

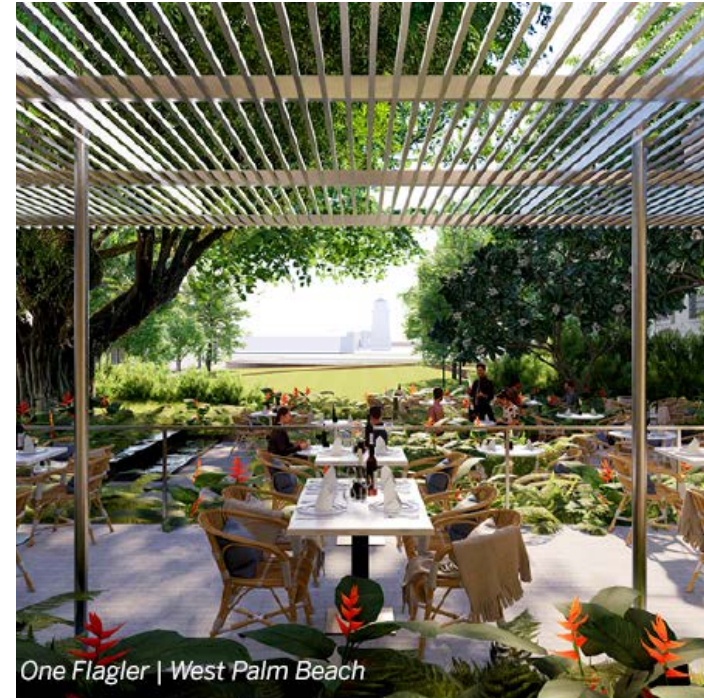
**The Residences of Bal Harbour**  
10245 Collins Avenue

Village Presentation | July 25, 2022

# SOM

Since 1936, we have continued to influence the built environment. As an interdisciplinary practice, we approach each project holistically. Our projects respond to and enhance their surroundings, adhere to higher standards of efficiency, and improve the quality of life of their users.

Our portfolio embraces a wide range of building types, from residential, commercial and hospitality projects to cutting-edge research facilities, city-wide plans, transportation hubs, and civic and cultural landmarks. We are inspired by the opportunities presented by a site, a brief, a problem. We are also inspired by each other, and by the talented network of people we work with. The issues facing our cities in the future are complex, and we have built a practice with the depth of resources to address them.



One Flagler | West Palm Beach



One Flagler | West Palm Beach

SOM has earned more than 2,100 Design Awards

Architizer - Best Architecture Firms In New York City #2 (2020)

Architect Magazine - Top Firm Award #1 (2017,2010), #2 (2009), #4 (2011)  
*Only firm ever to be ranked #1 Twice*

AIA Firm of the Year 2 Times (1962,1996)  
*First firm ever to receive the award twice*

Good Design Is Good Business Lifetime Achievement Award

Fast Company ranked SOM #1 On a list of the Ten Most Innovative Design Firms in the world



Brightline | Miami Station



Brightline | Miami Station





Drawn from tropical modernism



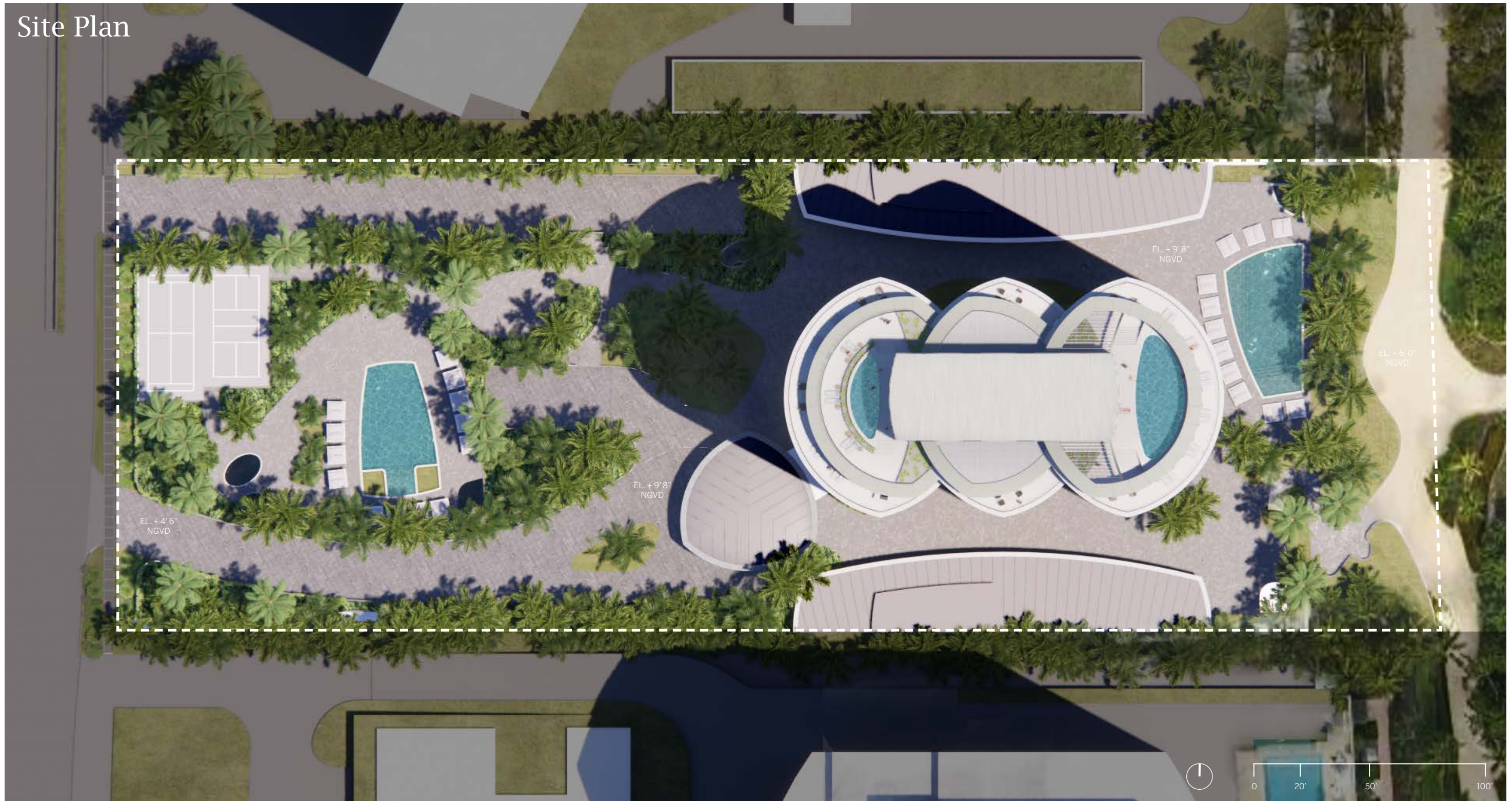
Of the future, but rooted to a place





Gardens, Walls and Water

# Site Plan






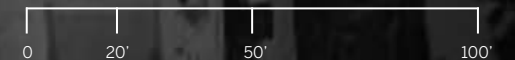


# Vehicular Circulation

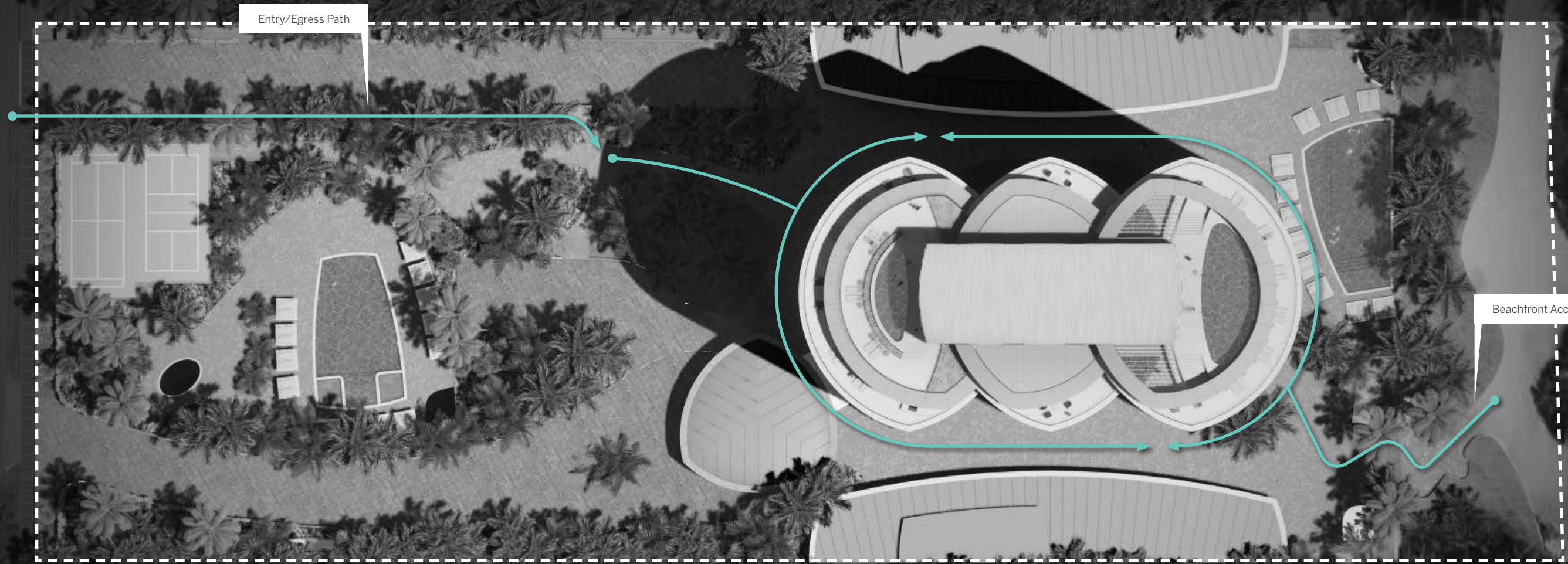


## Legend




- Residents and Guests 
- Parking 
- Service/Loading 



# Pedestrian Circulation



## Legend

- Residents and Guests 
- Parking 
- Service/Loading 



# Garden Amenities



# Oceanfront Amenities















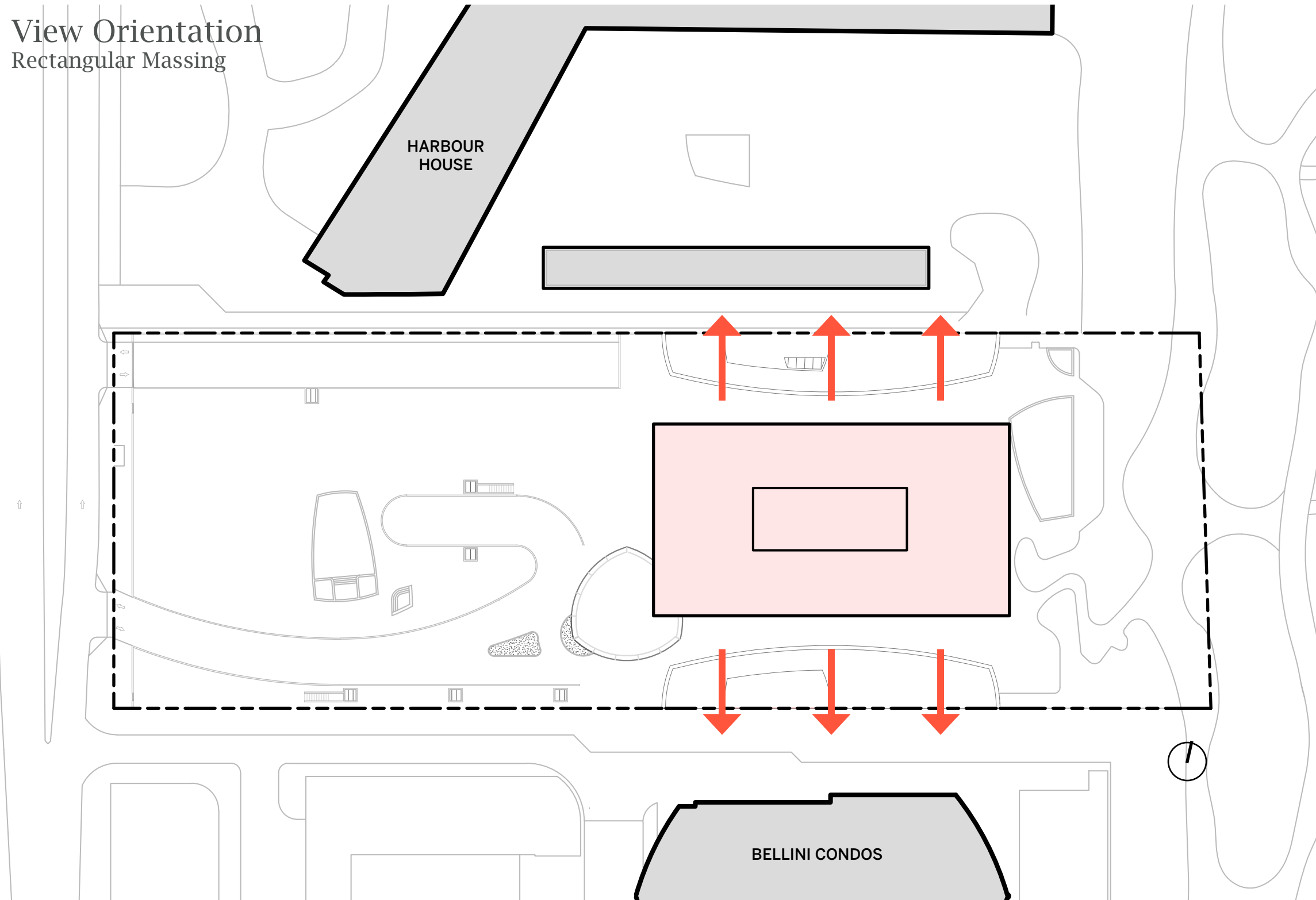


FITNESS

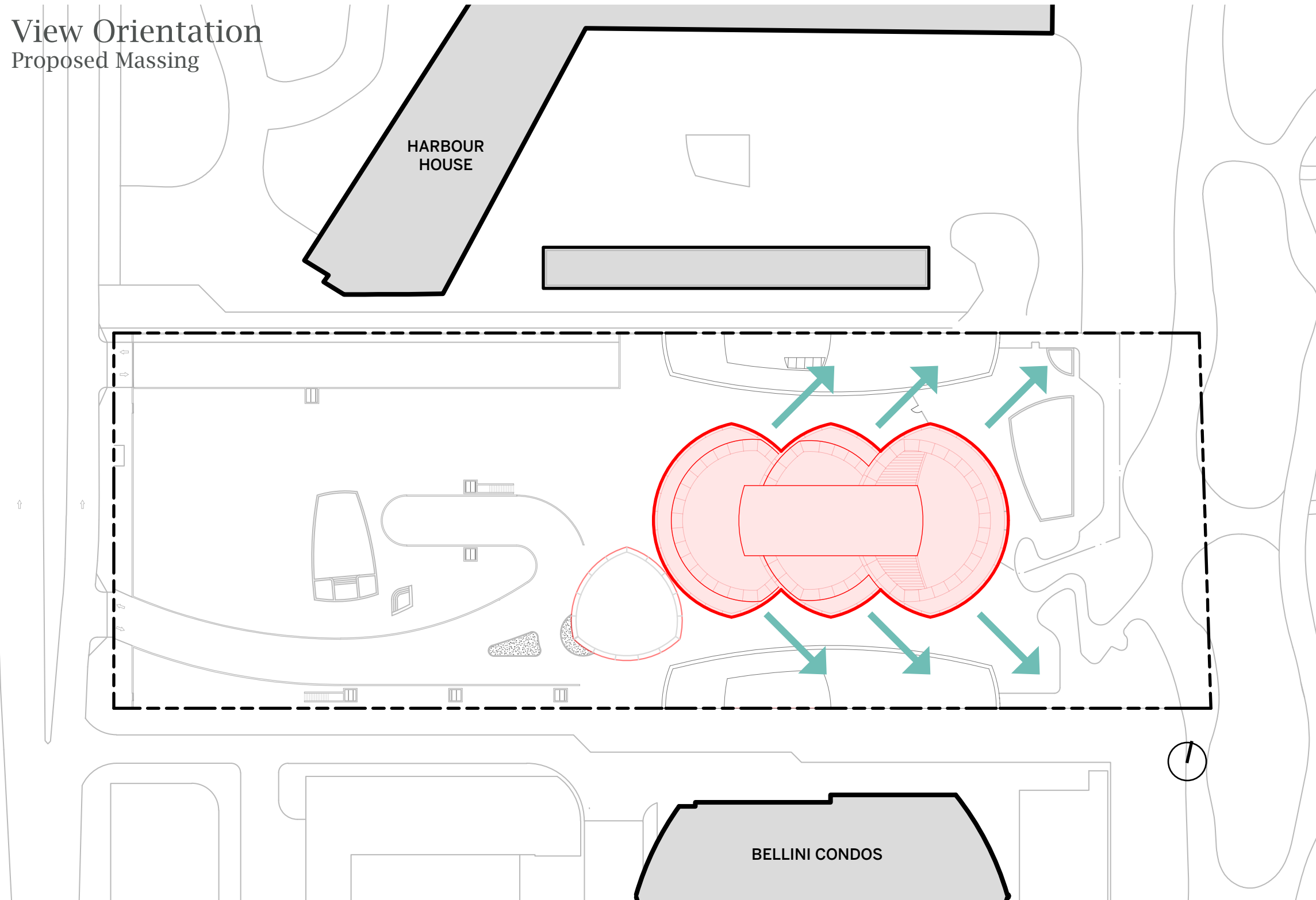


# View Orientation

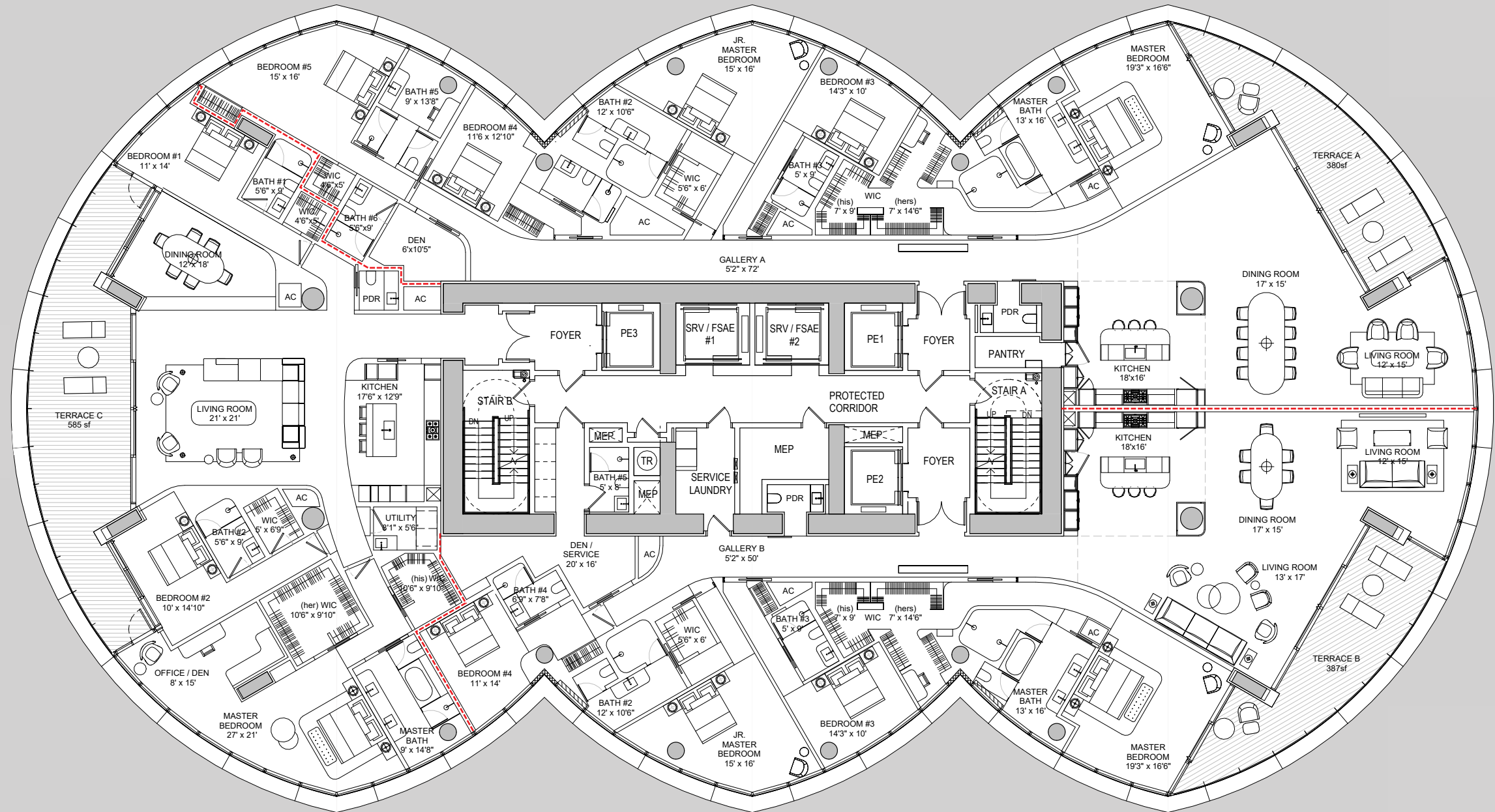
## Rectangular Massing



# View Orientation Proposed Massing



# Typical Floor Plan (L3-L20)



## Legend

Unit A	4754 nsf, 380 sf terrace	3-5 Bedroom, 5-6 Bath, 1 Powder Room
Unit B	4412 nsf, 380 sf terrace	4 Bedroom, 5 Bath, 1 Powder Room
Unit C	3258 nsf, 585 sf terrace	3 Bedroom, 3 Bath, 1 Powder Room

















