

3900 ALTON ROAD

DRB RESUBMITTAL
FILE NO. 21-0664

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COVER

SCALE: 1" = 300'-0"

DATE:
11/08/2021

A0-00

		Units	Amenities	Parking	FAR	GSF
T.O. Roof						0 SF
Roof					0 SF	0 SF
Level 08	R7	26			27,650 SF	28,068 SF
Level 07	R6	26			27,650 SF	28,068 SF
Level 06	R5	26			27,650 SF	28,068 SF
Level 05	R4	26			27,650 SF	28,068 SF
Level 04	R3	26			27,650 SF	28,068 SF
Level 03	R2	26			27,650 SF	28,068 SF
Level 02	R1	22	3,360 SF		27,650 SF	28,068 SF
Level 01			2,950 SF	113 Spaces	4,150 SF	40,651 SF
Grade Level				141 Spaces	790 SF	47,775 SF
		178 Units		254 Spaces	198,490 SF	284,902 SF

TOTAL PARKING SPACES		254 SPACES
PARKING RATIO		1.43
PARKING GSF		88,426 SF
PARKING EFFICIENCY		348 SF

12 spaces included for Talmudic

TOTAL AMENITIES/RESI GSF	6,310 SF
AMENITIES/RESI FAR	6,310 SF

OVERALL TOTAL GSF	284,902 SF
OVERALL TOTAL FAR	198,490 SF
ALLOWABLE FAR	198,490 SF
FAR DELTA	0 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	82	46%
1 Bed+Den	900-1,000 SF	12	7%
2 Bed	1,000-1,200 SF	14	8%
2 Bed+Den	1,200-1,300 SF	14	8%
3 Bed	1,400-1,500 SF	28	16%
Total		178	100%

TOTAL RESIDENTIAL UNITS	178 Units
UNIT AVG. SIZE	913 SF



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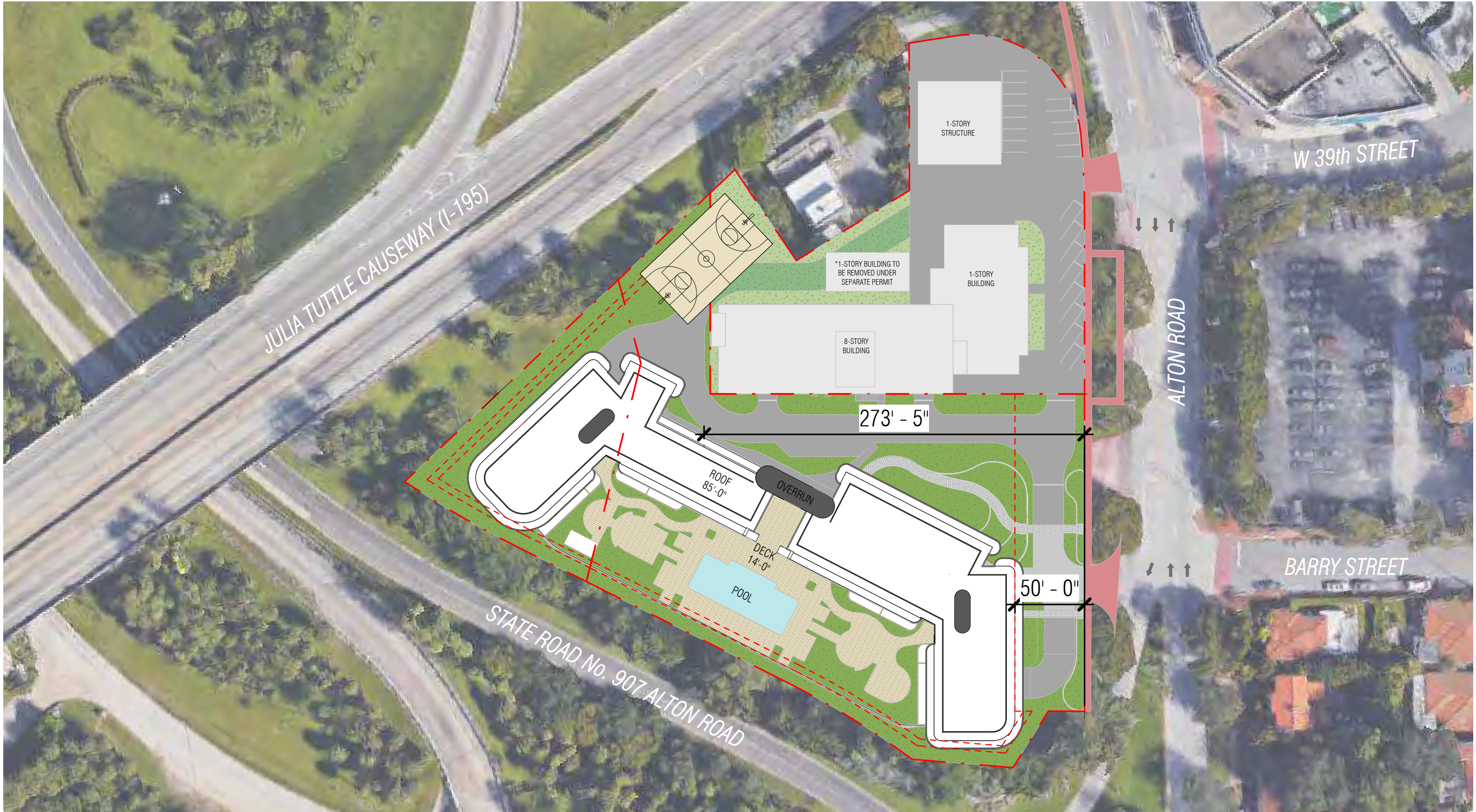
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SITE PLAN - LEVEL 01

SCALE: 1 : 1400

DATE:
11/08/2021

A0-10



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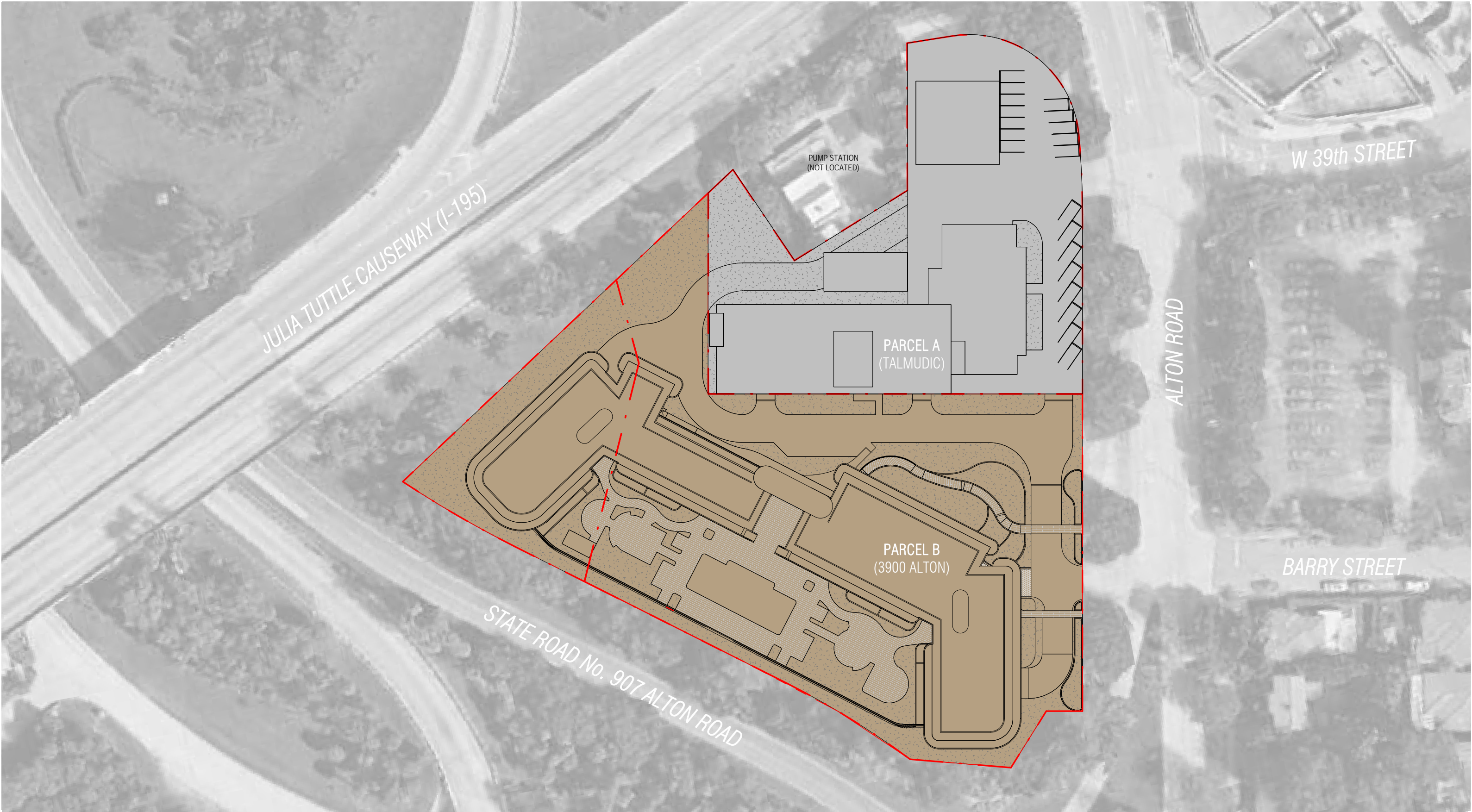
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SITE PLAN - ROOF LEVEL

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

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A0-11



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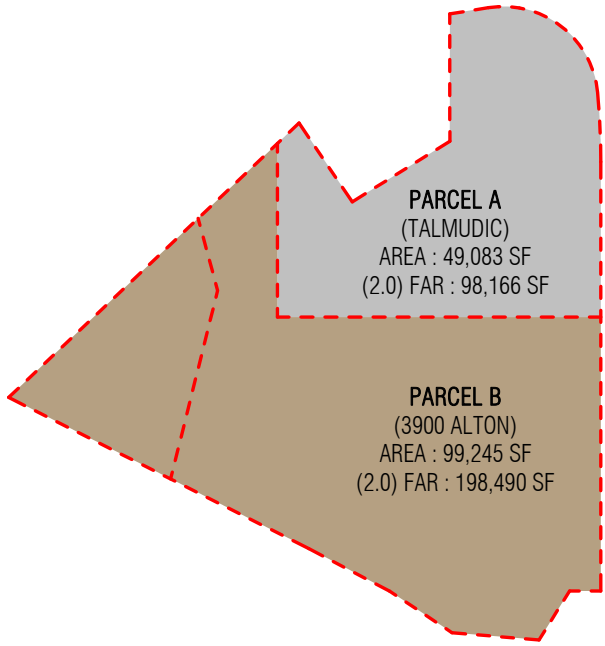
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FAR DIAGRAM

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

DATE:
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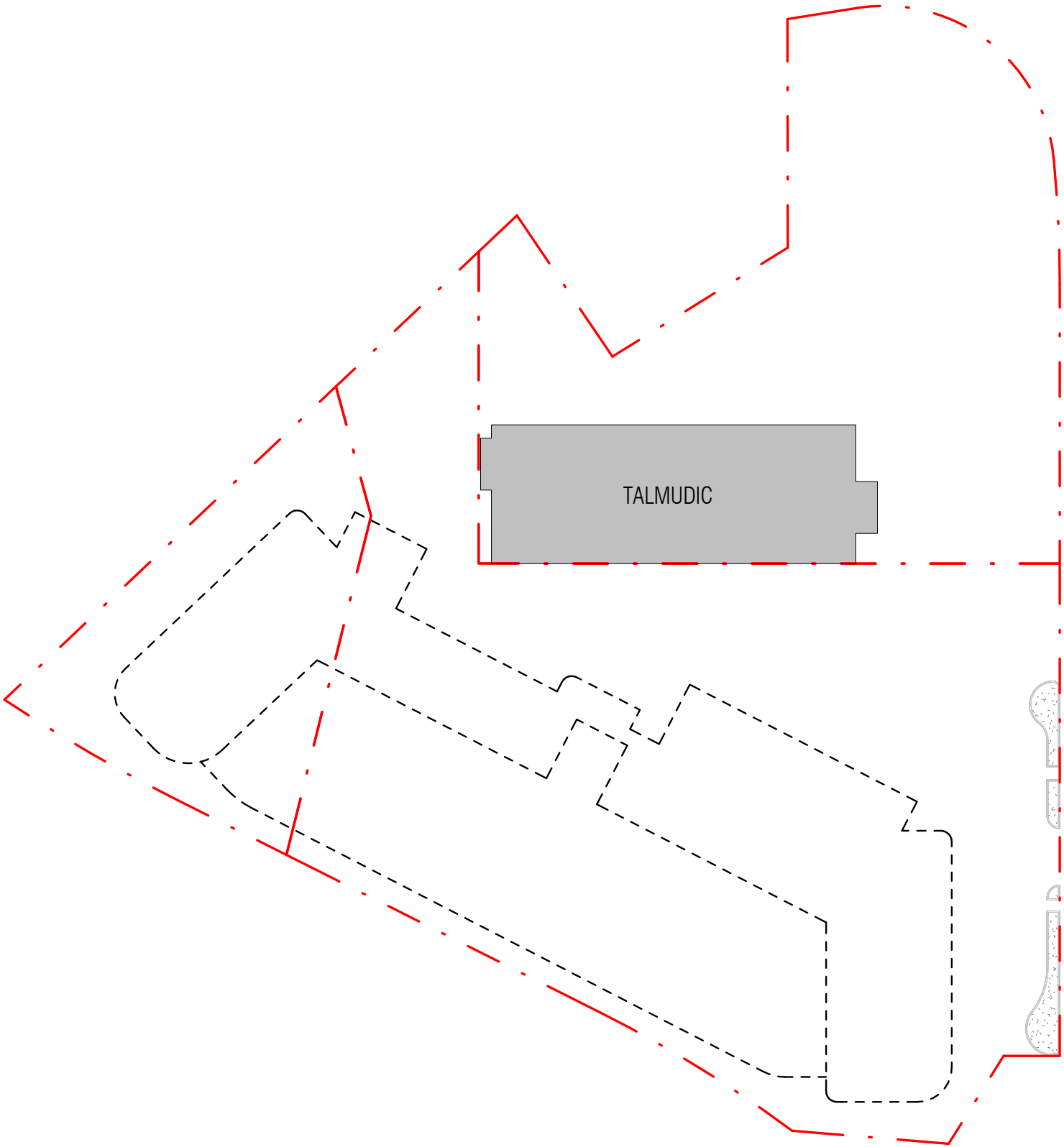
A0-12



	PARCEL A (TALMUDIC UNIV.)		PARCEL B (3900 ALTON)		
	GSF (FAR)	GSF (non-FAR)	GSF (FAR)	GSF (non-FAR)	
Roof					Roof
Level 07			27,650 SF		Level 08
Level 06			27,650 SF		Level 07
Level 05			27,650 SF		Level 06
Level 04			27,650 SF		Level 05
Level 03			27,650 SF		Level 04
Level 02			27,650 SF		Level 03
Level 01			4,150 SF	40,651 SF	Level 02
			790 SF	47,775 SF	Level 01
Level B1					Grade Level
	72,775 SF	7,449 SF	198,490 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	271,265 SF
ALLOWABLE FAR	296,656 SF

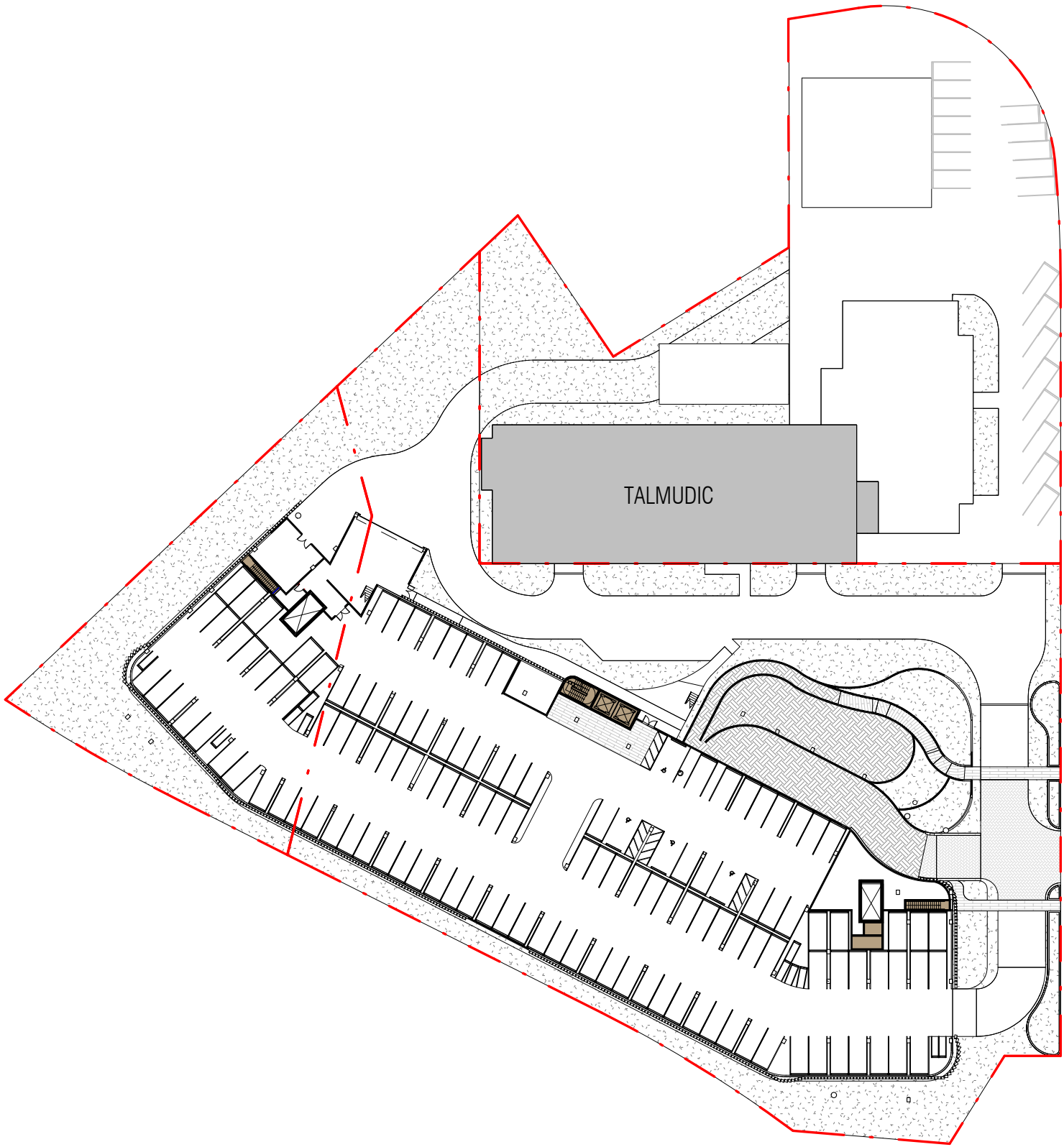


BASEMENT LEVEL

1,299 SF

- EXISTING (TALMUDIC)
- PROPOSED (4000 ALTON)

2,597 SF/2
0 SF



GRADE LEVEL

11,275 SF

- EXISTING (TALMUDIC)
- PROPOSED (4000 ALTON)

10,485 SF
790 SF

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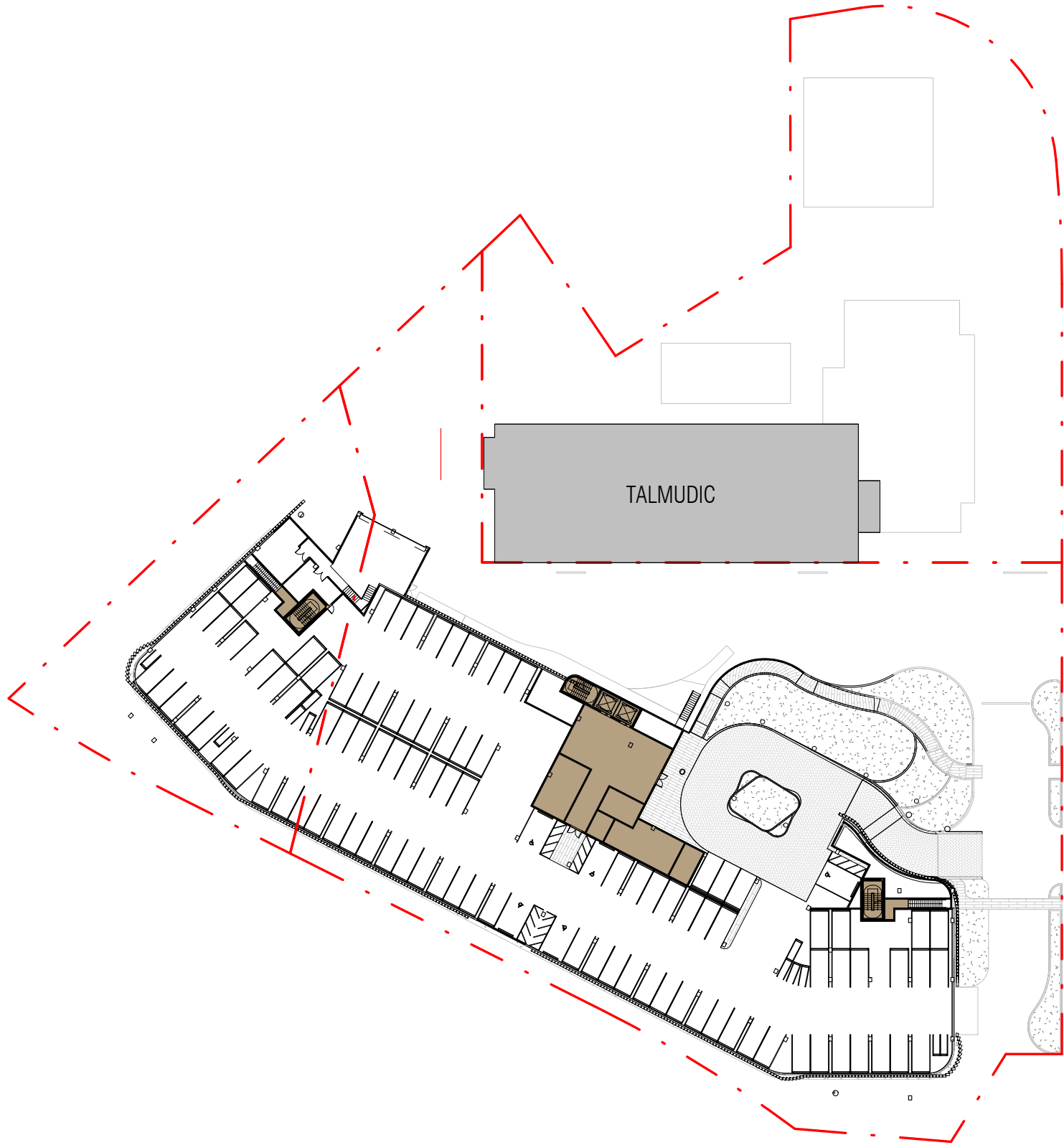
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FAR ANALYSIS

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

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A0-14

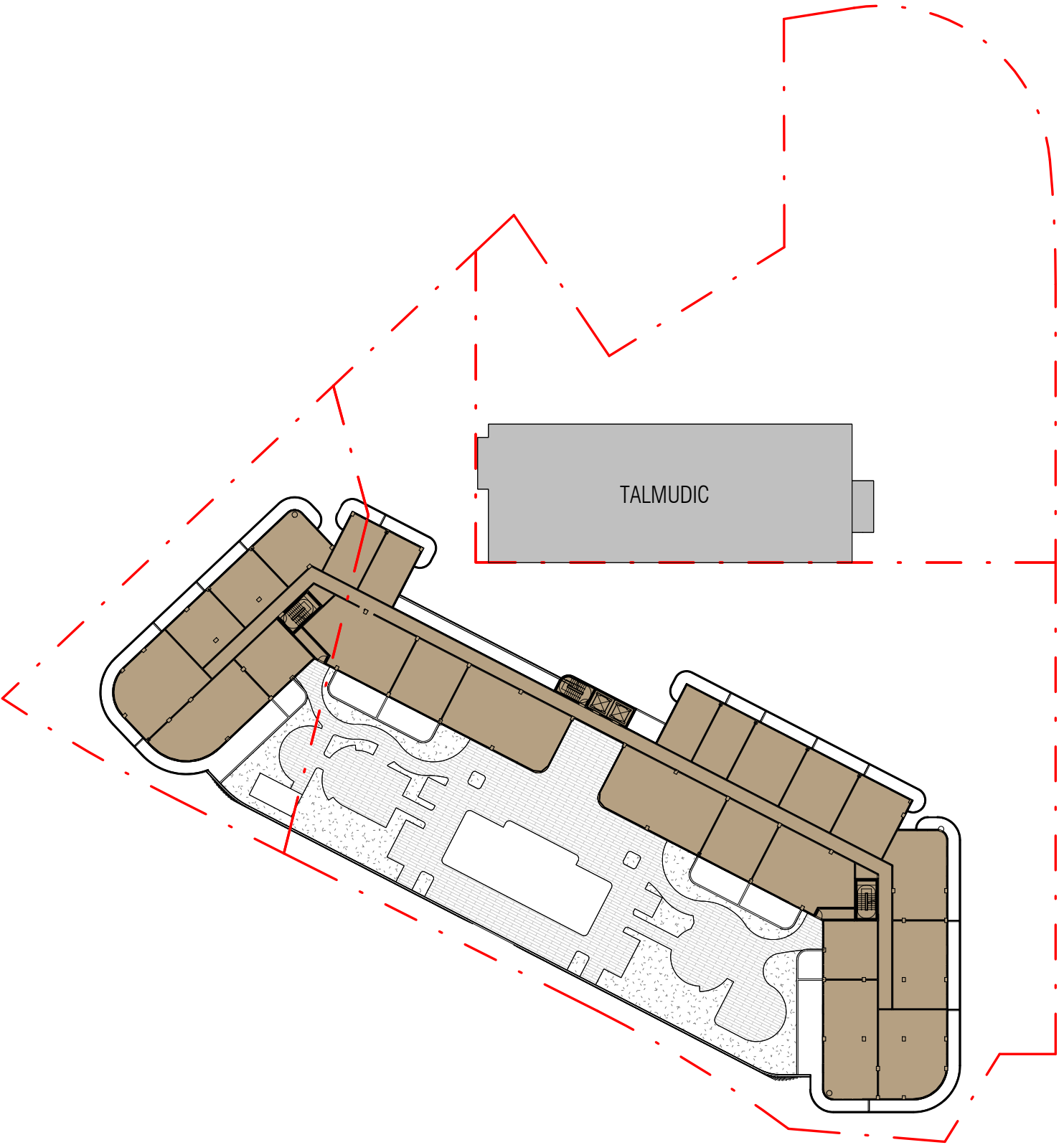


LEVEL 01 (LOBBY LEVEL)

14,196 SF

- EXISTING (TALMUDIC)
- PROPOSED (4000 ALTON)

10,046 SF
4,150 SF



LEVEL 02 (AMENITY LEVEL)

37,696 SF

- EXISTING (TALMUDIC)
- PROPOSED (4000 ALTON)

10,046 SF
27,650 SF

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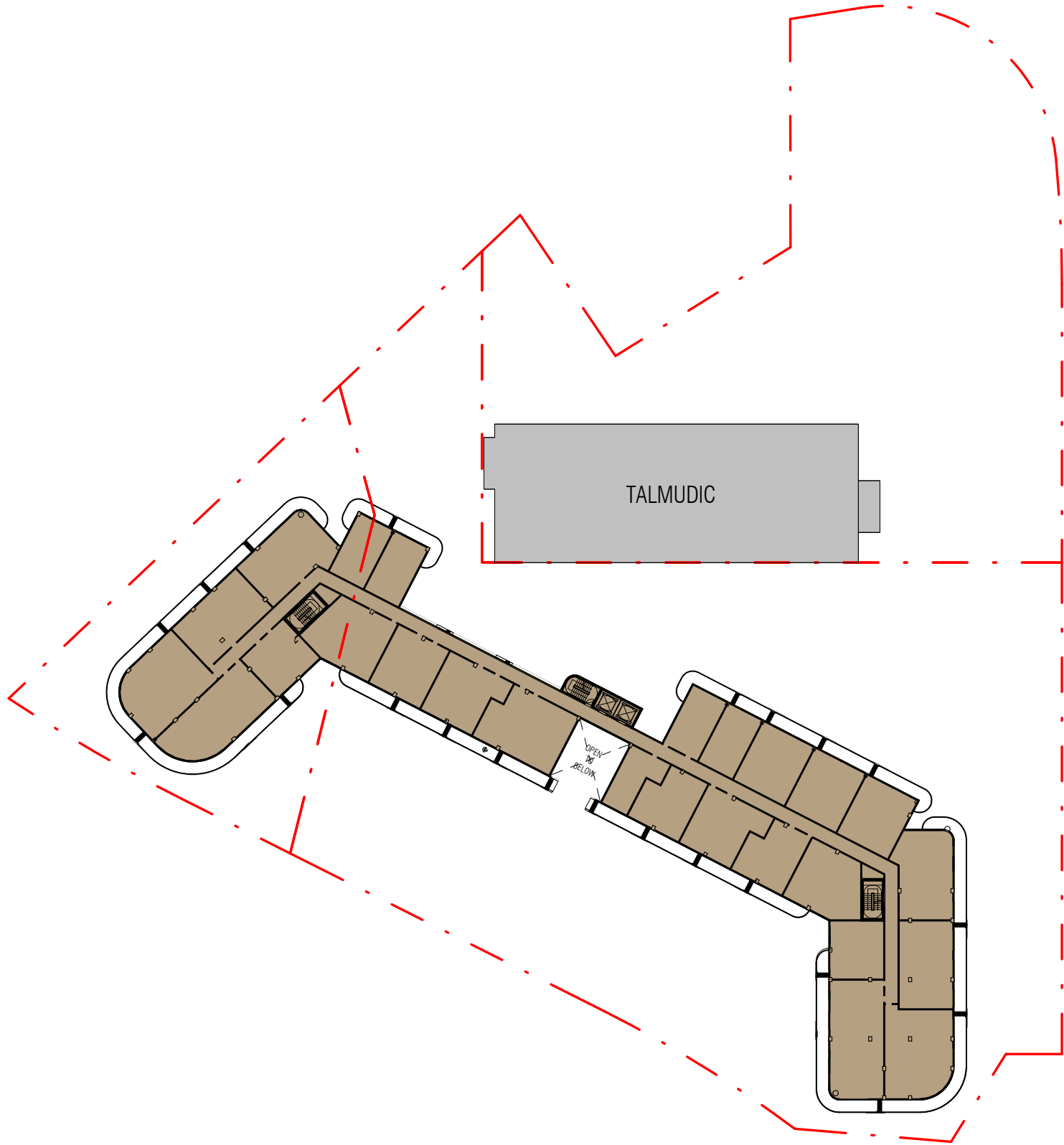
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A0-15

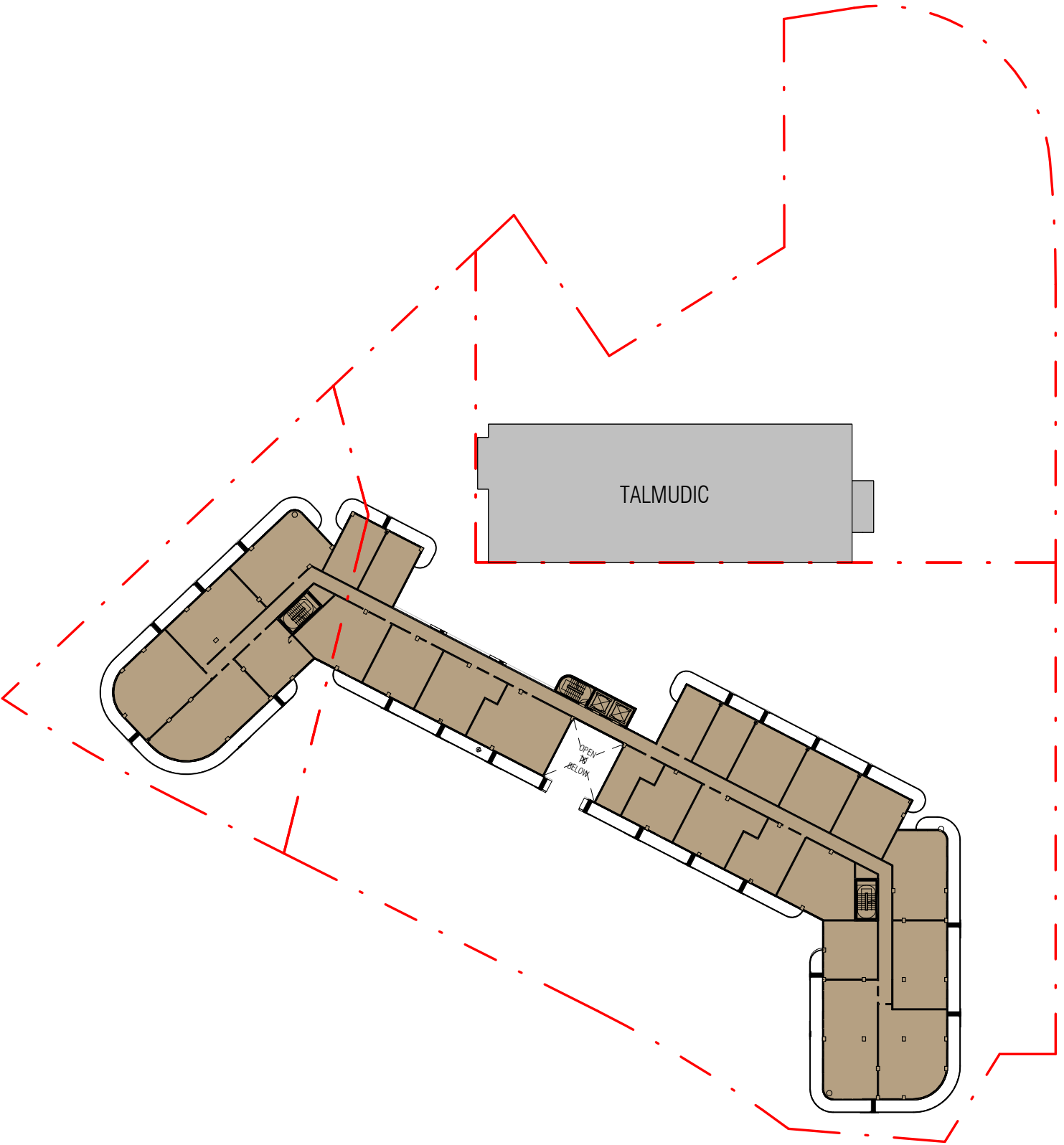


LEVEL 04-06 (TYPICAL LEVELS)

150,784 SF

- EXISTING (TALMUDIC)
- PROPOSED (4000 ALTON)

10,046 SF x4
27,650 SF x4



LEVEL 07

38,411 SF

- EXISTING (TALMUDIC)
- PROPOSED (4000 ALTON)

10,761 SF
27,650 SF

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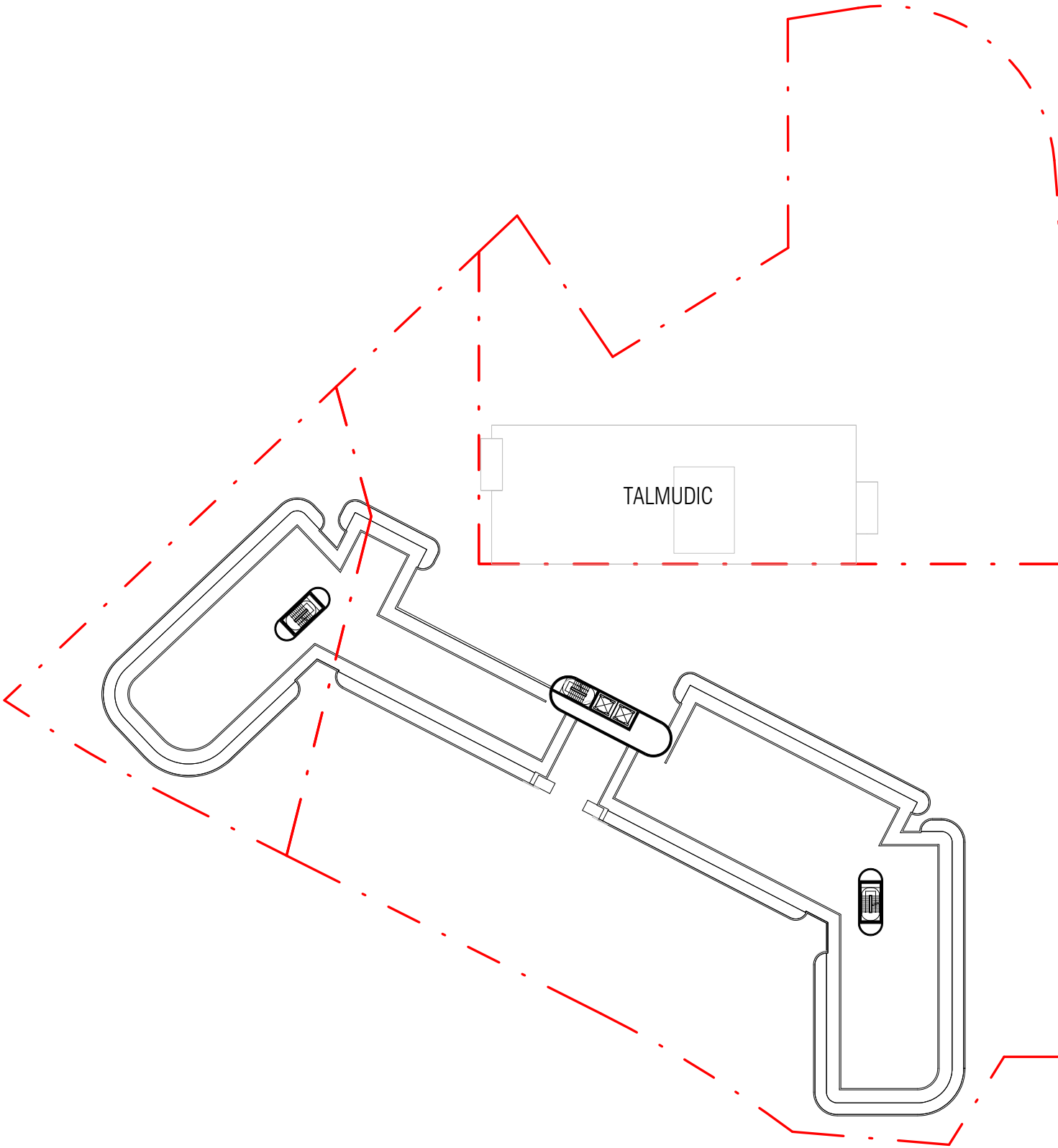
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FAR ANALYSIS

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

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A0-16



ROOF LEVEL	0 SF
EXISTING (TALMUDIC)	0 SF
PROPOSED (4000 ALTON)	0 SF



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SITE PARAMETERS

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

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A1-00