



## BALI RESIDENTIAL BUILDING

1904 NE 167 ST  
NORTH MIAMI, FL



CRISTINA FANDIÑO - CFM ARCHITECTS

9950 S.W. 107th AVENUE, SUITE 200. MIAMI, FL 33176

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A.R. No. 0014682

CRISTINA@CFMARCHITECTS.COM



Z:\2019\19007-58 units Bali Building-Yair Marinovsky\REV\T\Ana Revisions\Bali Revision1.08.21.rvt  
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\* BOUNDARY SURVEY, TREE SURVEY, AND TRAFFIC STUDY, MECHANICAL PARKING INFO ATTACHED TO THIS SET.



CERTIFICATION No. AR0014682  
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MIAMI, FL 33176  
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CONSULTANT:

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NORTH MIAMI, FL

CLIENT INFORMATION:  
**SHAGINA INT.**  
SHAGINA INTERNATIONAL GROUP  
21188 W. DIXIE HWY  
MIAMI, FL 33180  
YAIR MARINOVSKY  
# DESCRIPTION DATE  
1 REVISION 06.05.20  
2 REVISION 02.01.21

PROJECT No. 19-007  
DRAWN BY: AD  
CHECKED BY: CF  
**INDEX OF DRAWINGS**

INDEX OF DRAWINGS

SCALE:

**A-0.00**

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ZONING INFORMATION				
PROJECT NAME	BALI RESIDENTIAL BUILDING			
LEGAL ADDRESS	1904 NE 167 ST STREET			
FOLIO No's	07-2216-001-0150			
ZONING DISTRICT	58 DWELLING UNITS	REQUIRED/ALLOWED	PROVIDED	REMARKS
		FULFORD MIXED USE TOWN CENTER (EDGE SUB-AREA)	FULFORD MIXED USE TOWN CENTER (EDGE SUB-AREA)	
PROPOSED USES		MIXED USE	MIXED USE	
BUILDING TYPOLOGY		TOWER	TOWER	
LOT AREA SUMMARY				
LOT AREA (SF)			12, 500 SF (0.287 AC)	
LOT OCCUPATION				
LOT AREA GROSS (SF)			12, 500 SF (0.287 AC)	
LOT WIDTH			100'-0"	
LOT DEPTH			125'-0"	
BUILDING FRONTAGE	80%	80'-0"	94'-3"	
FOOT PRINT COVERAGE			8,032 SF/12,500 SF = 0.64 = 64%	
IMPERVIOUS AREA	MAX. 90%	11,250 SF	11,248 SF	
PERVIOUS AREA	MIN. 10% DO NOT INCLUDE LANDSCAPE BUFFER CITY'S ROW	1,250 SF (10%)	1,252 SF	
GROUND FLOOR STREET WALL FENESTRATION	GROUND FLOOR STREET WALL GLASS		965 SF 519 SF (53.7%)	
FAÇADE GLAZED AREA	MIN.70%	8,167 SF * 0.7 = 5,717 SF	6,740 SF (82.5%)	
PRIVATE COMMON OPEN SPACE (ROOFTOP)	MIN.10% OF THE SITE	12,500 SF * 0.1 = 1,250 SF	4,560 SF (36.5%)	
TOTAL BLDNG SQUARE FOOTAGE			67,101 SF	
GROUND FLOOR			2,480 SF	
MEZZANINE			1,122 SF (45.2%)	
2ND THRU 8TH FLOOR (INCLUDING BALCONIES)			7,967 SF PER FLOOR X 7 FLOORS = 55,769 SF	7,590 SF PER FLOOR EXCLUDING BALCONIES
ROOFTOP			7,730 SF	GYM 1,493 SF
UNIT TYPE			#1 UNIT: TYPE A - 920 SF. #1 UNIT: TYPE A1- 1,058 S.F. #14 UNITS: TYPE B - 893 SF #14 UNITS: TYPE B1 - 866 SF #14 UNITS: TYPE C - 755 SF #14 UNITS: TYPE C1 - 744 SF	1 BED - 2 BATHS 1 BED - 2 BATHS 2 BED - 2 BATHS 2 BED - 2 BATHS 1 BED - 1 BATH 1 BED - 1 BATH
MINIMUM DWELLING UNIT SIZE		550 SF	744 S.F.	
CUMULATIVE AVERAGE OF UNITS	NOT LESS THAN 800 SF	800 SF	48,031 SF / 58 DU = 828 SF	
ROOFTOP COVERED STRUCTURES	MAX 30%	7,730 SF * 30% = 2,319 SF	2,094 SF (27%)	
COVERED SITTING AREA			329 SF (4.2%)	
GYM, RESTROOMS, ELEVATORS			1,765 SF (22.8%)	
BUILDING SETBACK				
FRONT	N.E. 167TH AVE	MIN. 10'-0" MAX. 20'-0"	10'-0"	
EAST SIDE		0'-0"	4'-0"	
WEST SIDE STREET		0'-0"	2'-0"	
REAR		0'-0"	79'-0"	
PODIUM SETBACK (9TH STORY)				
FRONT		15'-0"	0'-0"	VARIANCE WAIVER ON LOI
EAST SIDE		15'-0"	15'-0"	
WEST SIDE STREET		15'-0"	15'-0"	
REAR		15'-0"	34'-6"	
BUILDING HEIGHT		8 STORIES / 110'-0"	9 STORIES (105'-0")	
PARKING REQUIREMENTS				
RESIDENTIAL	MIN: 1 PS PER UNIT + 1 PS PER 20 UNITS FOR GUEST PS MAX: 2 PS PER UNIT + 1 PS PER 20 UNITS FOR GUEST PS	DWELLING UNITS:1 x 58 = 58 PS GUEST PS : 58/20 = 3 PS	DWELLING UNITS = 60 PS GUEST PS : 58/20 = 3 PS	
TOTAL PARKING		61 PS	63 PS INSIDE PROPERTY	REQUIRED GUEST PARKING INSIDE PROPERTY
STREET PARKING			NONE	
EV CHARGING STATIONS	10% OF THE REQUIRED PARKING SPACES	6 EVCS	6 EVCS	
BIKECYCLE RACKS AND STORAGE	ONE BIKECYCLE SPACE EVERY 15 REQUIRED PARKING SPACES	BIKES: 61/15 = 4 BS	9 BS	
HANDICAP / VAN		2 HC	2 HC	
LOADING SPACE	OVER 50 DU	1	1	

**LEGAL DESCRIPTION**  
FULFORD BY THE SEA SEC F PB 8-64  
LOTS 3 & 4 BLK 67  
LOT SIZE 12,500 SQUARE FEET  
COC 26201-2593 02 2008 5

ZONING TABLE

SCALE:



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YAIR MARINOVSKY

#	DESCRIPTION	DATE
2	REVISION	02.01.21
3	REVISION	11.09.21

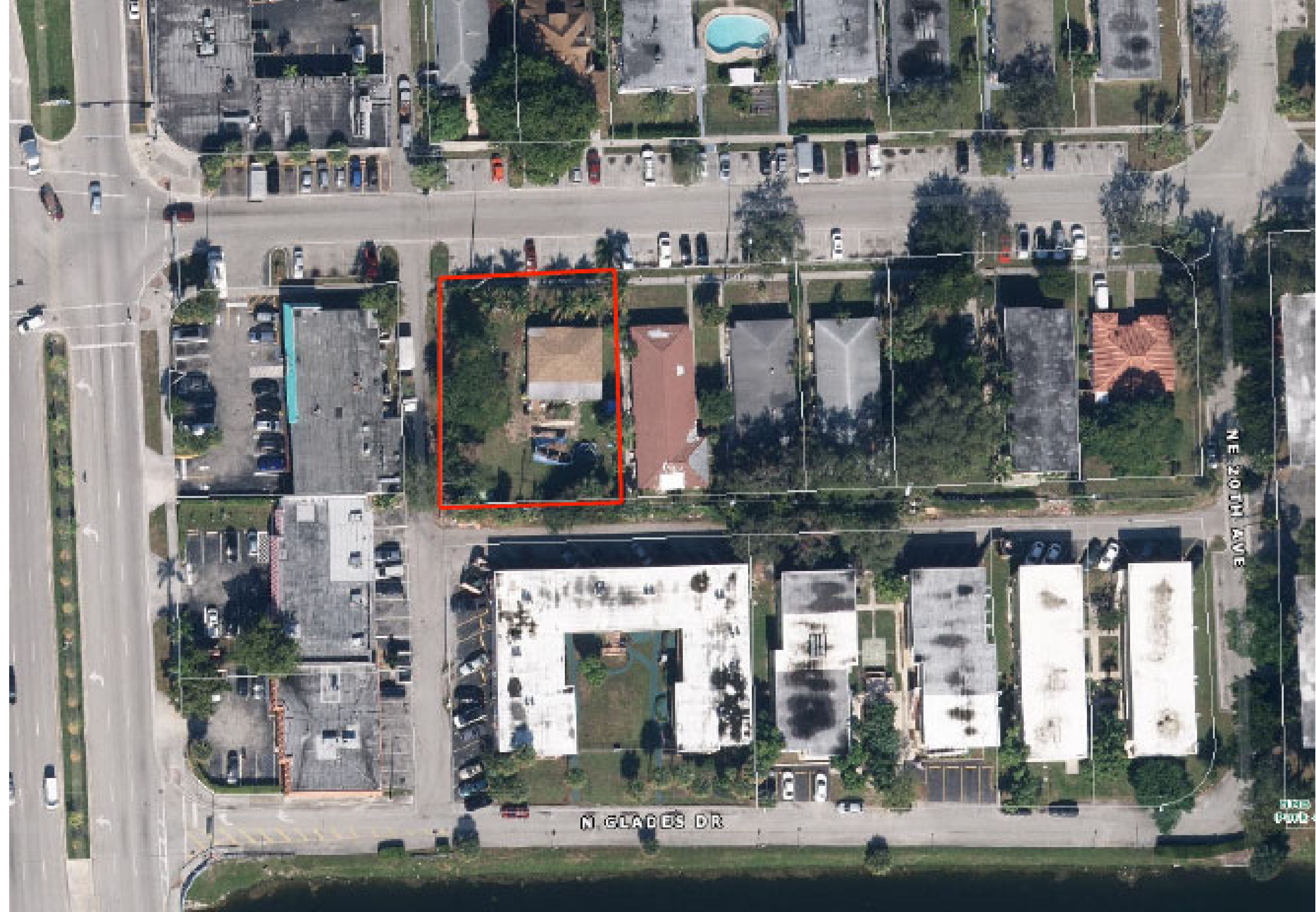
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ZONING TABLE

A-0.01



LOCATION MAP

SCALE:



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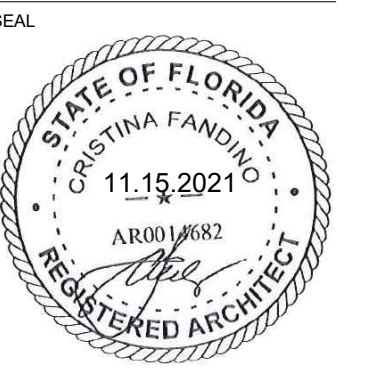
LOCATION MAP



- MU/TC - FULFORD MIXED USE TOWN
- C-F - COMMUNITY FACILITY
- RM-23 - RESIDENTIAL LOW RISE MULTI-FAMILY MEDIUM DENSITY
- RO - RESIDENTIAL OFFIC DISTRIC
- RS-4 - RESIDENTIAL SINGLE FAMILY (5,000 SF MIN )

ZONING DESIGNATION

SCALE:



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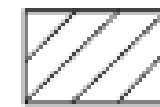
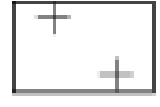


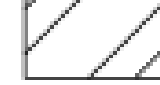
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**ZONING DESIGNATION**

**A-0.03**



- |   |                                      |   |                     |
|---|--------------------------------------|---|---------------------|
|  | LOW DENSITY MULTI-FAMILY             |  | TWO-FAMILY DUPLEXES |
|  | OFFICE                               |  | SINGLE-FAMILY       |
|  | COMMERCIAL, SHOPPING CENTERS, STADIA |   |                     |

 ADJACENT PROPERTY LAND USE SCALE:



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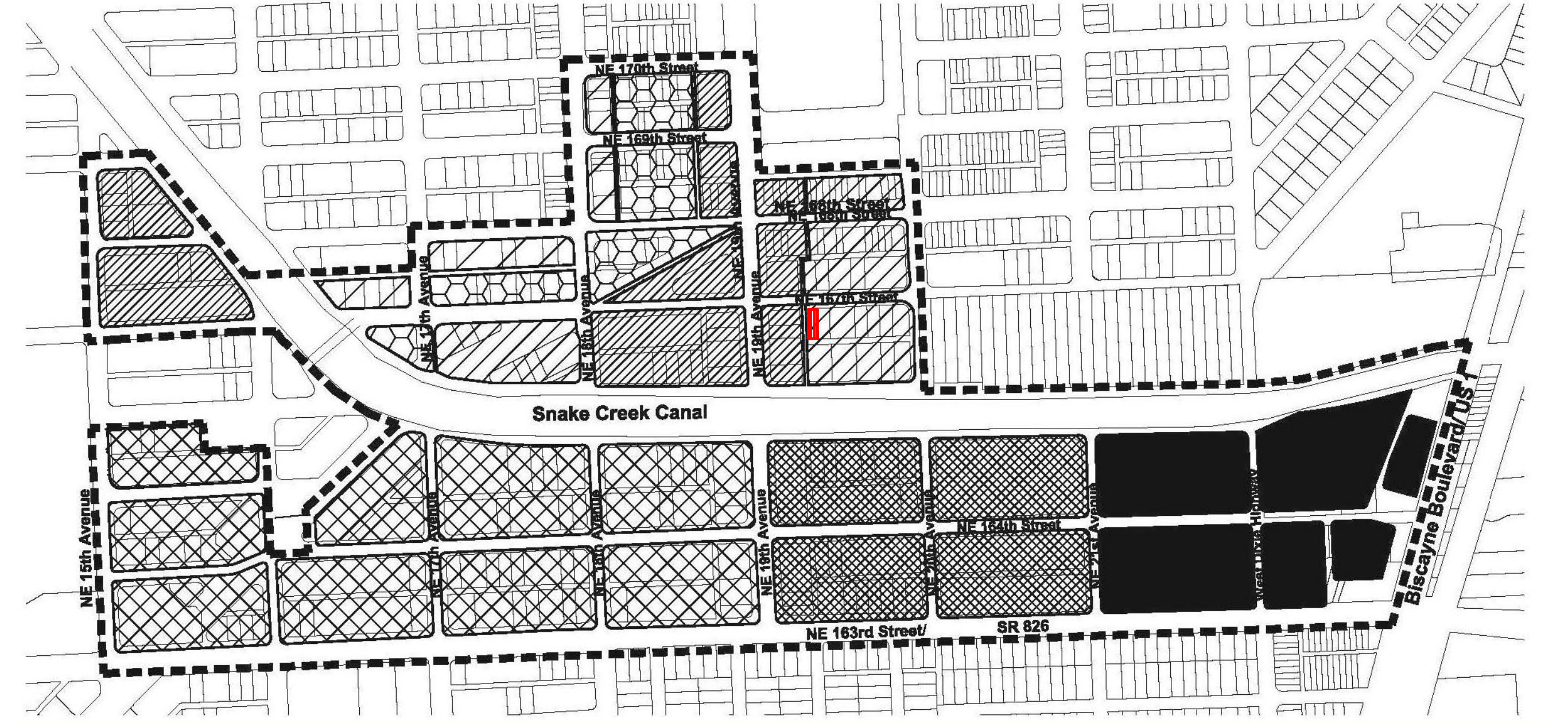
ADJACENT  
 PROPERTY LAND USE

**A-0.04**



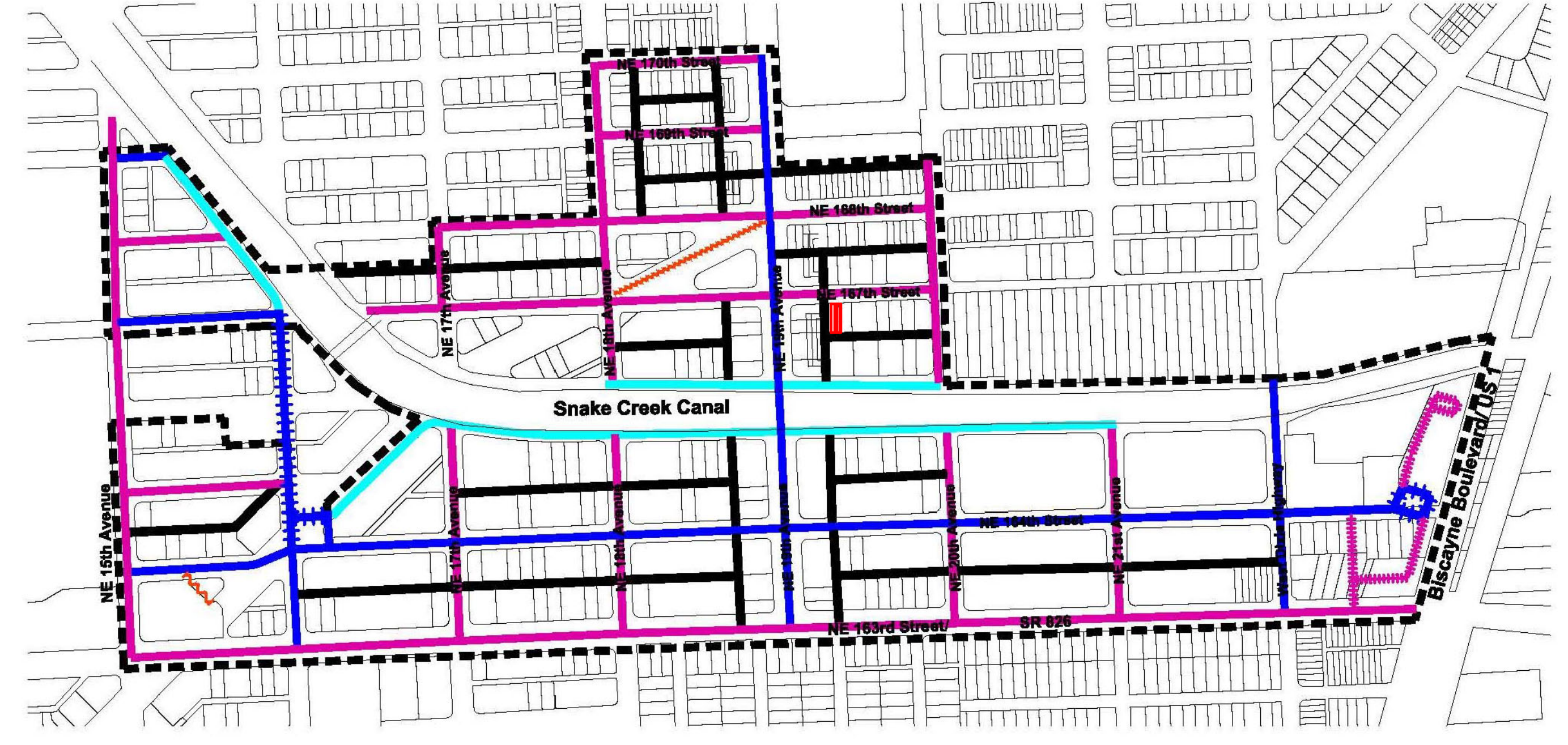
**FIGURE MUTC - 1:  
SUB-AREAS REGULATING PLAN**

- CORE SUB-AREA
- TRANSITION SUB-AREA
- EDGE SUB-AREA
- DISTRICT BOUNDARY



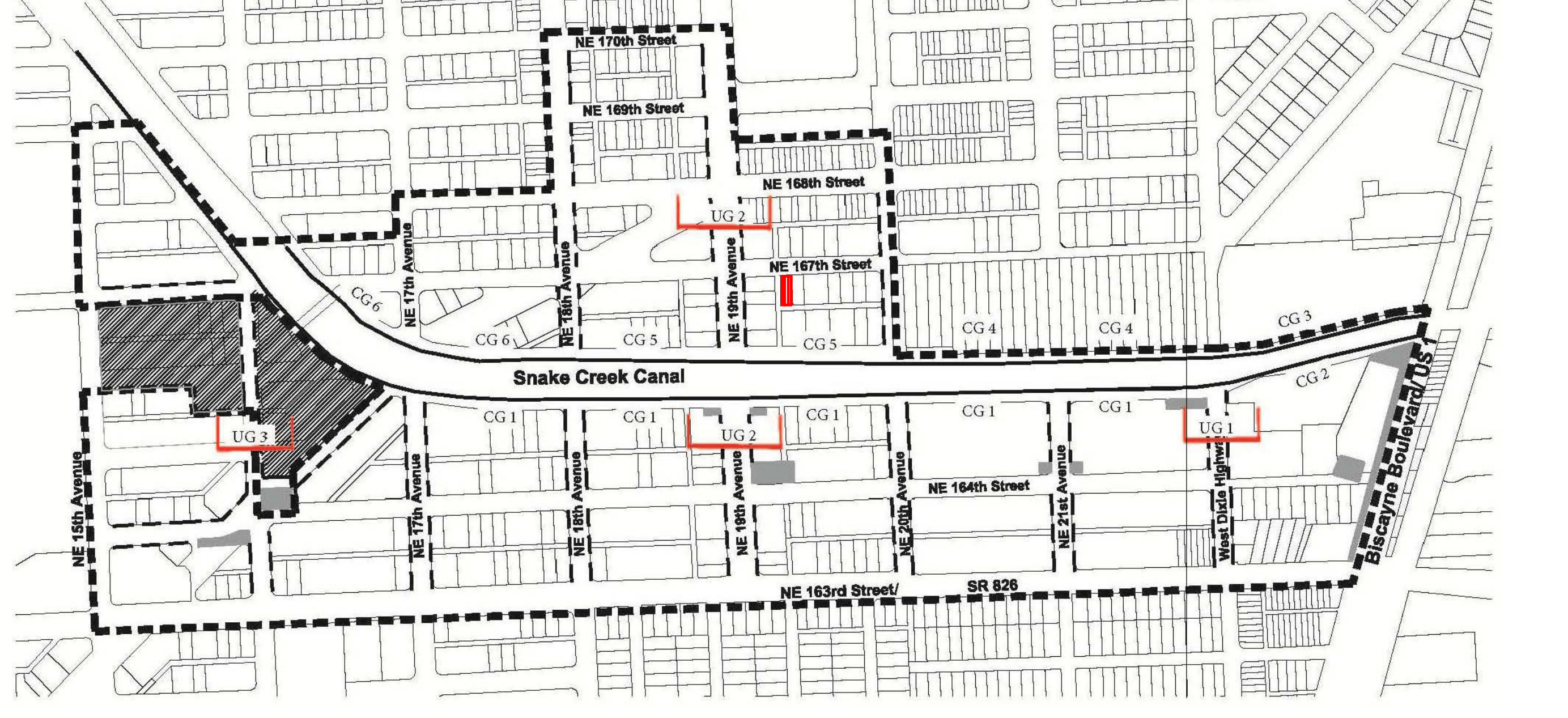
**FIGURE MUTC - 4:  
BUILDING HEIGHTS REGULATING PLAN**

- MAXIMUM 30 STORIES/375 FEET
- MAXIMUM 25 STORIES/315 FEET
- MAXIMUM 20 STORIES/255 FEET
- MAXIMUM 15 STORIES/195 FEET
- MAXIMUM 8 STORIES/110 FEET
- DISTRICT BOUNDARY
- MAXIMUM 6 STORIES/85 FEET
- MAXIMUM 3 STORIES/35 FEET



**FIGURE MUTC - 2:  
STREET NETWORK CONNECTIVITY  
REGULATING PLAN**

- EXISTING PRIMARY A STREET
- NEW PRIMARY A STREET
- EXISTING PRIMARY B STREET
- EXISTING SECONDARY STREET
- NEW SECONDARY STREET
- EXISTING TERTIARY STREET TO BE VACATED (FOR ASSEMBLY OF PARCELS ONLY)
- EXISTING ALLEY TO BE VACATED (FOR ASSEMBLY OF PARCELS ONLY)
- DISTRICT BOUNDARY



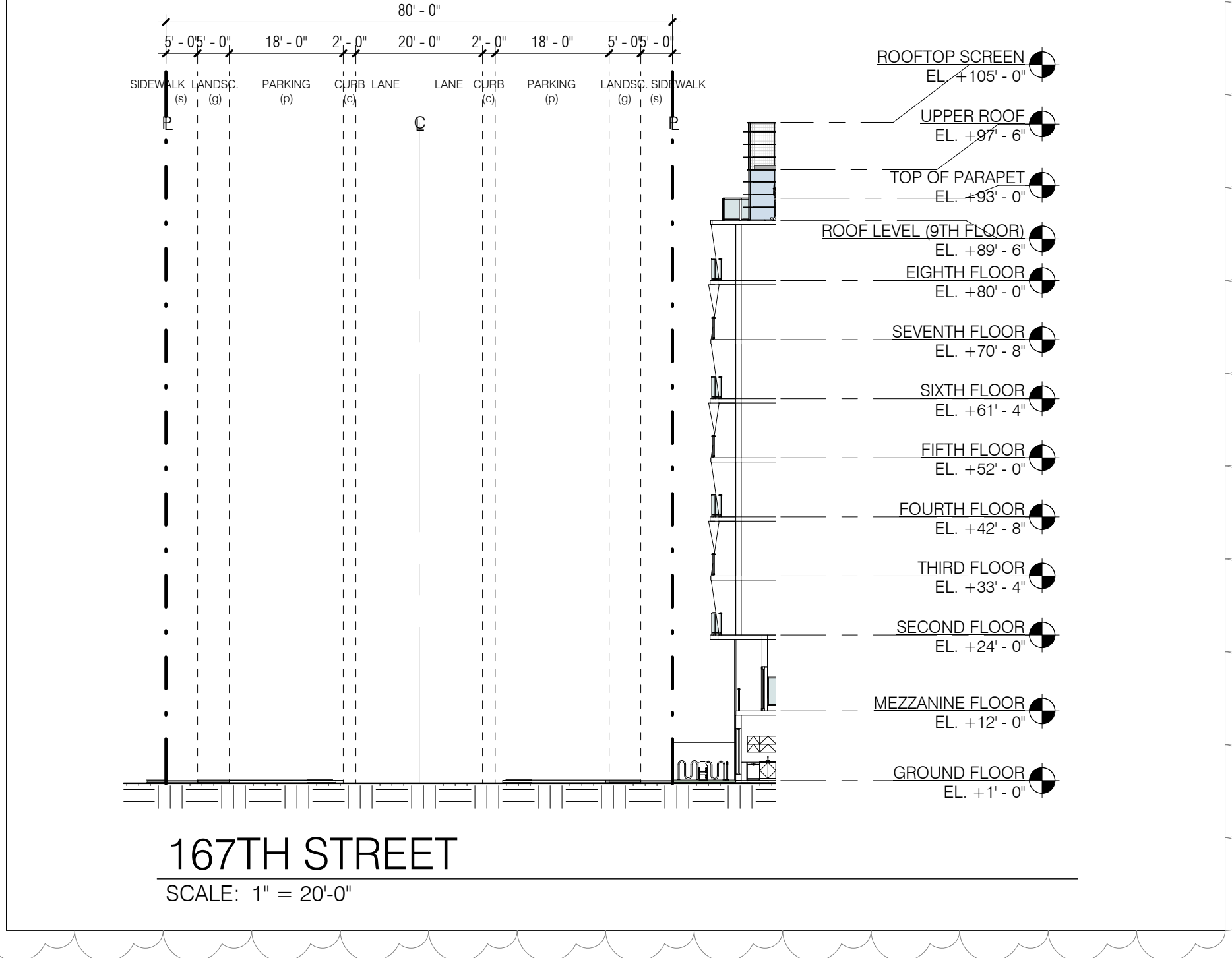
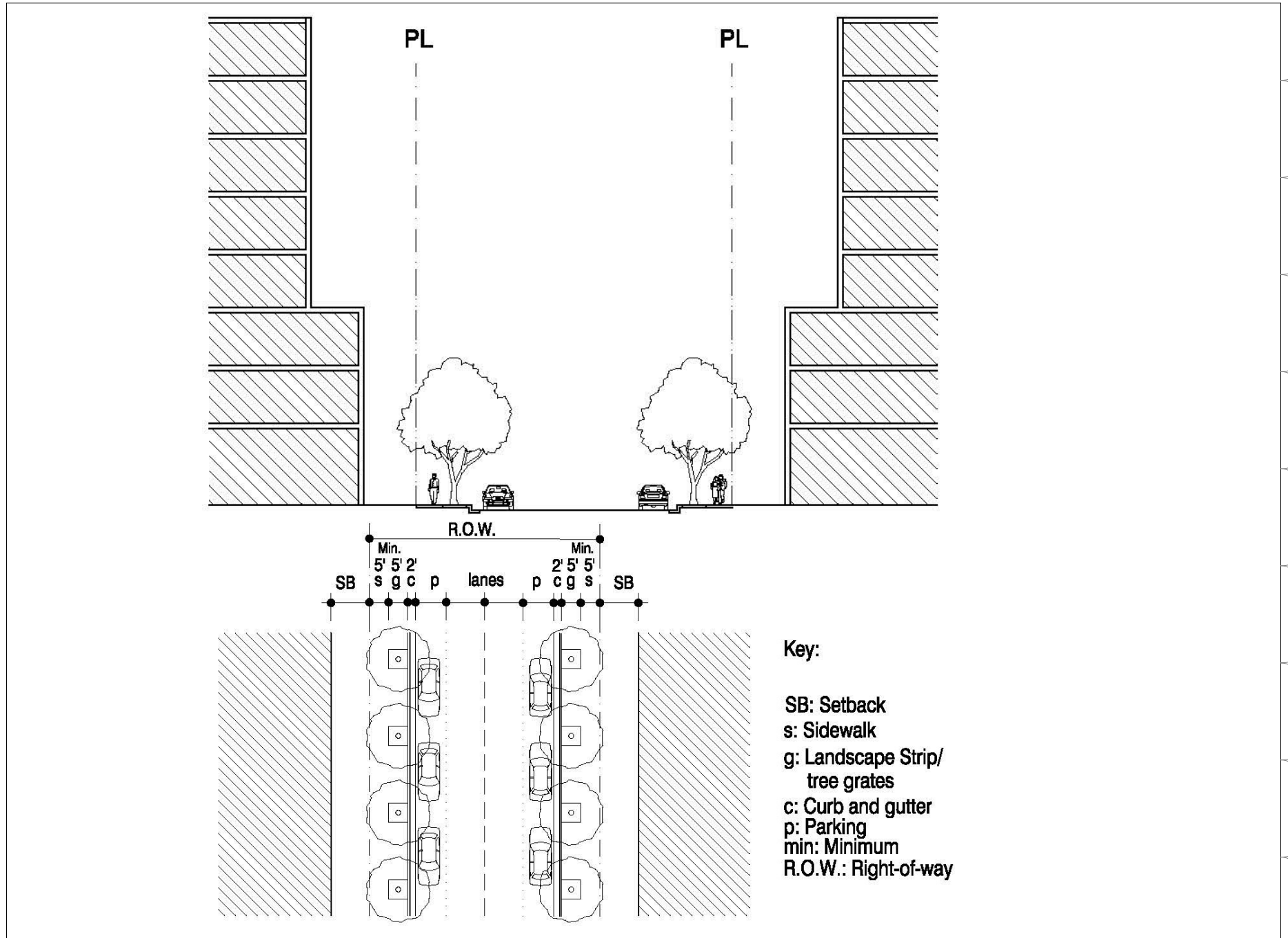
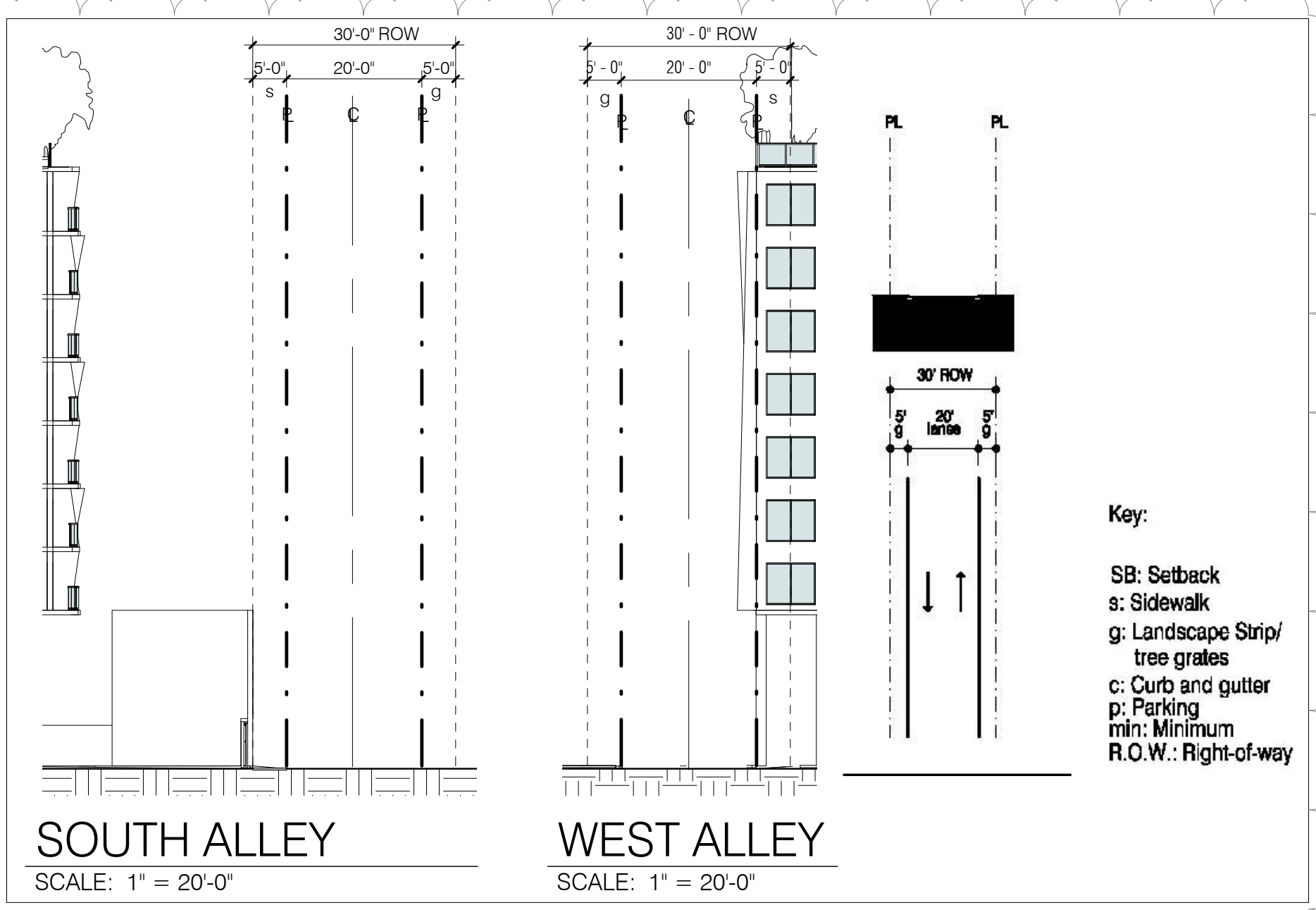
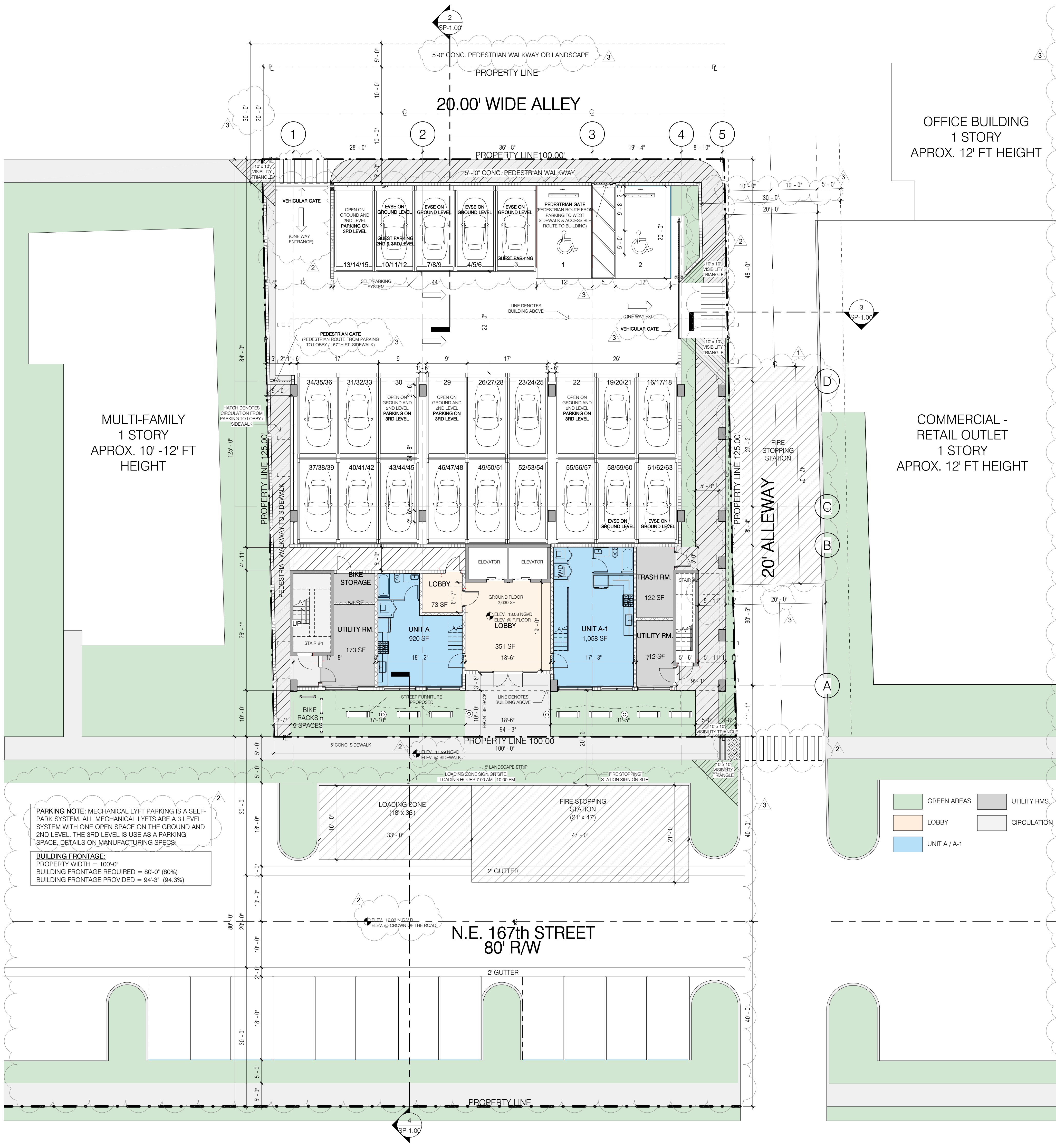
**FIGURE MUTC - 3:  
DESIGNATED PUBLICLY ACCESSIBLE OPEN SPACES AND GREENWAY  
SYSTEMS REGULATING PLAN**

- EXISTING DESIGNATED PUBLIC OPEN SPACE
- NEW DESIGNATED OPEN SPACE
- DESIGNATED URBAN GREENWAY
- DESIGNATED CANAL GREENWAY AND TRAILS
- DISTRICT BOUNDARY



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**SITE PLAN**

SCALE: As indicated

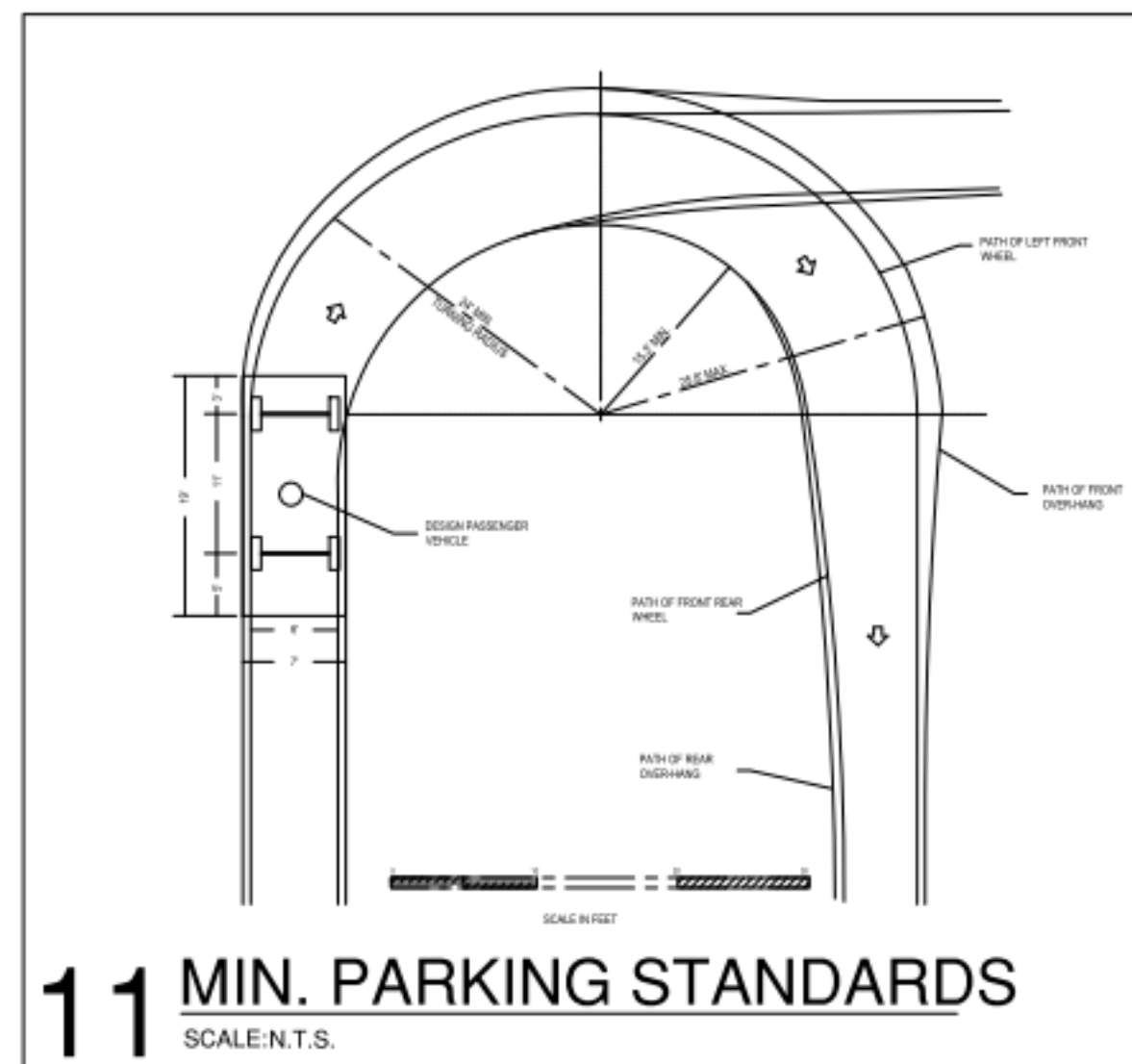
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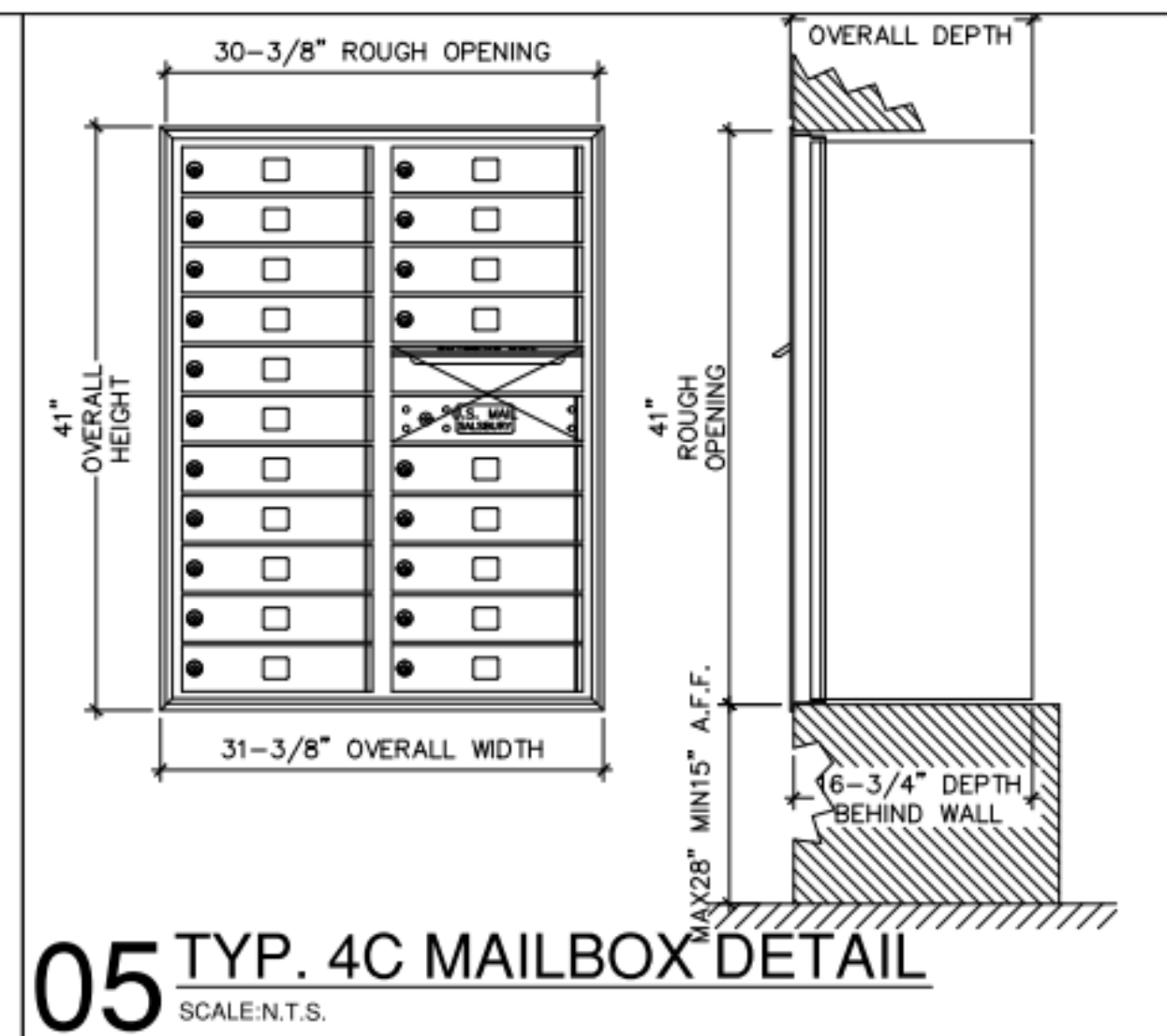
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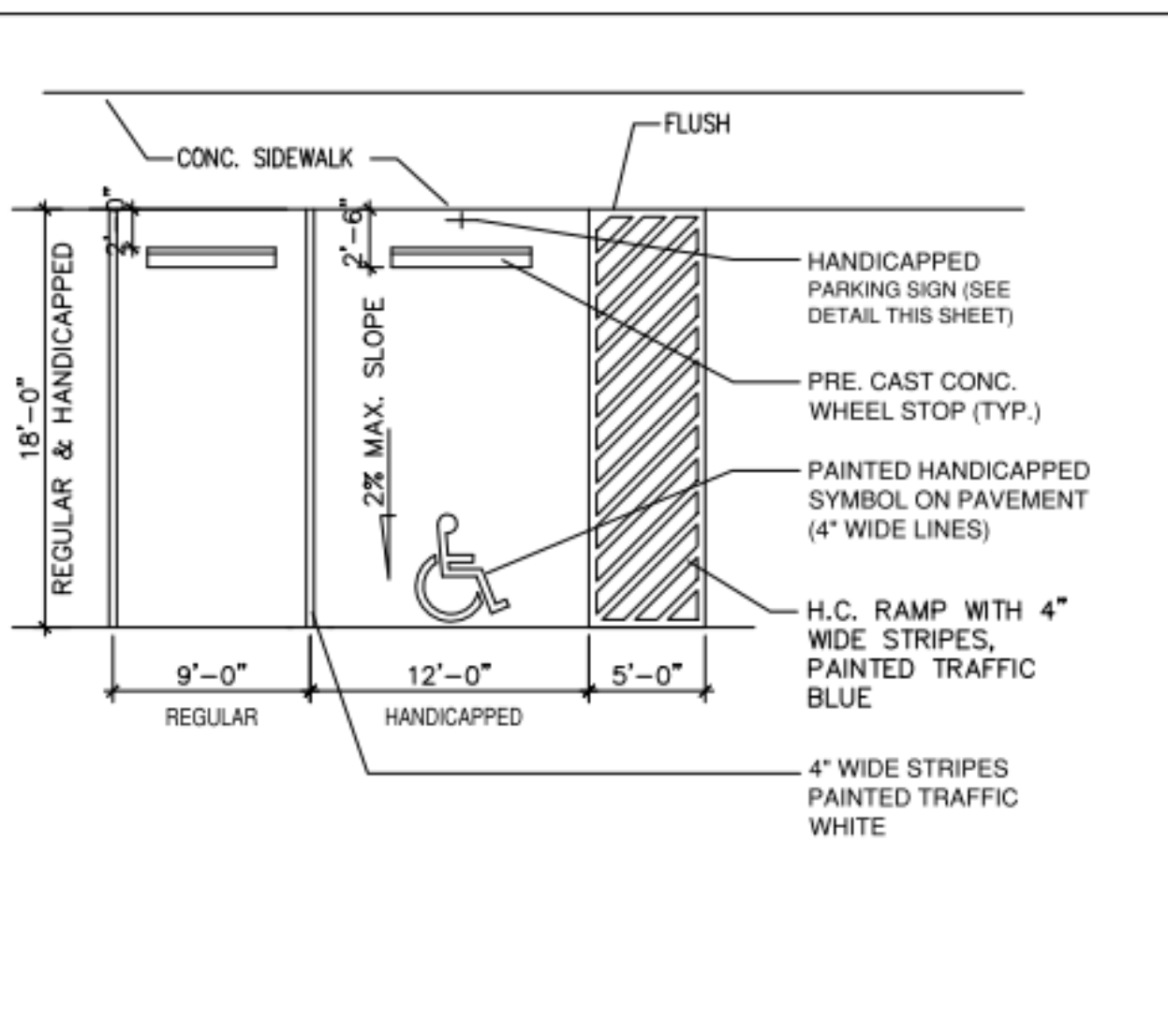




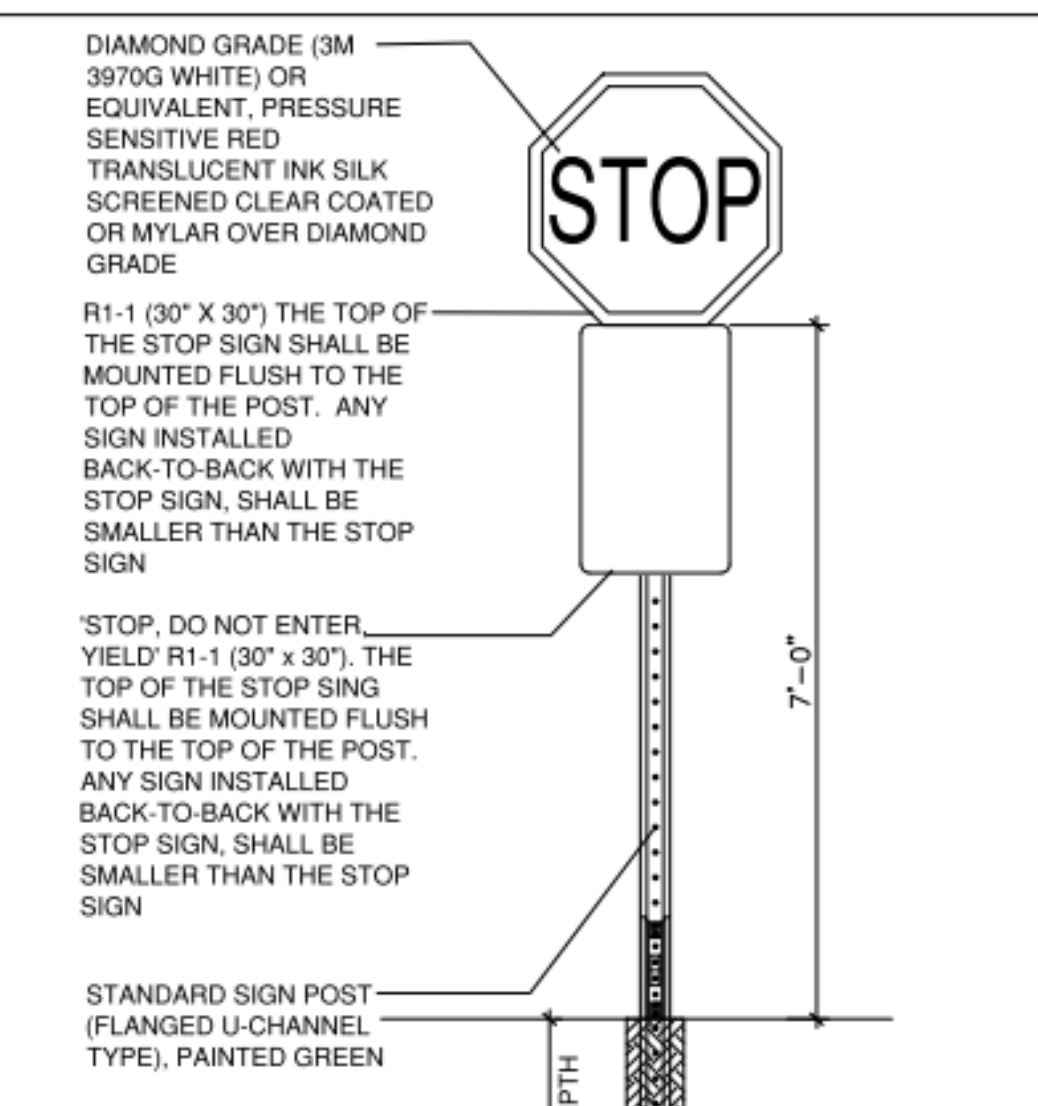
**11 MIN. PARKING STANDARDS**  
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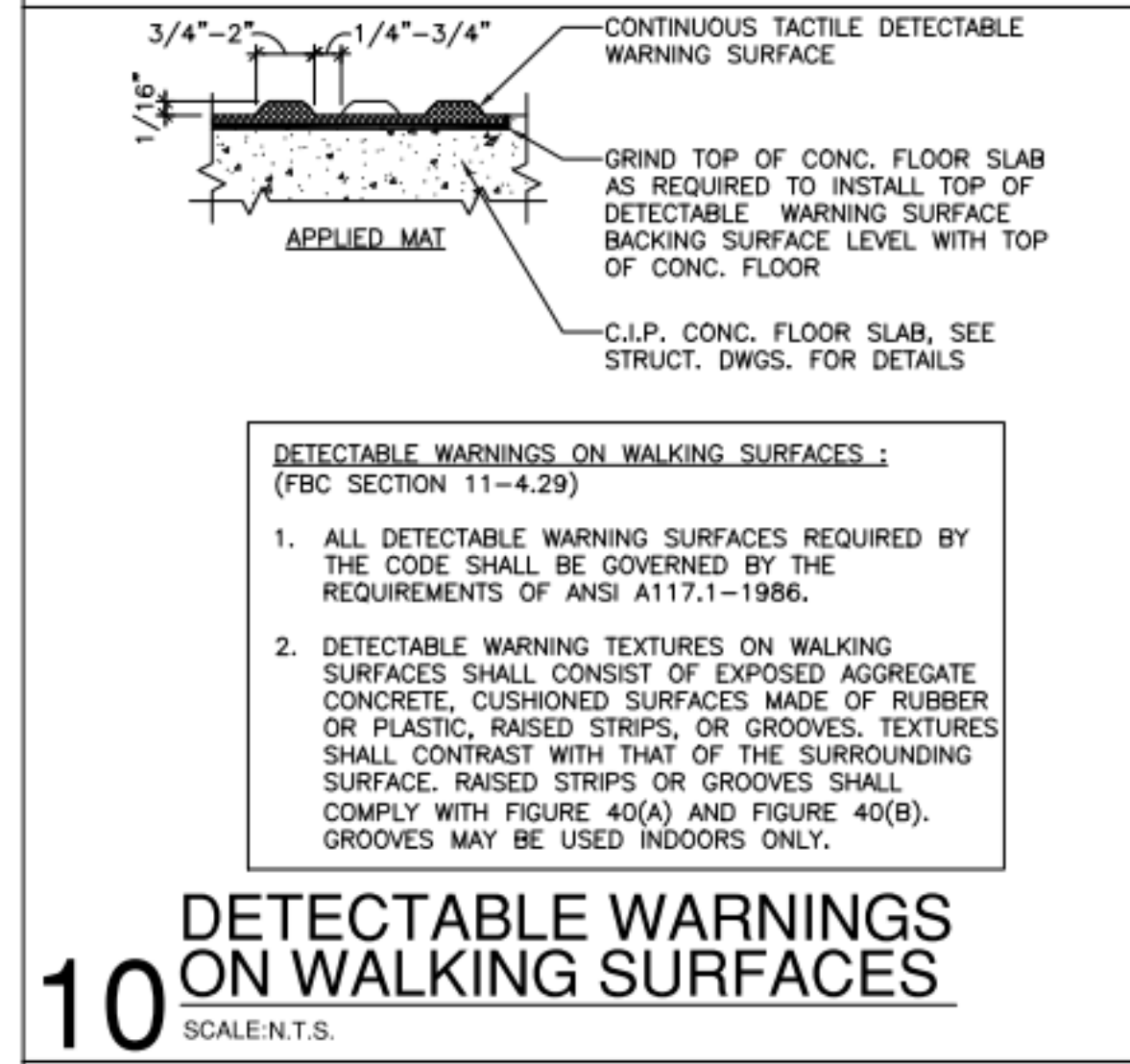
**05 TYP. 4C MAILBOX DETAIL**  
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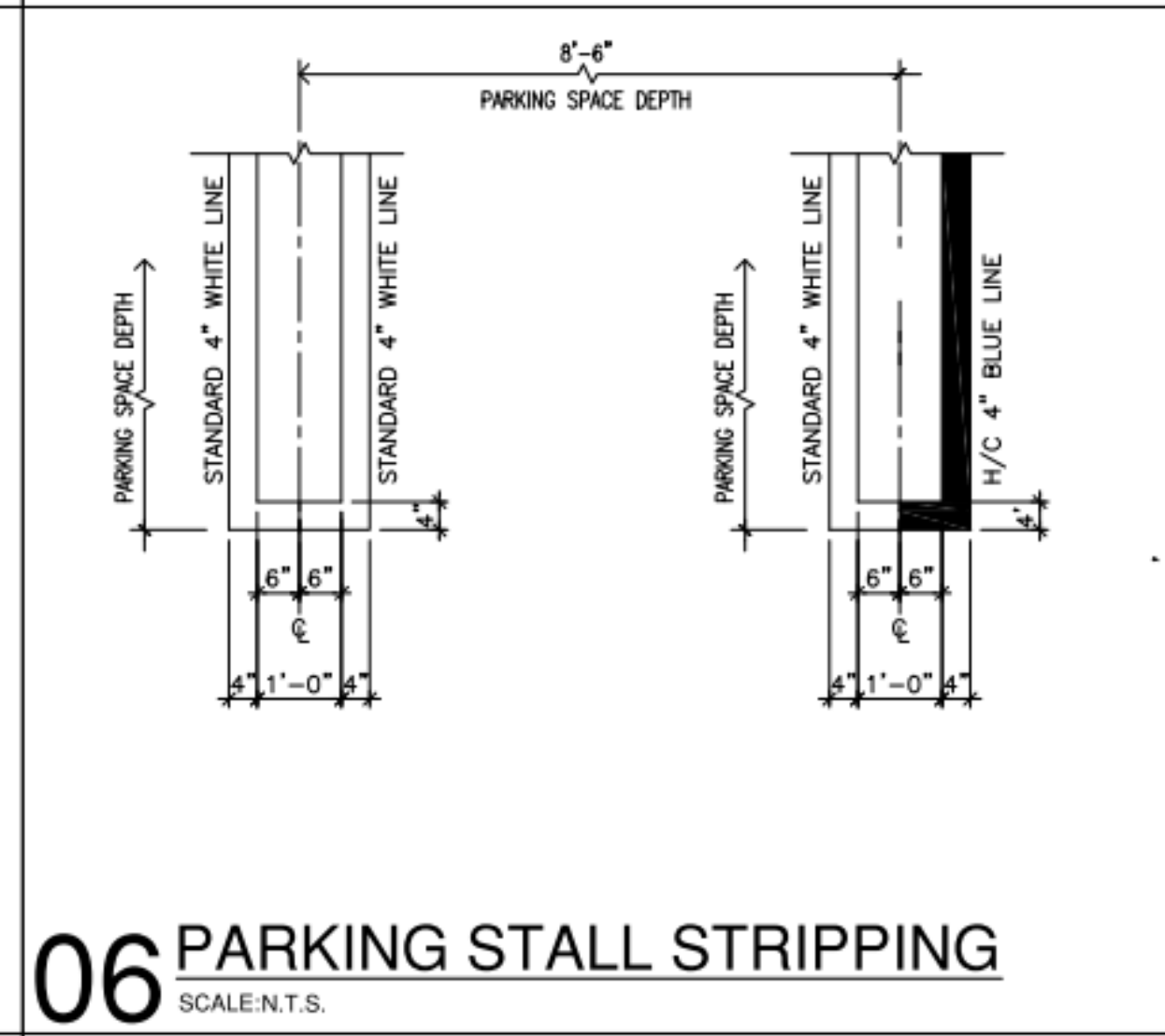
**01 TYP. ACCESSIBLE PARKING SIGN DETAIL**  
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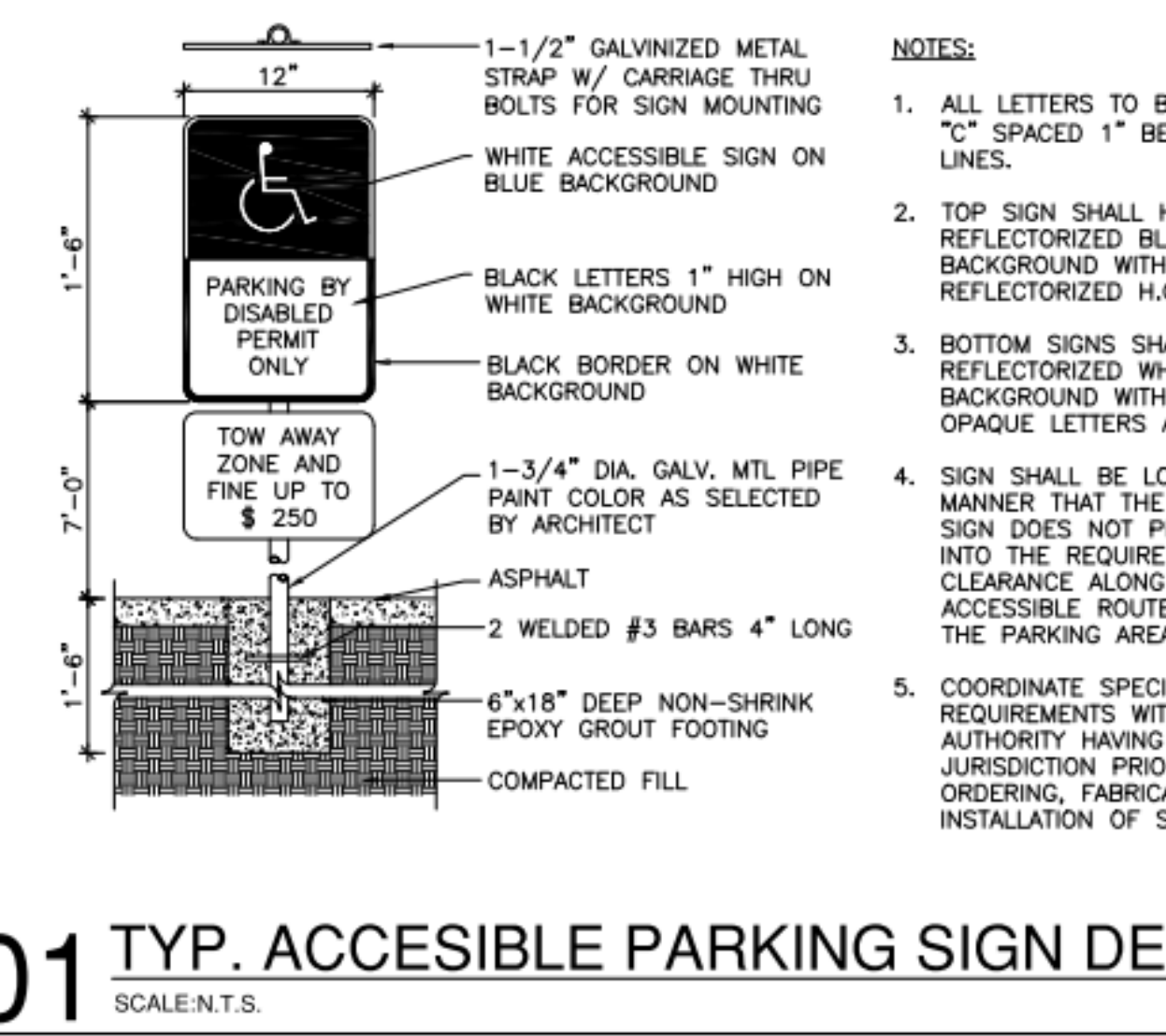
**03 TYP. WHEEL STOP DETAIL**  
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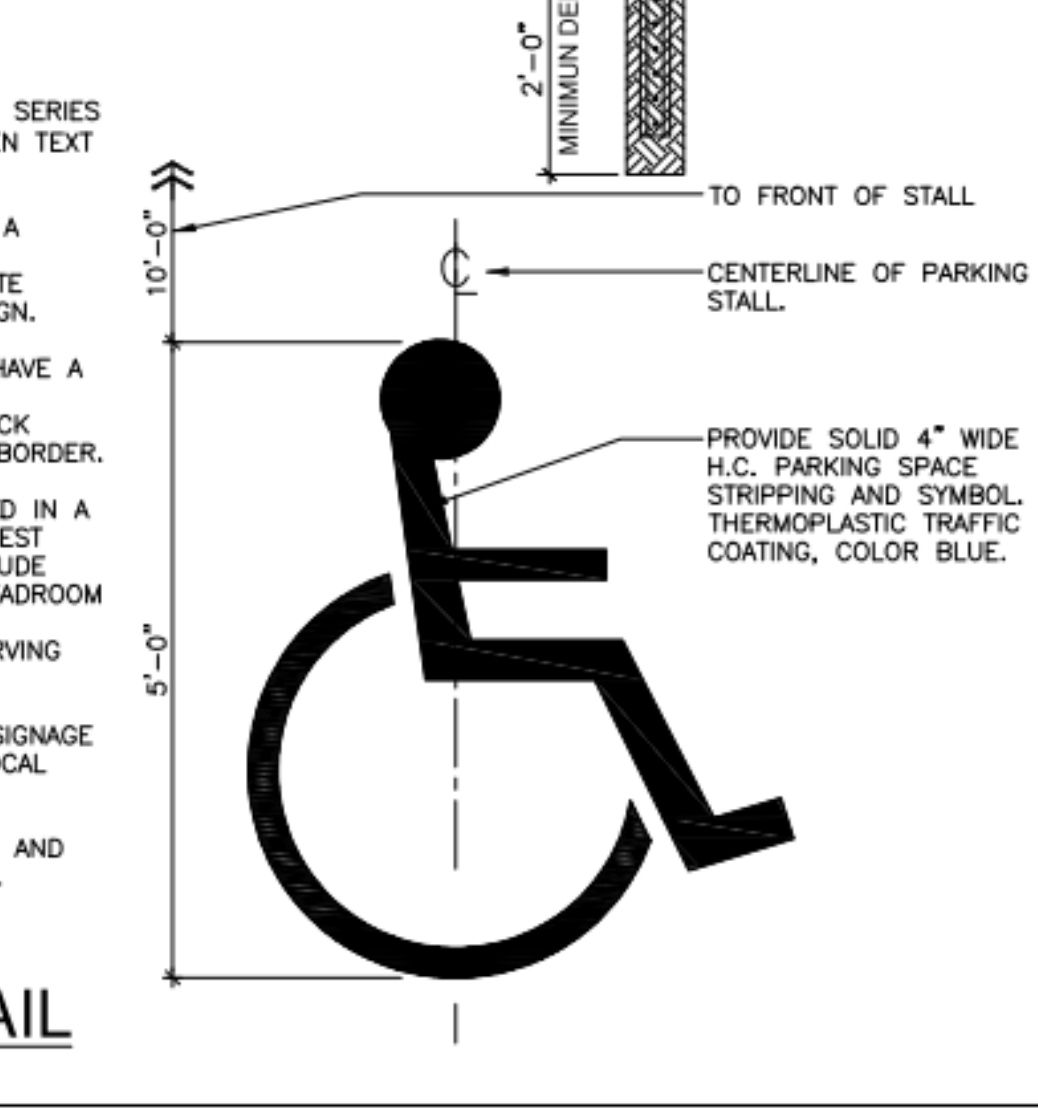
**10 DETECTABLE WARNINGS ON WALKING SURFACES**  
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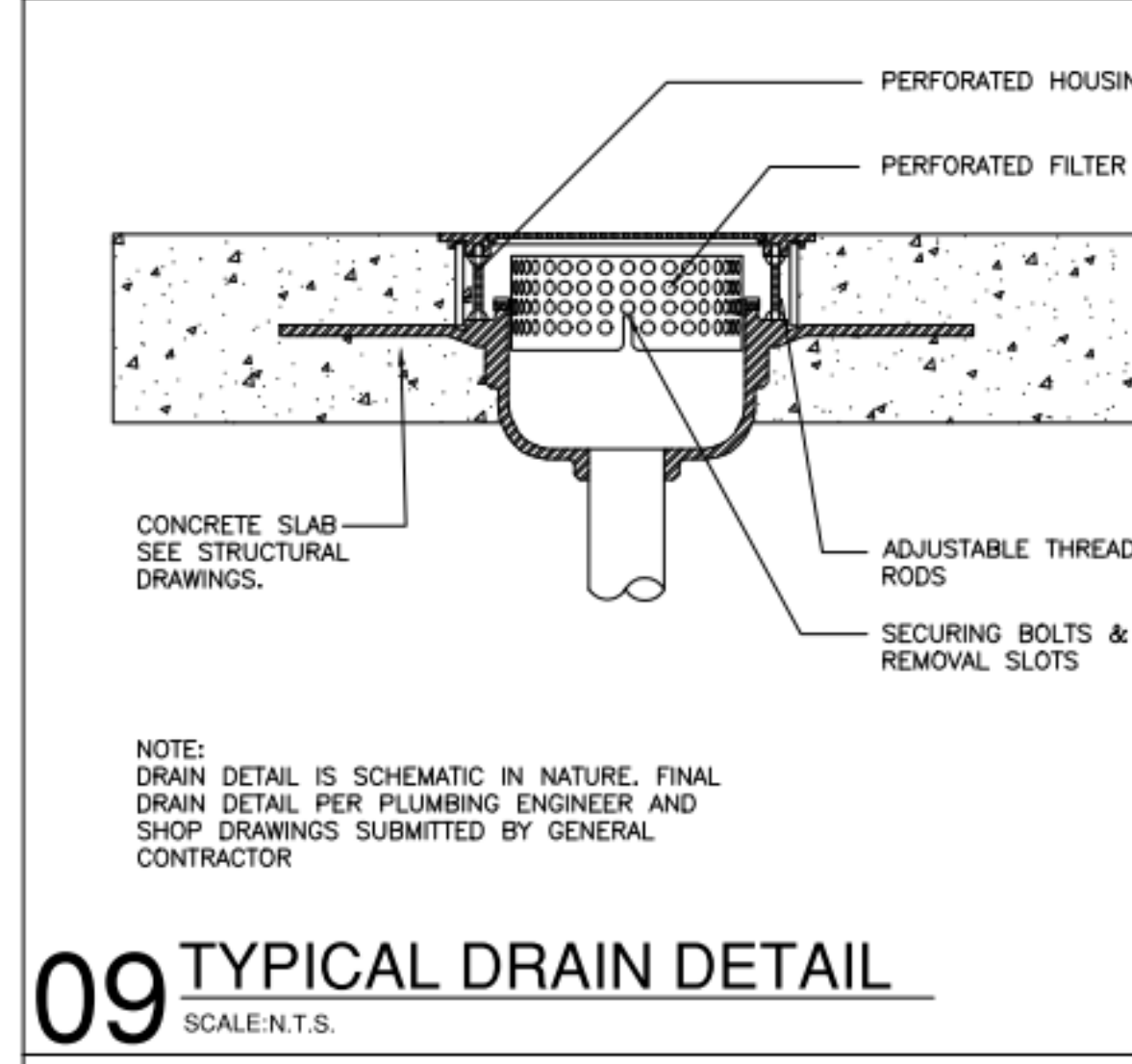
**06 PARKING STALL STRIPPING**  
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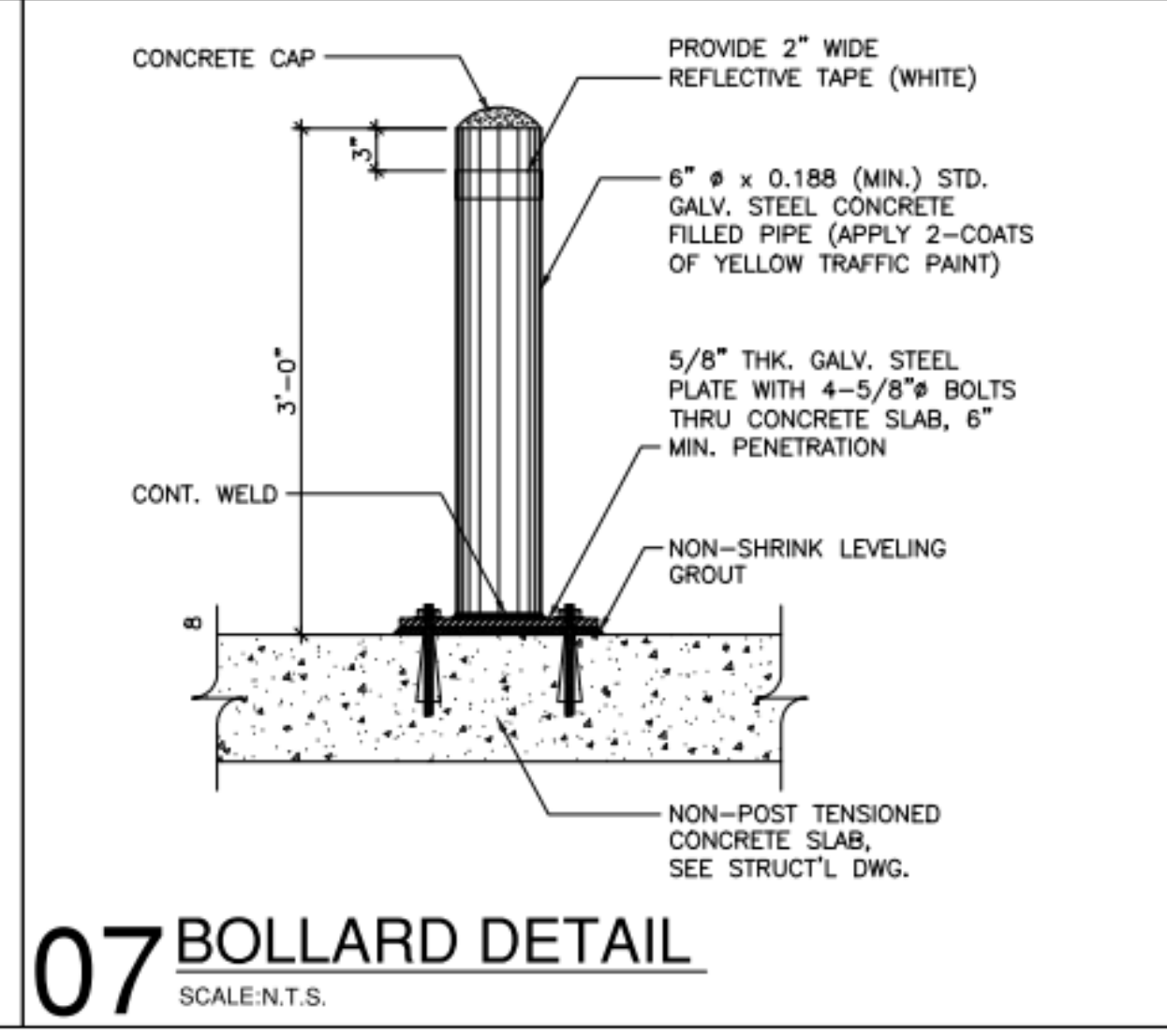
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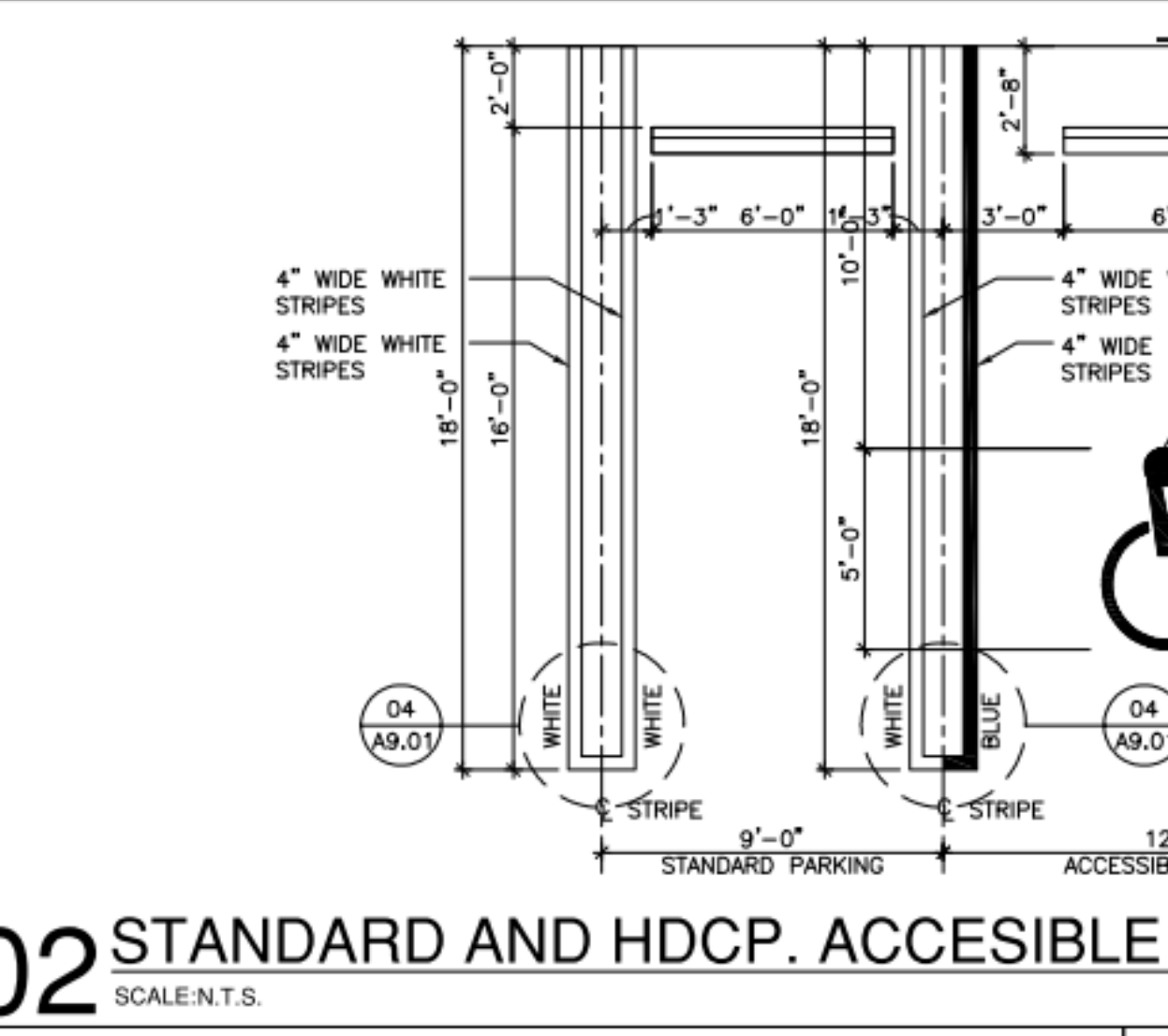
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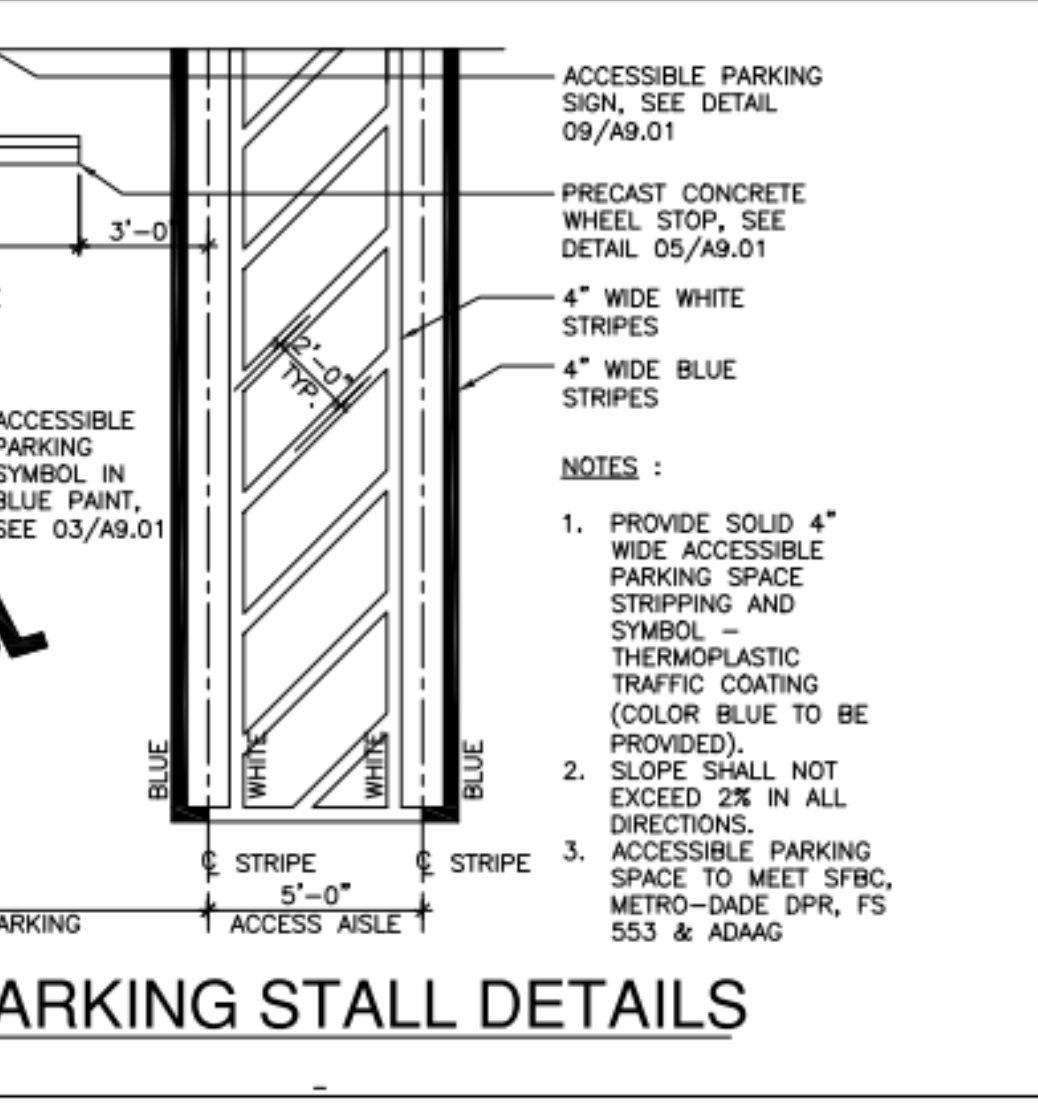
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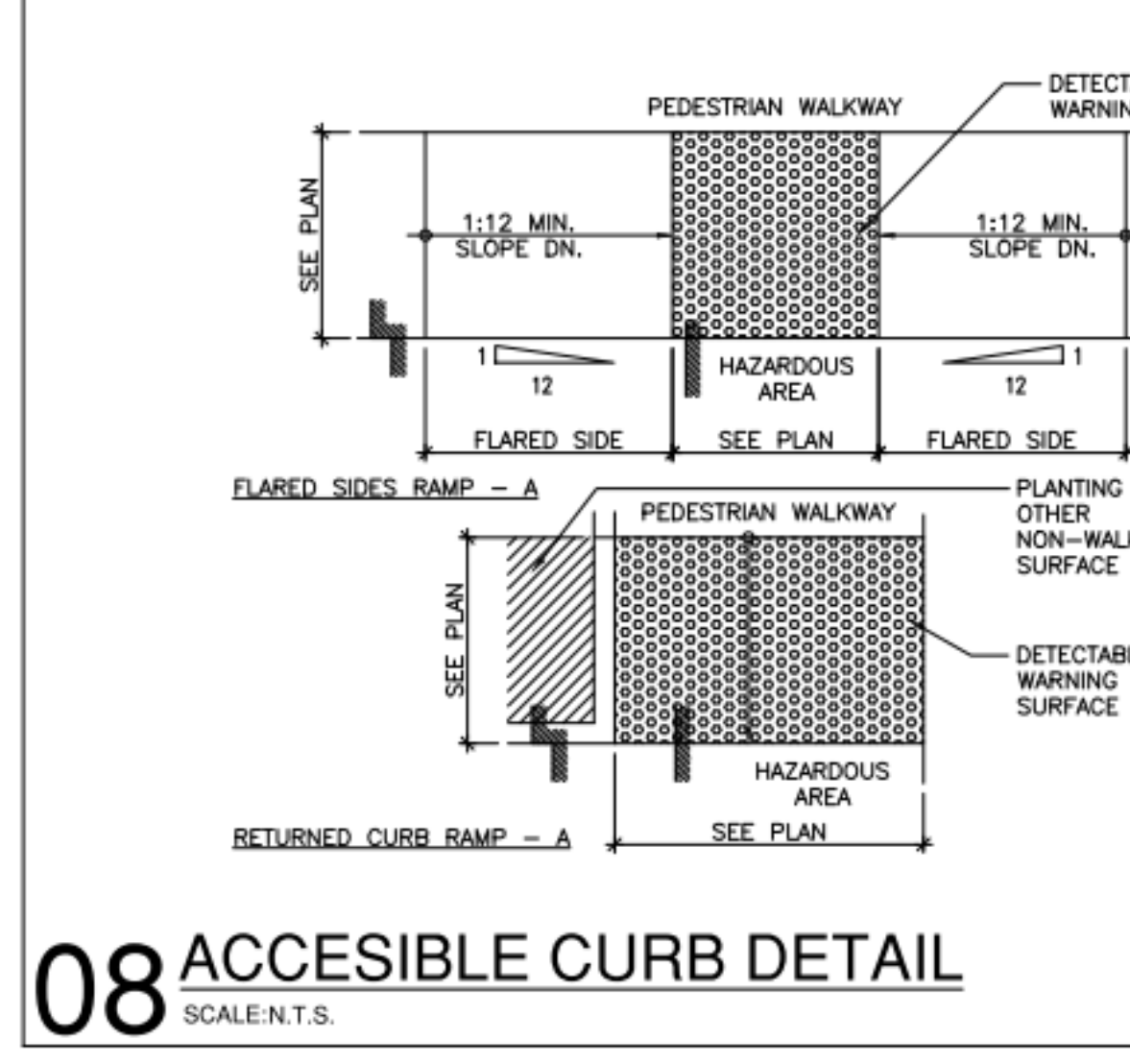
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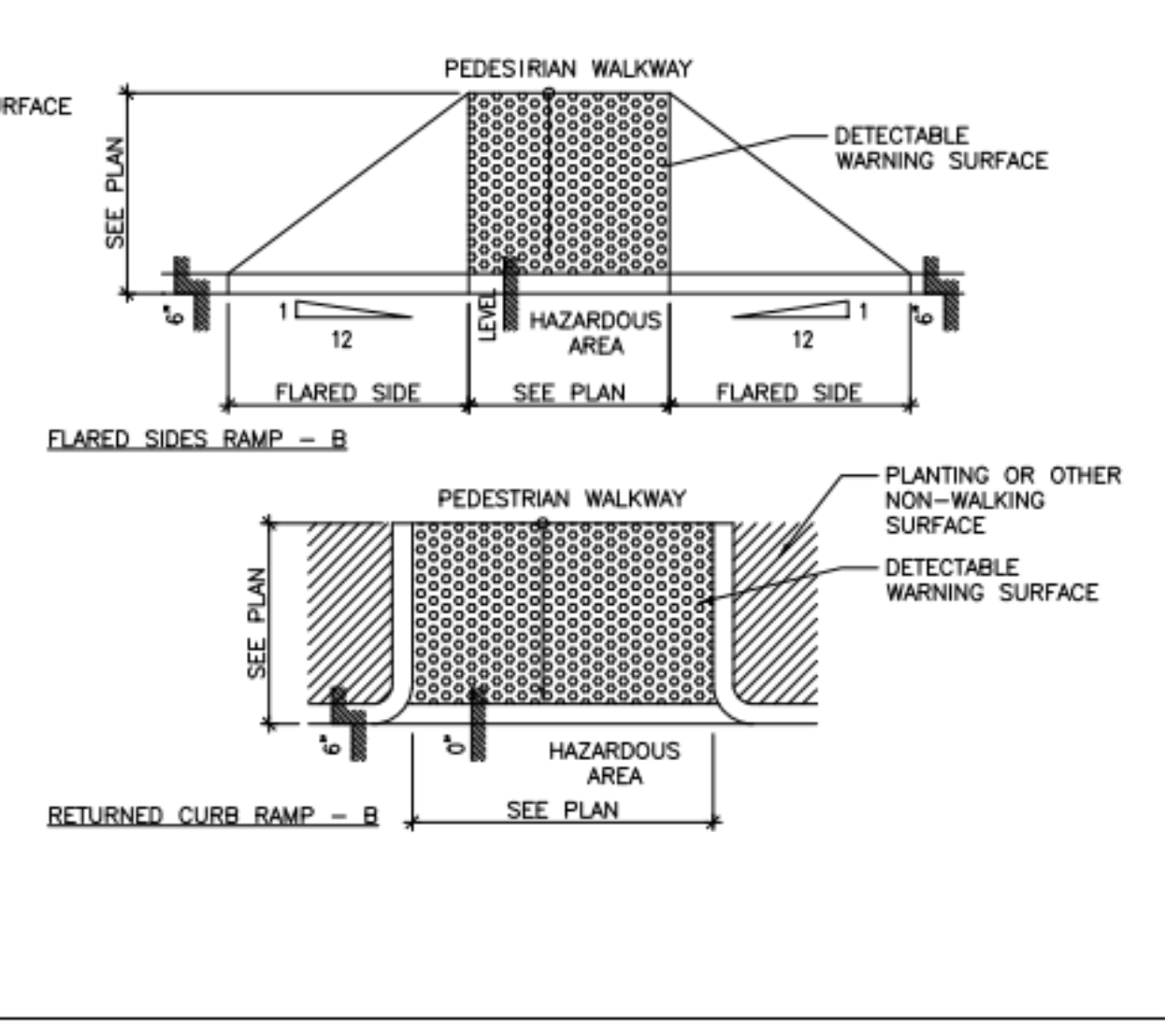
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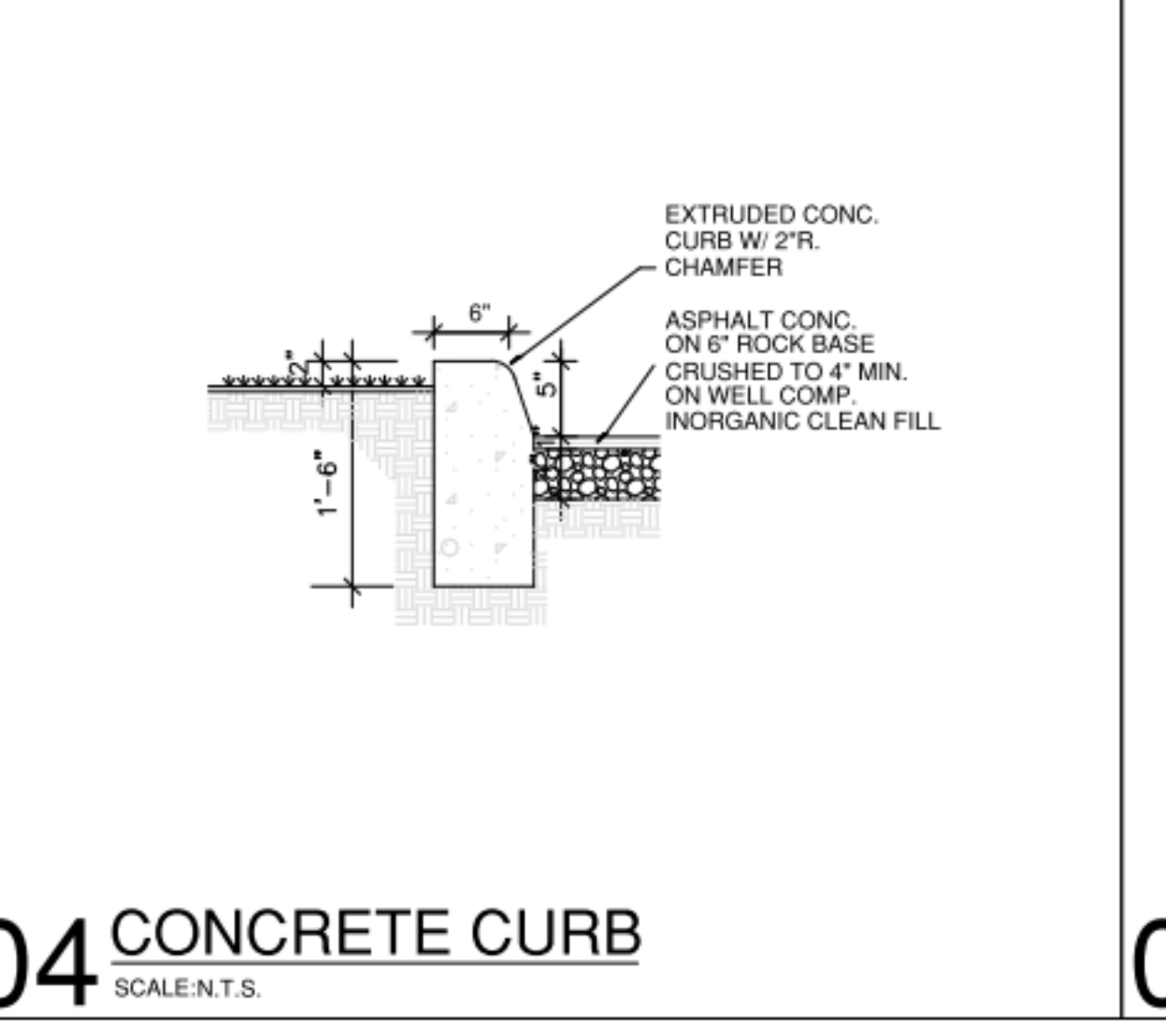
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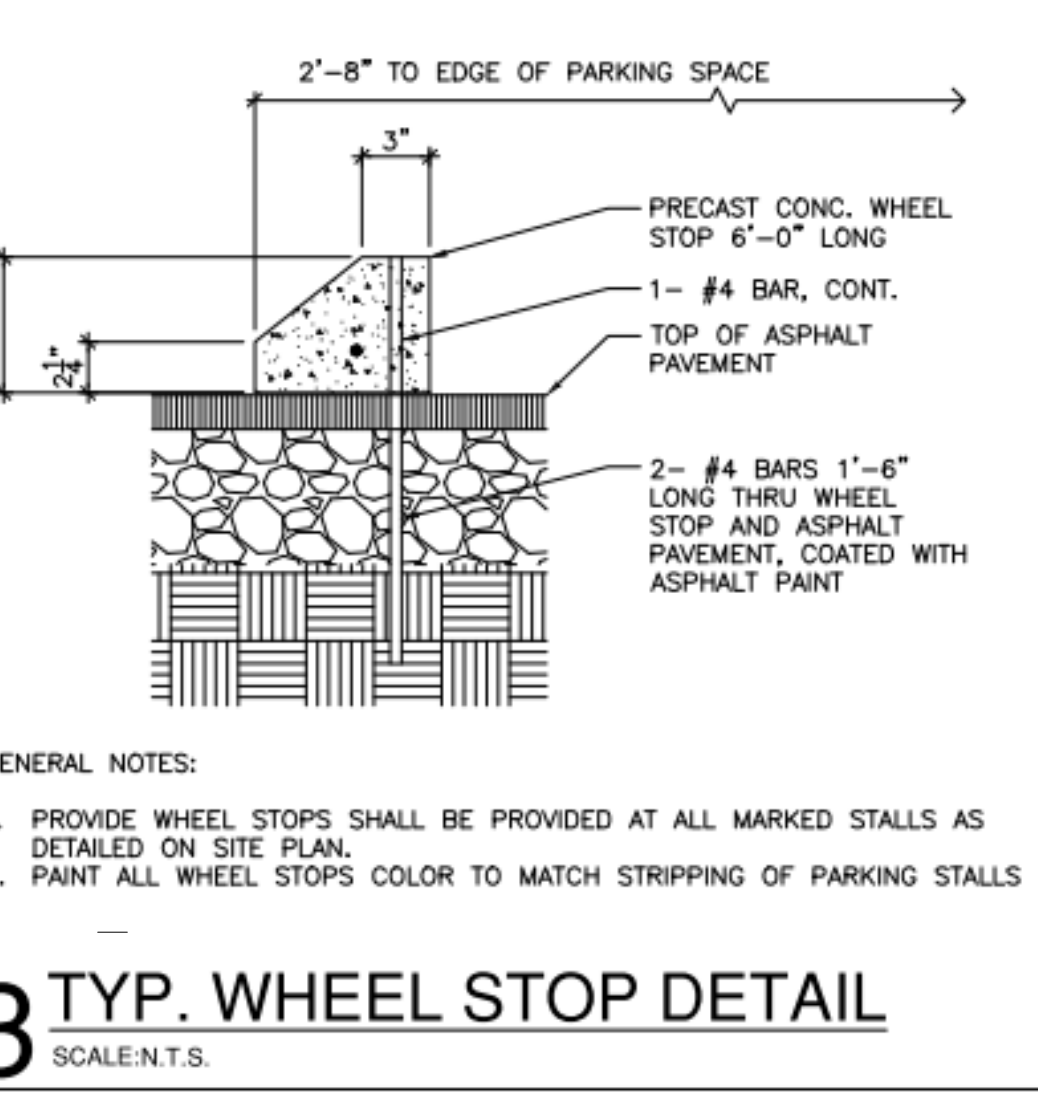
**08 ACCESSIBLE CURB DETAIL**  
SCALE: N.T.S.



**08 ACCESSIBLE CURB DETAIL**  
SCALE: N.T.S.

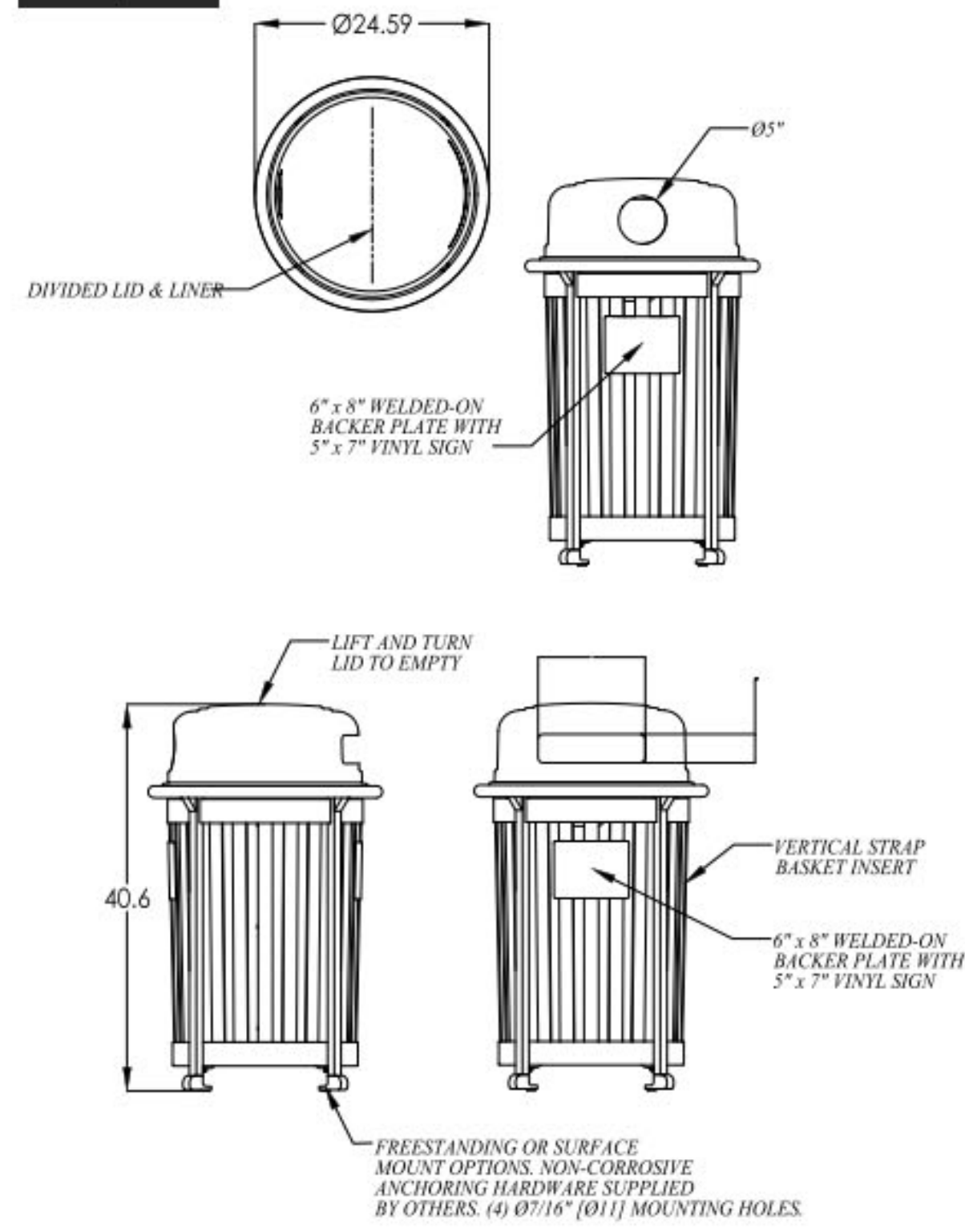


**04 CONCRETE CURB**  
SCALE: N.T.S.



**03 TYP. WHEEL STOP DETAIL**  
SCALE: N.T.S.

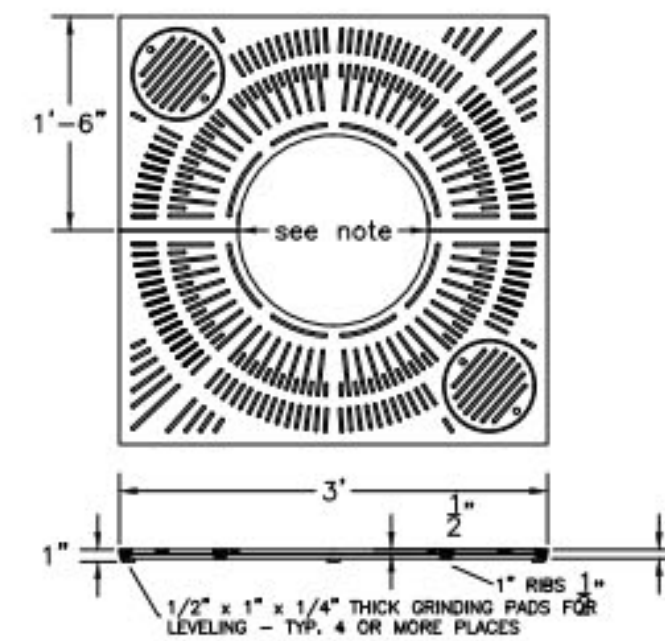
Scarborough™  
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Product Drawing  
Resin: 30/Gal. Side Opening, Vertical Strip, Dual Use, 56, Diameter Opening/56  
Date: 11/15/2018  
www.landscapeforms.com Ph: 800.521.2346



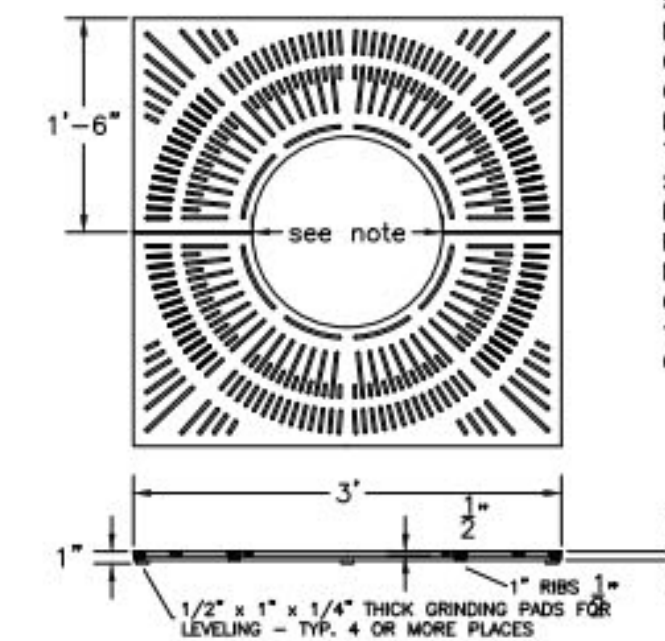
**12** SCARBOROUGH TRASH RECEPTACLE  
SCALE: N.T.S.

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TREE GRATE #M3618-1  
STYLE: STARBURST SERIES 1



TREE GRATE #M3614-1  
STYLE: STARBURST SERIES 1

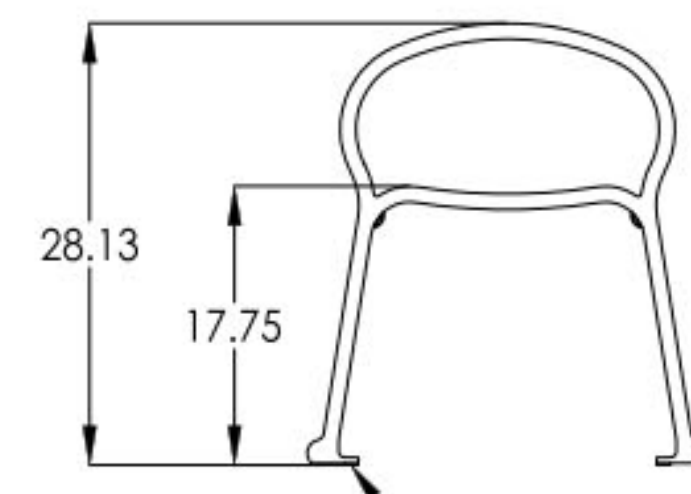
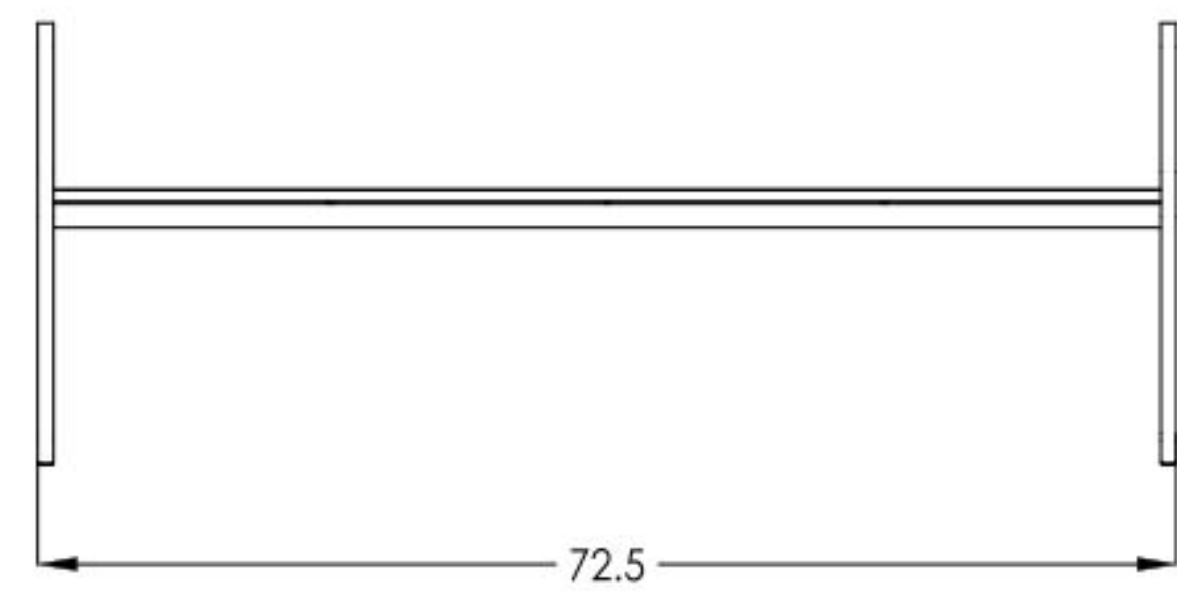
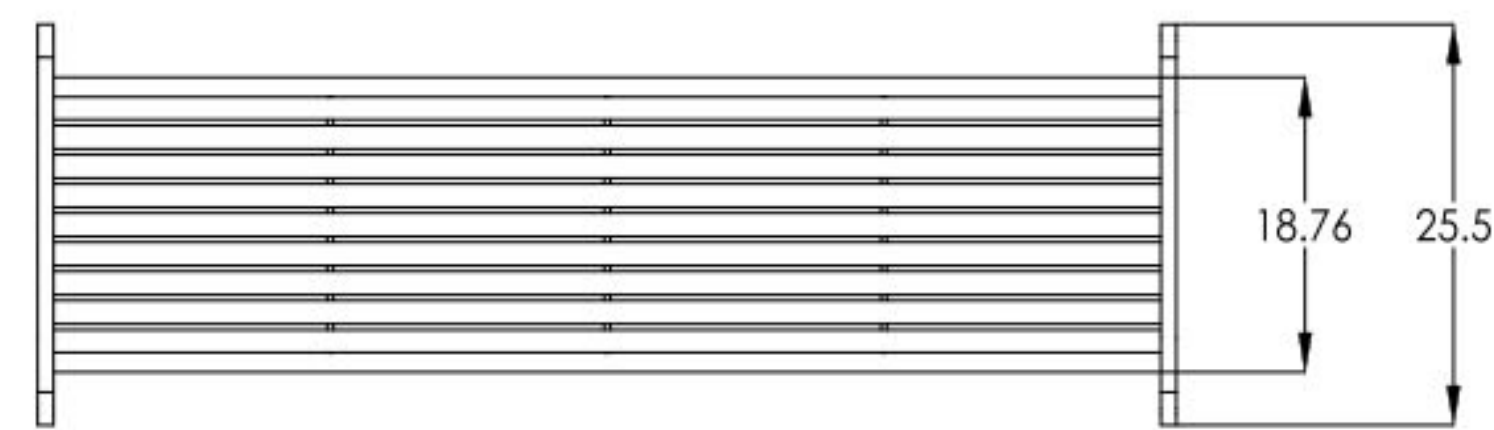
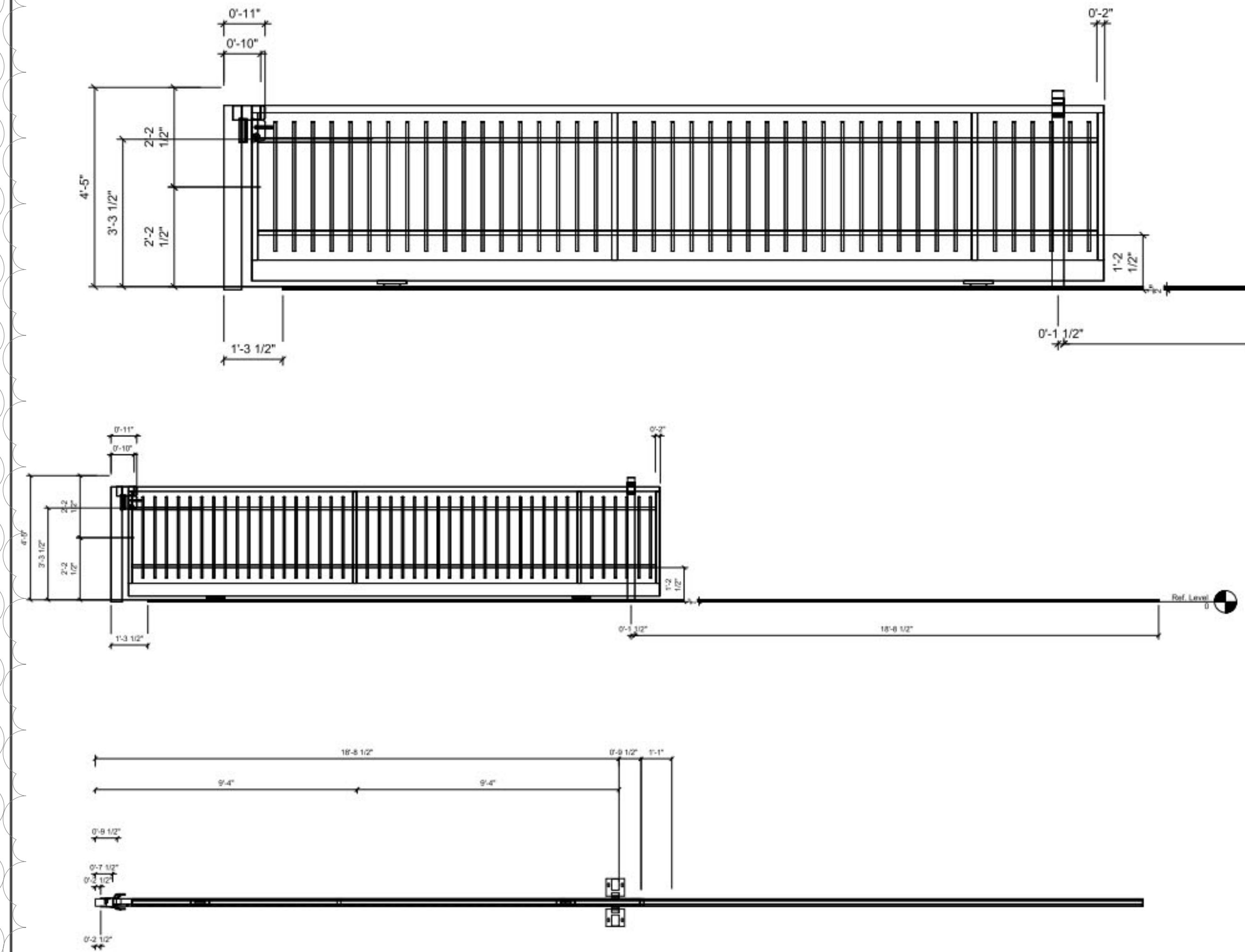


SLOT WIDTH IS 1/4" MAXIMUM. MEETS ADA COMPLIANCE. GRATE CAST FROM GRAY IRON OR ALUMINUM TREE OPENING SIZE: 16", 18" STEEL ANGLE FRAME REQUIRED FOR INSTALLATION USE MODEL M3600F OUTER FRAME DIM. IS 3/4" ± 1/8" GREATER THAN GRATE.

IRONSMITH  
41701 CORPORATE WAY, #3  
PALM DESERT, CA 92260  
(860) 338-4766  
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**13** IRONSMITH TREE GRATE  
SCALE: N.T.S.

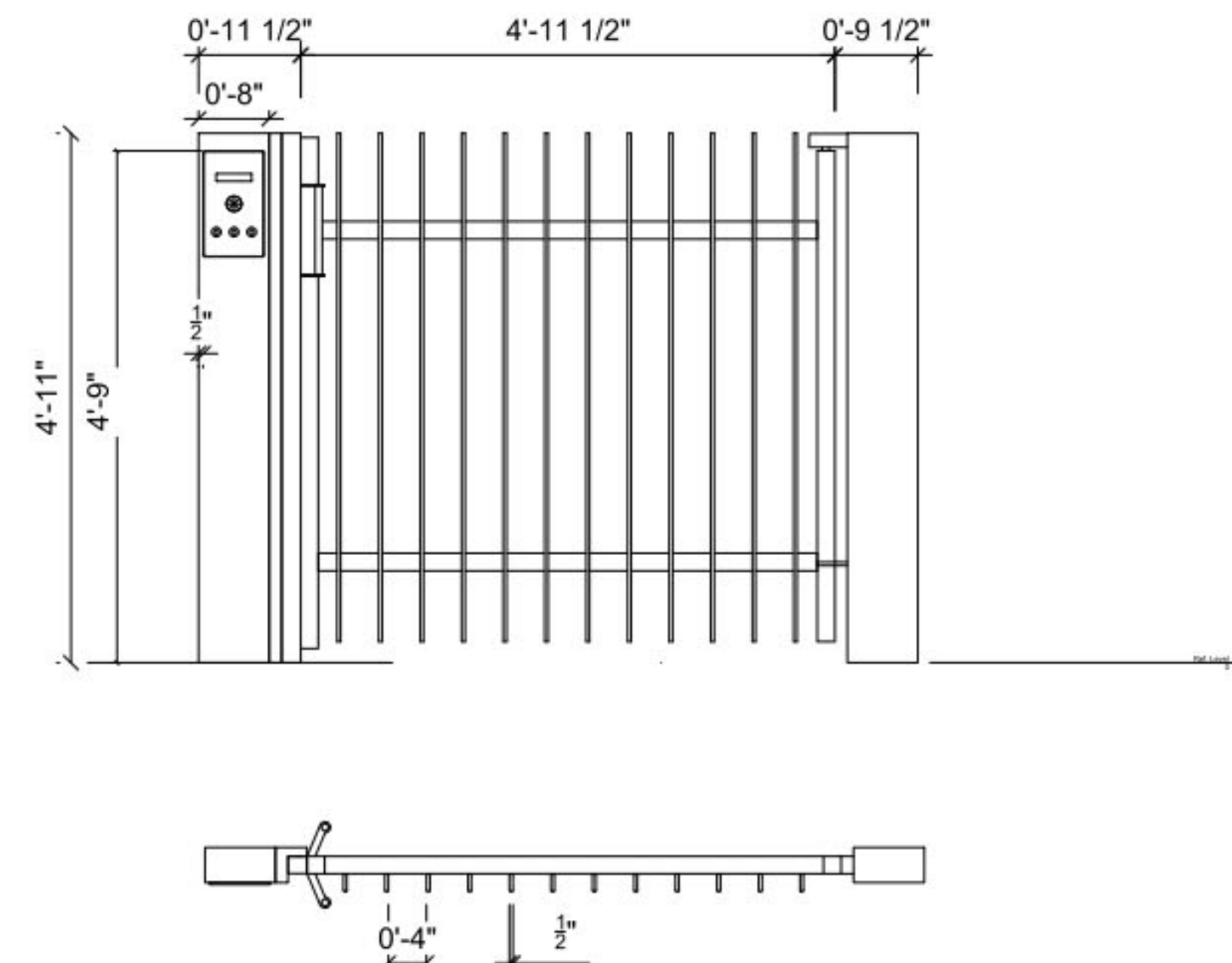
**15** VEHICLES ENTRANCE GATE  
SCALE: N.T.S.



GLIDE FOR FREESTANDING UNIT. REMOVE TO SURFACE MOUNT. (4) Ø 3/8 [10] NON-CORROSIVE BOLTS RECOMMENDED FOR ANCHORING, PROVIDED BY OTHERS.

**14** SCARBOROUGH BACKLESS BENCH  
SCALE: N.T.S.

**16** PEDESTRIAN ENTRANCE GATE  
SCALE: N.T.S.





**1. GYM & MECHANICAL SCREENING:**  
MODERN DECORATIVE METAL PANEL - STAINLESS STEEL / ALUMINUM SCREEN



**2. SAFETY FENCE FOR BALCONIES & ROOFTOP:**  
ALUMINUM RAILING SYSTEM WITH GLASS INFILL.



**3. PARKING LIFTS GENERATOR ENCLOSURE:**  
SOUNDPROOFING COMPOSITES / NOISE INSULATION.  
(SOUNDPROOFING MEMBRANE AND ACOUSTIC GRADE, POLYURETHANE FOAM.)



**4. PAVERS/HARDSCAPE:**  
WAUSAU TILE - H SERIES  
PAVERS RANGE IN THICKNESS FROM 1 5/8" - 4" DEPENDING ON THE SIZE.  
EACH WAUSAU TILE PAVESERIES IS ALSO AVAILABLE IN AVARIETY OF  
STANDARD AND CUSTOM PLANK-STYLE PAVESERIES.

**TECHNICAL ADVANTAGES**

- Industry leading strength - 9,500 psi
- Paver thicknesses from 1 5/8" - 4" thick
- Spacing lugs on the pavers for ease of installation
- Quick Ship program available

**ESTATE**

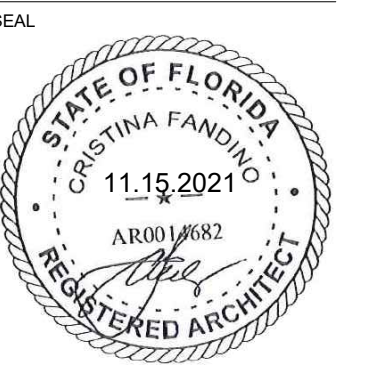
HRT-15 **13	HRT-20 **18	HRT-25 **12	HRT-27 **12	HRT-30 **18	HRT-32 **18	HRT-34 **18	HRT-36 **18
						HCB Pavers have a minimum of 78% Solar Reflectance (SRI) *High Reflective Colors (additional cost)	
HRT-38 **13	HRT-40 **18	HRT-50 **23	HRT-60 **18	HCB-15 SRI 85	HCB-20 SRI 82		

**ESTATE II**

HNBF-15 **13	HNBF-20 **18	HNBF-25 **18	HNBF-30 **18	HNBF-40 **18	HNBF-50 **18	HNBF-60 **15

**FRONTIER**

HFT-10 **12	HFT-12 **17	HFT-15 **15	HFT-17 **15	HFT-20 **12	HFT-25 **12	HFT-30 **12	HFT-35 **15



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SHAGINA INTERNATIONAL GROUP  
21188 W. DIXIE HWY  
MIAMI, FL 33180  
YAIR MARINOVSKY

# DESCRIPTION DATE  
2 REVISION 02.01.21

PROJECT No. 19-007  
DRAWN BY: AD  
CHECKED BY: CF

**PRESENTATION BOARD**

**SP-1.03**

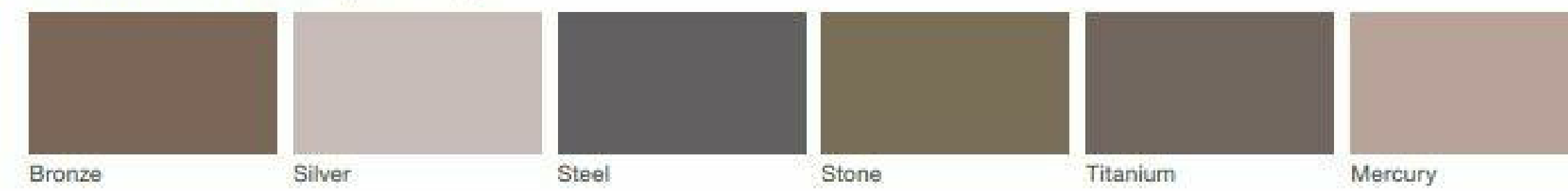


**5. STREET FURNITURE: BENCHES & LITTER RECEPTACLES**  
SCARBOROUGH FURNITURE.  
COLOR TO BE DETERMINED.  
SP-1.01 FOR DIMENSION SPECS.

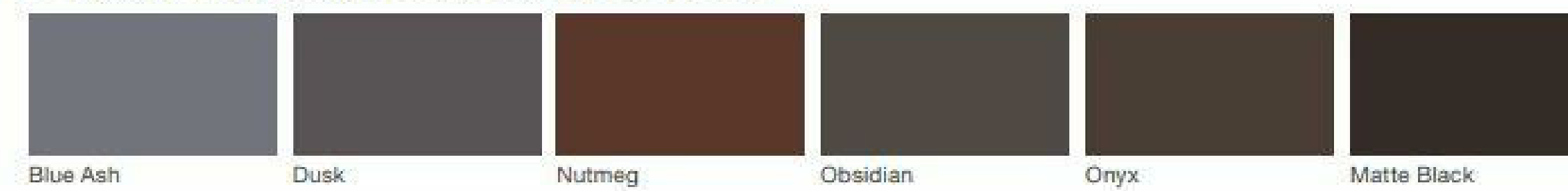
**Powdercoated Metal (Gloss)\***



**Powdercoated Metal (Metallic)\***



**Designer Palette Architectural Series (Low Sheen)\***



**Powdercoated Metal**

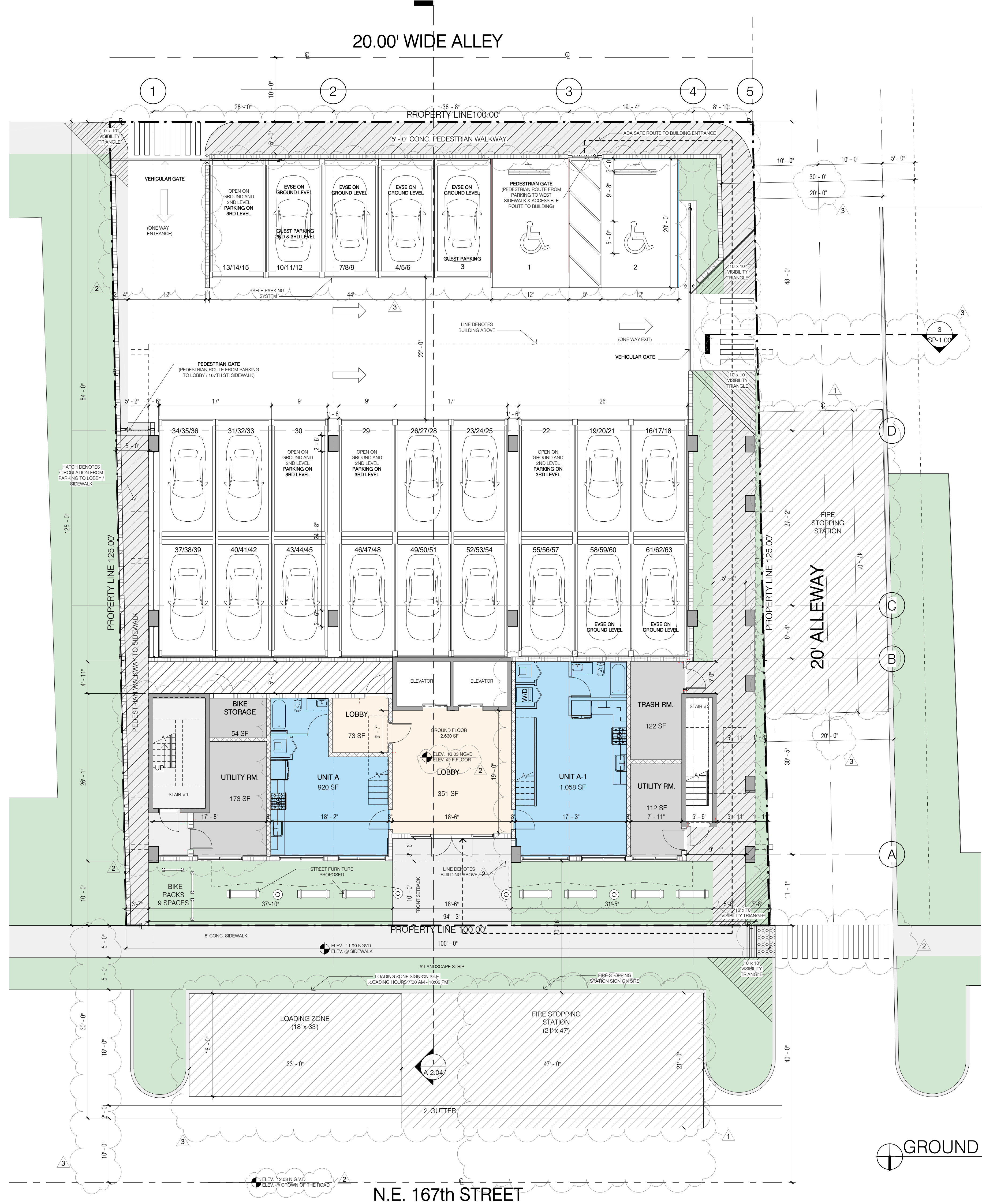
Powdercoated Metal Pangard II® Polyester Powdercoat is a hard, yet flexible, finish that resists rusting, chipping, peeling and fading. In addition to colors shown, a wide selection of optional and custom colors may be specified for an upcharge.

\* All colors and patterns shown are approximate and may vary from sample and final.



Z:\2019\19007-58 units Ball Building-Yair Marinovsky\REV\TVA Revisions\Ball Revision1.08.21.rvt  
11/15/2021 12:34:38 PM

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- GREEN AREAS
- LOBBY
- UNIT A / A-1
- UTILITY RMS.
- CIRCULATION

**GROUND FLOOR PLAN**

SCALE: 1/8" = 1'-0"



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YAIR MARINOVSKY

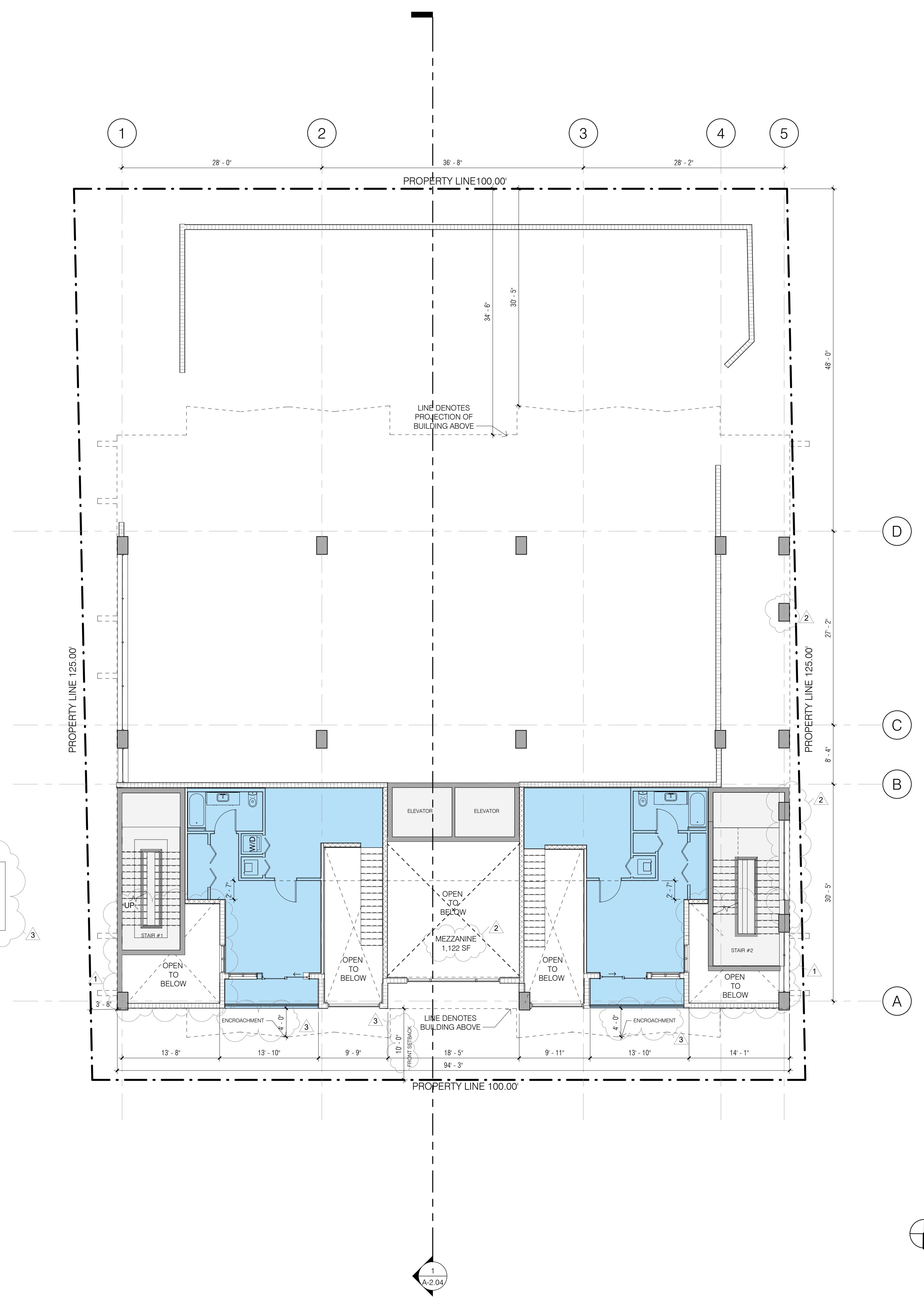
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3	REVISION	11.09.21

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**GROUND FLOOR PLAN**

**A-1.00**

**MEZZANINE:**  
TOTAL MEZZANINE AREA = 1,122 SF  
BUILDING FOOTPRINT = 2,480 SF  
1,122 SF / 2,480 SF \* 100 = 45.2%  
THE MEZZANINE LEVEL DO NOT EXCEED THE 50% OF THE OVERALL AREA OF THE FOOTPRINT.



UNIT A / A-1  
CIRCULATION

MEZZANINE LEVEL  
SCALE: 1/8" = 1'-0"

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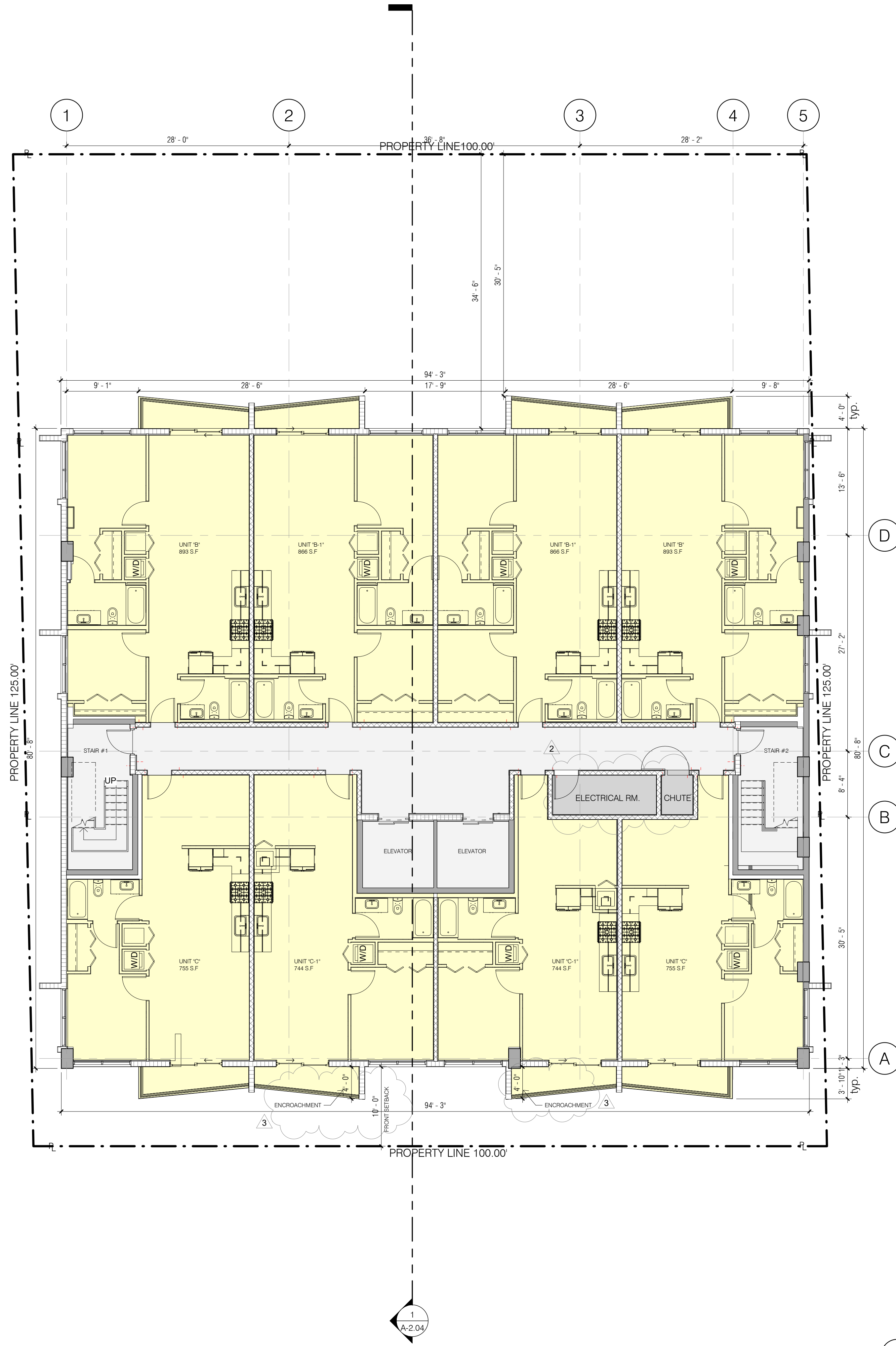
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**MEZZANINE LEVEL**

**A-1.01**



UNITS  
 UTILITY RMS.  
 CIRCULATION

2ND - 8TH TYPICAL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



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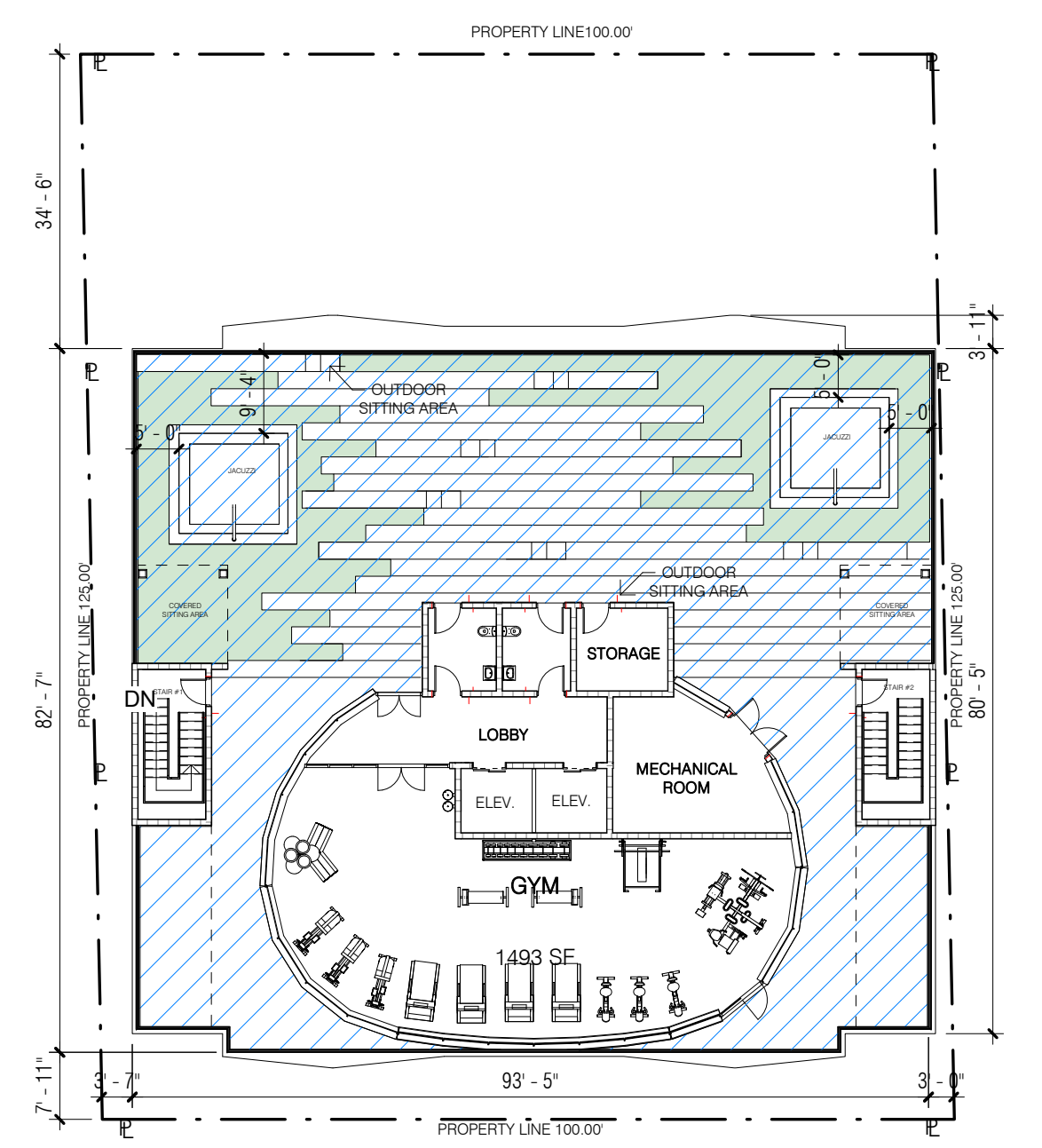
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2ND - 8TH TYPICAL FLOOR PLAN

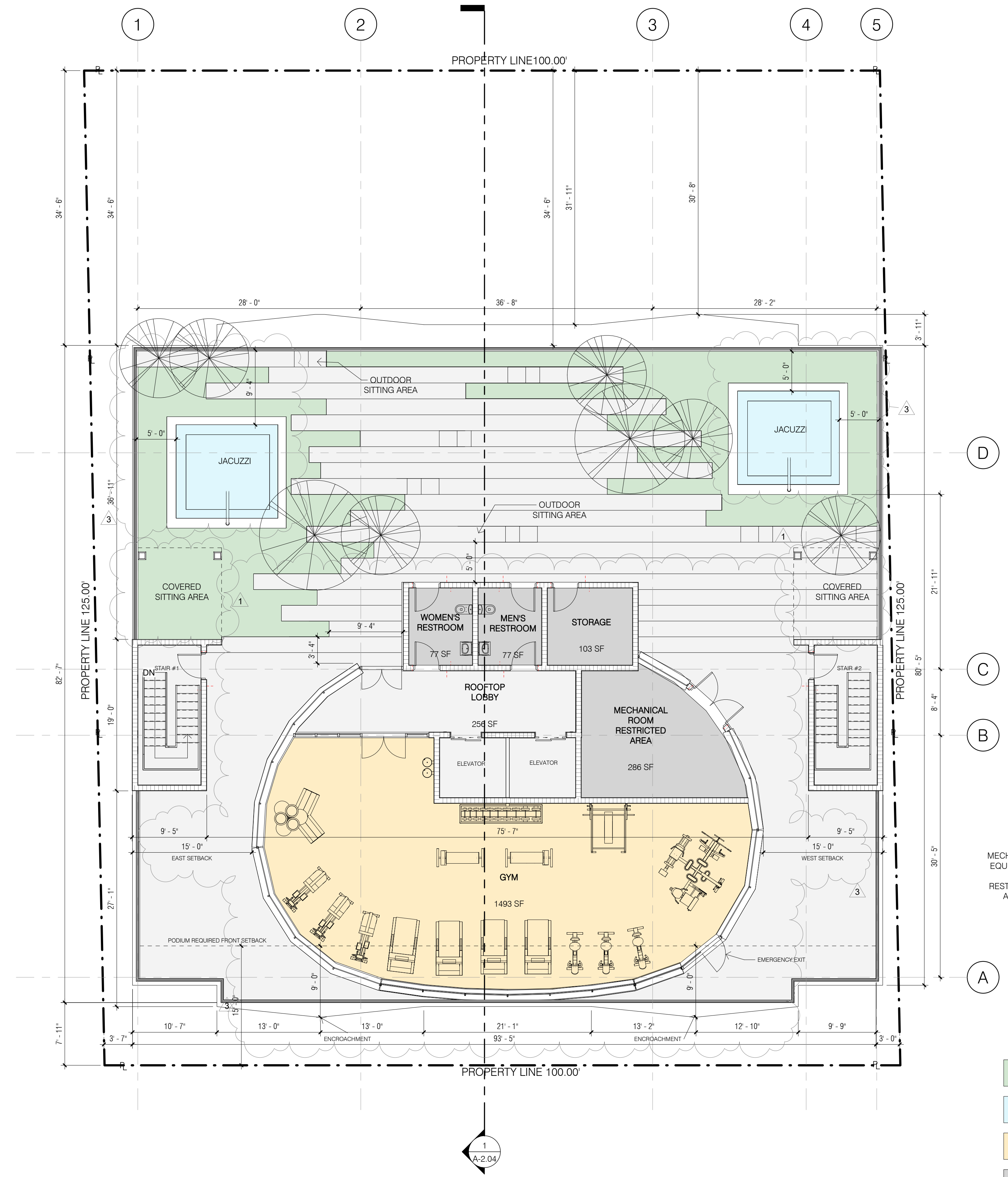
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LOT AREA = 12,500 SF  
ROOFTOP AREA = 7,730 SF  
PRIVATE COMMON OPEN SPACE = 4,560 SF = 36.5%  
(4,560 SF / 12,500 SF \* 100 = 36.5%)

**COMMON PRIVATE OPEN SPACE DIAGRAM**  
SCALE: 1" = 20'-0"



- GREEN AREAS
- JACUZZI
- GYM
- UTILITY RMS.
- CIRCULATION

**ROOF PLAN**

SCALE: As indicated

**NOTE:**  
9 STORY PRIVATE COMMON OPEN SPACE ON THE ROOF IS FOR RESIDENT ONLY.  
GYM: NO ADDITIONAL UNITS OR FLOOR AREA THAT WOULD INCREASE THE INTENSITY.  
GYM USED AT LIMITED HOURS ONLY.

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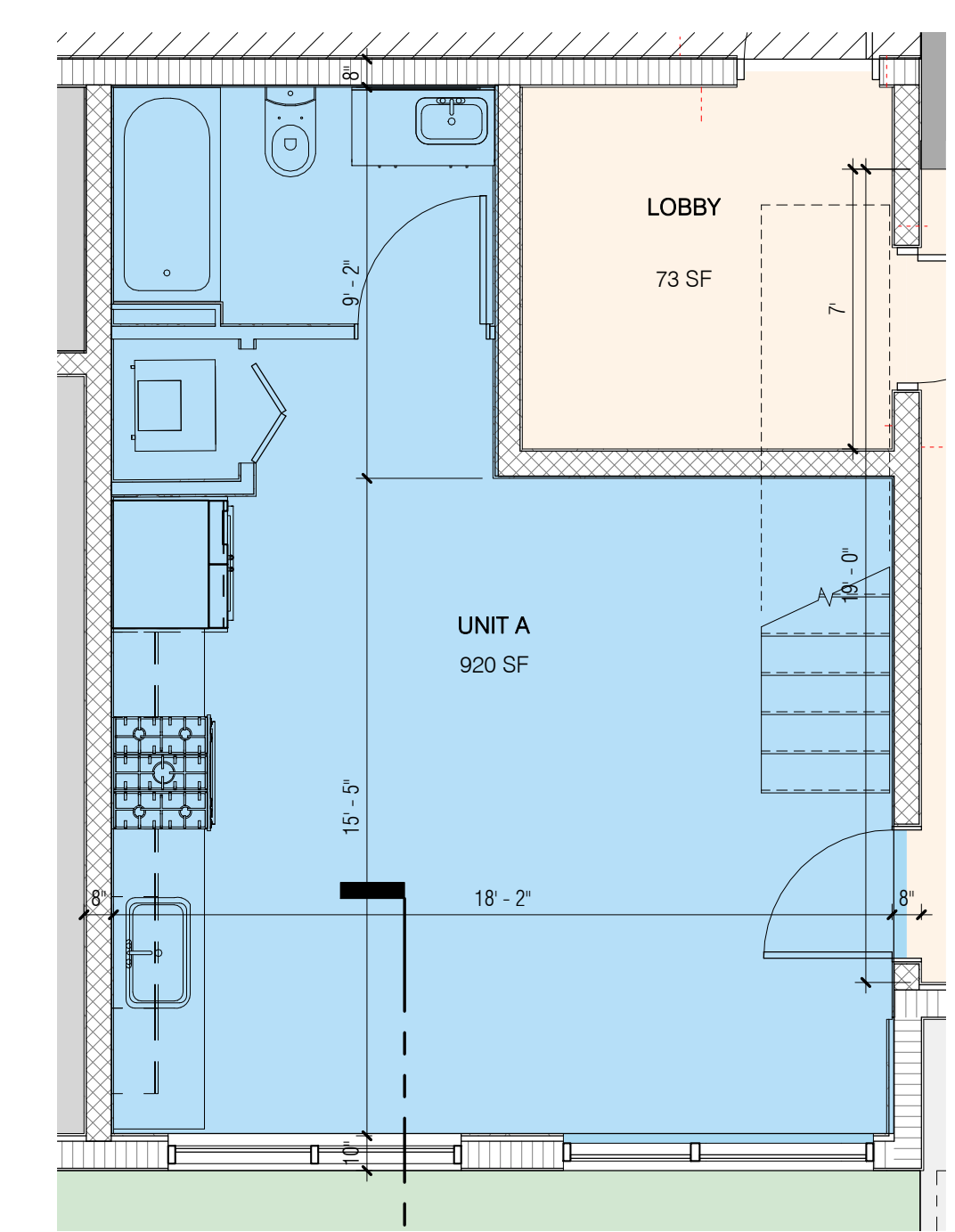
**ROOF PLAN**



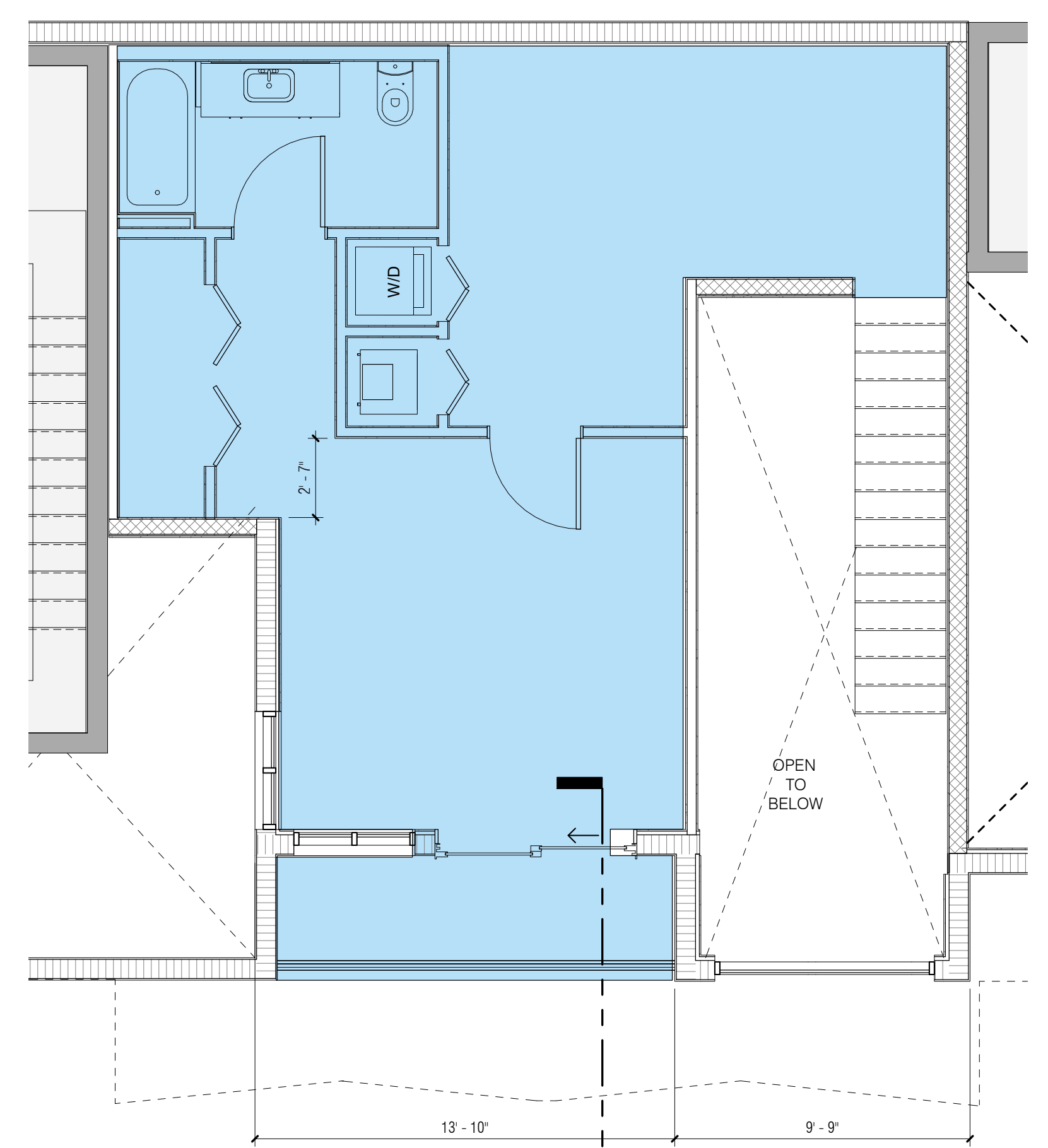
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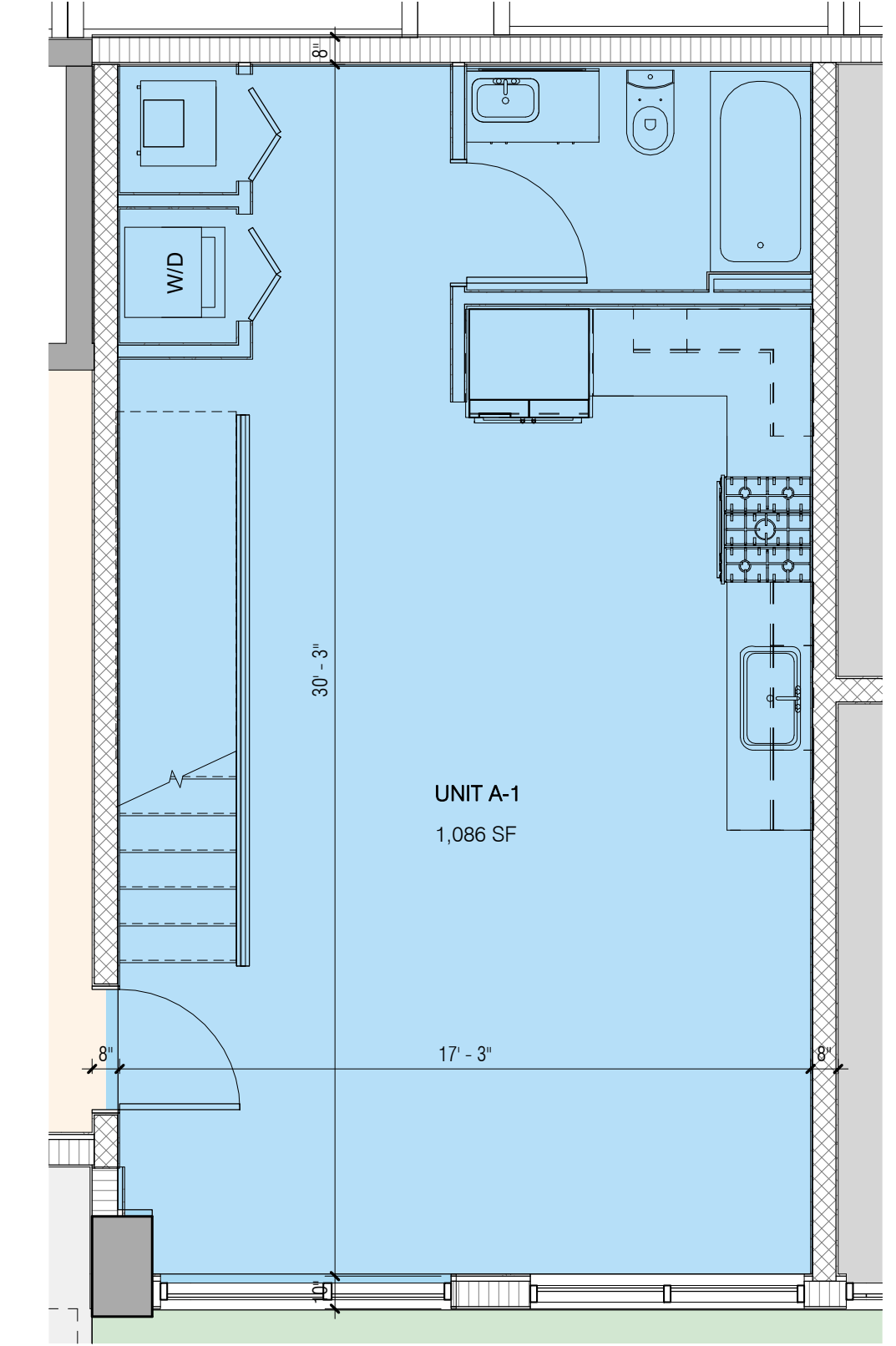
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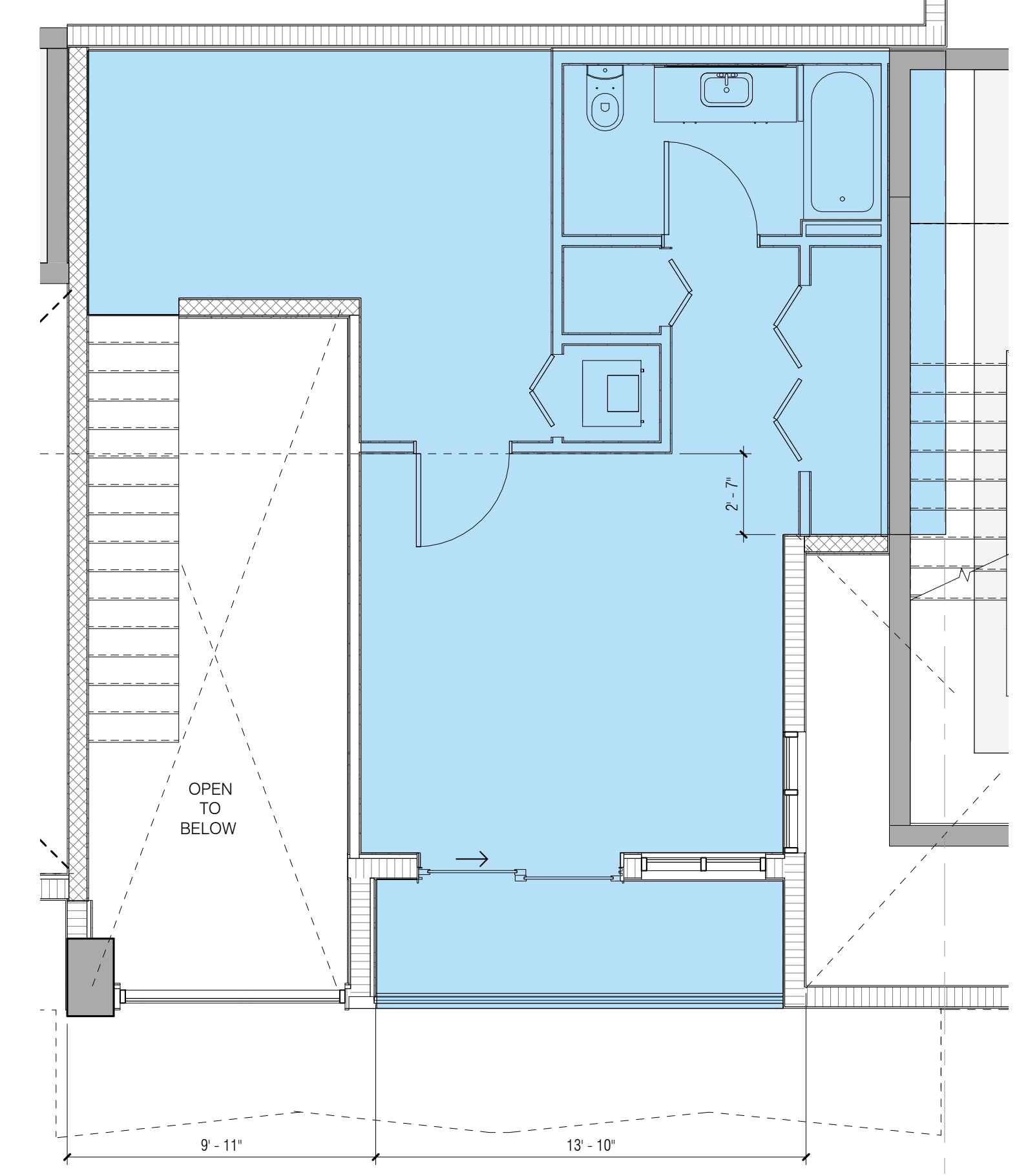
GROUND FLOOR UNIT "A"  
 SCALE: 1/4" = 1'-0"



MEZZANINE UNIT "A"  
 SCALE: 1/4" = 1'-0"



GROUND FLOOR UNIT "A-1"  
 SCALE: 1/4" = 1'-0"



MEZZANINE UNIT "A-1"  
 SCALE: 1/4" = 1'-0"

4

4  
 SP-1.00

2

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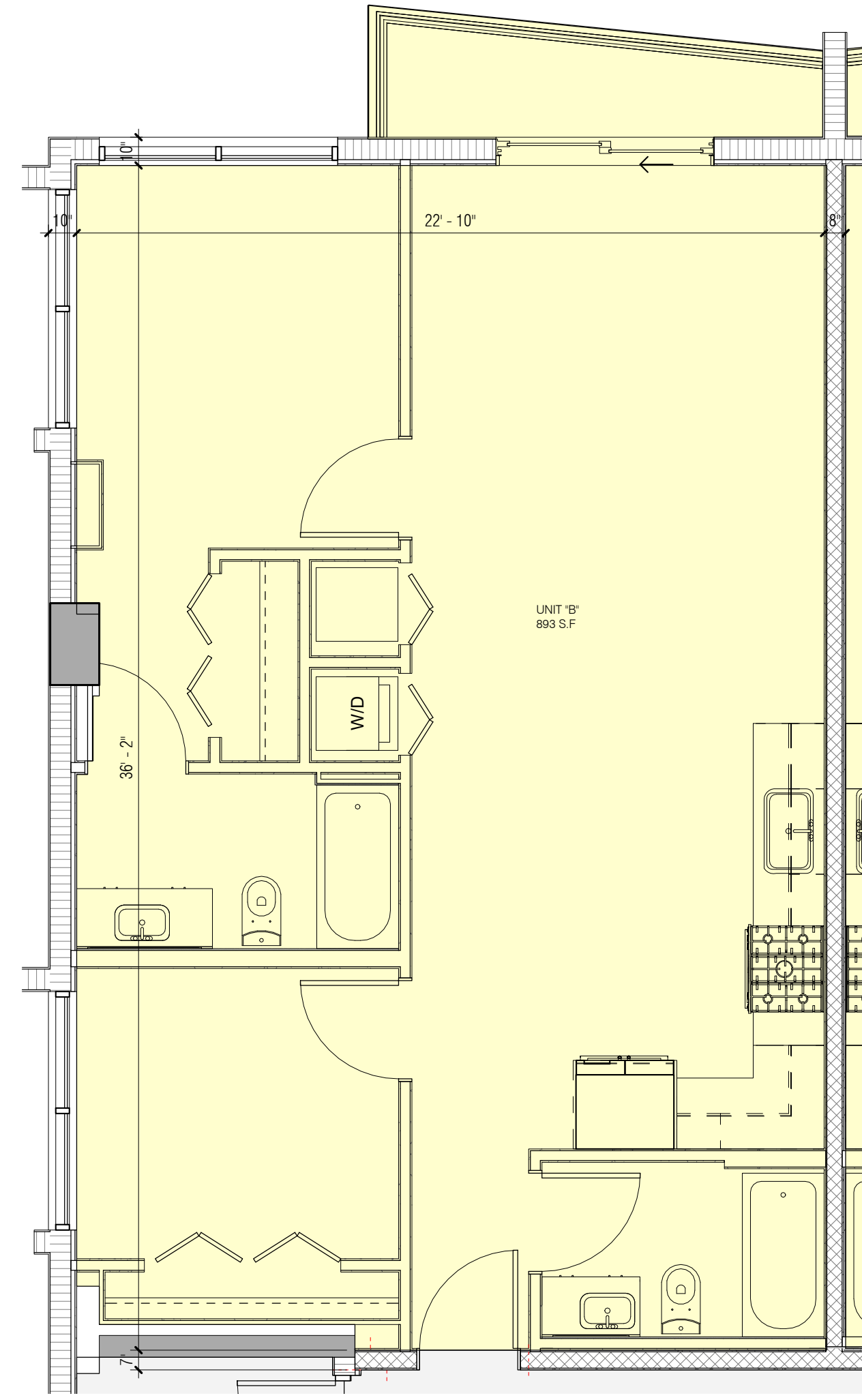
UNITS LAYOUT

A-1.04

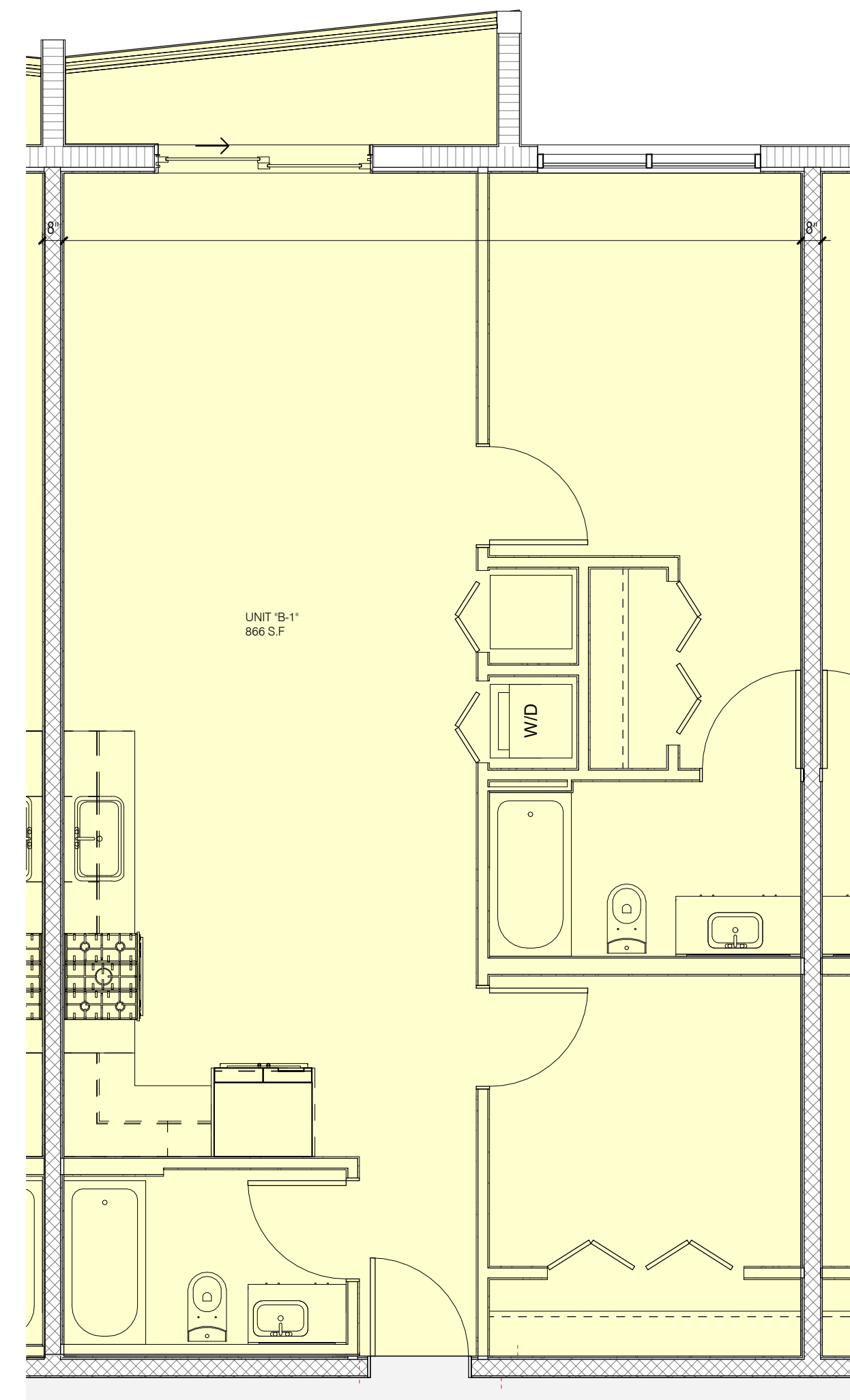
UNITS LAYOUT

SCALE: 1/4" = 1'-0"

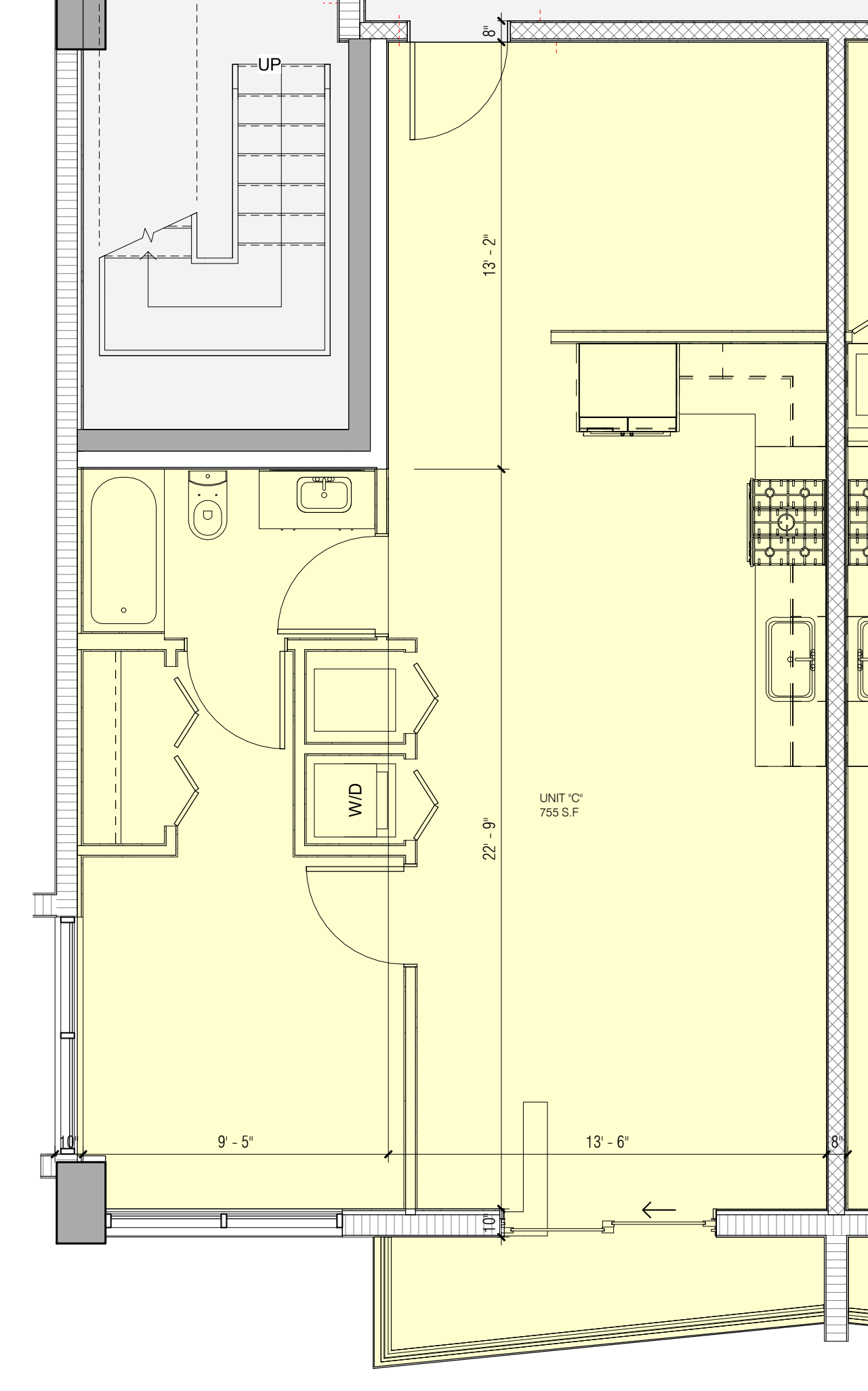
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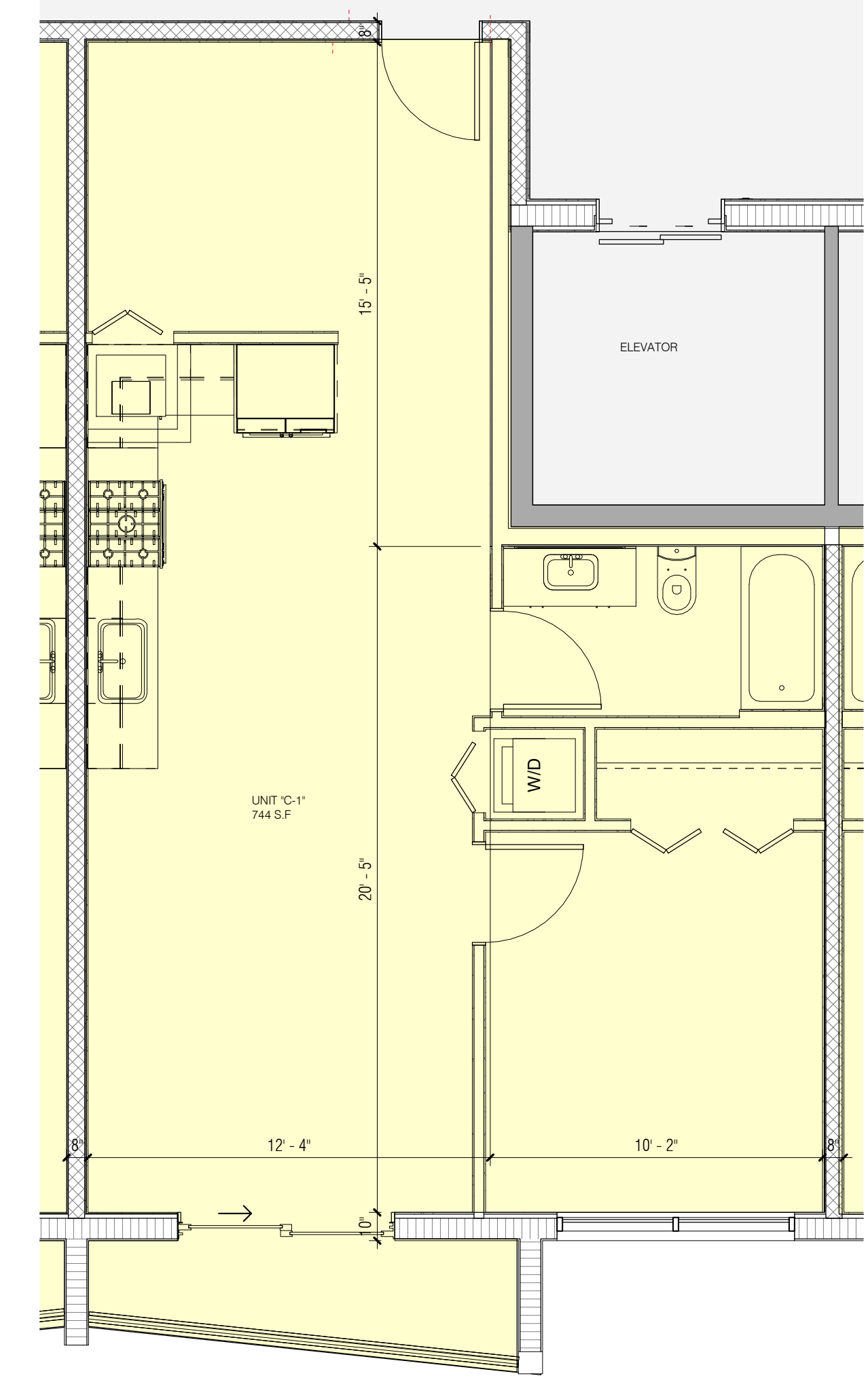
**UNIT "B"**  
 SCALE: 1/4" = 1'-0"



**UNIT "B-1"**  
 SCALE: 1/4" = 1'-0"



**UNIT "C"**  
 SCALE: 1/4" = 1'-0"



**UNIT "C-1"**  
 SCALE: 1/4" = 1'-0"

**UNITS LAYOUT**

SCALE: 1/4" = 1'-0"

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**UNITS LAYOUT**

**WINDOW GLASS NOTE:**  
MIRROR TYPE GLASS SHALL BE PROHIBITED.



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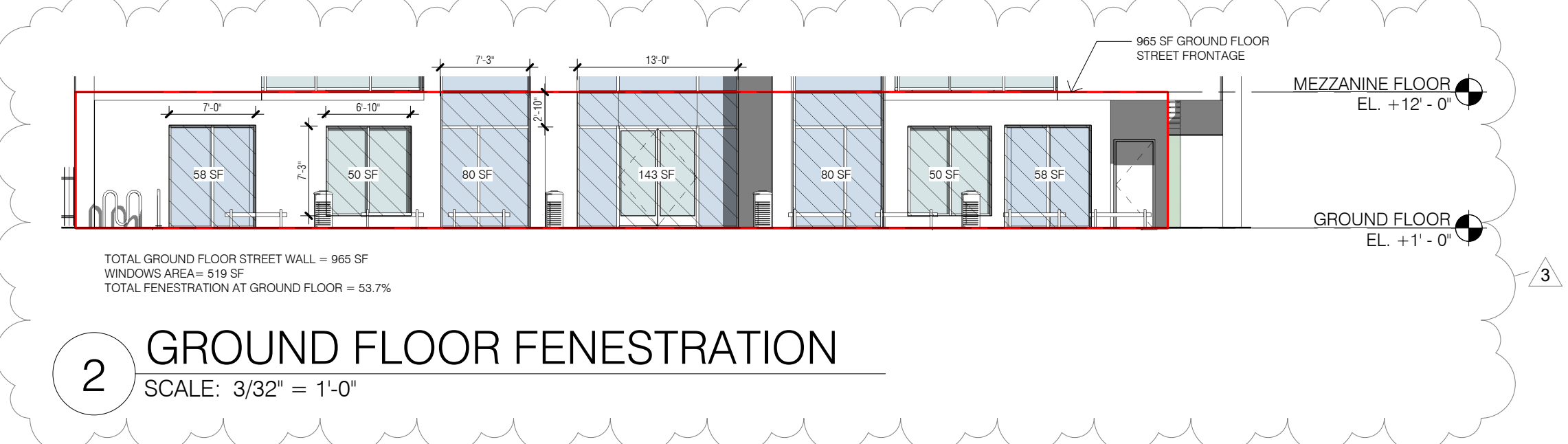
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**NORTH ELEVATION**

**A-2.00**



**NORTH ELEVATION**

SCALE: As indicated

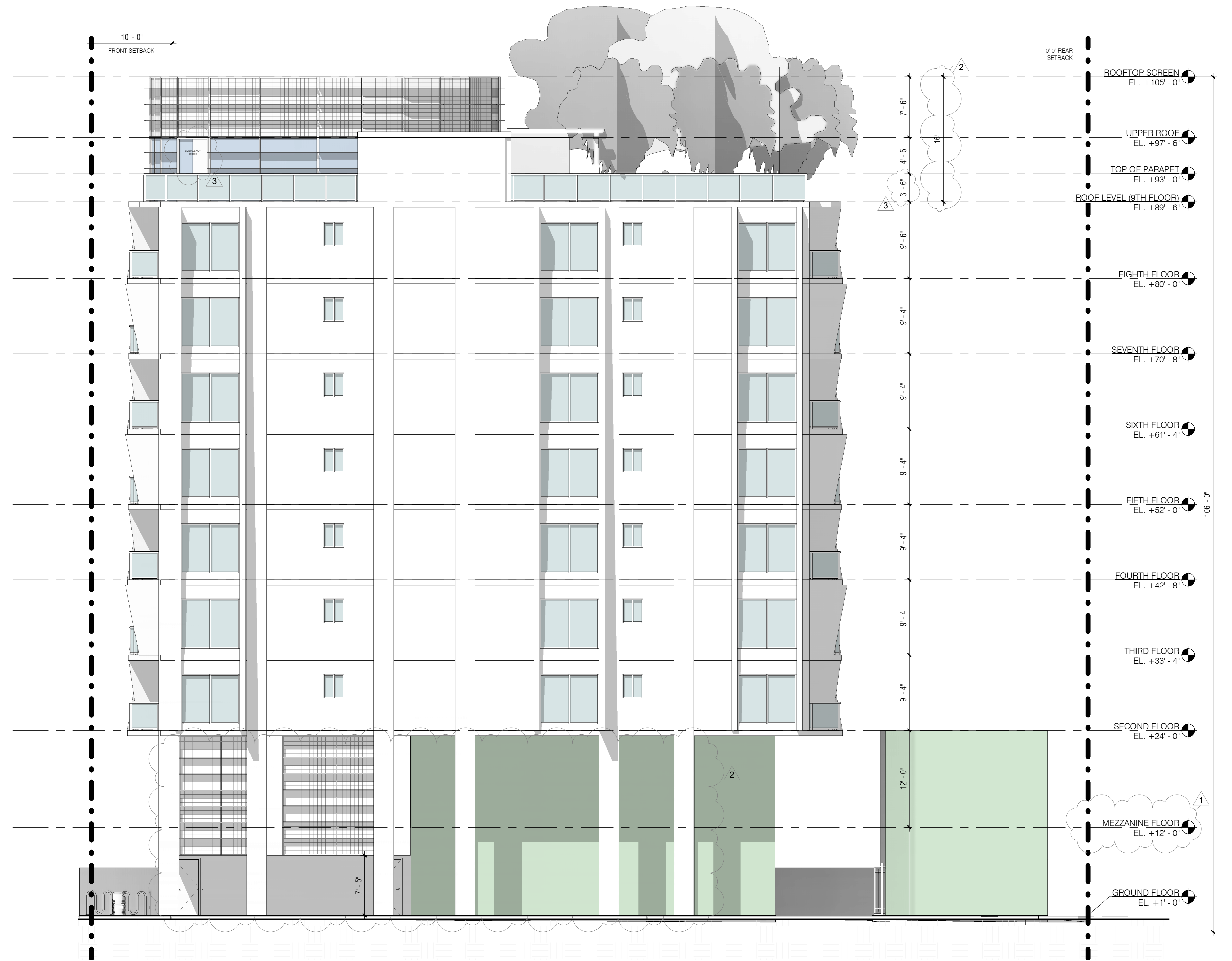


**2 GROUND FLOOR FENESTRATION**  
SCALE: 3/32" = 1'-0"

**WINDOW GLASS NOTE:**  
 MIRROR TYPE GLASS SHALL BE PROHIBITED.



CONSULTANT:



WEST ELEVATION

SCALE: 1/8" = 1'-0"

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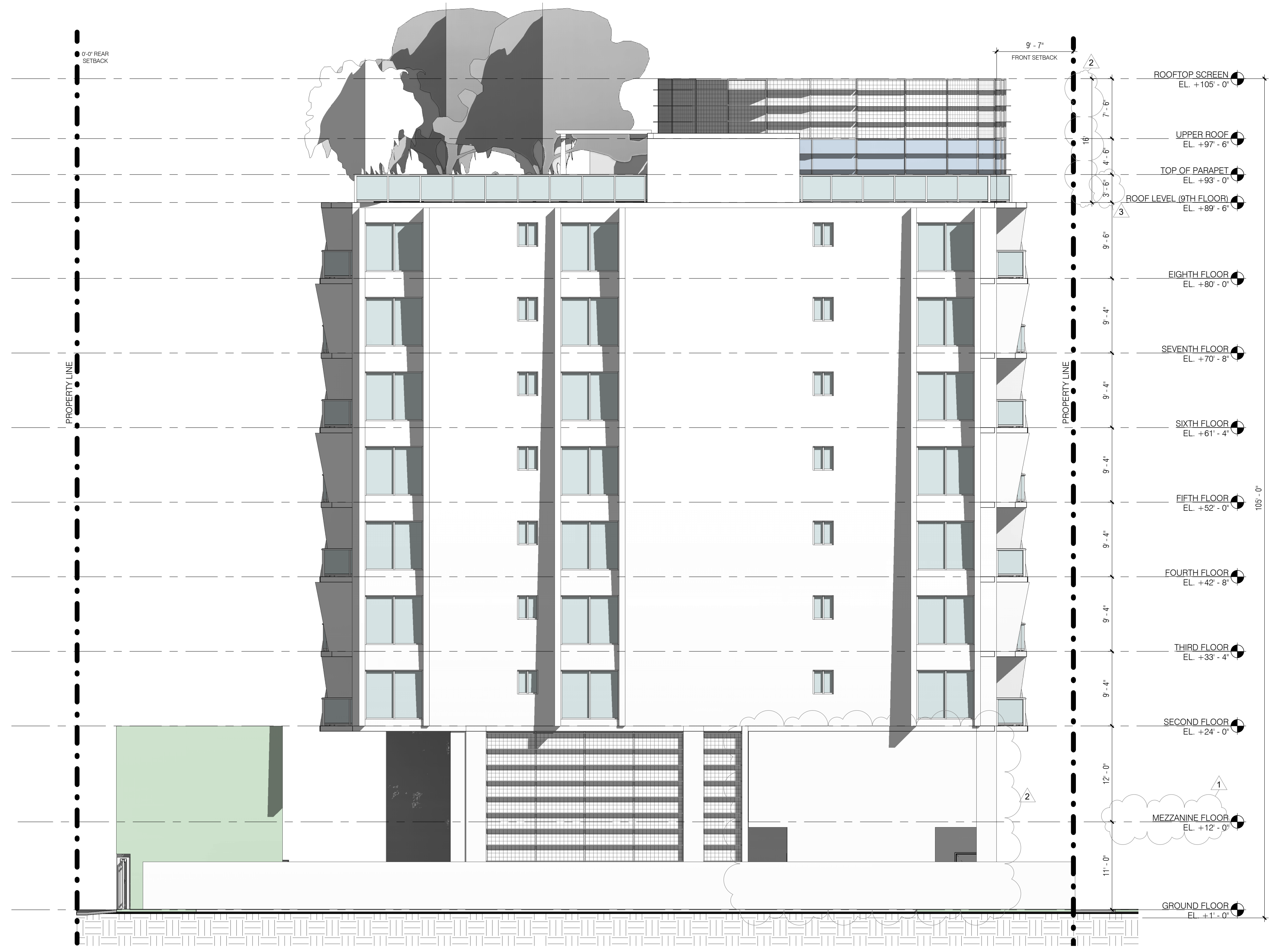
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WEST ELEVATION



**WINDOW GLASS NOTE:**  
 MIRROR TYPE GLASS SHALL BE PROHIBITED.



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**EAST ELEVATION**

**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

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**WINDOW GLASS NOTE:**  
 MIRROR TYPE GLASS SHALL BE PROHIBITED.

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**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

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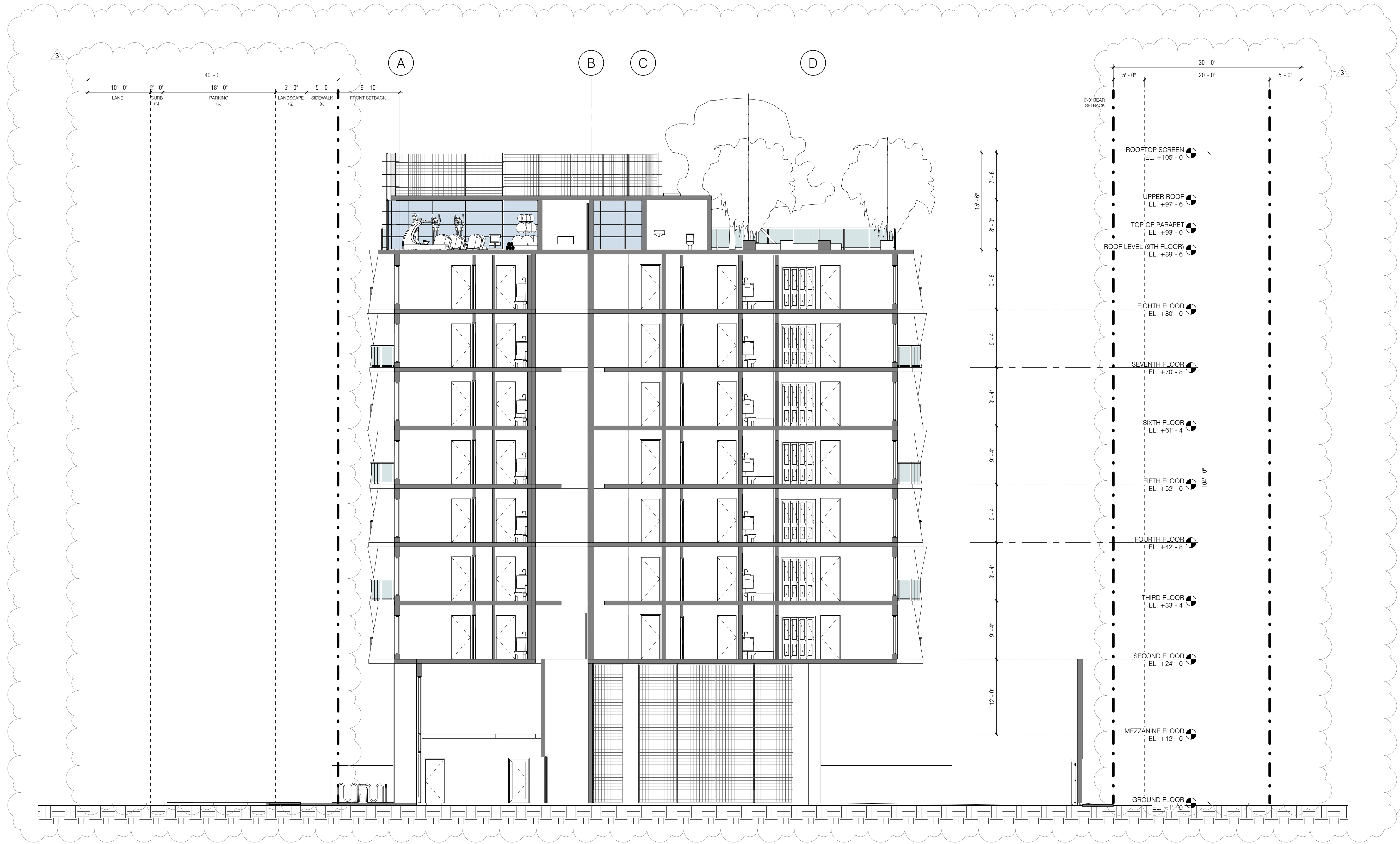
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**SOUTH ELEVATION**

**A-2.03**



SECTION

SCALE: 1/8" = 1'-0"



#	DESCRIPTION	DATE
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STREET VIEW

SCALE:



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21188 W. DIXIE HWY  
MIAMI, FL 33180  
YAIR MARINOVSKY

#	DESCRIPTION	DATE
1	REVISION	06.05.20

PROJECT No. 19-007

DRAWN BY: AD

CHECKED BY: CF

STREET VIEW



NIGHT AERIAL VIEW

SCALE:



BALI RESIDENTIAL BUILDING  
1904 NE 167 ST  
NORTH MIAMI, FL