

3900 ALTON ROAD

DRB RESUBMITTAL
FILE NO. 21-0664

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[illegible]

This figure is a detailed survey plat for a portion of Section 27, Township 33 South, Range 42 East, Miami-Dade County, Florida. The plat shows the boundaries of the FDOT Parcel Dominant Estate, which is a large area of land owned by the Florida Department of Transportation. The plat also shows the boundaries of the Talmudic University, which is a large area of land owned by Talmudic University. The plat includes a location map, a legend, and a table of abbreviations. The location map shows the survey area in relation to the surrounding roads and landmarks. The legend defines the symbols used on the plat, such as lines, curves, and bearings. The table of abbreviations lists the names of the surveyors and the dates of the surveys. The plat itself shows the boundaries of the FDOT Parcel Dominant Estate, which is a large area of land owned by the Florida Department of Transportation. The plat also shows the boundaries of the Talmudic University, which is a large area of land owned by Talmudic University. The plat includes a location map, a legend, and a table of abbreviations. The location map shows the survey area in relation to the surrounding roads and landmarks. The legend defines the symbols used on the plat, such as lines, curves, and bearings. The table of abbreviations lists the names of the surveyors and the dates of the surveys.



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BEACH, FL 33140

LOCATION MAP

SCALE: 1 : 4200

DATE:
09/13/2021

A0-02

		Units	Amenities	Parking	FAR	GSF
T.O. Roof						0 SF
Roof					0 SF	0 SF
Level 08	R7	26			27,702 SF	27,702 SF
Level 07	R6	26			27,702 SF	27,702 SF
Level 06	R5	26			27,702 SF	27,702 SF
Level 05	R4	26			27,702 SF	27,702 SF
Level 04	R3	26			27,702 SF	27,702 SF
Level 03	R2	24	415 SF		27,279 SF	27,702 SF
Level 02	R1	22	3,380 SF		27,702 SF	27,702 SF
Level 01			3,131 SF	113 Spaces	4,119 SF	40,651 SF
Grade Level				141 Spaces	795 SF	47,775 SF
		176 Units		254 Spaces	198,405 SF	282,340 SF

TOTAL PARKING SPACES		254 SPACES
PARKING RATIO		1.44
PARKING GSF		88,426 SF
PARKING EFFICIENCY		348 SF

12 spaces included for Talmudic

TOTAL AMENITIES/RESI GSF	6,926 SF
AMENITIES/RESI FAR	6,926 SF

OVERALL TOTAL GSF	282,340 SF
OVERALL TOTAL FAR	198,405 SF
ALLOWABLE FAR	198,490 SF
FAR DELTA	85 SF

FAR AVAILABLE

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

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	Grade value in NGVD:	6.03		
	Parcel B (includes FDOT Parcel):				
e	Lot width:	Based Flood Elevation:	8'-0"		
f	Lot Depth:	CMB Free Board:	5'-0"		
2	Zoning Information		Maximum	Existing	Proposed
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
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
		Parcel A = 47 (previously approved)	35 spaces on Parcel A	Parcel A = 35	12 required spaces for Parcel A uses will be located within parking garage on Parcel B
		Parcel B = 194		Parcel B = 234	
		TOTAL = 241		TOTAL = 269	
		Parcel A		Parcel A = 35	
		Talmudic College = 47 spaces (previously approved)		Parcel B = 234	
		Parcel B		TOTAL = 269	
		1 space per unit for the 176 units between 550-1600 sf (and 10% of required parking for auestl = 194 spaces.			
	# of parking spaces per use				
	# 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					

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



VIEW FROM NORTH



VIEW FROM EAST



VIEW FROM WEST



VIEW FROM SOUTH

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3900 ALTON ROAD, MIAMI
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AERIAL VIEWS

SCALE: 1" = 160'-0"

DATE:
09/13/2021

A0-06



LOCATION MAP



VIEW 01



VIEW 02



VIEW 03



LOCATION MAP



VIEW 04



VIEW 05



VIEW 06



VIEW FROM SOUTHEAST



VIEW FROM EAST



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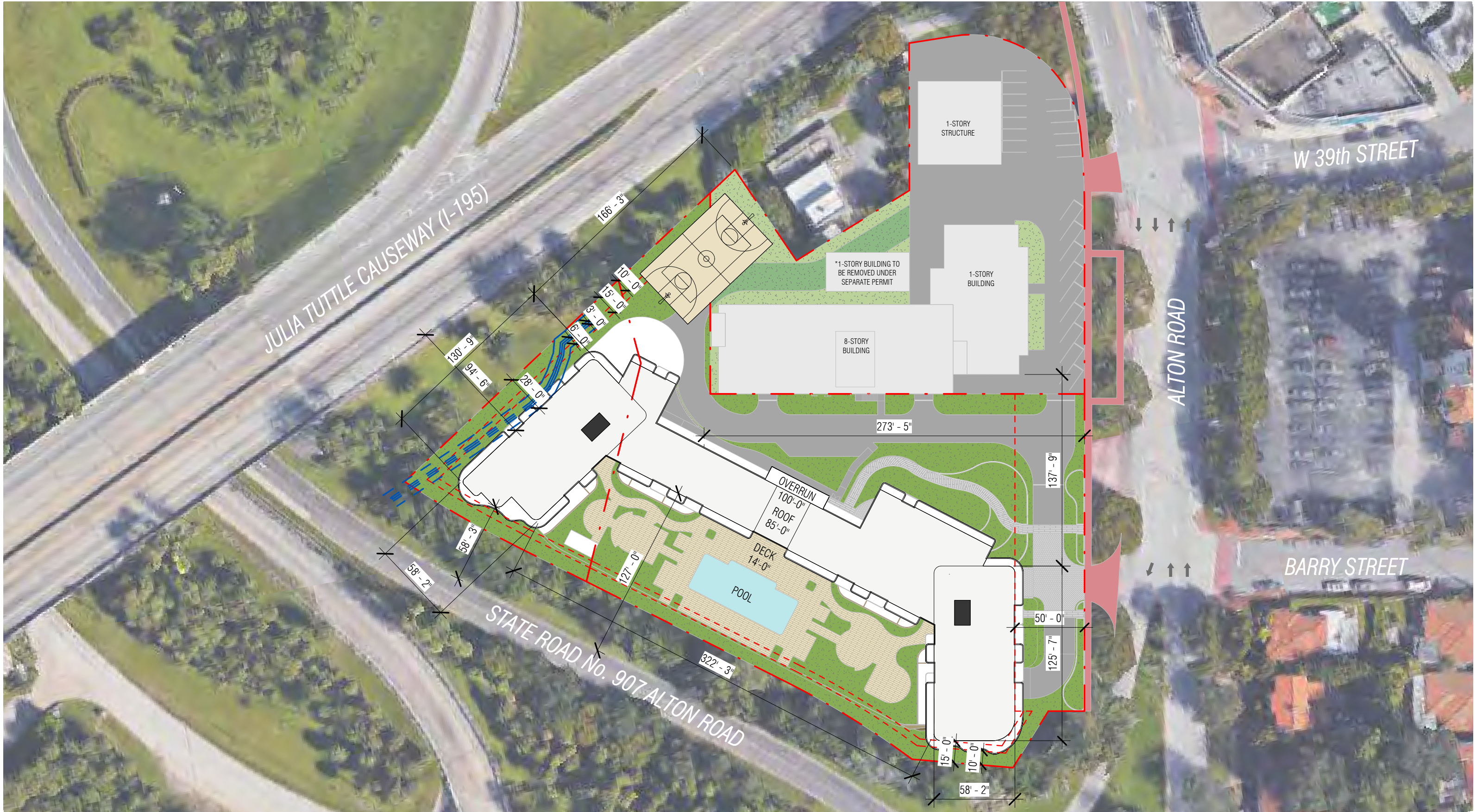
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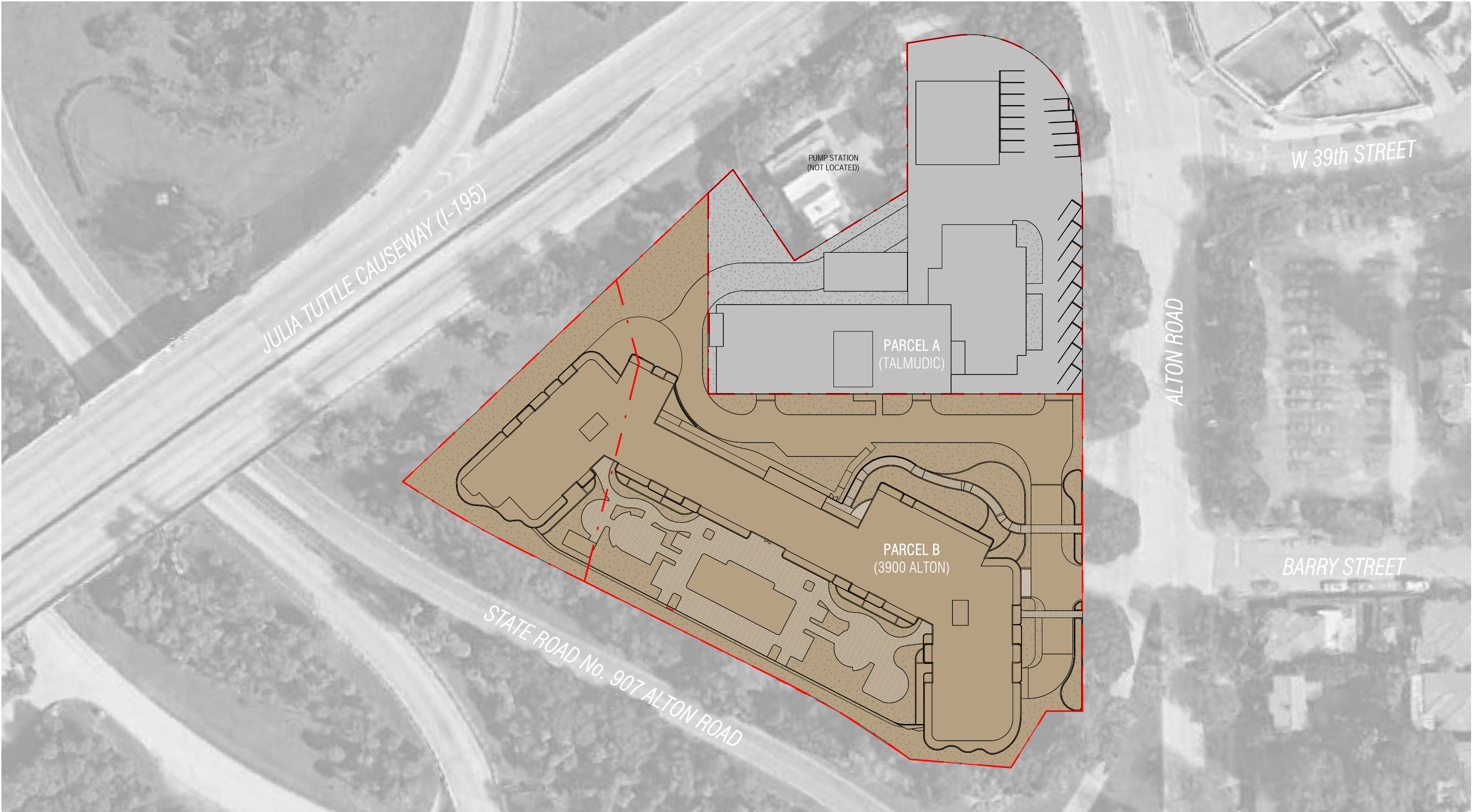
SITE PLAN - LEVEL 01

SCALE: 1 : 1400

DATE:
09/13/2021

A0-10





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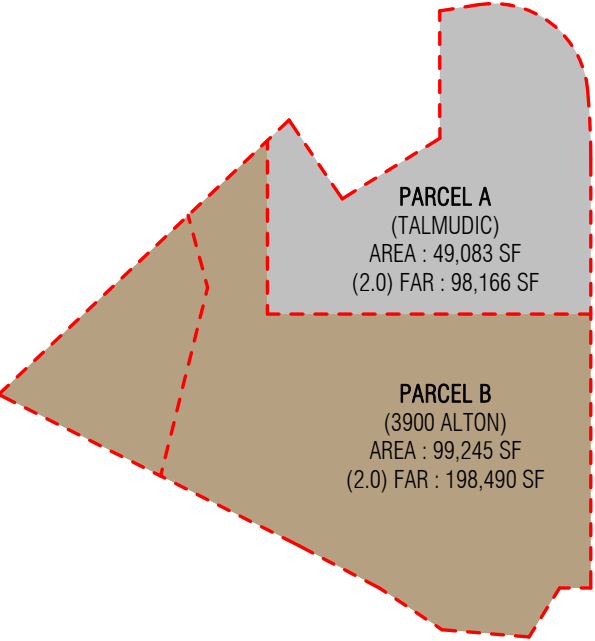
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FAR DIAGRAM

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

DATE:
09/13/2021

A0-12



PARCEL A (TALMUDIC UNIV.)

PARCEL B (3900 ALTON)

GSF (FAR)

GSF (non-FAR)

GSF (FAR)

GSF (non-FAR)

Roof

Level 08

Level 07

Level 06

Level 05

Level 04

Level 03

Level 02

Level 01

Grade Level

Roof

Level 07

Level 06

Level 05

Level 04

Level 03

Level 02

Level 01

Level B1

72,775 SF

7,449 SF

198,405 SF

88,426 SF

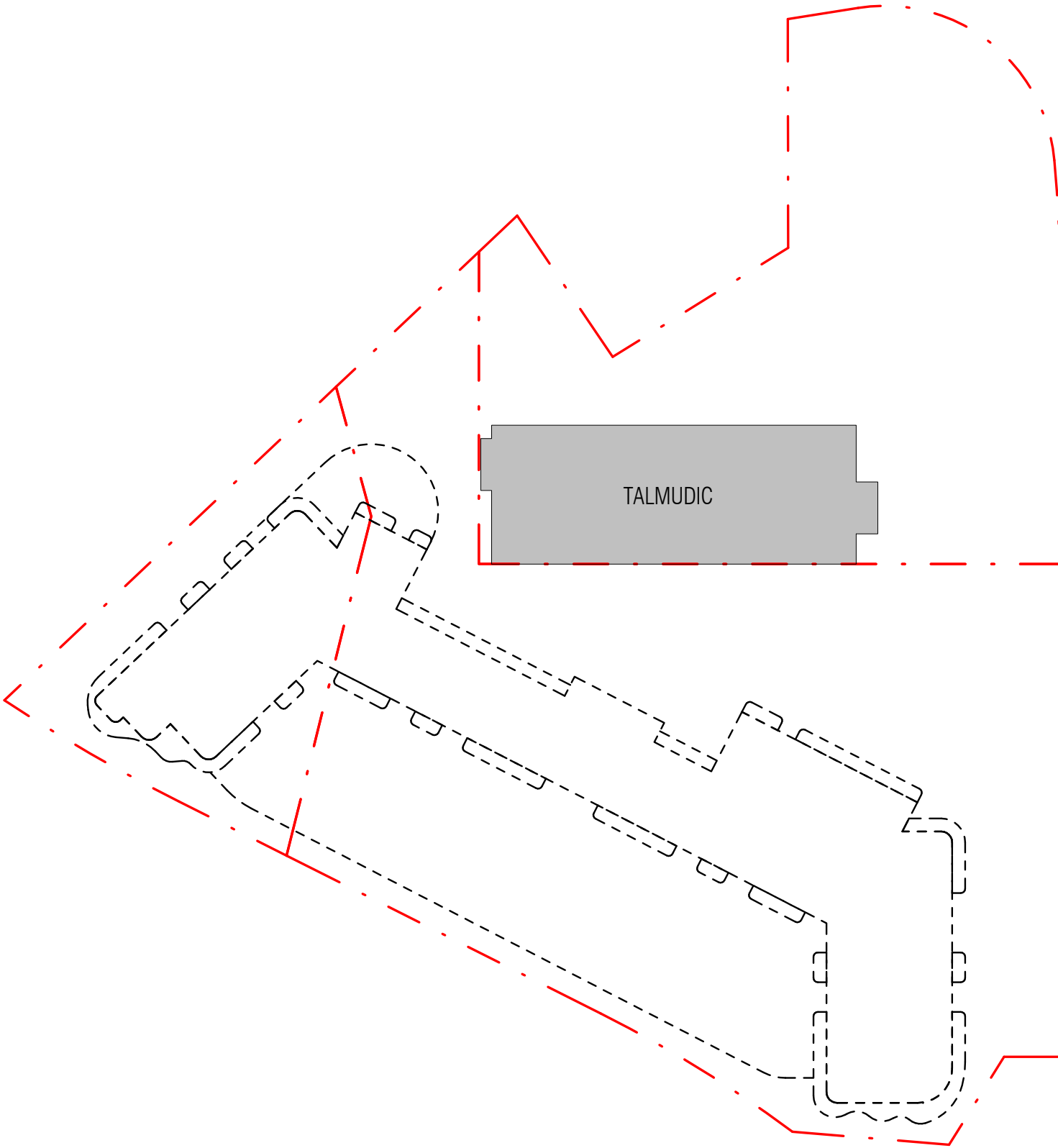
Maximum (2.0)

Existing

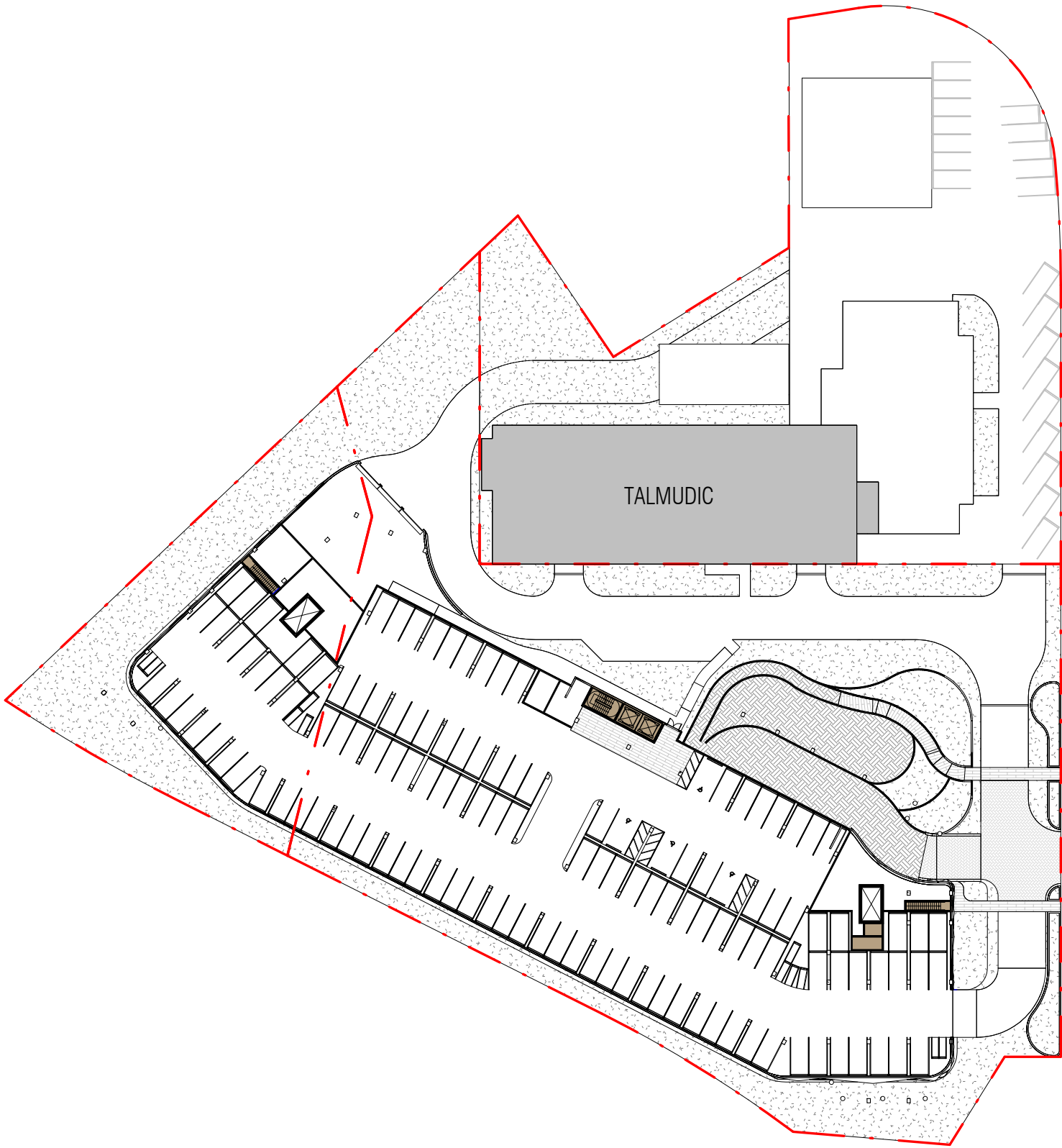
Proposed

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	95,875 SF
TOTAL FAR	271,180 SF
ALLOWABLE FAR	296,656 SF



BASEMENT LEVEL		1,299 SF
EXISTING (TALMUDIC)	2,597 SF/2	
PROPOSED (4000 ALTON)	0 SF	



GRADE LEVEL		11,280 SF
EXISTING (TALMUDIC)	10,485 SF	
PROPOSED (4000 ALTON)	795 SF	

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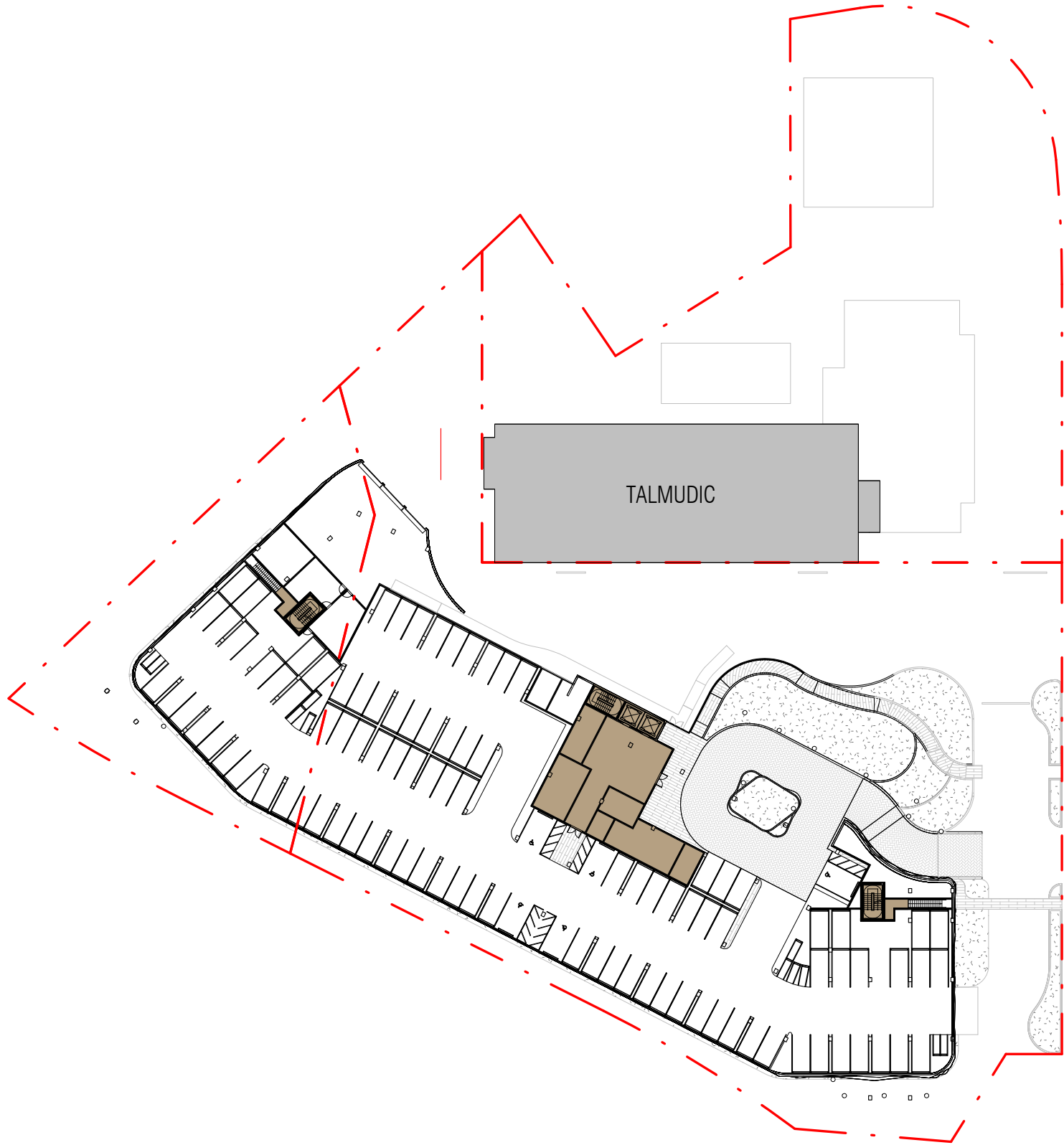
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FAR ANALYSIS

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

DATE:
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A0-14

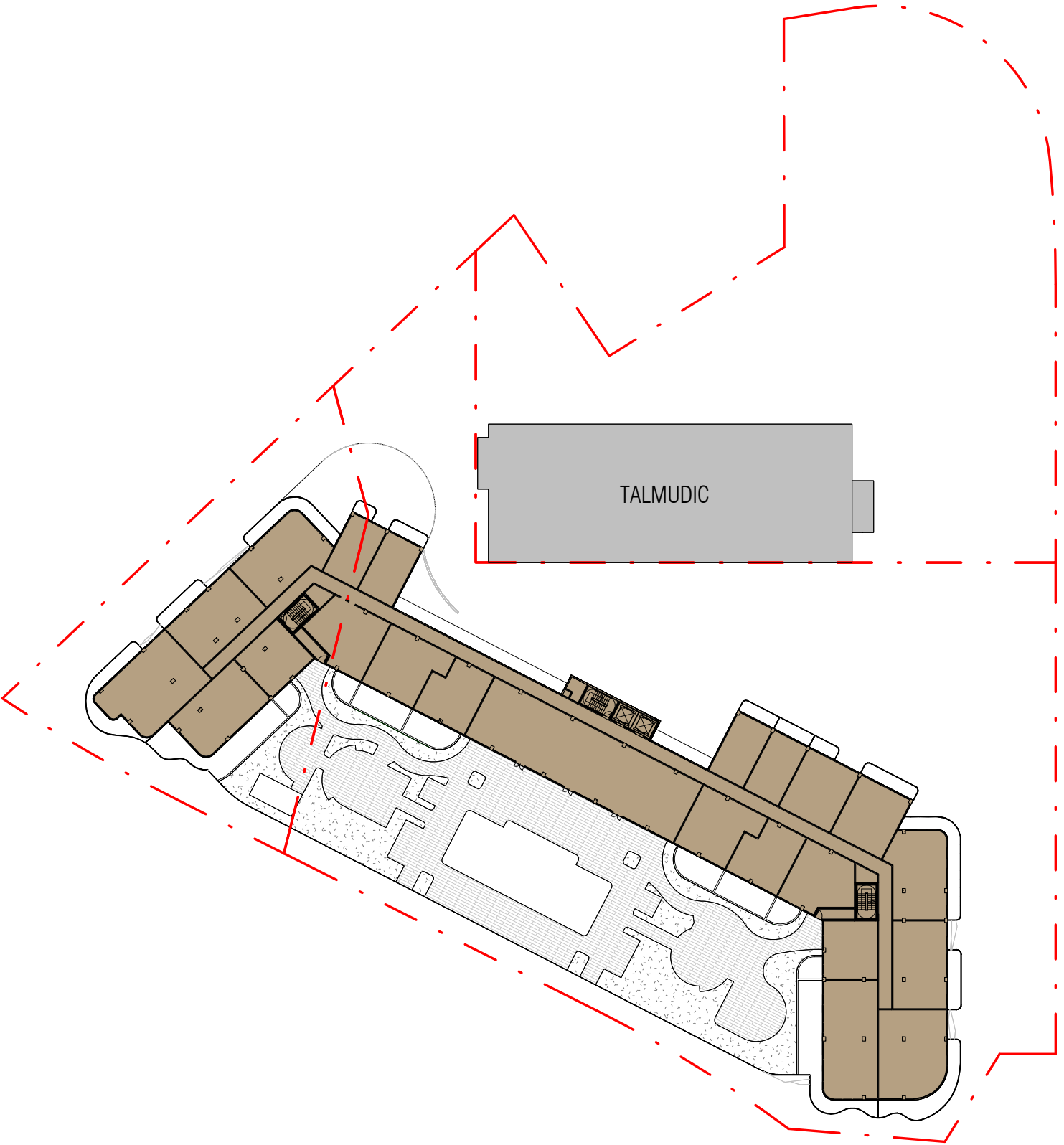


LEVEL 01 (LOBBY LEVEL)

14,165 SF

- EXISTING (TALMUDIC)
- PROPOSED (4000 ALTON)

10,046 SF
4,119 SF



LEVEL 02 (AMENITY LEVEL)

37,748 SF

- EXISTING (TALMUDIC)
- PROPOSED (4000 ALTON)

10,046 SF
27,702 SF

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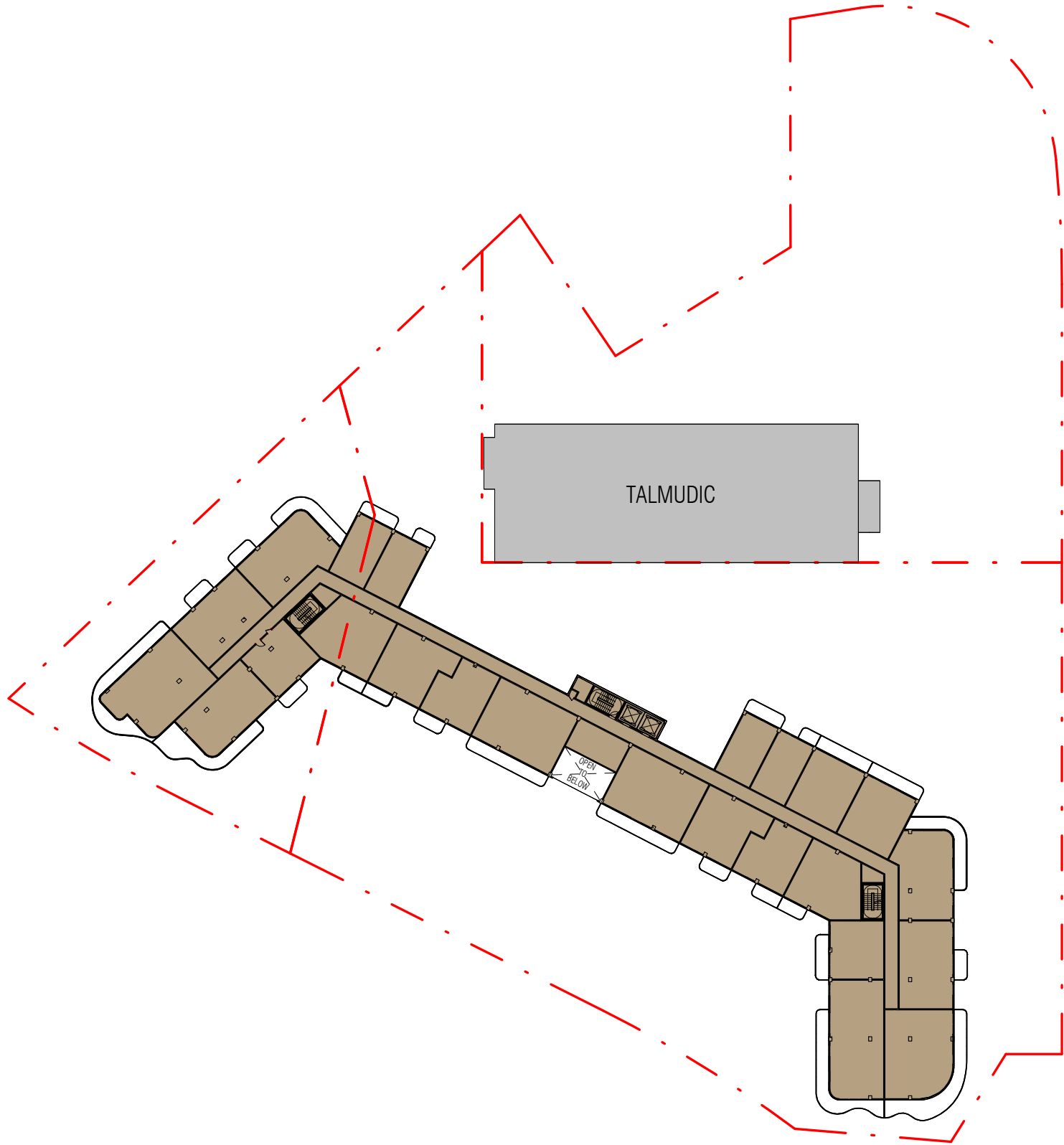
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FAR ANALYSIS

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

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A0-15

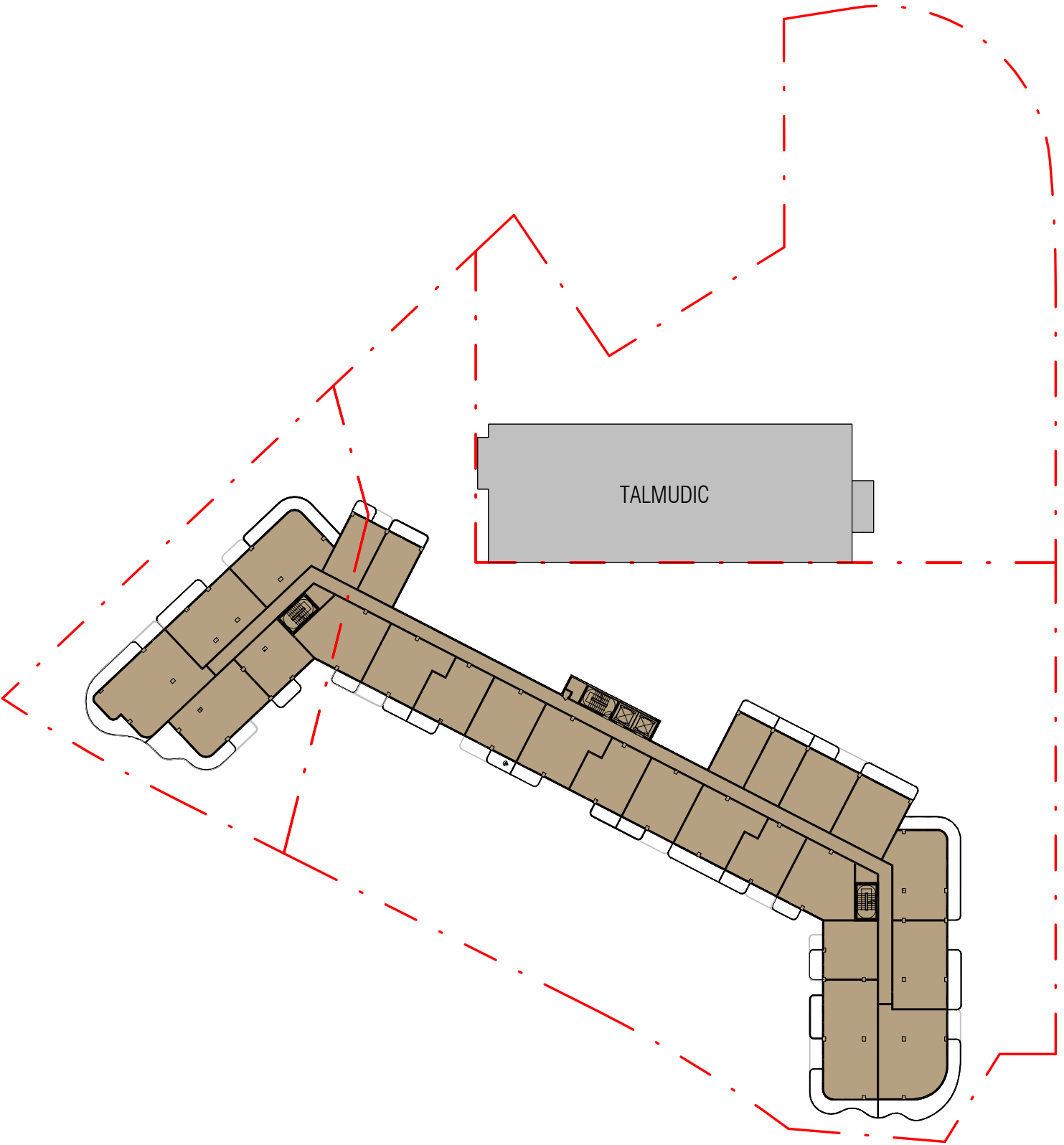


LEVEL 03 (DOUBLE HEIGHT AMENITY)

37,325 SF

- EXISTING (TALMUDIC)
- PROPOSED (4000 ALTON)

10,046 SF
27,279 SF



LEVEL 04-06 (TYPICAL LEVELS)

113,244 SF

- EXISTING (TALMUDIC)
- PROPOSED (4000 ALTON)

10,046 SF x3
27,702 SF x3

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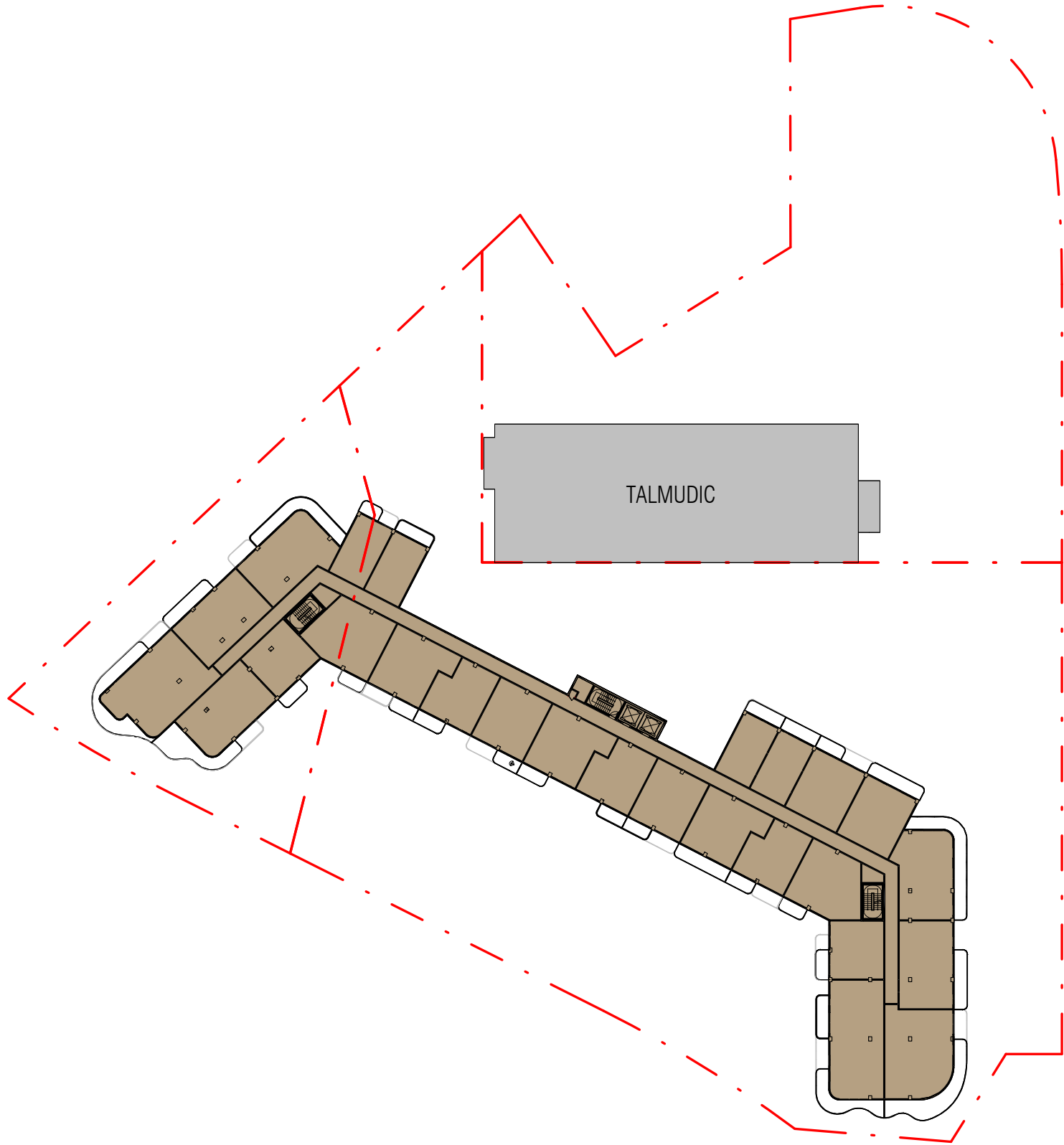
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FAR ANALYSIS

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

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A0-16

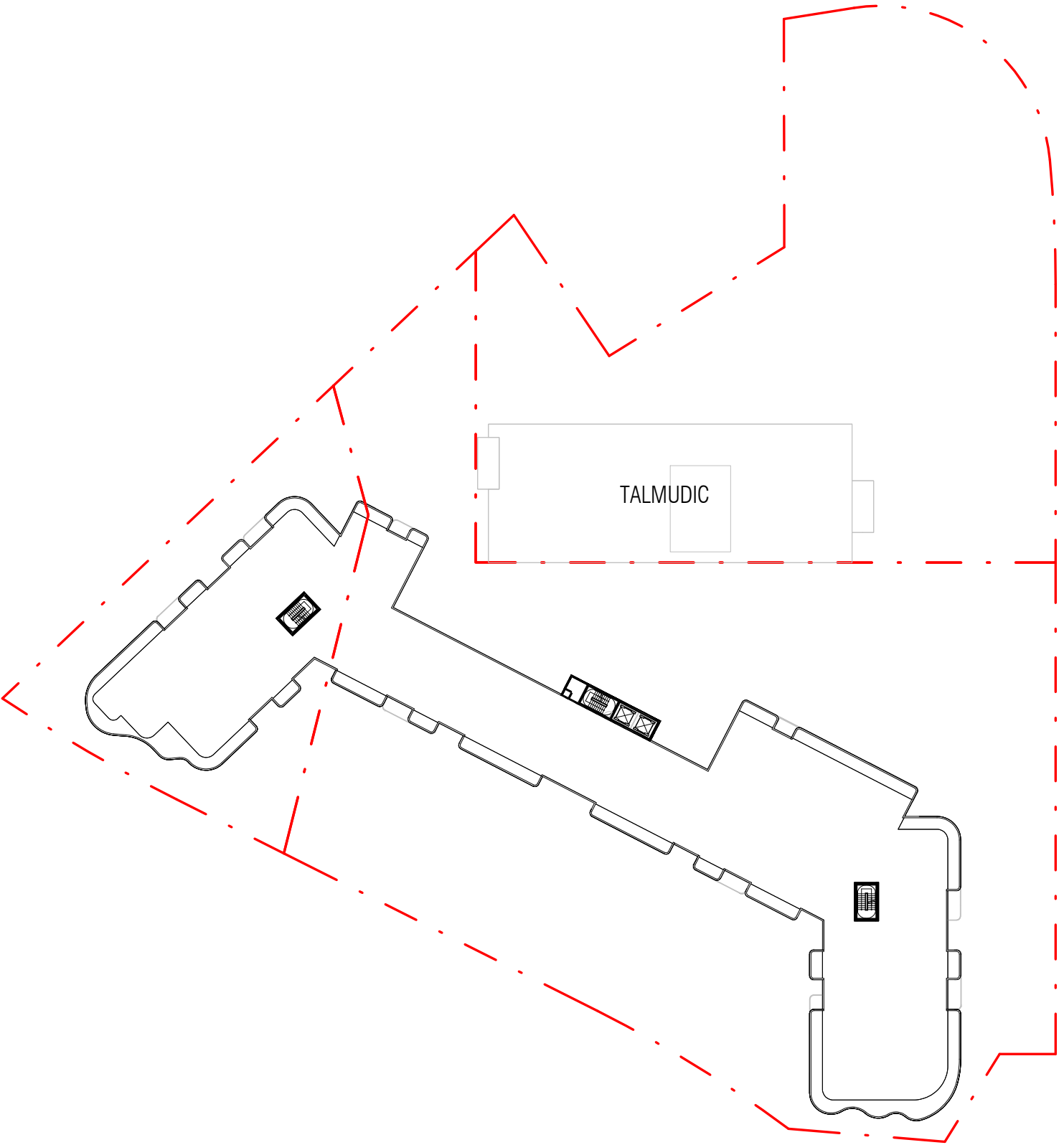


LEVEL 07

38,463 SF

- EXISTING (TALMUDIC)
- PROPOSED (4000 ALTON)

10,761 SF
27,702 SF



ROOF LEVEL

0 SF

- EXISTING (TALMUDIC)
- PROPOSED (4000 ALTON)

0 SF
0 SF

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DATE:
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A0-17