

Enea Garden Design Inc.
7580 NE 4th Court, Suite 105, Miami, Florida, 33138

NARRATIVE

Project: 183 L'Atelier

Date: 05.22.2017

Att: City of Miami Beach

Reference:

Landscape Variance

BREV160137

ZONING

Summary:

Survey prepared by Fortin, Leavy, Skiles, Inc of 6901 Collins Ave, Miami Beach, Florida illustrates the East Property Line ranging in elevation from 9.0' N.G.V.D to 8.3 N.G.V.D. The survey indicates that elevation of the midpoint at the sidewalk on Collins Ave is 6.1 N.G.V.D. Enea elevation 1/307 illustrates that at the north end of the property proposed fence will be 17.0' N.G.V.D. The fence descends in 1 foot increments. The final and lowest height of the fence on the south end is NGVD 14.0' N.G.V.D. At no point is the fence structure greater than 5'-0". At the North Corner of property there is an existing wall which the fence will meet and overlap for two panels. The height at this existing wall has been measure at 18.2' NGVD.

Sheets Included:

L-200A

L-200

L-307

L-406

L-406a

Site Photos

Land Title Survey



Enea Garden Design Inc.
Reg No. LC26000339

Seal:

SITE PHOTOS



Looking North along Beachwalk – Existing Conditions



Looking Northwest from Beachwalk – Existing Conditions



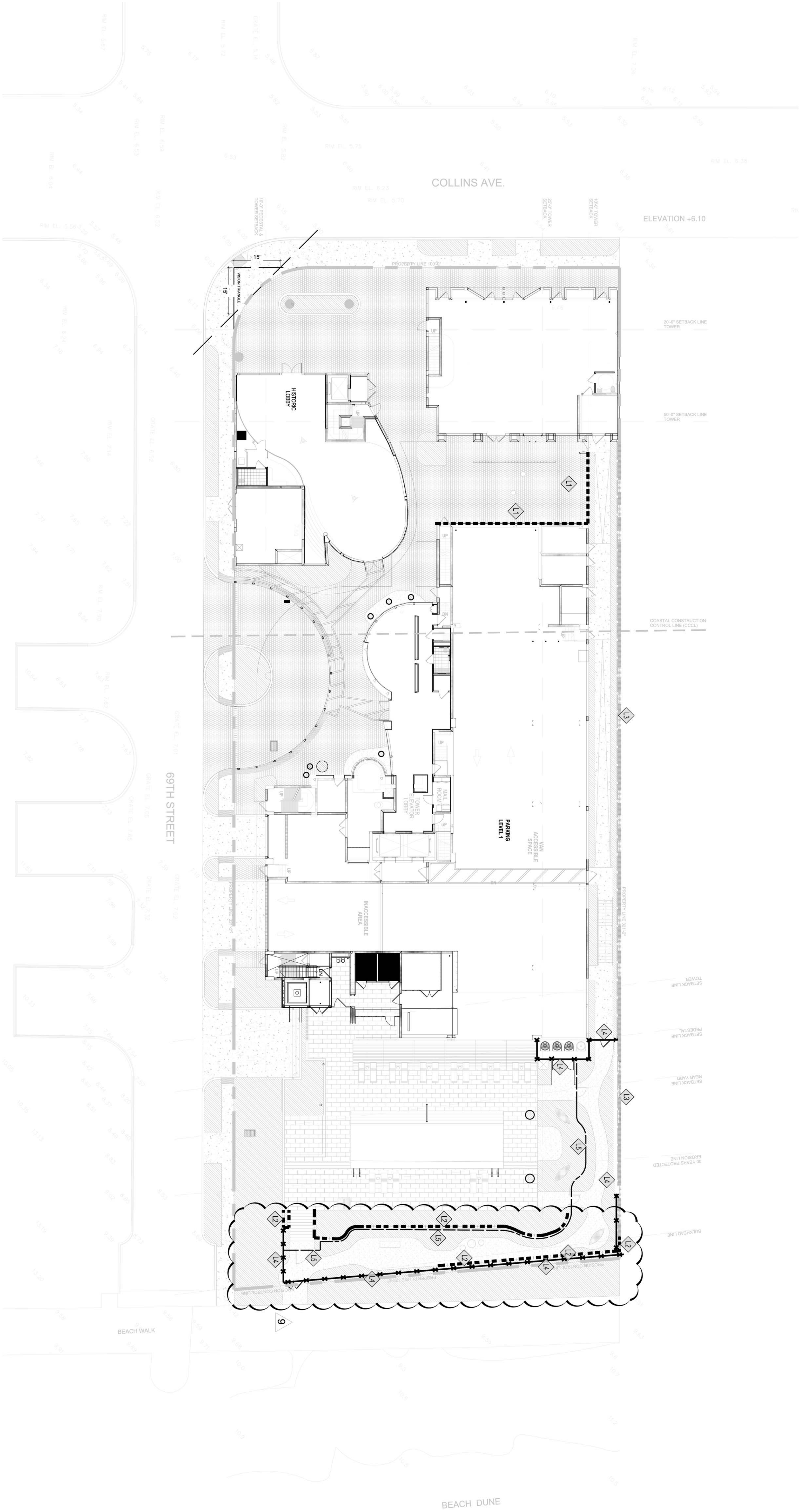
Looking South from Beachwalk – Existing Conditions



Looking Northwest at Southern corner of site from Beachwalk – Existing Conditions

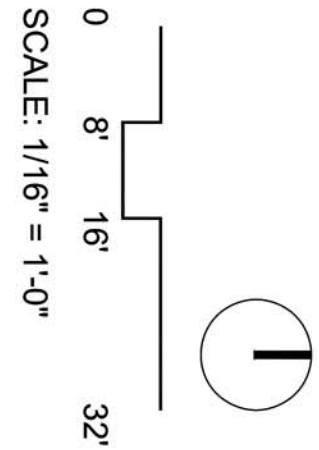


Looking Northeast from location of proposed pool at 6901 – Wall at Northern Property Line measured at 18.2' NGVD - Existing Conditions



- WALL - FENCE LEGEND**
- | | | | | | |
|-----------|----------------|---------|-----------|---|---------|
| L1 | GREEN SCREEN | 73' LF | L4 | 5' HT. FENCE | 237' LF |
| L2 | TIMBER WALL | 174' LF | L5 | 48" HT. POOL BARRIER
(WOOD PICKET FENCE) | 155' LF |
| L3 | RETAINING WALL | 258' LF | | | |

NOTE:
THIS PLAN PROVIDED FOR OVERALL LAYOUT AND LOCATIONS. SEE
MATERIAL PLAN AND DETAILS FOR DESIGN INTENT



REVUELTA ARCHITECTURE INTERNATIONAL, P. A

L'ATELIER
6901 COLLINS AVENUE • MIAMI BEACH • FLORIDA

Project Owner

Project Designer
GERARDO JAVIER
DELCADO
R.L.A. 0001574

Seal

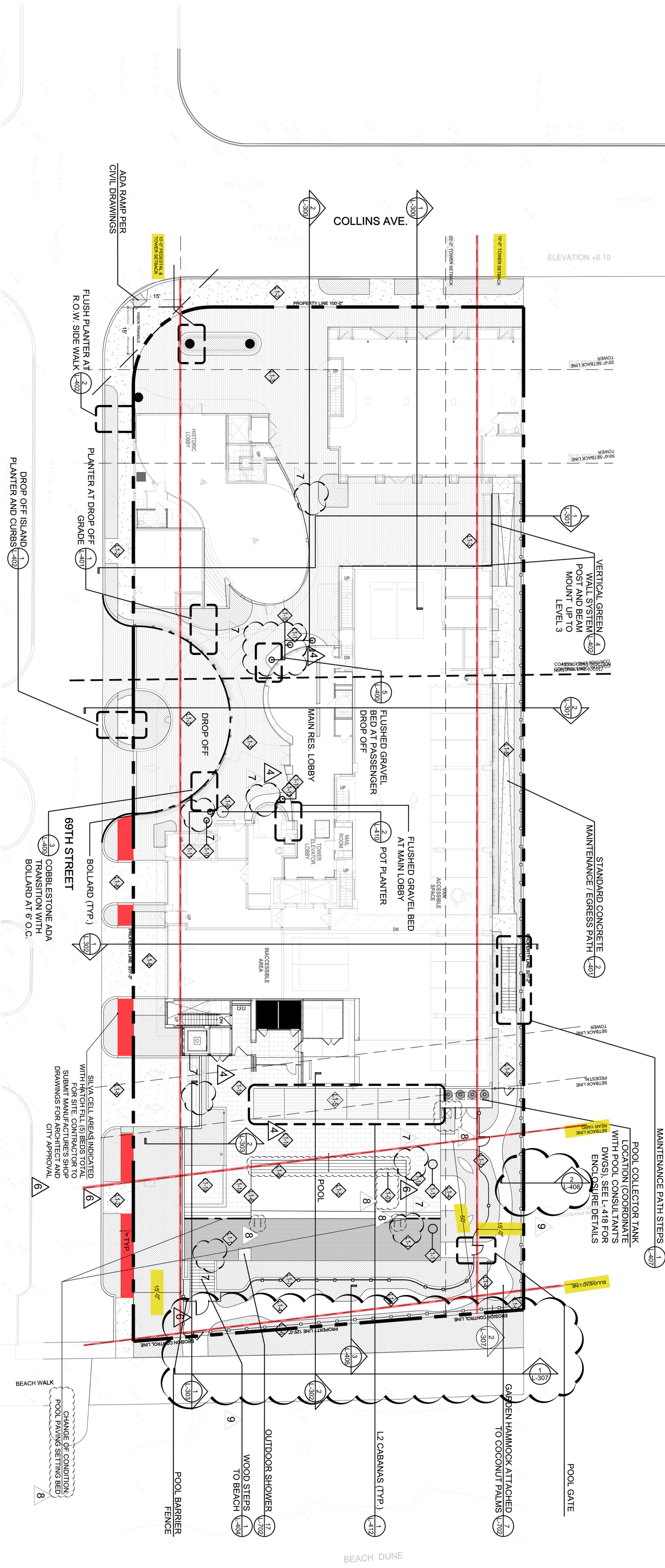
enea
garden design
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2014

02/15/2017
Drawn By: CMDCRSMLA
Scale: as noted
Job Number
183
Sheet Title
WALL
TREATMENT
DIAGRAM L1 & L2
Sheet Number
L-200A

Revisions
10-02-2015
Landscape Revision #1
to Existing Permit 2007
11-13-2015
Landscape Revision #1a
to Existing Permit 2007
03-28-2016
Landscape Revision #2
to Existing Permit 2007
04-05-2016
Revision to BID0559
10-10-2016
Revision to ZONING
4-25-2017
Submitted for Variance



LEDA SECURITY PRODUCTS
BOLLARD
GRADE 304 SS RHS
Mate Bead Blasted
SPEC: SST115R (with locking and
removable base)



MATERIAL SCHEDULE				
SYM	MATERIAL	DESCRIPTION	LOCATION	APPR. SQUARE FOOTAGE
L1-1	HARDSCAPE PAVERS	MATERIAL: WHITEWOOD VEIN CUT SIZE: 18"X 36"X 2" THK.	L1 FINISH FLOOR	1,222 SQFT
L1-1a	HARDSCAPE PAVERS	MATERIAL: WHITEWOOD VEIN CUT SIZE: 18"X 36"X 5/8" THK.	L1 FINISH FLOOR	2,547 SQFT
L1-2	MIAMI BEACH STANDARD RED CONCRETE	MATERIAL: CONCRETE COLOR: RED W/ GREY 3/4" EXPOSED AGGREGATE. HAND TRULLED CONTROL AND EXPANSION JOINTS.	L1 STREETSCAPE	3,356 SQFT
L1-3	CONCRETE PAVERS	MATERIAL: CONCRETE COLOR: CHARCOAL SIZE: 3'X12'X3 1/8" THICK	L1 ENTRANCE	9,283 SQFT
L1-4	CRUSHED COQUINA SHELL	MATERIAL: 100% COQUINA COLOR: NATURAL SIZE: 1/8" - 3/4" MAX.	L1 MULTIPLE LOCATIONS	1,338 SQFT
L1-5	POOL FINISH	MATERIAL: DIAMOND BRIGHT COLOR: FRENCH GREY	L2 POOL	931 SQFT
L1-6	POOL TILE	MATERIAL: LINEAR GLASS TILE COLOR: SMOKE	L2 POOL	31,403
L1-7	POOL STAIR NOSING	MATERIAL: V-CAP COLOR: EBONY	N/A	31,403
L1-8	STANDARD CONCRETE	MATERIAL: CONCRETE COLOR: GREY	NORTH EGRESS PATH PARKING GARAGE ENTRY	N/A
L1-9	CLAY POT	MATERIAL: CLAY COLOR: GREY SIZE: 47.2'X35.4" MODEL #: UF120	L1 MULTIPLE LOCATIONS	1
L1-10	CLAY POT	MATERIAL: CLAY COLOR: GREY SIZE: 22.8'X38.6" MODEL #: UF60	L1 MULTIPLE LOCATIONS	5
L1-11	CLAY POT	MATERIAL: CLAY COLOR: GREY SIZE: 22.8'X17.3" MODEL #: MF100	L1 ENTRANCE	1
L1-12	BLACK BEACH MINI	MATERIAL: PEBBLE STONE COLOR: BLACK	DROP OFF / ENTRANCE	143 SQFT
L1-13	PRE-CAST CONCRETE POT	MATERIAL: CONCRETE COLOR: DARK GREY SIZE: 36" DIA. MODEL #: TBD	L2 POOL	2

SYM	MATERIAL	DESCRIPTION	LOCATION	APPR. SQUARE FOOTAGE	DETAIL REFERENCE	SUBMITTAL REQUIREMENT
L1-1	HARDSCAPE PAVERS	MATERIAL: WHITEWOOD VEIN CUT SIZE: 18"X 36"X 2" THK.	L1 FINISH FLOOR	1,222 SQFT	2L-400 8	SAMPLE FOR APPROVAL PROVIDE 6' X 6' MOCK-UP ON SITE FOR APPROVAL
L1-1a	HARDSCAPE PAVERS	MATERIAL: WHITEWOOD VEIN CUT SIZE: 18"X 36"X 5/8" THK.	L1 FINISH FLOOR	2,547 SQFT	1L-400 8	SAMPLE FOR APPROVAL PROVIDE 6' X 6' MOCK-UP ON SITE FOR APPROVAL
L1-2	MIAMI BEACH STANDARD RED CONCRETE	MATERIAL: CONCRETE COLOR: RED W/ GREY 3/4" EXPOSED AGGREGATE. HAND TRULLED CONTROL AND EXPANSION JOINTS.	L1 STREETSCAPE	3,356 SQFT	8L-400	SAMPLE FOR APPROVAL PROVIDE 6' X 6' MOCK-UP ON SITE FOR APPROVAL
L1-3	CONCRETE PAVERS	MATERIAL: CONCRETE COLOR: CHARCOAL SIZE: 3'X12'X3 1/8" THICK	L1 ENTRANCE	9,283 SQFT	6L-400	SAMPLE FOR APPROVAL PROVIDE 6' X 6' MOCK-UP ON SITE FOR APPROVAL
L1-4	CRUSHED COQUINA SHELL	MATERIAL: 100% COQUINA COLOR: NATURAL SIZE: 1/8" - 3/4" MAX.	L1 MULTIPLE LOCATIONS	1,338 SQFT	5L-400	COMPACTION AND BINDING AGENT TO MEET ADA REQUIREMENTS FOR EGRESS. ENSURE NO SHARP EXPOSED EDGES
L1-5	POOL FINISH	MATERIAL: DIAMOND BRIGHT COLOR: FRENCH GREY	L2 POOL	931 SQFT	L-403	SAMPLE FOR APPROVAL
L1-6	POOL TILE	MATERIAL: LINEAR GLASS TILE COLOR: SMOKE	L2 POOL	31,403	3L-403	SAMPLE FOR APPROVAL
L1-7	POOL STAIR NOSING	MATERIAL: V-CAP COLOR: EBONY	N/A	N/A	3L-403	SAMPLE FOR APPROVAL
L1-8	STANDARD CONCRETE	MATERIAL: CONCRETE COLOR: GREY	NORTH EGRESS PATH PARKING GARAGE ENTRY	N/A	3L-403	SAMPLE FOR APPROVAL
L1-9	CLAY POT	MATERIAL: CLAY COLOR: GREY SIZE: 47.2'X35.4" MODEL #: UF120	L1 MULTIPLE LOCATIONS	1	2L-410	SAMPLE FOR APPROVAL PROVIDE 4' X 4' MOCK-UP ON SITE FOR APPROVAL
L1-10	CLAY POT	MATERIAL: CLAY COLOR: GREY SIZE: 22.8'X38.6" MODEL #: UF60	L1 MULTIPLE LOCATIONS	5	2L-410	SAMPLE FOR APPROVAL
L1-11	CLAY POT	MATERIAL: CLAY COLOR: GREY SIZE: 22.8'X17.3" MODEL #: MF100	L1 ENTRANCE	1	2L-410	SAMPLE FOR APPROVAL
L1-12	BLACK BEACH MINI	MATERIAL: PEBBLE STONE COLOR: BLACK	DROP OFF / ENTRANCE	143 SQFT	2L-410	SAMPLE FOR APPROVAL
L1-13	PRE-CAST CONCRETE POT	MATERIAL: CONCRETE COLOR: DARK GREY SIZE: 36" DIA. MODEL #: TBD	L2 POOL	2	2L-410	SAMPLE FOR APPROVAL

PAVING LEGEND	
1-1	HARDSCAPE PAVERS ON SLAB 2" THICK
1-2	HARDSCAPE PAVERS ON SAND 3/8" THICK
1-3	MIAMI BEACH RED / STANDARD CONCRETE WITH AGGREGATE
1-4	DRIVEWAY COBBLESTONE PAVERS ON SLAB
1-5	CRUSHED COQUINA SHELL
1-6	POOL FINISH
1-7	CLAY POTS 22.8" Ø
1-8	CLAY POTS 47.2" Ø
1-9	CLAY POTS 22.8" Ø
1-10	CLAY POTS 47.2" Ø
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1-97	CLAY POTS 22.8" Ø
1-98	CLAY POTS 47.2" Ø
1-99	CLAY POTS 22.8" Ø
1-100	CLAY POTS 47.2" Ø

NOTE: SEE L-700-704 FOR FURNITURE SELECTIONS, LAYOUT AND SPEC DATA

NOTE: MATERIAL L1-3 SHALL BE USED TO CREATE CUSTOM COVERS FOR ANY CIVIL DRAINAGE / MANHOLE COVERS. CONTRACTOR TO SUBMIT SHOPS FOR LANDSCAPE ARCHITECT'S APPROVAL.

REVUELTA ARCHITECTURE INTERNATIONAL, P. A

L'ATELIER

6901 COLLINS AVENUE • MIAMI BEACH • FLORIDA

Revisions

9 / 04-25-2017
Submitted for Variance

10 / 05-11-2017
Submitted for Variance

11 / 05-22-2017
Submitted for Variance

02/16/2017

Drawn By: CHOCOS

Scale: as noted

Job Number

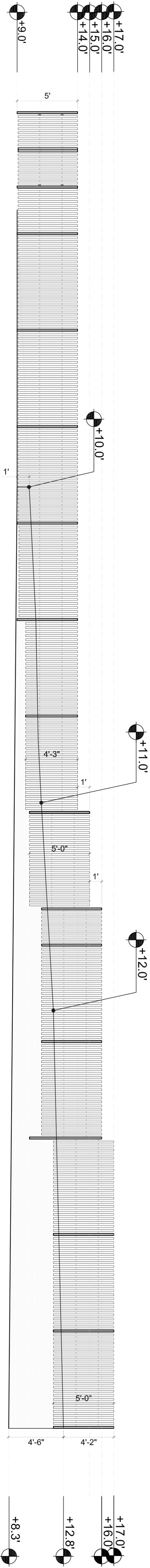
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Sheet Title

SITE SECTIONS

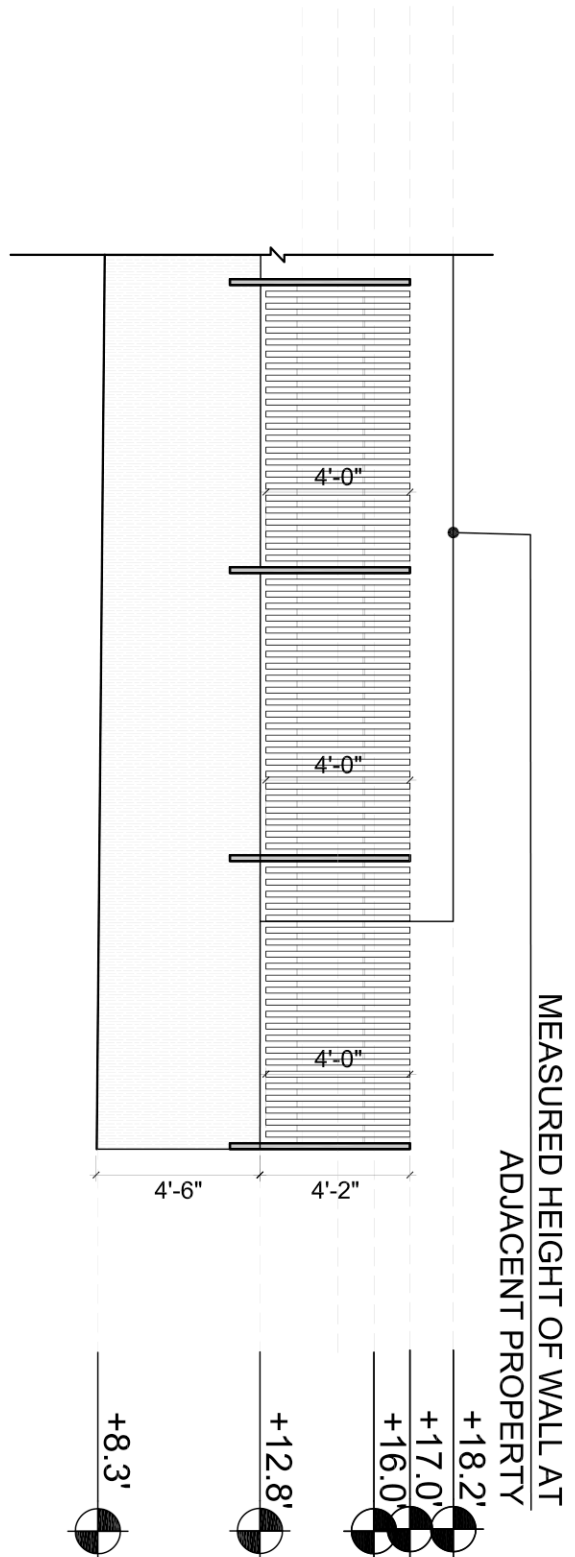
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L-307



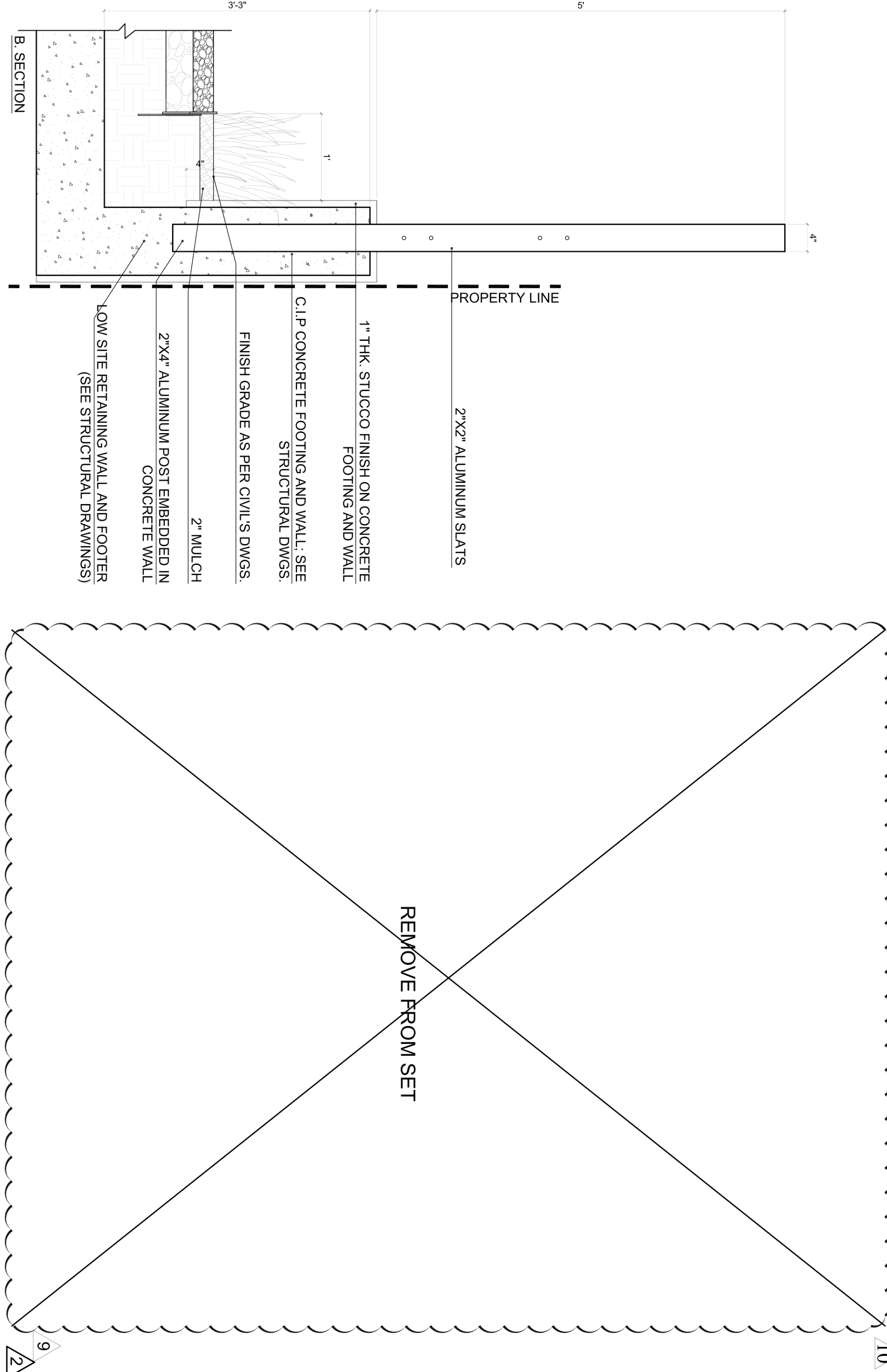
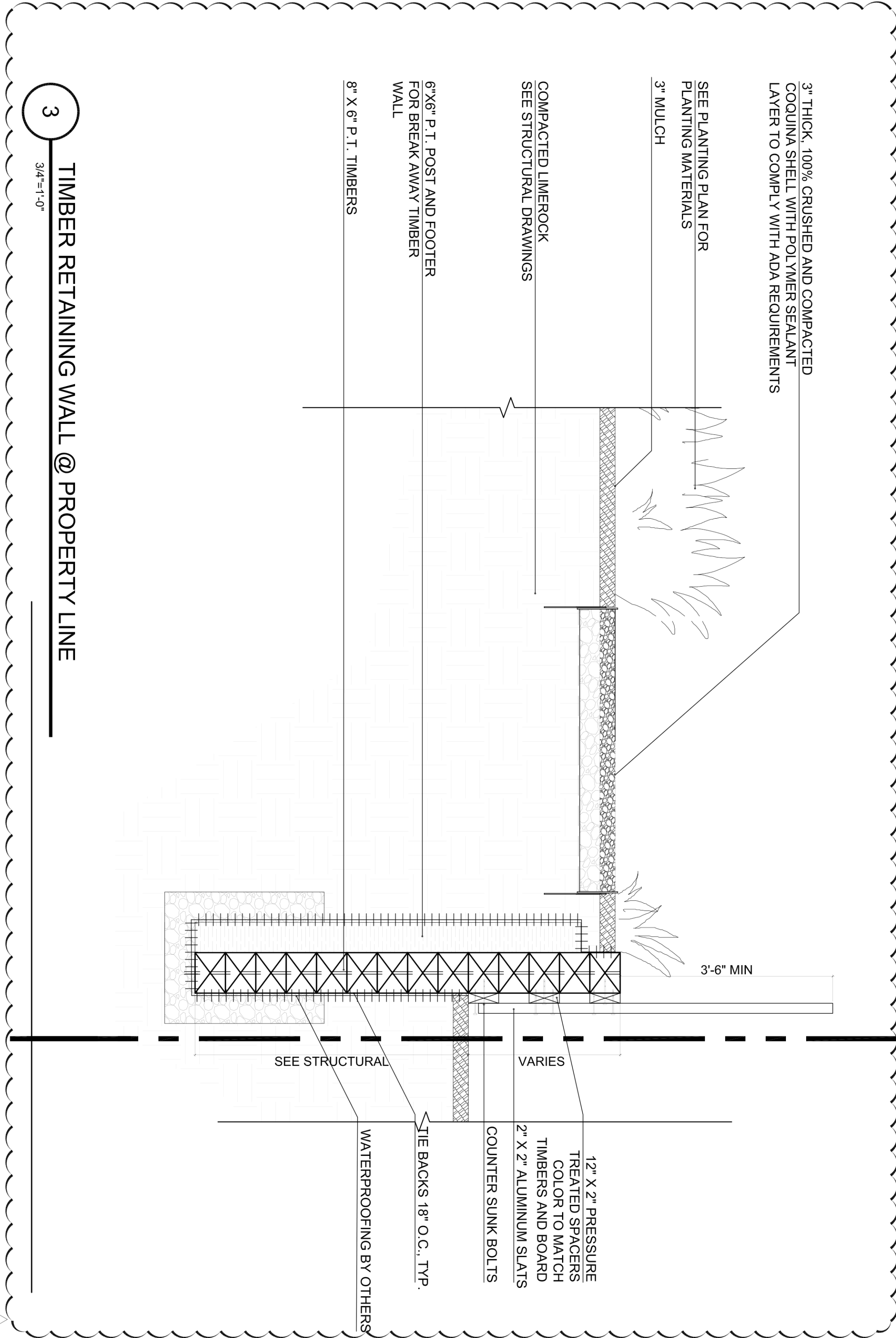
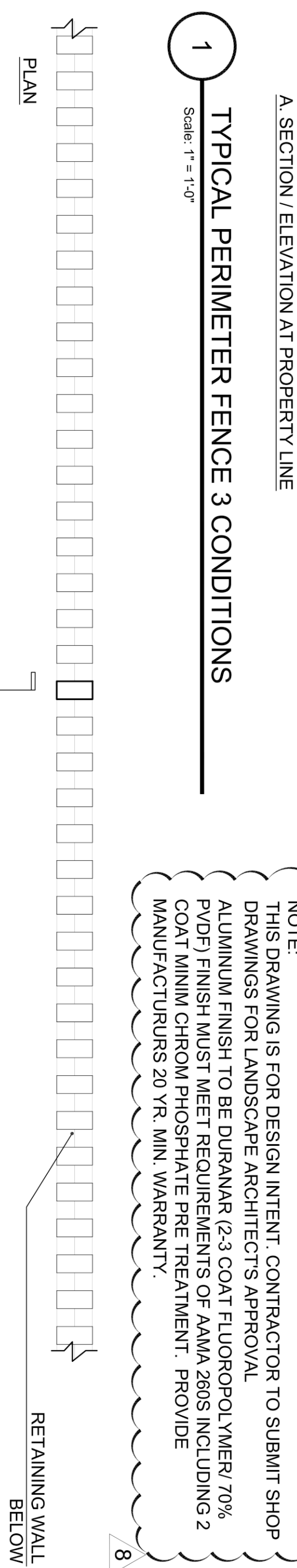
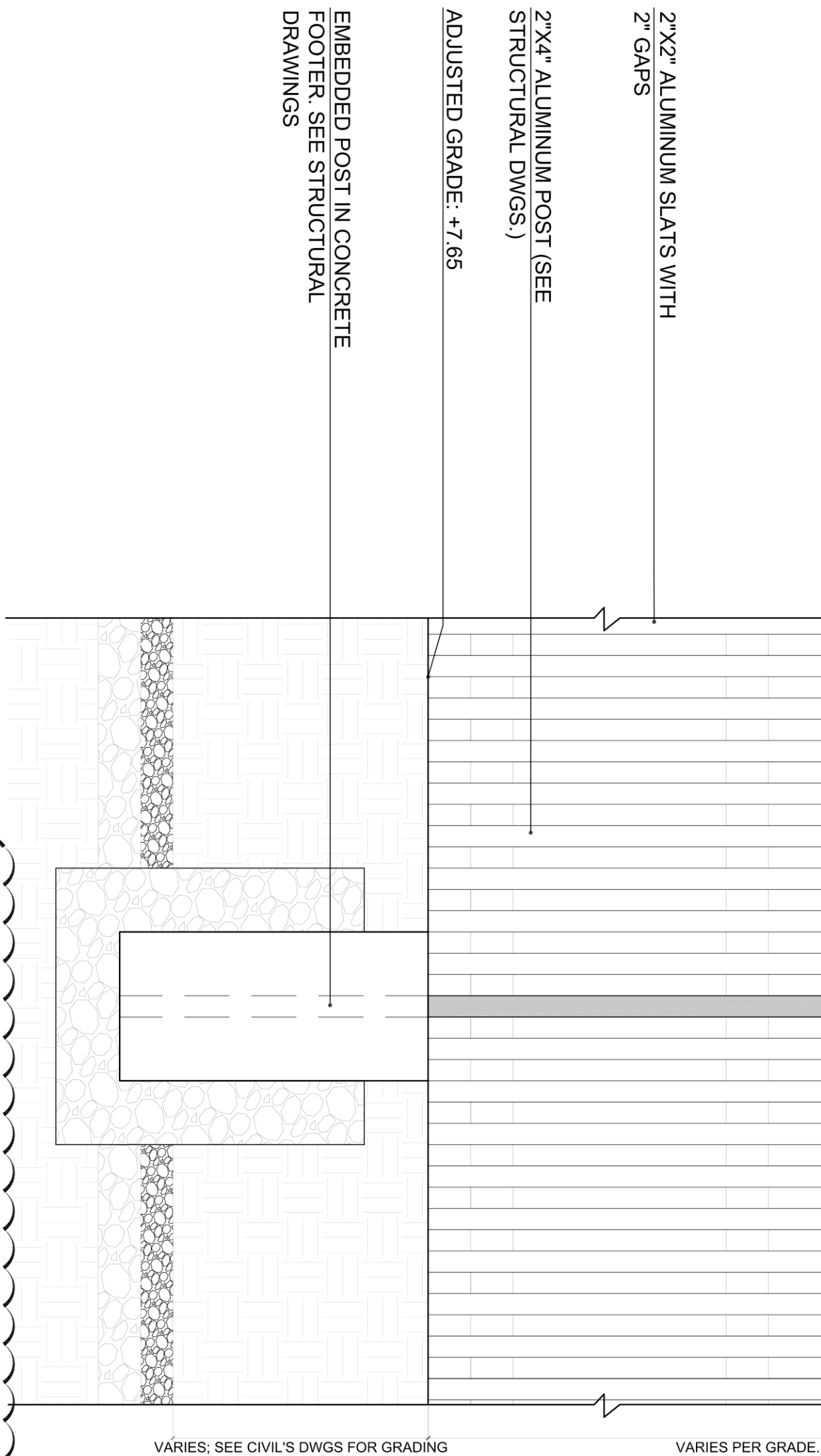
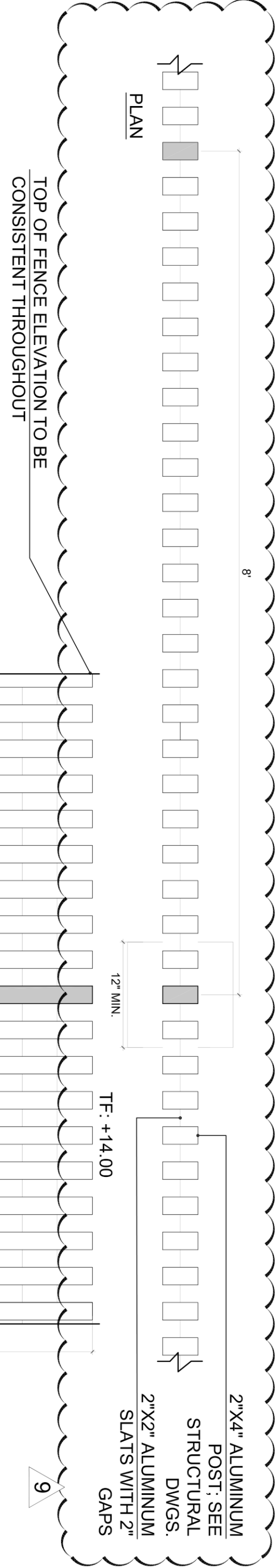
1 EAST PERIMETER WALL AND FENCE ELEVATION

Scale: 3/16"=1'-0"



2 NORTH PERIMETER WALL AND FENCE ELEVATION

Scale: 3/16"=1'-0"



REVUELTA ARCHITECTURE INTERNATIONAL, P.A

Revisions
10-02-2015 Landscape Revision #1 to Existing Permit 2007
11-13-2015 Landscape Revision #1a to Existing Permit 2007
03-26-2016 Landscape Revision #2 to Existing Permit 2007
04-05-2016 Revision to BIDDERS
10-10-2016 Revision to Zoning
02-15-2017 General Revision
04-25-2017 Submittal for Variance
05-11-2017 Revision for Variance

L'ATELIER
6901 COLLINS AVENUE • MIAMI BEACH • FLORIDA

Project Designer
GERARDO JAVIER DELGADO
R.L.A. 0001574

Project Owner

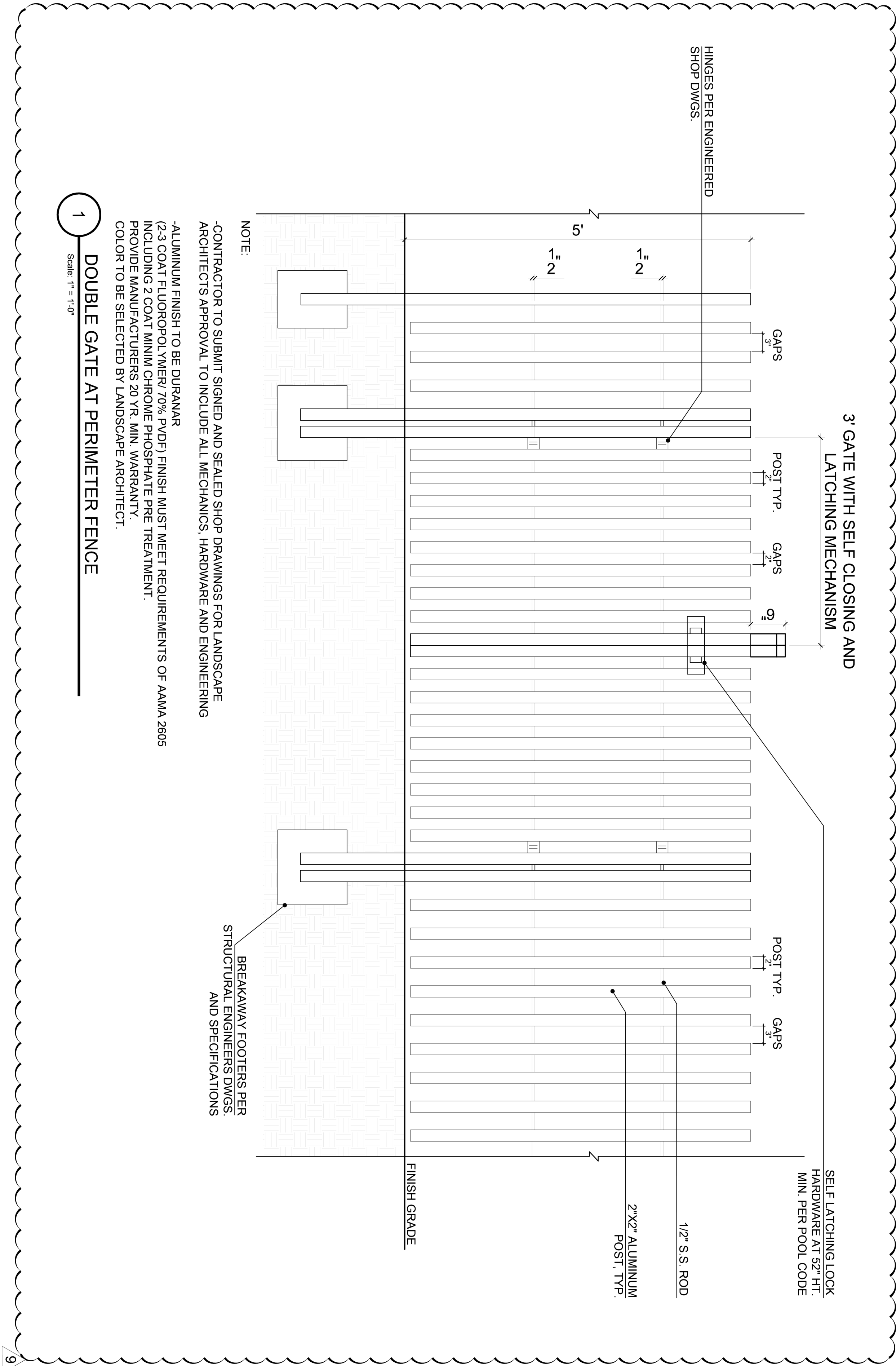
Seal

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2014
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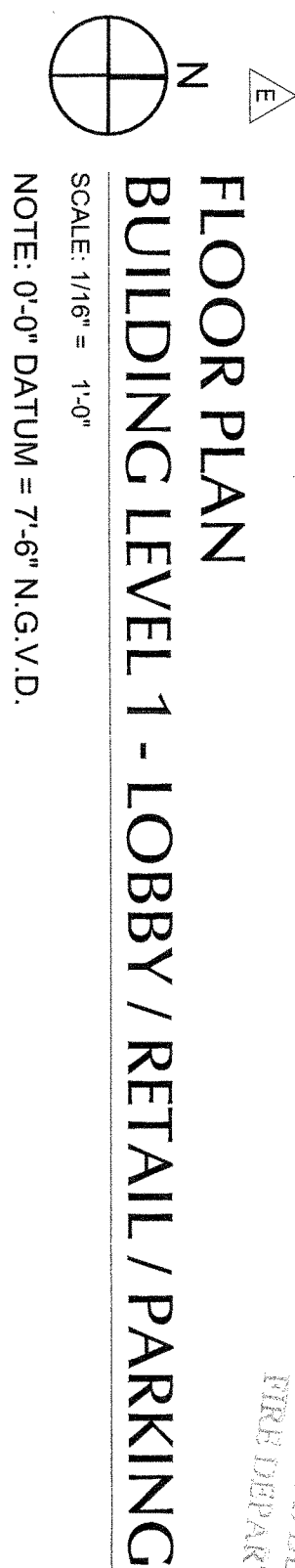
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enea
garden design
AS/LA

02/15/2017
Drawn By: CMO/CHS
Scale as noted
Job Number
183
Sheet Title
L1
HARDSCAPE
DETAILS
L-406



FOR REFERENCE ONLY:
PERMIT SET - ARCHITECTURAL SITE PLANS
PERMIT SET - ARCHITECTURAL ELEVATIONS



Seal

Consultants
 AUG 01 2016
 Project Designer
 Luis O. Revuelta
 0007972
 Project Owner

L'ATELIER
6901 COLLINS AVENUE - MIAMI BEACH - FLORIDA

REVUELTA ARCHITECTURE INTERNATIONAL, P. A.

Date of Issue
05-16-06
Drawn By
Checked By
LOR
Scale
AS NOTED
Job Number
0414/1406
Sheet Number
A-100

NOTE:
LEVEL 13 OMITTED
FOR TYPICAL DETAILS AND
GENERAL NOTES SEE A-002

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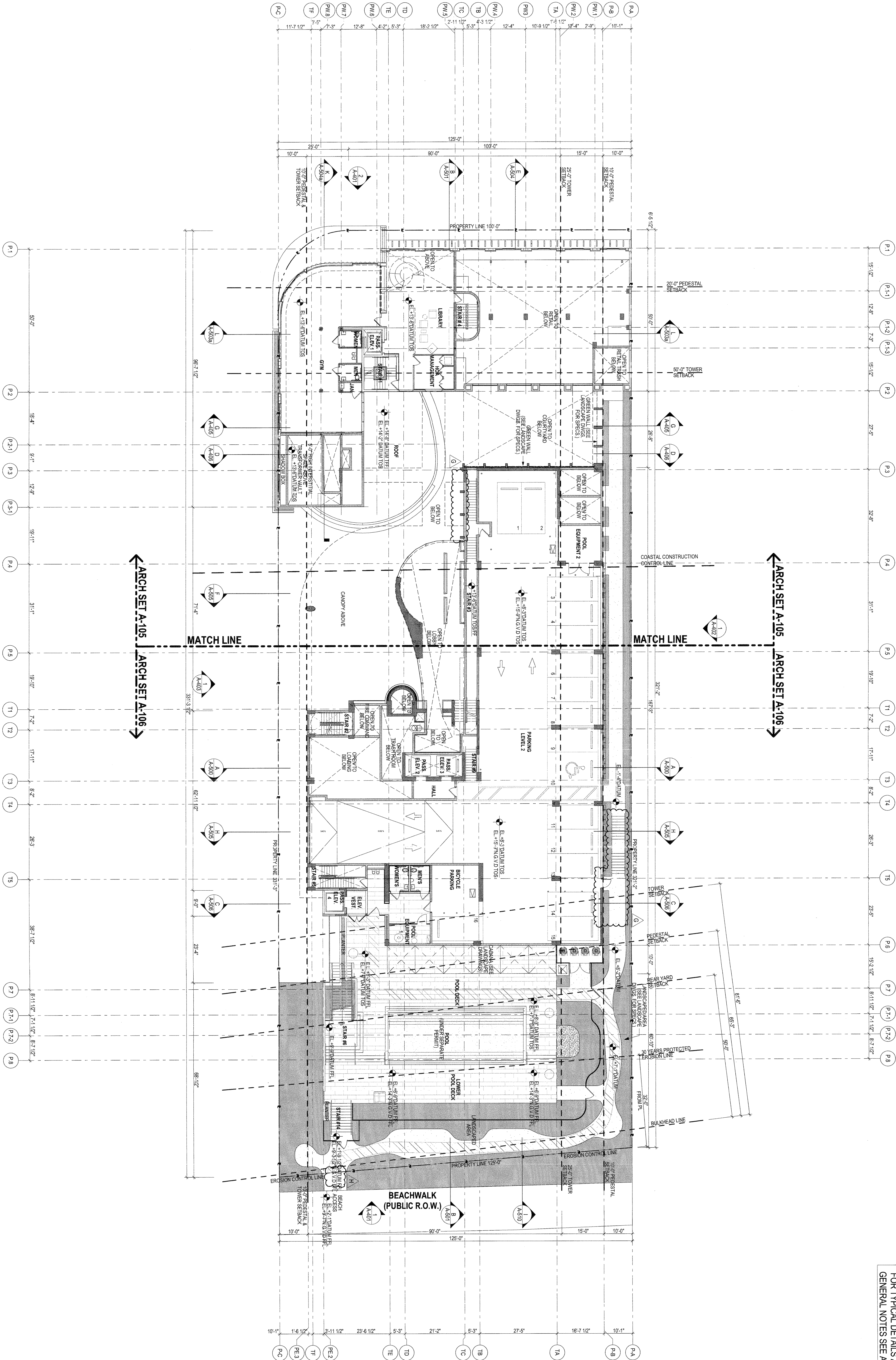
Consultants
REVUELTA
07/15/16
Project Designer
LUIS O. REVUELTA
0007/972
Project Owner

L'ATELIER
6901 COLLINS AVENUE - MIAMI BEACH - FLORIDA

Revisions
A 07/15/16
Revised to drawing
building comments
Architectural revision
10/22/15
Ownership revision
02/11/16
CMB REVISIONS
A 07/25/16

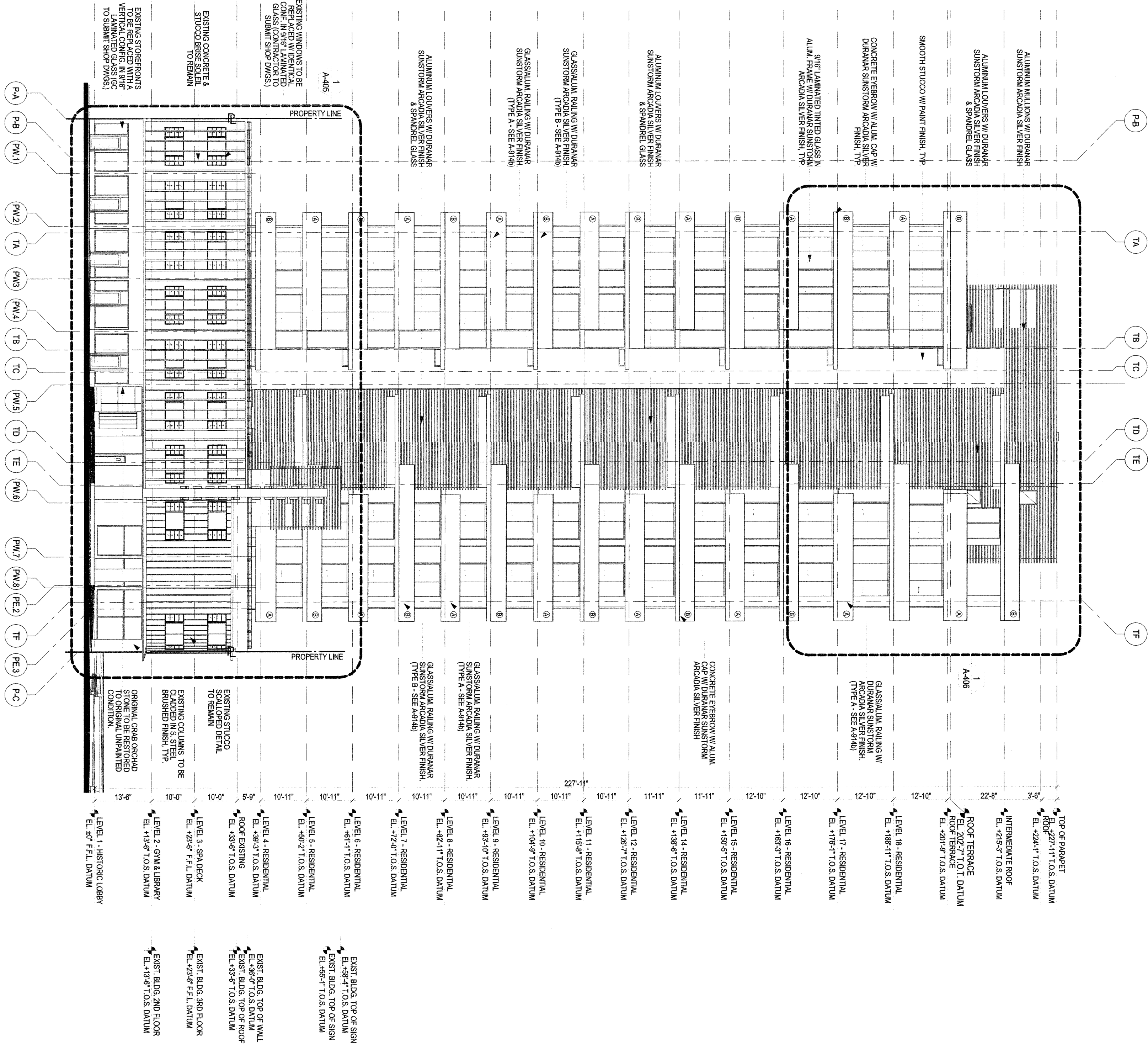
Date of Issue
05-16-06
Drawn By
LOR
Checked By
LOR
Scale
AS NOTED
Job Number
04/14/1406
Sheet Number
A-101

REVUELTA ARCHITECTURE INTERNATIONAL, P. A.



FLOOR PLAN
BUILDING LEVEL 2 - GYM / PARKING
SCALE: 1/16" = 1'-0"

2 WEST ELEVATION
SCALE: 1/16" = 1'-0"
0-0" DATUM= 7'-6" N.G.V.D



NOTE:
LEVEL 13 OMITTED
FOR TYPICAL DETAILS AND
GENERAL NOTES SEE A-402

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Seal

Consultants

revuelta
Luis O. Revuelta
13.2015

Project Designer
Luis O. Revuelta
0007972
Project Owner

L'ATELIER
6901 COLLINS AVENUE - MIAMI BEACH - FLORIDA

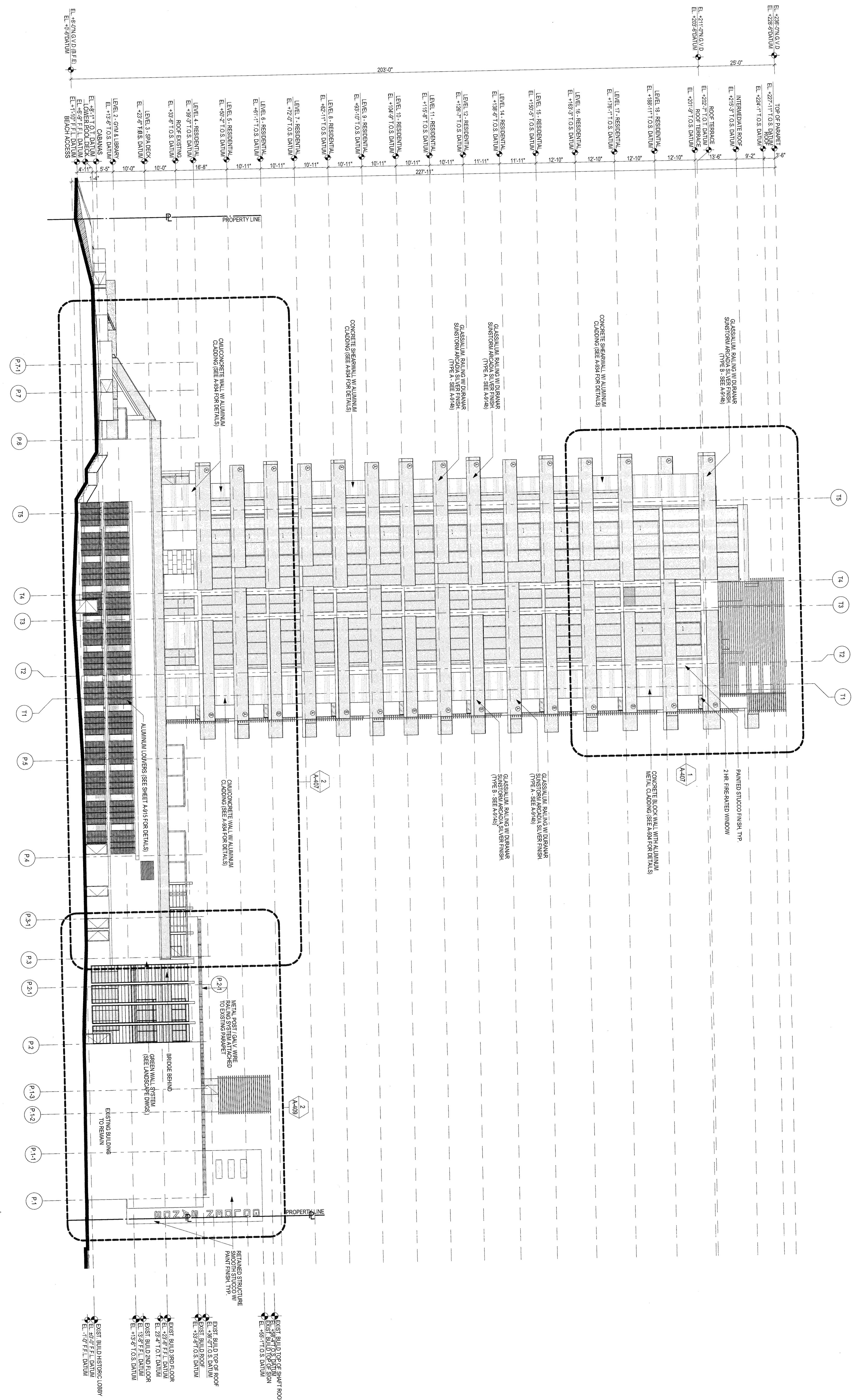
Revisions

07-12-06
Revised by: [Signature]
05-16-06
Revised by: [Signature]
10-22-15
Additional revision

1
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
0-0 DATUM = 7'-5" NGVD

APPROVED
MIAMI BEACH
FIRE DEPARTMENT
CITY OF MIAMI BEACH
FIRE DEPARTMENT

A-402



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