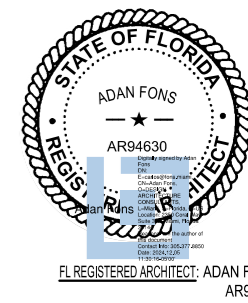


# TEMPORARY STRUCTURE FOR THE ST. REGIS SALES CENTER LOCATED AT 18590 COLLINS AVENUE SUNNY ISLES BEACH, FLORIDA 33160



TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF SUNNY ISLES BEACH AND IN ACCORDANCE WITH 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

## Temporary Structure for the St. Regis Sales Center

LOCATED AT  
18590 COLLINS AVENUE  
SUNNY ISLES BEACH, FLORIDA 33160

KEY PLAN:

ISSUE RECORD:  
12-06-24 DRC SET

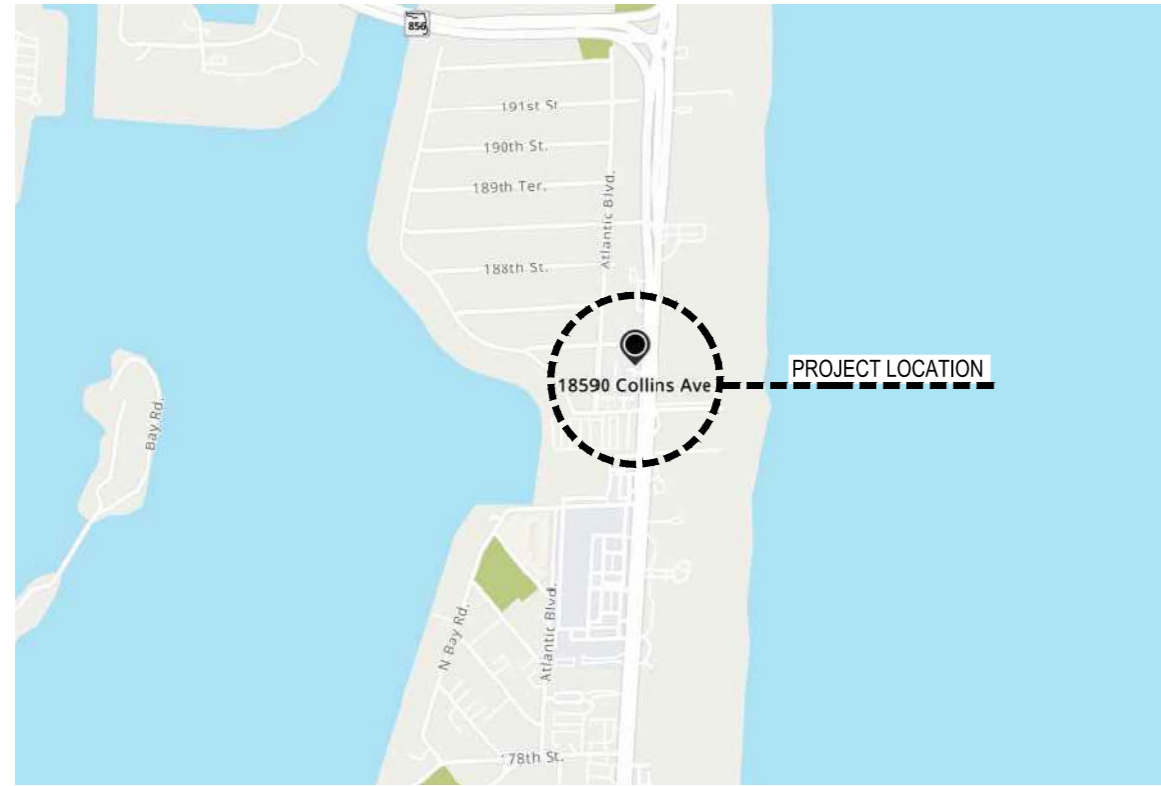
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SHEET TITLE

**COVER SHEET:  
GENERAL NOTES  
SCOPE OF WORK,  
BUILDING &  
PROJECT DATA,  
LIST OF DRAWINGS**

SHEET No.  
**A0.00**



1  
A0.00  
**VICINITY MAP**



2  
A0.00  
**LOCATION MAP**

### SCOPE OF WORK

PREPARE SITE AND LAYOUT UTILITIES FOR THE INSTALLATION / CONSTRUCTION OF A TEMPORARY PRE-FABRICATED STRUCTURE FOR THE OFFICES OF A NEW SALES CENTER. THE PREFABRICATED STRUCTURE WILL BE PERMITTED BY OTHERS.

### LIST OF DRAWINGS

#### ARCHITECTURAL

- A0.00 SCOPE OF WORK, PROJECT DATA, SITE PLAN, LIST OF DRAWINGS & GENERAL NOTES
- A1.01 SITE PLAN, ADA SITE ACCESS DIAGRAM & SETBACK DIAGRAM
- A2.01 FLOOR PLAN
- A3.01 NORTH & SOUTH ELEVATIONS
- A3.02 EAST & WEST ELEVATIONS
- A3.03 COLLINS AV AND 186TH ST RENDER
- BOUNDARY AND TOPOGRAPHIC SURVEY
- L5-1-01 PROPOSED TREE PLAN
- L5-3-01 PLANTING ELEVATIONS (NORTH / EAST / SOUTH)
- L5-3-02 PLANTING ELEVATIONS (WEST)

### ZONING REQUIREMENT NOTES

1. 20% OF THE OPEN LOT AREA MUST INCORPORATE LANDSCAPE, PEDESTRIAN WALKWAYS, COURTYARDS, STREET FURNITURE, LIGHTING AND PLANTING.
2. PROPERTIES ABUTTING COLLINS AVENUE MUST INCLUDE A 10-FT EASEMENT WITHIN THE REQUIRED FRONT SETBACK.
3. SIGNAGE:
  - TO BE SUBMITTED UNDER SEPARATE PERMIT.
  - THE MAXIMUM SIGN AREA IS 78 S.F.
  - MAXIMUM SIGN HEIGHT IS 15 FT INCLUDING 2 FT MIN. PEDESTAL HEIGHT
  - THE SETBACK SHALL BE 6FT FROM THE RIGHT-OF-WAY AND 20 FT FROM SIDE PROPERTY.
  - ILLUMINATION: ONLY INTERNALLY ILLUMINATED OR INTERNALLY ILLUMINATED SIGN LETTER/LOGOS. LOGOS MAY COVER A MAXIMUM OF 25% OF THE SIGN AREA.
4. WALL SIGN: MAXIMUM 35 S.F. (UNDER SEPARATE PERMIT)
5. FENCE: ON NON-RESIDENTIAL AREAS HEIGHT SHALL NOT EXCEED 8 FEET IN HEIGHT
6. EXTERIOR PAINT COLORS TO BE SUBMITTED FOR CITY FOR REVIEW.

#### BUILDING & ZONING DATA

|                                      |   |                              |
|--------------------------------------|---|------------------------------|
| MUNICIPALITY:                        | CITY OF SUNNY ISLES BEACH   |                              |
| ZONING DISTRICT:                     | B-1 (NEIGHBORHOOD BUSINESS)   |                              |
| OCCUPANCY CLASSIFICATION:            | BUSINESS GROUP B (OFFICE) - FBC 309   |                              |
| CONSTRUCTION TYPE                    | TYPE IIB - UNPROTECTED  |                              |
| LOT AREA:                            | 16,970 S.F.   |                              |
| LOT COVERAGE (80% MAX):              | Req'd = 13,576 S.F. (80% Max.)  | Proposed = 11,071 S.F. (65%) |
|                                      | 6,377 S.F. bldg. footprint<br>4,694 S.F. Parking Area<br>11,071 S.F. Total (65%)  |                              |
| LANDSCAPE OPEN SPACE (20% Min.)      | Req'd = 3,394 (20% - MIN)   | Proposed = 3,512 (21%)       |
| PARKING SPACES (1/300 S.F. of G.F.A) | Req'd = 20 (Min.)   | Proposed = 20                |
|                                      | OFFICE G.F.A. = 6,014 S.F.<br>6,014 S.F. /300 = 20 Spaces Req'd<br>= 10 Spaces Proposed (On-site)<br>= *10 Spaces (Valet Parking - Offsite) |                              |

\* Variance Required for Offsite Valet parking

#### COMMERCIAL - ZONING DATA TABLE

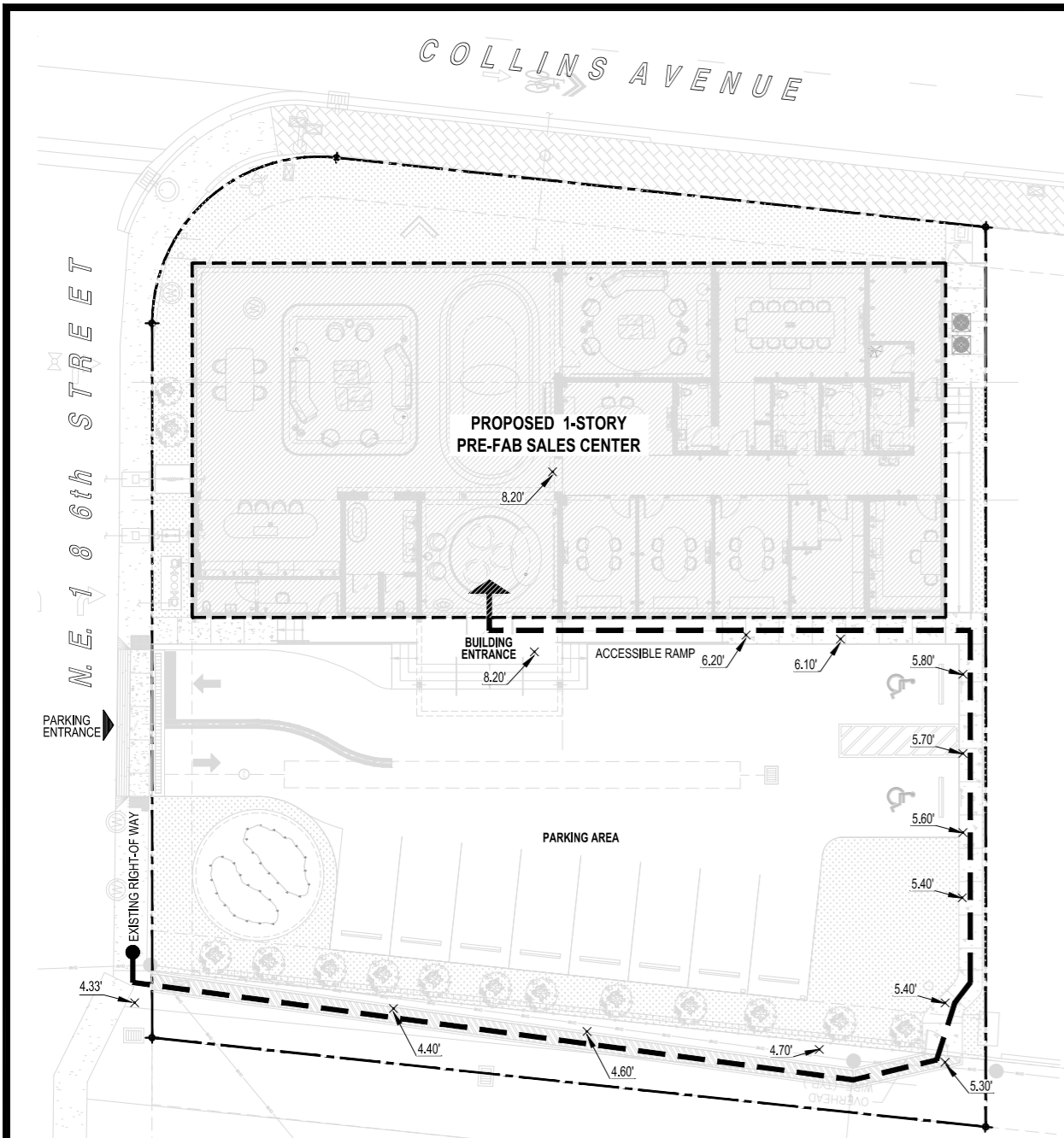
| Item # | PROJECT INFORMATION   |   |                      |                             |   |             |
|--------|---|---|----------------------|-----------------------------|---|-------------|
| 1.     | Address   | 18590 COLLINS AVENUE, SUNNY ISLES BEACH, FL 33160 | Folio Number:        | 31-2202-006-0050            | Year Built:                             | N/A         |
| 2.     | Board file number(s), Determination of Architectural Significance:                                      |   |                      |                             | Lot area:                               | 16,970 S.F. |
| 3.     | Located within a Local Historic District (Yes or No):   | No  | Zoning District:     | B-1 (Neighborhood Business) | Lot Width:                              | 125.75 Feet |
| 4.     | Individual Historic Site (Yes or No):   | No  |                      |                             | Lot Depth:                              | 135.06 Feet |
| 5.     | Base Flood Elevation:   | +7.00 NGVD  | Grade Value in NGVD: |                             | Varies: +4.3 (Lowest)<br>+6.2 (Highest) |             |
| 6.     | Adjusted grade (BFE+ Grade (2))   | N/A   | Free board:          |                             | +12 inches                              |             |
| 7.     | Proposed Use:   | Commercial (Temp. Sales Center Office)            |                      |                             |   |             |
| 8.     | Proposed Accessory Use:   | N/A   |                      |                             |   |             |
| 9.     | Signed and Sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan): |   |                      |                             |   |             |

| ZONING INFORMATION / CALCULATION |   | Required                   | Existing   | Proposed                      | Deficiencies    |
|----------------------------------|---|----------------------------|------------|-------------------------------|-----------------|
| 13.                              | Floor Area Ratio (FAR)                          | 2.0 (Max)<br>(33,940 S.F.) | Vacant Lot | 0.1987<br>(6,337 S.F.)        | -               |
| 14.                              | Building Height                                 | 55'-0" (Max.)              | -          | 15'-4"                        | -               |
| 15.                              | At grade parking lot on same lot                |                            |            |                               |                 |
|                                  | a. Front Setbacks                               | 40 feet (Collins Ave.)     | -          | Varies (See Site Plan)        | *non-conforming |
|                                  | b. Side Interior Setback                        | 15 feet                    | -          | 6 feet                        | *non-conforming |
|                                  | c. Side Interior Setback                        | 15 feet                    | -          | 6 feet                        | *non-conforming |
|                                  | d. Rear Setback                                 | 15 feet                    | -          | Varies (See Site Plan)        |                 |
| 16.                              | Subterranean, Pedestal & Tower (Non-Oceanfront) | N/Required                 | Existing   | Proposed                      | Deficiencies    |
|                                  | a. Front Setbacks                               | N/A                        | N/A        | N/A                           | N/A             |
|                                  | b. Side Interior Setback                        | N/A                        | N/A        | N/A                           | N/A             |
|                                  | c. Side Interior Setback                        | N/A                        | N/A        | N/A                           | N/A             |
|                                  | d. Rear Setback                                 | N/A                        | N/A        | N/A                           | N/A             |
| 17.                              | Subterranean, Pedestal & Tower (Non-Oceanfront) | Required                   | Existing   | Proposed                      | Deficiencies    |
|                                  | a. Front Setbacks                               | N/A                        | N/A        | N/A                           | N/A             |
|                                  | b. Side Interior Setback                        | N/A                        | N/A        | N/A                           | N/A             |
|                                  | c. Side Interior Setback                        | N/A                        | N/A        | N/A                           | N/A             |
|                                  | d. Rear Setback                                 | N/A                        | N/A        | N/A                           | N/A             |
| 18.                              | Minimum Apartment Unit Size                     | Required                   | Existing   | Proposed                      | Deficiencies    |
|                                  | a. New Construction                             | N/A                        | N/A        | N/A                           | N/A             |
|                                  | b. Rehabilitated Building                       | N/A                        | N/A        | N/A                           | N/A             |
|                                  | c. Hotel Unit                                   | N/A                        | N/A        | N/A                           | N/A             |
| 19.                              | Average Apartment Unit Size                     | Required                   | Existing   | Proposed                      | Deficiencies    |
|                                  | a. New Construction                             | N/A                        | N/A        | N/A                           | N/A             |
|                                  | b. Rehabilitated Building                       | N/A                        | N/A        | N/A                           | N/A             |
|                                  | c. Hotel Unit                                   | N/A                        | N/A        | N/A                           | N/A             |
| 20.                              | Required Open-Space ratio (RPS, CPS)            | 20% (min.)                 | -          | 21%                           |                 |
| 21.                              | Parking   | 20                         | -          | 10 (On-Site)<br>10 (Off-Site) | *non-conforming |
| 22.                              | Loading   | N/A                        | N/A        | N/A                           | N/A             |

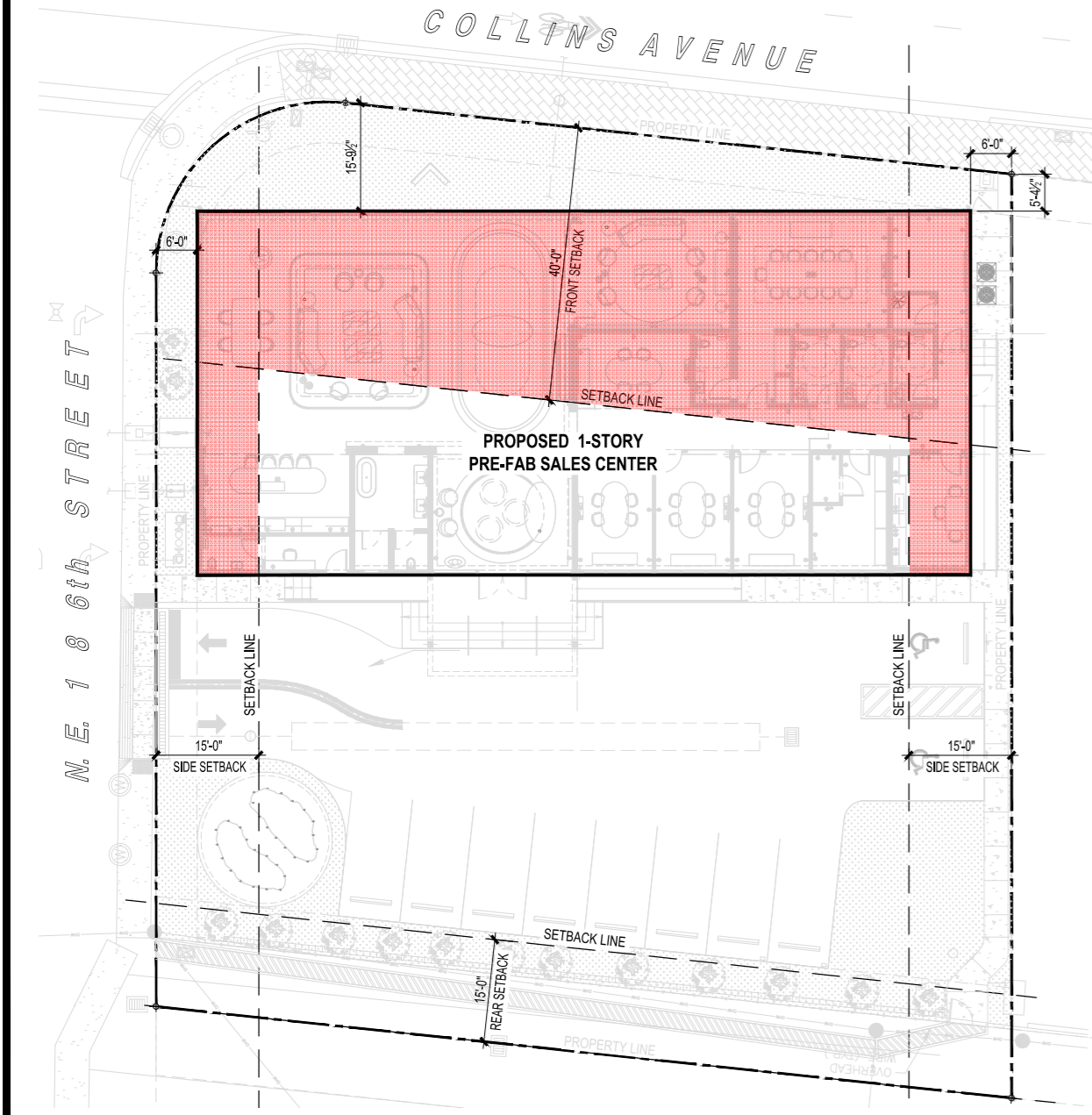
\* Variance Required non-conforming setback for Temp. Structure & Off-site parking

### GENERAL NOTES

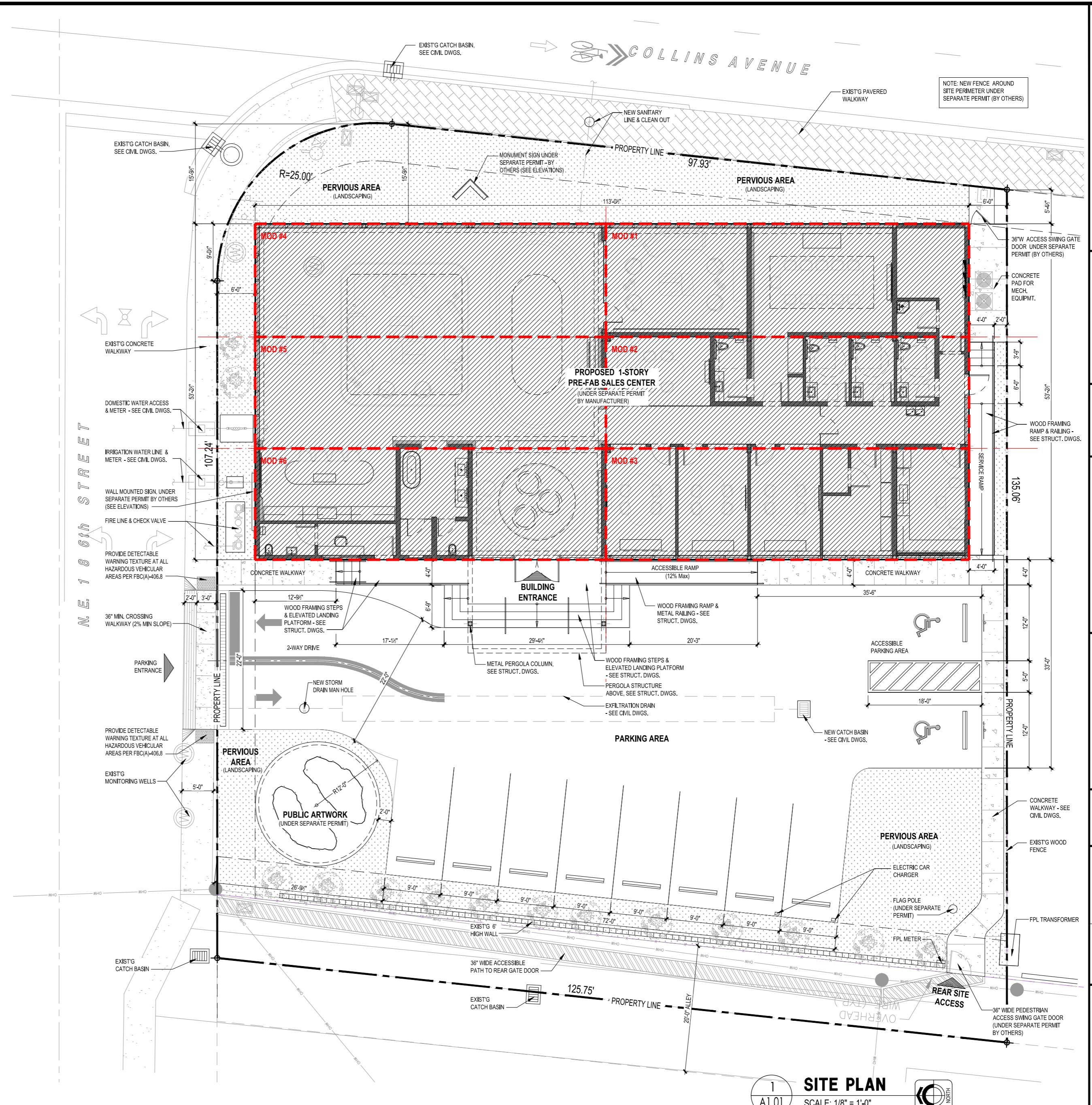
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE FBC 2023 (8th EDITION) AND ANY OTHER APPLICABLE CODES OR ORDINANCES AS WELL AS THE 2023 FLORIDA FIRE PREVENTION CODE (8th EDITION), AND NFPA 101.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, ERROR OR OMISSIONS ENCOUNTERED ON PLANS. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER TRADES AND THEIR WORK TO ENSURE COMPLIANCE WITH THE DRAWINGS.
4. PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND FEES (INCLUDING BUILDING PERMIT) REQUIRED TO COMPLETE THE PROJECT AND OBTAIN A CERTIFICATE OF OCCUPANCY.
5. QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AND BE INSURED.
6. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDING FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.
7. WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURERS SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.
8. GENERAL CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS AND EQUIPMENT ( UNLESS OTHERWISE NOTED ) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.
9. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.
10. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY, ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, FIXTURES WASHED AND ALL LABELS REMOVED.



**2 ADA-SITE ACCESS DIAGRAM**  
**FROM RIGHT-OF-WAY**  
 SCALE: 1/16" = 1'-0"



**3 SETBACK DIAGRAM**  
 SCALE: 1/16" = 1'-0"



**1 SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**DESIGN + ARCHITECTURE CONSULTANTS**  
**DAC**  
 2350 CORAL WAY, SUITE 1302, MIAMI, FL 33145  
 P: 305-371-8880  
 A22603917  
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STATE OF FLORIDA  
 REGISTRY  
 ADAN FONS  
 AR94630  
 FL REGISTERED ARCHITECT: ADAN FONS  
 AR94630

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF SUNNY ISLES BEACH AND IN ACCORDANCE WITH 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.

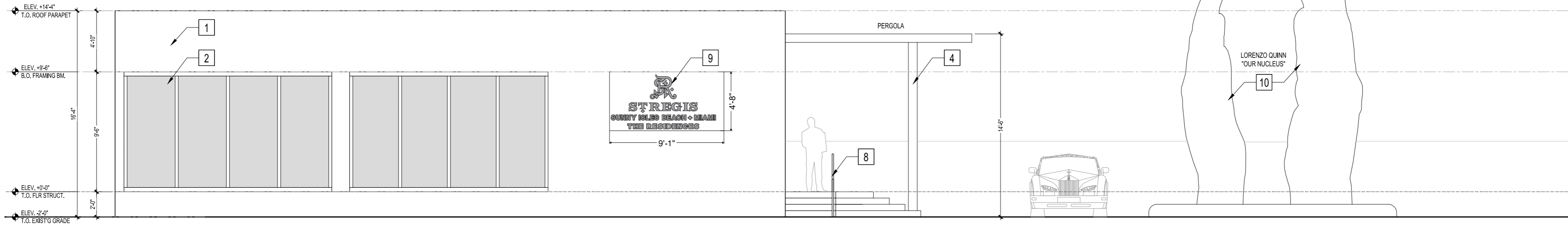
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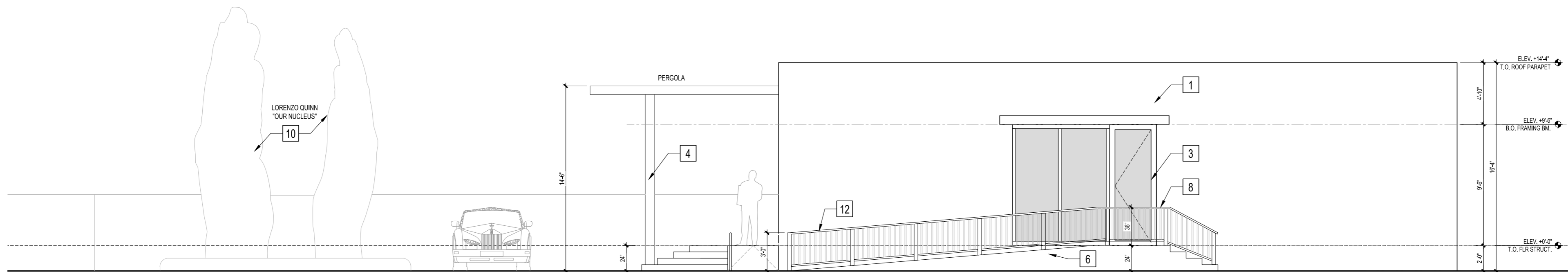
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 CADD File:

SHEET TITLE  
**SITE PLAN, ADA SITE ACCESS DIAGRAM & SETBACK DIAGRAM**  
 SHEET No.  
**A1.01**  
 DRC SET 12-06-24

North sign (186th st) St Regis Residences sign(109" x 57") 43 sq ft



**1 NORTH ELEVATION**  
A3.01 SCALE: 1/4" = 1'-0"



**2 SOUTH ELEVATION**  
A3.01 SCALE: 1/4" = 1'-0"

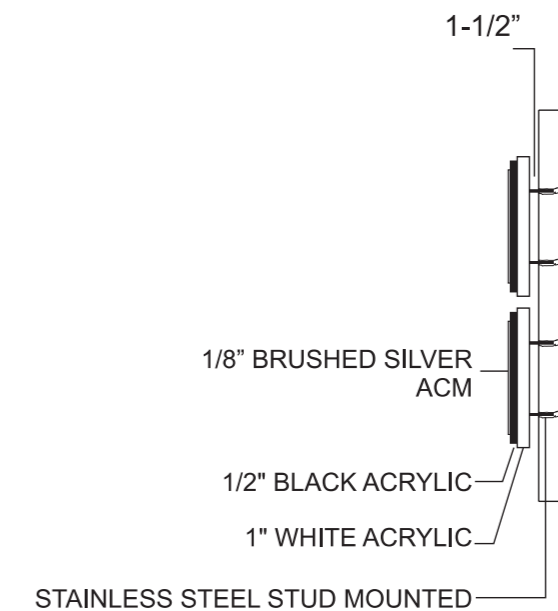
**ELEVATION KEY NOTES**

- 1 STUCCO WALL FINISH (BEIGE PAINT COLOR AS SELECTED BY OWNER)
- 2 ALUMINUM / GLASS STOREFRONT WINDOW SYSTEM (BY MODULAR BUILDING SYSTEM MFR)
- 3 NEW ALUMINUM / GLASS DOOR SYSTEM (BY MODULAR BUILDING SYSTEM MFR)
- 4 ALUMINUM PERGOLA - SEE STRUCT. DWGS
- 5 WOOD FRAMING STEPS WITH SLIP RESISTANT STONE FINISH AS SELECTED BY OWNER
- 6 WOOD FRAMING RAMP - SEE FLOOR PLAN
- 7 WOOD FRAMING LANDING - SEE FLOOR PLAN
- 8 36" HIGH GUARD RAIL - SEE FLOOR PLAN & STRUCT. DWGS.
- 9 WALL MOUNTED SIGNAGE WITH EXTERIOR ACRYLIC BACK-LIT SIGN (BRUSHED SILVER FACE) - UNDER SEPARATE PERMIT - BY OTHERS. SEE DETAIL.
- 10 PUBLIC ARTWORK - SEE SITE PLAN (UNDER SEPARATE PERMIT BY OTHERS)
- 11 PROVIDE MIN. 12" HANDRAIL EXTENSION AS NOTED
- 12 36" HIGH CONT. WOOD RAILING - SEE FLOOR PLAN & STRUCT. DWGS.
- 13 MONUMENT SIGN (UNDER SEPARATE PERMIT) - SHOWN FOR REFERENCE ONLY

**9 WALL MOUNTED SIGNAGE DETAIL:**



- 1/8" BRUSHED SILVER ACM
- 1/2" BLACK ACRYLIC
- 1" WHITE ACRYLIC



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**NORTH & SOUTH ELEVATIONS**

SHEET No.

**A3.01**

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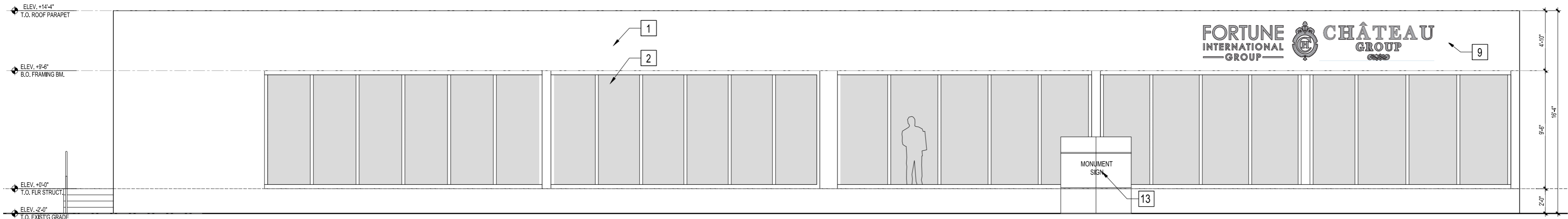
SHEET TITLE

**EAST & WEST ELEVATIONS**

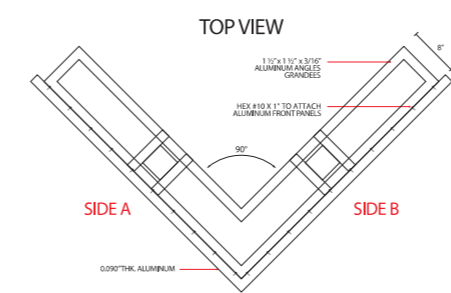
SHEET No.

**A3.02**

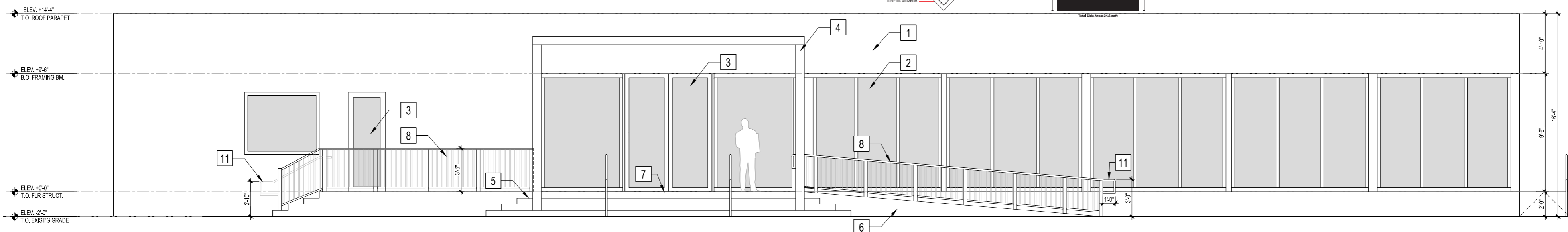
East sign (Collins Ave) Chateau & Fortune sign (226" x 37") 58 sq ft



13 MONUMENT SIGN DETAIL:



1 EAST ELEVATION  
 A3.02 SCALE: 1/4" = 1'-0"

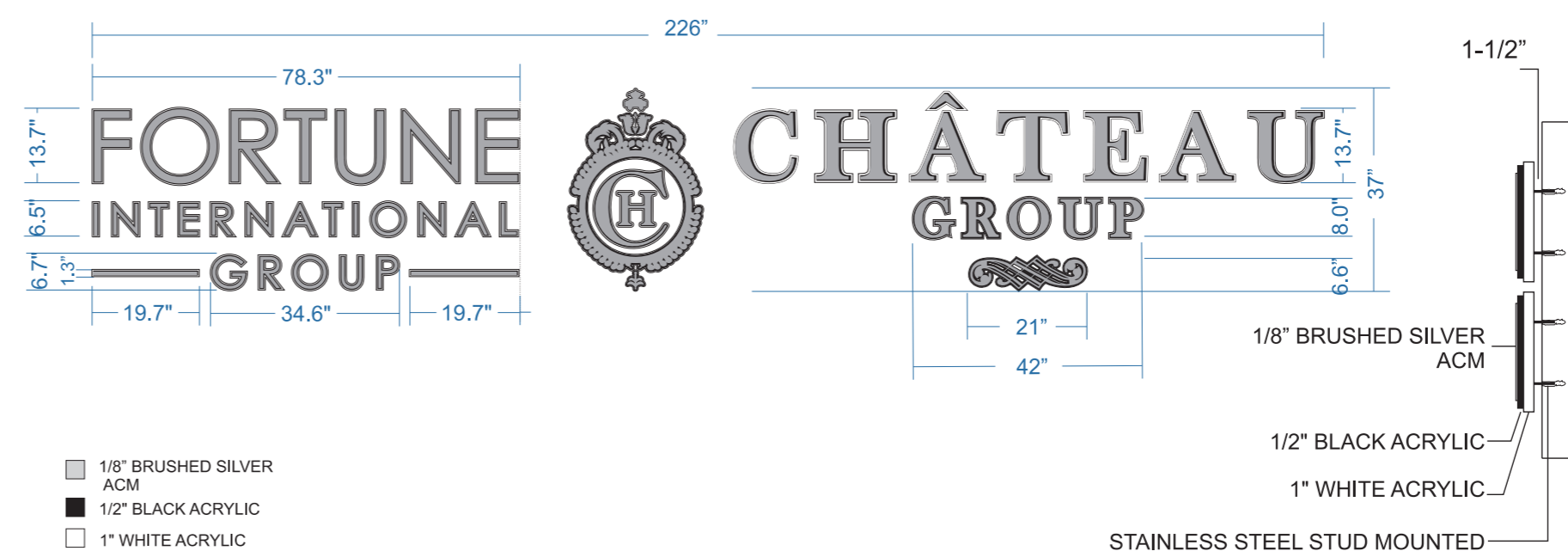


2 WEST ELEVATION  
 A3.02 SCALE: 1/4" = 1'-0"

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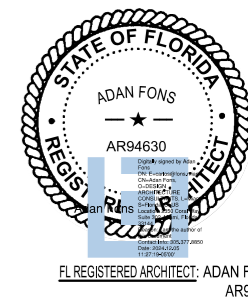
9 WALL MOUNTED SIGNAGE DETAIL:



DRC SET 12-06-24




DESIGN + ARCHITECTURE CONSULTANTS  
**DAC**  
 2350 CORAL WAY, SUITE 1302, MIAMI, FL 33145  
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SHEET TITLE  
 COLLINS AV  
 AND 186TH ST  
 RENDER

SHEET No.  
**A3.03**