

Miami Beach Club

Sales Center

Sunny Isles Beach, Florida
Progress Set of Drawings : 07-18-25



Project Development:

RELATED

2850 Tiger Tail Avenue
Miami, Florida 33133
Tel. (305) 460-9900

Architect:

COHEN, FREEDMAN, ENCINOSA & ASSOC.
ARCHITECTS, P.A.

8085 N.W. 155th. Street
Miami Lakes, Florida 33016
Tel. (305) 826-3999 Fax: (305) 826-4155

Landscape Architect:

Enea Garden Design

7500 N.E. 4th. Court, Studio 104
Miami, Florida 33138
Tel. (305) 576-6702

Civil Engineer:

Kimley-Horn

8201 Peters Road, Suite 2200
Plantation, Florida 33324
Tel. (954) 626-8818

COHEN FREEDMAN ENCINOSA & ASSOC.
Architects, P.A. AA 000079
8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999

Miami Beach Club
Sales Center
18325 Collins Avenue
Sunny Isles Beach, Florida 33160

Cover Sheet

Sandy L. Peacerman
State of Florida
Registered Architect
AR# 00181639

Arturo L. Robison
State of Florida
Registered Architect
AR# 12225

Digitally signed
by Sandy Lee
Peacerman
Date: 2026.01.23
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PERMIT SET: 00.00.25

revisions:

drawn by:

date: 07-18-25

sheet no:

A0.0

project: 4018SC

NOTES

- REFER TO CIVIL ENGINEER DRAWINGS FOR FINAL GRADING, BUILDING LOCATION, COMPLETE LEGAL DESCRIPTION, LOCATION AND DETAILS OF ALL UTILITIES SUCH AS WATER MAINS, METERS, SANITARY LATERALS, ETC.
- REFER TO M.E.P. ENGINEERS AND CIVIL ENGINEER FOR ADDITIONAL SITE DESIGN INFORMATION
- REFER TO LANDSCAPE DRAWINGS FOR DETAIL, INFORMATION OF POOL DECK, WATER FEATURE, ARRIVAL DECK, PLANTING MATERIALS, LANDSCAPE DETAILS, LIGHTING, WALKWAY/ SIDEWALK, ETC.
- FLUID APPLIED COATING AND PROTECTION BOARD ON ALL VERTICAL WALLS BELOW GRADE. (SEE DUGS, FOR ADDITIONAL LOCATIONS)
- REFER TO INTERIOR DESIGNER DWGS. FOR ADDITIONAL DESIGN INFORMATION

APPLICABLE CODES

2013 FLORIDA BUILDING CODE, 8TH EDITION WITH FLORIDA SPECIFIC AMENDMENTS
 2013 FLORIDA FIRE PREVENTION CODE, 8TH EDITION
 2011 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) LIFE SAFETY CODE
 NFPA 10 - 2018 EDITION - STANDARD FOR PORTABLE FIRE EXTINGUISHERS
 NFPA 13 - 2018 EDITION - STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS
 NFPA 14 - 2018 EDITION - STANDARD FOR INSTALLATION OF STANDPIPE AND HOSE SYSTEMS
 NFPA 20 - 2018 EDITION - STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION
 NFPA 70 - 2018 EDITION - NATIONAL ELECTRICAL CODE
 NFPA 72 - 2018 EDITION - NATIONAL FIRE ALARM CODE
 NFPA 75 - 2018 EDITION - STANDARD FOR THE PROTECTION OF INFORMATION TECHNOLOGY EQUIPMENT
 NFPA 80 - 2018 EDITION - STANDARD FOR FIRE DOORS AND OTHER OPENINGS PROTECTIVES
 ASME A17.1 - 2014 - SAFETY CODE FOR ELEVATORS AND ESCALATORS
 THE FLORIDA ACCESSIBILITY CODE - CHAPTER 11, FEB 2013 EDITION
 AMERICANS WITH DISABILITIES ACT (ADA) 2010 EDITION (ANSI 1171)

Should conflicts arise between codes the General Contractor shall comply with the most stringent requirement or shall receive written authorization from the Building Official for compliance.

Construction Type IIB - Building is to be fully sprinklered.
 Type of Occupancy for scope of work is Business Group B.

BUILDING DATA

(Total Lot Area: 106,979 Sq. Ft.)			
Building Foot Print (Lot Coverage: 60%)	Allowable	Provided	
Proposed New Building (Sales Center)		4,480 sq. ft.	
Existing Buildings (Sales Center)		11,606 sq. ft.	
Total	64,187 Sq. Ft.	16,086 sq. ft.	15%

Building F.A.R. (2.50)			
	Allowable	Provided	
64,187 sq. ft. (2.50)	160,467.50 sq. ft.	16,086 sq. ft.	

OPEN SPACE

(Total Lot Area: 106,979 Sq. Ft.)		
	Required	Provided
Total Open Space (40% Minimum)	42,791.6 sq. ft.	
	Total Open Space: 88,746 sq. ft.	83%

LOT COVERAGE

(Total Lot Area: 106,979 Sq. Ft.)		
	Required	Provided
(Exist. Bldg.) 11,606 + (New Bldg.) 6,627 = 18,233		
	Total Lot Coverage: 18,233 sq. ft.	17%

PARKING CALCULATIONS

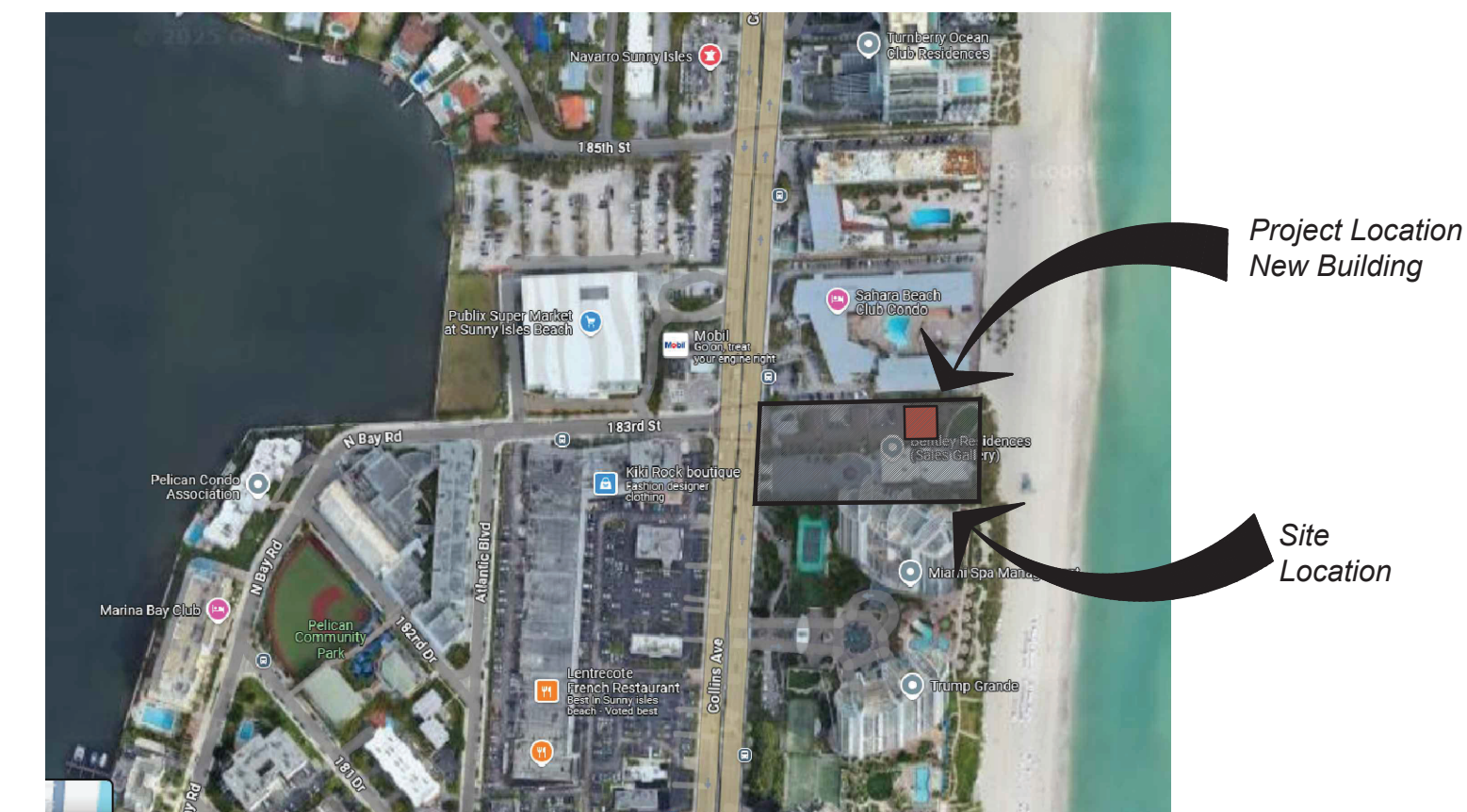
	Required	Provided
Business = 1/300 sq. ft. 4,480 sq. ft. /300	15	11 Including 1 HC (New)
Business = 1/300 sq. ft. 5,350 sq. ft. /300	18	27 Including 2 HC (Existing)
Total	33	38 Including 3 HC

LEGAL DESCRIPTION:

The North 200 feet of Tract "O", NORTH BISCAYNE BEACH AMENDED, according to the Plat thereof recorded in Plat Book 44, at Page 42, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 52 South, Range 42 East, City of Sunny Isles Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- The approximate Mean High Water Line shown herein, was determined by a linear interpolation between the MHW elevations of Florida Department of Environmental Protection, Point Identification Numbers (PIN) 100808 and 872-3080. This site is outside the 1/2 mile requirement for holding either said PIN, and therefore the MHW shown herein is approximate and does not comply to Chapter 177, Part II, Florida Statutes.
- Lands shown herein were not abstracted for easements and/or rights-of-way of records.
- Bearings herein are referred to an assumed value of N 03°01'34" E for the East right of way line of Collins Avenue, and evidenced by a found nail & disks.
- Elevations shown herein are relative to the North American Vertical Datum of 1988, based on Miami-Dade County Bench Mark No. H-004, Elevation +4.88 (+6.45 N.G.V.D.) Located by brass disk at the N.W. corner of the intersection of State Road A-1-A and N.E. 183rd Street.
- Lands shown herein are located within an area having a Zone Designation of X, AE (EL 9), AE (EL 11) per Letter of Map Amendment Determination Document (Removal) issued by the Federal Emergency Management Agency (FEMA) with effective date of 5/5/17, Case No. 16-04-0613P, for Flood Insurance Rate Map No. 120660153L, Community No. 120688, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Improvements shown beyond the (scope/limits) of this Boundary & Topographic survey may not be current or located.
- Dimensions indicated herein are field measured by electronic measurement, unless otherwise noted.
- Lands shown herein containing 106,979 square feet, or 2,456 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown herein or smaller.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown herein were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown herein furnished by client and no claims as to ownership are made or implied.



North
 Location Map
 Scale: N.T.S.

BENTLEY APPROVED SALES CENTER - PARKING CALCULATIONS

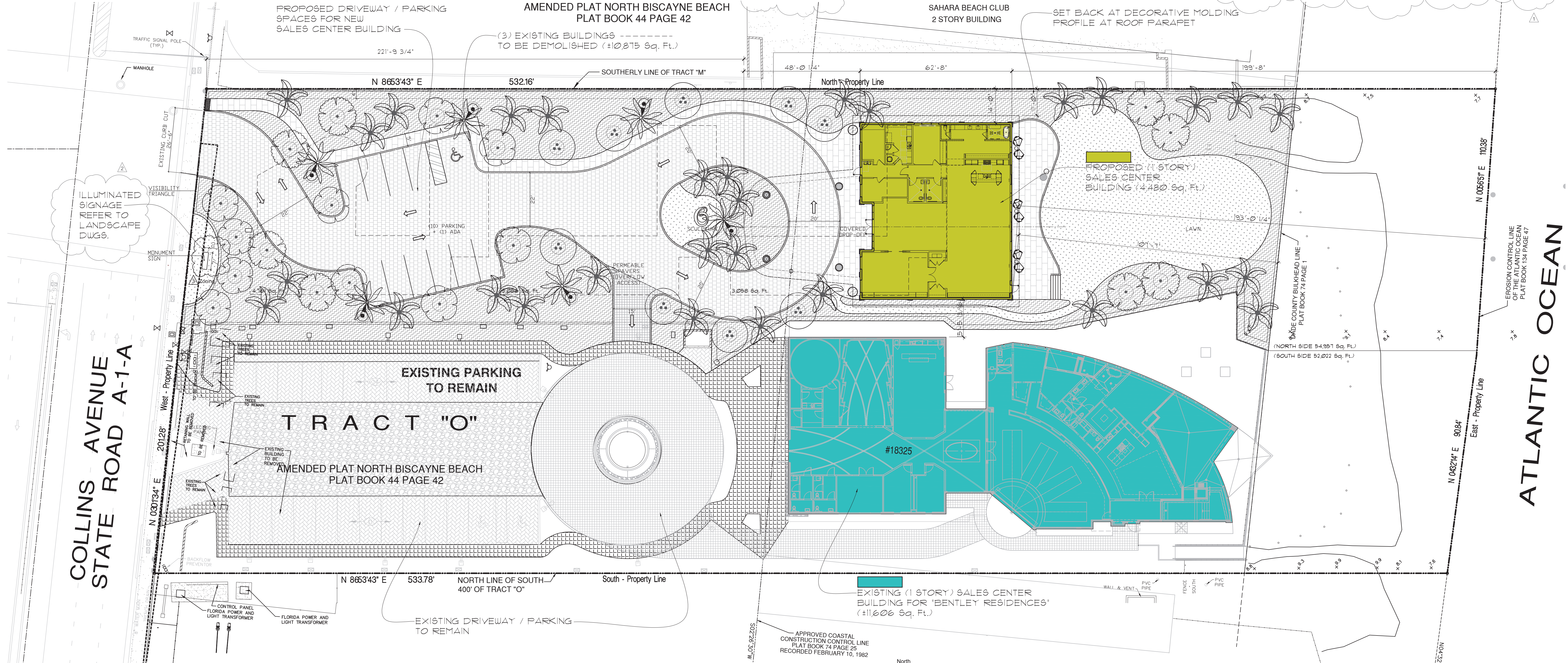
Parking for renovated occupied sales offices	Required	Provided (existing)
Business = 1/300 sq. ft. - 5,350 sq. ft. /300	18	27 including 2 HC
(5,043 Sq. Ft.) New model unit building is for show and walk-through only will not be otherwise occupied		
Existing parking for 3 existing buildings on North portion of lot remains at 22.		

ZONING DATA: MU-R

Lot Area	106,979 sq. ft. or 2.456 Acres	
Setbacks	Required	Provided
Front:	75' - 0"	221'-9 3/4" (Covered drop-off)
Sides:	20' - 0"	14'-0" / 11'-0" (North Side)
Rear:	Bulkhead line or 20' - 0" from the property line, whichever is closer to Collins Ave.	Bulk head line
Height	Required	Provided
	N/A	19'-4" (Refer to building Elev.)

A variance will be required for the North side setback

Existing to Remain from Bentley Sales Center



North
 Overall - Site Plan
 Scale: 1"=20'-0"

COHEN FREEDMAN ENCINOSA & ASSOC.
 Architects, PA
 8085 N.W. 155th Street
 Sunny Isles Beach, Florida 33161
 305 826 3999

Miami Beach Club Sales Center
 18325 Collins Avenue
 Sunny Isles Beach, Florida 33160

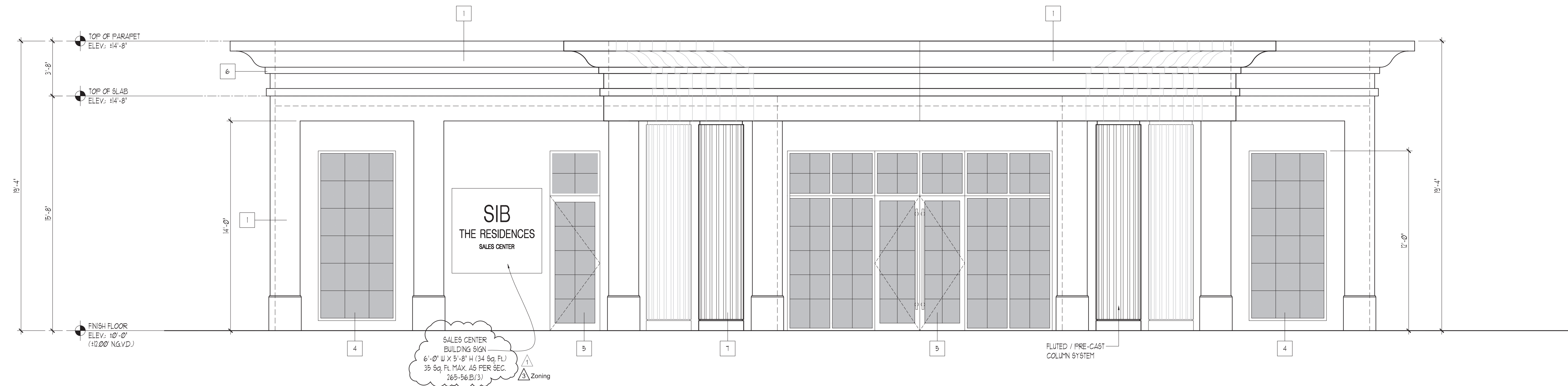
Sandy L. Peaceman
 State of Florida
 Registered Architect
 AR# 0016169

Arturo L. Robison
 State of Florida
 Registered Architect
 AR# 12225

Digitally signed by Sandy Lee Peaceman
 Date: 2026.01.23 10:10:46-0500

PERMIT SET: 00.00.25
 revision:
 11-14-25 Site Plan Comments CFE
 12-15-25 Zoning Comments CFE
 01-14-26 Zoning Comments CFE

drawn by:
 date: 07-18-25
 sheet no: **A0.1**
 project: 4018SC



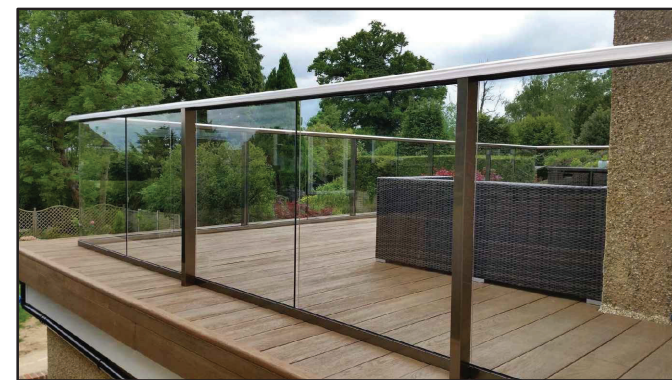
WEST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

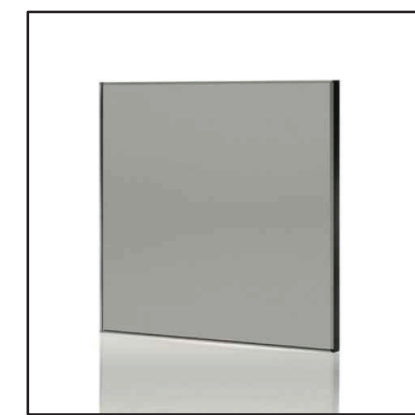
STUCCO FINISH
SW9109 NATURAL LINEN



GLASS RAILING



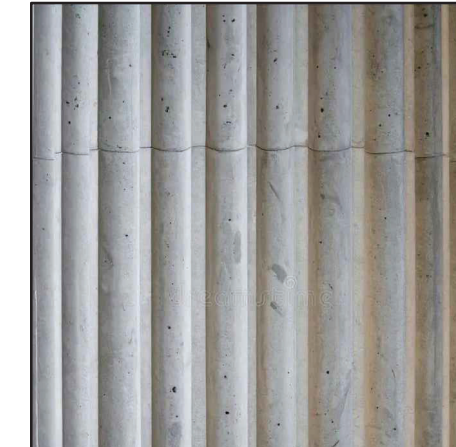
TINTED GLASS



STOREFRONT
GLASS



PRECAST FLUTED
PANELS



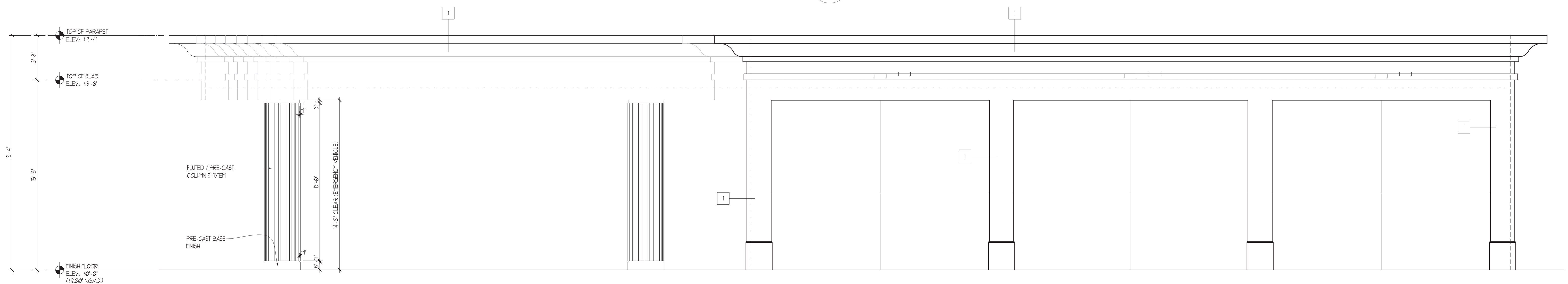
NOTES:

CONTROL JOINT APPLICATION AS PER:

1. ASTM C 1063-03 'STANDARD SPECIFICATION FOR INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER' PROVIDES GUIDELINES FOR INSTALLING AND LOCATING JOINTS. THESE INCLUDE:
 - a. THE SIZE OF STUCCO AREA SHOULD NOT BE MORE THAN 144 SQ. FT.
 - b. THE DISTANCE BETWEEN JOINTS SHOULD NOT EXCEED 18 FT. IN EITHER DIRECTION.
 - c. THE PANELS SHOULD NOT EXCEED A 25 TO 1 RATIO.
2. ASTM C926-98a (RE-APPROVED 2009) 'STANDARD SPECIFICATION FOR APPLICATION OF PORTLAND CEMENT-BASED PLASTER' STATES THAT A GROOVE OR CUT IN THE PLASTER ONLY 'SHALL NOT BE CONSIDERED A CONTROL OR EXPANSION JOINT'.

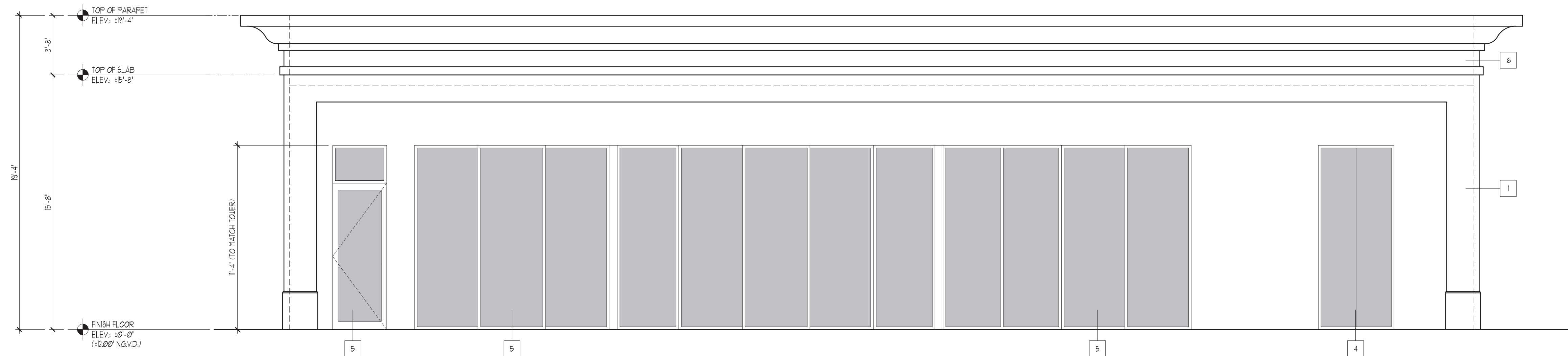
ELEVATION KEY NOTES:

1. SMOOTH STUCCO FINISH / PAINTED
2. STUCCO CONTROL LINE
3. GLASS RAILING SYSTEM (ESP FINISH)
4. GLASS WINDOW SYSTEM (ALUM. KYNAR FINISH AND LAMINATED IMPACT RESISTANCE GLASS)
5. GLASS DOOR / SLIDING GLASS DOOR SYSTEM (ALUM. KYNAR FINISH AND LAMINATED IMPACT RESISTANCE GLASS)
6. DECORATIVE PRE-FAB POLYSTYRENE MOULDING WITH STUCCO FINISH
7. DECORATIVE PRE-CAST FLUTED COLUMN
8. SS. ROOF SCUPPERS (SEE ROOF PLAN FOR LOCATIONS)



SOUTH BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



 EAST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

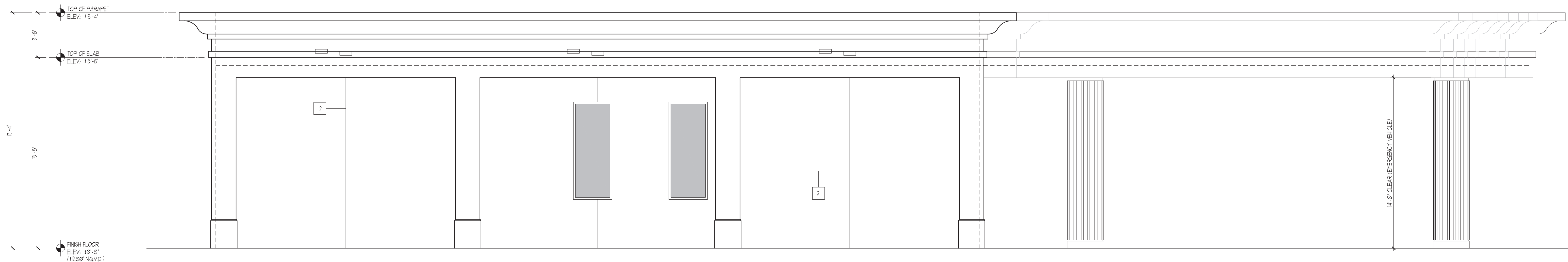
NOTES:

CONTROL JOINT APPLICATION AS PER:

1. ASTM C 1063-02 'STANDARD SPECIFICATION FOR INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND
2. EXTERIOR PORTLAND CEMENT-BASED PLASTER' PROVIDES GUIDELINES FOR INSTALLING AND LOCATING JOINTS. THESE INCLUDE:
 - a. THE SIZE OF STUCCO AREA SHOULD NOT BE MORE THAN 144 SQ. FT.
 - b. THE DISTANCE BETWEEN JOINTS SHOULD NOT EXCEED 18 FT. IN EITHER DIRECTION.
 - c. THE PANELS SHOULD NOT EXCEED A 25 TO 1 RATIO.
2. ASTM C926-98a (RE-APPROVED 2005) 'STANDARD SPECIFICATION FOR APPLICATION OF PORTLAND CEMENT-BASED PLASTER' STATES THAT A GROOVE OR CUT IN THE PLASTER ONLY 'SHALL NOT BE CONSIDERED A CONTROL OR EXPANSION JOINT'.

ELEVATION KEY NOTES:

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6. DECORATIVE PRE-CAST FLUTED COLUMN
7. DECORATIVE PRE-CAST FLUTED COLUMN
8. SS. ROOF SCUPPERS (SEE ROOF PLAN FOR LOCATIONS)



 NORTH BUILDING ELEVATION

SCALE: 1/4" = 1'-0"