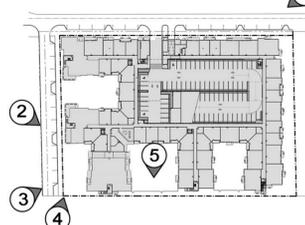


PARK VIEW AT PALMETTO BAY

1-174 STREET S.W VIEW



KEY PLAN

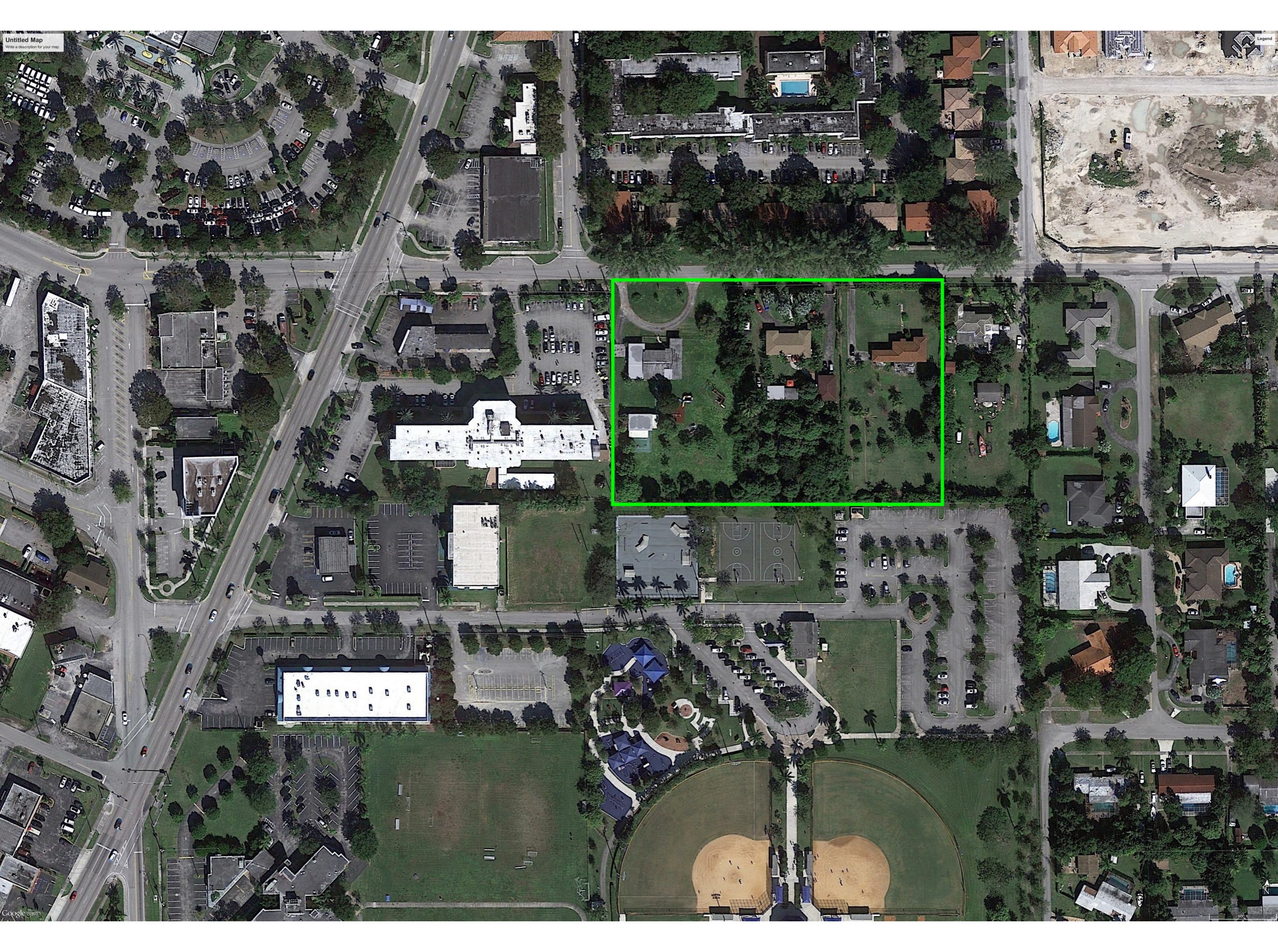
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PROJECT # 1723
03/09/17



EXH-2

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Originally Submitted Plan

308 Unit Market Rate Multifamily Development

4 to 6 Stories

Exceeds Parking Requirements

Exceeds Open Space Requirements

Additional Dedication for Park Drive



174 STREET S.W. VIEW

REVISIONS	BY
SITE PLAN SUBMITTAL 09/12/2016	
SITE PLAN RESUBMITTAL #1 11/09/2016	
SITE PLAN RESUBMITTAL #2 12/08/2016	
SITE PLAN RESUBMITTAL #3 01/25/2017	
COUNCIL SUBMITTAL 02/10/2017	

LOCATED AT:
FOR:
PALMETTO BAY, FLORIDA

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
14000 BROAD
MIAMI OFFICE
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MSA ARCHITECTS
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DRAWN _____
CHECKED _____
DATE _____
SCALE AS SHOWN
JOB NO. 1723.PRJ
SUBMITTAL SET: 09/12/2016

A-0.2

OF SHEETS

Major Concerns Raised About Plan

Density/Number of Units

Height

No Commercial Use

Transit

Eastbound Traffic

Noise from Garbage Disposal

Need to Step Back from Park Drive

Responses To Concerns

Reduction of Density to 235 Units

Max Height Now 3 to 5 Stories

Commercial Space Added

Create Stop for I-Bus, EV Parking, Bicycle Racks

Signage Barring Eastbound Traffic During Morning Rush

Garbage Disposal Enclosed in Building

Building Steps Back Above 3rd Floor Along Park Drive

BIKE ROOM / WORKSHOP
PARALLEL PARKING (12)

GARAGE ENTRY

CONCRETE
SIDEWALK

STREET TREES

SERVICE AREA

6 STORIES 4 STORIES

SW. 174TH STREET

5 STORIES 4 STORIES

COURTYARD

LEASING
CENTER

B.O.H.

± 18'-10"
LANDSCAPE BUFFER

LOGGIA
SHADE
PAVILION

PUBLIC
PLAZA II

TERRACE

GARAGE
496 SPACES

10'-0"

9'-0"

20'-0"

FITNESS

MAIL ROOM

POOL BATHROOM

DAYBEDS

PARK
DRIVE

COMMERCIAL

CHAISE LOUNGE
CHAIRS

LOGGIA

MONUMENT
SIGN

PARALLEL
PARKING (9)

CONCRETE
SIDEWALK

PUBLIC
PLAZA I

BIKE
RACKS

BENCHES

CLUB
ROOM

POOL

6 STORIES 4 STORIES

COURTYARD

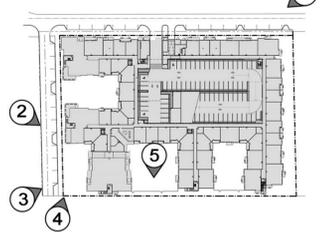
WALKWAY CONNECTION
TO ADJACENT PARK

ILLUSTRATIVE SITE PLAN
TRELLIS

PARK VIEW AT PALMETTO BAY PALMETTO BAY, FLORIDA

PARK VIEW AT PALMETTO BAY

1-174 STREET S.W VIEW



KEY PLAN

N.T.S.

PROJECT # 1723
03/09/17



EXH-2

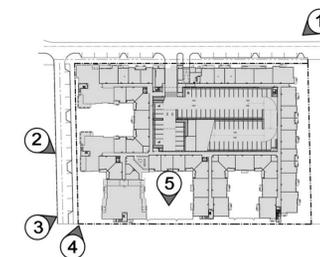
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AFTER



BEFORE



KEY PLAN

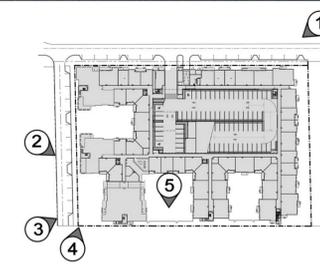
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PROJECT # 1723
06/19/17



EXH-2.1

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KEY PLAN

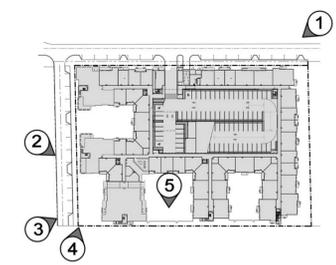
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EXH-3

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KEY PLAN

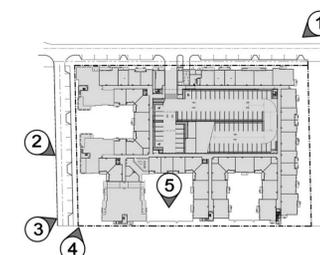
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KEY PLAN

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PROJECT # 1723
03/09/17



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Summary of Differences

Density Down 24% (73 Units)

Total Building Area Down by More than 100,000 square feet.

Parking Still Exceeds Requirements

Open Space Still Exceeds Requirements

Park Drive Dedication Remains

BIKE ROOM / WORKSHOP
PARALLEL PARKING (12)

GARAGE ENTRY

CONCRETE
SIDEWALK

STREET TREES

SERVICE AREA

6 STORIES 4 STORIES

SW. 174TH STREET

5 STORIES 4 STORIES

COURTYARD

LEASING
CENTER

B.O.H.

± 18'-10"
LANDSCAPE BUFFER

LOGGIA
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TERRACE

GARAGE
496 SPACES

10'-0"

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FITNESS

MAIL ROOM

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DAYBEDS

PARK
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PLAZA I

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RACKS

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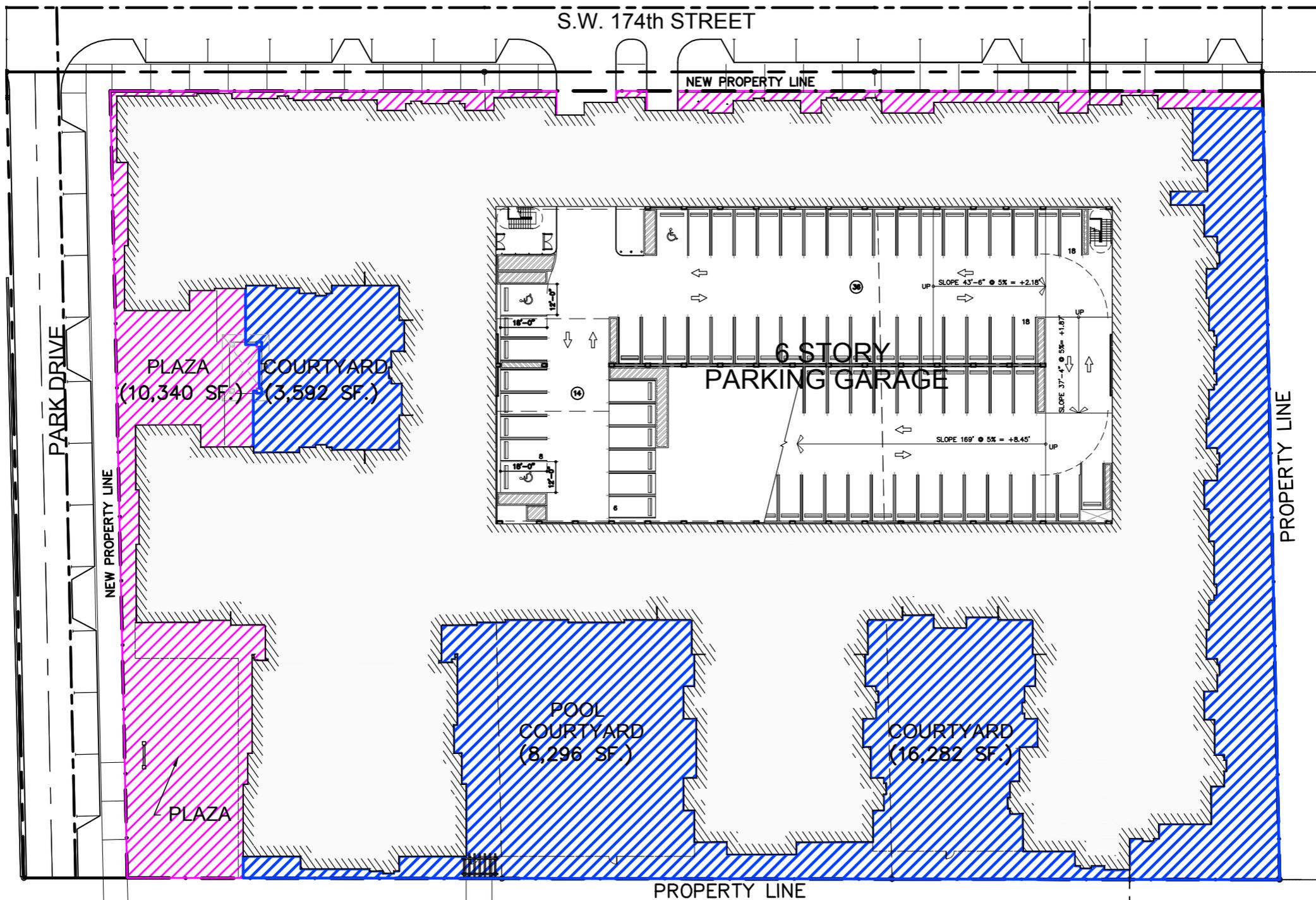
COURTYARD

WALKWAY CONNECTION
TO ADJACENT PARK

ILLUSTRATIVE SITE PLAN
TRELLIS

PARK VIEW AT PALMETTO BAY PALMETTO BAY, FLORIDA

Additional Public Open Space



Implementation of Park Drive

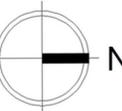


Park View at Palmetto Bay

MASTER PLAN



SCALE: NTS



PROJECT # 1723
06/19/17



EXH-1

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Transportation Analysis

Peer-Reviewed Analysis Undertaken by David Plummer & Associates.

Methodology and Scope Determined by Village Consultants.

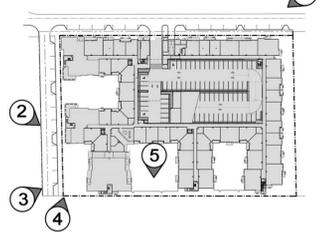
Applied Standard Miami-Dade County Cardinal Distributions.

Conclusion: All Relevant Roads and Intersections Will Operate Within Levels of Service.

Recommendation: Signal Timing Modification at Southbound South Dixie and 174 Street.

PARK VIEW AT PALMETTO BAY

1-174 STREET S.W VIEW



KEY PLAN

N.T.S.

PROJECT # 1723
03/09/17



EXH-2

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PLANK PAVING



PLANK PAVING



PEDESTRIAN LIGHT



PLANK PAVING



POOL CHAISE



BIKE RACK



TRASH RECEPTACLE



LIGHT BOLLARD



BACKLESS BENCH



BACKED BENCH



DAHOON HOLLY TREE



GREEN BUTTONWOOD TREE



MAHOGANY TREE



WILD TAMARIND TREE



PINK TABEBUIA TREE



LIVE OAK TREE



SOLITAIRE PALM



BUCCANEER PALM



SYLVESTER PALMS



VEITCHIA PALMS



SABAL PALM



BOUGAINVILLEA



BOSTON FERN



DWARFYAUPON HOLLY



CARISSA EMERALD BLANKET



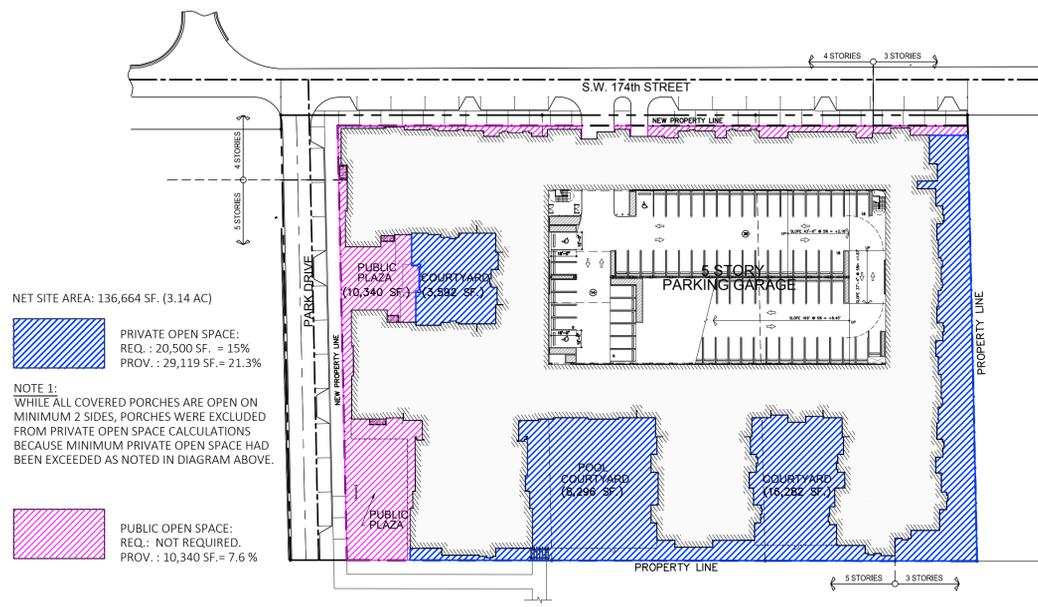
GREEN ISLAND FICUS

Minimum Unit Sizes

Unit Type	Required	Minimum Provided
Studio	625 sf	625 sf
1 Bedroom	650	674
2 Bedroom	850	1,057
3 Bedroom	1,100	1,295

SITE NOTES:

- THIS PROJECT SHALL NOT BE A PHASED PROJECT.
- THE BUILDING SHALL BE SEEKING BASELINE FLORIDA GREEN BUILDING COALITION (FGBC) GREEN RATING SYSTEM.
- NO COMMERCIAL SPACE IS PROPOSED FOR THIS DEVELOPMENT.
- ALL COMMON OPEN SPACE OUTSIDE THE ROW SHALL BE MAINTAINED BY PROPERTY OWNER.
- ALL PROPOSED LEASING OR RESIDENTIAL SIGNAGE AND EXTERIOR LIGHTING SHALL BE APPROVED UNDER SEPARATE PERMIT.
- DERM APPROVAL SHALL BE OBTAINED PRIOR TO ISSUANCE OF BUILDING PERMIT AND SHALL COMPLY WITH AN APPROVAL FOR THE PROVISIONS FOR THE DISPOSITION OF OPEN SPACE AND A LANDSCAPE AND IRRIGATION PLAN INDICATING THE LOCATION, TYPE, SIZE AND DESCRIPTION OF ALL PROPOSED LANDSCAPE MATERIALS INCLUDING THE LIMITS OR EXTENT OF TREE REMOVAL OR TREE PROTECTION PURSUANT TO DIVISION 30-100 AND SHALL COMPLY WITH ALL DERM REGULATIONS.
- IDENTIFICATION AND LOCATION OF ALL EXISTING AND PROPOSED UTILITIES, INCLUDING, BUT NOT LIMITED TO:
 - WATER AND SANITARY SEWER OR ON-SITE SEPTIC TANK;
 - TELEPHONE, ELECTRIC, GAS AND OTHER UTILITIES;
 - SOLID WASTE DISPOSAL FACILITIES INCLUDING CONTAINERS OR OTHER EQUIPMENT; AND,
 - FIBER OPTIC CABLE, SHALL BE PROVIDED AT TIME OF BUILDING PERMIT. PLEASE REFER TO SURVEY FOR EXISTING UTILITY LOCATIONS.
- PROVISIONS FOR THE ADEQUATE DISPOSITION OF NATURAL AND STORM-WATER IN ACCORDANCE WITH THE ADOPTED DESIGN CRITERIA AND STANDARDS OF THE VILLAGE, INDICATING THE LOCATION, SIZE, TYPE AND GRADE OF DITCHES, CATCH-BASINS AND PIPES AND CONNECTIONS TO THE EXISTING DRAINAGE SYSTEM ON SITE SYSTEM; AND MIAMI-DADE COUNTY ENVIRONMENTAL RESOURCES MANAGEMENT (DERM) CRITERIA SHALL BE PROVIDED AT TIME OF BUILDING PERMIT.
- THIS SITE IS NOT IN A FLOOD ZONE (FLOOD ZONE X). A CERTIFICATE FROM A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT THAT THE NONRESIDENTIAL FLOOD PROOFED BUILDING WILL MEET THE FLOOD PROOFING CRITERIA AND DETAILED PLAN DOCUMENTING SCOPE OF WORK TO ENSURE COMPLIANCE WITH SUBSECTION 30-30.2(N), 30-100.6, AND THE APPLICABLE FLORIDA BUILDING CODE IS NOT REQUIRED BECAUSE SITE IS NOT IN A FLOOD ZONE.
- A CERTIFIED GEOTECHNICAL PERCOLATION TESTING TO ESTABLISH WATER DRAINAGE THROUGH SOIL SHALL BE PROVIDED AT TIME OF BUILDING PERMIT.
- DEVELOPMENT, WITH PROPER EXPERT TESTIMONY AND ANALYSIS, OF A MAINTENANCE OF TRAFFIC (MOT) PLAN, WHICH PLAN SHALL BE PROVIDED PRIOR TO COMMENCEMENT OF CONSTRUCTION, TO ENSURE SAFE PASSAGE OF BOTH PEDESTRIAN AND MOTORIST TRAFFIC ADJACENT TO PROPOSED DRAINAGE WORK.
- 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 SHALL BE PROVIDED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONCURRENCY COMPLIANCE FACILITIES AND OTHER UTILITIES OR SERVICES AS REQUIRED UNDER THIS CODE SHALL BE MET FOR THIS PROJECT.
- ALL BONDS, ASSESSMENTS, BACK CITY TAXES, FEES AND LIENS (OTHER THAN MORTGAGES) AFFECTING ALL PROPERTIES SUBJECT TO THE APPLICATION SHALL BE PAID IN FULL PRIOR TO RECORDATION OF THE WARRANTY DEED FOR THE TRANSFER OF THE DEVELOPMENT RIGHTS IF APPLICABLE.
- ANY APPLICABLE IMPACT FEES AND INCENTIVE BASED BONUS FEES MUST BE PAID IN FULL AT TIME OF BUILDING PERMIT ISSUANCE.
- 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 PURSUANT SECTION 30-30.2(K) OR AS SO PROVIDED IN THE APPROVED PHASING PLAN OF THE APPROVED SITE PLAN APPLICATION REQUEST.
- ALL NEW AND EXISTING UTILITIES, OTHER THAN FIRE HYDRANTS SHALL RUN UNDERGROUND AND BE ACCESSED ACCORDING TO THE STANDARDS OF THIS SECTION 4.03 (D)
- ALL RESIDENTIAL UNITS SHALL BE 12 INCHES MINIMUM ABOVE FLOOD LEVEL CRITERIA OR AVERAGE CROWN OF THE ROAD, WHICHEVER IS GREATER.
- ALL FLEX BUILDINGS SHALL BE IN ACCORDANCE WITH THE LIGHTING STANDARDS, SEC.4.03 K UNLESS A DESIGN CONSIDERATION IS BEING REQUESTED.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR THEIR HALF OF THE PORTION OF ANY RIGHT-OF-WAY ABUTTING THE DEVELOPMENT ON SW 174 ST. AND FOR ALL ROWS ON WEST SIDE OF DEVELOPMENT. THE VILLAGE SHALL ENSURE THAT WEST SIDE ROAD ABUTTING DEVELOPMENT SHALL BE CONSTRUCTED FOR THROUGH TRAFFIC WITH A TYPICAL STREET RIGHT-OF-WAY CONFIGURATION FROM THE SOUTH END OF SUBJECT PROPERTY TO SW 174 ST. PRIOR TO OBTAINING A BUILDING PERMIT.
- FOR ALL LANDSCAPE RELATED NOTES, REFER TO LANDSCAPE PLANS.
- "PURSUANT TO DOWNTOWN URBAN VILLAGE REGULATIONS, 30-50.23.1 GENERAL INTRODUCTION, SECTION 1.09 DEVELOPMENT BONUSES, B. DEVELOPMENT BONUS OPPORTUNITIES, 2. LANDSCAPE AND OPEN BONUS (b), PROJECT SHALL CONSTRUCT PUBLIC OPEN SPACES TO BE PERMITTED TO BUILD 6 STORIES AS DESCRIBED IN THE SITE PLAN AND BUILDING PLAN".
- ALL ROOF TOP MECHANICAL EQUIPMENT SUCH AS ROOFTOP AC UNITS OR THE LIKE SHALL BE SCREENED BY PARAPETS OR ARCHITECTURAL ROOFTOP TREATMENTS.
- ALL FLEXIBLE BLOCK BUILDINGS SHALL BE IN ACCORDANCE WITH SEC.4.03 K
- A UNITY OF TITLE SHALL BE PROVIDED PRIOR TO FINAL C/O.
- PROPERTY OWNER HAS EXCEEDED MIN. DEVELOPMENT STANDARDS AND HAS PROVIDED FOR PUBLIC PLAZA SPACE ALONG PARK DR. PER SECT. 1.09(B)(2)(b) OF DEVELOPMENT BONUS OPPORTUNITIES APPLICANT SHALL BE PERMITTED AN INCREASE OF (1) STORY NOT EXCEEDING MAX OVERALL BONUS BUILDING HEIGHT.
- DETAILED PLANS DOCUMENTING THE EXISTING STORM-WATER DRAINAGE CONDITION OF THE SITE, THE ADJOINING PROPERTIES, AND RIGHTS-OF-WAY SHALL BE PROVIDED AT TIME OF BUILDING PERMIT.



OPEN SPACE DIAGRAM
SCALE: 1"= 60'-0"

SITE INFORMATION

Site Areas:		
Lot In Urban Village Sector	2.42 acres (105,415 sf)	
Lot In Neighborhood Village Sector	1.08 acres (47,103 sf)	
Total Net Lot Area	3.50 acres (152,518 sf)	
Gross Lot Area:	3.9167 acres	Used to calculate Proposed Density
Sector: Urban Village (UV)/Neighborhood Village (NV)		
Building Type: Flex Building		
Density:		
Allowed Base Density:		
Urban Village:	24 DU/acre = 58 units	
Neighborhood Village:	14 DU/acre = 15 units	
Total Density Based On Net Lot Area	20.8 DU/acre = 73 units	
Proposed Density:	60 DU/Acre = 235 units*	Based On Gross Lot Area
* RESERVE UNITS (RU'S) REQUESTED		

UNIT BREAKDOWN PER FLOOR

Unit Types	SF/Unit Average	Level 1	Level 2	Level 3	Level 4	Level 5	Total Units	% of Totals	NRSF (sf)
Studio	625 sf	3	4	2	2	1	12	5.1%	7,500 sf
1BD									
A1	674 sf	11	14	14	10	6	55		37,070 sf
A2	757 sf	11	14	14	14	14	67		50,719 sf
2BD									
C1	1,057 sf	13	20	19	16	12	80	34.0%	84,560 sf
3BD									
D1	1,295 sf	3	5	6	4	3	21	8.9%	27,195 sf
Total Units		41	57	55	46	36	235	100.0%	207,044 sf
									881.04 avg sf/du

GROSS BUILDING SQUARE FOOTAGE

Type of SF	Level 1	Level 2	Level 3	Level 4	Level 5	Totals
Leaseable (NRSF)	35,242 sf	50,149 sf	49,137 sf	40,680 sf	31,836 sf	207,044 sf
Non Leaseable	13,010 sf	10,207 sf	10,207 sf	10,207 sf	10,207 sf	59,838 sf
Balconies	2,641 sf	3,484 sf	3,544 sf	3,544 sf	2,278 sf	15,491 sf
Amenity/Leasing	11,188 sf					11,188 sf
Commercial	1,500 sf					1,500 sf
Garage	21,683 sf	29,657 sf	29,657 sf	29,657 sf	26,938 sf	137,592 sf
Totals	85,264 sf	93,497 sf	92,545 sf	84,088 sf	71,259 sf	426,653 sf

REGULATORY GUIDELINES

Building Placement *	Allowed	Provided
Front (SW 174 St)	30' (< 2 stories)	33'-4"*
	45' (> 2 stories)	70'-8"*
Rear (South)	15' min	2'-11"*
Side (West/Park Drive/New Typical St)	30' (< 2 stories)	30'-0"*
	45' (> 2 stories)	45'-0"*
Side Interior (East)	0' min	18'-10"*
* DESIGN CONSIDERATION REQUESTED		

Building Height *

In both UV and NV Sectors	Allowed	Provided
	3 stories (min) to 5 stories (max)-6 stories (w/ bonus)	52'-0" (5 stories)

Note: Height depicted above is measured to main roof from lowest avg crown of road (+14.32' NGVD) established by civil engineer for the development. Bldg heights on other street frontage will be no higher than height provided in this table due to varying avg crown of road elevations due to existing site/grade conditions.

Open Space

	Required Min.	Provided
Private	15% (470 ac)	21.3% (0.67 ac)
Public	non required	7.6% (0.24 ac)

Off-Street Parking

Required	Provided
Residential	
DU's < 750 sf @ 1.5 sp/DU	67 units
DU's > 750 sf @ 1.5 sp/DU	168 units
Total	235 units
Provided	
Structured (5 stories)	406 sp
On-Street Parking	21 sp
Total	427 sp

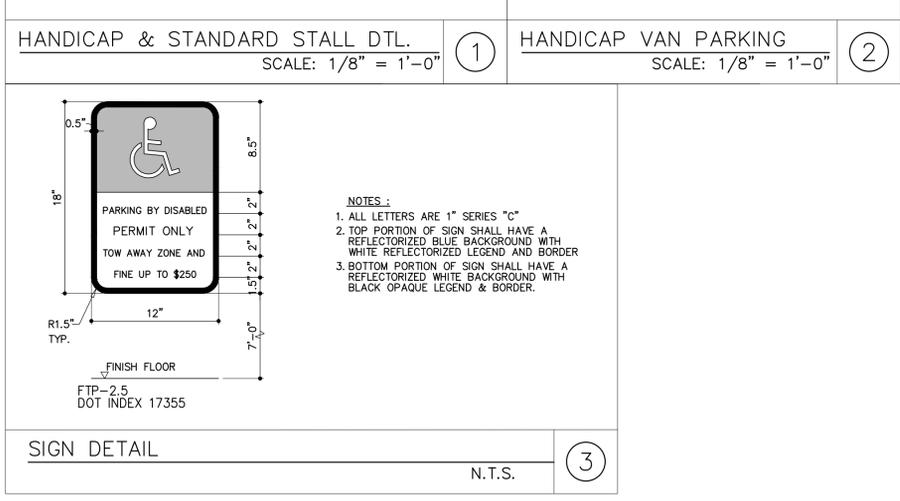
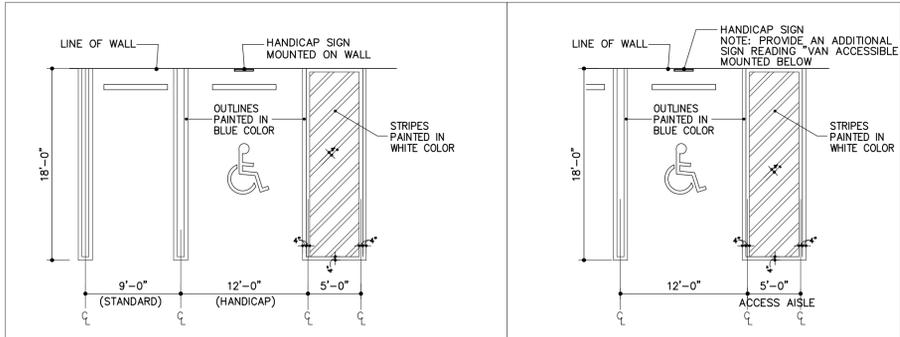
(3) ADA req. spaces in garage included in total
 Parking Ratio Required: 1.36 sp/unit
 Parking Ratio Provided: 1.82 sp/unit

BICYCLE PARKING

	Required	Provided
1 rack/10 sp required	319 sp req/10 = 32 racks	32 racks

LOADING BERTHS

Required	Berth Size
	10' x 20' x 12'
Provided	10' x 25' x 12' *



PARKING DETAILS

PROJECT DATA

SITE MAP

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	SITE PLAN SUBMITTAL	09/12/2016	
2	SITE PLAN RESUBMITTAL #1	11/09/2016	
3	SITE PLAN RESUBMITTAL #2	12/08/2016	
4	SITE PLAN RESUBMITTAL #3	01/25/2017	
5	COUNCIL SUBMITTAL	02/10/2017	
6	COUNCIL SUBMITTAL #2	06/13/2017	

PARK VIEW AT PALMETTO BAY.

FOR: _____

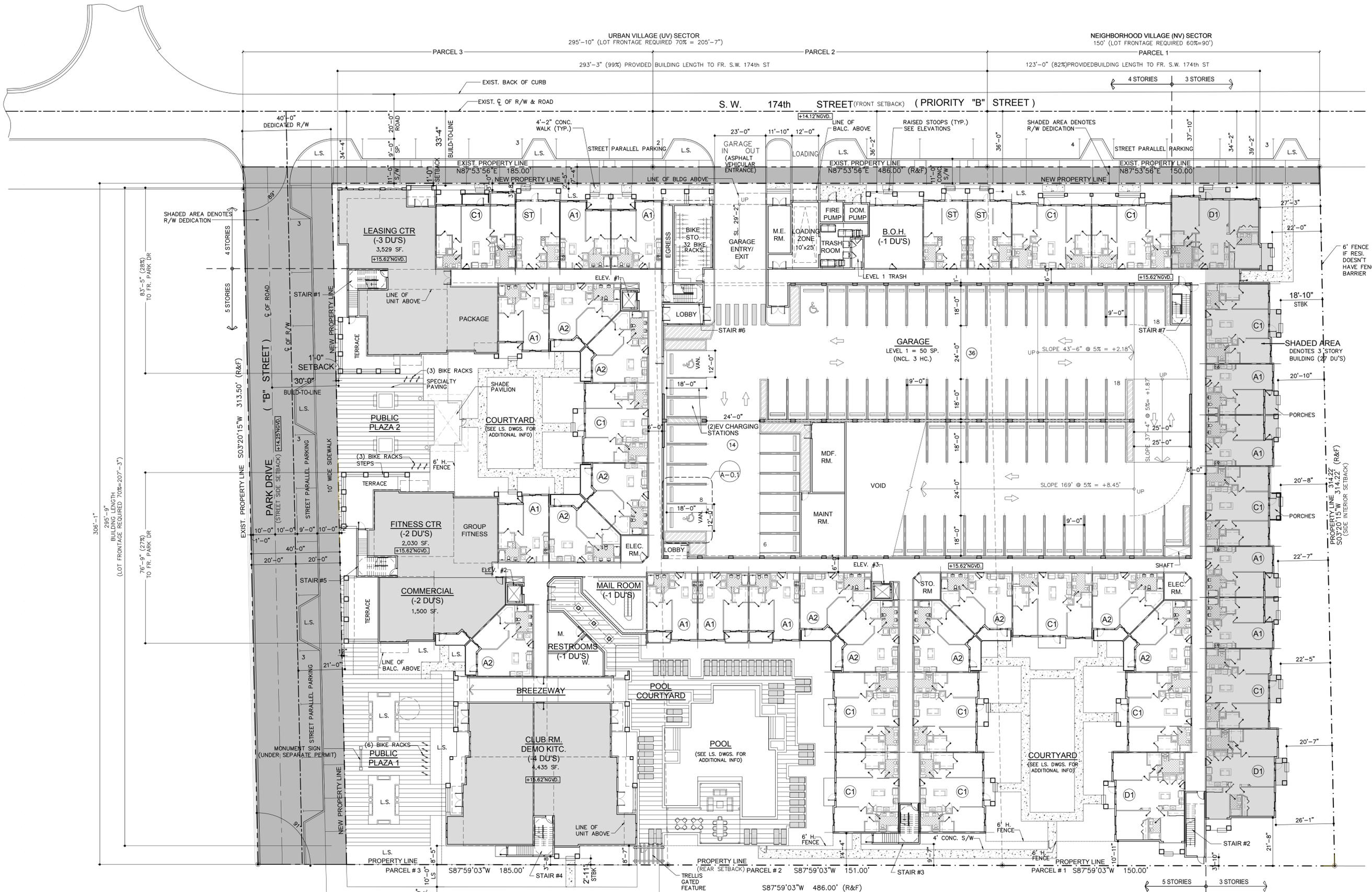
LOCATED AT: PALMETTO BAY, FLORIDA

GEORGE L. MOURIZ
ARCHITECT

MSA ARCHITECTS, INC.
AACC00895
MIAMI OFFICE
7685 SW 104th ST.
MIAMI, FLORIDA 33156
(305) 273-9811
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

MSA ARCHITECTS ARCHITECTURE & PLANNING

DRAWN _____
 CHECKED _____
 DATE _____
 SCALE AS SHOWN
 JOB NO. 1723.PRJ
 SUBMITTAL SET: 09/12/2016



LEVEL 1 - SITE PLAN
 41 DU'S
 50 PARKING SP.
 21 SURFACE SP.

SCALE: 1"=20'-0"

NOTES:

- SEE OPEN SPACE DIAGRAM FOR ADD'L INFO, SHEET A0.1
- SEE LOT FRONTAGE / BUILDING DIAGRAM FOR ADD'L INFO, SHT A-0.1
- ALL F.F.E. AND AVERAGE CROWN OF ROAD ELEVATIONS ARE REFERENCED N.G.V.D. AS ESTABLISHED BY CIVIL ENGINEER. AVERAGE CROWN OF ROAD ELEVATION ARE AS FOLLOWS:
 -S.W. 174TH STREET : +14.12' NGVD
 -PARK DRIVE : +14.25' NGVD
- FFE RESIDENTIAL : +15.62' NGVD
 ALL ON-STREET PARALLEL PARKING SPACES ARE 9'X24'
 ALL DRIVEWAYS LEADING TO GARAGE ARE ASPHALT PAVEMENT.
 SEE STALL DETAILS SHT. A-0.1

REVISIONS	BY
SITE PLAN SUBMITTAL 09/12/2016	
SITE PLAN RESUBMITTAL #1 11/09/2016	
SITE PLAN RESUBMITTAL #2 12/08/2016	
SITE PLAN RESUBMITTAL #3 01/25/2017	
COUNCIL SUBMITTAL 02/10/2017	
COUNCIL SUBMITTAL #2 06/13/2017	

PARK VIEW AT PALMETTO BAY.
 FOR:
PALMETTO BAY, FLORIDA
 LOCATED AT:
PALMETTO BAY, FLORIDA

George Mouriz
 GEORGE L. MOURIZ
 AR0007806

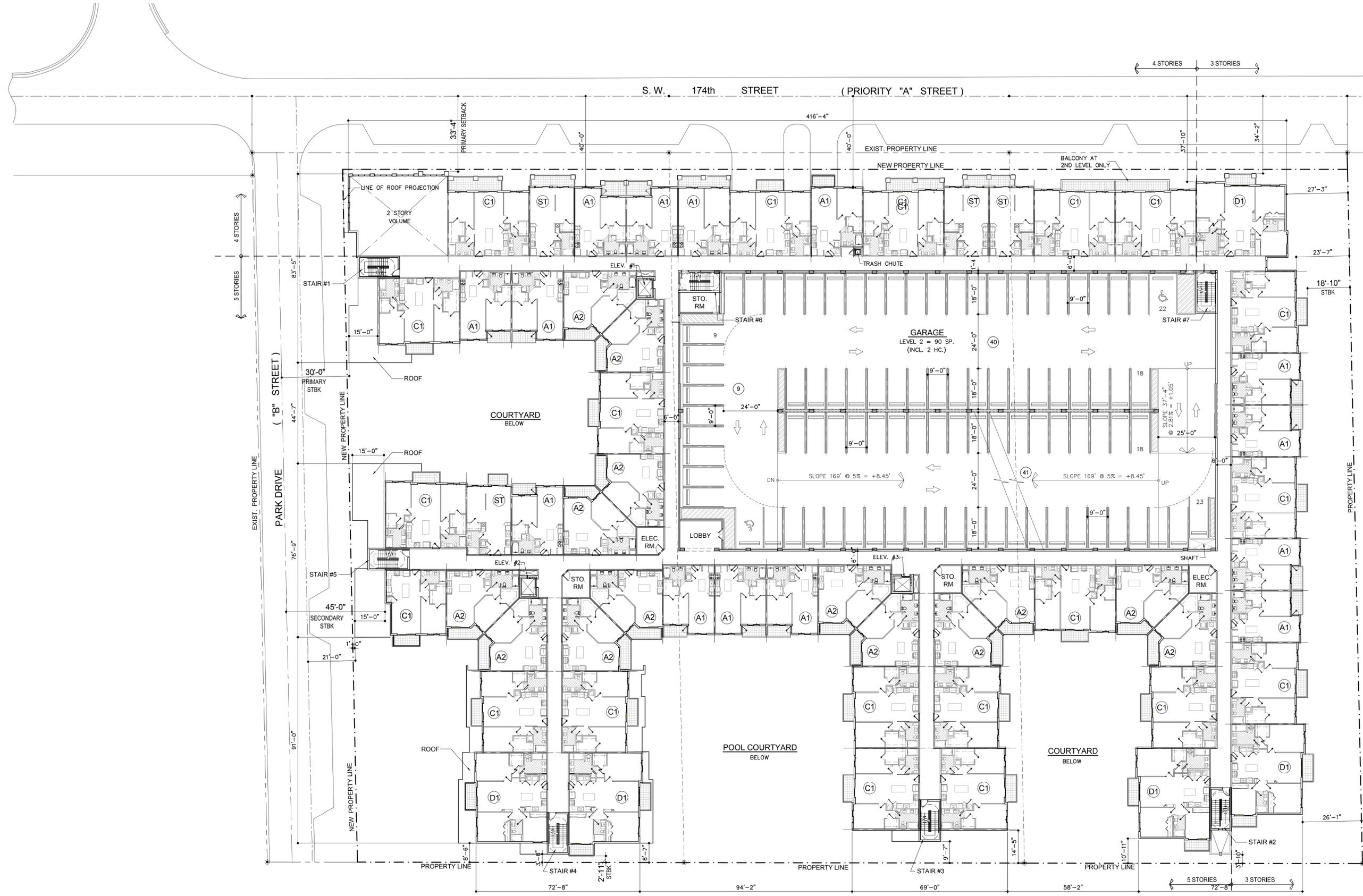
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 ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
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 SUITE 100
 MIAMI, FLORIDA 33156
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 HOLLYWOOD OFFICE
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DATE	
SCALE	AS SHOWN
JOB NO.	1723.PRJ
SUBMITTAL SET:	09/12/2016

REVISIONS	BY
SITE PLAN SUBMITTAL 09/12/2016	
SITE PLAN RESUBMITTAL #1 11/09/2016	
SITE PLAN RESUBMITTAL #2 12/08/2016	
SITE PLAN RESUBMITTAL #3 01/25/2017	
COUNCIL SUBMITTAL 02/10/2017	
COUNCIL SUBMITTAL #2 06/13/2017	



PARK VIEW AT PALMETTO BAY.
 FOR: _____
 LOCATED AT: PALMETTO BAY, FLORIDA

George Mouriz
 ARCHITECT

GEORGE L. MOURIZ
 AR0007806

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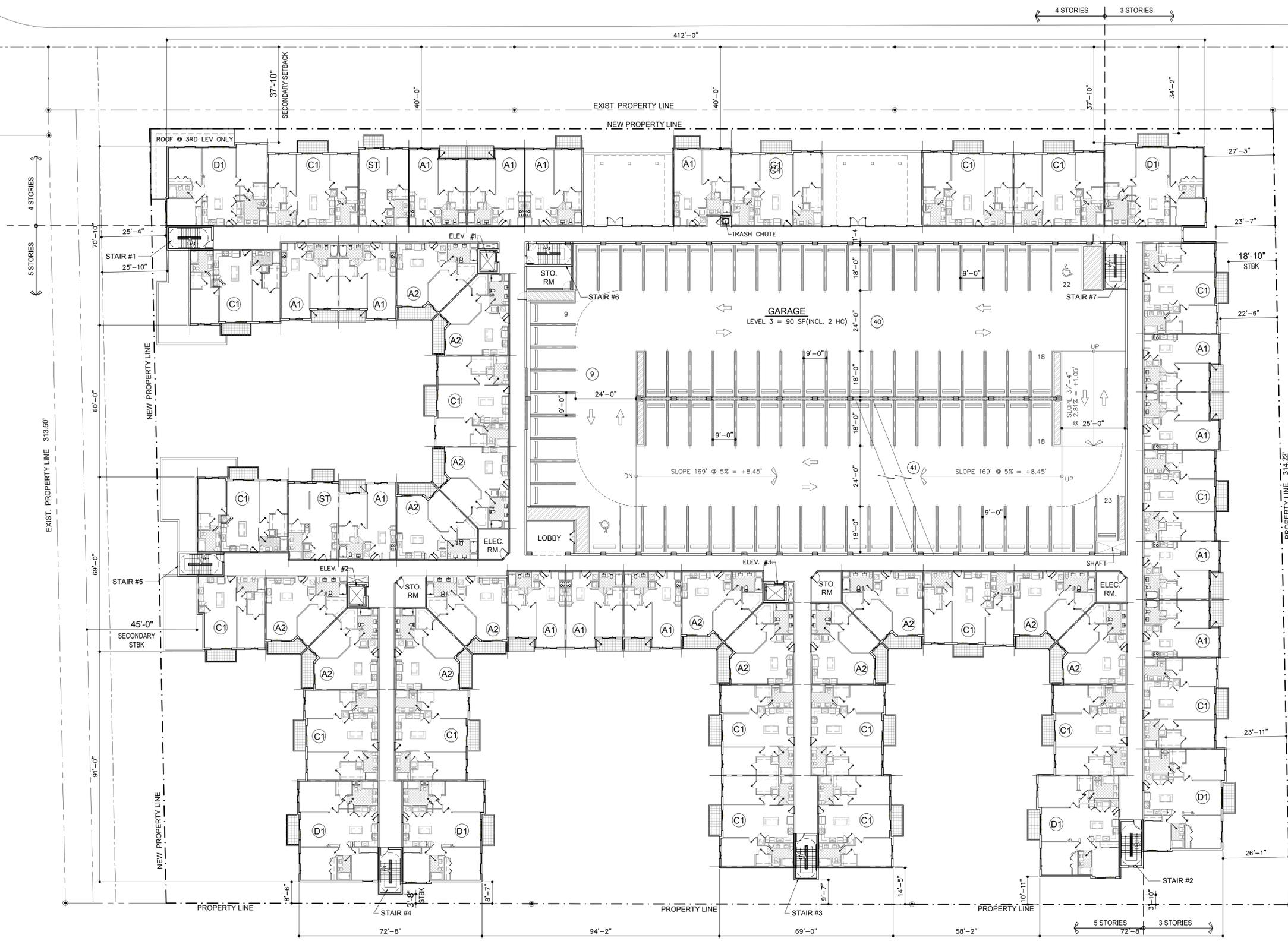
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LEVEL 2 BUILDING PLAN
 57 DU'S
 90 PARKING SP.
 SCALE: 1"=20'-0"

REVISIONS	
SITE PLAN SUBMITTAL	09/12/2016
SITE PLAN RESUBMITTAL #1	11/09/2016
SITE PLAN RESUBMITTAL #2	12/08/2016
SITE PLAN RESUBMITTAL #3	01/25/2017
COUNCIL SUBMITTAL	02/10/2017
COUNCIL SUBMITTAL #2	06/13/2017



PARK VIEW AT PALMETTO BAY.
 FOR: _____
 LOCATED AT: PALMETTO BAY, FLORIDA



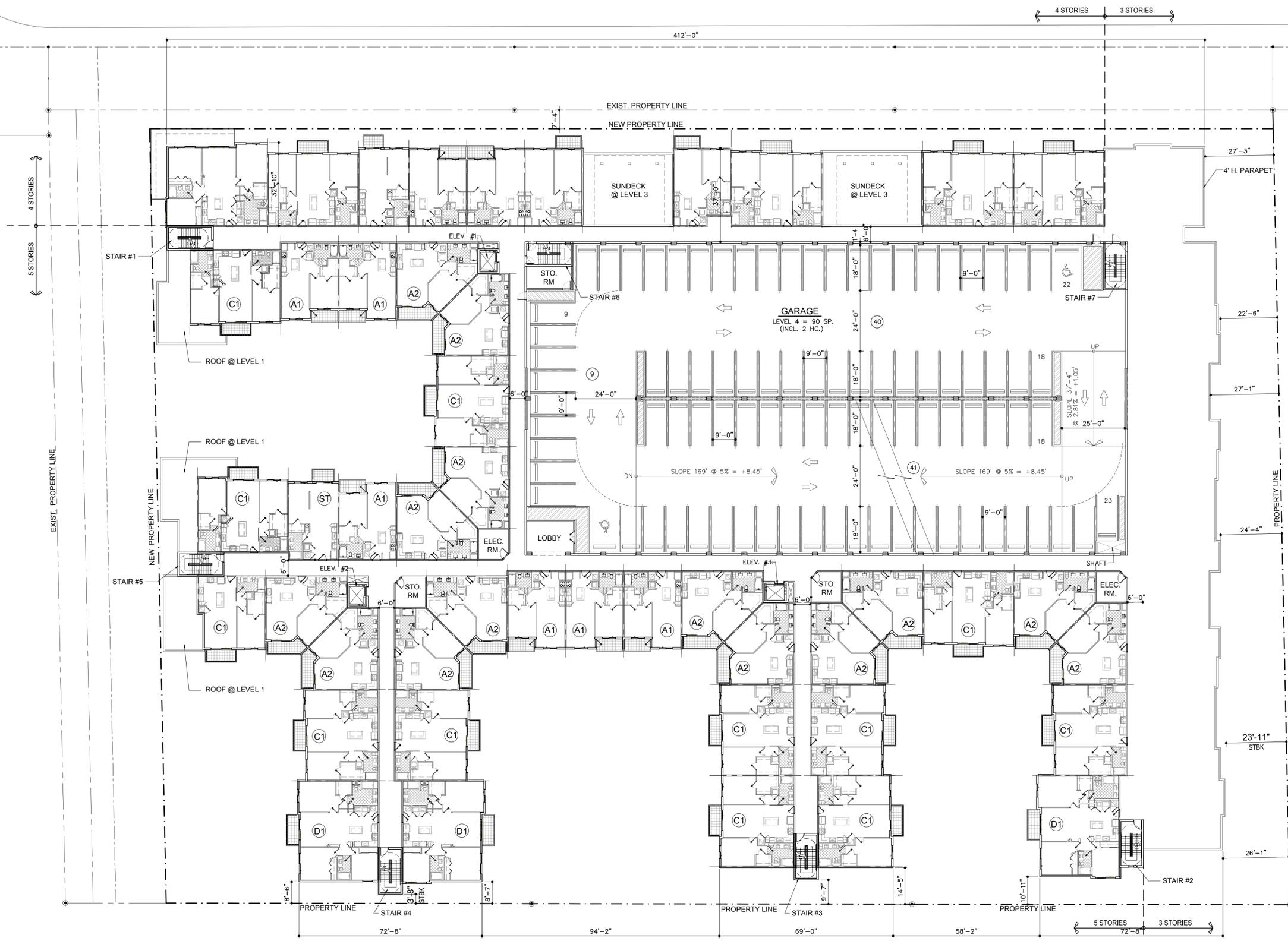
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 HOLLYWOOD, FLORIDA 33020
 (954) 925-6030



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 JOB NO. 1723.PR
 SUBMITTAL SET: 09/12/2017

LEVEL 3 BUILDING PLAN
 55 DU'S
 90 PARKING SP.
 SCALE: 1"=20'-0"

REVISIONS	
SITE PLAN SUBMITTAL	09/12/2016
SITE PLAN RESUBMITTAL #1	11/09/2016
SITE PLAN RESUBMITTAL #2	12/06/2016
SITE PLAN RESUBMITTAL #3	01/25/2017
COUNCIL SUBMITTAL	02/10/2017
COUNCIL SUBMITTAL #2	06/13/2017



NOTE: ALL MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET HEIGHT.

PARK VIEW AT PALMETTO BAY.
 FOR: _____
 LOCATED AT: PALMETTO BAY, FLORIDA

George L. Mouriz
 ARCHITECT

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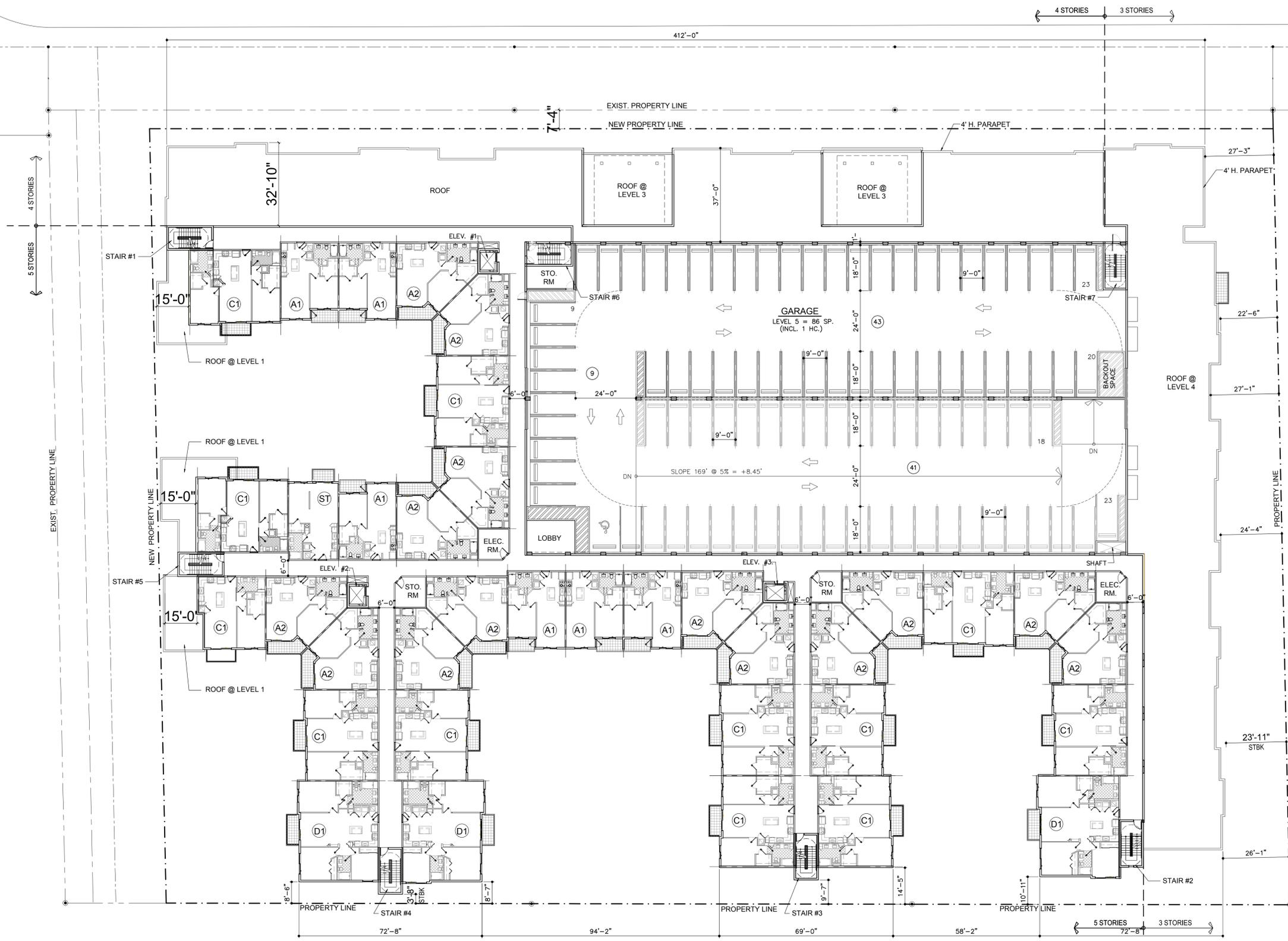
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LEVEL 4 BUILDING PLAN
 46 DU'S
 90 PARKING SP.
 SCALE: 1"=20'-0"

REVISIONS	
SITE PLAN SUBMITTAL	09/12/2016
SITE PLAN RESUBMITTAL #1	11/09/2016
SITE PLAN RESUBMITTAL #2	12/08/2016
SITE PLAN RESUBMITTAL #3	01/25/2017
COUNCIL SUBMITTAL	02/10/2017
COUNCIL SUBMITTAL #2	06/13/2017



NOTE: ALL MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET HEIGHT.

PARK VIEW AT
PALMETTO BAY.
FOR:
PALMETTO BAY, FLORIDA



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LEVEL 5 BUILDING PLAN
36 DU'S
86 PARKING SP.
SCALE: 1"=20'-0"

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SITE PLAN RESUBMITTAL #2 12/08/2016	
SITE PLAN RESUBMITTAL #3 01/25/2017	
COUNCIL SUBMITTAL 02/10/2017	
COUNCIL SUBMITTAL #2 06/13/2017	

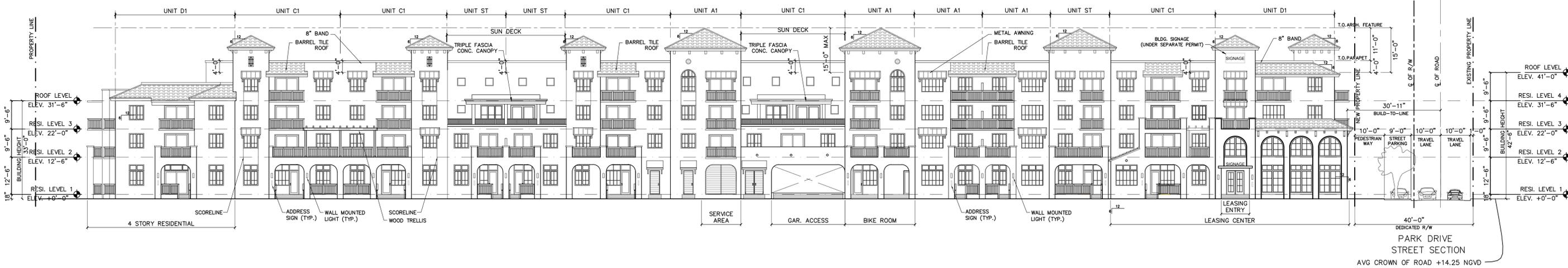
PARK VIEW AT PALMETTO BAY.
 FOR: **PALMETTO BAY, FLORIDA**
 LOCATED AT: **PALMETTO BAY, FLORIDA**

George L. Mouriz
 ARCHITECT
 GEORGE L. MOURIZ
 AR0007806

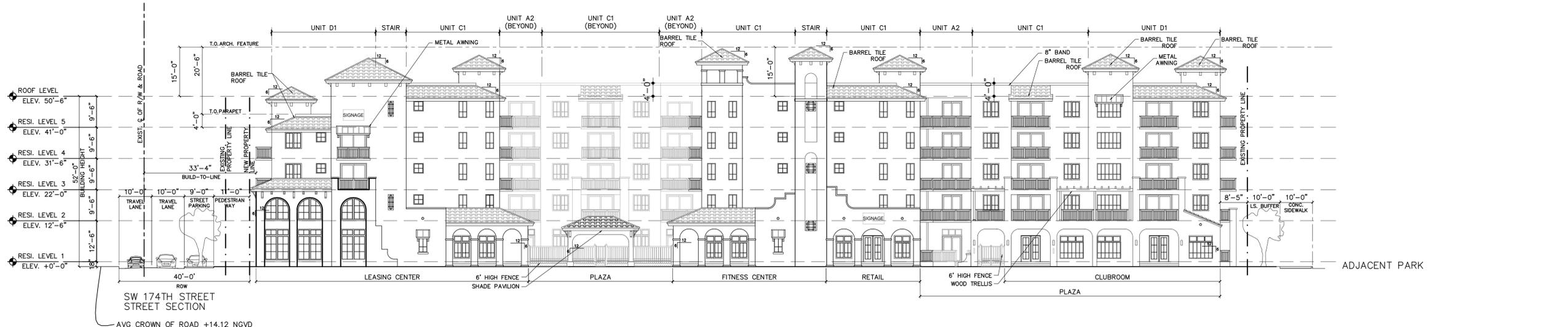
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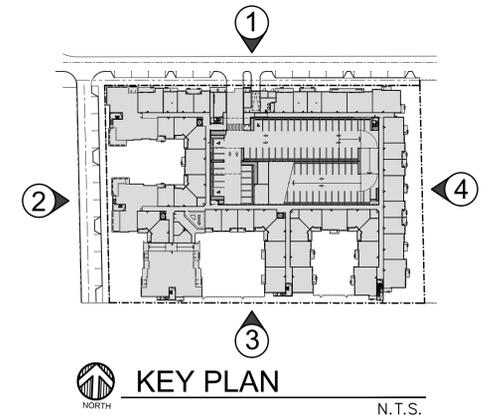
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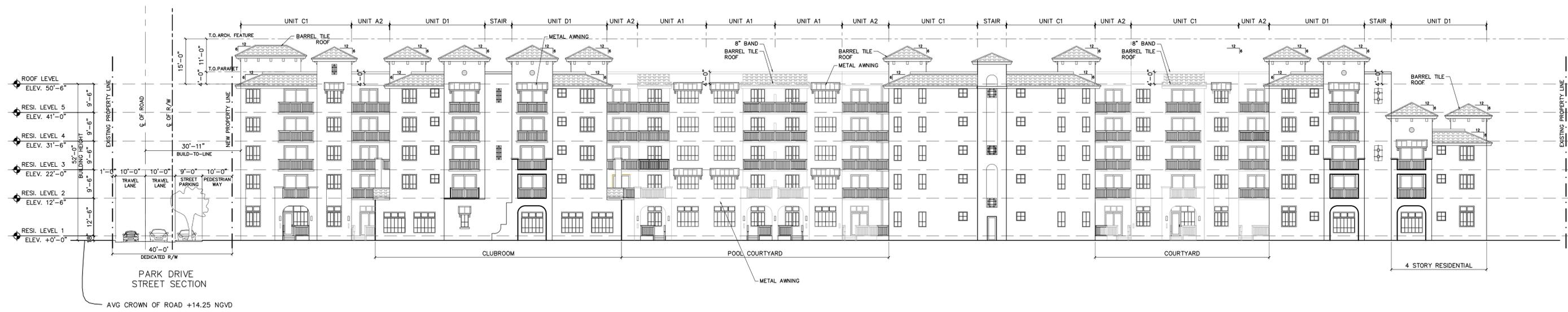
1 NORTH ELEVATION (174 St.)



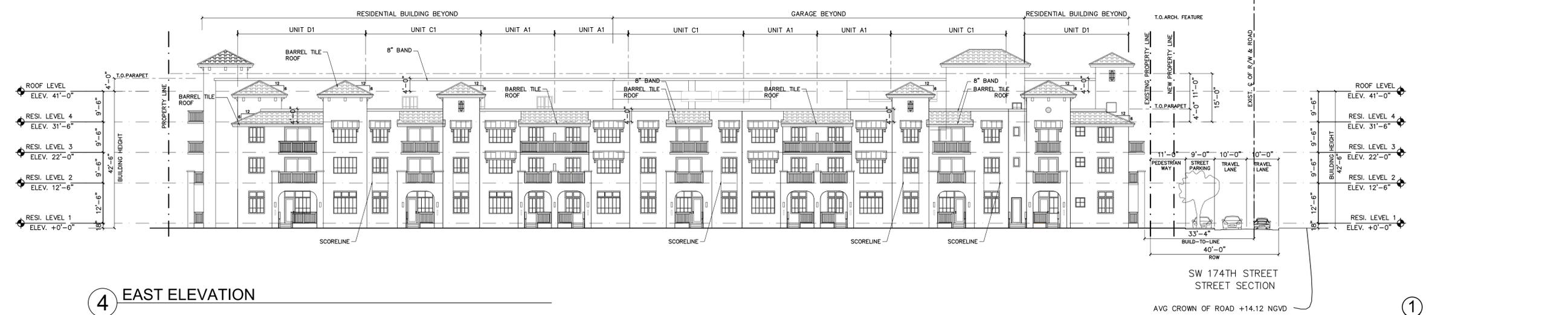
2 WEST ELEVATION (Park Drive)



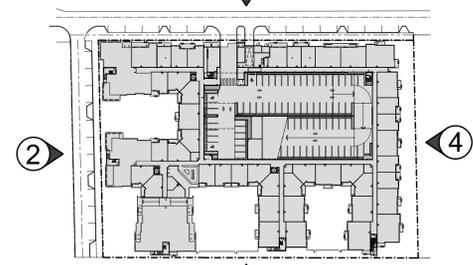
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3 SOUTH ELEVATION



4 EAST ELEVATION



KEY PLAN N.T.S.

PERCENTAGE OF BALCONY				
STREET	BUILDING LENGTH	REQUIRED		PROVIDED
EAST	278'-3"	112'-1"	70% max	99'-2" 40%
SOUTH	416'-6"	291'-4"	70% max	166'-4" 52%

PERCENTAGE OF GLAZING						
ELEVATION	LEVEL	AREA OF WALL	REQUIRED GLAZING %	PROVIDED GLAZING %		
SOUTH	Level 1	5,206 sf	70%	3,644 sf	30%	1,550 sf
	Level 2	3,957 sf	30%	1,187 sf	32%	1,270 sf
	Level 3	3,957 sf	30%	1,187 sf	32%	1,270 sf
	Level 4	3,957 sf	30%	1,187 sf	32%	1,270 sf
	Level 5	3,654 sf	30%	1,096 sf	32%	1,171 sf

PERCENTAGE OF GLAZING						
ELEVATION	LEVEL	AREA OF WALL	REQUIRED	PROVIDED		
EAST	Level 1	3,478 sf	70%	2,435 sf	30%	1,028 sf
	Level 2	2,643 sf	30%	793 sf	30%	801 sf
	Level 3	2,643 sf	30%	793 sf	30%	801 sf

PARK VIEW AT PALMETTO BAY.
FOR:
PALMETTO BAY, FLORIDA

LOCATED AT:
PALMETTO BAY, FLORIDA

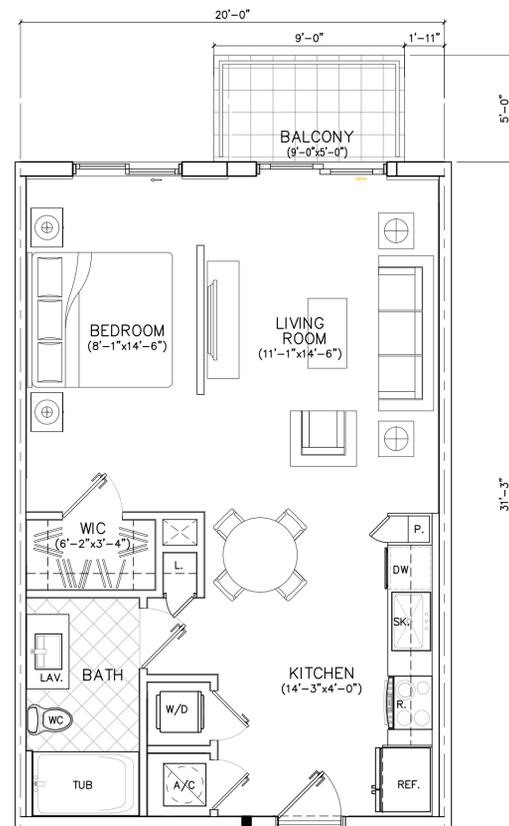
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GEORGE L. MOURIZ
AR007806

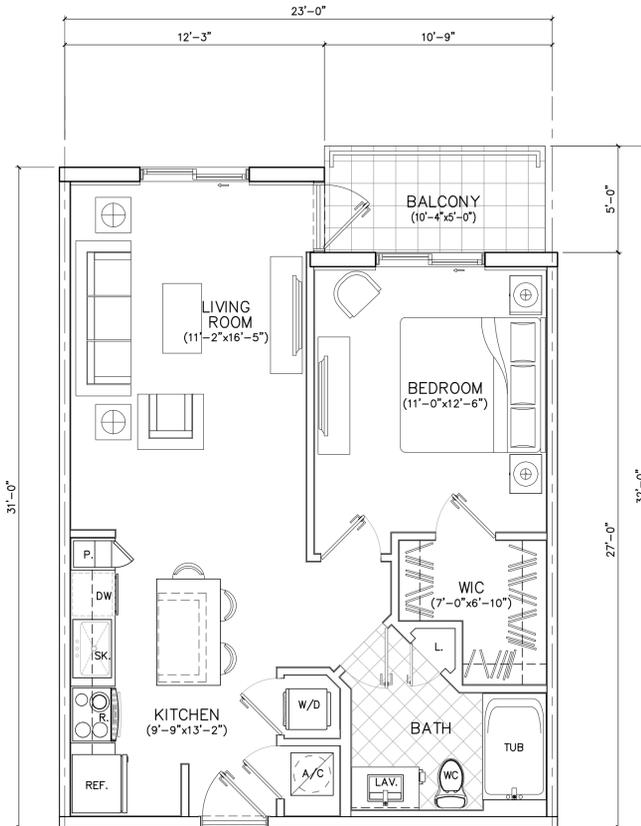
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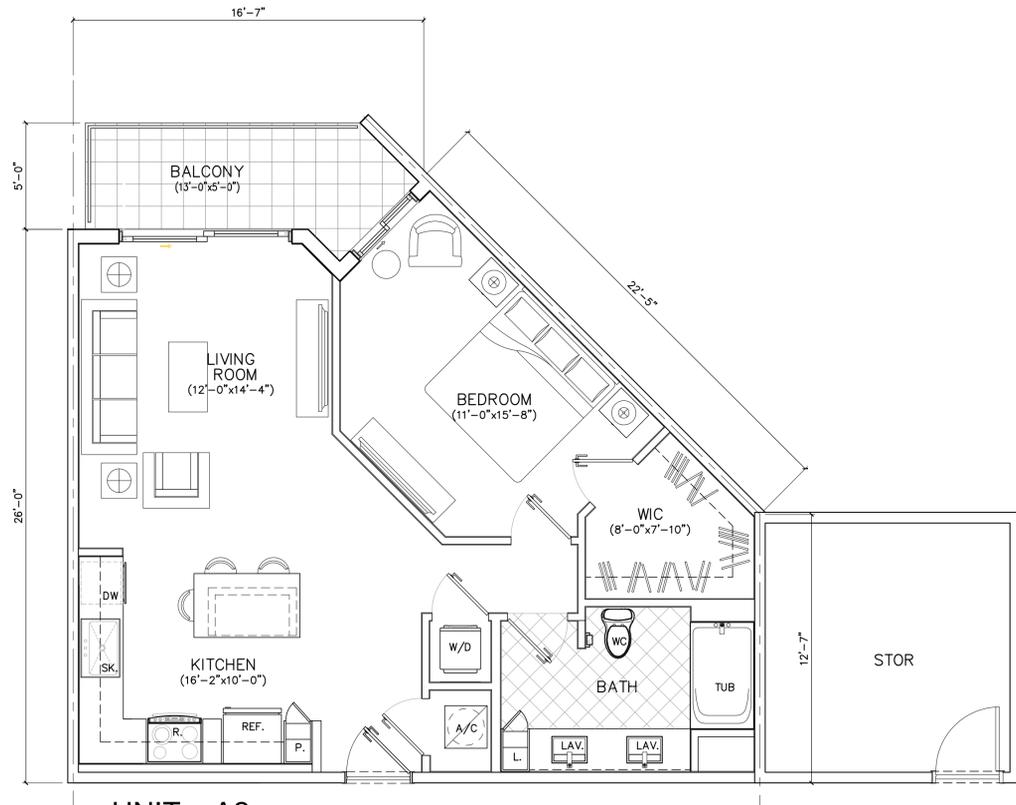
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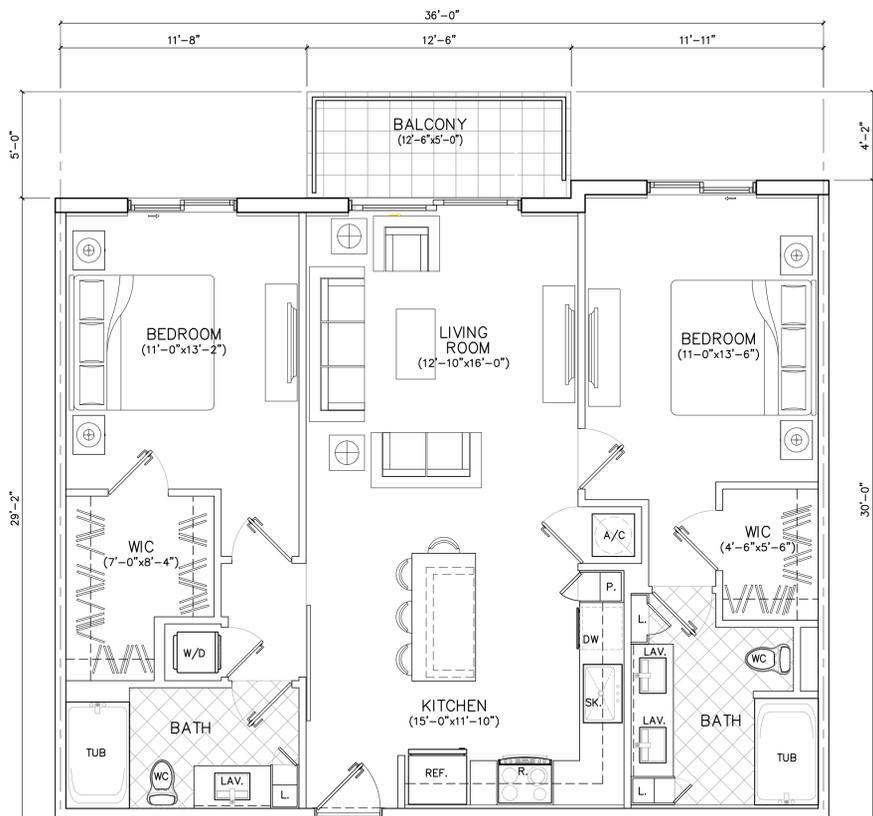
ST (1BD/1BTH)
 A/C AREA = 625 SQ. FT.
 BALCONY = 45 SQ. FT.



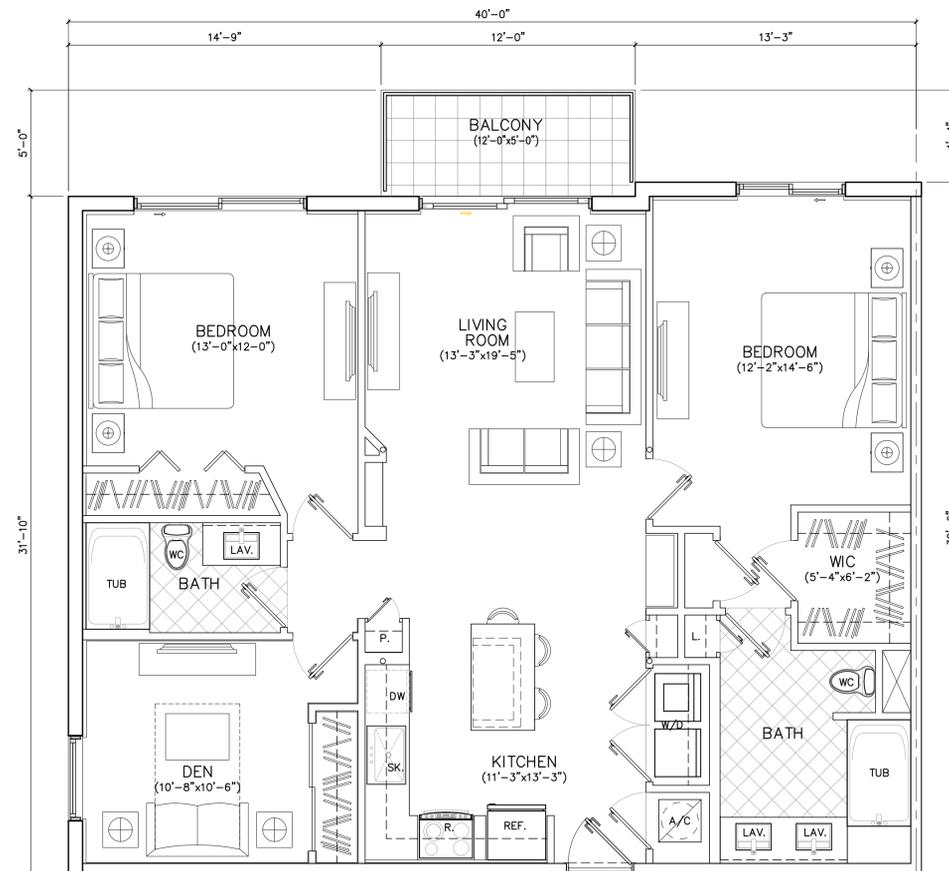
UNIT A1 (1BD/1BTH)
 A/C AREA = 670 SQ. FT.
 BALCONY = 52 SQ. FT.



UNIT A2 (1BD/1BTH)
 A/C AREA = 757 SQ. FT.
 BALCONY = 75 SQ. FT.



UNIT C1 (2BD/2BTH)
 A/C AREA = 1,059 SQ. FT.
 BALCONY = 62 SQ. FT.



UNIT D1 (2BD/1DEN/2BTH)
 A/C AREA = 1,269 SQ. FT.
 BALCONY = 60 SQ. FT.

UNIT FLOOR PLANS
 SCALE: 1/4" = 1'-0"

1. ALL ROOM SIZES DEPICTED IN THESE PLANS ARE NOMINAL DIMENSIONS. DIMENSIONS ARE TAKEN FROM FINISH TO FINISH (DRYWALL TO DRYWALL).
2. ALL UNIT GROSS SQUARE FOOTAGE ARE MEASURED FROM CENTERLINE OF DEMISING TO EXTERIOR OF CORRIDOR WALL AND EXTERIOR WALL.

REVISIONS	BY
SITE PLAN SUBMITTAL 09/12/2016	
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COUNCIL SUBMITTAL #2 06/13/2017	

PARK VIEW AT PALMETTO BAY.
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 LOCATED AT: PALMETTO BAY, FLORIDA

GEORGE L. MOURIZ
 ARO007806

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