



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.:

**P&Z AND CITY
COMMISSION
REVIEW**

12/10/2021

SHEET NAME
EAST TOWER -
ENLARGED GROUND
LEVEL

SHEET NO.

A-121

**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

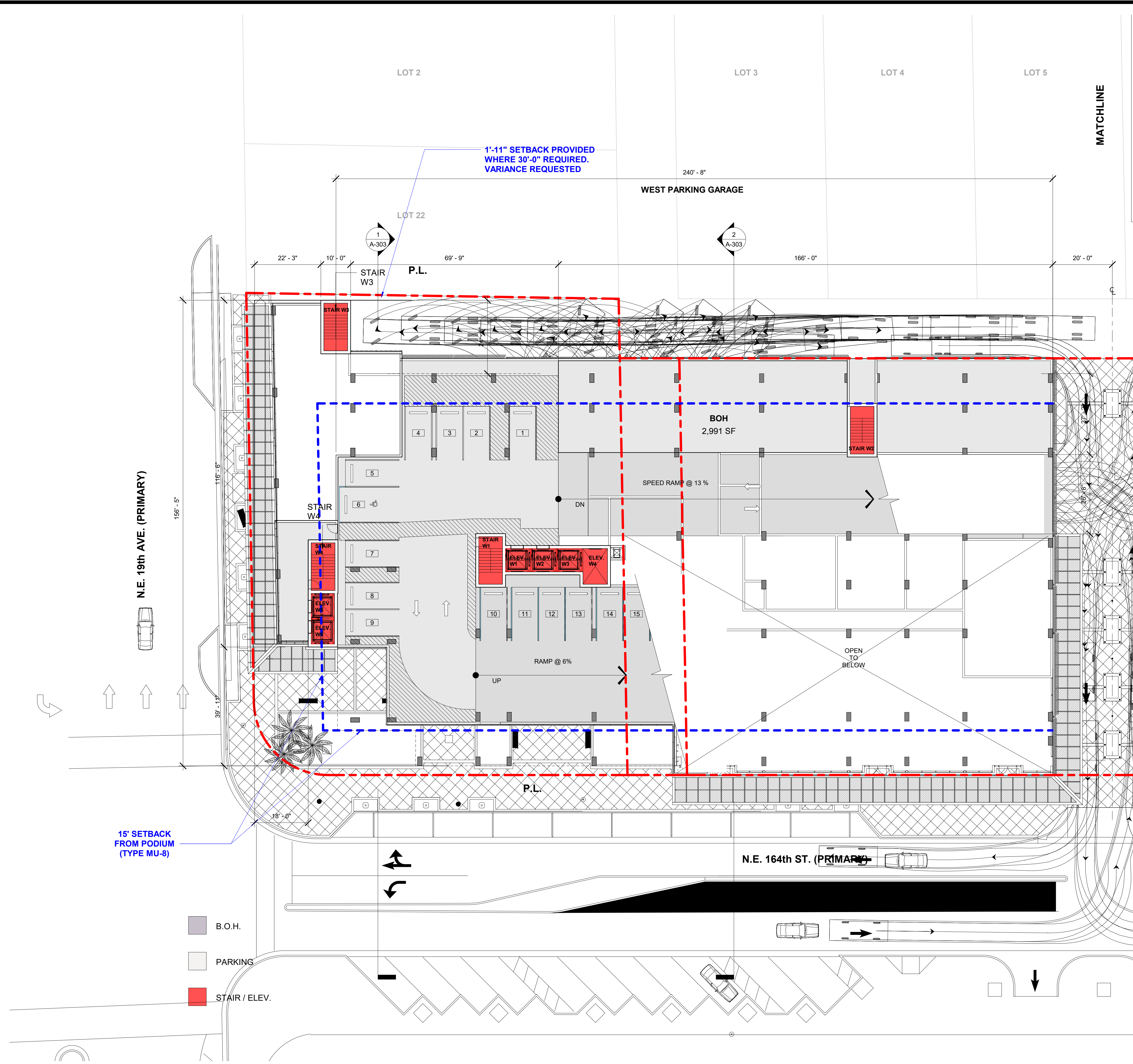
**P&Z AND CITY
COMMISSION
REVIEW**

12/10/2021

SHEET NAME
WEST TOWER -
ENLARGED 2ND LEVEL

SHEET NO.

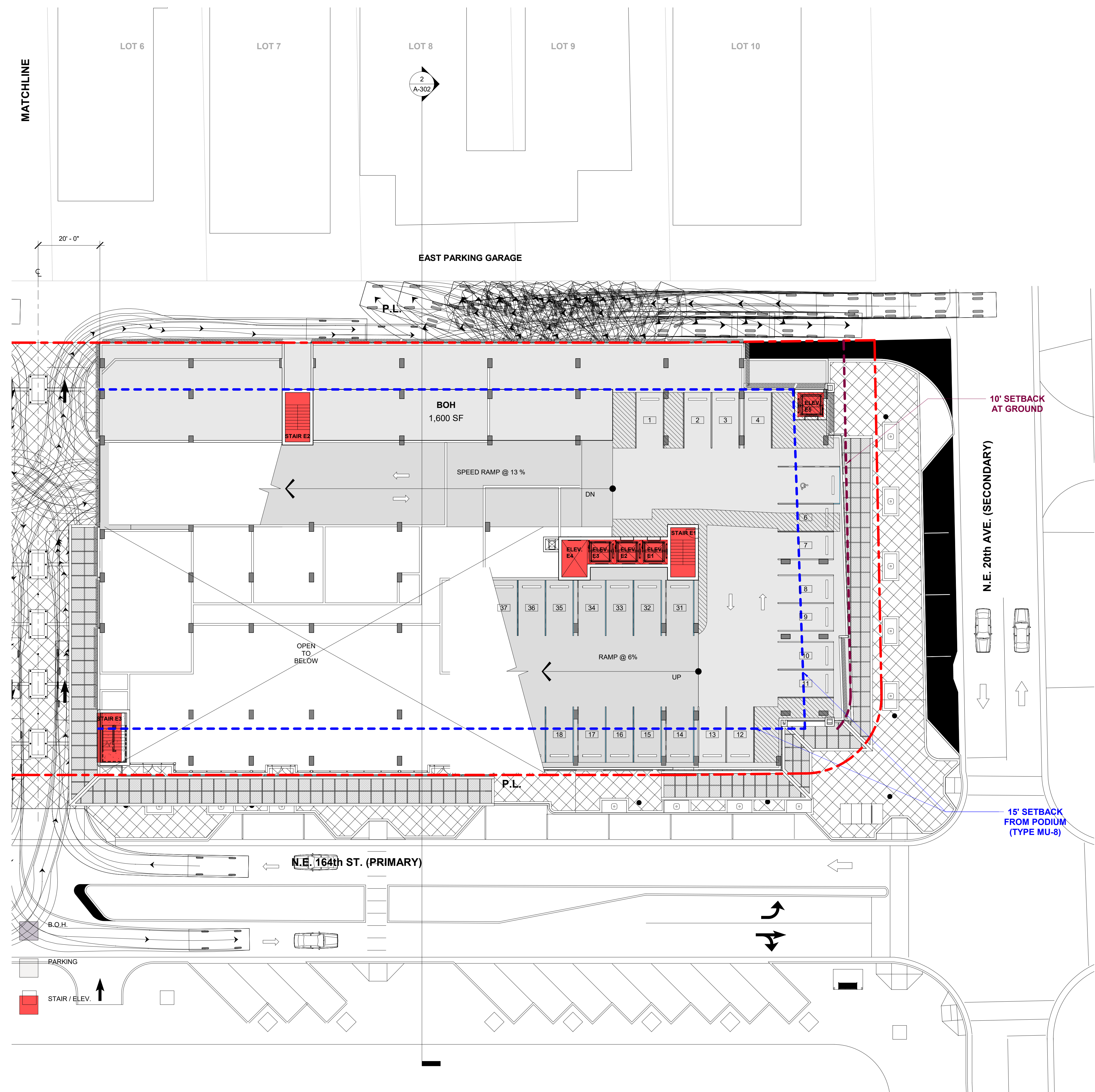
A-122



15' SETBACK
FROM PODIUM
(TYPE MU-8)

1'-11" SETBACK PROVIDED
WHERE 30'-0" REQUIRED.
VARIANCE REQUESTED

- B.O.H.
- PARKING
- STAIR / ELEV.



**NOT FOR
CONSTRUCTION**

Revision Schedule

Rev. #	Revision Description	Date

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

**P&Z AND CITY
COMMISSION
REVIEW**

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SHEET NAME
EAST TOWER -
ENLARGED 2ND LEVEL

SHEET NO.

A-123

CLIENT:

GFS CORP.

**NOT FOR
CONSTRUCTION**

Revision Schedule

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PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS

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

PROJECT NO.:
02006

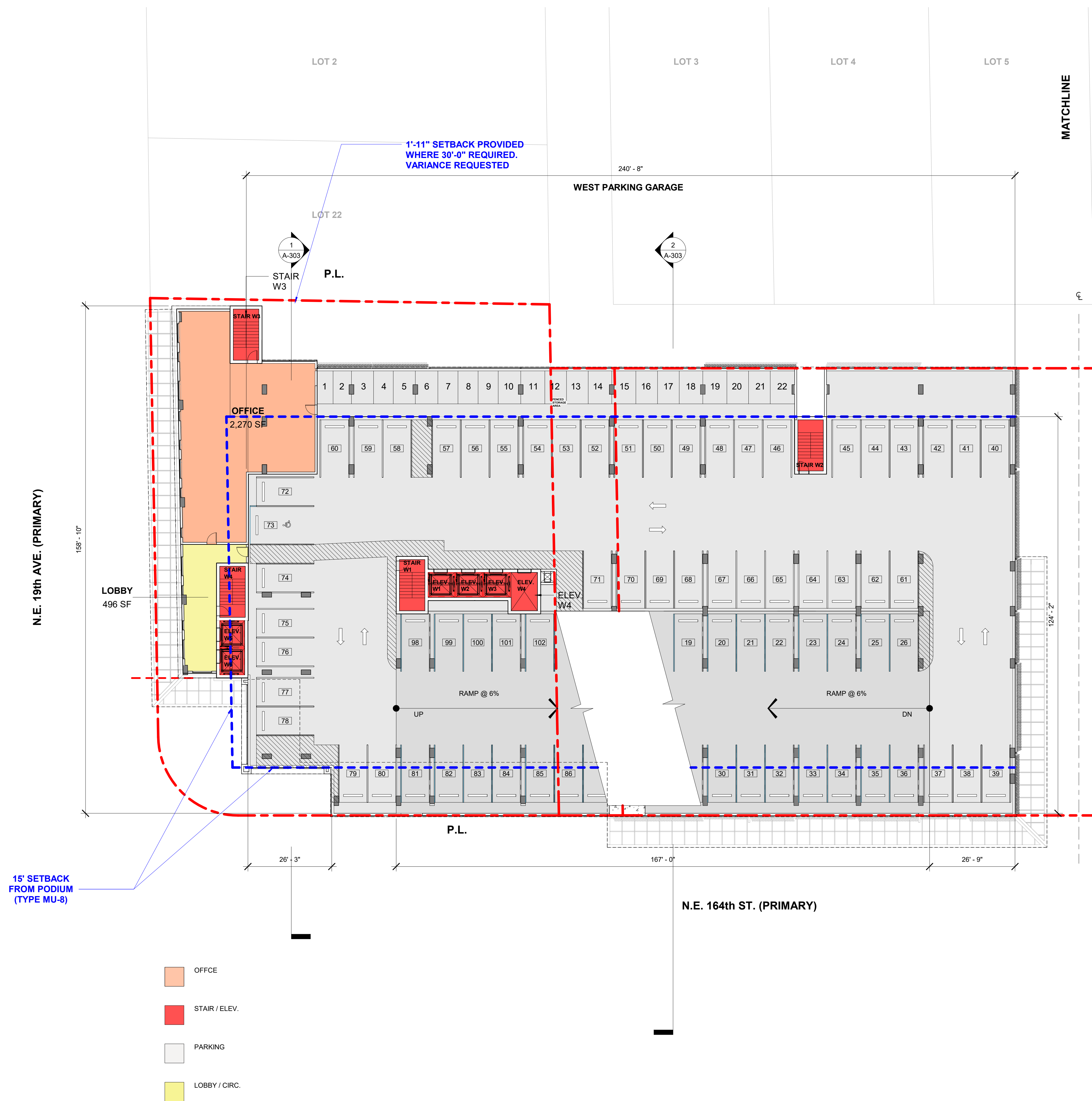
**P&Z AND CITY
COMMISSION
REVIEW**

12/10/2021

SHEET NAME
WEST TOWER -
ENLARGED 3RD LEVEL

SHEET NO.

A-124



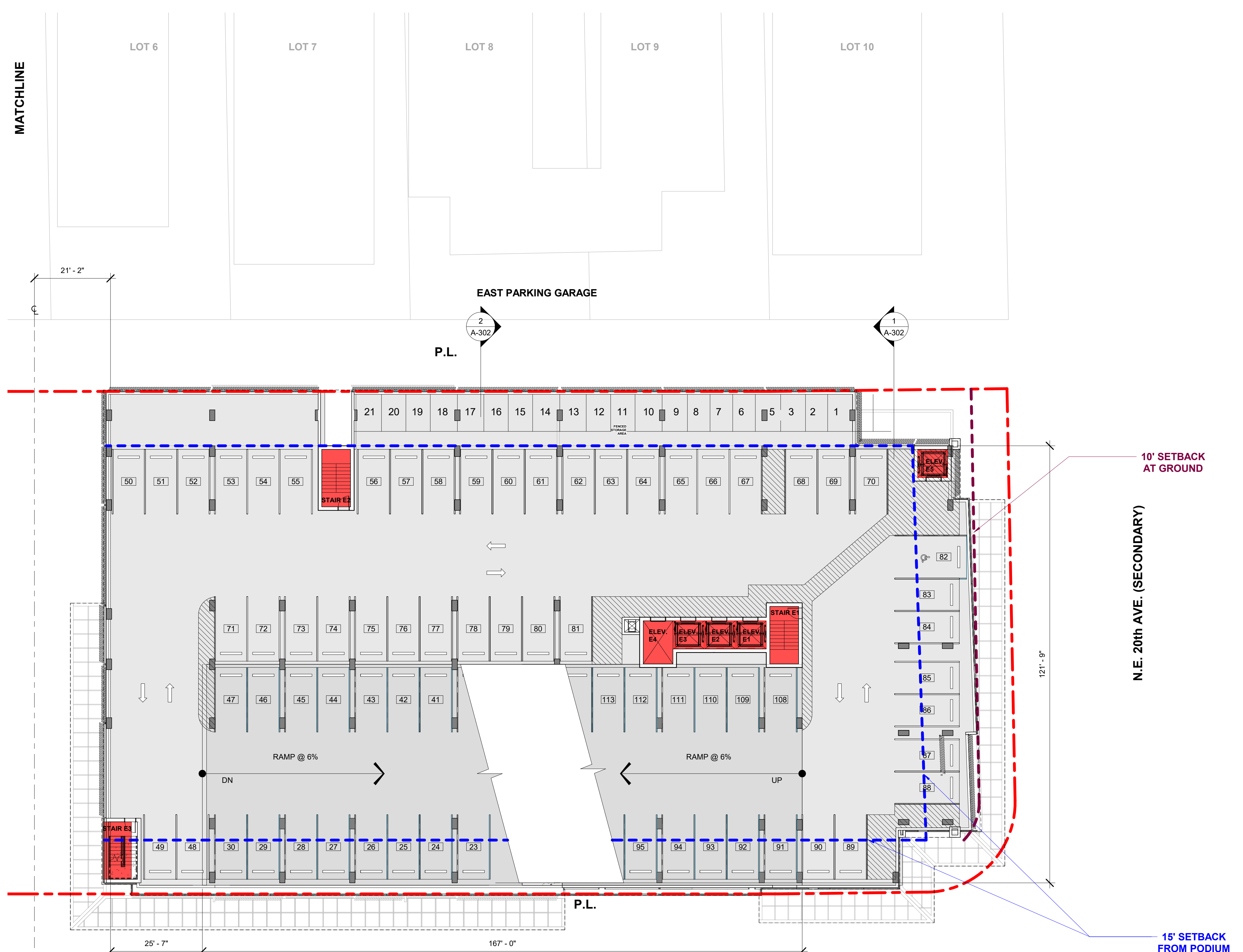
15' SETBACK
FROM PODIUM
(TYPE MU-8)

1'-11" SETBACK PROVIDED
WHERE 30'-0" REQUIRED.
VARIANCE REQUESTED

- OFFICE
- STAIR / ELEV.
- PARKING
- LOBBY / CIRC.

CLIENT:

GFS CORP.



- OFFICE
- STAIR / ELEV.
- PARKING
- LOBBY / CIRC.

**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
EAST TOWER -
ENLARGED 3RD LEVEL

SHEET NO.
A-125

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

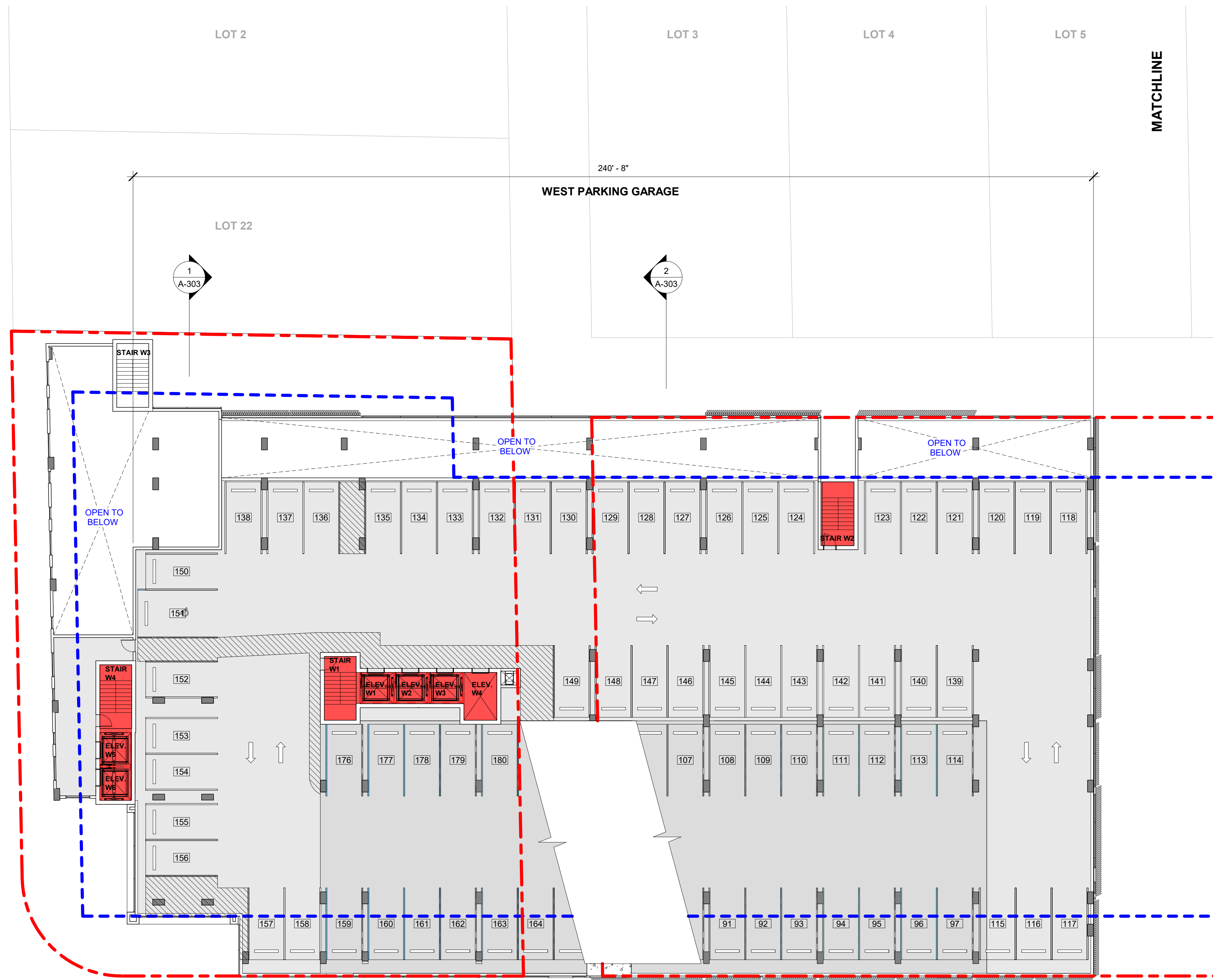
SHEET NAME
WEST TOWER --
ENLARGED 4TH LEVEL

SHEET NO.

A-126

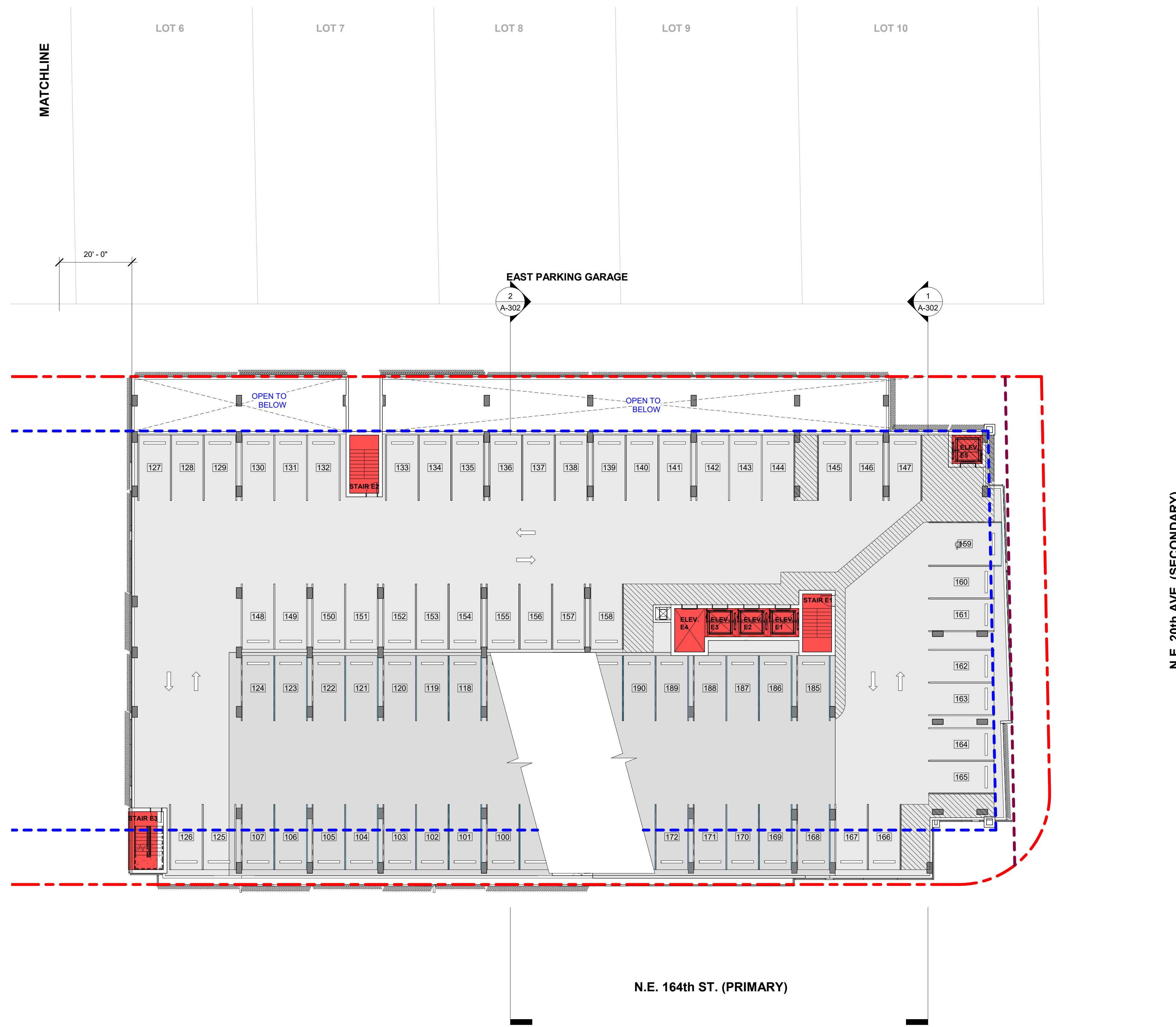
N.E. 19th AVE. (PRIMARY)

N.E. 164th ST. (PRIMARY)



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GFS CORP.



**NOT FOR
CONSTRUCTION**

Revision Schedule

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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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SHEET NAME
EAST TOWER -
ENLARGED 4TH LEVEL

SHEET NO.

A-127

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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

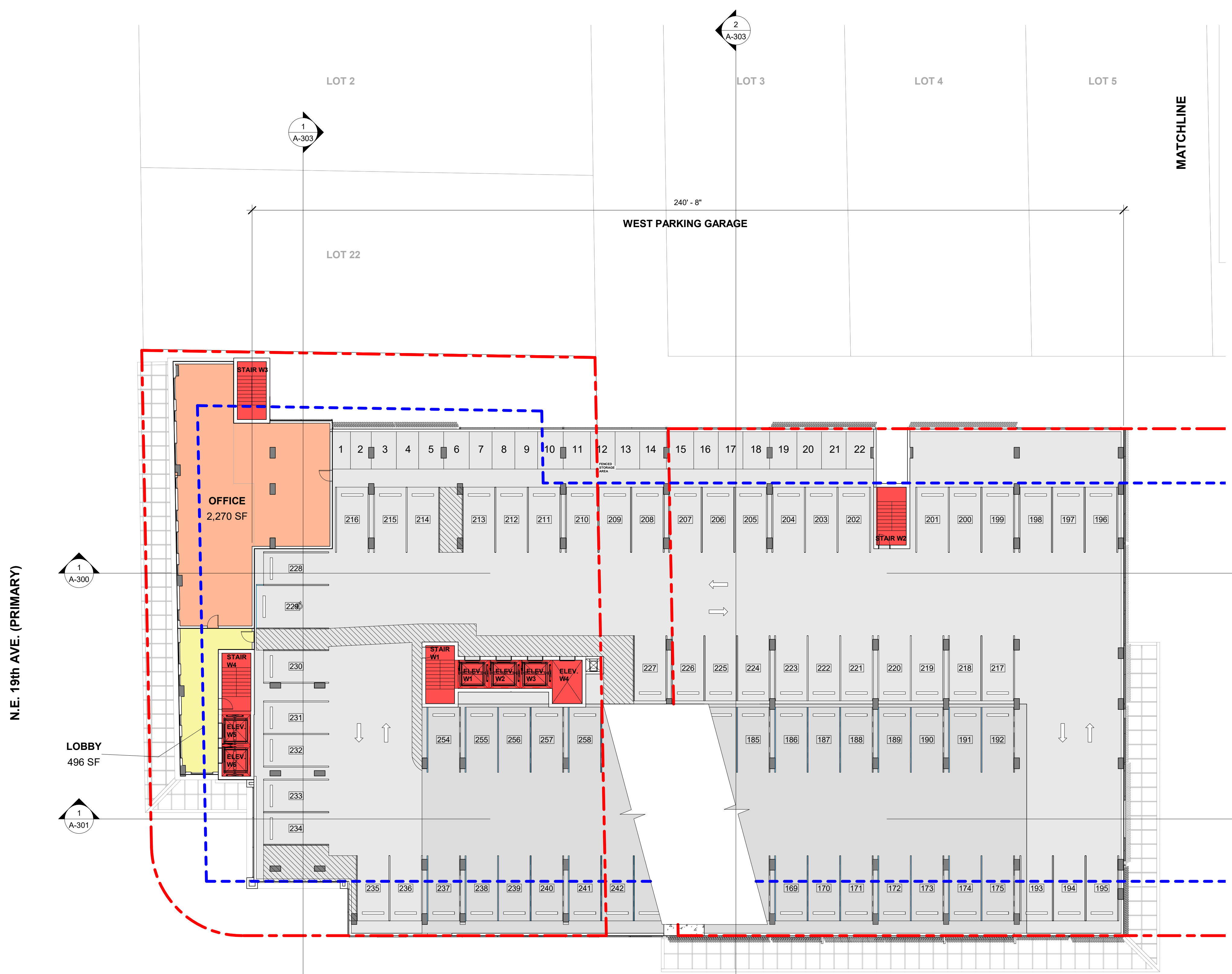
**P&Z AND CITY
COMMISSION
REVIEW**

12/10/2021

SHEET NAME
WEST TOWER -
ENLARGED 5TH LEVEL

SHEET NO.

A-128



N.E. 19th AVE. (PRIMARY)

N.E. 164th ST. (PRIMARY)

WEST PARKING GARAGE

MATCHLINE

2
A-303

1
A-303

1
A-300

1
A-301

LOT 2

LOT 3

LOT 4

LOT 5

LOT 22

240' - 8"

OFFICE
2,270 SF

LOBBY
496 SF

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22
216 215 214 213 212 211 210 209 208 207 206 205 204 203 202
228 229
230 231 232 233 234
254 255 256 257 258
227 226 225 224 223 222 221 220 219 218 217
185 186 187 188 189 190 191 192
235 236 237 238 239 240 241 242
169 170 171 172 173 174 175 183 194 195

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**NOT FOR
CONSTRUCTION**

Revision Schedule

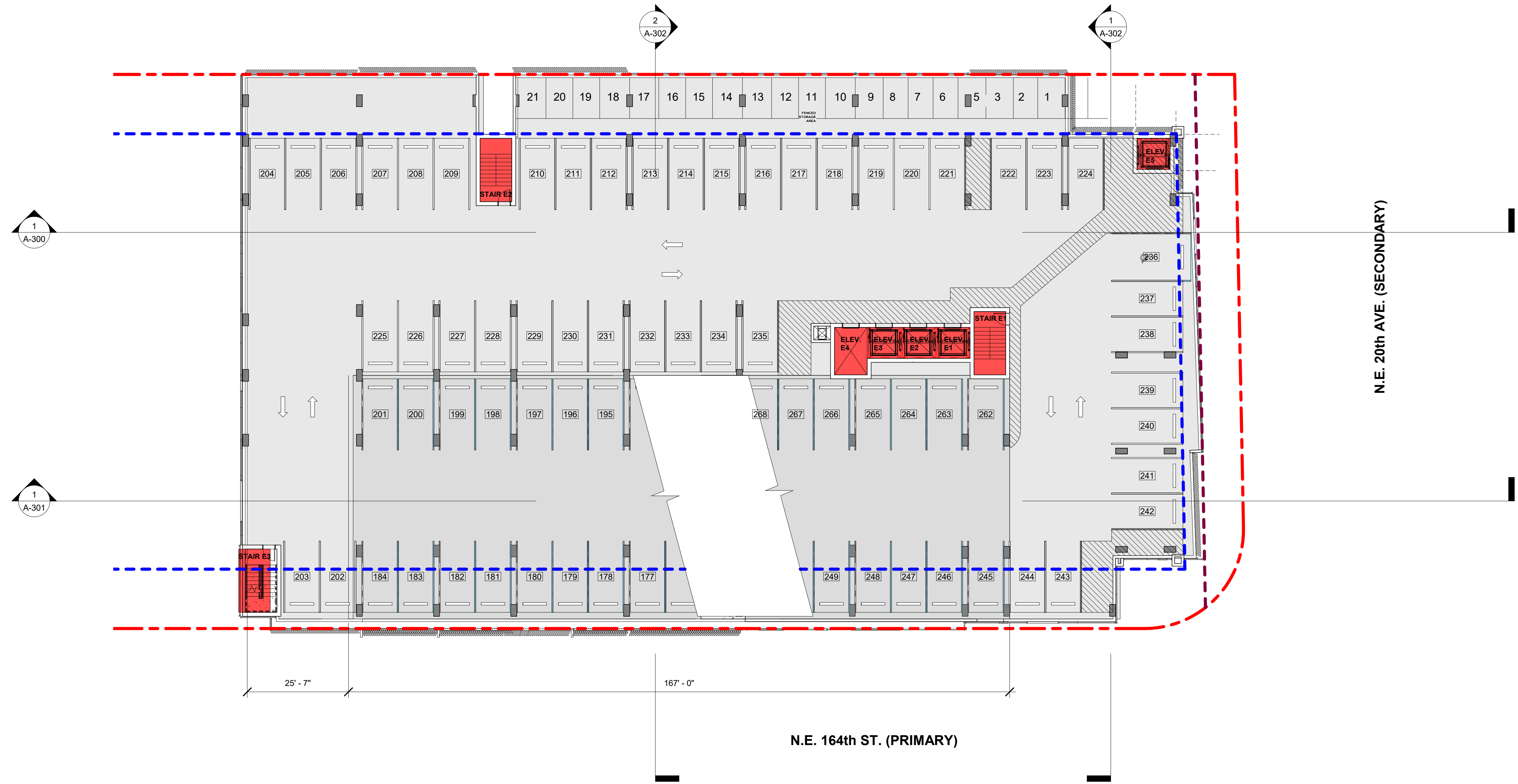
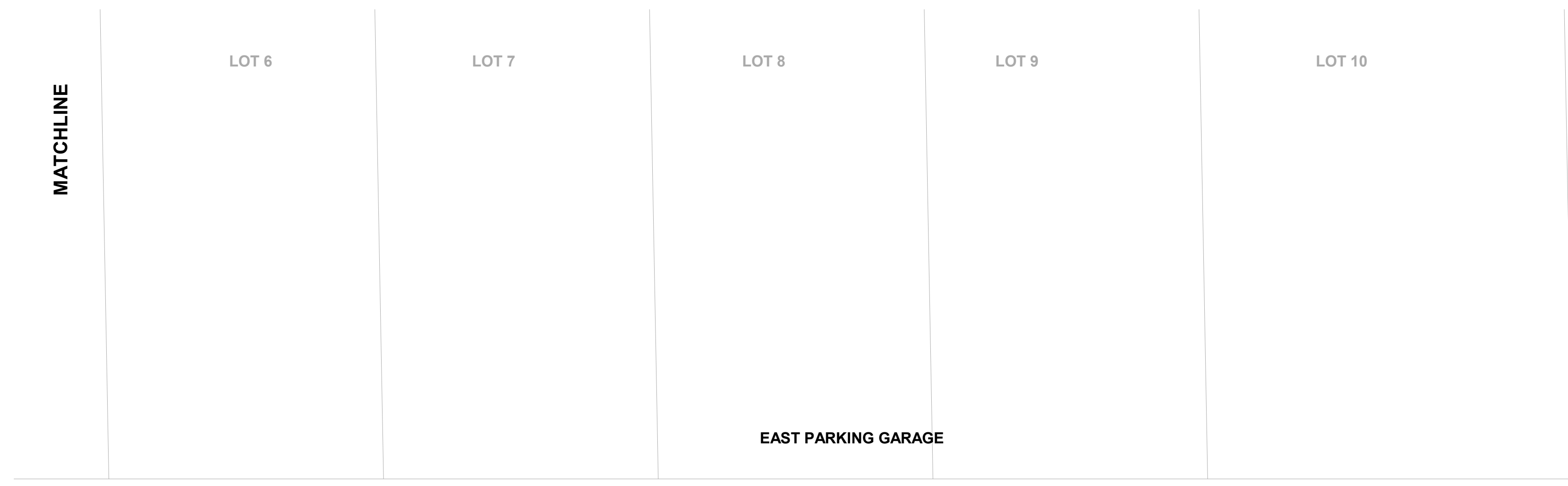
Rev. #	Revision Description	Date

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
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SHEET NAME
EAST TOWER -
ENLARGED 5TH LEVEL

SHEET NO.

A-129



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PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS

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

PROJECT NO.:
02006

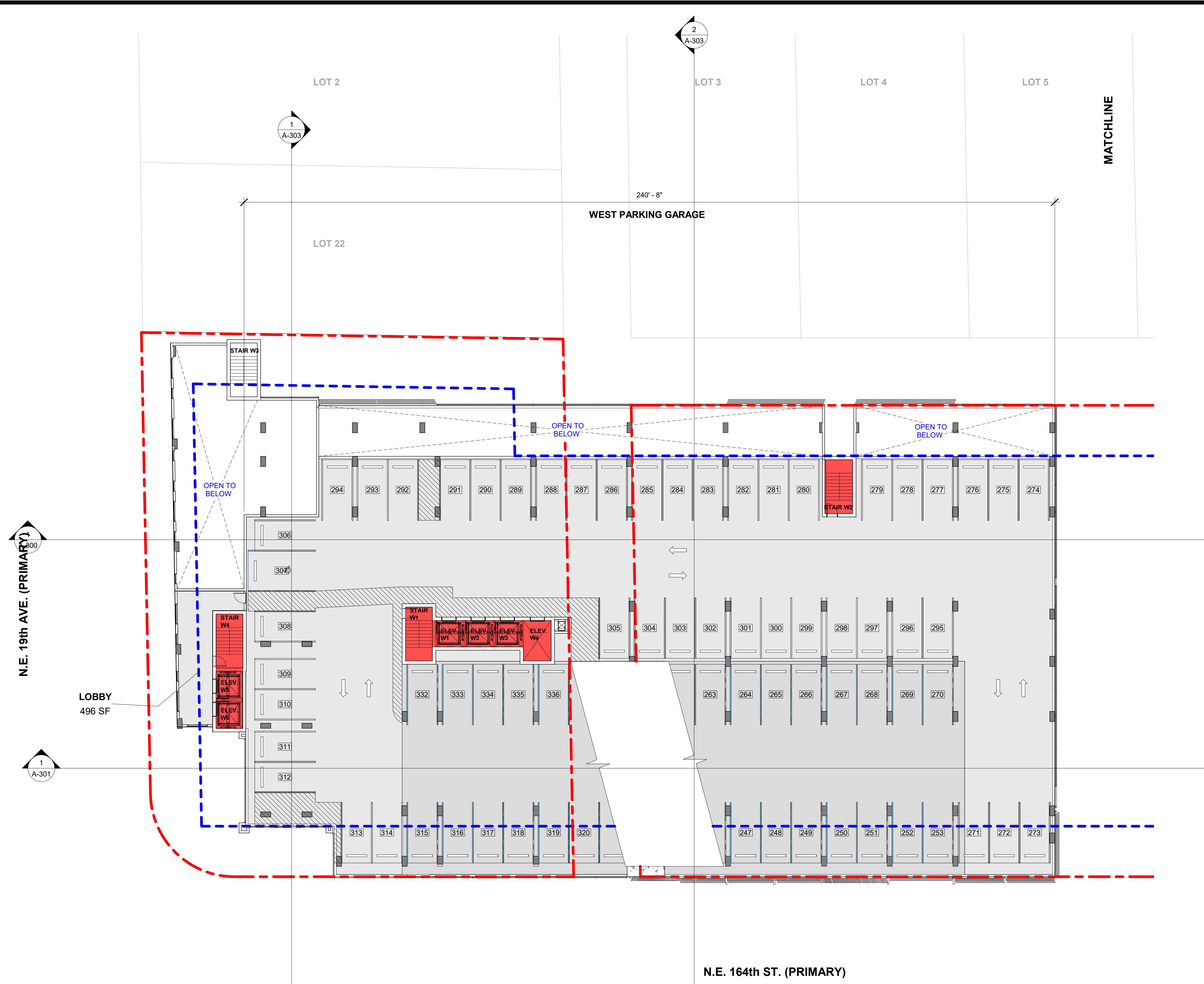
**P&Z AND CITY
COMMISSION
REVIEW**

12/10/2021

SHEET NAME
WEST TOWER -
ENLARGED 6TH LEVEL

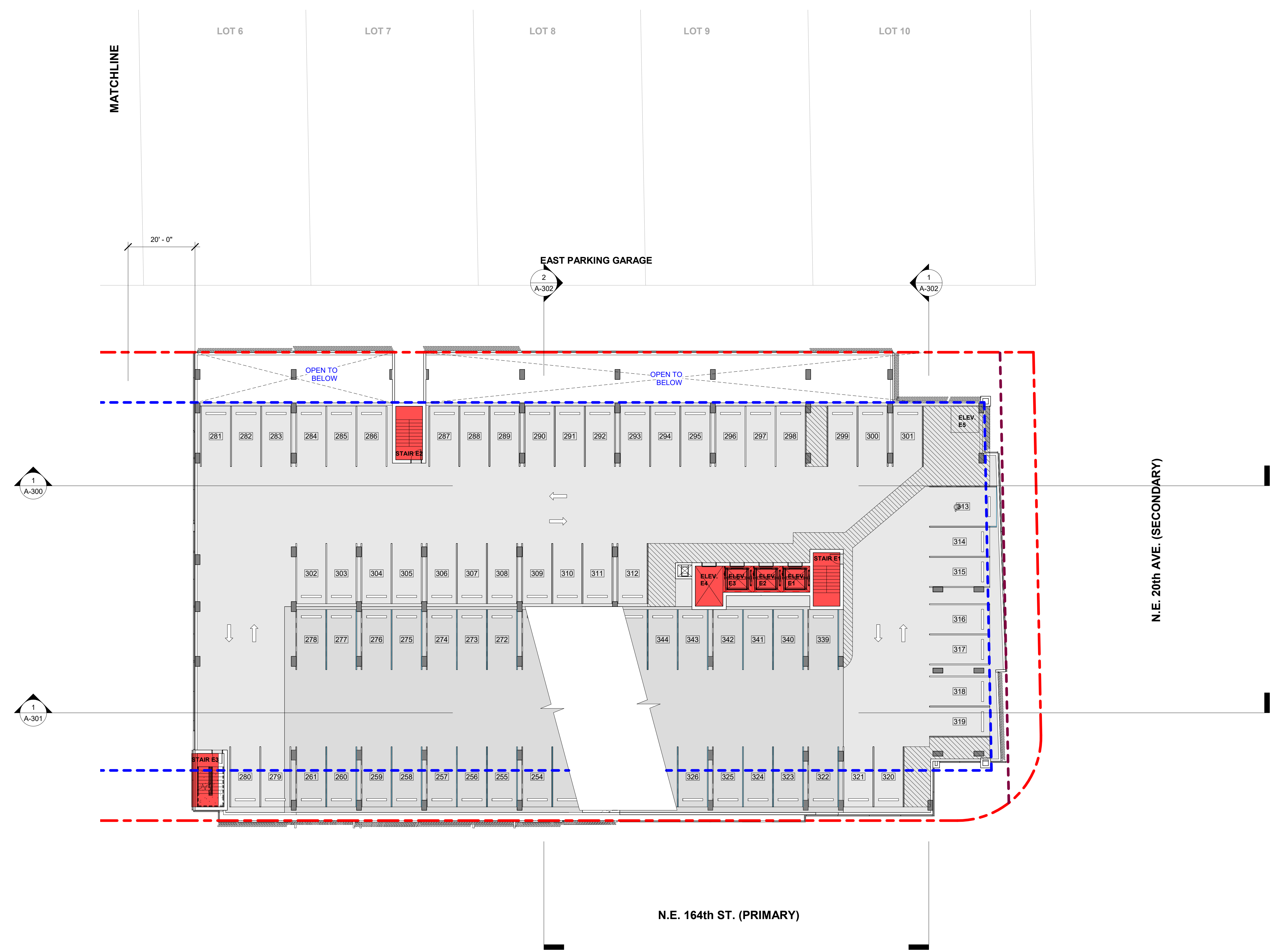
SHEET NO.

A-130



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Revision Schedule

Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS

PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
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02006

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SHEET NAME
EAST TOWER -
ENLARGED 6TH LEVEL

SHEET NO.

A-131

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PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS

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

PROJECT NO.:
02006

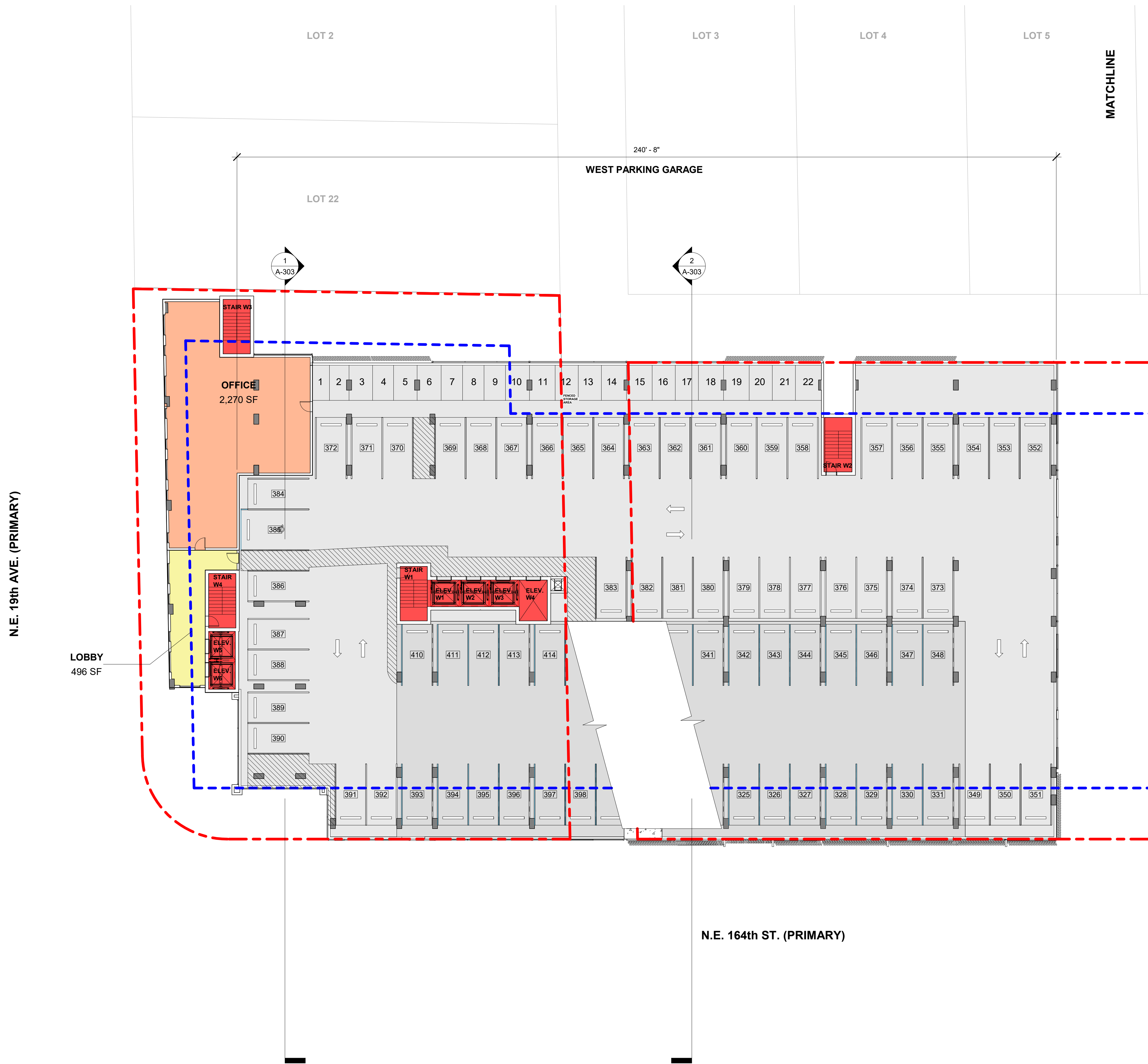
**P&Z AND CITY
COMMISSION
REVIEW**

12/10/2021

SHEET NAME
WEST TOWER -
ENLARGED 7TH LEVEL

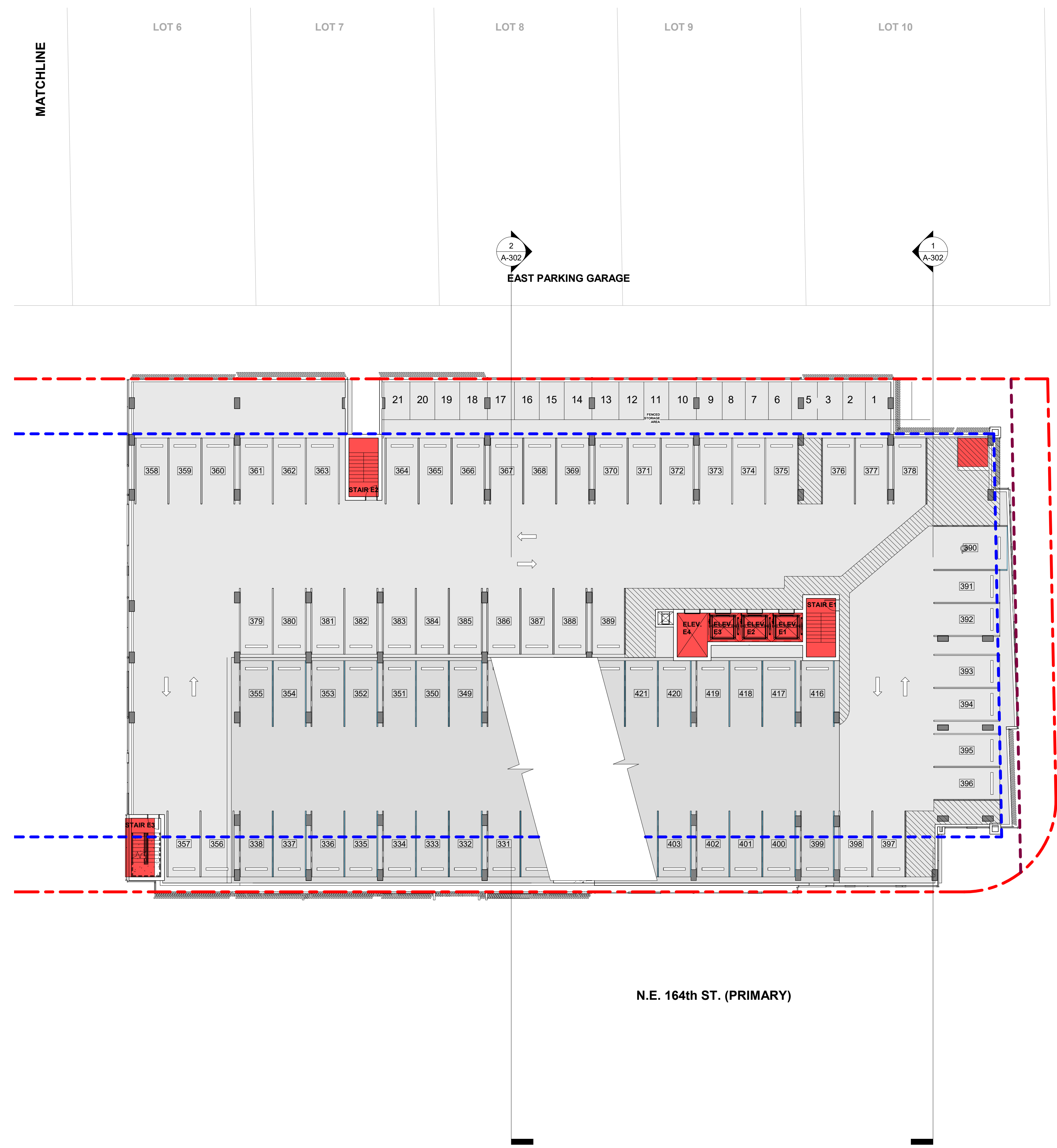
SHEET NO.

A-132



CLIENT:

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**NOT FOR
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Revision Schedule

Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS

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1959 NE 164TH ST, NORTH
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02006

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SHEET NAME
EAST TOWER -
ENLARGED 7TH LEVEL

SHEET NO.

A-133

CLIENT:

GFS CORP.

**NOT FOR
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Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS

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

PROJECT NO.:
02006

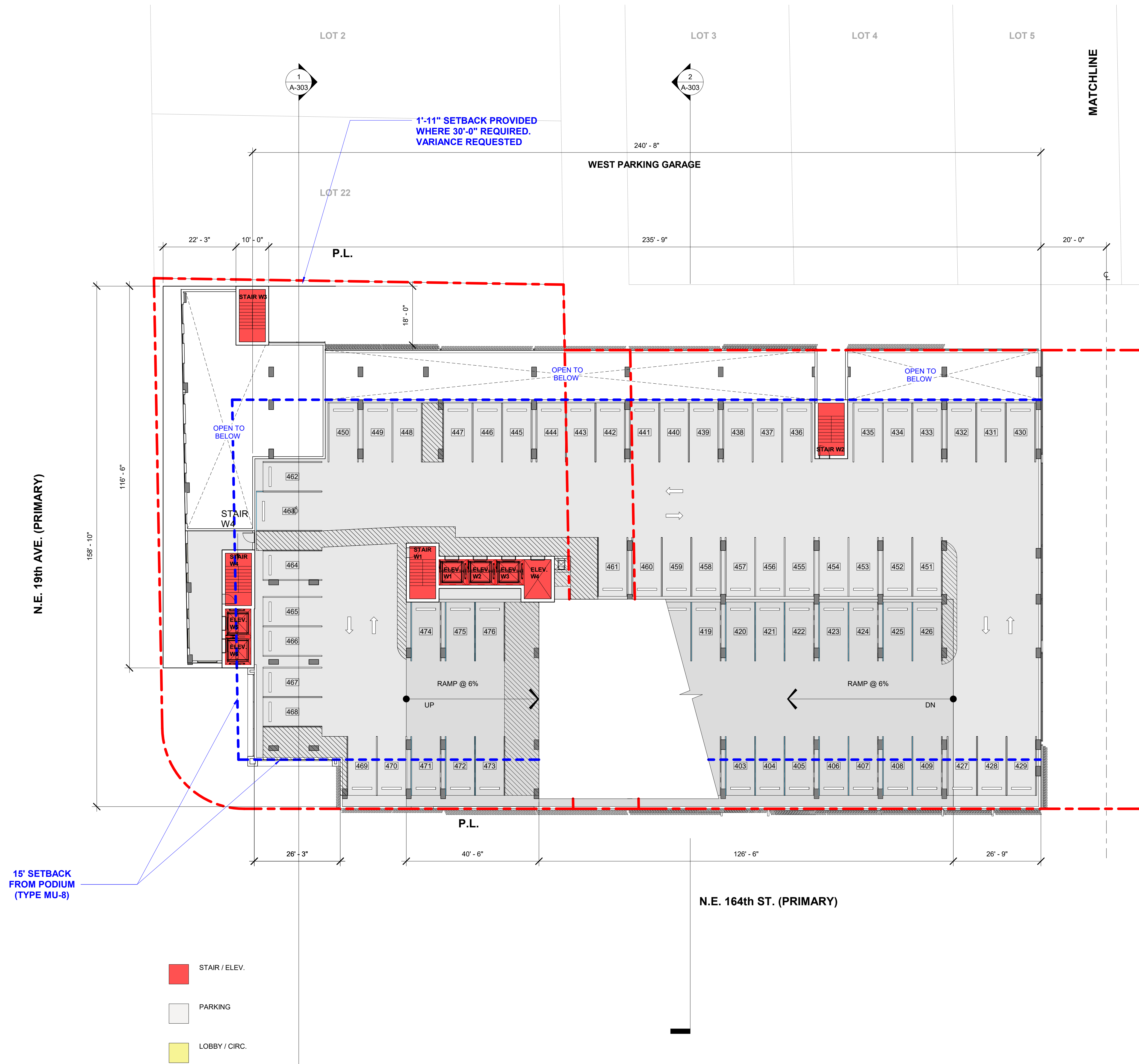
**P&Z AND CITY
COMMISSION
REVIEW**

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SHEET NAME
WEST TOWER -
ENLARGED 8TH LEVEL

SHEET NO.

A-134

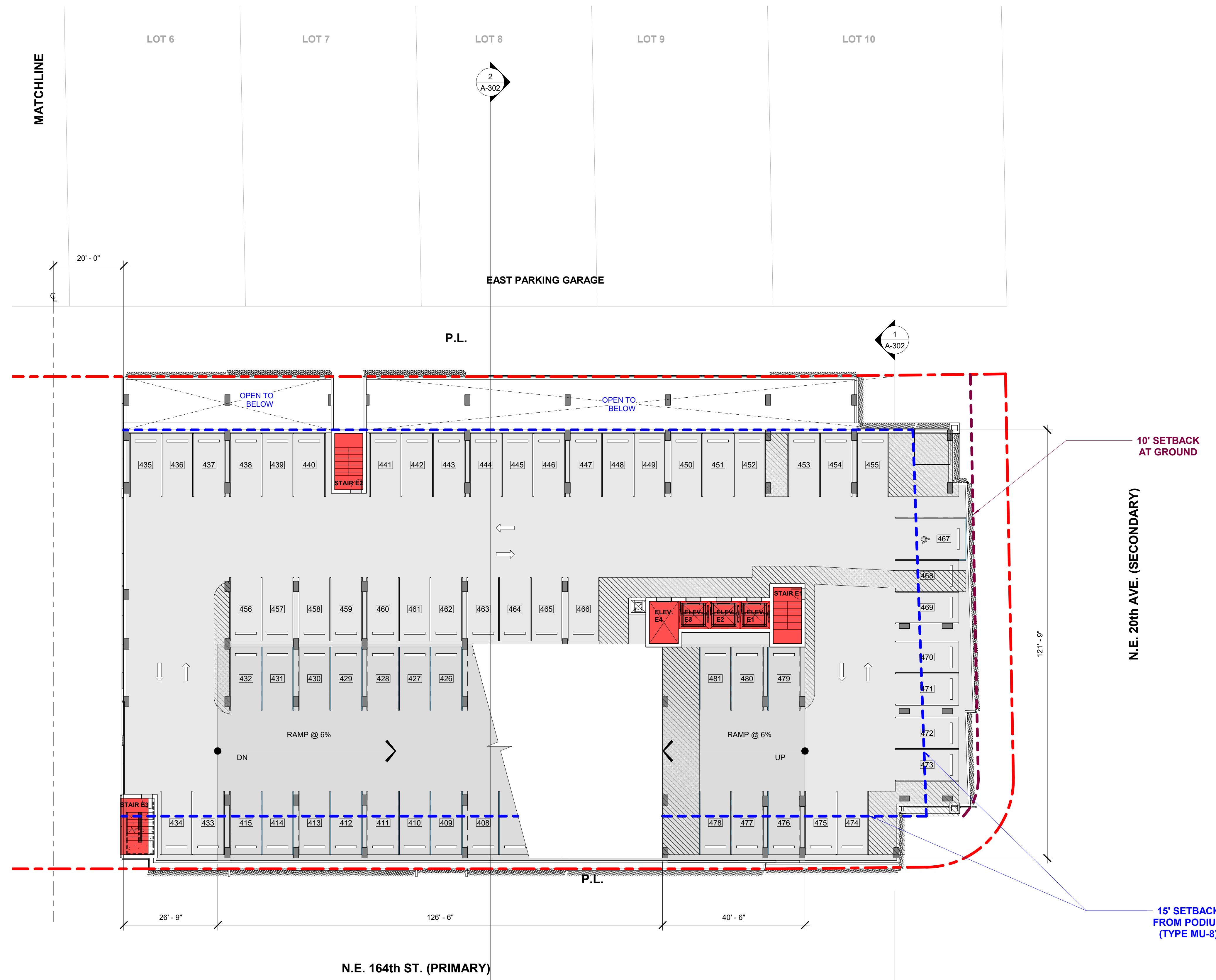


15' SETBACK
FROM PODIUM
(TYPE MU-8)

- STAIR / ELEV.
- PARKING
- LOBBY / CIRC.

CLIENT:

GFS CORP.



- STAIR / ELEV.
- PARKING
- LOBBY / CIRC.

**NOT FOR
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NORTH MIAMI BEACH
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MIAMI BEACH, FL 33162
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**P&Z AND CITY
COMMISSION
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12/10/2021

SHEET NAME
EAST TOWER -
ENLARGED 8TH LEVEL

SHEET NO.
A-135

CLIENT:

GFS CORP.

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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

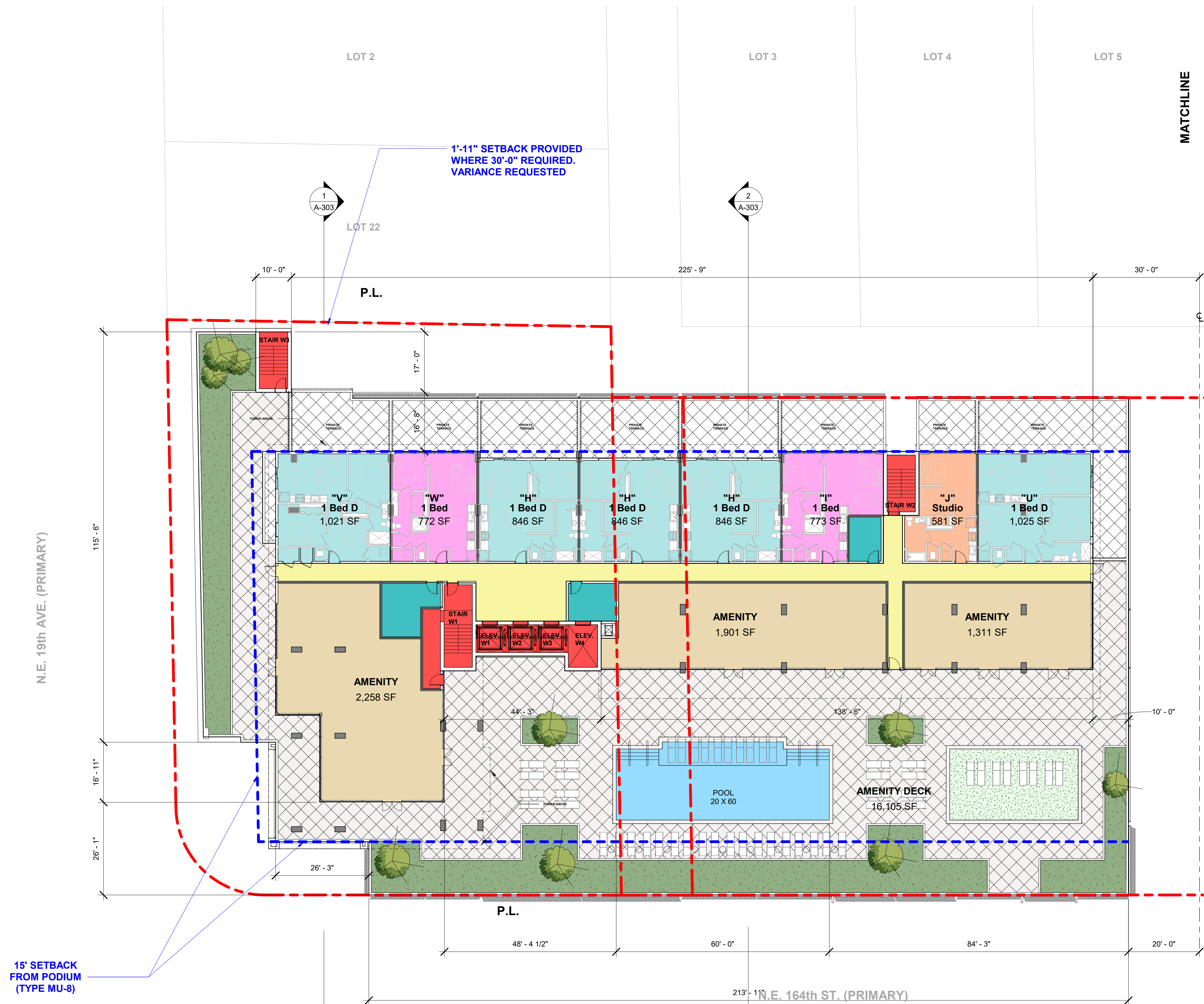
**P&Z AND CITY
COMMISSION
REVIEW**

12/10/2021

SHEET NAME
WEST TOWER -
ENLARGED 9TH LEVEL
AMENITY

SHEET NO.

A-136



CLIENT:

GFS CORP.

**NOT FOR
CONSTRUCTION**

Revision Schedule

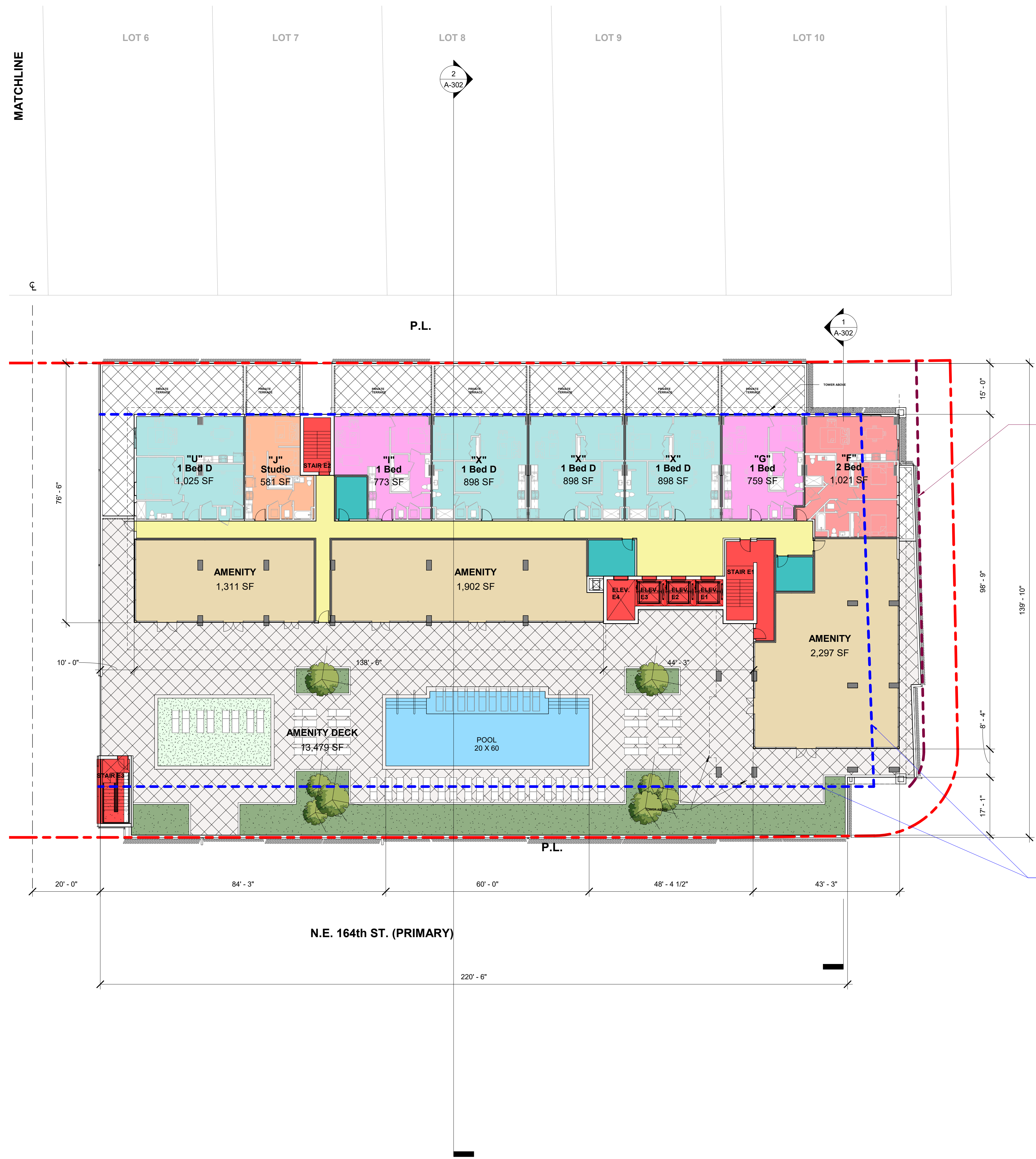
Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS
PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162
PROJECT NO.:
02006
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SHEET NAME
EAST TOWER -
ENLARGED 9TH LEVEL
AMENITY

SHEET NO.

A-137



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

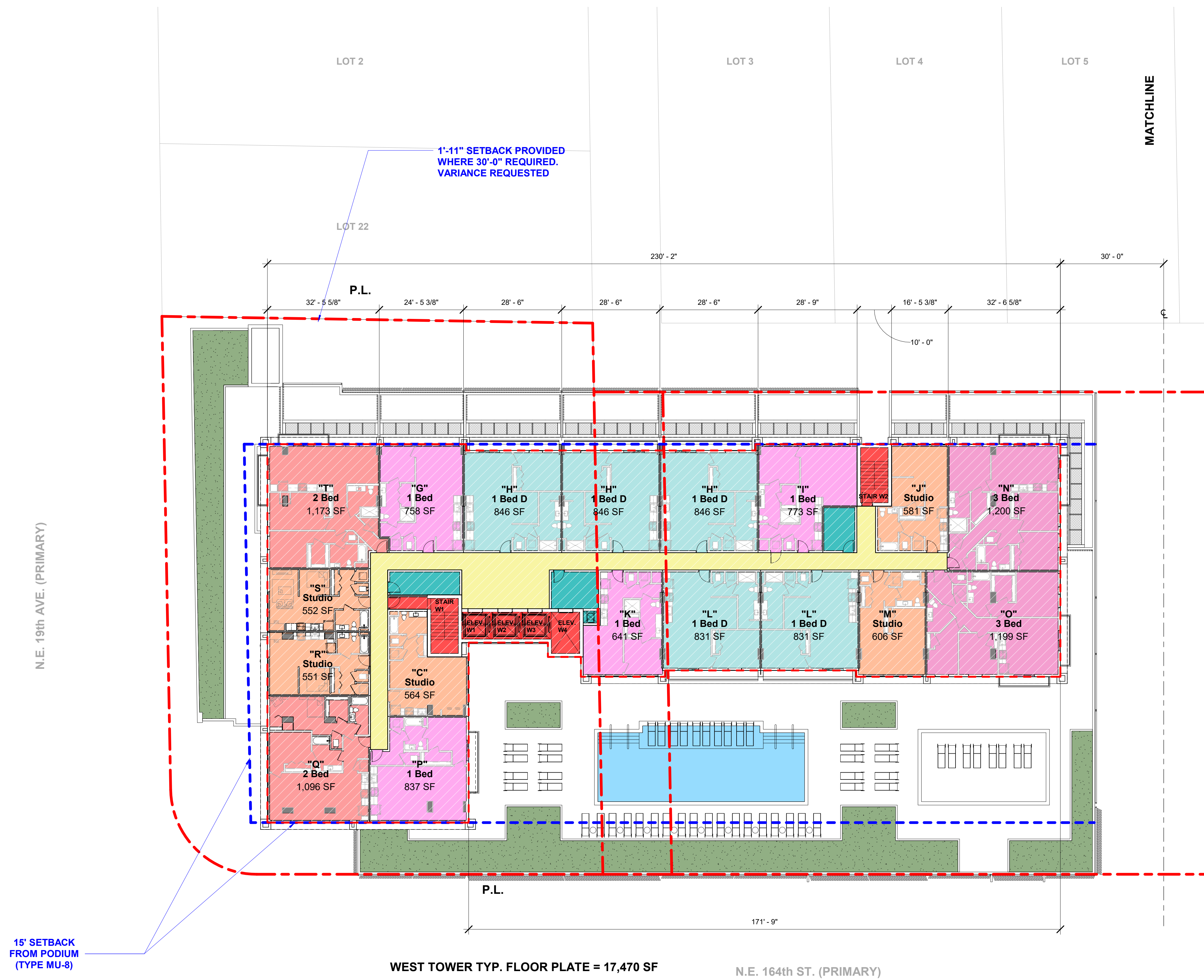
**P&Z AND CITY
COMMISSION
REVIEW**

12/10/2021

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

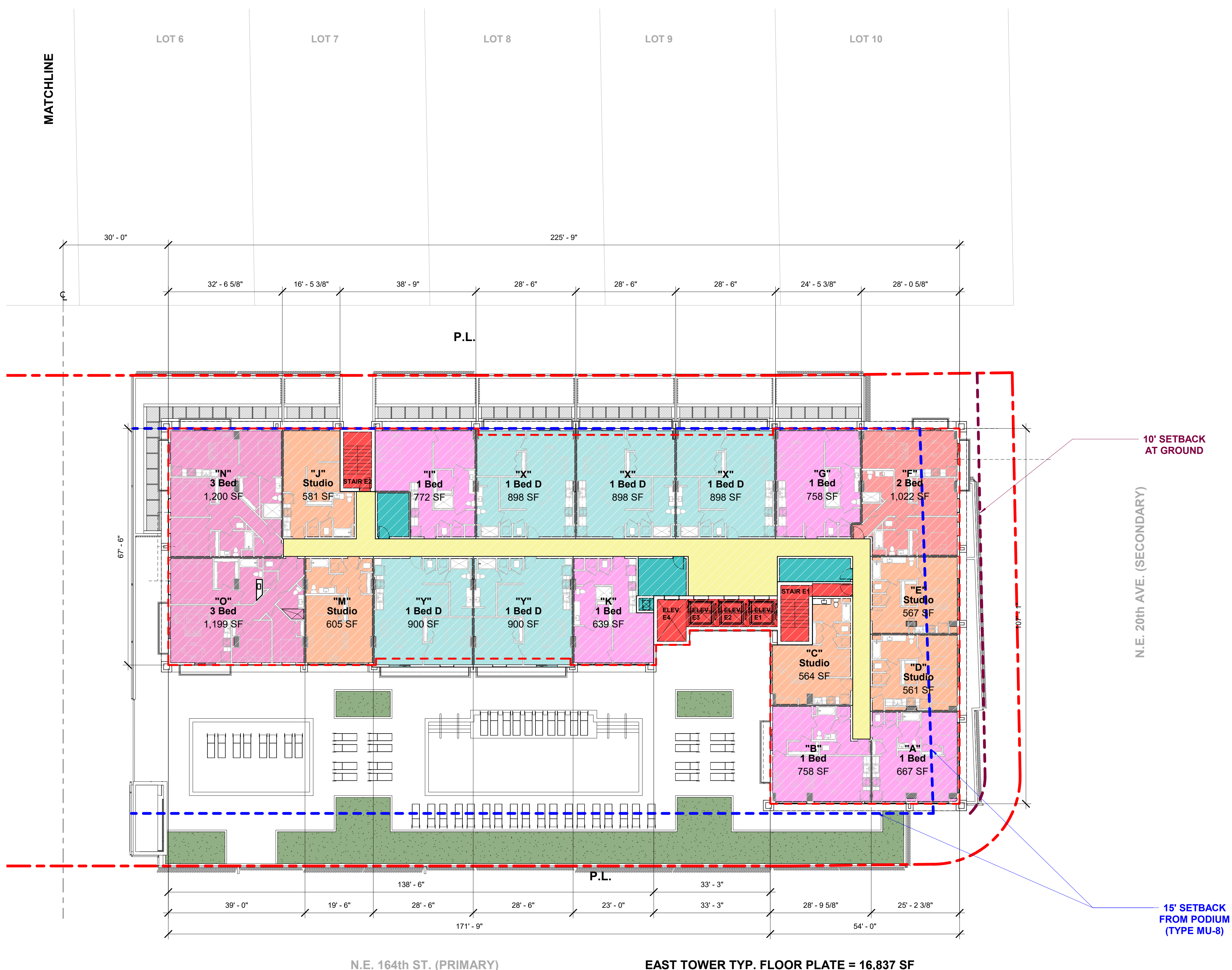
SHEET NO.

A-138



CLIENT:

GFS CORP.



N.E. 164th ST. (PRIMARY) EAST TOWER TYP. FLOOR PLATE = 16,837 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
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12/10/2021

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

SHEET NO.
A-139

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

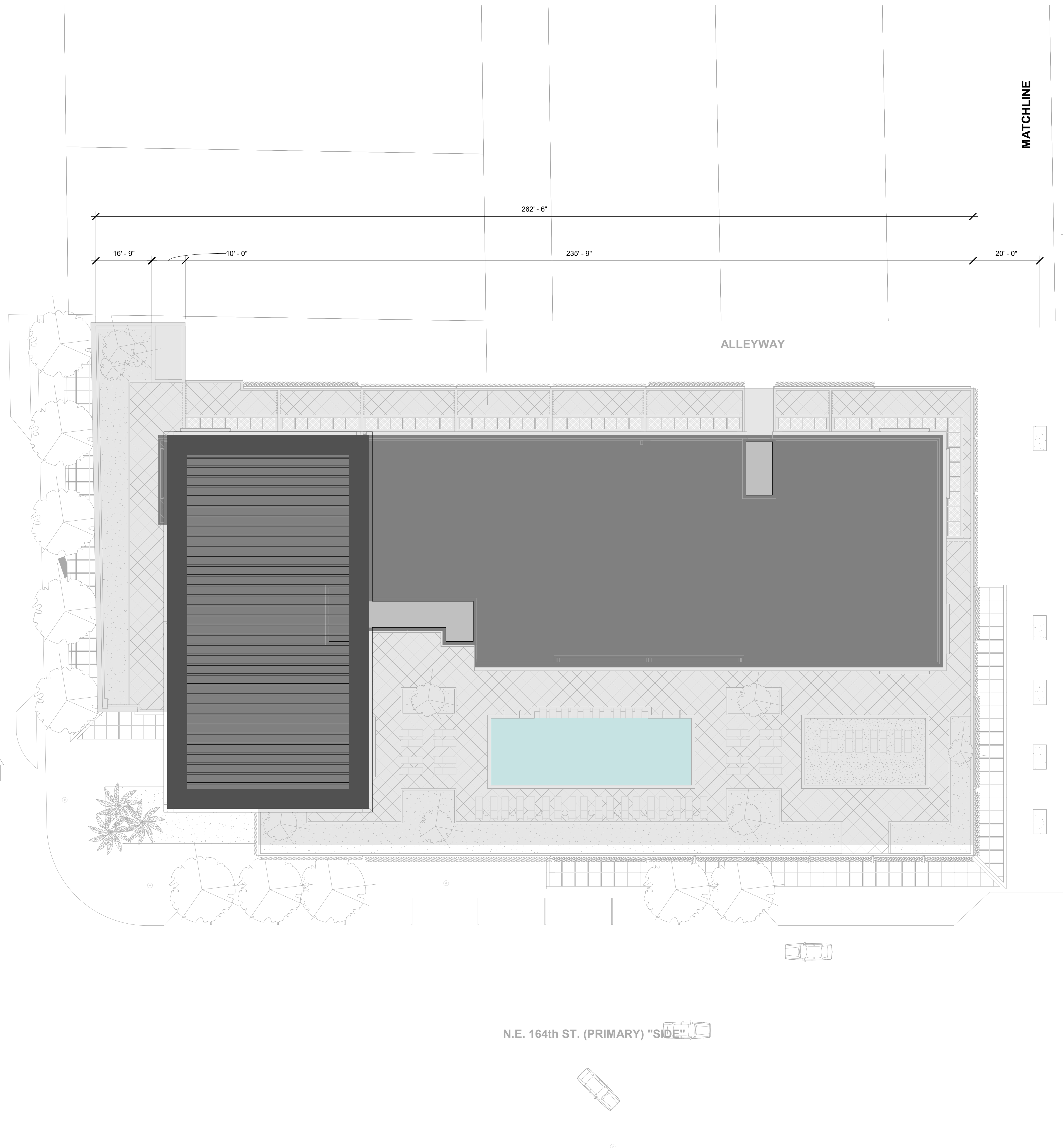
**P&Z AND CITY
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12/10/2021

SHEET NAME
WEST TOWER -
ENLARGED ROOF PLAN

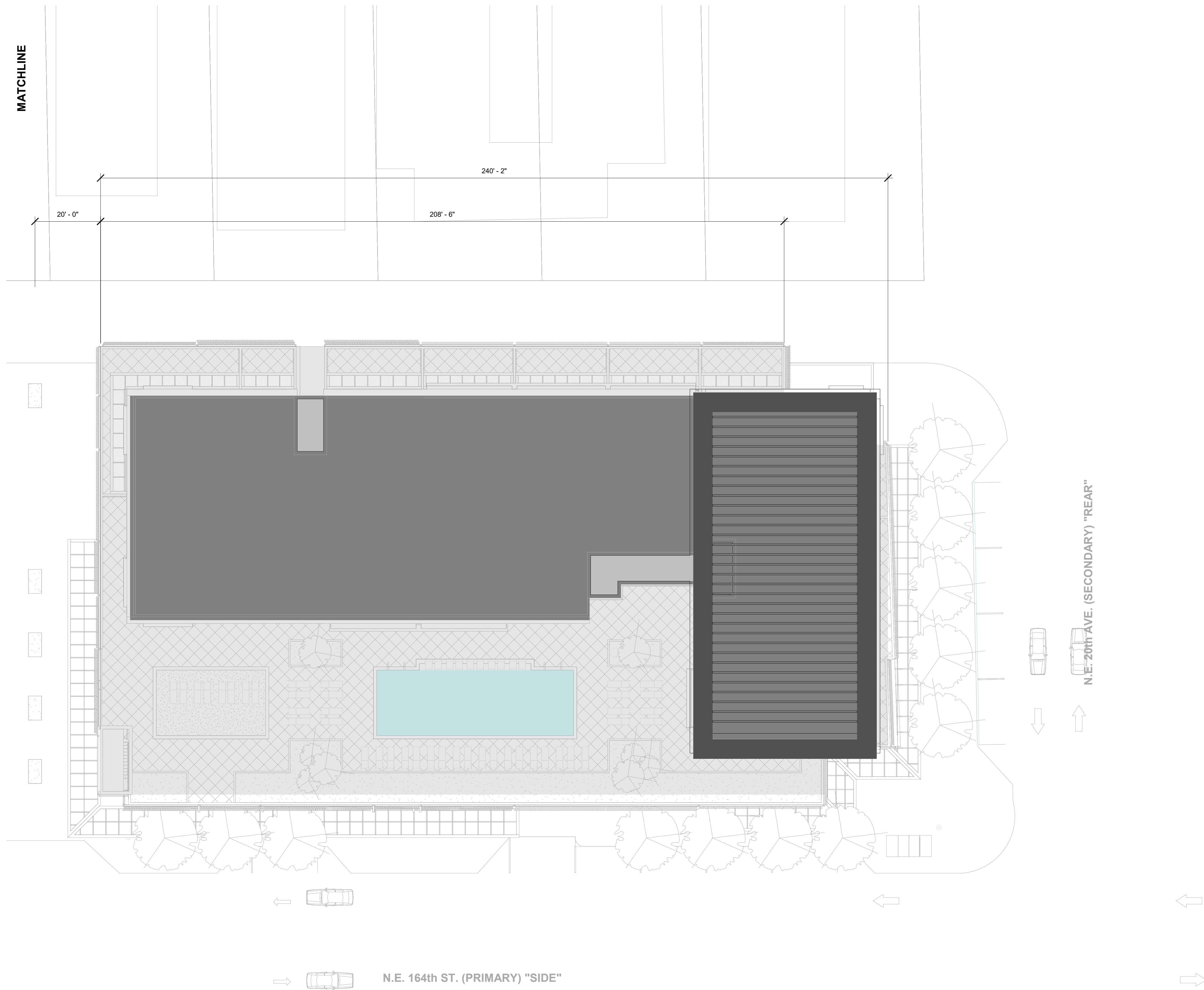
SHEET NO.

A-140



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GFS CORP.



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Rev. #	Revision Description	Date

PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS

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

PROJECT NO.:
02006

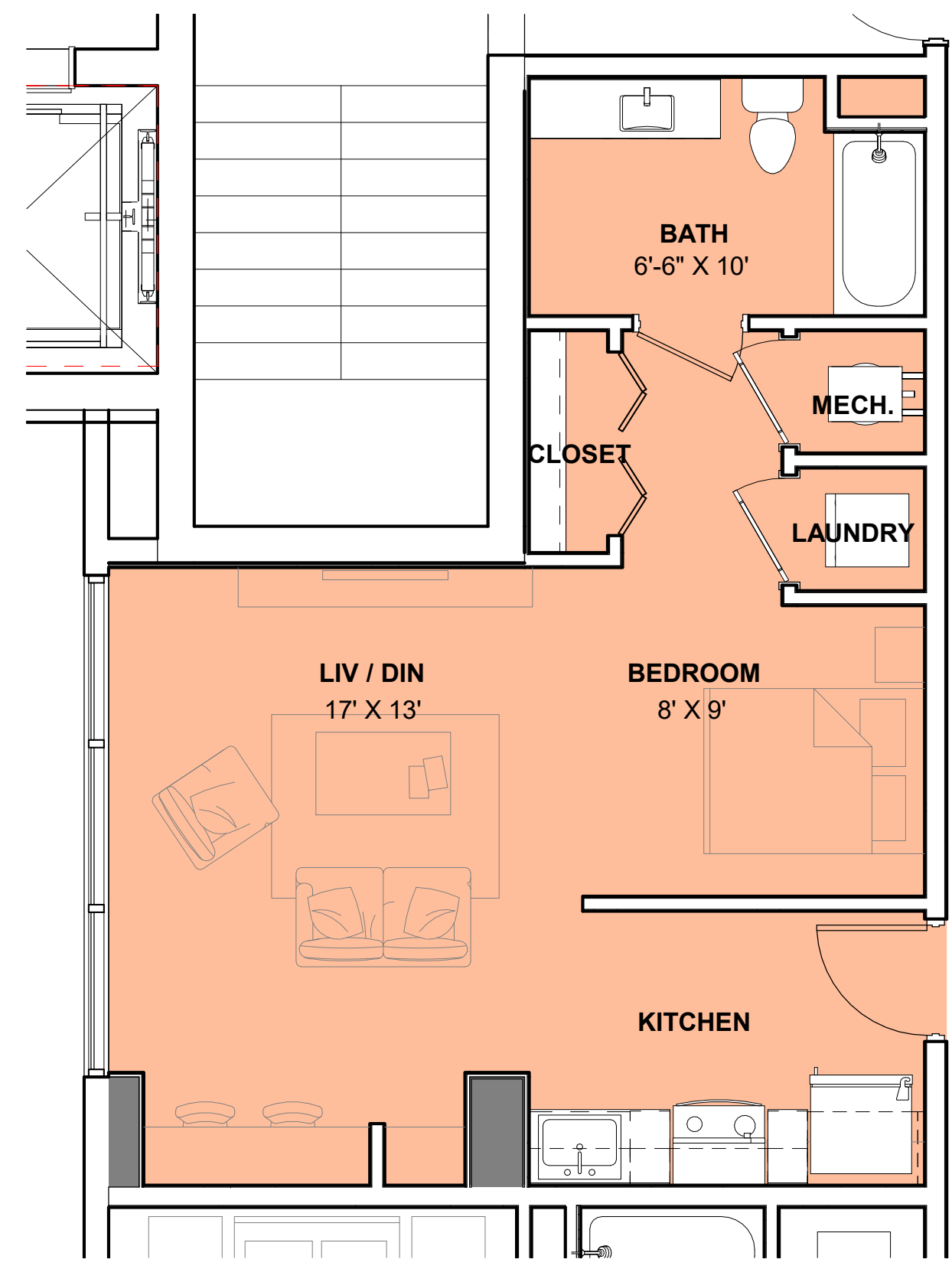
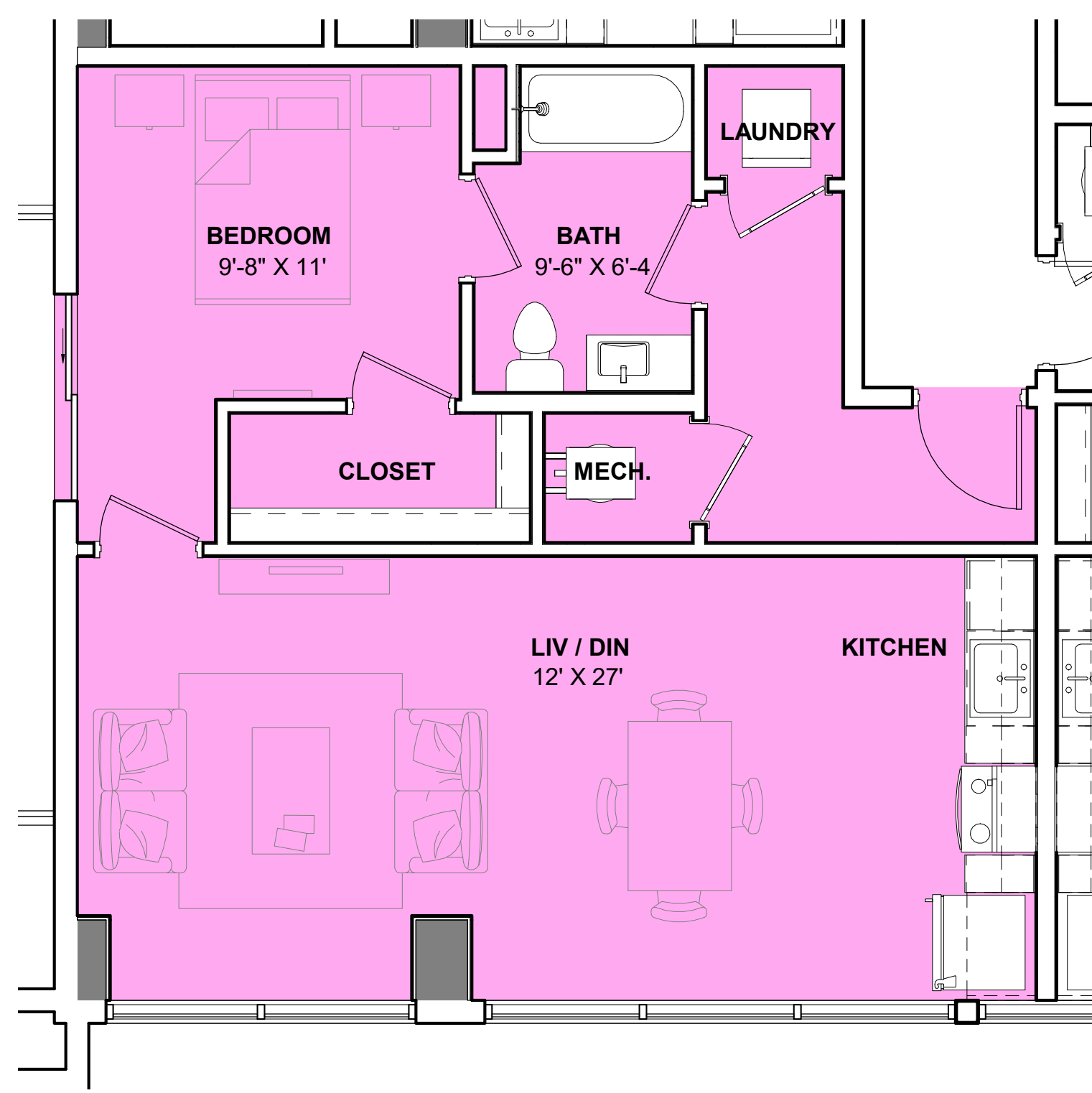
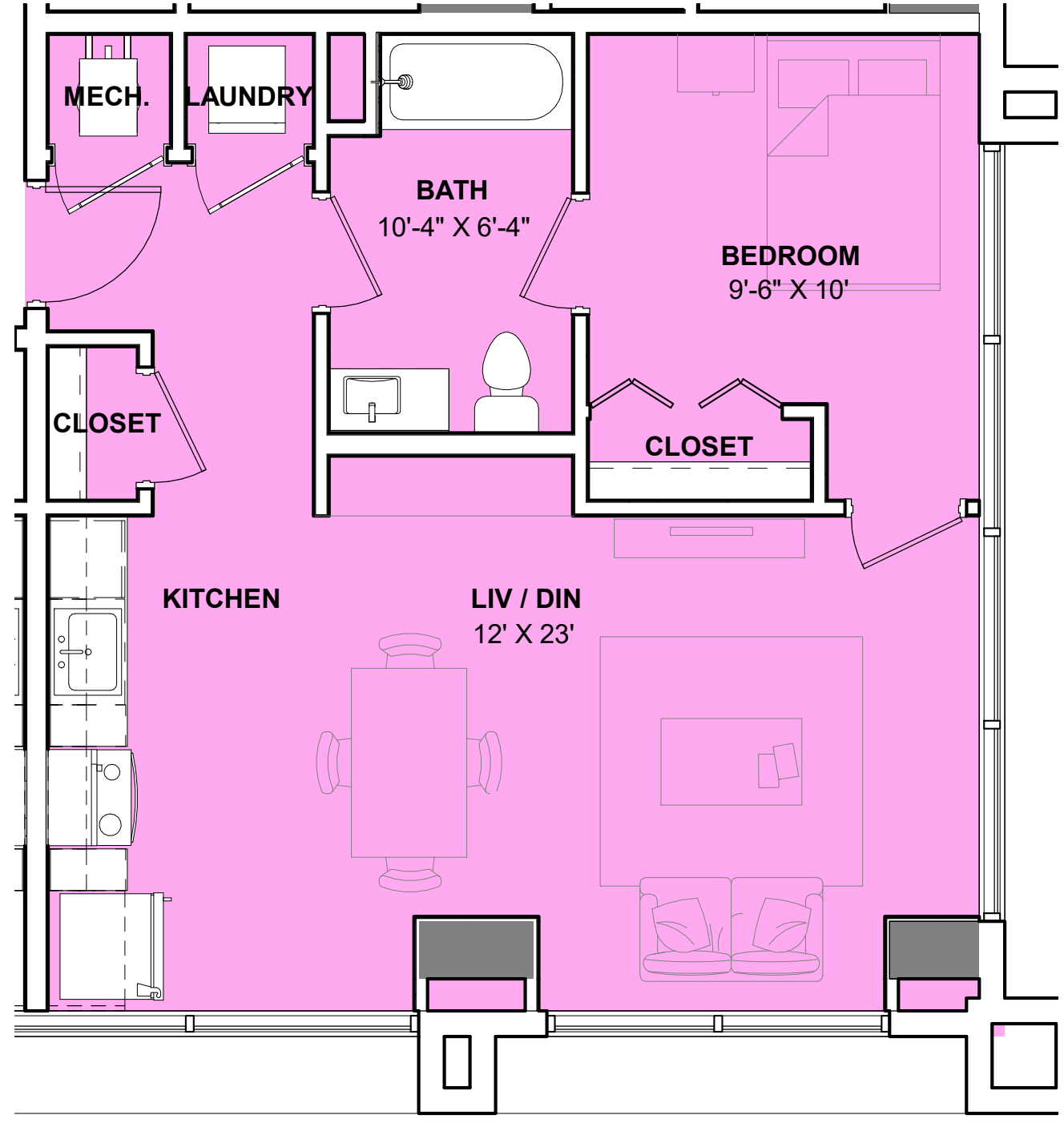
**P&Z AND CITY
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12/10/2021

SHEET NAME
EAST TOWER -
ENLARGED ROOF PLAN

SHEET NO.

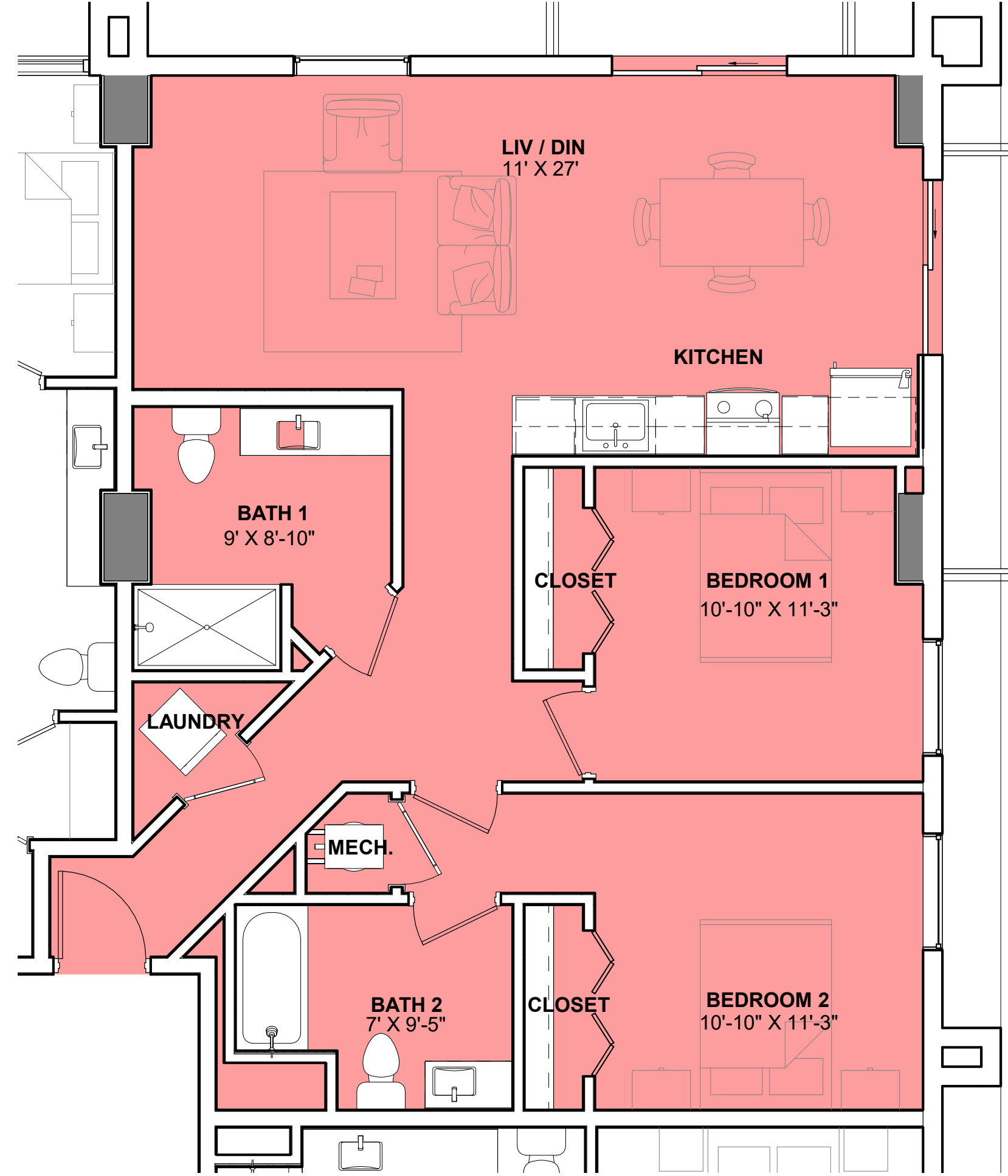
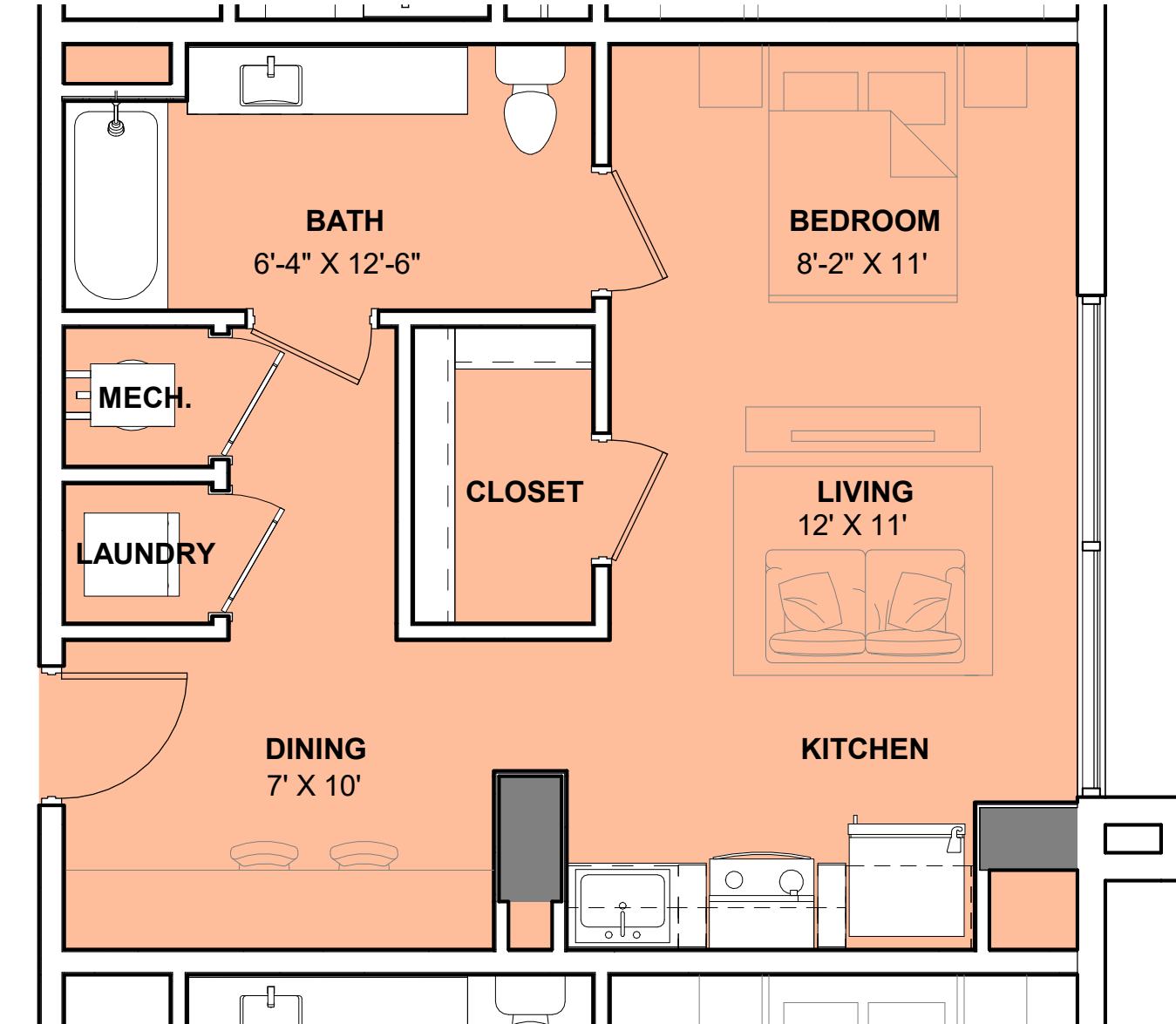
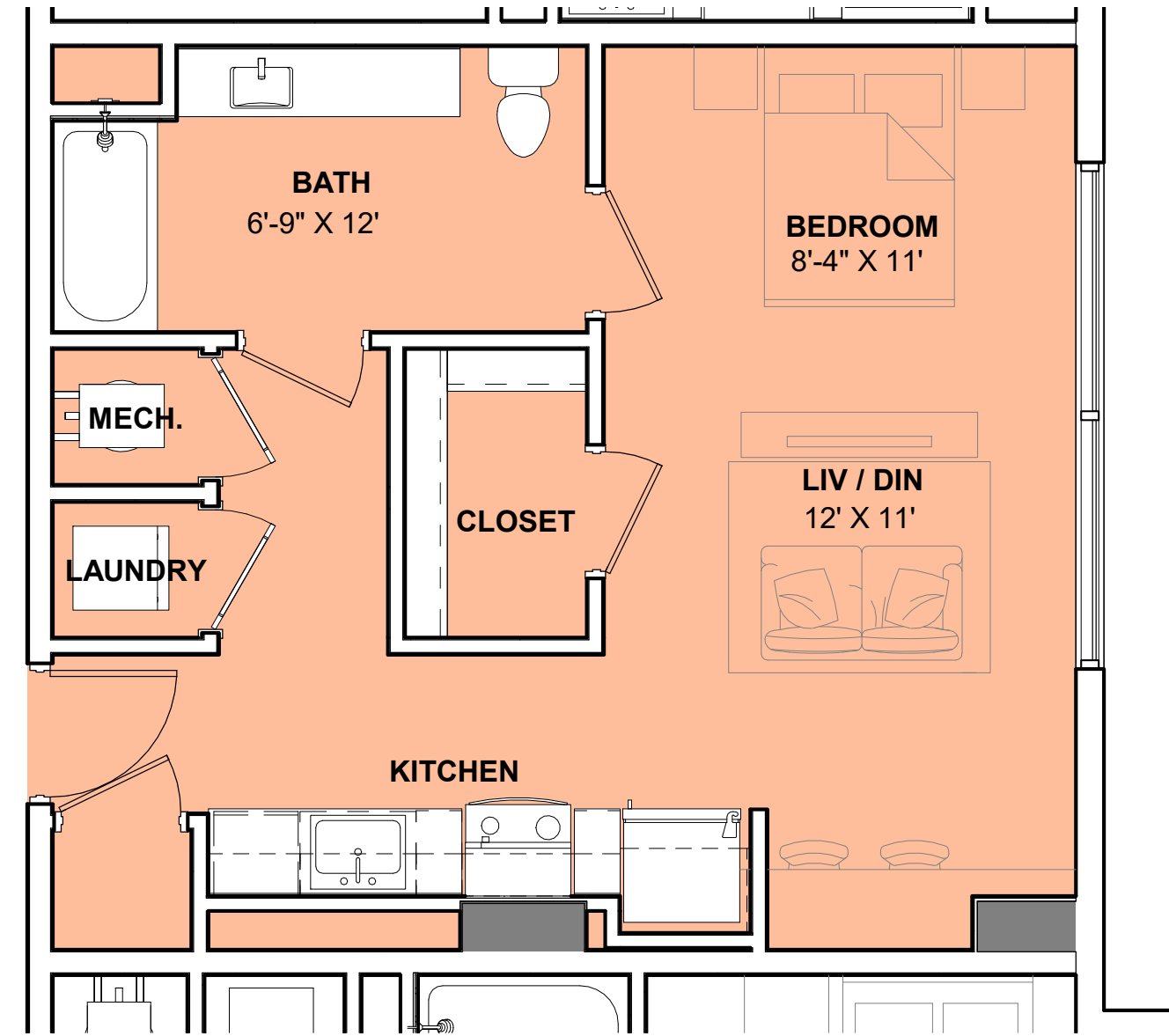
A-141



1 UNIT A
A-150 1/4" = 1'-0"

2 UNIT B
A-150 1/4" = 1'-0"

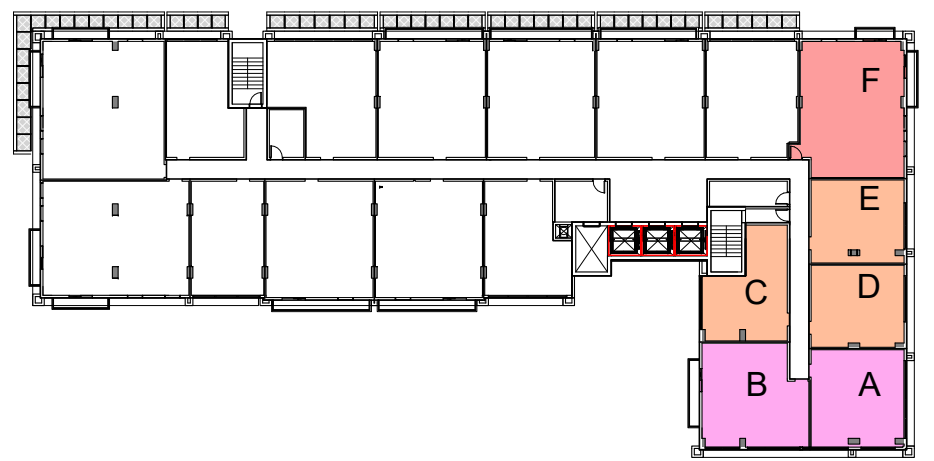
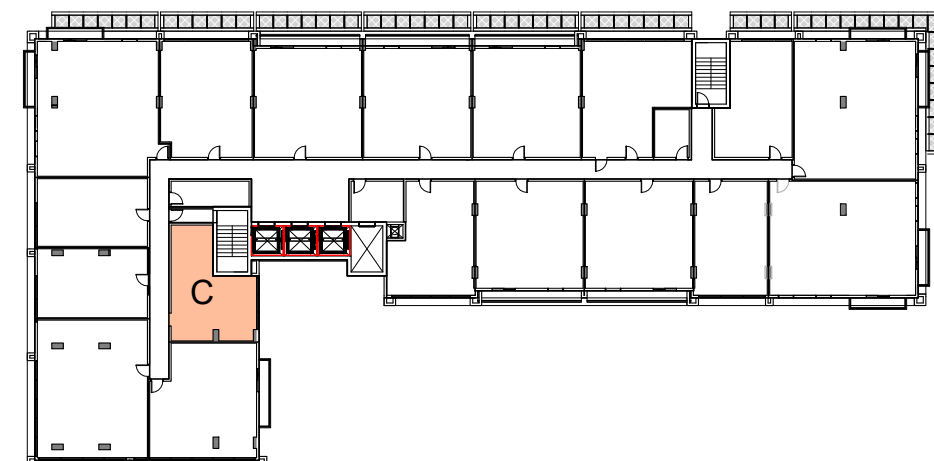
3 UNIT C
A-150 1/4" = 1'-0"



4 UNIT D
A-150 1/4" = 1'-0"

5 UNIT E
A-150 1/4" = 1'-0"

6 UNIT F
A-150 1/4" = 1'-0"



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MIAMI BEACH, FL 33162
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02006
**P&Z AND CITY
COMMISSION
REVIEW**
12/10/2021

SHEET NAME
TYPICAL UNIT FLOOR
PLANS

SHEET NO.
A-150

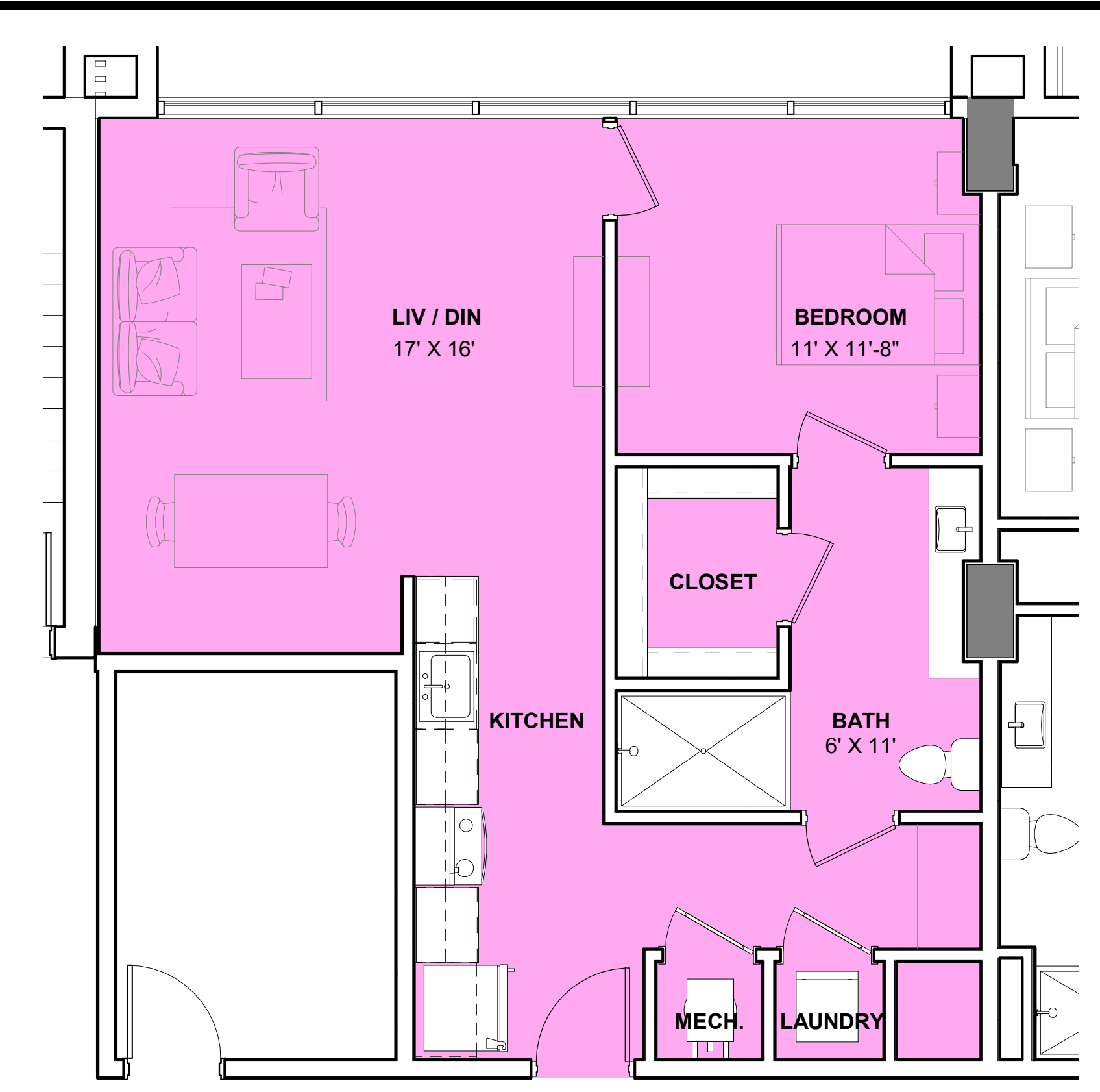
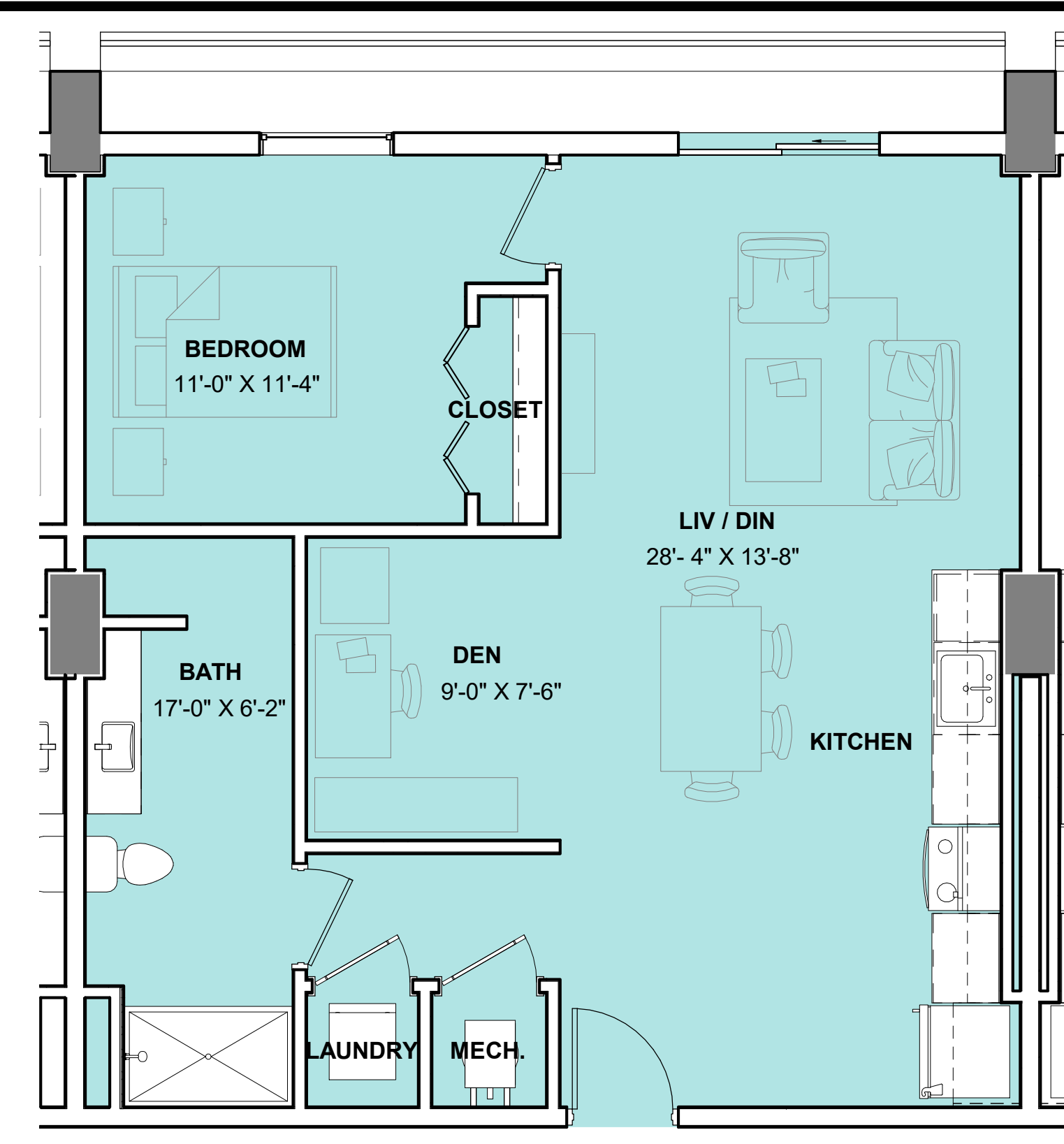
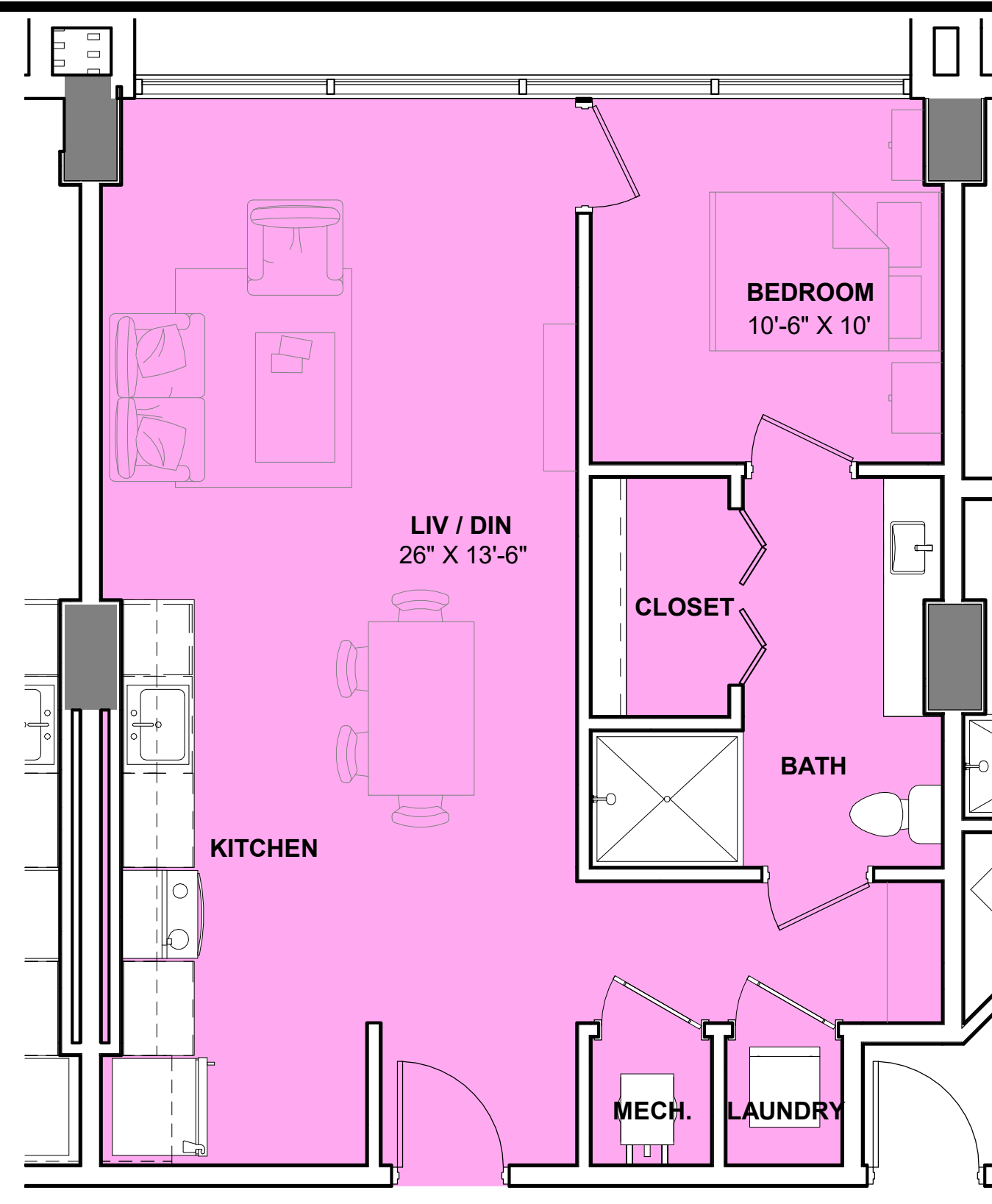
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Rev. #	Revision Description	Date

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
 TYPICAL UNIT FLOOR PLANS

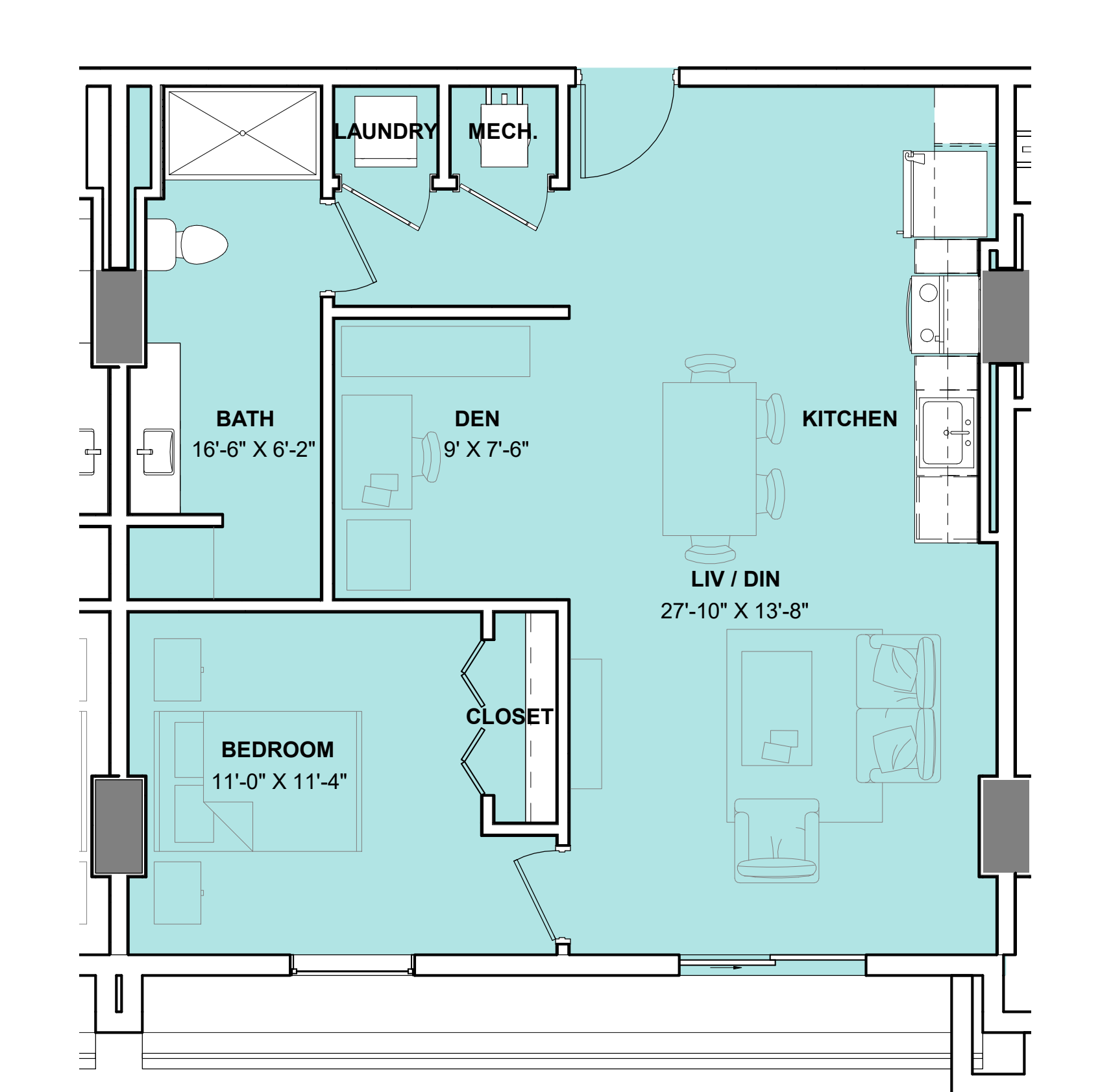
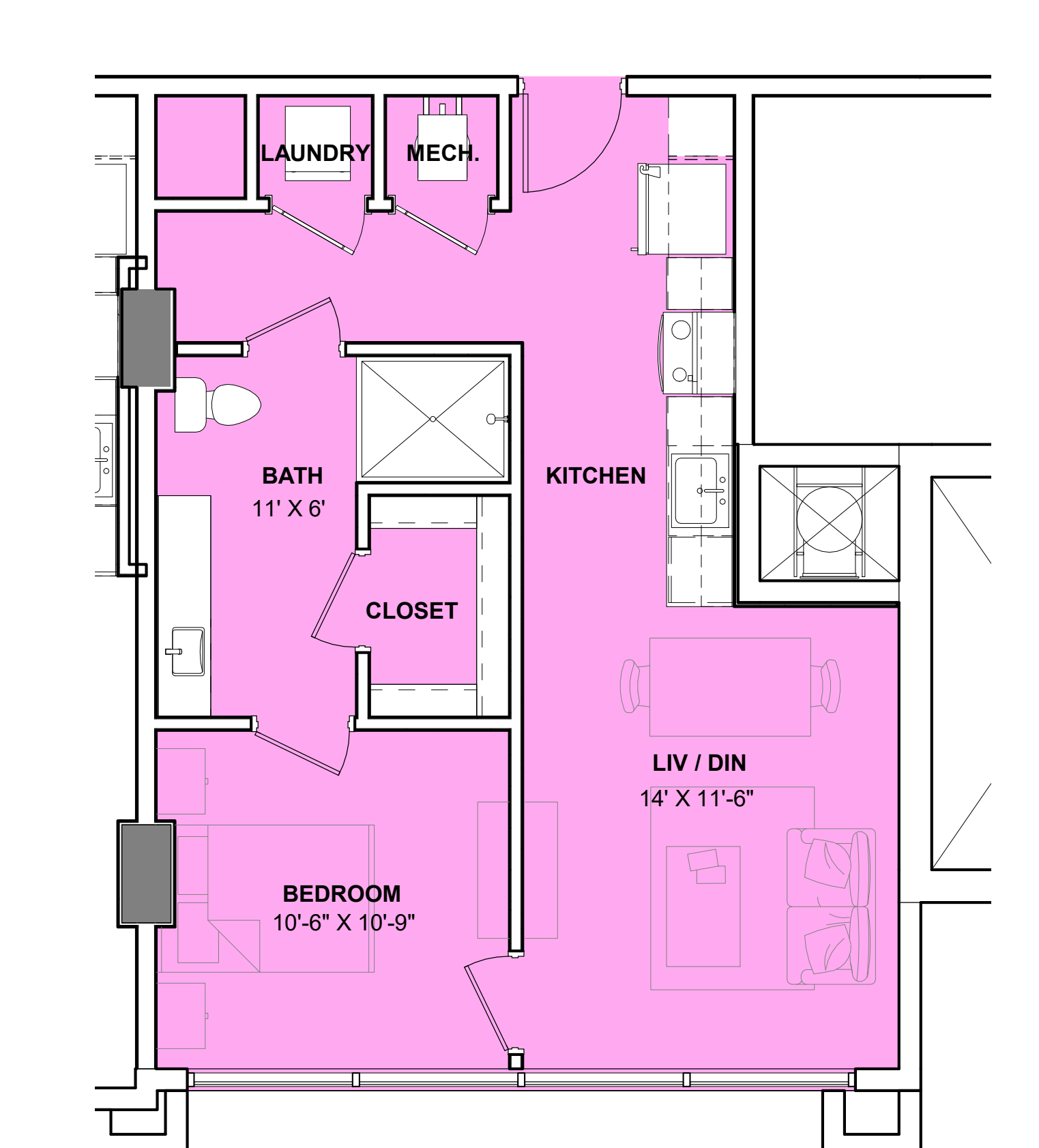
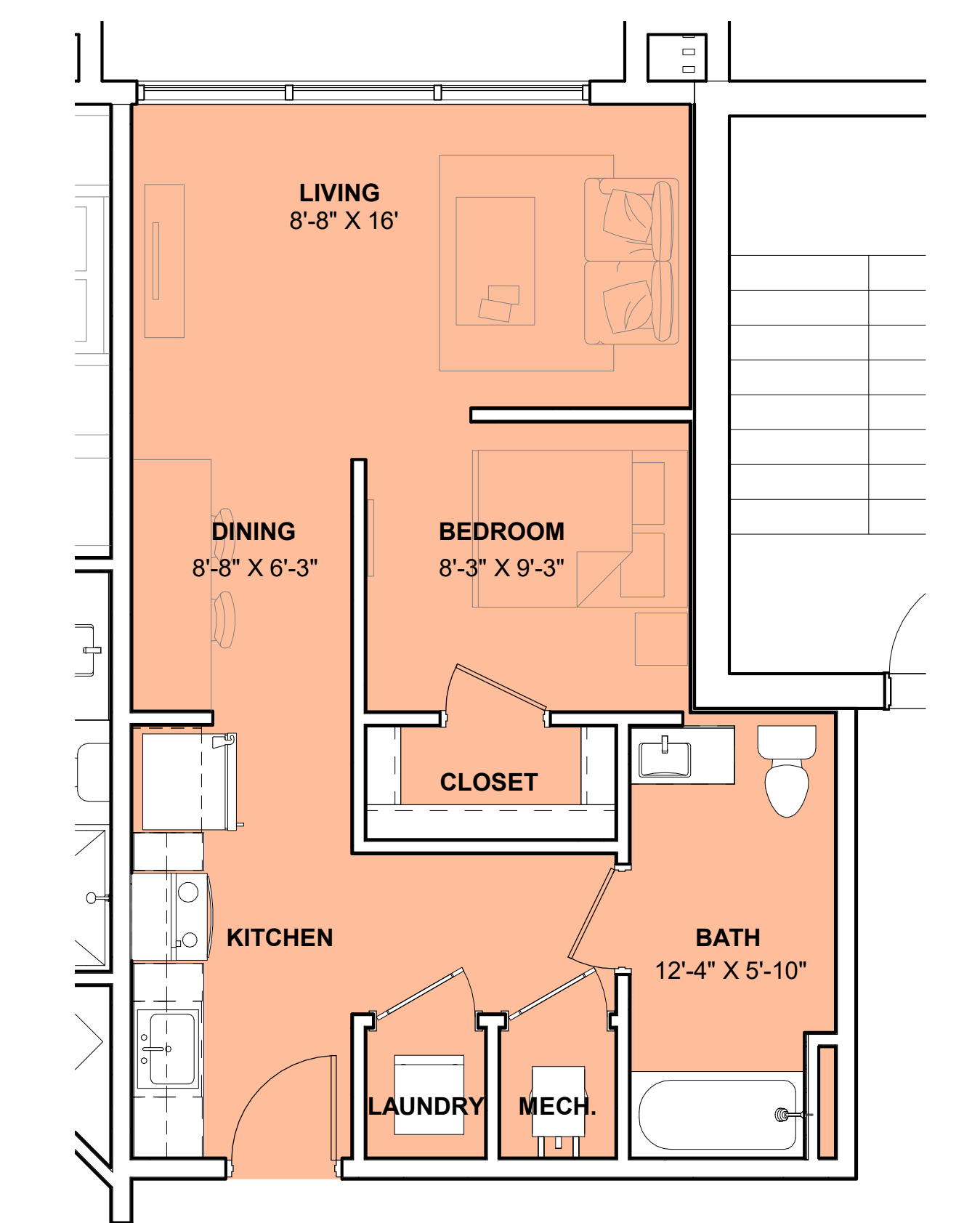
SHEET NO.
A-151



2 UNIT G
 A-151 1/4" = 1'-0"

3 UNIT H
 A-151 1/4" = 1'-0"

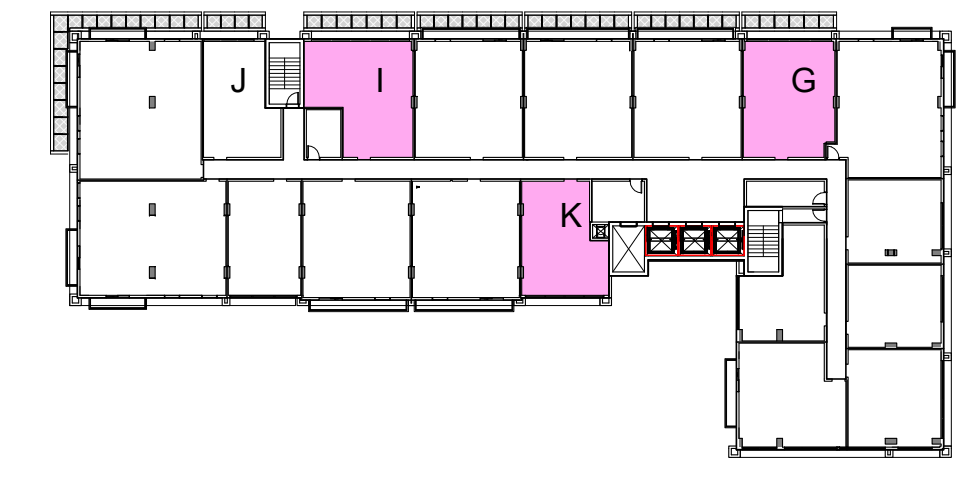
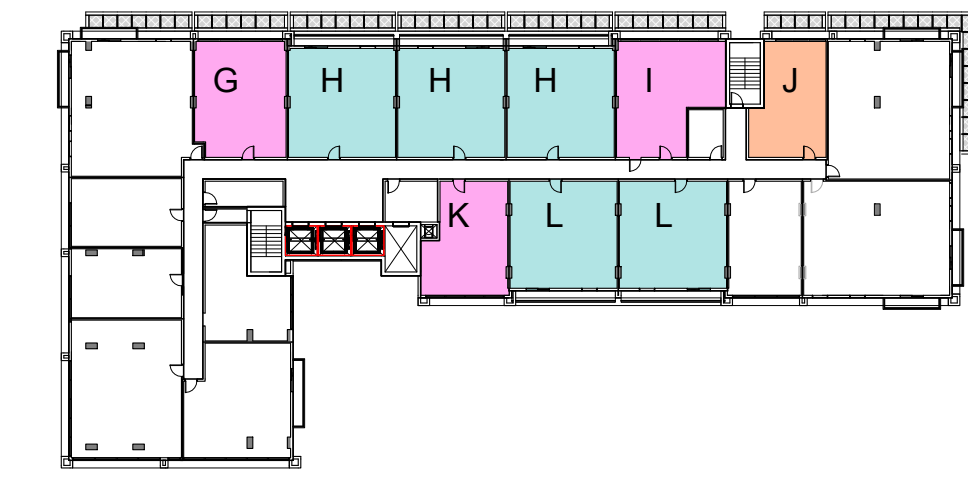
4 UNIT I
 A-151 1/4" = 1'-0"



1 UNIT J
 A-151 1/4" = 1'-0"

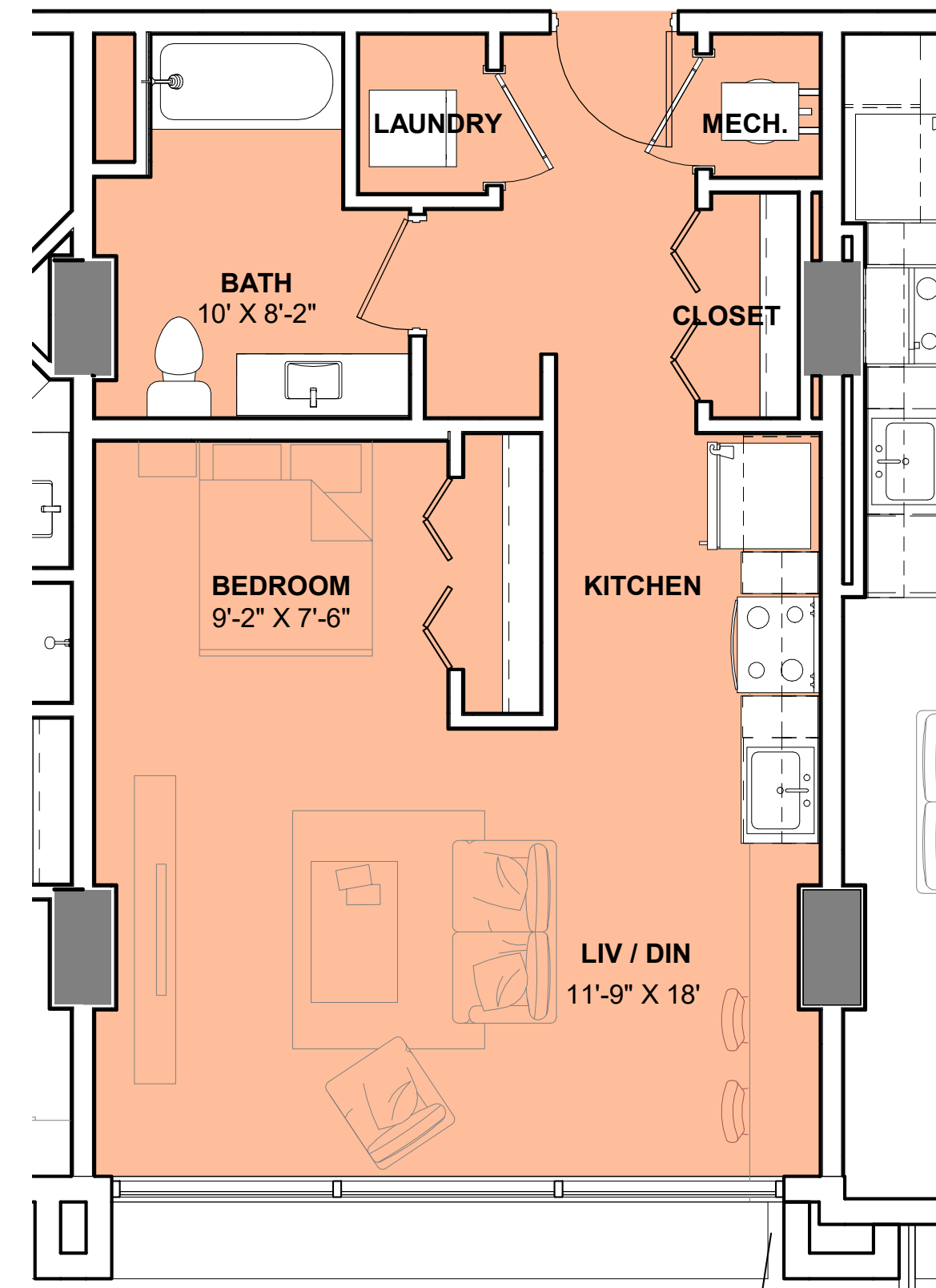
5 UNIT K
 A-151 1/4" = 1'-0"

6 UNIT L
 A-151 1/4" = 1'-0"

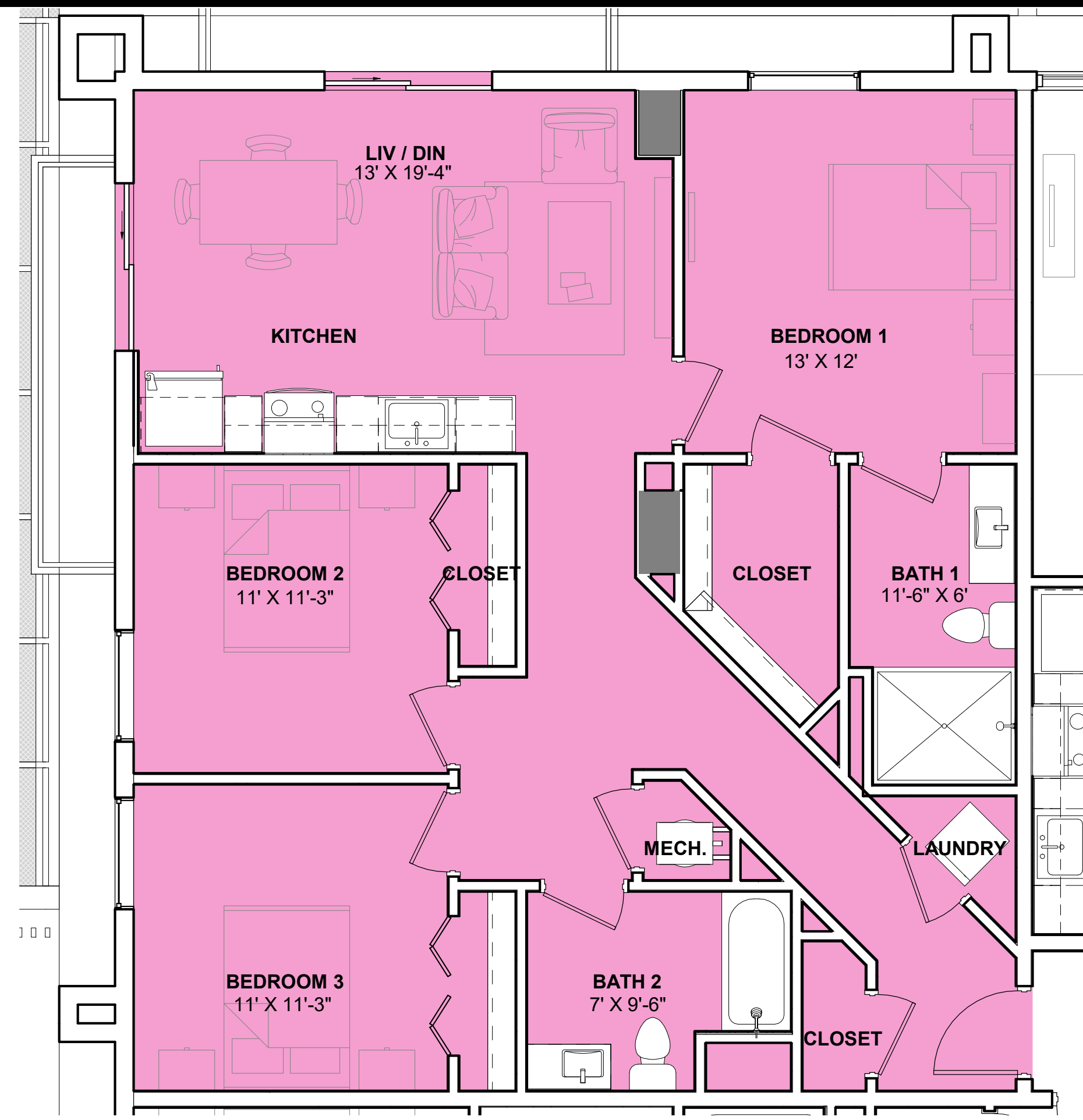


CLIENT:

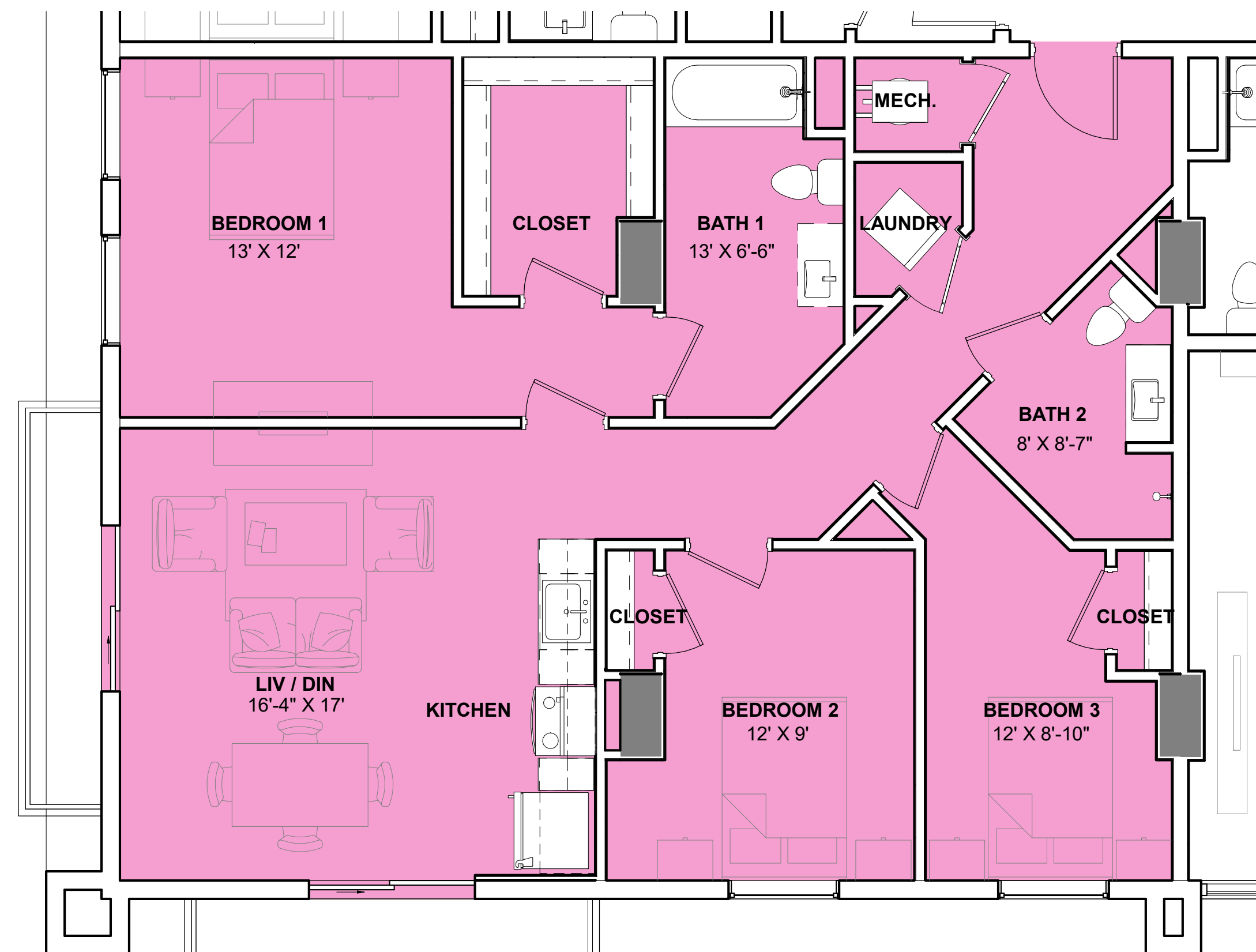
GFS CORP.



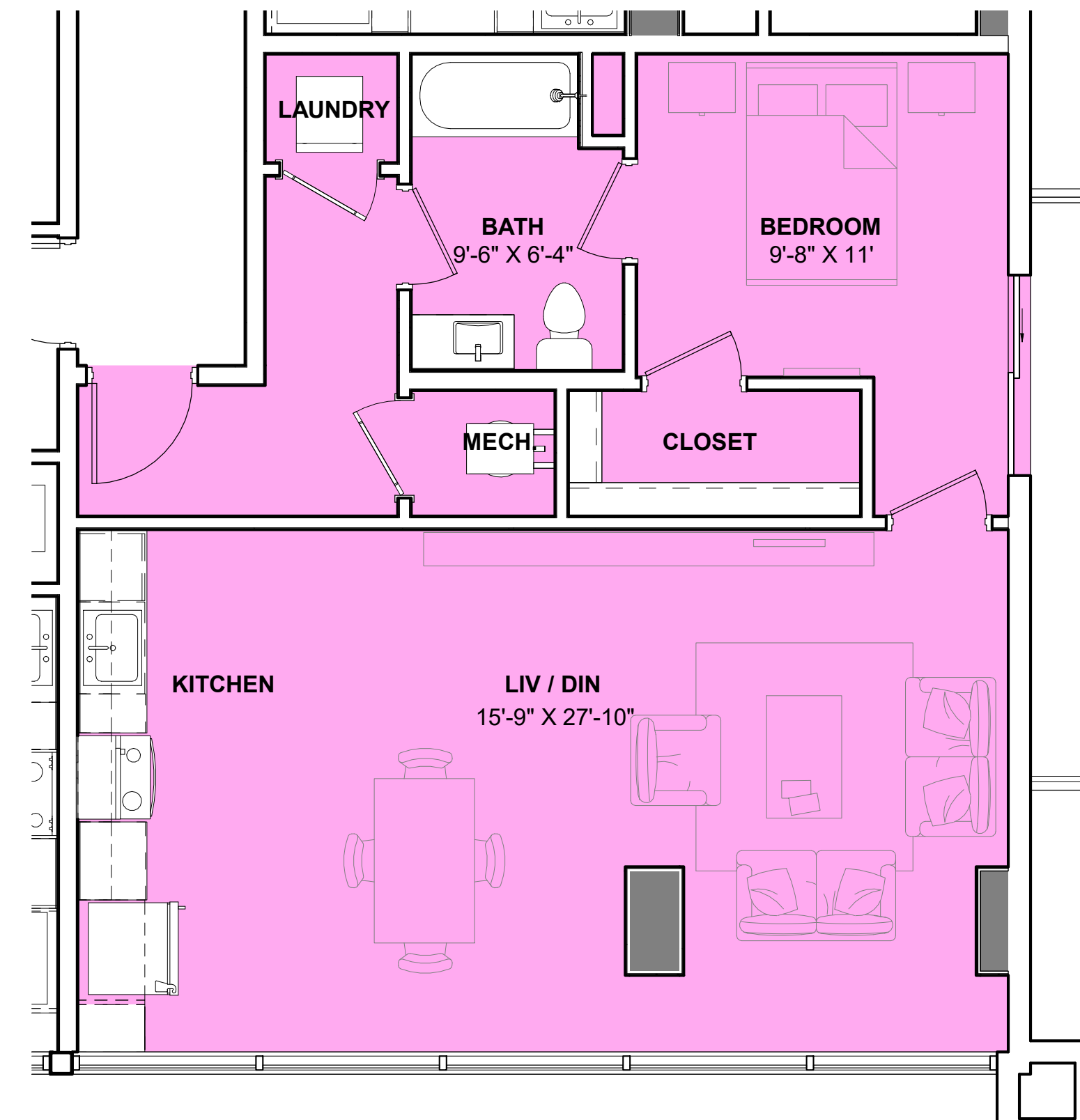
1 UNIT M
A-152 1/4" = 1'-0"



2 UNIT N
A-152 1/4" = 1'-0"



3 UNIT O
A-152 1/4" = 1'-0"



4 UNIT P
A-152 1/4" = 1'-0"

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Revision Schedule

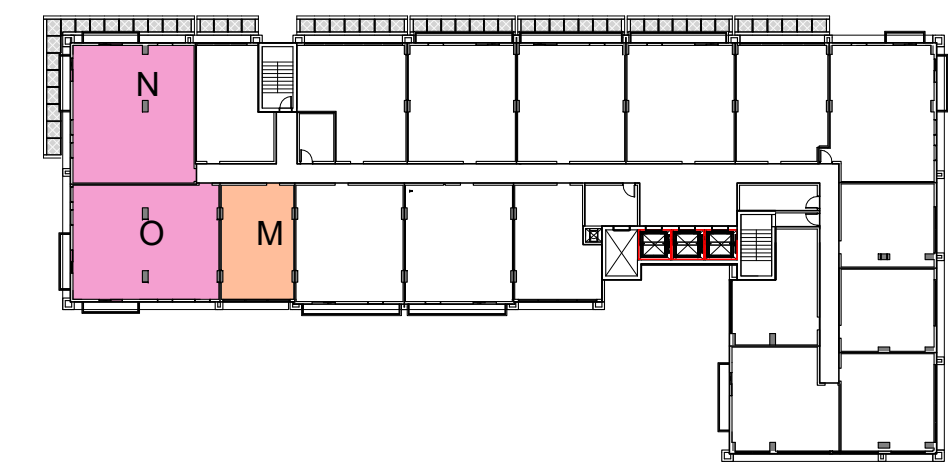
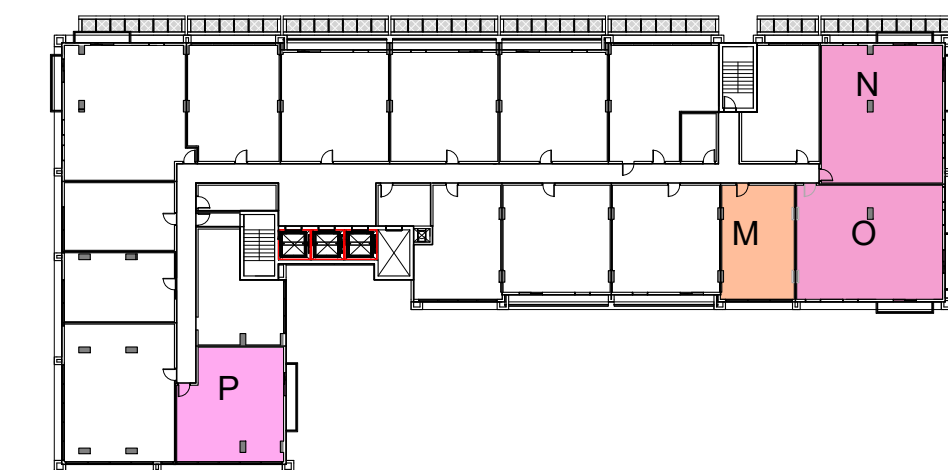
Rev. #	Revision Description	Date

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NORTH MIAMI BEACH
APARTMENTS
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1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162
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02006
**P&Z AND CITY
COMMISSION
REVIEW**
12/10/2021

SHEET NAME
TYPICAL UNIT FLOOR
PLANS

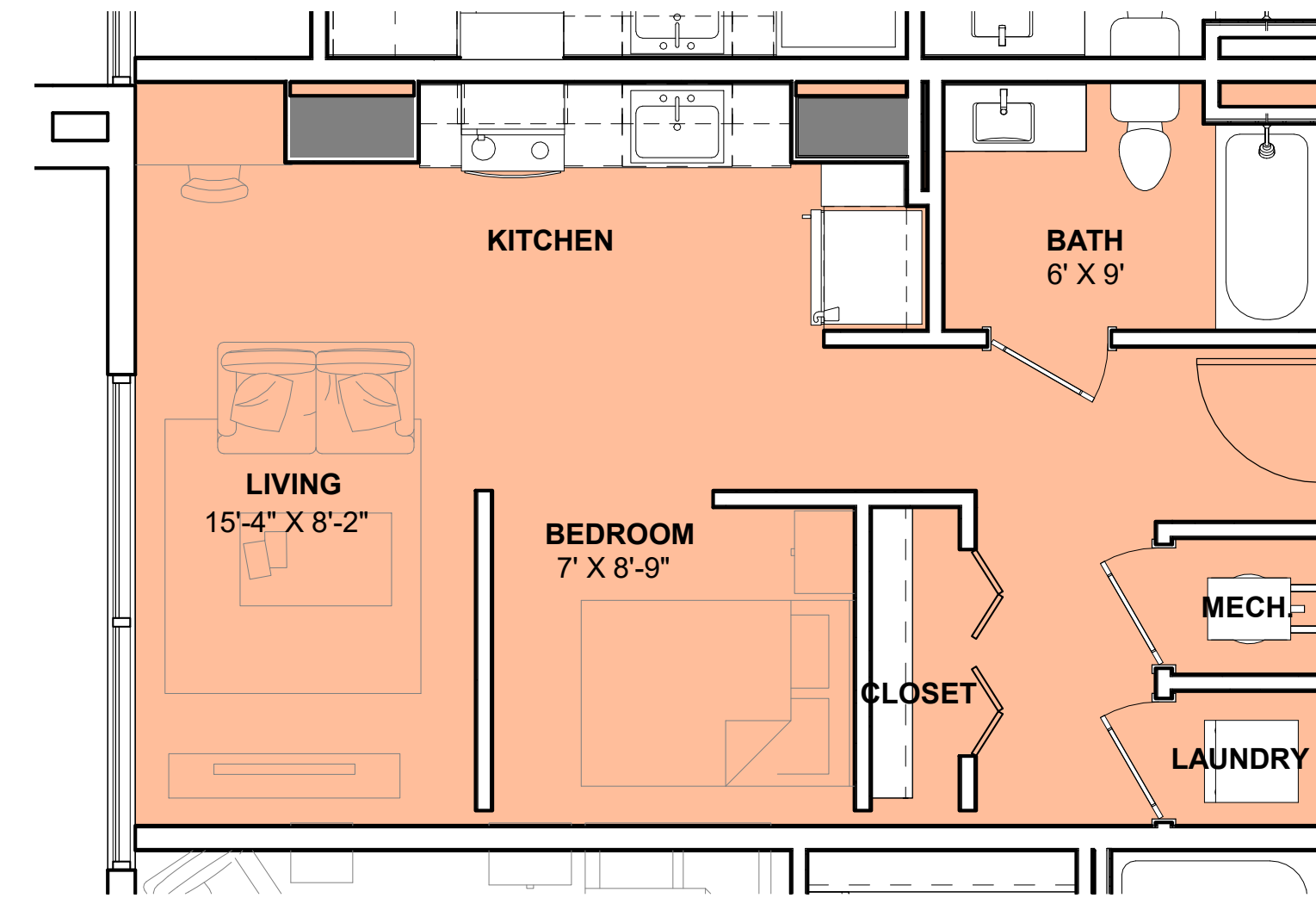
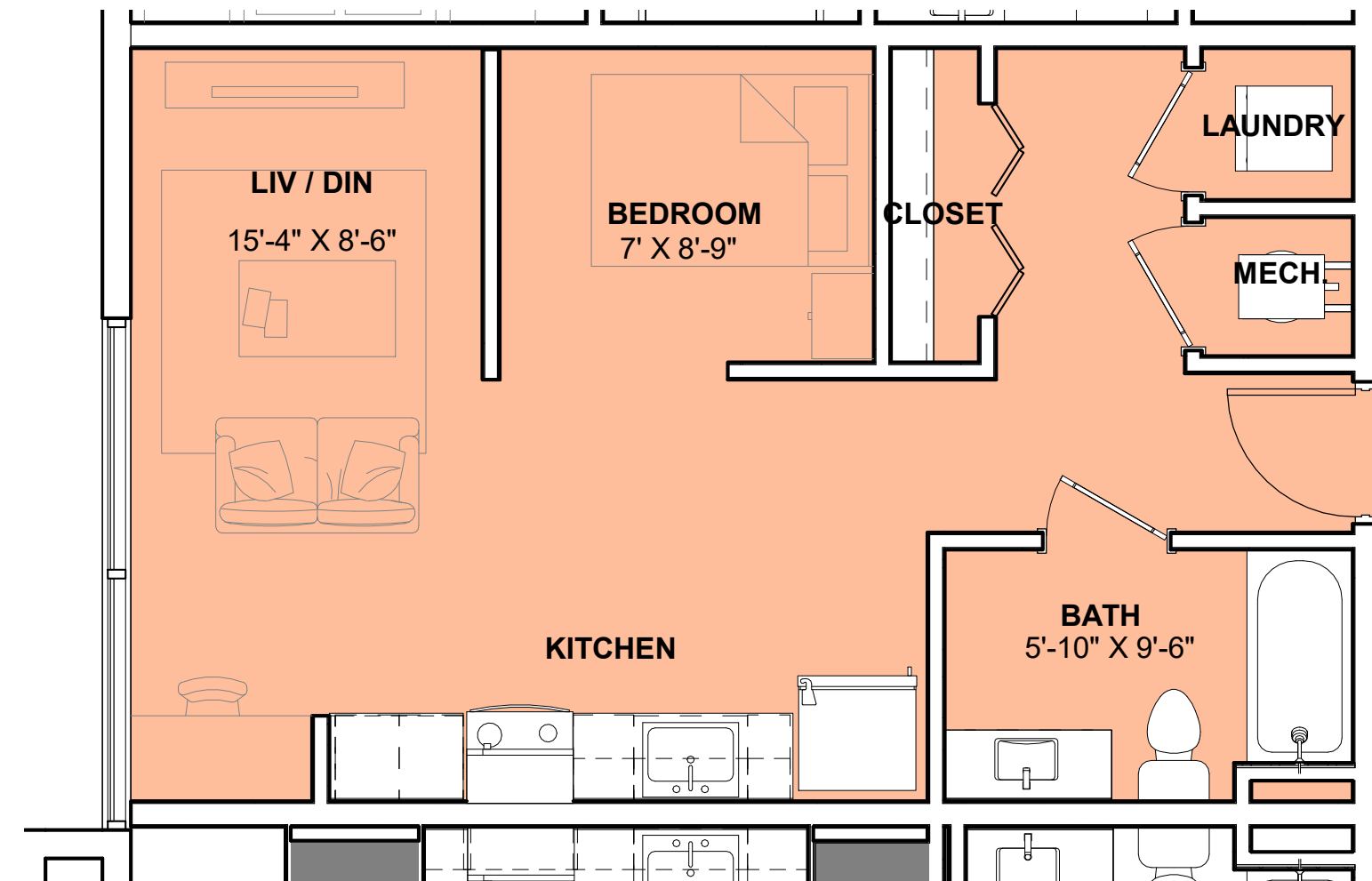
SHEET NO.

A-152



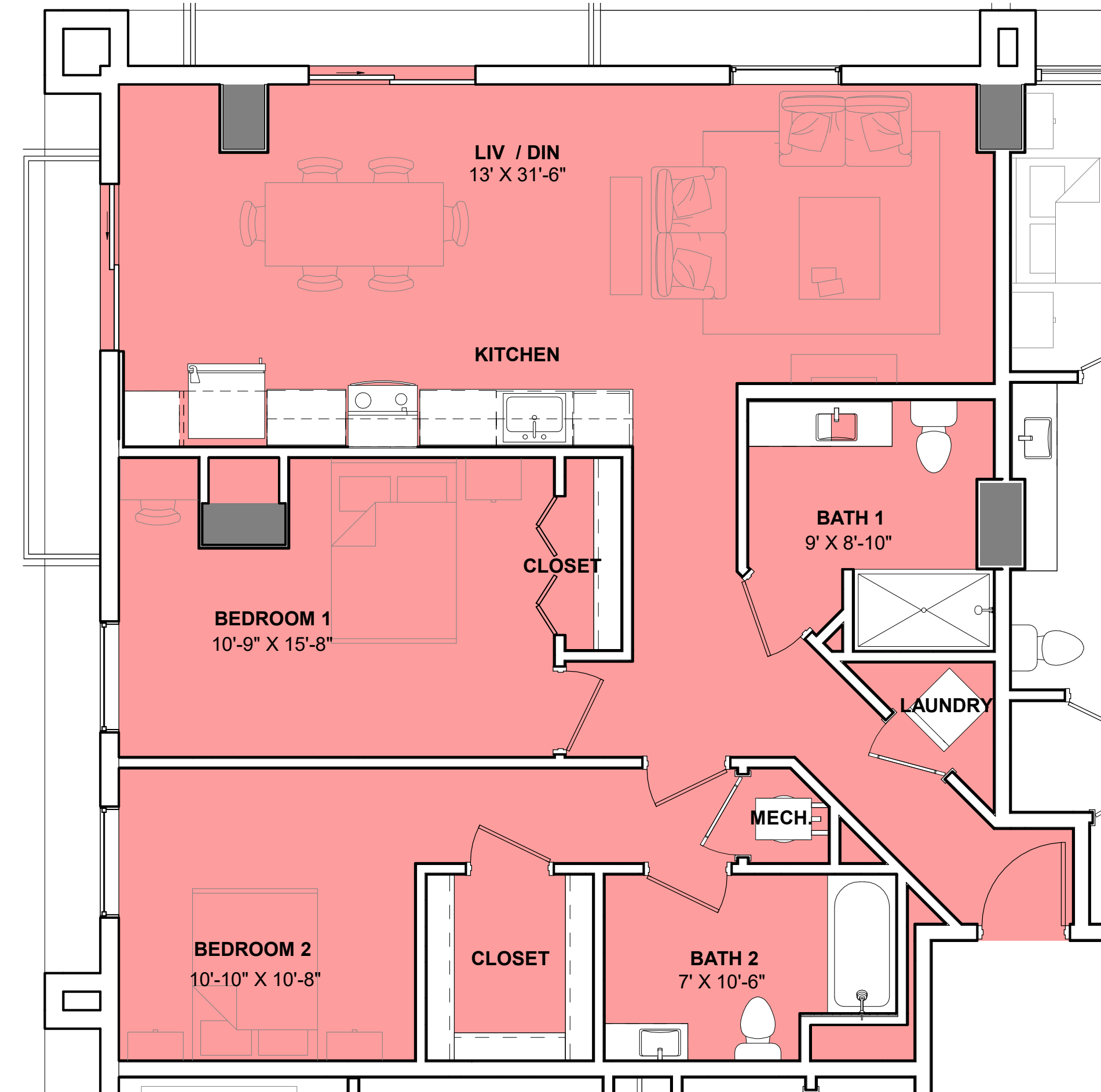
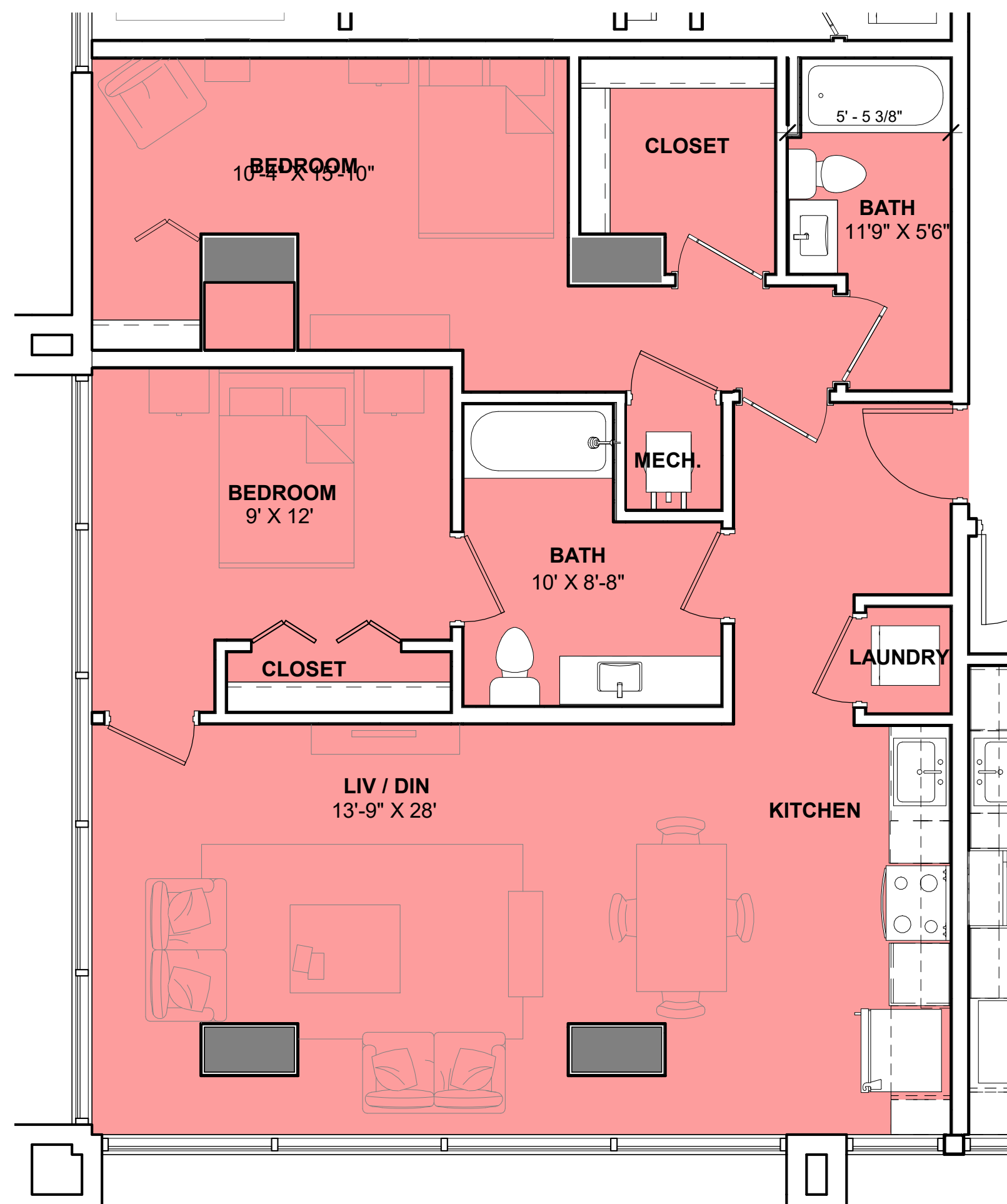
CLIENT:

GFS CORP.



1 UNIT S
A-153 1/4" = 1'-0"

2 UNIT R
A-153 1/4" = 1'-0"



3 UNIT Q
A-153 1/4" = 1'-0"

4 UNIT T
A-153 1/4" = 1'-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

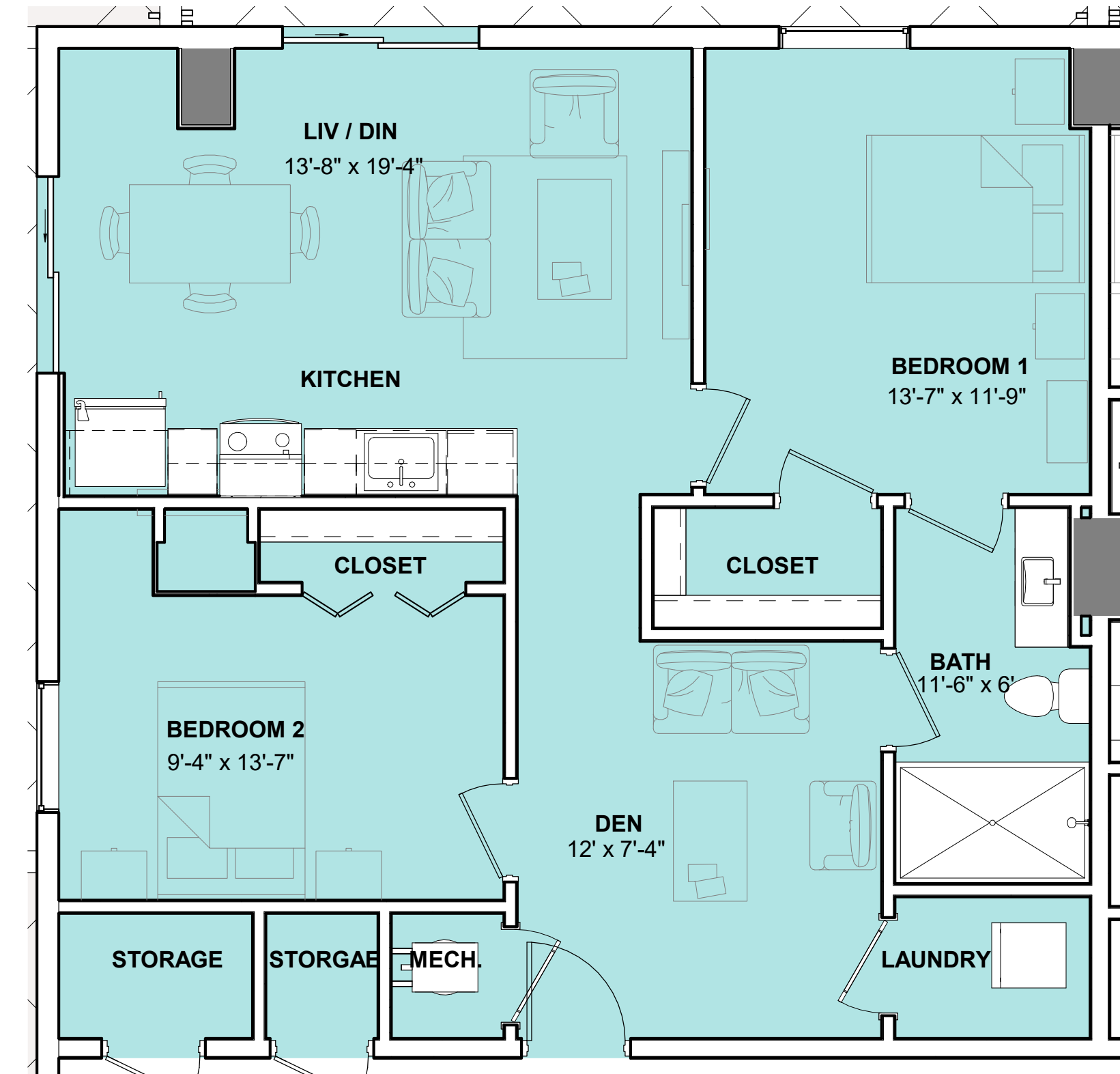
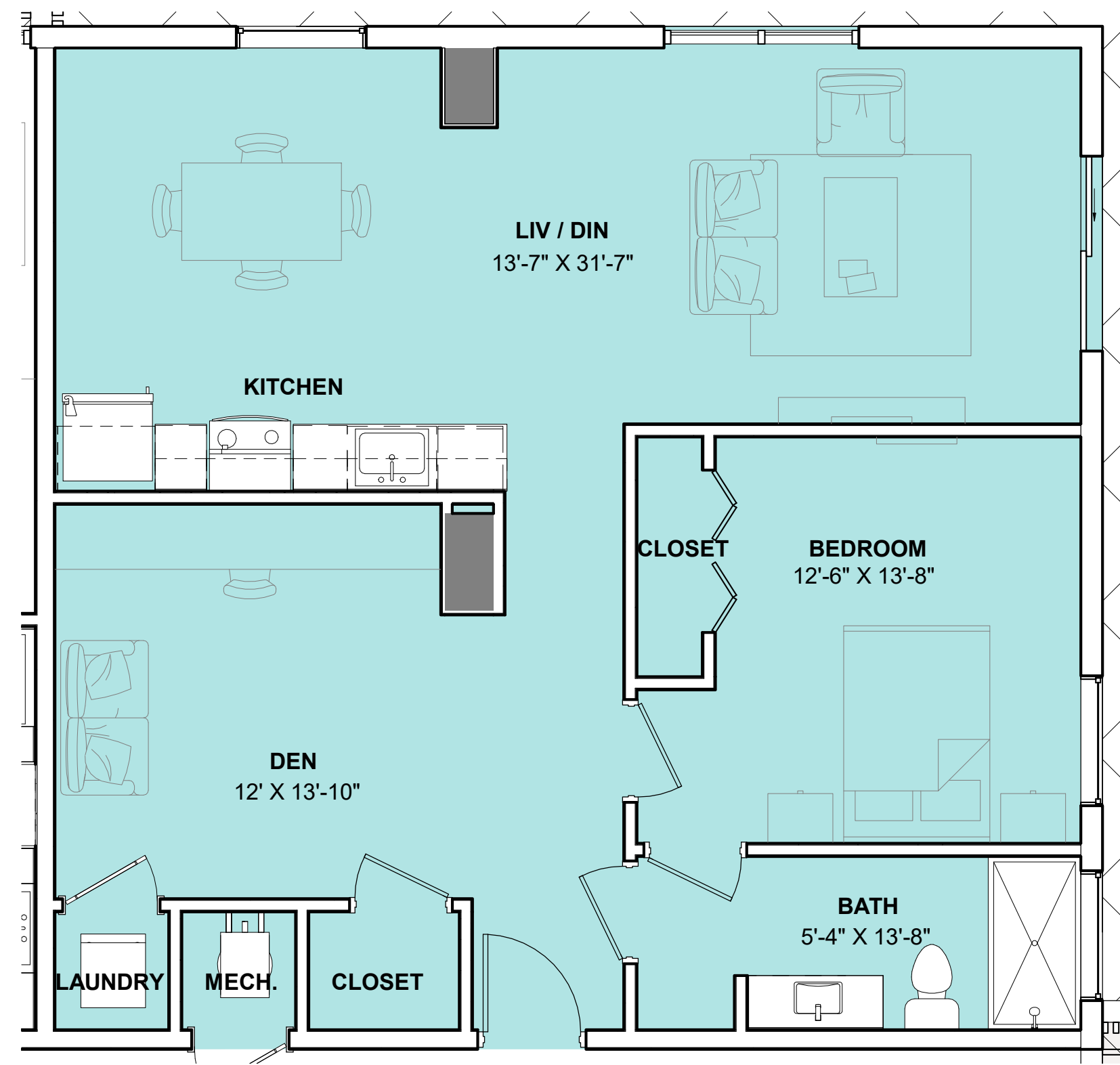
SHEET NAME
TYPICAL UNIT FLOOR
PLANS

SHEET NO.
A-153



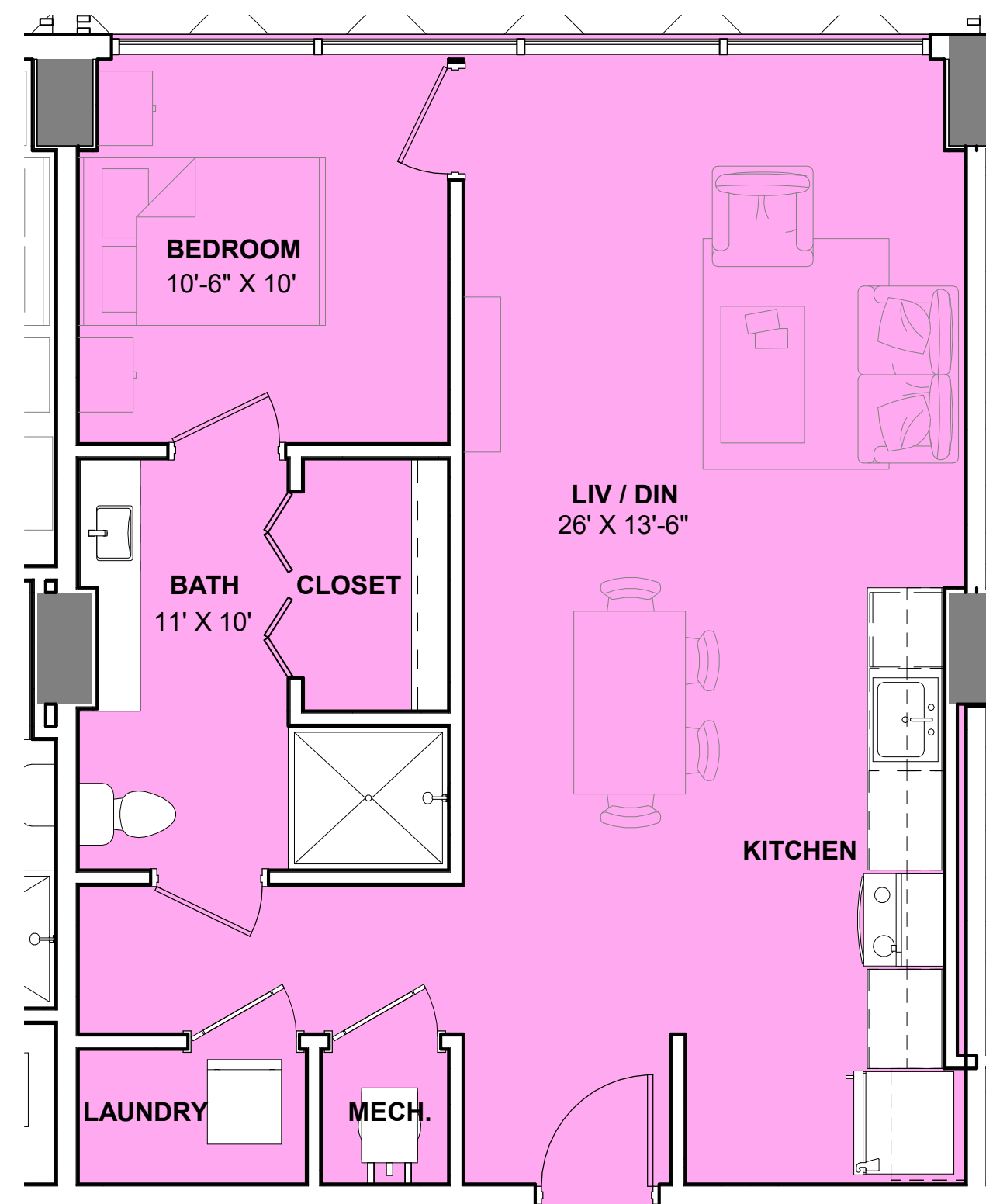
CLIENT:

GFS CORP.

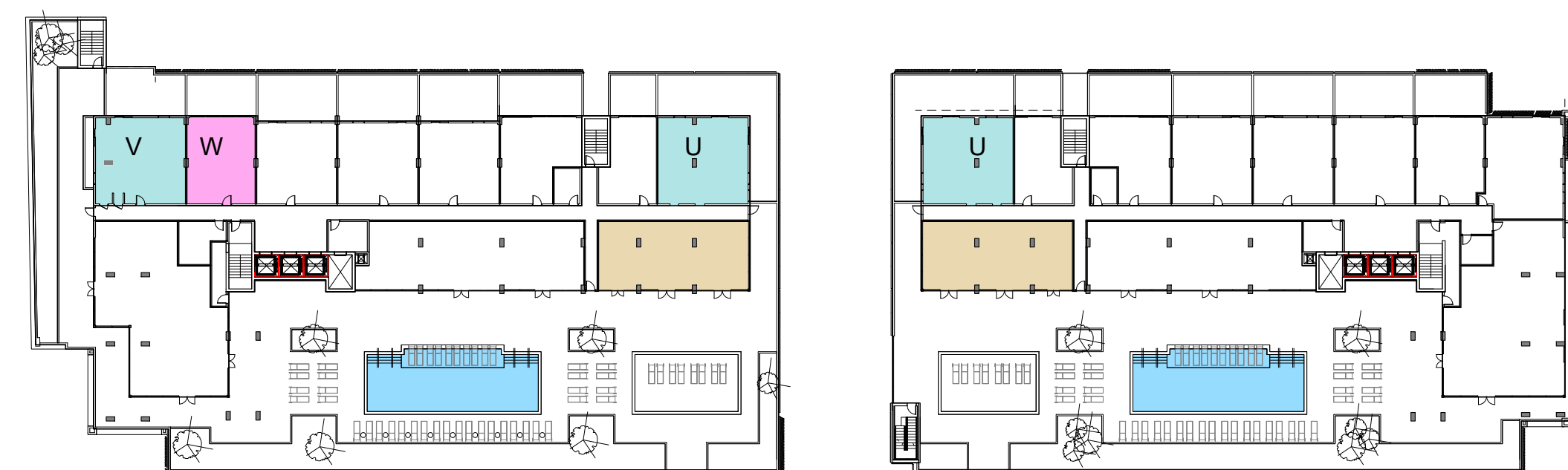


1 UNIT U
A-154 1/4" = 1'-0"

2 UNIT V
A-154 1/4" = 1'-0"



3 UNIT W
A-154 1/4" = 1'-0"



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Revision Schedule

Rev. #	Revision Description	Date

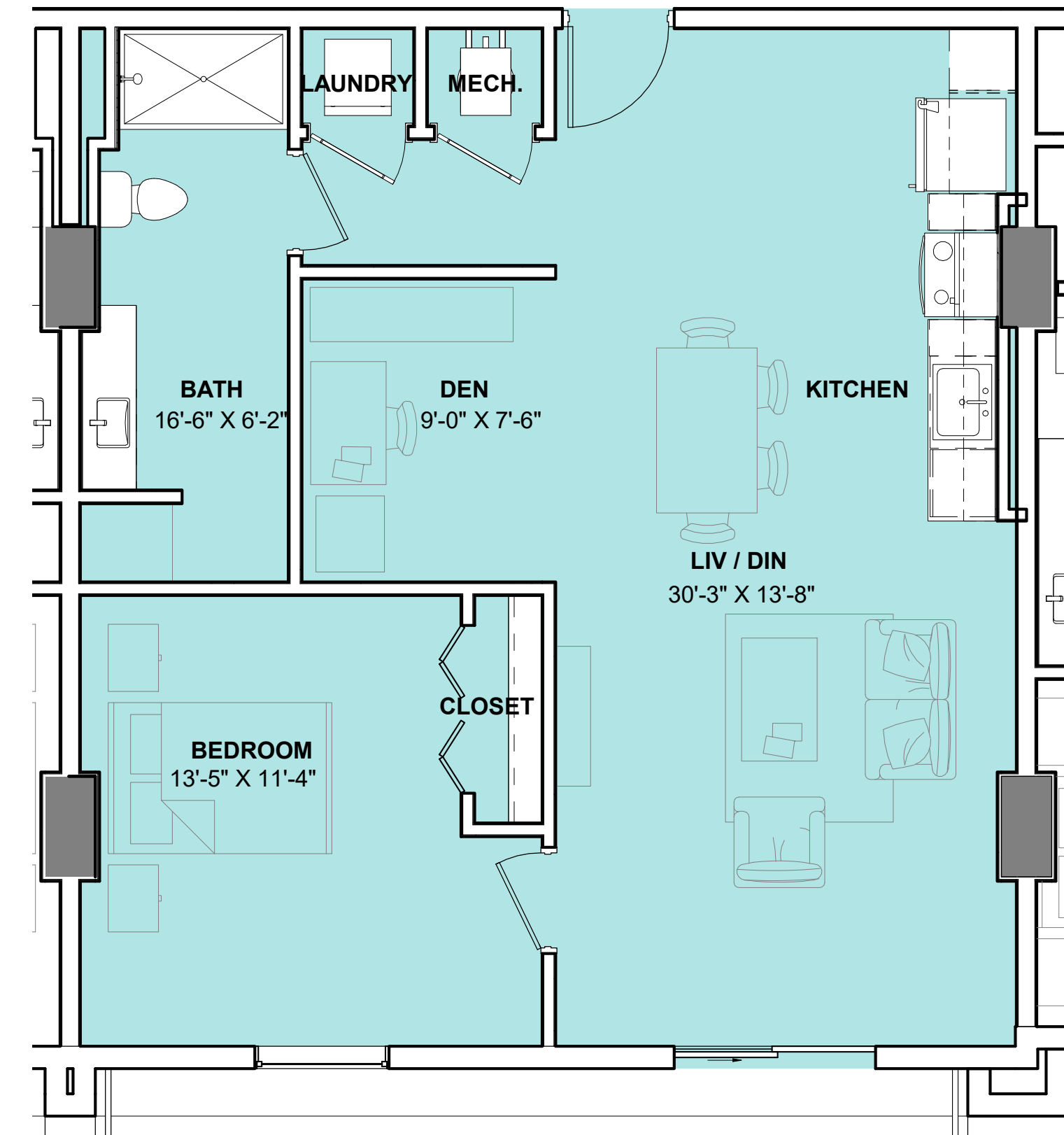
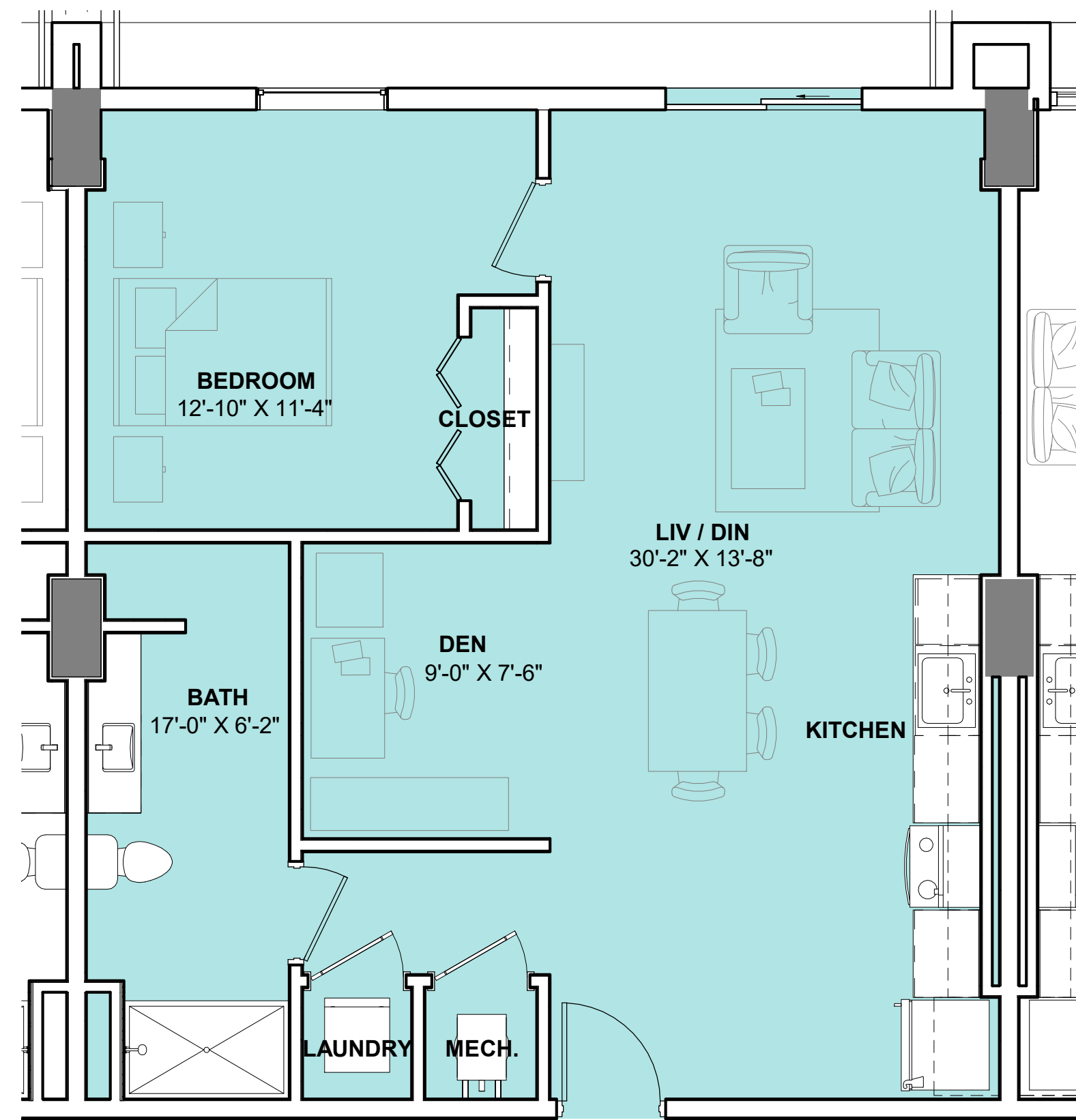
PROJECT NAME:
NORTH MIAMI BEACH
APARTMENTS
PROJECT ADDRESS:
1959 NE 164TH ST, NORTH
MIAMI BEACH, FL 33162
PROJECT NO.:
02006
**P&Z AND CITY
COMMISSION
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SHEET NAME
TYPICAL UNIT FLOOR
PLANS

SHEET NO.
A-154

CLIENT:

GFS CORP.



1 UNIT X
A-155 1/4" = 1'-0"

2 UNIT Y
A-155 1/4" = 1'-0"

UNIT TYPES		
Name	Unit Type	Area
E		
Level 9		
1 Bed	"G"	759 SF
1 Bed	"I"	773 SF
1 Bed D	"U"	1,025 SF
1 Bed D	"X"	898 SF
1 Bed D	"X"	898 SF
1 Bed D	"X"	898 SF
2 Bed	"F"	1,021 SF
Studio	"J"	581 SF
8		6,852 SF

UNIT TYPES		
Name	Unit Type	Area
Level 10 (TYP. LEVEL) X 19		
1 Bed	"A"	667 SF
1 Bed	"B"	758 SF
1 Bed	"G"	758 SF
1 Bed	"I"	772 SF
1 Bed	"K"	639 SF
1 Bed D	"X"	898 SF
1 Bed D	"X"	898 SF
1 Bed D	"X"	898 SF
1 Bed D	"X"	898 SF
1 Bed D	"Y"	900 SF
1 Bed D	"Y"	900 SF
2 Bed	"F"	1,022 SF
3 Bed	"N"	1,200 SF
3 Bed	"O"	1,199 SF
Studio	"C"	564 SF
Studio	"D"	561 SF
Studio	"E"	567 SF
Studio	"J"	581 SF
Studio	"M"	605 SF
18		14,387 SF
26		21,240 SF

UNIT TYPES		
Name	Unit Type	Area
W		
Level 9		
1 Bed	"I"	773 SF
1 Bed	"W"	772 SF
1 Bed D	"H"	846 SF
1 Bed D	"H"	846 SF
1 Bed D	"H"	846 SF
1 Bed D	"U"	1,025 SF
1 Bed D	"V"	1,021 SF
Studio	"J"	581 SF
8		6,708 SF

UNIT TYPES		
Name	Unit Type	Area
Level 10 (TYP. LEVEL) X 19		
1 Bed	"G"	758 SF
1 Bed	"I"	773 SF
1 Bed	"K"	641 SF
1 Bed	"P"	837 SF
1 Bed D	"H"	846 SF
1 Bed D	"H"	846 SF
1 Bed D	"H"	846 SF
1 Bed D	"H"	846 SF
1 Bed D	"L"	831 SF
1 Bed D	"L"	831 SF
2 Bed	"Q"	1,096 SF
2 Bed	"T"	1,173 SF
3 Bed	"N"	1,200 SF
3 Bed	"O"	1,199 SF
Studio	"C"	564 SF
Studio	"J"	581 SF
Studio	"M"	606 SF
Studio	"R"	551 SF
Studio	"S"	552 SF
18		14,729 SF
26		21,438 SF
TOTAL: 52		42,677 SF

**NOT FOR
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Revision Schedule

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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**

12/10/2021

SHEET NAME
TYPICAL UNIT FLOOR
PLANS

SHEET NO.

A-155

