

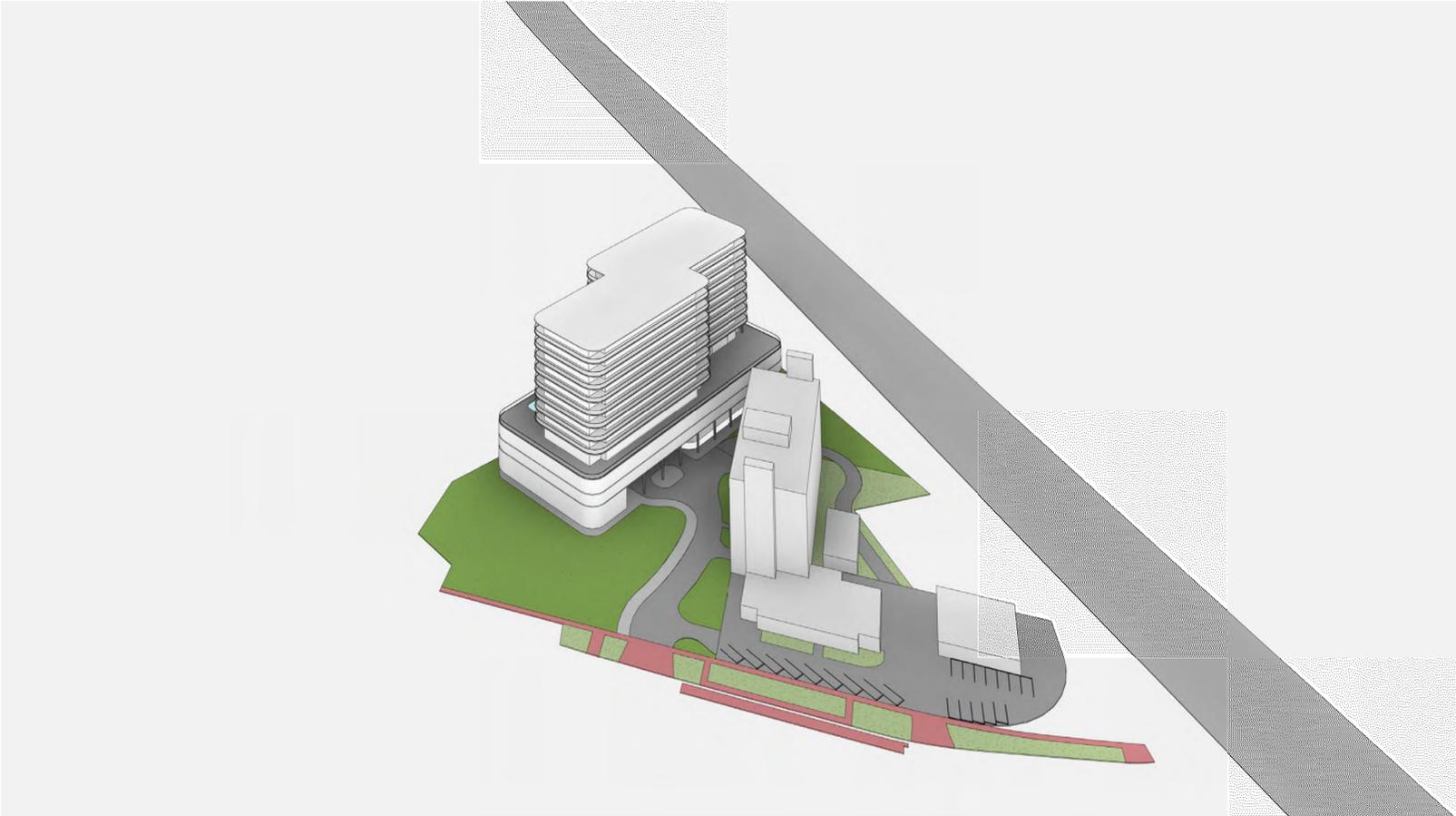
4000 ALTON ROAD

ARCHITECTURAL SCHEMATICS SUBMITTAL

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ARCHITECTURAL SCHEMATICS

4000 ALTON ROAD, MIAMI
BEACH, FL 33140

COVER

SCALE: 1" = 300'-0"

DATE:
08/11/2020

A0-00



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ARCHITECTURAL SCHEMATICS

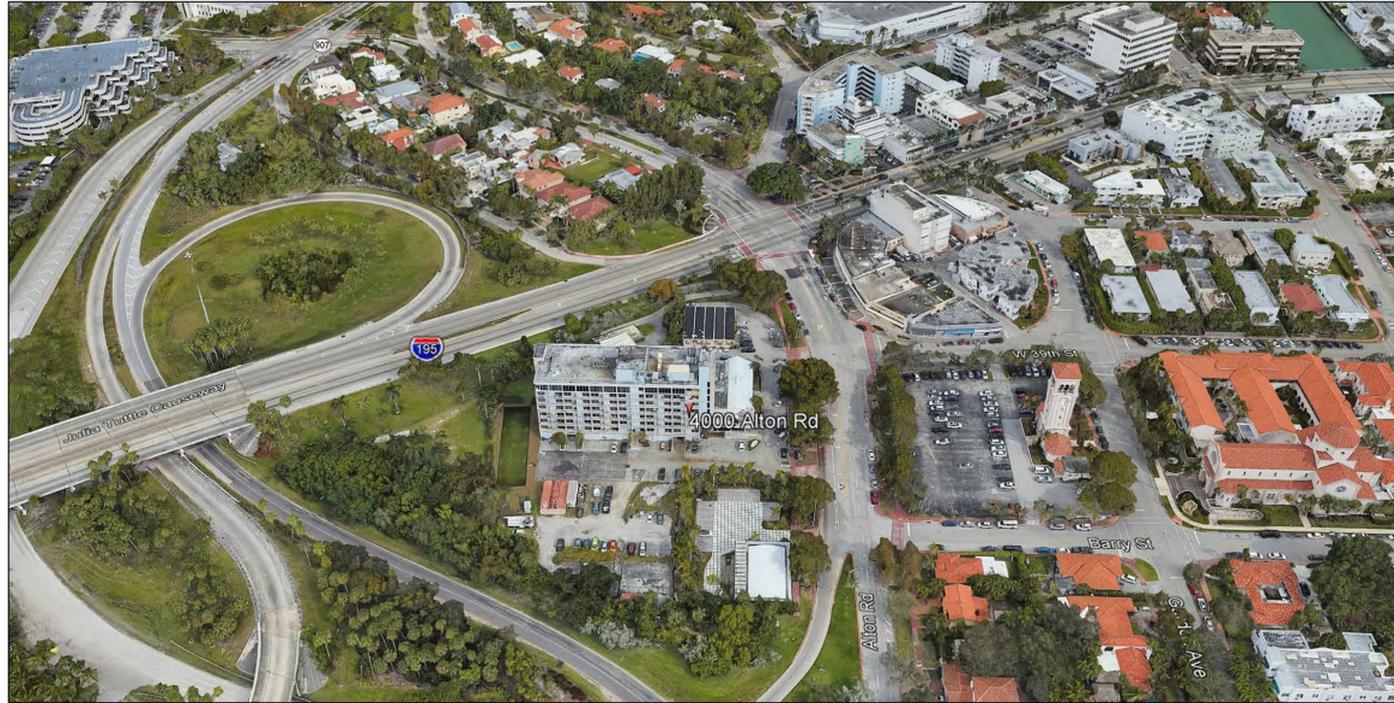
4000 ALTON ROAD, MIAMI
BEACH, FL 33140

LOCATION MAP

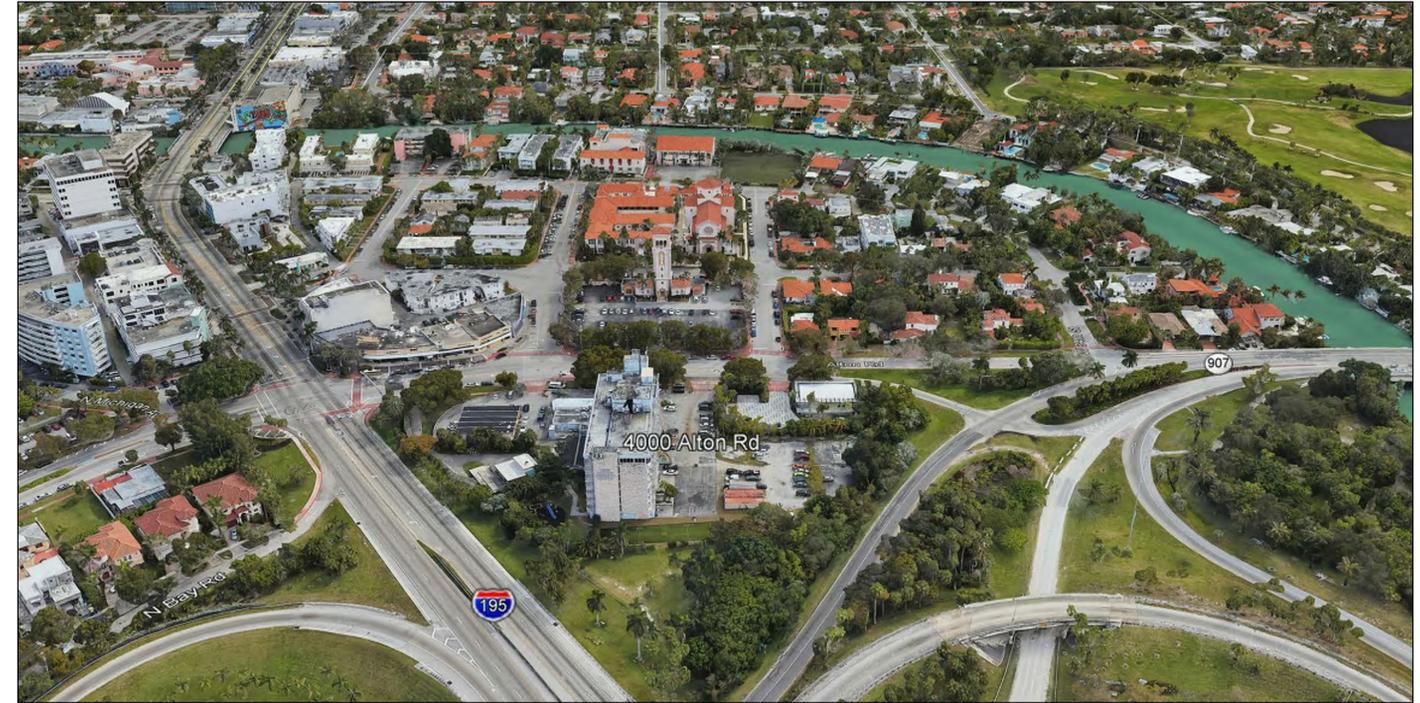
SCALE:

DATE:
08/11/2020

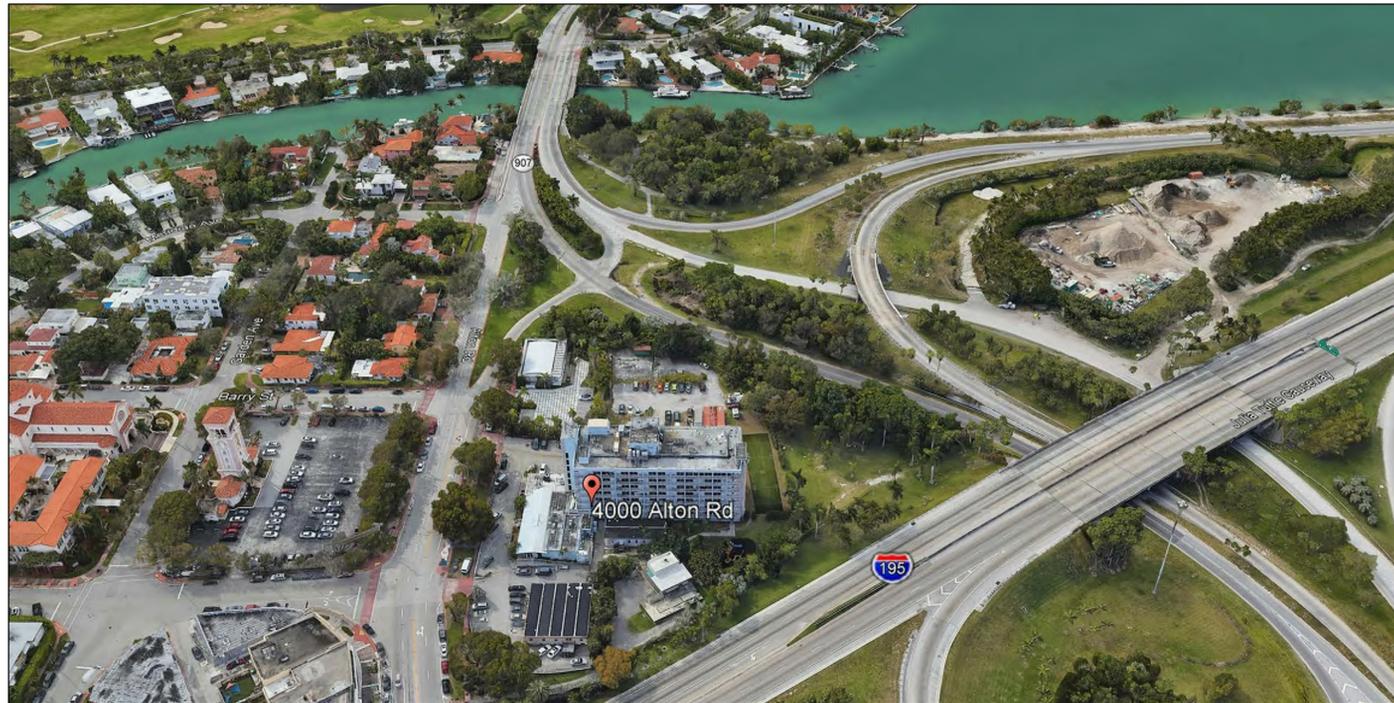
A0-02



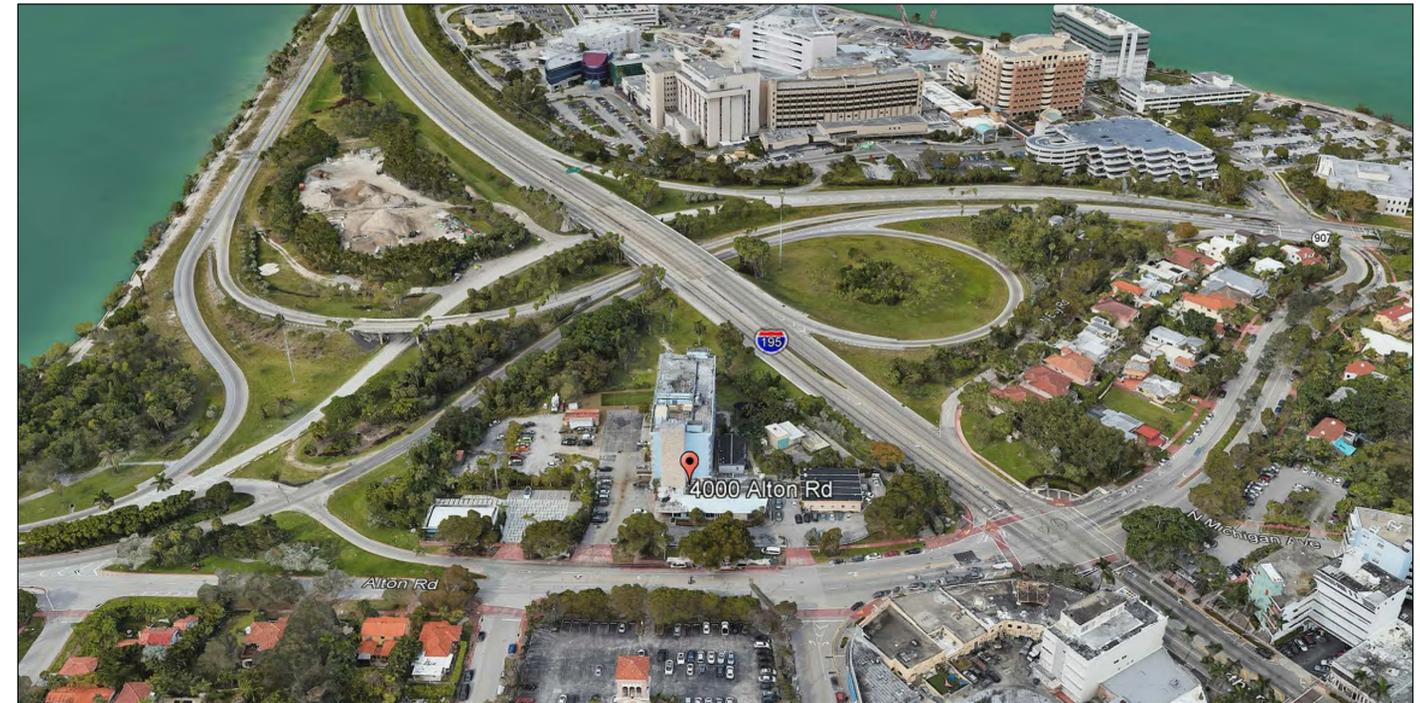
VIEW TOWARDS NORTH



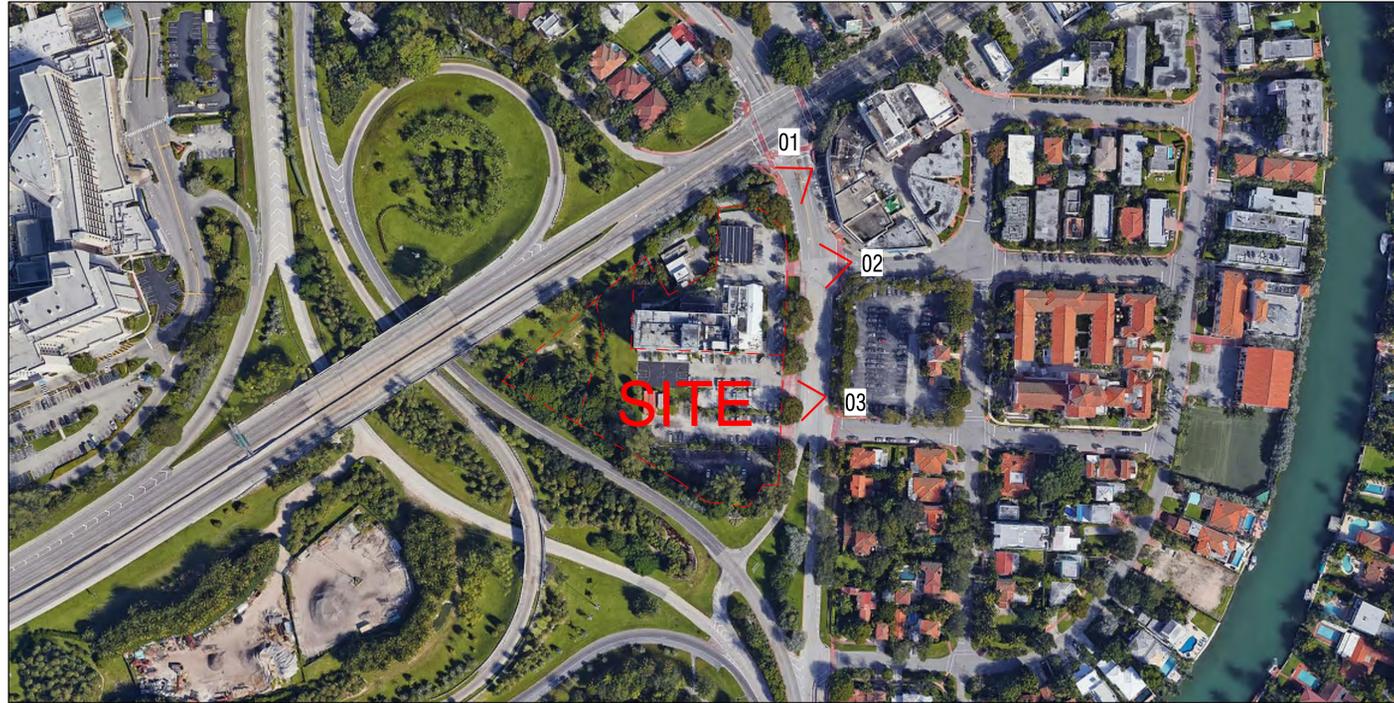
VIEW TOWARDS EAST



VIEW TOWARDS SOUTH



VIEW TOWARDS WEST



LOCATION MAP



VIEW 01



VIEW 02



VIEW 03



LOCATION MAP



VIEW 04



VIEW 05



VIEW 06



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ARCHITECTURAL SCHEMATICS
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SITE PARAMETERS
 SCALE:

DATE:
 08/11/2020

A0-06

JAN. 2020

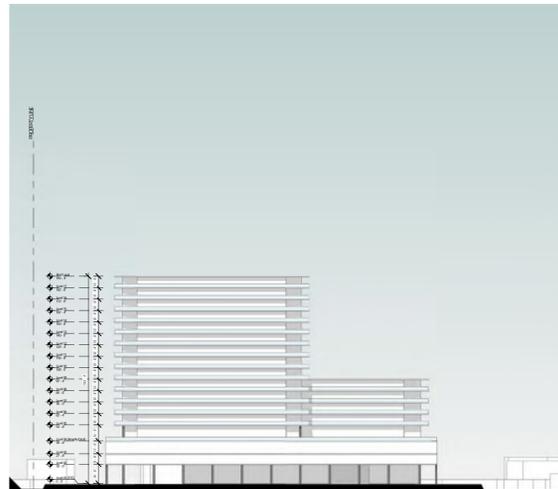
25 LEVELS (290'-0")



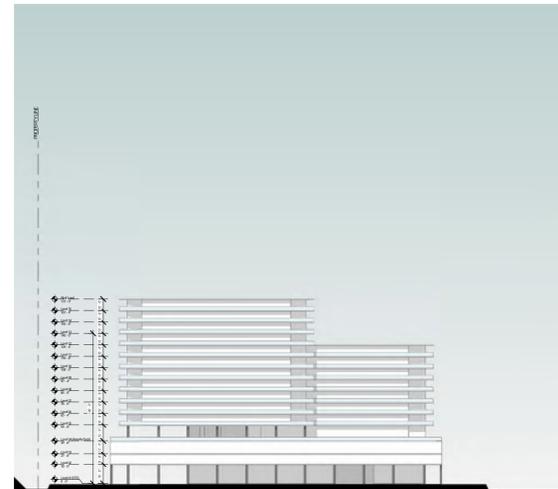
21 LEVELS (250'-0")



17 LEVELS (190'-0")



15 LEVELS (170'-0")



AUG. 2020

12 LEVELS (140'-0")





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4000 ALTON ROAD, MIAMI
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SITE PLAN

SCALE:

DATE:
08/11/2020

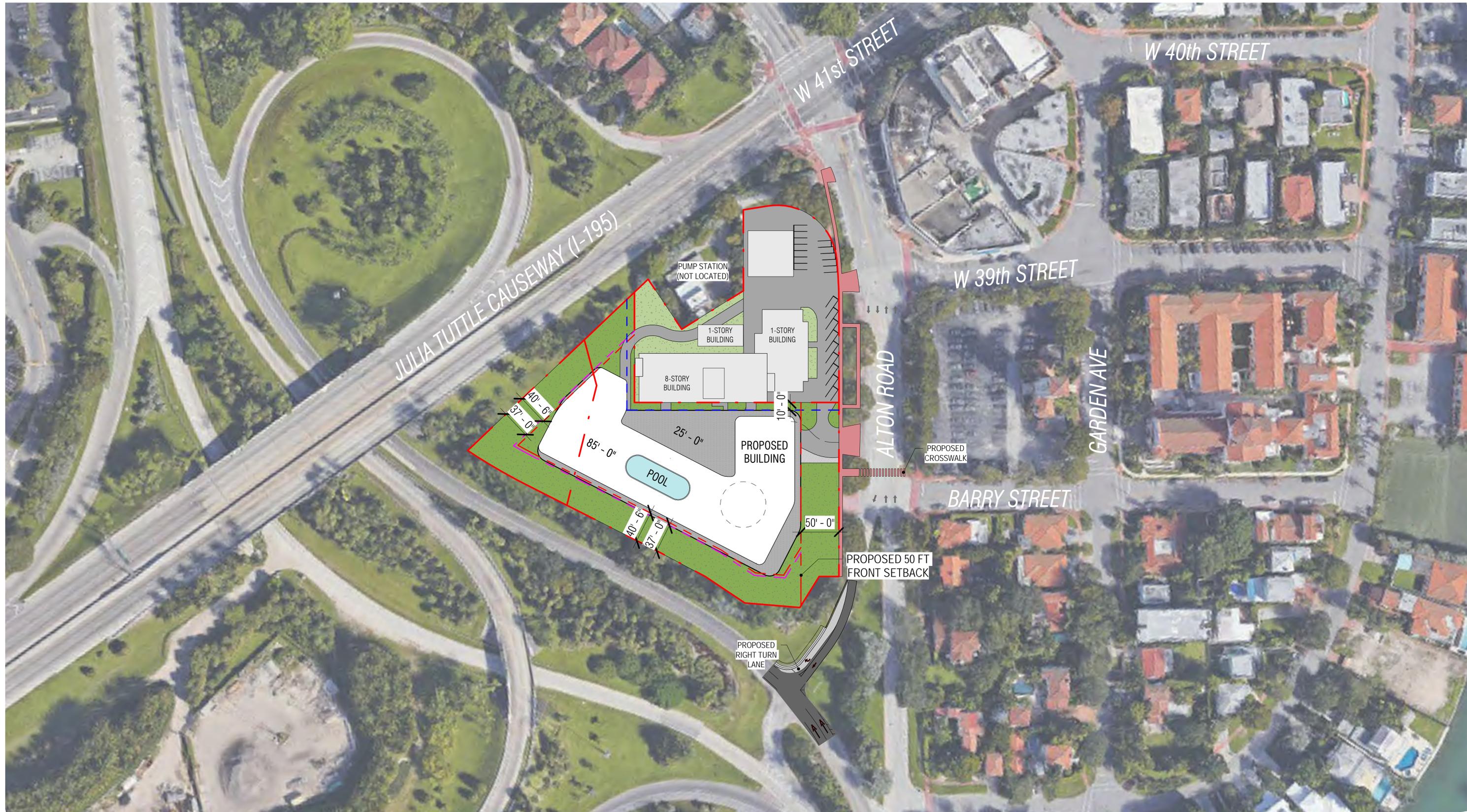
A1-01

	Units	Resi NSF	Parking	FAR	GSF	Floorplate
T.O. Roof				0 SF	0 SF	0 SF
Roof				310 SF	30,891 SF	38,889 SF
Level 08	R06	34	26,936 SF		30,891 SF	38,889 SF
Level 07	R05	34	26,936 SF		30,891 SF	38,889 SF
Level 06	R04	34	26,936 SF		30,891 SF	38,889 SF
Level 05	R03	34	26,936 SF		30,891 SF	38,889 SF
Level 04	R02	34	26,936 SF		30,891 SF	38,889 SF
Level 03	R01	34	26,936 SF		30,891 SF	53,841 SF
Level 02			138 Spaces	938 SF	53,841 SF	53,841 SF
Level 01			66 Spaces	12,256 SF	12,256 SF	12,256 SF
	204 UNITS	161,616 SF	204 Spaces	198,850 SF	282,334 SF	353,272 SF

TOTAL RESIDENTIAL UNITS	204 UNITS
TOTAL RESIDENTIAL TOWER NSF	161,616 SF
UNIT AVG. SIZE	792 SF
RESIDENTIAL FAR	198,850 SF
REESIDENTIAL GSF	198,850 SF

TOTAL PARKING SPACES	204 SPACES
PARKING RATIO	1.00
PARKING GSF	53,841 SF
TOTAL AMENITIES GSF	6,553 SF
AMENITIES FAR	6,553 SF

OVERALL TOTAL GSF	282,334 SF
OVERALL TOTAL FAR	198,850 SF
ALLOWABLE FAR	198,850 SF
FAR DELTA	0 SF



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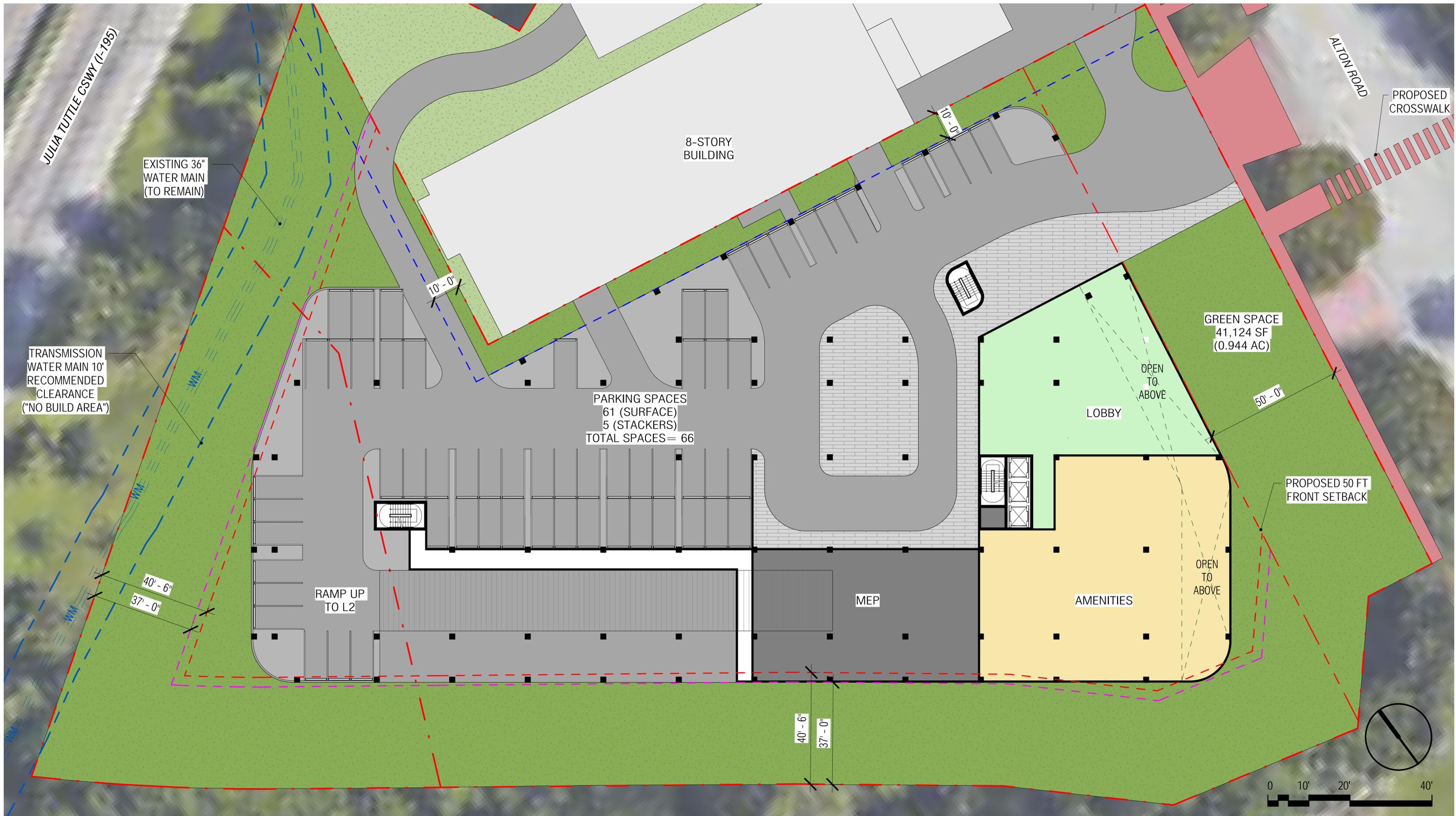
ARCHITECTURAL SCHEMATICS
 4000 ALTON ROAD, MIAMI
 BEACH, FL 33140

ROOF LEVEL - SITE PLAN

SCALE:

DATE:
 08/11/2020

A1-03



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ARCHITECTURAL SCHEMATICS

4000 ALTON ROAD, MIAMI
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GROUND LEVEL

SCALE:

DATE:
08/11/2020

A1-04



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ARCHITECTURAL SCHEMATICS

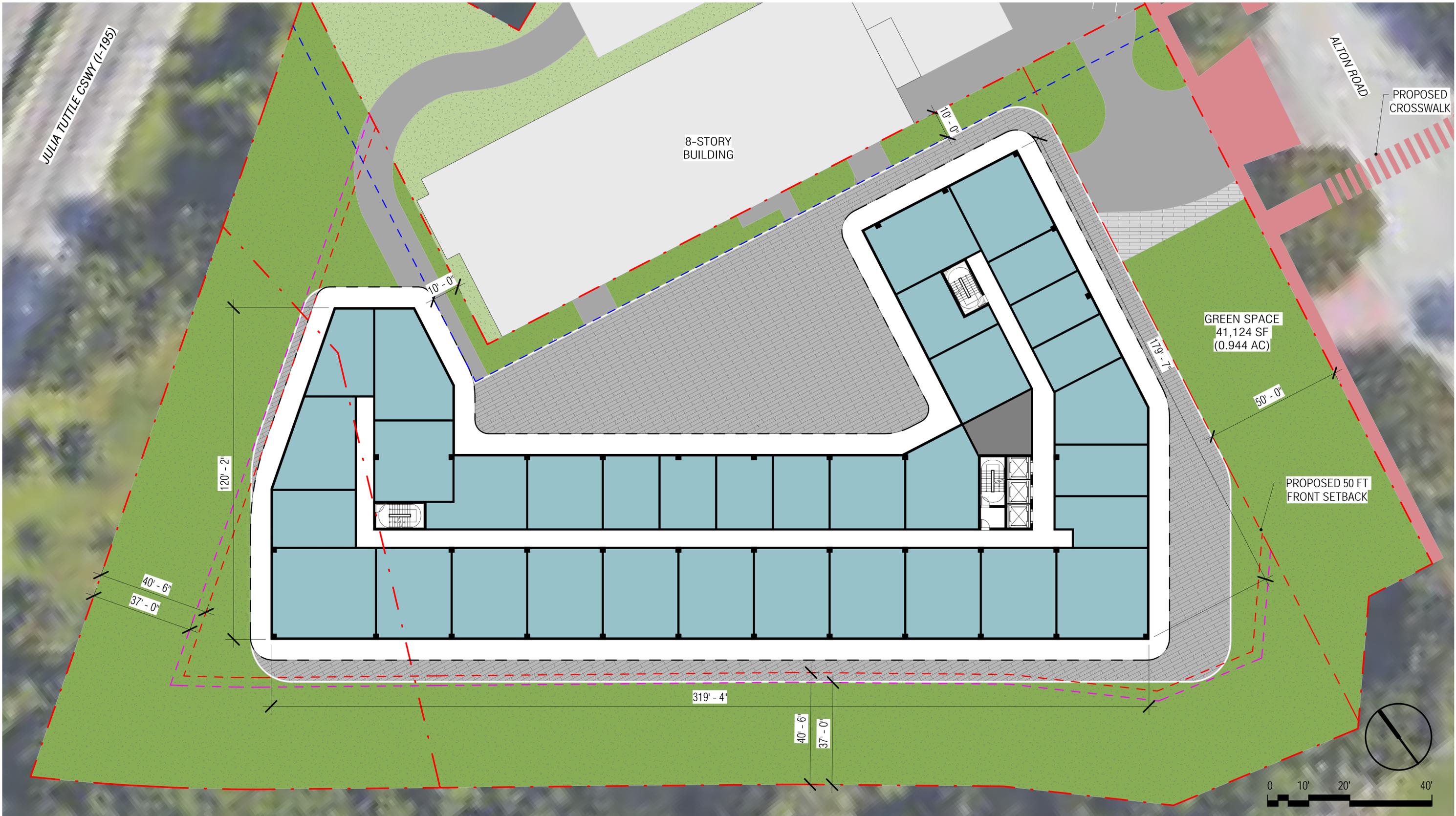
4000 ALTON ROAD, MIAMI
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LEVEL 02 (PARKING)

SCALE:

DATE:
 08/11/2020

A1-05



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ARCHITECTURAL SCHEMATICS

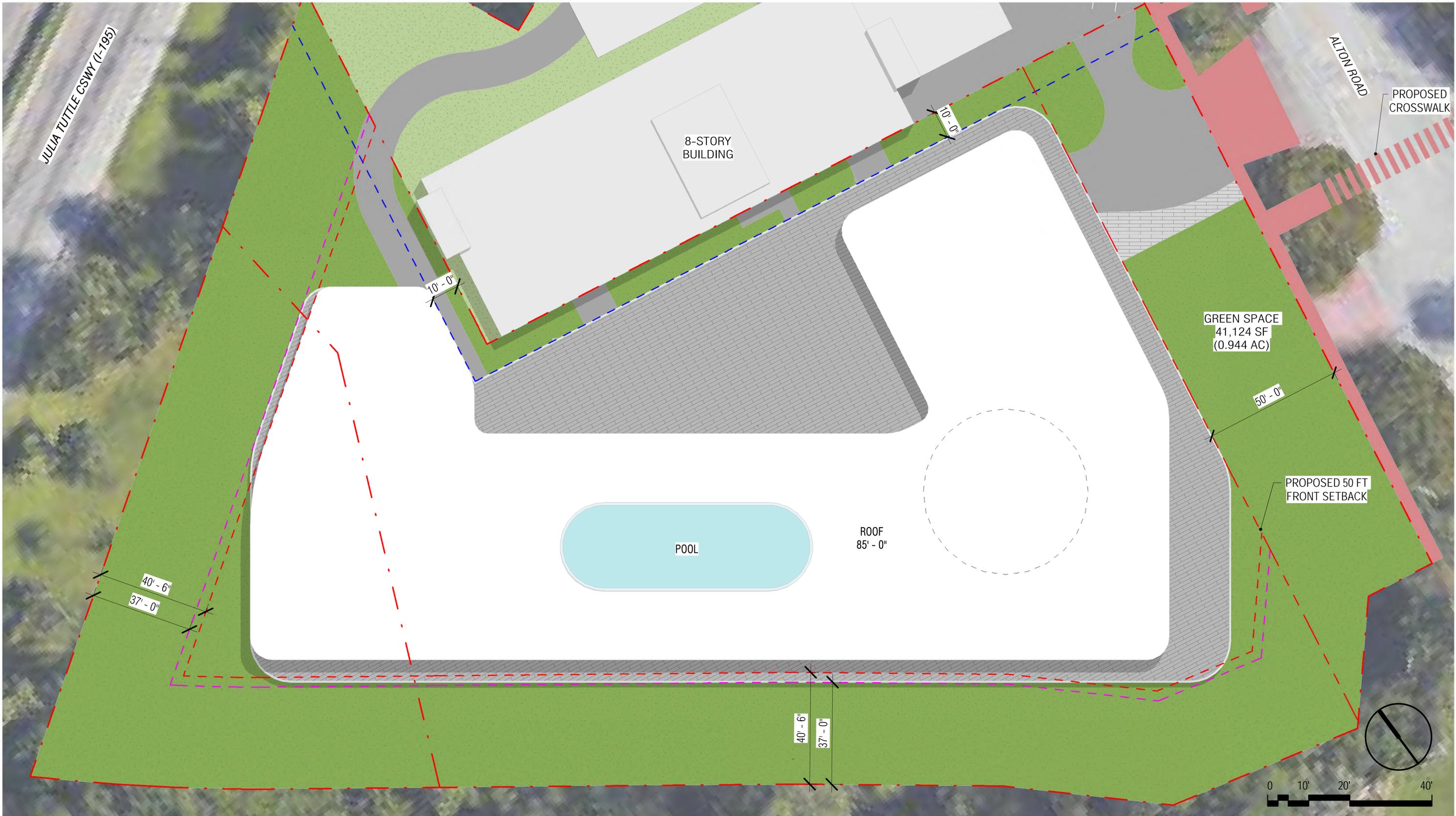
4000 ALTON ROAD, MIAMI
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LEVEL 03-08 (TYPICAL LEVEL)

SCALE:

DATE:
 08/11/2020

A1-06



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ARCHITECTURAL SCHEMATICS

4000 ALTON ROAD, MIAMI
 BEACH, FL 33140

ROOF LEVEL

SCALE:

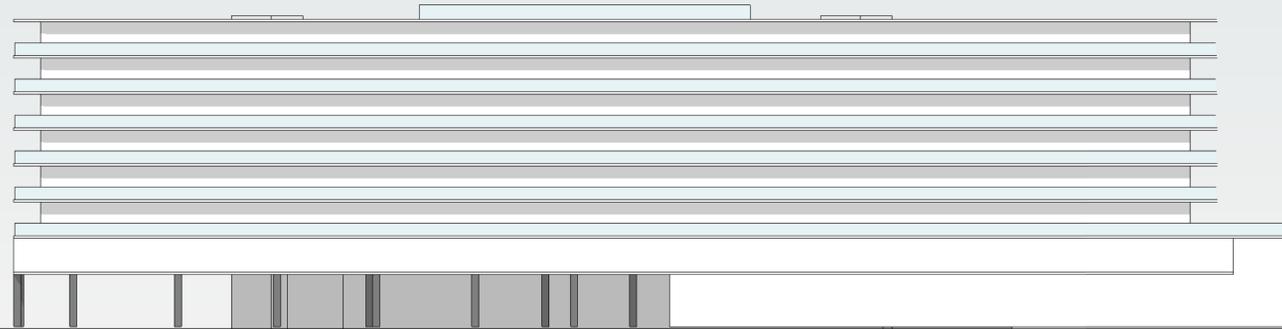
DATE:
 08/11/2020

A1-07

JULIA TUTTLE CSWY (195)

PROPERTY LINE

Roof Level	85'-0"
Level 08	75'-0"
Level 07	65'-0"
Level 06	55'-0"
Level 05	45'-0"
Level 04	35'-0"
Level 03	25'-0"
Level 02	15'-0"
Level 01 (FFE)	0'-0"



PROPERTY LINE

ALTON ROAD

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ARCHITECTURAL SCHEMATICS

4000 ALTON ROAD, MIAMI
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SOUTH ELEVATION

SCALE:

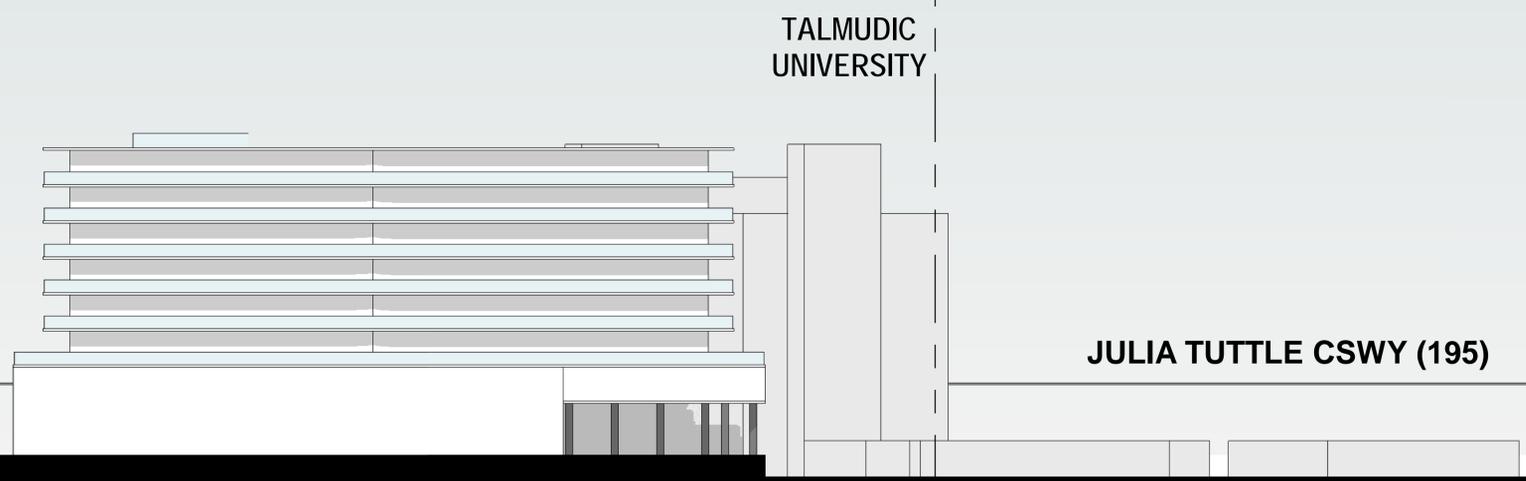
DATE:
08/11/2020

A1-08

PROPERTY LINE

PROPERTY LINE

Roof Level	85'-0"
Level 08	75'-0"
Level 07	65'-0"
Level 06	55'-0"
Level 05	45'-0"
Level 04	35'-0"
Level 03	25'-0"
Level 02	15'-0"
Level 01 (FFE)	0'-0"



TALMUDIC UNIVERSITY

JULIA TUTTLE CSWY (195)

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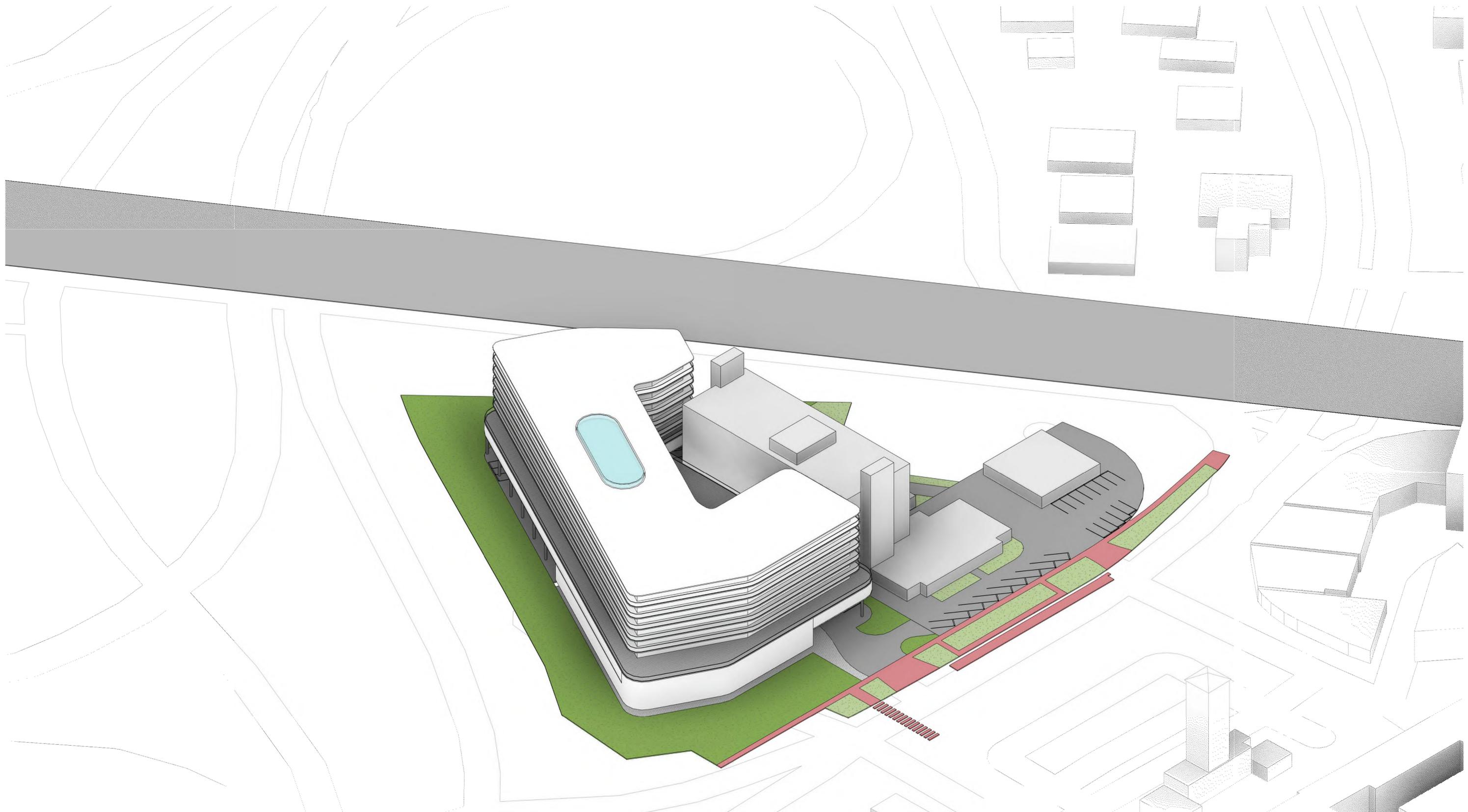
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EAST ELEVATION

SCALE:

DATE:
08/11/2020

A1-09



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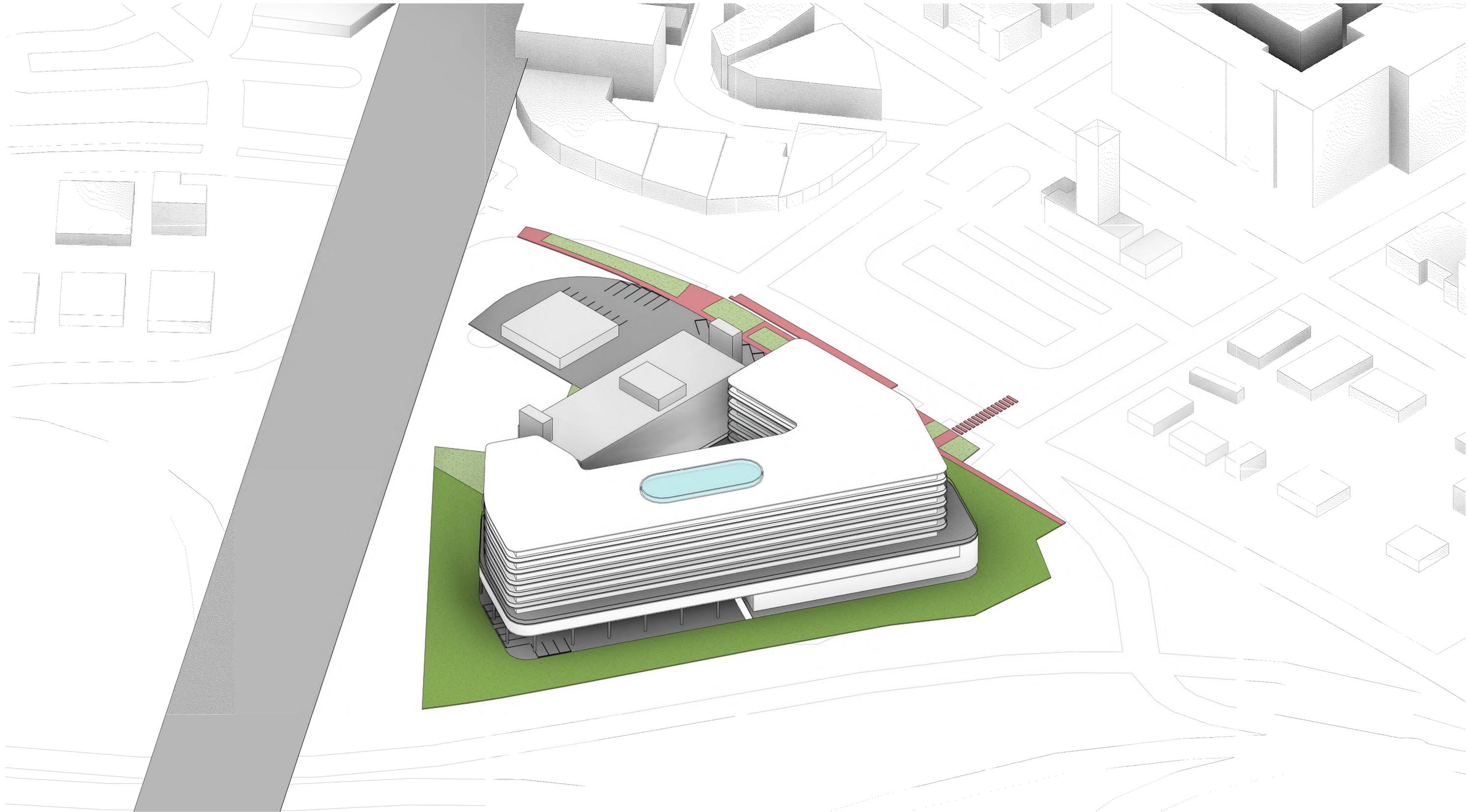
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ARCHITECTURAL SCHEMATICS
4000 ALTON ROAD, MIAMI
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AXONOMETRIC VIEW (SOUTHEAST)
SCALE:

DATE:
08/11/2020

A1-10



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ARCHITECTURAL SCHEMATICS

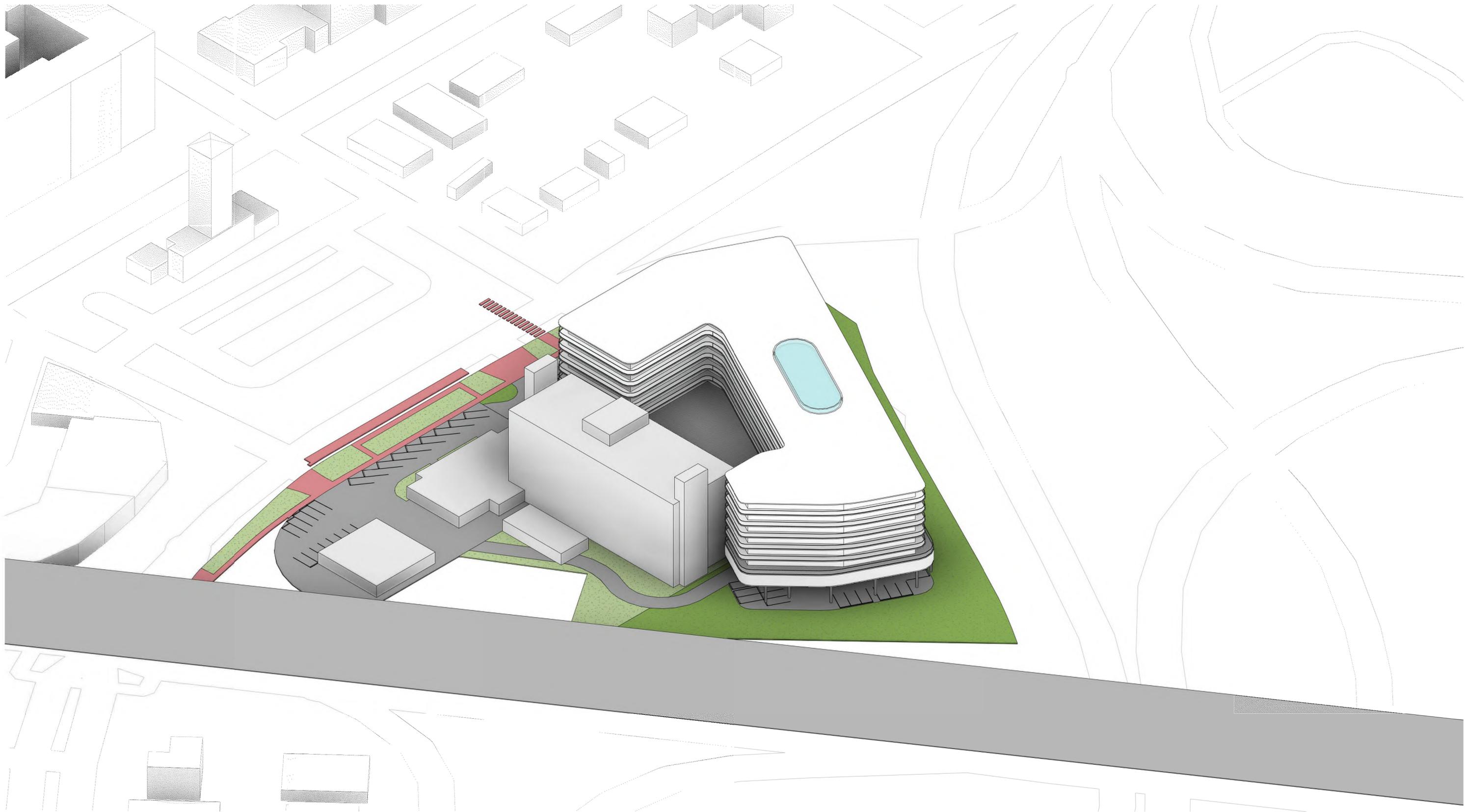
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AXONOMETRIC VIEW (SOUTHWEST)

SCALE:

DATE:
08/11/2020

A1-11



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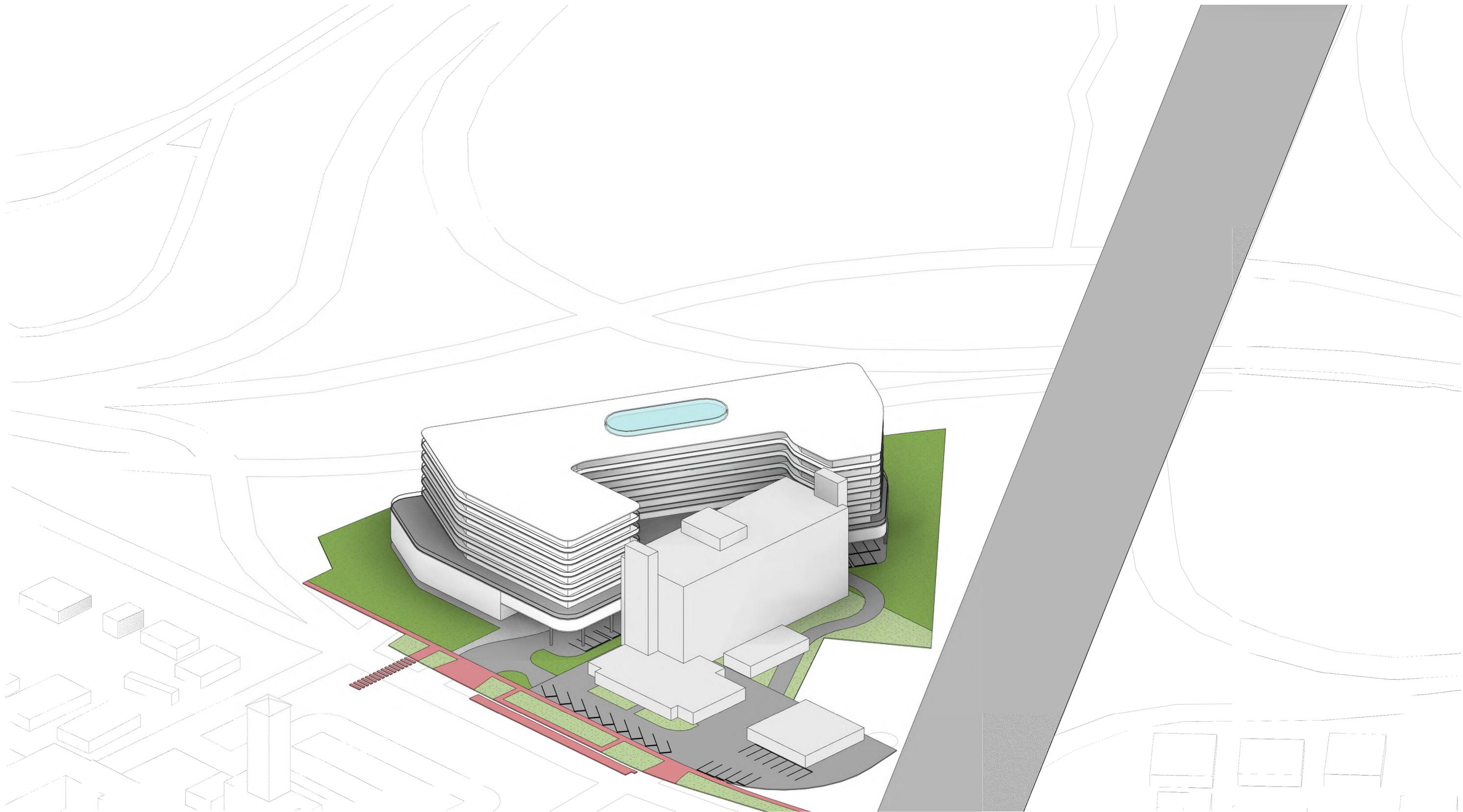
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AXONOMETRIC VIEW (NORTHWEST)

SCALE:

DATE:
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A1-12



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ARCHITECTURAL SCHEMATICS

4000 ALTON ROAD, MIAMI
BEACH, FL 33140

AXONOMETRIC VIEW (NORTHEAST)

SCALE:

DATE:
08/11/2020

A1-13



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ARCHITECTURAL SCHEMATICS
4000 ALTON ROAD, MIAMI
BEACH, FL 33140

SITE PLAN

SCALE:

DATE:
08/11/2020

A2-01

	Units	Resi NSF	Parking	FAR	GSF	Floorplate			
T.O. Roof				0 SF	0 SF	14,862 SF			
Roof				310 SF	10,957 SF	14,862 SF			
Level 12	R08	16	17,124 SF		20,039 SF	20,039 SF	26,181 SF		
Level 11	R07	16	17,124 SF		20,039 SF	20,039 SF	26,181 SF		
Level 10	R06	16	17,124 SF		20,039 SF	20,039 SF	26,181 SF		
Level 09	R05	16	17,124 SF		20,039 SF	20,039 SF	26,181 SF		
Level 08	R04	16	17,124 SF		20,039 SF	20,039 SF	26,181 SF		
Level 07	R03	16	17,124 SF		20,039 SF	20,039 SF	26,181 SF		
Level 06	R02	16	17,124 SF		20,039 SF	20,039 SF	26,181 SF		
Level 05	R01	16	17,124 SF		20,039 SF	20,039 SF	26,181 SF		
Level 04		12	12,843 SF		20,039 SF	20,039 SF	38,827 SF		
Level 03			112 Spaces	933 SF	38,827 SF		38,827 SF		
Level 02			112 Spaces	933 SF	38,827 SF		38,827 SF		
Level 01		4	0 Spaces	16,323 SF	7,614 SF		7,614 SF		
		144 UNITS		155,588 SF		224 Spaces	198,850 SF	276,576 SF	363,267 SF

TOTAL RESIDENTIAL UNITS	144 UNITS
TOTAL RESIDENTIAL TOWER NSF	155,588 SF
UNIT AVG. SIZE	1,080 SF
RESIDENTIAL FAR	198,850 SF
REESIDENTIAL GSF	198,850 SF

TOTAL PARKING SPACES	224 SPACES
PARKING RATIO	1.56
PARKING GSF	92,021 SF
TOTAL AMENITIES/RESI GSF	7,196 SF
AMENITIES/RESI FAR	7,196 SF

OVERALL TOTAL GSF	276,576 SF
OVERALL TOTAL FAR	198,850 SF
ALLOWABLE FAR	198,850 SF
FAR DELTA	0 SF



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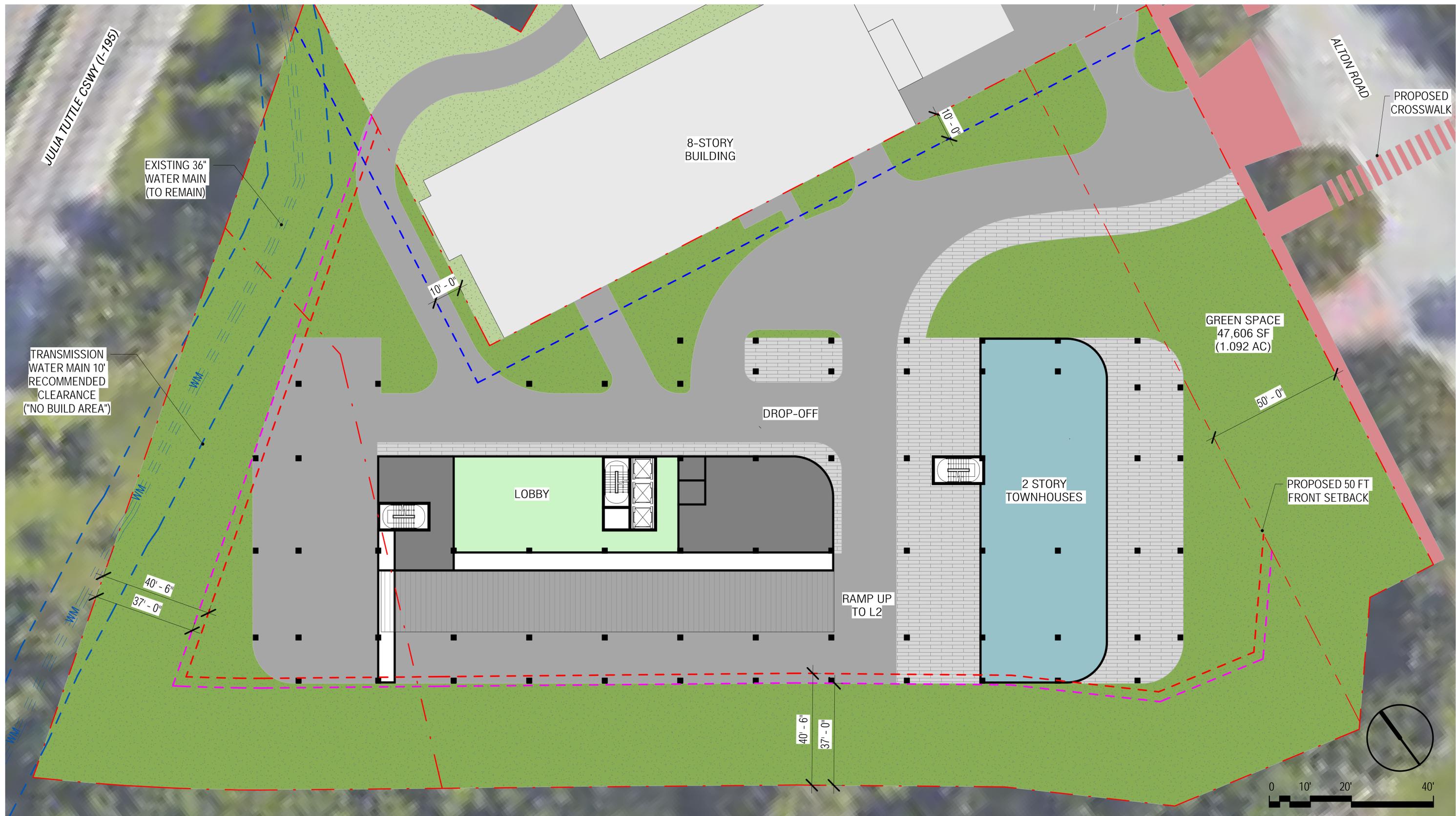
ARCHITECTURAL SCHEMATICS
 4000 ALTON ROAD, MIAMI
 BEACH, FL 33140

ROOF LEVEL - SITE PLAN

SCALE:

DATE:
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A2-03



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ARCHITECTURAL SCHEMATICS
 4000 ALTON ROAD, MIAMI
 BEACH, FL 33140

GROUND LEVEL

SCALE:

DATE:
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A2-04



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ARCHITECTURAL SCHEMATICS

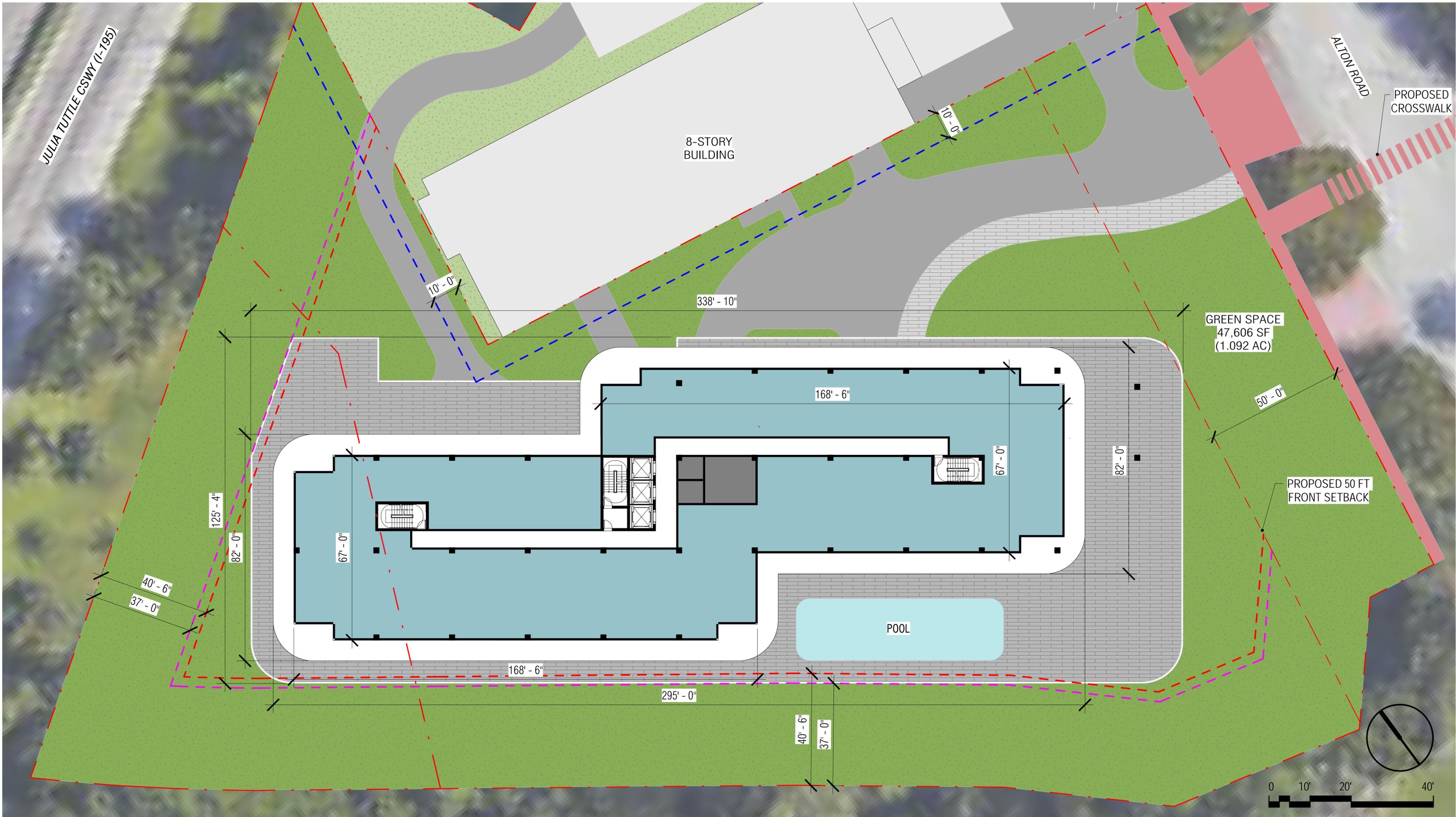
4000 ALTON ROAD, MIAMI
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LEVEL 02-03 (PARKING)

SCALE:

DATE:
 08/11/2020

A2-05



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ARCHITECTURAL SCHEMATICS

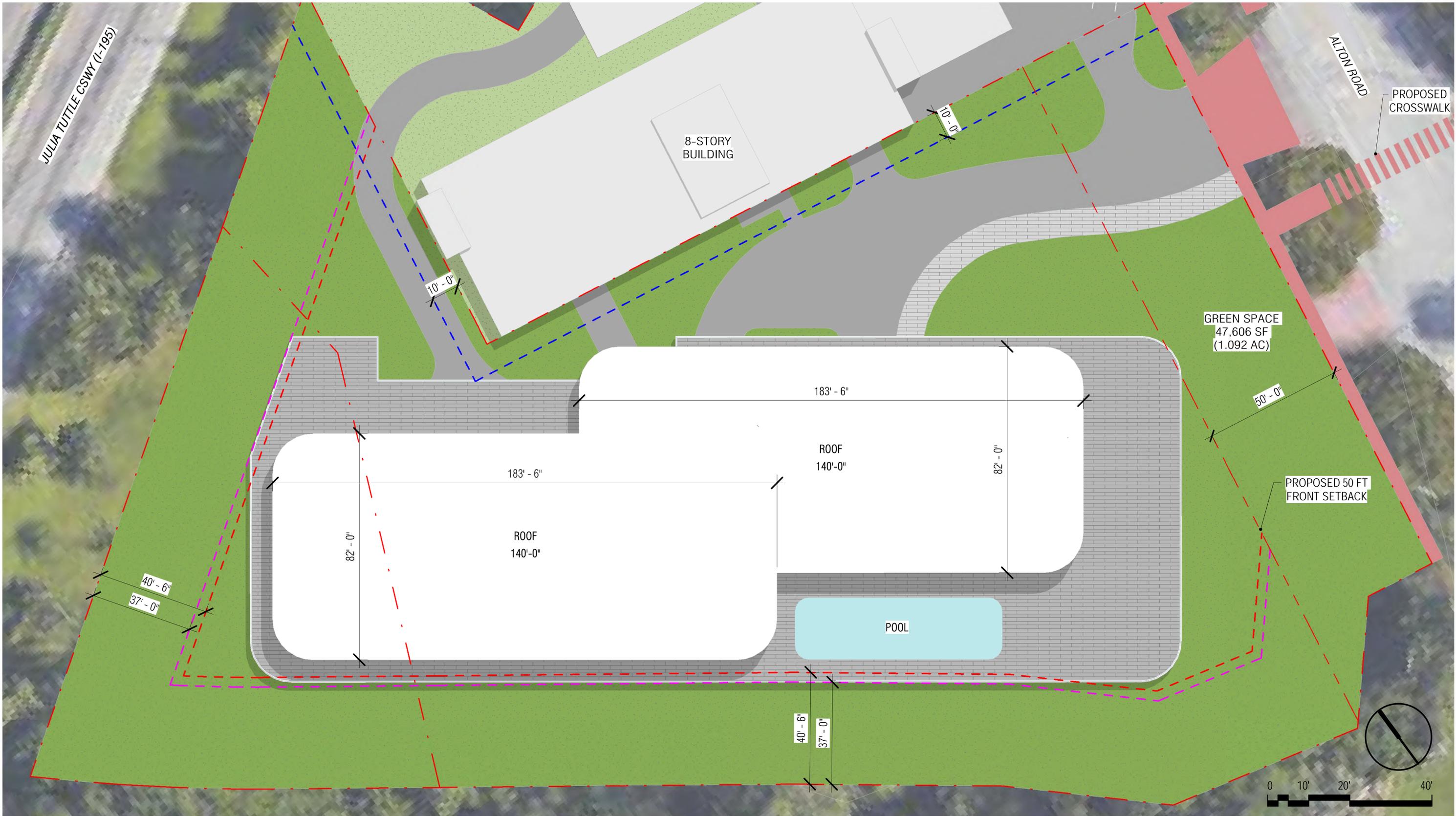
4000 ALTON ROAD, MIAMI
 BEACH, FL 33140

LEVEL 04-12 (TYPICAL LEVEL)

SCALE:

DATE:
 08/11/2020

A2-06



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ARCHITECTURAL SCHEMATICS

4000 ALTON ROAD, MIAMI
 BEACH, FL 33140

ROOF LEVEL

SCALE:

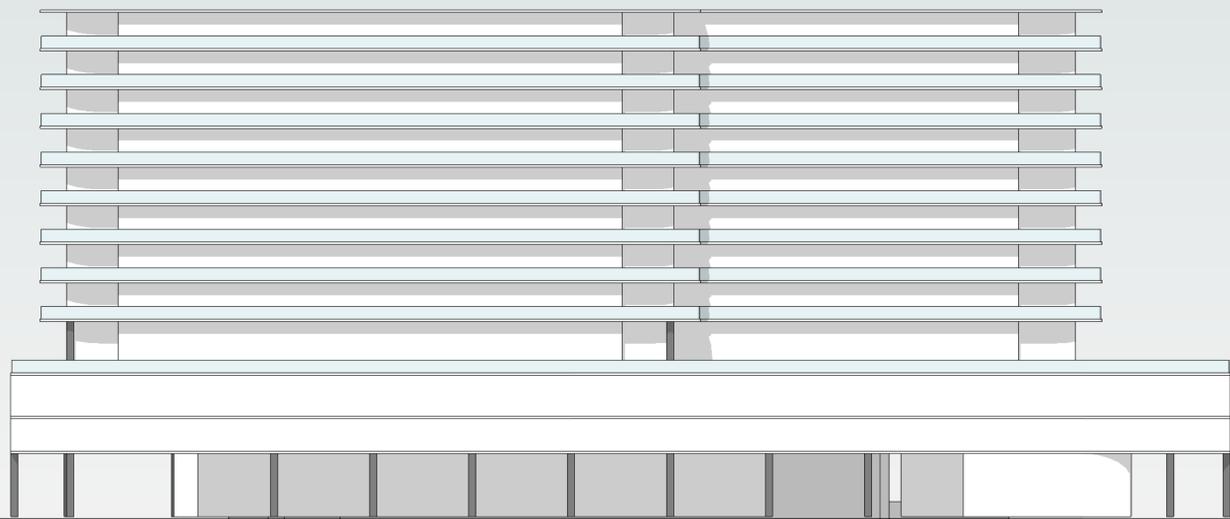
DATE:
 08/11/2020

A2-07

JULIA TUTTLE CSWY (195)

PROPERTY LINE

Roof Level	140'-0"
Level 12	129'-4"
Level 11	118'-8"
Level 10	108'-0"
Level 09	97'-4"
Level 08	86'-8"
Level 07	76'-0"
Level 06	65'-4"
Level 05	54'-8"
Level 04 (Amenity Deck)	39'-8"
Level 03	27'-8"
Level 02	18'-0"
Level 01 (FFL)	0'-0"



PROPERTY LINE

ALTON ROAD



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ARCHITECTURAL SCHEMATICS

4000 ALTON ROAD, MIAMI
BEACH, FL 33140

SOUTH ELEVATION

SCALE:

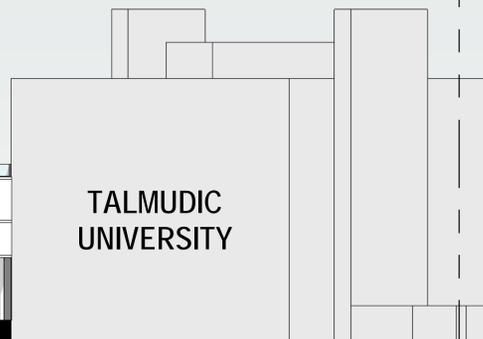
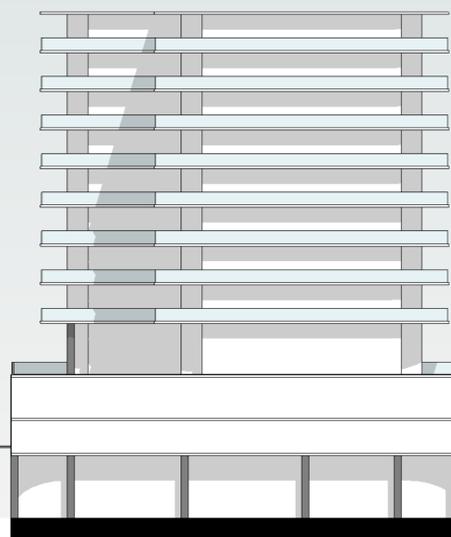
DATE:
08/11/2020

A2-08

PROPERTY LINE

PROPERTY LINE

Roof Level	140'-0"
Level 12	129'-4"
Level 11	118'-8"
Level 10	108'-0"
Level 09	97'-4"
Level 08	86'-8"
Level 07	76'-0"
Level 06	65'-4"
Level 05	54'-8"
Level 04 (Amenity Deck)	39'-8"
Level 03	27'-8"
Level 02	18'-0"
Level 01 (FFE)	0'-0"



JULIA TUTTLE CSWY (195)

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ARCHITECTURAL SCHEMATICS

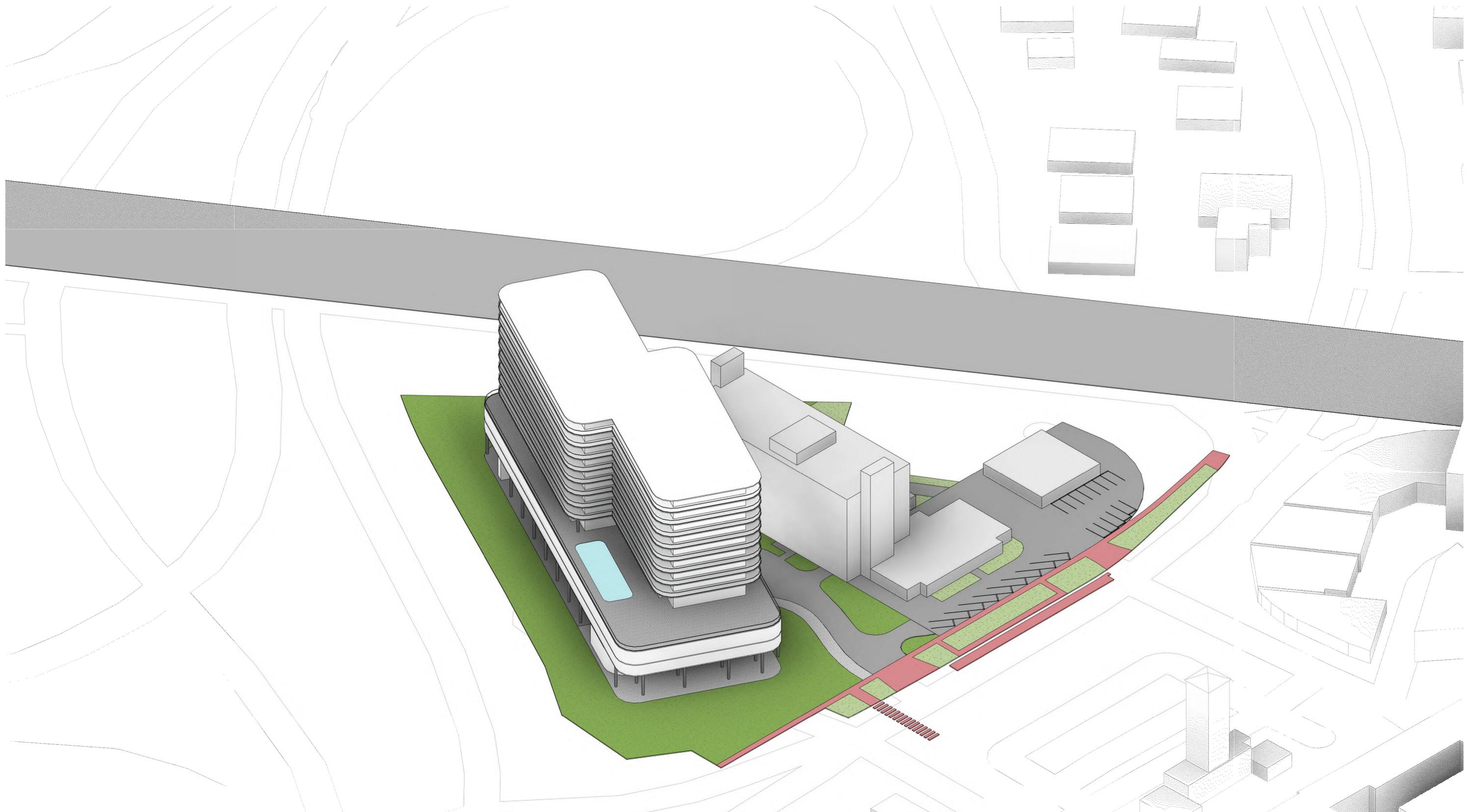
4000 ALTON ROAD, MIAMI
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EAST ELEVATION

SCALE:

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A2-09



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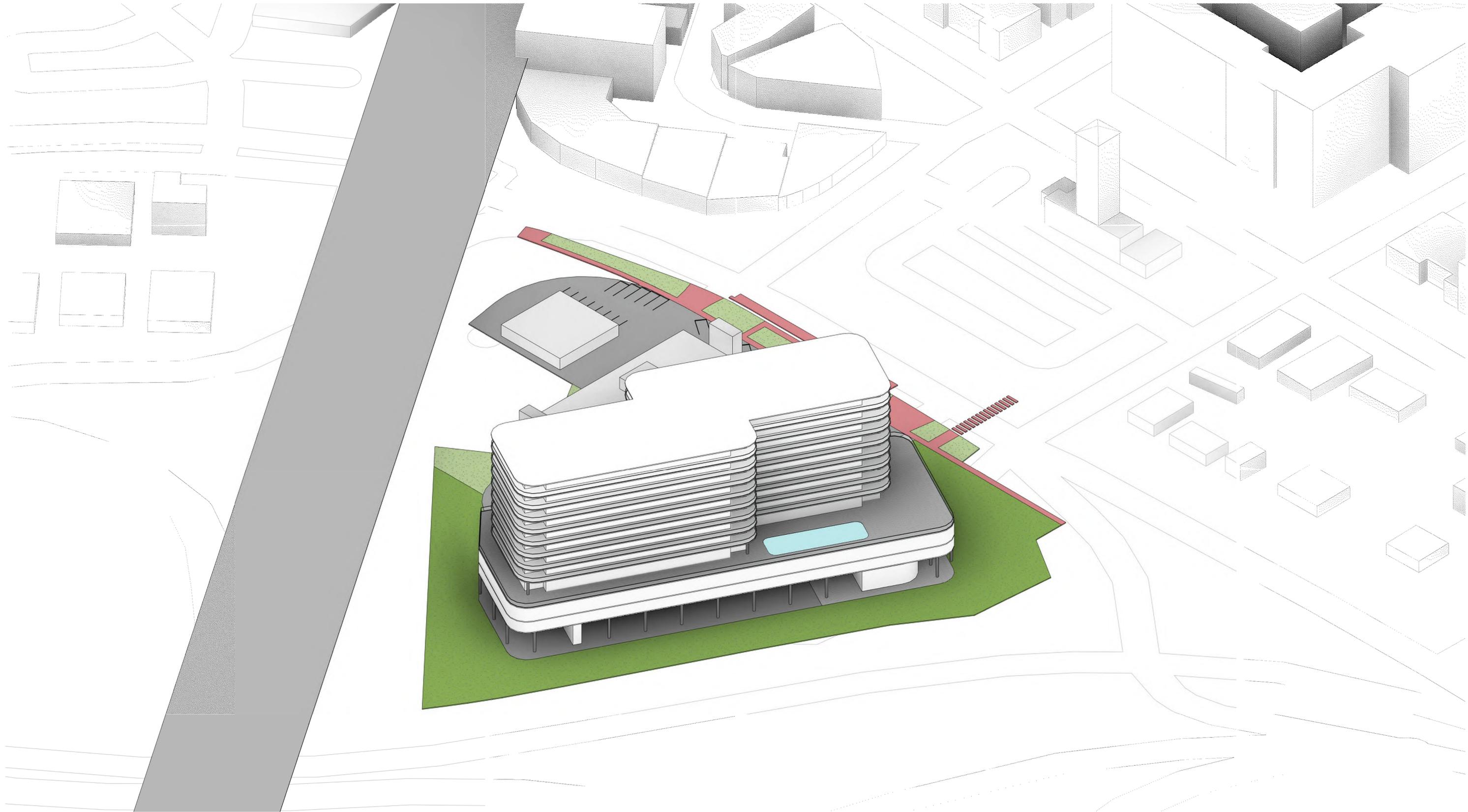
ARCHITECTURAL SCHEMATICS
4000 ALTON ROAD, MIAMI
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AXONOMETRIC VIEW (SOUTHEAST)

SCALE:

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A2-10



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ARCHITECTURAL SCHEMATICS

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AXONOMETRIC VIEW (SOUTHWEST)

SCALE:

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A2-11



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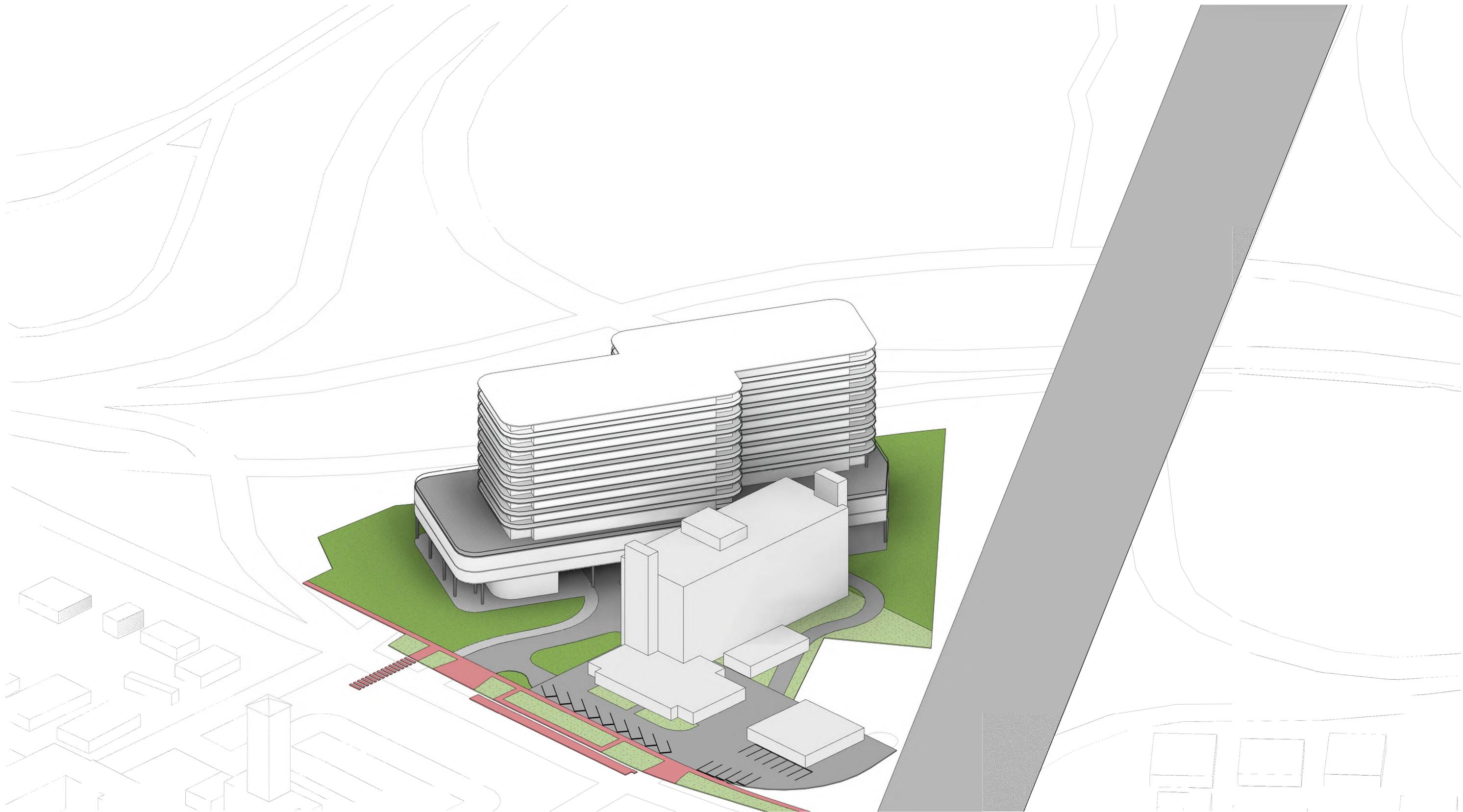
ARCHITECTURAL SCHEMATICS
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BEACH, FL 33140

AXONOMETRIC VIEW (NORTHWEST)

SCALE:

DATE:
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A2-12



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ARCHITECTURAL SCHEMATICS

4000 ALTON ROAD, MIAMI
BEACH, FL 33140

AXONOMETRIC VIEW (NORTHEAST)

SCALE:

DATE:
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A2-13



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ARCHITECTURAL SCHEMATICS

4000 ALTON ROAD, MIAMI
BEACH, FL 33140

SITE PLAN

SCALE:

DATE:
08/11/2020

A3-01

	Units	Resi NSF	Parking	FAR	GSF	Floorplate	
T.O. Roof				0 SF	0 SF	14,862 SF	
Roof				310 SF	10,957 SF	14,862 SF	
Level 12	R08	16	17,124 SF		20,039 SF	20,039 SF	26,181 SF
Level 11	R07	16	17,124 SF		20,039 SF	20,039 SF	26,181 SF
Level 10	R06	16	17,124 SF		20,039 SF	20,039 SF	26,181 SF
Level 09	R05	16	17,124 SF		20,039 SF	20,039 SF	26,181 SF
Level 08	R04	16	17,124 SF		20,039 SF	20,039 SF	26,181 SF
Level 07	R03	16	17,124 SF		20,039 SF	20,039 SF	26,181 SF
Level 06	R02	16	17,124 SF		20,039 SF	20,039 SF	26,181 SF
Level 05	R01	16	17,124 SF		20,039 SF	20,039 SF	26,181 SF
Level 04		12	12,843 SF		20,039 SF	20,039 SF	38,827 SF
Level 03			112 Spaces	933 SF	38,827 SF		38,827 SF
Level 02			112 Spaces	933 SF	38,827 SF		38,827 SF
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	144 UNITS	155,588 SF	224 Spaces	198,850 SF	276,576 SF	363,267 SF	

TOTAL RESIDENTIAL UNITS	144 UNITS
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UNIT AVG. SIZE	1,080 SF
RESIDENTIAL FAR	198,850 SF
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PARKING GSF	92,021 SF
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AMENITIES/RESI FAR	7,196 SF

OVERALL TOTAL GSF	276,576 SF
OVERALL TOTAL FAR	198,850 SF
ALLOWABLE FAR	198,850 SF
FAR DELTA	0 SF



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ARCHITECTURAL SCHEMATICS
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ROOF LEVEL - SITE PLAN

SCALE:

DATE:
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A3-03



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ARCHITECTURAL SCHEMATICS

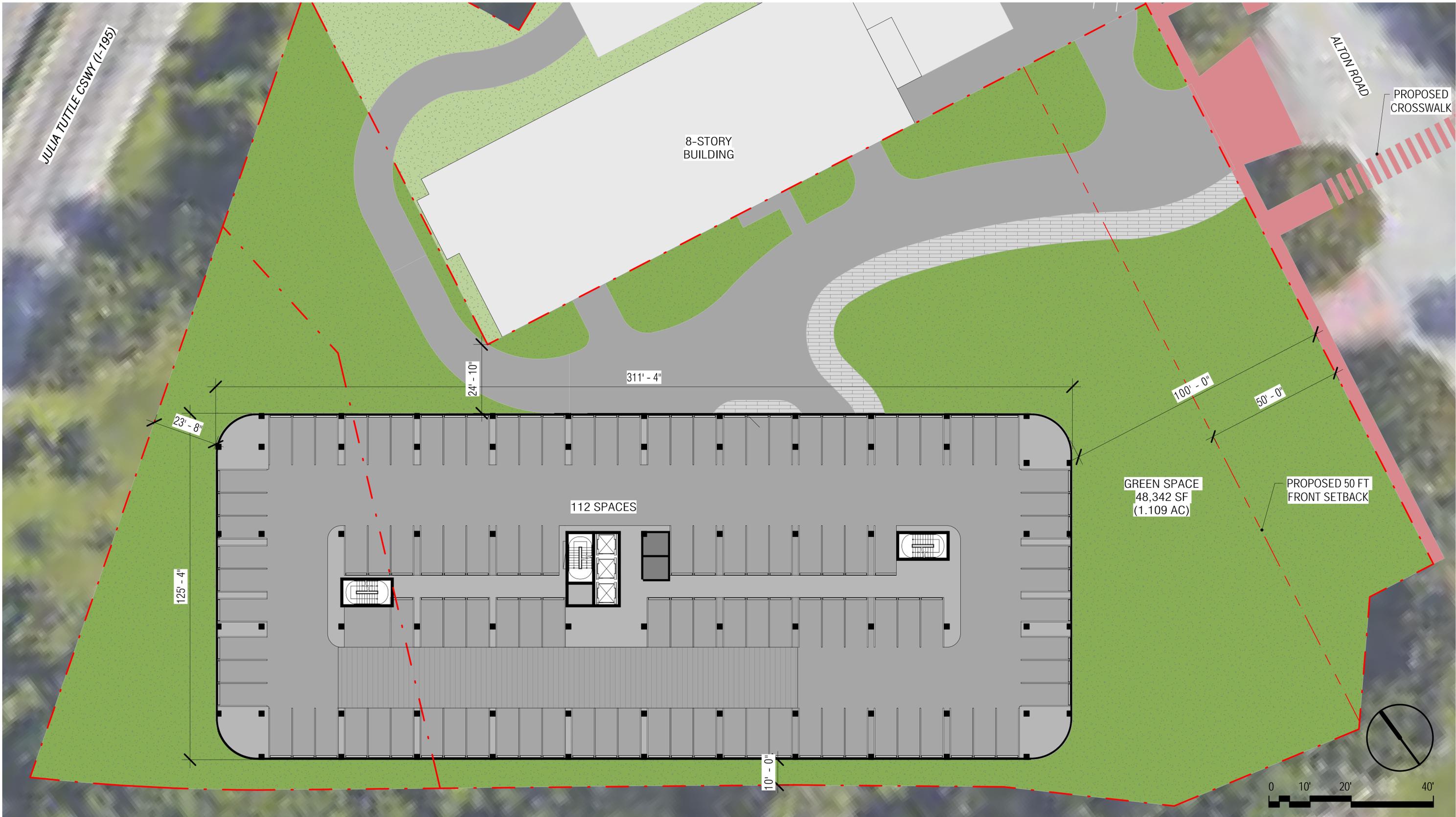
4000 ALTON ROAD, MIAMI
 BEACH, FL 33140

GROUND LEVEL

SCALE:

DATE:
 08/11/2020

A3-04



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ARCHITECTURAL SCHEMATICS

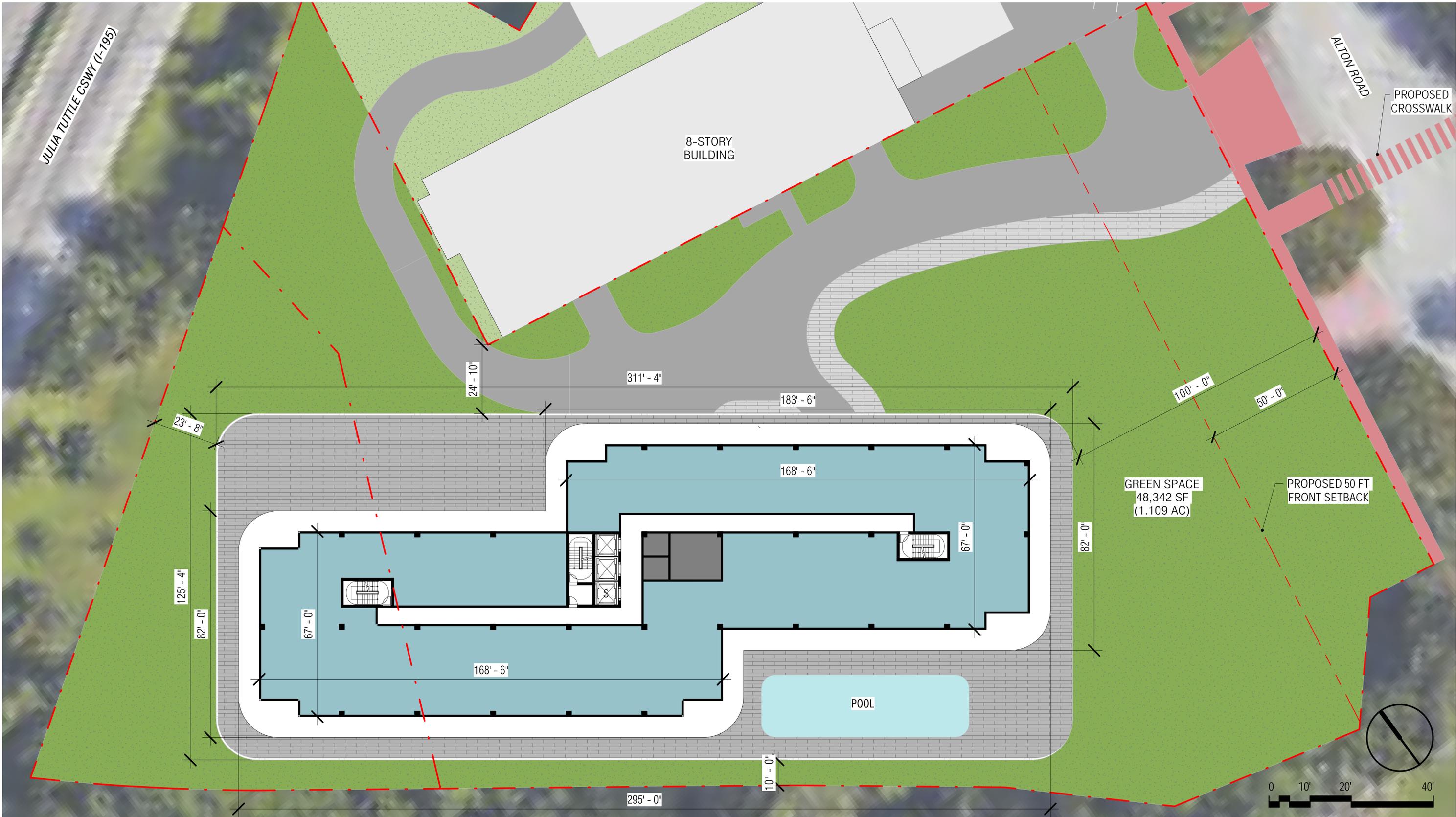
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LEVEL 02-03 (PARKING)

SCALE:

DATE:
 08/11/2020

A3-05



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ARCHITECTURAL SCHEMATICS

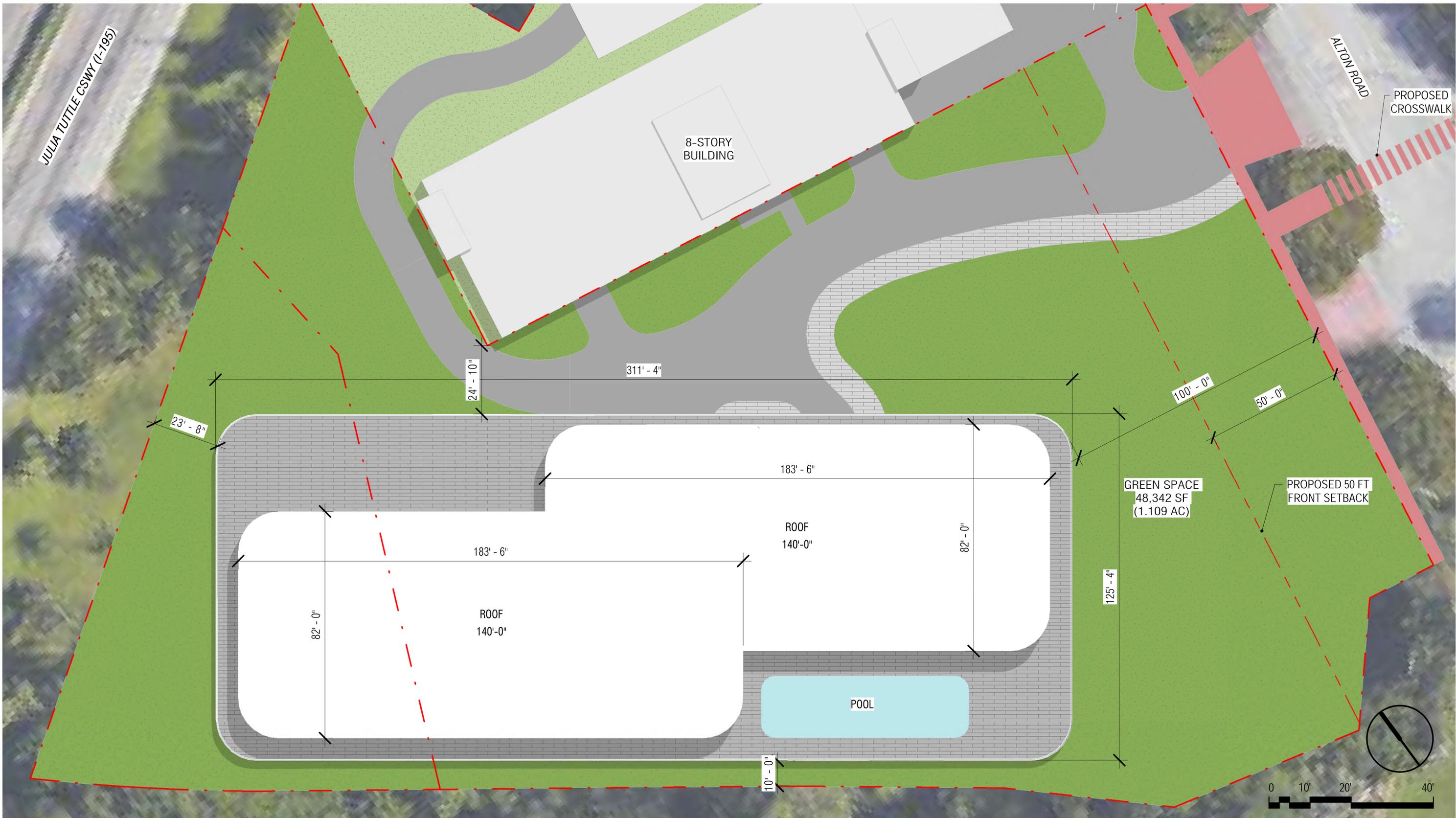
4000 ALTON ROAD, MIAMI
BEACH, FL 33140

LEVEL 04-12 (TYPICAL LEVEL)

SCALE:

DATE:
08/11/2020

A3-06



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ROOF LEVEL

SCALE:

DATE:
 08/11/2020

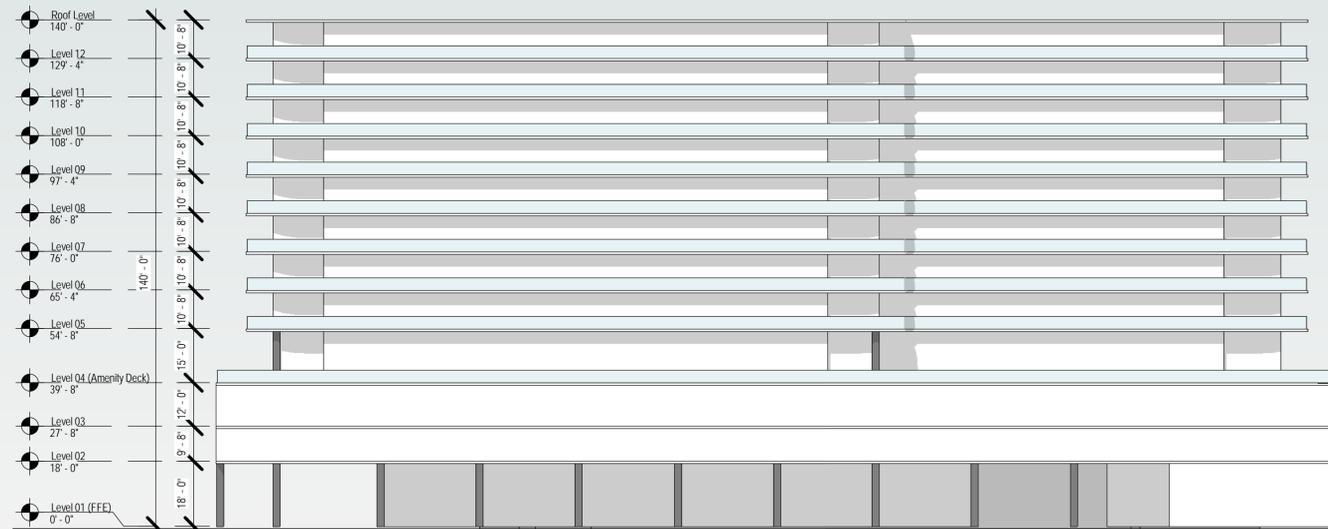
A3-07

JULIA TUTTLE CSWY (195)

PROPERTY LINE

PROPERTY LINE

ALTON ROAD



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ARCHITECTURAL SCHEMATICS

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SOUTH ELEVATION

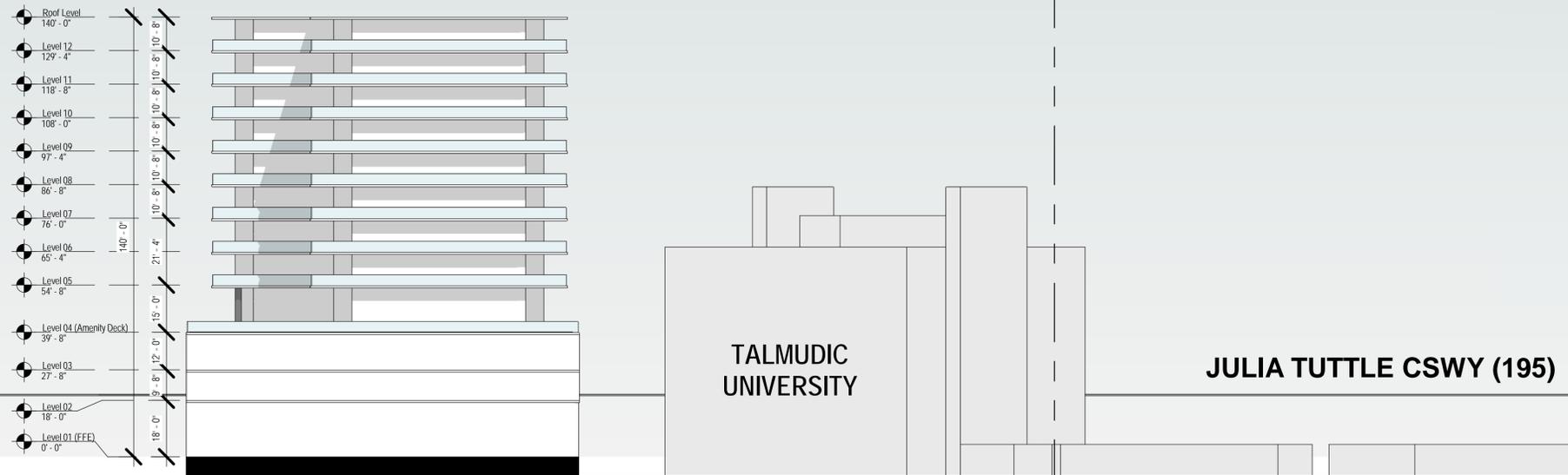
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A3-08

PROPERTY LINE

PROPERTY LINE



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ARCHITECTURAL SCHEMATICS

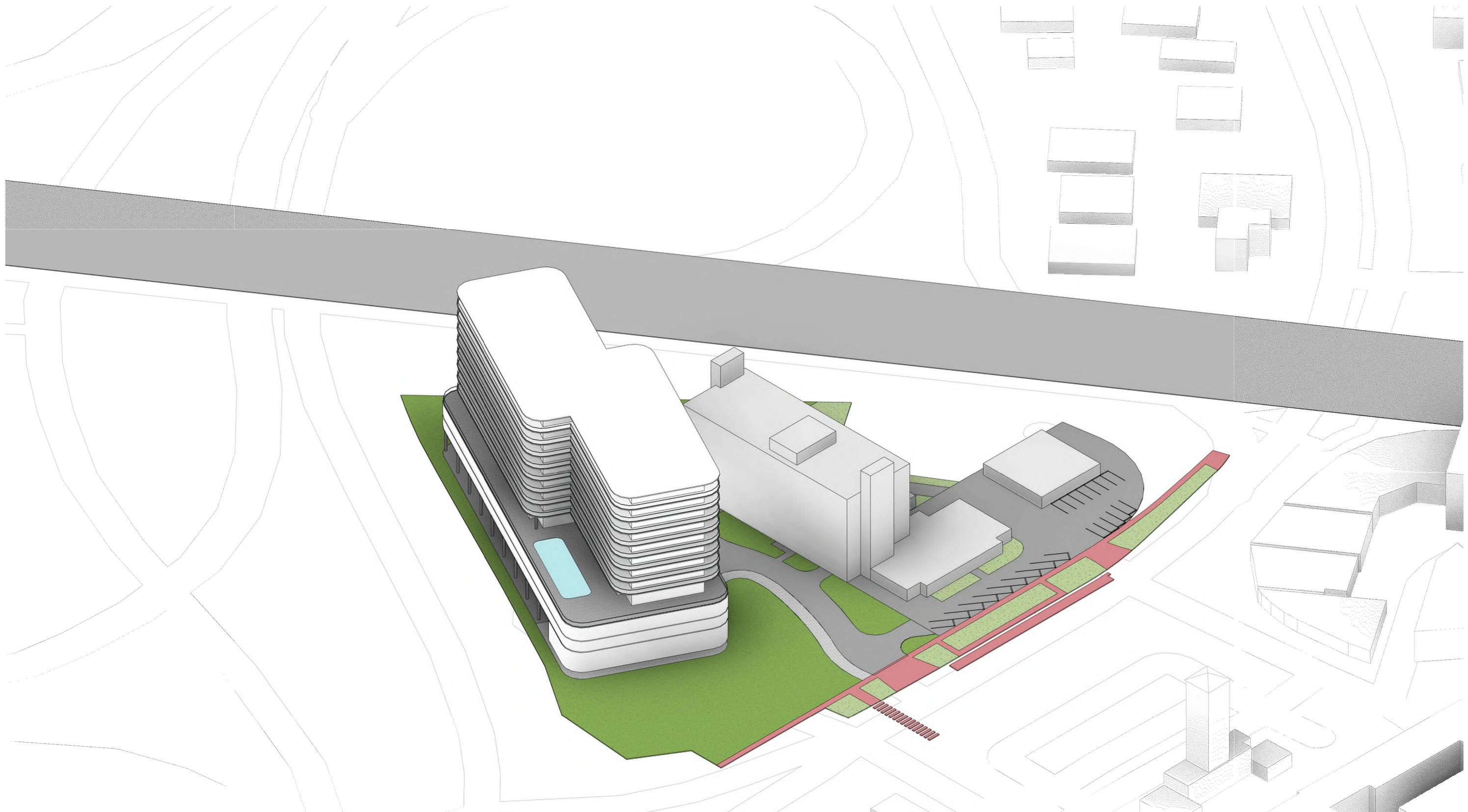
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EAST ELEVATION

SCALE:

DATE:
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A3-09



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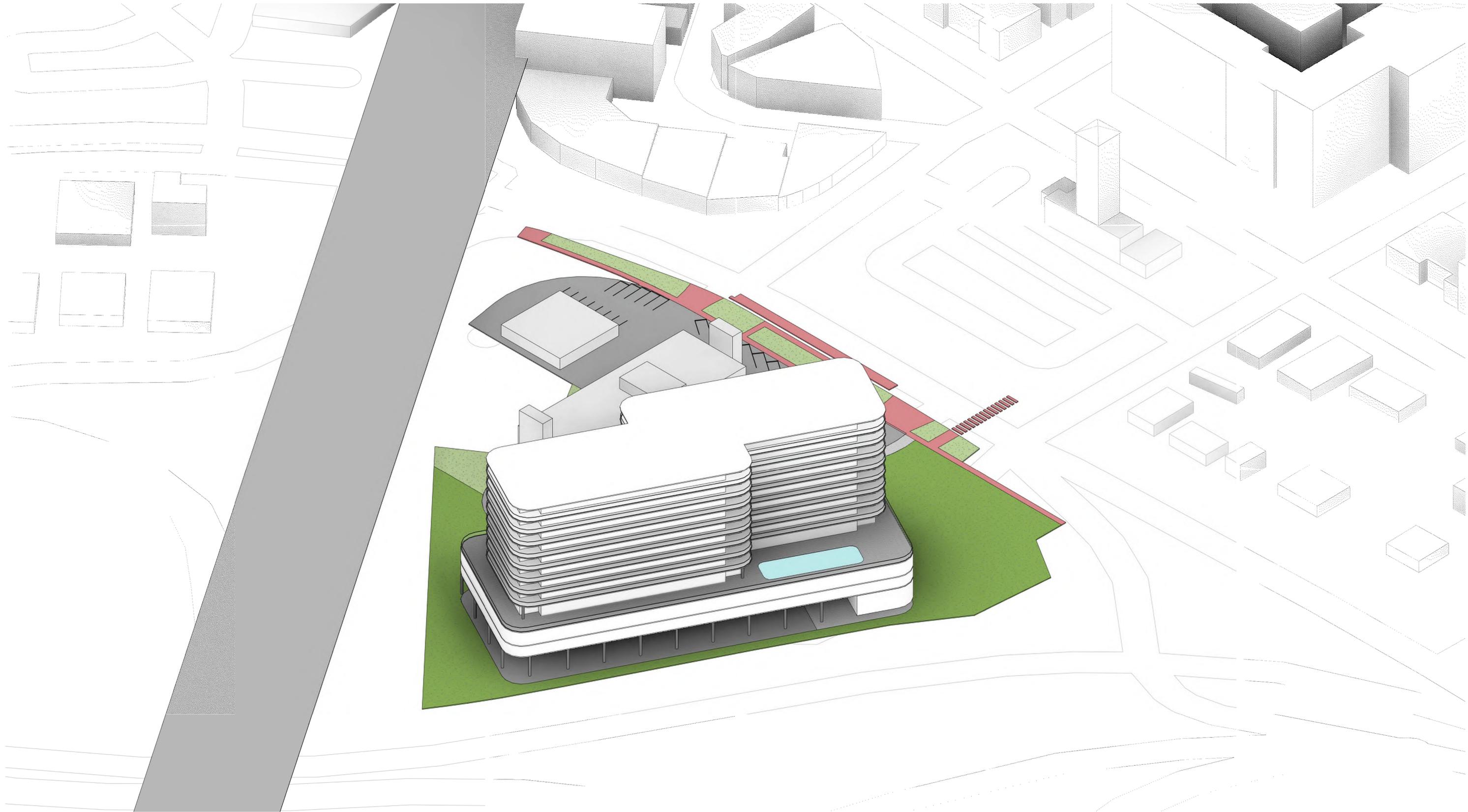
ARCHITECTURAL SCHEMATICS
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AXONOMETRIC VIEW (SOUTHEAST)

SCALE:

DATE:
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A3-10



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AXONOMETRIC VIEW (SOUTHWEST)

SCALE:

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A3-11



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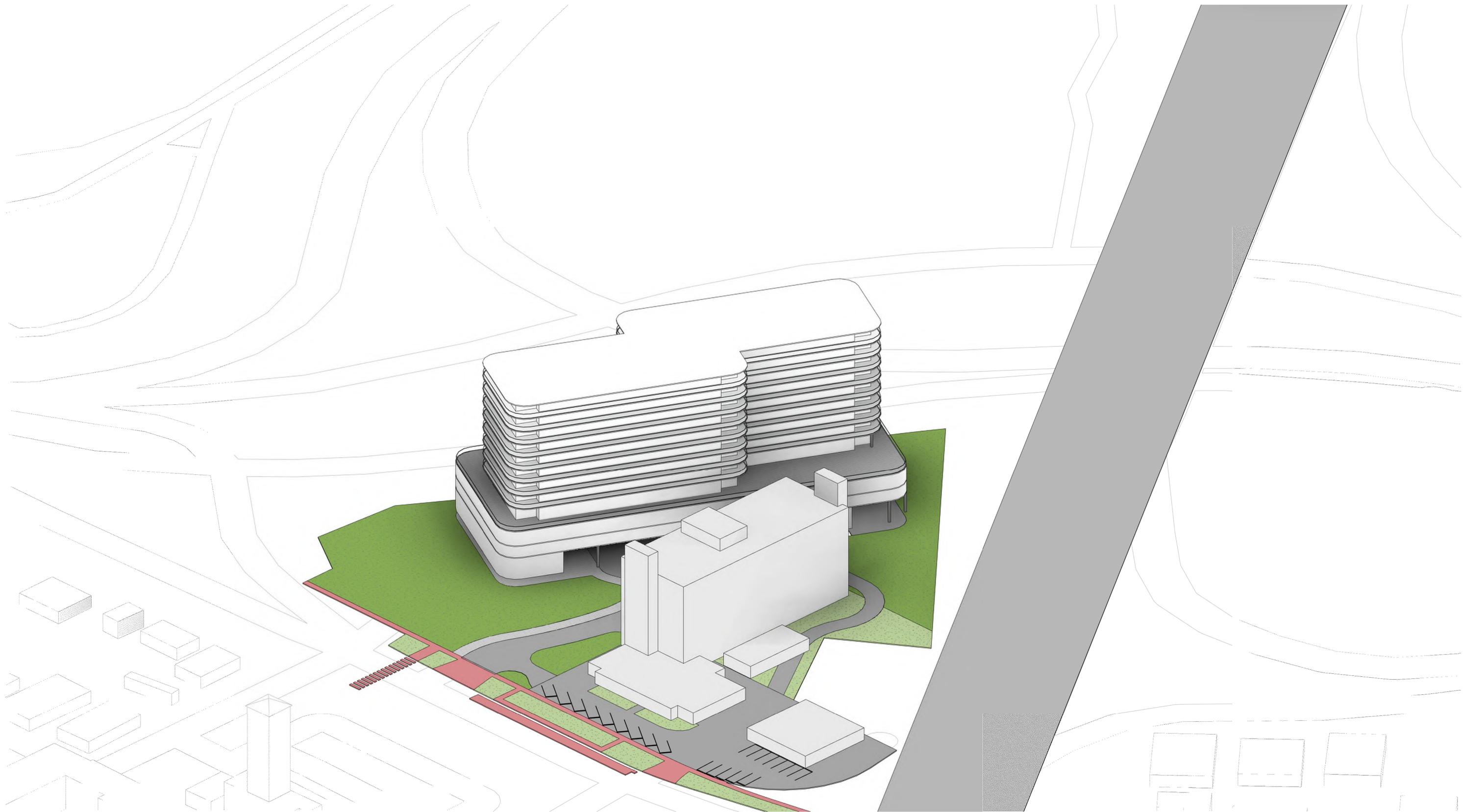
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AXONOMETRIC VIEW (NORTHWEST)

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A3-12



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AXONOMETRIC VIEW (NORTHEAST)

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A3-13



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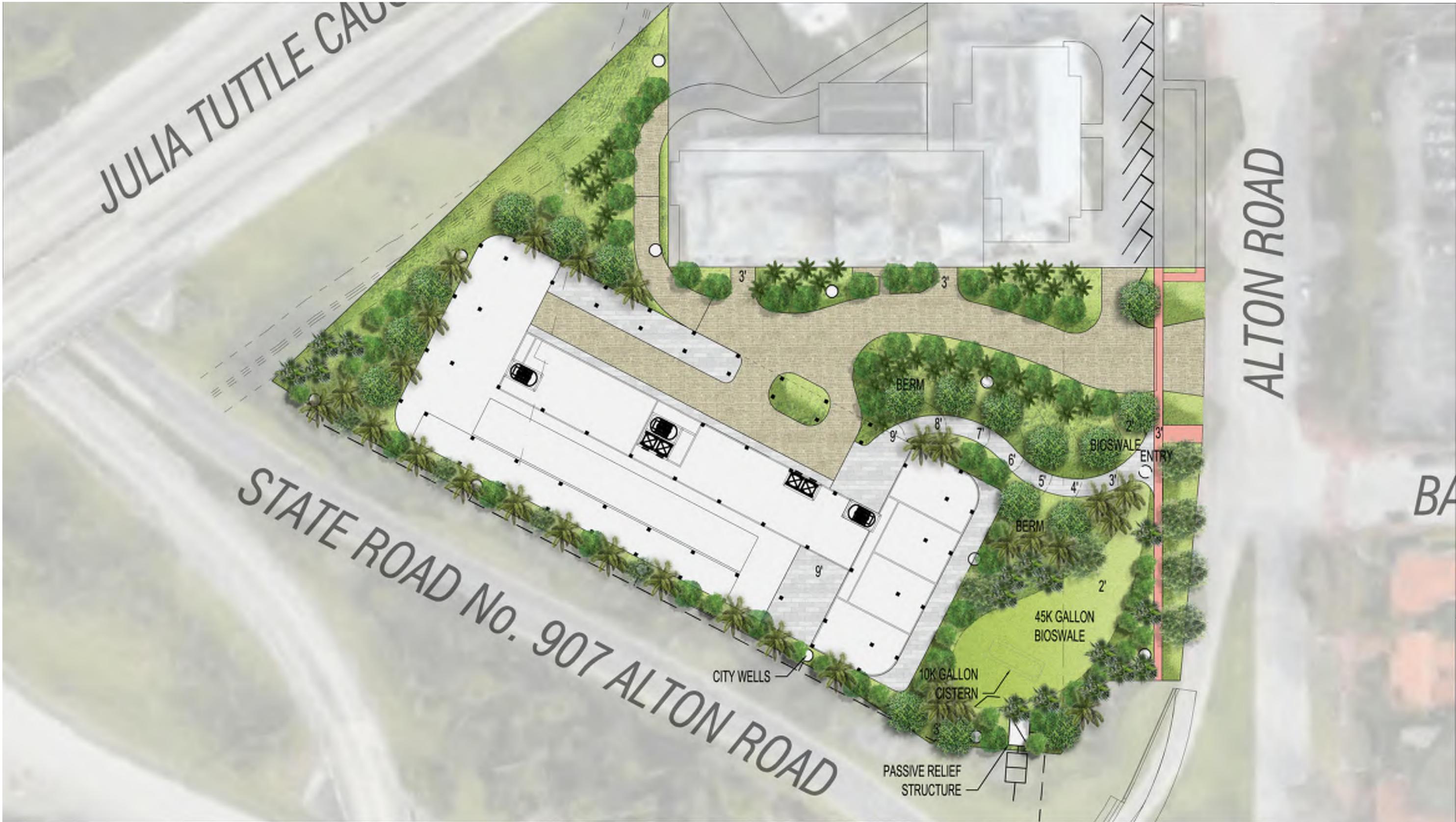
ARCHITECTURAL SCHEMATICS
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 BEACH, FL 33140

GROUND LEVEL
 RENDERED PLAN

SCALE:

DATE:
 08/11/20

L1-100



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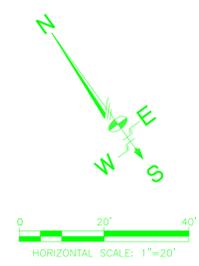
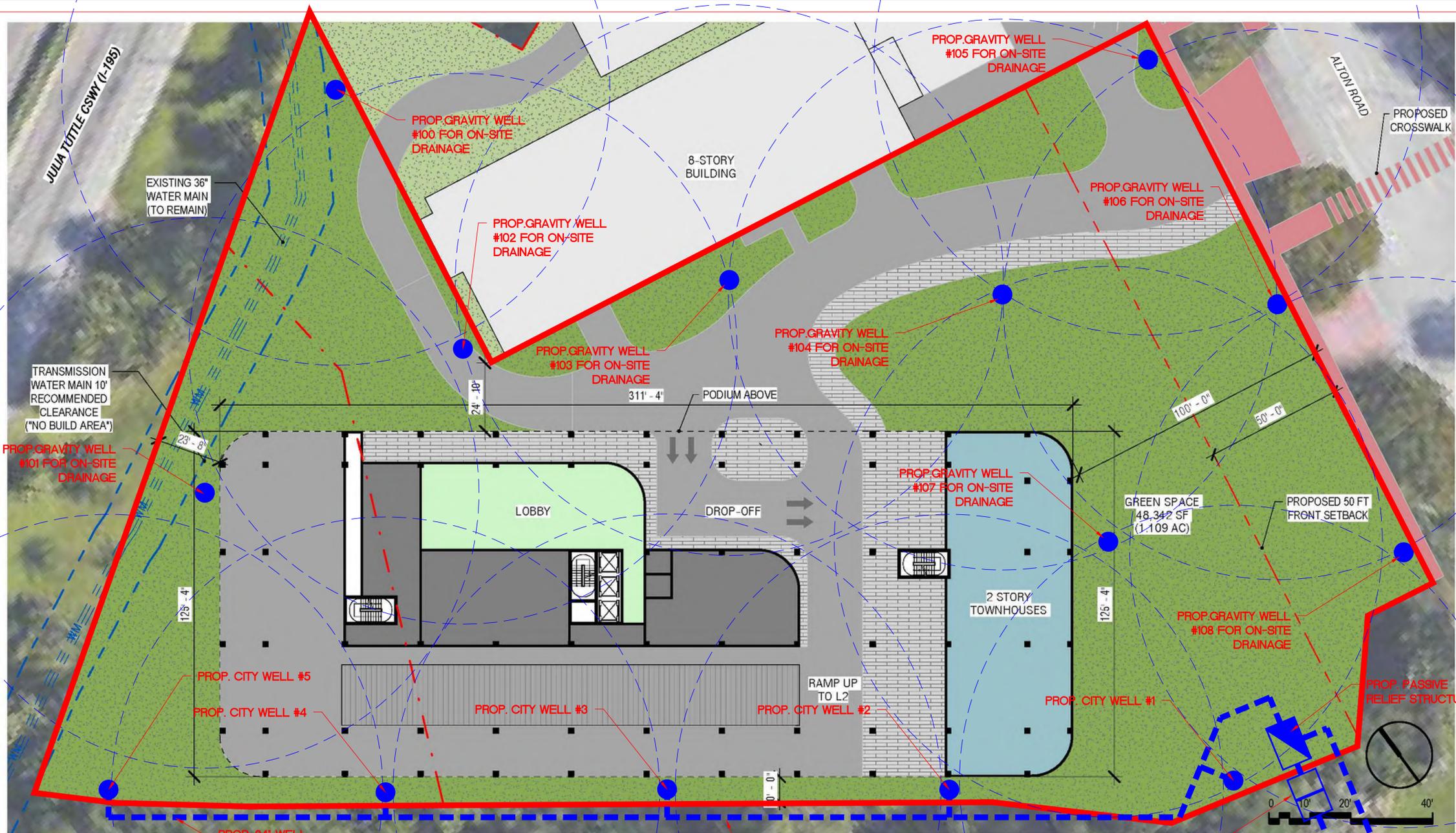
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GROUND LEVEL ENLARGED
 RENDERED PLAN

SCALE:

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L4-100



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PREPARED FOR MAST CAPITAL PROJECT # 0000.00

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MULTI-FAMILY RESIDENTIAL
 4000 ALTON ROAD, MIAMI BEACH, FL 33140

GROUND LEVEL FLOOR PLAN
 07/30/2020

- ON-SITE DRAINAGE DESIGN ASSUMPTIONS:**
1. MINIMUM SITE GRADE WILL BE 6.0' NGVD
 2. DESIGN WELL DISCHARGE CAPACITY= 500 GPM/ FT. OF HEAD
 3. CRITICAL DESIGN STORM IS THE 100-YEAR, 1-HOUR FDOT STORM EVENT
- CITY OF MIAMI BEACH WATER QUALITY WELLS:**
1. PIPING OF 24' HEADER PIPE WILL BE INSTALLED IN THE FDOT R/W
 2. DESIGN WELL DISCHARGE CAPACITY= 500 GPM/ FT. OF HEAD
 3. TOTAL ANTICIPATED CAPACITY PER WELL= 2,000 GPM

THESE 5 PROPOSED WATER QUALITY (WQ) WELLS ARE DESIGNED TO PROVIDE 1.5' OF RUN-OFF TREATMENT FOR A 14.76 ACRE BASIN

REVISIONS

No.	DESCRIPTION	DATE	BY

SCHWEBKE SHI SKIN + ASSOCIATES
SSA
 CIVIL ENGINEERS | LAND SURVEYORS
 CA#97 | LB#97
 TEL: (954)435-7010 3240 CORPORATE WAY, MIAMI, FLORIDA 33025 www.SHIKIN.com

4000_ALTON_PROJECT
 CONCEPTUAL_DRAINAGE_PLAN
 DRAINAGE_WELL_LAYOUT
 CITY OF MIAMI BEACH, FLORIDA
 SECTION_27-53-42

FILE NO.	DESIGNER	DESIGN DATE	DRAFTER	CHECKER	SCALE: SEE PLAN



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STATUS: CONCEPTUAL_8/4/20
 SHEET NAME: DRAINAGE
 C-1

PROJECT ID



**DRAINAGE BASIN
14.76 AC.**



NO.	REVISIONS	DATE	BY

SSA SCHWEBKE SHISKIN + ASSOCIATES
 CIVIL ENGINEERS | LAND SURVEYORS CA#87 | LB#87
 TEL: (854)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHSKIN.com

4000_ALTON_PROJECT
 CONCEPTUAL WATER QUALITY AREA MAP
 CITY OF MIAMI BEACH, FLORIDA
 SECTION 27-53-42

FILE NO.	DESIGNER	DESIGN DATE	DRAFTER	CHECKER	SCALE: SEE PLAN



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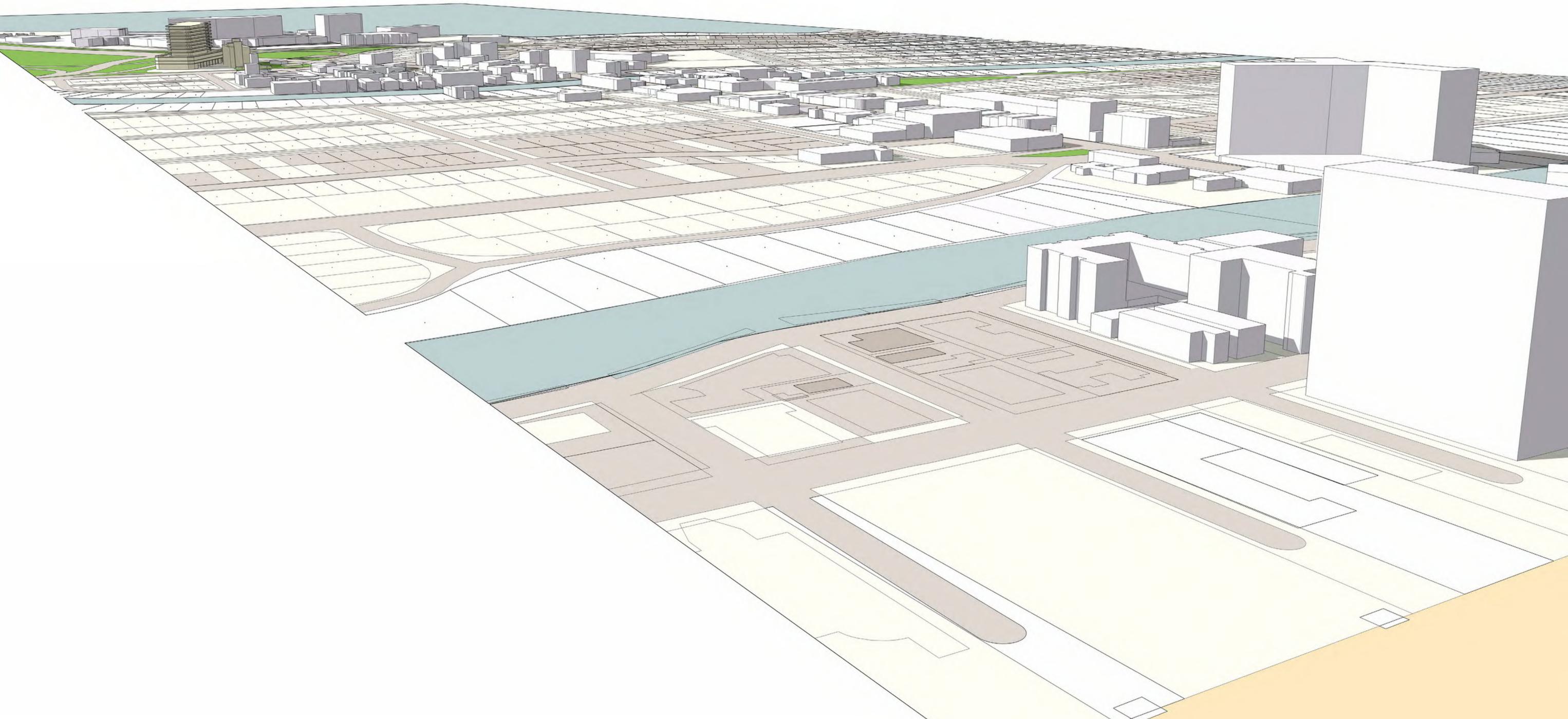
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 C-1

PROJECT ID

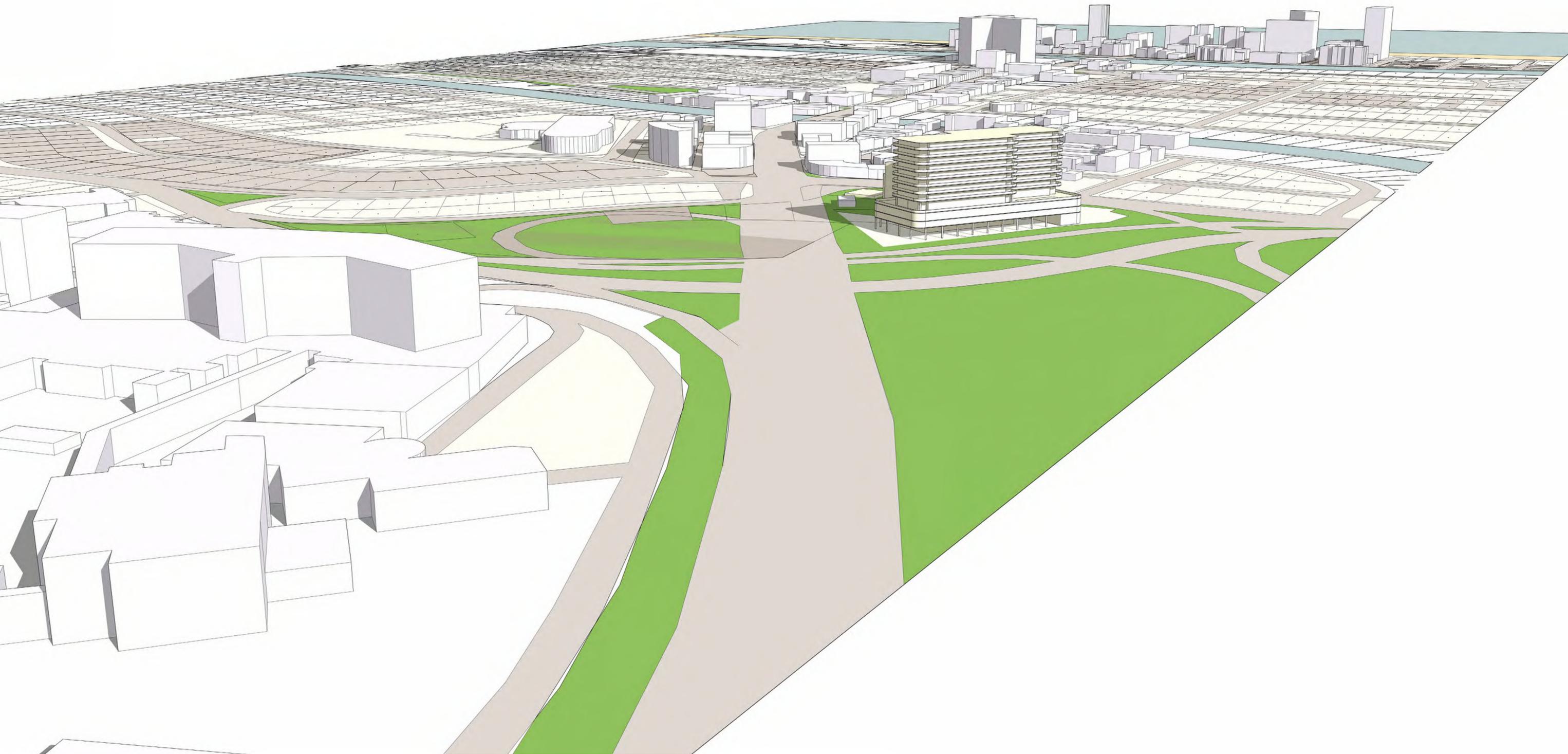
C:\temp\miami\4000\4000.dwg, New, from Design\4000\4000.dwg, Concept\Plan\4000\4000.dwg, Plot Date: 8/4/2020 11:54 AM, 2:20 PM, 4/20



4000 ALTON ROAD



4000 ALTON ROAD



4000 ALTON ROAD



- 1** View from Alton Rd/Hospital
- 2** View from 1st tee
- 3** View from Pine Tree Dr
- 4** View from Alton Rd bridge

4000 ALTON ROAD



4000 ALTON ROAD



4000 ALTON ROAD



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