

SANDPIPER
VILLAGE OF PALMETTO BAY

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Village of Palmetto Bay, FL

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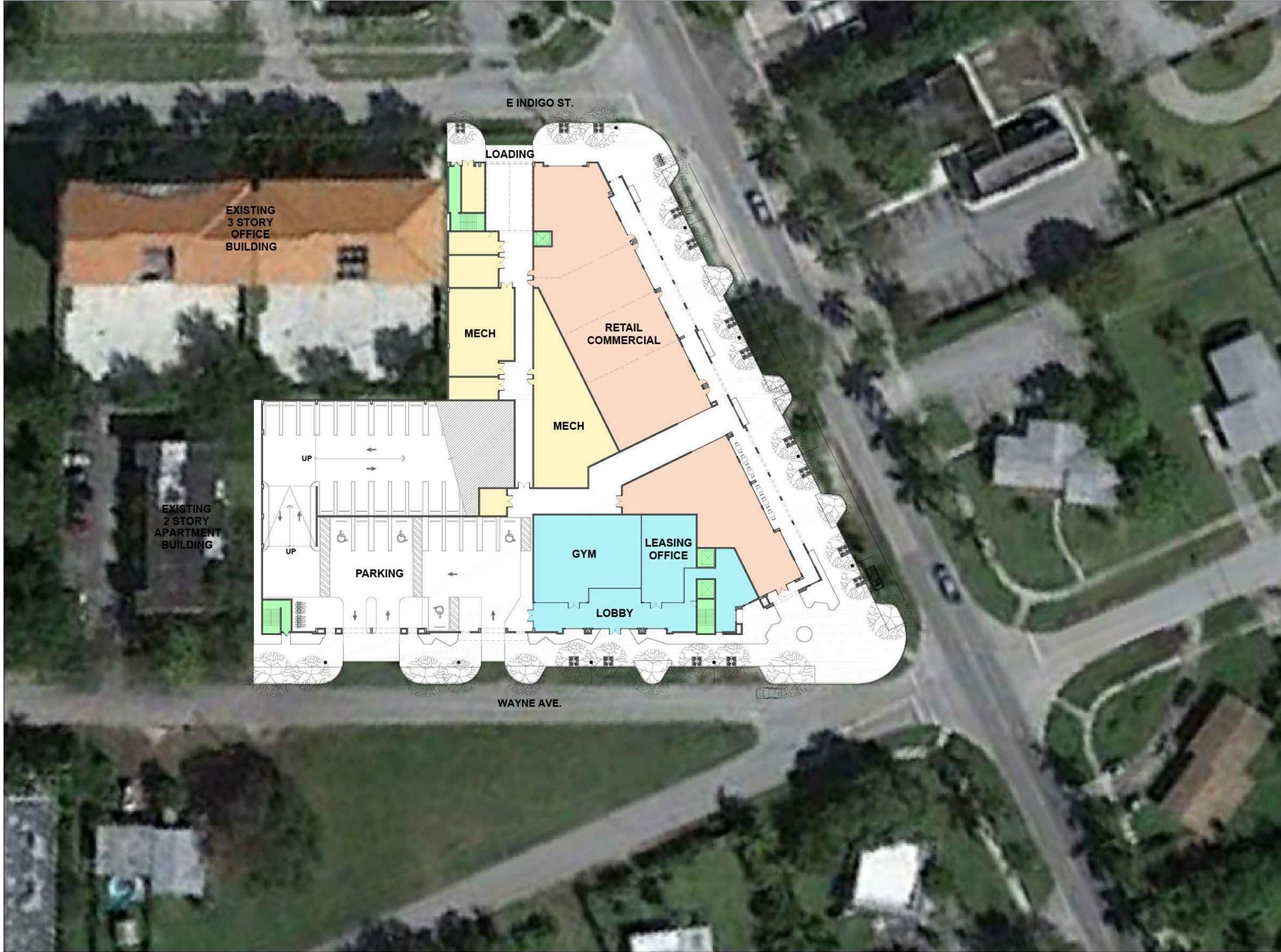
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08



N
LOCATION MAP / SITE IMAGES /
ZONING DISTRICT BOUNDARIES
SCALE: NTS



OVERALL SITE PLAN
SCALE: 1" = 20'
0 10 30 60'

- GENERAL NOTES:**
- APPROVED ALLOCATION OF RESERVE RESIDENT UNITS, RESERVE COMMERCIAL SQUARE FOOTAGE AND/OR TRD'S SHALL EXPIRE IF THE TIME TABLE FOR PERMITTING/CONSTRUCTION IS NOT MET (SEC 30-50.23.1)
 - BUILDING DESIGN WILL ACHIEVE OR SURPASS BASELINE GREEN CERTIFICATION FROM THIRD-PARTY ORGANIZATIONS (SEC 1.08)
 - BUILDING LIGHTING SHALL COMPLY WITH SEC. 4.03 K, (SEC 4.04)
 - ALL PROPOSED SIGNS AND EXTERIOR LIGHTING WILL BE UNDER A SEPARATE PERMIT (SEC 30-30.5(G)(2) CRITERIA J)
 - IDENTIFICATION AND LOCATION OF ALL EXISTING AND PROPOSED UTILITIES SHALL BE PROVIDED AT THE TIME OF PERMITTING (SEC 30-30.5(G)(2) CRITERIA L)
 - PROVISIONS FOR THE ADEQUATE DISPOSITION OF NATURAL AND STORM-WATER IN ACCORDANCE WITH THE ADOPTED DESIGN CRITERIA AND STANDARDS OF THE VILLAGE WILL BE PROVIDED AT THE TIME OF PERMITTING (SEC 30-30.5(G)(2) CRITERIA M)
 - CERTIFICATE OF FLOOD PROOFING COMPLIANCE FOR NONRESIDENTIAL BUILDING WILL BE PROVIDED AT THE TIME OF PERMITTING (SEC 30-30.5(G)(2) CRITERIA P)
 - CERTIFIED GEOTECHNICAL PERCOLATION TESTING WILL BE PROVIDED AT THE TIME OF PERMITTING (SEC 30-30.5(G)(2) CRITERIA S)
 - A 125 PERCENT OF ESTIMATED COST PERFORMANCE BOND FOR PUBLIC RIGHT OF WAY IMPROVEMENT WILL BE PROVIDED AT THE TIME OF PERMITTING (SEC 30-30.5(G)(2) CRITERIA U)
 - DEVELOPMENT, WITH PROPER EXPERT TESTIMONY AND ANALYSIS, OF A MAINTENANCE OF TRAFFIC (MOT) PLAN, WHICH PLAN SHALL BE PROVIDED PRIOR TO CONSTRUCTION, TO ENSURE SAFE PASSAGE OF BOTH PEDESTRIAN AND MOTORIST TRAFFIC ADJACENT TO PROPOSED DRAINAGE WORK WILL BE PROVIDED IF NEEDED AT THE TIME OF PERMITTING (SEC 30-30.5(G)(2) CRITERIA V)
 - PROVISIONS FOR THE ADEQUATE CONTROL OF DUST, EROSION AND SEDIMENTATION, INDICATING THE PROPOSED TEMPORARY AND PERMANENT CONTROL PRACTICES AND MEASURES THAT WILL BE IMPLEMENTED DURING ALL PHASES OF CLEARING, GRADING AND CONSTRUCTION WILL BE PROVIDED AT THE TIME OF PERMITTING (SEC 30-30.5(G)(2) CRITERIA W)
 - UTILITIES, OTHER THAN FIRE HYDRANTS, SHALL RUN UNDERGROUND AND BE ACCESSED ACCORDING TO SERVICES STANDARDS.
 - ALL EXISTING STREET UTILITIES WITH PRIMARY ALONG FRANJO ROAD MUST BE REPLACED UNDERGROUND AT THE TIME OF DEVELOPMENT.
 - ALL RESIDENTIAL UNITS SHALL BE 12 INCHES OR 8 INCHES IF IN ZONE "X" ABOVE FLOOD LEVEL CRITERIA OR AVERAGE CROWN OF THE ROAD, WHICHEVER IS GREATER.
 - ALL INDIVIDUAL COMMERCIAL/RETAIL UNITS SHALL BE LIMITED TO 12,500 SF MAXIMUM AREA.
 - BUILDING COLORS WILL BE PROVIDED DURING DESIGN DEVELOPMENT.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PORTION OF THE RIGHT OF WAY ON ALL SIDES OF DEVELOPMENT, CONSIDERED STREET FRONTAGE.

- PARKING REQUIREMENT:**
- REQUIRED: 148 SPACES = 33 SPACES COMMERCIAL / RETAIL (10,000 SF x 1 SPACE / 300 SF)
18 SPACES RESIDENTIAL (18 DU x 1.0 SPACES PER DU (<750 SF))
+ 98 SPACES RESIDENTIAL (64 DU x 1.5 SPACES PER DU (>750 SF))
147 SPACES
- PROVIDED: 159 SPACES = 12 SPACES ON STREET, PARALLEL PARKING
+ 147 SPACES OFF-STREET, PARKING STRUCTURE (GND, MEZZ, AND 2ND LEVEL)
159 SPACES (7 HANDICAPPED SPACES INCLUDED @ 1 HANDICAPPED SPACE PER 25 PARKING SPACES)
- LOADING REQUIREMENT:**
- REQUIRED: 2 SPACES (12X35X14' VERTICAL CLEARANCE) SERVING A GROSS FLOOR AREA OF 25,000 SF - 50,000 SF
PROVIDED: 2 SPACES (12X35X14' VERTICAL CLEARANCE)
- BICYCLE REQUIREMENT:**
- REQUIRED: 16 BICYCLE SPACES = 159 PARKING SPACES x 1 BICYCLE SPACE / 10 PARKING SPACES
PROVIDED: 20 BICYCLE SPACES = 5 BICYCLE SPACES (25% ALONG PRIMARY STREET FRONTAGE)
+ 15 BICYCLE SPACES INSIDE BUILDING
20 BICYCLE SPACES

- ZONING DISTRICT:** DOWNTOWN URBAN VILLAGE (DUV)
- FLOOD ZONE:** X
- LOT AREA:**
- NET: 57,744 SF (1.33 AC)
PERVIOUS 1,892 SF (3%) / IMPERVIOUS 56,052 SF (97%)
- GROSS: 80,765 SF (1.85 AC) EXTENDED TO CENTER LINE OF STREET FOR THE PURPOSE OF CALCULATING DENSITY
- LOT COVERAGE:** 47,220 SF (82%)
- DENSITY:**
- ALLOWED: 44 DU (24 DU/AC) = 24 DU/AC x 1.85 AC
PROPOSED: 82 DU = 18 DU (UNIT A1) 1BED/1BATH 735 SF
4 DU (UNIT A1 MOD) 1BED/1BATH 797 SF
0 DU (UNIT A2) 1BED/1BATH 994 SF
4 DU (UNIT A3) 1BED/1BATH 922 SF
4 DU (UNIT A4) 1BED/1BATH 807 SF
28 DU (UNIT B1) 2BED/2BATH 1,211 SF
8 DU (UNIT B2) 2BED/2BATH 1,102 SF
4 DU (UNIT B3) 2BED/2BATH 1,210 SF
+ 4 DU (UNIT B4) 2BED/2BATH 1,210 SF
82 DU (96,487 DU SF)

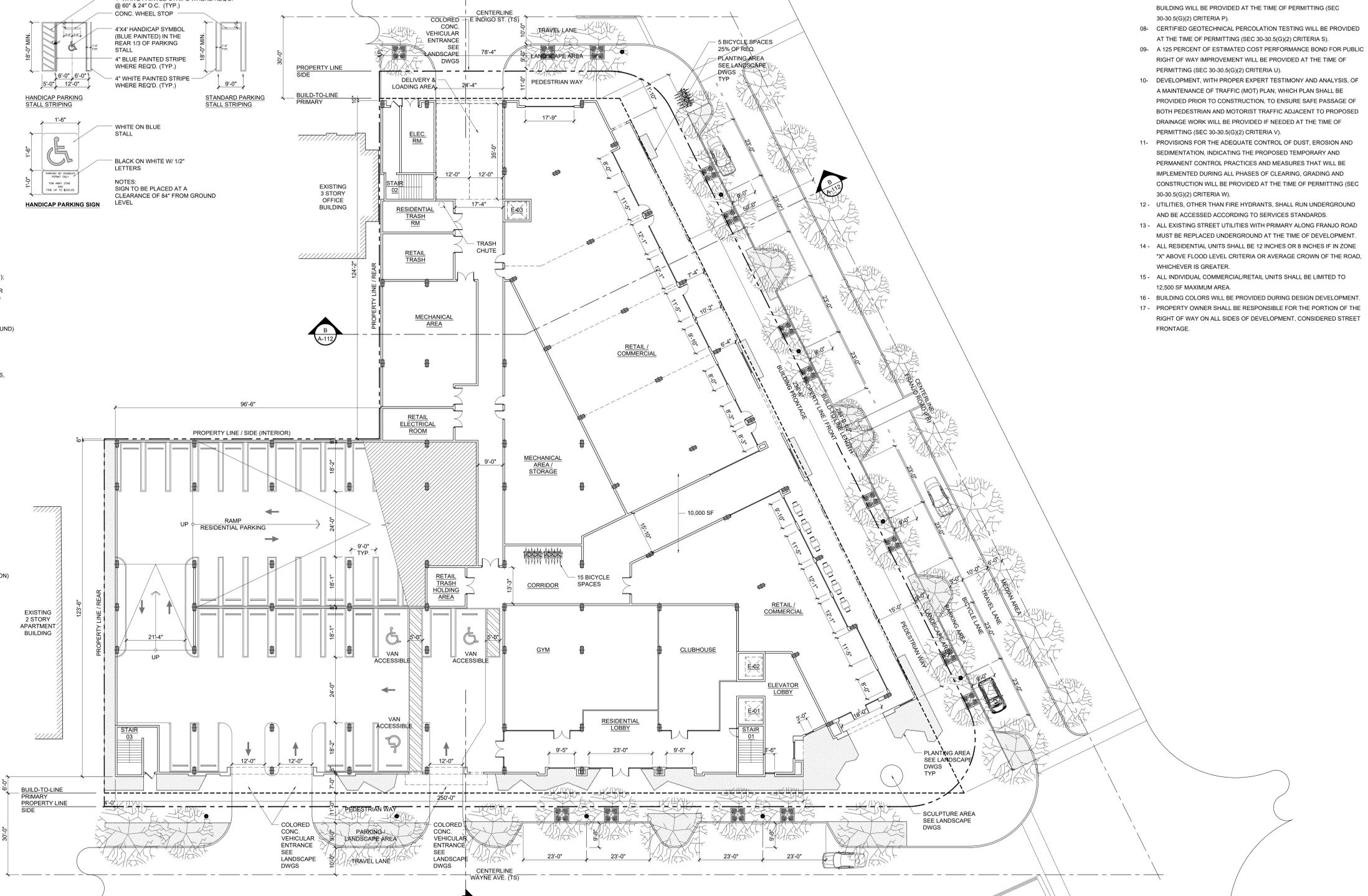
- MINIMUM AVERAGE UNIT SIZE**
- MIN REQ: 750 SF
PROPOSED: 1,104 SF = 90,487 DU SF / 82 DU
- SECTOR:** URBAN VILLAGE
- BUILDING TYPE:** FLEXIBLE BLOCK
- FRONTAGE TYPE:** ARCADE (ALT. DESIGN CONSIDERATION)
- BUILDING HEIGHT:**
- ALLOWED: 5 STORY MAX (125'-0" MAX)
PROVIDED: 5 STORY (59'-4" TO ROOF SLAB, 74'-4" TO HIGHEST POINT)
- FLOOR ELEVATIONS:**
- 1 - GND LEVEL 0'-0"
MEZZ LEVEL 9'-0" (SHALL NOT COUNT TOWARDS THE NUMBER OF FLOORS PROVIDED)
- 2 - 2ND LEVEL 18'-0"
3 - 3RD LEVEL 29'-0"
4 - 4TH LEVEL 38'-0"
5 - 5TH LEVEL 48'-4"
ROOF SLAB 59'-4"

- BUILDING USE:**
- MIXED USE (RESIDENTIAL & COMMERCIAL / RETAIL)
- GND. LEVEL: LOBBY / CIRCULATION 4,294 SF
SERVICE / MECH. AREAS 10,299 SF
COMMERCIAL / RETAIL 10,000 SF
PRIVATE OPEN SPACES 2,486 SF (ARCADE)
PARKING AREAS 16,453 SF
AMENITIES AREAS + 3,681 SF
47,213 SF
- MEZZANINE: LOBBY / CIRCULATION 645 SF
PARKING AREAS + 16,453 SF
18,870 SF (LESS THAN 40% OF FLOOR AREA (47,213 SF), SHALL NOT COUNT TOWARDS THE NUMBER OF FLOORS PROVIDED)
- 2ND LEVEL: LOBBY / CIRCULATION 2,146 SF
SERVICE / MECH. AREAS 688 SF
RESIDENTIAL AREAS 10,335 SF
PRIVATE OPEN SPACES 4,738 SF (BALCONIES, PLAYGROUND)
PARKING + 27,318 SF
45,165 SF
- 3RD LEVEL: LOBBY / CIRCULATION 3,671 SF
SERVICE / MECH. AREAS 870 SF
RESIDENTIAL AREAS 23,948 SF
PRIVATE OPEN SPACES + 13,622 SF (BALCONIES, TERRACES, AND POOL DECK)
42,111 SF
- 4TH LEVEL: LOBBY / CIRCULATION 3,326 SF
SERVICE / MECH. AREAS 806 SF
RESIDENTIAL AREAS 24,368 SF
PRIVATE OPEN SPACES + 2,041 SF (BALCONIES)
30,541 SF
- 5TH LEVEL: LOBBY / CIRCULATION 3,326 SF
SERVICE / MECH. AREAS 806 SF
RESIDENTIAL AREAS 24,368 SF
PRIVATE OPEN SPACES + 2,041 SF (BALCONIES)
30,541 SF

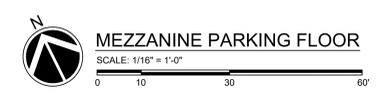
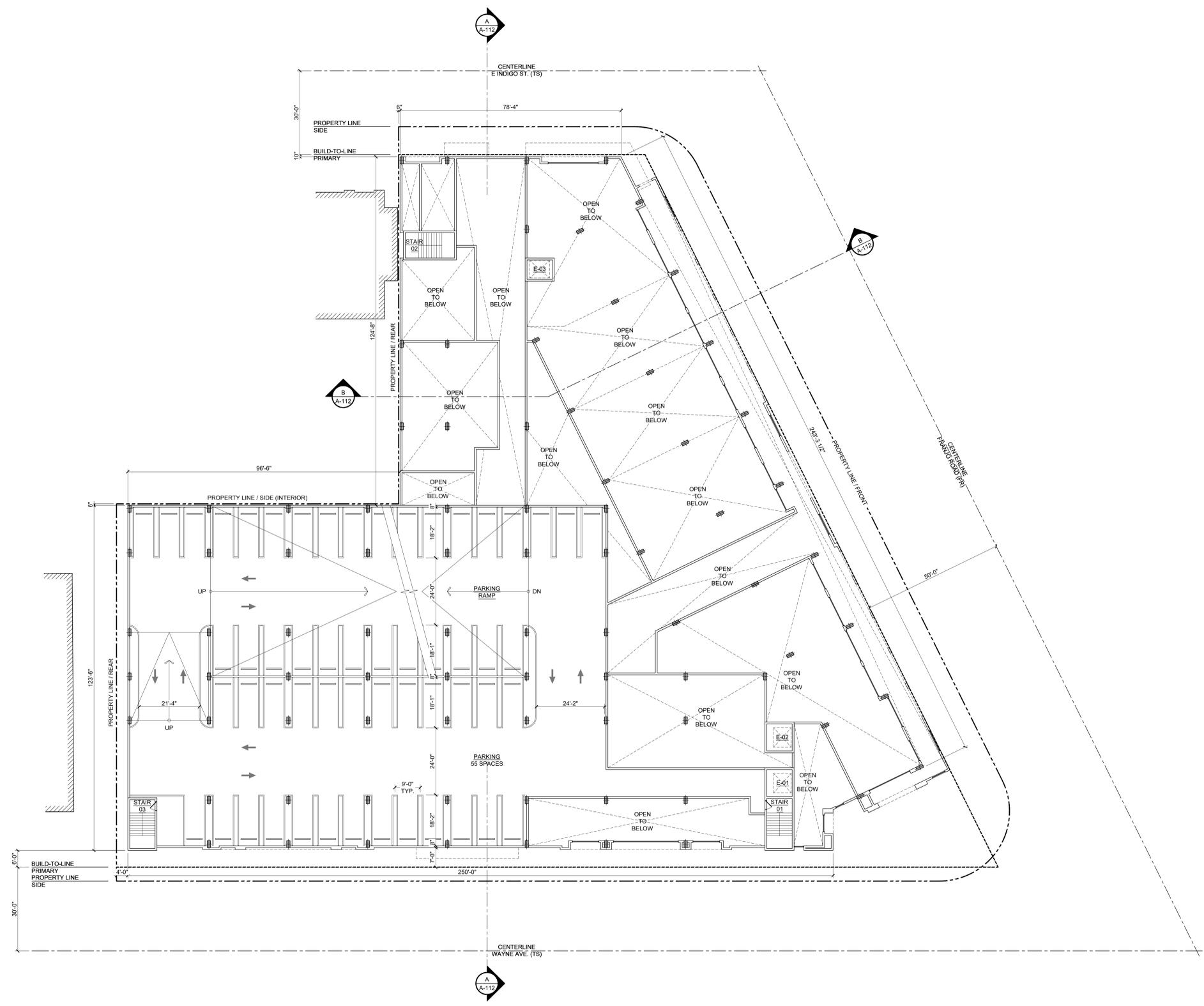
- PRIVATE OPEN SPACE:**
- MIN REQ: 8,662 SF (15% OF SITE) = 57,744 SF x 0.15
PROVIDED: 24,898 SF
- SETBACK:**
- REQUIRED: STREET (FRONT) 0'-0"
STREET (SIDE) 0'-0"
SIDE INTERIOR 0'-0" MIN
REAR 15'-0" MIN
- PROVIDED: STREET (FRONT) 0'-0"
STREET (SIDE) 0'-0" INDIGO STREET
STREET (SIDE) 6'-0" WAYNE AVENUE
SIDE INTERIOR 0'-6"
REAR 0'-6" AND 4'-0" (ALT. DESIGN CONSIDERATION)

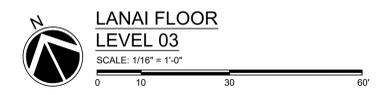
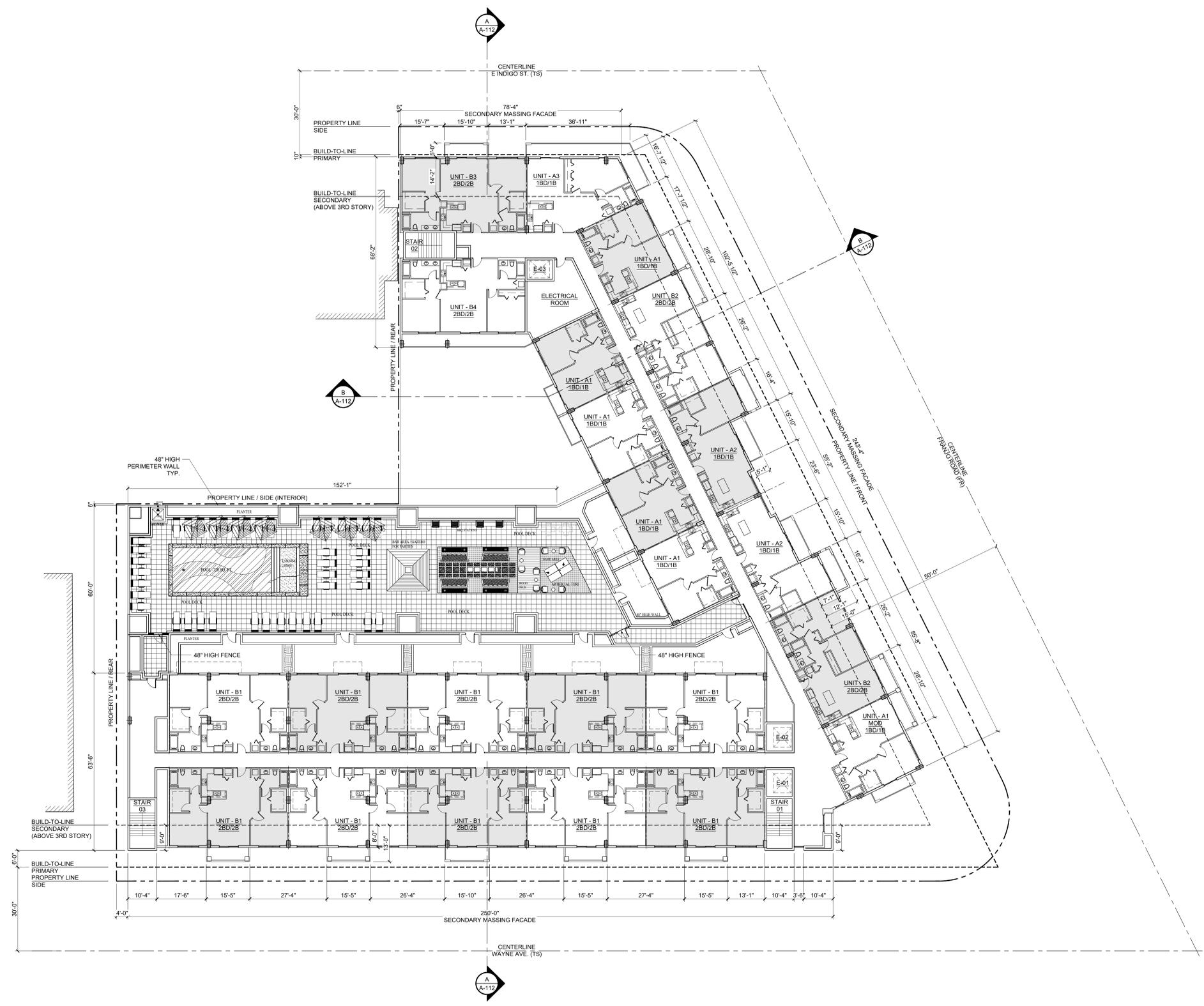
- FRONTAGE STANDARDS:**
- PRIMARY FRONTAGE ALONG STREET:**
- REQUIRED: 227'-0" MIN. (60% OF BUILD-TO-LINE LENGTH) = 284' x 0.8
SHALL BE OCCUPIED BY BUILDING
- PROVIDED: 236'-6" (83% OF BUILDING FRONTAGE AT BUILD-TO-LINE AT FRANJO RD (HIGHEST RANKING STREET))
- BALCONIES ON FACADE OF SECONDARY MASSING:**
- EAST ELEVATION (FRANJO RD)**
- ALLOWED: 170'-4" (70% MAX) = 243.3' x 0.7 (4TH LEVEL - 5TH LEVEL)
PROVIDED: 138'-7" (67%) (4TH LEVEL - 5TH LEVEL)
- NORTH ELEVATION (INDIGO ST)**
- ALLOWED: 54'-10" (70% MAX) = 78.3' x 0.7 (4TH LEVEL - 5TH LEVEL)
PROVIDED: 138'-7" (67%) (4TH LEVEL - 5TH LEVEL)
- SOUTH ELEVATION (WAYNE AVE)**
- ALLOWED: 175'-0" (70% MAX) = 250' x 0.7 (4TH LEVEL - 5TH LEVEL)
PROVIDED: 77'-6" (31%) (4TH LEVEL - 5TH LEVEL)

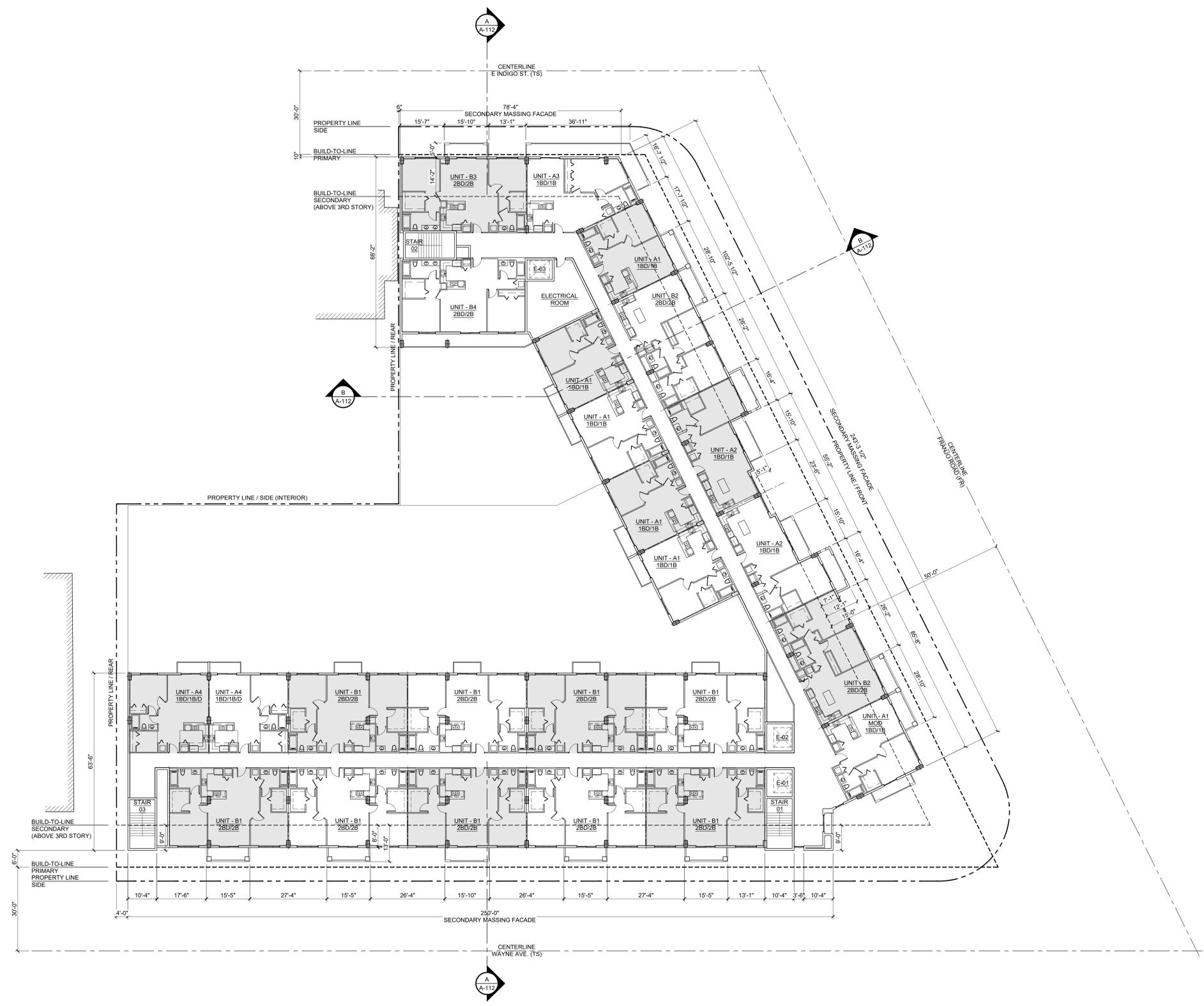
- FACADE FENESTRATION:**
- FACADE AREAS = 15,887 SF (EAST ELEVATION, FRANJO RD)
4,969 SF (NORTH ELEVATION, INDIGO ST)
+ 10,073 SF (SOUTH ELEVATION, WAYNE AVE)
36,929 SF (TOTAL BUILDING FACADE AREA)
- REQUIRED: 11,079 SF (30% MIN) = 36,929 SF x 0.3
PROVIDED: 11,105 SF (30%)



GROUND FLOOR
SCALE: 1/16" = 1'-0"
0 10 30 60'







REVISIONS

DATE: 06.02.17
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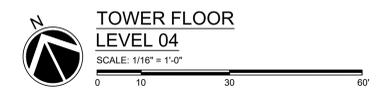
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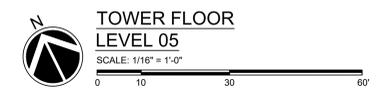
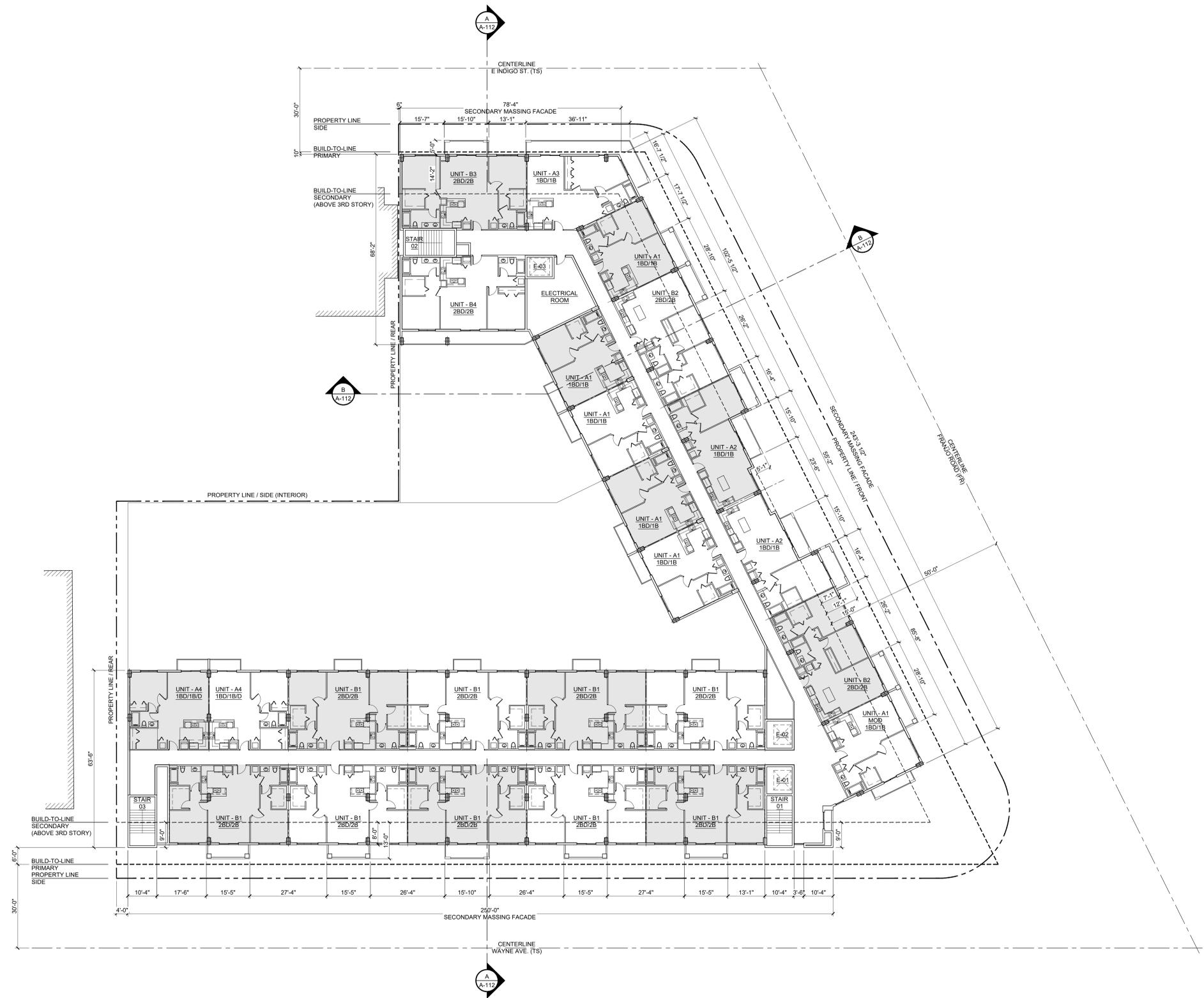
DISCIPLINE / SHEET TITLE:

TOWER FLOOR
 LEVEL 04

SCALE: AS SHOWN

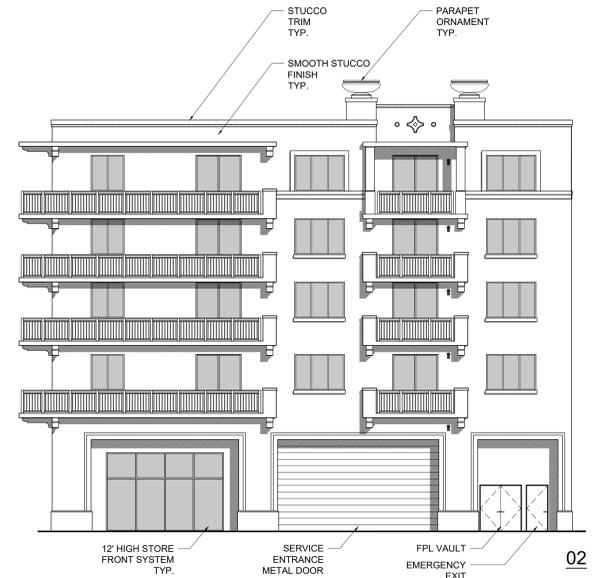
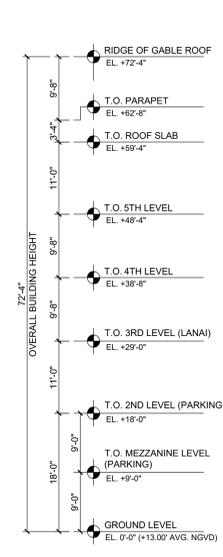
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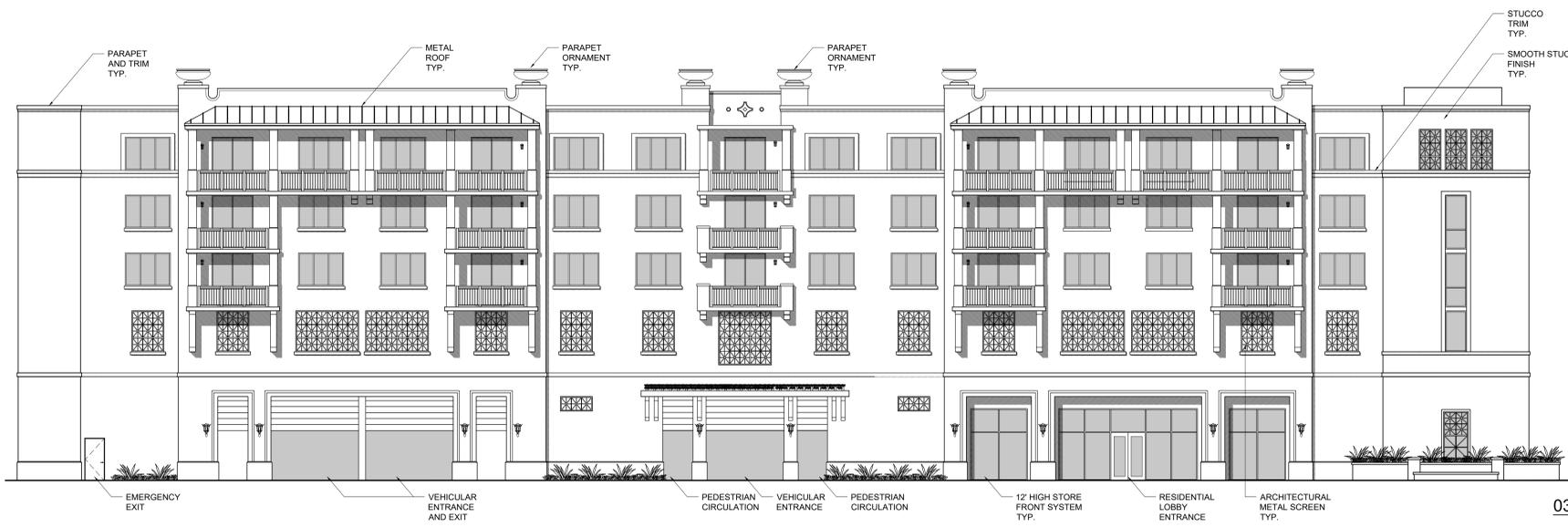




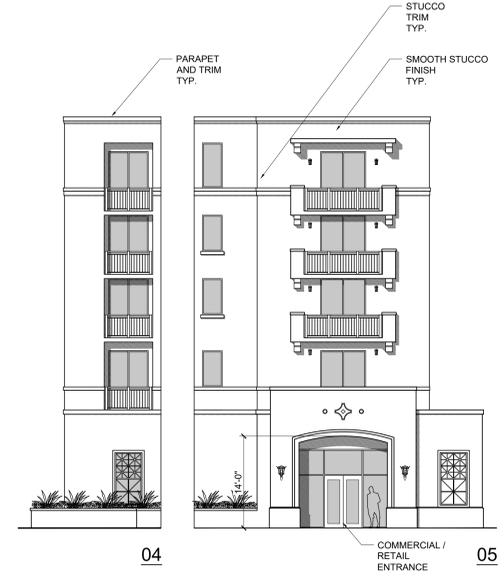
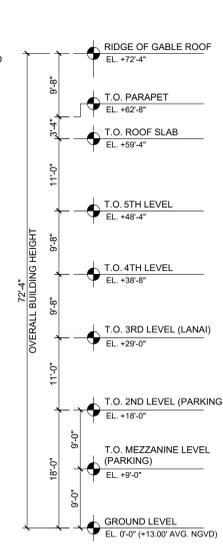
**FRANJO RD
EAST ELEVATION**



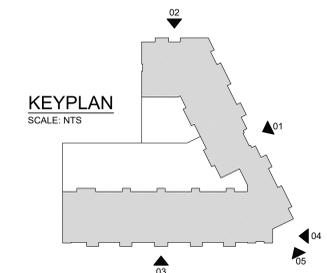
**INDIGO ST
NORTH ELEVATION**



**WAYNE AVE
SOUTH ELEVATION**



**WAYNE AVE
EAST ELEVATION**



BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"
0 10 20 30'

REVISIONS

DATE: 06.02.17

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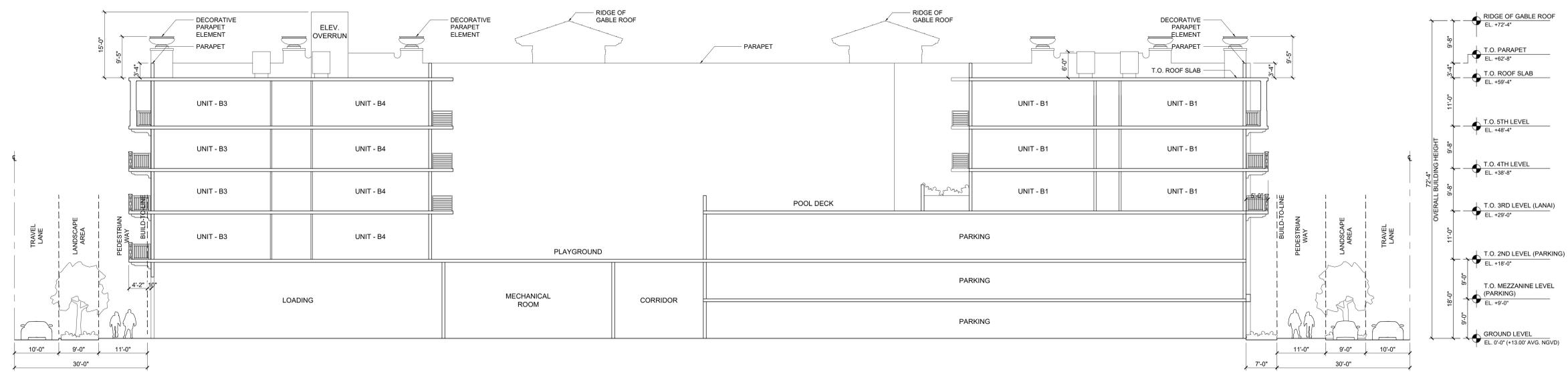
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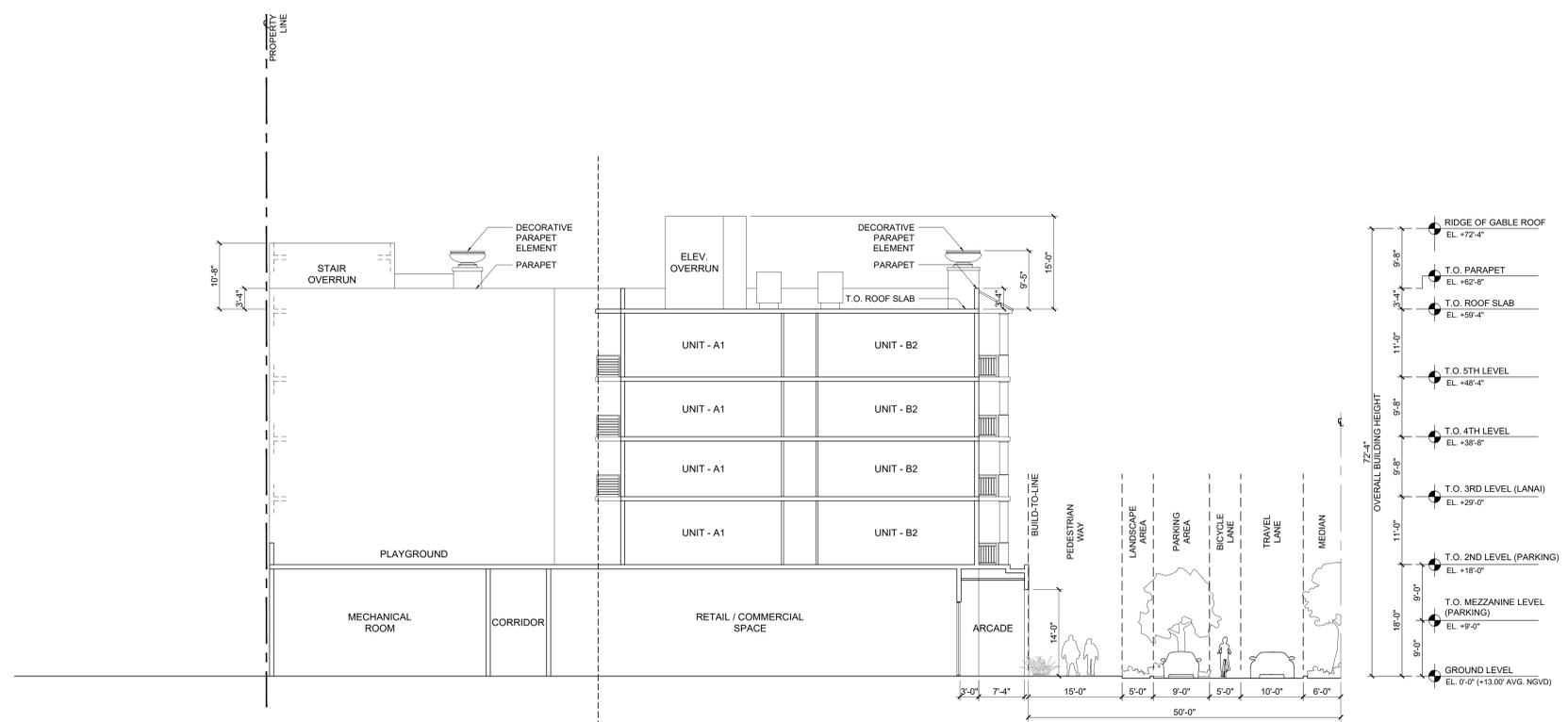
BUILDING ELEVATIONS

SCALE: AS SHOWN

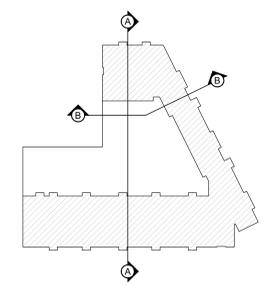
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**BUILDING SECTION A
 (WEST)**



**BUILDING SECTION B
 (SOUTH)**



KEYPLAN
 SCALE: NTS
BUILDING SECTIONS
 SCALE: 3/32" = 1'-0"
 0 10 20 30'

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DISCIPLINE / SHEET TITLE:

BUILDING SECTIONS

SCALE: AS SHOWN

SHEET NO: