

**ZONING DATA**

PROPERTY ZONING: OF (OCEAN FRONT)  
 LAND USE: 35 - MULTI-FAMILY, HIGH DENSITY

LOT SIZE: 116,244 SF (2.669 ACRES)

DENSITY: OVER 25 DU/GROSS ACRE  
 ALLOWED: 66 UNITS  
 PROVIDED: 61 UNITS

BUILDING HEIGHT:  
 AVERAGE STREET GRADE: 4.35' NGVD  
 MAX HEIGHT ALLOWED: 4.35' + 275' = 279.35' NGVD  
 PROPOSED HEIGHT: 268'-4" NGVD

OCCUPANCY TYPE:  
 LEVEL B2: STORAGE (S-2)  
 LEVEL B1: STORAGE (S-2)  
 ASSEMBLY (A-3)  
 LEVEL 1: ASSEMBLY (A-2 & A-3)  
 LEVEL 2 TO 24: RESIDENTIAL (R-2)

CONSTRUCTION TYPE:  
 TYPE IA (FULLY SPRINKLERED)

RISK CATEGORY: II

EXPOSURE CATEGORY: C

MAX FLOOR AREA RATIO: 2.8 TO 1  
 2.8 x 116,244 SF = 325,483.2 SF  
 PROPOSED FLOOR AREA RATIO = 324,636 SF

MAX LOT COVERAGE:  
 20% MAX FOR 17 LEVELS  
 PLUS 1% REDUCTION FOR EACH EXTRA LEVEL  
 24 LEVELS PROPOSED = 13% LOT COVERAGE

116,244 SF x 0.13 = 15,111.72 SF  
 PROPOSED LOT COVERAGE = 15,060.82 SF

SETBACKS:  
 FRONT:  
 REQUIRED: 150'-0" FOR 17 LEVELS  
 +25'-0" PER ADDITIONAL LEVEL  
 PROVIDED: 289'-4" TO 21ST LEVEL  
 300'-0" TO 22ND LEVEL  
 342'-0" TO 23RD LEVEL

REAR:  
 REQUIRED: 55'-0" WEST OF E.C.L.  
 PROVIDED: 102'-0" WEST OF E.C.L.

SIDES:  
 REQUIRED: 50'-0"  
 PROVIDED: 50'-0"

**OFF-STREET PARKING:**

REQUIRED:  
 RESIDENTIAL: 1.5 PER UNIT X 61 UNITS = 92 SPACES

GUEST: 1 SPACE PER 10 UNITS  
 61 UNITS / 10 = 7 SPACES

SPA (ACCESSORY USE OPEN TO THE PUBLIC):  
 3.1 SPACES PER 1,000 SF OF 90% GROSS AREA  
 10,092 SF X 0.9 = 9,082 SF (90% OF GROSS AREA)  
 3.1 SPACES X 9 = 28 SPACES

AMENITIES (ACCESSORY USE FOR RESIDENTS ONLY):  
 1 SPACE PER 400 SF OF GROSS AREA  
 10,447 SF / 400 = 27 SPACES

TOTAL REQUIRED:  
 92 + 7 + 28 + 27 = 154 SPACES REQUIRED

PROVIDED:  
 LEVEL B1 = 56 SPACES  
 LEVEL B2 = 104 SPACES  
 TOTAL = 160 SPACES

**UNIT BREAKDOWN**

UNIT NAME	SQUARE FOOTAGE	LEVEL			TOTAL UNITS	NET SALEABLE
		2nd-20th	21st	22nd		
UNIT A (2nd lvl)	4,012	1 x 1 = 1			1	4,012
UNIT A (Typ)	4,167	1 x 18 = 18			18	75,006
UNIT B	4,771	1 x 19 = 19			19	90,649
UNIT C	3,222	1 x 19 = 19			19	61,218
PENTHOUSE A	12,339			1	1	12,339
PENTHOUSE A low	5,121		1		1	5,121
PENTHOUSE B	5,927		1		1	5,927
PENTHOUSE C	6,842		1		1	6,842
<b>TOTAL</b>					<b>61</b>	<b>261,114</b>

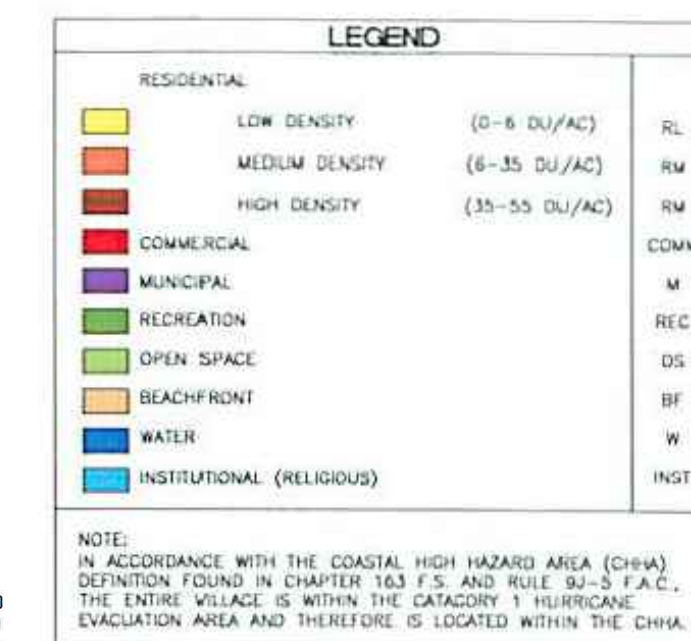
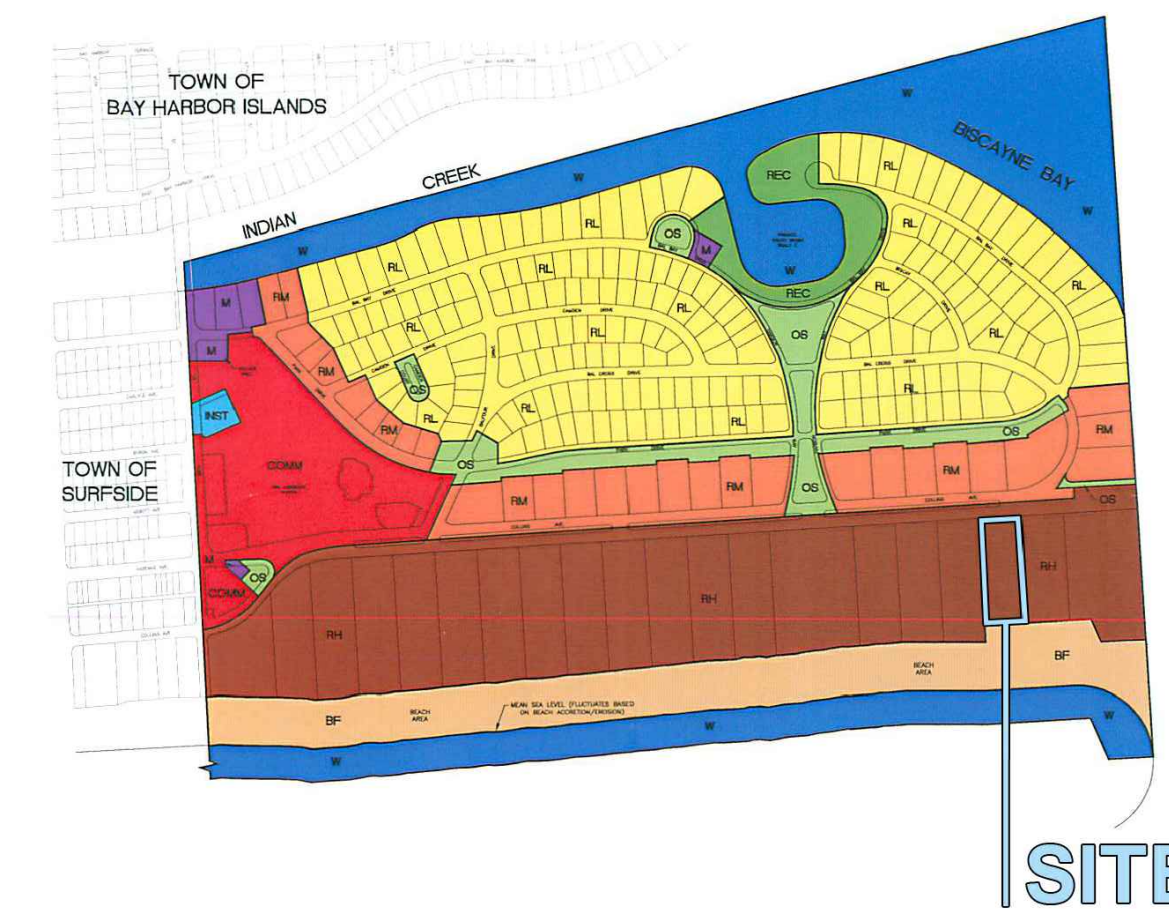
AVERAGE UNIT: 4,280 SF

**AREAS BREAKDOWN**

LEVEL	PROGRAM	SALEABLE AREA	NON-SALEABLE AREA	GROSS AREA PER FAR
B2	GARAGE		75,638	1,850
B1	GARAGE		59,698	17,768
1st	LOBBY / AMENITY		22,230	22,230
2nd	RESIDENTIAL	12,005	904	12,909
3rd	RESIDENTIAL	12,160	857	13,017
4th	RESIDENTIAL	12,160	857	13,017
5th	RESIDENTIAL	12,160	857	13,017
6th	RESIDENTIAL	12,160	857	13,017
7th	RESIDENTIAL	12,160	857	13,017
8th	RESIDENTIAL	12,160	857	13,017
9th	RESIDENTIAL	12,160	857	13,017
10th	RESIDENTIAL	12,160	857	13,017
11th	RESIDENTIAL	12,160	857	13,017
12th	RESIDENTIAL	12,160	857	13,017
13th	RESIDENTIAL	12,160	857	13,017
14th	RESIDENTIAL	12,160	857	13,017
15th	RESIDENTIAL	12,160	857	13,017
16th	RESIDENTIAL	12,160	857	13,017
17th	RESIDENTIAL	12,160	857	13,017
18th	RESIDENTIAL	12,160	857	13,017
19th	RESIDENTIAL	12,160	857	13,017
20th	RESIDENTIAL	12,160	857	13,017
21st	RESIDENTIAL	12,223	721	12,944
22nd	RESIDENTIAL	10,802	736	11,538
23rd	RESIDENTIAL	6,926	1,089	8,015
24th	ROOF	278	2,397	2,675
	MECHANICAL		208	208
<b>TOTAL</b>		<b>261,114</b>	<b>178,839</b>	<b>324,443</b>



NOTE: IN ACCORDANCE WITH THE COASTAL HIGH HAZARD AREA (CHHA) DEFINITION FOUND IN CHAPTER 163 F.S. AND RULE 61A-3 F.A.C., THE ENTIRE VILLAGE IS WITHIN THE CATEGORY I HURRICANE EVACUATION AREA AND THEREFORE IS LOCATED WITHIN THE CHHA.

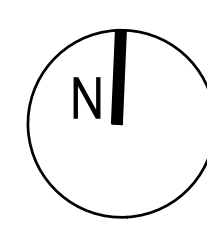
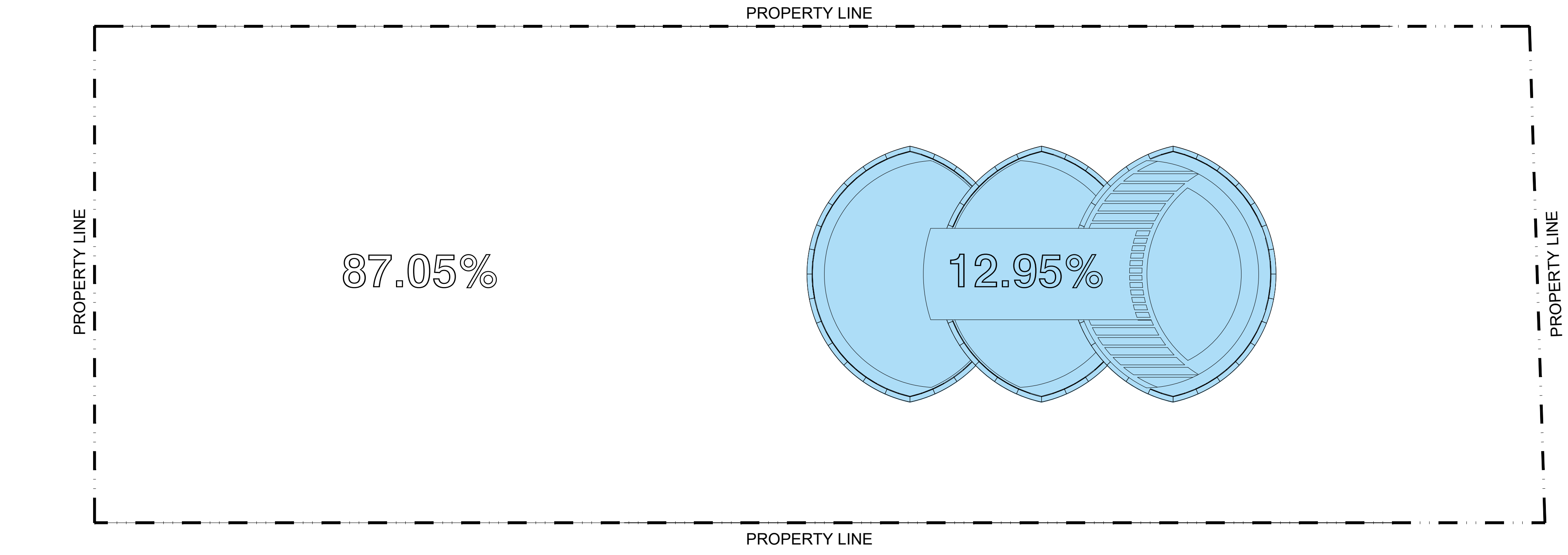


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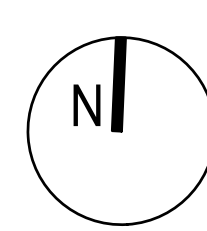
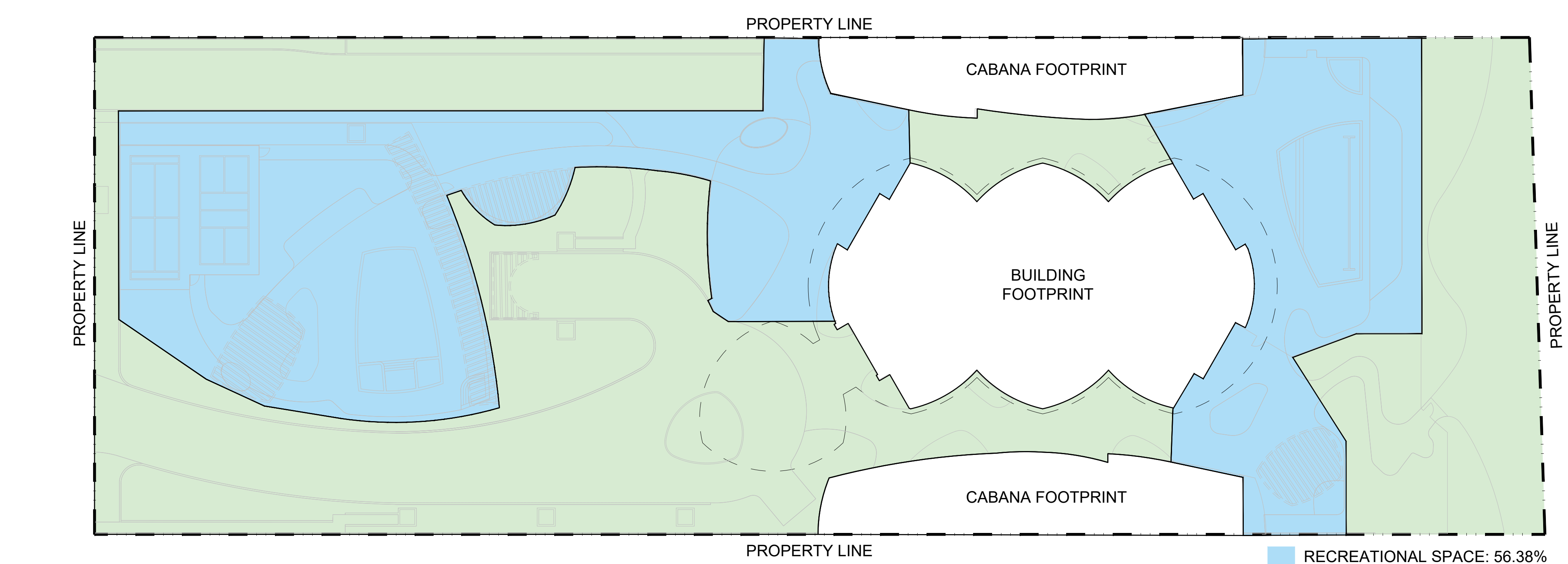
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 CFE AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.  
 8085 NORTHWEST 165TH STREET, MIAMI, FL 33016

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

drawn by: CFE & SOM  
 date:  
 sheet no: A0.01  
 project: 3810

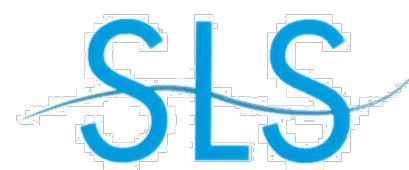


LOT COVERAGE



OPEN SPACE





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VIA EMAIL DELIVERY

Chief Darren Williams  
Fire Prevention Division  
Miami-Dade Fire Rescue Department  
9300 N.W. 41st Street  
Doral, Florida 33178

May 31, 2022

**FIRE DEPARTMENT AERIAL APPARATUS SET-UP SITE EQUIVALENCY**  
PROJECT NAME: 10245 COLLINS AVENUE  
LOCATION: 10245 COLLINS AVENUE, BAL HARBOUR, FLORIDA 33154  
DEVELOPER: CARLTON TERRACE OWNER, LLC

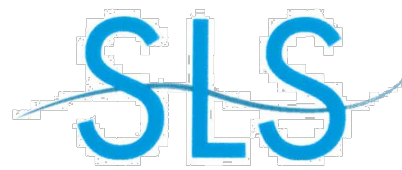
Dear Chief Williams:

This letter is to respectfully request for the fire department to consider an equivalency for the set-up site requirements. The 10245 Collins Avenue project does not comply with emergency equipment access or other site features as required by NFPA 1, Chapter 18 of the Florida Fire Prevention Code (FFPC), 2020 Edition and the Miami-Dade Fire Rescue Access Road Requirements document. Carlton Terrace Owner, LLC ask the Fire Department to permit additional Life Safety features as indicated in the Fire Department Aerial Apparatus Set-Up Sites Equivalency in lieu of providing two set up sites for the aerial apparatus.

In order to assist with this request, Carlton Terrace Owner, LLC hired SLS Consulting, LLC to provide input and recommendations, in order to achieve an acceptable level of equivalency for fire department access.

Headquarters:  
260 Poinsettia Avenue  
Coral Gables, FL 33134

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PROJECT DESCRIPTION:

The proposed 10245 Collins Avenue project will be a mixed-use building composed of 24 stories above grade and 2 stories below grade. The building has primary use of Residential (Apartments/condos Group R-2)(Floors 2 through 24) along with 2 levels of Parking (Storage, Group S-2) below grade. The Ground Floor is primarily used for Amenities (Assembly, Groups A-2, A-3) such as lounges, gallery, cafe, and restaurant. In addition to Offices (Business, Group B). The total building height is approximately 268' 4".

The building will be protected throughout by automatic sprinklers designed in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems and an emergency-voice alarm communication system designed in accordance with NFPA 72, National Fire Alarm and Signaling Code.

APPLICABLE CODES:

The major applicable codes for the project include, but are not limited to, the following:

- FBC: Florida Building Code, Seventh Edition.
- FFPC: Florida Fire Prevention Code, Seventh Edition.

**Proposed Non-Compliant Features: Per Section 18.2.3.3 of NFPA 1 (2018 Edition), access to multiple sides of a building may be required by the authority having jurisdiction (AHJ). Per the Miami-Dade County Fire Rescue Access Road Requirements, the aerial apparatus vehicles shall have access to at least two (2) sides of every building over three stories in height. Based on site constraints, the currently proposed configuration as shown in**

Figure 1, does not fully meet the requirements intended by the FFPC.

The project site is bounded by the property line on the South and North, and by the Atlantic Way on the East. The building is accessible only the West side via Collins Avenue.

10245 COLLINS AVENUE, BAL HARBOUR, FL

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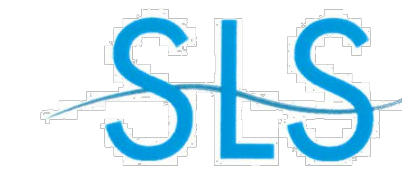


Figure 1: Project Site

One setup site will be accessed from Collins Avenue which is a 2-way street. The Fire Department will be able to access the building by going under a porte cochere with a height of 14' 6" (Figure 2). The minimum one-way single traffic lane road width of at least 15 ft. throughout. The setup site is located approximately 10 ft. from the building as shown in Figure 3 below.

10245 COLLINS AVENUE, BAL HARBOUR, FL

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Figure 2: Porte Cochere Rendering

10245 COLLINS AVENUE, BAL HARBOUR, FL

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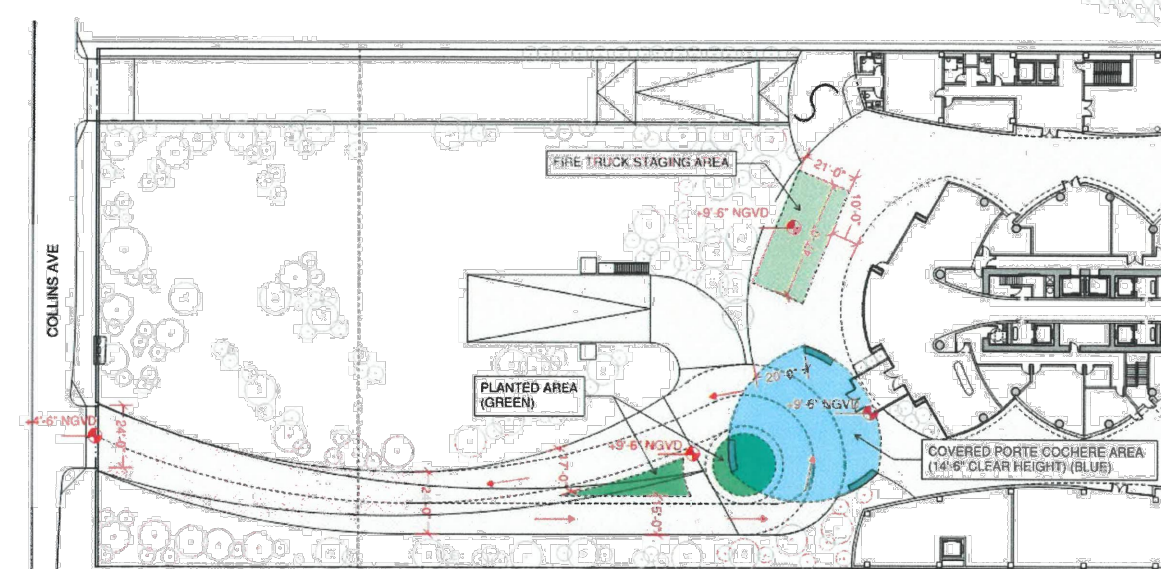


Figure 3: Fire Department Access Plan

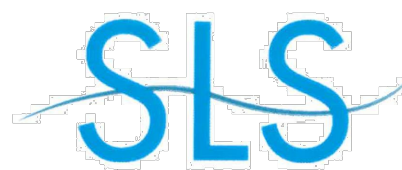
**Proposed Equivalencies:** Per Section 18.2.3.1.4 of NFPA 1, when fully compliant fire department access roads cannot be provided, the AHJ shall be authorized to require additional fire protection features. With respect to this provision, and in accordance with the Miami-Dade Fire Department Aerial Apparatus Set-Up Sites Equivalency Standards, the following fire protection features are proposed to be incorporated into the design.

The building is approximately 268' 4" from the lowest level of fire department access to the last occupied floor. Given the height, the building shall comply with Equivalency C. **Equivalency C: For buildings above 120 ft.**

C1. Stair increase from 48" to 56" per flight and having 42" doors.

10245 COLLINS AVENUE, BAL HARBOUR, FL

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**The minimum required stair width is 44" for this building. Therefore, the width will be increased to 48" with 36" doors for both stairs.**

C2. Increase unit to unit fire separation to two-hour fire rating and unit to common areas to 2 hours.

**Design team will provide a 2-hour fire barrier between the units and between unit to common areas.**

C3. Full smoke detection in common areas and rooms – excluding public restrooms.

**Design team will provide full smoke detection in all common areas.**

C4. Provide one system smoke detector located inside each living unit near the front door that reports to the fire alarm panel as a supervisory signal.

**Design team will provide a smoke detector located inside each unit near the front entry as prescribed.**

C5. Touch screen colored display interfaced with the FACP to show the following:  
a. Fire Floor Plan  
b. Incident Location (specific to the room)  
c. Type of Device in Alarm, Supervisory, or Trouble within the location of the incident  
d. User Friendly for First Responders: NO Passwords, log on requirements, or anything that would delay the first responders from getting immediate information regarding the incident.

**Design team will provide colored display touch screen interfaced with FACP.**

C6. Provide additional smoke control. The floor of incidence will have smoke exhaust. One floor above and one floor below the floor of incidence will be pressurized.

**Design team will provide additional smoke control as prescribed.**

10245 COLLINS AVENUE, BAL HARBOUR, FL

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C7. Provide one additional elevator for a total of three that operate simultaneously under emergency generator power.

**The building is provided throughout with 2 Fire Service Access Elevators (SRV/FSAE#1, SRV/FSAE#2) which will be under emergency power. All other elevators are PE1, PE2, and PE3 are for private use. Refer to Figure 4 below for location of the FSAs.**

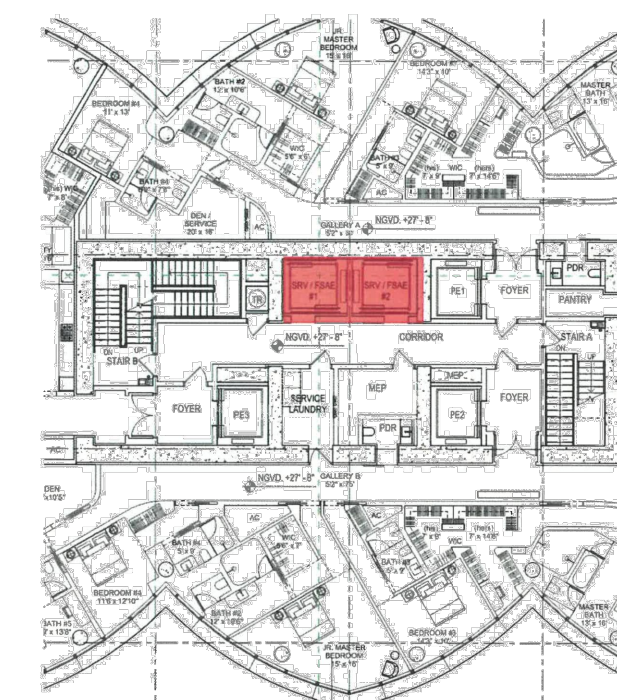


Figure 4: FSAs Elevator Location

10245 COLLINS AVENUE, BAL HARBOUR, FL

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CONCLUSION/REQUEST:

It is the opinion of SLS Consulting, LLC on behalf of Carlton Terrace Owner, LLC that the proposed features (as listed above) will provide an equivalent level of fire protection and life safety, which meets or exceeds the intended level established by the 2020 Edition of the Florida Fire Prevention Code (FFPC), the 2020 Edition of the Florida Building Code (FBC) and the Miami-Dade Fire Rescue Access Road Requirements Standards.

The ownership is committed to providing the enhanced fire protection features and therefore, respectfully submits this request for your consideration for site access equivalency to be incorporated into the design of the 10245 Collins Avenue project in exchange for the non-compliant feature as described within this letter.

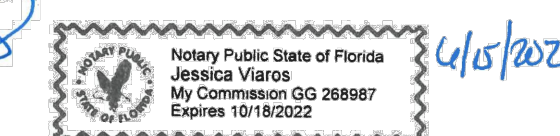
Acceptance of the proposed equivalency contained in this letter shall serve as a binding agreement between Carlton Terrace Owner, LLC, and the Miami-Dade Fire Department and that this approach will be included within the scope of the permit application (construction documents) and may not be removed under any circumstances throughout the life of the building.

Sincerely,

Eric Fordin, Authorized Party  
Carlton Terrace Owner, LLC

This document was acknowledged before me by Eric Fordin as Authorized Party of Carlton Terrace Owner, LLC, who is personally known to me and who produced the following identification \_\_\_\_\_ and who took an oath.

NOTARY PUBLIC, State of Florida



10245 COLLINS AVENUE, BAL HARBOUR, FL

Page 8 of 8

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FIRE DEPT. AERIAL APPARATUS SET-UP SITE EQUIVALENCY

revision:

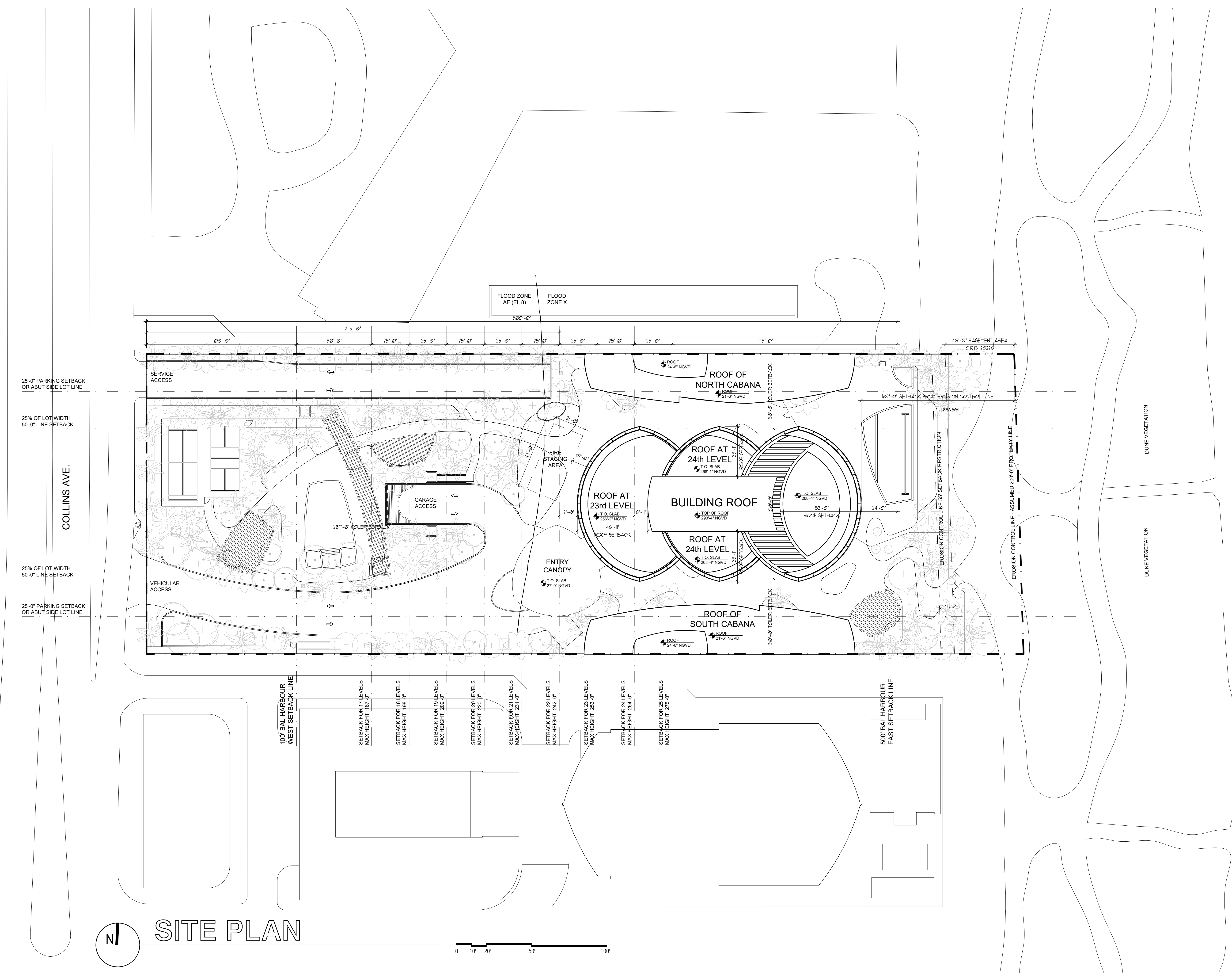
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date:

sheet no:

A0.03

project: 3810



25'-0" PARKING SETBACK OR ABUT SIDE LOT LINE

25% OF LOT WIDTH 50'-0" LINE SETBACK

COLLINS AVE.

25% OF LOT WIDTH 50'-0" LINE SETBACK

25'-0" PARKING SETBACK OR ABUT SIDE LOT LINE

100' BAL HARBOUR WEST SETBACK LINE

SETBACK FOR 17 LEVELS  
MAX HEIGHT: 187'-0"

SETBACK FOR 18 LEVELS  
MAX HEIGHT: 198'-0"

SETBACK FOR 19 LEVELS  
MAX HEIGHT: 209'-0"

SETBACK FOR 20 LEVELS  
MAX HEIGHT: 220'-0"

SETBACK FOR 21 LEVELS  
MAX HEIGHT: 231'-0"

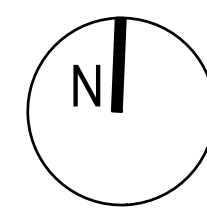
SETBACK FOR 22 LEVELS  
MAX HEIGHT: 242'-0"

SETBACK FOR 23 LEVELS  
MAX HEIGHT: 253'-0"

SETBACK FOR 24 LEVELS  
MAX HEIGHT: 264'-0"

SETBACK FOR 25 LEVELS  
MAX HEIGHT: 275'-0"

500' BAL HARBOUR EAST SETBACK LINE



# SITE PLAN



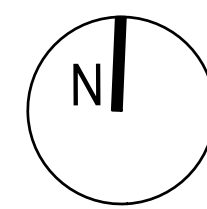
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SITE PLAN

revisions:
drawn by: CFE & SOM
date:
sheet no: <b>A1.00</b>
project: 3810



# GARAGE LEVEL

BASEMENT 2

ELEVATION: -18'-8"



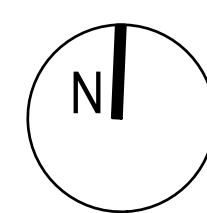
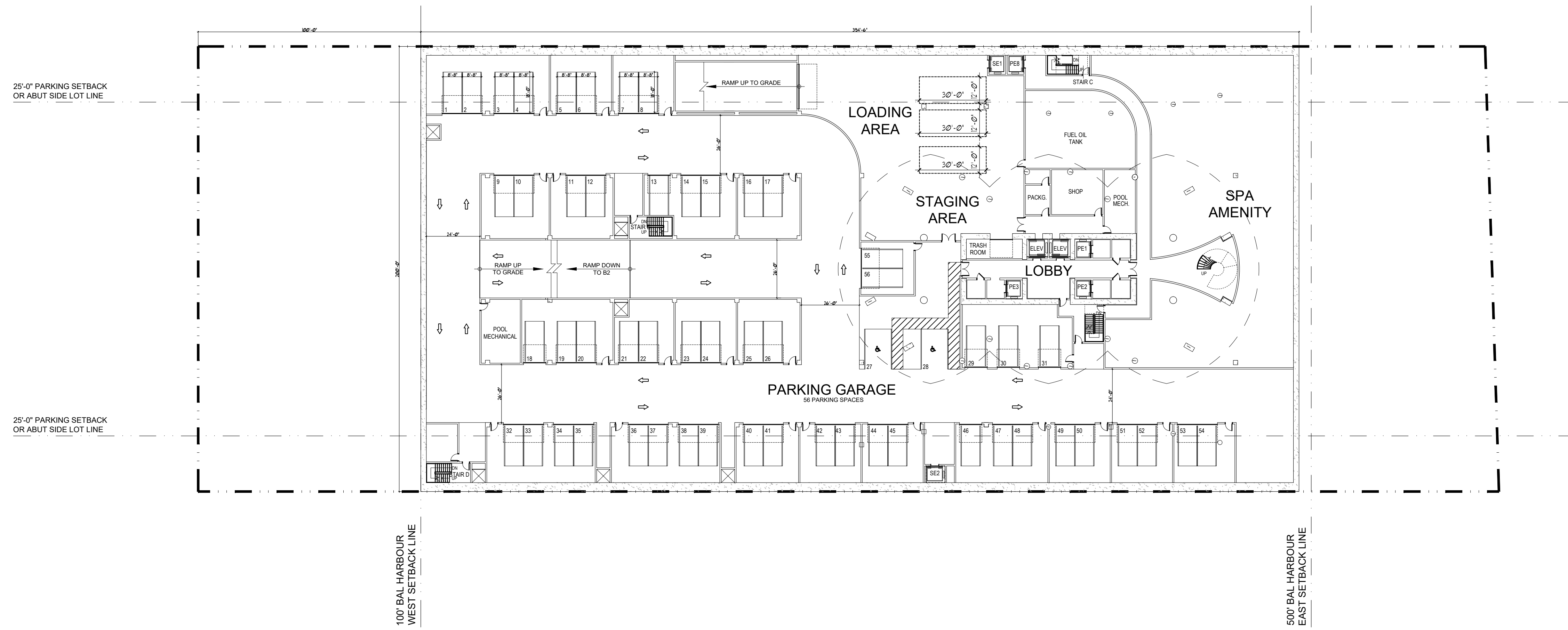
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BASEMENT 2 FLOOR PLAN

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sheet no: <b>A1.01</b>
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# GARAGE LEVEL

BASEMENT 1

ELEVATION: -8'-2"



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BASEMENT 1 FLOOR PLAN

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drawn by: CFE & SOM

date:

sheet no:

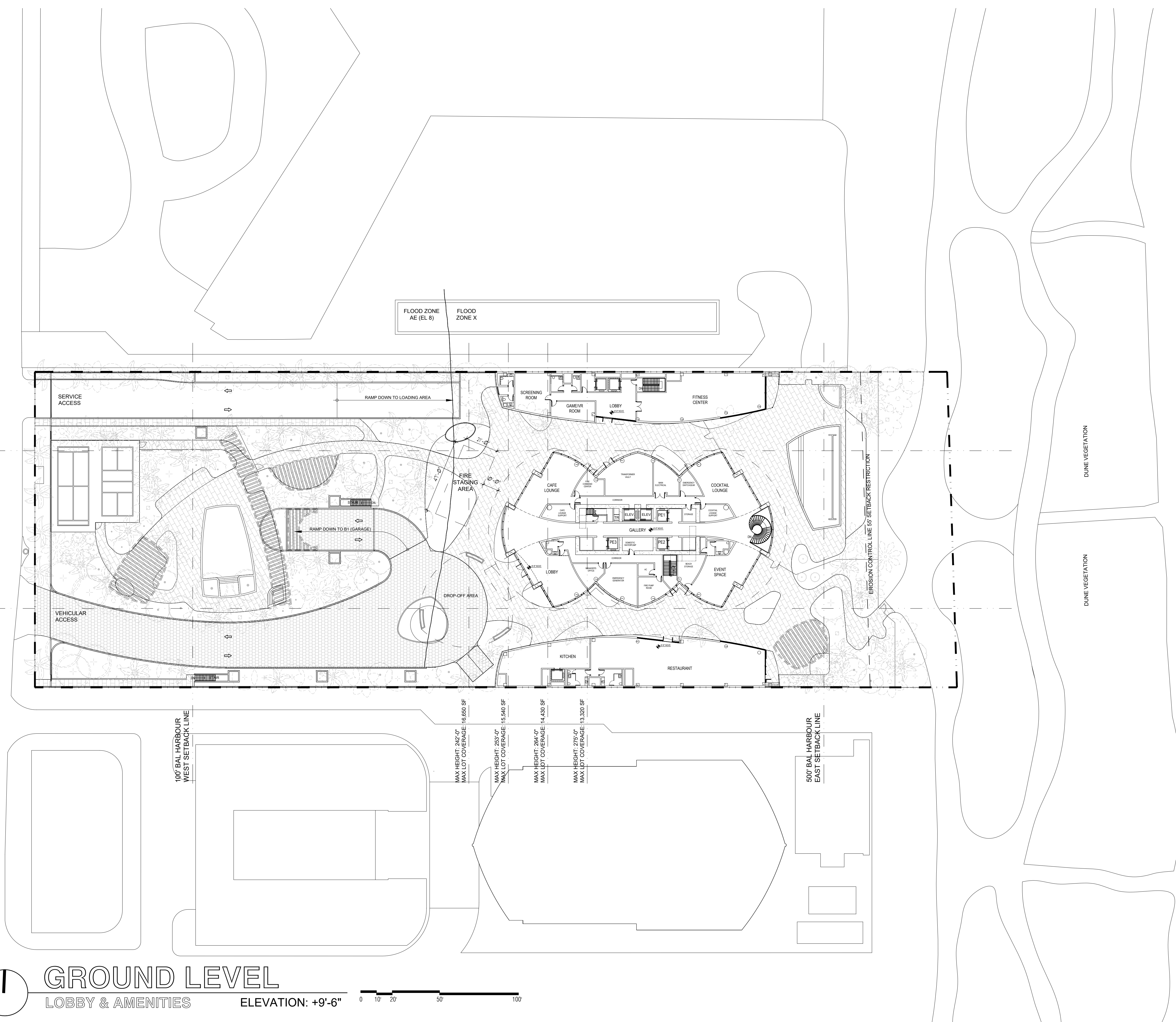
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project: 3810

25% OF LOT WIDTH  
50'-0" LINE SETBACK

COLLINS AVE.

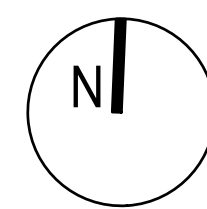
25% OF LOT WIDTH  
50'-0" LINE SETBACK



# GROUND LEVEL

LOBBY & AMENITIES

ELEVATION: +9'-6"



100' BAL HARBOUR  
WEST SETBACK LINE

MAX HEIGHT: 242'-0"  
MAX LOT COVERAGE: 16,650 SF

MAX HEIGHT: 263'-0"  
MAX LOT COVERAGE: 15,540 SF

MAX HEIGHT: 264'-0"  
MAX LOT COVERAGE: 14,430 SF

MAX HEIGHT: 275'-0"  
MAX LOT COVERAGE: 13,320 SF

500' BAL HARBOUR  
EAST SETBACK LINE

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**THE RESIDENCES OF BAL HARBOUR**  
 10245 COLLINS AVE. BAL HARBOUR, FL 33154

GROUND LEVEL FLOOR PLAN

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sheet no:

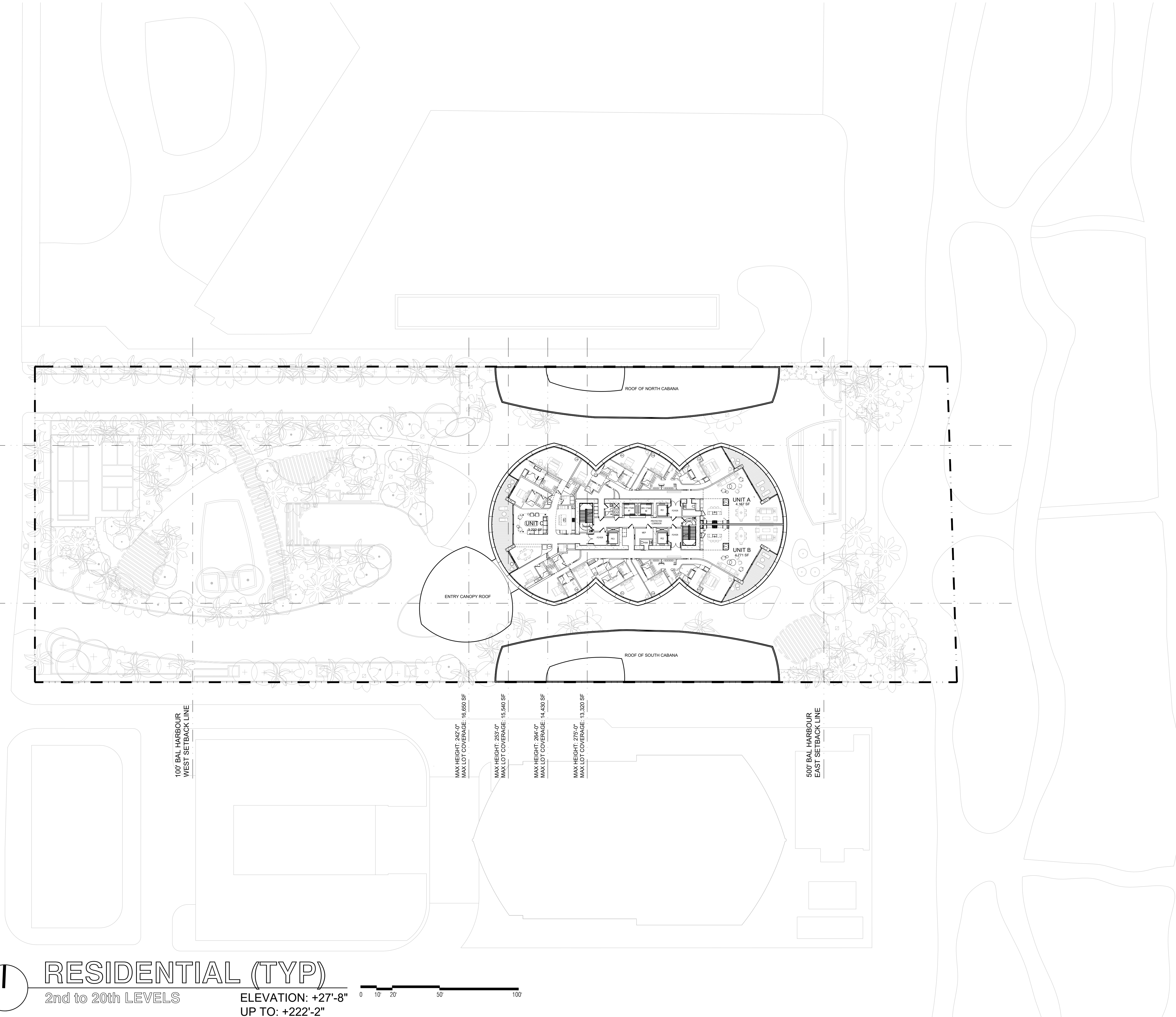
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project: 3810

25% OF LOT WIDTH  
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COLLINS AVE.

25% OF LOT WIDTH  
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100' BAL HARBOUR  
WEST SETBACK LINE

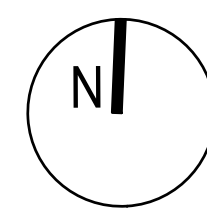
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MAX HEIGHT: 275'-0"  
MAX LOT COVERAGE: 13,320 SF

500' BAL HARBOUR  
EAST SETBACK LINE



# RESIDENTIAL (TYP)

2nd to 20th LEVELS

ELEVATION: +27'-8"  
UP TO: +222'-2"



ARB SET FOR  
**THE RESIDENCES OF BAL HARBOUR**  
 10245 COLLINS AVE. BAL HARBOUR, FL 33154  
 2nd TO 20th LEVELS FLOOR PLAN

revisions:
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**CFE** AOR: COHEN FREEDMAN ENGINOSA & ASSOC. ARCHITECTS, PA.  
 8085 NORTHWEST 155TH STREET, MIAMI, FL 33016  
 Architects



25% OF LOT WIDTH  
50'-0" LINE SETBACK

COLLINS AVE.

25% OF LOT WIDTH  
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100' BAL HARBOUR  
WEST SETBACK LINE

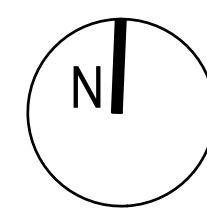
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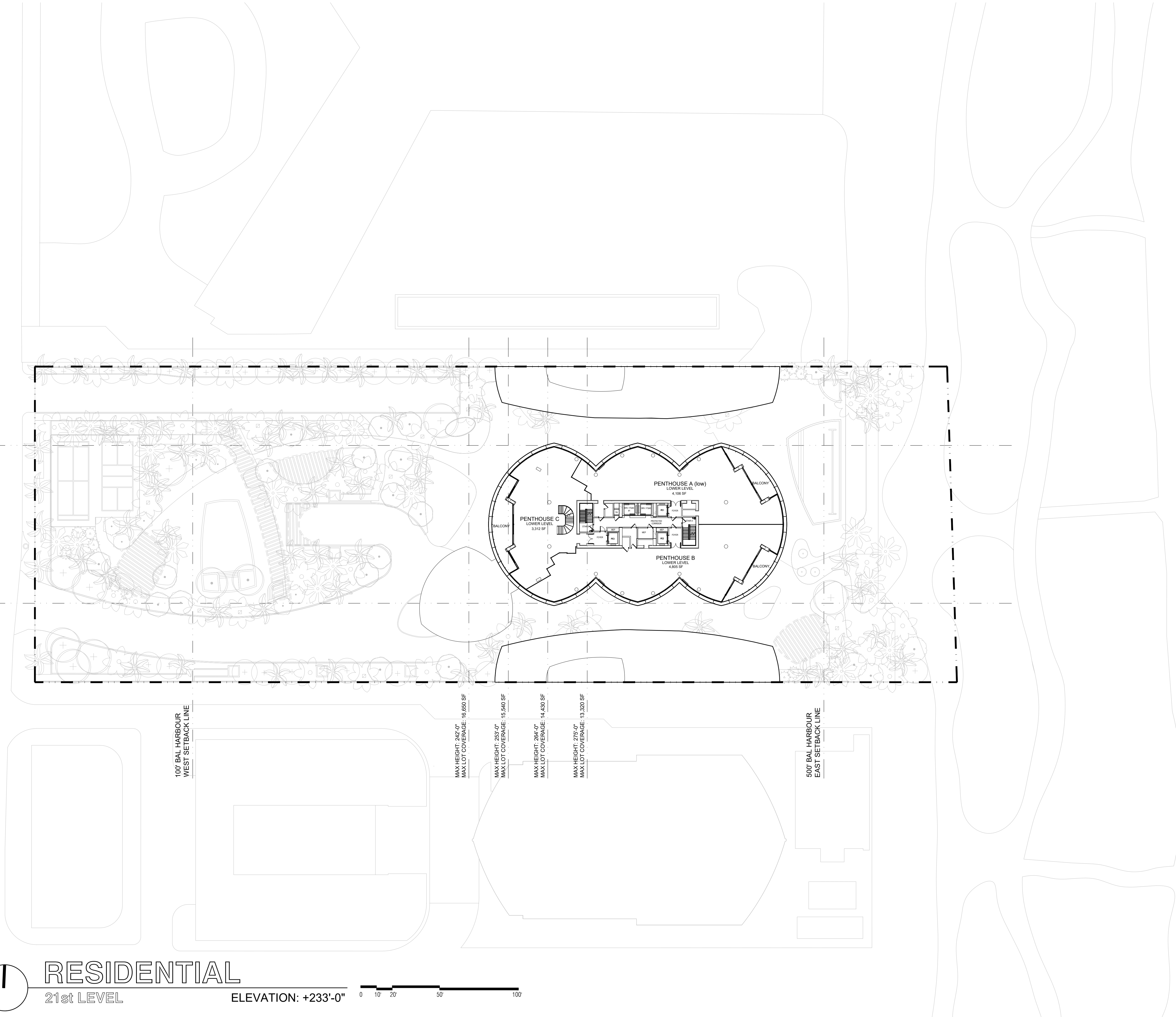
MAX HEIGHT: 275'-0"  
MAX LOT COVERAGE: 13,320 SF



# RESIDENTIAL

21st LEVEL

ELEVATION: +233'-0"



ARB SET FOR  
**THE RESIDENCES OF BAL HARBOUR**  
 10245 COLLINS AVE. BAL HARBOUR, FL 33154  
 21st LEVEL FLOOR PLAN

revisions:
drawn by: CFE & SOM
date:
sheet no: <b>A1.05</b>
project: 3810

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

25% OF LOT WIDTH  
50'-0" LINE SETBACK

COLLINS AVE.

25% OF LOT WIDTH  
50'-0" LINE SETBACK

100' BAL HARBOUR  
WEST SETBACK LINE

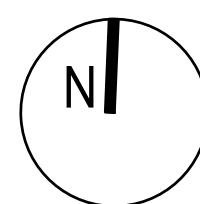
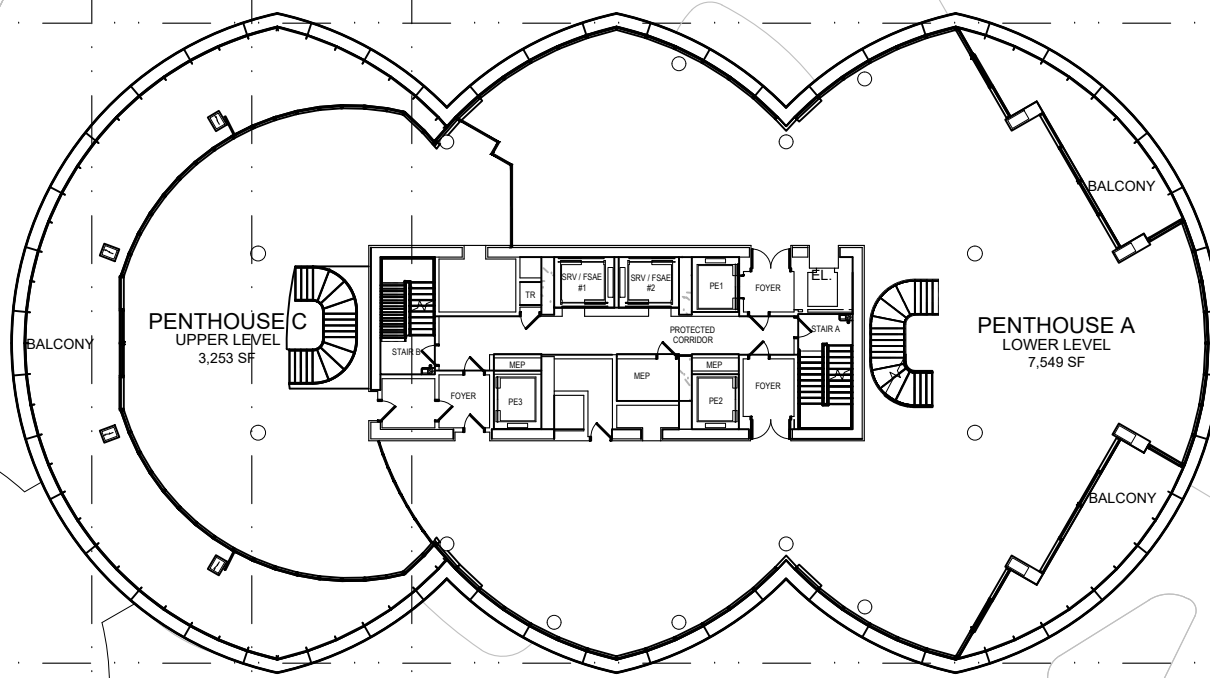
MAX HEIGHT: 242'-0"  
MAX LOT COVERAGE: 16,650 SF

MAX HEIGHT: 253'-0"  
MAX LOT COVERAGE: 15,540 SF

MAX HEIGHT: 264'-0"  
MAX LOT COVERAGE: 14,430 SF

MAX HEIGHT: 275'-0"  
MAX LOT COVERAGE: 13,320 SF

500' BAL HARBOUR  
EAST SETBACK LINE



RESIDENTIAL

22nd LEVEL

ELEVATION: +244'-0"



ARB SET FOR

**THE RESIDENCES OF BAL HARBOUR**

10245 COLLINS AVE. BAL HARBOUR, FL 33154

22nd LEVEL FLOOR PLAN

revisions:

drawn by: CFE & SOM

date:

sheet no:

A1.06

project: 3810

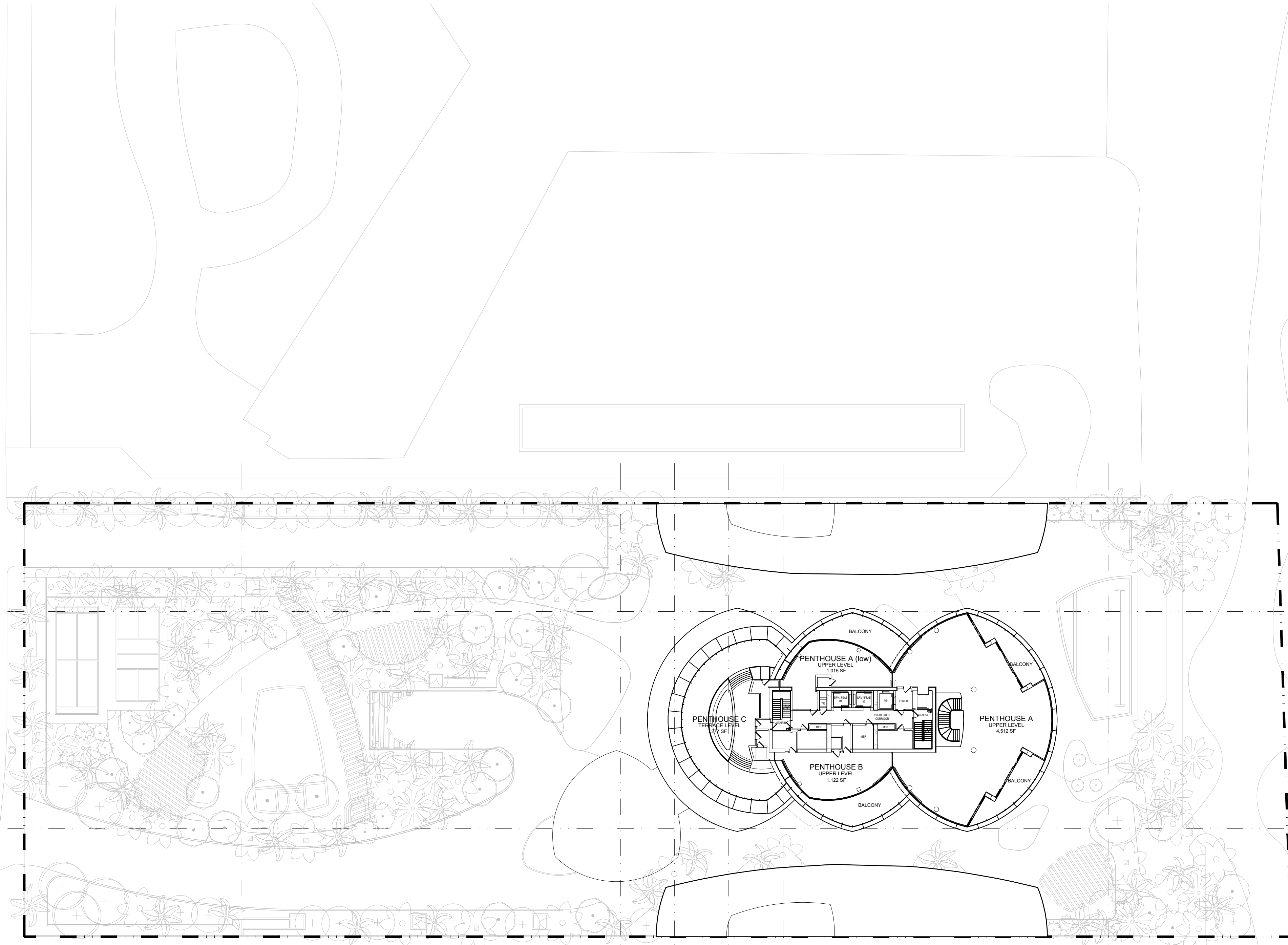
SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC  
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007

CFE AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.  
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016  
Architects

25% OF LOT WIDTH  
50'-0" LINE SETBACK

COLLINS AVE.

25% OF LOT WIDTH  
50'-0" LINE SETBACK



100' BAL HARBOUR  
WEST SETBACK LINE

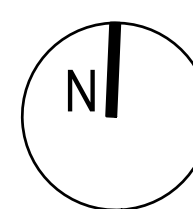
MAX HEIGHT: 242'-0"  
MAX LOT COVERAGE: 16,650 SF

MAX HEIGHT: 253'-0"  
MAX LOT COVERAGE: 15,540 SF

MAX HEIGHT: 264'-0"  
MAX LOT COVERAGE: 14,430 SF

MAX HEIGHT: 275'-0"  
MAX LOT COVERAGE: 13,320 SF

500' BAL HARBOUR  
EAST SETBACK LINE



RESIDENTIAL

23rd LEVEL

ELEVATION: +256'-2"



ARB SET FOR

**THE RESIDENCES OF BAL HARBOUR**  
10245 COLLINS AVE. BAL HARBOUR, FL 33154

23rd LEVEL FLOOR PLAN

revisions:

drawn by: CFE & SOM

date:

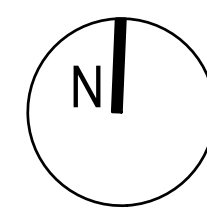
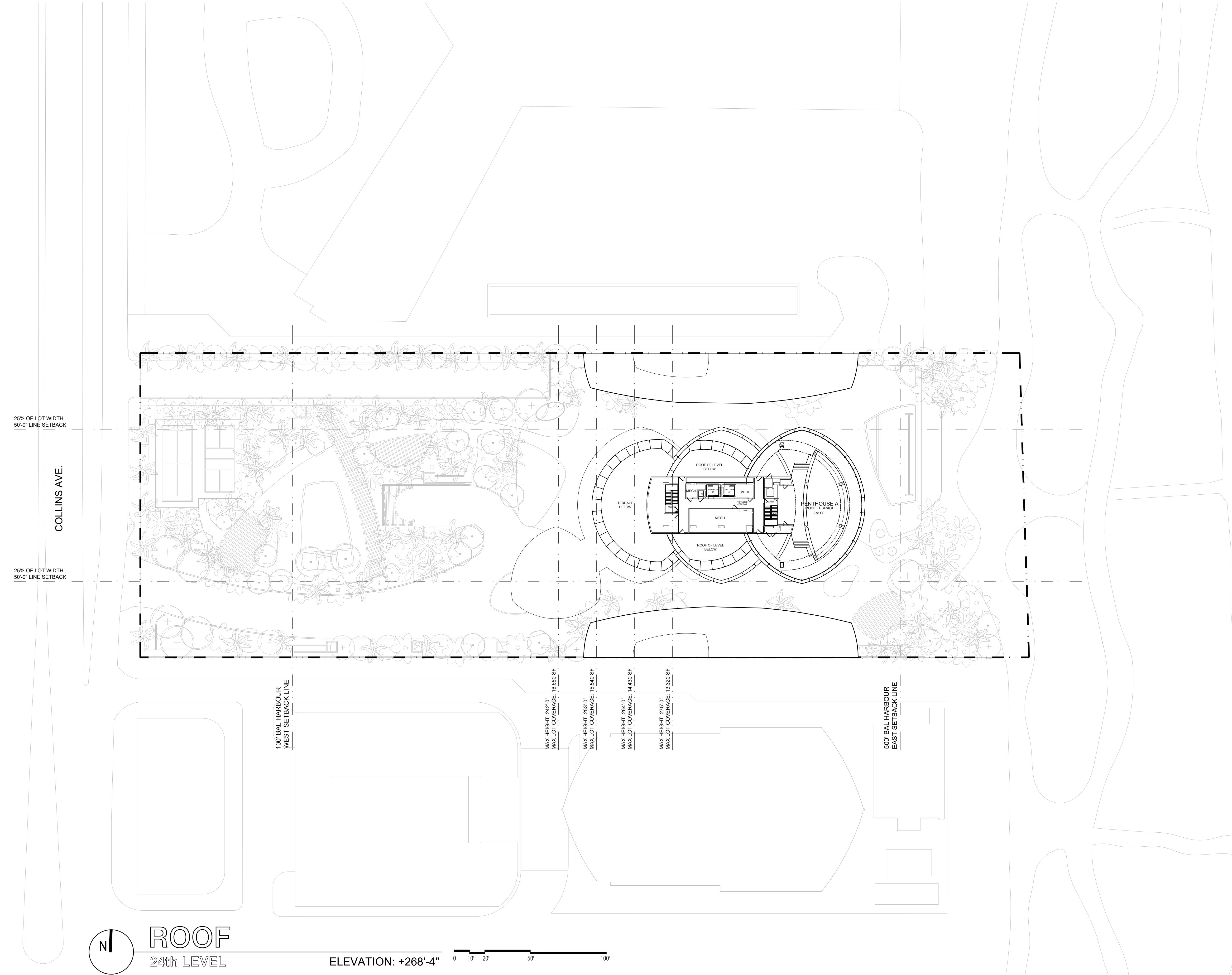
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A1.07

project: 3810

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



**ROOF**  
24th LEVEL

ELEVATION: +268'-4"



100' BAL HARBOUR  
WEST SETBACK LINE

500' BAL HARBOUR  
EAST SETBACK LINE

MAX HEIGHT: 242'-0"  
MAX LOT COVERAGE: 16,650 SF

MAX HEIGHT: 263'-0"  
MAX LOT COVERAGE: 15,540 SF

MAX HEIGHT: 264'-0"  
MAX LOT COVERAGE: 14,430 SF

MAX HEIGHT: 275'-0"  
MAX LOT COVERAGE: 13,320 SF

25% OF LOT WIDTH  
50'-0" LINE SETBACK

25% OF LOT WIDTH  
50'-0" LINE SETBACK

COLLINS AVE.

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

ARB SET FOR  
**THE RESIDENCES OF BAL HARBOUR**  
10245 COLLINS AVE. BAL HARBOUR, FL 33154  
24th (MAIN ROOF) LEVEL FLOOR PLAN

revisions:

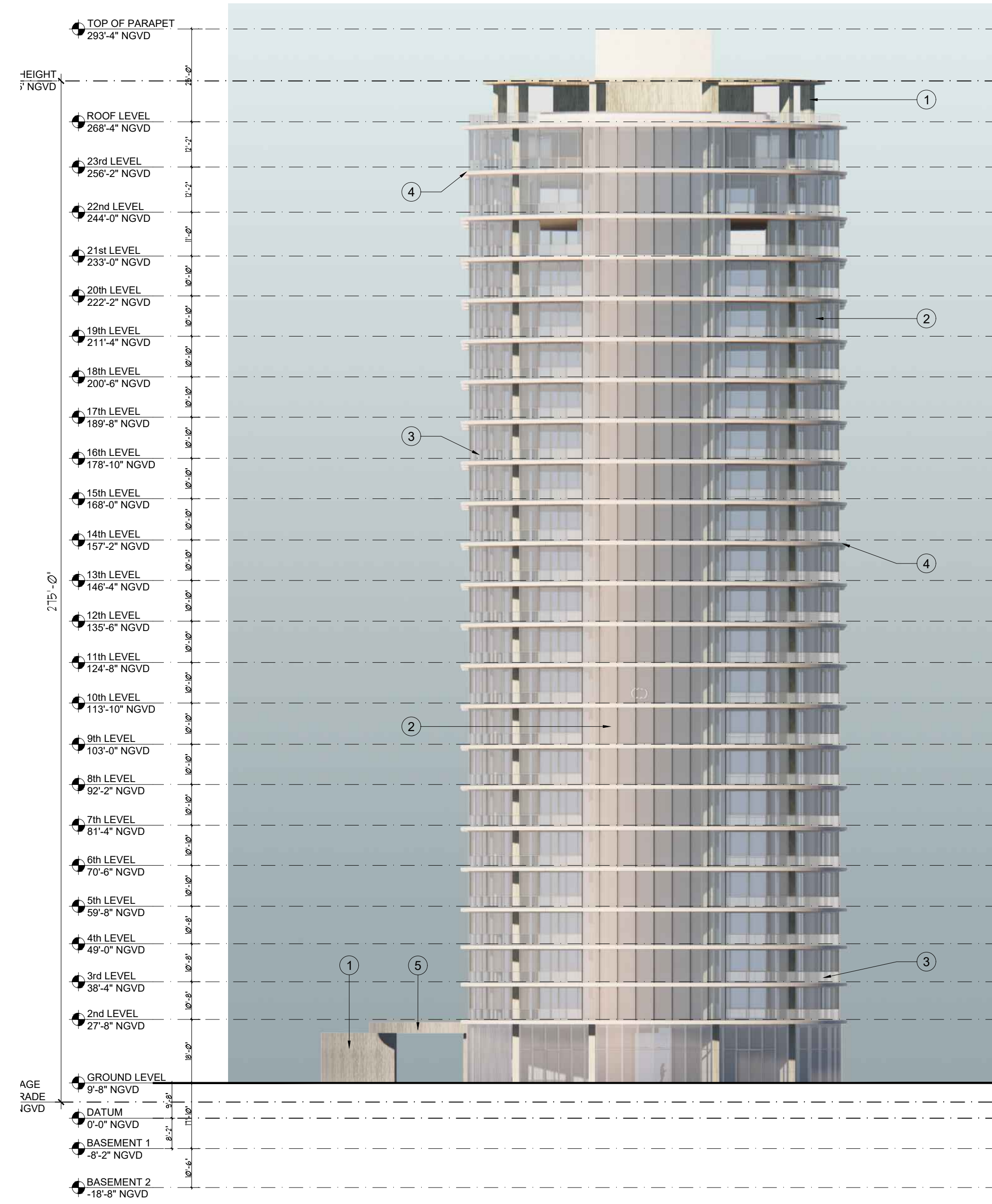
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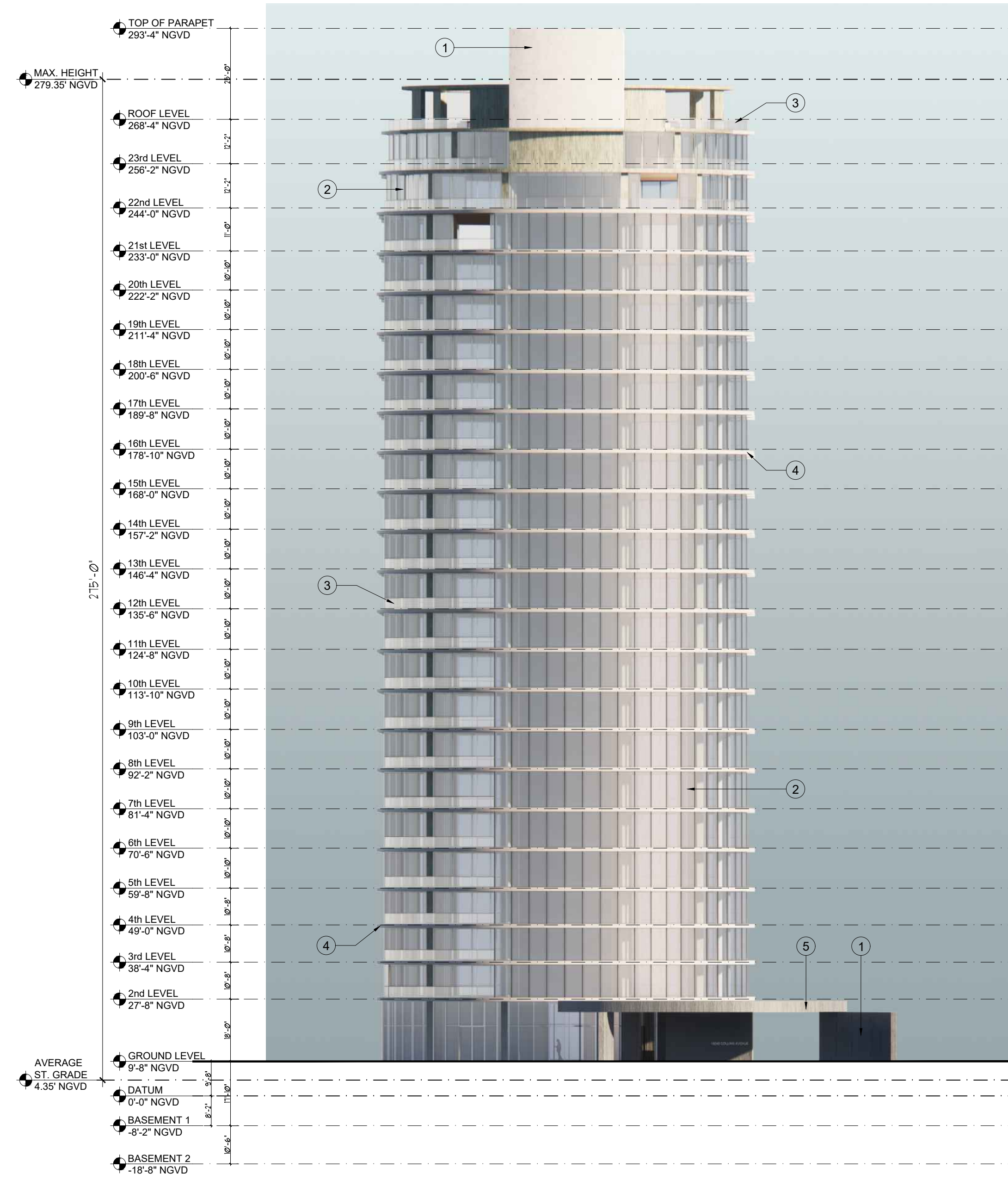
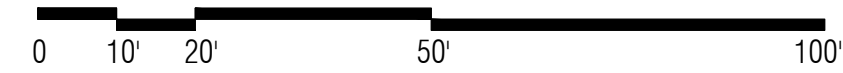
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**A1.08**

project: 3810



ELEVATION  
EAST



ELEVATION  
WEST



ELEVATION KEY NOTES

- 1 - EXTERIOR WALL CLADDING
- 2 - CLEAR STOREFRONT GLASS IN ALUMINUM FRAME ESP. FINISH.
- 3 - CLEAR GLASS ON ALUMINUM FRAME RAILING ESP. FINISH.
- 4 - SLAB EDGE CAP.
- 5 - PORTE COCHERE.

revisions:

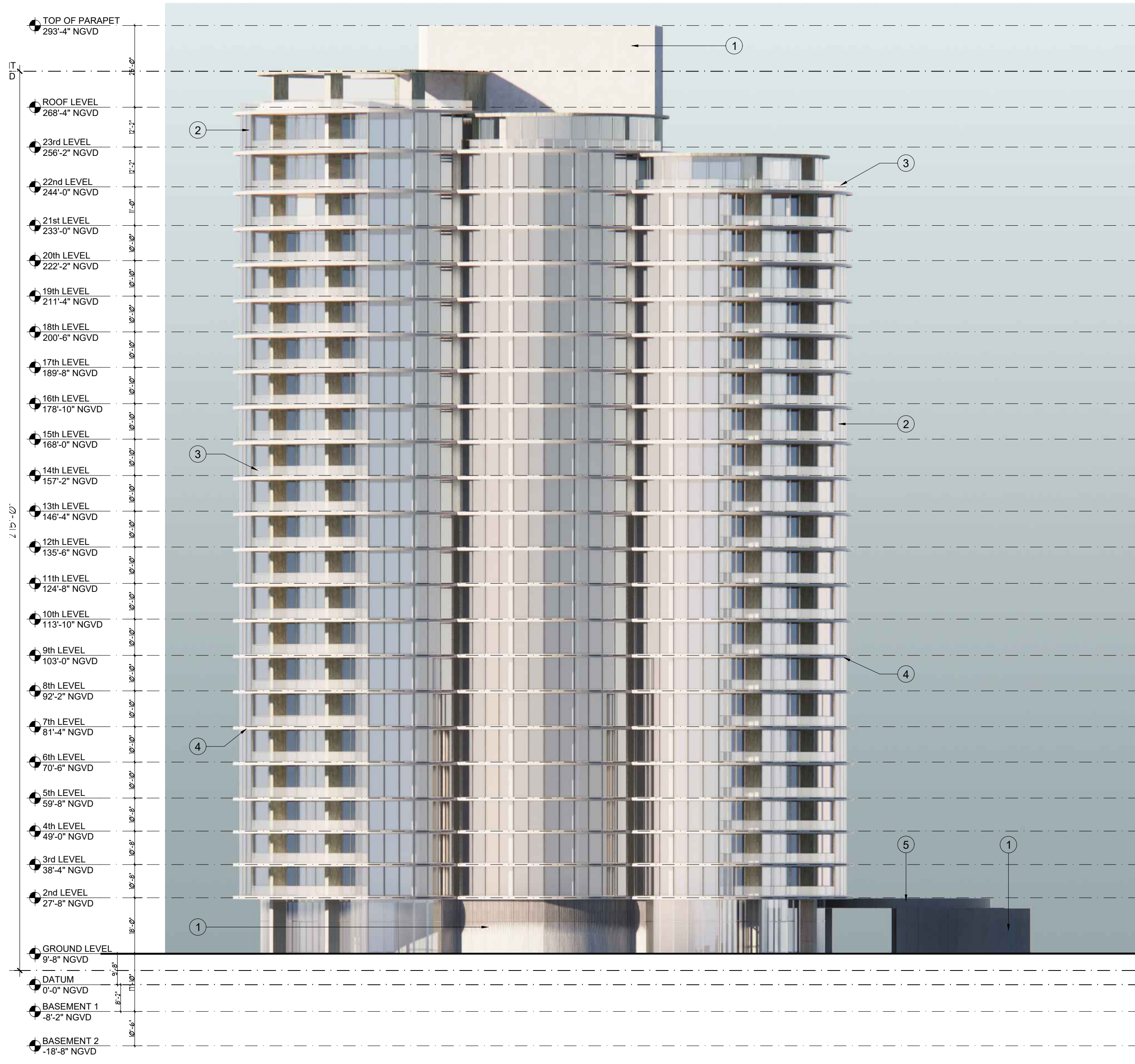
drawn by:  
CFE & SOM

date:

sheet no.:

A2.00

project:  
3810



# ELEVATION

NORTH



# ELEVATION

SOUTH



- ELEVATION KEY NOTES**
- 1 - EXTERIOR WALL CLADDING
  - 2 - CLEAR STOREFRONT GLASS IN ALUMINUM FRAME ESP. FINISH.
  - 3 - CLEAR GLASS ON ALUMINUM FRAME RAILING ESP. FINISH.
  - 4 - SLAB EDGE CAP.
  - 5 - PORTE COCHERE.

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

ARB SET FOR  
**THE RESIDENCES OF BAL HARBOUR**  
 10245 COLLINS AVE. BAL HARBOUR, FL 33154  
 NORTH & SOUTH ELEVATIONS

revisions:

drawn by: CFE & SOM

date:

sheet no: **A2.01**

project: 3810



**CABANA ELEVATION**  
NORTH



**CABANA ELEVATION**  
SOUTH



**ELEVATION KEY NOTES**

1 - EXTERIOR WALL CLADDING

2 - CLEAR STOREFRONT GLASS IN ALUMINUM FRAME ESP. FINISH.

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

ARB SET FOR  
**THE RESIDENCES OF BAL HARBOUR**  
10245 COLLINS AVE. BAL HARBOUR, FL 33154  
NORTH & SOUTH CABANA ELEVATIONS

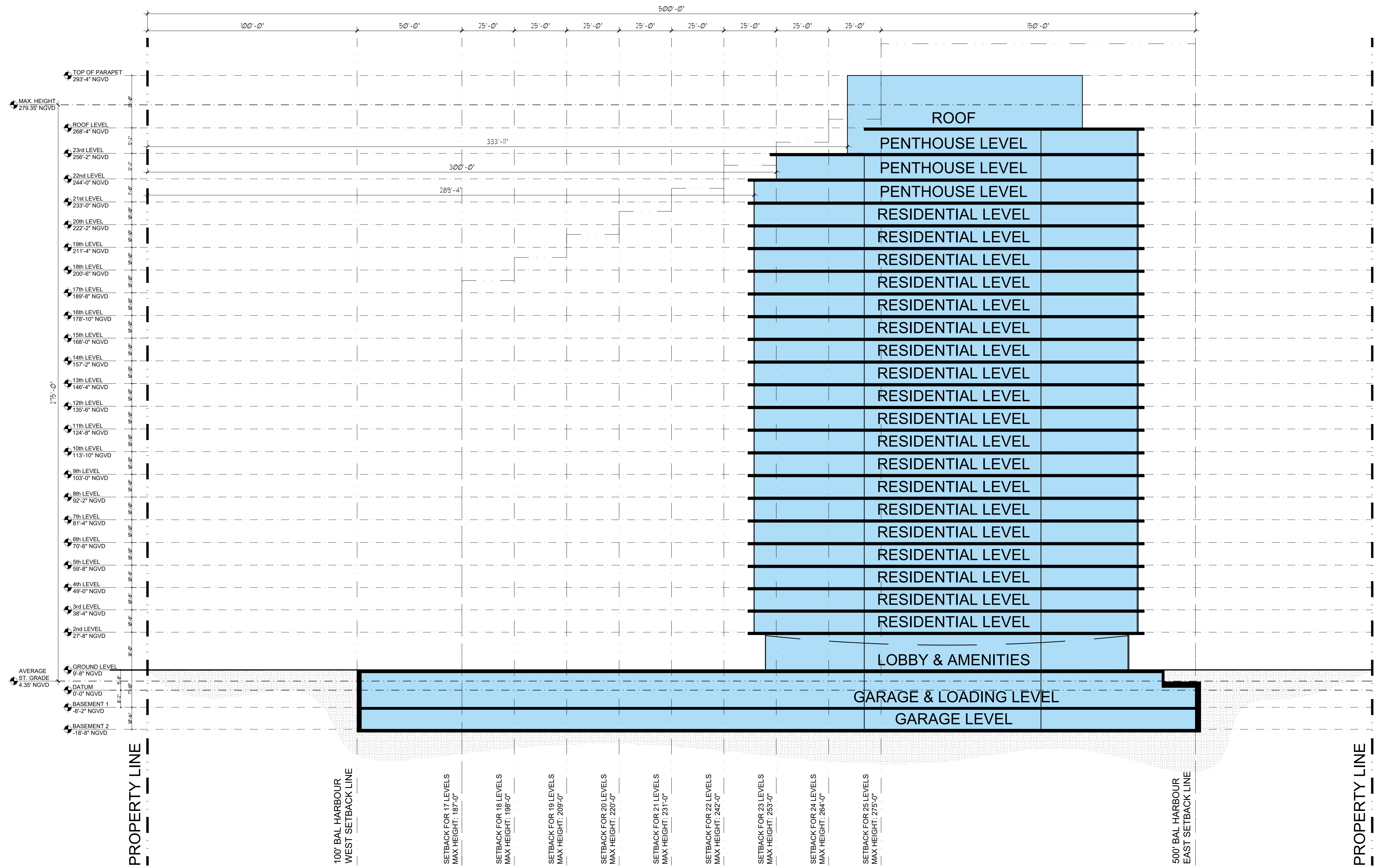
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drawn by: CFE & SOM

date:

sheet no: **A2.02**

project: 3810



**SECTION**  
EAST TO WEST

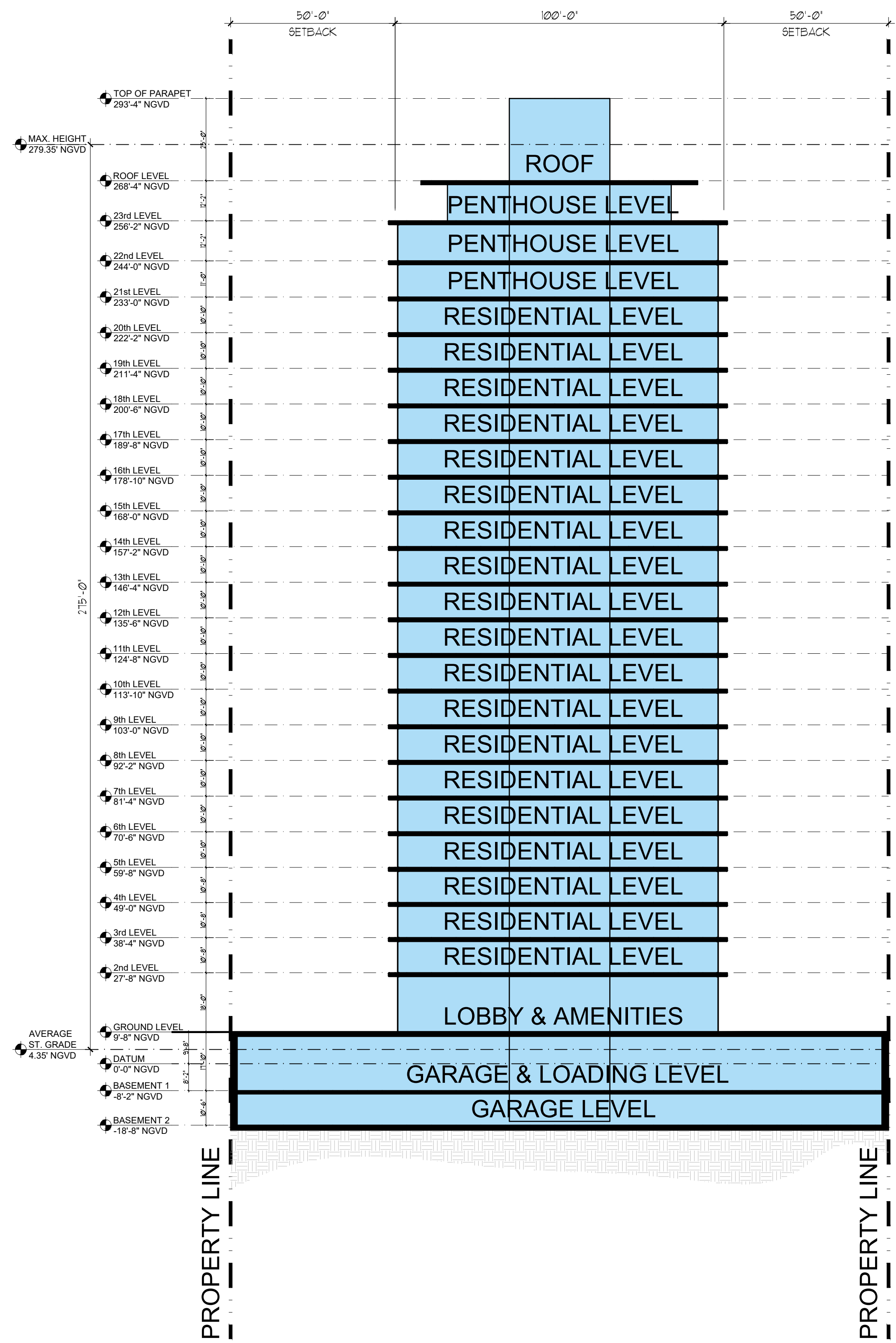


SOM DESIGN ARCHITECT: SKIDMORE, OWINGS & MERRILL FLORIDA LLC  
7 WORLD TRADE CENTER, 250 GREENWICH ST., NEW YORK, NY 10007  
CFE AOR: COHEN FREEDMAN ENCINOSA & ASSOC. ARCHITECTS, PA.  
8085 NORTHWEST 155TH STREET, MIAMI, FL 33016  
Architects

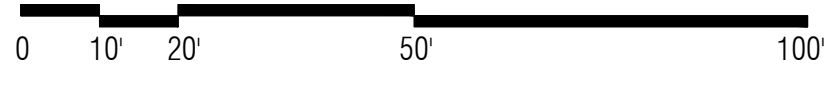
ARB SET FOR  
**THE RESIDENCES OF BAL HARBOUR**  
10245 COLLINS AVE. BAL HARBOUR, FL 33154  
EAST-WEST SECTION

revisions:
drawn by: CFE & SOM
date:
sheet no: <b>A3.00</b>
project: 3810





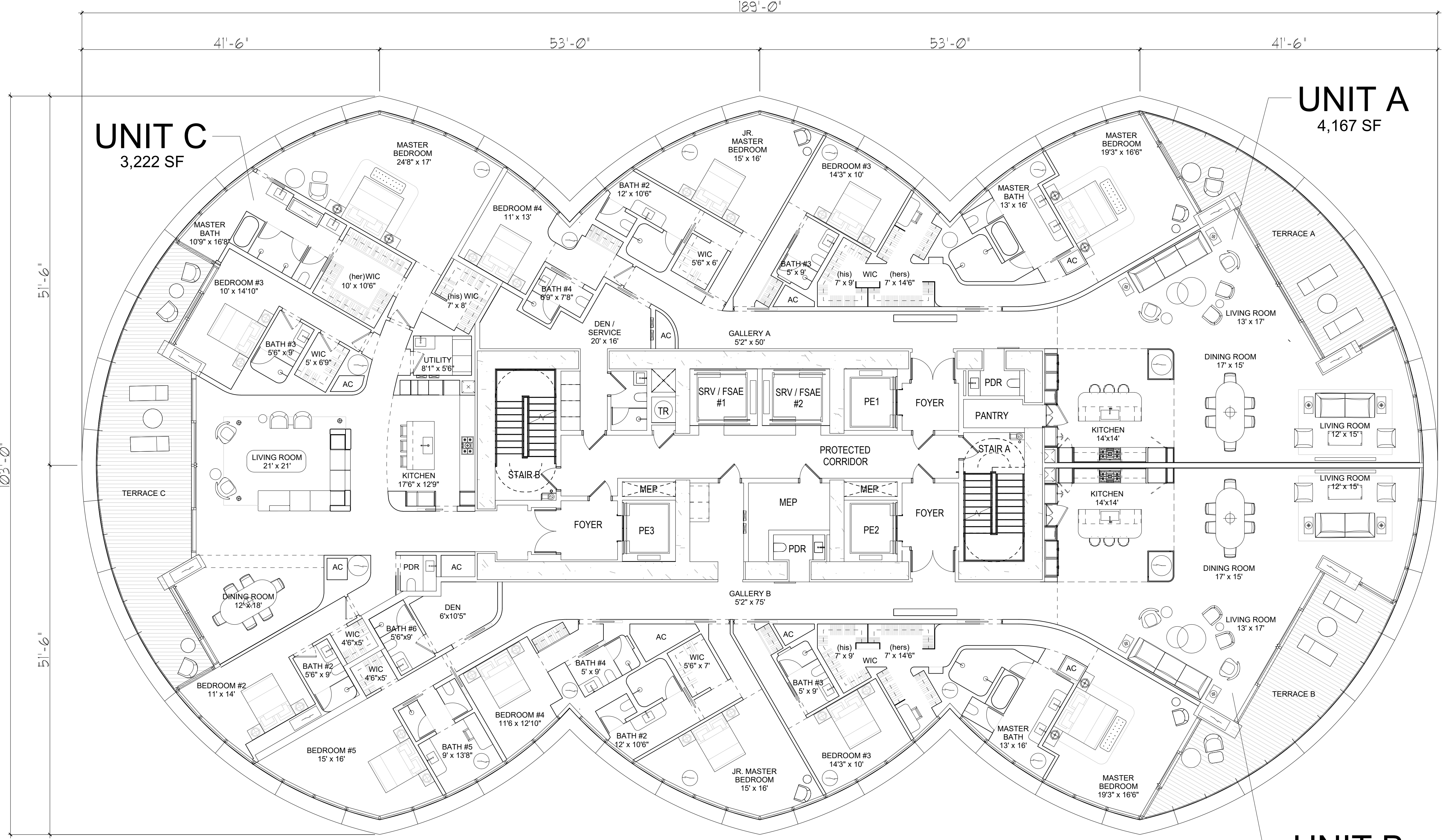
SECTION  
NORTH TO SOUTH



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 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

ARB SET FOR  
**THE RESIDENCES OF BAL HARBOUR**  
 10245 COLLINS AVE. BAL HARBOUR, FL 33154  
 NORTH-SOUTH SECTION

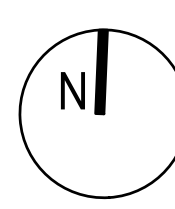
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date:
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project: 3810



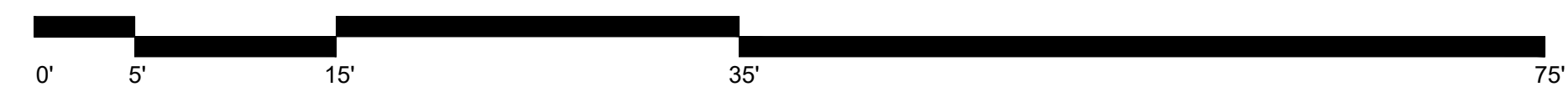
**UNIT C**  
3,222 SF

**UNIT A**  
4,167 SF

**UNIT B**  
4,771 SF



**RESIDENTIAL (TYP)**  
2nd to 20th LEVELS  
ELEVATION: +27'-8"  
UP TO: +222'-2"



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

ARB SET FOR  
**THE RESIDENCES OF BAL HARBOUR**  
10245 COLLINS AVE. BAL HARBOUR, FL 33154  
2nd TO 20th TYP. LEVEL FLOOR PLAN

revisions:
drawn by: CFE & SOM
date:
sheet no: <b>A4.00</b>
project: 3810