



3900 ALTON ROAD

DRB RESUBMITTAL

FILE NO. 21-0664

12/17/2021



3900 ALTON - MIAMI BEACH



VIEW FROM NORTH



VIEW FROM EAST



VIEW FROM WEST



VIEW FROM SOUTH

3900 ALTON - MIAMI BEACH

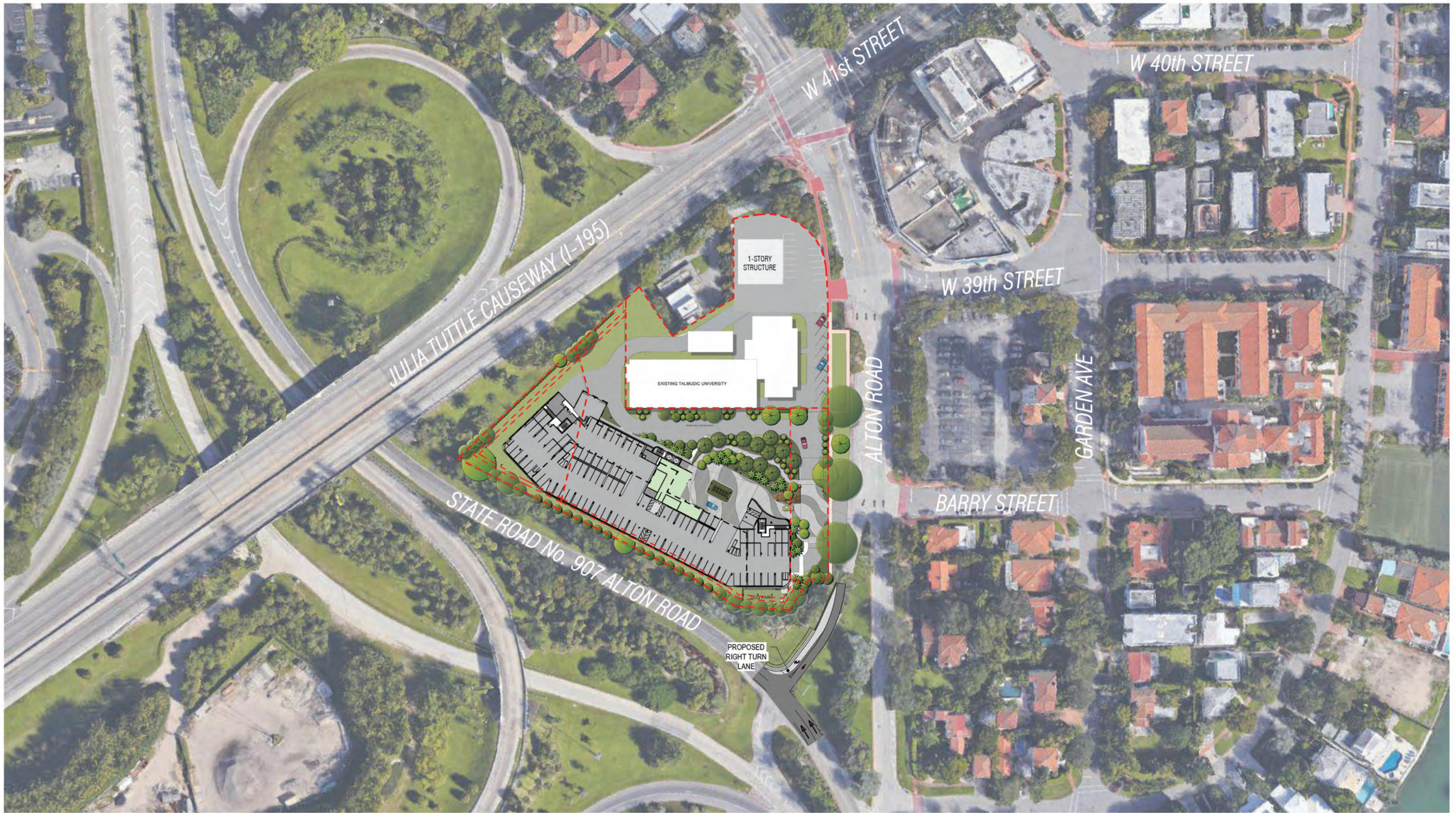


VIEW FROM SOUTHEAST



VIEW FROM EAST

3900 ALTON - MIAMI BEACH



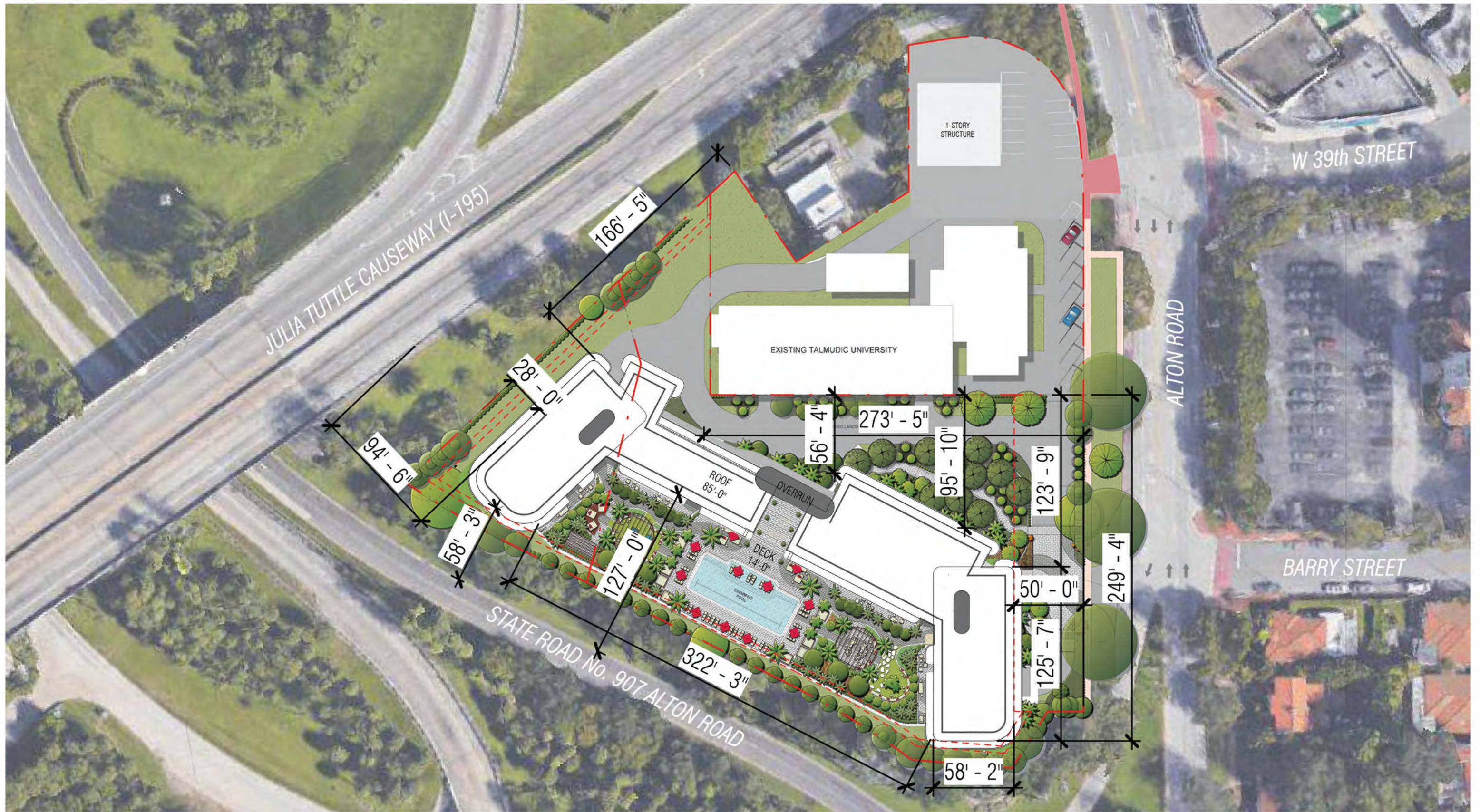
3900 ALTON - MIAMI BEACH

SITE PLAN (LOBBY LEVEL)



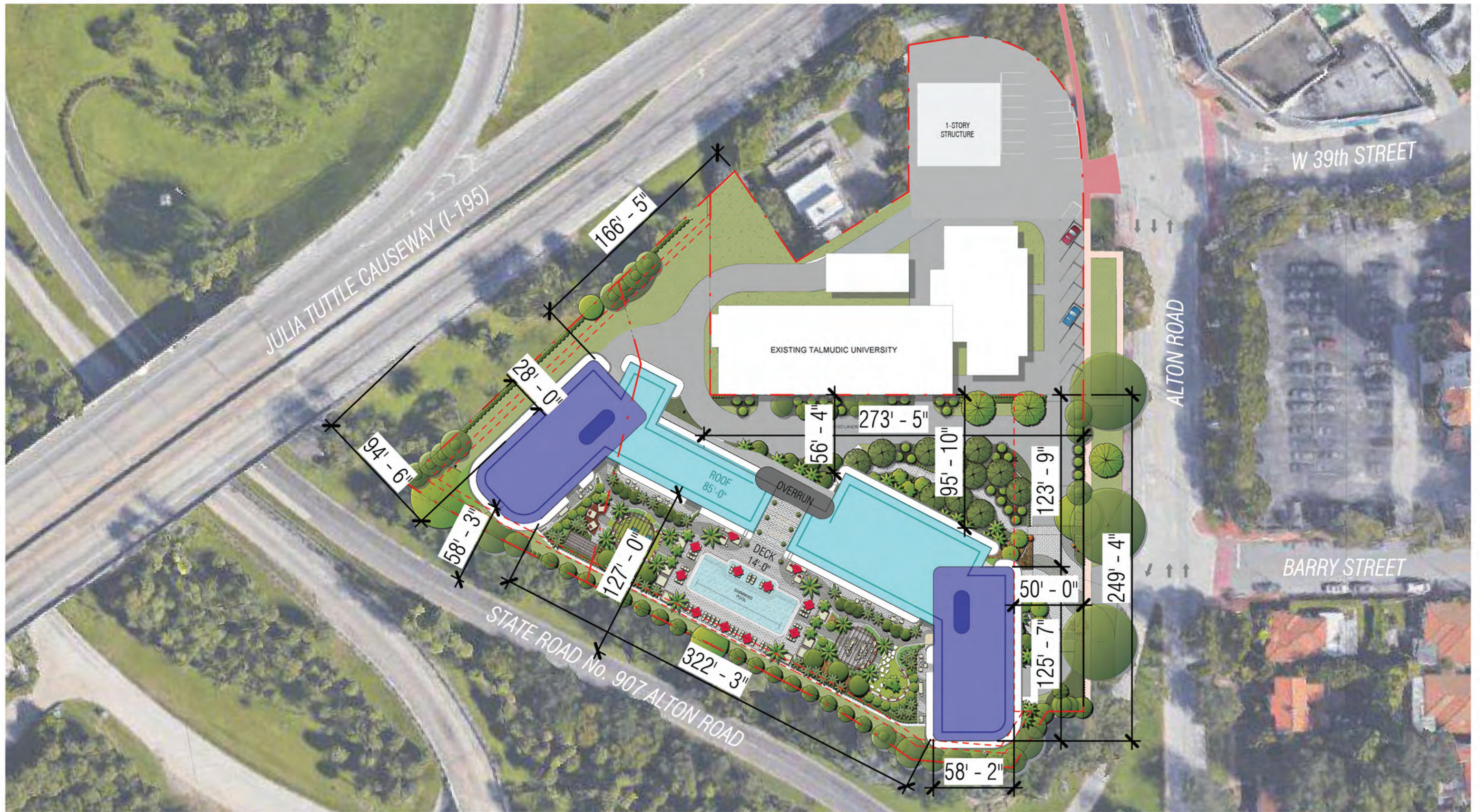
3900 ALTON - MIAMI BEACH

SITE PLAN (ROOF LEVEL)

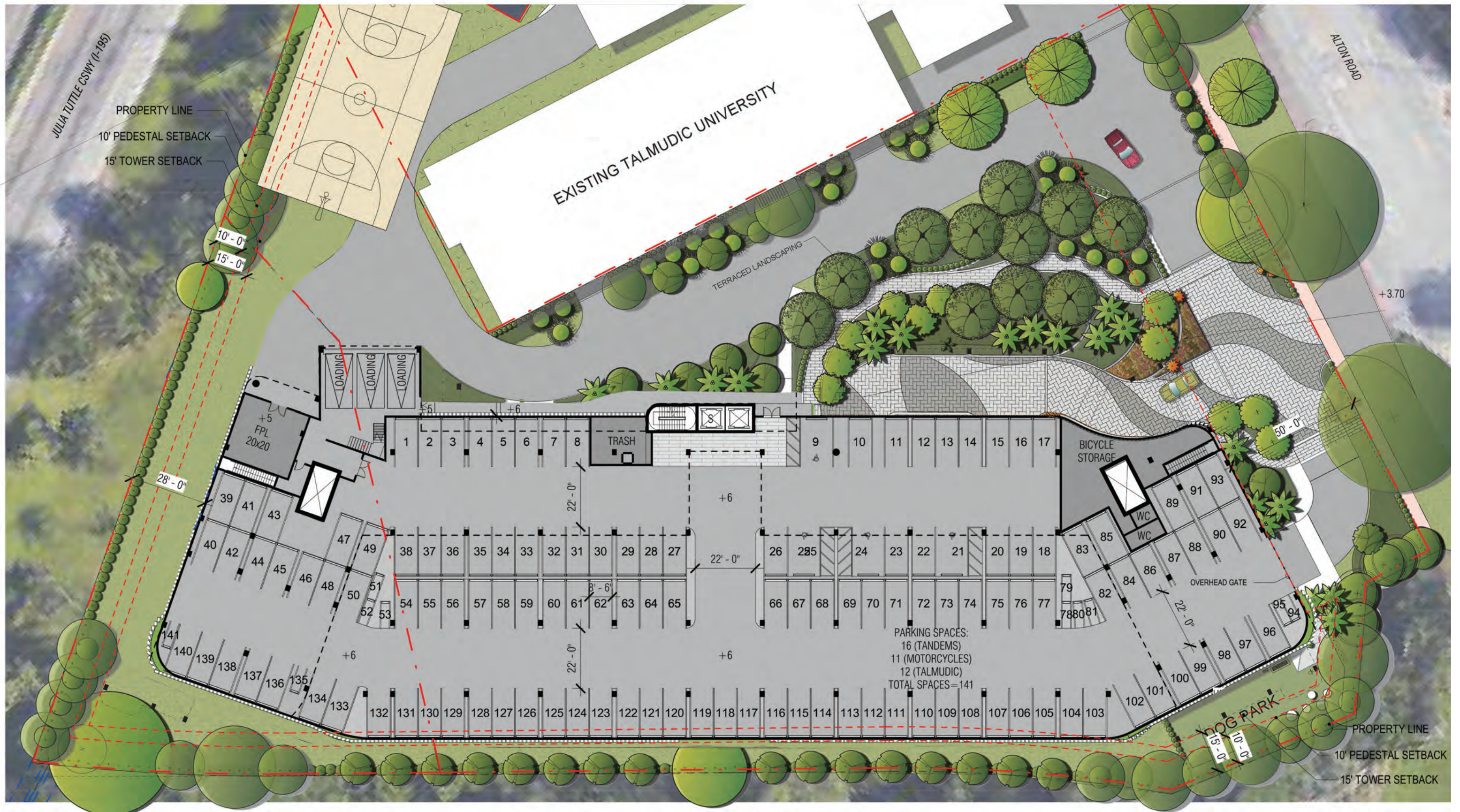


3900 ALTON - MIAMI BEACH

SITE PLAN

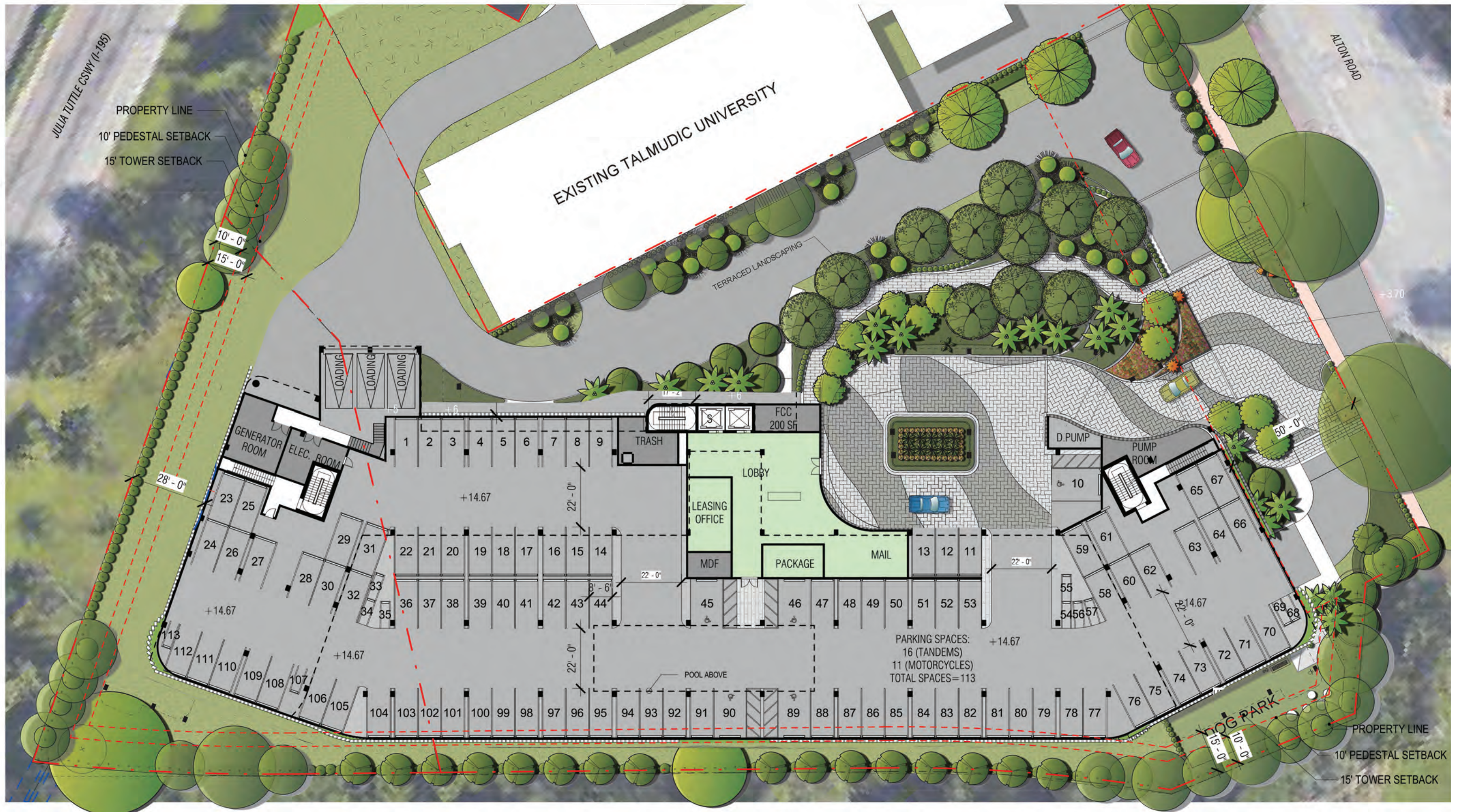


3900 ALTON - MIAMI BEACH



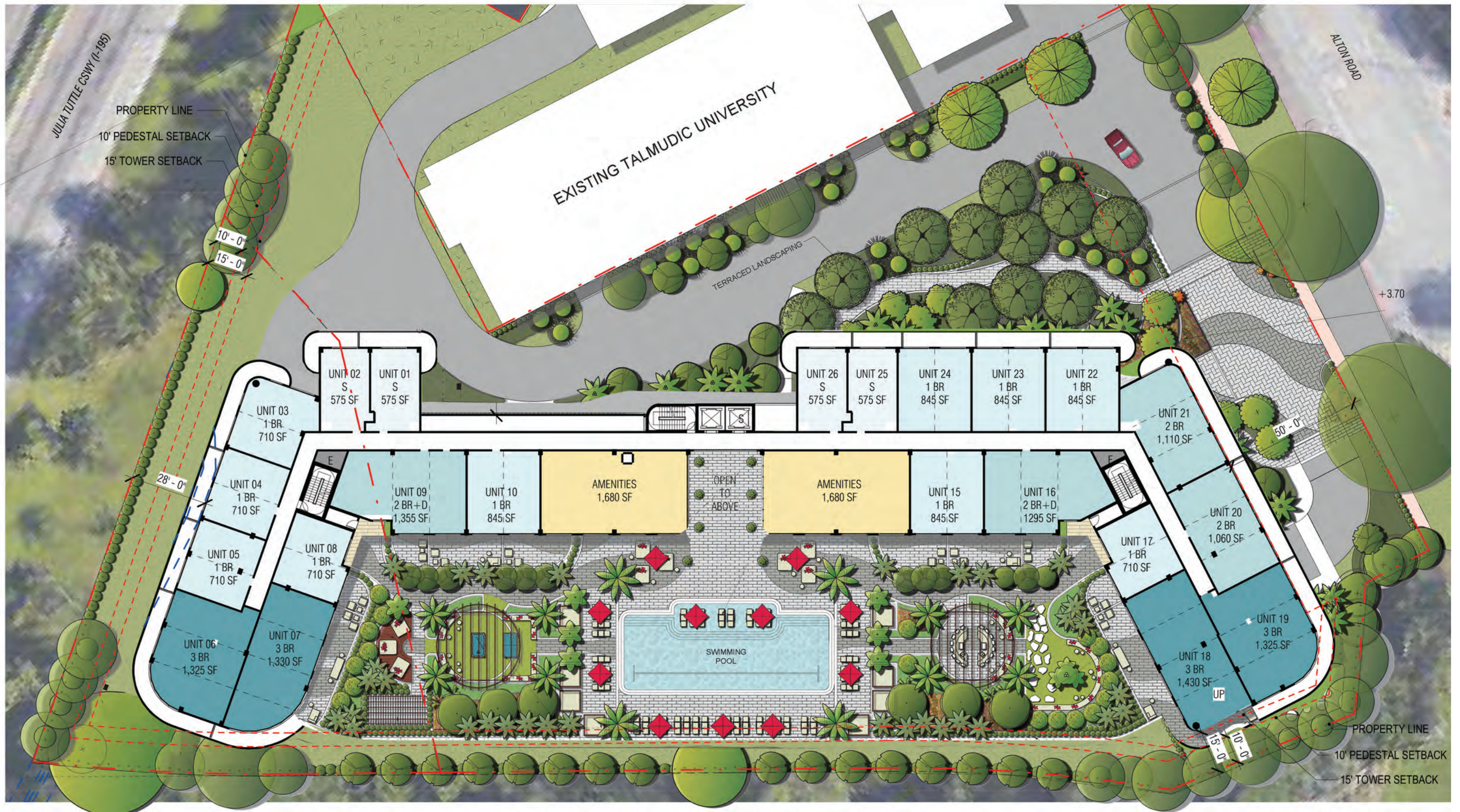
3900 ALTON - MIAMI BEACH

GRADE LEVEL



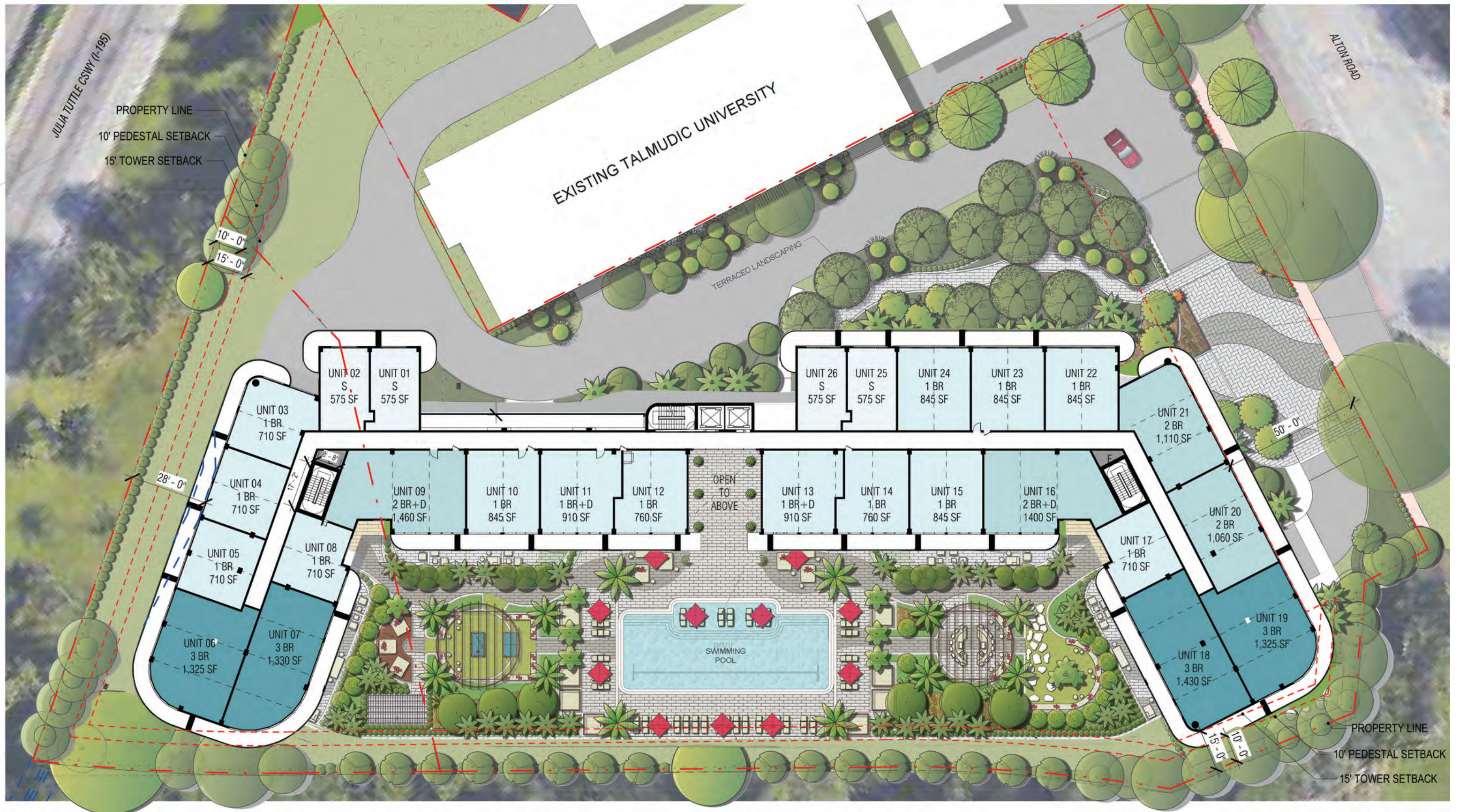
3900 ALTON-MIAMI BEACH

LEVEL 01 (LOBBY LEVEL)



3900 ALTON - MIAMI BEACH

LEVEL 02 (AMENITY LEVEL)



3900 ALTON - MIAMI BEACH

LEVEL 03-08 (TYPICAL LEVELS)



3900 ALTON - MIAMI BEACH



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3900 ALTON-MIAMI BEACH

JULIA TUTTLE CSWY (195)

ALTON ROAD



STATE ROAD No. 907 ALTON ROAD

3900 ALTON-MIAMI BEACH

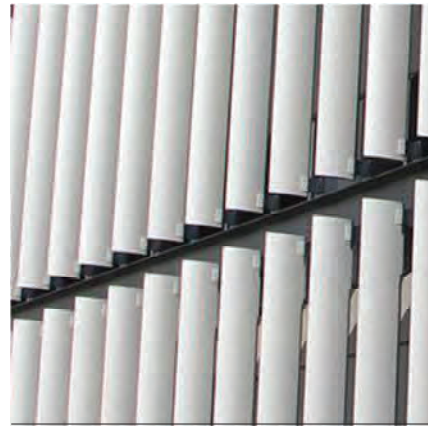
SOUTH ELEVATION



01- BRONZE WINDOW WALL SYSTEM



02- BRONZE METAL FINISH



03- WHITE METAL FINISH



04- GRAY GLASS



06- GLASS RAILING



07- BLACK STUCCO

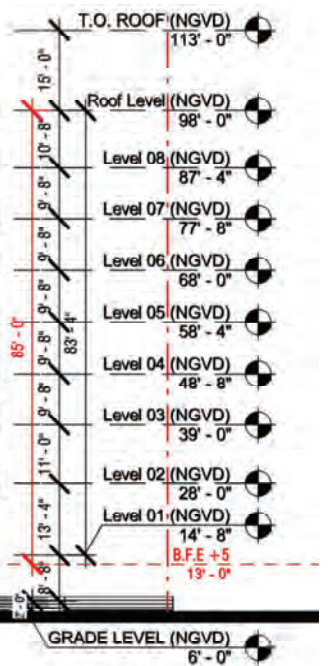
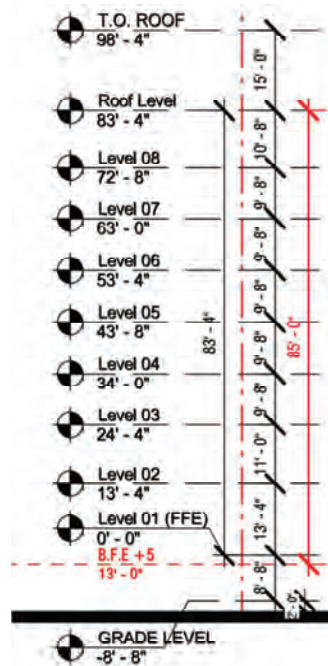


08- DARK GRAY STUCCO

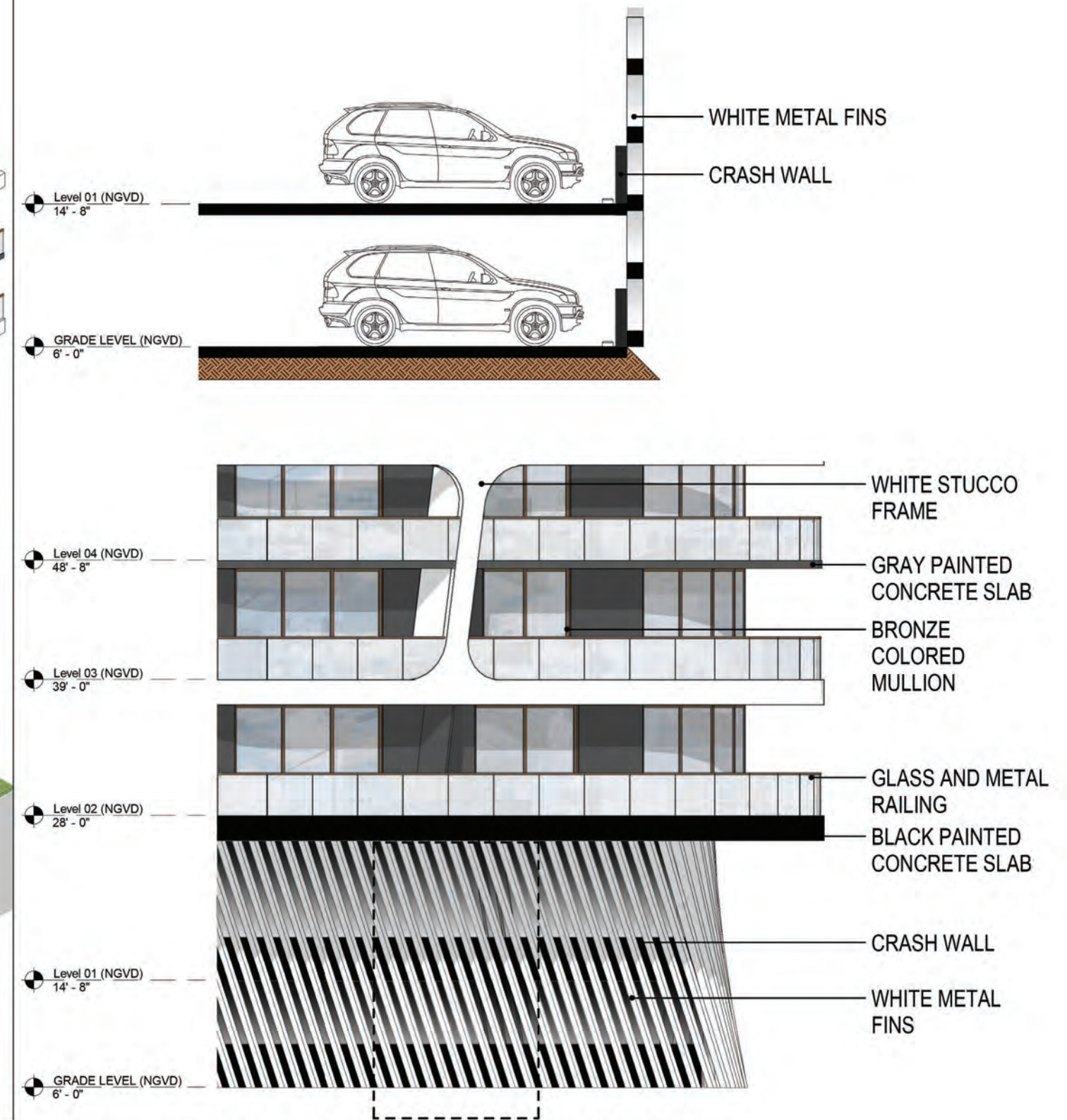
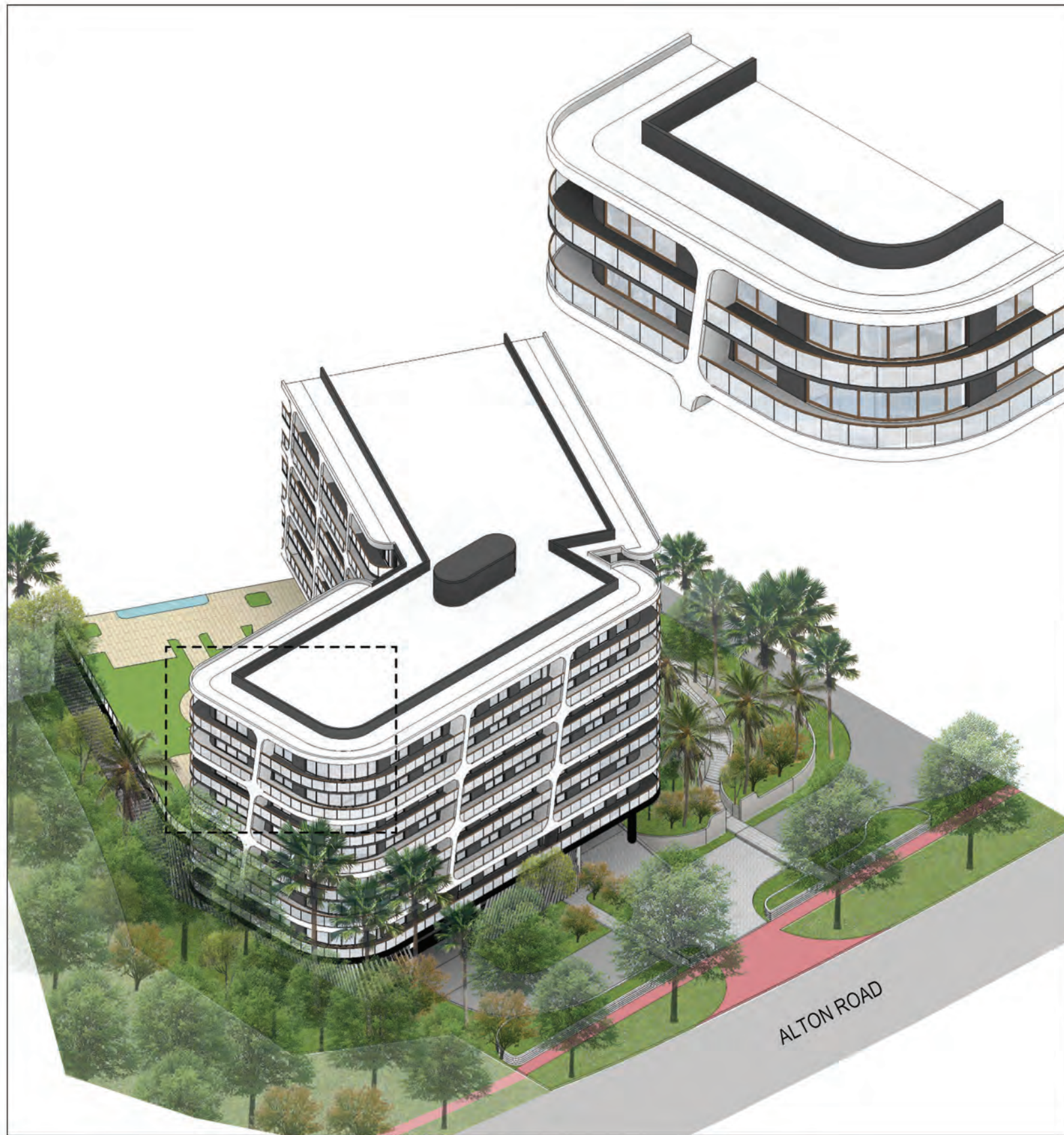


09- WHITE STUCCO

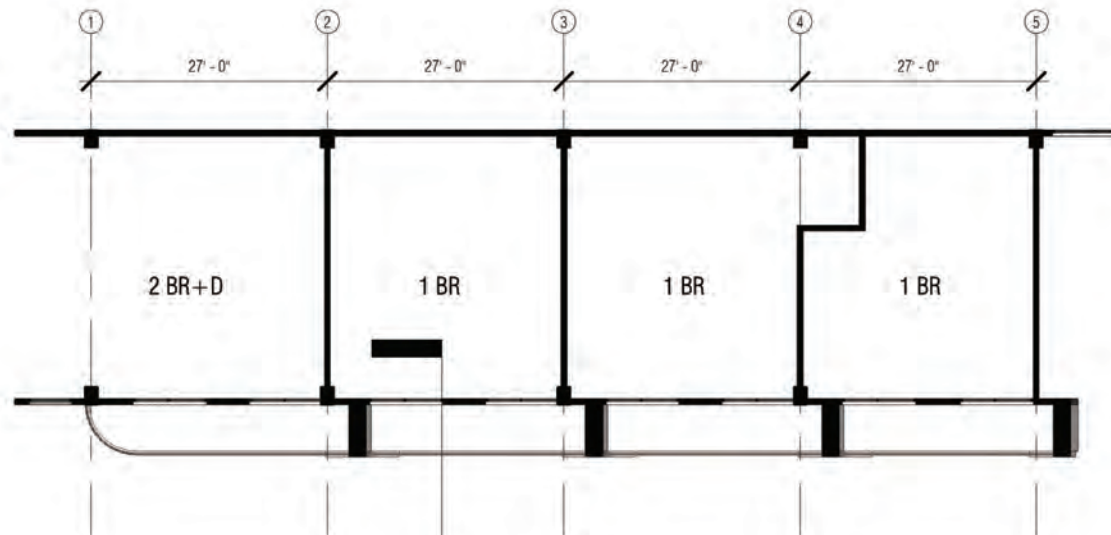
01 02 03 04 05 06 07 08



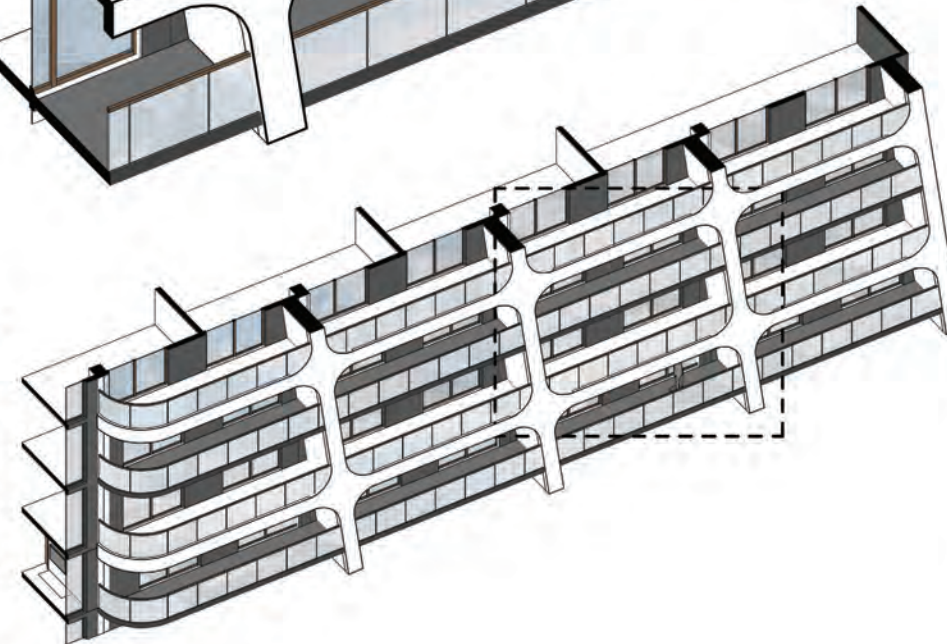
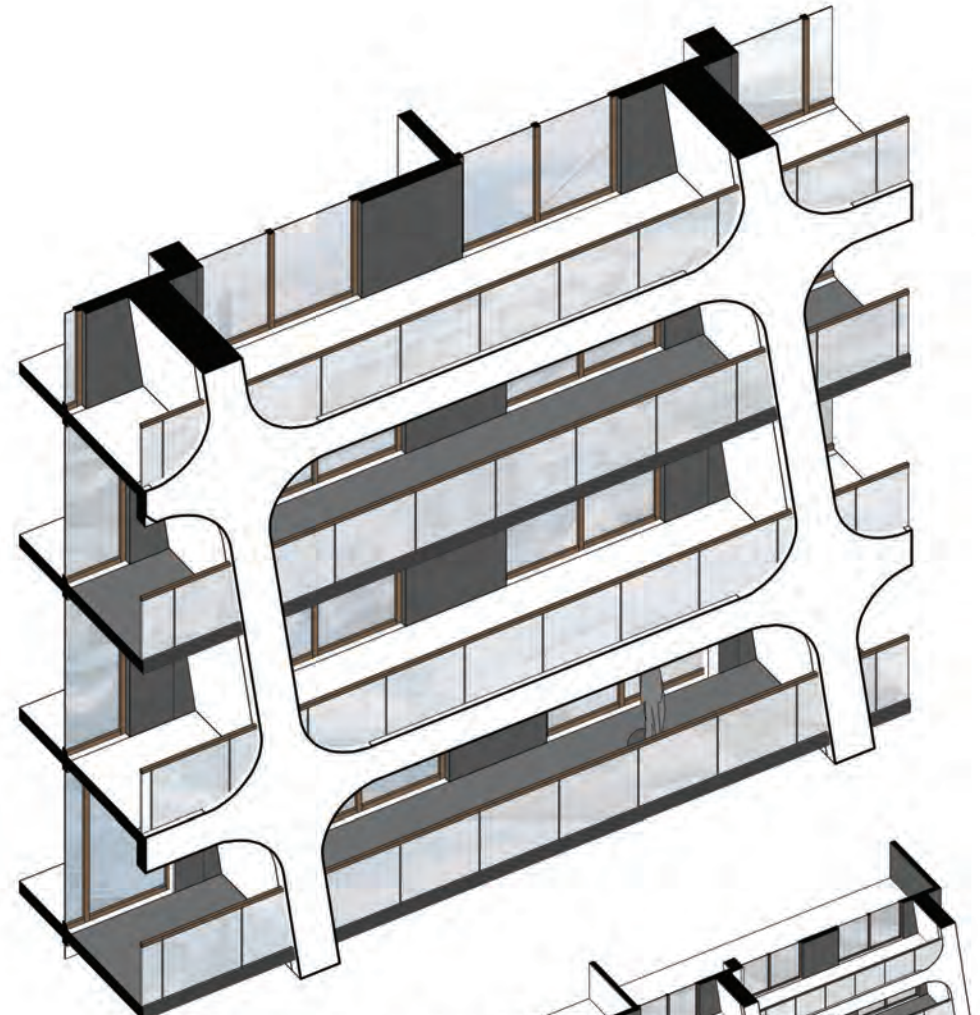
3900 ALTON - MIAMI BEACH



3900 ALTON - MIAMI BEACH



- Level 07
63' - 0"
- Level 06
53' - 4"
- Level 05
43' - 8"
- Level 04
34' - 0"
- Level 03
24' - 4"



BRONZE FINISH
RECTANGULAR
CAP

SEGMENTED
GLASS RAIL



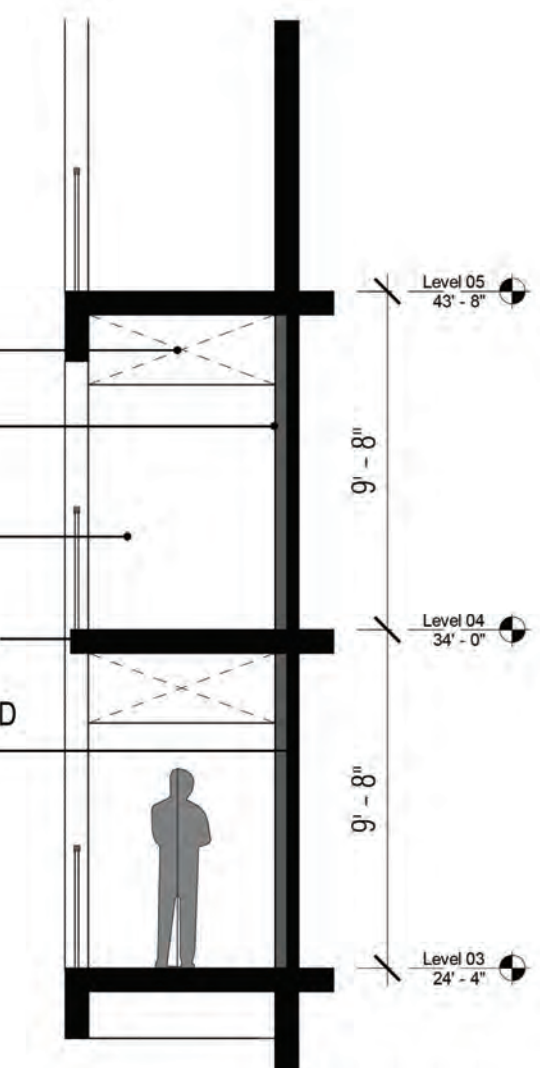
DIVIDER VOID

GRAY STUCCO

GLASS
RAILING

GRAY PAINTED
CONCRETE SLAB

BRONZE COLORED
MULLION



3900 ALTON - MIAMI BEACH

THANK YOU

		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

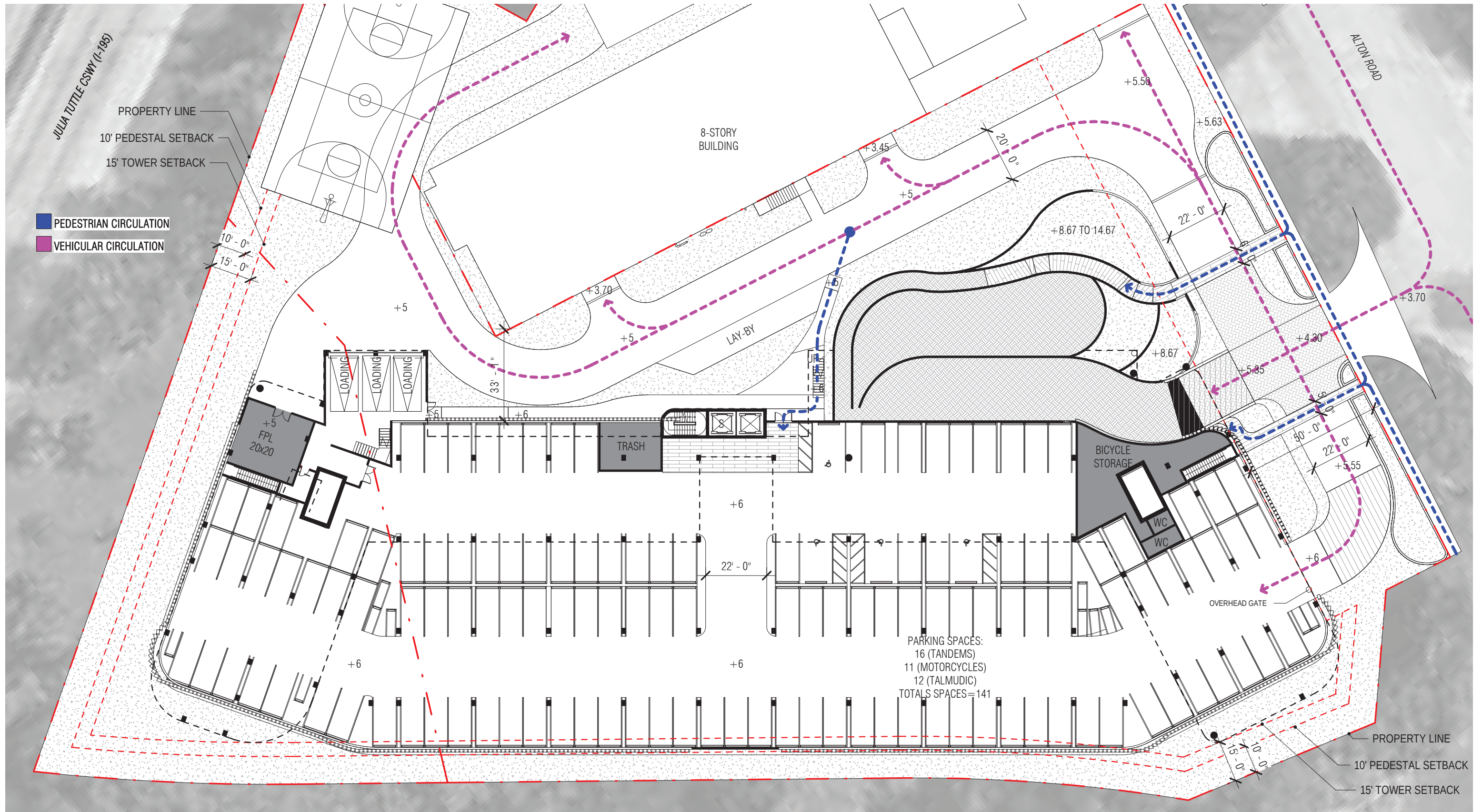
FAR AVAILABLE	
Parcel A	98,166 SF
Parcel B (includes FDOT Parcel)	198,490 SF
Total	296,656 SF

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 49,083 SF Parcel B (includes FDOT Parcel): 99,245 SF	Grade value in NGVD:	6.03	
e	Lot width: 562' - 5"	Based Flood Elevation:	8'-0"	
f	Lot Depth: 488' - 7"	CMB Free Board:	5'-0"	
2	Zoning Information			
a	Base Maximum Height	Maximum 85'-0"	Existing	Proposed 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)			
a	Alton Road (Front)	Required N/A	Existing	Proposed 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)			
	Total # of parking spaces	Required Parcel A = 47 (previously approved) Parcel B = 194 TOTAL = 241	Existing 35 spaces on Parcel A	Proposed Parcel A = 35 Parcel B = 234 TOTAL = 269
	# 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				

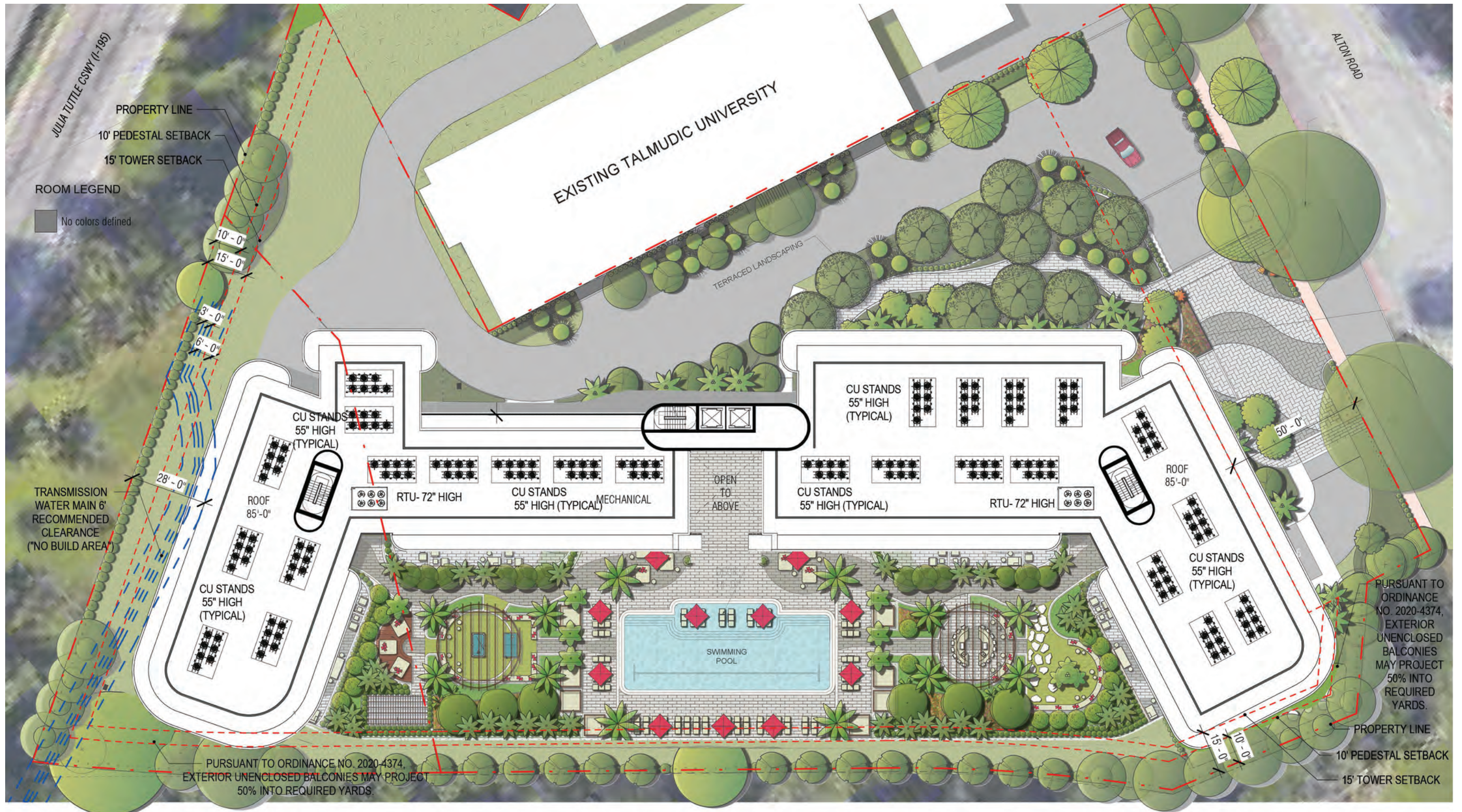
3900 ALTON - MIAMI BEACH

ZONING DATA



3900 ALTON - MIAMI BEACH

GRADE LEVEL (CIRCULATION DIAGRAM)



3900 ALTON - MIAMI BEACH

ROOF LEVEL



3900 ALTON - MIAMI BEACH