

NORTH MIAMI BEACH APARTMENTS

1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

CITY COMMISSION MEETING SET

FEBRUARY 15, 2022



ARCHITECTURE, LANDSCAPE & CIVIL:



2601 BAYSHORE DRIVE, SUITE 1000
MIAMI, FL 33133
P: 305.659.2200
WWW.BERMELLOAJAMIL.COM

PROJECT CLIENT:

GFS CORP.

CLIENT:

GFS CORP.

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**NOT FOR
CONSTRUCTION**

Revision Schedule

Rev. #	Revision Description	Date
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PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS

PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162

PROJECT NO.:
02006

**P&Z AND CITY
COMMISSION
REVIEW**

12/10/2021

SHEET NAME

INDEX

SHEET NO.

A-00

CLIENT:

GFS CORP.



BOUNDARY SURVEY

SCALE: 1" = 30'

JOB No. 21-051959 CLIENT: GFS, CORP., A FLORIDA CORPORATION

PROPERTY ADDRESS 1959 NE 164 ST, NORTH MIAMI BEACH FL 33162

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LOTS 12 THROUGH 21, INCLUSIVE, BLOCK 72, FULFORD BY THE SEA SECTION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 64, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
THE ABOVE ALSO KNOWN AS:
LOTS A AND E, BLOCK 72, 3RD REVISED PLAT OF SECTIONS - A, B, D, E, F, AND AMENDED PLATS OF SECTIONS C, G, H, I, AND J, OF FULFORD BY THE SEA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 20, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S NOTES:

- 1-) IF SHOWN, BEARINGS AND ANGLES ARE REFERRED TO SAID PLAT IN LEGAL DESCRIPTION.
- 2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN 1 FOOT IN 7,500 FEET, LINEAR (SUBURBAN).
- 3-) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
- 4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
- 5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
- 6-) INFORMATION OF TREE IF PROVIDED: DIAMETER (D), HEIGHT (H), CANOPY SHADE (CS). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.
- 7-) SURVEYOR DOES NOT DETERMINE OWNERSHIP OF FENCE, ONLY EXISTING LOCATION IS REPRESENTED.
- 8-) FLOOD ZONE DETERMINATION MUST BE CONFIRMED BY AUTHORIZED OFFICIAL PRIOR TO CONSTRUCTION.

ELEVATION INFORMATION:

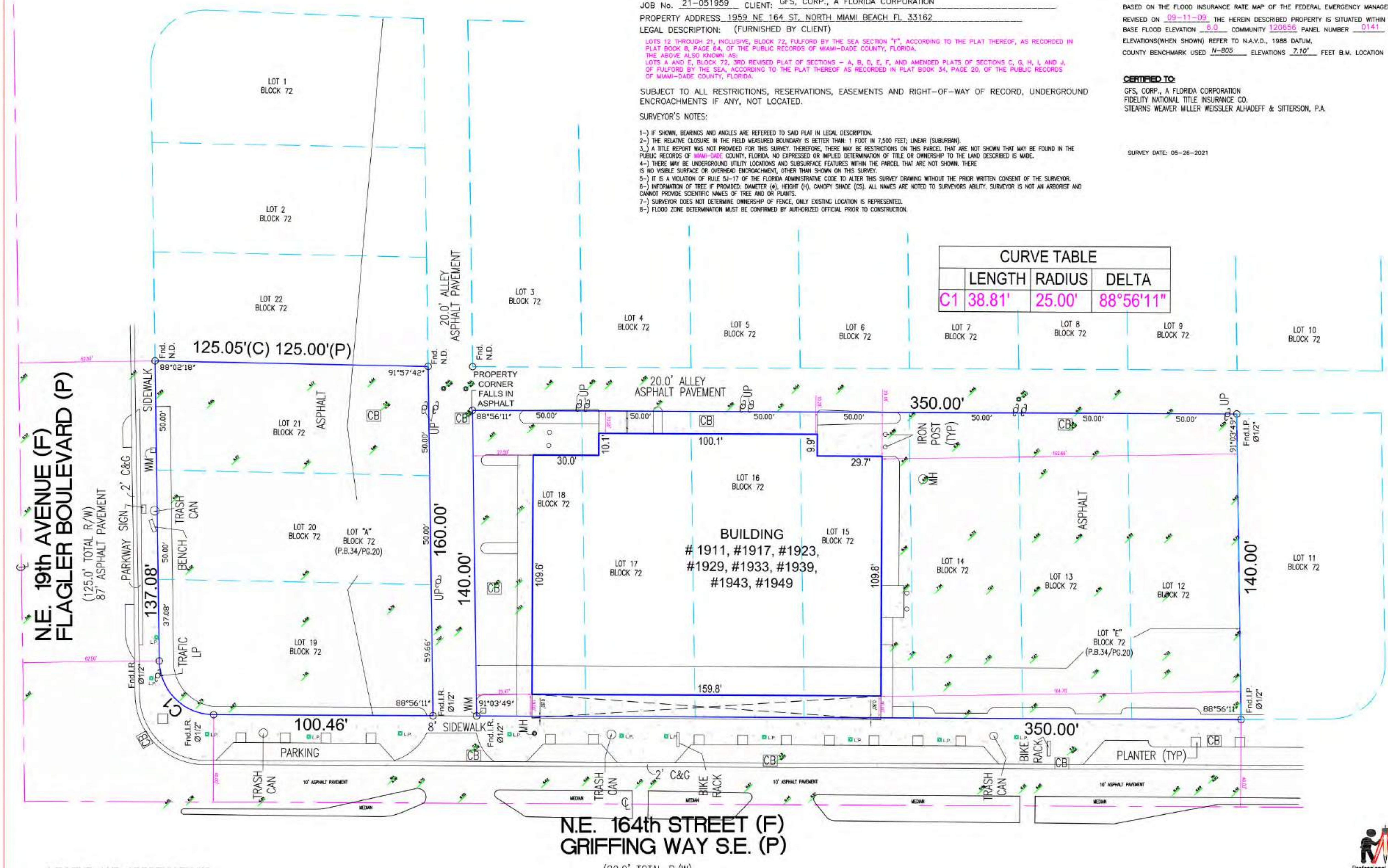
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 09-11-09, THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE
BASE FLOOD ELEVATION 6.0 COMMUNITY 120656 PANEL NUMBER 0141 SUFFIX L
ELEVATIONS(WHEN SHOWN) REFER TO N.A.S.D., 1988 DATUM.
COUNTY BENCHMARK USED N-805 ELEVATIONS 7.10' FEET B.M. LOCATION NE 164 & NE 19 AVE

CERTIFIED TO:

GFS, CORP., A FLORIDA CORPORATION
FIDELITY NATIONAL TITLE INSURANCE CO.
STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.

SURVEY DATE: 05-26-2021

CURVE TABLE		
	LENGTH	RADIUS
C1	38.81'	25.00'
		DELTA
		88°56'11"



LEGEND AND ABBREVIATIONS

- | | | | | |
|---|---|--|---|---|
| <ul style="list-style-type: none"> ELV = ELEVATION DRWY = DRIVEWAY LP = UTILITY POLE B.O.B. = BASIS OF BEARINGS A/C = AIR CONDITIONING PAD A = ARC DISTANCE BLDG. = BUILDING C.B. = CATCH BASIN C.B.S. = CONCRETE BLOCK STRUCTURE CH. = CHORD DISTANCE CL. = CLEAR C/L = CENTER LINE CONC. = CONCRETE E.M. = ELECTRIC METER | <ul style="list-style-type: none"> F.N. = FOUND NAIL F.O.C. = POINT OF COMMON-CEMENT F.D.H. = FOUND DRILL HOLE P.T. = POINT OF TANGENCY ENCL. = ENCROACHMENT F.H. = FIRE HYDRANT F.I.P. = FOUND IRON PIPE F.I.R. = FOUND IRON REBAR I.F.E. = LOWEST FLOOR ELEVATION LP. = LIGHT POLE M. = MEASURED R. = RECORD (R & M) = RECORD & MEASURED CONC. FOUNDATION | <ul style="list-style-type: none"> P.I. = POINT OF INTERSECTION P.R.C. = POINT OF REVERSE CURVE P.C. = POINT OF CURVATURE F.N.D. = FOUND NAIL/DISK P.C.C. = POINT OF COMPOUND CURVE M/L = MONUMENT LINE N.A.S.D. = NATIONAL GEODETIC VERTICAL DATUM O.E. = OVERHEAD ELECTRIC LINE P.B. = PLAT BOOK P.C.P. = PERMANENT CONTROL POINT P.O.B. = POINT OF BEGINNING P/L = PROPERTY LINE N.T.S. = NOT TO SCALE | <ul style="list-style-type: none"> Δ = CENTRAL ANGLE — = WOOD FENCE — = CHAIN LINK FENCE □ = CHAIN LINK WALL □ = BLOCK CORNER R = RADIUS RES. = RESIDENCE R/W = RIGHT OF WAY SEC. = SECTION S.I.P. = SET IRON PIPE STY. = STORY SWK = SIDEWALK UE = UTILITY EASEMENT | <ul style="list-style-type: none"> — = OVERHEAD ELECTRIC — = UTILITY CONC. POLE — = WATER METER — = METAL FENCE |
|---|---|--|---|---|

NOT FOR CONSTRUCTION

Revision Schedule

Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH APARTMENTS

PROJECT ADDRESS:
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

PROJECT NO.:
02006

P&Z AND CITY COMMISSION REVIEW

12/10/2021

SHEET NAME
SURVEY

SHEET NO.

A-001



BY: **LEONARDO MAQUEIRA, P.S.M.**
CERTIFICATE No. L.S.-8892
STATE OF FLORIDA

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

CLIENT:

GFS CORP.

NOT FOR CONSTRUCTION

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12/10/2021

SHEET NAME
SURVEY

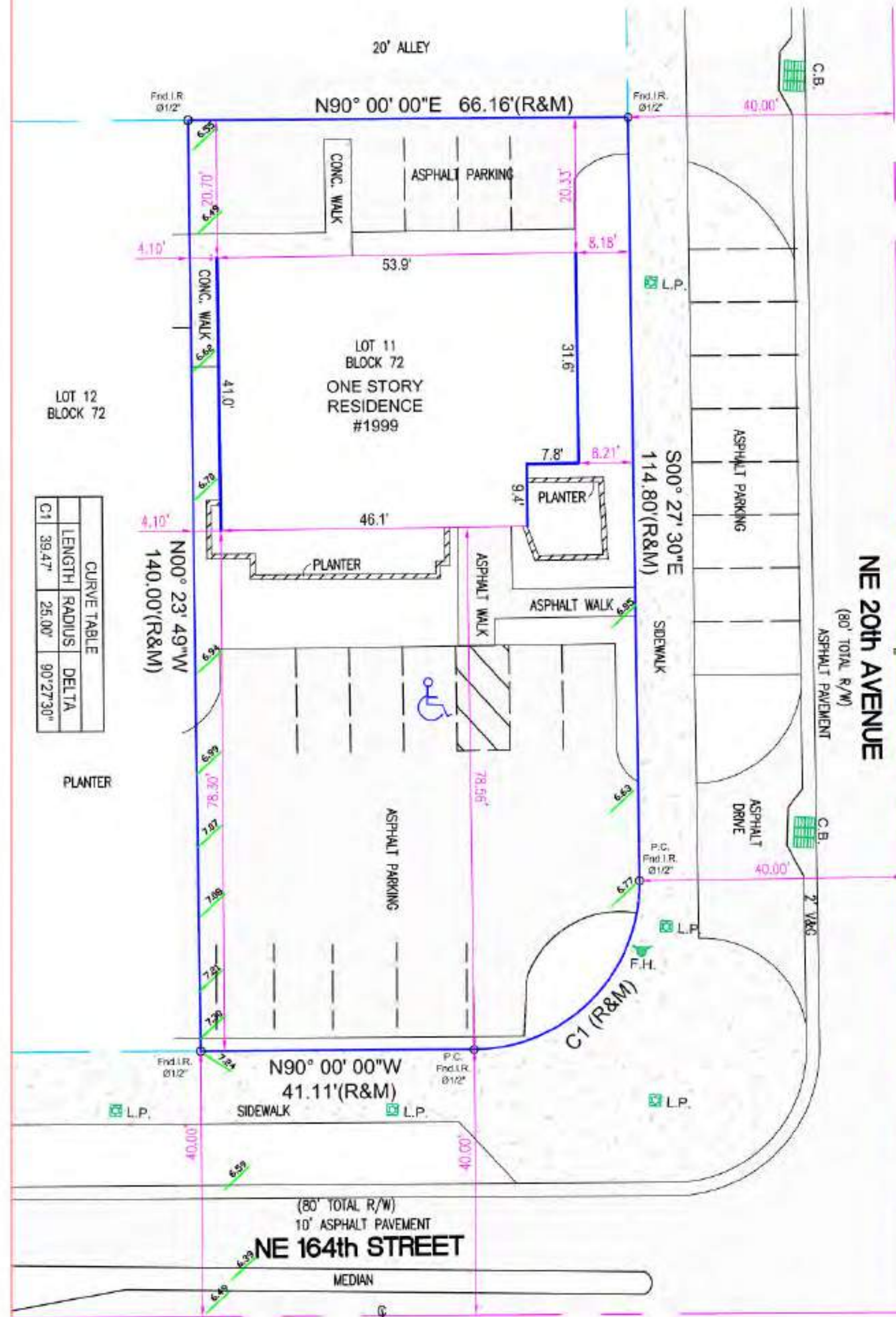
SHEET NO.

A-002

MAQ SERVICES, INC.
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323

BOUNDARY SURVEY

JOB No. 21-051999
SCALE: 1" = 20'



LEGEND AND ABBREVIATIONS

- ELEV = ELEVATION
- ENWY = DRIVEWAY
- L.P. = UTILITY POLE
- B.O.B. = BARS OF BERMING
- A/C = AIR CONDITIONING PAD
- A = ARC DISTANCE
- BLDG. = BUILDING
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CH. = CHORD DISTANCE
- C.L. = CENTER LINE
- CL. = CLEAR
- CONC. = CONCRETE
- F.N. = FOUND NAIL
- P.O.C. = POINT OF CORNER-CENTRE
- F.D.H. = FOUND DRILL HOLE
- P.T. = POINT OF TANGENCY
- E.R.C. = EMBANKMENT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.R. = FOUND REBAR
- L.F.E. = LOWEST FLOOR ELEVATION
- L.P. = LIGHT POLE
- (M) = MEASURED
- (R) = RECORD
- R & M = RECORD & MEASURED
- E.M. = ELECTRIC METER
- P.I. = POINT OF INTERSECTION
- P.O.C. = POINT OF CURVATURE
- P.C. = POINT OF CURVATURE
- T.A.B. = FOUND NAIL/DRS
- P.C.C. = POINT OF COMPASS CURVE
- M/L = MOMENT LINE
- N.O.V. = NATIONAL GEODETIC VERTICAL DATUM
- O.E. = OVERHEAD ELECTRIC LINE
- P.B. = PLAT BOOK
- P.C.P. = PERMANENT CONTROL POINT
- P.S. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.L. = PROPERTY LINE
- N.T.S. = NOT TO SCALE
- CONCRETE FOUNDATION
- Δ = CENTRAL ANGLE
- /— = IRON FENCE
- X— = CHAIN LINK FENCE
- ZZZZ = C.B.S. WALL
- M/C = MIRROR CORNER
- R = RADIUS
- IND. = IRON
- RES. = RESIDENCE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.I.P. = SET IRON PIPE
- ST. = STAKE
- SMK = SIDEWALK
- UE = UTILITY EMBANKMENT
- OVERHEAD ELECTRIC
- UTILITY CONC. POLE
- WATER METER
- O— = METAL FENCE

CERTIFIED TO:
TFH GRP LLC

SURVEY DATE: 05-26-2021

JOB No. 21-051999 CLIENT: TFH GRP LLC
PROPERTY ADDRESS 1999 NE 184 ST, NORTH MIAMI BEACH, FL 33162
LEGAL DESCRIPTION: (FURNISHED BY CLIENT)
LOT 11, BLOCK 72
SUBDIVISION FULFORD BY THE SEA SEC F
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 64
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
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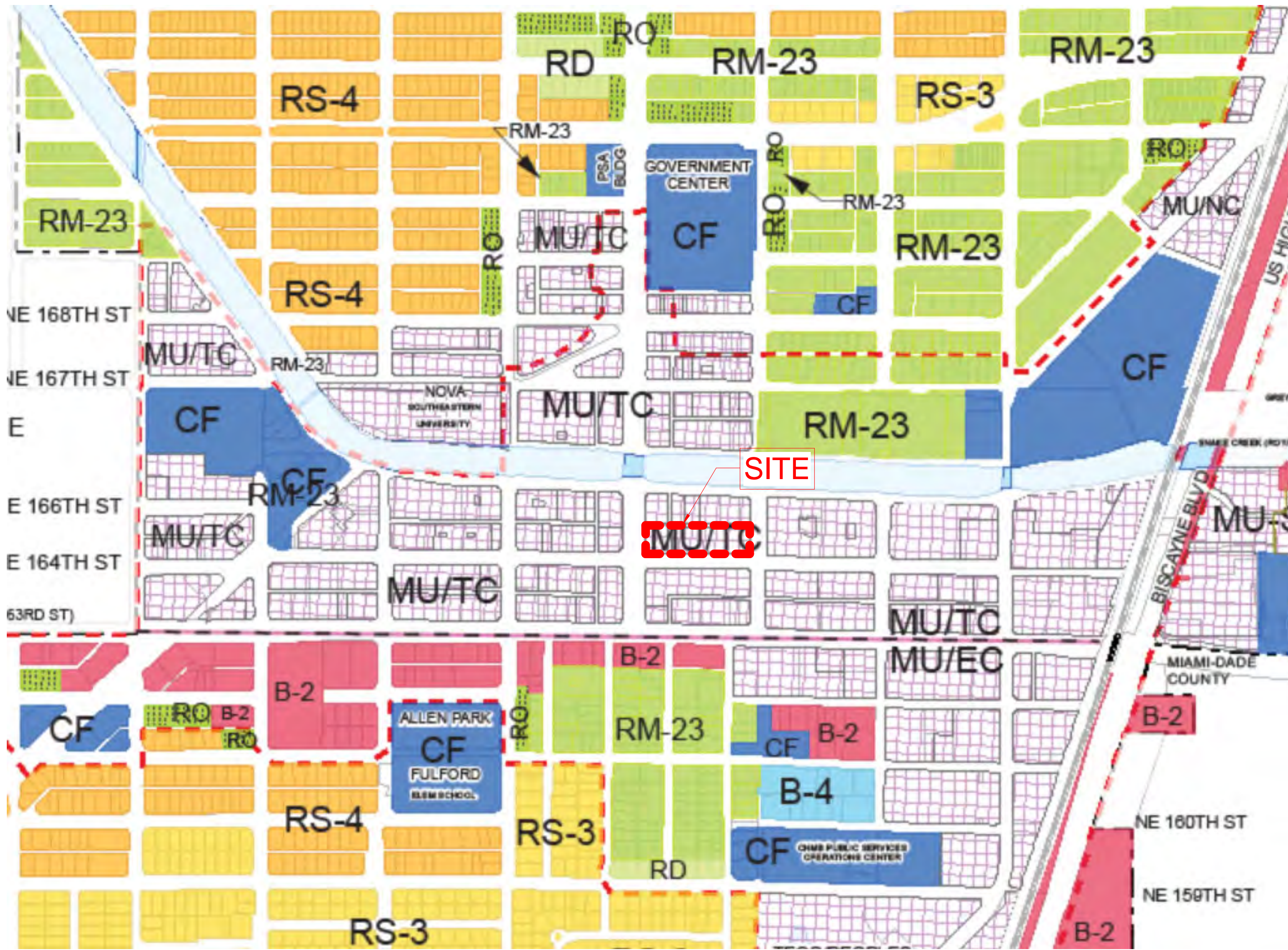
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BASE FLOOD ELEVATION 8.99 COMMUNITY PANEL NUMBER 120959 PANEL NUMBER 0141 SUFFIX L
ELEVATIONS (WHEN SHOWN) REFER TO N.G.V.D., 1929 DATUM
COUNTY BENCHMARK USED 8-808 ELEVATIONS 7.10' FEET B.M. LOCATION NE 164 ST NE 19 AVE

MAQ
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323



BY:
LEONARDO MAQUEIRA, P.S.M.
CERTIFICATE No.L.S.-6992
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



1. ZONING INFORMATION

NMB			
General Lot Information			
Municipality	City of North Miami Beach		
Zoning Classification	Fulford Mixed-Use Town Center District (MU/TC) - Transition Sub-area		
Address	1911-1999 NE 164th St North Miami Beach, Florida, 33162		
Folio	07-2216-001-0370 & -72216-001-0360		
Lot Area	9,283 sf + 69,080 sf not including Alley = 78,363 sf or 1.80 Acres (w/ Alley (2,800 sf) = 81,163 sf or 1.9 Acres		
FEMA Zone	AE Base Flood Elevation 6.0		
LEED Certification			
Lot Occupation	Required / Allowed	Provided	
Lot Area	N/A	81,163 sf (1.9 Acres)	
Lot Width	200' min - 250' max	140' min - 161' max	
Lot Depth	200' min - N/A max	561'	
Lot Coverage	Required / Allowed	Provided	
Impervious Area	Max. 90% (73,046.7 SF)	98.21% (79,710 SF)	
Pervious Area	Min. 10% (8,116.3 SF)	10.84% (8,795 SF)	
Common + Private Open Space	20,291 SF (25% of Net Lot Area)	4,900 SF (Public)+ 15,757 SF (Private)= 20,657 SF	
Primary A (NE 19th Ave) Frontage	90%	97%	
Primary A (NE 164th St) Frontage	90%	90%	
Secondary (NE 20th Ave) Frontage	80%	84%	
Open Space Requirements	10% Lot Area min	20,657 SF (25%)	
Density	N/A	N/A	
Building Setbacks			
Primary			
NE 19th Avenue			
Primary A Street	Podium (Ground Level): 0'-0" Tower (above 9th Level): 15'-0"	Podium (Ground Level): 8'-1" Tower (above 9th Level): 19'-10"	
UG-2 / Type MU-8	Podium (Ground Level): 24'-0" + 2'-0" C&G	Podium (Ground Level): 26'-5"	
NE 164th Street			
Primary A Street	Podium (Ground Level): 0'-0" Tower (above 9th Level): 15'-0"	Podium (Ground Level): 0'-10" East Tower (above 9th Level): 17'-9" West Tower (above 9th Level): 15'-0"	
S-3 / Type MU-8	Podium (Ground Level): 13'-6"	Podium (Ground Level): 13'-6"	
Secondary			
NE 20th Avenue			
Secondary Street	Podium (Ground Level): 10'-0" Tower (above 9th Level): 15'-0"	Podium (Ground Level): 10'-5" Tower (above 9th Level): 3'-8" to 7'-5"	A non-use variance from ZLDC Section 24-58 (S)(3)(a.) Figure MU-8 to permit the east side of the east tower to have a 3'-8" to 7'-5" tower setback from the podium, where the code requires a minimum setback of 15'-0" feet has been requested by the Applicant
UG-2 / Type MU-8	Podium (Ground Level): 24'-0" + 2'-0" C&G	Podium (Ground Level): 26'-9"	
Alley			
Building Height			
Building Height	Required / Allowed	Provided	Buildings higher than eight (8) stories shall only be developed per the Tower building Type standards. The number of stories may be increased provided the overall building height is not exceeded. The Applicant shall demonstrate that the resulting intensity does not exceed the intensity that would otherwise be accommodated in the maximum number of stories permitted.
	25 Stories max. / 315' max.	28 Stories / 315'-0"	
Loading Zone			
Residential (over 200 du)	East Tower 3 Loading Zones	West Tower 3 Loading Zones	East Tower 3 Loading Zones West Tower 3 Loading Zones
Commercial (3,000 SF to 10,000 SF - 1 loading) (10,000 SF to 40,000 SF- 2 loading)	East Tower 1 Loading Zone	West Tower 2 Loading Zones	East Tower 1 Loading Zone West Tower 2 Loading Zones
(12' wide x 30' long and 14'-6" vertical clearance)			
Parking Requirements			
West Tower	Minimum Required		Maximum Allowed
Residential	368 parking spaces 1 min. per du plus 1 min. visitor per 20 du and	718 parking spaces 2 max. per du plus 1 min. visitor per 20 du and	428 parking spaces
Retail	24 parking spaces (11,540/1,000 x 2) 2 parking spaces per 1,000 s.f.	47 parking spaces (11,540/1,000 x 4) 4 parking spaces per 1,000 s.f.	27 parking spaces
Office	18 parking spaces 6,810/1,000 x 2.5) 2.5 parking spaces per 1,000 s.f.	28 parking spaces 6,810/1,000 x 4) 4 parking spaces per 1,000 s.f.	21 parking spaces
Total	410 parking spaces	793 parking spaces	476 parking spaces
Refer to Parking Table for detailed breakdown			
East Tower	Minimum Required		Maximum Allowed
Residential	368 parking spaces 1 min. per du plus 1 min. visitor per 20 du and	718 parking spaces 2 max. per du plus 1 min. visitor per 20 du and	453 parking spaces
Retail	20 parking spaces (9,858/1000 x 2) 2 parking spaces per 1,000 s.f.	40 parking spaces (9,858/1000 x 4) 4 parking spaces per 1,000 s.f.	28 parking spaces
Total	388 parking spaces	758 parking spaces	481 parking spaces

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1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162
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P&Z AND CITY COMMISSION REVIEW

12/10/2021

SHEET NAME
ZONING

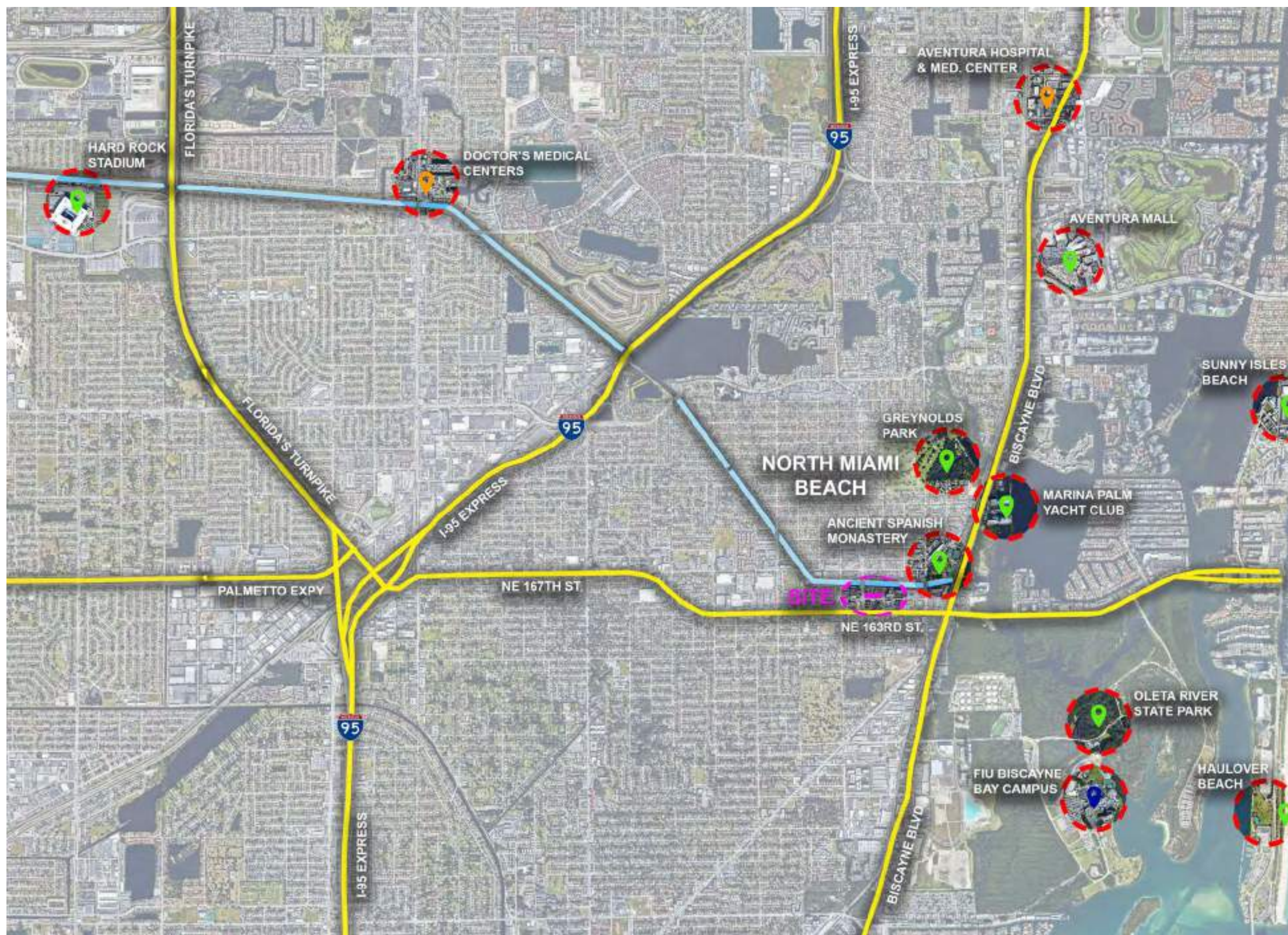
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A-003

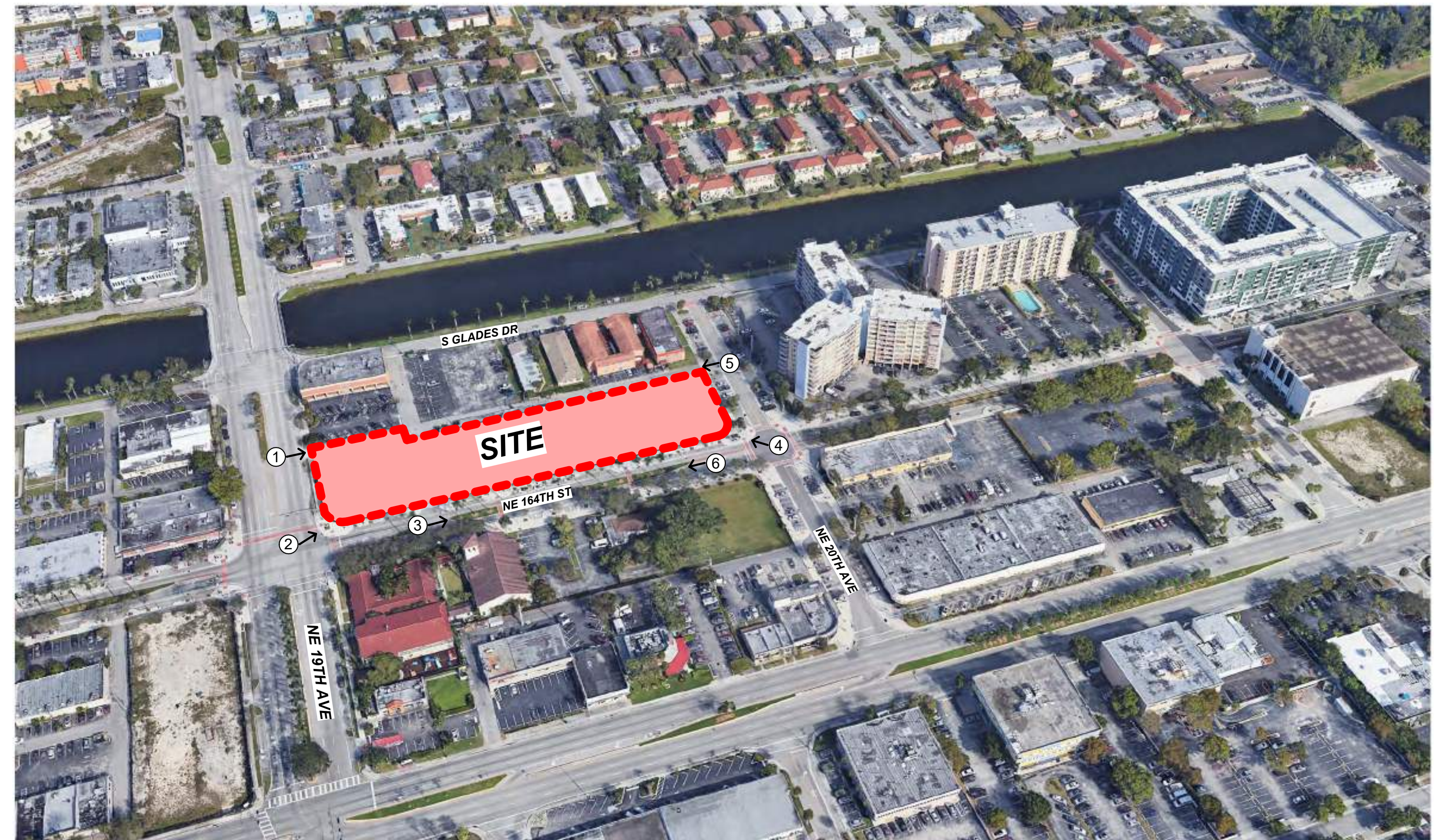
CLIENT:

GFS CORP.

1. SITE MAP



2. AERIAL VIEW



3. CONTEXT VIEWS



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6

**NOT FOR
CONSTRUCTION**

Revision Schedule

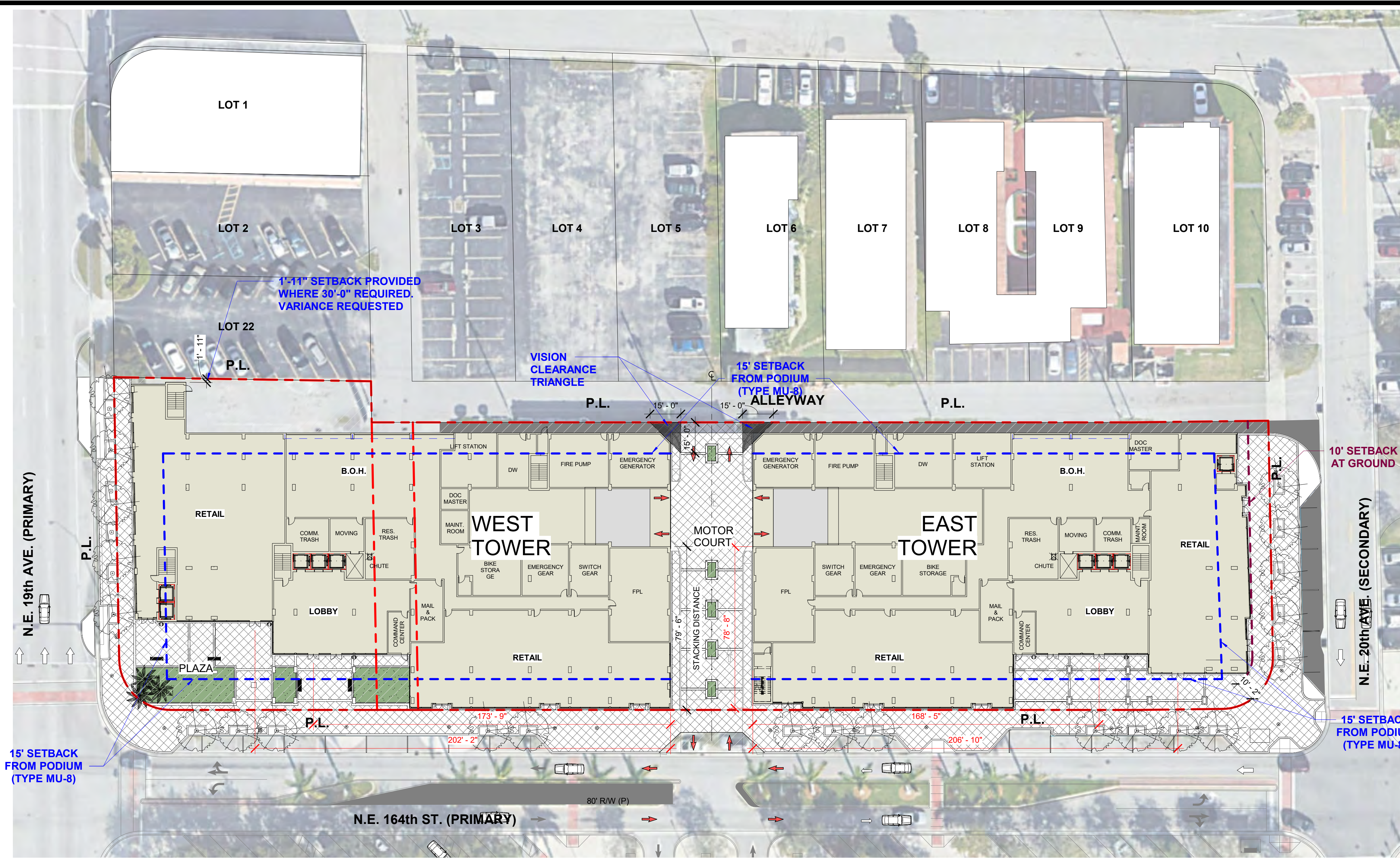
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1959 NE 164TH ST, NORTH
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COMMISSION
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SHEET NAME
SITE MAP, AERIAL AND
CONTEXT

SHEET NO.

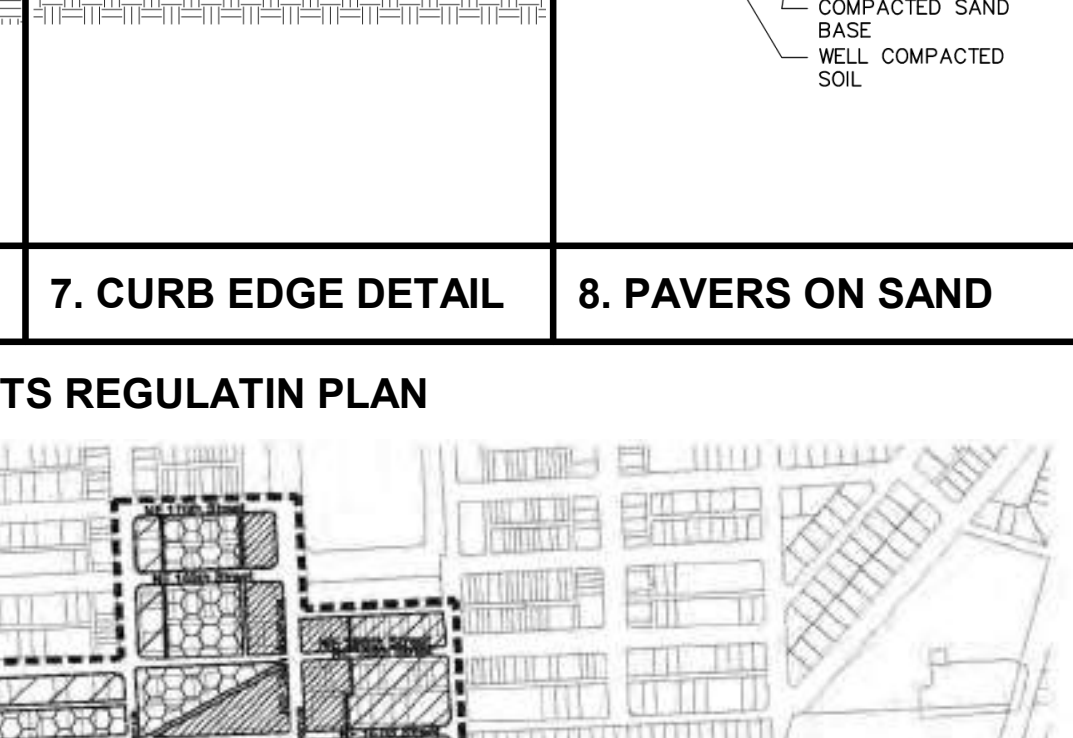
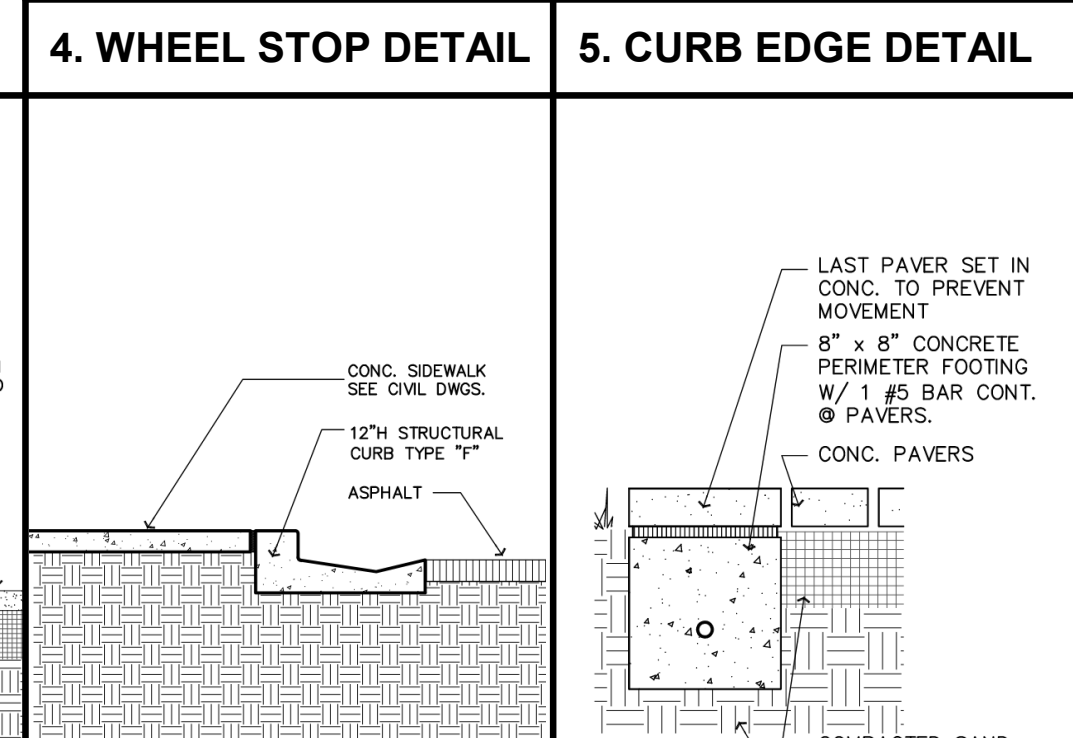
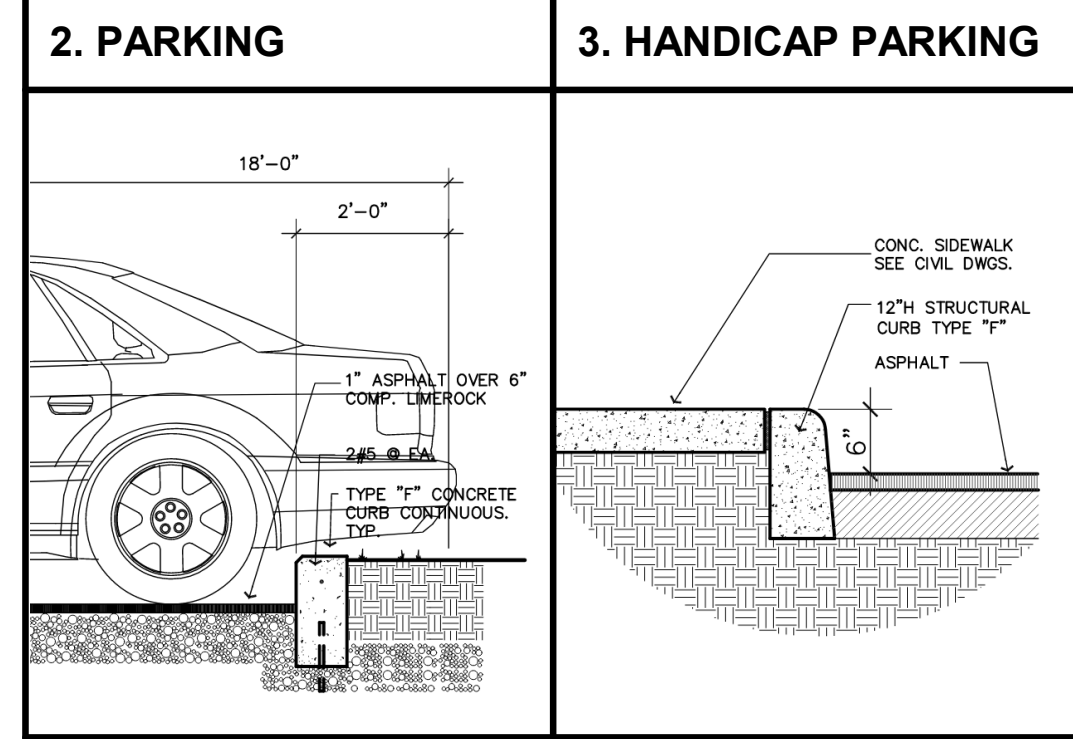
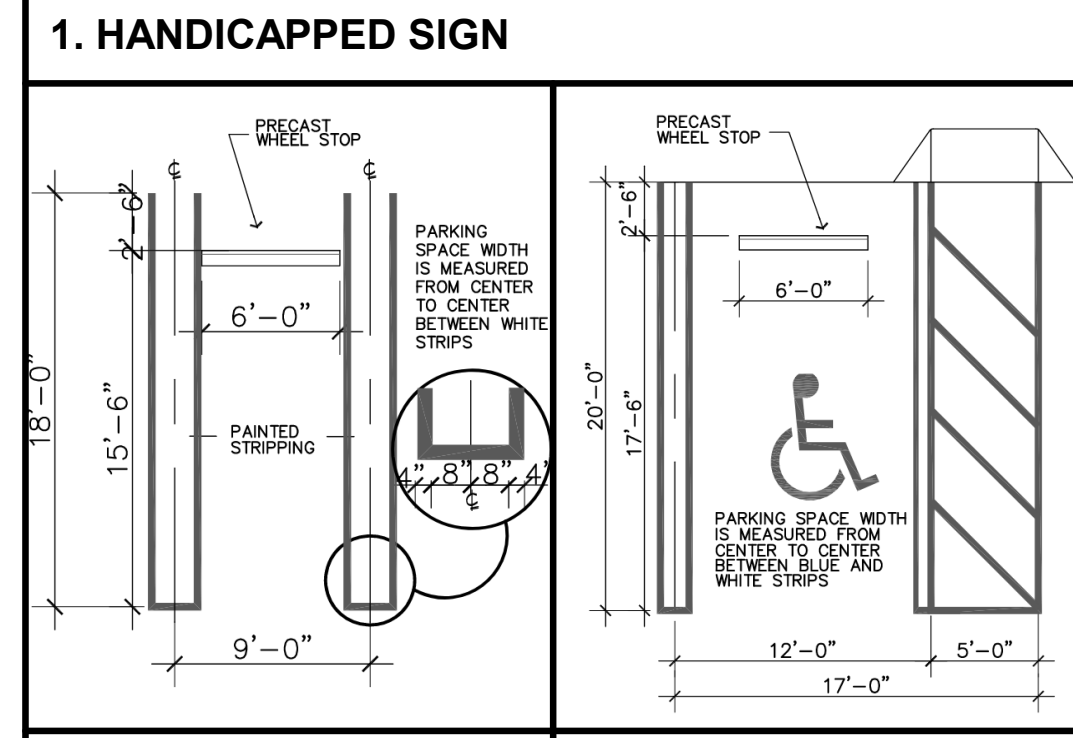
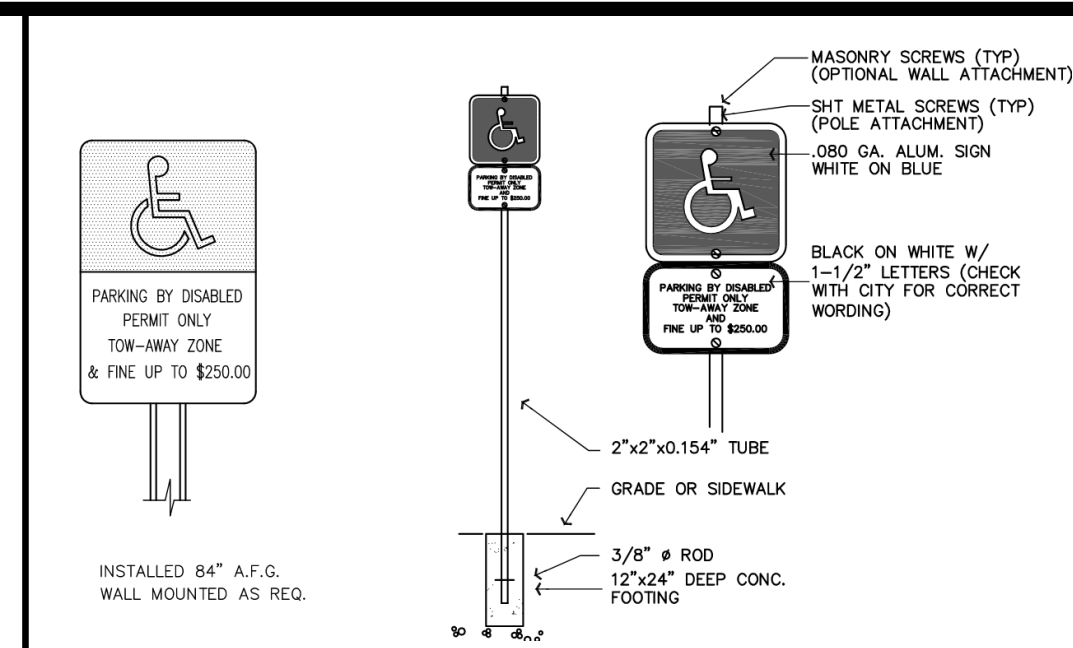
A-003.1



MAX. ALLOWED DISTANCE BETWEEN PRIMARY PEDESTRIAN ENTRANCE & PARKING GARAGE = 1,320 FT (Ord Section 24-58 (K)(2))

WEST TOWER
RESIDENTIAL: $173'-9" + 78'-8" = 252'-5" < 1,320'$
RETAIL: $202'-2" + 78'-8" = 280'-10" < 1,320'$

EAST TOWER
RESIDENTIAL: $168'-5" + 78'-8" = 247'-1" < 1,320'$
RETAIL: $206'-10" + 78'-8" = 285'-6" < 1,320'$

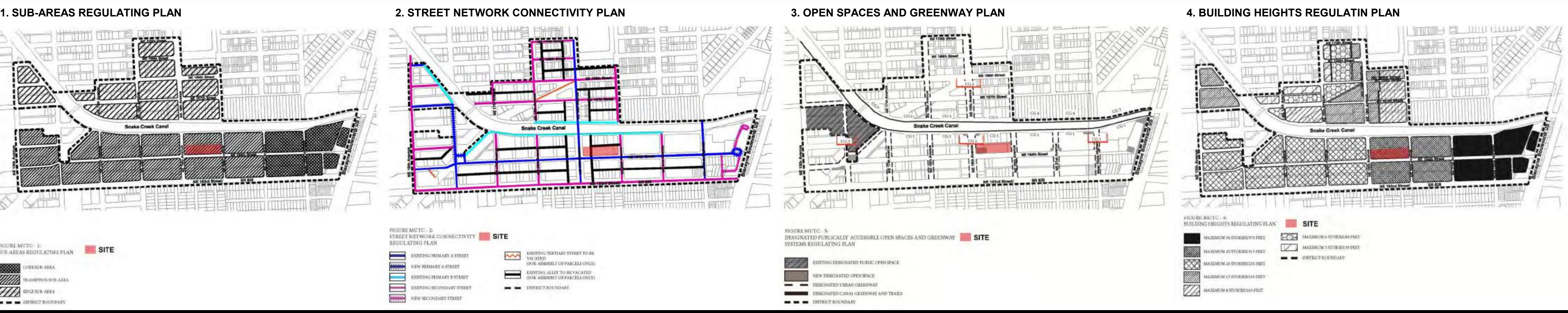


NOT FOR CONSTRUCTION

Revision Schedule

Rev. #	Revision Description	Date

1 Level 1 SITE PLAN
A-004
1" = 30'-0"



PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS

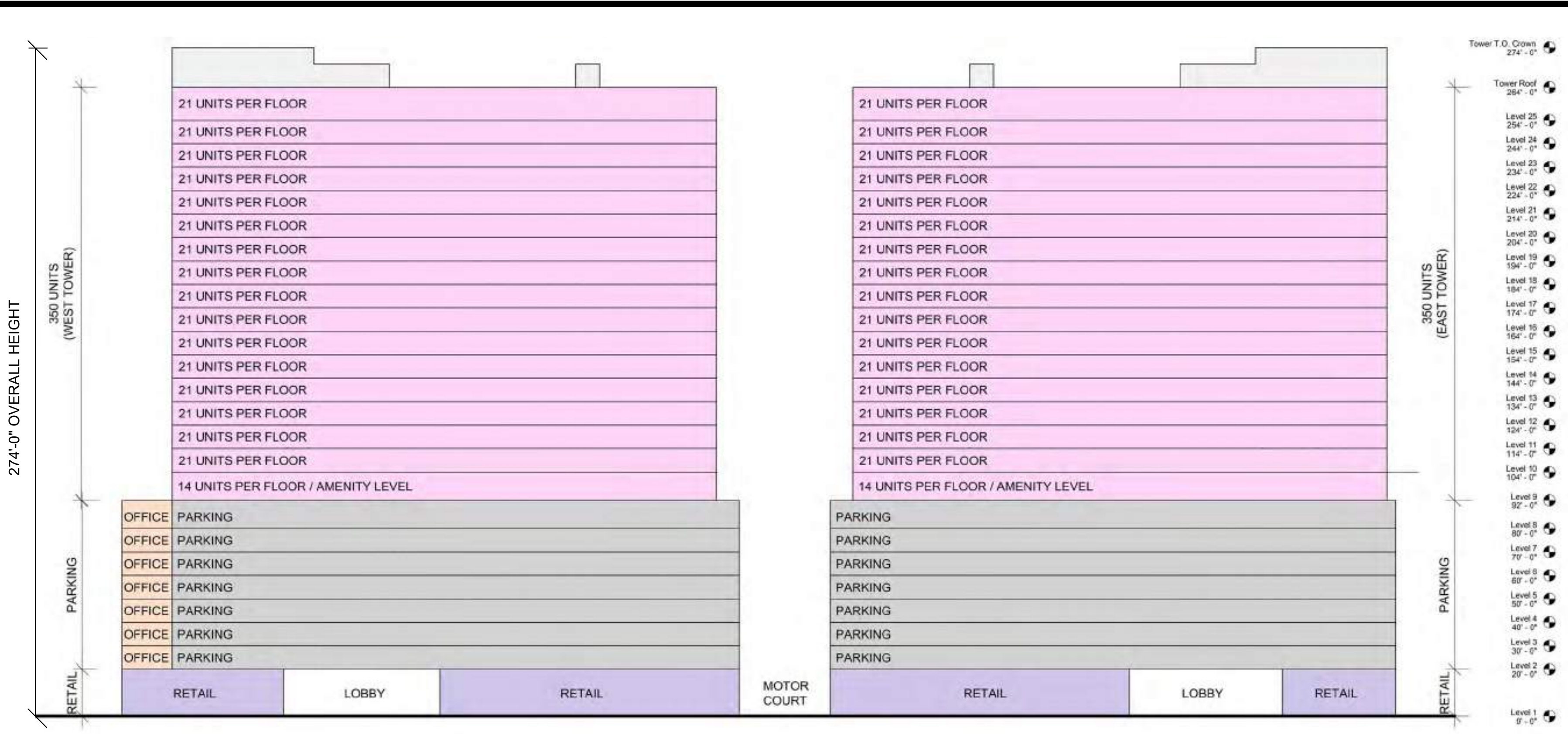
PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162

PROJECT NO.:
02006

**P&Z AND CITY
COMMISSION
REVIEW**
12/10/2021

SHEET NAME
SITE PLAN

SHEET NO.
A-004



25 LEVEL BUILDING STUDY SECTION

LEGEND

- TOWER UNITS
- PARKING
- OFFICE
- RETAIL

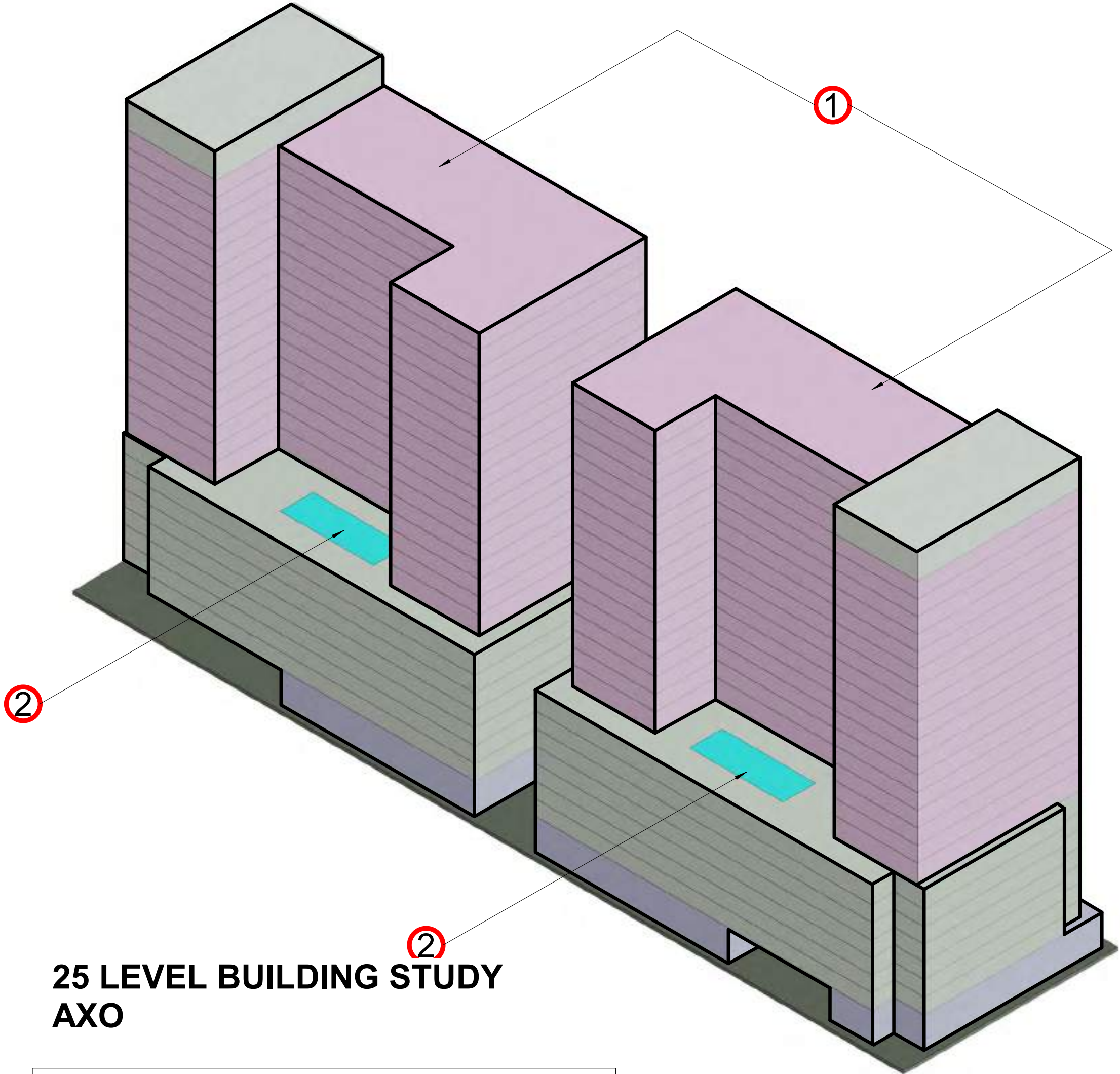
TOTAL UNITS: 700

West Tower						
Floor Level	No. of floors	No. of Units/floor	Total No. of Units	GSF/floor	Total GSF	
Typical Unit Levels	10th - 28th	19	18	342	17,476.00	331,930
Amenity Level	9th	1	8	8	15,345.00	15,345
Parking Podium	2nd - 8th	7	0	0	35,727.00	250,089
Ground Floor	ground	1	0	0	30,979.00	30,979
TOTALS:		28		350		628,343

East Tower						
Floor Level	No. of floors	No. of Units/floor	Total No. of Units	GSF/floor	Total GSF	
Typical Unit Levels	10th - 25th	16	21	336	20,339.00	325,424
Amenity Level	9th	1	14	14	14,576.00	14,576
Parking Podium	2nd - 8th	7	0	0	35,727.00	250,089
Ground Floor	ground	1	0	0	38,254.00	38,254
TOTALS:		25		350		628,343

UNIT TYPES			UNIT TYPES			UNIT TYPES			UNIT TYPES		
Name	Unit Type	Area	Name	Unit Type	Area	Name	Unit Type	Area	Name	Unit Type	Area
E LEVEL 9			LEVEL 10 (TYP. LEVEL) X 16			W LEVEL 9			LEVEL 10 (TYP. LEVEL) X 16		
1 Bed	"A"	759 SF	1 Bed	"A"	759 SF	1 Bed	"A"	759 SF	1 Bed	"A"	759 SF
1 Bed	"B"	773 SF	1 Bed	"B"	773 SF	1 Bed	"B"	773 SF	1 Bed	"B"	773 SF
1 Bed D	"C"	1,025 SF	1 Bed	"M"	773 SF	1 Bed D	"C"	1,025 SF	1 Bed	"Y"	728 SF
1 Bed D	"D"	898 SF	1 Bed	"N"	938 SF	1 Bed D	"D"	898 SF	1 Bed D	"D"	898 SF
1 Bed D	"D"	898 SF	1 Bed	"O"	667 SF	1 Bed D	"D"	898 SF	1 Bed D	"D"	898 SF
1 Bed D	"E"	890 SF	1 Bed D	"P"	877 SF	1 Bed D	"E"	890 SF	1 Bed D	"D"	898 SF
1 Bed D	"E"	890 SF	1 Bed D	"D"	898 SF	1 Bed D	"E"	890 SF	1 Bed D	"Q"	884 SF
2 Bed	"F"	1,021 SF	1 Bed D	"D"	898 SF	1 Bed D	"L"	1,021 SF	1 Bed D	"Q"	884 SF
2 Bed	"G"	1,010 SF	1 Bed D	"D"	898 SF	2 Bed	"G"	1,010 SF	1 Bed D	"Z"	701 SF
2 Bed	"H"	1,070 SF	1 Bed D	"Q"	1,038 SF	2 Bed	"H"	1,070 SF	1 Bed D	"Z1"	910 SF
Studio	"I"	581 SF	1 Bed D	"Q"	1,038 SF	Studio	"I"	581 SF	2 Bed	"A1"	1,010 SF
Studio	"J"	589 SF	1 Bed D	"X"	1,068 SF	Studio	"J"	589 SF	2 Bed	"B1"	1,002 SF
Studio	"K"	627 SF	2 Bed	"F"	1,021 SF	Studio	"K"	627 SF	3 Bed	"C1"	1,200 SF
			Studio	"I"	581 SF				3 Bed	"G3"	1,405 SF
			Studio	"R"	699 SF				Studio	"D1"	609 SF
			Studio	"S"	567 SF				Studio	"E1"	701 SF
			Studio	"T"	561 SF				Studio	"F1"	636 SF
			Studio	"U"	707 SF				Studio	"F3"	657 SF
			Studio	"V"	640 SF				Studio	"I"	581 SF
			Studio	"W"	584 SF				Studio	"R"	606 SF
14		11,929 SF	21		16,758 SF	14		11,929 SF	21		17,658 SF

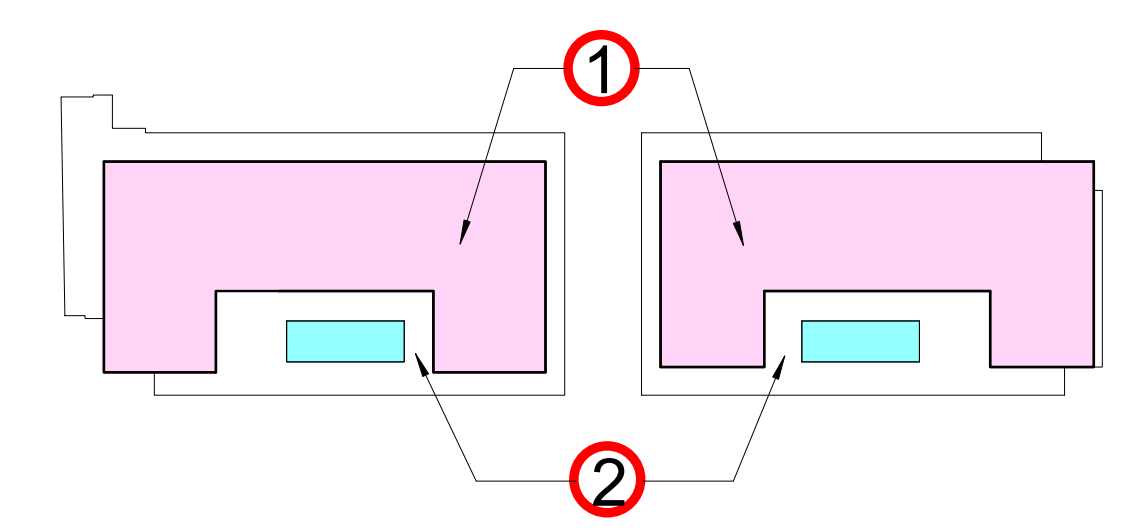
9TH LEVEL: 14 UNITS (W) + 14 UNITS (E) = 28 UNITS
 10TH - 25TH LEVEL: 21 UNITS (W) + 21 UNITS (E) = 42 UNITS X 16 LEVELS = 672 UNITS
 TOTAL UNIT COUNT = 350 (W) + 350 (E) = 700 UNITS (28 + 672)
 AVERAGE UNIT SF (EAST TOWER) = 800 SF
 AVERAGE UNIT SF (WEST TOWER) = 841 SF



25 LEVEL BUILDING STUDY AXO

NOTE: NOT TO SCALE DIAGRAMS

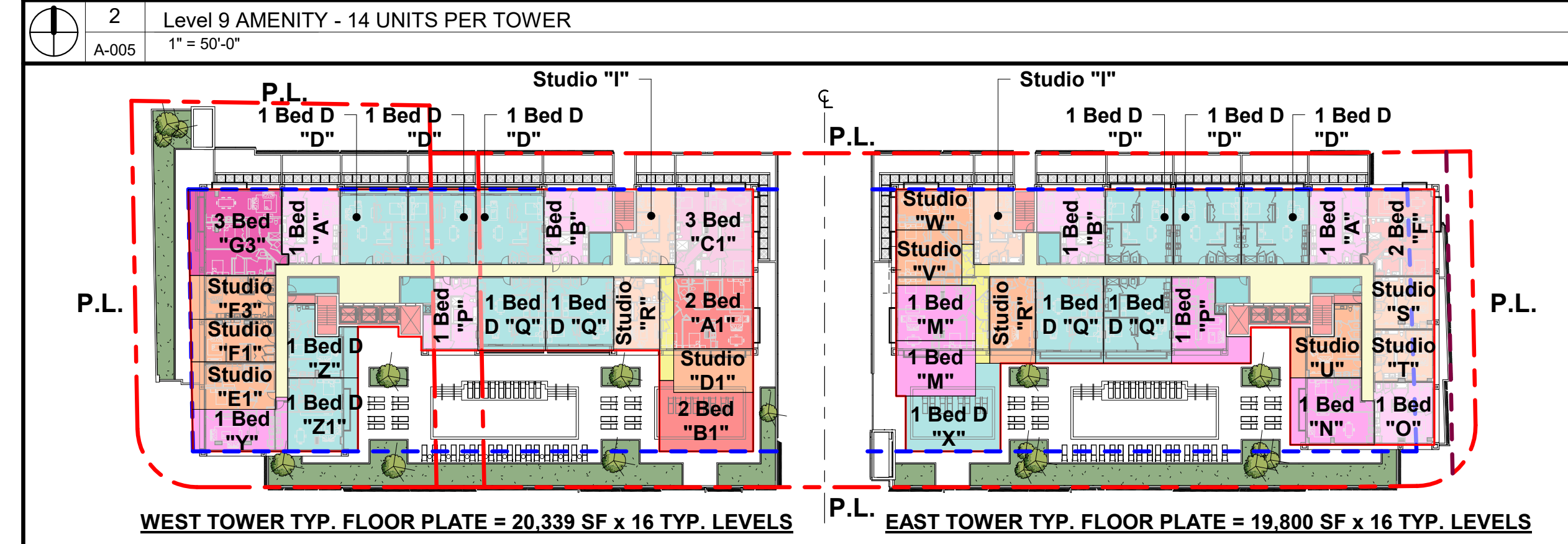
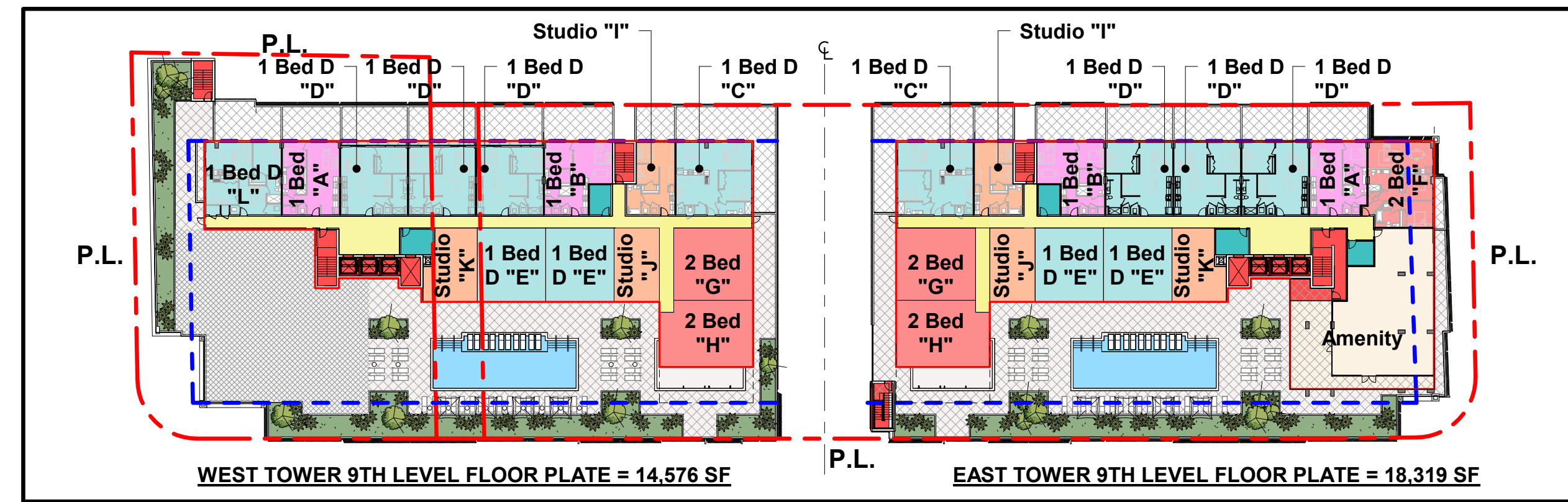
- 1 MASSIVE ARCHITECTURAL COMPOSITION IMPOSED ON 164TH
- 2 REDUCED POOL AND AMENITY DECK
- 3 COMPLY WITH 700 UNITS / UNDER 315 ALLOWABLE HEIGHT IN BOTH MASSING SCENARIO (SEE ELEVATION DIAGRAM)



LEGEND

- TOWER UNITS
- PARKING
- OFFICE
- RETAIL

TOTAL UNITS: 700



AVERAGE TOWER FLOOR PLATE = 20,000 SF
 325,424 SF (TYP. LEVELS) + 14,576 SF (9TH LEVEL) = 340,000 SF / 17 LEVELS = 20,000 SF

AVERAGE TOWER FLOOR PLATE = 19,713 SF
 316,800 SF (TYP. LEVELS) + 18,319 SF (9TH LEVEL) = 335,119 SF / 17 LEVELS = 19,713 SF

NOT FOR CONSTRUCTION

Revision Schedule

Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH APARTMENTS
 PROJECT ADDRESS:
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162
 PROJECT NO.:
02006

P&Z AND CITY COMMISSION REVIEW
 12/10/2021

SHEET NAME
25 LEVELS BUILDING STUDY

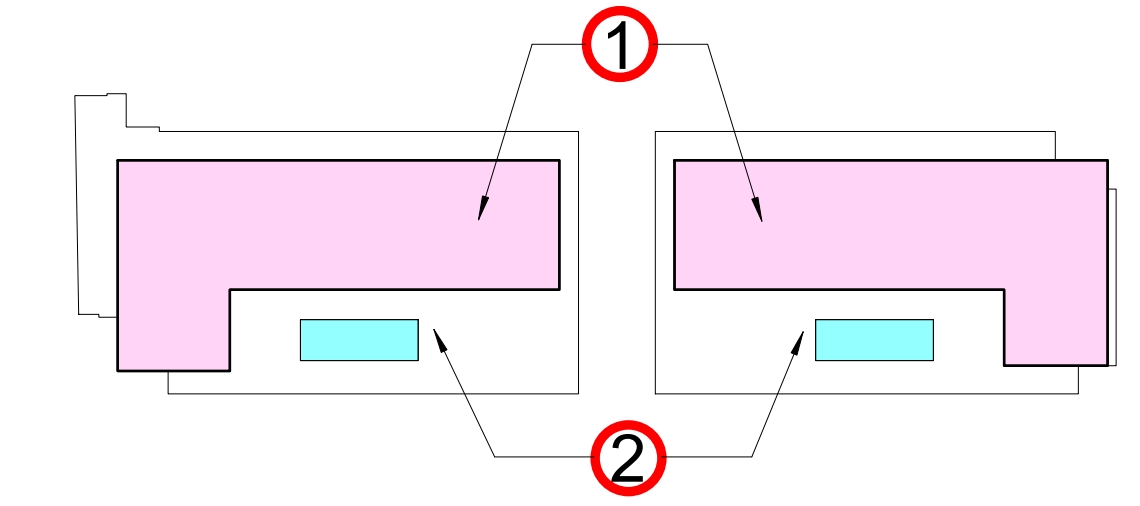
SHEET NO.
A-005



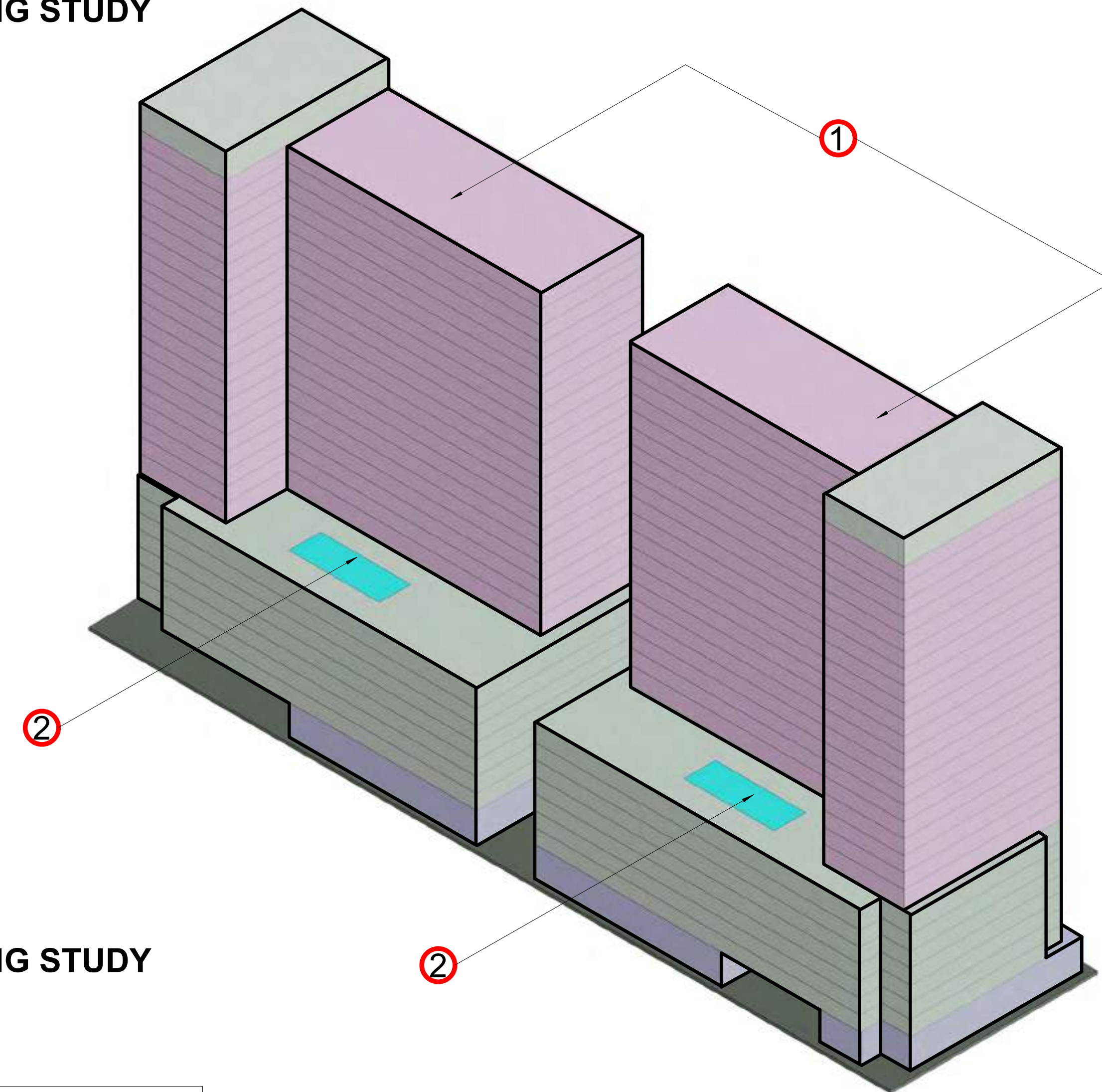
West Tower							
	Floor Level	No. of floors	No. of Units/floor	Total No. of Units	GSF/floor	Total GSF	
28-stories	Typical Unit Levels	10th - 28th	19	18	342	17,470.00	331,930
	Amenity Level	9th	1	8	8	15,345.00	15345
	Parking Podium	2nd - 8th	7	0	0	35,727.00	250089
	Ground Floor	ground	1	0	0	30,979.00	30979
TOTALS:			28	350		628,343	
25-stories	Typical Unit Levels	10th - 25th	16	21	336	20,339.00	325,424
	Amenity Level	9th	1	14	14	14,576.00	14,576
	Parking Podium	2nd - 8th	7	0	0	35,727.00	250089
	Ground Floor	ground	1	0	0	38,254.00	38254
TOTALS:			25	350		628,343	

East Tower							
	Floors	No. of floors	No. of Units/floor	Total No. of Units	GSF/floor	Total GSF	
28-stories	Typical Unit Levels	10th - 28th	19	18	342	17,126.00	325,394
	Amenity Level	9th	1	8	8	15,370.00	15370
	Parking Podium	2nd - 8th	7	0	0	32,362.00	226534
	Ground Floor	ground	1	0	0	29,647.00	29647
TOTALS:			28	350		596,945	
25-stories	Typical Unit Levels	10th - 25th	16	21	336	19,800.00	316,800
	Amenity Level	9th	1	14	14	18,319.00	18,319
	Parking Podium	2nd - 8th	7	0	0	33,169.00	232183
	Ground Floor	ground	1	0	0	29,643.00	29643
TOTALS:			25	350		596,945	

- 1 ENHANCE ARCHITECTURAL EXPRESSION
- 2 PROMOTE A PREFERRED POOL AND ENHANCED AMENITY
- 3 COMPLY WITH 700 UNITS / UNDER 315 ALLOWABLE HEIGHT IN BOTH MASSING SCENARIO (SEE ELEVATION DIAGRAM)



28 LEVEL BUILDING STUDY SECTION

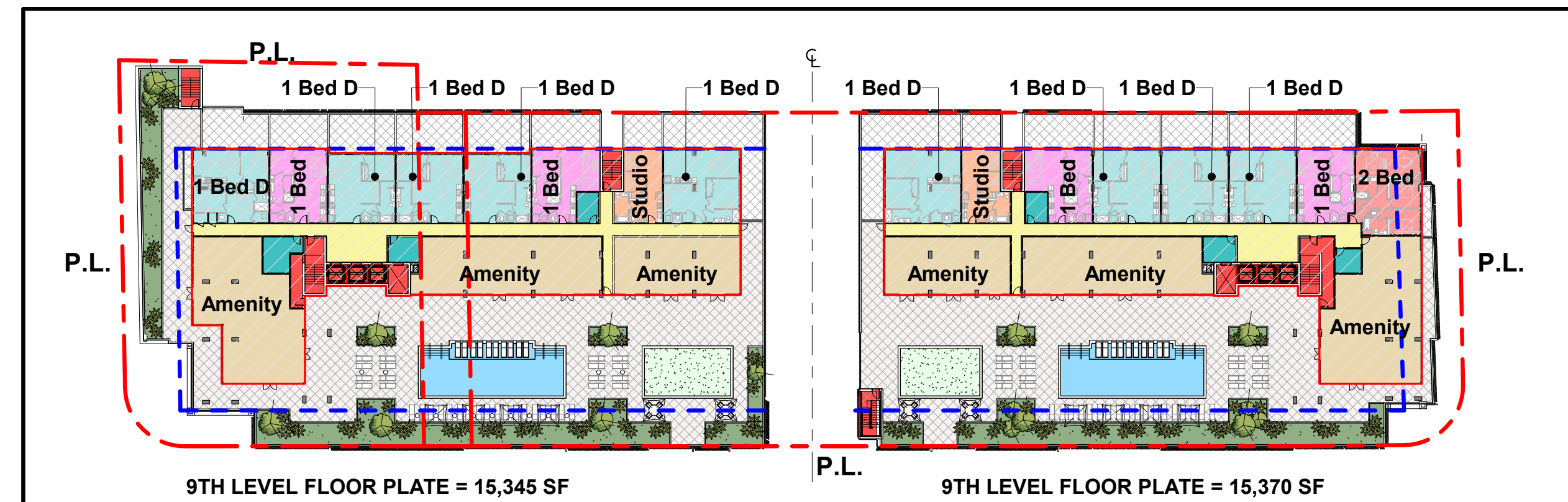


28 LEVEL BUILDING STUDY AXO

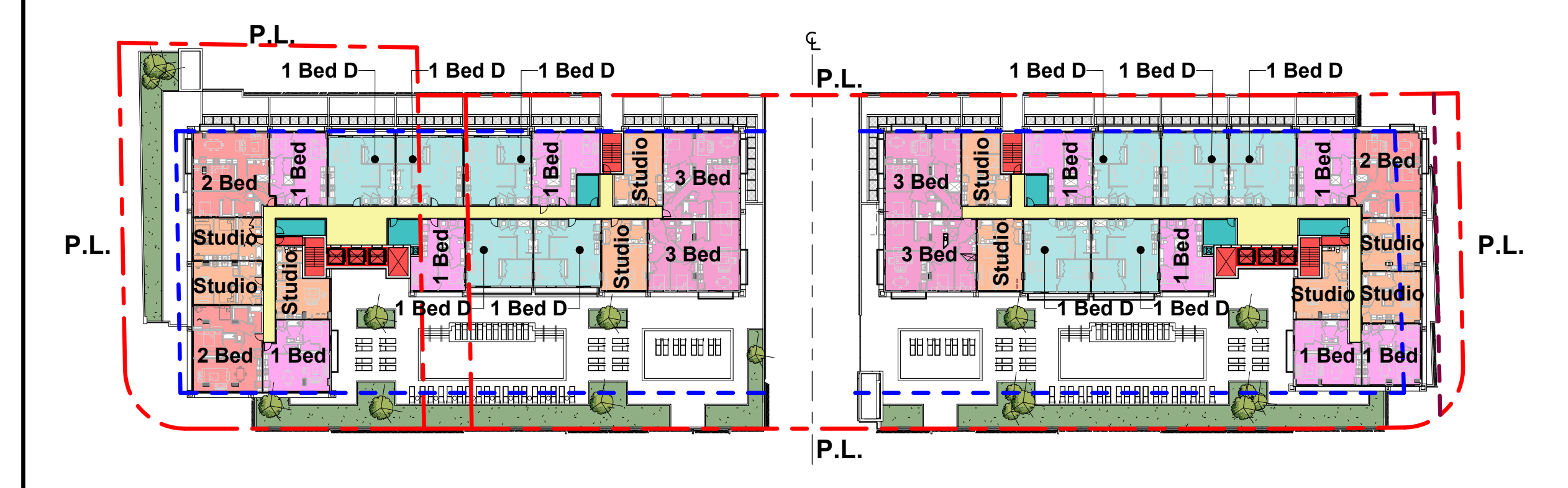
NOTE: NOT TO SCALE DIAGRAMS

LEGEND
 TOWER UNITS
 PARKING
 OFFICE
 RETAIL
TOTAL UNITS: 700

9TH LEVEL: 8 UNITS (W) + 8 UNITS (E) = 16 UNITS
 10TH - 28TH LEVEL: 18 UNITS (W) + 18 UNITS (E) = 36 UNITS X 19 LEVELS = 684 UNITS
 TOTAL UNIT COUNT = 350 (W) + 350 (E) = 700 UNITS (16 + 684)
 AVERAGE UNIT SF (EAST TOWER) = 800 SF
 AVERAGE UNIT SF (WEST TOWER) = 819 SF



2 Level 9 AMENITY - 8 UNITS PER TOWER
 1" = 50'-0"



3 TYP. TOWER LEVEL (10TH - 28TH) - 18 UNITS PER TOWER
 1" = 50'-0"

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Revision Schedule		
Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH APARTMENTS
 PROJECT ADDRESS:
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162
 PROJECT NO.:
02006
P&Z AND CITY COMMISSION REVIEW
 12/10/2021

SHEET NAME
28 LEVELS BUILDING STUDY

SHEET NO.
A-006

4. TOWER BUILDING TYPE MU-8

FIGURE MU-8: TOWER BUILDING TYPE

DEFINITION:
 a multi level building organized around a central core where a part of the building is higher in proportion.

- BUILDING LINE
- PROPERTY LINE
- ACTIVE USE
- PARKING AREA
- LOT WIDTH
- LOT DEPTH

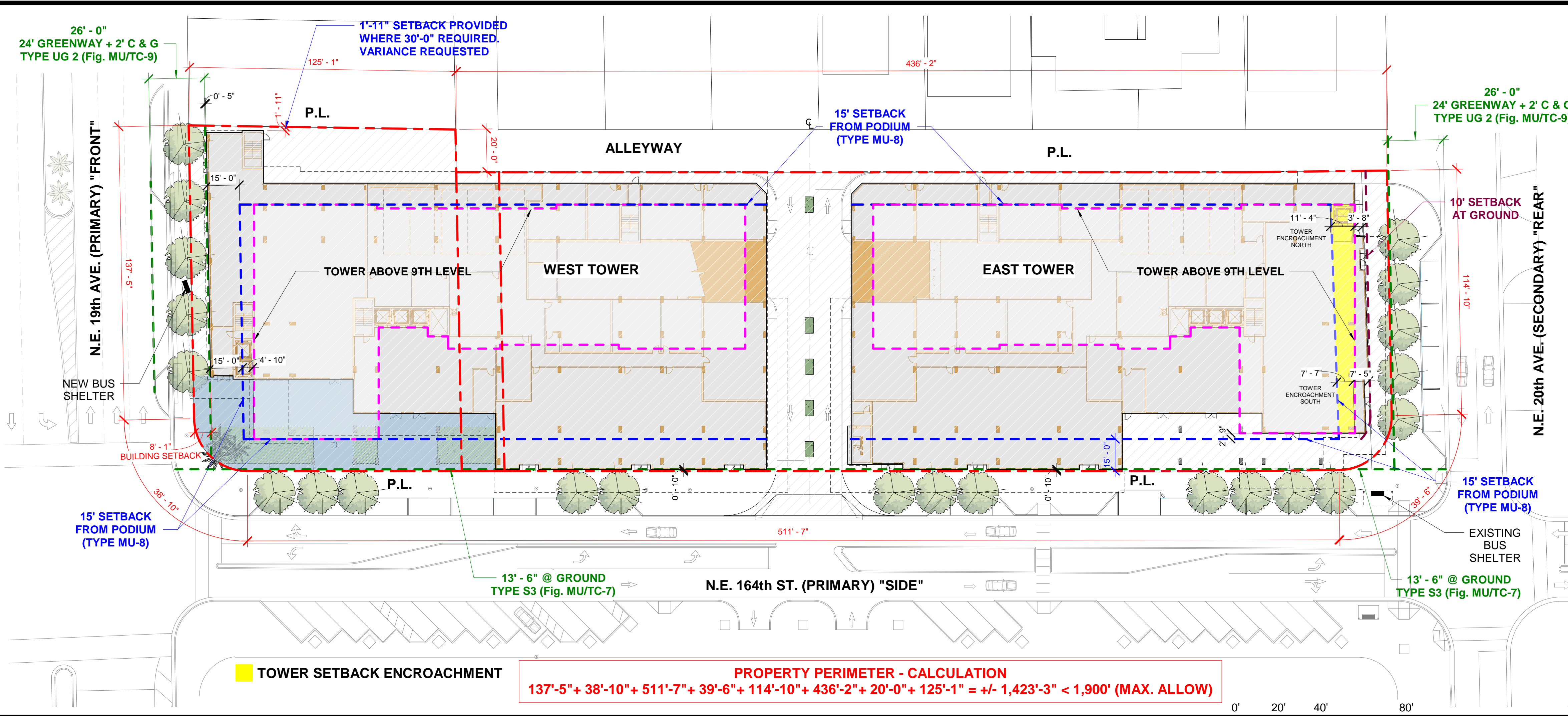
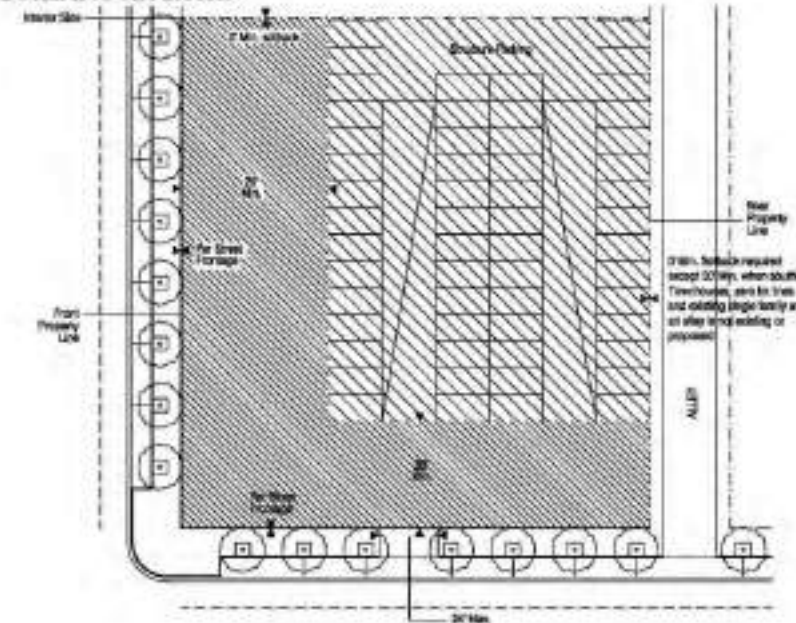
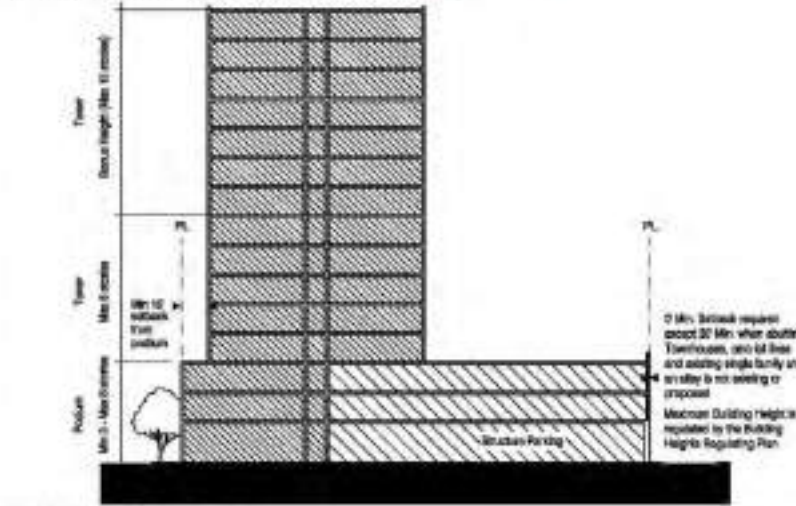
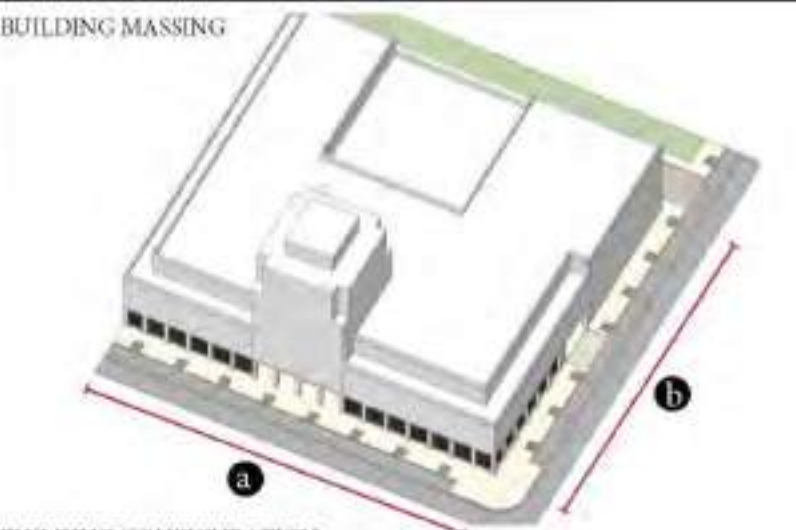
LOT STANDARDS: MIN. MAX.

a. Lot Width	300'	250'
b. Lot Depth	300'	N/A
c. Lot Area	N/A	N/A
d. Impervious Area	N/A	80% CI
e. Permeous Area	10%	N/A
f. Interior Side Setback	0' (2)	N/A
g. Rear Setback	10' (2)	N/A
h. Tower Setback	15' (0)	N/A

NOTES:
 1. All Podium
 2. Except 30' minimum when abutting Townhouses, zero lot lines and existing single family and an alley is not existing or proposed.
 3. From podium.

OPEN SPACE STANDARDS:
 All multi-family residential, two-unit units and mixed-use developments with residential dwellings shall receive a minimum of 10% of the site for common, private open space.

TOWER ORIENTATION:
 Primary and Secondary Streets, Estimated Visitor and along Greenways and Designated Open Spaces

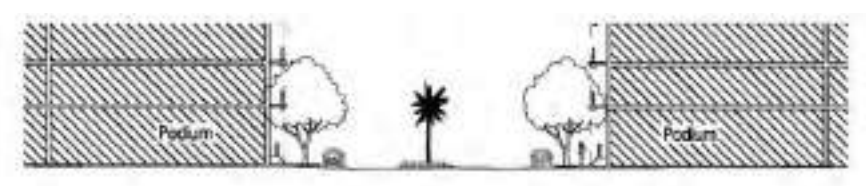


PROPERTY PERIMETER - CALCULATION
 $137'-5" + 38'-10" + 511'-7" + 39'-6" + 114'-10" + 436'-2" + 20'-0" + 125'-1" = +/- 1,423'-3" < 1,900' (MAX. ALLOW)$

1 Level 1 Setbacks Diagram
 A-007 1" = 30'-0"

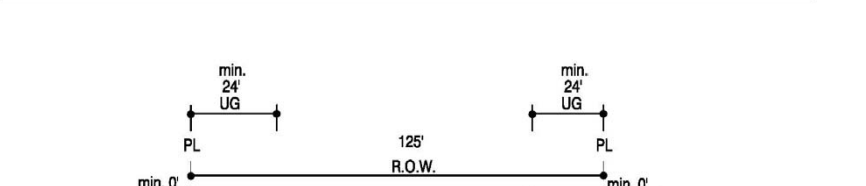
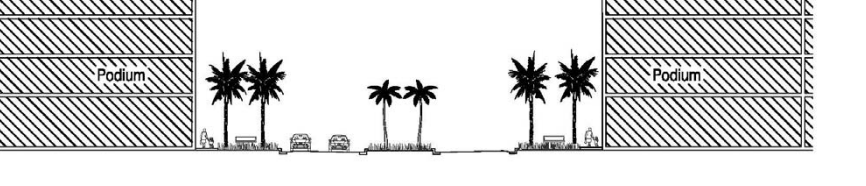
TYPICAL STANDARD STREET SECTION

FIGURE MUTC - 7: STREET TYPE S3



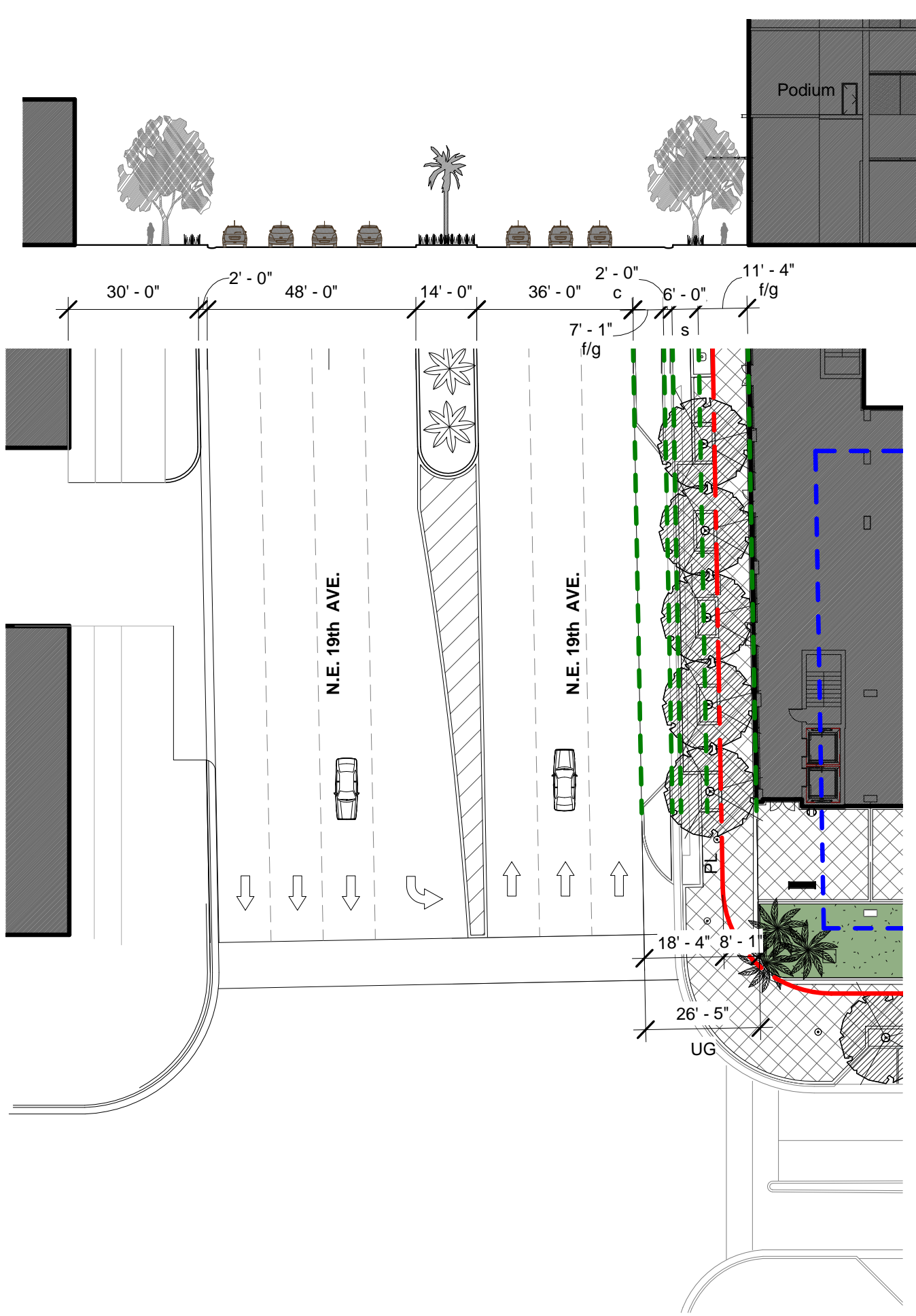
- KEY:**
- ug: Urban Greenway
 - sb: Setback
 - fg: Furnishings/green area
 - s: Sidewalk
 - g: Landscape Strip/tree grates
 - c: Curb and Gutter
 - p: Parking
 - min: Minimum
 - R.O.W.: Right-of-way
 - m: Median

FIGURE MUTC - 9: URBAN GREENWAY TYPE UG 2

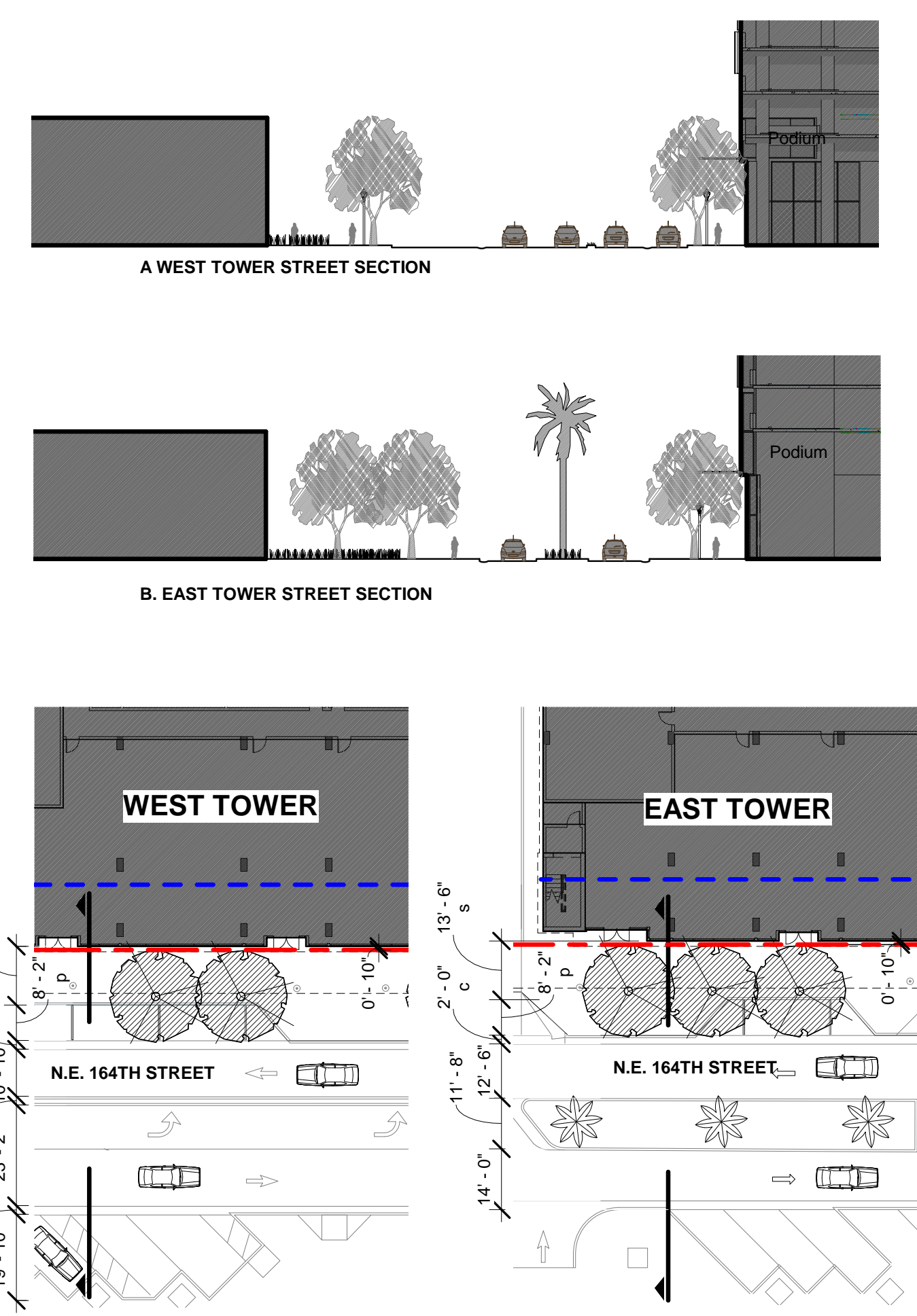


- KEY:**
- ug: Urban Greenway
 - sb: Setback
 - fg: Furnishings/green area
 - s: Sidewalk
 - g: Landscape Strip/tree grates
 - c: Curb and Gutter
 - p: Parking
 - min: Minimum
 - R.O.W.: Right-of-way

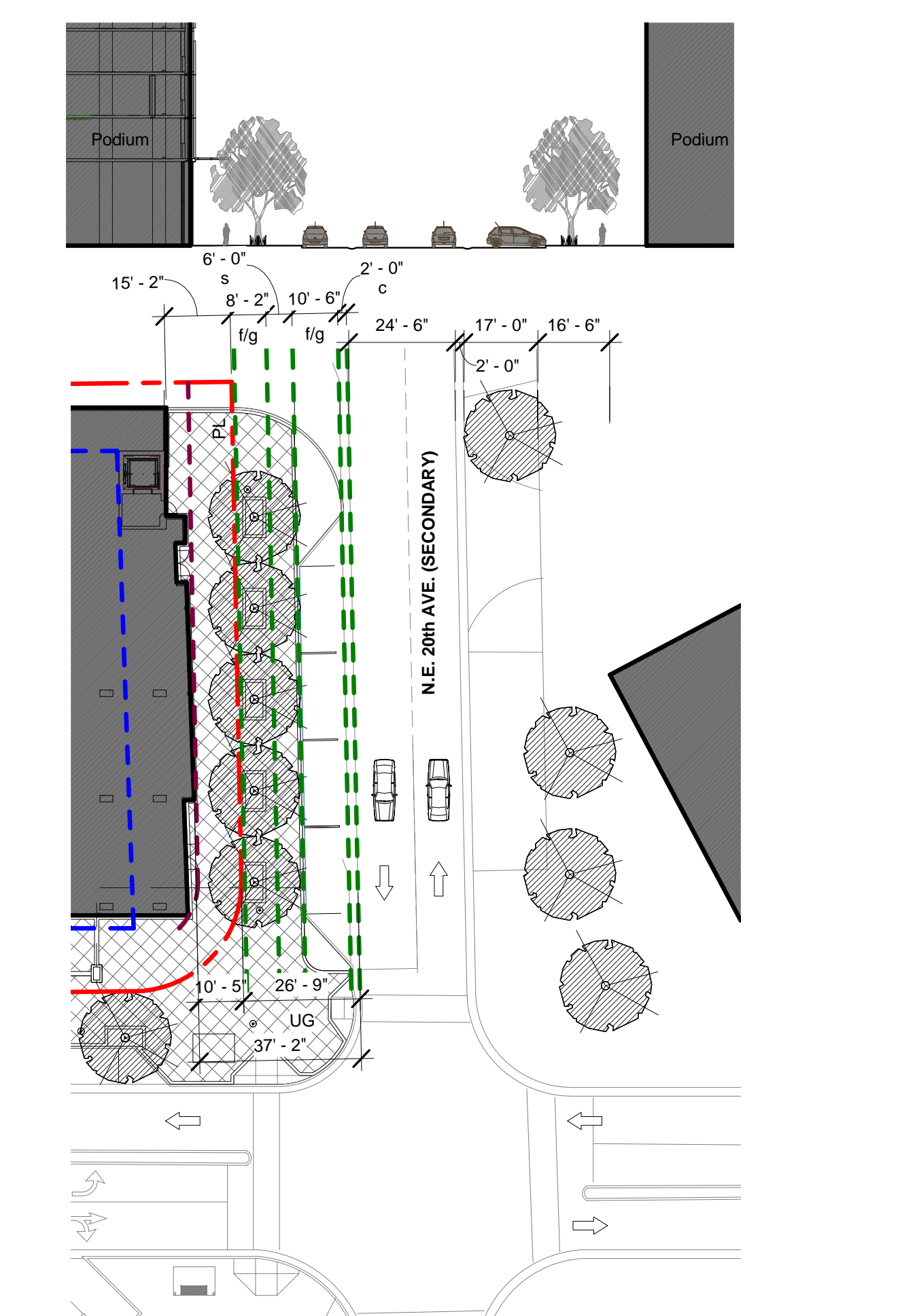
1. N.E. 19TH AVE (URBAN GREENWAY TYPE UG 2)



2. N.E. 164TH STREET (STREET TYPE S3)



3. N.E. 20TH AVE (URBAN GREENWAY TYPE UG 2)



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Revision Schedule

Rev. #	Revision Description	Date

PROJECT NAME:
 NORTH MIAMI BEACH APARTMENTS
 PROJECT ADDRESS:
 1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162
 PROJECT NO.:
 02006

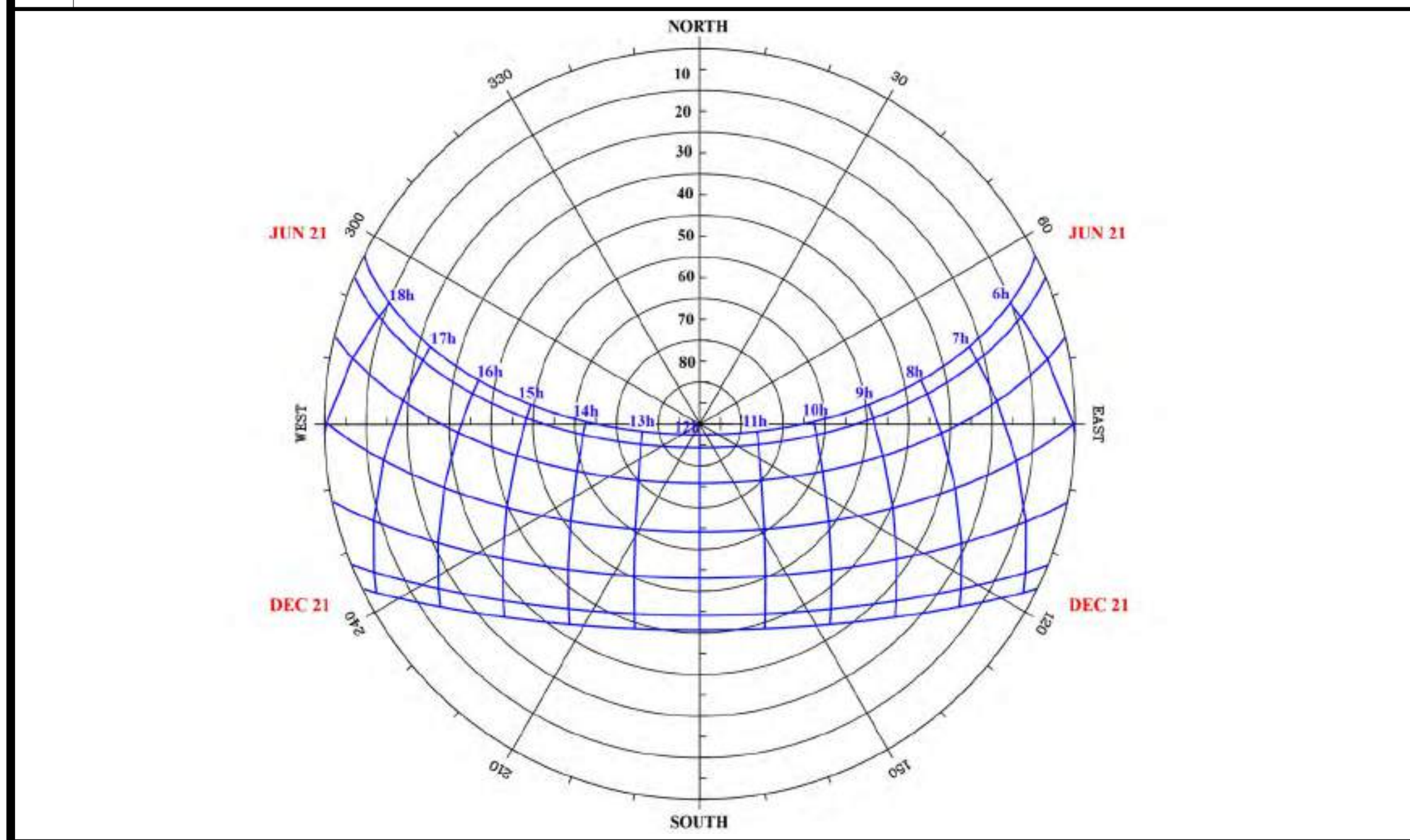
P&Z AND CITY COMMISSION REVIEW
 12/10/2021

SHEET NAME
 SETBACKS - DIAGRAM

SHEET NO.
A-007



4 LOCATION MAP
A-008



5 SUN PATH DIAGRAM
A-008



1 WINTER 9AM
A-008



2 WINTER 9AM
A-008



3 WINTER 3PM
A-008

**NOT FOR
CONSTRUCTION**

Revision Schedule

Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS
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1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162
PROJECT NO.:

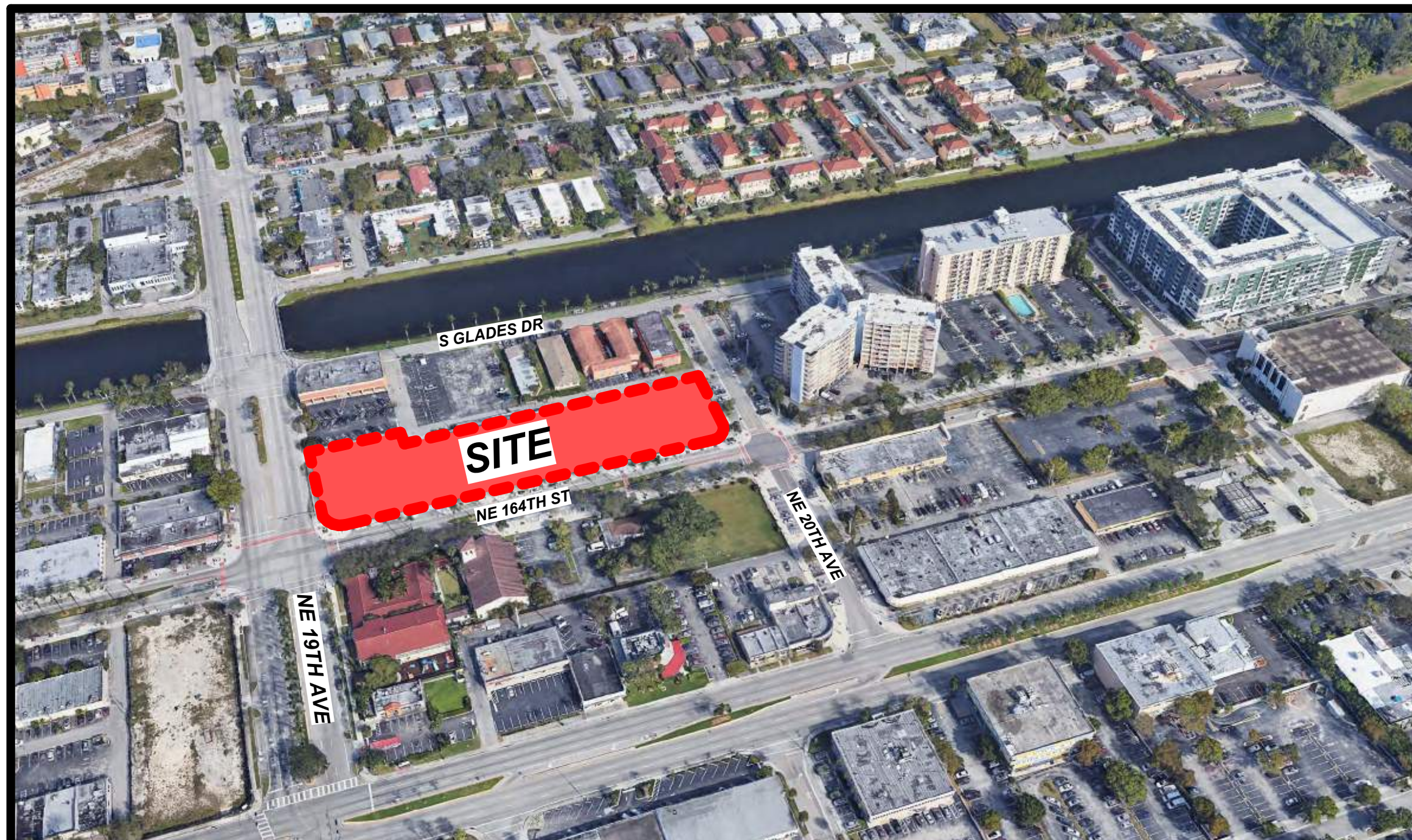
02006
**P&Z AND CITY
COMMISSION
REVIEW**

12/10/2021

SHEET NAME
WINTER SHADOW
STUDIES

SHEET NO.

A-008



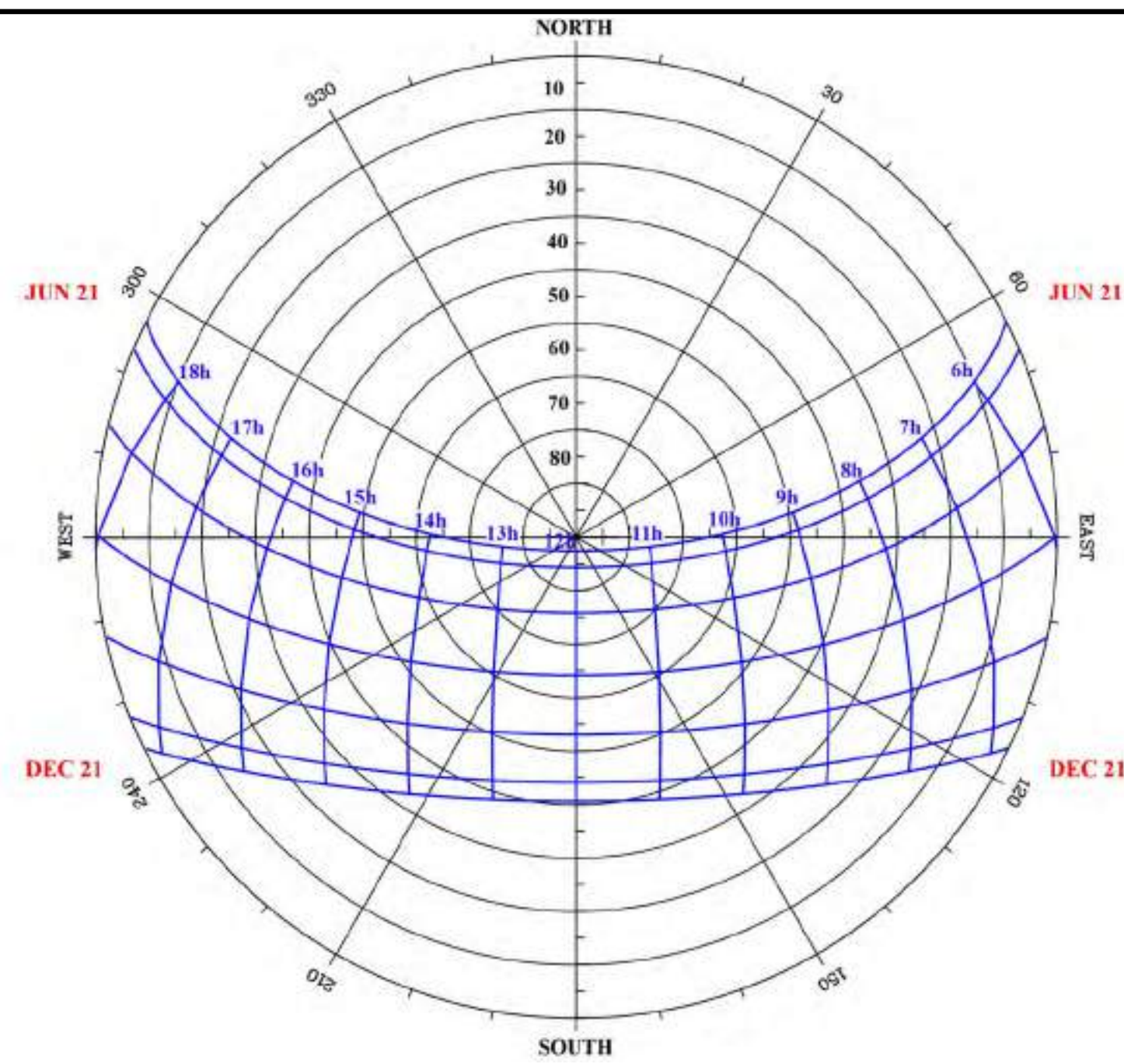
4 LOCATION MAP

A-009



1 SUMMER 9AM

A-009



5 SUN PATH DIAGRAM

A-009



2 SUMMER NOON

A-009



3 SUMMER 3PM

A-009

CLIENT:

GFS CORP.

NOT FOR CONSTRUCTION

Revision Schedule

Rev. #	Revision Description	Date

PROJECT NAME:
 NORTH MIAMI BEACH APARTMENTS
 PROJECT ADDRESS:
 1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162
 PROJECT NO.:
 02006

P&Z AND CITY COMMISSION REVIEW

12/10/2021

SHEET NAME
 SUMMER SHADOW STUDIES

SHEET NO.

A-009

CLIENT:

GFS CORP.

**NOT FOR
CONSTRUCTION**

Revision Schedule

Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS
PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162
PROJECT NO.:
02006

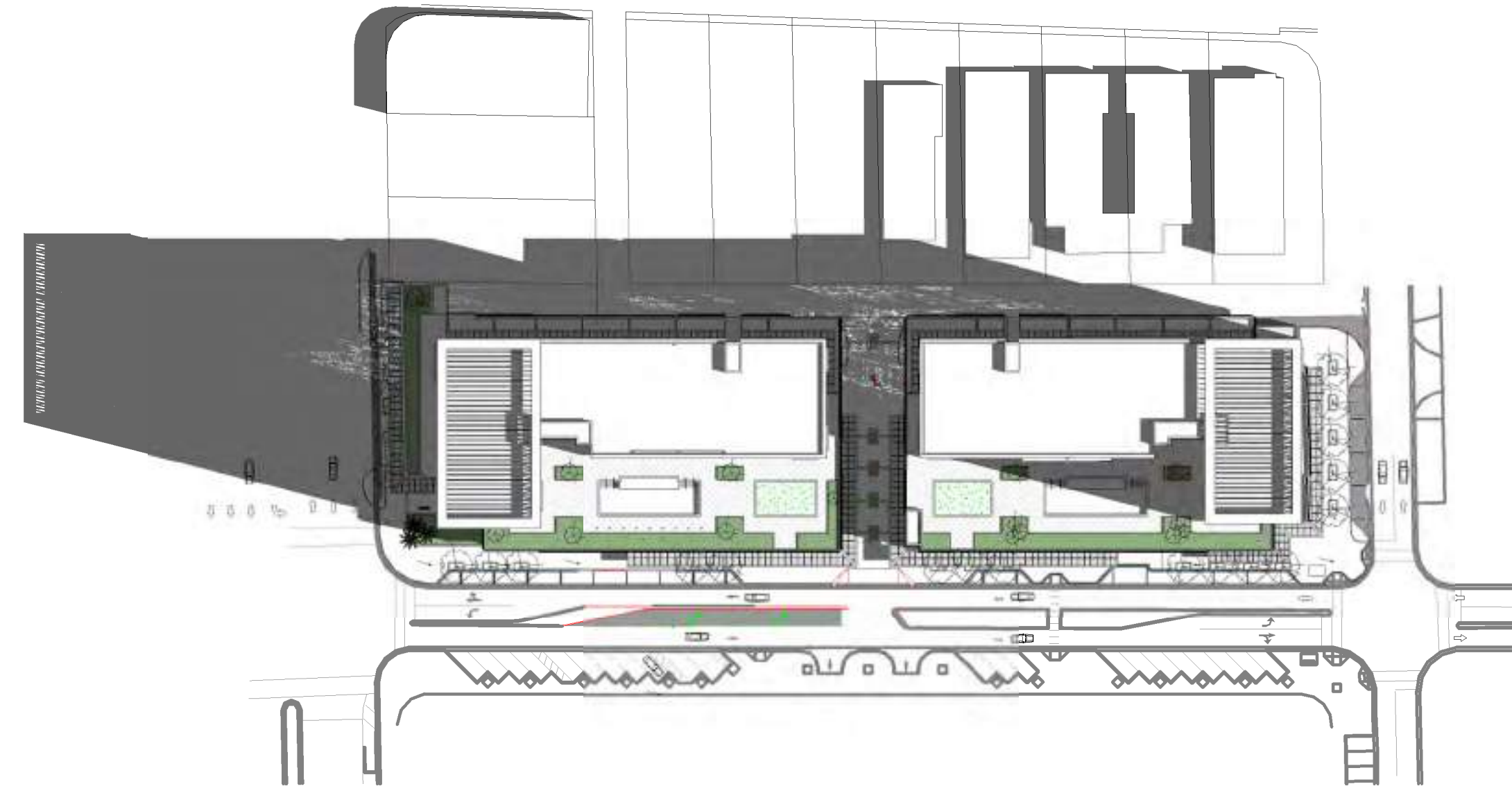
**P&Z AND CITY
COMMISSION
REVIEW**

12/10/2021

SHEET NAME
SOLAR STUDY PLAN
VIEW

SHEET NO.

A-010



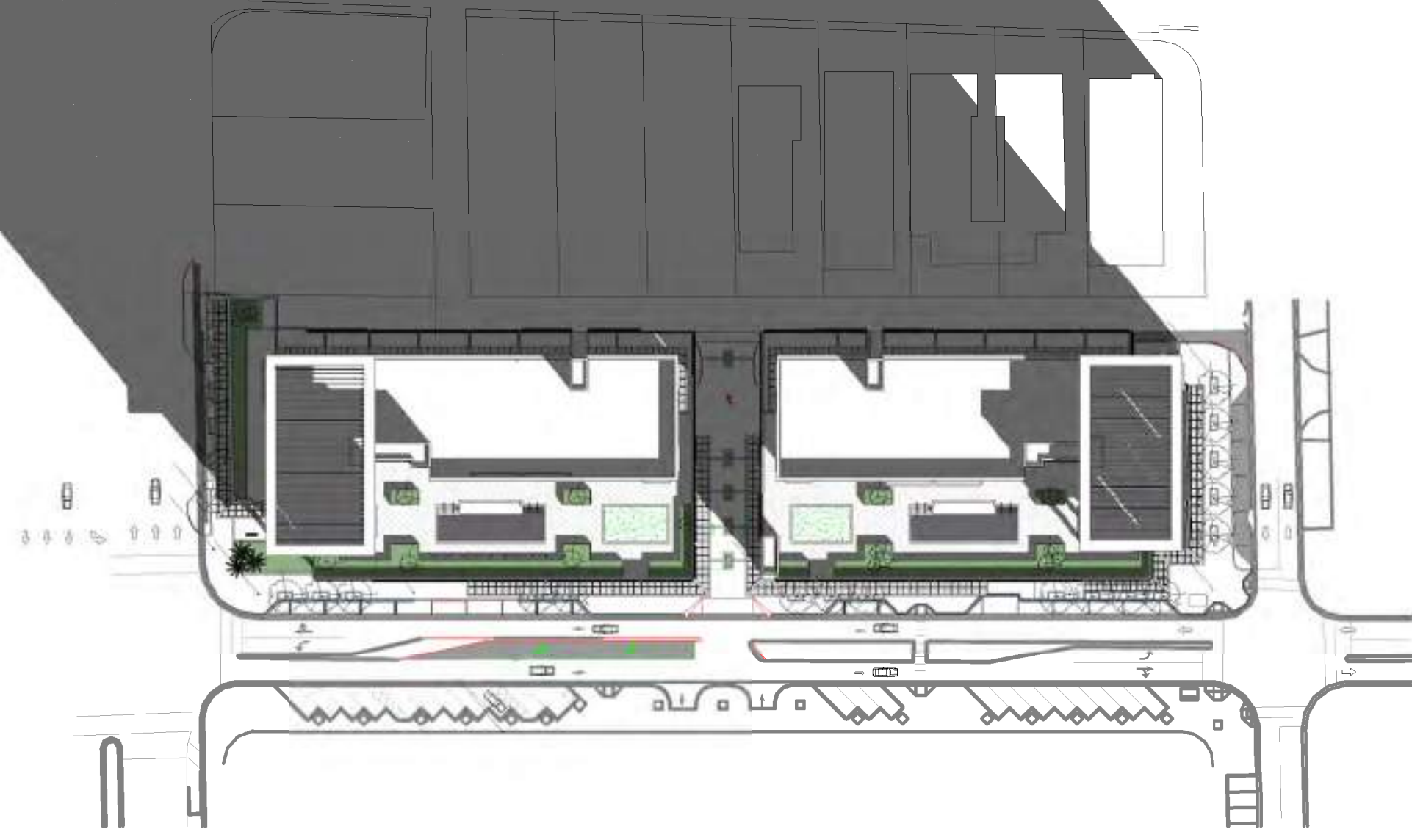
1 SUMMER 9AM
A-010 1" = 80'-0"



2 SUMMER 12PM
A-010 1" = 80'-0"



3 SUMMER 3PM
A-010 1" = 80'-0"



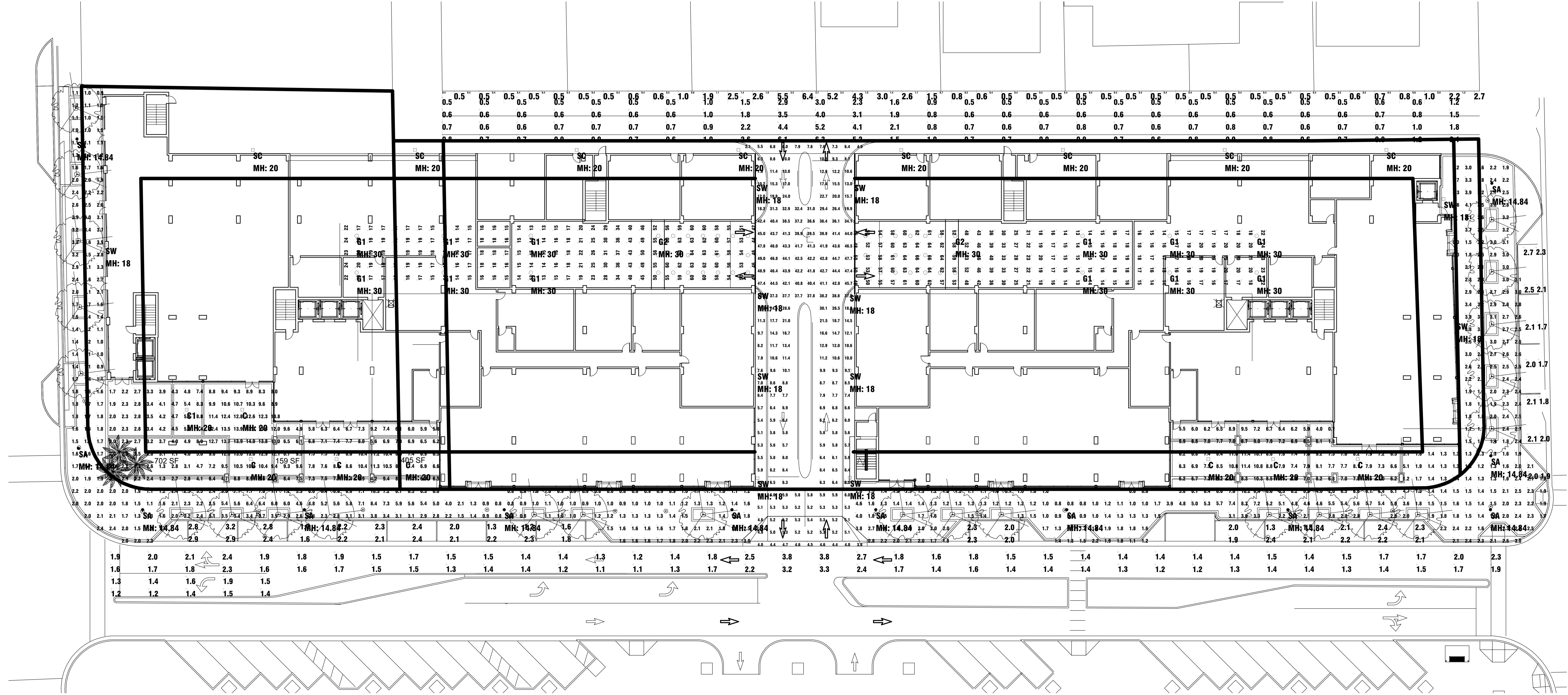
4 WINTER 9AM
A-010 1" = 80'-0"



5 WINTER 12PM
A-010 1" = 80'-0"



6 WINTER 3PM
A-010 1" = 80'-0"



**NOT FOR
CONSTRUCTION**

Revision Schedule

Rev. #	Revision Description	Date

Luminaire Schedule

Symbol	Qty	Label	Description	Luminaire	LF	Lin. Warts	Total Warts	BEC Rating	
7	1	C	GARBCC SFC-04-06-000-WW-02	SURFACE MOUNT 30" x 18" APC	N.A.	0.000	82	574	85-00-01
1	1	C1	GARBCC SFC-04-06-000-WW-02	SURFACE MOUNT 30" x 18" APC	N.A.	0.000	133	133	84-00-04
12	01	C1	GARBCC SFC-04-06-000-WW-02-18	SURFACE MOUNT 30" x 18" APC	N.A.	0.000	151	1512	85-00-03
38	02	C2	GARBCC SFC-04-06-000-WW-02-C0	SURFACE MOUNT 30" x 18" APC	N.A.	0.000	151	6200	84-00-03
12	04	SA	WOLFPARK PDA-171-16C-3.4-0-0WV	POLE MOUNT 17" x 18" TOP OF FIXTURE	N.A.	1.000	77	824	85-00-06
8	05	SC	YODORANE PDA-171-16C-3.4-0-0WV	SURFACE MOUNT 30" x 18" APC	N.A.	1.000	18	144	85-00-01
11	06	SW	GARBCC PWS-04-06-000-WW-02-4-0PWC	WALL MOUNT 18" x 18" APC	N.A.	1.000	48	514.8	85-00-02

Calculation Summary

Label	Area	Min	Max	Avg	Min/Max
ALERT	11.17	6.3	6.5	6.4	N.A.
MOTOR COURT_Plan	17.06	48.0	2.1	6.36	23.03
PARKING ON NE 164TH ST EAST	2.07	2.4	1.3	1.59	1.85
PARKING ON NE 164TH ST WEST	2.09	3.2	1.2	1.83	2.87
PARKING ON NE 30TH AVE	2.07	2.7	1.7	1.92	1.99
RAMP WEST_Plan	21.19	6.6	1.9	2.49	5.89
RAMP WEST_Plan	20.28	6.4	1.9	2.33	4.92
SURFACE_Plan	2.83	14.0	6.0	N.A.	N.A.
SPILL HOV	1.97	6.4	6.5	6.74	12.80
SPILL HOV	0.79	2.7	6.4	1.90	6.75
EAST GARAGE ENTRANCE	07.14	68.0	48.0	1.24	1.43
EAST GARAGE RAMP	20.28	48.0	13.0	1.97	3.64
EAST GARAGE RAMP OVERALL	21.19	68.0	13.0	2.49	5.89
NE YARD OF WEST HOV	1.88	3.0	1.1	1.53	3.45
WEST GARAGE ENTRANCE	04.62	68.0	48.0	1.30	1.60
WEST GARAGE RAMP	10.73	33.0	13.0	1.46	3.85
WEST GARAGE RAMP OVERALL	20.28	68.0	13.0	2.33	4.92

PROJECT NAME:
NORTH MIAMI BEACH
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PROJECT NO.:
02006

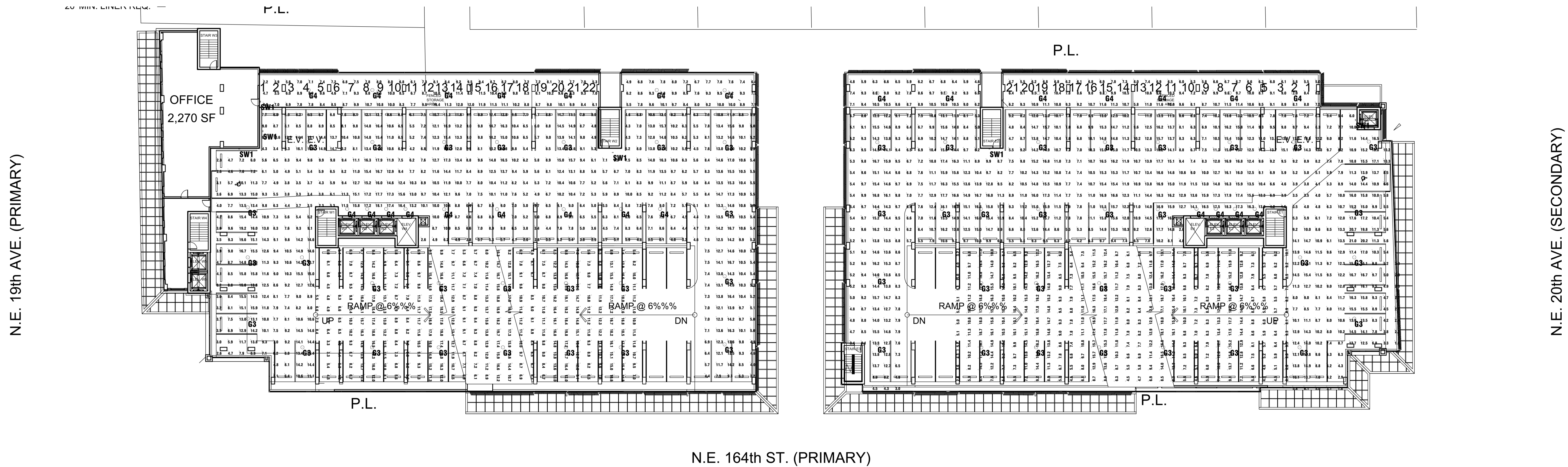
**P&Z AND CITY
COMMISSION
REVIEW**
12/10/2021

SHEET NAME
PHOTOMETRIC STUDY -
GROUND LEVEL

SHEET NO.
A-010.1

CLIENT:

GFS CORP.



**NOT FOR
CONSTRUCTION**

Revision Schedule

Rev. #	Revision Description	Date

Luminaire Schedule

Symbol	Qty	Label	Description	Connection	LF	Lot No.	Tag No.	Watt Rating
⊙	25	03	REARCE RFPX 200-1200-00-02-04	R.A.	6,000	100	1700	83.03-02
⊙	10	04	REARCE RFPX 100-1200-00-02-04	R.A.	6,000	14	800	83.03-02
⊙	4	001	STROBE LIGHT	R.A.	6,000	14	18	83.03-00

Luminaire Schedule

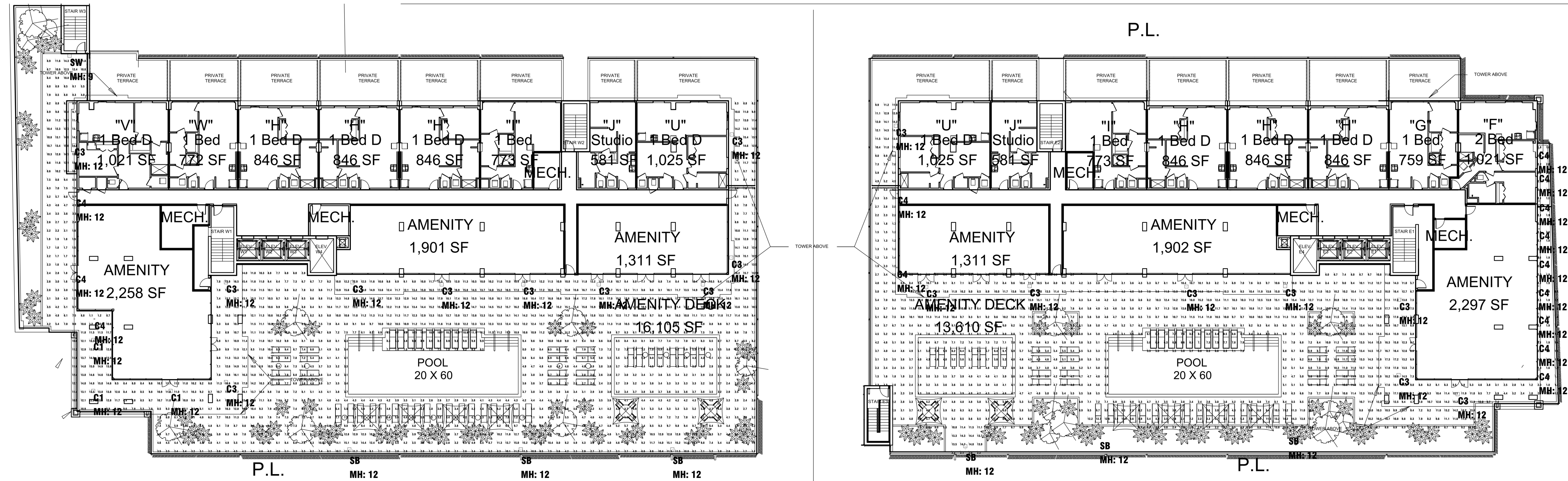
Symbol	Qty	Label	Description	Connection	LF	Lot No.	Tag No.	Watt Rating
⊙	21	03	REARCE RFPX 200-1200-00-02-04	R.A.	6,000	100	1200	83.03-02
⊙	11	04	REARCE RFPX 100-1200-00-02-04	R.A.	6,000	14	100	83.03-02
⊙	4	001	STROBE LIGHT	R.A.	6,000	14	18	83.03-00

Equipment Summary

Label	Qty	Unit	Watt	Volts/Ph	Watt/Ph
TOWER 1					
TOWER 1	1	STALL	6.00	120	0.50
TOWER 1	1	STORAGE	6.00	120	0.50
TOWER 1	1	ELEVATOR OVERHEAD	10.00	120	0.83
TOWER 2					
TOWER 2	1	STALL	11.00	120	0.92
TOWER 2	1	STORAGE	6.00	120	0.50
TOWER 2	1	ELEVATOR 01-FINISHED	10.00	120	0.83
TOWER 2	1	ELEVATOR 02-FINISHED	10.00	120	0.83

UPS Area Summary

Label	Qty	Watt/Ph	UPS
TOWER 1	2000	2000	0.710
TOWER 2	2010	2010	0.714



N.E. 164th ST. (PRIMARY)

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CONSTRUCTION**

Lighting Schedule

Project: NORTH MIAMI BEACH APARTMENTS - POOL DECK 9-20-2021

Symbol	Qty	Label	Description	Lumen/Lamp	LF	Lin. Watts	Total Watts	BSF Rating	
+	3	C1	BARCO DFC-36-480-9W-02	SURFACE MOUNT 11'-0" APF	N.A.	0.999	133	289	84-00-04
+	18	C3	BARCO DFC-36-480-9W-02	SURFACE MOUNT 11'-0" APF	N.A.	0.999	133	2384	82-00-03
+	14	C4	LIGHTLINK S402274	SURFACE MOUNT 11'-0" APF	N.A.	0.999	70	140	80-00-00
+	8	S8	BARCO P15-P-400-740-BLC	POLE MOUNT 12'-0" APF	N.A.	0.999	84	584	81-00-02
+	1	SW	BARCO PWS-100-300-9W-02-4-SPFC	WALL MOUNT 7'-0" APF	N.A.	0.999	47	47	81-00-02

Calculation Summary

Project: NORTH MIAMI BEACH APARTMENTS - POOL DECK 9-20-2021

Label	Avg	Max	Min	Avg/Wa	Max/Wa
BECK EAST_Plane	7.70	16.5	1.2	8.42	16.02
BECK WEST_Plane	8.44	18.8	1.1	7.87	17.88

Revision Schedule

Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS

PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162

PROJECT NO.:
02006

**P&Z AND CITY
COMMISSION
REVIEW**

12/10/2021

SHEET NAME
PHOTOMETRIC STUDY -
POOL DECK

SHEET NO.

A-010.3



CLIENT:

GFS CORP.

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CONSTRUCTION**

Revision Schedule

Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS

PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162

PROJECT NO.:
02006

**P&Z AND CITY
COMMISSION
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12/10/2021

SHEET NAME
PROJECT DATA

SHEET NO.

A-011

PARKING REQUIREMENTS

WEST TOWER		
Parking provided	476	
Parking required	410	
Surplus Parking	66	
Breakdown	Description	Parking Spaces
Retail	11,540 sf (11,540/1,000 x 2)	24
Office/ L/W (3rd Level)	2,270 sf (2,270/1,000 x 2.5)	6
Office/ L/W (5th Level)	2,270 sf (2,270/1,000 x 2.5)	6
Office/ L/W (7th Level)	2,270 sf (2,270/1,000 x 2.5)	6
Residential (9th - 28th Levels)	350 units (1 parking per unit)	350
Visitor for Residential	1 parking per 20 units	18
Total	Parking Spaces Required	410
	Parking Provided @ Garage	476
	* (7 Handicap Spaces)	
EAST TOWER		
Parking provided	481	
Parking required	388	
Surplus Parking	93	
Breakdown	Description	Parking Spaces
Retail	9,923 sf (9,923/1000 x 2)	20
Residential (9th - 28th Levels)	350 units (1 parking per unit)	350
Visitor for Residential	1 parking per 20 units	18
Total	Parking Spaces Required	388
	Parking Provided @ Garage	481
	* (7 Handicap Spaces)	
Parking Provided (W + E)	Parking Required (W + E)	Surplus Parking
957	798	159
Max. Parking Allowed (Table MU/TC-5) = 1,550 Spaces > 957 Spaces		1.20

Parking Provided (W + E) DOES NOT include the 18 On-Street Parking Spaces

BICYCLE STORAGE REQUIREMENTS

WEST TOWER		
Breakdown	Description	Parking Spaces
Retail	24 parking spaces/15 x 1	2
Office	18 parking spaces/15 x 1	2
Residential	368 parking spaces/15 x 1	25
Total	Spaces Required	29
EAST TOWER		
Breakdown	Description	Parking Spaces
Retail	20 parking spaces/15 x 1	2
Residential (+visitor)	368 parking spaces/15 x 1	25
Total	Spaces Required	27

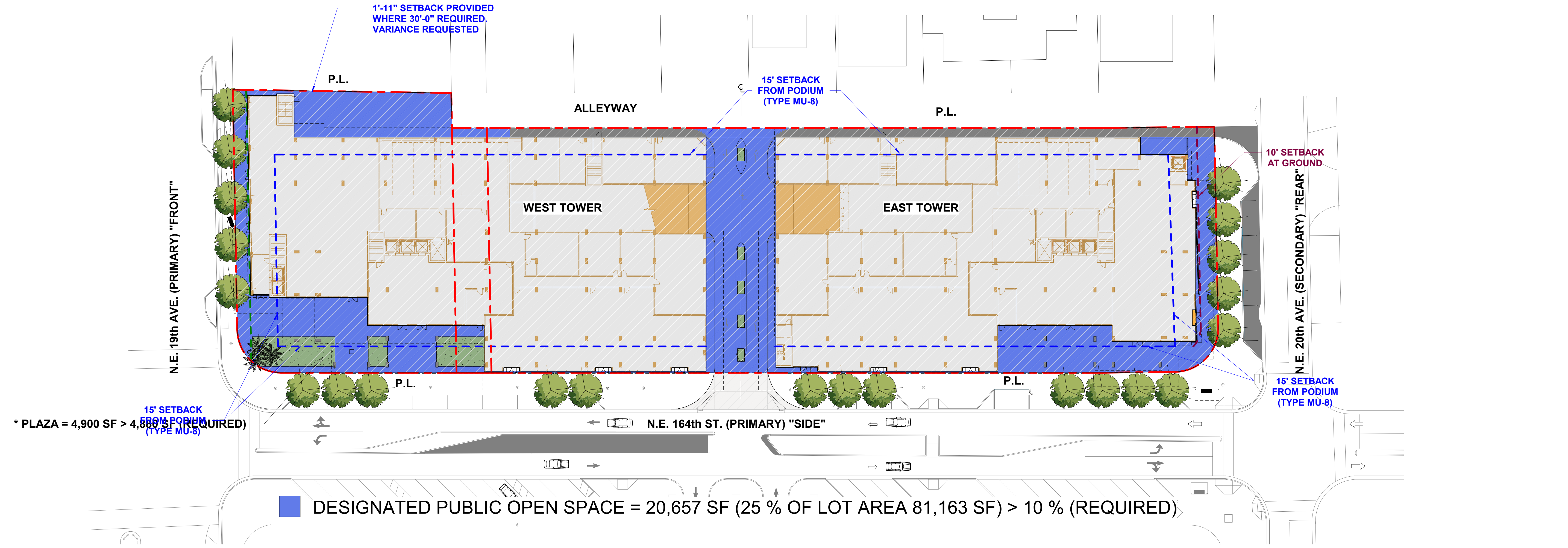
Unit Mix West Tower

Studio	96
1 bdrm	59
1 bdrm D	119
2 bdrm	19
3 bdrm	57
Total for W	350

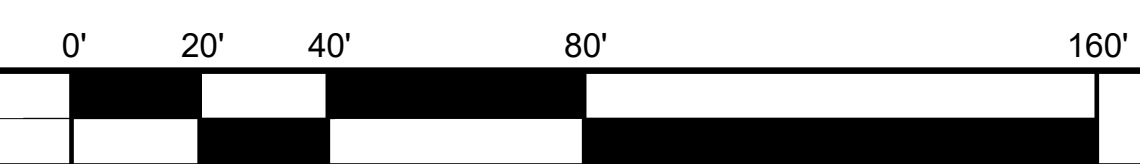
Unit Mix East Tower

Studio	96
1 bdrm	97
1 bdrm D	99
2 bdrm	20
3 bdrm	38
Total for E	350

Total Unit Mix		PERCENTAGE
Studio	192	27.4
1 Bedroom	156	22.3
1 Bedroom D	218	31.1
2 Bedroom	39	5.6
3 Bedroom	95	13.6
Total Units	700	100

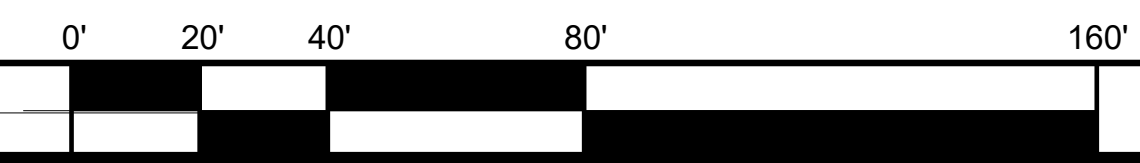


2 Level 1 Open Area Diagram
 A-100 1" = 30'-0"



AMENITY DECK.....	20,264 SF
PRIVATE TERRACES.....	7,000 SF
POOL SURFACE.....	2,536 SF
TOTAL DESIGNATED PRIVATE OPEN SPACE = 29,800 SF (36 % OF LOT AREA 81,163 SF) > 10 % (REQUIRED)	

1 Level 9 PRIVATE OPEN SPACE CALCULATION
 A-100 1" = 30'-0"



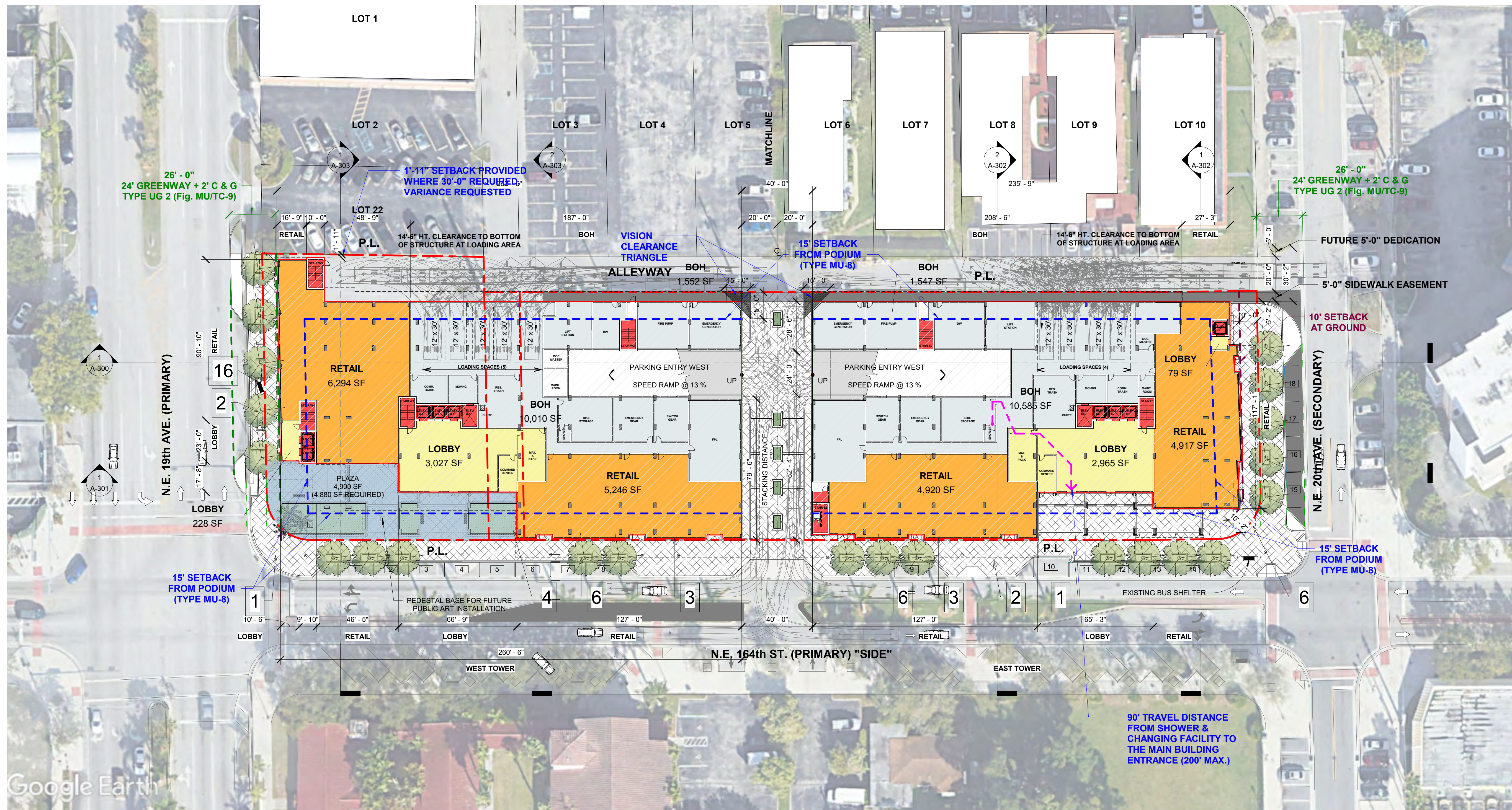
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Revision Schedule		
Rev. #	Revision Description	Date

PROJECT NAME:
 NORTH MIAMI BEACH APARTMENTS
 PROJECT ADDRESS:
 1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162
 PROJECT NO.:
 02006
P&Z AND CITY COMMISSION REVIEW
 12/10/2021

SHEET NAME
 OPEN AREA ANALYSIS

SHEET NO.
A-100

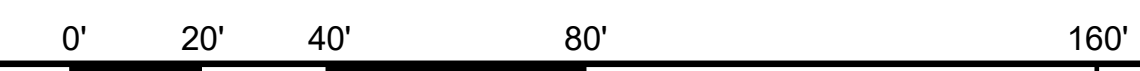


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Revision Schedule

Rev. #	Revision Description	Date

1 Level 1
A-100.1 1" = 30'-0"



- 1 Custom colored concrete sidewalk w/ light textured finish
- 2 Landscape / Landscape area
- 3 Aluminum/Glass storefront
- 4 Backflow preventors & meters. See civil dwgs for addtl. info.
- 5 Cross walk. See civil dwgs for addtl info
- 6 Aluminium trellis above

- 7 ADA curb cut
- 8 "STOP" sign. See civil dwgs for addtl info.
- 9 "DO NOT ENTER" sign. See civil dwgs for addtl info
- 10 "RIGHT TURN ONLY" sign. See civil dwgs for addtl info
- 11 Catch basin. See civil dwgs for addtl info.
- 12 Fire hydrant. See civil dwgs for addtl info.

- 13 Double detector valve. See civil dwgs.
- 14 Easement. See civil dwgs for addtl info.
- 15 "NO PARKING ANYTIME" sign. See civil dwgs for addtl info.
- 16 Wood/concrete bus bench.
- 17 Light bollards.
- 18 Trash bin.

* On Street Parking Spaces = 8' x 20'

ON-STREET PARKING	
Level	Count
Level 1	18

RETAIL SF	
W	11,540 SF
E	9,837 SF
Total	21,378 SF

PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS
PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162
PROJECT NO.:
02006

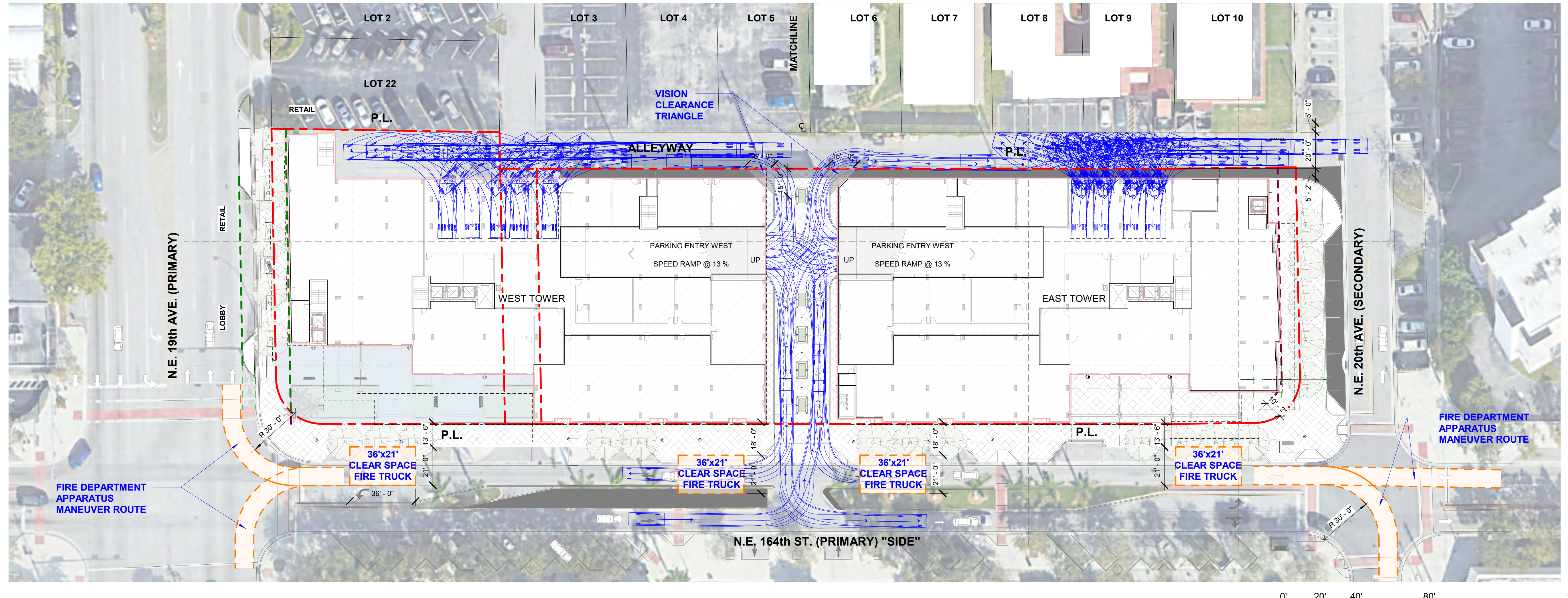
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12/10/2021

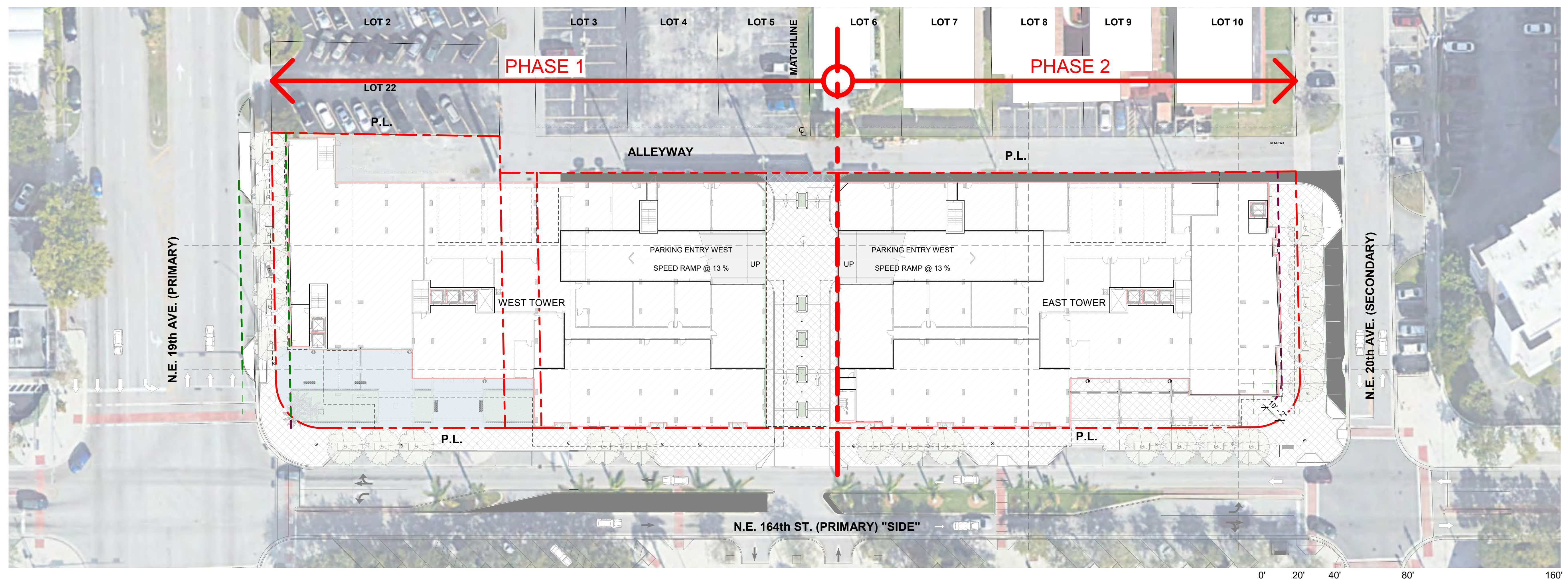
SHEET NAME
GROUND LEVEL

SHEET NO.

A-100.1



1 Level 1 Circulation Pattern & Fire Truck Access Plan
 A-100.2 1" = 30'-0"



2 Level 1 PROJECT PHASING PLAN
 A-100.2 1" = 30'-0"

NOT FOR CONSTRUCTION

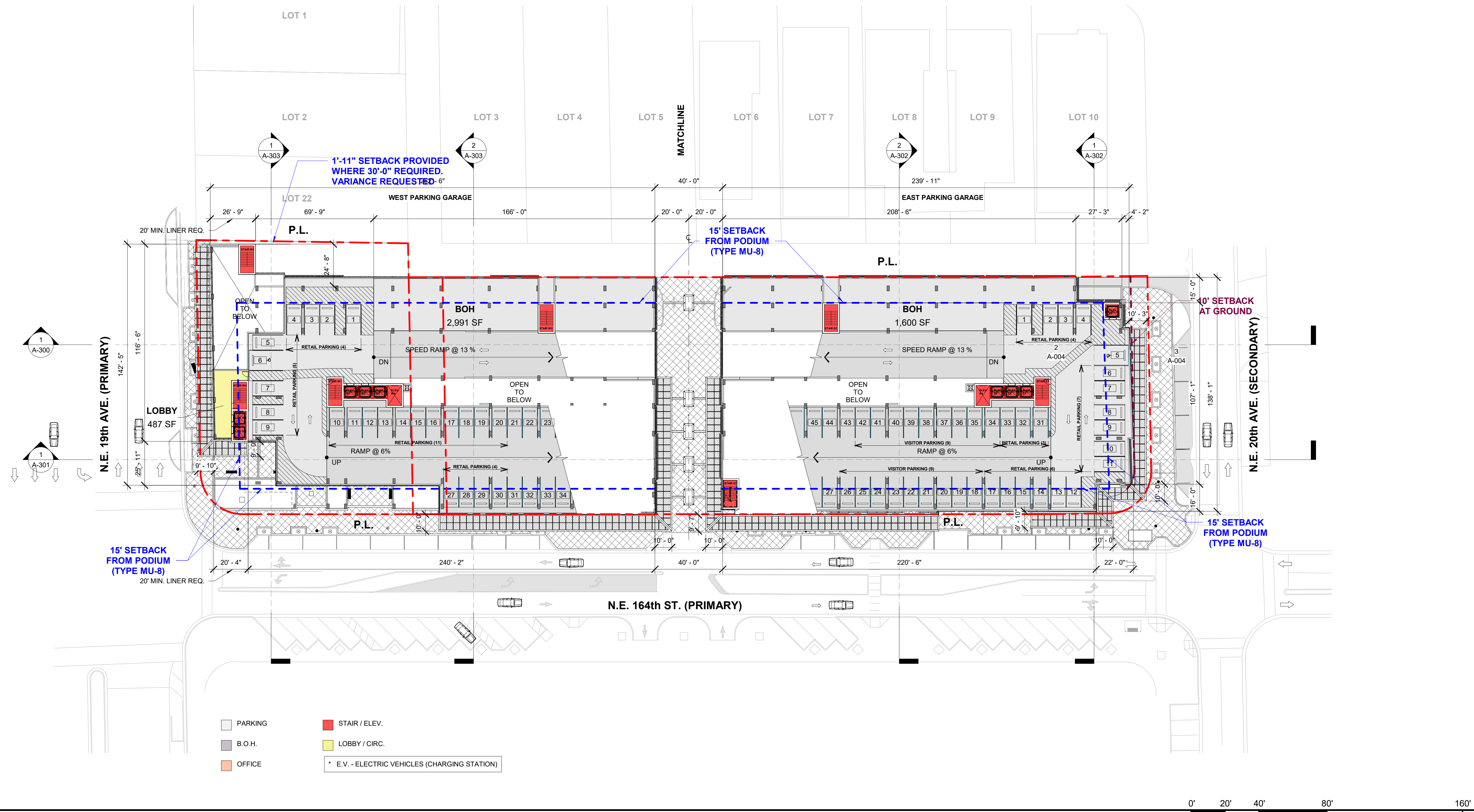
Revision Schedule

Rev. #	Revision Description	Date

PROJECT NAME:
 NORTH MIAMI BEACH APARTMENTS
 PROJECT ADDRESS:
 1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162
 PROJECT NO.:
 02006
P&Z AND CITY COMMISSION REVIEW
 12/10/2021

SHEET NAME
 CIRCULATION PATTERN DIAGRAM, FIRE TRUCK ACCESS PLAN & PROJECT PHASING

SHEET NO.
A-100.2



**NOT FOR
CONSTRUCTION**

Revision Schedule

Rev. #	Revision Description	Date

1	Level 2
A-101	1" = 30'-0"

Parking Schedule	
Level	Count

EAST	
Level 2	47
Level 3	77
Level 4	77
Level 5	77
Level 6	77
Level 7	77
Level 8	49
	481
ON-STREET	
Level 1	18
	18

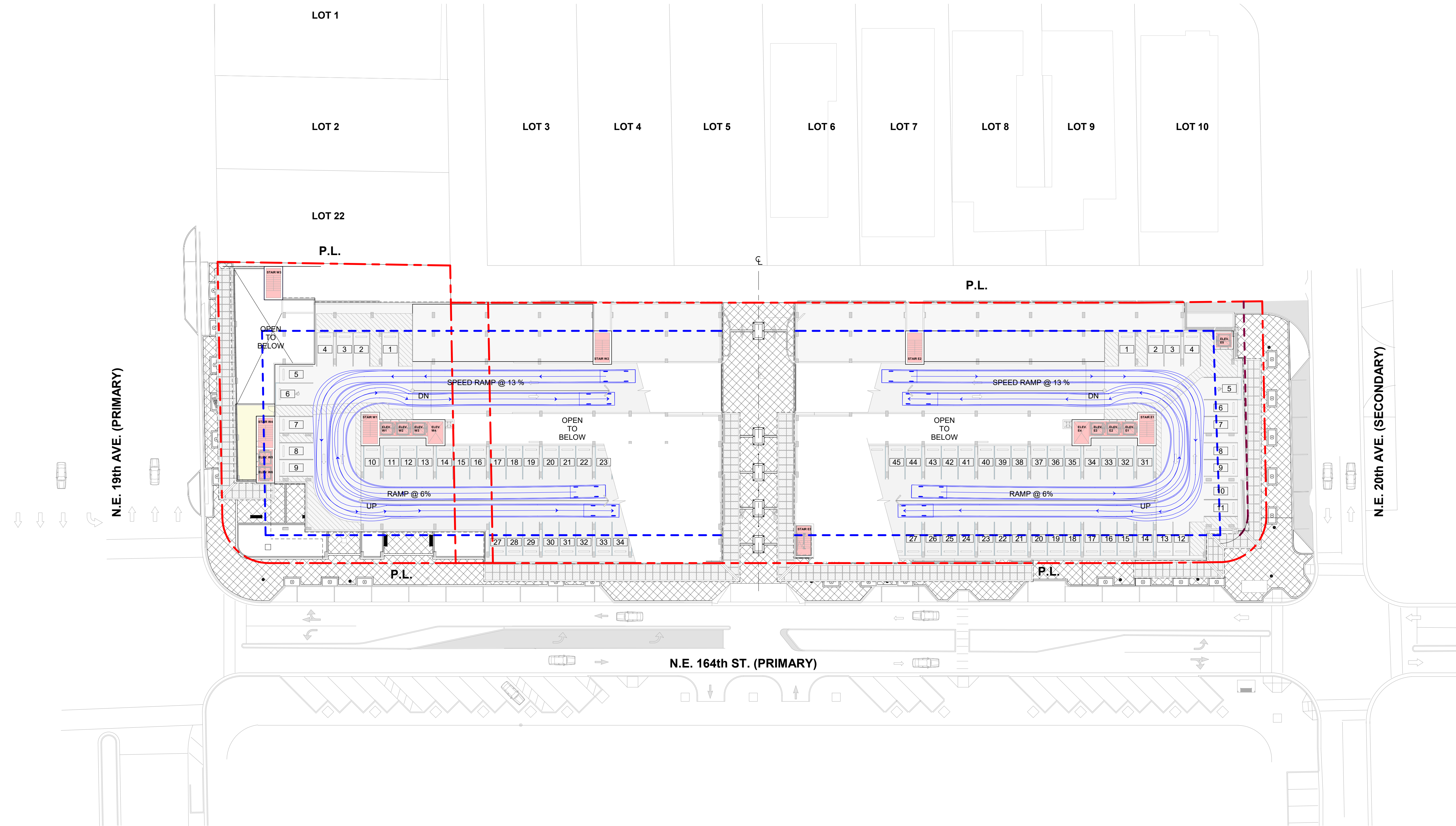
Parking Schedule	
Level	Count

WEST	
Level 2	36
Level 3	78
Level 4	78
Level 5	78
Level 6	78
Level 7	78
Level 8	50
	476
TOTAL	975

PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS
PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162
PROJECT NO.:
02006
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REVIEW**
12/10/2021

SHEET NAME
2ND LEVEL

SHEET NO.
A-101



**NOT FOR
CONSTRUCTION**

Revision Schedule

Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS

PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162

PROJECT NO.:
02006

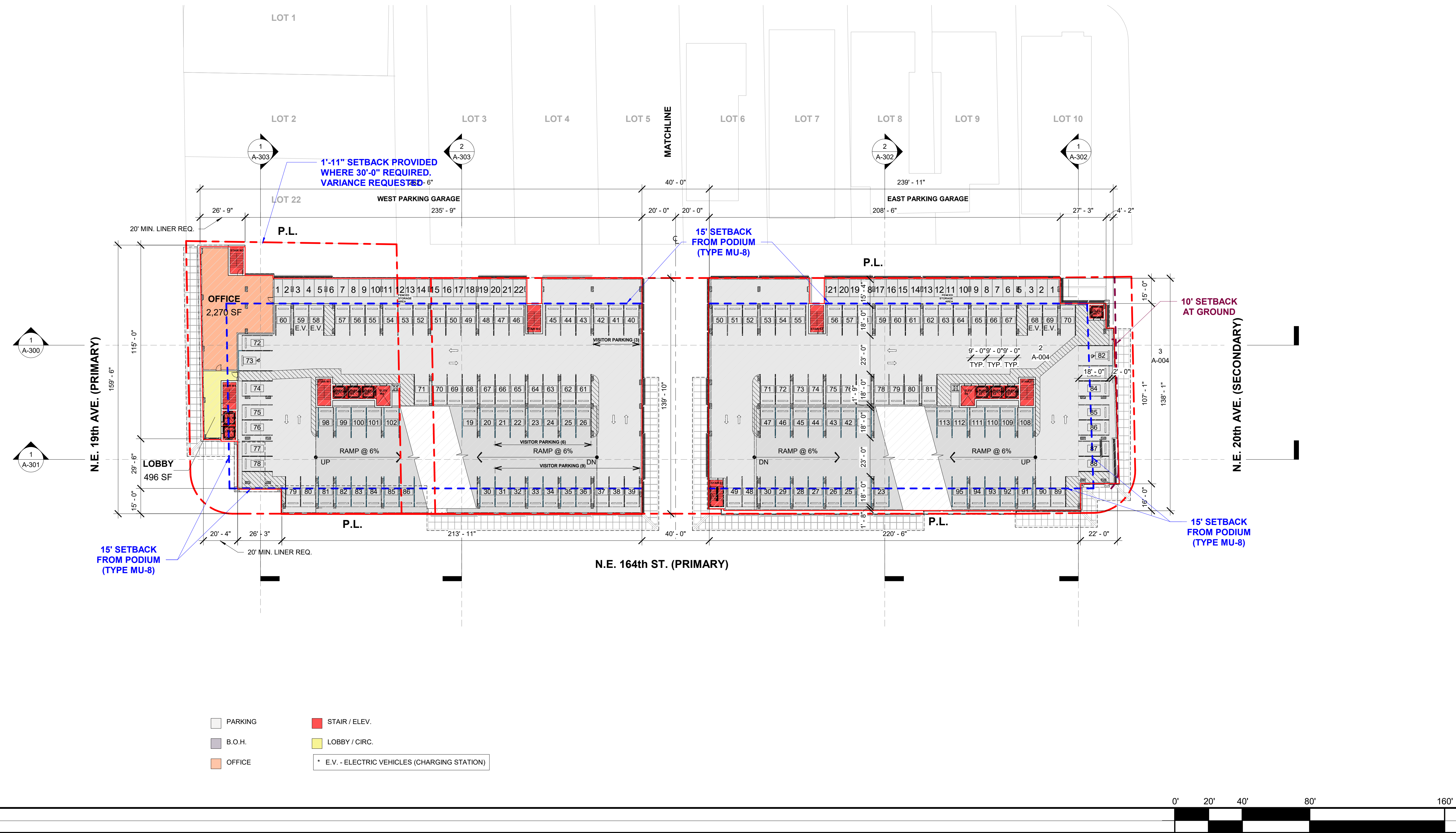
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COMMISSION
REVIEW**

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SHEET NAME
2ND
LEVEL-CIRCULATION
PATTERN DIAGRAM

SHEET NO.

A-101.1



**NOT FOR
CONSTRUCTION**

Revision Schedule

Rev. #	Revision Description	Date

1	Level 3
A-102	1" = 30'-0"

Parking Schedule	
Level	Count

EAST	
Level 2	47
Level 3	77
Level 4	77
Level 5	77
Level 6	77
Level 7	77
Level 8	49
	481
ON-STREET	
Level 1	18
	18

Parking Schedule	
Level	Count

WEST	
Level 2	36
Level 3	78
Level 4	78
Level 5	78
Level 6	78
Level 7	78
Level 8	50
	476
TOTAL	975

PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS

PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162

PROJECT NO.:
02006

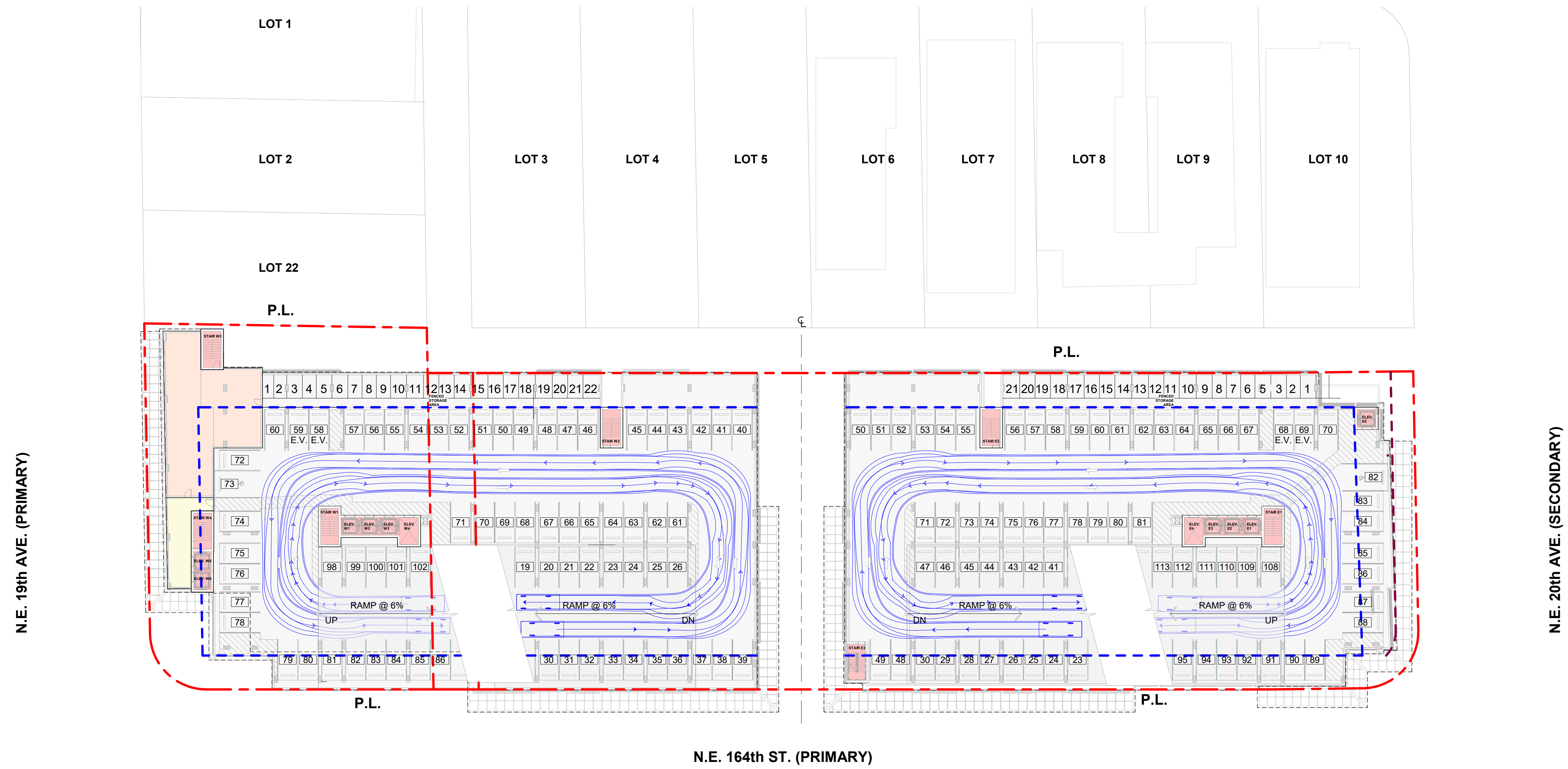
**P&Z AND CITY
COMMISSION
REVIEW**

12/10/2021

SHEET NAME
3RD LEVEL

SHEET NO.

A-102



**NOT FOR
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Revision Schedule

Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS

PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162

PROJECT NO.:
02006

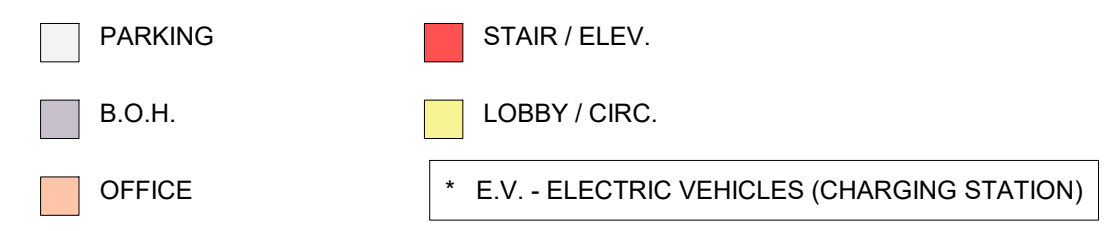
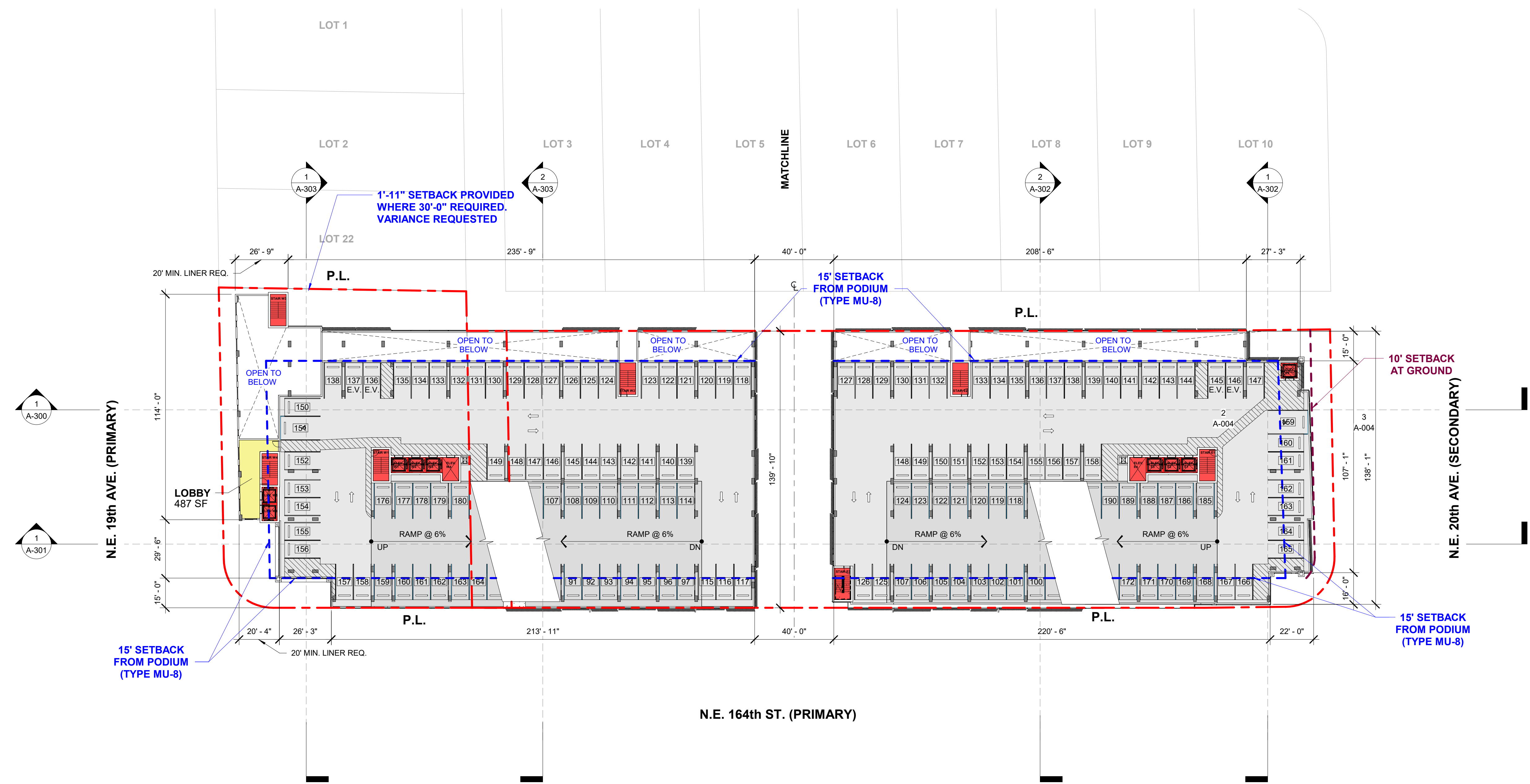
**P&Z AND CITY
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REVIEW**

12/10/2021

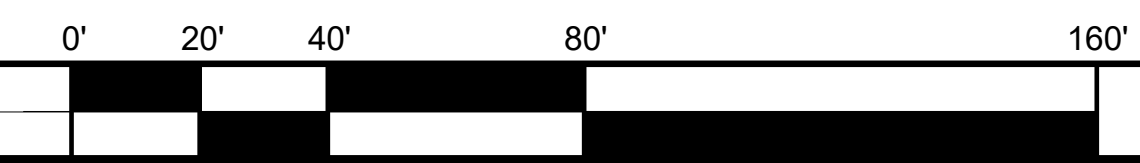
SHEET NAME
3RD
LEVEL-CIRCULATION
PATTERN DIAGRAM
(TYP)

SHEET NO.

A-102.1



1	Level 4
A-103	1" = 30'-0"



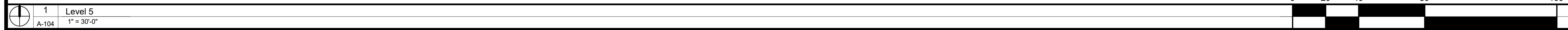
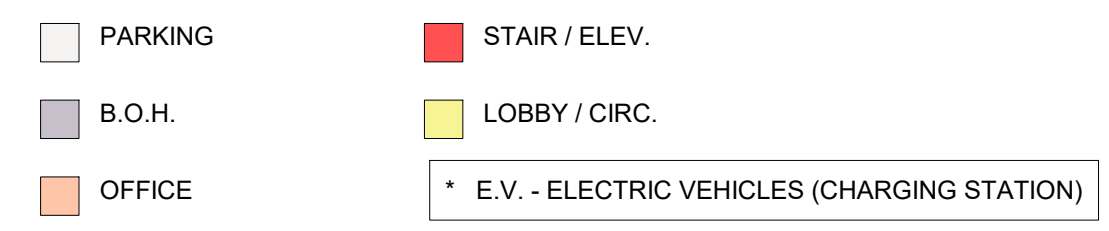
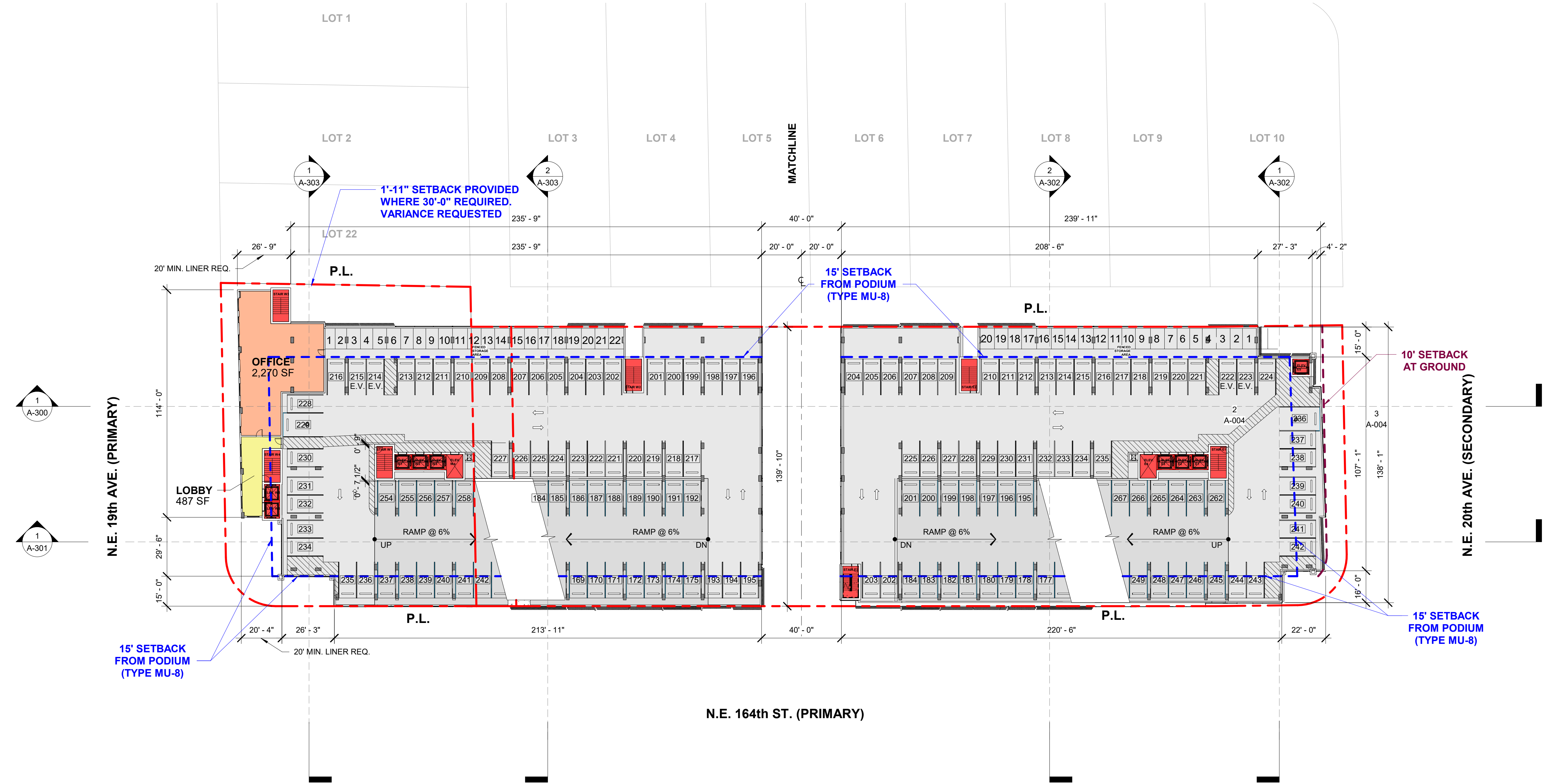
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Revision Schedule		
Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH APARTMENTS
PROJECT ADDRESS:
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162
PROJECT NO.:
02006
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SHEET NAME
4TH LEVEL

SHEET NO.
A-103



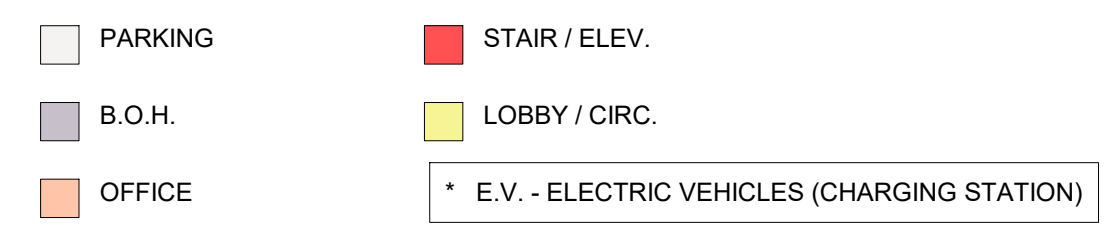
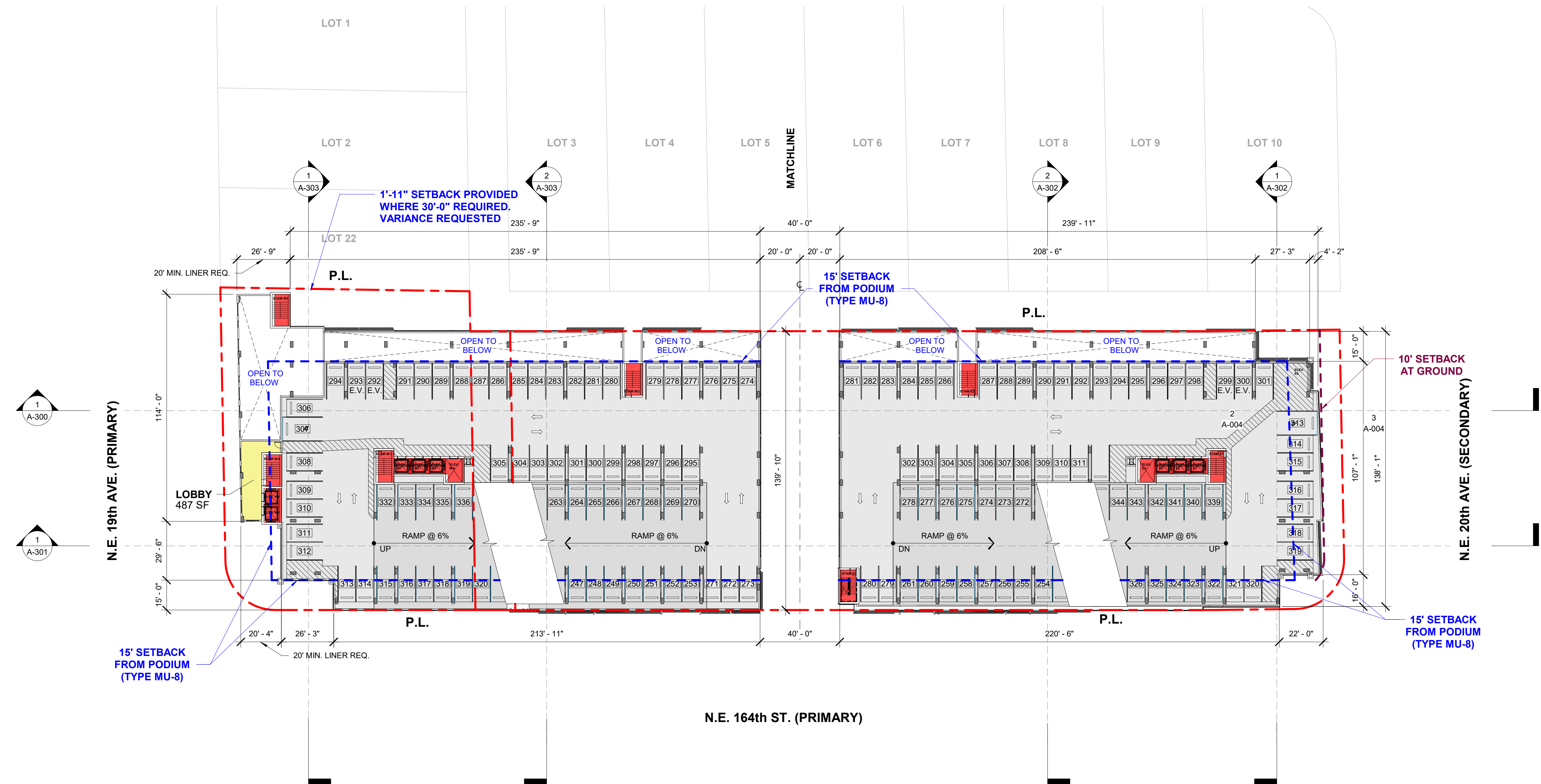
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Revision Schedule		
Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH APARTMENTS
PROJECT ADDRESS:
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162
PROJECT NO.:
02006
P&Z AND CITY COMMISSION REVIEW
12/10/2021

SHEET NAME
5TH LEVEL

SHEET NO.
A-104



**NOT FOR
CONSTRUCTION**

Revision Schedule		
Rev. #	Revision Description	Date

1 Level 6

A-105 1" = 30'-0"

0'
20'
40'
80'
160'

PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS

PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162

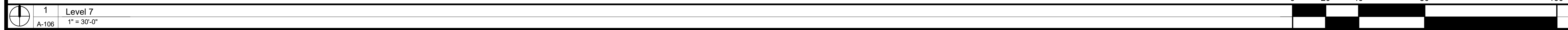
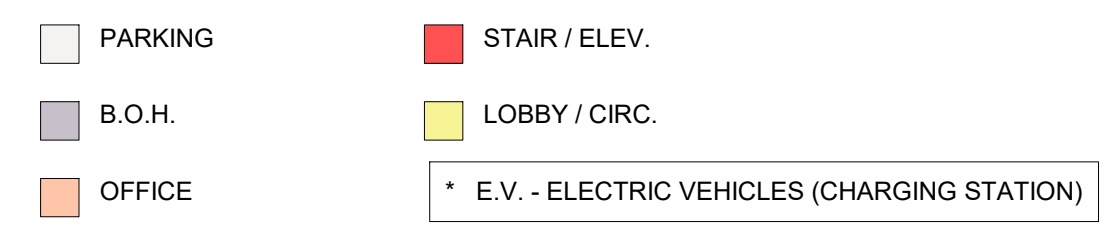
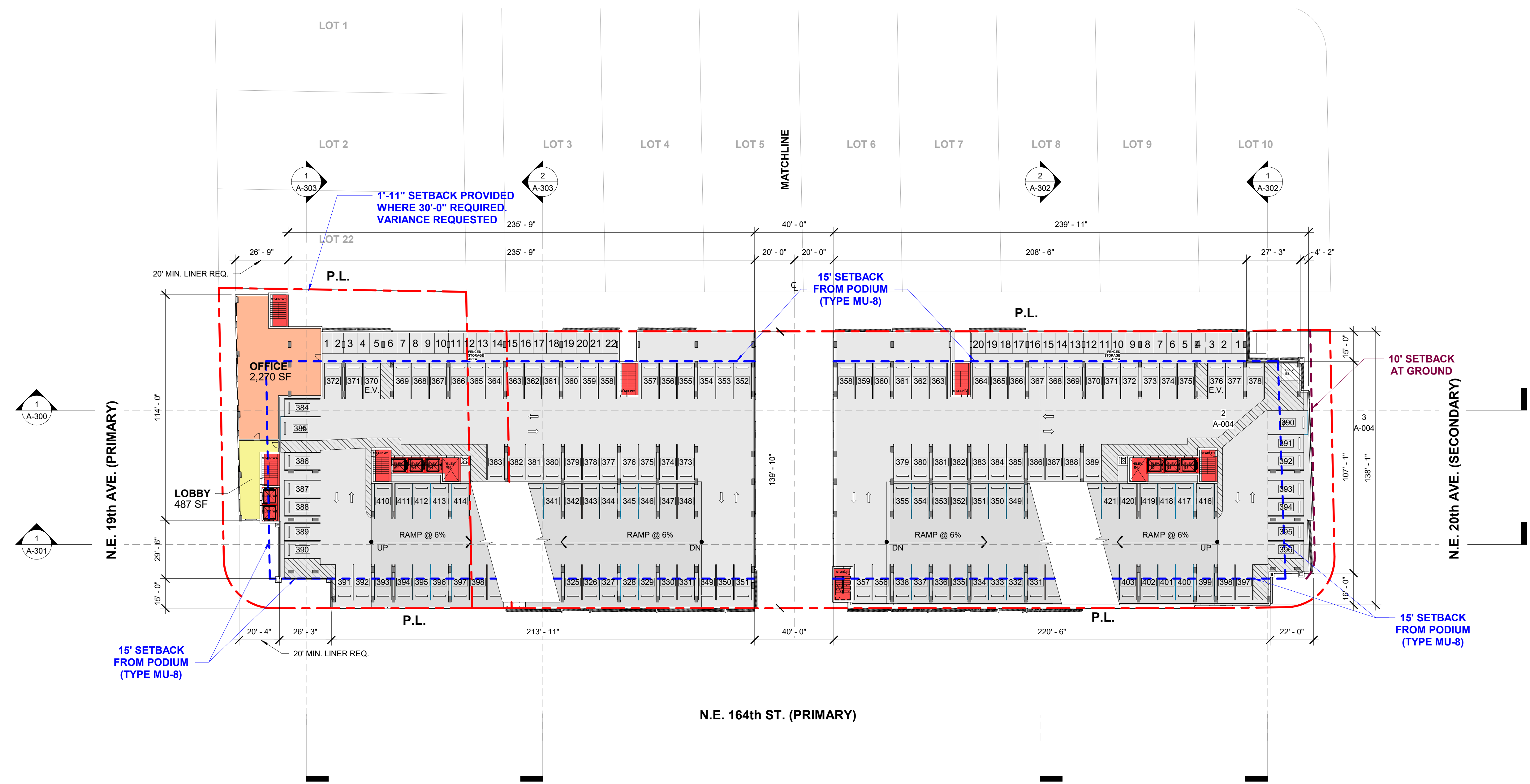
PROJECT NO.:
02006

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SHEET NAME
6TH LEVEL

SHEET NO.
A-105



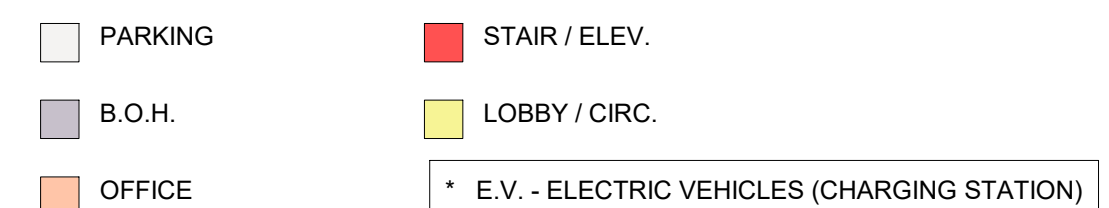
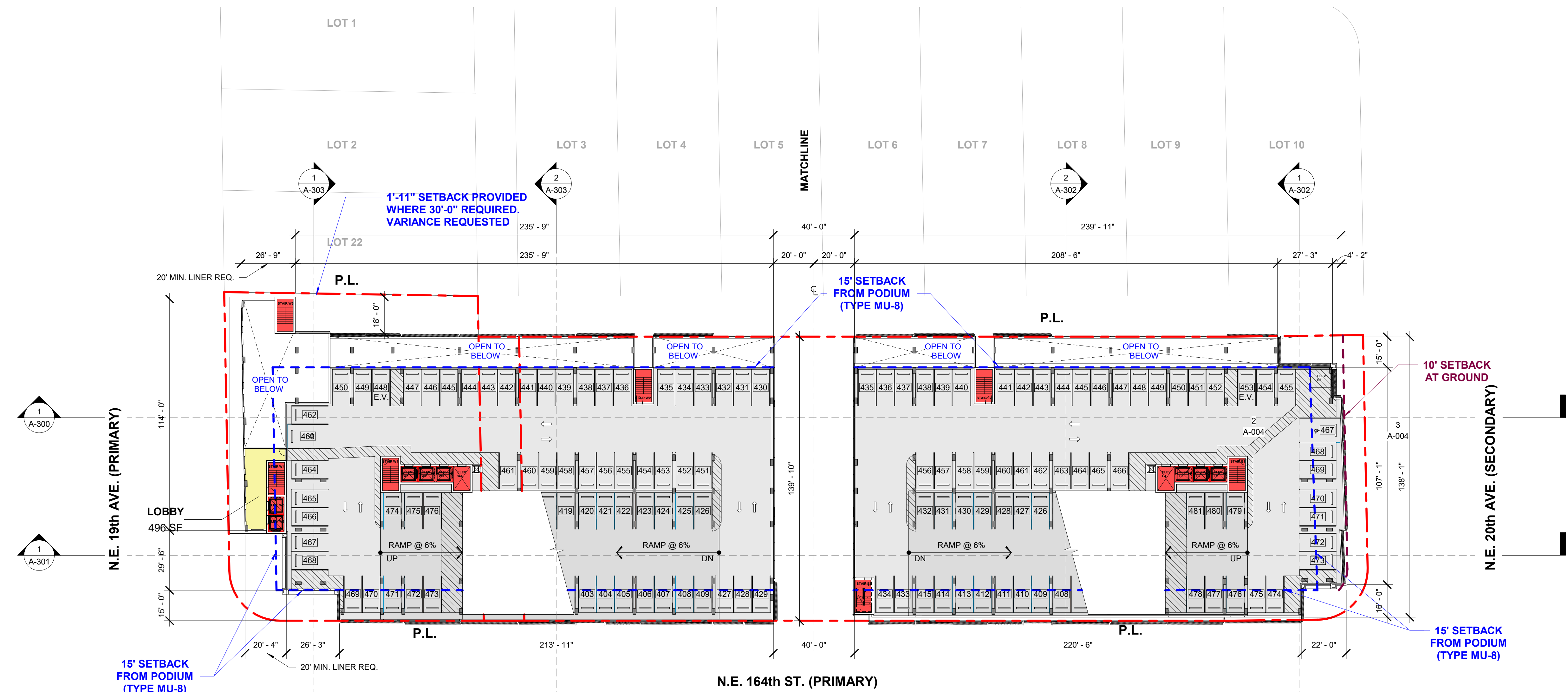
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Revision Schedule		
Rev. #	Revision Description	Date

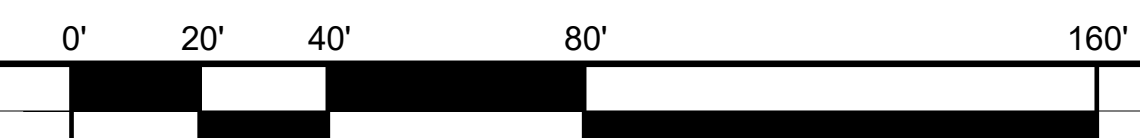
PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS
PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162
PROJECT NO.:
02006
**P&Z AND CITY
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REVIEW**
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SHEET NAME
7TH LEVEL

SHEET NO.
A-106



1 Level 8
A-107 1" = 30'-0"



Parking Schedule	
Level	Count

EAST	
Level 2	47
Level 3	77
Level 4	77
Level 5	77
Level 6	77
Level 7	77
Level 8	49
	481

ON-STREET	
Level 1	18
	18

Parking Schedule	
Level	Count

WEST	
Level 2	36
Level 3	78
Level 4	78
Level 5	78
Level 6	78
Level 7	78
Level 8	50
	476

TOTAL	975
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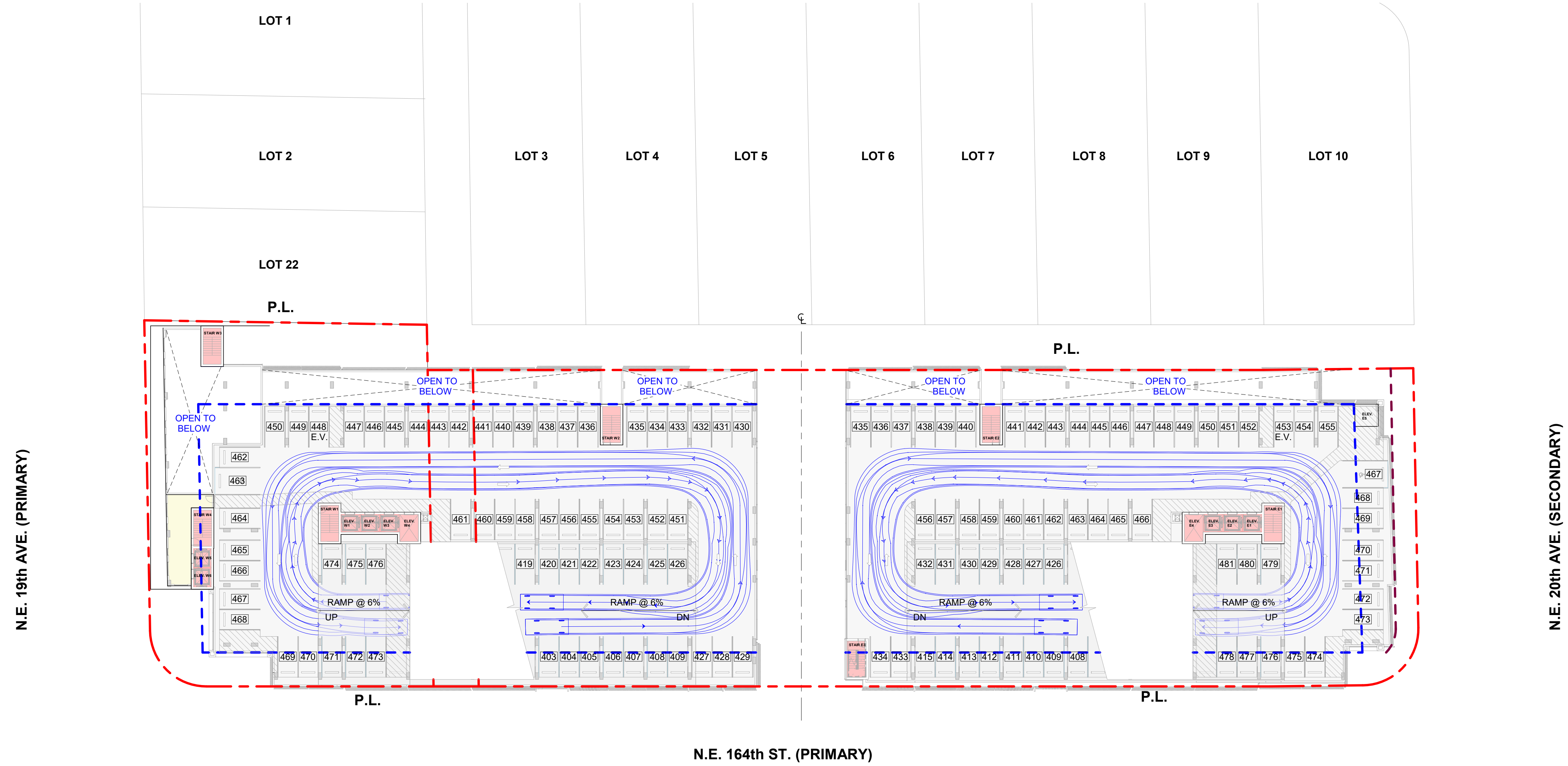
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Revision Schedule		
Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH APARTMENTS
PROJECT ADDRESS:
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162
PROJECT NO.:
02006
P&Z AND CITY COMMISSION REVIEW
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SHEET NAME
8TH LEVEL

SHEET NO.
A-107



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CONSTRUCTION**

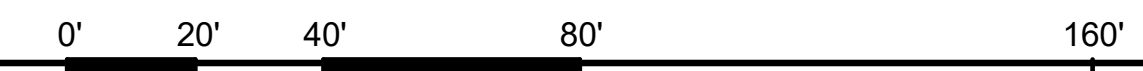
Revision Schedule		
Rev. #	Revision Description	Date

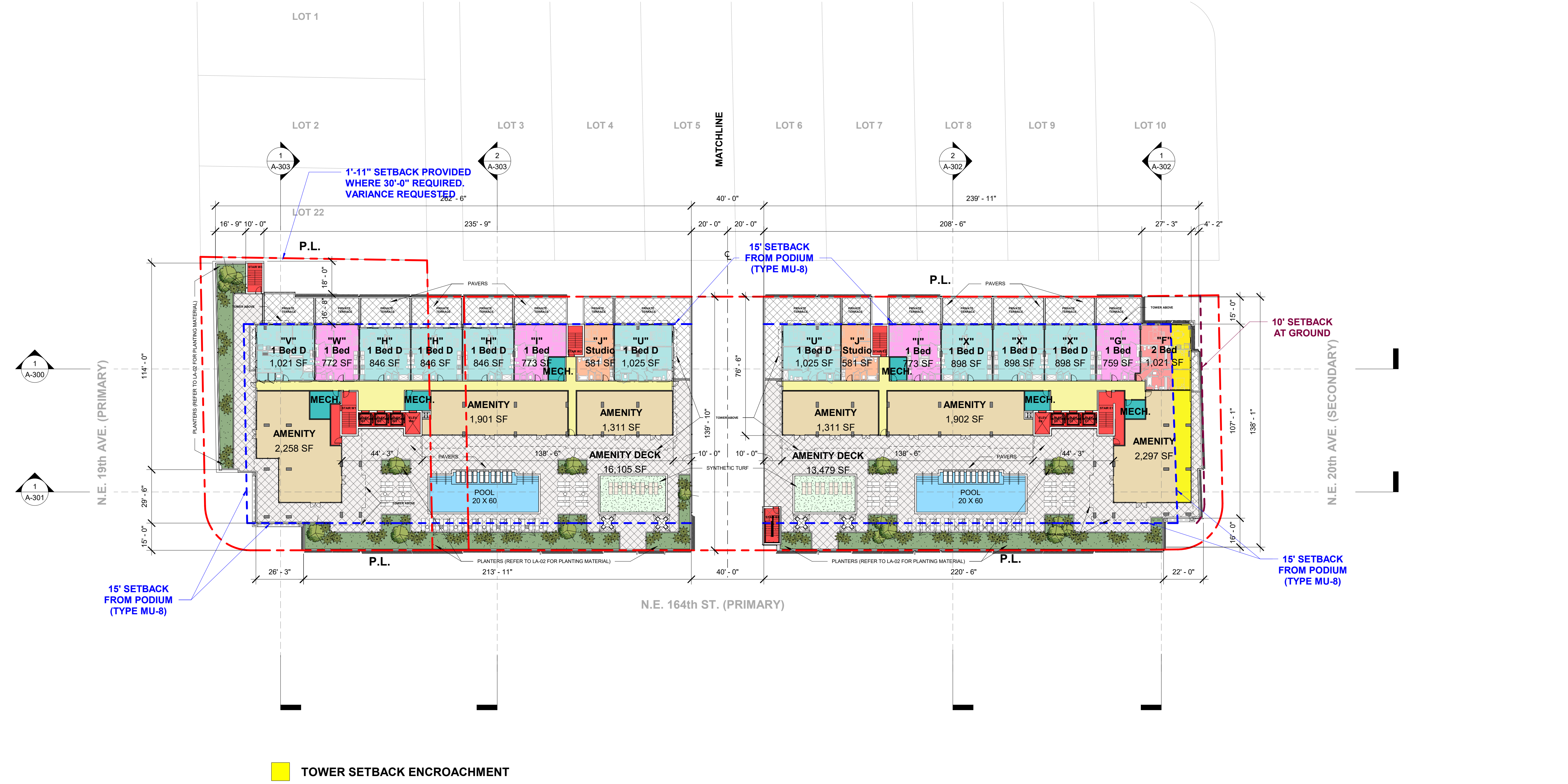
PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS
PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162
PROJECT NO.:
02006
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SHEET NAME
8TH
LEVEL-CIRCULATION
PATTERN DIAGRAM

SHEET NO.

A-107.1





NOT FOR CONSTRUCTION

Revision Schedule

Rev. #	Revision Description	Date

2 Level 9
A-108 1" = 30'-0"

0' 20' 40' 80' 160'

9TH LEVEL UNIT COUNT		
Unit	Area	Count
W		
1 Bed	1,545 SF	2
1 Bed D	4,583 SF	5
Studio	581 SF	1
8	6,708 SF	8

9TH LEVEL UNIT COUNT		
Unit	Area	Count
E		
1 Bed	1,532 SF	2
1 Bed D	3,719 SF	4
Studio	581 SF	1
2 Bed	1,021 SF	1
8	6,852 SF	8
TOTAL: 16	13,561 SF	16

9TH LEVEL - AMENITY		
Unit	Area	Count
W		
AMENITY DECK	16,105 SF	1
AMENITY	4,159 SF	2
8	20,264 SF	3

9TH LEVEL - AMENITY		
Unit	Area	Count
E		
AMENITY DECK	13,479 SF	1
AMENITY	4,200 SF	2
3	17,678 SF	3

AMENITY	2,622 SF	2
2	2,622 SF	2
TOTAL	40,564 SF	8

PROJECT NAME:
NORTH MIAMI BEACH APARTMENTS

PROJECT ADDRESS:
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162

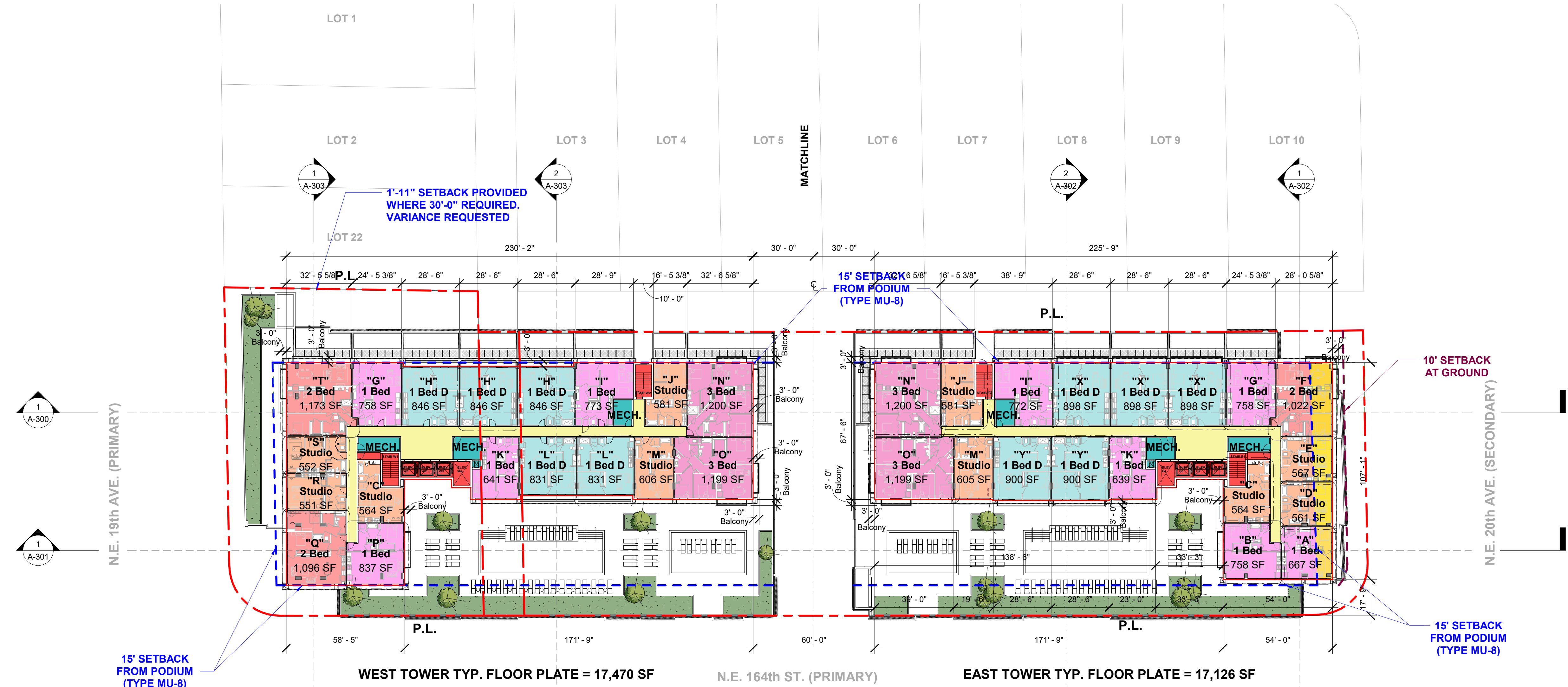
PROJECT NO.:
02006

P&Z AND CITY COMMISSION REVIEW

12/10/2021

SHEET NAME
9TH LEVEL AMENITY

SHEET NO.
A-108

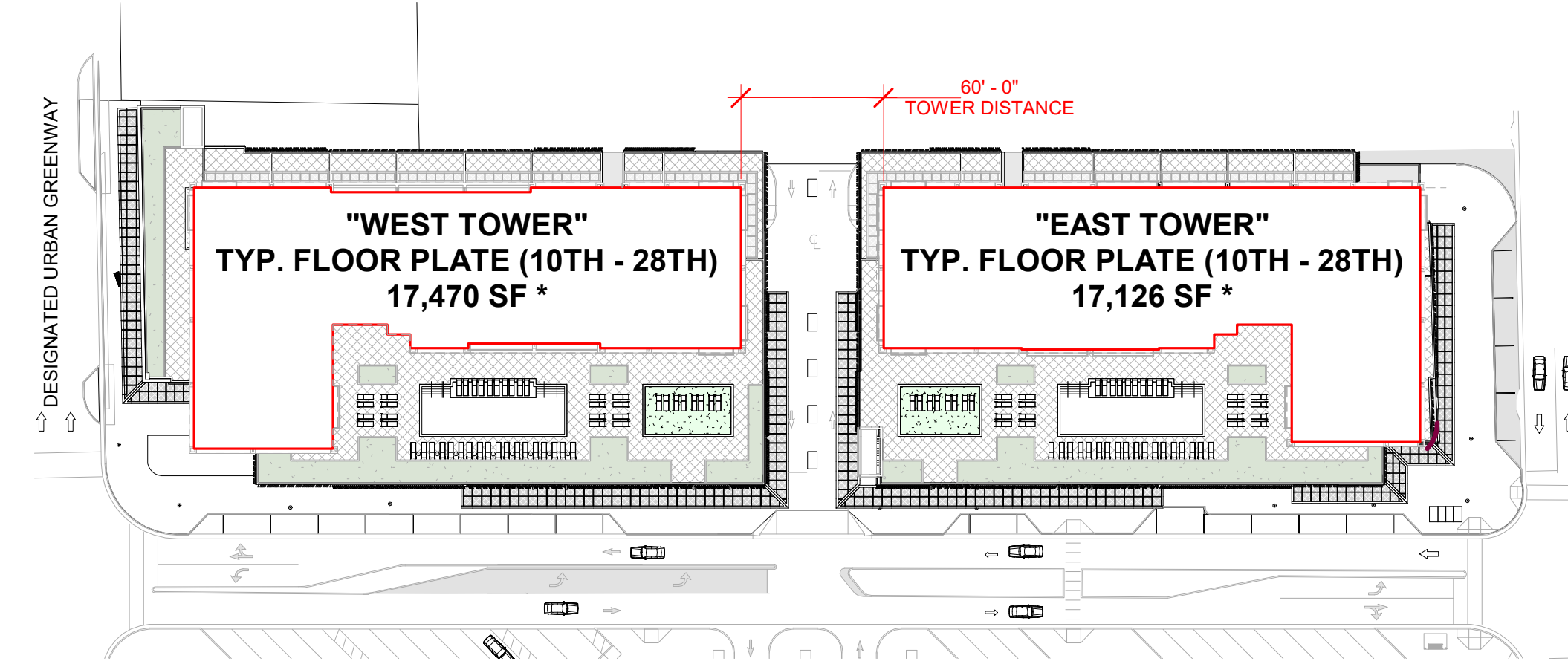
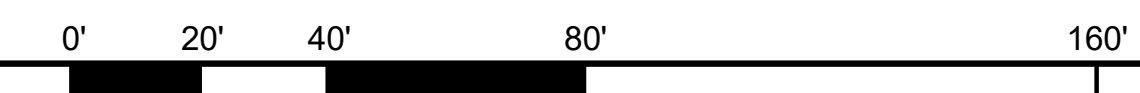


TOWER FLOOR PLATE
 TOWER SETBACK ENCROACHMENT

NOT FOR CONSTRUCTION

Revision Schedule		
Rev. #	Revision Description	Date

1 TYP. TOWER LEVEL (10TH - 28TH)
A-109 1" = 30'-0"



MAX TOWER FLOORPLATE - Ord. Section (S)3.a
NO SINGLE TOWER FLOORPLATE IS MORE THAN 30,000 SF (MAX. ALLOW)

TYP. LEVEL UNIT COUNT			TYP. LEVEL UNIT COUNT		
Unit	Area	Count	Unit	Area	Count
1 Bed	2,171 SF	3	1 Bed	3,594 SF	5
	5,036 SF	6	1 Bed D	4,494 SF	5
Studio	2,854 SF	5	Studio	2,878 SF	5
2 Bed	1,096 SF	1	2 Bed	1,022 SF	1
	3,572 SF	3	3 Bed	2,399 SF	2
18	14,729 SF	18	18	14,387 SF	18
			TOTAL	29,117 SF	36

TYP. LEVEL (W+E) = 36 UNITS X 19 LEVELS = 684 UNITS
9TH LEVEL (W+E) = 16 UNITS
TOTAL UNIT COUNT = 350 (W) + 350 (E) = 700 UNITS (16 + 684)
AVERAGE UNIT SF (EAST TOWER) = 800 SF
AVERAGE UNIT SF (WEST TOWER) = 819 SF

WEST TOWER AVERAGE - Ord. Section (S)3.a
(17,470 SF (19) + 15,345 SF) / 20 LEVELS = 17,364 SF < 20,000 SF (MAX. ALLOW)

EAST TOWER AVERAGE - Ord. Section (S)3.a
(17,126 SF (19) + 15,370 SF) / 20 LEVELS = 17,038 SF < 20,000 SF (MAX. ALLOW)

PROJECT NAME:
NORTH MIAMI BEACH APARTMENTS
PROJECT ADDRESS:
1959 NE 164TH ST, NORTH MIAMI BEACH, FL 33162
PROJECT NO.:
02006
P&Z AND CITY COMMISSION REVIEW
12/10/2021

SHEET NAME
TYP. TOWER LEVEL (10TH - 28TH)

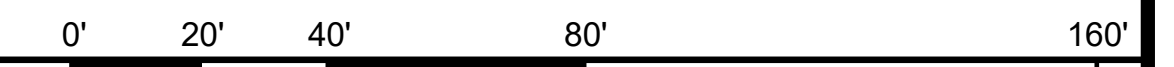


**NOT FOR
CONSTRUCTION**

Revision Schedule

Rev. #	Revision Description	Date

1 Tower T.O.Crown
A-110 1" = 30'-0"



PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS

PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162

PROJECT NO.:
02006

**P&Z AND CITY
COMMISSION
REVIEW**

12/10/2021

SHEET NAME
ROOF PLAN

SHEET NO.

A-110