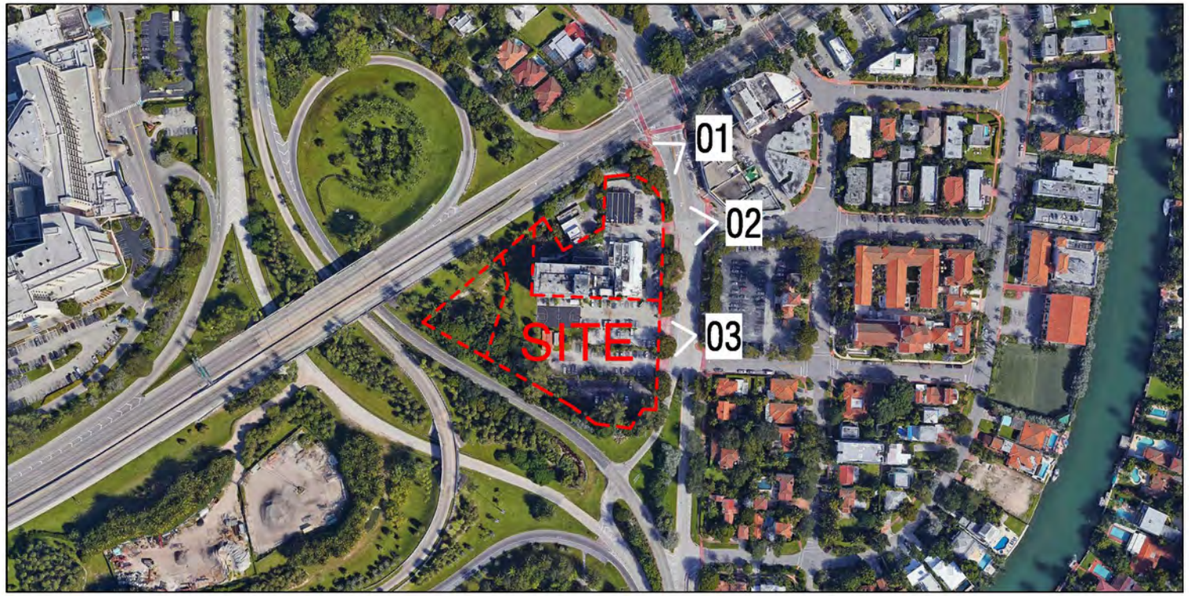
AERIAL VIEWS

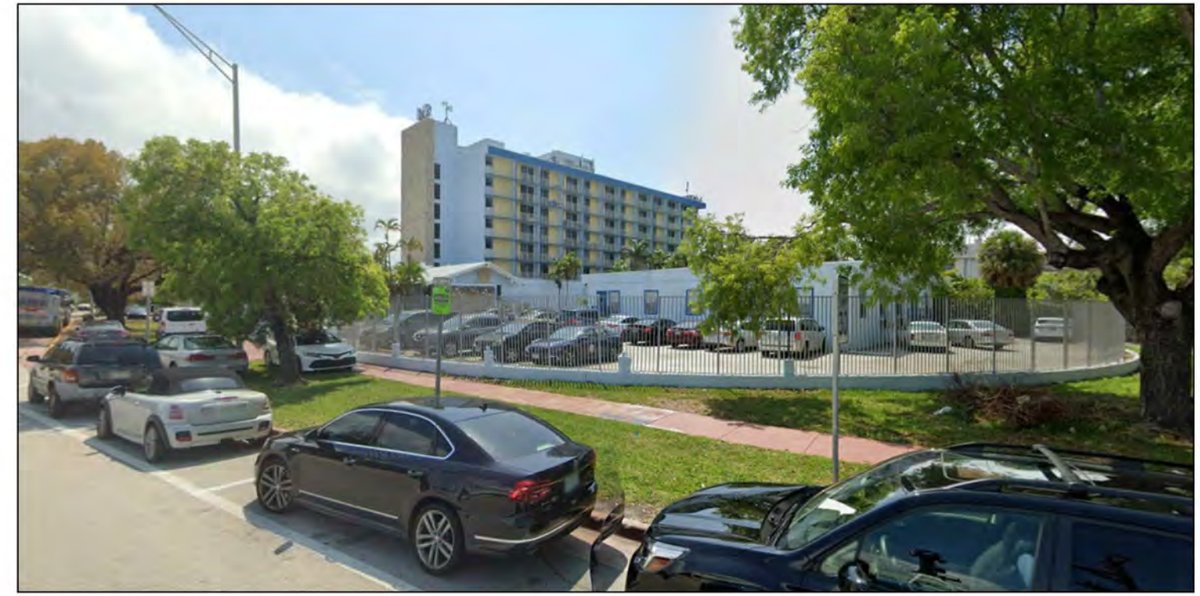
SCALE: 1" = 160'-0"

DATE: 05/10/2021

A0-06



LOCATION MAP



VIEW 01

VIEW 02

VIEW 03

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CONTEXT - STREET VIEWS

SCALE: 1" = 160'-0"

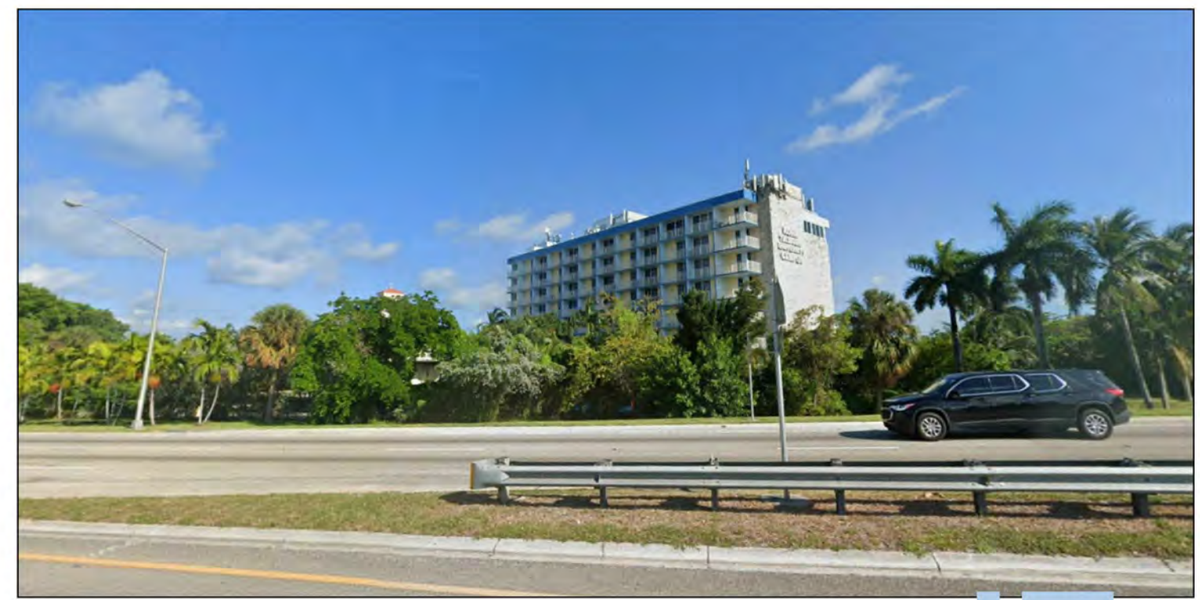
DATE: 05/10/2021

A0-07

LOCATION MAP

VIEW 04

VIEW 05



VIEW 06

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CONTEXT - STREET VIEWS

SCALE: 1" = 160'-0"

DATE: 05/10/2021

A0-08

VIEW FROM SOUTHEAST

VIEW FROM EAST

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EXISTING CONDITIONS

SCALE:

DATE: 05/10/2021

A0-09

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SITE PLAN - LEVEL 01

SCALE: 1 : 1400

DATE: 05/10/2021

A0-10

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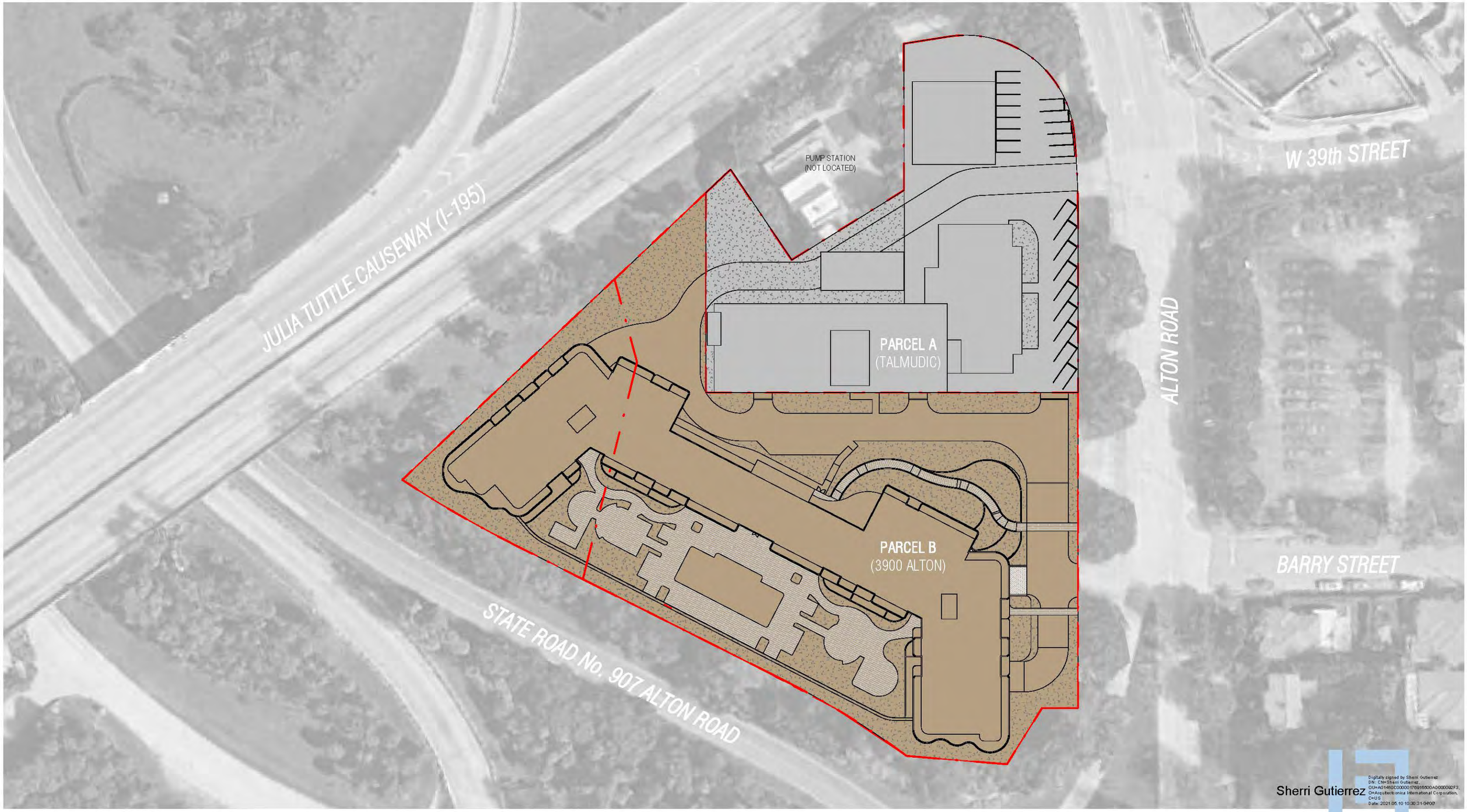
DRB FINAL SUBMITTAL
3900 ALTON ROAD, MIAMI BEACH, FL 33140

SITE PLAN - ROOF LEVEL

SCALE: 1/64" = 1'-0"

DATE: 05/10/2021

A0-11



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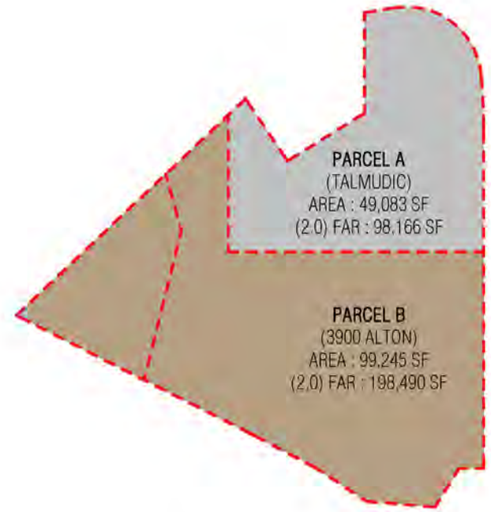
FAR DIAGRAM

SCALE: 1/64" = 1'-0"

DATE:
05/10/2021

A0-12



	PARCEL A (TALMUDIC UNIV.) GSF (FAR)	PARCEL A (TALMUDIC UNIV.) GSF (non-FAR)	PARCEL B (3900 ALTON) GSF (FAR)	PARCEL B (3900 ALTON) GSF (non-FAR)	
			27,648 SF		Roof
Roof			27,648 SF		Level 08
Level 07	10,761 SF		27,648 SF		Level 07
Level 06	10,046 SF		27,648 SF		Level 06
Level 05	10,046 SF		27,648 SF		Level 05
Level 04	10,046 SF		27,227 SF		Level 04
Level 03	10,046 SF		27,648 SF		Level 03
Level 02	10,046 SF		4,026 SF	34,882 SF	Level 02
Level 01	10,485 SF		639 SF	37,268 SF	Level 01
Level B1	1,299 SF	7,449 SF			Grade Level
	72,775 SF	7,449 SF	197,780 SF	72,150 SF	

	Maximum (2.0)	Existing	Proposed
Parcel A (Talmudic)	98,166	72,775	72,775
Parcel B (3900 Alton)	198,490	0	198,490
Property (Total)	296,656	72,775	271,265

TOTAL GSF		79,599 SF
TOTAL FAR		270,555 SF
ALLOWABLE FAR		296,656 SF

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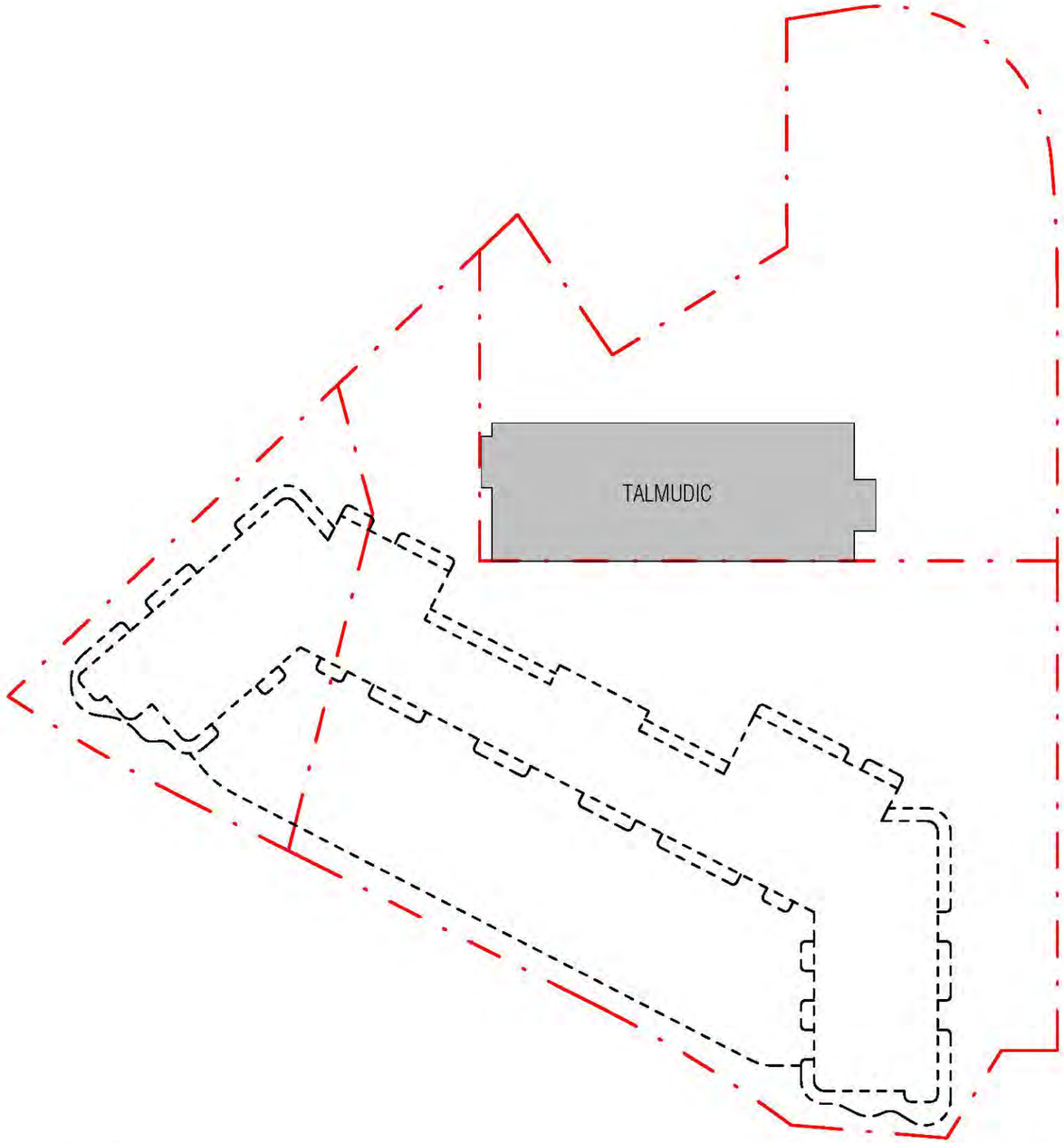
FAR ANALYSIS

SCALE: As indicated

DATE: 05/10/2021

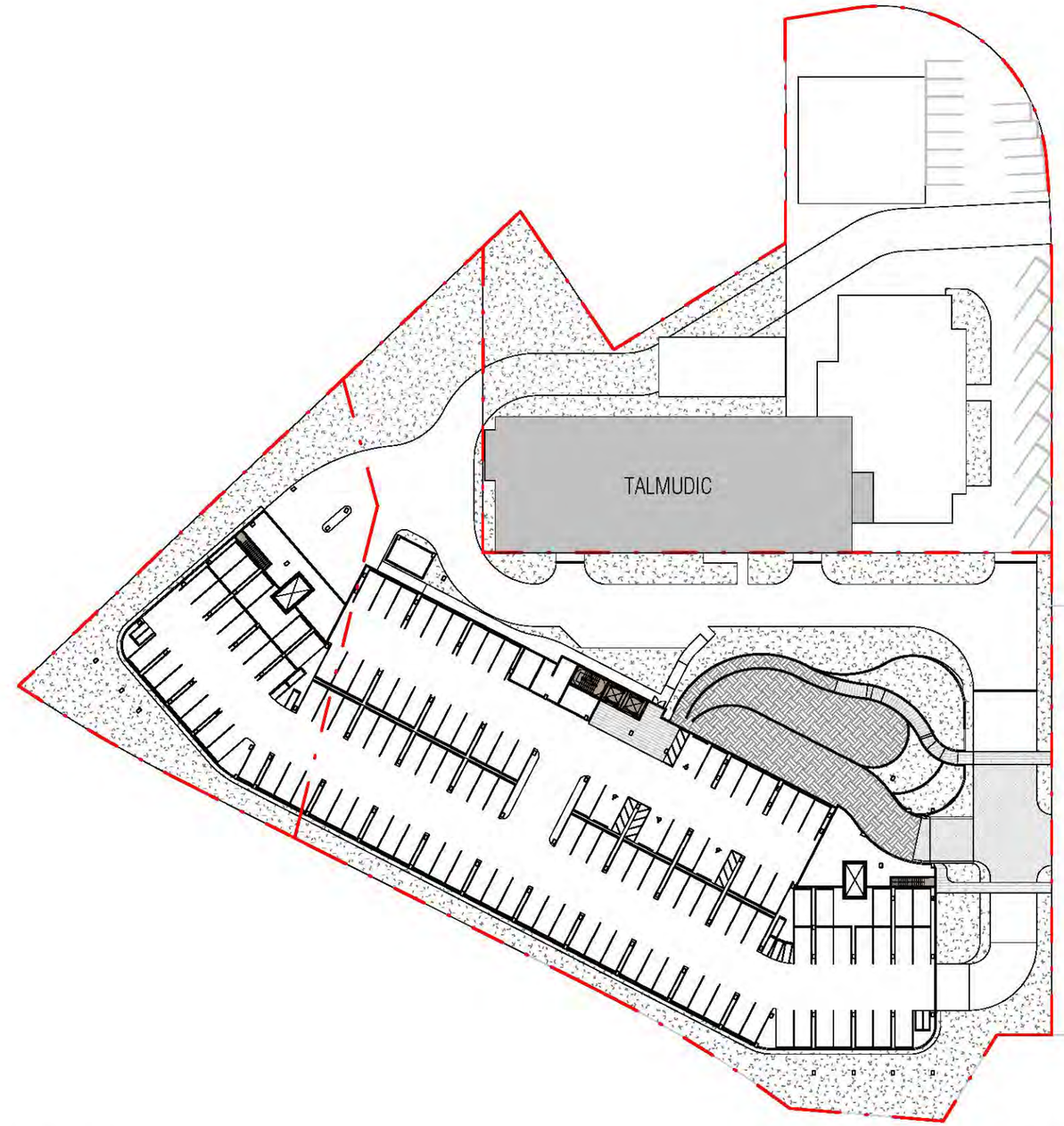
A0-13



BASEMENT LEVEL *1,299 SF*

EXISTING (TALMUDIC) *2,597 SF/2*

PROPOSED (4000 ALTON) *0 SF*



GRADE LEVEL *1 ,750 SF*

EXISTING (TALMUDIC)

PROPOSED (4000 ALTON) *539 SF*

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FAR ANALYSIS

SCALE: 1/64" = 1'-0"

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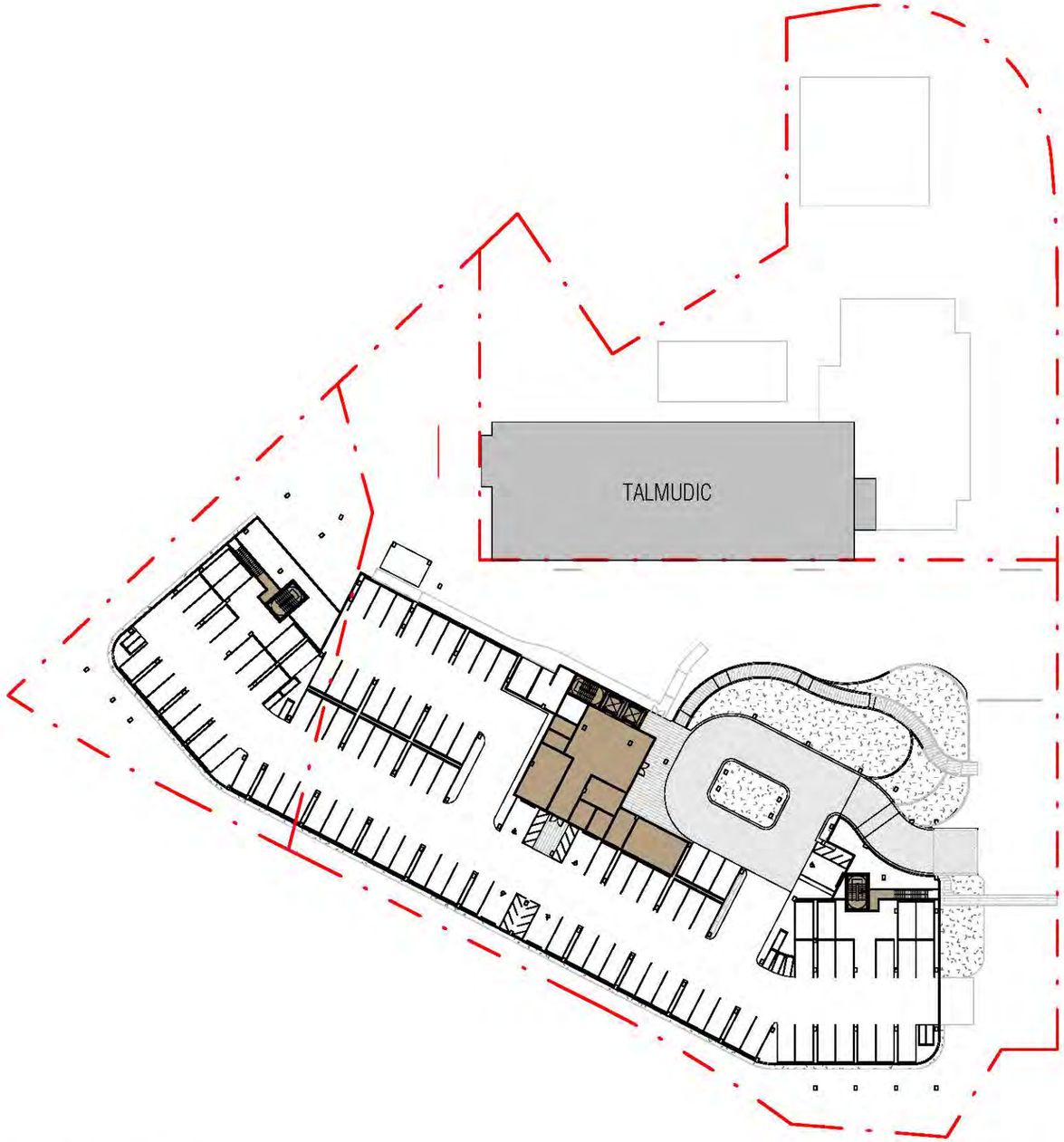
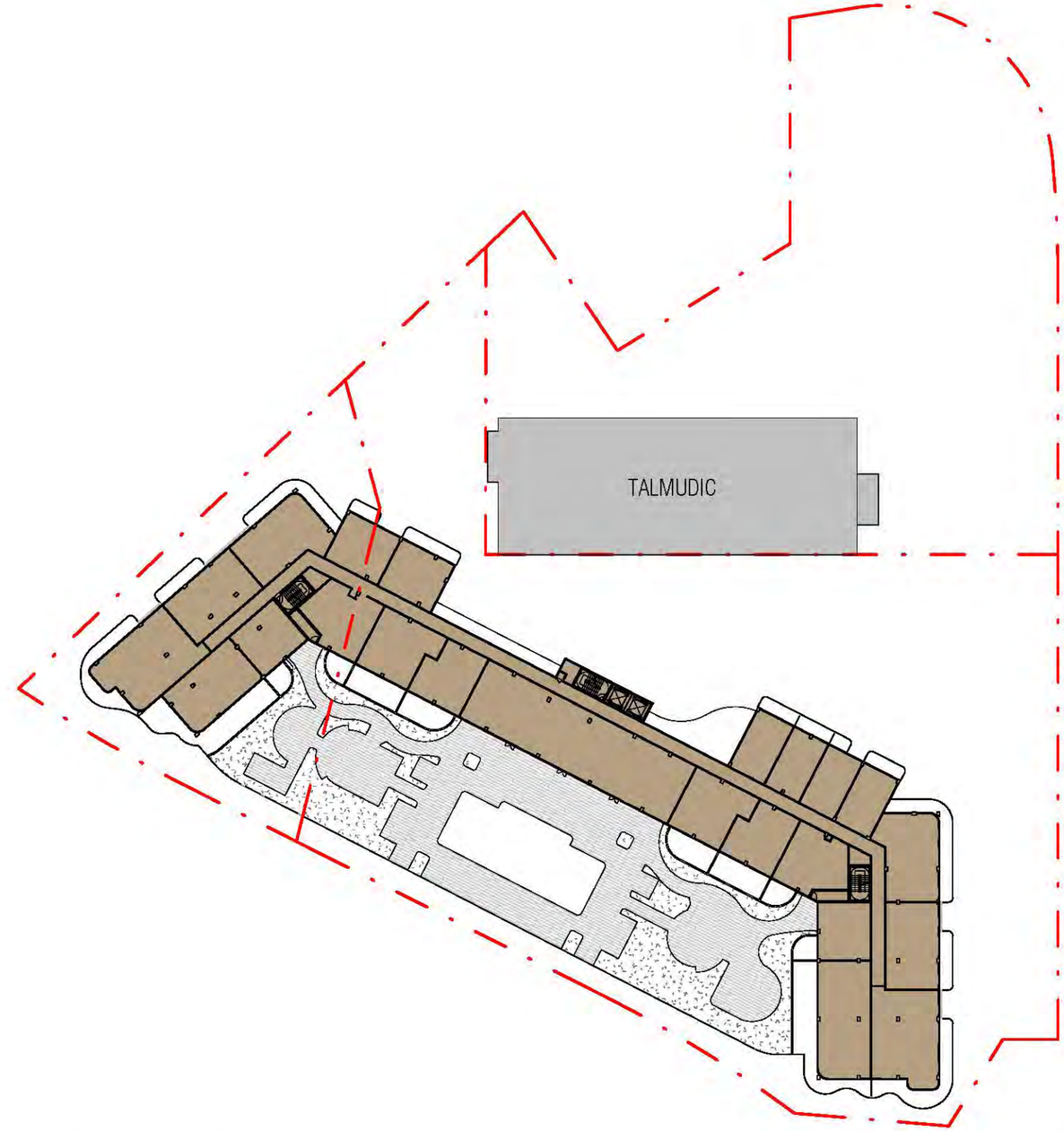
A0-14





LEVEL 01 (LOBBY LEVEL) — ***13,897 SF***

- EXISTING (TALMUDIC) — *10,046 SF*
- PROPOSED (4000 ALTON) — *4,026 SF*

LEVEL 02 (AMENITY LEVEL) — ***31,594 SF***

- EXISTING (TALMUDIC) — *[illegible]*
- PROPOSED (4000 ALTON) — *2[illegible]548 SF*

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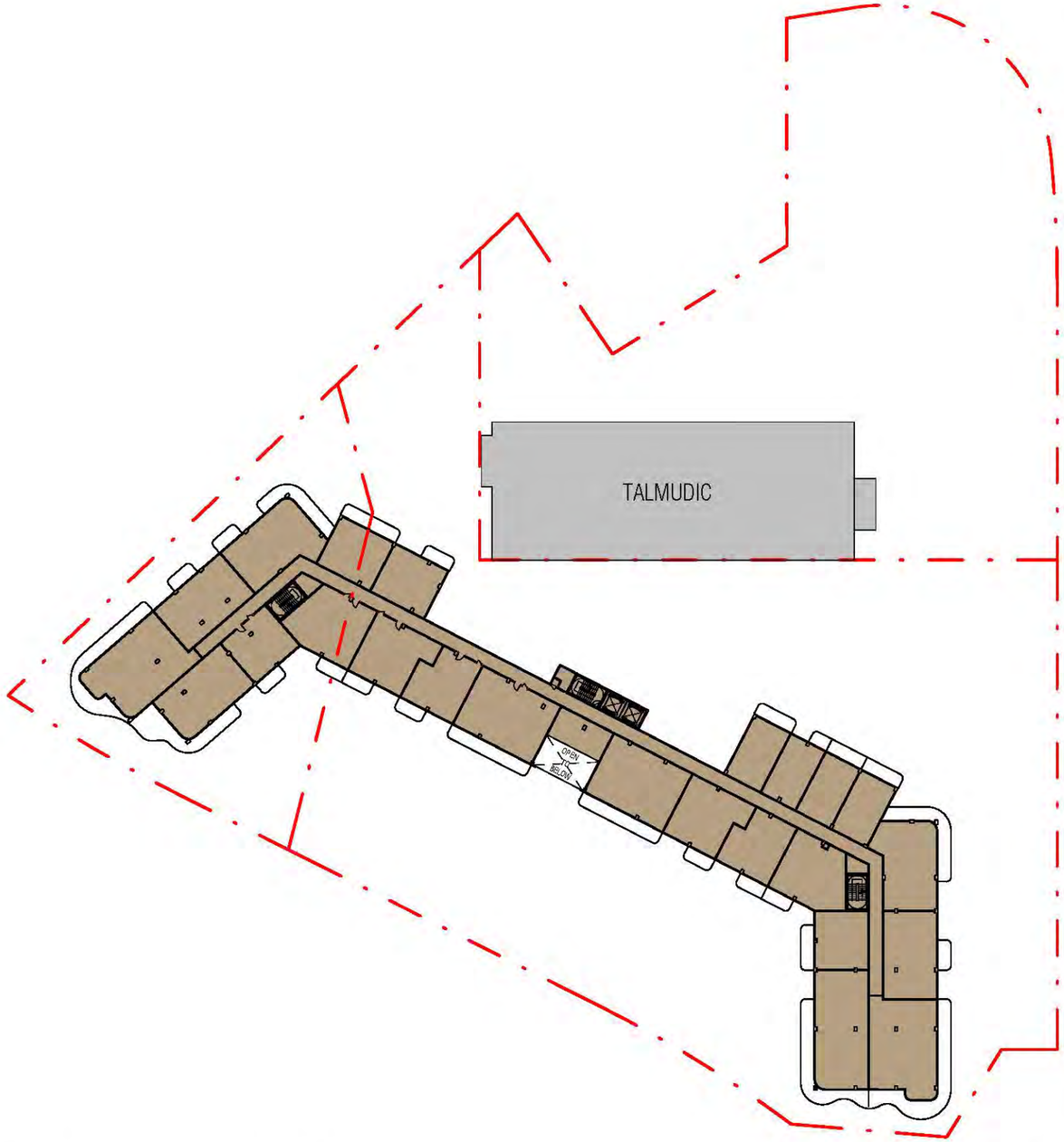
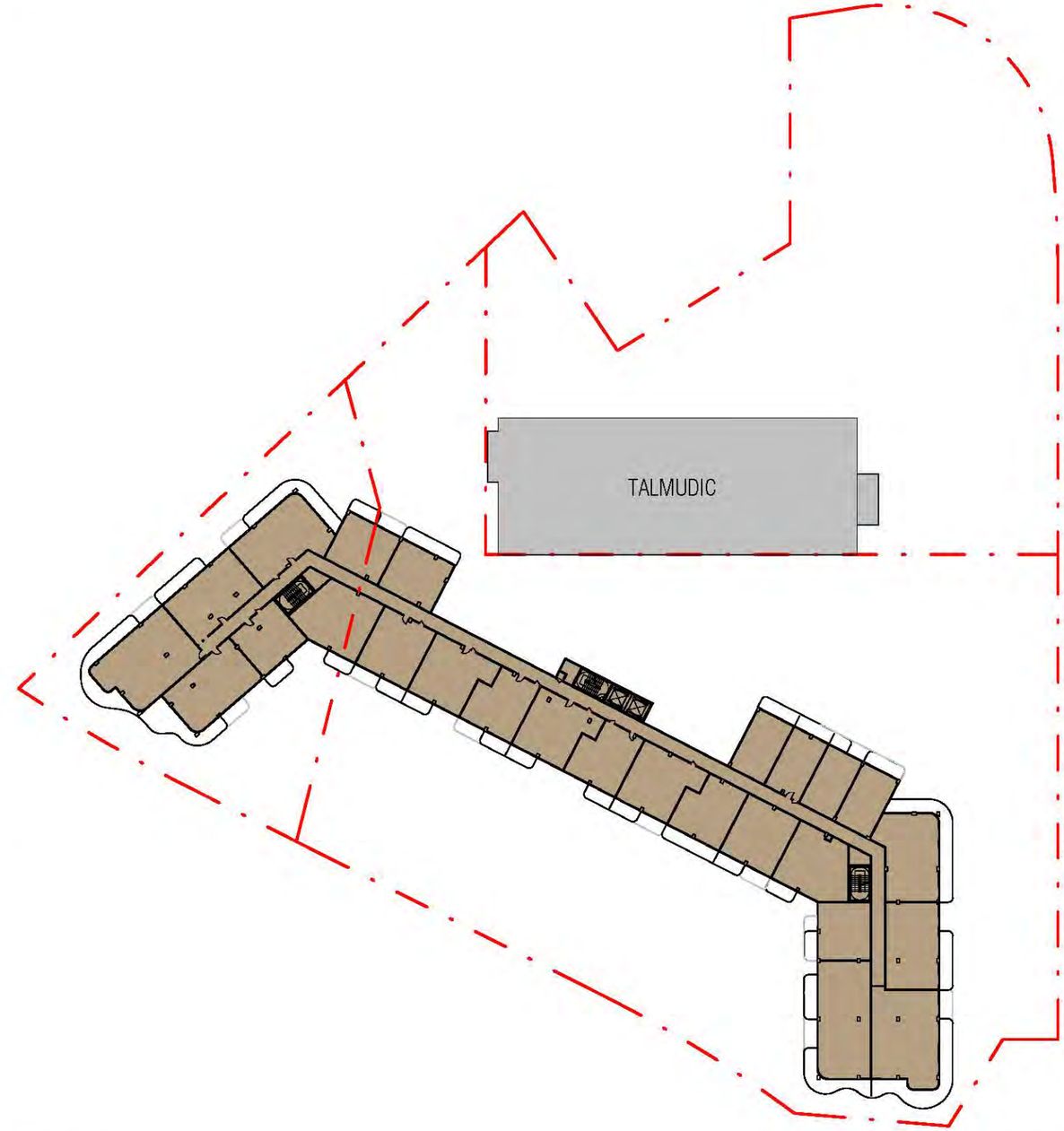


LEVEL 03 (DOUBLE HEIGHT AMENITY) ***37,273 SF***

EXISTING (TALMUDIC)	*10,046 SF x1*
PROPOSED (4000 ALTON)	*27,227 SF x1*



LEVEL 04-06 (TYPICAL LEVELS) ***9[illegible]90 SF***

EXISTING (TALMUDIC)	*[illegible] SF x1*
PROPOSED (4000 ALTON)	*27,6[illegible] SF x3*

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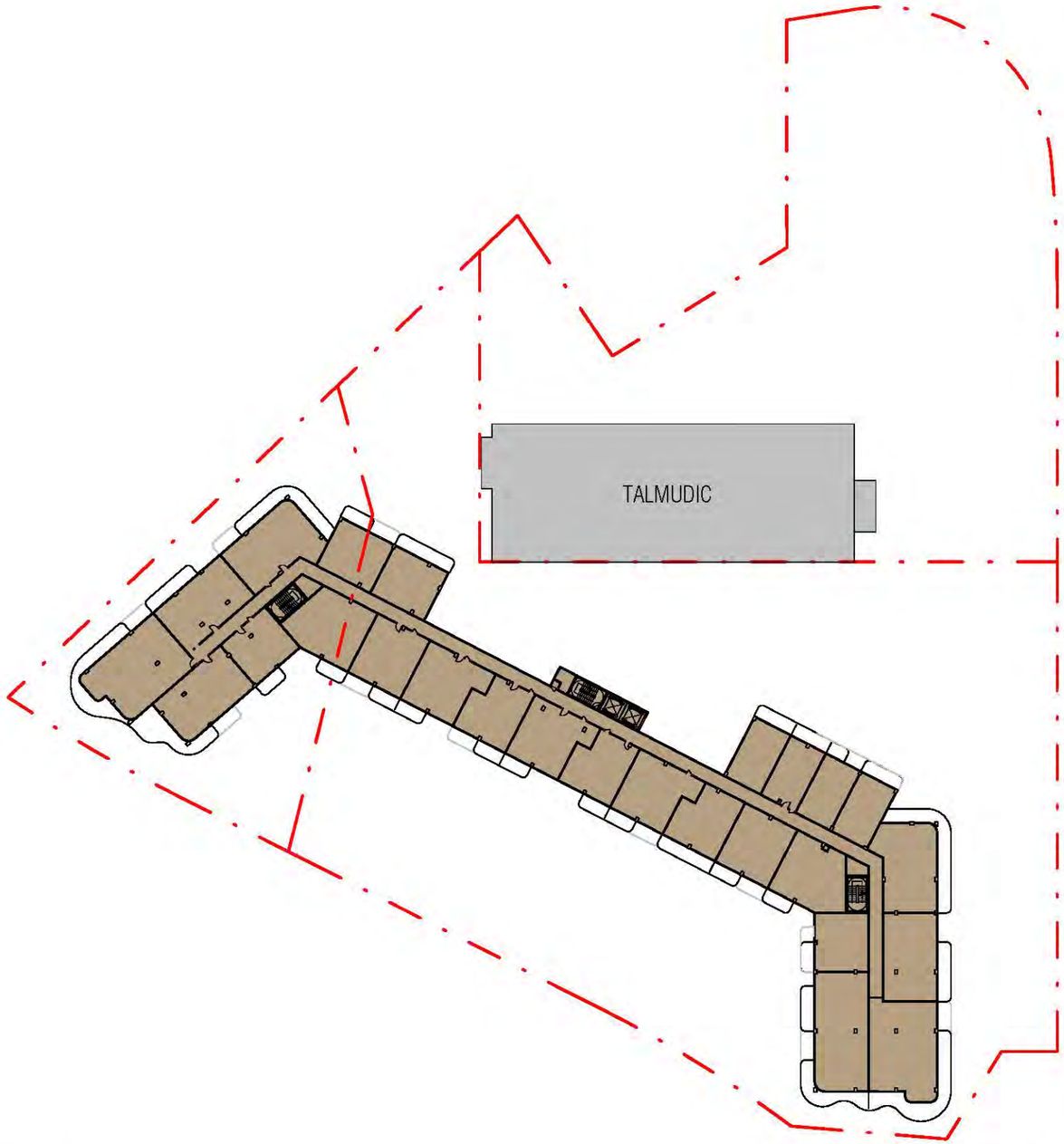
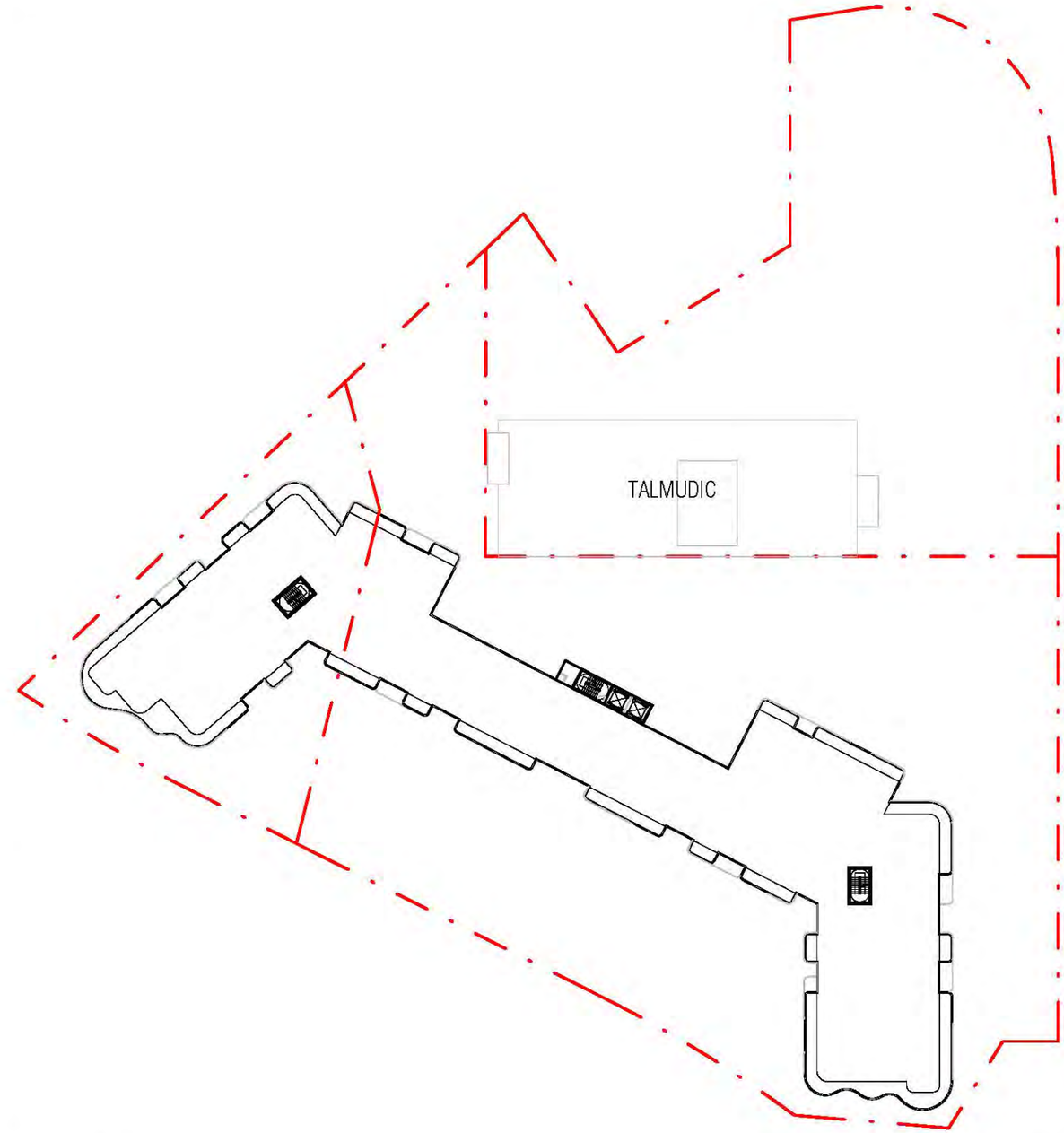


LEVEL 07 — ***38,409 SF***

EXISTING (TALMUDIC)	*10,761 SF*
PROPOSED (4000 ALTON)	27,648 *SF*



ROOF LEVEL — ***0 SF***

EXISTING (TALMUDIC)	*0 SF*
PROPOSED (4000 ALTON)	*0 SF*

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SITE PARAMETERS

SCALE: 1/64" = 1'-0"

DATE: 05/10/2021

A1-00