

# THE RIVERWALK

## AT NORTH MIAMI BEACH

### MULTI-FAMILY DEVELOPMENT

soleste  
NoMiBeach

DEVELOPER:  
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MULTI-FAMILY  
DEVELOPMENT FOR:  
**THE RIVERWALK**  
AT NORTH  
MIAMI BEACH

16395 BISCAYNE BOULEVARD  
NORTH MIAMI BEACH, FL 33160

REVISIONS:



16395 BISCAYNE BOULEVARD NORTH MIAMI BEACH, FL 33160  
TRAD SUBMITTAL PACKAGE JULY 13, 2020

#### ARCHITECTURE

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L-3 REC DECK LANDSCAPE PLAN  
L-4 ROOF DECK LANDSCAPE PLAN

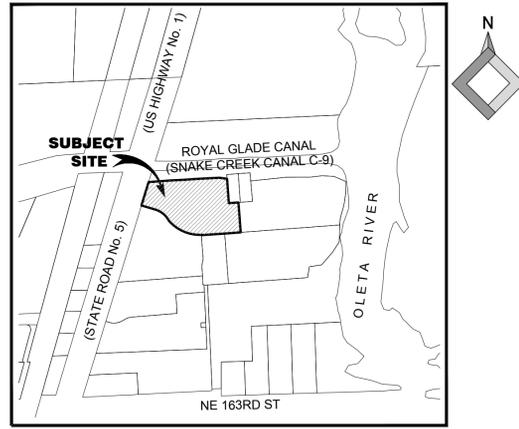
**FORMGROUP**  
architecture .planning

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65001551

PROJECT NO. 20-0303 TITLE: COVER  
DATE: TRAD SUBMITTAL- MARCH 3, 2020  
SCALE: AS SHOWN DRAWING NO.: A-0

# MAP OF BOUNDARY / TREE SURVEY

## SECTION 16 - TOWNSHIP 52 SOUTH - RANGE 42 EAST LYING AND BEING IN THE CITY OF NORTH MIAMI BEACH, FLORIDA



LOCATION MAP  
NOT TO SCALE

## TREE TABLE

No.	SCIENTIFIC NAME	COMMON NAME	DBH	HEIGHT	SPREAD
1	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
2	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
3	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
4	ROYSTONEA REGIA	ROYAL PALM	1.20'	28'	14'
5	ROYSTONEA REGIA	ROYAL PALM	1.20'	30'	13'
6	ROYSTONEA REGIA	ROYAL PALM	1.20'	30'	13'
7	ROYSTONEA REGIA	ROYAL PALM	1.20'	32'	14'
8	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
9	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
10	ROYSTONEA REGIA	ROYAL PALM	1.20'	30'	13'
11	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
12	ROYSTONEA REGIA	ROYAL PALM	1.20'	28'	13'
13	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
14	ROYSTONEA REGIA	ROYAL PALM	1.20'	32'	10'
15	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
16	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
17	ROYSTONEA REGIA	ROYAL PALM	1.20'	25'	10'
18	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
19	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
20	ROYSTONEA REGIA	ROYAL PALM	1.20'	32'	16'
21	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
22	ROYSTONEA REGIA	ROYAL PALM	1.20'	28'	14'
23	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
24	ROYSTONEA REGIA	ROYAL PALM	1.20'	38'	14'
25	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
26	ROYSTONEA REGIA	ROYAL PALM	1.20'	34'	14'
27	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
28	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
29	ROYSTONEA REGIA	ROYAL PALM	1.20'	30'	12'
30	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
31	ROYSTONEA REGIA	ROYAL PALM	1.20'	28'	14'
32	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'

No.	SCIENTIFIC NAME	COMMON NAME	DBH	HEIGHT	SPREAD
33	ROYSTONEA REGIA	ROYAL PALM	1.20'	32'	14'
34	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
35	ROYSTONEA REGIA	ROYAL PALM	1.20'	22'	14'
36	PHOENIX CANARIENSIS	CANARY ISLAND PALM	1.20'	18'	12'
37	DELONIX REGIA	TREE YELLOW POINCIANA	1.40'	28'	30'
38	QUERCUS	OAK	1.20	30'	25'
39	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
40	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
41	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
42	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
43	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
44	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
45	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
46	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
47	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
48	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
49	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
50	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
51	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
52	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
53	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
54	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
55	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
56	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
57	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	6'	20'	10'
58	DELONIX REGIA	TREE YELLOW POINCIANA	1.20'	25'	32'
59	DELONIX REGIA	TREE YELLOW POINCIANA	1.20'	35'	36'
60	DELONIX REGIA	TREE YELLOW POINCIANA	1.20'	25'	32'
61	DELONIX REGIA	TREE YELLOW POINCIANA	1'	25'	32'
62	QUERCUS	OAK	1'	20'	10'
63	QUERCUS	OAK	1.20'	30'	25'
64	QUERCUS	OAK	1"	24'	15'
65	QUERCUS	OAK	5"	20'	10'

No.	SCIENTIFIC NAME	COMMON NAME	DBH	HEIGHT	SPREAD
66	QUERCUS	OAK	1"	24'	18'
67	QUERCUS	OAK	5"	20'	10'
68	ROYSTONEA REGIA	ROYAL PALM	1"	24'	20'
69	ROYSTONEA REGIA	ROYAL PALM	6'	25'	8'
70	ROYSTONEA REGIA	ROYAL PALM	6'	25'	8'
71	ROYSTONEA REGIA	ROYAL PALM	6'	25'	8'
72	DELONIX REGIA	TREE YELLOW PONTIANA	1.20'	24'	30'
73	WODYETIA BIFURCATA	FOXTAIL PALM	8'	24'	12'
74	WODYETIA BIFURCATA	FOXTAIL PALM	8'	24'	12'
75	WODYETIA BIFURCATA	FOXTAIL PALM	8'	24'	12'
76	WODYETIA BIFURCATA	FOXTAIL PALM	8'	20'	12'
77	WODYETIA BIFURCATA	FOXTAIL PALM	8'	20'	12'
78	WODYETIA BIFURCATA	FOXTAIL PALM	5'	10'	8'
79	WODYETIA BIFURCATA	FOXTAIL PALM	8'	15'	0'
80	WODYETIA BIFURCATA	FOXTAIL PALM	8'	18'	10'
81	WODYETIA BIFURCATA	FOXTAIL PALM	4'	10'	8'
82	WODYETIA BIFURCATA	FOXTAIL PALM	8'	20'	10'
83	WODYETIA BIFURCATA	FOXTAIL PALM	8'	22'	10'
84	WODYETIA BIFURCATA	FOXTAIL PALM	8'	18'	8'
85	WODYETIA BIFURCATA	FOXTAIL PALM	8'	18'	12'
86	WODYETIA BIFURCATA	FOXTAIL PALM	8'	18'	10'
87	COCOS NUCIFERA	COCONUT PALM	1.3'	28'	12'
88	COCOS NUCIFERA	COCONUT PALM	1.3'	35'	12'
89	COCOS NUCIFERA	COCONUT PALM	1.3'	31'	12'
90	COCOS NUCIFERA	COCONUT PALM	1.3'	34'	12'
91	COCOS NUCIFERA	COCONUT PALM	1.3'	28'	12'
92	COCOS NUCIFERA	COCONUT PALM	1.3'	28'	12'
93	COCOS NUCIFERA	COCONUT PALM	1'	34'	12'
94	COCOS NUCIFERA	COCONUT PALM	1.3'	28'	12'
95	QUERCUS	OAK	8'	22'	28'
96	QUERCUS	OAK	8'	26'	28'
97	DELONIX REGIA	TREE YELLOW POINCIANA	1.20'	22'	24'

### LEGAL DESCRIPTION:

TRACT A, NORTH MIAMI BEACH PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGE 86, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS THE FOLLOWING DESCRIBED PROPERTY:  
BEGIN AT THE MOST SOUTHEASTERLY CORNER OF SAID TRACT A, THENCE RUN NORTH 04 DEGREES 16 MINUTES AND 04 SECONDS WEST FOR A DISTANCE OF 206.66 FEET TO A POINT; THENCE RUN SOUTH 85 DEGREES 53 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 94.49 FEET TO A POINT; THENCE RUN SOUTH 04 DEGREES 16 MINUTES AND 04 SECONDS EAST FOR A DISTANCE OF 95.43 FEET (95.43 FEET RECORD) TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 45.00 FEET THROUGH A CENTRAL ANGLE OF 20 DEGREES 56 MINUTES 02 SECONDS FOR AN ARC DISTANCE OF 16.44 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE RUNNING SOUTHERLY THROUGH AN ARC HAVING FOR ITS ELEMENTS A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 20 DEGREES 36 MINUTES 02 SECONDS FOR AN ARC DISTANCE OF 27.40 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 04 DEGREES 16 MINUTES 04 SECONDS EAST ALONG A LINE PARALLEL TO THE MOST SOUTHERLY AND EASTERLY LINE OF SAID TRACT A FOR A DISTANCE OF 68.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT A; THENCE RUN NORTH 85 DEGREES 47 MINUTES 58 SECONDS EAST FOR A DISTANCE 102.41 FEET TO THE POINT OF BEGINNING.

### SURVEYOR'S NOTES:

### DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on September 10, 2015.

### PROPERTY INFORMATION:

16395 Biscayne Boulevard, North Miami Beach, Florida 33160

Containing 77,519 Square Feet or 1.78 Acres (Net Area), more or less, and 89,441 Square Feet or 2.05 Acres (Gross Area), more or less, by calculations.

Folio No.: 07-2216-042-0010

### ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial/High Risk areas (Linear 1 foot in 10,000 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of one inch equals Twenty feet or smaller.

### PERTINENT INFORMATION USED IN THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based upon the centerline of Biscayne Boulevard (Federal Highway) with an assumed bearing of N16°29'18"W, said line to be considered a well established and monumented line.

### For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark Used: FCE 3089  
Elevation: 5.95 Feet (NGVD 29)  
Description: FCE brass disc on east end of center concrete pier at dam over Snake Creek Canal, just east of US Highway No. 1, City of North Miami Beach, Miami-Dade County, Florida.

This property appears to be located in Flood Zone "AE" with a Base Flood Elevation of 7.0 feet and "AE" with a Base Flood Elevation of 8.0 feet, as per Federal Emergency Management Agency (FEMA) Community Number 120656 (City of North Miami Beach), Panel No. 0142, Suffix L, Map Revised Date: September 11, 2009.

Plat of "NORTH MIAMI BEACH PLACE", recorded in Plat Book 155 of Page 86, Public Records of Miami-Dade County Florida.

Florida Department of Transportation Right of Way Map of State Road no. 5 (US Highway No. 1), Section 87030-2569, Sheet 4 of 12, last dated on April 5, 1994.

Special Warranty Deed, recorded on September 2, 2005, in Official Records Book 23745, at Page 624 of the Public Records of Miami-Dade County, Florida.

### RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to the same is hereby presented for informational purposes only.

The utilities shown hereon are based on surface scanning using the Seektech SR 20 and Mala Ground Penetrating Radar. Apply the following accuracy statements from the approximate designated utility centerline:

The following utilities are estimated to be +/- 1.0 ft from the approximate centerline.

### PURPOSE OF SURVEY:

The purpose of this survey is for design.

### CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

The Estate Companies

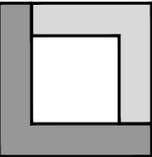
### SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary / Tree Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary / Tree Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company  
Florida Certificate of Authorization Number LB7335

By:   
Eduardo M. Suarez, PSM  
Registered Surveyor and Mapper LS6313  
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



LONGITUDE  
SURVEYORS

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FLORIDA CERTIFICATE  
OF AUTHORIZATION  
LB 7335

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RECORD OF REVISION	
No.	Description
1	UPDATE SURVEY
2	TREE SURVEY
3	UPDATE SURVEY

Date: 11/25/1999  
11/25/2020  
05/12/2020

Plat of "NORTH MIAMI BEACH PLACE", recorded in Plat Book 155 of Page 86, Public Records of Miami-Dade County Florida.

Florida Department of Transportation Right of Way Map of State Road no. 5 (US Highway No. 1), Section 87030-2569, Sheet 4 of 12, last dated on April 5, 1994.

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Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

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No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to the same is hereby presented for informational purposes only.

The utilities shown hereon are based on surface scanning using the Seektech SR 20 and Mala Ground Penetrating Radar. Apply the following accuracy statements from the approximate designated utility centerline:

The following utilities are estimated to be +/- 1.0 ft from the approximate centerline.

### PURPOSE OF SURVEY:

The purpose of this survey is for design.

### CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

The Estate Companies

### SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary / Tree Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary / Tree Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company  
Florida Certificate of Authorization Number LB7335

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Eduardo M. Suarez, PSM  
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State of Florida

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Project Name: THE ESTATE COMPANIES  
16395 Biscayne Boulevard, North Miami Beach, Florida  
Type of Project: BOUNDARY / TREE SURVEY

Scale: AS SHOWN  
Drawn By: JG  
Checked By: GS  
Managed By: GS  
Drawing Date: Feb 24, 2020

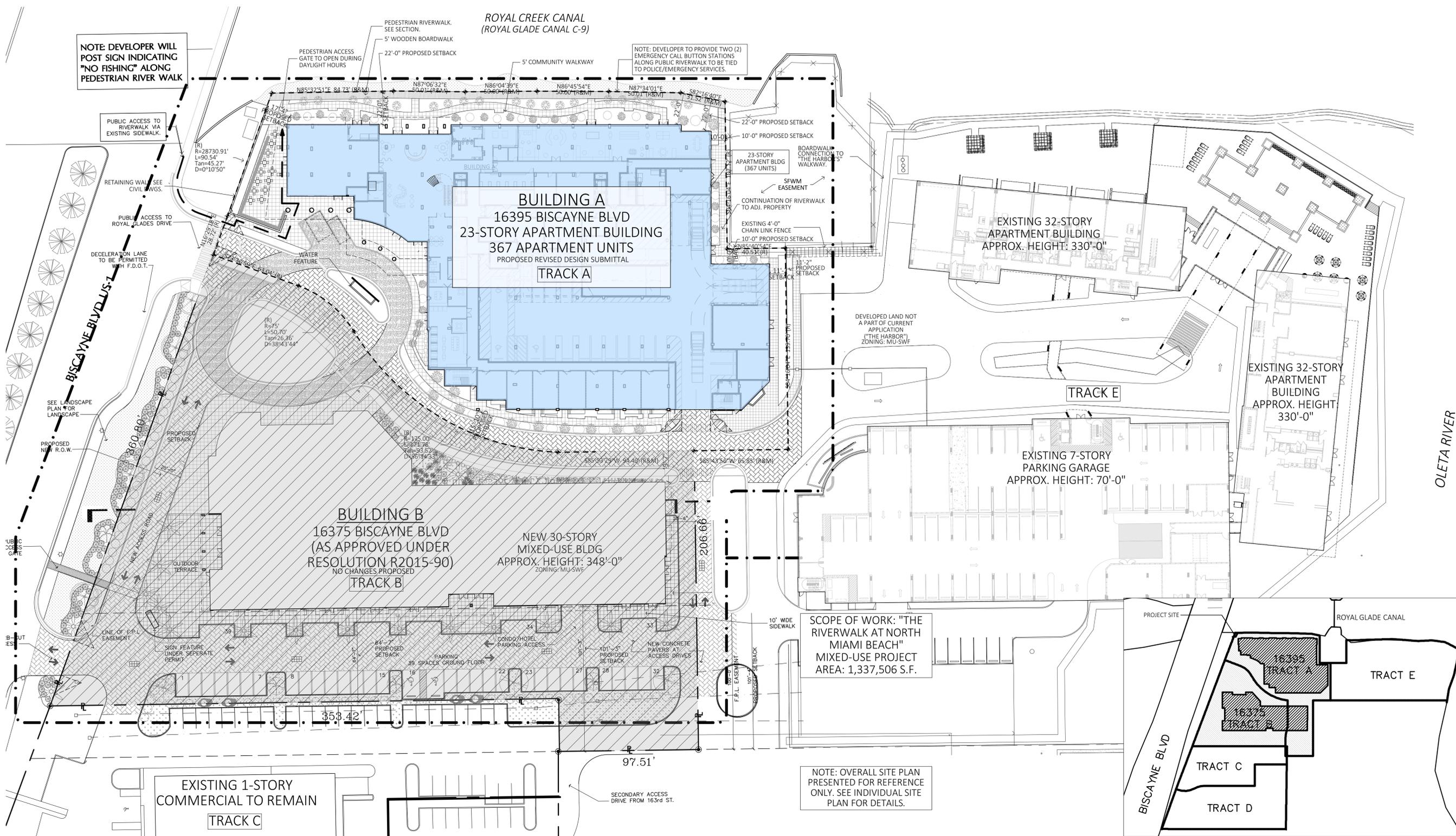
Project No.: 15473.0.07



MULTI-FAMILY  
DEVELOPMENT FOR:  
**THE RIVERWALK  
AT NORTH  
MIAMI BEACH**

16395 BISCAYNE BOULEVARD  
NORTH MIAMI BEACH, FL 33160

REVISIONS:



**A OVERALL SITE PLAN**  
SCALE: 1/32" = 1'-0"

**B LOCATION MAP**

FIGURE MSWFP-3: STREET NETWORK CONNECTIVITY REGULATING PLAN

- EXISTING PRIMARY STREET
- EXISTING SECONDARY & TERTIARY
- NEW SECONDARY & TERTIARY
- NEW SECONDARY & TERTIARY
- DISTRICT BOUNDARY

**1 STREET NETWORK CONNECTIVITY REGULATING PLAN**

FIGURE MSWFP-5: DESIGNATED PUBLICLY ACCESSIBLE OPEN SPACES AND GREENWAY SYSTEMS REGULATING PLAN

- NEW DESIGNATED OPEN SPACE
- DESIGNATED URBAN GREENWAY
- DESIGNATED WATERFRONT PROMENADE
- DISTRICT BOUNDARY

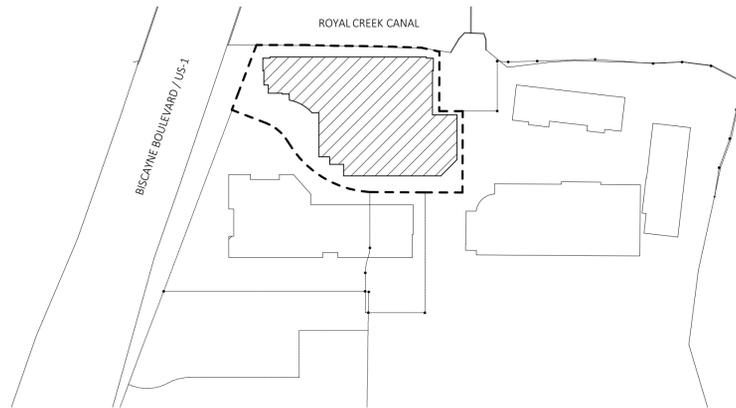
**2 DESIGNATED PUBLICLY ACCESSIBLE OPEN SPACES & GREENWAY SYSTEMS REGULATING PLAN**

FIGURE MSWFP-6: BUILDING HEIGHTS REGULATING PLAN

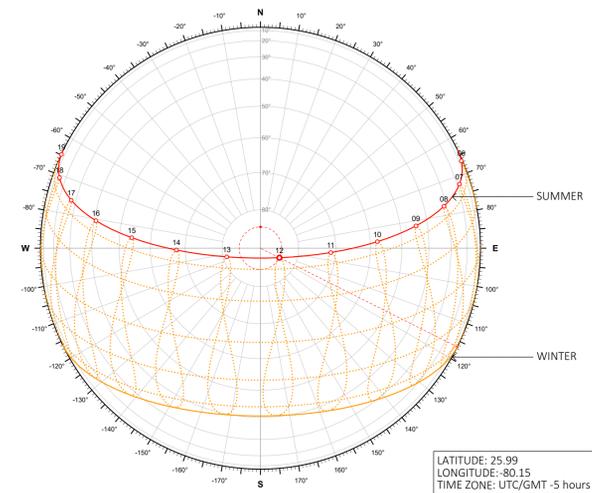
- MAXIMUM STORY HEIGHTS FEET
- DISTRICT BOUNDARY

**3 BUILDING HEIGHTS REGULATING PLAN**





1 LOCATION MAP



2 SUN PATH DIAGRAM



D WINTER 9AM



A SUMMER 9AM



E WINTER NOON



B SUMMER NOON



F WINTER 3PM



C SUMMER 3PM

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LANDSCAPE ARCHITECT  
 KIMBERLY MOYER, RLA

PH. (954) 482-9609  
 EMAIL: k.moyerla@gmail.com

MULTI-FAMILY  
 DEVELOPMENT FOR:  
**THE RIVERWALK  
 AT NORTH  
 MIAMI BEACH**

16395 BISCAYNE BOULEVARD  
 NORTH MIAMI BEACH, FL 33160

REVISIONS:

**FORMGROUP**  
 architecture .planning

FORM GROUP, INC.  
 4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
 TEL. 305.443.4344 FAX. 305.443.3338  
 ARCHITECT OF RECORD: OMAR MORALES, AIA  
 650.301.5511

PROJECT NO. 20-0303 TITLE SHADOW STUDIES  
 DATE: TRAD SUBMITTAL- MARCH 3, 2020  
 SCALE: AS SHOWN DRAWING NO.: **DIAG-2**

DEVELOPER:

The  
**Estate**  
Companies

ROBERT SURIS  
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SOUTH MIAMI, FL 33143

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CIVIL ENGINEER

VSN ENGINEERING, INC.  
8550 WEST FLAGLER STREET, SUITE 113  
MIAMI, FL 33144

PH. (305) 551-6267  
EMAIL: leo@vsneing.com

PHOTOMETRIC ENGINEER

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5001 S.W. 74th COURT, SUITE 100  
MIAMI, FL 33155

PH. (305) 669-5040  
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FORM GROUP, INC.  
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL: 305-443-0344 FAX: 305-443-3339  
ARCHITECT OF RECORD: OMAR MORALES, AIA  
66301551

PROJECT NO. 20-0303 TITLE: DATA  
DATE: TRAD SUBMITTAL- MARCH 3, 2020  
SCALE: AS SHOWN DRAWING NO.:  
**A-100**

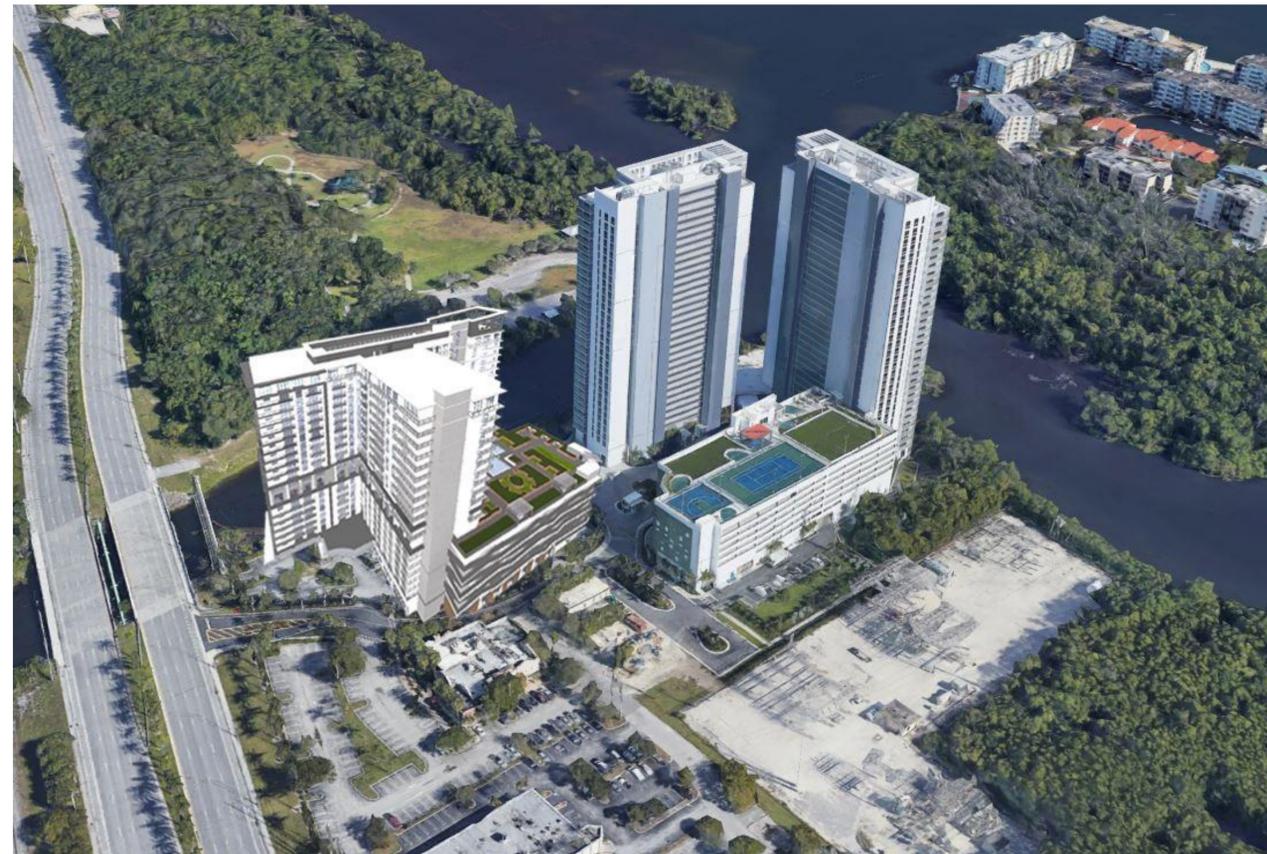
## ZONING ANALYSIS

AS APPROVED UNDER RESOLUTION R2015-90				PROPOSED MODIFICATION
<b>16375/16395 BISCAYNE BOULEVARD NORTH MIAMI BEACH, FLORIDA 33160</b>				
<b>SITE INFORMATION</b>				
Lot Area	SQUARE FOOTAGE	ACRES		
	180,935sf.	4.16 Acres		
<b>Legal Description</b>				
TRACT "A", "B" OF NORTH MIAMI BEACH PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155 AT PAGE 86 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.				
<b>Folio</b>				
Tract "A" 16395 Biscayne Boulevard Folio #07-2216-042-0010				
Tract "B" 16375 Biscayne Boulevard Folio #07-2216-042-0020				
<b>Flood Elevation</b>				
Flood Zone: "AE", Base Flood Elevation: 7.00', Community No. 120635, Panel 083, Suffix J.				
Building A F.E.E. Proposed at 9.50' N.V.G.D., Building A Garage F.E.E. Proposed at 8.50' N.V.G.D. <sup>4</sup>				
Building B F.E.E. Proposed at 9.50' N.V.G.D., Building B Garage F.E.E. Proposed at 8.50' N.V.G.D. <sup>4</sup>				
<b>Zoning Classification</b>				
	MIXED-USE WATERFRONT DISTRICT (MU/SWF)			PROPOSED
Building Use	REQUIRED/PERMITTED	APPROVED UNDER R2015-90	COMPLIES	PROPOSED
Minimum Lot Width	Multi-Family Residential 200feet (250feet Max)	Residential Mixed Use	COMPLIES	Residential Mixed-Use
TRACT A (16395 Biscayne Blvd)		204'-6" (VARIES)	COMPLIES	-
TRACT B (16375 Biscayne Blvd)		212'-8" (VARIES)	COMPLIES	-
Minimum Lot Depth	200feet			
TRACT A (16395 Biscayne Blvd)		341'-1" (VARIES)	COMPLIES	-
TRACT B (16375 Biscayne Blvd)		309'-0" (VARIES)	COMPLIES	-
Building Height	30-Stories (375 feet)	32-Stories (359'-0")	COMPLIES <sup>1</sup>	23-stories (236'-10")
Minimum Open Space	18,093.5s.f. (10%)	98,268s.f. (54%)	COMPLIES	83,449s.f.
Pervious Area	18,093.5s.f. (10%)	18,400s.f. (10%)	COMPLIES	45,670 s.f. (25%)
<b>SETBACKS</b>				
Front/Primary Street Setback	15feet (30feet Max)			
Building A		16'-4"	COMPLIES	17'-4"
Building B		7'-4" (from ROW)	COMPLIES	
Interior Side Setback- North	0feet			
Building B		21'-4"	COMPLIES	
Interior Side Setback- South	0feet			
Building A		15'-1"	COMPLIES	15'-10"
Building B		64'-7"	COMPLIES	
Rear Setback	0feet			
Building A		10'-0"	COMPLIES	
Building B		20'-6"	COMPLIES	
Waterfront Promenade Setback	20feet			
Building A		20'-0"	COMPLIES	22'-0"
South Florida Water Management Setback	10feet			
Building A		10'-2"	COMPLIES	10'-0"
Podium Setback	15feet		COMPLIES	17'-4"
<b>Number of Units Proposed</b>				
Building A		480 Units	COMPLIES	367 Units
Building B		250 Units	COMPLIES	
Total		730 Units	COMPLIES	617 Units
<b>Number of Parking</b>				
	843 Spaces Min.	1,300 Spaces	COMPLIES	1,176 Spaces
	1,460 Spaces Max.			
<b>Lot Coverage</b>				
Building A		50,166s.f.	COMPLIES	48,560s.f.
Building B		32,501s.f.	COMPLIES	
Total		82,667s.f.	COMPLIES	81,061s.f.
<b>Building Areas</b>				
Building A		583,803s.f.		449,462s.f.
Building A- Garage		269,136s.f.		236,495s.f.
Building A Total		852,939s.f. <sup>2</sup>		685,957s.f. <sup>2</sup>
Building B		379,469s.f.		
Building B- Hotel		69,167s.f.		
Building B- Garage		203,969s.f.		
Building B Total		652,605s.f. <sup>2</sup>		
Building Area Total		1,505,544s.f. <sup>2</sup>		1,338,562s.f. <sup>2</sup>

1. Building complies with building height by not exceeding the 375' mark.
2. See Building Breakdown legend.
3. Miscellaneous refers to Corridors, Walls, Stairs & Elevators.

## PROJECT SUMMARY

AS APPROVED UNDER RESOLUTION R2015-90			PROPOSED MODIFICATION	
<b>BUILDING BREAKDOWN</b>				
	AREA	UNITS (spaces)	AREA	UNITS / Parking Spaces
<b>BUILDING A</b>				
Retail Space	0s.f.	n/a	0s.f.	-
Restaurnat Space	0s.f.	n/a	2,708s.f.	6 Spaces Req'd
Residential Tower (32 stories)	583,803s.f.	480 units	449,462s.f.	367 Units (@ 23-Stories)
Parking Garage (8 stories)	269,136s.f.	740 spaces (504 req'd)	236,495s.f.	655 Spaces Proposed (396 Spaces Req'd)
<b>BUILDING B</b>				
Retail Space	4,767 s.f.	10 Spaces Req'd		
Restaurnat Space	4,411 s.f.	9 Spaces Req'd		
Hotel Tower (18 stories)	69,167 s.f.	177 rooms		
Residential Tower (30 stories)	379,469s.f.	250 units		
Parking Garage (7 stories)	203,969s.f.	521 spaces (339 req'd)		
<b>TOTALS:</b>				
	1,505,544 s.f.	730 residential units 177 hotel rooms 1,300 parking spaces	1,338,562s.f.	617 Residential Units 1,176 Parking Spaces Proposed



**A** AERIAL MASSING STUDY

THE ABOVE SHOWN REVISIONS AND NOTES ARE THE PROPERTY OF FORM GROUP, INC. NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PROJECT NO. 20-0303 TITLE: DATA  
DATE: TRAD SUBMITTAL- MARCH 3, 2020  
SCALE: AS SHOWN DRAWING NO.:  
**A-100**

## BUILDING BREAKDOWN

AS APPROVED UNDER RESOLUTION R2015-90						PROPOSED MODIFICATION								
PROPOSED BUILDING INFORMATION		PERMITTED	AREA	LEVELS	UNITS/FL	APPROVED UNDER R2015-90	AREA	LEVELS	UNITS/FL	PROPOSED				
<b>1. Net Residential Floor Area</b>														
Building A														
Level 1							15,254s.f.	1	21	15,254s.f. (21 units)	3,496s.f.	1	7	3,496s.f. (7 Units)
Levels 2-8							10,641s.f.	7	13	74,487s.f. (91 units)	9,772s.f. (2nd FL) 11,290s.f. (LVLS 3-8)	7	5 (2nd FL) 11 (LVLS 3-8)	77,512s.f. (71 Units)
Levels 9 Rec Deck							11,843s.f.	1	-	11,843s.f.	11,546s.f.	1	13	11,546s.f. (13 Units)
Levels 10-32							13,437s.f.	23	16	309,051s.f. (368 units)	20,056s.f. (avg)	12	23	240,672s.f. (276 Units) (Levels 11-22)
<b>Building A Total</b>										<b>410,635s.f. (480 units)</b>		23	-	<b>333,226 s.f. (367 Units)</b>
Building B														
Level 8 Rec Deck							1,903s.f.	1	-	1,903s.f.				
Level 8							7,398s.f.	1	8	7,398s.f. (8 units)				
Level 9-30							10,260s.f.	22	11	225,720s.f. (242 units)				
<b>Building B Total</b>										<b>235,021s.f. (250 units)</b>				
<b>Total Net Residential Floor Area</b>										<b>645,656s.f. (730 units)</b>				<b>568,247s.f. (617 Units)</b>
<b>2. Commercial Floor Area</b>														
Building A														
Restaurant							0s.f.			0s.f.	2,708 s.f.			2,708 s.f.
Retail							0s.f.			0s.f.	0s.f.			0s.f.
<b>Building A Total</b>										<b>0s.f.</b>				<b>2,708 s.f.</b>
Building B														
Restaurant							4,411s.f.			4,411s.f.				
Retail							4,767s.f.			4,767s.f.				
<b>Building B Total</b>										<b>9,178s.f.</b>				
<b>Total Commercial Floor Area</b>										<b>9,178s.f.</b>				<b>11,886 s.f.</b>
<b>3. Hotel Floor Area</b>														
Building B														
Level 8							2,787s.f.	1	7	2,787s.f. (7 units)				
Level 9-18							6,638s.f.	10	17	66,380s.f. (170 units)				
<b>Total Hotel Floor Area</b>										<b>69,167s.f. (177 units)</b>				
<b>4. Open/Recreation Areas</b>														
Site Open Area							98,040s.f.			98,040s.f.	83,449s.f.			83,449s.f.
<b>Total Site Open Area</b>										<b>98,040s.f.</b>				<b>83,449s.f.</b>
Rec Deck Open Area- Bldg A							35,490s.f.	1		35,490s.f.	20,951s.f.	1		20,951s.f.
Rec Deck Open Area- Bldg B							11,221s.f.	1		11,221s.f.				
<b>Total Rec Deck Open Area</b>										<b>46,711s.f.</b>				<b>32,172s.f.</b>
Recreation Areas- Bldg A							11,843s.f.	1		11,843s.f.	8,043s.f.			8,043s.f.
Recreation Areas- Bldg B							1,903s.f.	1		1,903s.f.				
<b>Total Recreation Area</b>										<b>13,746s.f.</b>				<b>9,946s.f.</b>
<b>5. Footprint</b>														
Building A							50,166s.f.			50,166s.f.	47,649 s.f.			47,649 s.f.
Building B							32,501s.f.			32,501s.f.				
<b>Total Footprint</b>										<b>82,667s.f.</b>				<b>80,150 s.f.</b>
<b>6. Residential Units Breakdown</b>														
	TH	1B/1B	1B/1.5B/2B	2B/2B	3B/2B	LEVELS	TOTAL	TH	1B/1B	1B/1.5B/2B	2B/2B	3B/2B	LVLS	TOTAL
Building A														
Level 1							21 units		7					7 Units
Levels 2-8							91 units			2 (2nd fl) 1 (9-8)	1 (3-8)	2 (2nd fl) 1 (3-8)	1 (3-8)	71 Units
Level 9-10 (Rec Deck)							0 units			4	1	1	10	13 Units
Levels 11-22							368 units			9	1	1	10	276 Units
<b>Total Units</b>							<b>480 units</b>		<b>7</b>	<b>126</b>	<b>19</b>	<b>12</b>	<b>165</b>	<b>38</b>
Building B														
Level 8							8 units							
Level 9-30							242 units							
<b>Total Units</b>							<b>250 units</b>							
<b>Total Residential Units (Building A + B)</b>							<b>730 units</b>							<b>617 Units</b>
<b>7. Parking Requirements</b>														
		REQUIRED	UNITS/AREA	TOTAL	REQUIRED	UNITS/AREA	TOTAL							
Building A														
Residential							1 Space/Unit	480 units	480 Spaces	1 Space / Unit	367 Units			367 Spaces
Residential Visitors							1/ 20 Units	480 units	24 Spaces	1 Space / 20 Units	367 Units			19 Spaces
Restaurant							-	-	0 Spaces	2 / 1,000s.f.	2,708s.f.			6 Spaces
Retail							-	-	0 Spaces	2 / 1,000s.f.	0s.f.			0 Spaces
OFFICES							-	-	0 Spaces	2.5 / 1,000s.f.	1,592s.f.			4 Spaces
<b>Building A Total</b>									<b>504 Spaces</b>					<b>396 Spaces</b>
Building B														
Residential							1 Space/Unit	250 units	250 Spaces					
Residential Visitors							1/ 20 Units	250 units	13 Spaces					
Restaurant							2/1000s.f.	4,411s.f.	9 Spaces					
Retail							2/1000s.f.	4,767s.f.	10 Spaces					
Hotel							1 Space/ 4 rooms	177 Units	45 Spaces					
Hotel Staff							1 Space/ 15 rooms	177 Units	12 Spaces					
<b>Building B Total</b>									<b>339 Spaces</b>					<b>735 Spaces</b>
<b>Total Parking Required (Building A + B)</b>									<b>843 Spaces</b>					<b>735 Spaces</b>
<b>8. Parking Breakdown</b>														
	STANDARD	HC	TANDEM	LEVELS	TOTAL	STD	HC	TANDEM	CHARGING STATION	LEVELS	TOTAL			
Building A														
Ground Level														
18														
1														
6 (12)														
1														
30 Spaces														
Mezzanine														
27														
1														
5 (10)														
1														
38 Spaces														
Level 2-8														
32														
2														
31 (62)														
7														
672 Spaces														
<b>Building A Total</b>														
271														
14														
184(368)														
2														
655 Spaces														
Handicap Parking														
2% of Total Provided (14.8 Spaces Req'd)														
16 Spaces (2%)														
2% of Total Provided (13.1 Spaces Req'd)														
14 Spaces (2%)														
Building B														
Ground Level														
-														
Mezzanine														
40														
1														
1														
41 Spaces														
Levels 2-7														
34														
2														
22 (44)														
5														
480 Spaces														
<b>Building B Total</b>														
521 Spaces														
Handicap Parking														
2% of Total Provided (10.4 Spaces Req'd)														
13 Spaces (2%)														
Open on Grade														
37														
2														
39 Spaces														
Handicap Parking														
2% of Total Provided (0.7 Spaces Req'd)														
2 Spaces (5%)														
<b>Total Parking Proposed</b>														
1,300 Spaces														
<b>Total Excess Parking</b>														
457 Spaces														
<b>8A. Bicycle Racks (BUILDING A ONLY)</b>														
Bicycle Rack Required														
1 per 15 Parking Spaces Req'd (396 parking spaces)														
-														
27 Bicycle Racks														
Bicycle Rack Proposed														
-														
29 Bicycle Racks														

## BUILDING BREAKDOWN (-cont'd.)

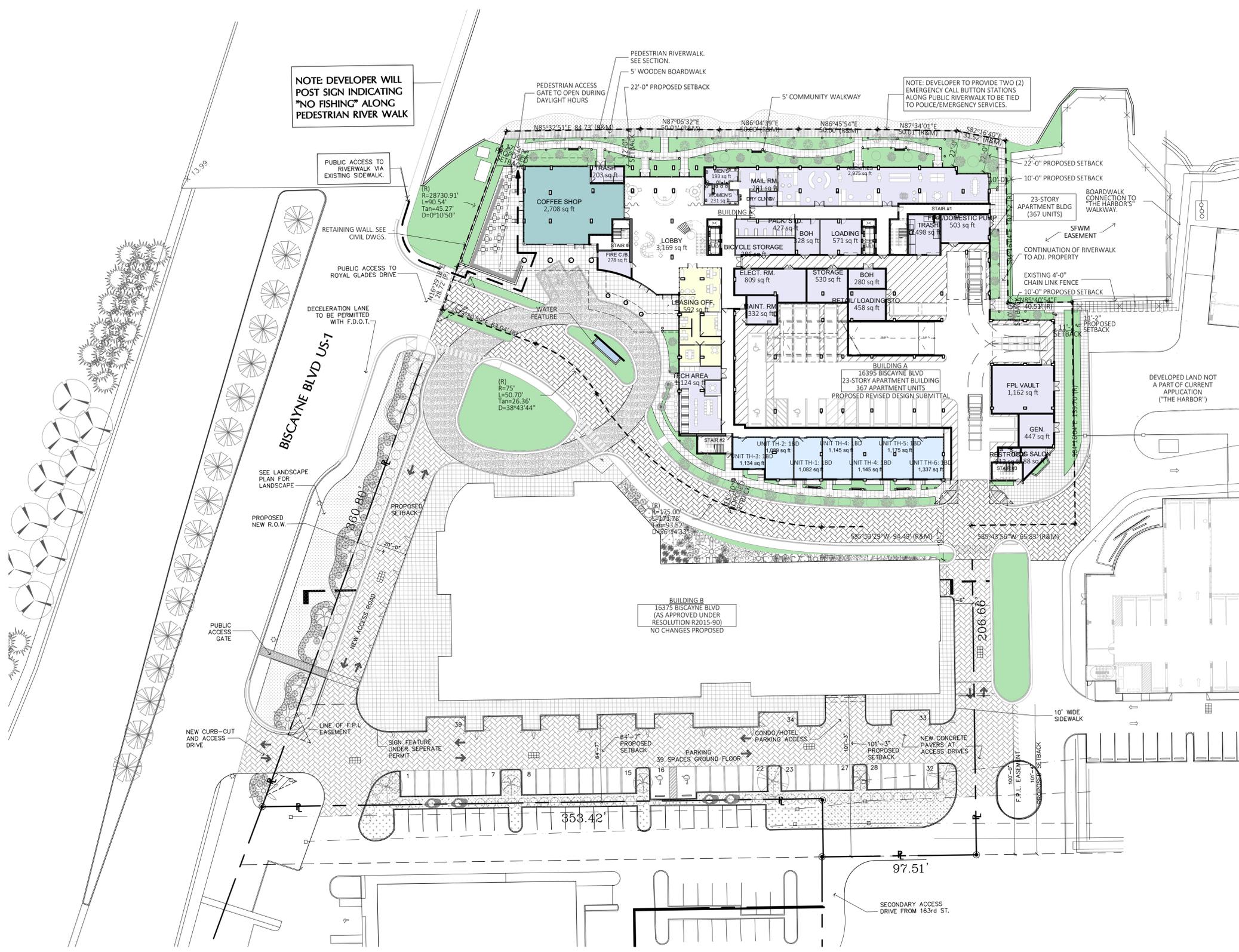
AS APPROVED UNDER RESOLUTION R2015-90											
9. Gross Building Area	AMNTY/OFF	APARTMENT	B.O.H.	GARAGE	HOTEL	LOBBY	MISC. <sup>3</sup>	REST.	RETAIL	LEVELS	TOTAL
Building A											
Level 1											
4,606s.f.											
9,696s.f.											
4,282s.f.											
21,154s.f.											
2,976s.f.											
7,452s.f.											
Mezzanine											
5,558s.f.											
19,138s.f.											
1/2											
34,639s.f.											
Levels 2-8											
658s.f.											
10,641s.f.											
32,692s.f.											
4,935s.f.											
Level 9 Rec Deck											
11,843s.f.											
1,925s.f.											
Levels 10-32											
13,437s.f.											
23											
411,884s.f. (17,908s.f. ea.)											
<b>Total Gross Area (Building A)</b>											
<b>852,939s.f.</b>											
Building B											
Level 1											
6,039s.f.											
2,713s.f.											
6,864s.f.											
4,004s.f.											
3,703s.f.											
4,411s.f.											
4,767s.f.											
1											
32,501s.f.											
Mezzanine											
21,503s.f.											
970s.f.											
1/2											
22,473s.f.											
Levels 2-7											
2,546s.f.											
29,267s.f.											
1,735s.f.											
Level 8 Hotel											
3,704s.f.											
201s.f.											
2,787s.f.											
1											
8,395s.f.											
Level 8 Apartment											
1,903s.f.											
7,398s.f.											
2,963s.f.											
1											
12,264s.f.											
Levels 9-18 Hotel											
201s.f.											
6,638s.f.											
2,037s.f.											
10											
88,760s.f. (8,876s.f. ea.)											
Levels 9-30 Apart.											
10,260s.f.											
2,409s.f.											
22											
286,924s.f. (13,042s.f. ea.)											
<b>Total Gross Area (Building B)</b>											
<b>652,605s.f.</b>											
<b>Total Gross Area (Building A + B)</b>											
<b>1,505,544s.f.</b>											

PROPOSED MODIFICATION											
9. Gross Building Area	AMNTY/OFF	APARTMENT	B.O.H.	GARAGE	HOTEL	LOBBY	MISC. <sup>3</sup>	REST.	RETAIL	LEVELS	TOTAL
Building A											
Level 1											
4,099s.f. (Amn.)											
1,592s.f. (Off.)											
3,496s.f.											
5,992s.f.											
17,349s.f.											
3,169s.f.											
9,245s.f.											
2,708s.f.											
1											
47,649s.f.											
Level 2											
1,079s.f. (Amn.)											
9,772s.f.											
219s.f.											
16,190s.f.											
3,053s.f.											
6											
291,360s.f. (48,560s.f. ea.)											
Levels 3-8											
11,290s.f.											
391s.f.											
33,826s.f.											
3,053s.f.											
6											
21,520s.f.											
Level 9-10											
2,865s.f. (Amn.)											
11,546s.f.											
1,009s.f.											
6,100s.f.											
2											
41,520s.f.											
Levels 11-22											
20,056s.f.											
488s.f.											
3,865s.f.											
12											
292,908s.f. (24,409s.f. ea.)											
ROOF (LEVEL 23)											
1,056s.f.											
1											
1,056s.f. ea.											
<b>Total Gross Area (Building A)</b>											
<b>685,957s.f.</b>											
<b>Total Gross Area (Building A + B)</b>											
<b>1,338,562s.f.</b>											

- Building complies with building height by not exceeding the 375' mark.
- See Building Breakdown legend.
- Miscellaneous refers to Corridors, Walls, Stairs & Elevators.
- F.E.E. are marked on Sheets A-107 (Building A) & A-113 (Building B).

THE RIVERWALK AT NORTH MIAMI BEACH				
UNIT TYPE BREAKDOWN				
Unit Type	Description	Area	Qty	Total Area
TH-1	2-Story Townhouse- 1BD / 1.5 Bath Unit	1,082 sq. ft.	1	1,082 sq. ft.
TH-2	2-Story Townhouse- 1BD / 1.5 Bath Unit	1,089 sq. ft.	1	1,089 sq. ft.
TH-3	2-Story Townhouse- 1BD / 1.5 Bath Unit	1,134 sq. ft.	1	1,134 sq. ft.
TH-4	2-Story Townhouse- 1BD / 1.5 Bath Unit	1,145 sq. ft.	2	2,290 sq. ft.
TH-5	2-Story Townhouse- 1BD / 1.5 Bath Unit	1,175 sq. ft.	1	1,175 sq. ft.
TH-6	2-Story Townhouse- 1BD / 1.5 Bath Unit	1,337 sq. ft.	1	1,337 sq. ft.
A	1BD / 1 Bath Unit	561 sq. ft.	12	6,732 sq. ft.
A1	1BD / 1 Bath Unit	638 sq. ft.	13	8,294 sq. ft.
A2	1BD / 1 Bath Unit	671 sq. ft.	26	17,446 sq. ft.
A3	1BD / 1 Bath Unit	683 sq. ft.	12	8,196 sq. ft.
A4	1BD / 1 Bath Unit	695 sq. ft.	24	16,680 sq. ft.
A5	1BD / 1 Bath / 1 Den Unit	723 sq. ft.	1	723 sq. ft.
A6	1BD / 1 Bath Unit	728 sq. ft.	13	9,46

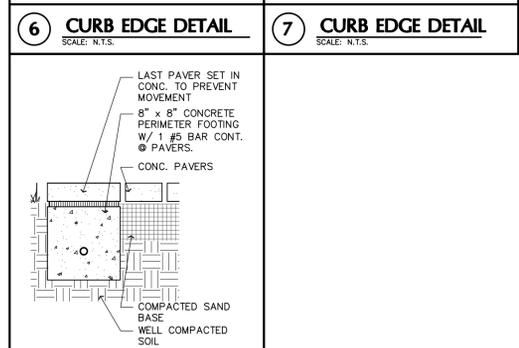
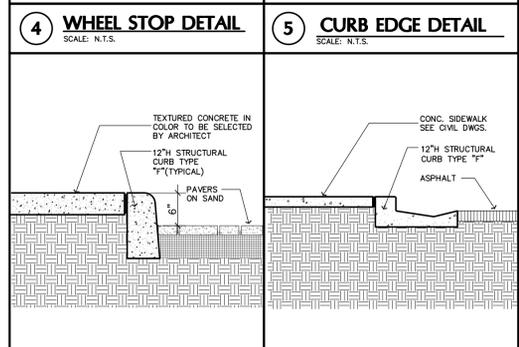
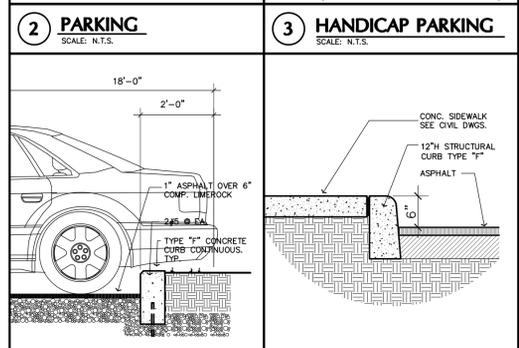
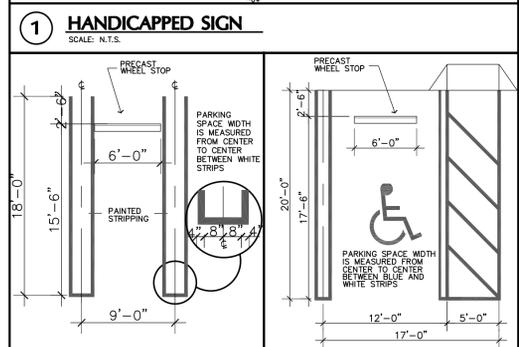
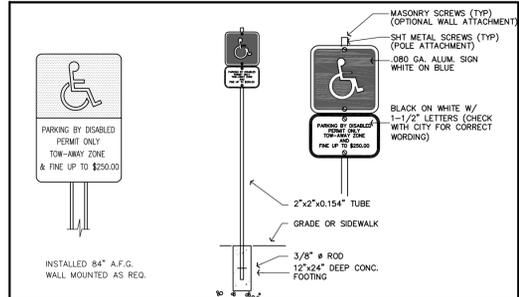


NOTE: DEVELOPER WILL POST SIGN INDICATING "NO FISHING" ALONG PEDESTRIAN RIVER WALK

NOTE: DEVELOPER TO PROVIDE TWO (2) EMERGENCY CALL BUTTON STATIONS ALONG PUBLIC RIVERWALK TO BE TIED TO POLICE/EMERGENCY SERVICES.

BUILDING B  
16375 BISCAYNE BLVD  
(AS APPROVED UNDER  
RESOLUTION R2015-00)  
NO CHANGES PROPOSED

**A** GROUND FLOOR SITE PLAN  
SCALE: 1/32" = 1'-0"



soleste  
NoMiBeach

DEVELOPER:  
**The Estate Companies**  
ROBERT SURIS  
6201 S.W. 70th STREET, SUITE #200  
SOUTH MIAMI, FL 33143  
PH. (305) 663-1002  
EMAIL: rsuris@eigfl.com

CIVIL ENGINEER  
VSN ENGINEERING, INC.  
8550 WEST FLAGLER STREET, SUITE 113  
MIAMI, FL 33144  
PH. (305) 551-6267  
EMAIL: leo@vsneing.com

PHOTOMETRIC ENGINEER  
CAYMARES MARTIN- ARCH. & ENG.  
5001 S.W. 74th COURT, SUITE 100  
MIAMI, FL 33155  
PH. (305) 669-5040  
EMAIL: josephus@caymaresmartin.com

LANDSCAPE ARCHITECT  
KIMBERLY MOYER, RLA

PH. (954) 482-9609  
EMAIL: k.moyerla@gmail.com

MULTI-FAMILY  
DEVELOPMENT FOR:  
**THE RIVERWALK  
AT NORTH  
MIAMI BEACH**

16395 BISCAYNE BOULEVARD  
NORTH MIAMI BEACH, FL 33160

REVISIONS:

**FORMGROUP**  
architecture .planning

FORM GROUP, INC.  
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL. 305.443.0344 FAX. 305.443.3338  
ARCHITECT OF RECORD: OMAR MORALES, AIA  
663031551

PROJECT NO. 20-0303 TITLE: GROUND SITE PLAN  
DATE: TRAD SUBMITTAL- MARCH 3, 2020  
SCALE: AS SHOWN DRAWING NO.: **A-102**

MULTI-FAMILY  
DEVELOPMENT FOR:  
**THE  
RIVERWALK  
AT NORTH  
MIAMI BEACH**

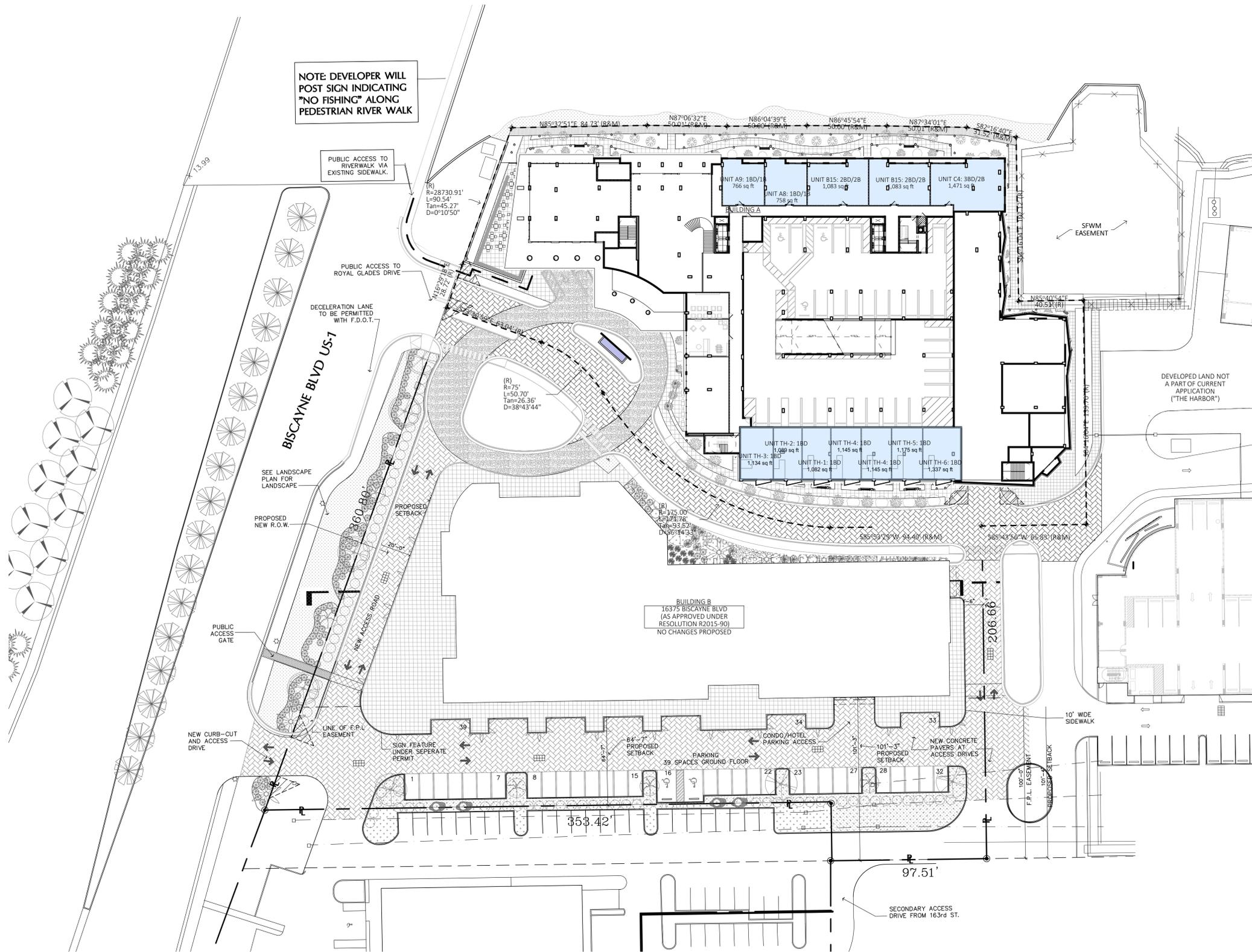
16395 BISCAYNE BOULEVARD  
NORTH MIAMI BEACH, FL 33160

REVISIONS:

**FORMGROUP**  
architecture .planning

FORM GROUP, INC.  
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL. 305.443.4344 FAX. 305.443.3338  
ARCHITECT OF RECORD: OMAR MORALES, AIA  
65001551

PROJECT NO. 20-0303 TITLE 2ND FLOOR SITE PLAN  
DATE: TRAD SUBMITTAL- MARCH 3, 2020  
SCALE: AS SHOWN DRAWING NO. A-103



NOTE: DEVELOPER WILL  
POST SIGN INDICATING  
"NO FISHING" ALONG  
PEDESTRIAN RIVER WALK

PUBLIC ACCESS TO  
RIVERWALK VIA  
EXISTING SIDEWALK.

PUBLIC ACCESS TO  
ROYAL GLADES DRIVE

DECELERATION LANE  
TO BE PERMITTED  
WITH F.D.O.T.

SEE LANDSCAPE  
PLAN FOR  
LANDSCAPE

PROPOSED  
NEW R.O.W.

PUBLIC  
ACCESS  
GATE

NEW CURB-CUT  
AND ACCESS  
DRIVE

LINE OF F.P.L.  
EASEMENT

SIGN FEATURE  
UNDER SEPARATE  
PERMIT

84'-7"  
PROPOSED  
SETBACK

PARKING  
39 SPACES  
GROUND FLOOR

CONDO/HOTEL  
PARKING ACCESS

101'-3"  
PROPOSED  
SETBACK

NEW CONCRETE  
PAVERS AT  
ACCESS DRIVES

100'-0"  
F.P.L. EASEMENT  
REAR YARD SETBACK

SECONDARY ACCESS  
DRIVE FROM 163rd ST.

DEVELOPED LAND NOT  
A PART OF CURRENT  
APPLICATION  
("THE HARBOR")

BUILDING B  
16375 BISCAYNE BLVD  
(AS APPROVED UNDER  
RESOLUTION R2015-90)  
NO CHANGES PROPOSED

**B** SECOND FLOOR SITE PLAN  
SCALE: 1/32" = 1'-0"

DEVELOPER:  
**The Estate Companies**  
ROBERT SURIS  
6201 S.W. 70th STREET, SUITE #200  
SOUTH MIAMI, FL 33143  
PH. (305) 663-1002  
EMAIL: rsuris@eigfl.com

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PH. (305) 669-5040  
EMAIL: joseuis@caymaresmartin.com

LANDSCAPE ARCHITECT  
KIMBERLY MOYER, RLA  
PH. (954) 482-9609  
EMAIL: k.moyeria@gmail.com

MULTI-FAMILY  
DEVELOPMENT FOR:  
**THE RIVERWALK  
AT NORTH MIAMI BEACH**

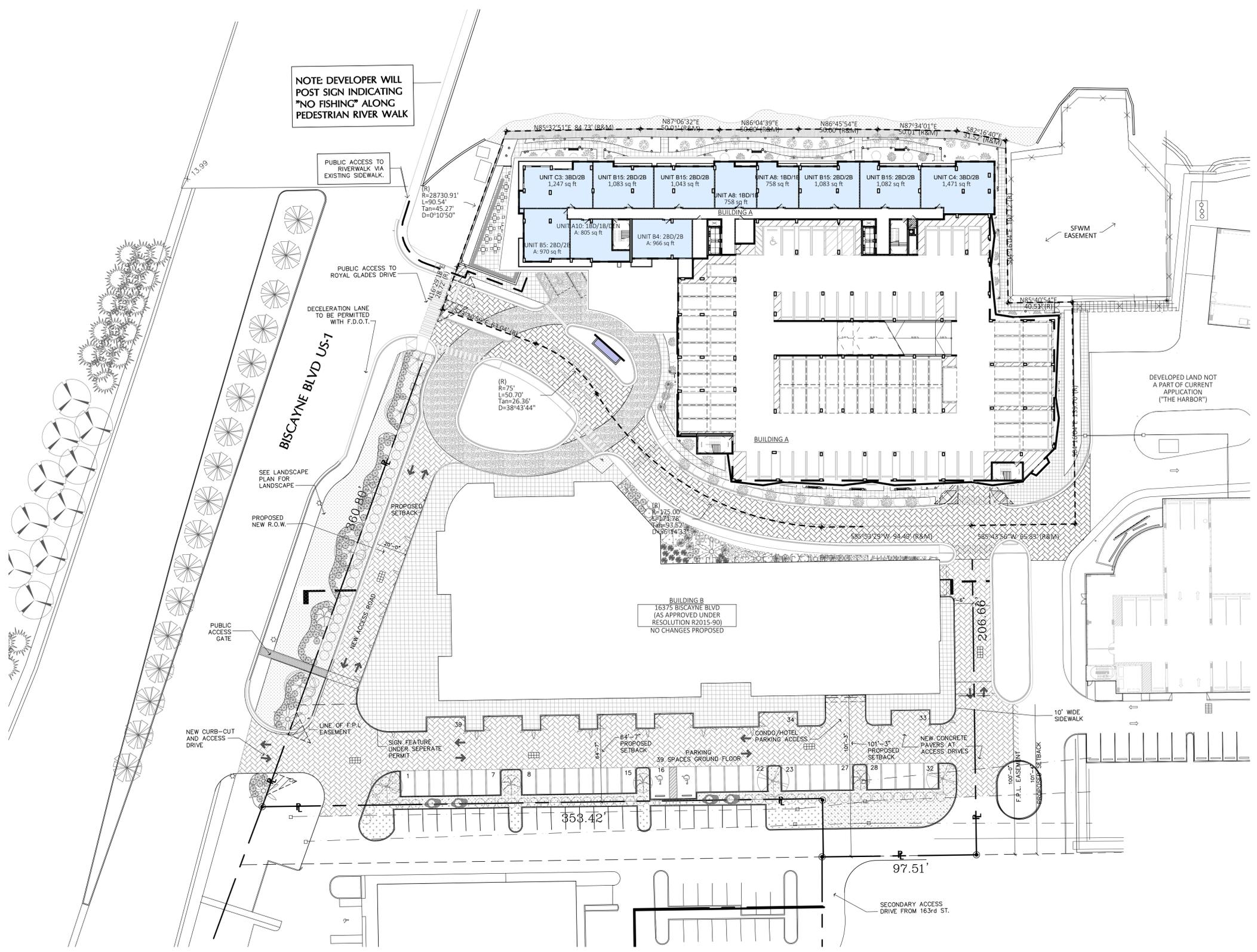
16395 BISCAYNE BOULEVARD  
NORTH MIAMI BEACH, FL 33160

REVISIONS:




FORM GROUP, INC.  
4300 SW 73 AVE, SUITE 106 MIAMI, FL 33155  
TEL. 305.443.4344 FAX. 305.443.3338  
ARCHITECT OF RECORD: OMAR MORALES, AIA  
650015551

PROJECT NO. 20-0303 TITLE: TYP FLOOR SITE PLAN (3-8)  
DATE: TRAD SUBMITTAL- MARCH 3, 2020  
SCALE: AS SHOWN DRAWING NO.: **A-104**



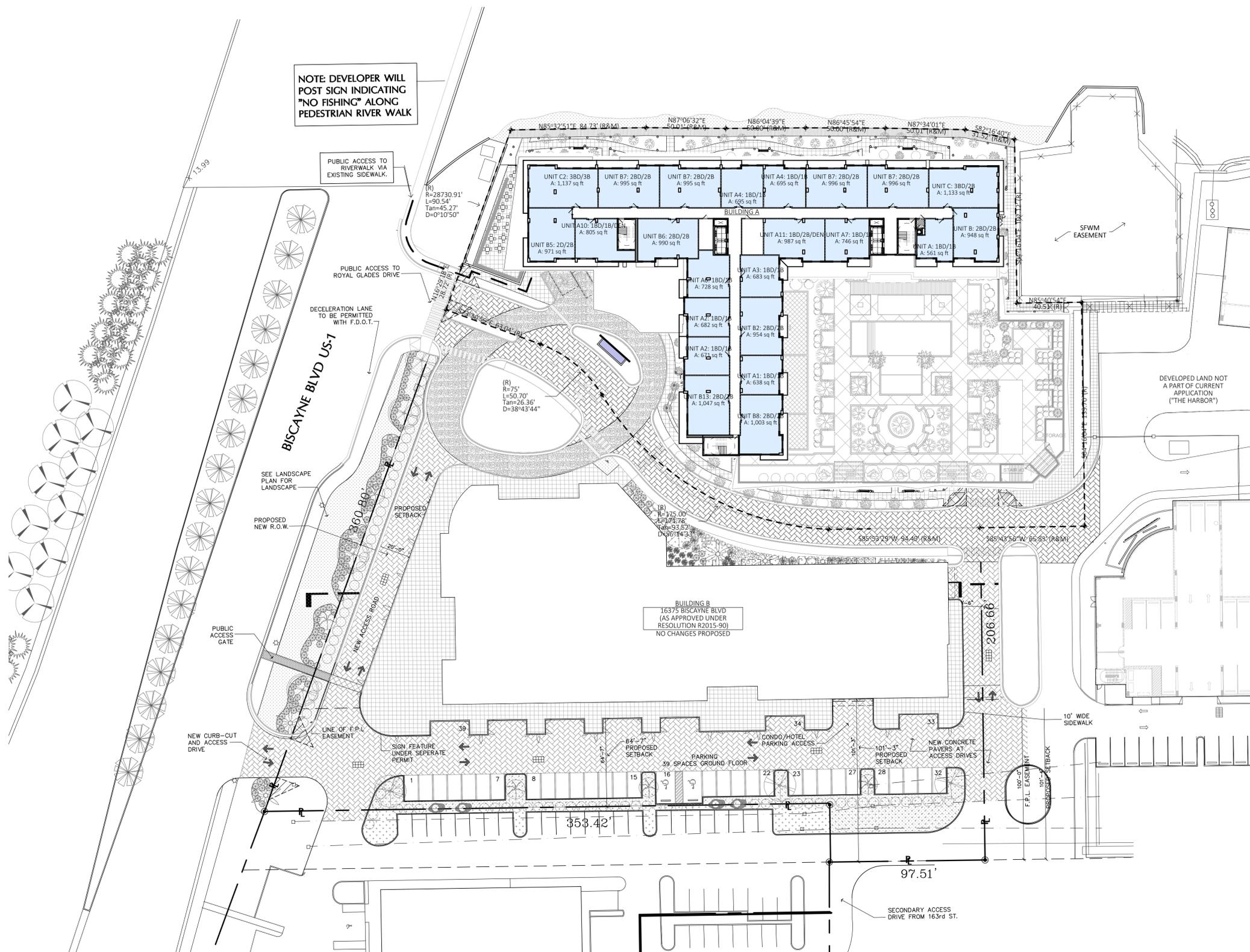
**C TYP. GARAGE FLOOR SITE PLAN (LEVELS 3-8)**  
SCALE: 1/32" = 1'-0"



MULTI-FAMILY  
DEVELOPMENT FOR:  
**THE  
RIVERWALK  
AT NORTH  
MIAMI BEACH**

16395 BISCAYNE BOULEVARD  
NORTH MIAMI BEACH, FL 33160

REVISIONS:



NOTE: DEVELOPER WILL  
POST SIGN INDICATING  
"NO FISHING" ALONG  
PEDESTRIAN RIVER WALK

PUBLIC ACCESS TO  
RIVERWALK VIA  
EXISTING SIDEWALK.

PUBLIC ACCESS TO  
ROYAL GLADES DRIVE

DECELERATION LANE  
TO BE PERMITTED  
WITH F.D.O.T.

SEE LANDSCAPE  
PLAN FOR  
LANDSCAPE

PROPOSED  
NEW R.O.W.

PUBLIC  
ACCESS  
GATE

NEW CURB-CUT  
AND ACCESS  
DRIVE

LINE OF F.P.L.  
EASEMENT

SIGN FEATURE  
UNDER SEPARATE  
PERMIT

84'-7"  
PROPOSED  
SETBACK

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39 SPACES GROUND FLOOR

CONDO/HOTEL  
PARKING ACCESS

101'-3"  
PROPOSED  
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NEW CONCRETE  
PAVERS AT  
ACCESS DRIVES

100'-0"  
F.P.L. EASEMENT  
PROPOSED SETBACK

SECONDARY ACCESS  
DRIVE FROM 163rd ST.

DEVELOPED LAND NOT  
A PART OF CURRENT  
APPLICATION  
("THE HARBOR")

BUILDING B  
16375 BISCAYNE BLVD  
(AS APPROVED UNDER  
RESOLUTION R2015-90)  
NO CHANGES PROPOSED

**E** TYP. APT. FLOOR SITE PLAN (LEVELS 11-22)  
SCALE: 1/32" = 1'-0"

MULTI-FAMILY  
DEVELOPMENT FOR:  
**THE RIVERWALK  
AT NORTH  
MIAMI BEACH**

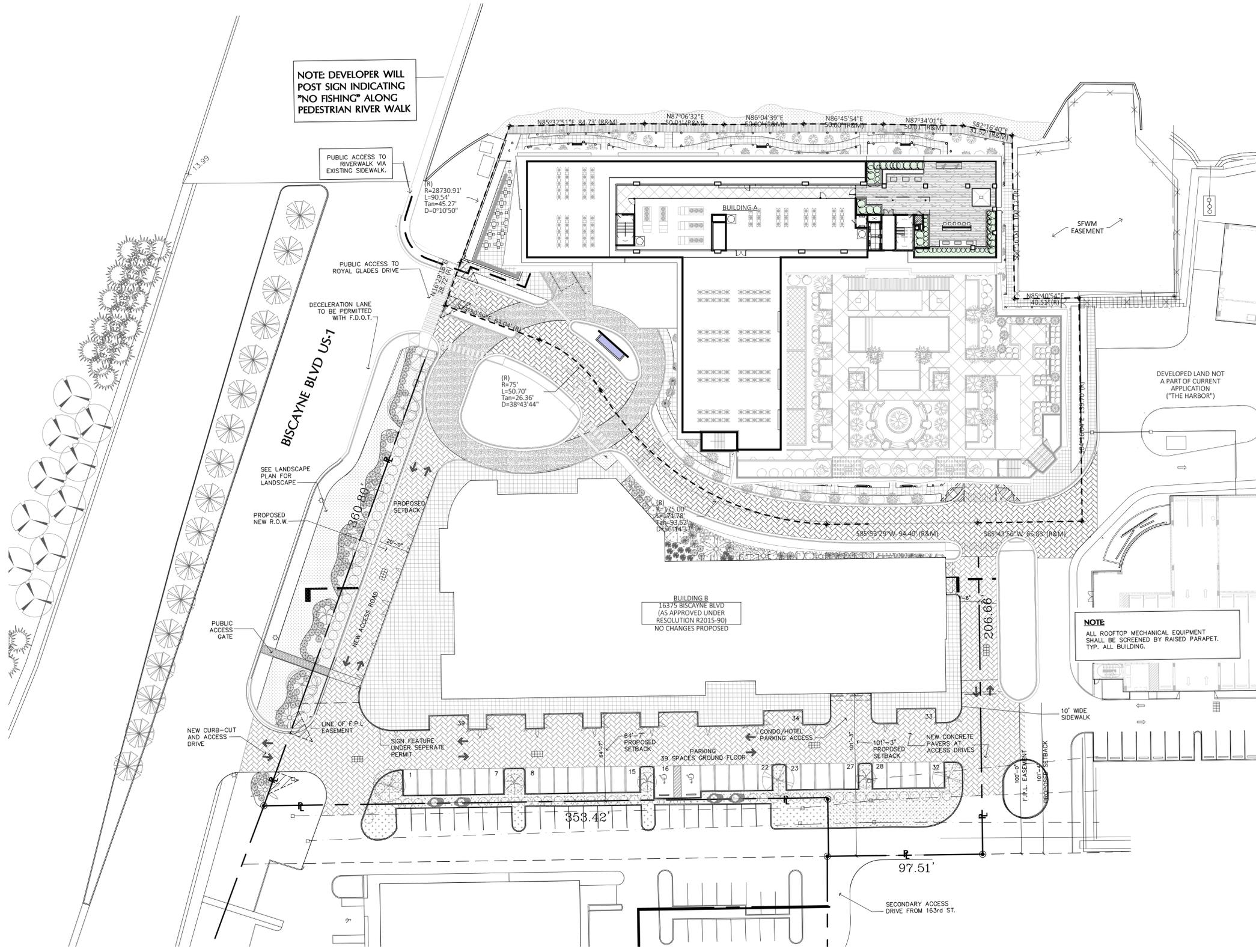
16395 BISCAYNE BOULEVARD  
NORTH MIAMI BEACH, FL 33160

REVISIONS:


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architecture .planning

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TEL. 305.443.0344 FAX. 305.443.3338  
ARCHITECT OF RECORD: OMAR MORALES, AIA  
663031551

PROJECT NO. 20-0303 TITLE: LEVEL 23 (ROOF) SITE PLAN  
DATE: TRAD SUBMITTAL- MARCH 3, 2020  
SCALE: AS SHOWN DRAWING NO.: **A-107**



**F LEVEL 23 (ROOF) SITE PLAN**  
SCALE: 1/32" = 1'-0"