

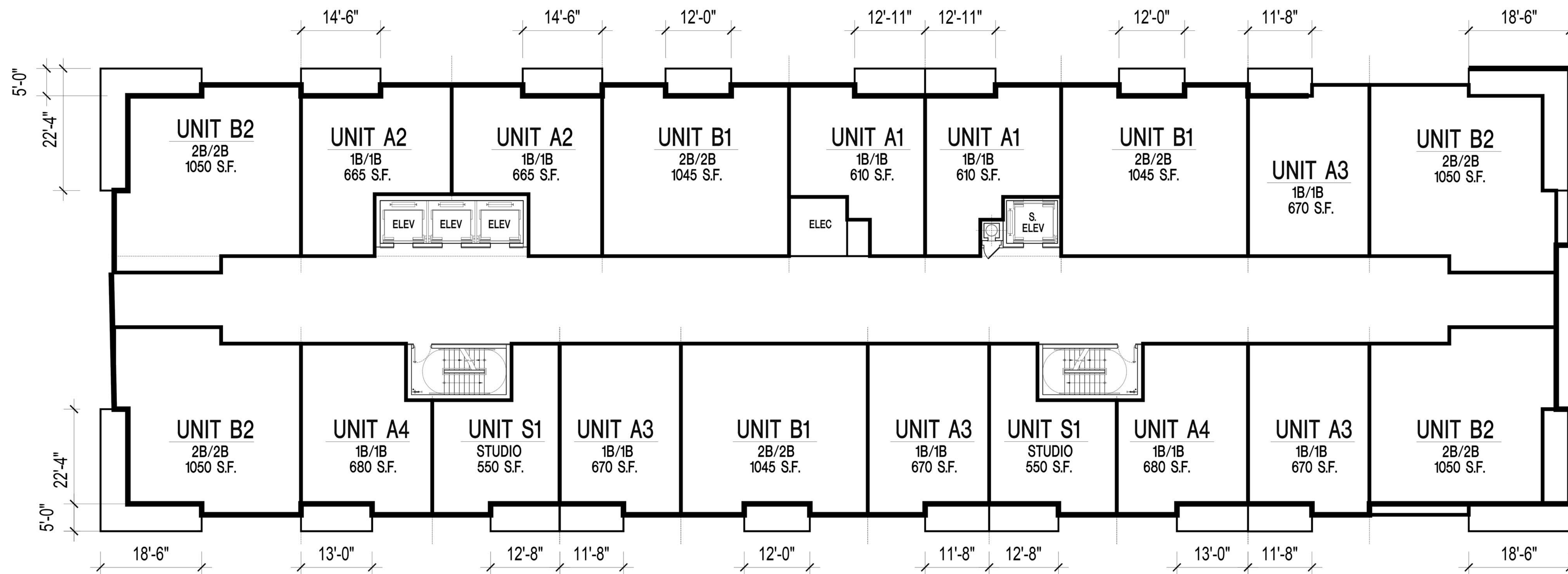
- 1B 1B
- 2B 2B
- STUDIO
- ELEVATOR/STAIR

11TH-32ND LEVEL PLAN
SCALE: 1"=25'-0"

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PLANNING AND ZONING BOARD REVIEW
BH 164
2261 NE 164TH STREET, NORTH MIAMI BEACH, FL
11TH TO 32ND LEVEL PLAN

Drawn by: LF/SP/JG/KM/AB
Date: 1/28/2022
Sheet no: **A2.5A**
Project: 3903



TYPICAL LEVEL PLAN
SCALE: 3/32"=1'-0"

TOWER FLOORPLATE STANDARD

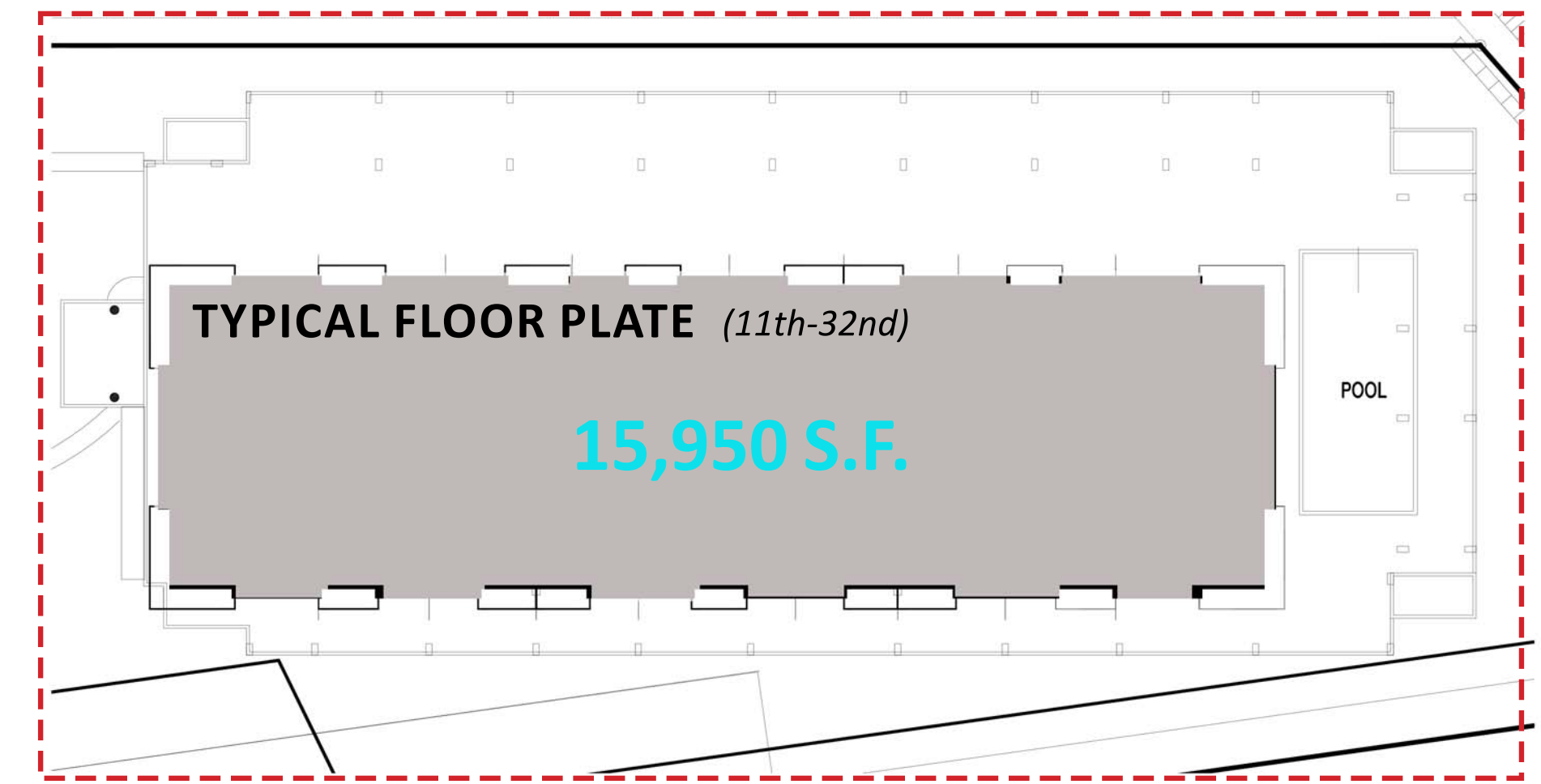
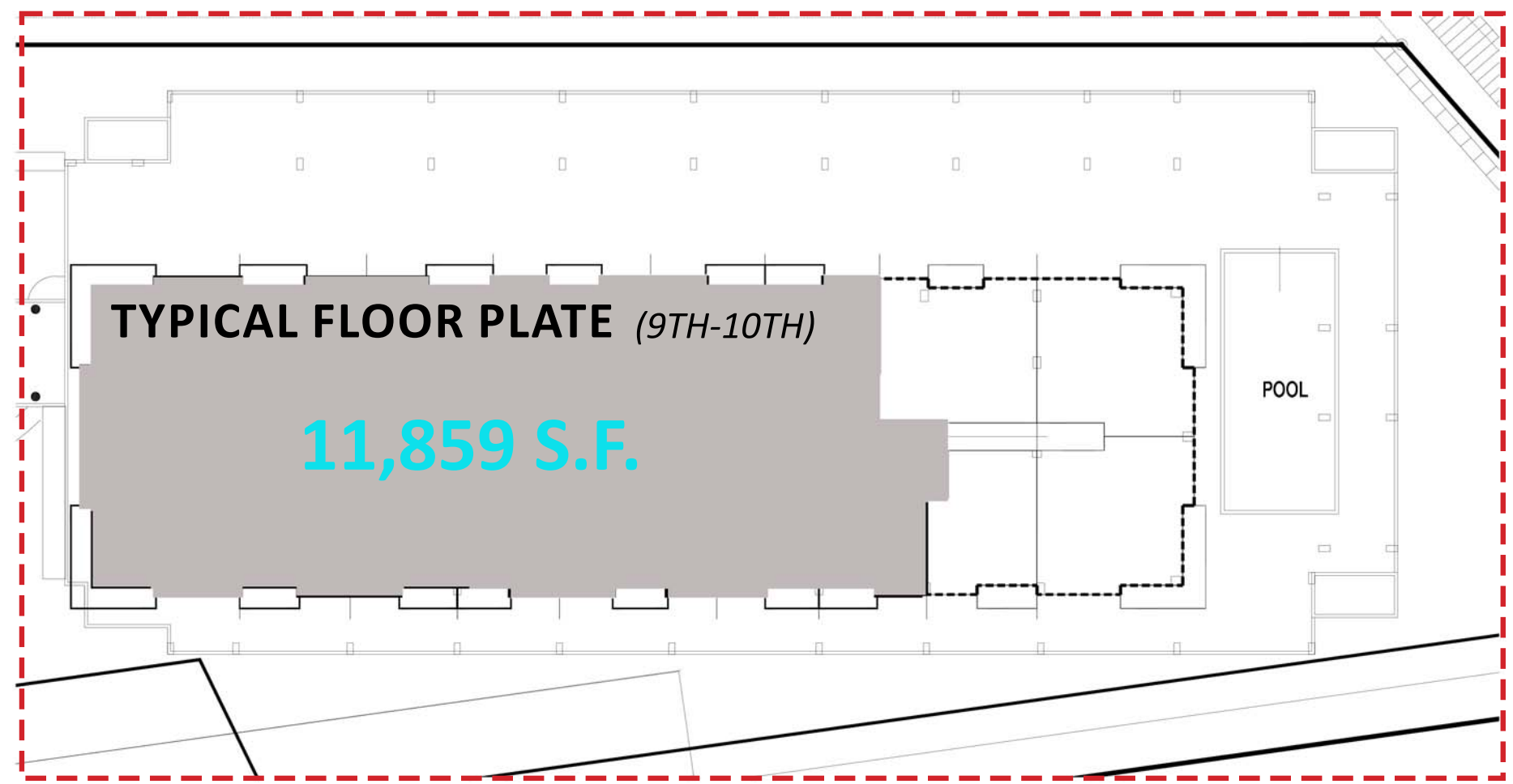
A MAXIMUM OF THIRTY THOUSAND (30,000) SQUARE FEET FOR ANY SINGLE TOWER FLOORPLATE.

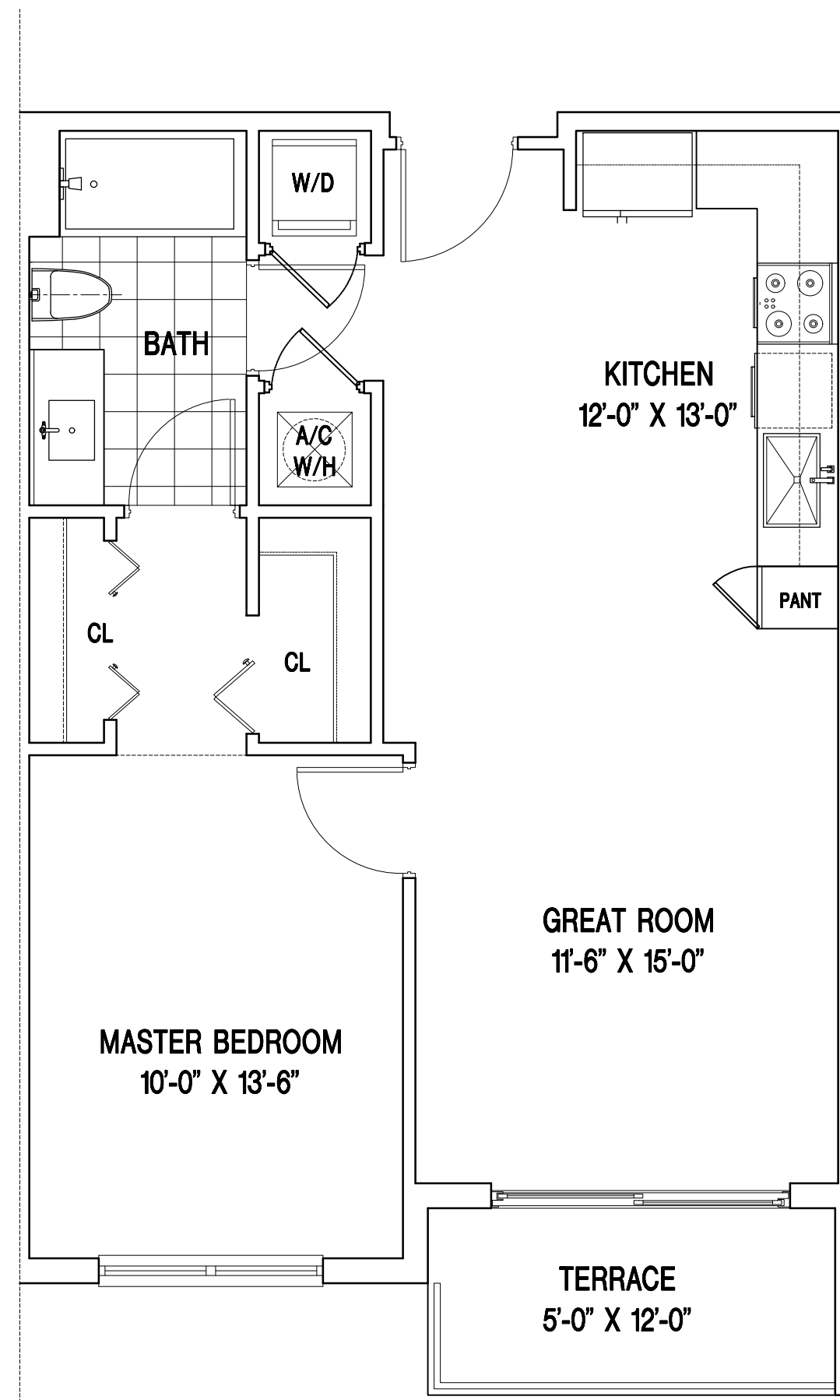
$$23,718 \quad 350,900$$

$$((11,859 \times 2) + (15,950 \times 22)) = 374,516 / 24 = 15,605 \text{ SQ. FT.}$$

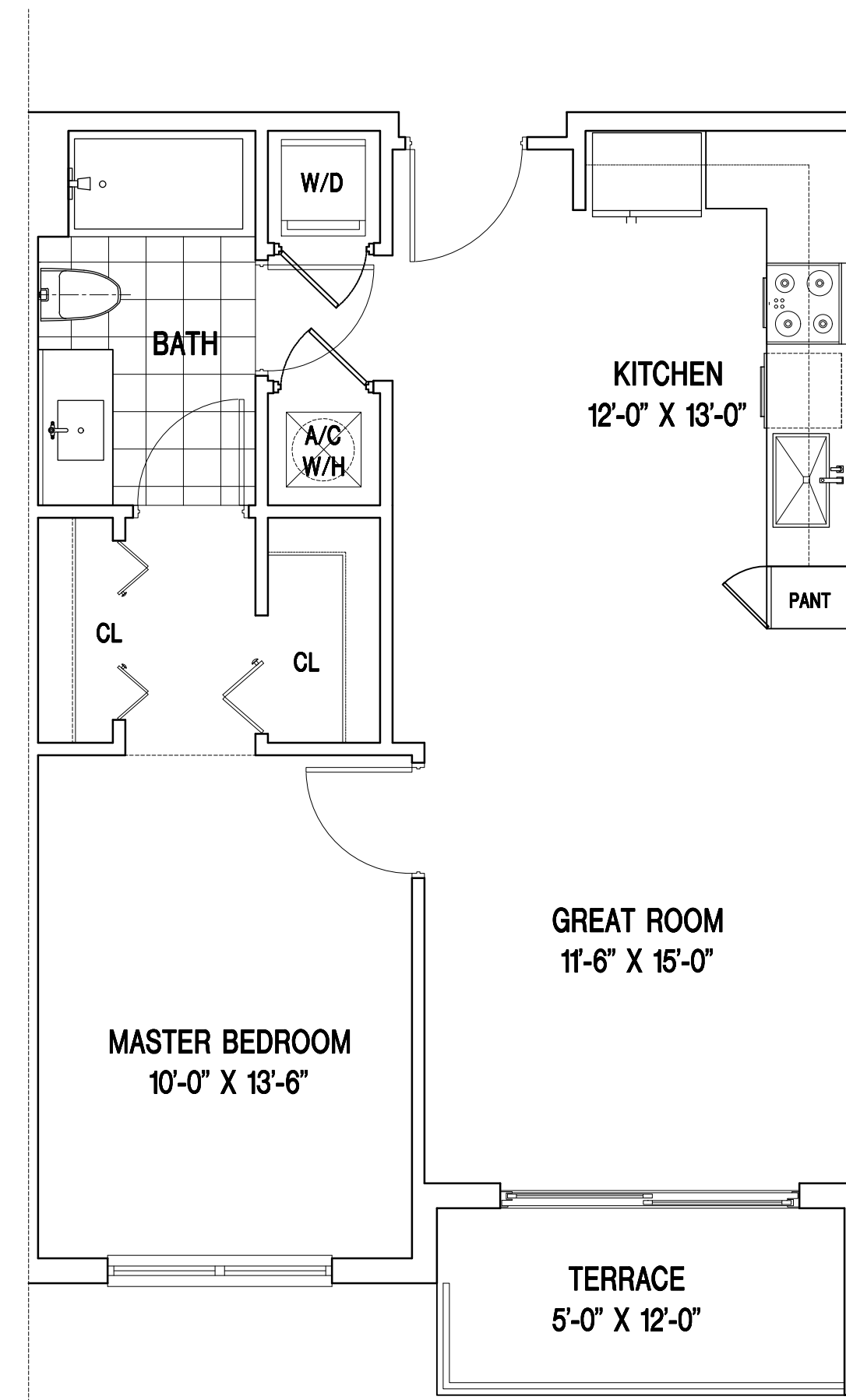
MAX TOWER FLOORPLATE

$$15,605 \text{ S.F.} < 30,000 \text{ S.F.}$$

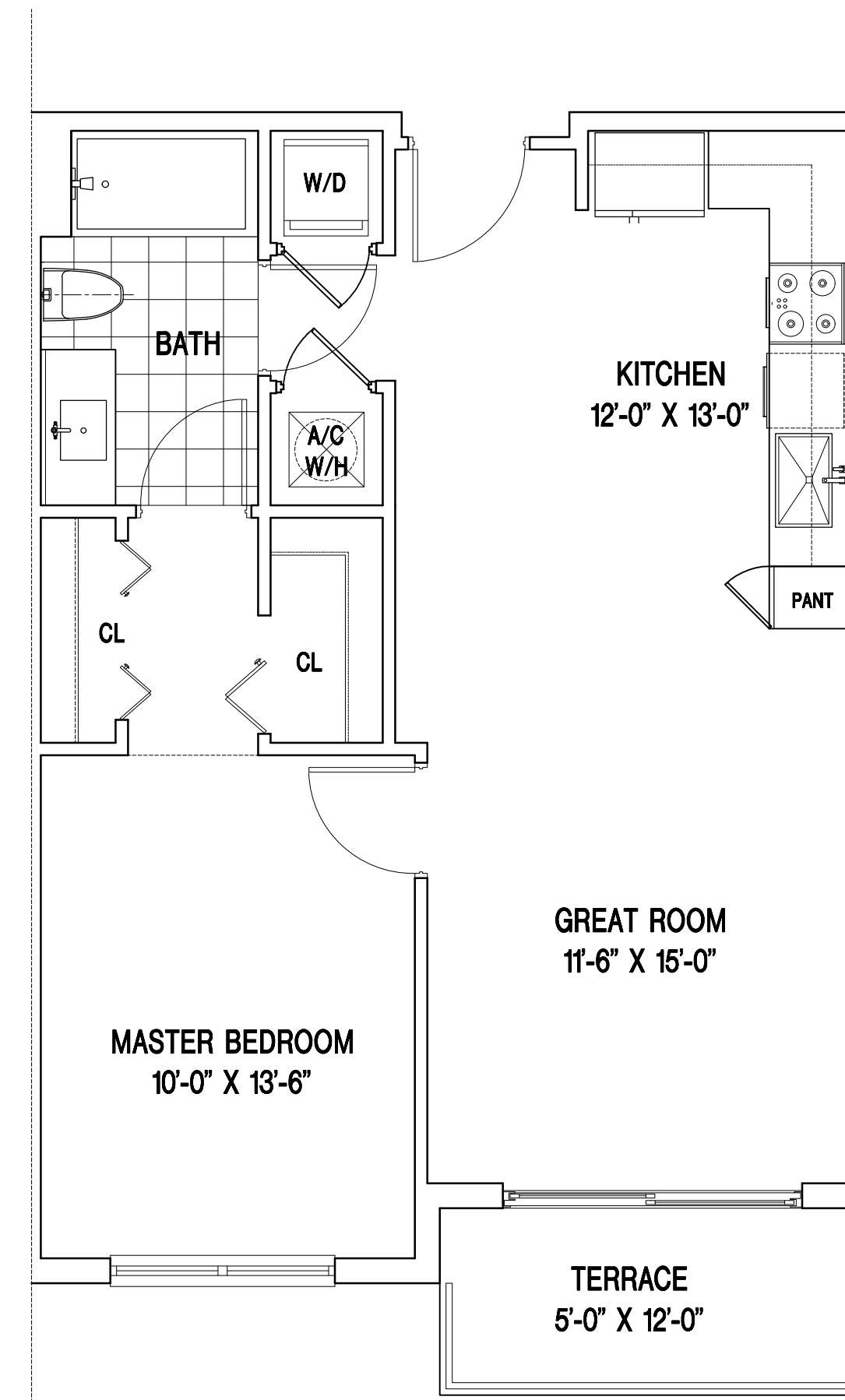




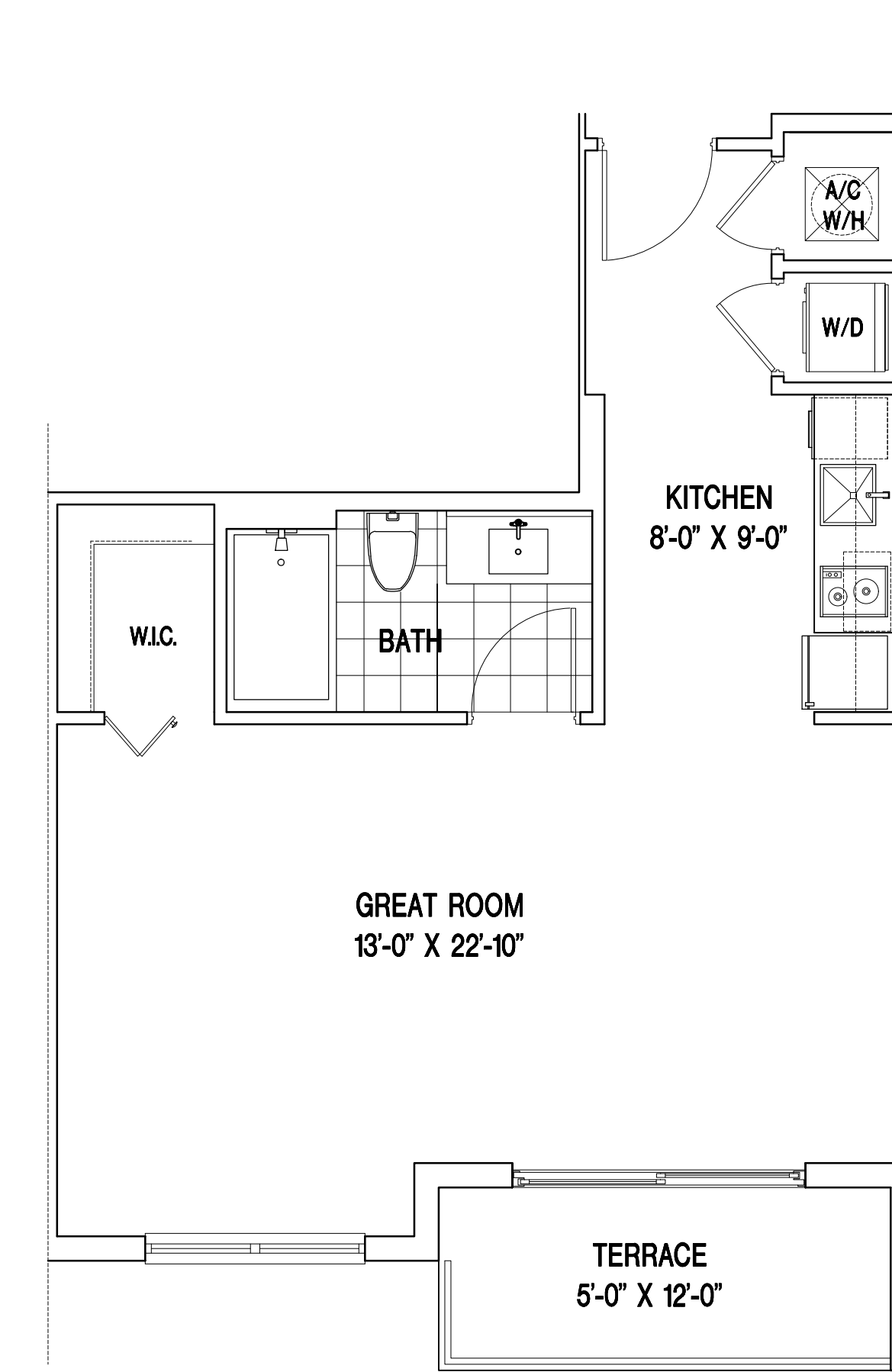
UNIT A1
1B/1B 610 S.F. SCALE: 1/4"=1'-0"



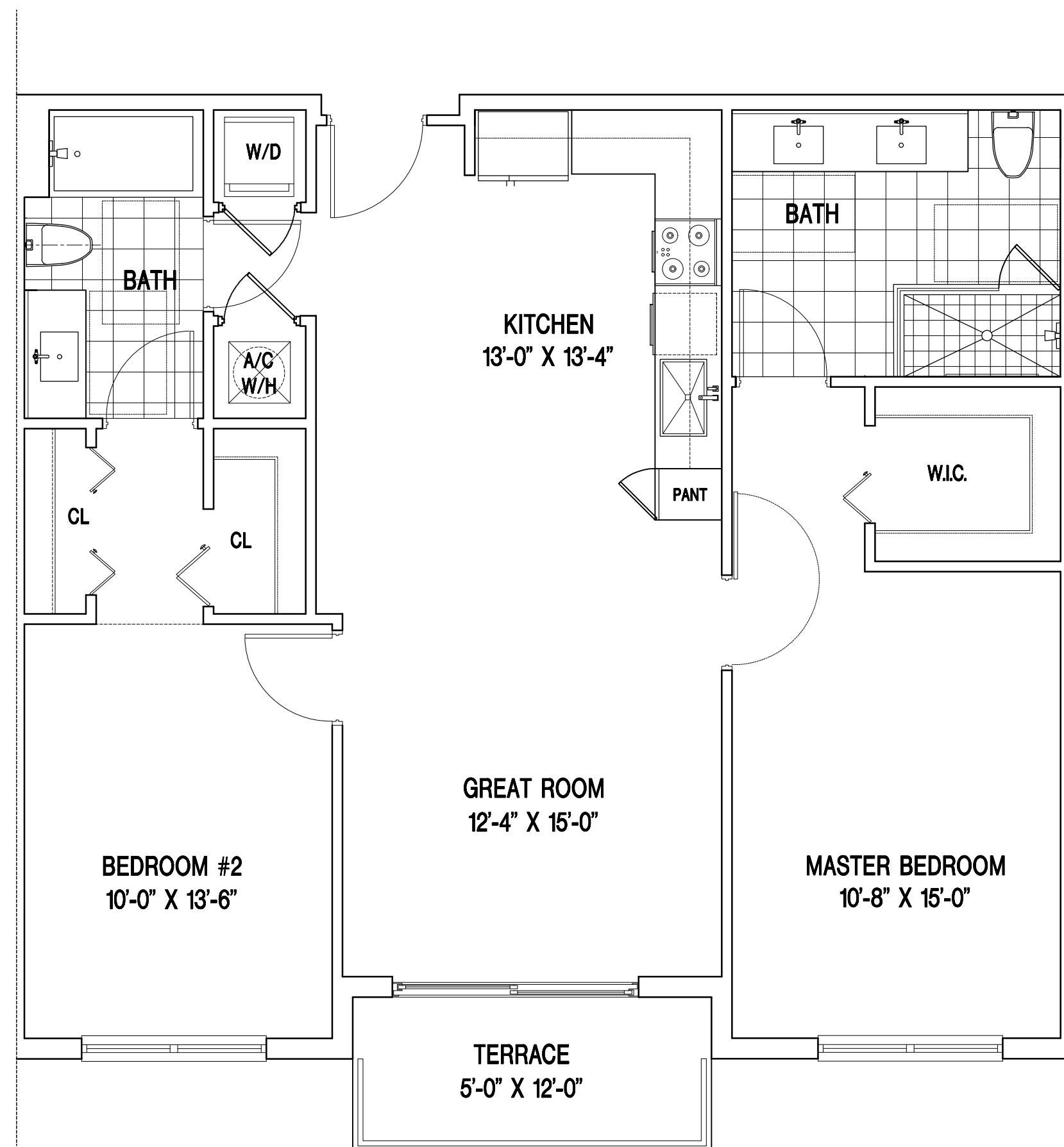
UNIT A2
1B/1B 655 S.F. SCALE: 1/4"=1'-0"



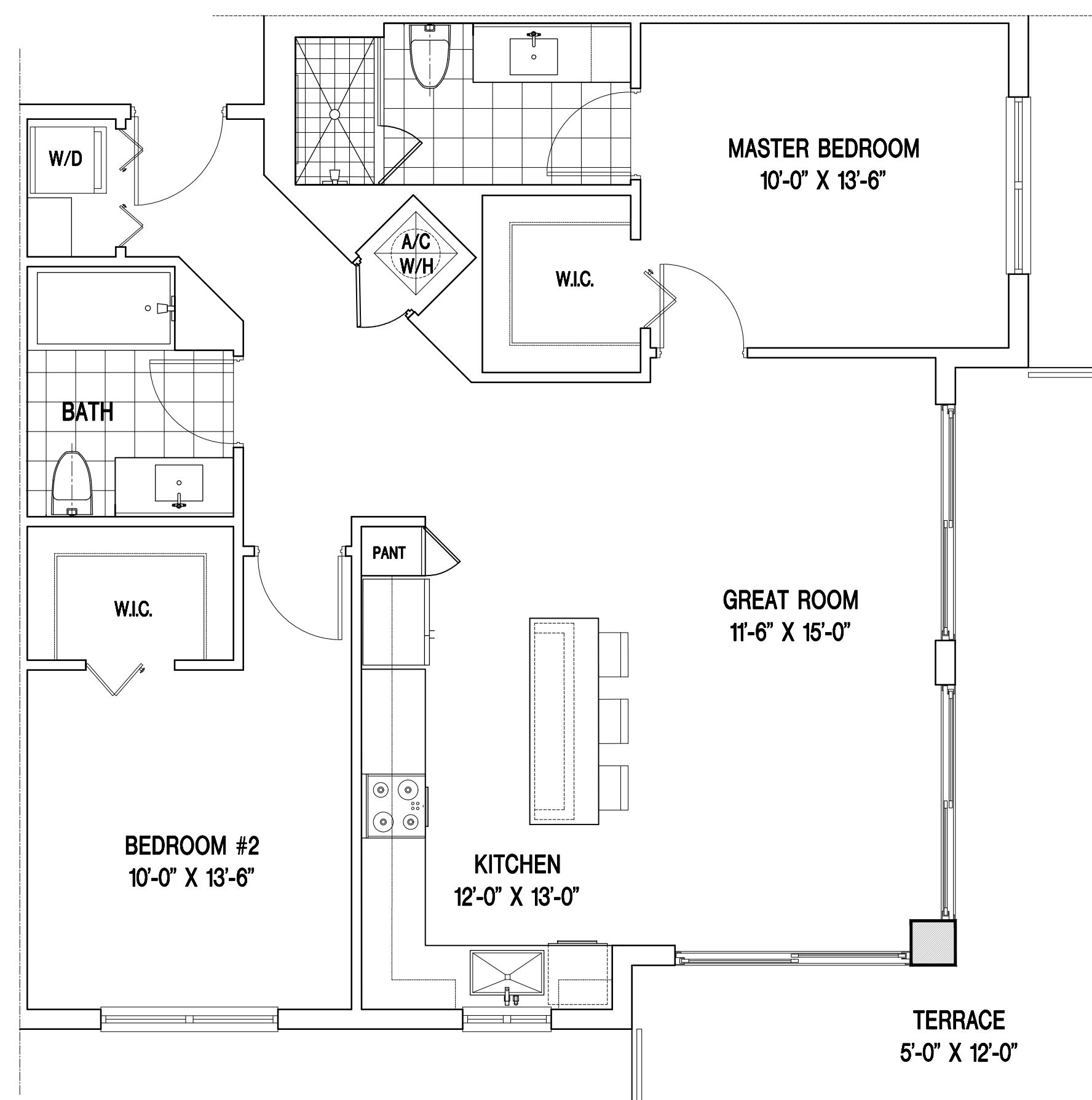
UNIT A3
1B/1B 670 S.F. SCALE: 1/4"=1'-0"



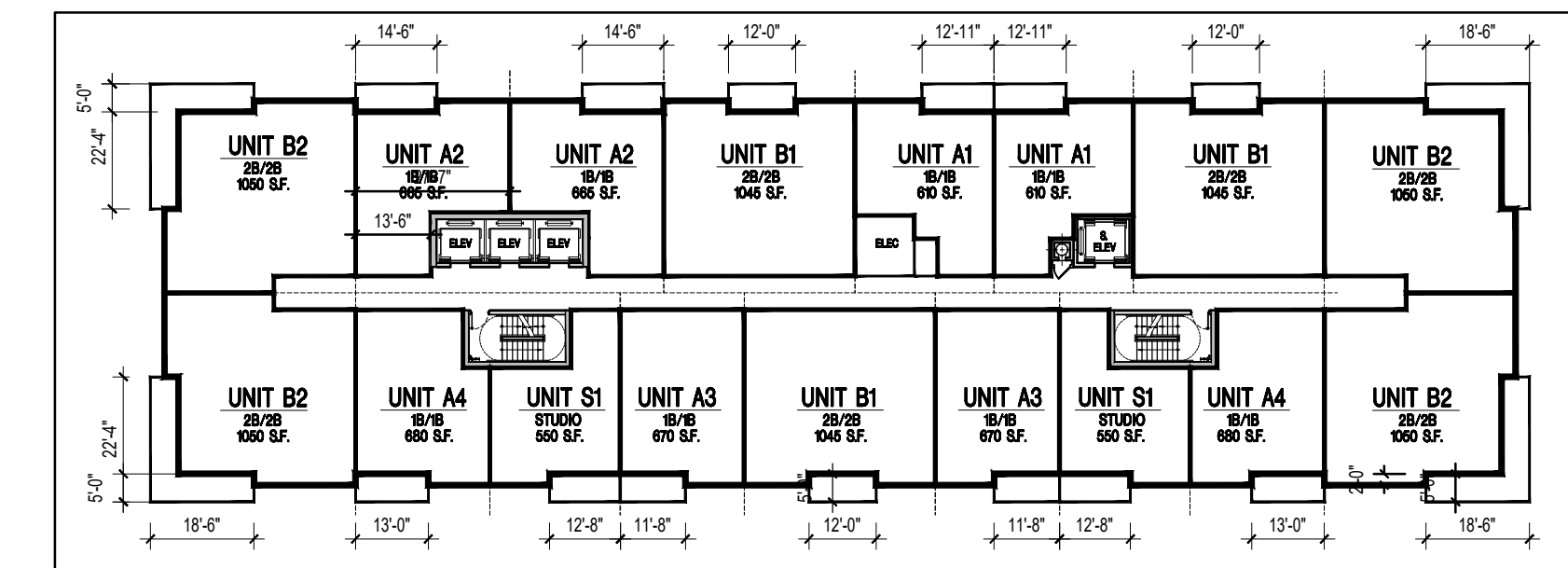
UNIT S1
STUDIO 550 S.F. SCALE: 1/4"=1'-0"



UNIT B1
2B/2B 1045 S.F. SCALE: 1/4"=1'-0"

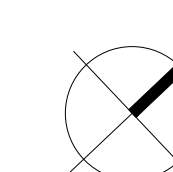


UNIT B2
2B/2B 1050 S.F. SCALE: 1/4"=1'-0"



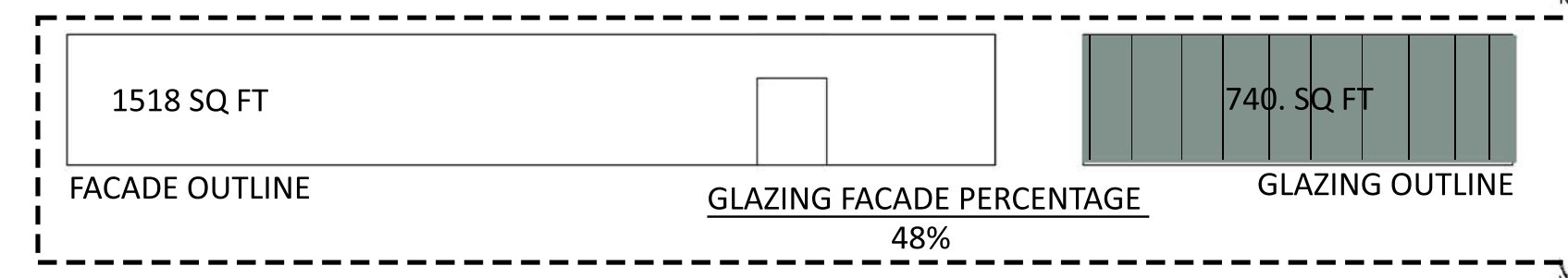
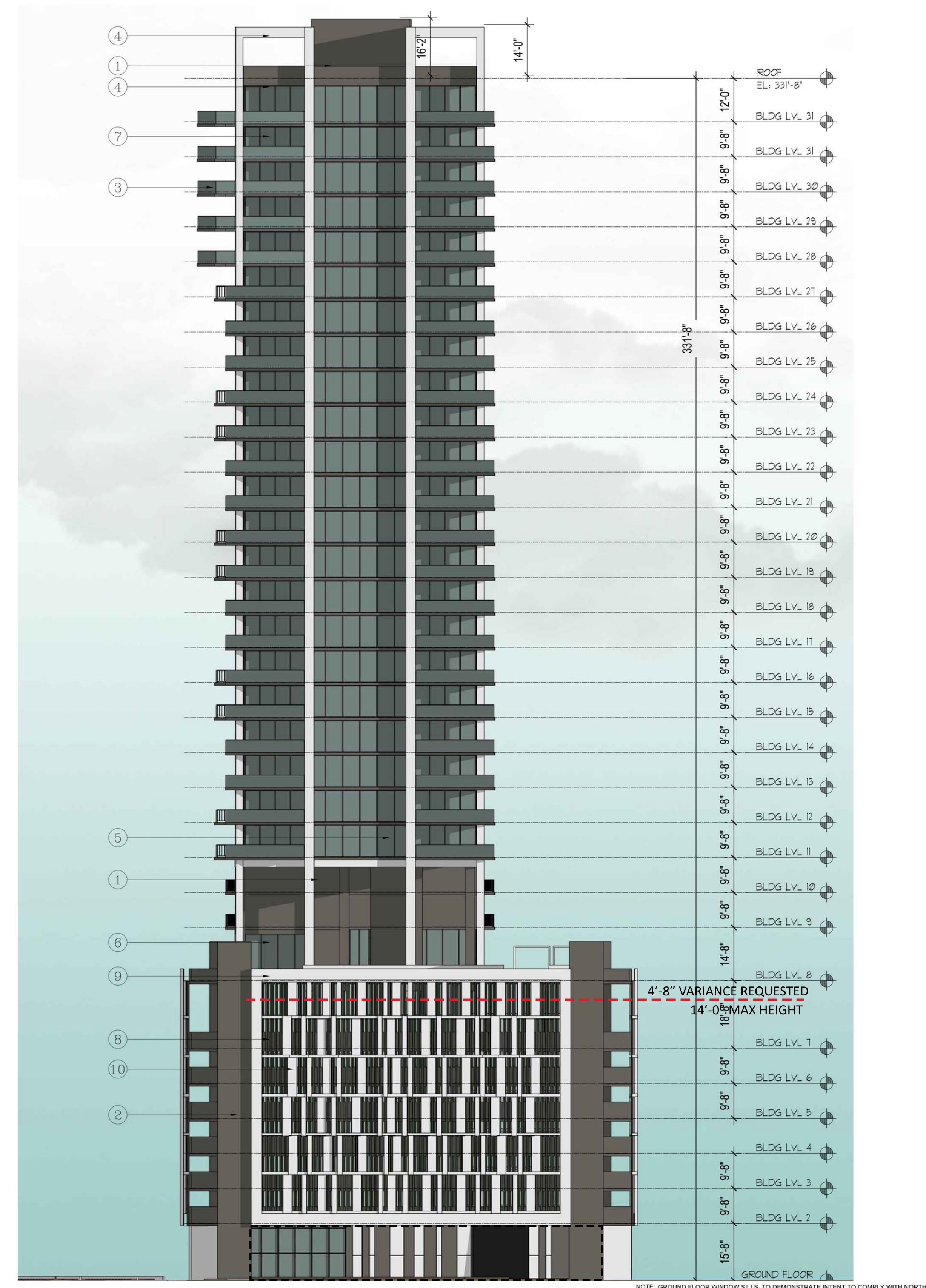
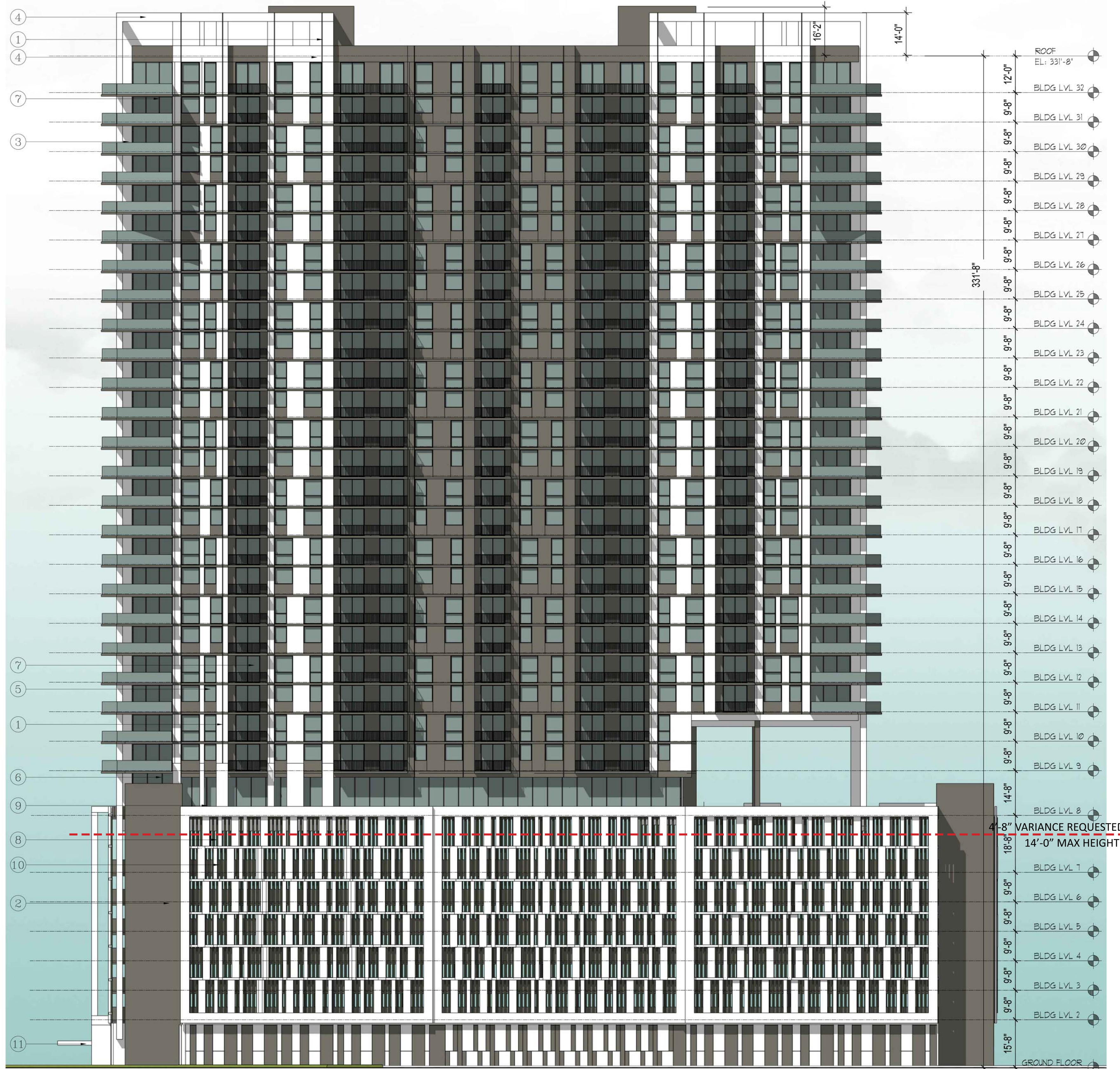
UNIT BREAKDOWN

UNIT TYPE	SQUARE FOOTAGE	1st	2nd-6th	7th	8th-9th	10th-31st	TOTAL UNITS	NET LEASEABLE
UNIT S1 (STUDIO)	550	-	-	-	2Ux2L=4	2Ux22L=44	48	26,400 SF
UNIT A1 (1BD/1BA)	610	-	-	-	2Ux2L=4	2Ux22L=44	48	29,280 SF
UNIT A2 (1BD/1BA)	665	-	-	-	2Ux2L=4	2Ux22L=44	48	31,920 SF
UNIT A3 (1BD/1BA)	670	-	-	-	2Ux2L=4	2Ux22L=44	48	32,160 SF
UNIT A4 (1BD/1BA)	680	-	-	-	1Ux2L=2	2Ux22L=44	46	31,280 SF
UNIT B1 (2BD/2BA)	1045	-	-	-	2Ux2L=4	3Ux22L=66	70	73,150 SF
UNIT B2 (2BD/2BA)	1050	-	-	-	2Ux2L=4	4Ux22L=88	92	96,600 SF
TOTAL	-	-	-	-	26	374	400	320,790 SF

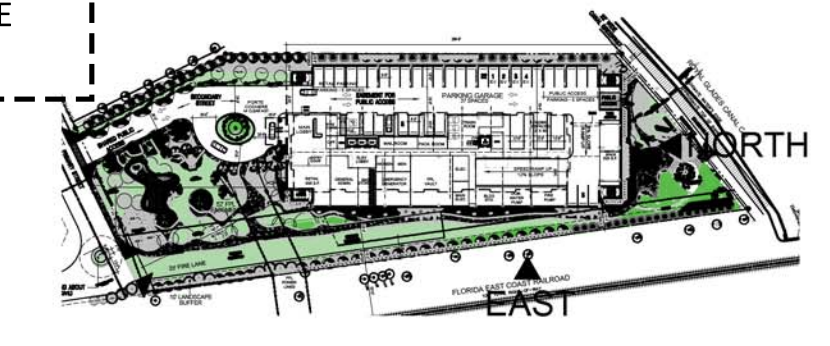


TYPICAL UNIT LAYOUT

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



BUILDING ELEVATION NORTH
SECTION A-A SCALE: 1"=20'-0"
0' 5' 15' 25' 50'



KEY PLAN
SCALE: N.T.S.

ELEVATION KEY NOTES

- | | |
|---|-----------------------------|
| 1. SCORED STUCCO FINISH | 8. ARCHITECTURAL LOUVERS |
| 2. ACCENT PAINTED STUCCO | 9. DECORATIVE SCREEN PANELS |
| 3. METAL-RAIL ESP FINISH | 10. ARCHITECTURAL MESH |
| 4. SMOOTH STUCCO FINISH | 11. CONCRETE CANOPY |
| 5. TINTED GLASS WINDOW IN ALUM. FRAME ESP. FIN. | |
| 6. CLEAR STOREFRONT GLASS IN ALUM. FRAME (ESP FIN) | |
| 7. TINTED SLIDING GLASS DOOR IN ALUM. FRAME (ESP FIN) | |

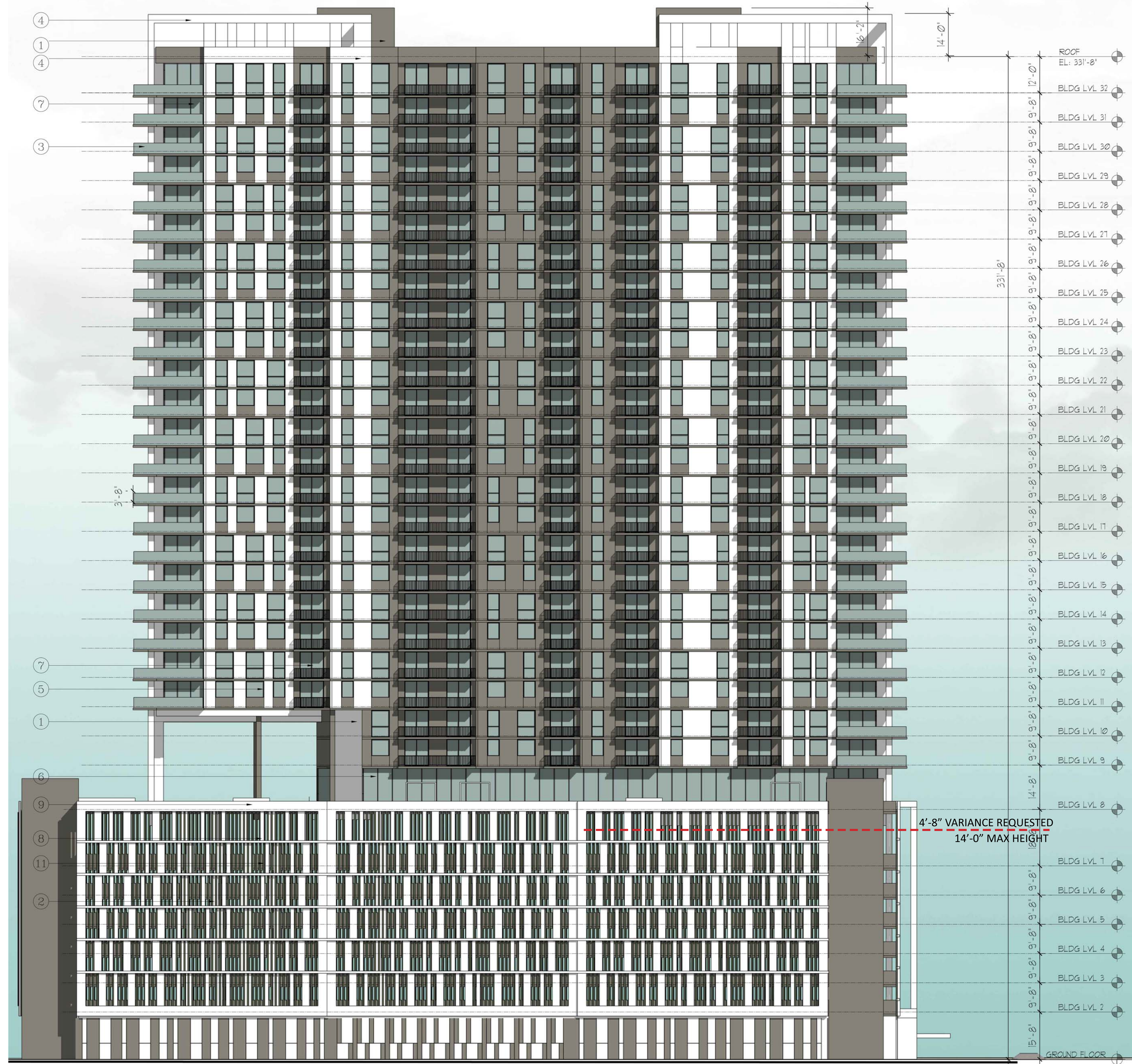
NOTE: ALL SIGNAGE SHALL COMPLY WITH NORTH MIAMI BEACH, FL - CODE OF ORDINANCE, CHAPTER XXV, SECTION 24-58.1, (N) SIGNAGE STANDARDS AND ARTICLE XIII.

BUILDING ELEVATION EAST
SECTION B-B SCALE: 1"=20'-0"
0' 5' 15' 25' 50'

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

TRAD REVIEW
BH 164
2261 NE 164TH STREET, NORTH MIAMI BEACH, FL
BUILDING ELEVATIONS

revisions:
drawn by: LF/SP/JG/KM/AB
date: 7/28/2022
sheet no: **A4.0**
project: 3903



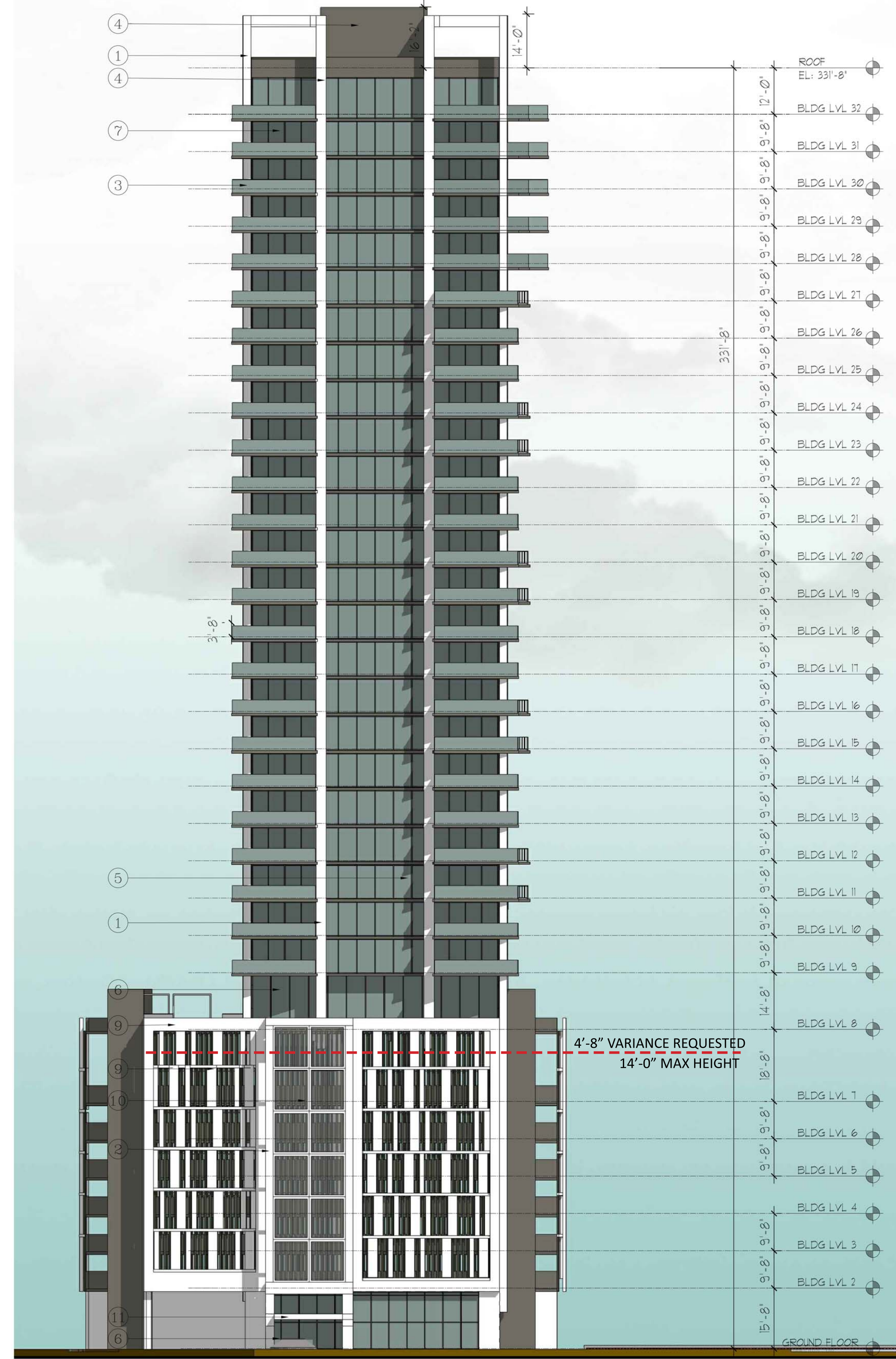
ELEVATION KEY NOTES

- | | |
|---|-----------------------------|
| 1. SCORED STUCCO FINISH | 8. ARCHITECTURAL LOUVERS |
| 2. ACCENT PAINTED STUCCO | 9. DECORATIVE SCREEN PANELS |
| 3. METAL-RAIL ESP FINISH | 10. ARCHITECTURAL MESH |
| 4. SMOOTH STUCCO FINISH | 11. CONCRETE CANOPY |
| 5. TINTED GLASS WINDOW IN ALUM. FRAME ESP. FIN. | |
| 6. CLEAR STOREFRONT GLASS IN ALUM. FRAME (ESP FIN) | |
| 7. TINTED SLIDING GLASS DOOR IN ALUM. FRAME (ESP FIN) | |

NOTE: GROUND FLOOR WINDOW SILLS TO DEMONSTRATE INTENT TO COMPLY WITH NORTH MIAMI BEACH CODE, THAT THEY BE PLACED AT A MAXIMUM HEIGHT OF TWENTYFOUR (24) INCHES ABOVE GRADE.
 NOTE: ALL SIGNAGE SHALL COMPLY WITH NORTH MIAMI BEACH, FL - CODE OF ORDINANCE, CHAPTER XXIV, SECTION 24-58 1, (N) SIGNAGE STANDARDS AND ARTICLE XIII.

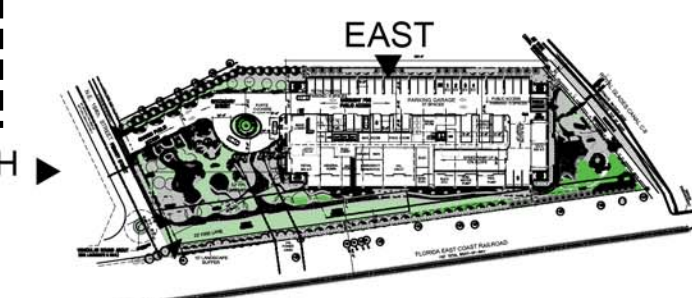
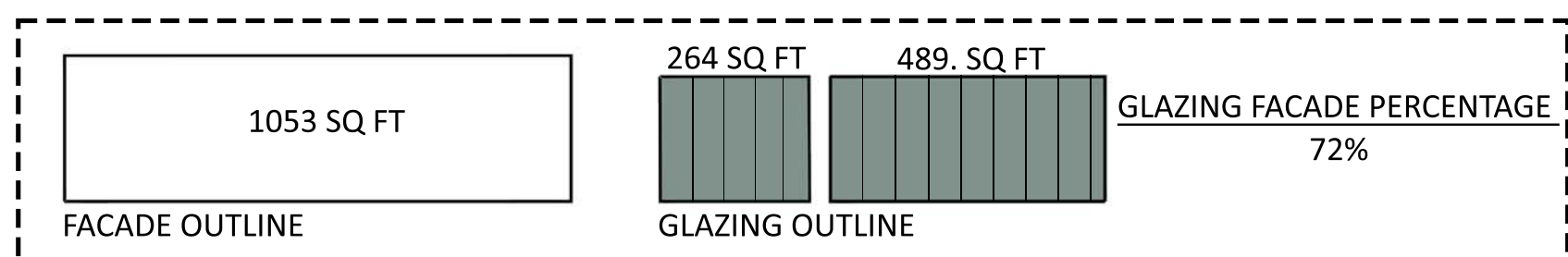
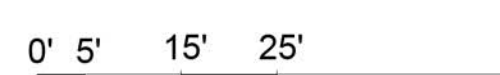
BUILDING ELEVATION WEST

SCALE: 1"=20'-0"



BUILDING ELEVATION SOUTH

SCALE: 1"=20'-0"



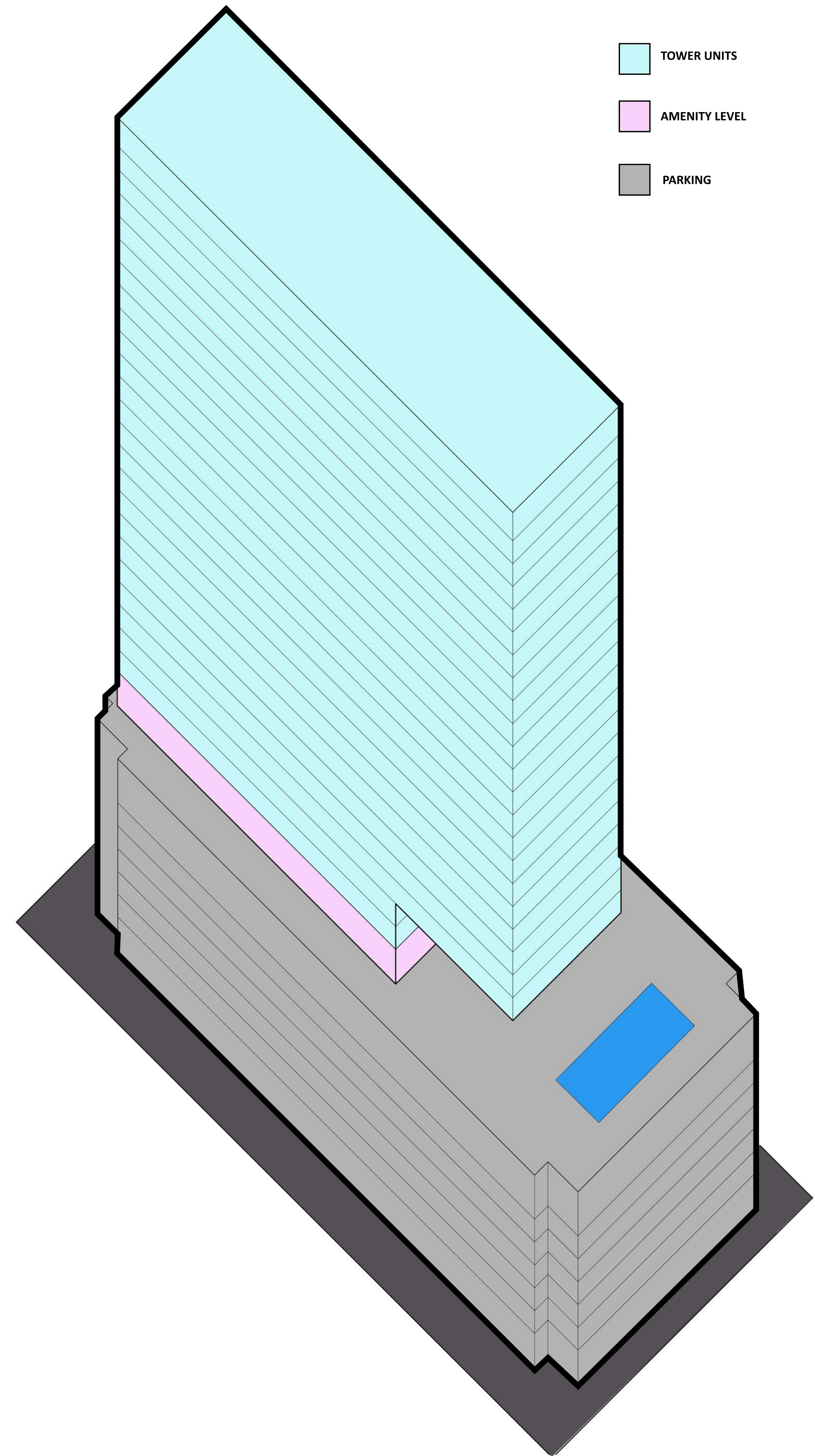
KEY PLAN

SCALE: N.T.S.

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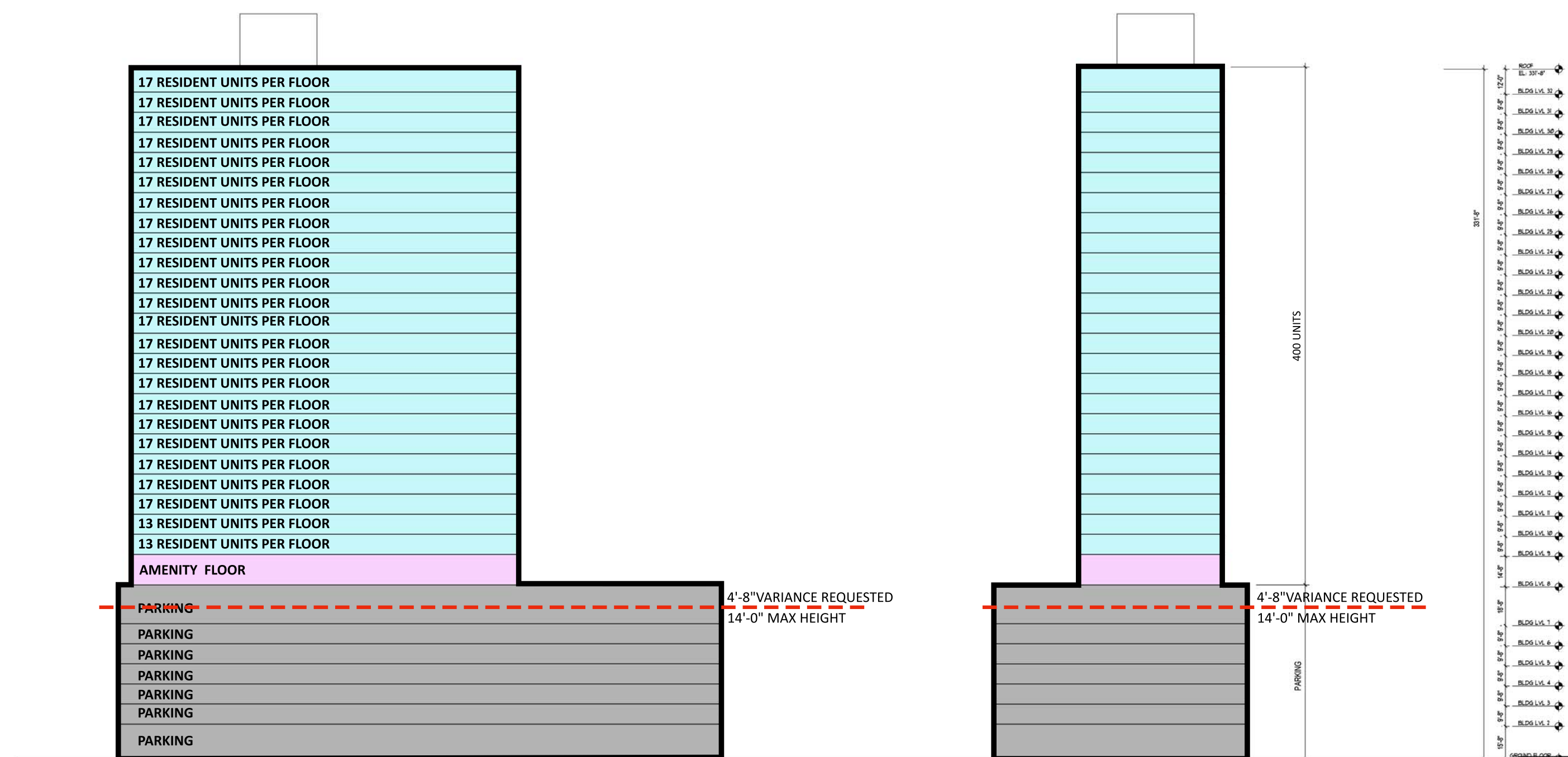
TRAD REVIEW
BH 164
 2261 NE 164TH STREET, NORTH MIAMI BEACH, FL
 BUILDING ELEVATIONS

drawn by: LF/SP/JG/KC/1/AB
 date: 7/28/2022
 sheet no: **A4.1**
 project: 3903

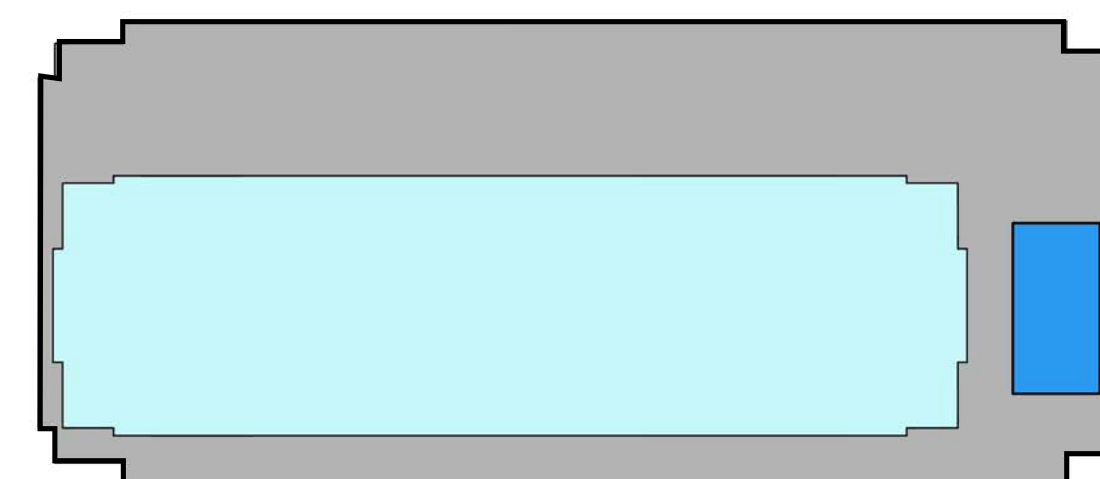


- TOWER UNITS
- AMENITY LEVEL
- PARKING

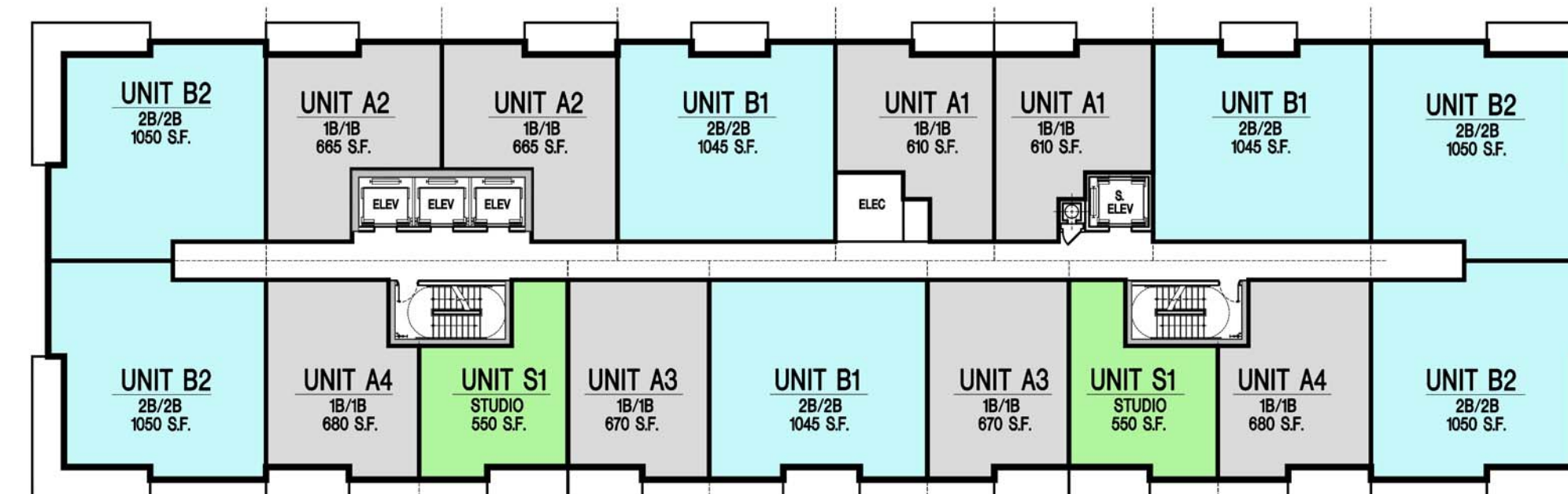
32 LEVEL BUILDING STUDY AXO
SCALE: N.T.S.



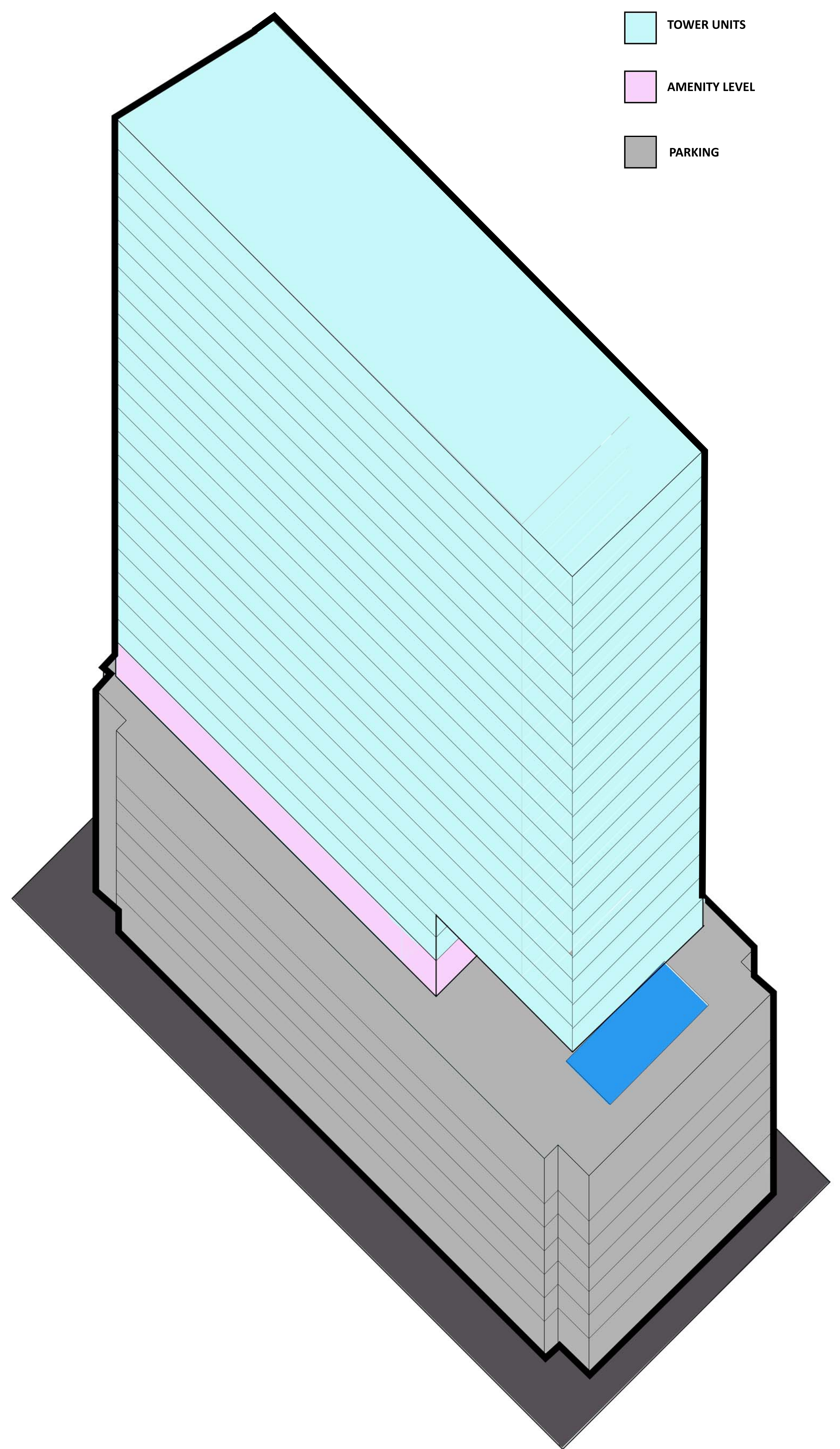
UNIT TYPE	SQUARE FOOTAGE	1st	2nd-7th	8th	9th-10th	11th-32st	TOTAL UNITS	NET LEASEABLE
UNIT S1 (STUDIO)	550	-	-	-	2Ux2L=4	2Ux22L=44	48	26,400 SF
UNIT A1 (1BD/1BA)	610	-	-	-	2Ux2L=4	2Ux22L=44	48	29,280 SF
UNIT A2 (1BD/1BA)	665	-	-	-	2Ux2L=4	2Ux22L=44	48	31,920 SF
UNIT A3 (1BD/1BA)	670	-	-	-	2Ux2L=4	2Ux22L=44	48	32,160 SF
UNIT A4 (1BD/1BA)	680	-	-	-	1Ux2L=2	2Ux22L=44	46	31,280 SF
UNIT B1 (2BD/2BA)	1045	-	-	-	2Ux2L=4	3Ux22L=66	70	73,150 SF
UNIT B2 (2BD/2BA)	1050	-	-	-	2Ux2L=4	4Ux22L=88	92	96,600 SF
TOTAL		-	-	-	26	374	400	320,790 SF



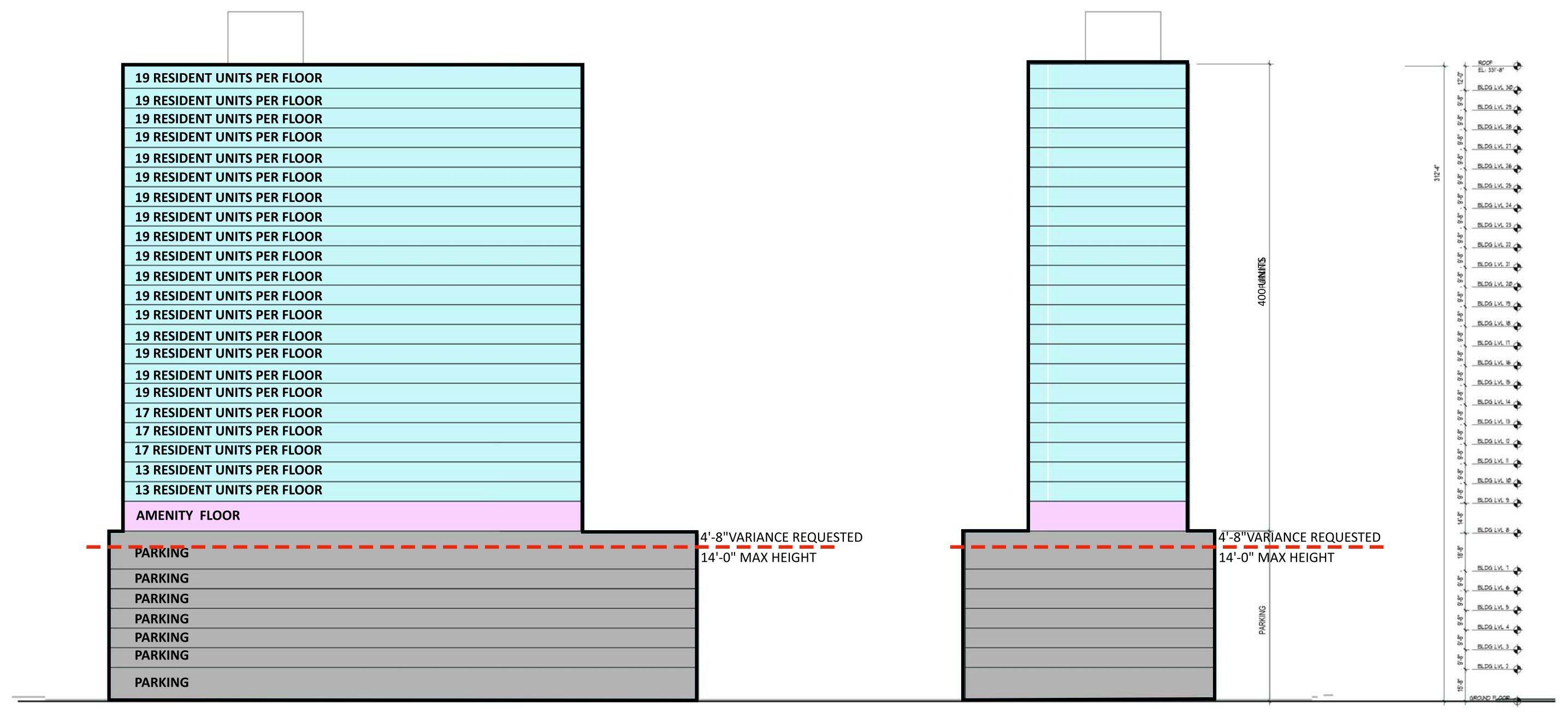
UNIT TOTAL:
 TOWER: UNITS:
 9TH - 10TH LEVEL 13 UNITS
 13 UNITS X 2 26 UNITS
 11TH -32ND LEVEL 17 UNITS
 17 UNITS X 22 374 UNITS
 TOTAL UNITS 400 UNITS
 AVERAGE. S.F./UNIT: 802 S.F.



30 LEVEL BUILDING STUDY AXO
 SCALE: N.T.S.



TOWER UNITS
 AMENITY LEVEL
 PARKING



UNIT TYPE	SQUARE FOOTAGE	1st	2nd-7th	8th	9th-10th	11th-13TH	14th-30TH	TOTAL UNITS	NET LEASEABLE
UNIT S1 (STUDIO)	550	-	-	-	2Ux2L=4	2Ux3L=6	2Ux17L=34	44	26,400 SF
UNIT A1 (1BD/1BA)	610	-	-	-	2Ux2L=4	2Ux3L=6	2Ux17L=34	44	29,280 SF
UNIT A2 (1BD/1BA)	665	-	-	-	2Ux2L=4	2Ux3L=6	2Ux17L=34	44	31,920 SF
UNIT A3 (1BD/1BA)	670	-	-	-	2Ux2L=4	2Ux3L=6	4Ux17L=68	44	32,160 SF
UNIT A4 (1BD/1BA)	680	-	-	-	1Ux2L=2	2Ux3L=6	2Ux17L=34	42	31,280 SF
UNIT B1 (2BD/2BA)	1045	-	-	-	2Ux2L=4	3Ux3L=9	3Ux17L=51	64	73,150 SF
UNIT B2 (2BD/2BA)	1050	-	-	-	2Ux2L=4	4Ux3L=12	4Ux17L=68	84	96,600 SF
TOTAL		-	-	-	26	51	323	400	320,790 SF

