

- THE RESIDENCES OF BAL HARBOUR 10245 COLLINS- BAL HARBOUR, FLORIDA SHEET INDEX

THE RESIDENCES OF BAL HARBOUR - SHEET INDEX

LEGEND		X= SHEET SUBMITTED •=SHEET REVISED	
SHEET #	SHEET NAME	ARB SUBMISSION 05/06/2022	ARB REVISION 1 06/17/2022
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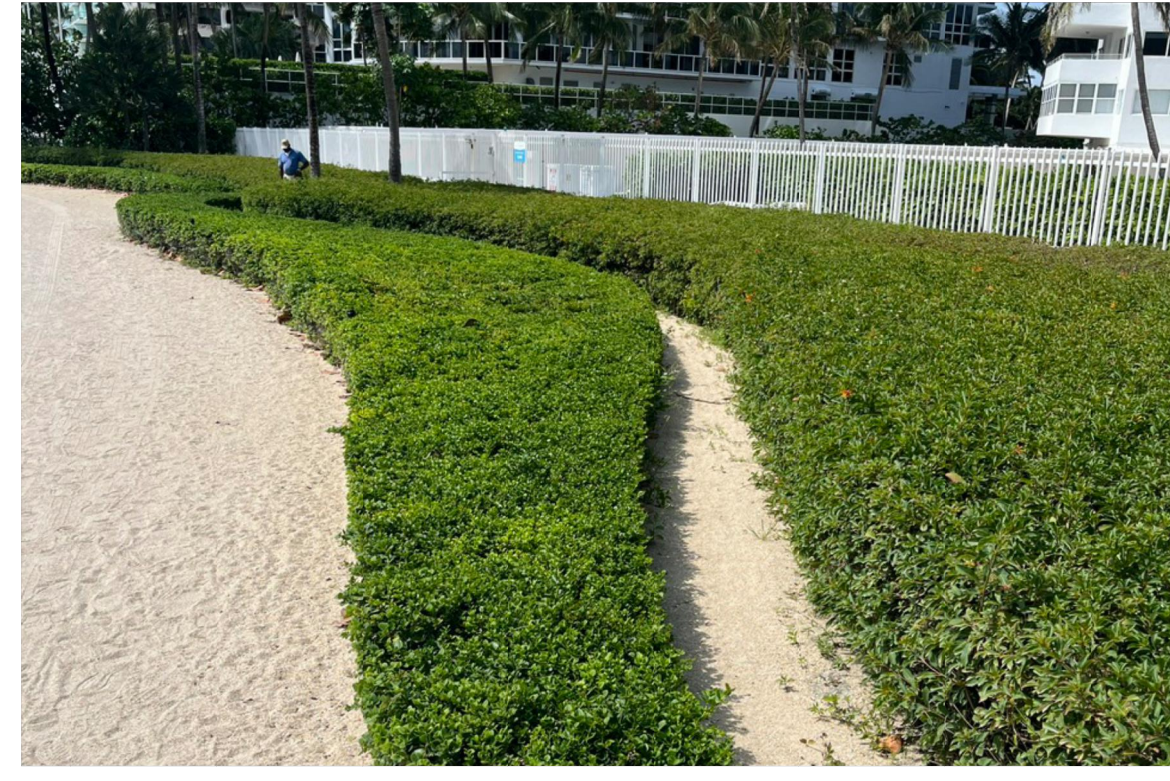
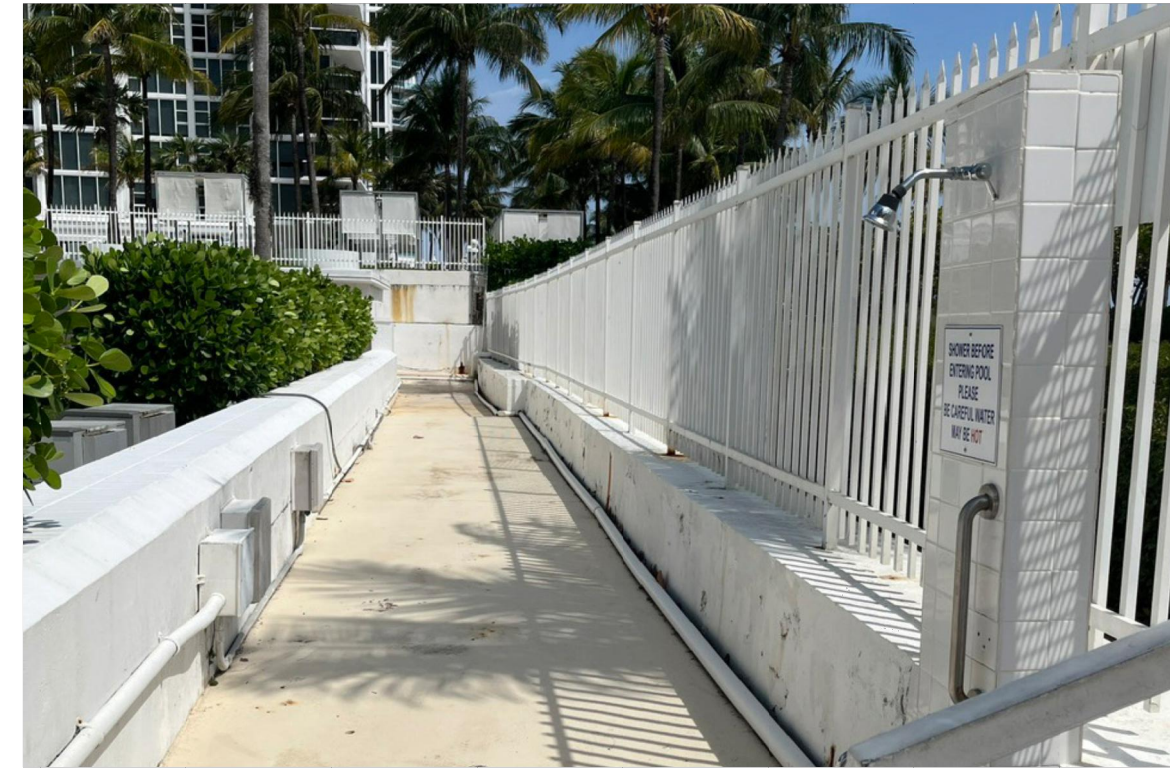
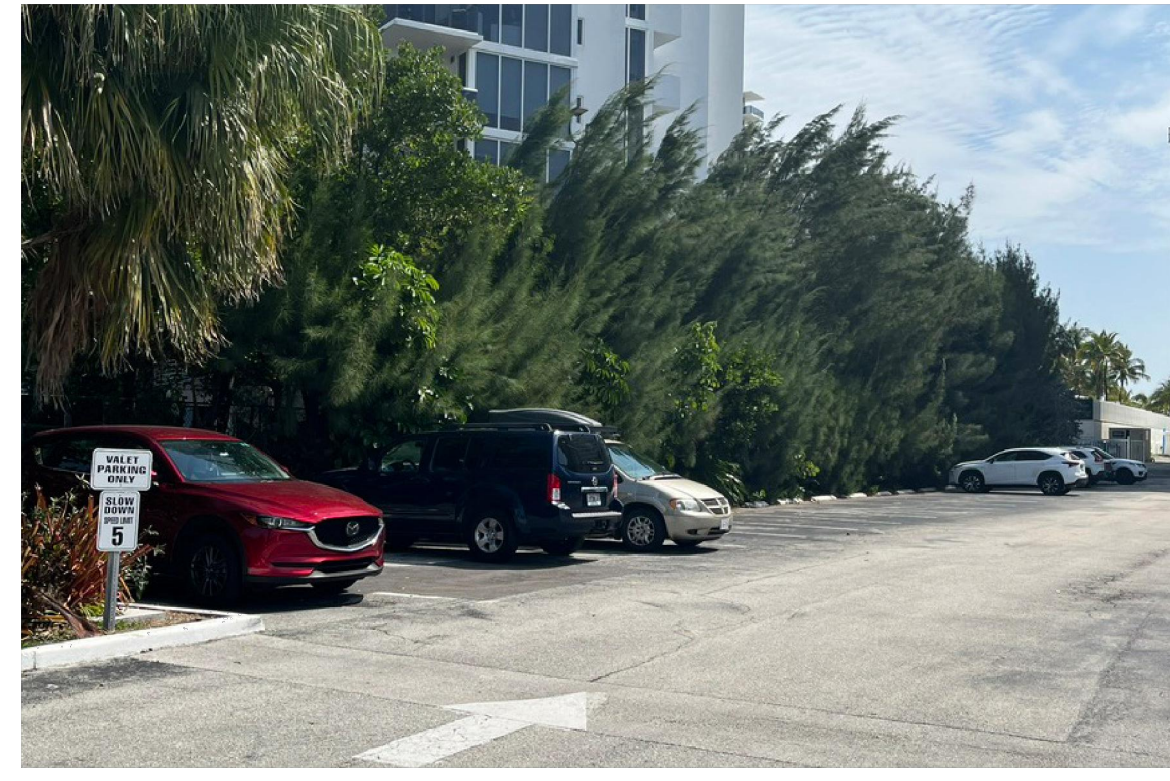
SHEET INDEX

drawn by:	CFE & SOM
date:	05-05-2022
sheet no:	L-000
project:	MA21118

ARB SET FOR
THE RESIDENCES OF BAL HARBOUR
10245 COLLINS AVE. BAL HARBOUR, FL 33154



SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC
 7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007
CFE AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.
 8085 NORTHWEST 155TH STREET, MIAMI, FL 33016
 Architects



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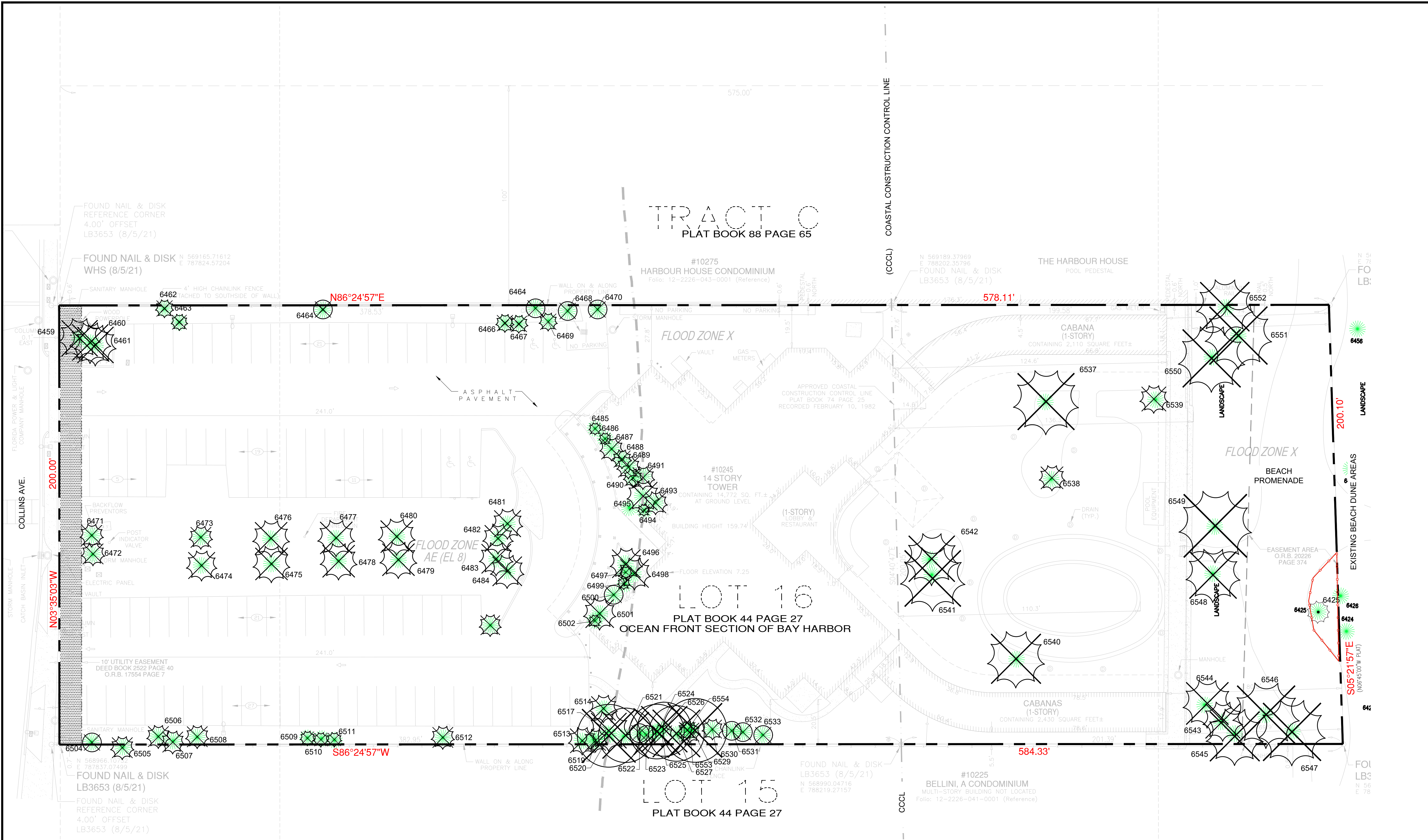
date:
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sheet no:

L-001

project:
 MA21118

SITE PHOTOS



- NOTES:
- EXISTING TREE AND PALM LOCATIONS ARE BASED ON THE VEGETATION SURVEY BY A PROFESSIONAL LAND SURVEYOR; REFER TO FORTIN, LEAVY, SKILES, INC. PLANS (DATED 03/15/2022).
 - TREE DISPOSITION IS BASED ON THE WRITTEN EVALUATION BY THE ISA CERTIFIED ARBORIST. REFER TO THE ISA CERTIFIED ARBORIST REPORT FROM THE SANTIAGO GROUP LLC (DATED 04/07/22).
 - THIS DISPOSITION REQUIRES A TREE REMOVAL PERMIT WITH THE BAL HARBOUR VILLAGE ENVIRONMENTAL RESOURCE DIVISION PRIOR TO ANY REMOVAL OR RELOCATION OF ANY NON-INVASIVE TREES WITH A DBH OF 2" OR GREATER, ALL SEAWARD OF CCCL TO FOLLOW (FDEP) REQUIRED APPROVALS
 - ALL WORK AND/OR IMPROVEMENTS WITHIN THE RIGHT OF WAY, INCLUDING LANDSCAPE AND IRRIGATION, REQUIRES A SEPARATE PUBLIC WORKS DEPARTMENT RIGHT OF WAY APPROVAL.

— TREE PROTECTION FENCE			
	EXISTING TREE TO REMAIN		EXISTING PALM TO REMAIN
	EXISTING TREE TO BE REMOVED		EXISTING PALM TO BE REMOVED



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L-100
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TREE DISPOSITION PLAN



COLLINS AVE.

DROP OFF

SCREENING ROOM
GAME/VR ROOM

FITNESS AMENITIES

LOBBY
FITNESS CENTER

CAFE LOUNGE

COCKTAIL LOUNGE

RESIDENTIAL TOWER

LOBBY

EVENT SPACE

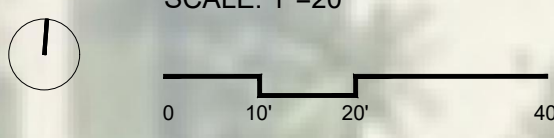
KITCHEN

RESTAURANT

AURANT

BEACH PROMENADE

EXISTING BEACH DUNE AREAS



RENDERED OVERALL SITE PLAN

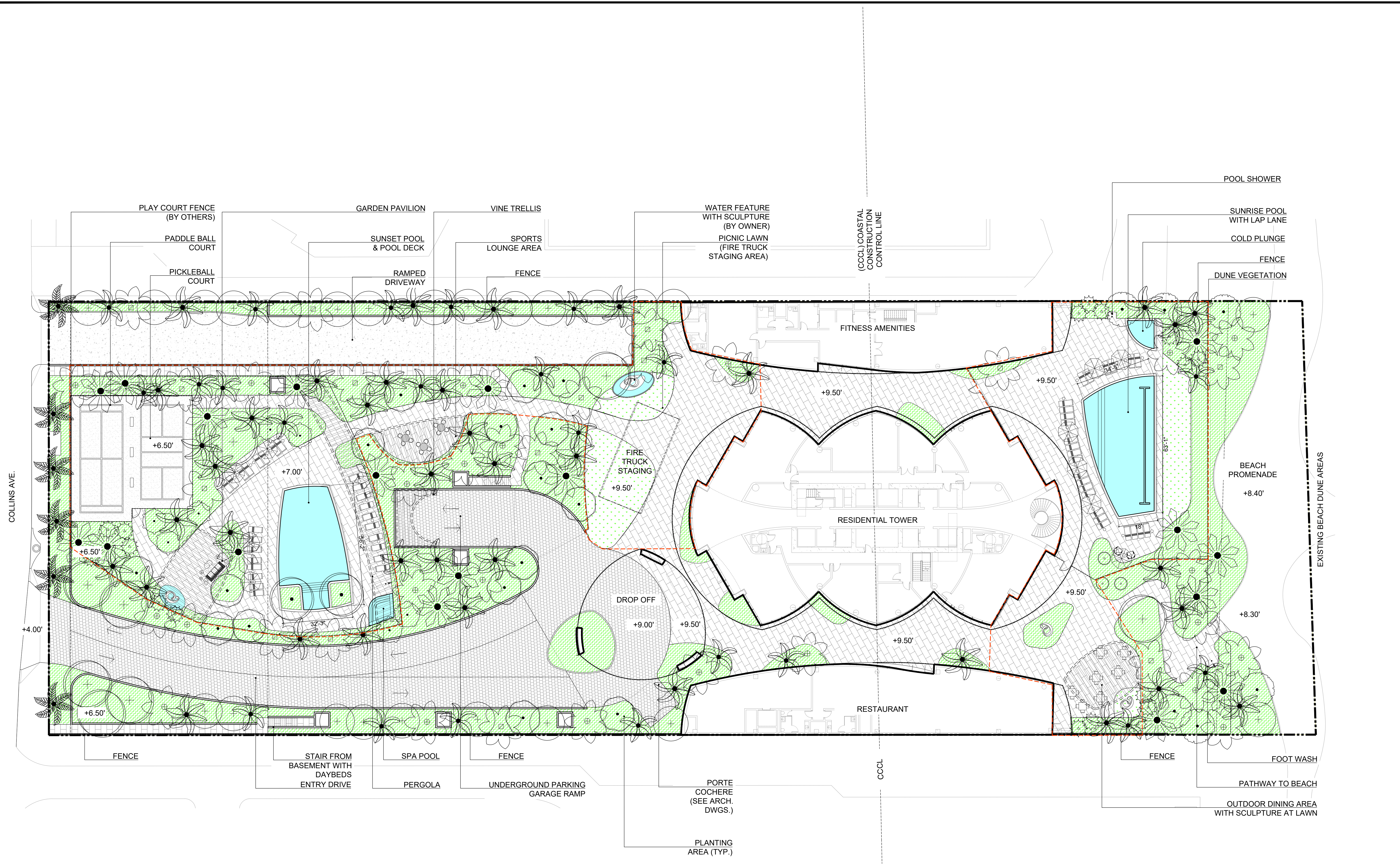
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SITE CALCULATIONS

TOTAL SITE AREA: 116,244 SF
 MINIMUM OPEN SPACE REQUIRED (SEC. 21-290): 69,746 SF (60%)
 TOTAL OPEN SPACE PROVIDED: 101,190 SF (87.05%)

MINIMUM RECREATION AREAS REQUIRED (SEC. 21-290): 34,873 SF (50% OF REQ. OPEN SPACE)
 TOTAL RECREATION AREA PROVIDED: 39,326 SF (56.38%)

MINIMUM LANDSCAPED AREAS (SEC. 21-292): 29,061 SF (25% OF TOTAL SITE AREA)
 TOTAL LANDSCAPED AREAS PROVIDED: 32,902 SF (28.30%)

NOTES:

- ONLY GENERAL ELEVATIONS INDICATED ON THIS SITE PLAN. REFER TO CIVIL DRAWINGS FOR PAVING, GRADING, AND DRAINAGE PLANS.
- REFER TO ARCHITECTURE DRAWINGS FOR ADDITIONAL SITE AND BUILDING CALCULATIONS.



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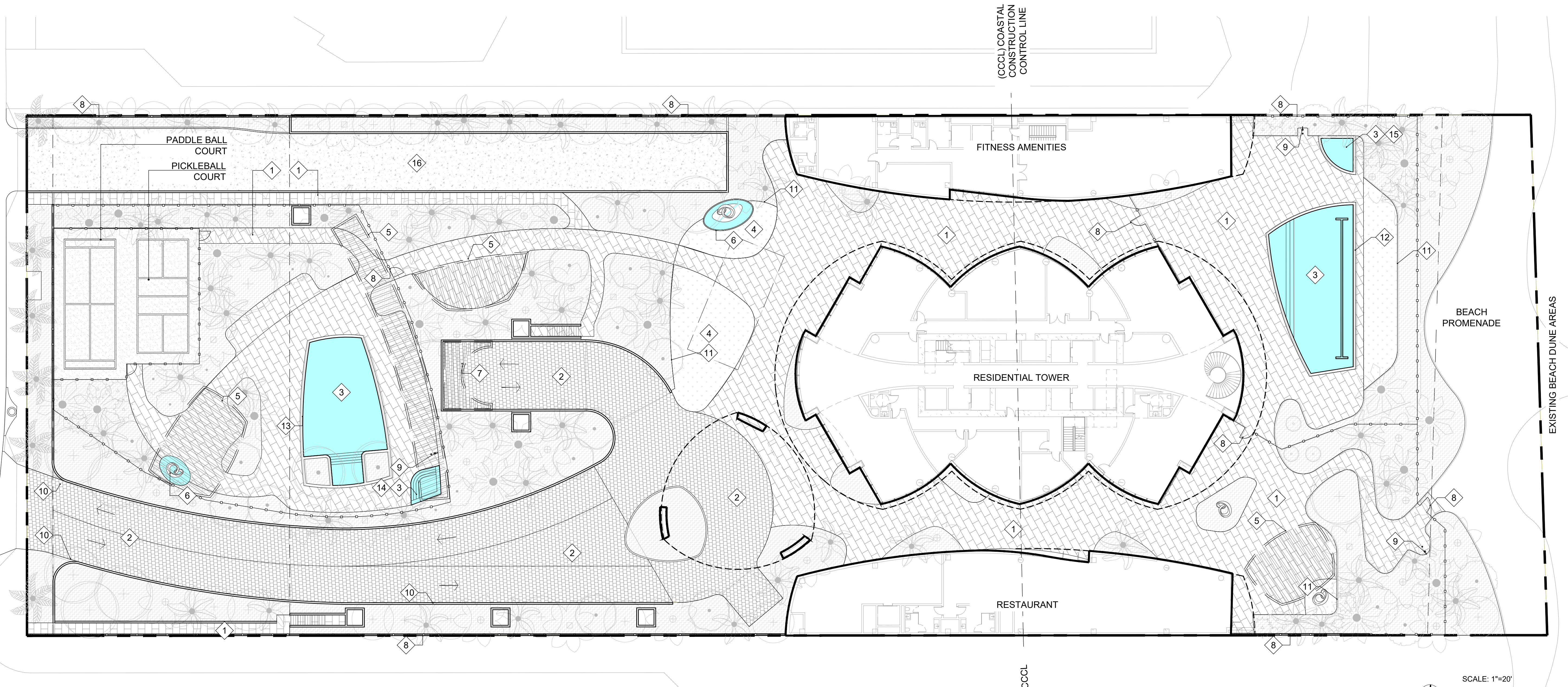
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OVERALL SITE PLAN

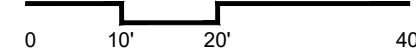
COLLINS AVE.



CCCL COASTAL
CONSTRUCTION
CONTROL LINE

EXISTING BEACH DUNE AREAS

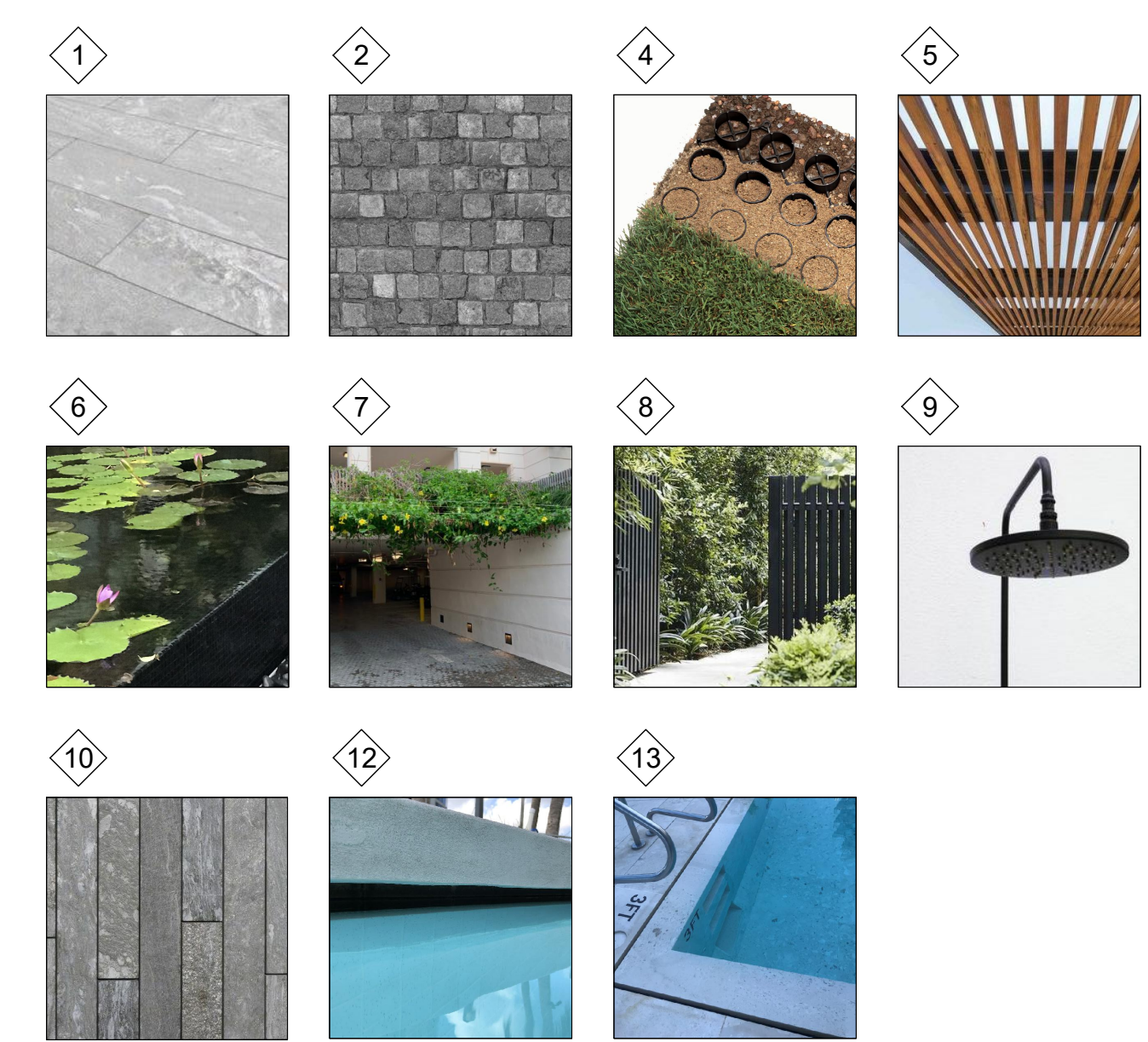
SCALE: 1"=20'



HARDSCAPE KEY

- PLANTING (TYP.)
- LAWN (TYP.)
- PEDESTRIAN PAVER
- LANDSCAPE EDGING
- VEHICULAR PAVER
- RECESSED GUTTER POOL
- POOL FINISH
- SLOT DRAIN POOL
- TURF STABILIZER
- HOT SPA POOL
- PERGOLA
- COLD PLUNGE POOL
- FOUNTAIN FINISH
- SERVICE DRIVE
- TRELLIS
- FENCE AND GATE
- OUTDOOR SHOWER
- SITE WALLS

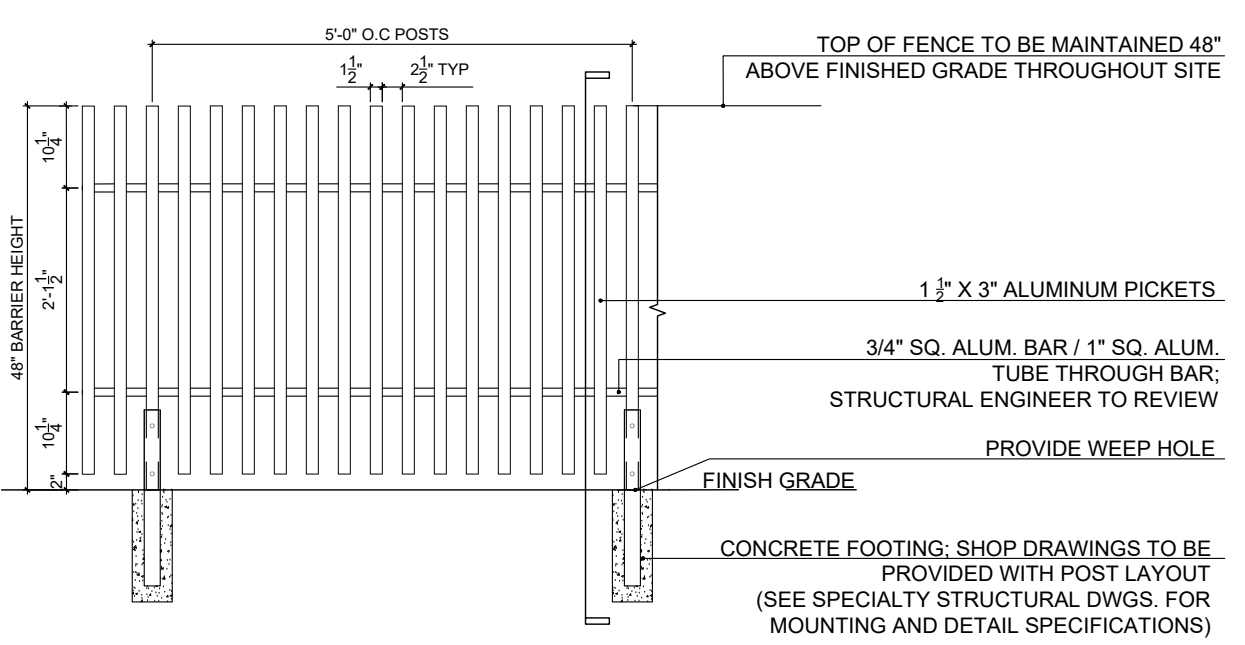
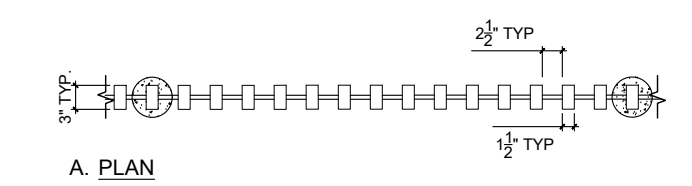
MATERIAL IMAGE REFERENCE



NOTES:
1. POOL DESIGN AND ENGINEERING BY POOL CONSULTANT

MATERIALS SCHEDULE

GROUND LEVEL			
SYM	MATERIAL	DESCRIPTION (OR APPROVED EQUAL)	LOCATION
1	PEDESTRIAN PAVER	MATERIAL: NATURAL STONE FINISH: SANDBLASTED SIZE: 18" X 18" X 2" COLOR: LIGHT GRAY	PATHWAYS AND POOL DECKS
2	VEHICULAR PAVER	MATERIAL: GRANITE STONE (MORTAR SET) FINISH: SPLIT FACE SIZE: 4" X 4" X 2" COLOR: MEDIUM GRAY	DRIVEWAY
3	POOL FINISH	MATERIAL: CEMENTITIOUS PLASTER FINISH: PEBBLE FINISH COLOR: TBD (DOH APPROVED COLOR ONLY)	SUNRISE POOL AND SUNSET POOL
4	TURF STABILIZER	MATERIAL: POROUS GRASS PAVERS (SYSTEM TBD)	FIRE TRUCK STAGING AREA NEAR ENTRY
5	PERGOLA	MATERIAL: POWDER COATED ALUMINUM FROM WITH WOOD SLATS FINISH: ALUMINUM FINISH TBD, IPE WOOD SLATS OR APPROVED ALTERNATE	SUNSET AND SUNRISE POOL DECKS
6	FOUNTAIN FINISH	MATERIAL: CERAMIC TILE FINISH: SMOOTH/ GLAZED COLOR: BLACK	WATER FEATURES WEST OF THE TOWER
7	TRELLIS	MATERIAL: STAINLESS STEEL CABLE	BASEMENT GARAGE ENTRY
8	FENCE AND GATE	MATERIAL: ALUMINUM FINISH: POWERCOATED SIZE: VARIES COLOR: BLACK (TBD)	POOL AREAS, SITE PERIMETER
9	OUTDOOR SHOWER	MATERIAL: MARINE GRADE 316 STEEL FINISH: SMOOTH COLOR: BLACK	SUNRISE AND SUNSET POOL
10	SITE WALLS	MATERIAL: QUARTZITE STONE CLAD C.I.P. CONC. WALLS FINISH: HONED SIZE: 4" X 36" X 3/4" COLOR: GRAY	ENTRY DRIVE AND POOL DECKS
11	LANDSCAPE EDGING	MATERIAL: COL-MET 1011BK SIZE: 120" L X 5" W COLOR: BLACK CUT: 1/8" GA THICKNESS	GARDEN LAWN
12	RECESSED GUTTER POOL	MATERIAL: NATURAL STONE FINISH: SANDBLASTED SIZE: 18" X 36" X 2" WITH BULLNOSE COLOR: LIGHT GRAY	SUNRISE POOL
13	SLOT DRAIN POOL	MATERIAL: NATURAL STONE (CUSTOM CUT SLOT) FINISH: SANDBLASTED SIZE: 18" X 36" X 2" COLOR: LIGHT GRAY	SUNSET POOL
14	HOT SPA POOL	MATERIAL: CEMENTITIOUS PLASTER FINISH: PEBBLE FINISH COLOR: TBD (DOH APPROVED COLOR ONLY)	SUNSET POOL DECK
15	COLD PLUNGE POOL	MATERIAL: CEMENTITIOUS PLASTER FINISH: PEBBLE FINISH COLOR: TBD (DOH APPROVED COLOR ONLY)	SUNRISE POOL DECK
16	SERVICE DRIVE	MATERIAL: VEHICULAR RATED C.I.P. CONCRETE ENGINEERING AND DETAILS BY OTHERS	NORTH DRIVEWAY



NOTE:
1. PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION
2. CONTRACTOR TO PROVIDE SHOP DRAWING TO ARCH, STRUCTURAL ENG., AND LA FOR REVIEW, PRIOR TO PROCUREMENT OF MATERIALS FOR MANUFACTURING
3. SEE SPECIALTY STRUCTURAL DWGS. FOR POST INSTALLATION AND STRUCTURAL DETAILS AND SPECIFICATIONS
4. SPECIALTY ENGINEER TO PROVIDE ALL LOAD CALC S AND REQUIREMENTS
5. CONTRACTOR TO FLAG POST LOCATIONS FOR LA REVIEW AND APPROVAL PRIOR TO INSTALLATION
6. FENCES WHICH ARE GUARDRAILS SHALL COMPLY WITH FBC 1607.8

1 ALUMINUM FENCE (TYP.)
SCALE: 1/2" = 1'-0"

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HARDSCAPE PLAN



1 WEST ELEVATION LOOKING EAST
Scale: 3/32"=1'-0"



2 EAST ELEVATION LOOKING WEST
Scale: 3/32"=1'-0"

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SITE ELEVATIONS



SIDEWALK PLANTING WITH ENTRANCE GARDENS BEYOND DROP OFF AND AMENITIES RESTAURANT & PEDESTRIAN PATHWAY SUNRISE POOL REAR GARDENS & AMENITIES BEACH PROMENADE

1 SOUTH ELEVATION LOOKING NORTH
Scale: N.T.S.



PROMENADE REAR GARDENS AT SUNRISE POOL & POOL DECK BEYOND FITNESS AMENITIES BUILDING & PEDESTRIAN PATHWAY ENTRANCE GARDENS WITH SUNSET POOL & PICKLEBALL & PADDLEBALL COURTS BEYOND

2 NORTH ELEVATION LOOKING SOUTH
Scale: N.T.S.

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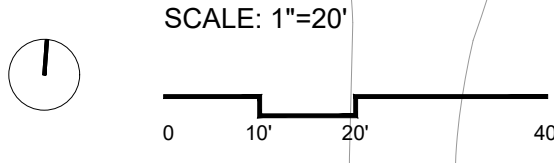
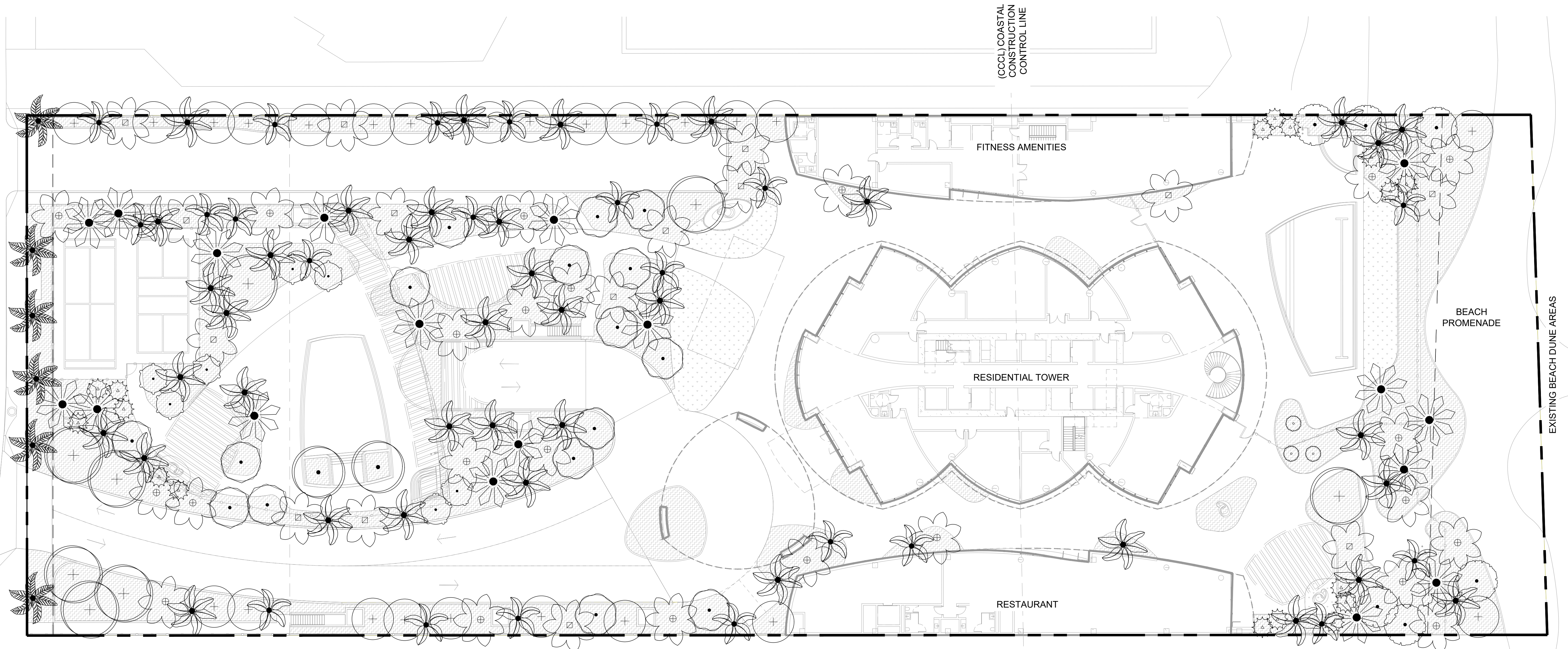
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SITE ELEVATIONS
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project: MA21118

COLLINS AVE.



PLANT SCHEDULE									
ACCENT TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	DBH	HEIGHT	SPREAD	NATIVE	REMARKS
⊙	JK	3	Jacquinia keyensis / Joewood	100 GAL		7 - 8 FT	5 FT	YES	FLORIDA GRADE 1, COLLECTED SPECIMEN, SINGLE LEADER
⊙	PS	5	Plumeria obtusa / Singapore White Plumeria	200 GAL	4 IN	12 FT	10 FT	NO	COLLECTED SPECIMEN
CANOPY TREES									
CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	DBH	HEIGHT	SPREAD	NATIVE	REMARKS	
⊙	CR2	2	Clusia rosea / Pitch Apple Tree	FG, B&B		25 FT	20 FT	YES	MULTI-TRUNK, COLLECTED SPECIMEN
+	CU	24	Coccoloba uvifera / Sea Grape	200 GAL	4 - 5 IN	18 FT	16 FT	YES	MULTI-TRUNK, FULL CANOPY, FLORIDA FANCY GRADE
+	CU2	8	Coccoloba uvifera / Sea Grape	FG, B&B		18 - 20 FT	16 FT	YES	MULTI-TRUNK, COLLECTED SPECIMEN
⊙	CE	6	Conocarpus erectus / Buttonwood	FG, B&B	6 IN MIN	18 - 20 FT	15 FT	YES	STANDARD, 6.5 FT CLEAR TRUNK, COLLECTED
⊙	NE2	7	Noronhia emarginata / Madagascar Olive	200 GAL	4 IN MIN	16 - 18 FT		NO	STANDARD, FULL CANOPY
⊙	PD	2	Pimenta dioica / Allspice Tree	100 GAL	4 IN MIN	14 - 16 FT	8 FT	NO	STANDARD, FULL
⊙	TH	9	Tabebuia heterophylla / Pink Tabebuia	FG, B&B	8" min.	20' - 22'	16 FT	NO	COLLECTED SPECIMEN
STREET TREE									
CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	DBH	HEIGHT	SPREAD	NATIVE	REMARKS	
⊙	PD	6	Phoenix dactylifera 'Medjool' / Medjool Date Palm	FG, B&B		22 FT GW	20 FT	NO	
PALM TREES									
CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	DBH	HEIGHT	SPREAD	NATIVE	REMARKS	
⊙	CNU2	23	Cocos nucifera 'Maypan' / Maypan Coconut Palm	FG		12 FT GW		NO	CURVED, COLLECTED, CURVED FACING SHALL BE DETERMINED AT TIME OF PLANTING WITH LA
⊙	CNU1	15	Cocos nucifera 'Maypan' / Maypan Coconut Palm	FG		8 FT GW		NO	CURVED, COLLECTED, CURVED FACING SHALL BE DETERMINED AT TIME OF PLANTING WITH LA
⊙	CN2	38	Cocos nucifera 'Maypan' / Maypan Coconut Palm	FG		16 - 18 FT GW; 28 - 30 FT OA		NO	STRAIGHT TRUNK
⊙	CN3	18	Cocos nucifera 'Maypan' / Maypan Coconut Palm	FG		20 - 22 FT CT; 32 - 34 FT OA		NO	STRAIGHT TRUNK
⊙	CN1	22	Cocos nucifera 'Maypan' / Maypan Coconut Palm	FG		8 - 10 FT GW; 22 - 24 FT OA		NO	STRAIGHT TRUNK
⊙	TR	17	Thrinax radiata / Florida Thatch Palm	FG, B&B		6 - 8 FT OA		YES	SINGLE

- NOTES:
1. VEGETATION SHALL BE MAINTAINED SO THAT NO FRUIT OR LEAF DEBRIS AFFECTS ANY NEIGHBORING PROPERTY.
 2. A LANDSCAPE MAINTENANCE PLAN WILL BE DEVELOPED DURING CONSTRUCTION PHASE.
 3. ALL LANDSCAPED AREAS SHALL REQUIRE IRRIGATION.

CANOPY PLANTING PLAN

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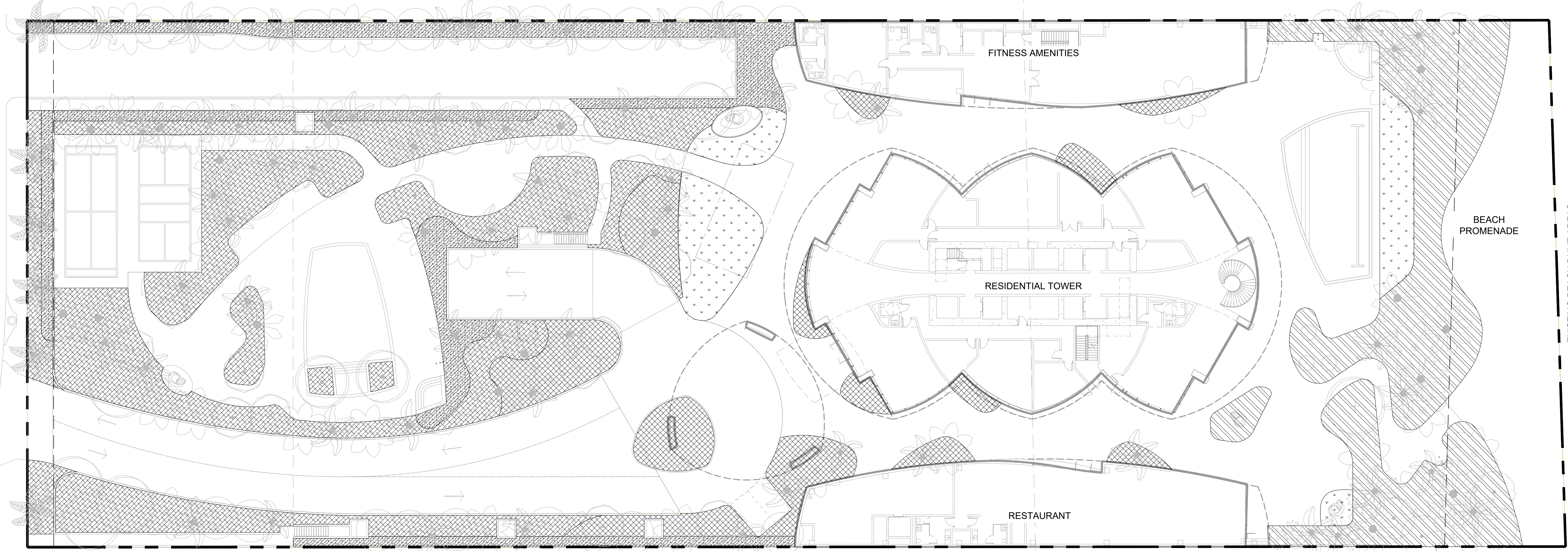
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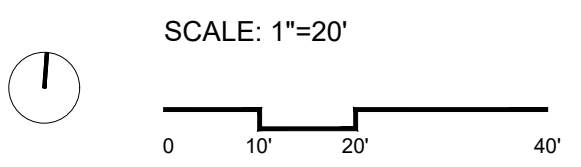
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COLLINS AVE.



CONCEPT_PLANT_SCHEDULE

			NATIVE		
	SOD Zoysia x 'Empire' / Empire Zoysia	2,793 sf	SOD	NO	
	COASTAL Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	8,397 sf	3 GAL	10% @ 24" oc YES	
	Conocarpus erectus / Buttonwood	280	7 GAL	20% @ 30" oc YES	
	Ermodea littoralis / Golden Creeper	2,182	1 GAL	25% @ 12" oc YES	
	Hymenocallis latifolia / Spider Lily	776	3 GAL	20% @ 18" oc YES	
	Ipomoea pes-caprae / Beach Morning Glory	873	1 GAL	10% @ 12" oc YES	
	Serenoa repens / Saw Palmetto	146	7 GAL	15% @ 36" oc YES	
	BUFFER Clusia guttifer / Small Leaf Clusia	4,842 sf	15 Gal	70% @ 36" oc NO	
	Gymnanthes lucida / Crabwood	168	15 Gal	30% @ 36" oc YES	
	GRASSES Dietses bicolor / African Iris	4,875 sf	254	3 GAL	20% @ 24" oc NO
	Neomarica caerulea 'Regina' / Giant Walking Iris	254	3 GAL	20% @ 24" oc NO	
	Tripsacum dactyloides / Fakahatchee Grass	254	3 GAL	20% @ 24" oc YES	
	Tripsacum floridanum / Florida Gamagrass	325	3 GAL	40% @ 30" oc YES	
	TROPICAL Alcacia alba / Elephant Ear	11,995 sf	139	7 GAL	10% @ 36" oc NO
	Dioon edule / Mexican Cycad	70	7 GAL	5% @ 36" oc NO	
	Monstera deliciosa / Split-leaf Philodendron	399	7 GAL	20% @ 30" oc NO	
	Philodendron burle-marxii / Burle Marx Philodendron	1,109	7 GAL	20% @ 18" oc NO	
	Psychotria nervosa / Wild Coffee	499	7 GAL	25% @ 30" oc YES	
	Rhapis excelsa / Lady Palm	139	7 GAL	10% @ 36" oc NO	
	Zamia furfuracea / Cardboard Palm	139	7 GAL	10% @ 36" oc NO	



UNDERSTORY PLANTING PLAN

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eneagarden.com

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