

**87th
TERRACE -
PUBLIC
EASEMENT**



NORTH SHORE OPEN SPACE PARK

**87th STREET -
PUBLIC
EASEMENT**

— COLLINS AVE.

MORIARTY

87 Park



11-24-17

DRB VARIANCE APPLICATION PACKAGE - 12/08/2017

[illegible]

219420338

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8701 COLLINS
8701 COLLINS AVENUE MIAMI BEACH, FL 33141
SITE AERIAL IMAGE - 11/11/2014
CONSTRUCTION

RENZO PIANO
BUILDING WORKSHOP

**RENA DUMAS
ARCHITECTURE
INTERIERURE**

**WEST 8 URBAN DESIGN
& LANDSCAPE
ARCHITECTURE P.C.**

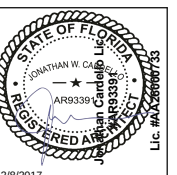
**DESIMONE CONSULTING
ENGINEERS**

STEVEN FELLER
P.E., P.L.

VSN ENGINEER. INC.

LUX POPULI

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DEVELOPMENT
8701 COLLINS AVE.
MIAMI BEACH, FL. 33154

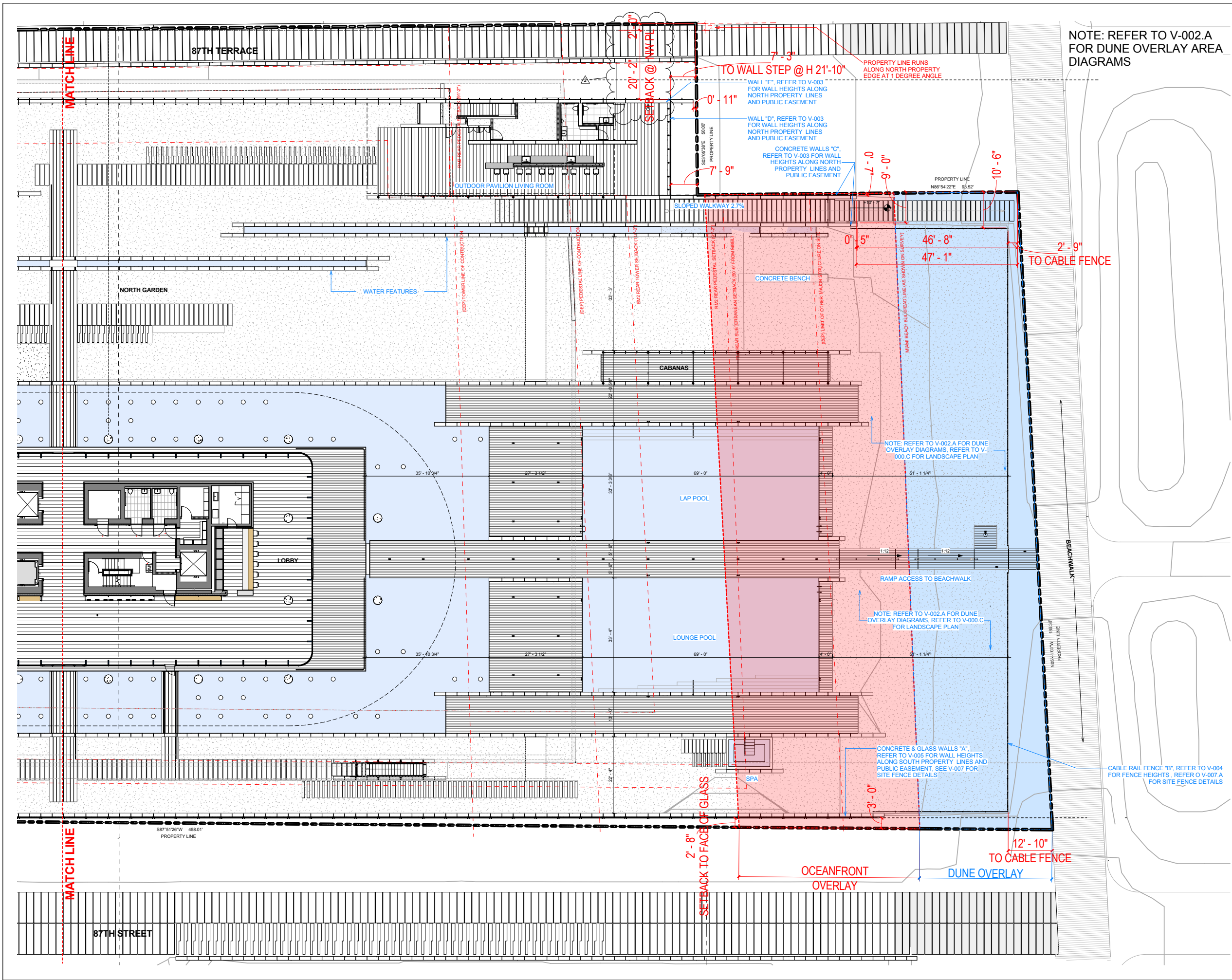


Stantec Architecture Inc.
One Biscayne Tower,
Suite 1670
Miami, Florida 33131
Tel: (305) 482.8700
Fax: (305) 482.8770
www.stantec.com



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DATE:	12/04/2015

V-001.2



DRB VARIANCE APPLICATION PACKAGE - 12/08/2017

REVISIONS/ SUBMISSIONS		
1	DRB COMMENTS	11/20/2017
2	2nd DRB COMMENTS	12/8/2017

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ENLARGED EAST SITE PLAN -
SITE FENCE SETBACKS

RENZO PIANO
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Suite 1670
Miami, Florida 33131
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Fax: (305) 482.8770
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V-002

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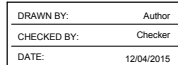
ENLARGED WEST SITE PLAN

LUX POPULI

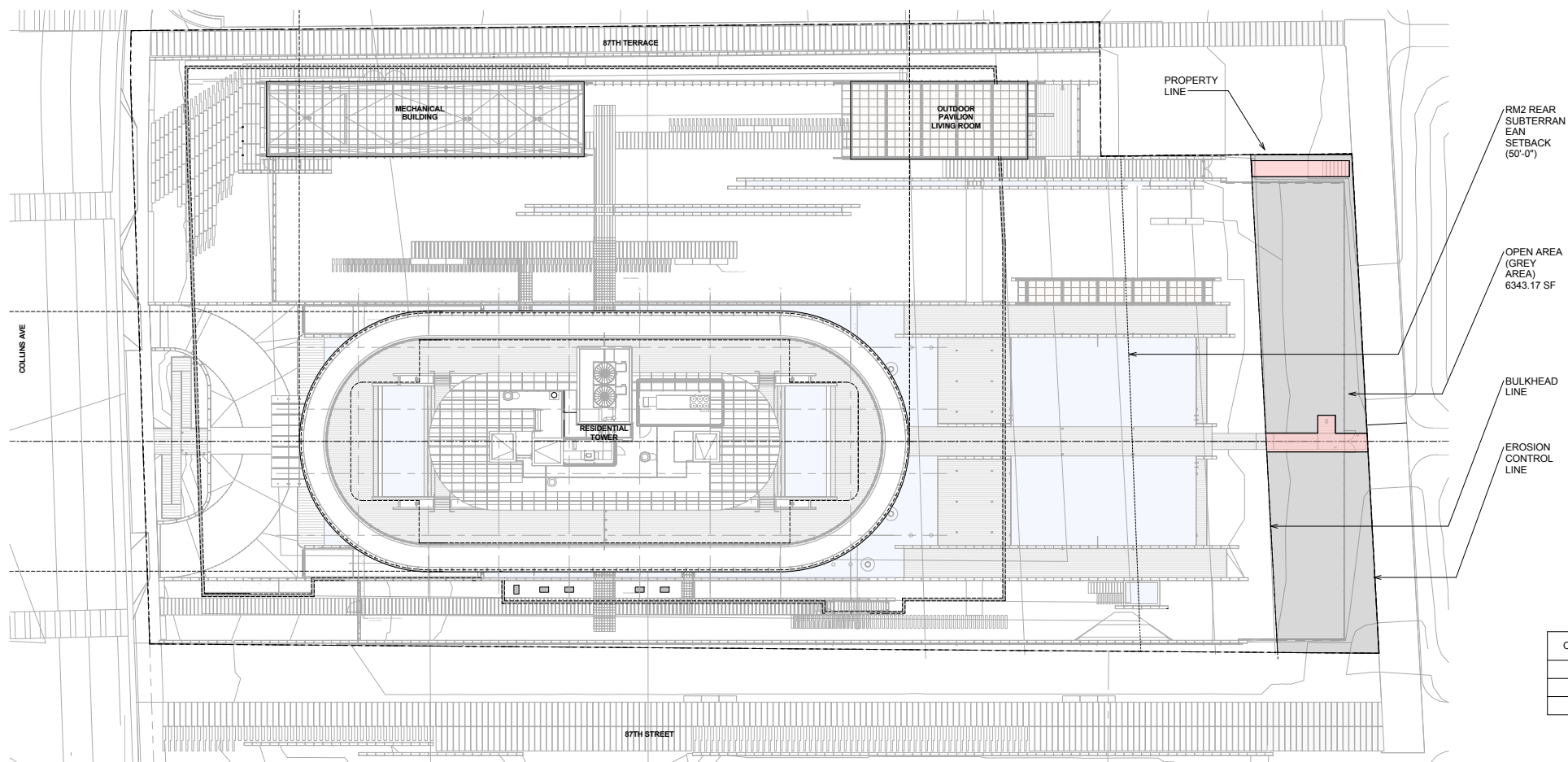
Site Details



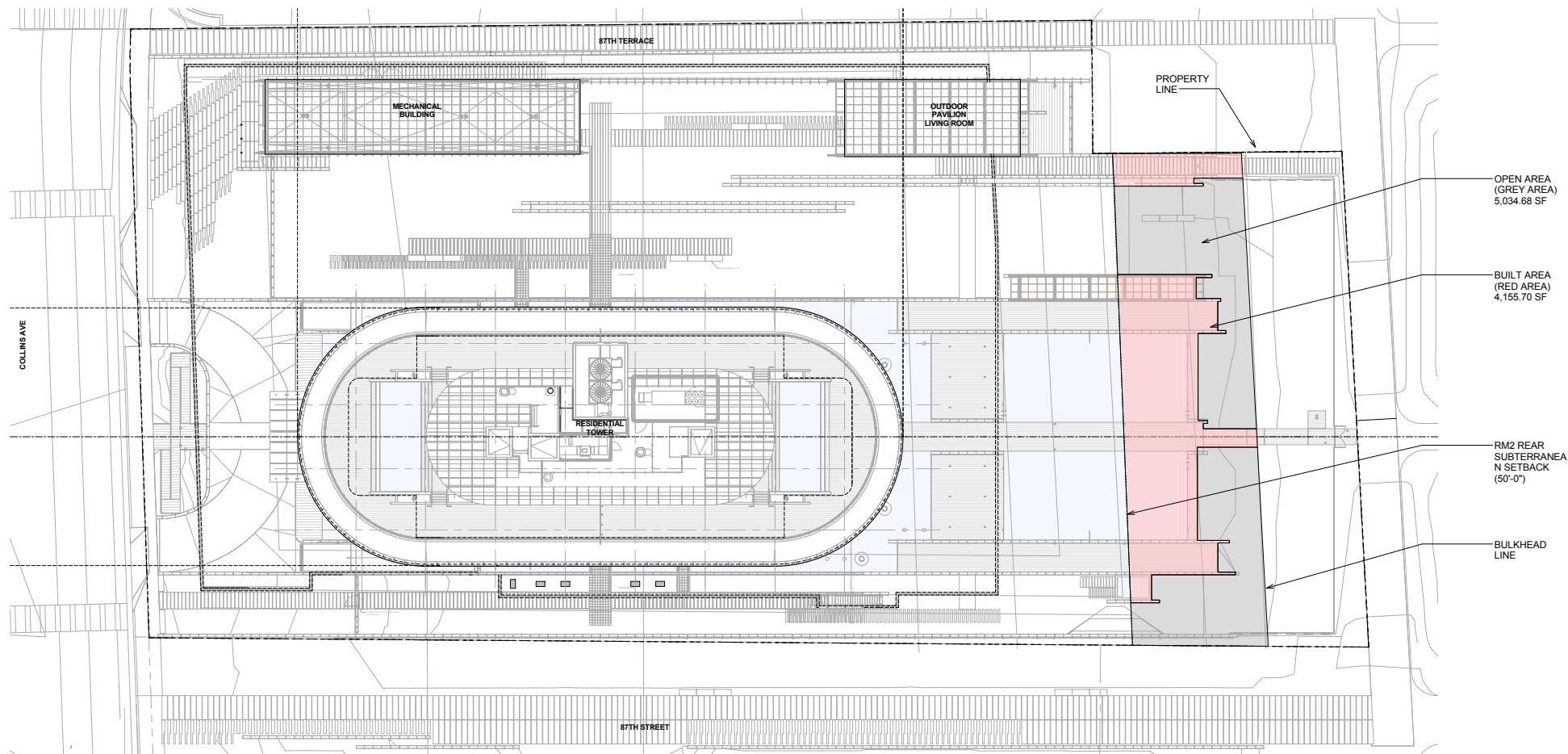
One Biscayne Tower,
Suite 1670
Miami, Florida 33131
Tel: (305) 482.8700
Fax: (305) 482.8770
www.stantec.com



V-002.A



1 DUNE PRESERVATION OVERLAY DIAGRAM - VARIANCE PACKAGE
3/64" = 1'-0"



② OCEAN PRESERVATION OVERLAY DIAGRAM - VARIANCE PACKAGE
3/64" = 1'-0"

[illegible]

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DUNE OVERLAY DIAGRAMS

RENZO PIANO
BUILDING WORKSHOP

**RENA DUMAS
ARCHITECTURE
INTERIERURE**

**WEST 8 URBAN DESIGN
& LANDSCAPE
ARCHITECTURE P.C.**

**DESIMONE CONSULTING
ENGINEERS**

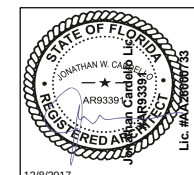
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DEVELOPMENT
8701 COLLINS AVE.
MIAMI BEACH, FL. 33154

Site Details



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One Biscayne Tower,
Suite 1670
Miami, Florida 33131
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V-002.B

NOTE: ALL ELEVATIONS IN NGVD

1 NORTH SITE FENCES - VARIANCE PACKAGE

COLLINS AVE.

MEP PAVILION

— **LOADING**

+14' - 0"

+11' - 9"

— ALL TRELLIS CABLES TO BE COVERED IN VINES (TYP)

— WALLS ON NORTH SIDE OF
EASEMENT ARE NOT
INCLUDED +16' - 0"

+16' - 0"

— CONCRETE PAVER (TYP.)

+14' - 0"

+21' - 10"

+21' - 10"

+18' - 0"

— TO BEACH

+19' - 0"

+19' - 0"

— **NATURAL WOOD WALKWAY
(TYP.)**

+17' - 0"

+18' - 0"

OUTDOOR PAVILION LIVING ROOM

Site plan showing the proposed building footprint, setbacks, and dimensions. The plan includes a property line, a curb/building head line, and various setbacks and dimensions in feet and inches. The building footprint is shown in grey, and the setbacks are indicated by red lines and dimensions.

Key dimensions and setbacks shown on the plan:

- Property Line: 47' - 1"
- Setback from Property Line: 11' - 0 1/2"
- Setback from Curb/Building Head Line: 2' - 10"
- Building Footprint Dimensions: 46' - 8" (width), 7' - 5 1/2" (depth)
- Setback from Building Footprint: 54' - 2"
- Setback from Building Footprint: 19' - 0"
- Setback from Building Footprint: 18' - 0"
- Setback from Building Footprint: 0' - 11"
- Setback from Building Footprint: 10' - 8"

WELL "E" PROFILE. WALL STEPS DOWN FROM EL + 21' 10" TO EL + 18' 0".

— PROPERTY LINE

— **FINISHED GRADE - HP**

[illegible]

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URB VARIANCE - EXHIBIT #1

RENZO PIANO
BUILDING WORKSHOP

RENA DUMAS
ARCHITECTURE
INTERIEURE

WEST 8 URBAN DESIGN
& LANDSCAPE
ARCHITECTURE P.C.

DESIMONE CONSULTING
ENGINEERS

STEVEN FELLER
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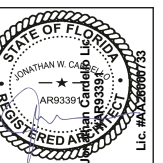
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DEVELOPMENT

8701 COLLINS AVE.
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One Biscayne Tower,
Suite 1670
Miami, Florida 33131
Tel: (305) 482.8700
Fax: (305) 482.8770
www.stantec.com

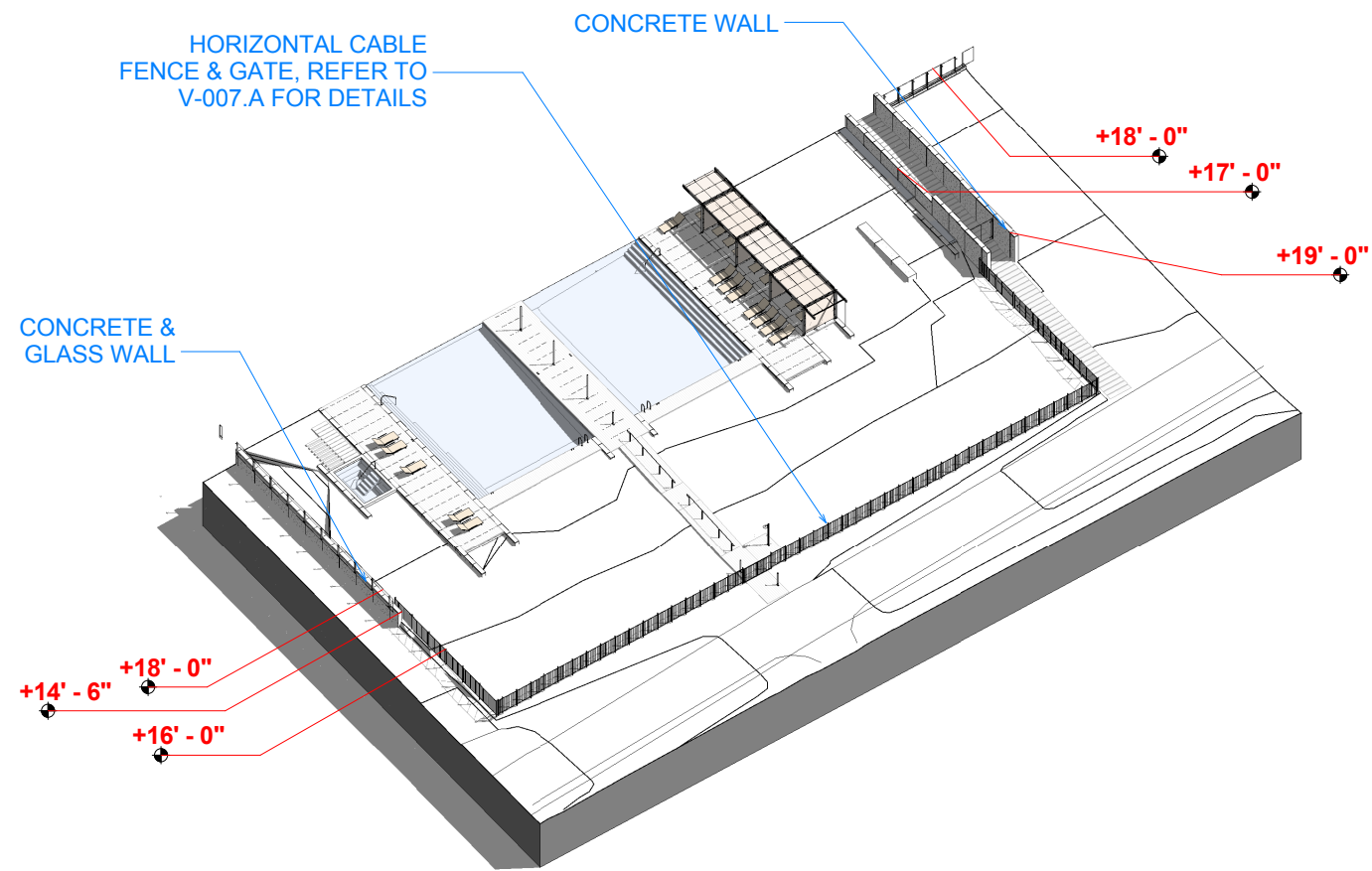


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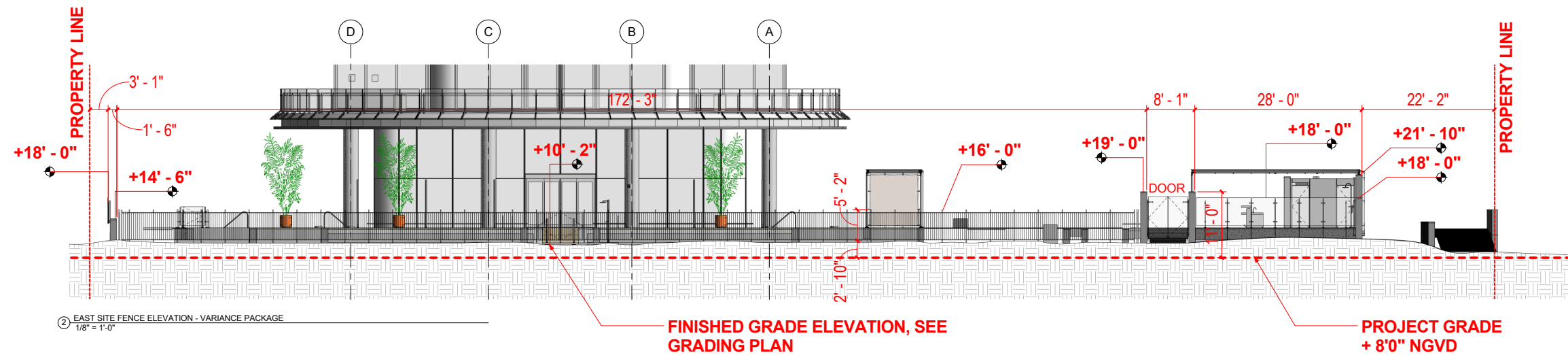
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DRB VARIANCE APPLICATION PACKAGE - 12/08/2017

EXHIBIT # 2 - EAST SITE CABLE FENCE & GATE -
FENCE "B"



1 EAST SITE FENCES - VARIANCE PACKAGE -
AXONOMETRIC
SCALE: REF 1



REVISIONS/ SUBMISSIONS		
1	DRB COMMENTS	11/20/2017

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DRB VARIANCE - EXHIBIT #2

RENZO PIANO
BUILDING WORKSHOP

RENA DUMAS
ARCHITECTURE
INTERIEUR

WEST 8 URBAN DESIGN
& LANDSCAPE
ARCHITECTURE P.C.

DESIMONE CONSULTING
ENGINEERS

STEVEN FELLER
P.E., P.L.

VSN ENGINEER, INC.

LUX POPULI

8701 COLLINS
DEVELOPMENT
8701 COLLINS AVE.
MIAMI BEACH, FL 33154
Site Details



12/8/2017

Stantec Architecture Inc.
One Biscayne Tower,
Suite 1670
Miami, Florida 33131
Tel: (305) 482.8700
Fax: (305) 482.8770
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V-004

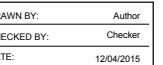
11/13/2017 - CONFORMED SET

[illegible]

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One Biscayne Tower,
Suite 1670
Miami, Florida 33131
Tel: (305) 482.8700
Fax: (305) 482.8770
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V-005

**EXHIBIT # 3 - SOUTH SITE
WALLS - PROPERTY WALL "A"**

COLLINS AVE.

LOBBY

PUBLIC EASEMENT TO BEACH
ALONG 87th ST.

CONCRETE & GLASS FENCE,
REFER TO V-007 FOR DETAILS

CABLE RAIL FENCE

BEACH ACCESS

+12' - 3"

+16' - 0"

LANDSCAPE PLANTER
CONCRETE WALLS ,
REFER TO V-000.C FOR
LANDSCAPE PLAN

+18' - 0"

+14' - 6"

SOUTH SITE FENCES - VARIANCE PACKAGE - AXONOMETRIC

69' - 3" TO SOUTH GLASS FENCE

GLASS RAILING BEYOND

+12' - 3"

PROPERTIES OF GRADING

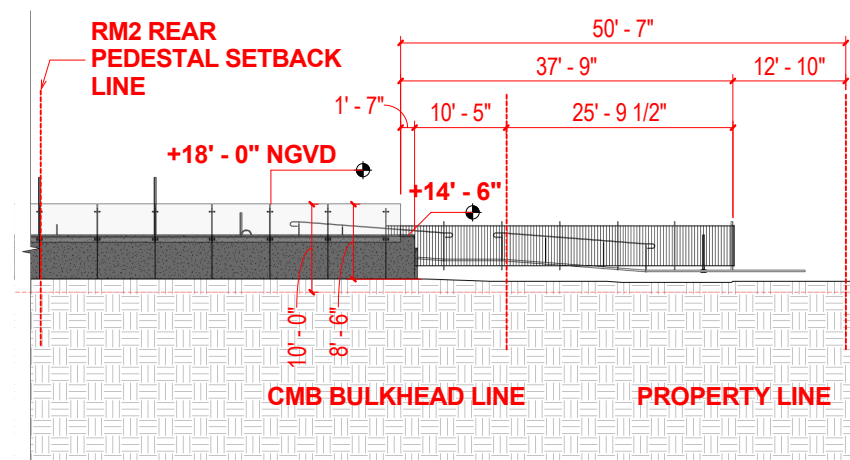
PROPERTY LINE

ELEVATION OF FINISHED GRADE, SEE GRADING PLAN

+9' - 6"

This elevation view shows the proposed glass railing system. A red dashed line indicates the property line. The railing is shown with a height of +12' - 3" and a length of 69' - 3" to the south glass fence. The railing is labeled "GLASS RAILING BEYOND". The elevation of the finished grade is indicated as +9' - 6". The railing is shown with a height of +12' - 3" and a length of 69' - 3" to the south glass fence. The railing is labeled "GLASS RAILING BEYOND". The elevation of the finished grade is indicated as +9' - 6".

① SOTH EXTERIOR WALL GLASS FENCE ELEVATION - VARIANCE PACKAGE
1/8" = 1'-0"



**RM2 REAR
— PEDESTAL SETBACK
LINE**

CMB BULKHEAD LINE

PROPERTY LINE

SOUTH GARDEN

IMPACT RESISTANT LOW IRON-GLASS FENCE

EXTRUDED ALUMINUM POST

ALUMINUM CHANCEL AND ANCHOR BOLTS Q.C. SUBMIT SHOP DWGS FOR ARCHITECT APPROVAL

TOP OF CONTIGUES CONCRETE CURB REFER TO STRUCTURAL PLANS AND LANDSCAPE FOR ADD'L INFO

± 14.28' NGVD

PROVIDED MASTIC WATERPROOFING @ ANCHOR BOLTS TYPICAL

6'

10.34'

3'-0"

4'-0"

2'-2 1/2"

1'-4 5/8"

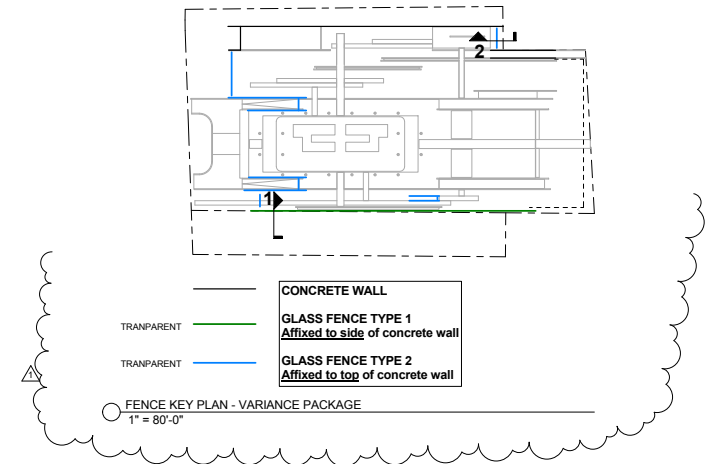
VARIES SLOPED GRADE

REFER TO LANDSCAPE GRADING PLAN ON SHEET V-000-D

REFER TO STRUCTURAL PLANS

87th STREET EASEMENT

1 NS SECTION AT SOUTH GARDEN PROPERTY LIMIT AND ENTRY - VARIANCE PACKAGE
SCALE: 1 1/2" = 1'-0" REF 1/A3.01



CONCRETE WALL BEYOND

IMPACT RESISTANT LOW IRON GLASS FENCE

EXTRUDED ALUMINUM POST

ALUMINUM PLATE AND ANCHOR BOLTS, O.C. SUBMIT SHOP DWG'S FOR ARCHITECT APPROVAL

TOP OF CONTIGUES CONCRETE RETAINING WALL REFER TO STRUCTURAL PLANS AND LANDSCAPE FOR ADD'L INFO.

PROVIDED WASTH (ANCHOR BOLTS TO BE SHOWN)

6"

10 3/4"

3" - 1 1/4"

3 1/2"

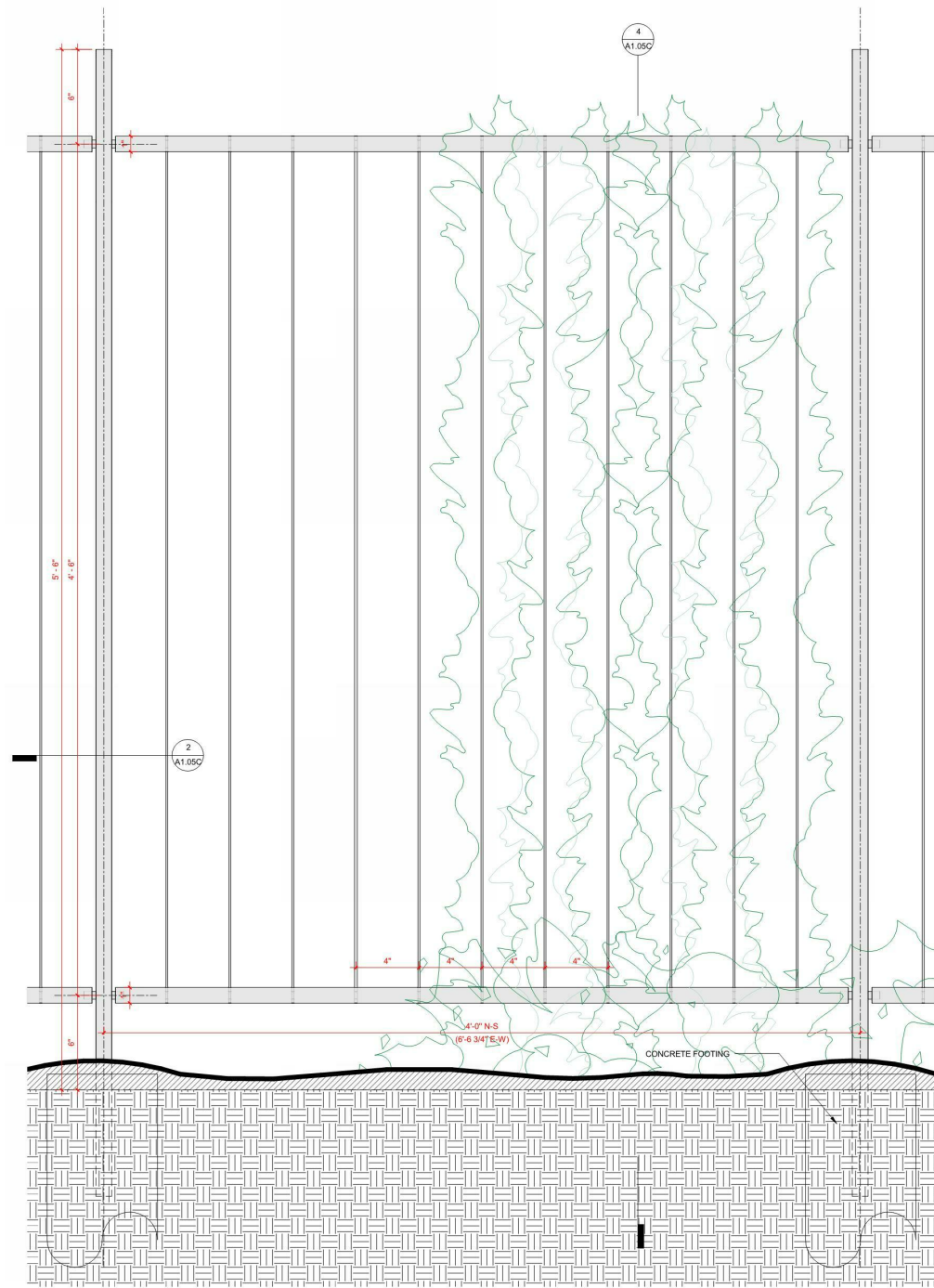
8"

4"

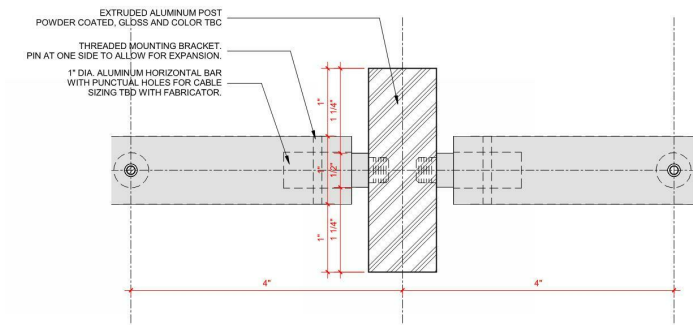
EW SECTION AT NORTH GARDEN AMENITIES PAVILION -
VARIANCE PACKAGE

/-007

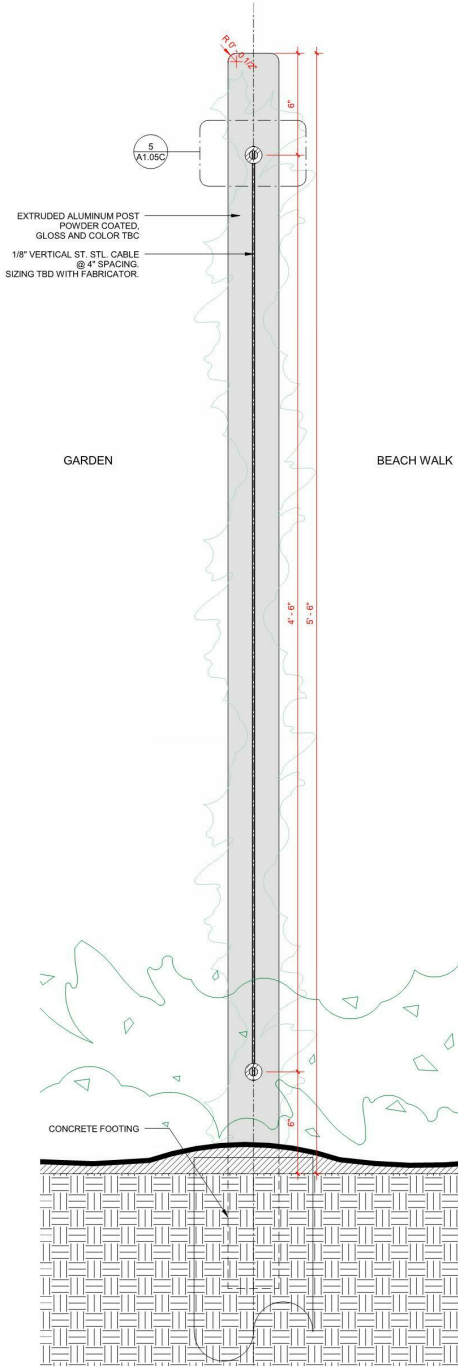
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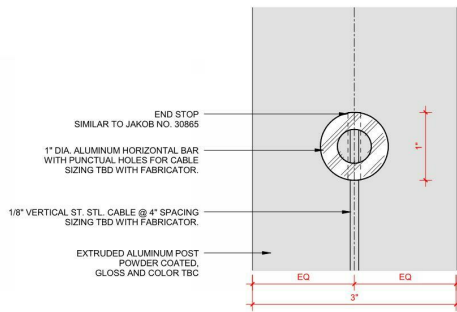
1 Fence Detail - Type 3 - Elevation
3" = 1'-0"



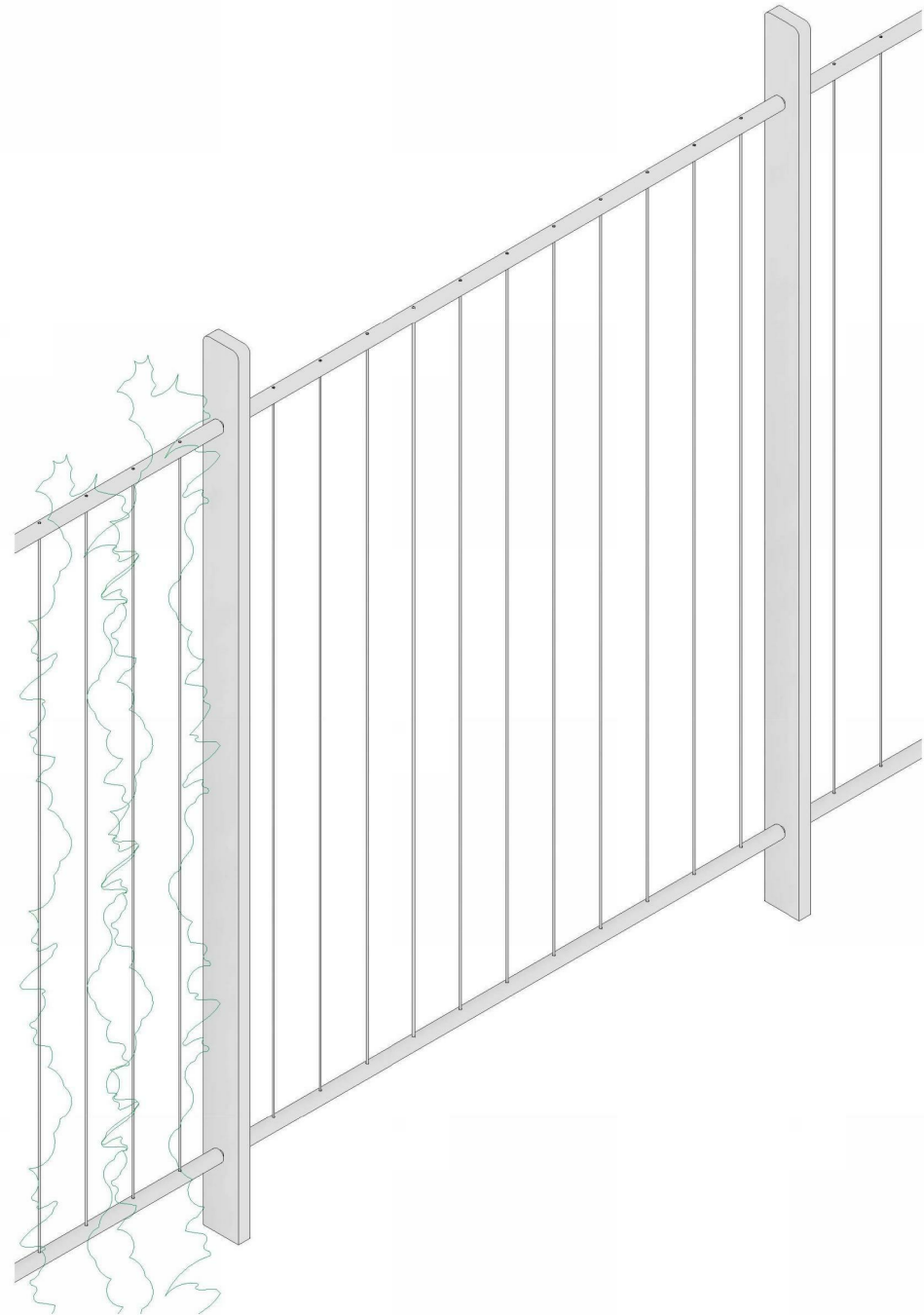
2 Fence Post Plan Details - Type 3
12" = 1'-0"



4 Fence Detail - Type 3 - Section
3" = 1'-0"



5 Fence Detail - Type 3 - Bracket Elevation
12" = 1'-0"



3 Axonometric - Fence Detail - Type 3 - Cable

NOTE: ALL MEMBER SIZES TBC PENDING FABRICATOR COORDINATION

EAST CABLE RAIL FENCE DETAILS

REVISIONS/ SUBMISSIONS		
1	DRB COMMENTS	11/20/2017

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SITE FENCE DETAILS

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V-007.A