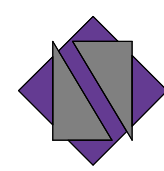


MOUNT SINAI MEDICAL CENTER - PARKING GARAGE
4300 ALTON ROAD
MIAMI BEACH, FL 33140

NEW 6-STORY PARKING BUILDING



NETTA ARCHITECTS
ARCHITECTURE - PLANNING - INTERIOR DESIGN
ONE PARK PLACE
621 NW 53rd STREET, SUITE 350
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TEL: 561-295-4500 FAX: 973-379-1061
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CERTIFICATE OF AUTHORIZATION AC-438



ARTISTIC RENDERING

FINAL SUBMITTAL - LAND USE BOARD HEARING APPLICATION

DRB 22 - 0793

DEVELOPER

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MOUNT SINAI MEDICAL CENTER
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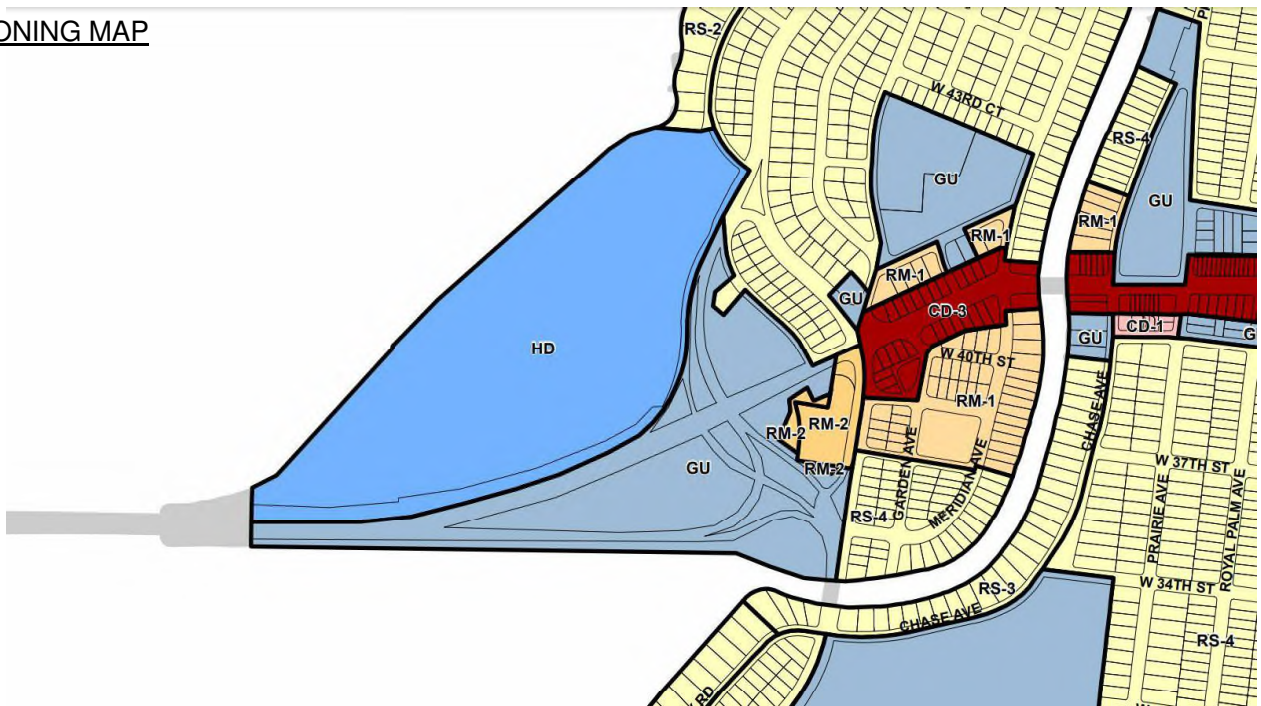
SUBMISSIONS		
1	01-28-2022	DRC PLAN SUBMITTAL
2	02/14/2022	FIRST SUBMITTAL
3	03/07/2022	FINAL SUBMITTAL

Nicholas Netta
Digitally signed by Nicholas Netta
DN:
E=nnetta@nettaarchitects.com,
CN=Nicholas Netta, O="Netta
Architects, LLC", L=Mountainside,
S=New Jersey, C=US
Date: 2022.03.04 09:57:09-05'00'

LOCATION MAP



ZONING MAP



ZONING DISTRICTS

- RS-1 Single family residential

RS-2 Single family residential

RS-3 Single family residential

RS-4 Single family residential

TH Townhome residential

RM-1 Residential multifamily, low intensity

RM-2 Residential multifamily, medium intensity

RM-3 Residential multifamily, high intensity

CD-1 Commercial, low intensity

CD-2 Commercial, medium intensity
- CD-3 Commercial, high intensity

I-1 Urban light industrial

MXE Mixed use entertainment

HD Hospital district

MR Marine recreational

GU Civic and government use

CCC Convention center district

RM-PRD Multifamily, planned residential development district

RM-PRD-2 Multifamily, planned residential development district

WD-1 Waterway district



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DATE OF SEAL 03-07-2022

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR58615

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MT. SINAI PARKING GARAGE

MIAMI BEACH, FLORIDA

DRB FINAL SUBM.

No.	Date:	Description:
1	01-26-2022	DRG PLAN SUBMITTAL
2	02/14/2022	FIRST SUBMITTAL
3	03/07/2022	FINAL SUBMITTAL

DATE:	03-07-2022
DESIGNER:	FM
MODELER:	CC
CHECKED:	FM
NETTA PROJECT #:	2211676FL

ZONING MAP

SITE PLAN APPROVAL

EXHIBIT 1



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DATE:	03-07-2022
DESIGNER:	FM
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CHECKED:	FM
NETTA PROJECT #:	2211676FL

TRAFFIC FLOW

SITE PLAN APPROVAL

EXHIBIT 2





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3	03/07/2022	FINAL SUBMITTAL

DATE:	03-07-2022
DESIGNER:	Designer
MODELED:	Author
CHECKED:	Checker
NETTA PROJECT #:	2211676FL

MOUNT SINAI
MASTER PLAN

SITE PLAN APPROVAL

EXHIBIT 3



SITE VIEW FROM WEST



SITE VIEW FROM NORTH WEST



SITE VIEW FROM SOUTHWEST



SITE VIEW FROM SOUTH



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MT. SINAI PARKING GARAGE

MIAMI BEACH, FLORIDA

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DESIGNER:	FM
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CHECKED:	FM
NETTA PROJECT #:	2211676FL

AERIAL PHOTOS

SITE PLAN APPROVAL

EXHIBIT 4

DATE OF SEAL 03-07-2022



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MT. SINAI PARKING GARAGE

MIAMI BEACH, FLORIDA

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3	03/07/2022	FINAL SUBMITTAL

DATE:	03-07-2022
DESIGNER:	Designer
MODELED:	Author
CHECKED:	Checker
NETTA PROJECT #:	2211676FL

CONTEXT PHOTOS

SITE PLAN APPROVAL

EXHIBIT 5.1



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DATE:	03-07-2022
DESIGNER:	Designer
MODELED:	Author
CHECKED:	Checker
NETTA PROJECT #:	2211676FL

CONTEXT PHOTOS

SITE PLAN APPROVAL

EXHIBIT 5.2