

# 3900 ALTON ROAD

## DRB RESUBMITTAL FILE NO. 21-0664

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|------|--------------------------------------|
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COVER

SCALE: 1" = 300'-0"

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A0-00







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LOCATION MAP

SCALE: 1 : 4200

DATE:  
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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        |                   | 27,279 SF         | 27,702 SF         |
| Level 02    | R1               | 22        |                   | 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         |
|             | <b>176 Units</b> |           | <b>254 Spaces</b> | <b>198,405 SF</b> | <b>282,340 SF</b> |

|                             |                   |
|-----------------------------|-------------------|
| <b>TOTAL PARKING SPACES</b> | <b>254 SPACES</b> |
| <b>PARKING RATIO</b>        | <b>1.44</b>       |
| <b>PARKING GSF</b>          | <b>88,426 SF</b>  |
| <b>PARKING EFFICIENCY</b>   | <b>348 SF</b>     |

12 spaces included for Talmudic

|                                 |                 |
|---------------------------------|-----------------|
| <b>TOTAL AMENITIES/RESI GSF</b> | <b>6,926 SF</b> |
| <b>AMENITIES/RESI FAR</b>       | <b>6,926 SF</b> |

|                          |                   |
|--------------------------|-------------------|
| <b>OVERALL TOTAL GSF</b> | <b>282,340 SF</b> |
| <b>OVERALL TOTAL FAR</b> | <b>198,405 SF</b> |
| <b>ALLOWABLE FAR</b>     | <b>198,490 SF</b> |
| <b>FAR DELTA</b>         | <b>85 SF</b>      |

**FAR AVAILABLE**

|                                 |                   |
|---------------------------------|-------------------|
| Parcel A                        | 98,166 SF         |
| Parcel B (includes FDOT Parcel) | 198,490 SF        |
| <b>Total</b>                    | <b>296,656 SF</b> |

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   | <b>Zoning Information</b>  |                         |  |  |
| a   | Base Maximum Height  | 85'-0"                  | Existing   | 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  | 274,625 sf   |
| d   | Gross square footage   | N/A                     |  | 273,630 GSF (364,340 SF Floorplate)  |
| 3   | <b>Uses</b>  |                         |  |  |
| 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   | <b>Setbacks (As applicable)</b>  |                         |  |  |
| 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  | <b>Parking (District # 1)</b>  |                         |  |  |
|   | Required   | Existing                | Proposed   | Deficiencies   |
|   | Parcel A = 47<br>(previously approved)<br>Parcel B = 194<br>TOTAL = 241  | 35 spaces on Parcel A   | Parcel A = 35<br>Parcel B = 234<br>TOTAL = 269     | 12 required spaces for Parcel A uses will be located within parking garage on Parcel B |
|   | Parcel A<br>Talmudic College = 47 spaces (previously approved)<br>Parcel B<br>1 space per unit for the 176 units between 550-1600 sf (and 10% of required parking for guest) = 194 spaces. |                         | Parcel A = 35<br>Parcel B = 234<br>TOTAL = 269     |  |
|   | # 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  | <b>Restaurants, Cafes, Bars, Lounges, Nightclubs</b>   |                         |  |  |
|   | 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  |
| <b>Notes:</b>   |  |                         |  |  |
| 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%         |
| <b>Total</b> |                | <b>176</b> | <b>100%</b> |

|                                |                  |
|--------------------------------|------------------|
| <b>TOTAL RESIDENTIAL UNITS</b> | <b>176 Units</b> |
| <b>UNIT AVG. SIZE</b>          | <b>910 SF</b>    |



VIEW FROM NORTH



VIEW FROM EAST



VIEW FROM WEST



VIEW FROM SOUTH

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AERIAL VIEWS

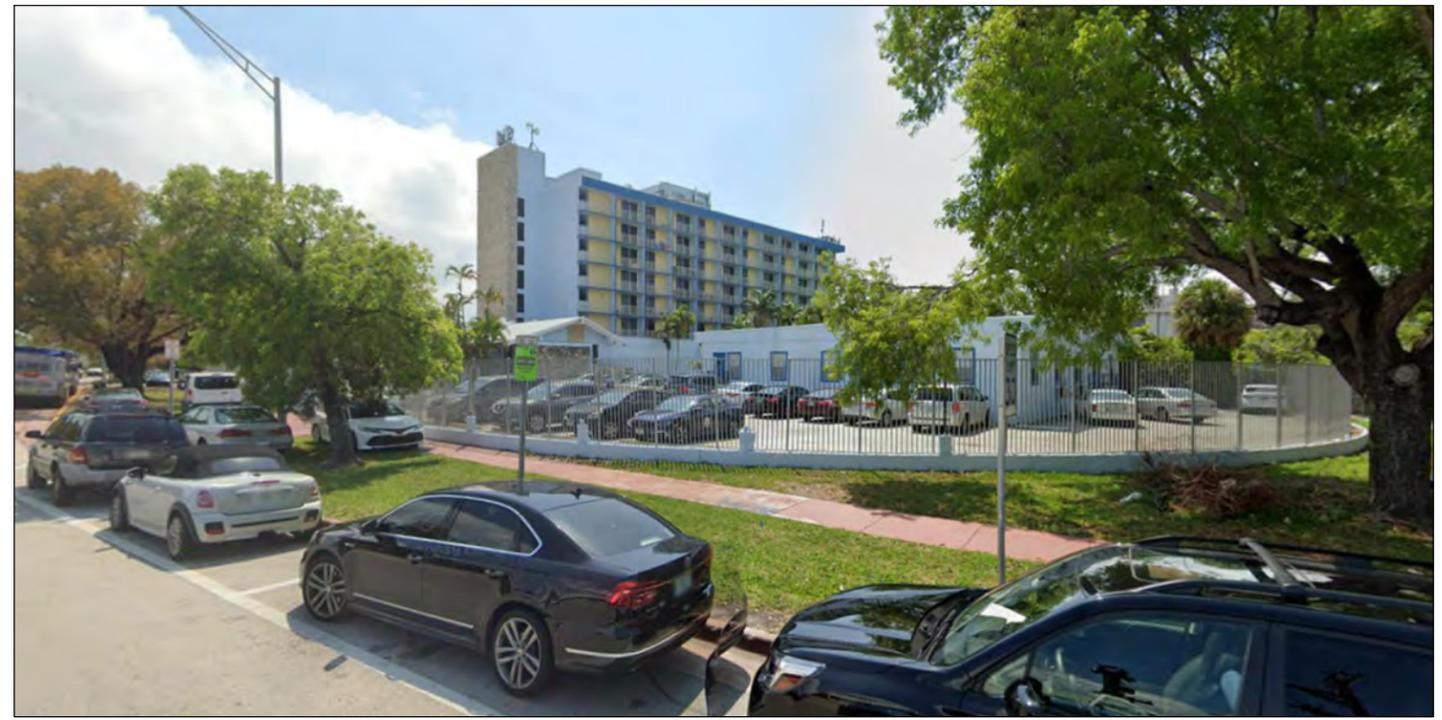
SCALE: 1" = 160'-0"

DATE:  
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A0-06



LOCATION MAP



VIEW 01



VIEW 02



VIEW 03

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CONTEXT - STREET VIEWS

SCALE: 1" = 160'-0"

DATE:  
 09/13/2021

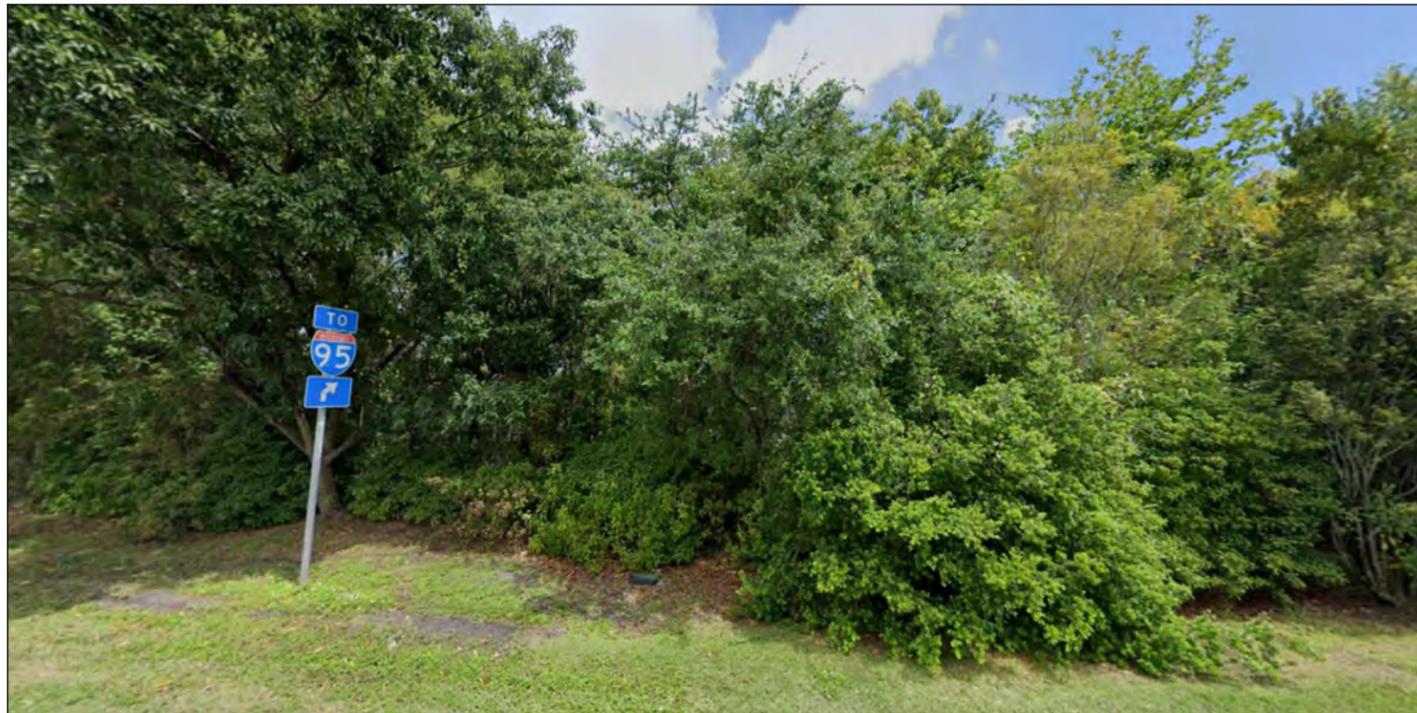
A0-07



LOCATION MAP



VIEW 04



VIEW 05



VIEW 06

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CONTEXT - STREET VIEWS

SCALE: 1" = 160'-0"

DATE:  
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A0-08



VIEW FROM SOUTHEAST



VIEW FROM EAST

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EXISTING CONDITIONS

SCALE:

DATE:  
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A0-09



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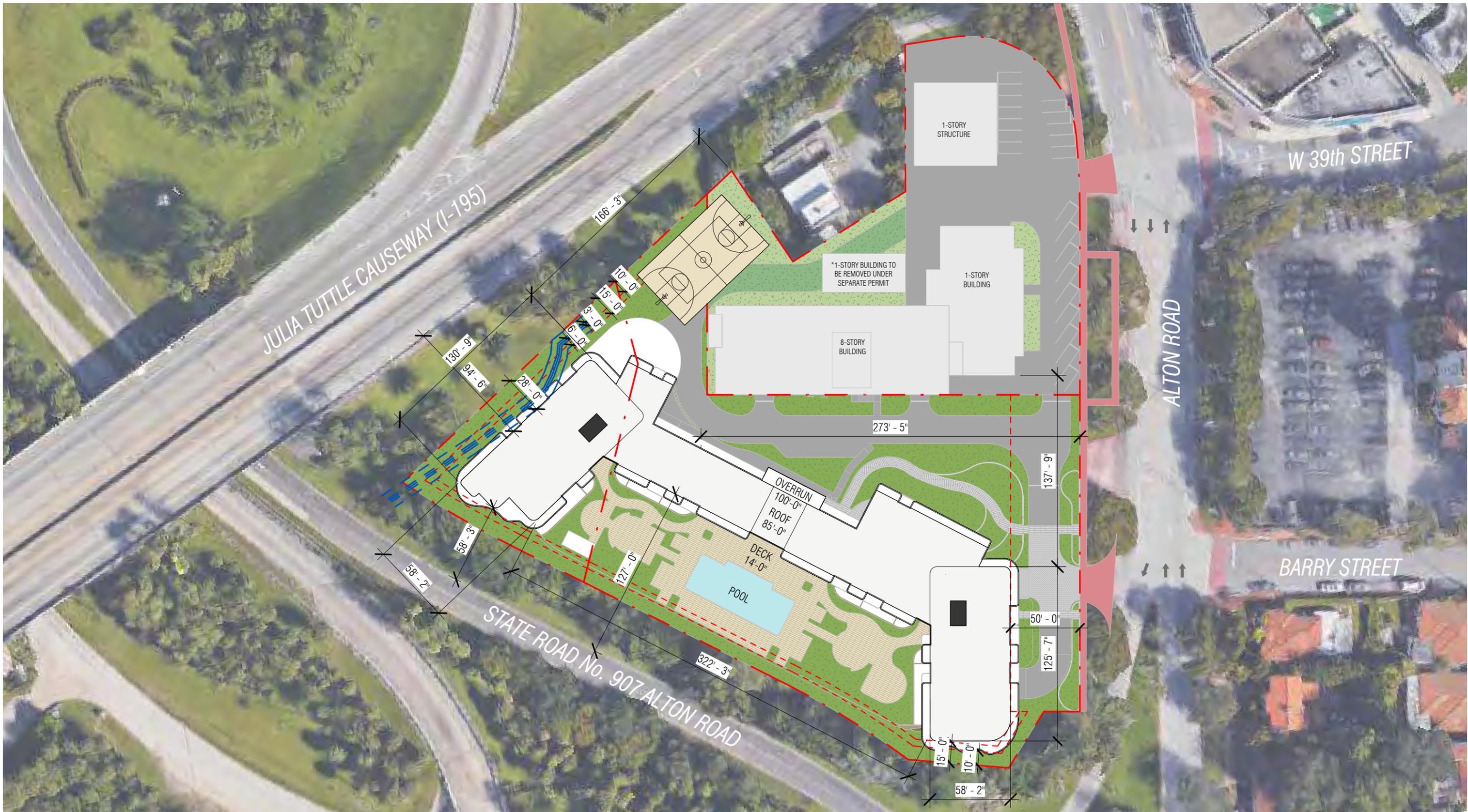
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SITE PLAN - LEVEL 01

SCALE: 1 : 1400

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A0-10



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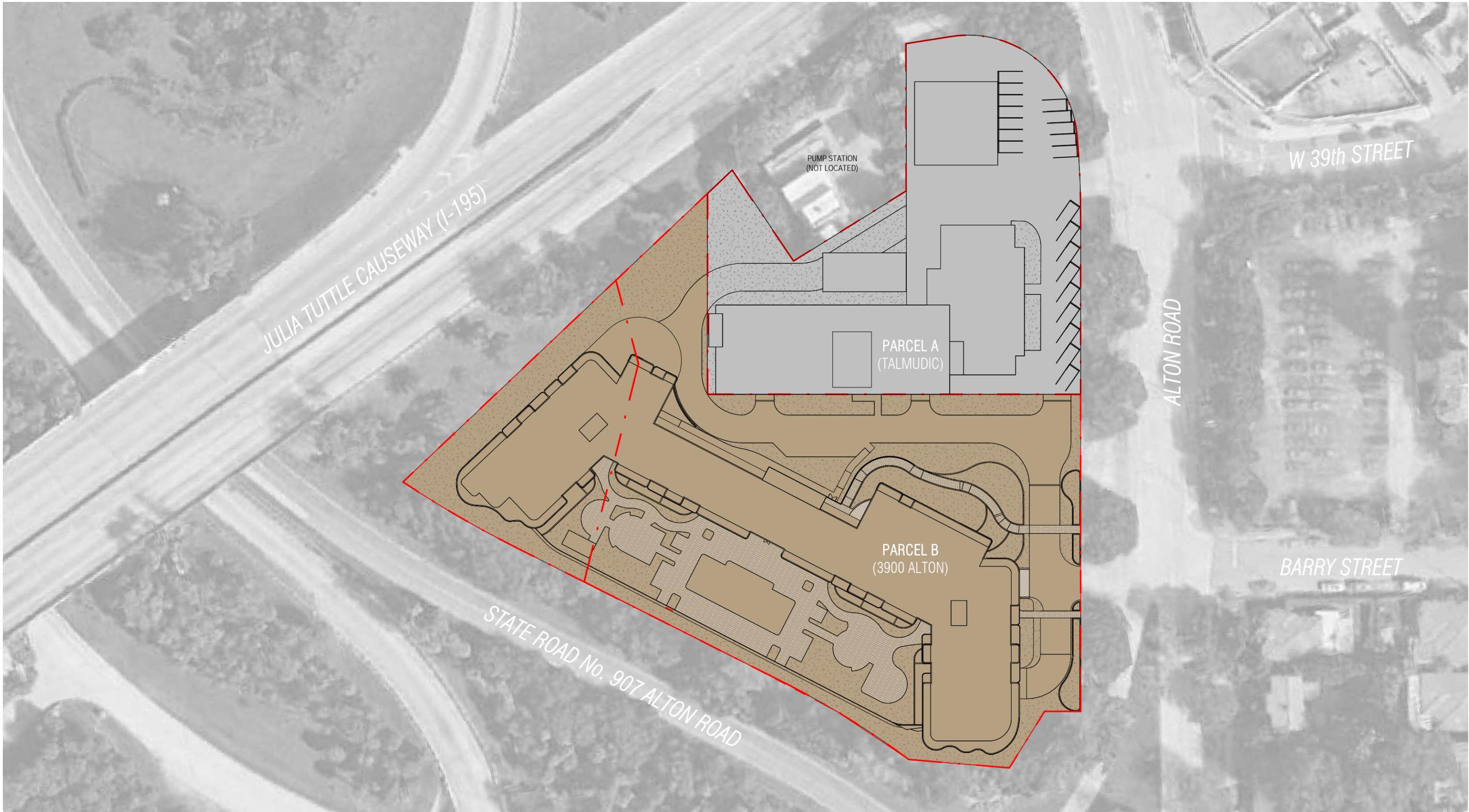
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SITE PLAN - ROOF LEVEL

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

DATE:  
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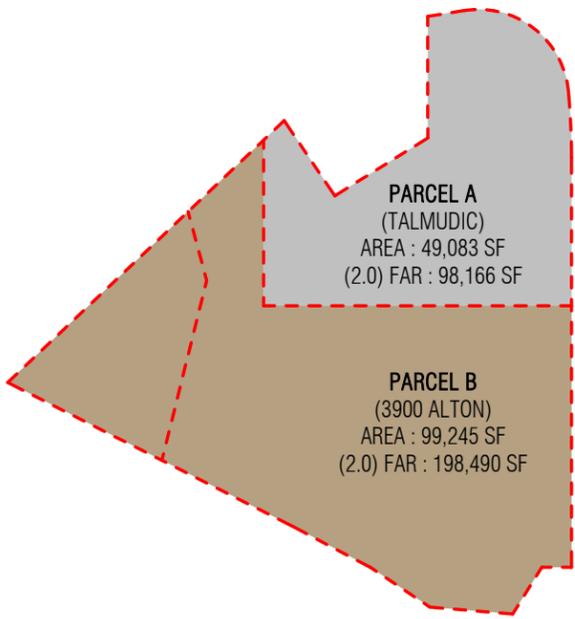
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FAR DIAGRAM

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)**

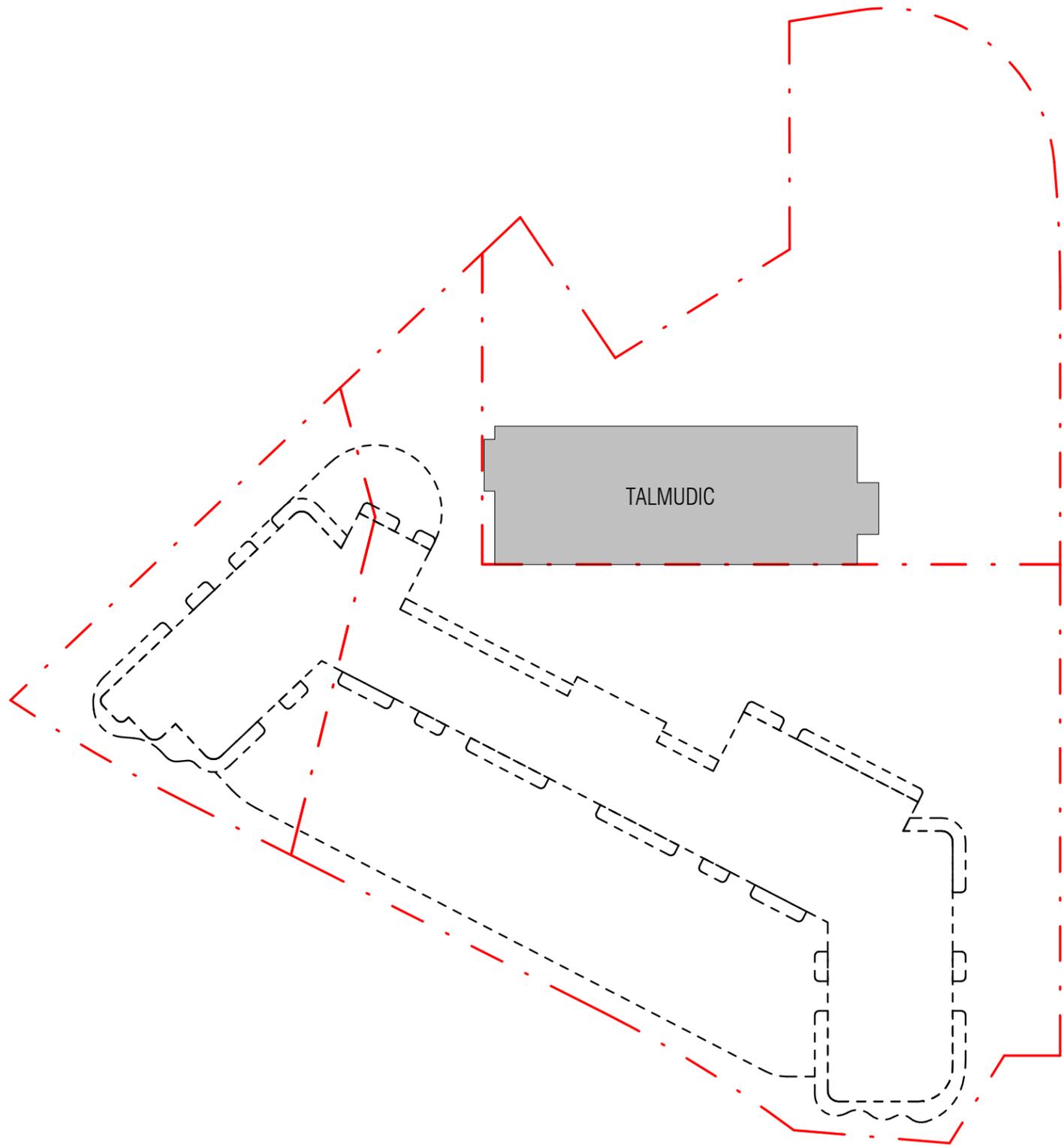
|                 | GSF (FAR) | GSF (non-FAR) |  | GSF (FAR) | GSF (non-FAR) |                    |
|-----------------|-----------|---------------|--|-----------|---------------|--------------------|
| <b>Roof</b>     |           |               |  | 27,702 SF |               | <b>Roof</b>        |
| <b>Level 07</b> | 10,761 SF |               |  | 27,702 SF |               | <b>Level 08</b>    |
| <b>Level 06</b> | 10,046 SF |               |  | 27,702 SF |               | <b>Level 07</b>    |
| <b>Level 05</b> | 10,046 SF |               |  | 27,702 SF |               | <b>Level 06</b>    |
| <b>Level 04</b> | 10,046 SF |               |  | 27,702 SF |               | <b>Level 05</b>    |
| <b>Level 03</b> | 10,046 SF |               |  | 27,279 SF |               | <b>Level 04</b>    |
| <b>Level 02</b> | 10,046 SF |               |  | 27,702 SF |               | <b>Level 03</b>    |
| <b>Level 01</b> | 10,485 SF |               |  | 4,119 SF  | 40,651 SF     | <b>Level 02</b>    |
| <b>Level B1</b> | 1,299 SF  | 7,449 SF      |  | 795 SF    | 47,775 SF     | <b>Level 01</b>    |
|                 |           |               |  |           |               | <b>Grade Level</b> |

**72,775 SF      7,449 SF**

**198,405 SF      88,426 SF**

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

|                      |                   |
|----------------------|-------------------|
| <b>TOTAL GSF</b>     | <b>95,875 SF</b>  |
| <b>TOTAL FAR</b>     | <b>271,180 SF</b> |
| <b>ALLOWABLE FAR</b> | <b>296,656 SF</b> |

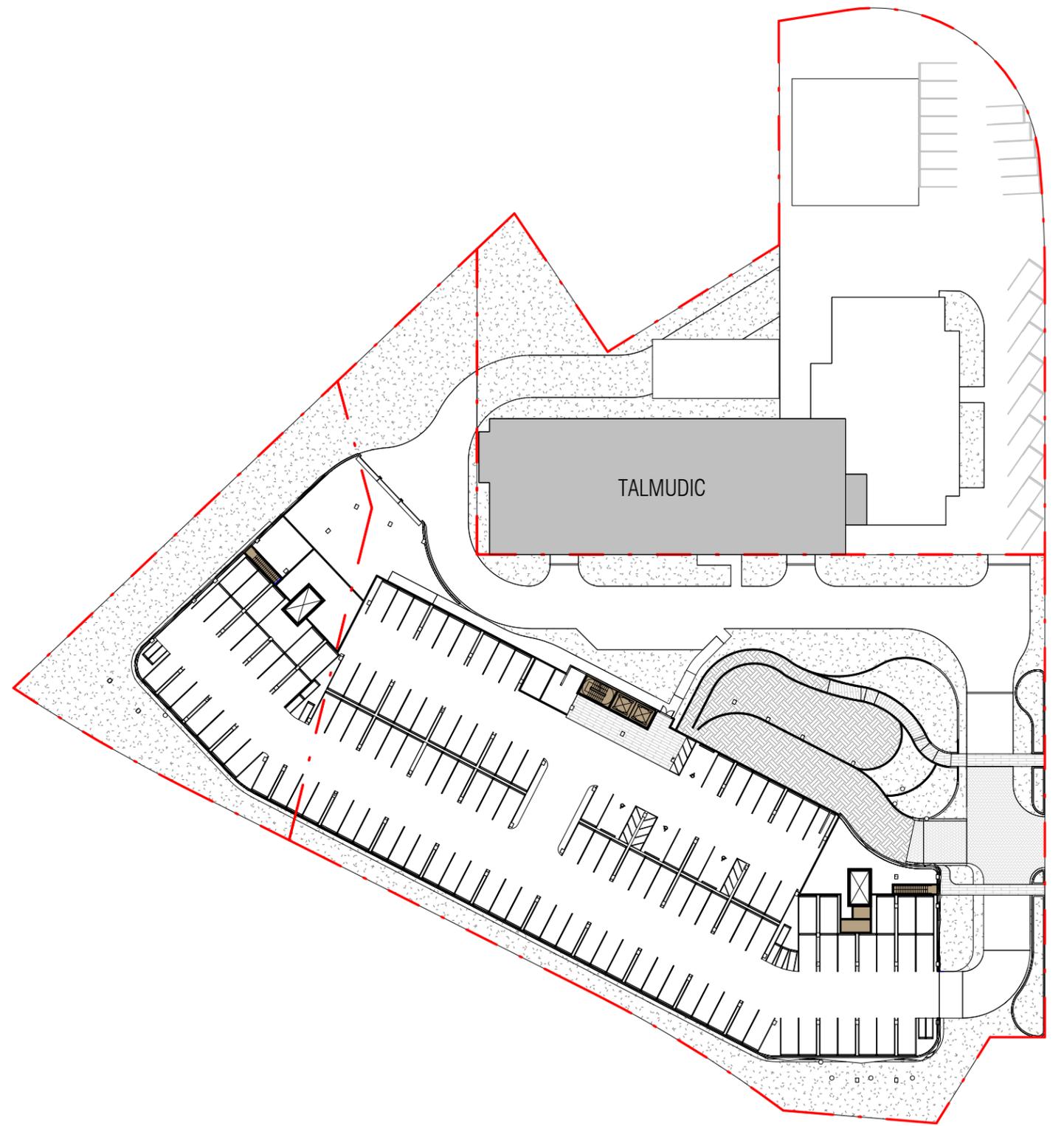


**BASEMENT LEVEL**

- EXISTING (TALMUDIC)
- PROPOSED (4000 ALTON)

**1,299 SF**

2,597 SF/2  
0 SF



**GRADE LEVEL**

- EXISTING (TALMUDIC)
- PROPOSED (4000 ALTON)

**11,280 SF**

10,485 SF  
795 SF

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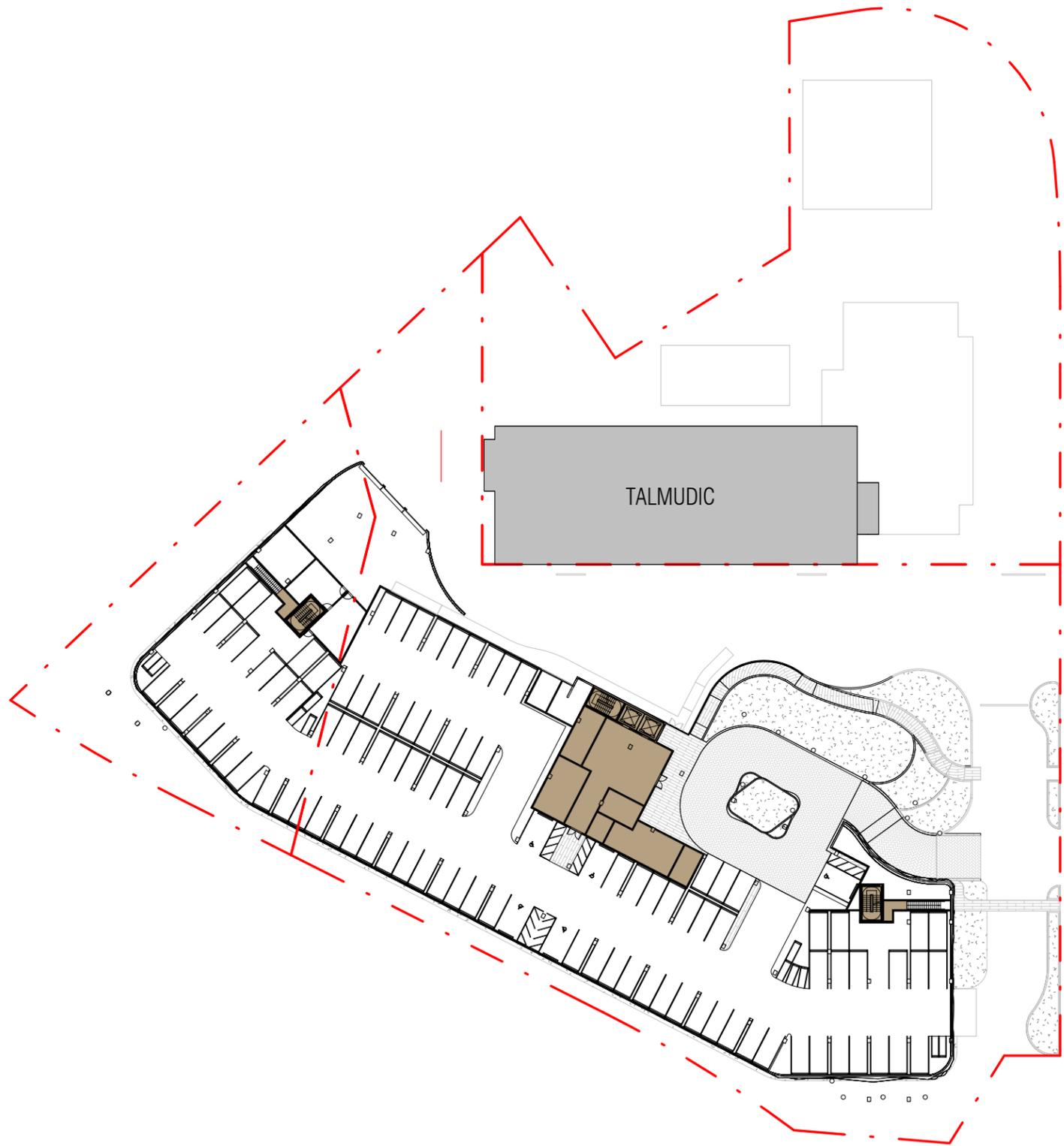
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3900 ALTON ROAD, MIAMI  
BEACH, FL 33140

FAR ANALYSIS

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

DATE:  
09/13/2021

**A0-14**

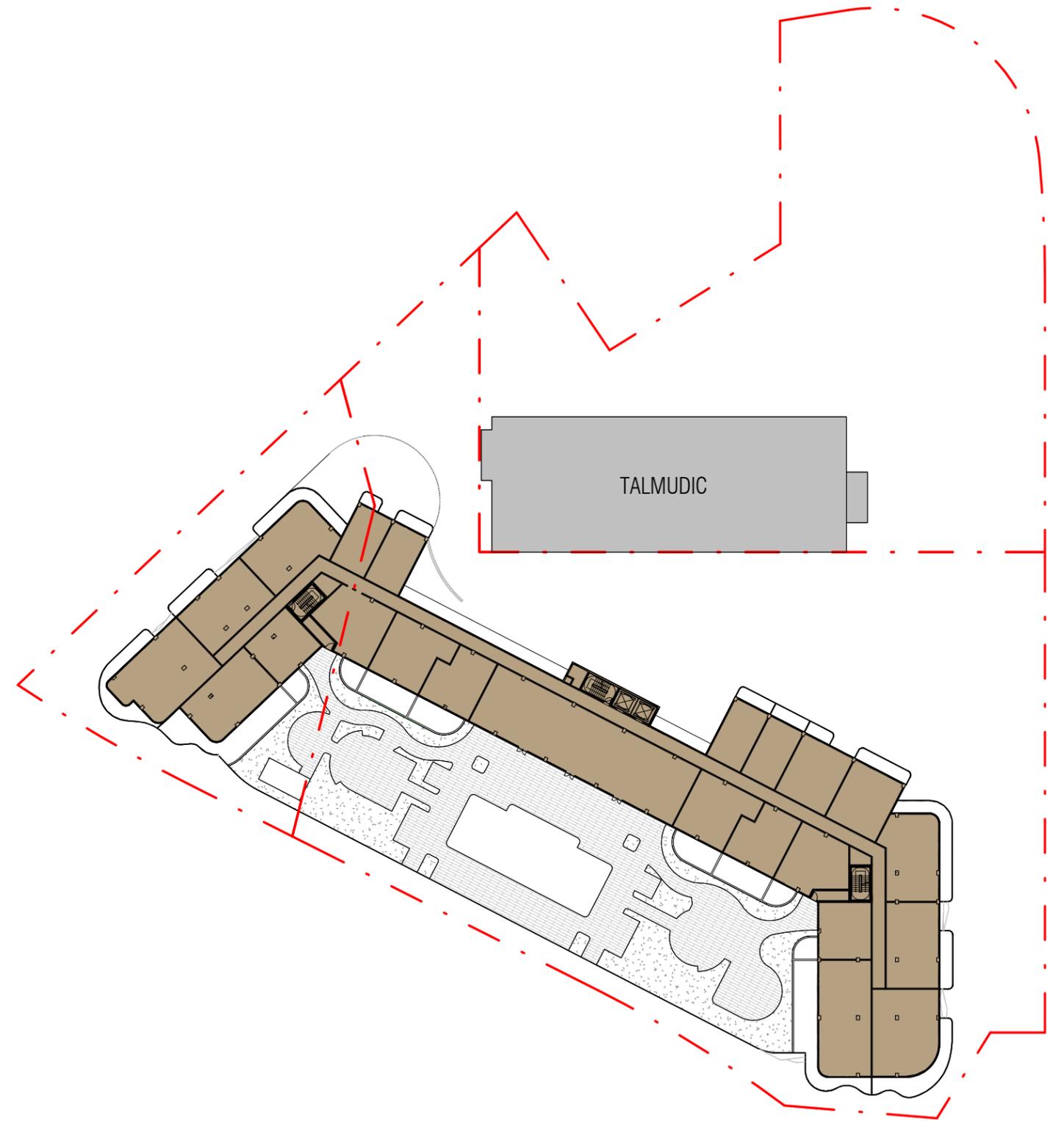


LEVEL 01 (LOBBY LEVEL)

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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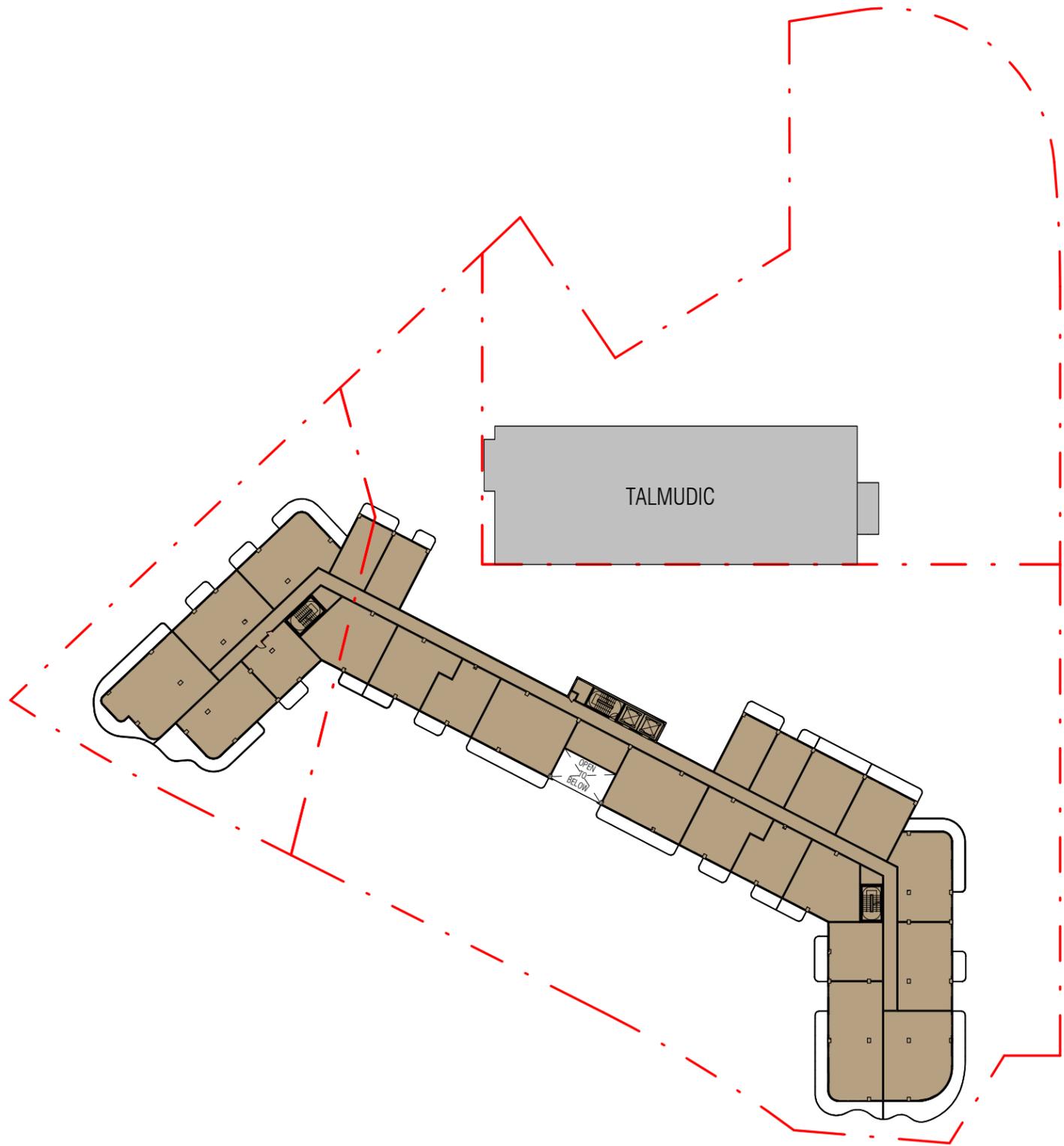
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FAR ANALYSIS

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

DATE:  
09/13/2021

A0-15

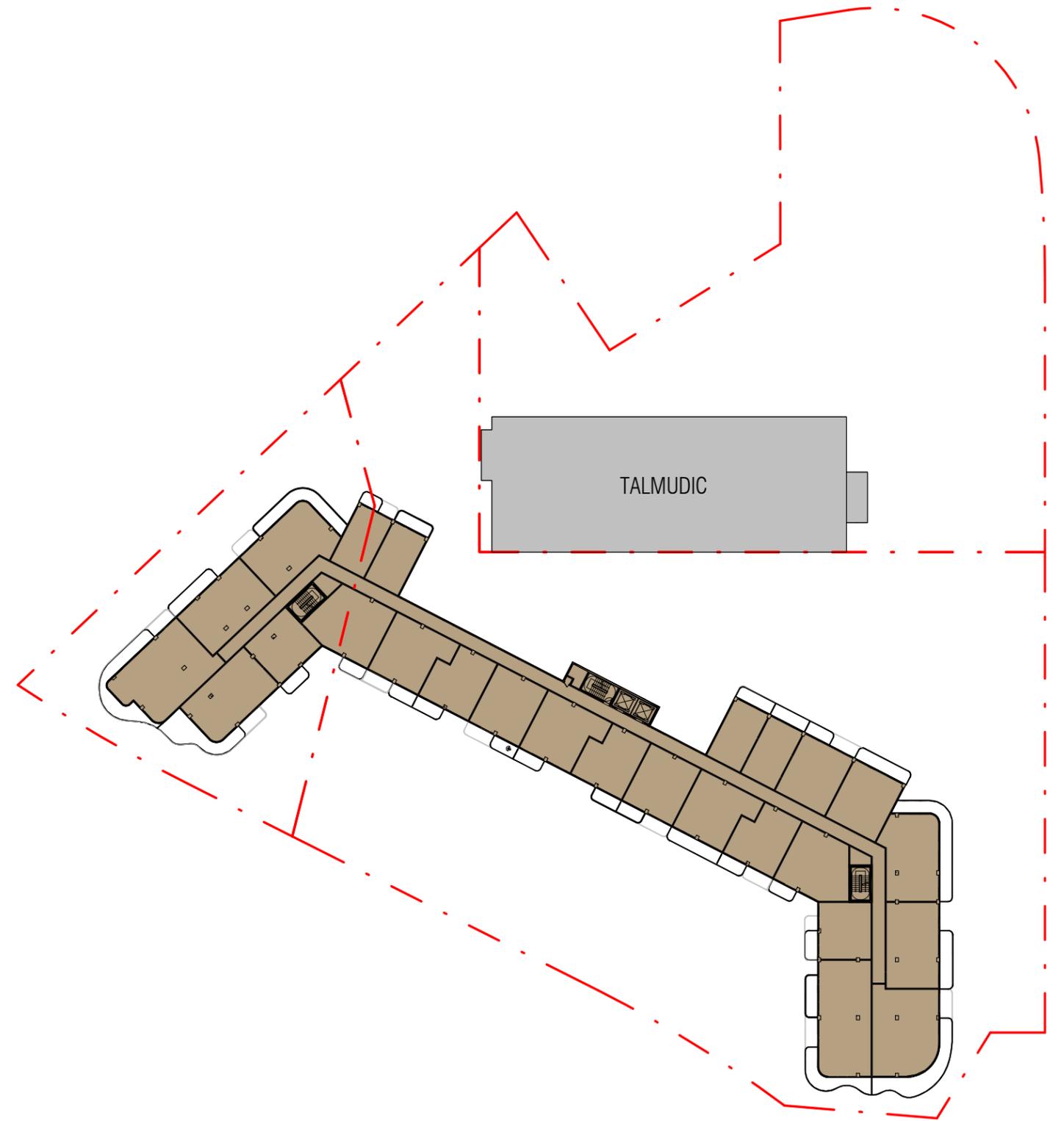


LEVEL 03 (DOUBLE HEIGHT AMENITY)

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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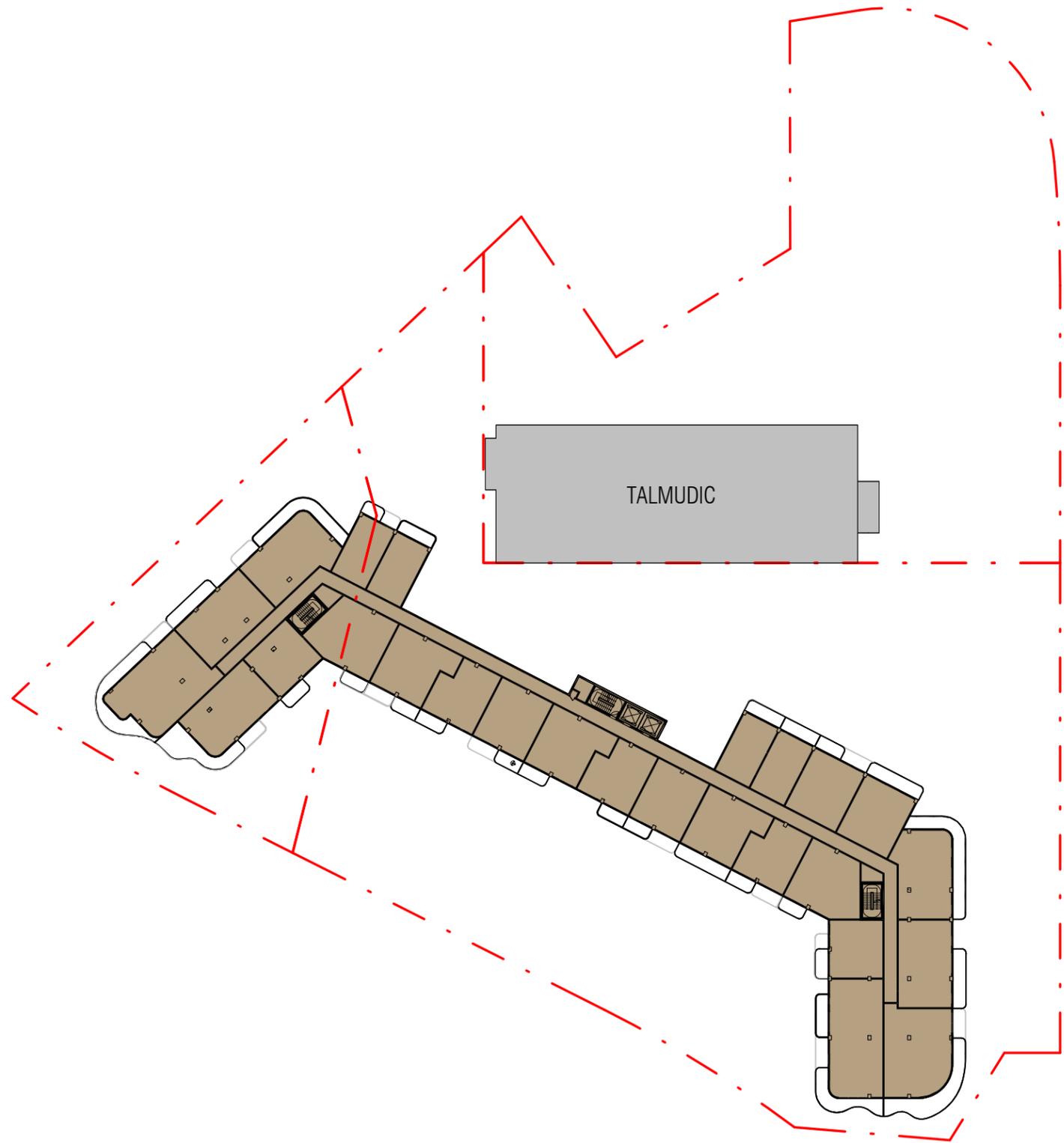
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FAR ANALYSIS

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

DATE:  
09/13/2021

A0-16

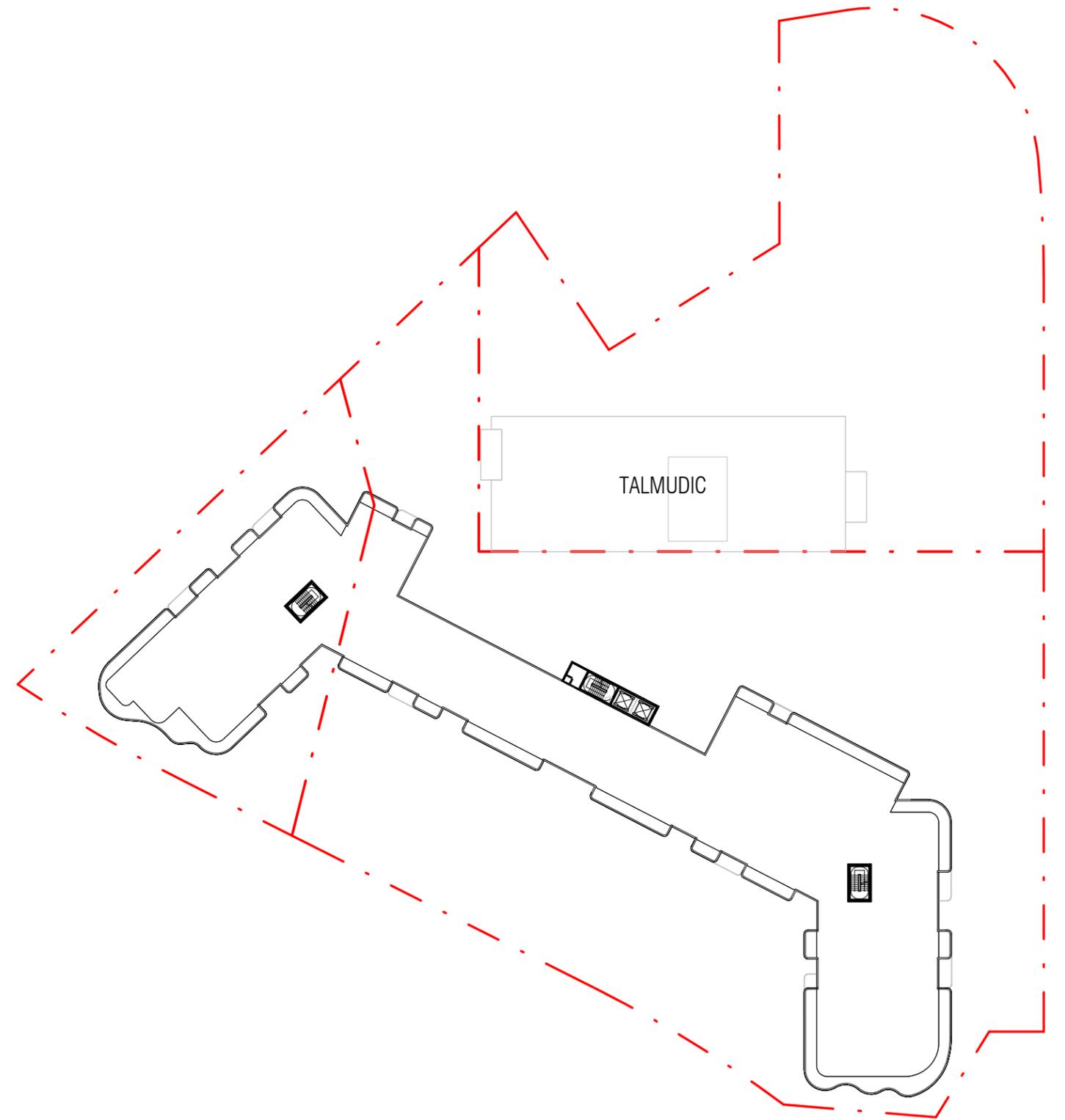


LEVEL 07

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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FAR ANALYSIS

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

DATE:  
09/13/2021

A0-17