

When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

**MEETING OF THE
PLANNING AND ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING**

March 21, 2017

AGENDA

CALL TO ORDER: Set for 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new multi-family dwelling for “Atlantis” located at 10281 W. Bay Harbor Drive, Lots 6-7 of Block 5. The developer is proposing to construct a twenty-eight (28) dwelling unit mid rise residential development. The proposed units range from 1,033 to 1,990 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one square shaped building positioned on top of a two-story parking garage structure that is located on grade. The proposed new building is 7 stories in height (5) floors of residential over two floors of parking garage and building lobby @ max. 65 feet above BFE. The developer will be required to obtain 11 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #1A)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 11 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 10281 W. Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

ADJOURNMENT: Approximately 8:00 p.m.

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AGENDA ITEM REPORT

March 21, 2017

ITEM NUMBER: 1.

ITEM: Request for approval for a new multi-family dwelling for “Atlantis” located at 10281 W. Bay Harbor Drive, Lots 6-7 of Block 5. The developer is proposing to construct a twenty-eight (28) dwelling unit mid rise residential development. The proposed units range from 1,033 to 1,990 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one square shaped building positioned on top of a two-story parking garage structure that is located on grade. The proposed new building is 7 stories in height (5) floors of residential over two floors of parking garage and building lobby @ max. 65 feet above BFE. The developer will be required to obtain 11 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 10281 W. Bay Harbor Drive.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee pending the approval of 11 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Staff Report	Atlantis - Revised PZB Staff Report - Mar 14 2017.pdf
2.	Site Plan & Elevations	atlantisfrankel.pdf

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP *MJM*
Consultant Town Planner

Date: March 14th, 2017

Subject: Site Development Plan Application
Atlantis of Bay Harbor – 28 DU Multi-Family Residential Complex
10281 West Bay Harbor Drive – New Application
Bay Harbor Islands Acct. No. MB2017-21
MMPA Acct. No. 01-0702-1049

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated March 1st, 2017 and, if found acceptable, as submitted or with modifications, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board finds the proposed increased density (17 Base DU / 11 TDR Units = 28 DU) "fits" within the building envelope without alterations or variances;
 - (2) The Board review / approve the proposed garage opening screening material;
 - (3) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

Between August 2015 and June 2016 the Town reviewed a Site Development Plan application for the above referenced property. The Town's DRC met several times, as well as the Planning and Zoning Board, and the Board deferred action on the application repeatedly, advising the applicant to make several design changes. The applicant submitted several design changes but no action by the applicant has taken place since August 2016 (last PZB deferral).

**Site Development Plan Application
Atlantis of Bay Harbor - Multi-Family Residential
10281 West Bay Harbor Drive – New Application
Planning and Zoning Board Staff Report
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In January 2017, the Town received a new Site Development Plan application prepared by a new project architect (Frankel Benayoun). The Town's DRC met and recommended approval of the application, subject to the architect making a few minor revisions discussed at the meeting, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for Planning and Zoning Board meeting. The PZB check-set was submitted / signed-off by staff.

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-2 Multiple Family District
General Location:	10281 West Bay Harbor Drive
Legal Description:	Lots 6 and 7 of Block 5, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

A new project architect, Frankel Benayoun Architects Inc., as agent for the property owner, Atlantis 103, LLC has submitted a new Site Development Plan application to allow for the construction of a twenty-eight (28) dwelling unit mid-rise residential development located at 10281 West Bay Harbor Drive. The proposed dwelling units range from 1,033 to 1,990 square feet of A/C space plus balconies, etc.

The lots are currently vacant; however, those lots were previously developed with a duplex (2 DU) and one six (6) DU residential complex for a total of eight (8) DU. Therefore, the net increase would be twenty (20) DU. The proposed site design incorporates one (1) square-shaped building on top of a 2-story parking garage structure that is located at grade. Two (2) main driveway connections are proposed for the site. The northern driveway is a two-way driveway connection to 103rd Street that is 23-feet in width and provides access to the first level of the parking garage. The western driveway is a looped driveway connection to West Bay Harbor Drive that provides two-lane one-way inbound access near the southern end of the site that is 24-feet in width which provides access to the second level of the parking garage as well as the building lobby. The ramp of the second level parking garage is a two-way ramp which exits into the one-way looped driveway that exits near the northern end of the site. Two Fire Department staging area are shown on the roadways adjoining the site; one near each two-lane driveway. It is not known if the M-D Fire Dept. has formally reviewed / approved them, but they have approved similar staging areas for other redevelopment projects in the Town.

On the building rooftop is a recreational facility with a swimming pool, sun-deck area, men's and women's restrooms, a common lower roof terrace, and four (4) private cabanas. The proposed new building is 7-stories in height; five (5) floors of residential use over two (2) floor of parking / building lobby @ 65-feet above BFE.

**Site Development Plan Application
Atlantis of Bay Harbor - Multi-Family Residential
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The survey indicates the total lot area is 22,366 square feet / 0.513 acres in size. This would allow a maximum of seventeen (17) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build twenty-eight (28) dwelling units (54.6 DUA) which would require the developer to acquire 11 TDR units.

The adjoining / nearby development sites currently include the 2-story Morning Star apartment complex @ 16 DU / 30.8 DUA to the immediate east. To the immediate south is the 2-story Wedgewood apartment complex @ 14 DU / 26.9 DUA and the 3-story Bay Har, LLC Townhomes complex @ 5 DU / 19.23 DUA. To the west across West Bay Harbor Drive is the 10-story Coral Sea Towers high-rise @ 40 DU / 54.6 DUA. To the north across 103rd Street is the 11-story Island Point Condominium high-rise complex @ 85 DU / 34.8 DUA. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 13+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build 28 DU via the base density. Therefore, **11 additional TDR units are required**. If the Town Commission approves the 11 TDR units, the proposed development will be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). The proposed use of the property is consistent with this zoning classification.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. However, a Unity of Title document will be required to legally tie the lots together prior to the issuance of building permits.

RIGHT-OF-WAY, OFF-STREET PARKING AND ACCESS DESCRIPTION

The northern driveway is a two-way driveway connection to 103rd Street that is 23-feet in width and provides access to the first level of the parking garage. The western driveway is a looped driveway connection to West Bay Harbor Drive that provides two-lane one-way inbound access near the southern end of the site that is 24-feet in width which provides access to the second level of the parking garage as well as the building lobby. The ramp of the second level parking garage is a two-way ramp which exits into the one-way looped driveway that exits near the northern end of the site. Based on 28 DU, the Code requires at least fifty-six (56) parking spaces. Fifty-eight (58) parking spaces are provided (5 standard, 52 tandem, and 1 ADA space). As this is a two-lot development, two (2) guest parking spaces are required as well as a drop-off area near the lobby entrance, which the plans meet.

Two Fire Department staging area are shown on the plans on the roadways adjoining the site; one near each two-lane driveway. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern with decorative stone and wooden accents.

The building does not exceed one hundred twenty (120) feet in length; therefore, no "breezeway" is required.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated June 3rd, 2016 submitted to the Town for consideration:

- 1) This approval is based on the Site Development Plans prepared by Frankel Benayoun Architects, Inc. dated March 1st, 2017. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.
- 2) This approval is subject to the Town Council granting the developer / property owner the ability to allocate 11 additional TDR dwelling units to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town, the development approval shall be deemed null and void and must be re-designed.
- 3) The PZ Board must determine if the above grade level parking garage is adequately screened from adjoining sites in accordance with Section 23-24(d)(4). This section of the Code requires parking garages to be completely closed-in and/or all openings adequately screened as required by the Planning and Zoning Board to protect adjoining sites from noise / light.

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- 4) A Unity of Title document acceptable to the Town Attorney's Office is necessary to legally tie the two (2) lots together. This must be accomplished prior to the issuance of building permits.
- 5) Payment of all required Town impact fees prior to issuance of building permits.
- 6) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.
- 7) Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect refinements subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB in accordance with Section 5-23.1(c).

ATLANTIS

NEW CONDOMINIUM BUILDING

10281 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154

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INTERIOR ATRIUM LOOKING



STREET PERSPECTIVE

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800 S.W. 81st STREET
Miami, Florida 33143
PH: (305) 665.9688
FAX: (305) 668.8426

OWNER / DEVELOPER:
ATLANTIS 103, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166
PH: (305) 592.2526

CIVIL ENGINEER:
HOLLAND ENGINEERING
111 South 21 Avenue
Hollywood, Florida 33020
PH: (954) 367.0371
FAX: (305) 367.0372

ARCHITECT:
FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN LICENSE NO. AR0017273
1177 KANE CONCOURSE, STE. 120, BAY HARBOR ISLANDS, FL 33154
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P&Z SUBMITTAL - FEBRUARY 13, 2017

PLANNING & ZONING BOARD
MAR 21 2017

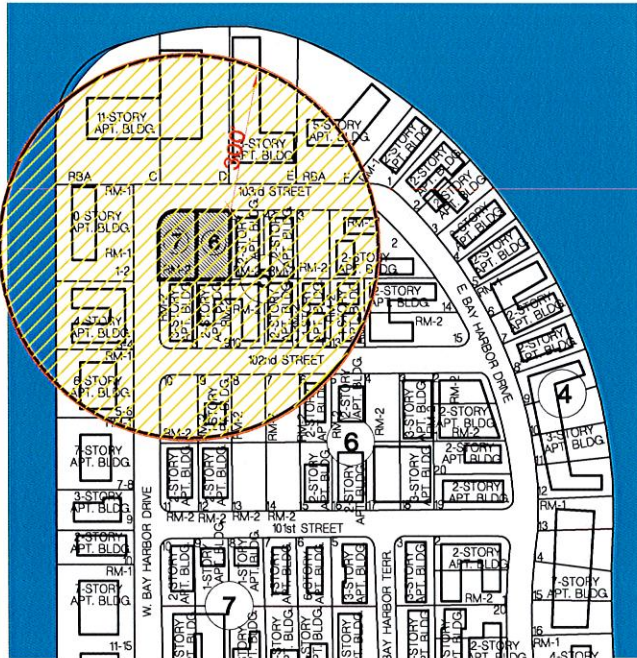
FIRM MAP PANEL # 144 OF 1031



AERIAL MAP

SCALE: N.T.S.

HATCHED AREA INDICATES 300' RADIUS FROM SITE

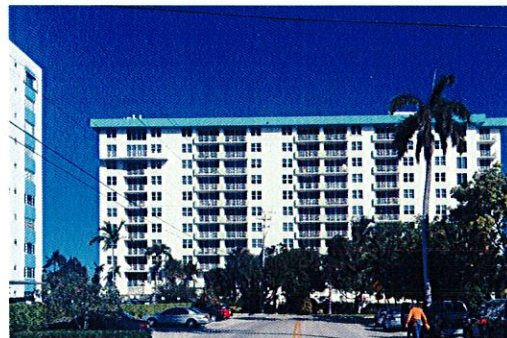
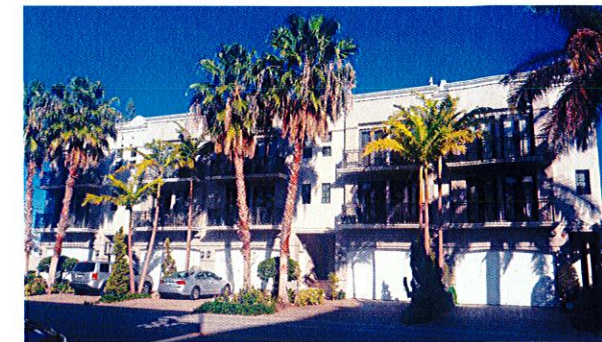
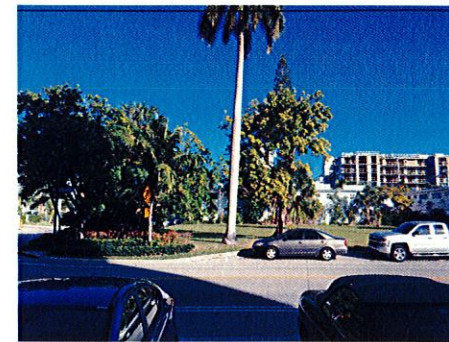


LOCATION MAP

SCALE: N.T.S.

NOTE: FLUM LAND USE DESIGNATION FOR PROPERTIES WITHIN 300' RADIUS OF SITE ARE MEDIUM-HIGH DENSITY RESIDENTIAL; [HATCHED AREA INDICATES 300' RADIUS]

ARCHITECTURAL ANALYSIS							ZONING SUMMARY			
THE SITE IS VACANT							SFACRES			
BUILDING OCCUPANCY R1							LOT AREA22,3660.51 +/-			
TYPE OF CONSTRUCTION TYPE I-B							LEGAL DESCRIPTION			
FLORIDA BUILDING CODE 5th EDITION 2014							LOTS 6 & 7 BLOCK 5 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
FLORIDA FIRE PRENTION CODE 5th EDITION							FLOOD ELEVATION9.0' NGVD			
UNIT # # OF UNITS NSF PER UNIT *GSF PER UNIT BALCONY SF # OF BD / # OF BA							THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 9.0' NGVD. MAP/PANEL			
UNIT 301 1 1,990 2,123 485 SF 3 BD / 3.5 BA							CROWN OF THE ROAD5.23' NGVD			
UNIT 302 1 1,245 1,345 113 SF 2 BD / 2 BA							ZONING CLASSIFICATIONRM2 - MULTI FAMILY RESIDENTIAL DISTRICT			
UNIT 303 1 1,684 1,826 400 SF 2 BD / 2.5 BA							FUTURE LAND USE DESIGNATIONMEDIUM-HIGH DENSITY RESIDENTIAL			
UNIT 304 1 1,574 1,707 322 SF 2 BD / 2.5 BA							FLR		ALLOWABLE	PROPOSED
UNIT 305 1 1,234 1,377 104 SF 2 BD / 2 BA							(DETERMINED BY THE SETBACKS)		N/A	
UNIT 306 1 1,800 1,940 302 SF 2 BD / 2.5 BA + STUDIO							MAXIMUM DENSITY [0.51 ACRES X 60 DUA]		30 DU	28 DU [0.51 ACRES X 55 DUA]
UNIT 401 1 1,882 2,016 592 SF 3 BD / 3.5 BA							34 UNITS PER NET ACRE [ALLOWABLE BASE DENSITY]		17.34 (17)	28 (11 TDRs REQ.)
UNIT 402 1 1,151 1,250 266 SF 2 BD / 2 BA							SETBACKS		REQUIRED	PROPOSED
UNIT 403 1 1,445 1,578 610 SF 2 BD / 2.5 BA							FRONT:			
UNIT 404 1 1,291 1,413 620 SF 2 BD / 2 BA							UP TO 30'-0" HIGH		20'-0"	20'-0"
UNIT 405 1 1,193 1,416 155 SF 2 BD/2 BA							UP TO 45'-0" HIGH		25'-0"	30'-0"
UNIT 406 1 1,576 1,706 530 SF 2 BD/2.5 BA + STUDIO							UP TO 65'-0" HIGH		30'-0"	30'-0"
UNIT 501 1 1,882 2,016 520 SF 3 BD / 3.5 BA							REAR UP TO 30'-0" HIGH		10'	10'
UNIT 502 1 1,151 1,250 118 SF 2 BD / 2 BA							1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"		21'-8" (MAX)	21'-8" (MAX)
UNIT 503 1 1,445 1,578 353 SF 2 BD / 2.5 BA							SIDE:			
UNIT 504 1 1,291 1,413 555 SF 2 BD / 2 BA							UP TO 30'-0" HIGH 10% OF LOT WIDTH		15'	15'
UNIT 505 1 1,193 1,416 155 SF 2 BD/2 BA							1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"		26'-8"(MAX)	26'-8"(MAX)
UNIT 506 1 1,576 1,706 300 SF 2 BD/2.5 BA							FLEX: 1/3 OF BUILDING LENGTH			
UNIT 601 1 1,882 2,016 462 SF 3 BD / 3.5 BA							@ NORTH [0.33 X 115'-0"]		38'-4"	38'-4"
UNIT 602 1 1,033 1,130 248 SF 1 BD / 2 BA + STUDIO							@ EAST [0.33 X 120'-0"]		40'-0"	40'-0"
UNIT 603 1 1,222 1,338 540 SF 2 BD / 2.5 BA							@ SOUTH [0.33 X 115'-0"]		38'-4"	38'-4"
UNIT 604 1 1,580 1,836 782 SF 2 BD / 2.5 BA							@ WEST [0.33 X 120'-0"]		40'-0"	40'-0"
UNIT 605 1 1,780 2,040 513 SF 2 BD/3 BA							MAXIMUM HEIGHT		ALLOWABLE	PROPOSED
UNIT 701 1 1,882 2,016 429 SF 3 BD/3.5 BA							MAXIMUM BUILDING HEIGHT		65'-0" above BFE	65'-0" above BFE
UNIT 702 1 1,033 1,130 140 SF 1 BD / 2 BA + STUDIO							GROUND LANDSCAPE AREA		REQUIRED	PROPOSED
UNIT 703 1 1,222 1,338 327 SF 2 BD / 2.5 BA							20% OF LOT AREA MINIMUM		4,473 SF	5,075 SF = 23%
UNIT 704 1 1,580 1,836 542 SF 2 BD/2.5 BA							IMPERVIOUS AREA			17,291 SF = 77% OF SITE AREA
UNIT 705 1 1,780 2,040 253 SF 2 BD/3 BA							ROOF DECK LANDSCAPE REQUIREMENTS		REQUIRED	PROPOSED
TOTAL 28 41,597 45,796 - SF							15% OF ROOF AREA MINIMUM		928 SF	1,277 SF = 21 %
STORAGE 28 25 SF EACH							LOT COVERAGE		ALLOWABLE	PROPOSED
NOTE: 1. DENS AND STUDIOS CAN NEVER BE CONVERTED OR USED AS BEDROOMS, UNLESS THE DU SIZE IS ADEQUATE AND BUILDING CODE REQUIREMENTS ARE MET.							(PERIMETER DETERMINED BY THE SETBACKS)		DETERMINED BY SETBACKS	15,681 SF = 70%
2. PROVIDE SOUND ABATEMENT PANELS AROUND WALLS OF COOLING TOWER & GENERATOR ROOM.							PARKING SPACE REQUIREMENTS		REQUIRED	PROPOSED
							RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & 2 GUEST PARKING AS A SUBSET OF THE TOTAL		56 (INCLUDING 2 GUEST)	58 (INCLUDING 3 GUEST)
							FRANKEL BENAYOUN ARCHITECTS PLANNERS INTERIOR DESIGN			
							LICENSE NO. AA-C001494			
							MARKUS A. FRANKEL LICENSE NO. AR0007143			
							FRANKEL BENAYOUN, FISHMAN, LICENSE NO. AR0017273			
							1177 KANE CONCOURSE, SUITE 120 BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868.3685 FAX: (305) 868.3650 E MAIL: INFO@FRANKELBENAYOUN.COM			
							OWNER / DEVELOPER			
							ATLANTIS 103, LLC 7657 NW 50TH STREET MIAMI, FLORIDA 33166			
							T. 305.592.2526 F. 305.592.7887 C. 786.306.4353			
							CIVIL ENGINEER			
							HOLLAND ENGINEERING INC. 3900 HOLLYWOOD BOULEVARD HOLLYWOOD, FL - 33021 (954)367-0371 (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831			
							LANDSCAPE ARCHITECT			
							GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 380 E W 41 STREET MIAMI FL 33136 PHONE: (305) 461-5464 FAX: (305) 461-5464			
							STRUCTURAL ENGINEER			
							MEP ENGINEER			
							ATLANTIS 10281 WEST BAY HARBOR DRIVE NEW CONDOMINIUM BUILDING 9740-60 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33564			
							SIGNATURE DATE			
							NO REVISION DATE BY			
							DRAWING TITLE			
							PROJECT INFO			
							SCALE 1/8" = 1'-0" DATE JANUARY 20, 2017			
							SHEET NUMBER			
							A-0.01			



FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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OWNER / DEVELOPER
ATLANTIC 103, LLC

OWNER / DEVELOPER

ATLANTIS 103, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166

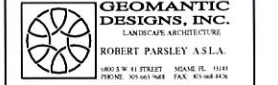
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CML ENG.
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(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.



STRUCTURAL ENG.

STRUCTURAL ENG.

VEP ENG

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE	DATE
-----------	------

NO.	REVISION	DATE	BY
-----	----------	------	----

DRAWING TITLE

**CONTEXT & SITE
PHOTOS**

SCALE $1/8" = 1'-0"$ DATE JANUARY 20, 2017

A-0.02



RENDERING [103RD STREET VIEW]

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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PIAT BENAYOUN FISMAN
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OWNER / DEVELOPER

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CIVIL ENG.

HOLLAND ENGINEERING INC.

Civil Engineer
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC
DESIGNS, INC.

LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
100 S.W. 41 STREET MIAMI FL 33135
PHONE: (305) 441-1441 FAX: (305) 441-1442

STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 3354

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

RENDERING
103RD STREET VIEW

SCALE 1/8" = 1'-0"

DATE JANUARY 20, 2017

SHEET NUMBER

A-0.04



RENDERING [CORNER VIEW]

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN, PISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

ATLANTIS 103, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166

T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

DATE

HOLLAND ENGINEERING INC.
CIVIL ENGINEERS
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
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SUSAN C. HOLLAND, PE
Reg. no. 41831

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GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
380 S.W. 41 STREET MIAMI FL 33135
PHONE: 305.661.7861 FAX: 305.661.4438

STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

RENDERING
CORNER VIEW

SCALE 1/8" = 1'-0" DATE JANUARY 20, 2017
SHEET NUMBER

A-0.05



FRANKEL BENAYOUN
ARCHITECTS INC.

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
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Reg. no. 41831

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GEOMANTIC
DESIGNS, INC.
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3801 SW 11 STREET, SUITE 1111
MIAMI, FL 33135
TEL: 305.461.7441 FAX: 305.461.7442

STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
**RENDERING
CORNER VIEW**
SCALE 1/8" = 1'-0"
DATE JANUARY 20, 2017
SHEET NUMBER
A-0.06A

NIGHT RENDERING [CORNER VIEW]



RENDERING [WBHD STREET VIEW]

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3685 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

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7657 NW 50TH STREET
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ONE ENG.

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civil engineers
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ROBERT PARSELEY A.S.L.A.
2801 SW 11 STREET MIAMI FL 33135
PHONE: 305.465.1945 FAX: 305.468.8476

STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33554

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

RENDERING
WBHD STREET VIEW

SCALE 1/8" = 1'-0"

DATE JANUARY 20, 2017

SHEET NUMBER
A-0.07



INTERIOR ATRIUM [LEVEL 3 LOOKING NORTH]

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

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T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

CIVIL ENG.

HOLLAND ENGINEERING INC.

Civil Engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC
DESIGNS, INC.

LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
380 E.W. 41 STREET MIAMI FL 33136
PHONE: 305.661.7661 FAX: 305.661.6855

STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

RENDERING
INTERIOR ATRIUM

SCALE

1/8" = 1'-0"

DATE

JANUARY 20, 2017

SHEET NUMBER

A-0.08



INTERIOR ATRIUM [LEVEL 3 LOOKING NORTH]

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3695 FAX (305) 868 3850
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ATLANTIS 103, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166

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F. 305.592.7887
C. 786.306.4353

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Civil Engineers
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HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1400 S.W. 11 STREET, SUITE 101
MIAMI, FLORIDA 33136
TEL: 772-461-1616 FAX: 772-461-1616

STRUCTURAL ENG.

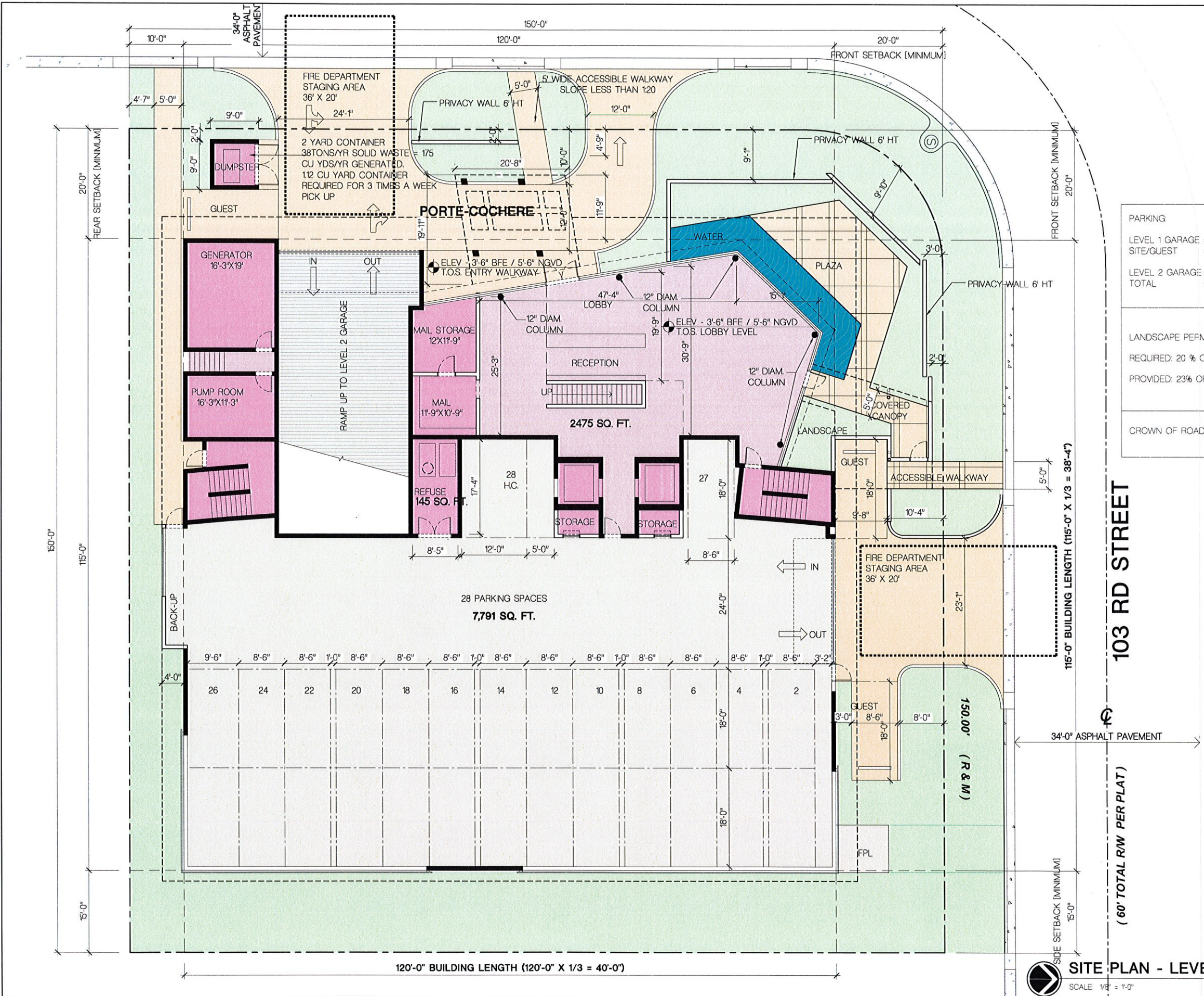
MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
**RENDERING
INTERIOR ATRIUM**

SCALE: 1/8" = 1'-0" DATE: JANUARY 20, 2017
SHEET NUMBER
A-0.09



PARKING	
LEVEL 1 GARAGE =	28 SPACES
SITE/GUEST =	3 SPACES
LEVEL 2 GARAGE =	27 SPACES
TOTAL =	58 SPACES

LANDSCAPE PERMEABLE AREA CALCULATION:	
REQUIRED: 20 % OF 22,366 SF =	4,473 SF
PROVIDED: 23% OF 22,366 SF =	5,075 SF

CROWN OF ROAD ELEVATION +523 NGVD	
-----------------------------------	--

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONDOURSE, SUITE 120
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PH: (305) 868.3695 FAX: (305) 868.3650
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LANDSCAPE ARCHITECTURE
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STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33554

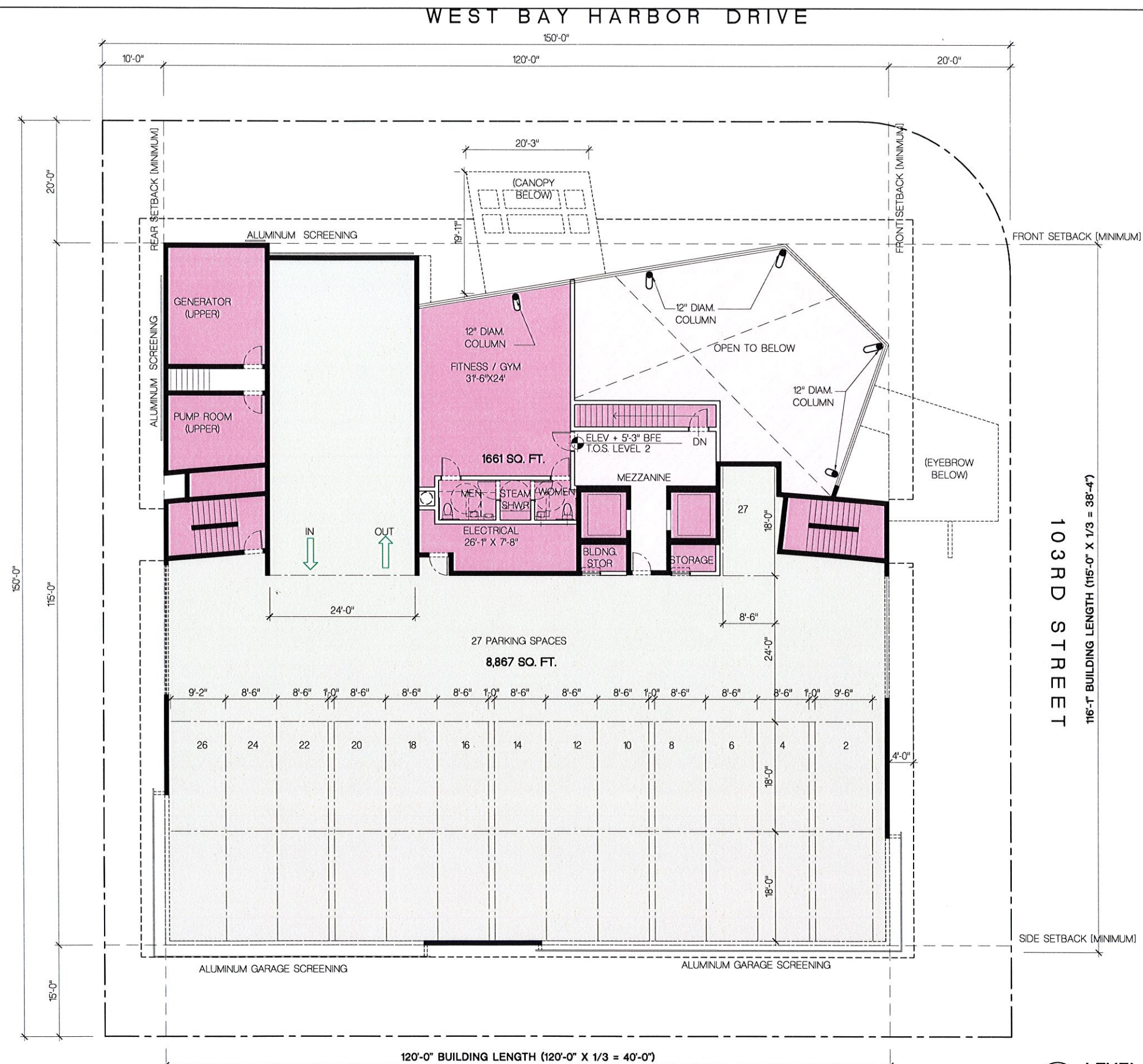
SIGNATURE	DATE		
NO.	REVISION	DATE	BY

DRAWING TITLE

SITE PLAN - LEVEL 1 FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: JANUARY 20, 2017
SHEET NUMBER

A-1.01



LEVEL 2 FLOOR PLAN [10,342 GSF]

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3665 FAX: (305) 868 3650
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OWNER / DEVELOPER
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Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.U.
200 S.W. 11 STREET SUITE 11, 1111
MIAMI, FL 33135 FAX: 305.868.8026

STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
DATE	BY

DRAWING TITLE

LEVEL 2 FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: JANUARY 20, 2017

SHEET NUMBER

A-102

WEST BAY HARBOR DRIVE



FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KAKE CONDOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH. (305) 868.3695 FAX (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
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Civil Engineers
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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTS
ROBERT PARSLEY A.S.L.A.
4805 SW 41 STREET MIAMI, FL 33147
PHONE: 305.665.7488 FAX: 305.665.7429

STRUCTURAL ENG.

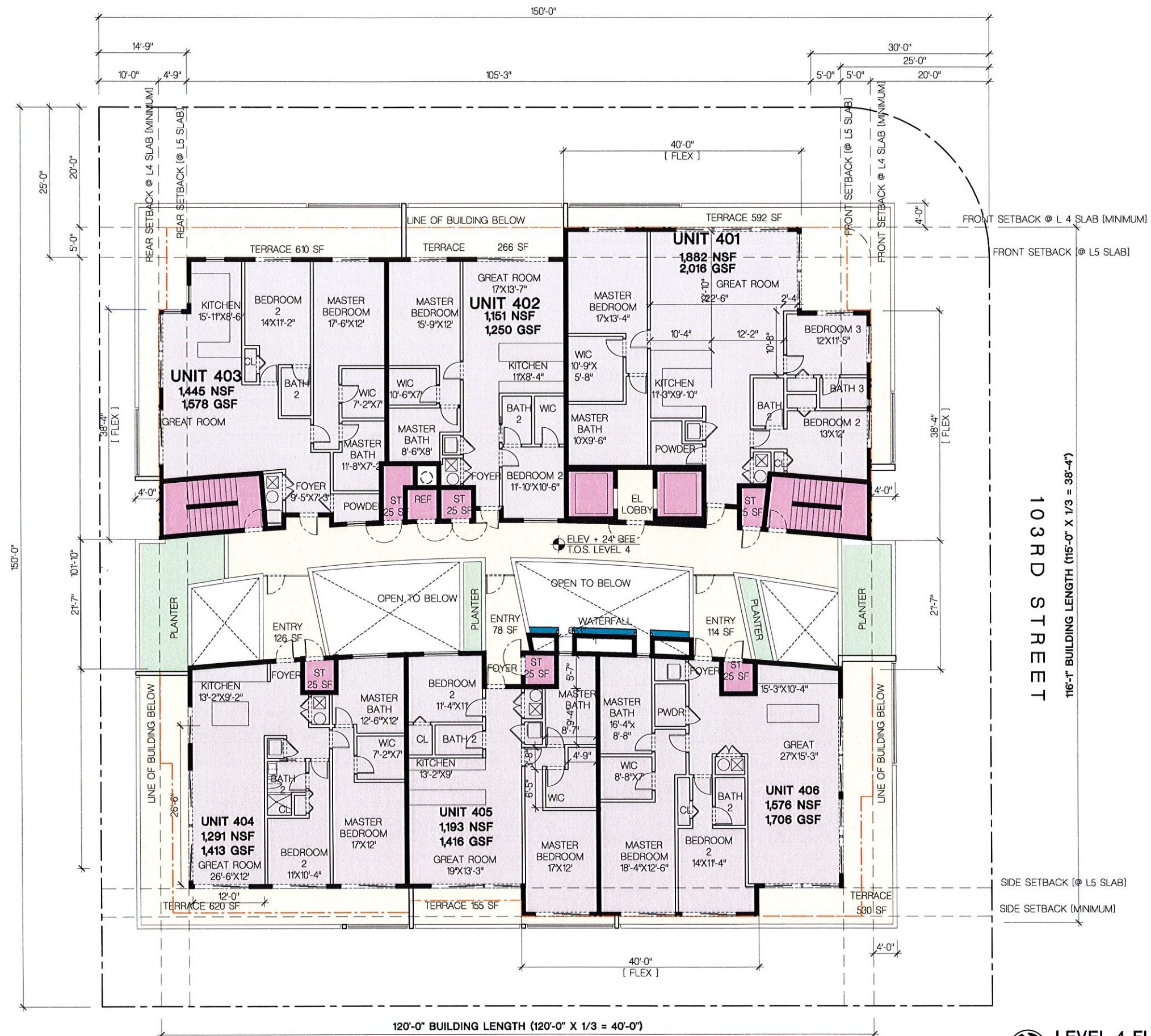
MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 3 FLOOR PLAN [12,237 GSF]
SCALE: 1/8" = 1'-0" DATE: JANUARY 20, 2017
SHEET NUMBER: **A-103**

LEVEL 3 FLOOR PLAN [12,237 GSF]
SCALE: 1/8" = 1'-0" (INCLUDES STG RM & ENTRY COURTS TO EASTERN UNITS)



103RD STREET

116'-1" BUILDING LENGTH (115'-0" X 1/3 = 38'-4")

SIDE SETBACK (@ L5 SLAB)
SIDE SETBACK (MINIMUM)



LEVEL 4 FLOOR PLAN [9,288 GSF]

SCALE: 1/8" = 1'-0" [INCLUDES STG RM & ENTRY COURTS TO EASTERN UNITS]

FRANKEL BENAYOUN
ARCHITECTS INC.

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONDOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3695 FAX: (305) 868.3650
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OWNER / DEVELOPER
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PHONE: 305-665-5458 FAX: 305-665-5458

STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

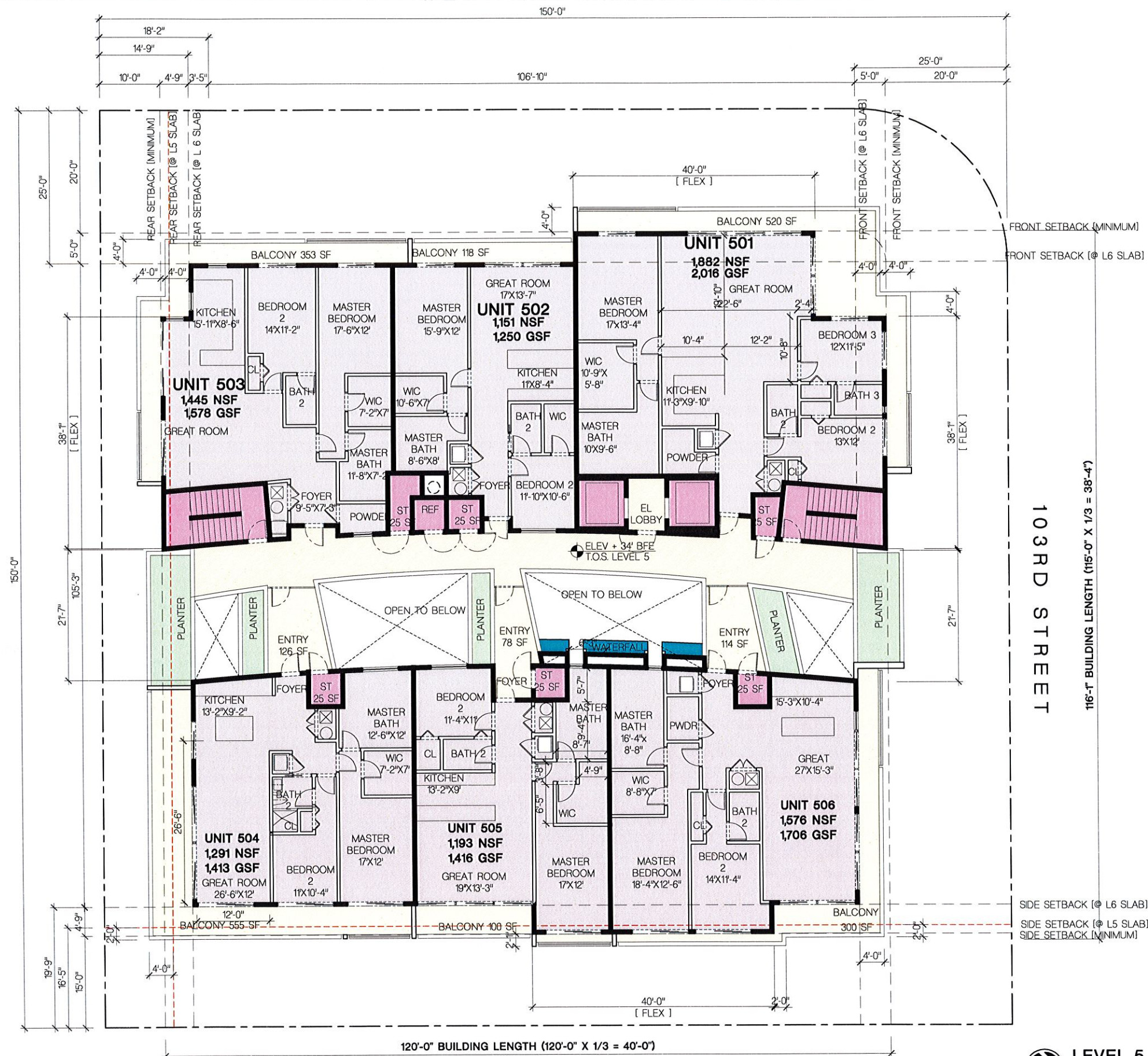
SIGNATURE	DATE
NO.	REVISION
DATE	BY

DRAWING TITLE

LEVEL 4 FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: JANUARY 20, 2017
SHEET NUMBER

A-104



103RD STREET

116'-1" BUILDING LENGTH (115'-0" X 1/3 = 38'-4")

120'-0" BUILDING LENGTH (120'-0" X 1/3 = 40'-0")



LEVEL 5 FLOOR PLAN [9,230 GSF]

SCALE 1/8" = 1'-0" [INCLUDES STG RM & ENTRY COURTS TO EASTERN UNITS]

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0007273
1177 KANE CONCOURSE, SUITE 120
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DATE
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civil engineers
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SUSAN C. HOLLAND, PE
Reg. no. 41831

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DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
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PHONE: 305.465.7467 FAX: 305.468.4426

STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
DATE	BY

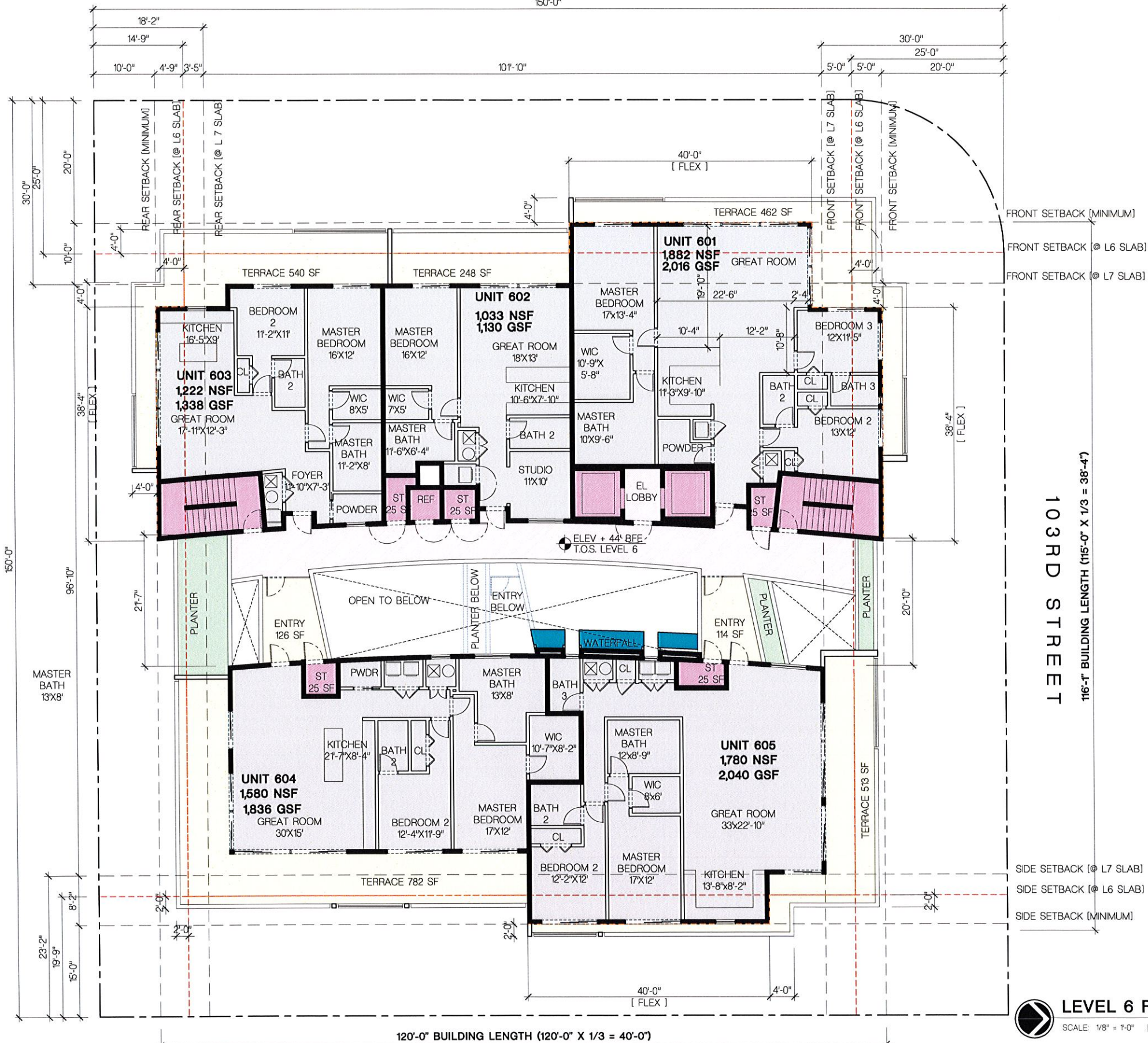
DRAWING TITLE

LEVEL 5 FLOOR PLAN

SCALE 1/8" = 1'-0" DATE JANUARY 20, 2017
SHEET NUMBER

A-105

WEST BAY HARBOR DRIVE



103RD STREET
116'-1" BUILDING LENGTH (115'-0" X 1/3 = 38'-4")

120'-0" BUILDING LENGTH (120'-0" X 1/3 = 40'-0")



LEVEL 6 FLOOR PLAN [8,360 GSF]

SCALE: 1/8" = 1'-0" [INCLUDES STG RM & ENTRY COURTS TO EASTERN UNITS]

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN, FISHERMAN
LICENSE NO. AR0011273
1177 KANE CONCOURSE, SUITE 120
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CIVIL ENG.
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civil engineers
3900 HOLLYWOOD BOULEVARD
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Reg. no. 41831

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GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4800 S.W. 41 STREET MIAMI FL 33149
PHONE: 305-667-1048 FAX: 305-667-8626

STRUCTURAL ENG.

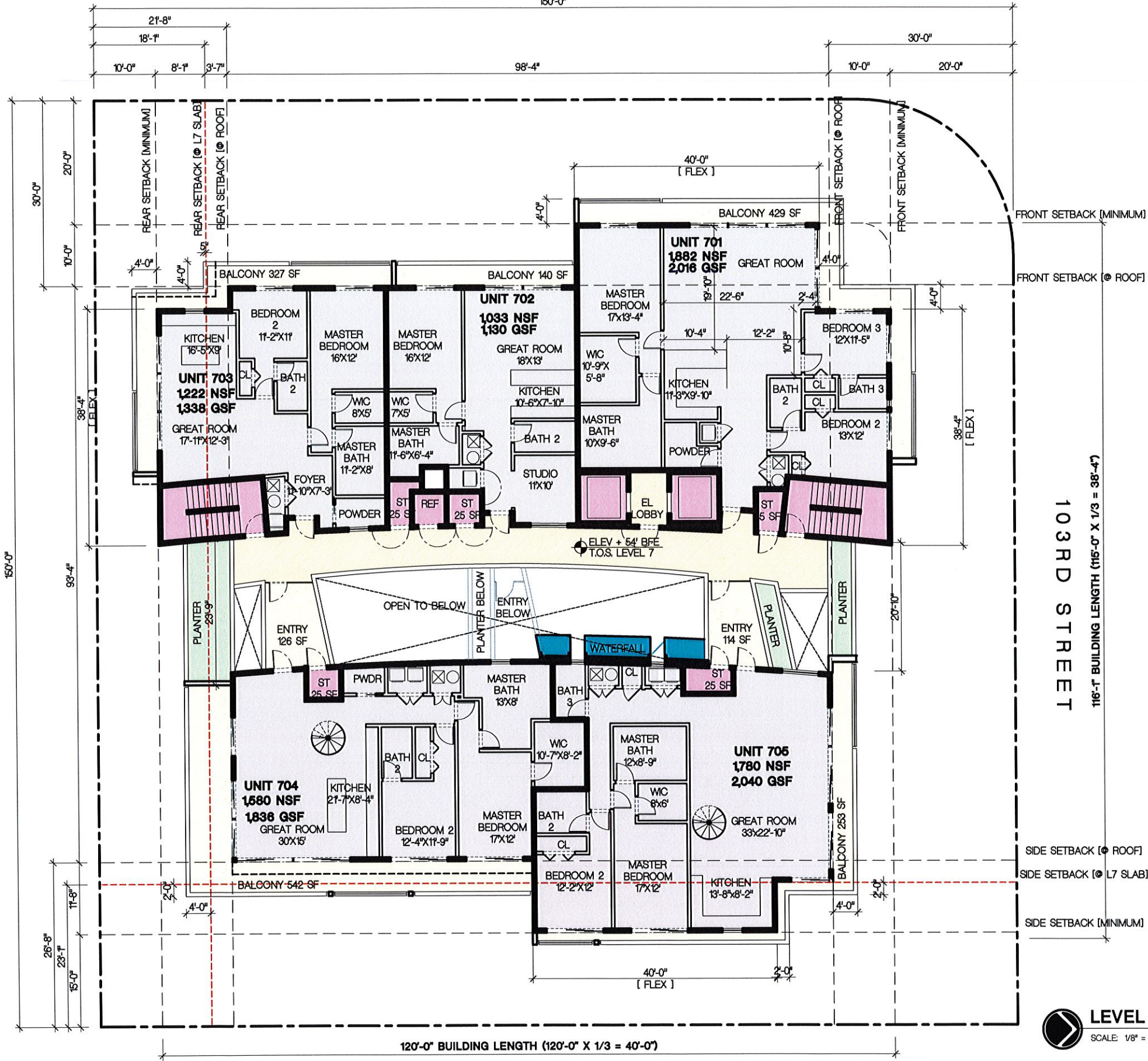
MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 6 FLOOR PLAN
SCALE: 1/8" = 1'-0" DATE: JANUARY 20, 2017
SHEET NUMBER
A-106

WEST BAY HARBOR DRIVE



LEVEL 7 FLOOR PLAN [8,360 GSF]

SCALE: 1/8" = 1'-0" [INCLUDES ENTRY COURTS TO EASTERN UNITS]

FRANKEL BENAYOUN
ARCHITECTS INC.

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANKEL BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 888-3583 FAX: (305) 888-3550
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ATLANTIS 103, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166
T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

DATE: 01/20/20
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 387-0371 • (954) 387-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
3405 S.W. 41 STREET MIAMI, FL 33135
PHONE: 305.461.7461 FAX: 305.461.6426

STRUCTURAL ENGINEER

MEP ENGINEER

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33554

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

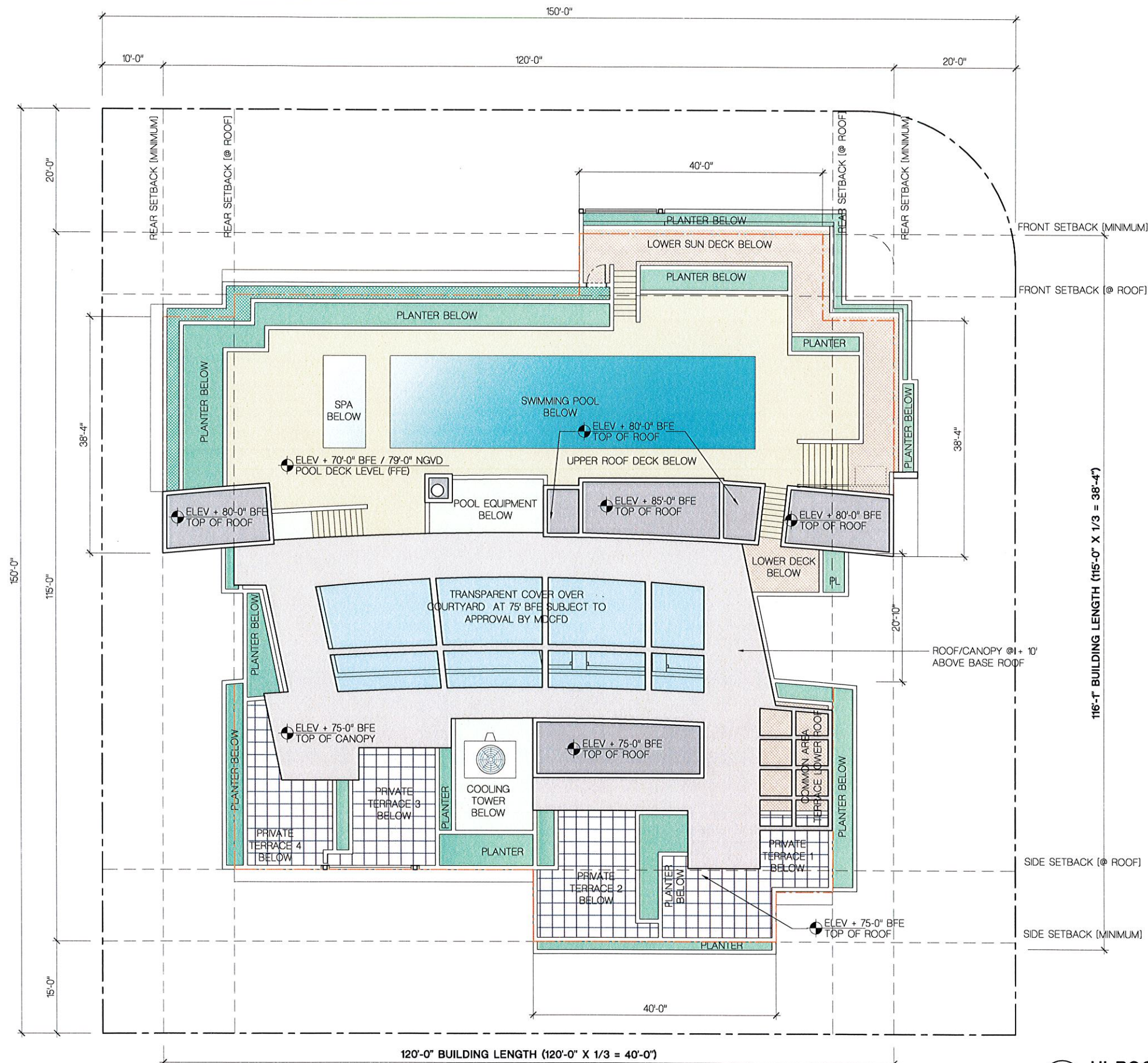
DRAWING TITLE

LEVEL 7 FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: JANUARY 20, 2017

SHEET NUMBER

A-107



HI ROOF LEVEL PLAN

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 123
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

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F. 305.592.7887
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DATE
HOLLAND ENGINEERING INC.
CIVIL ENGINEER
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HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4801 N.W. 11 STREET SUITE 101
FORT LAUDERDALE, FL 33309
TEL: 954.841.1111 FAX: 954.841.1111

STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
DATE	BY

DRAWING TITLE
HIGH ROOF PLAN

SCALE DFG DATE JANUARY 20, 2017
SHEET NUMBER

A-109

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. 17413
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E MAIL: NFO@FRANKELBENAYOUN.COM

HE HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.



**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

4000 S.W. 83 STREET MIAMI, FL. 33143
PHONE: 305 663-9688 FAX: 305 668-8428

STRUCTURAL ENG.

MEP DQ:

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33564

[illegible]

DRAWING TITLE	
NORTH ELEVATION	
SCALE:	DATE
$1/8" = 1'-0"$	JANUARY 20, 2017
SHEET NUMBER	
A-2.01	



NORTH ELEVATION

SCALE 1/8" = 1'-0"

A-2.01A

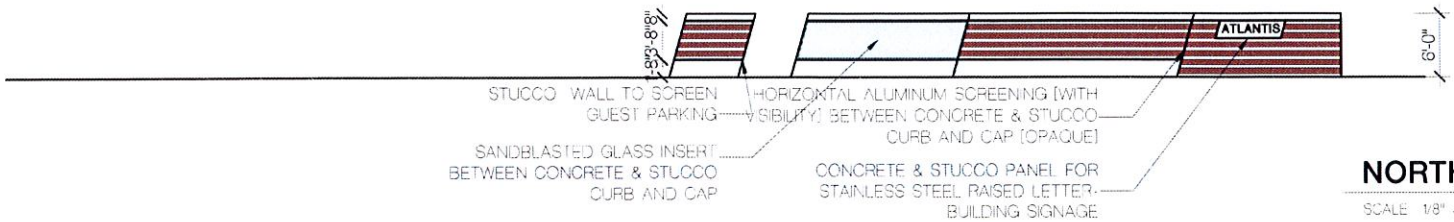
SCALE 1/8" = 1'-0"



STUCCO WALL TO SCREEN GUEST PARKING
SANDBLASTED GLASS INSERT BETWEEN CONCRETE & STUCCO CURB AND CAP
HORIZONTAL ALUMINUM SCREENING (WITH VISIBILITY) BETWEEN CONCRETE & STUCCO CURB AND CAP (OPAQUE)
CONCRETE & STUCCO PANEL FOR STAINLESS STEEL RAISED LETTER-BUILDING SIGNAGE

39 SF TOTAL AREA/10 SF OPEN = 26% OPEN

309 SF TOTAL AREA/112 SF OPEN = 36% OPEN



NORTH ELEVATION WITH FENCE

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0001142
FRANK BENAYOUN
LICENSE NO. AR0017273
1117 KANE CONDOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
P: (305) 858-3655 FAX: (305) 858-3550
E: MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ATLANTIS 103, LLC
7857 NW 50TH STREET
MIAMI, FLORIDA 33166
T. 305.592.2528
F. 305.592.7897
C. 786.306.4353

DATE
HOLLAND ENGINEERING INC.
civil engineers
3920 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954) 967-0371 • (954) 967-0372 Fax
SUSAN C. HOLLAND, PE
Reg. No. 41531

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
10015 W. 10 STREET MIAMI, FL 33141
PHONE: 786-600-8068 FAX: 786-600-8069

STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-50 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE
NO. REVISION DATE BY

DATE
DATE

DATE
DATE
SCALE: 1/8" = 1'-0"
SHEET NUMBER
NORTH ELEVATION WITH FENCE
JANUARY 20, 2017
A-2.02



STUCCO WALL TO SCREEN GUEST PARKING
HORIZONTAL ALUMINUM SCREENING (WITH VISIBILITY) BETWEEN CONCRETE & STUCCO CURB AND CAP (OPAQUE)
SANDBLASTED GLASS INSERT BETWEEN CONCRETE & STUCCO CURB AND CAP
CONCRETE & STUCCO PANEL FOR STAINLESS STEEL RAISED LETTER-BUILDING SIGNAGE

39 SF TOTAL AREA/10 SF OPEN = 26% OPEN
309 SF TOTAL AREA/112 SF OPEN = 36% OPEN

STUCCO WALL TO SCREEN GUEST PARKING
HORIZONTAL ALUMINUM SCREENING (WITH VISIBILITY) BETWEEN CONCRETE & STUCCO CURB AND CAP (OPAQUE)
SANDBLASTED GLASS INSERT BETWEEN CONCRETE & STUCCO CURB AND CAP
CONCRETE & STUCCO PANEL FOR STAINLESS STEEL RAISED LETTER-BUILDING SIGNAGE

NORTH ELEVATION WITH FENCE
SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007183
FRANK BENAYOUN, ESQ.
LICENSE NO. AR0017273
1177 KAN. GUNNDSHILL SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 866.1565 FAX: (305) 866.3550
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ATLANTIS 103, LLC
7857 NW 50TH STREET
MIAMI, FLORIDA 33166
T: 305.592.2525
F: 305.592.7887
C: 786.306.4353

CAL ENG.
HOLLAND ENGINEERING INC.
civil engineers
3330 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41531

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.I.A.
3000 W. 15 STREET MIAMI FL 33144
PHONE: 786.461.9626 FAX: 786.461.9626

STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE _____ DATE _____
NO. _____ REVISED _____ DATE _____ BY _____

NORTH ELEVATION WITH FENCE
SCALE 1/8" = 1'-0" DATE JANUARY 23, 2017
SHEET NUMBER
A-2.02A



WEST ELEVATION

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA0001484
VANCE A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN, FIDMIA
LICENSE NO. AR0017273
1177 KANE CONDOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
TEL: (305) 888-8865 FAX: (305) 888-8860
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER/DEVELOPER
WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166
T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

DATE
HOLLAND ENGINEERING INC.
civil engineers
1900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954)367-0371 / (954)367-0372 Fax
SUSAN C. HOLLAND, P.E.
Reg. no. 41531

LANDSCAPE ARCHITECT
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1000 W. 11TH STREET, SUITE 101
MIAMI, FL 33135
TEL: 305.544.1100 FAX: 305.544.1101

STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
DATE	BY

DRAWING TITLE
WEST ELEVATION
SCALE 1/8" = 1'-0" DATE JANUARY 20, 2017
SHEET NUMBER
A-2.03

A-2.03A



SCALE 1/8" = 1'-0"



65'-0" BUILDING HEIGHT FROM BFE TO ROOF

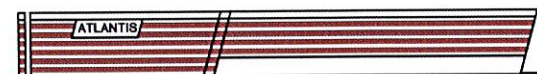
20'-0"
18'-5 1/2"
9'-4"
8"
9'-4"
8"
9'-4"
8"
9'-4"
8"
73'-6"
8'-1"

HORIZONTAL WOOD SCREENING (WITH VISIBILITY) BETWEEN [OPAQUE] CONCRETE & STUCCO CURB AND CAP
CONCRETE & STUCCO PANEL FOR STAINLESS STEEL RAISED LETTER-BUILDING SIGNAGE WITHIN [VISIBLE]
HORIZONTAL ALUMINUM SCREENING

DUMPSTER ENCLOSURE
STONE CLADDING

284 SF TOTAL AREA/86 SF OPEN = 30% OPEN

107 SF TOTAL AREA/315 SF OPEN = 29% OPEN



HORIZONTAL WOOD SCREENING (WITH VISIBILITY) BETWEEN [OPAQUE] CONCRETE & STUCCO CURB AND CAP
CONCRETE & STUCCO PANEL FOR STAINLESS STEEL RAISED LETTER-BUILDING SIGNAGE WITHIN [VISIBLE]
HORIZONTAL ALUMINUM SCREENING

WEST ELEVATION WITH FENCE

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0001142
EMILY BENAYOUN FISHER
LICENSE NO. AR0017373
1177 RANE CONDO #451, SUITE 122
BAY HARBOR ISLANDS, FLORIDA 33154
TEL: (305) 858-3065 FAX: (305) 858-3050
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ATLANTIS 103, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166
T. 305.592.2526
F. 305.592.7897
C. 786.306.4353

DATE
HOLLAND ENGINEERING INC.
civil engineers
3500 HOLLAND BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 (954) 367-0372 fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
3000 W. ALHAMBRA AVE. SUITE 101
MIAMI, FL 33154
TEL: 305-442-4444 FAX: 305-442-4444

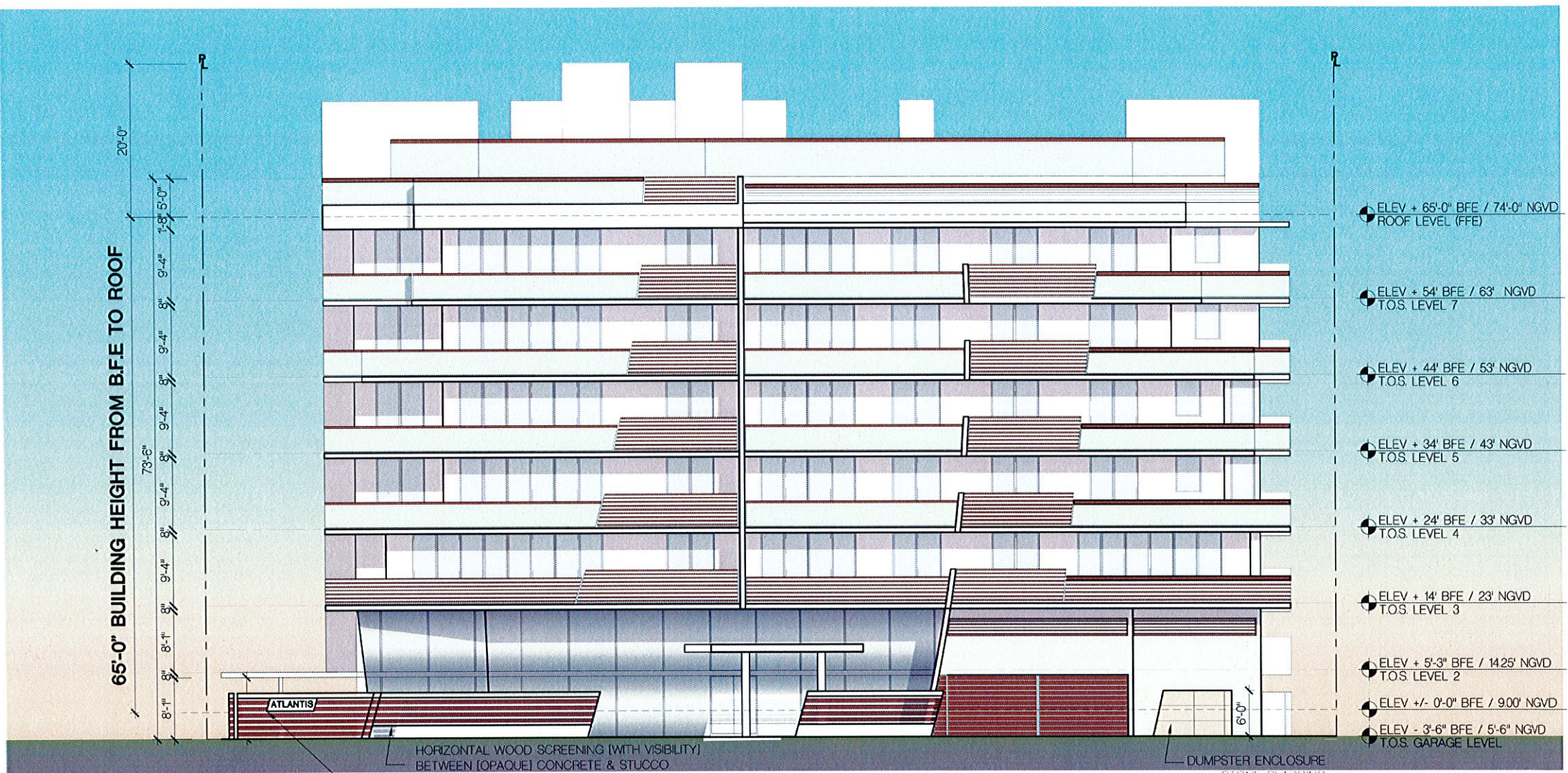
STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

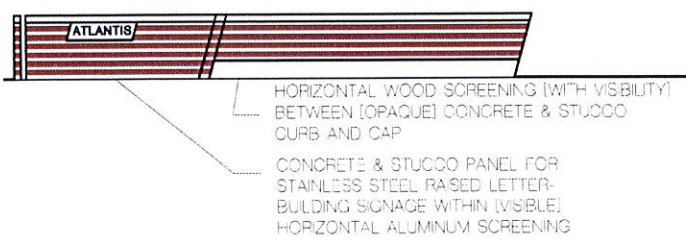
NO.	REVISION	DATE	BY

DRAWING TITLE
WEST ELEVATION WITH FENCE
SCALE: 1/8" = 1'-0" DATE: JANUARY 20, 2017
SHEET NUMBER
A-2.04



284 SF TOTAL AREA/86 SF OPEN = 30% OPEN

107 SF TOTAL AREA/315 SF OPEN = 29% OPEN



WEST ELEVATION WITH FENCE

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. ARJ0001143
PATRICIA BENAYOUN, ESQ.
LICENSE NO. ARJ0017273
1177 KANE CONDOMINIUM, SUITE 1202
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 858-1065 FAX: (305) 858-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ATLANTIS 103, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166
T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

CIVIL ENG.
HOLLAND ENGINEERING INC.
civil engineers
3500 HOLLWOOD BOULEVARD
HOLLWOOD, FL 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, P.E.
Reg. No. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1800 W. FLORISSANT AVE. SUITE 100
MIAMI, FL 33135
PHONE: 781-461-9000 FAX: 781-461-9001

STRUCTURAL ENG.

MEP ENG.

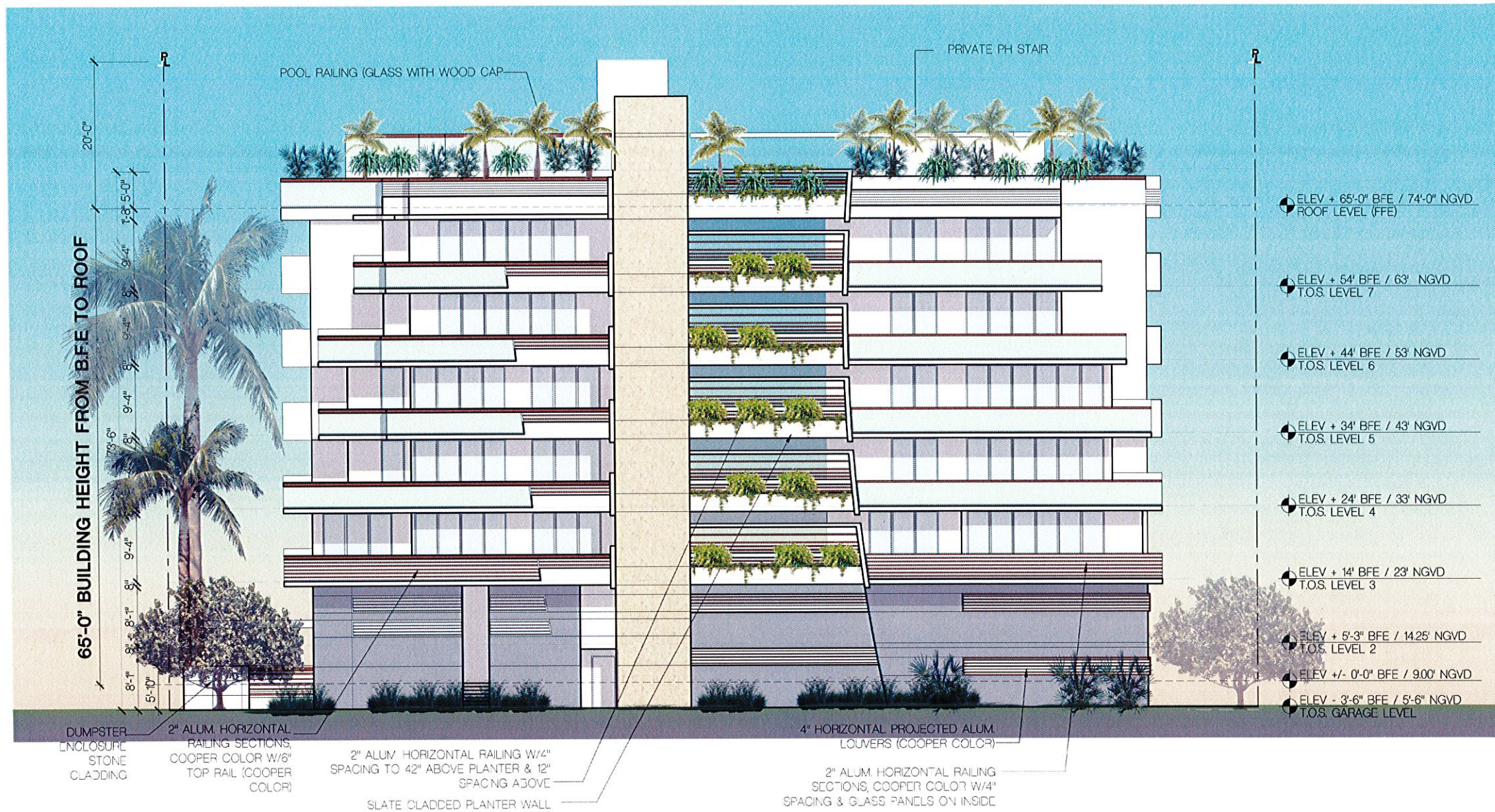
ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE
NO. REVISION DATE BY

DRAWING TITLE
WEST ELEVATION WITH FENCE

SCALE: 1/8" = 1'-0" DATE: JANUARY 20, 2017
SHEET NUMBER

A-2.04A



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001484
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PATRICIA BENAYOUN
LICENSE NO. AR0017273
1177 KANS. CONDOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
TEL: (305) 856-3565 FAX: (305) 856-3565
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER/DEVELOPER
WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166
T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

CIVIL ENGINEER
HOLLAND ENGINEERING INC.
civil engineers
1920 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954) 367-0371 (354) 671-0372 Fax
SUSAN C. HOLLAND, P.E.
Reg. no. 41531

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2000 W. 41 STREET MIAMI, FL 33135
PHONE: 305-647-4400 FAX: 305-647-4400

STRUCTURAL ENGINEER

MEP ENGINEER

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO. REVISION DATE BY

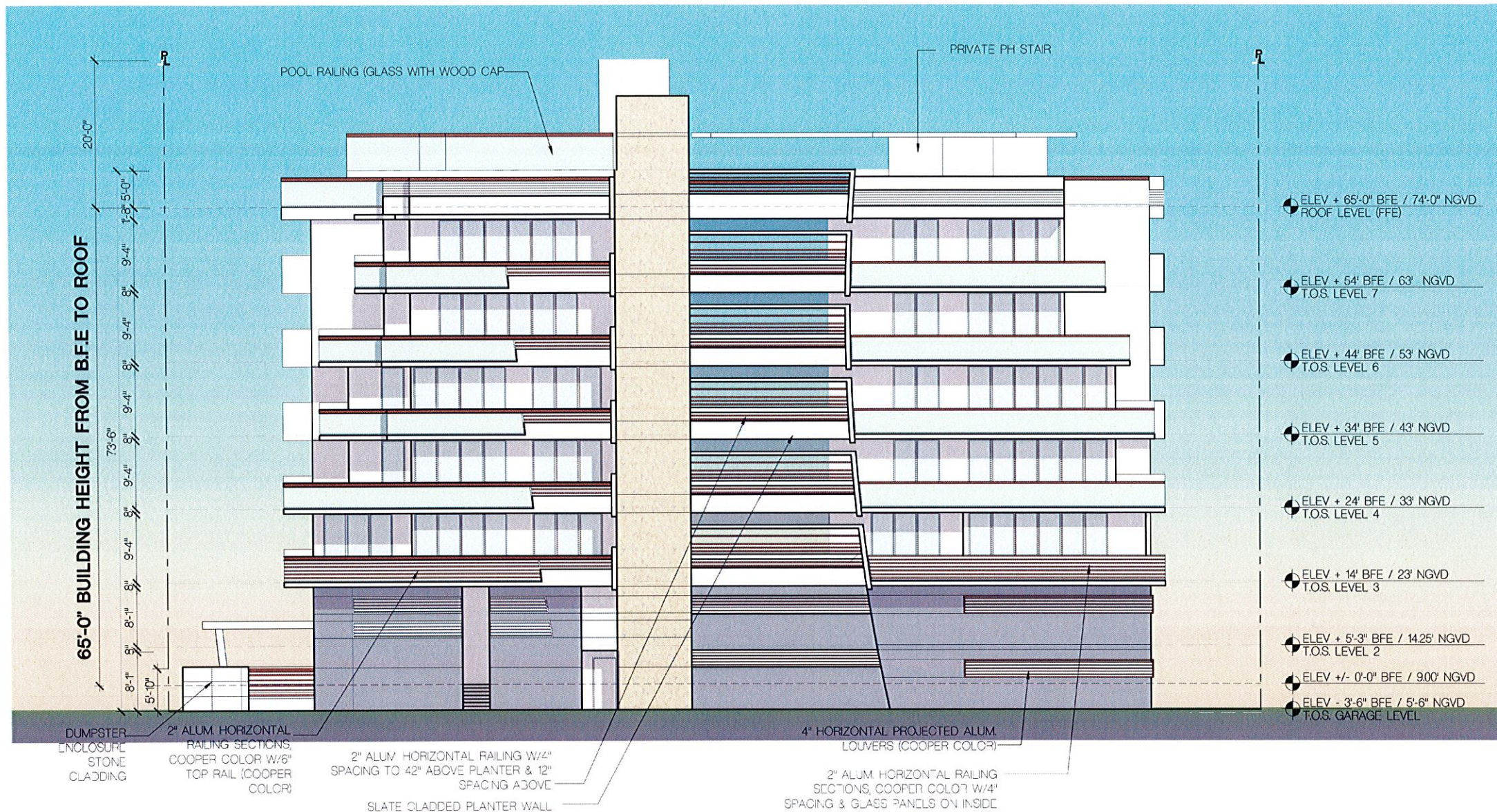
DRAWING TITLE

SOUTH ELEVATION

SCALE 1/8" = 1'-0" DATE JANUARY 20, 2017

SHEET NUMBER

A-2.05



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AA0002143
FRANK BENAYOUN, FISHMAN
LICENSE NO. AA0011723

1177 KANE CONGRESS SUITE 20
BAY HARBOR ISLANDS, FLORIDA 33154
TEL: (305) 888-5568 FAX: (305) 888-3600
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER: DEVELOPER
WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166
T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

DATE: 01/20/2017
HE HOLLAND ENGINEERING INC.
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3300 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
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SUSAN C. HOLLAND, P.E.
Reg. no. 41531

LANDSCAPE ARCH.
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DESIGNS, INC.
LANDSCAPE ARCHITECTS
ROBERT PARSLEY A.S.A.
ARCHITECT & DESIGNER
10000 N. W. 11TH AVE. SUITE 1111
MIAMI, FL 33150
TEL: 305.592.7887 FAX: 305.592.7888

STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

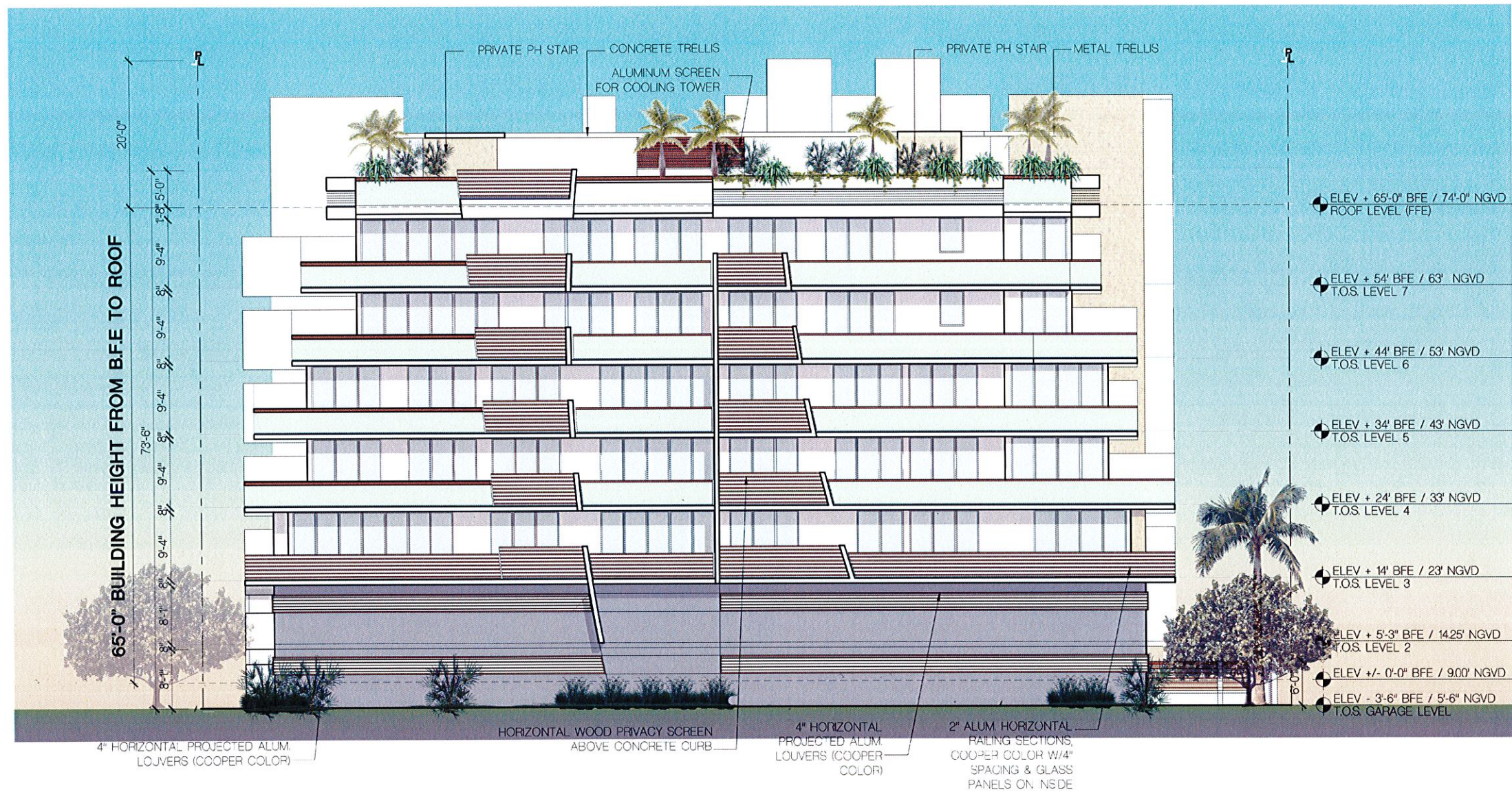
NO. REVISION DATE BY

DRAWING TITLE:
SOUTH ELEVATION

SCALE: 1/8" = 1'-0" DATE: JANUARY 20, 2017

SHEET NUMBER

A-2.05A



EAST ELEVATION

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. SAH0001494
VARDUS A. FRANKEL
LICENSE NO. AKJ007143
FRANK BENAYOUN, FIDMANN
LICENSE NO. AKJ0072273
1177 KANE CONDOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
TEL: (305) 888-8860 FAX: (305) 888-8860
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166
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F. 305.592.7857
C. 786.306.4353

DATE
HOLLAND ENGINEERING INC.
civil engineers
1800 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954) 967-3371 (954) 967-0372 Fax
SUSAN C. HOLLAND, P.E.
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1000 W. 15th STREET SUITE 1111
MIAMI, FL 33135
TEL: 305.462.4424 FAX: 305.462.4424

STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33554

SIGNATURE DATE

NO REVISION DATE BY

DRAWING TITLE

EAST ELEVATION

SCALE 1/8" = 1'-0" DATE JANUARY 20, 2017

SHEET NUMBER

A-2.06

LICENSE# NO. AA-0001494
 MARKUS A. FRANKEL
 LICENSE NO. AK0007143
 PHAT BENAYON, FISHMAN
 LICENSE NO. AR0017273
 1177 KANE CONCOURSE, SUITE 120
 BAY HARBOR ISLANDS, FLOR 33154
 PH: (305) 868.3665 FAX: (305) 868.3665
 E-MAIL: INFO@BFRANKEL92.COM

OWNER / DEVELOPER
WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33160
T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

HE **HOLLAND ENGINEERING INC.**
civil engineers
3820 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, P.E.
Reg. no. 41631

LANDSCAPE ARCH.



**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

4000 S.W. 33 STREET MIAMI FL 33155
PHONE: 305 665 9688 FAX: 305 668 8428

STRUCTURAL END:

NEP END:

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33554

SIGNATURE	DATE
-----------	------

NO	REVISION	DATE	BY
----	----------	------	----

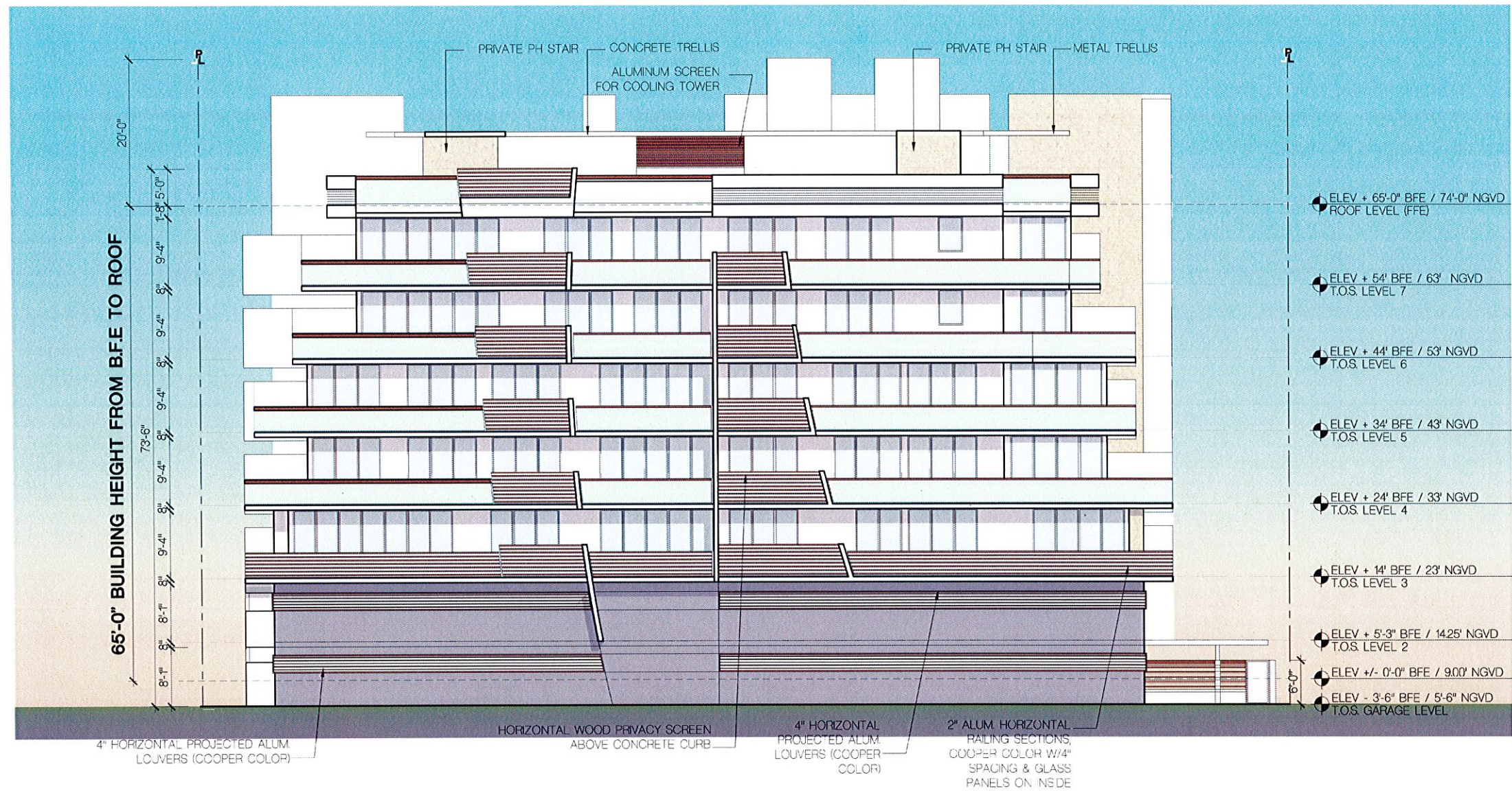
DRAWING TITLE:

EAST ELEVATION

SCALE $1/8" = 1'-0"$ DATE JANUARY 20, 2017

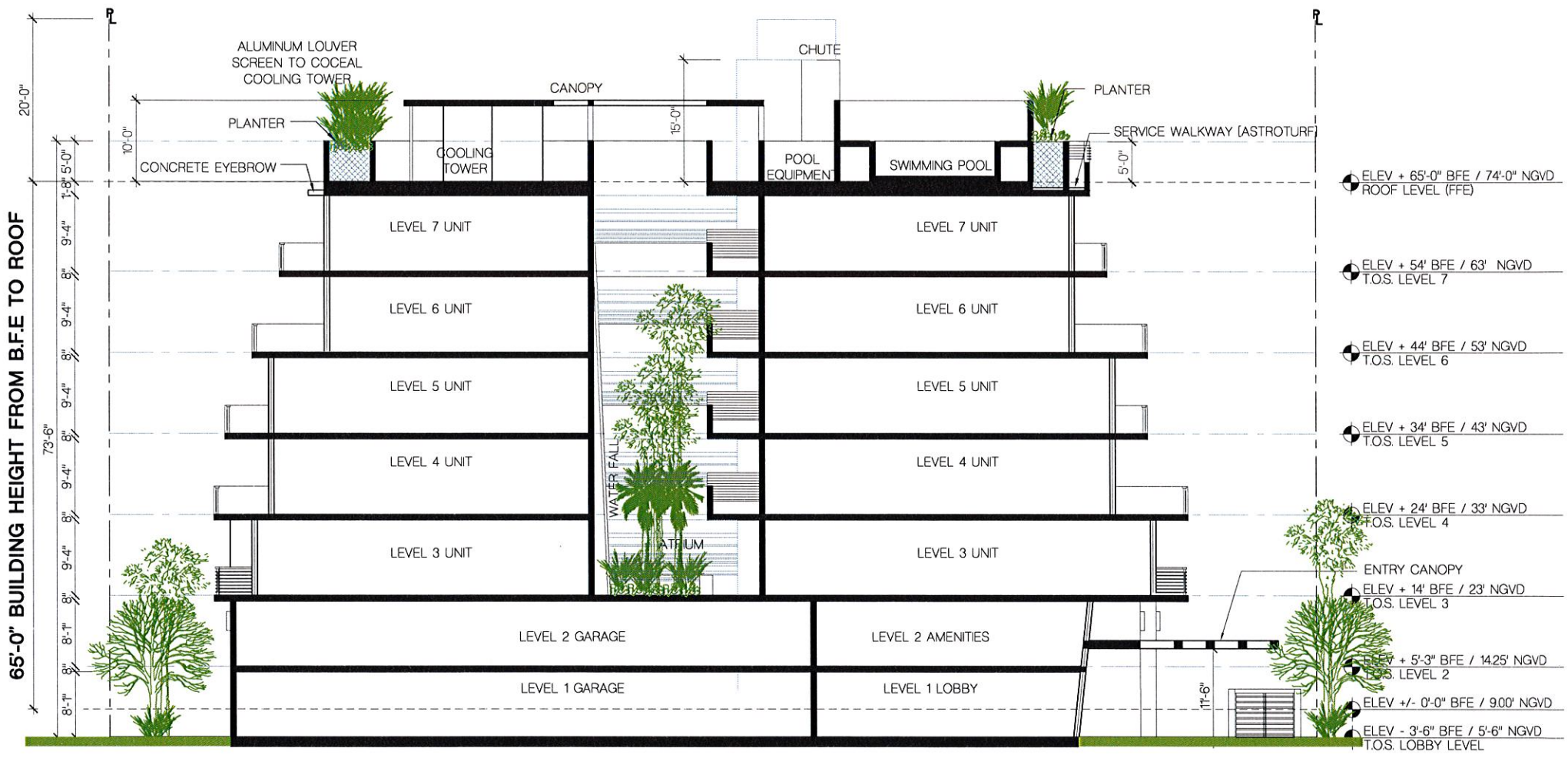
1000

A-2.06A



EAST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING SECTION

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
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C. 786.306.4353

CIVIL ENG.
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Civil engineers
3900 HOLLYWOOD BOULEVARD
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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4001 N.W. 41 STREET MIAMI, FL 33147
PHONE: 305.460.7868 FAX: 305.460.8154

STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 3354

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
BUILDING SECTION

SCALE: 1/8" = 1'-0" DATE: JANUARY 20, 2017
SHEET NUMBER
A-3.01



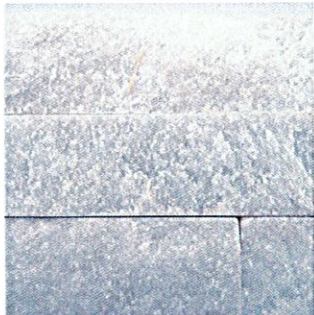
NORTH COLOR ELEVATION



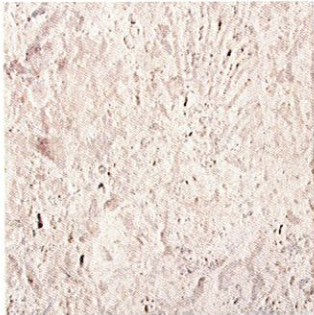
RENDERING - STREET VIEW



BOLLARD LIGHTING



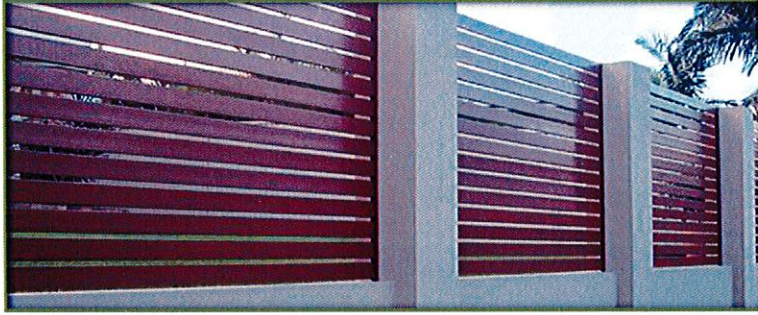
GARAGE WALL CLADDING



CORALSTONE WALL CLADDING



BALCONIES SCREEN



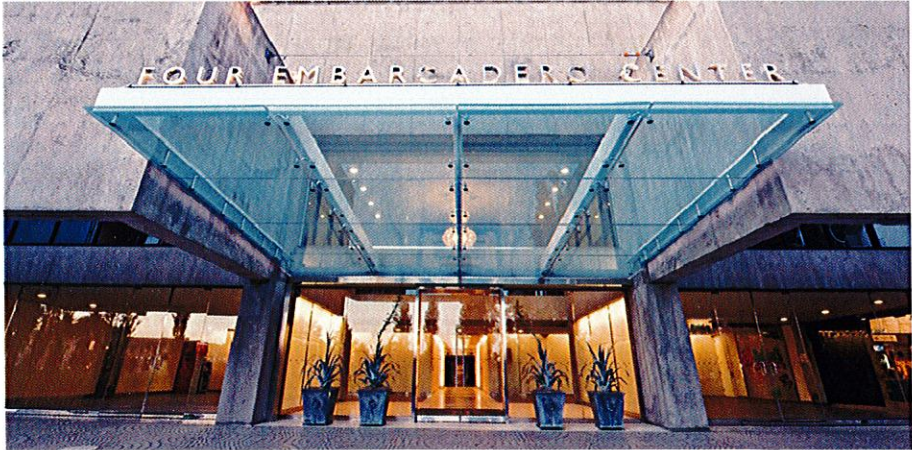
SCREEN FRONT WALL



MECHANICAL SCREENING (AT GENERATOR & GARAGE GATES & AT GARAGE)



CONCRETE PAVER DRIVEWAYS



GLASS ENTRY CANOPY

FRANKEL BENAYOUN
ARCHITECTS INC.

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
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7657 NW 50TH STREET
MIAMI, FLORIDA 33166
T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

OR. ENG.
HOLLAND ENGINEERING INC.
CIVIL ENGINEERS
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4801 NW 11 STREET MIAMI, FL 33154
(781)861-1011 FAX: 781-861-1011

STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33564

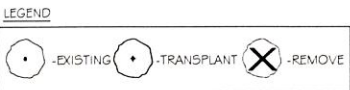
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NO.	REVISION	DATE	BY

DRAWING TITLE

PRESENTATION BOARD

SCALE 3/32" = 1'-0" DATE JANUARY 20, 2017
SHEET NUMBER

A-5.00



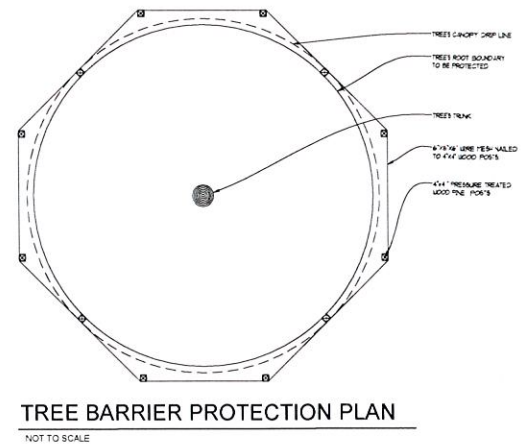
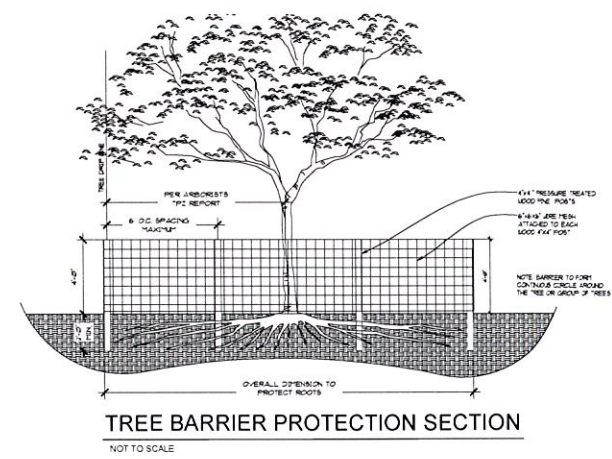
WEST BAY HARBOR DRIVE

8	7
9	6
10	5
11	4

103rd STREET

5

Atlantis Condo									
1170 103rd St. Bay Harbor Island									
Tree disposition list									
No.	cnt	Common Name	Botanical Name	Ht.	Spr	dbh	Can. Sq. ft.	Cond. / Disp.	
1	1	Sabal palm	<i>Sabal palmetto</i>	35'	8'	3"	50'	Transplant	
2	1	Gumbo Limbo	<i>Bursera simaruba</i>	35'	8'	3"	50'	Construction / Demo	
3	1	Mahoe Tree	<i>Thecopsis populnea</i>	30'	45'	4"	7'	Invasive	
4	1	Sabal palm	<i>Sabal palmetto</i>	25'	10'	12"	79'	Remain	
5	1	Mango Tree	<i>Manihot glaziovii</i>	15'	7'	6"	38'	Remain	
6	1	Sabal palm	<i>Bursera simaruba</i>	15'	7'	12"	38'	Remain	
7	1	Sabal palm	<i>Bursera simaruba</i>	15'	7'	12"	38'	Remain	
8	1	Umbrella Tree	<i>Chalcipolia</i>	30'	20'	36"	314'	Invasive	
9	1	Ficus Tree	<i>Ficus species</i>	15'	20'	9"	314'	Volunteer	
10	1	Sabal palm	<i>Sabal palmetto</i>	15'	7'	12"	38'	Transplant	
11	1	Royal Palm	<i>Roystonea regia</i>	50'	15'	24"		Transplant	
12	1	Royal Palm	<i>Roystonea regia</i>	50'	15'	24"		Remain	
13	1	Australian Pine	<i>Pinus laevis</i>	50'	15'	24"	177'	Construction / Demo	
14	1	Sabal palm	<i>Bursera simaruba</i>	15'	7'	12"	38'	Transplant	
Total d.b.h. Inches to be Removed							128"		
Total	5	Trees to be Removed					855		
Total	4	Trees to be Transplanted							



TREE DISPOSIRION PLAN
SCALE: 3/32" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS, INC. ARCHITECTS PLANNERS INTERIOR DESIGN			
LICENSE NO. AA-C001494 MARKUS A. FRANKEL LICENSE NO. AR0007143 JTHAT BENAYOUN@FRANKELBENAYOUN.COM LICENSE NO. AR0017273 11177 KANIE CONCORPSE, SUITE 120 BAY HARBOR ISLANDS, FLORIDA 33154 PH. (305) 868 3565 FAX: (305) 868 3650 E-MAIL: INFO@FRANKELBENAYOUN.COM			
			
OWNER / DEVELOPER WBHD DEVELOPMENT, LLC 7657 NW 50TH STREET MIAMI, FLORIDA 33166 T. 305.592.2526 F. 305.592.7887 C. 786.306.4353			
O&M DIV  HOLLAND ENGINEERING INC. Civil Engineers 3905 HOLYWOOD BOULEVARD HOLLYWOOD, FL - 33021 (954) 367-0371 / (954) 367-3572 Fax SUSAN C. HOLLAND, PE Reg. no. 41831			
LANDSCAPE ARCH.  GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.A. 3405 W. 41 STREET MIAMI FL 33147 (305) 554-0088 FAX 305-554-0088			
STRUCTURAL DIV.  PARSLEY & ASSOCIATES, INC. STRUCTURAL ENGINEERS 10000 W. 41 STREET MIAMI FL 33147 (305) 554-0088 FAX 305-554-0088			
MEP DIV.			
ATLANTIS 10281 WEST BAY HARBOR DRIVE NEW CONDOMINIUM BUILDING 9740-60 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS FLORIDA 33154			
SIGNATURE		DATE	
BY	DATE	DATE	BY
DRAWING TITLE			
Ground Level Planting			
SCALE: 3/32" = 1'-0" DATE: JANUARY 12, 2017 SHEET NUMBER: L-1			

TOTAL SITE AREA = 33,300 SF
LANDSCAPE AREA REQUIRED = 4,413 SF 10% OF SITE AREA
LANDSCAPE AREA PROVIDED = 50,150 SF 150%

GROUND LEVEL PLANTING PLAN 

SCALE: 3/32" = 1'-0"

DRC Submittal

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGNERS
LICENSE NO. AA 0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN F.S.H.A.
LICENSE NO. AR0017273
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HOLLAND ENGINEERING INC.
civil engineers
3902 HALLWOOD BOULEVARD
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SUSAN C. HOLLAND, PE
Reg. no. 41837

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
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8510 W. FLORISSANT BLVD. SUITE 101
MIAMI, FLORIDA 33150
PH: (305) 886.3650 FAX: (305) 886.3650

STRUCTURAL ENGINEER

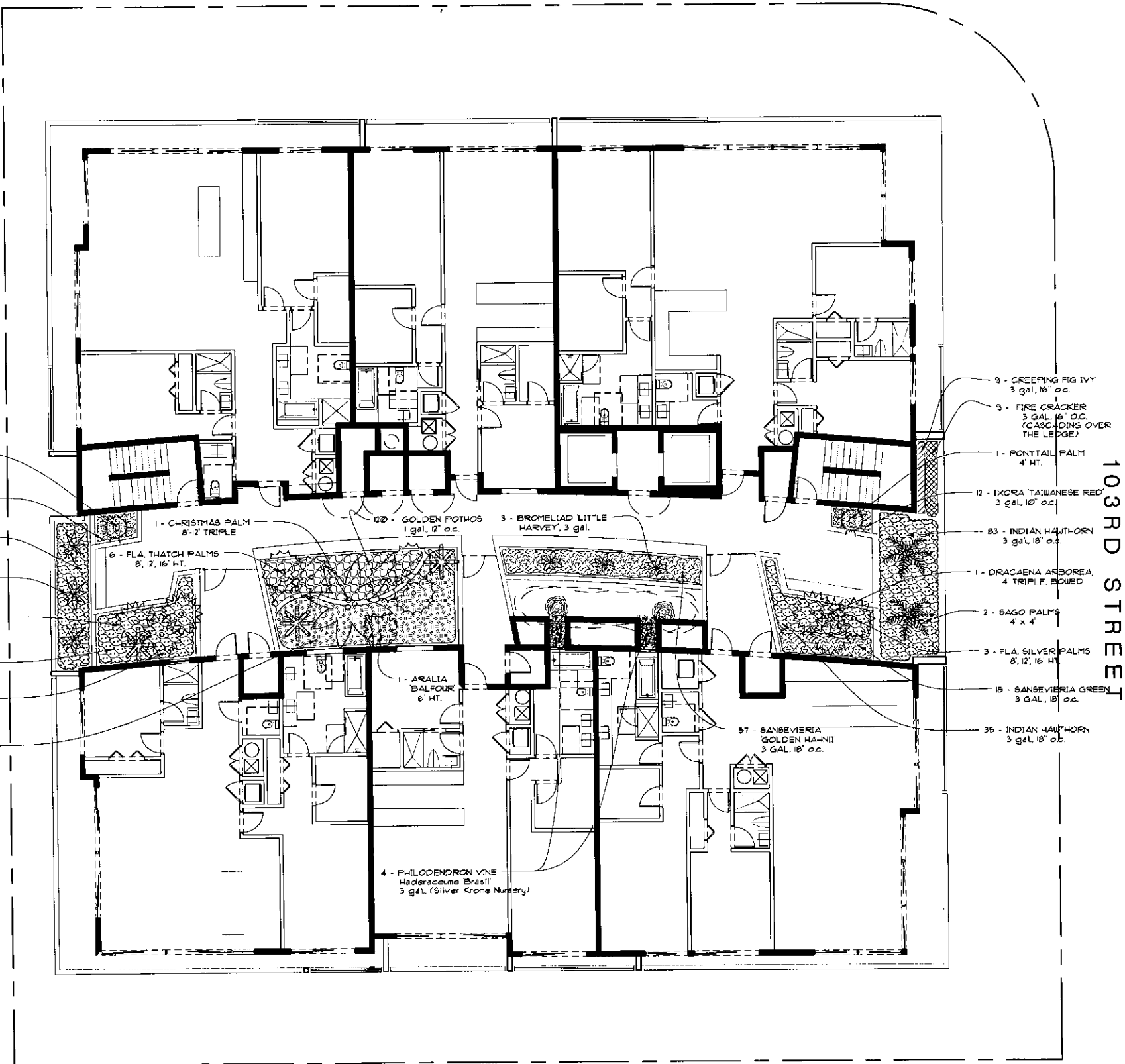
MECHANICAL ENGINEER

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-50 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33134

SIGNATURE		DATE	
NO.	PERSON	DATE	BY

Level 3 Planting Plan

SCALE: 1/8" = 1'-0" DATE: JANUARY 12, 2017
SHEET NUMBER: L-2



LEVEL 3 PLANTING PLAN
SCALE: 1/8" = 1'-0"

PROJECT: ATLANTIS, 10281 WEST BAY HARBOR DRIVE, MIAMI, FLORIDA 33166
DATE: JANUARY 12, 2017
SHEET: L-2

1 - PONYTAIL PALM
4' HT.

100 - INDIAN HAWTHORN
3 gal., 18" oc.

3 - BROMELIAD 'SKINNERI'
3 gal.

15 - SANSEVIERIA GREEN
3 gal., 18" oc.

15 - SANSEVIERIA GREEN
3 gal., 18" oc.

2 - SAGO PALMS
4' x 4'

10 - INDIAN HAWTHORN
3 gal., 18" oc.

103RD STREET

LEVEL 4 PLANTING PLAN

SCALE: 1/8" = 1'-0"

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ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGNERS
LICENSE NO. AA 0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN F. SHAW
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CIVIL ENGINEERS
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LANDSCAPE ARCHITECTURE
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4401 SW 41 STREET MIAMI FL 33149
(781) 854-4444 FAX (781) 854-4444

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

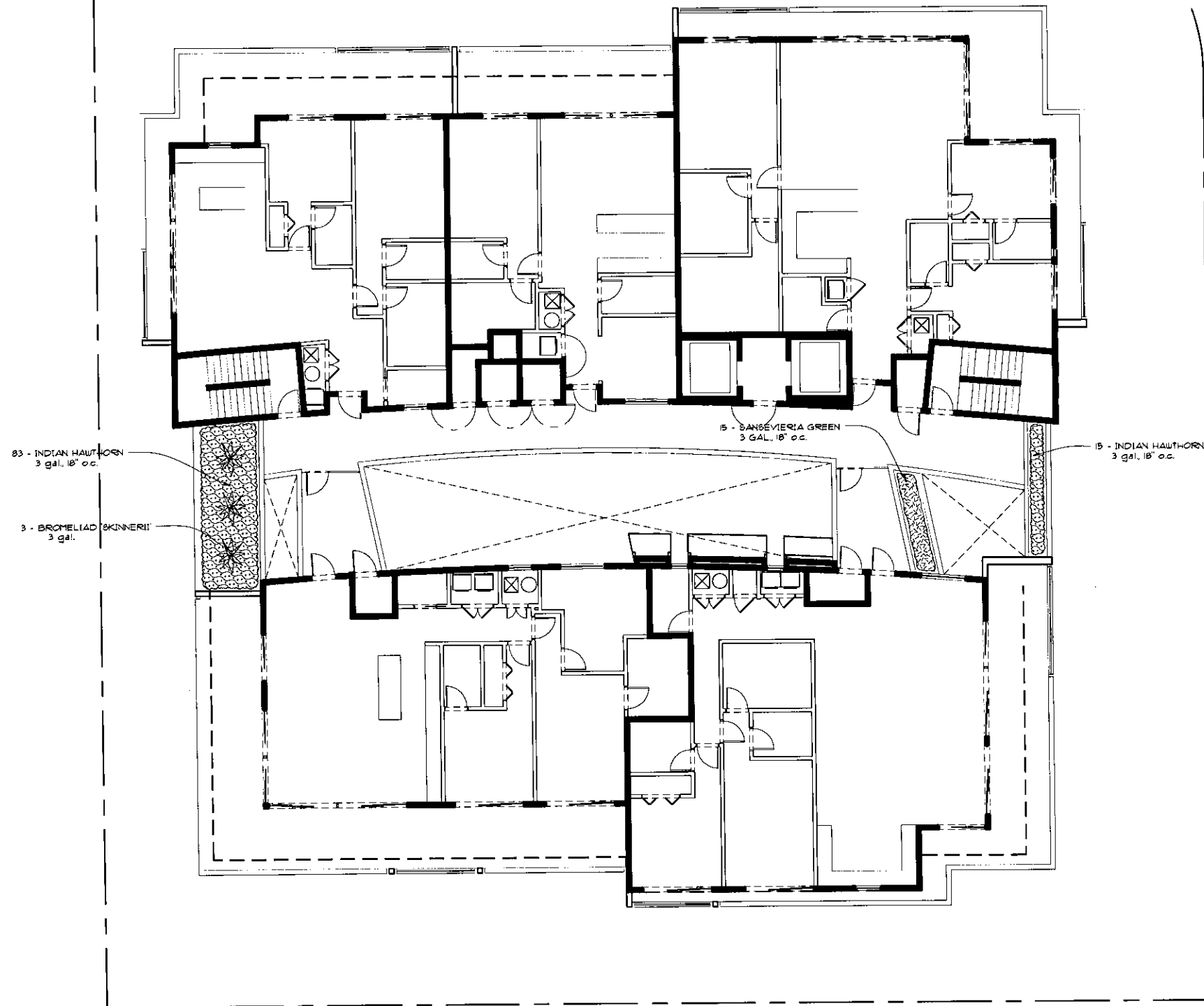
ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
Level 4 Planting Plan

SCALE: 1/8" = 1'-0" DATE: JAN, 17 / 12 2017
SHEET NUMBER

L-3



103RD STREET

LEVEL 6 PLANTING PLAN
SCALE: 1/8" = 1'-0"

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ARCHITECTS PLANNERS INTERIOR DESIGNERS
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MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN P. ENGINEER
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Reg. no. 41837

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GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1001 W. 41 STREET, SUITE 1111
MIAMI, FLORIDA 33134

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

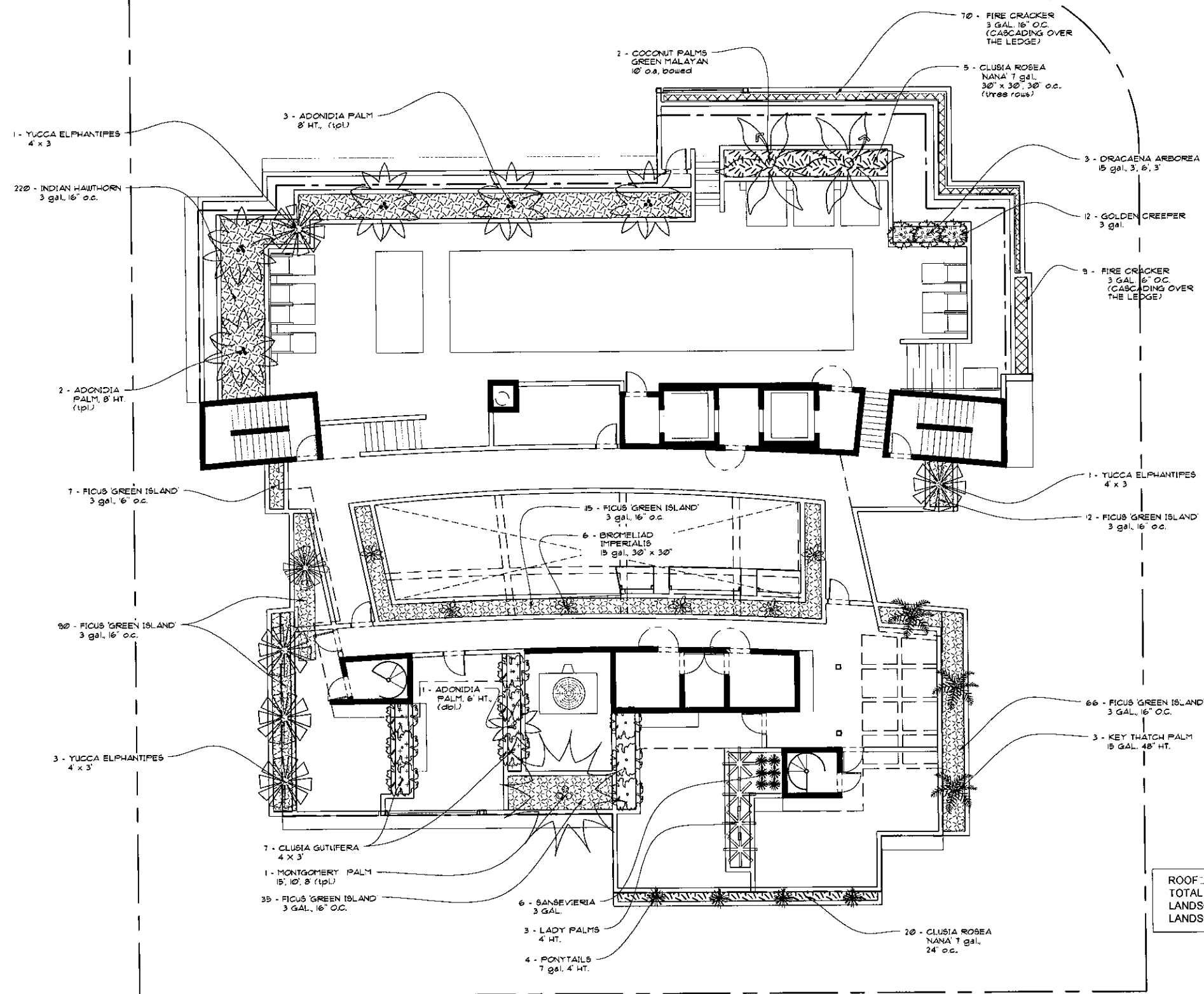
ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33164

REVISION		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
Level 6 Planting Plan
SCALE: 1/8" = 1'-0" DATE: JANUARY 12, 2017
SHEET NUMBER
L-5

LEVEL 7 PLANTING PLAN 

SCALE: 1/8" = 1'-0"



ROOF
TOTAL DEC. AREA = 1,115 SF
LANDSCAPE AREA REQUIRED = 1,115 SF (100% OF DEC. AREA)
LANDSCAPE AREA PROVIDED = 1,115 SF

ROOF LEVEL PLANTING PLAN

SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGNERS

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

FRANK BENAYOUN, F.S.H.S.
LICENSE NO. AR0017273

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OWNER/DEVELOPER

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civil engineers

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LANDSCAPE ARCHITECTURE

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STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	PERSON
DATE	BY

DRAWING TITLE

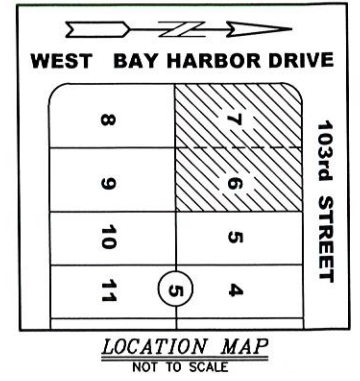
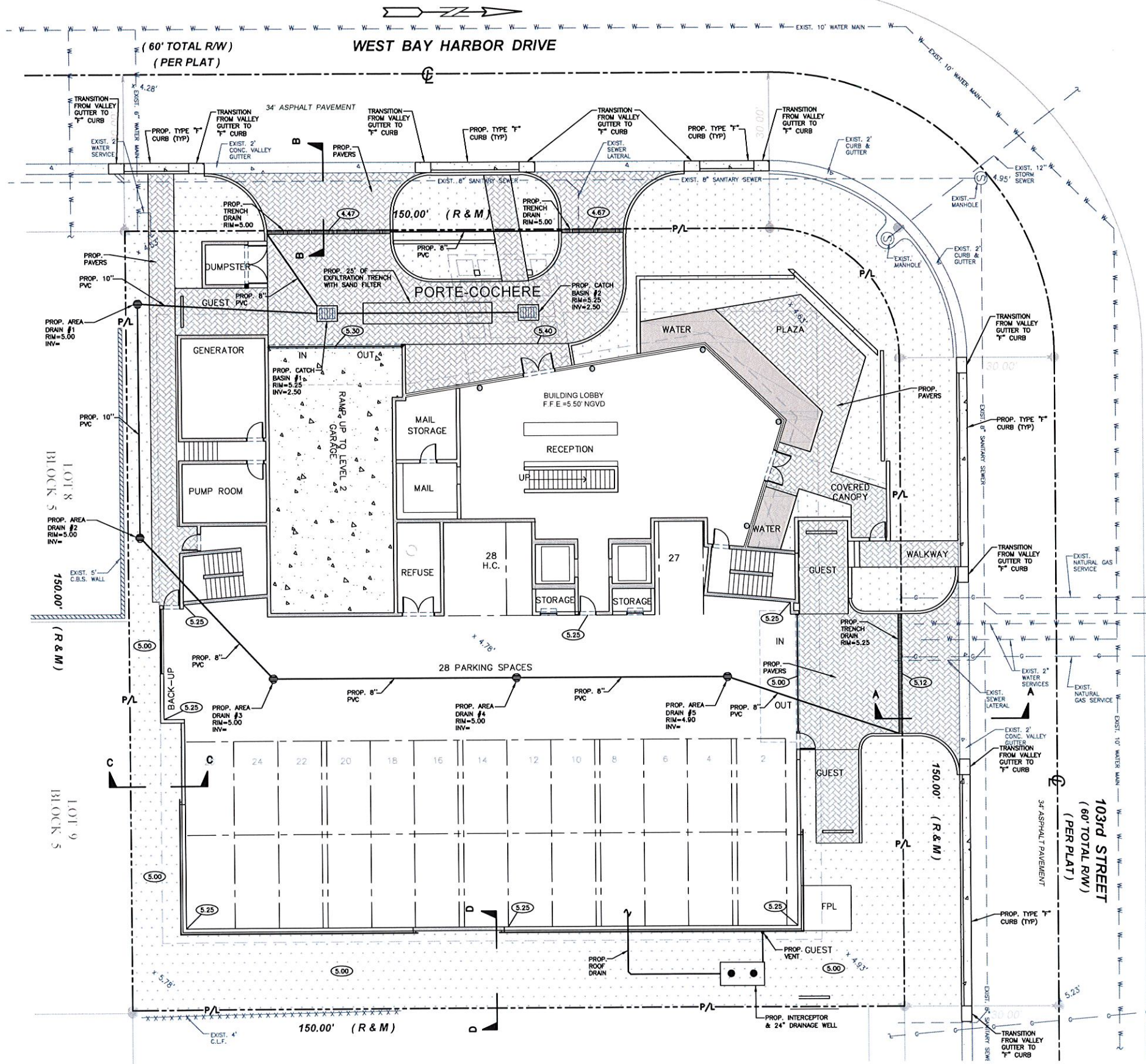
Roof Planting Plan

SCALE: 1/8" = 1'-0" DATE: JANUARY 12, 2017

SHEET NUMBER

L-7

PROJECT: ATLANTIS CONDOMINIUM BUILDING, 10281 WEST BAY HARBOR DRIVE, MIAMI, FLORIDA 33154. DRAWN BY: J. B. FRANKEL. CHECKED BY: M. A. FRANKEL. DATE: 01/12/2017.



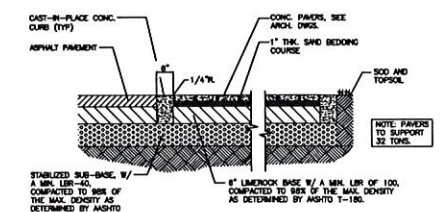
THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY.

REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.

ONLY ROOF DRAINS AND CONDENSATE LINES CAN GO TO THE WELL. ALL OTHER DRAINS TO EXFILTRATION TRENCH.

- NOTES:
1. EXISTING CURB & GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
 2. EXISTING OVERHEAD POWER LINES TO BE REMOVED AND INSTALLED UNDERGROUND. GENERAL CONTRACTOR TO PROVIDE SEPARATE LINE ITEM FOR BID.
 3. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
 4. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 3%.
 5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE, IRRIGATION PIPES AND STRUCTURAL FOUNDATION.
 6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO MVD 1929.
 7. MAXIMUM SLOPE ON GARAGE RAMPS TO BE 20%.
 8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1 INCH/FT) SLOPE.
 9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS, CONDENSATE LINES AND GARAGE DRAINAGE.
 10. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON CONCRETE PAVERS.
 11. FLOOD BARRIER TO BE PROVIDED AT ALL OPENINGS BELOW 10.0 FT MVD.



- LEGEND
- PROPOSED CONCRETE
 - PROPOSED LANDSCAPE
 - PROPOSED PAVERS
 - PROPOSED ELEVATION
 - PROPOSED SURFACE FLOW
 - PROPOSED AREA DRAIN
 - PROPOSED PIPING
 - EXISTING CONCRETE
 - EXISTING PIPING AND APPURTENANCES
 - EXISTING CATCH BASIN
 - EXISTING ELEVATION
 - EXISTING WOOD POWER POLE
 - EXISTING MANHOLE (AS DESIGNATED)
 - EXISTING WATER METER
 - EXISTING FENCE
 - EXISTING WATER
 - EXISTING GAS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

NOTE: ALL EXISTING VALLEY GUTTER SHALL BE REPLACED WITH F-CURB EXCEPT WHERE VEHICULAR AND PEDESTRIAN ACCESS IS ALLOWED. EXISTING VALLEY GUTTER SHALL BE COMPLETELY DEMOLISHED AND REPLACED. MODIFICATION OF THE EXISTING VALLEY GUTTER IS NOT ALLOWED.

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
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JHAT BENAYOUN FISHMAN
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ROBERT PARSLEY A.S.L.A.
1805 S.W. 11 STREET MIAMI, FL 33134
PHONE: 305.444.1000 FAX: 305.444.1005

STRUCTURAL ENG.:

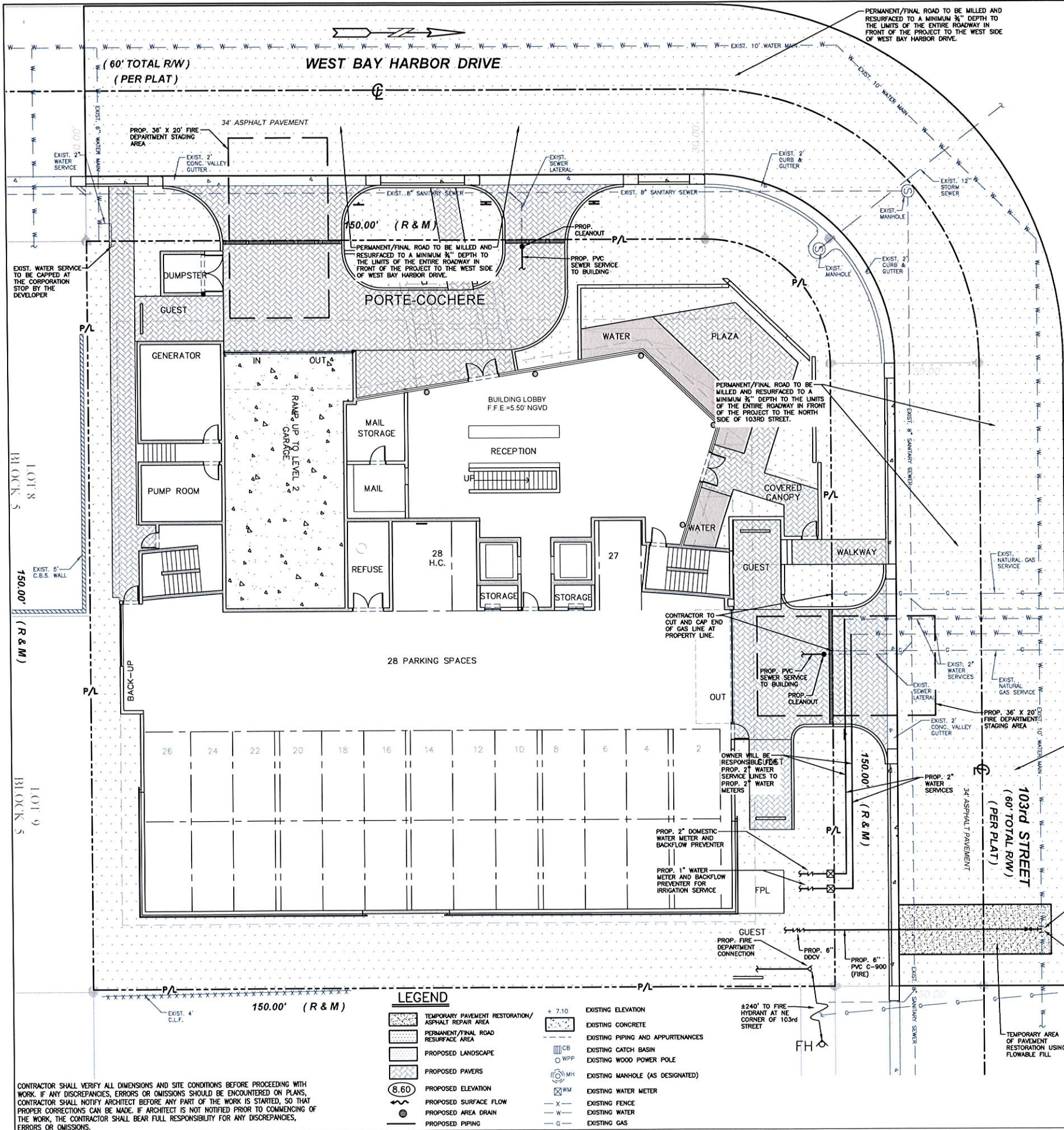
MEP ENG.:

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
	DATE
	BY

DRAWING TITLE:
PAVING, GRADING & DRAINAGE PLAN
SCALE: 1" = 10'
DATE: FEBRUARY 13, 2017
SHEET NUMBER:
C-1

17-03



- NOTES:
1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
 2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
 3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
 4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS.

INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT, SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6" SEWER LATERAL CONNECTION.

CONNECT NEW PVC SEWER LATERAL TO CITY'S CLAY SEWER LATERAL PRIOR TO CLEANOUT.

NOTE: FOR SEWER CONNECTION, CONTRACTOR TO COORDINATE WITH CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS TO NOT COMPROMISE THE NEW CONNECTION.

NOTE: ANY EXISTING WATER AND SEWER SERVICES TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER.

SEWAGE VOLUME	
21 UNITS FROM 1,130 SF TO 1,840 SF AT 300 GPD PER UNIT = 6,300 GPD	
6 UNITS FROM 2,016 SF TO 2,123 SF AT 400 GPD PER UNIT = 2,400 GPD	
TOTAL FLOW = 8,700 GPD	

NOTE: 2" OR LARGER SHALL REQUIRE BACTERIA TESTING. SAMPLES SHALL BE COLLECTED BY A CERTIFIED TESTING LAB. ALL SAMPLES SHALL MEET HEALTH DEPARTMENT STANDARDS.

NOTE: ANY WORK IN THE ROW SHALL BE THE SUBJECT OF A SEPARATE ENGINEERING PERMIT ISSUED BY THE BUILDING DEPARTMENT IN COLLABORATION WITH THE DEPARTMENT OF PUBLIC WORKS.

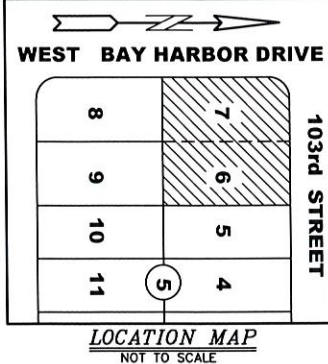
NOTE: ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED UNDERLAY IN ACCORDANCE WITH FDOT REQUIREMENTS.

NOTE: THE ENTIRE ROADWAY BETWEEN THE BOUNDARIES OF THE PROJECT SHALL BE MILLED AND RESURFACED. PERMANENT/FINAL ROAD TO BE MILLED & RESURFACED TO A MINIMUM 3/4" DEPTH FOR THE ENTIRE ROADWAY (BOTH TRAVEL LANES) BETWEEN THE PROPERTY LIMITS ON WEST BAY HARBOR DRIVE & 103RD STREET. TEMPORARY ASPHALT PATCHES WILL BE ALLOWED WHERE THE WATER CONNECTIONS FOR DOMESTIC AND FIRE SUPPLIES ARE MADE.

PERMANENT/FINAL ROAD TO BE MILLED AND RESURFACED TO A MINIMUM 3/4" DEPTH TO THE LIMITS OF THE ENTIRE ROADWAY IN FRONT OF THE PROJECT TO THE NORTH SIDE OF 103RD STREET.

PROPOSED 10"X6" TAPPING SLEEVE & 6" GATE VALVE

TYPICAL CONNECTION TO EXIST. MAIN PER Q51.7 (SEE DETAIL THIS SHEET)

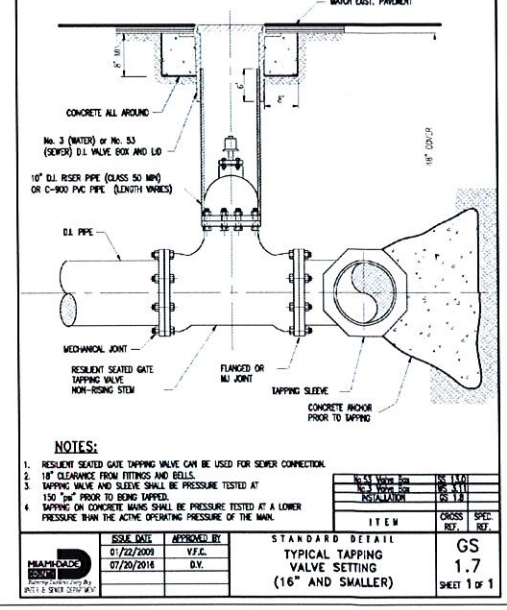


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WATER MAIN NOTES

1. ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI.
2. PIPE SHALL BE ASTM 11550 PRESSURE PIPE WITH IRON O.D., CLASS 150 (OR 18), CONFORMING TO ANSI/AWWA C900-97 OR C905-97 AND SHALL HAVE PUSH RUBBER GASKET JOINTS.
3. MINIMUM DEPTH OVER PVC WATER MAINS SHALL BE 36". MINIMUM DEPTH OVER DP WATER MAINS SHALL BE 30".
4. THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. THE PRESSURE TEST SHALL BE FOR TWO HOURS AT 150 PSI MINIMUM TEST PRESSURE IN ACCORDANCE WITH ANSI/AWWA C900-97 OR C905-97. THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. LEAKAGE ALLOWANCES WILL NOT BE MADE FOR FITTINGS OR VALVES.
5. ALLOWABLE LEAKAGE SHALL NOT EXCEED THE FORMULA OF:
$$L = \frac{S \cdot D \cdot (P)^{0.54}}{148,000}$$

L = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES)
S = LENGTH OF PIPE TESTED IN FEET
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE DURING TEST IN LBS/SG. IN.
6. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY & THE ENGINEER OF RECORD.
7. THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-05, OR LATEST REVISIONS.
8. ALL PIPE & PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED INTO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90" INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LINE UNDERGROUND PIPE).



FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0001723

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3660 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
WBHD DEVELOPMENT, LLC
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MIAMI, FLORIDA 33166

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F. 305.592.7887
C. 786.306.4353

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SUSAN C. HOLLAND, PE
Reg. no. 41831

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GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2601 N. W. STREET, SUITE 1141
MIAMI, FLORIDA 33135

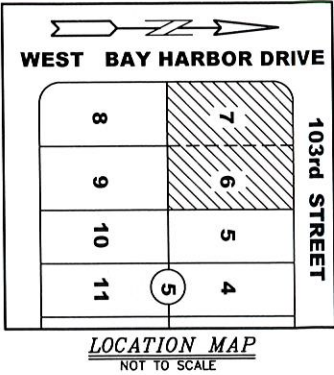
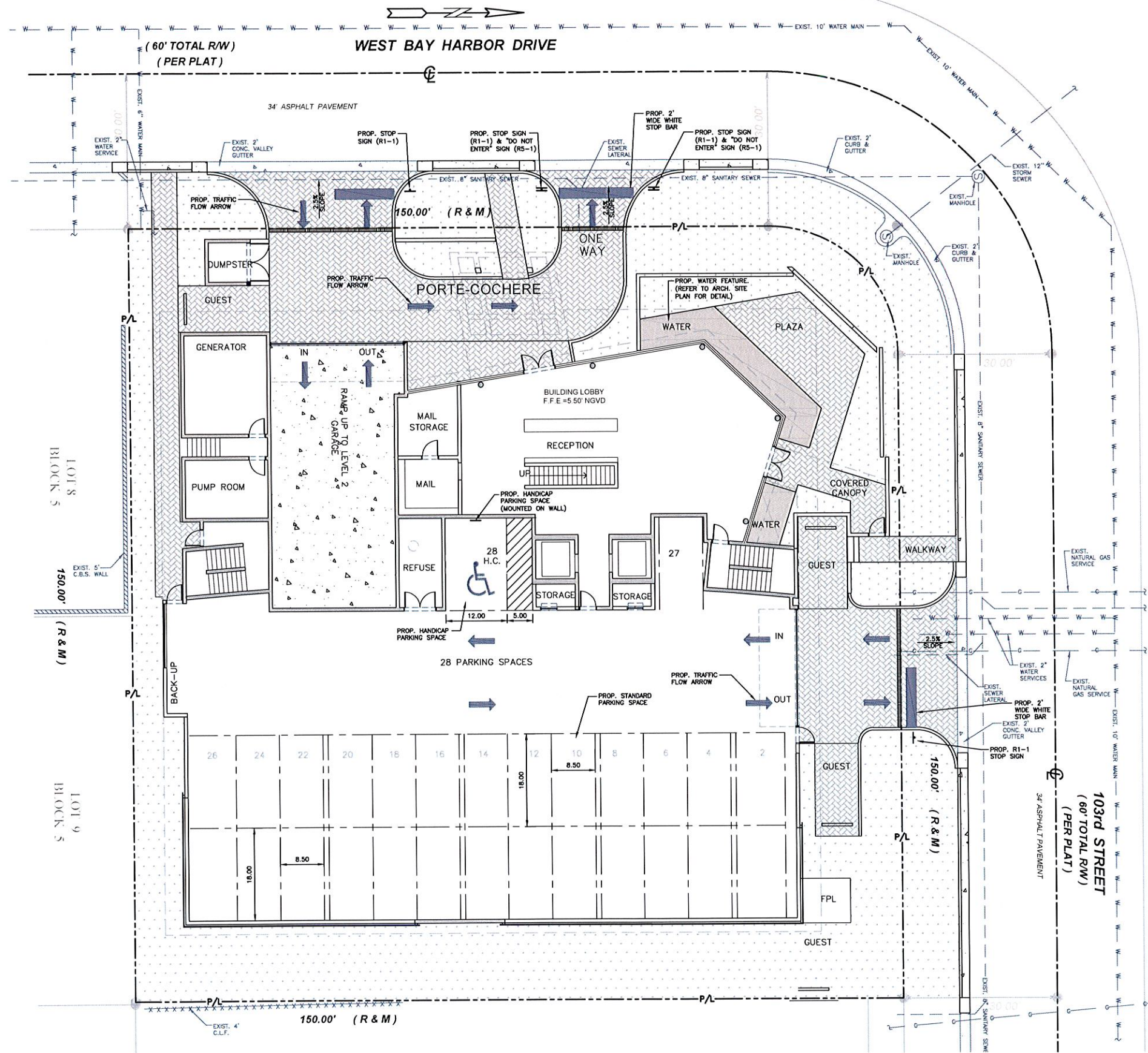
STRUCTURAL ENG.:
ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE: _____ DATE: _____
NO. _____ REVISION: _____ DATE: _____ BY: _____

DRAWING TITLE:
WATER & SEWER PLAN

SCALE: 1" = 10'
DATE: FEBRUARY 13, 2017
SHEET NUMBER: **C-2**

17-03



LEGEND

- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPOSED PAVERS
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED AREA DRAIN
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING WOOD POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE
- EXISTING WATER
- EXISTING GAS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN, FISHMAN,
LICENSE NO. AR0017273
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880 S.W. 11 STREET, MIAMI, FL 33134
PHONE: 786-466-7888 FAX: 786-466-7889

STRUCTURAL ENG.

MEP ENG.

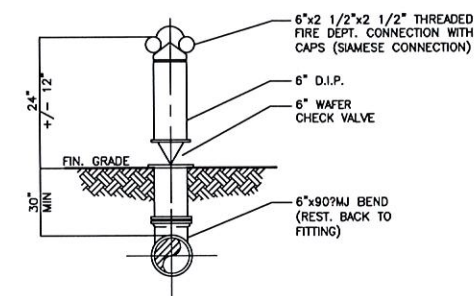
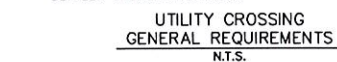
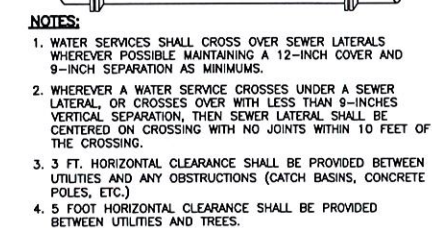
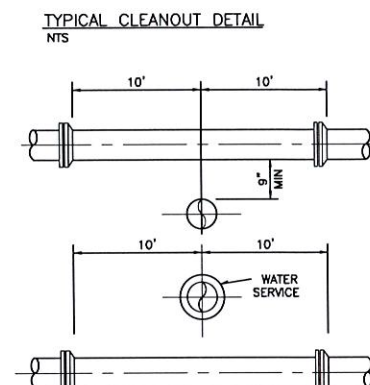
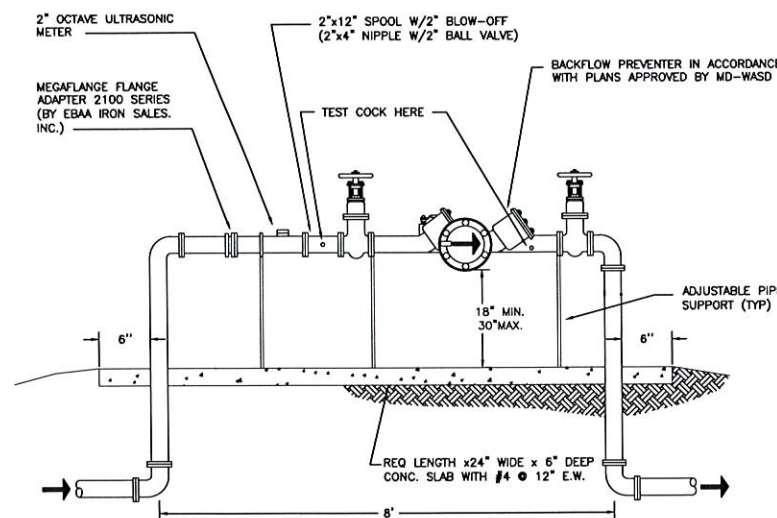
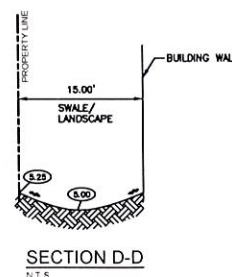
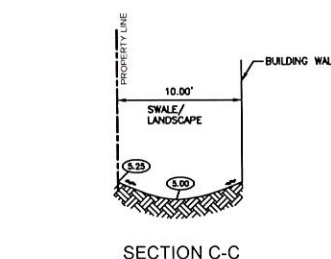
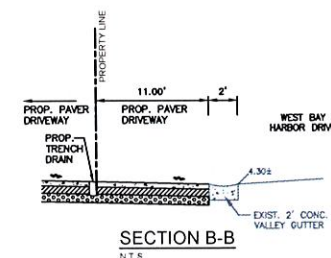
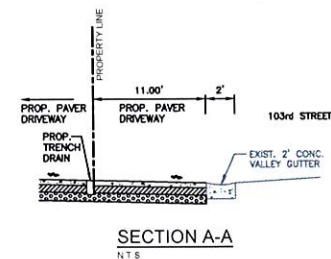
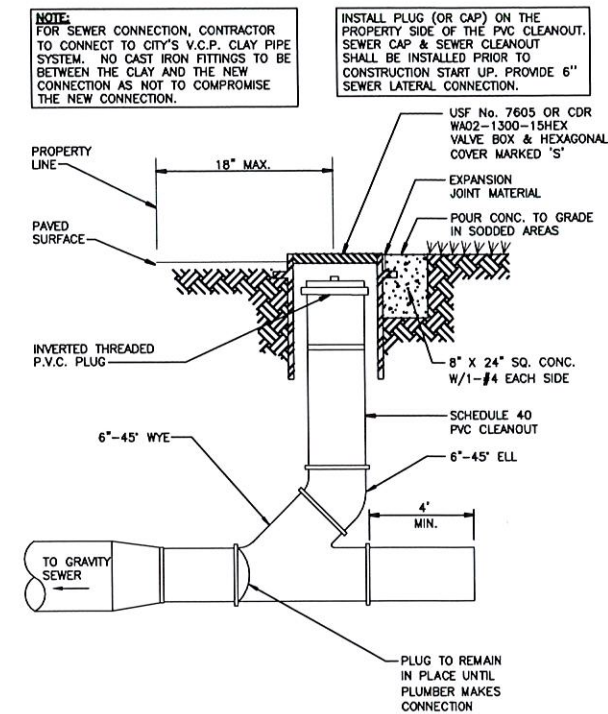
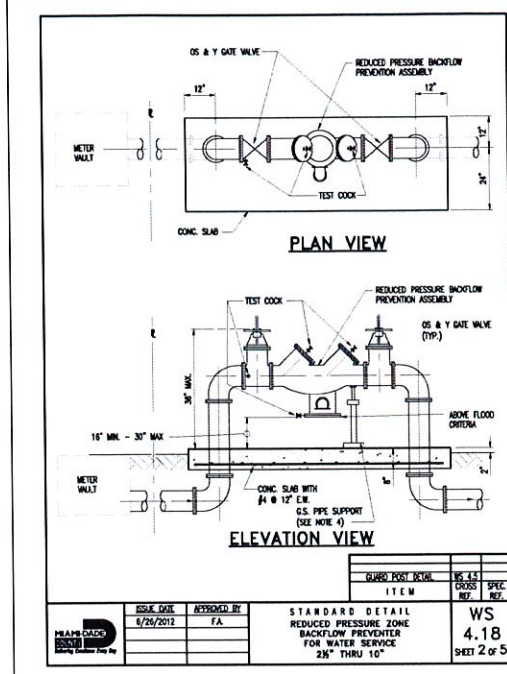
ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVEMENT MARKING &
SIGNAGE PLAN

SCALE: 1" = 10'
DATE: FEBRUARY 13, 2017
SHEET NUMBER:

C-3



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IHAF BENAYOUN FISHMAN
LICENSE NO. AR0017273

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EAST HARBOR ISLANDS, FLORIDA 33154
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C. 786.306.4353

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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.



**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.

8605 W. 41 STREET MEANS PL. #1243
DENVER CO 80244-9080 FAX 303-568-8426

STRUCTURAL ENG.:

MEP ENG:

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 3354

SIGNATURE		DATE	
NO.	REVISION	DATE	BY
DRAWING TITLE:			
DETAILS & SECTIONS			
SCALE:		DATE:	
1" = 10'		FEBRUARY 13, 2017	
SHEET NUMBER:			
C-4			
			17-03

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
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THAT BENAYOUN FISHMAN
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Reg. no. 41831

LANDSCAPE ARCH
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
8645 W. 11 STREET MIAMI FL 33141
PHONE: 305-665-7861 FAX: 305-665-7862

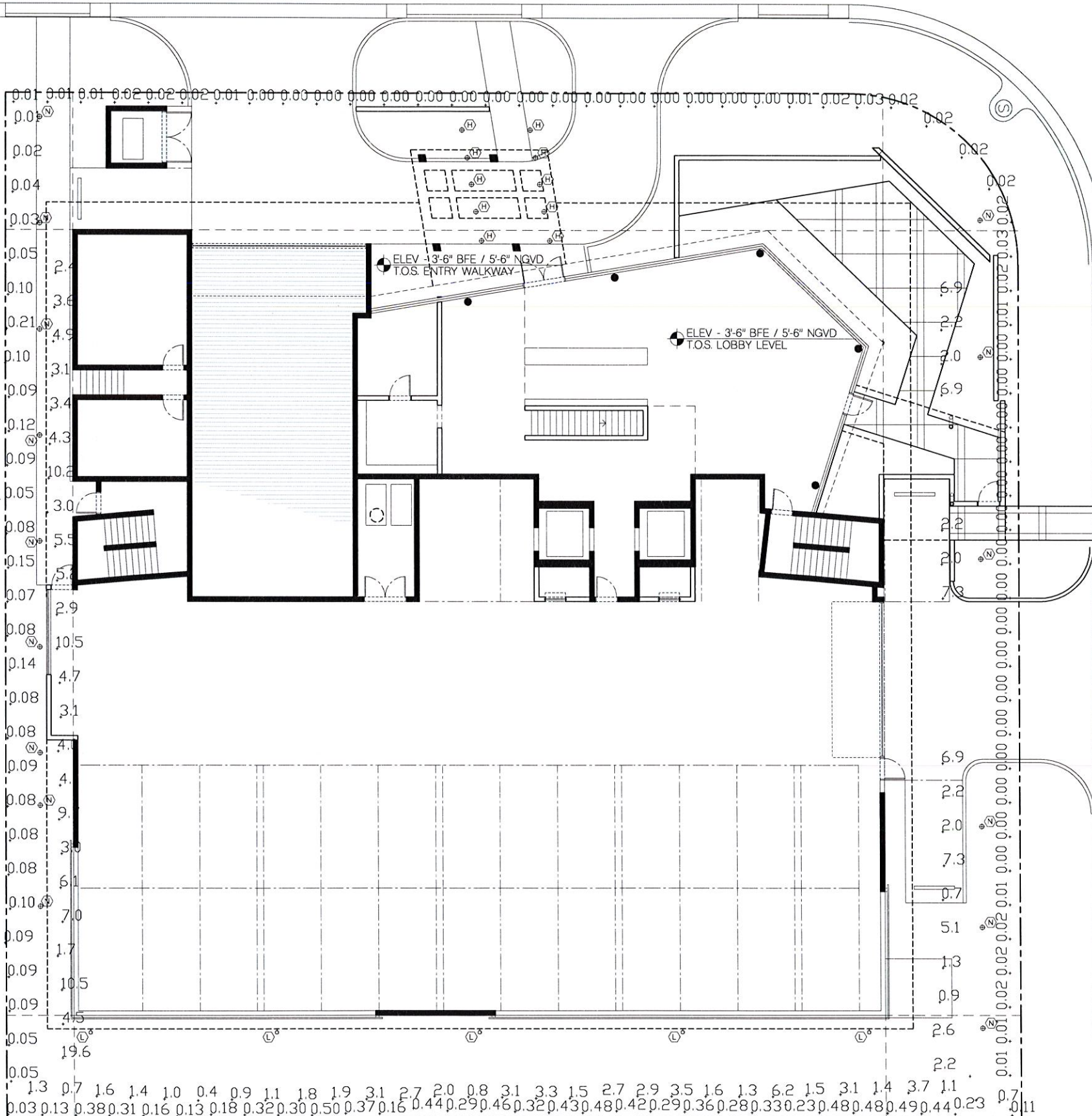
STRUCTURAL ENG.

MEP ENG.

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE
NO. REASON DATE BY

DRAWING TITLE
SITE PLAN - LEVEL 1 PHOTOMETRICS
SCALE 1/8" = 1'-0" DATE JANUARY 20, 2017
SHEET NUMBER
E-101



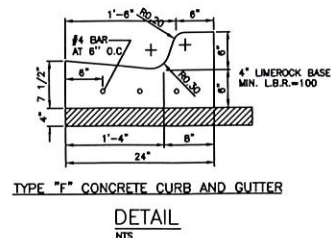
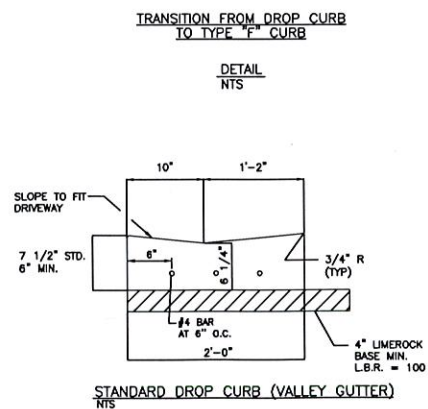
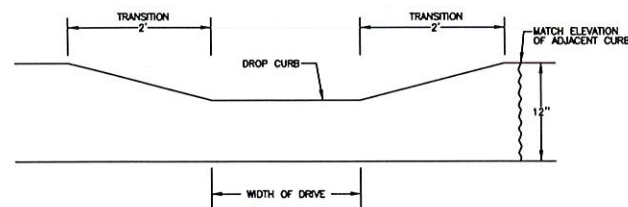
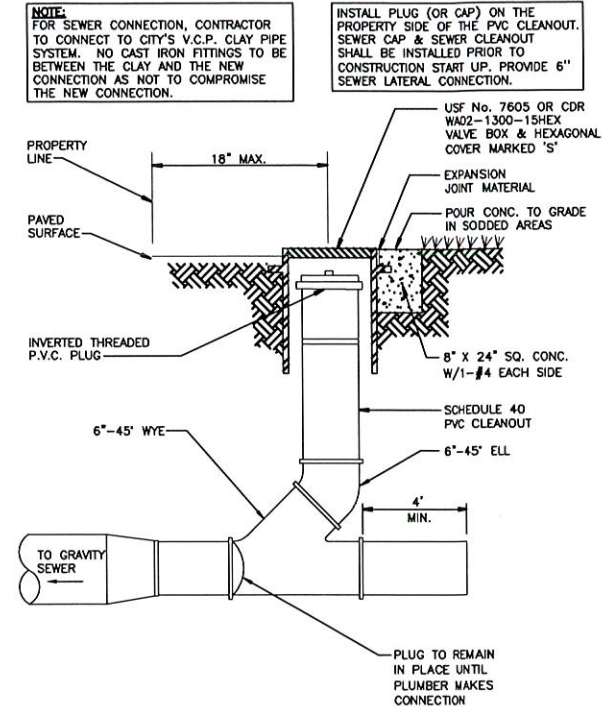
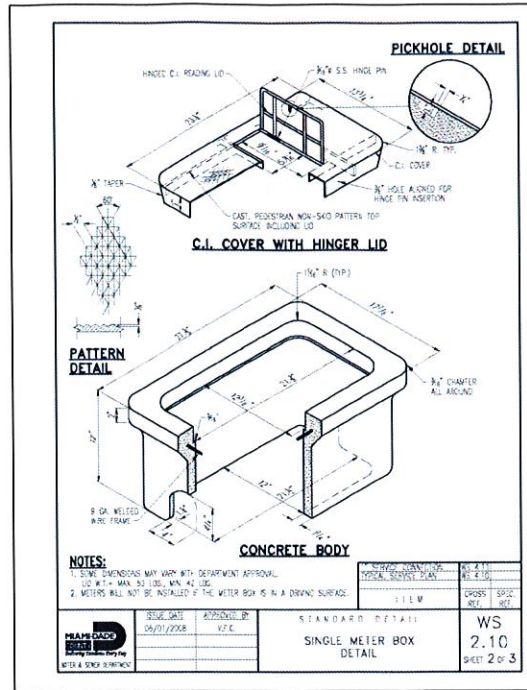
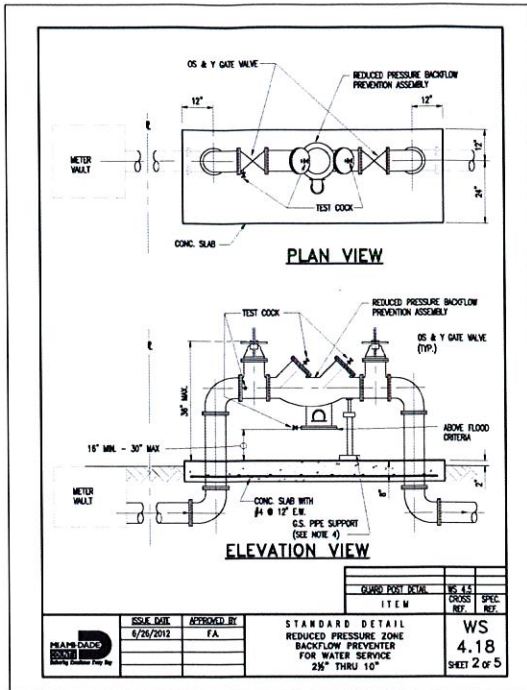
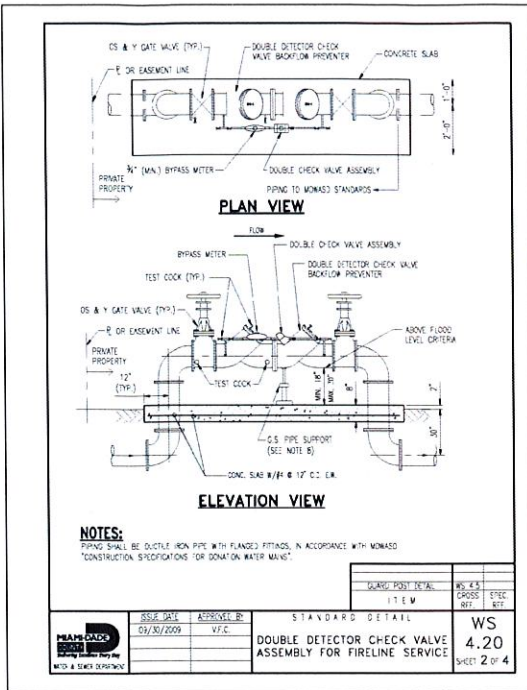
Luminaire Schedule									
Project: Bay View 102									
Symbol	Qty	Label	Description	Lumens	LLD	LDD	LLF	Lum. Watts	Total Watts
	40	LP	PATH LIGHT TWIN 20WMR16 FL 40 @ 3 FT AFG		1.000	1.000	1.000	0	0

Calculation Summary					
Project: EDGEWATER SPILL					
Label	Avg	Max	Min	Avg/Min	Max/Min
EAST PL	0.09	0.22	0.01	9.00	22.00
NORTH PL	0.31	0.50	0.03	10.33	16.67
SOUTH PL	0.01	0.03	0.00	N.A.	N.A.
WEST PL	0.08	0.21	0.01	8.00	21.00
SIDEWALK (EAST)	2.86	7.8	0.7	4.09	11.14
SIDEWALK (NORTH)	2.19	7.5	0.4	5.48	18.75
SIDEWALK (WEST)	5.71	19.6	1.7	3.36	11.53

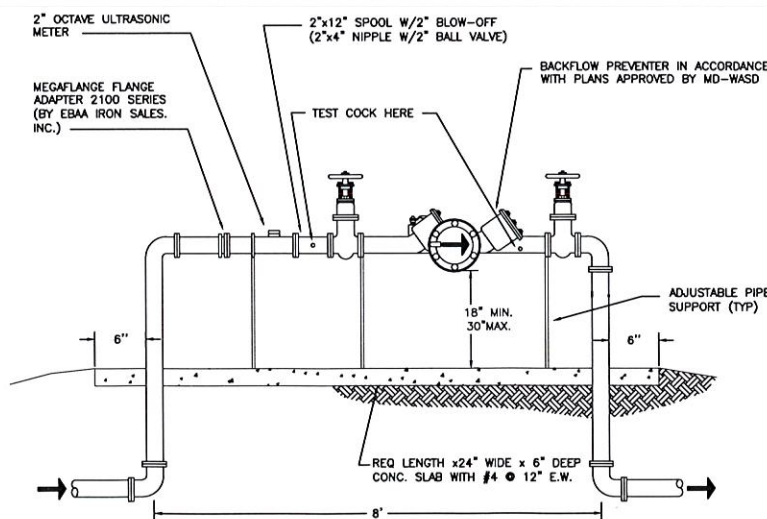
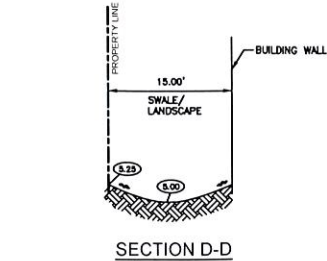
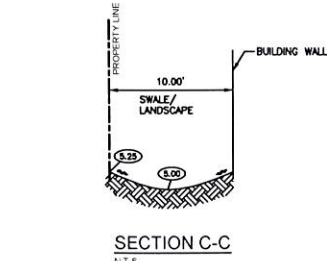
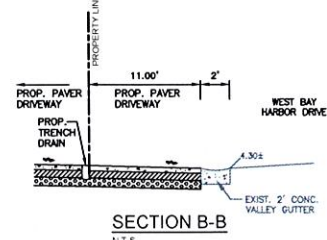
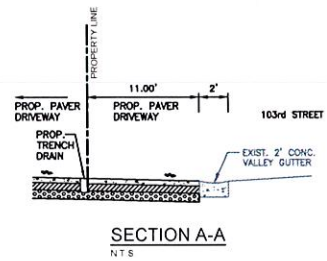


SITE PLAN - LEVEL 1 PHOTOMETRICS

SCALE 1/8" = 1'-0"

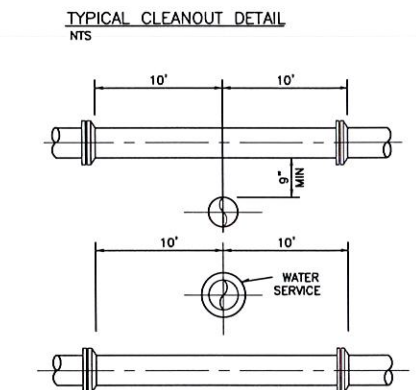


CURB NOTE:
 PROVIDE 1/2" X 18" SMOOTH DOWELS AT 12" O.C. TO CONNECT NEW CURB TO EXISTING CURB.



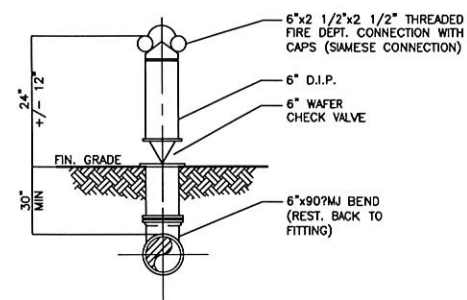
- NOTE:**
- THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18", FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
 - THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
 - ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT-OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS.
 - BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF BAY HARBOR ISLANDS. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
 - THE ASSEMBLY WILL NEED LANDSCAPING OR SCREENING WITH LANDSCAPING FOR PROTECTION.
 - IF REQUIRED GUARDPOSTS OR PROTECTIVE ENCLOSURE IS RECOMMENDED DEPENDING ON SITE CONDITIONS.
 - ALL ABOVE-GROUND PIPING TO BE FLANGED.
 - INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR TOWN APPROVAL.

2" WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL N.T.S.



- NOTES:**
- WATER SERVICES SHALL CROSS OVER SEWER LATERALS WHEREVER POSSIBLE MAINTAINING A 12-INCH COVER AND 9-INCH SEPARATION AS MINIMUM.
 - WHEREVER A WATER SERVICE CROSSES UNDER A SEWER LATERAL, OR CROSSES OVER WITH LESS THAN 8-INCHES VERTICAL SEPARATION, THEN SEWER LATERAL SHALL BE CENTERED ON CROSSING WITH NO JOINTS WITHIN 10 FEET OF THE CROSSING.
 - 3 FT. HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN UTILITIES AND ANY OBSTRUCTIONS (CATCH BASINS, CONCRETE POLES, ETC.)
 - 5 FOOT HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN UTILITIES AND TREES.

UTILITY CROSSING GENERAL REQUIREMENTS N.T.S.



FIRE DEPARTMENT CONNECTION N.T.S.

FRANKEL BENAYOUN ARCHITECTS INC.
 ARCHITECTS PLANNERS INTERIOR DESIGN

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 LICENSE NO. AR0017273

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STRUCTURAL ENG.:

MEP ENG.:

ATLANTIS
 10281 WEST BAY HARBOR DRIVE
 NEW CONDOMINIUM BUILDING
 9740-60 WEST BAY HARBOR DRIVE
 BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
DATE	BY

DRAWING TITLE:
 DETAILS & SECTIONS

SCALE: 1" = 10'
 DATE: FEBRUARY 13, 2017
 SHEET NUMBER:
C-4