

3900 ALTON ROAD

DRB FINAL SUBMITTAL FILE NO. DRB -24-1074

- ARCHITECTURE
- A0-00 COVER
- A0-01A BOUNDARY SURVEY
- A0-01B SPECIAL PURPOSE SURVEY
- A0-02 LOCATION MAP
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- A0-09 EXISTING CONDITION
- A0-10 SITE PLAN
- A0-11 FENCE DETAIL
- A0-12 DOG FENCE DETAIL
- A0-13 PROPOSED FENCE MATERIAL



**Scope of work: Setback variance for fence*

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2900 Oak Avenue, Miami, FL 33133
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COVER

SCALE: 1" = 300'-0"

DATE:
01/05/2025

A0-00



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LOCATION MAP

SCALE: 1 : 4200

DATE:
01/05/2025

A0-02

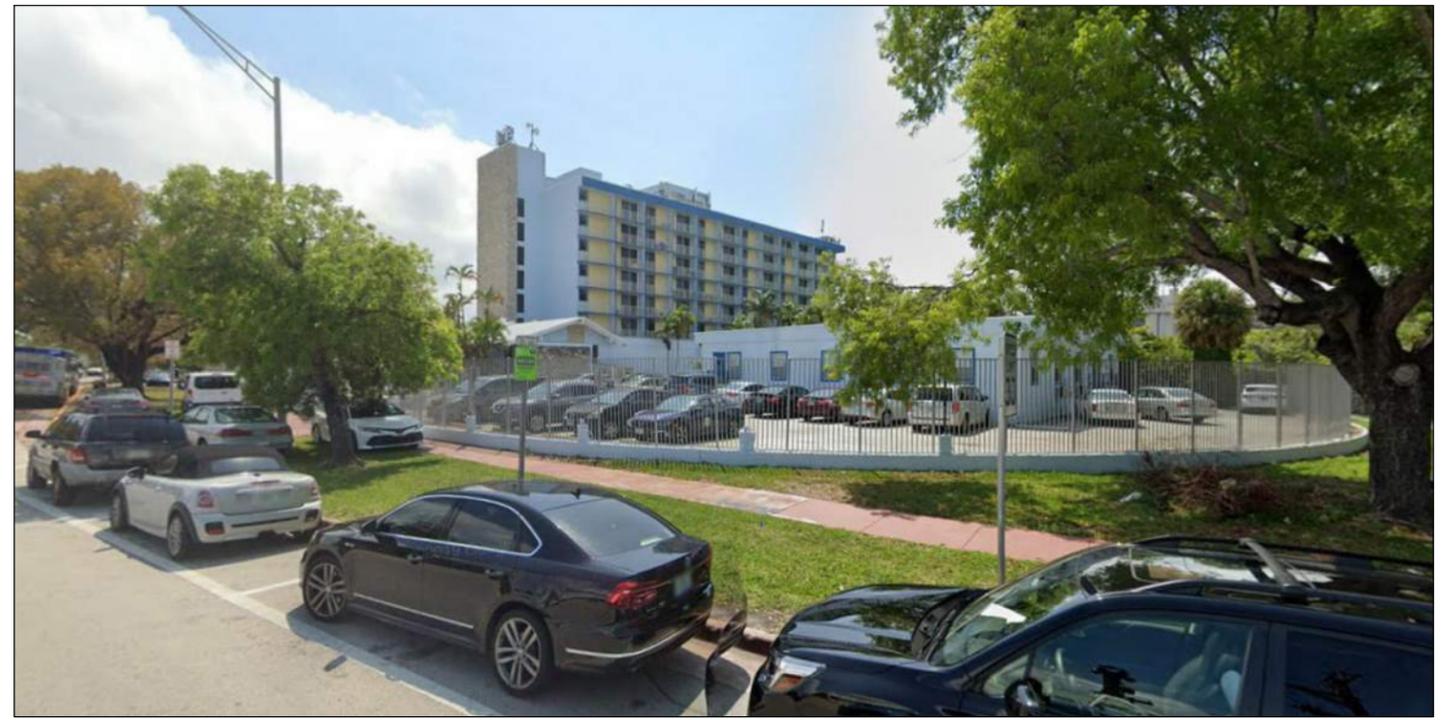
RM - 2 DISTRICT - ZONING DATA

ITEM #	Project Information		
1	Address: 4000 Alton Road, Miami Beach, FL, 33140		
a	Board and file numbers : FILE NO. DRB -24-1074		
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	49,092 SF	Grade value in NGVD: 6.03
e	Parcel B (includes FDOT Parcel):	99,240 SF	
f	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 85'-0"
a	If exceeding Base Maximum height per CMB 142-743 (b)(2) for public benefit participation if applicable. Provide value:		
b	Number of Stories	N/A	7
c	FAR	296,664 sf	85,610 sf
c	PARCEL A	98,184 sf	85,610 sf
c	PARCEL B	198,480 sf	0 sf
d	Gross square footage	N/A	280,823 GSF (364,340 SF Floorplate)
3 Uses			
a	Existing use:	Residential Multifamily	Proposed use/uses: Residential Multifamily
b	Residential:	Quantity	
c	Apartment/townhomes:	178 Units	
i	Total residential units:	178 Units	
j	Minimum Unit Size:	560 SF	
k	Residential density proposed :		Total commercial area: 0 SF
4 Setbacks (As applicable)			
a	Alton Road (Front)	Required N/A	Existing N/A
b	Julia Tuttle Causeway (I-195) (Pedestal)	Required N/A	Existing 10' - 0" *
c	Julia Tuttle Causeway (I-195) (Tower)	Required N/A	Existing 15' - 0" *
d	State Road No. 907 Alton Road (Pedestal)	Required N/A	Existing 10' - 0" *
e	State Road No. 907 Alton Road (Tower)	Required N/A	Existing 15' - 0" *
*Please reference the RM-2 amendment Ordinance No. 2020-4374			

13	Parking (District # 1)	Required	Existing	Proposed
		Parcel A = 45 spaces Parcel B = 199 spaces TOTAL = 244 spaces	31 spaces on Parcel A	Parcel A Total = 45 Spaces (31 Existing spaces, including 14 under building & 17 at grade at east) + 14 Surface parking added). Parcel B Total = 199 Spaces at Parcel B (Parcel B Garage @ ground Level 107 = @ Lobby Level 86 + 18 Scooters spaces = 6 standard Spaces).
	Total # of parking spaces			
		Parcel A Talmudic College = 48 spaces (previously approved) Parcel B 1 space per unit for the 178 units between 560-1600 sf (and 10% of required parking for guest) = 196 spaces		
	# of parking spaces per use			
				Total Countable Parking on Ground Level = 88 Standard Spaces 17 Tandem (34 Total) 2 ADA Spaces Grand Total Spaces: 107 Car Spaces + 6 Scooters (2 Car space Equivalent) = 109 Total
	Ground Level Parking			
	Surface Parking			14 Surface Parking spaces.
				Total Countable Parking on Lobby Level = 74 Standard Spaces 8 Tandem (16 Total) 4 ADA Spaces (1 VAN) Grand Total Spaces: 86 Car Spaces + 12 Scooters (4 Car space Equivalent) = 90 Total
	Lobby Level Parking			
	Total Parcel B Spaces Provided (Countable spaces)			109 + 90 = 199 Spaces
	Parking Space Dimensions			18' - 0" x 8' - 6"
	Drive aisle width			22'-0"
	Loading Bays			3 bays of 200 sf (10'x20')
	Bicycle parking, location and Number of racks			110 Bicycles Total
	Scooter Parking			30 Scooters Total (18 countable/12 non-countable)
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.				
*FOR TANDEM PARKING, A RESTRICTIVE COVENANT, APPROVED AS TO FROM BY THE CITY ATTORNEY'S OFFICE AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY AS A COVENANT RUNNING WITH THE LAND, LIMITING THE USE OF EACH PAIR OF TANDEM PARKING SPACES TO THE SAME UNIT OWNER WILL BE PROVIDED. PLEASE NOTE FOR COUNTABLE SPACES, TANDEM SPACES ARE BEING COUNTED AS ONE SPOT.				



LOCATION MAP



VIEW 01



VIEW 02



VIEW 03

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CONTEXT - STREET VIEWS

SCALE: 1" = 160'-0"

DATE:
 01/05/2025

A0-07