

GABLES WATERWAY
6100 CABALLERO BLVD.
CORAL GABLES, FLORIDA 33134



PUBLIC R.O.W. ENCROACHMENT REVIEW
OCTOBER 2016

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue-Suite 101-Coral Gables, Florida 33134-T: 305.448.4200-F: 305.448.4215

- Owner**
G.W. PROPERTY, LLC
848 Brickell Avenue, Suite #305
Miami, FL 33131
305.663.3500
- Attorney**
GUNSTER
2 South Biscayne Boulevard, Suite 3400
Miami, FL 33131
Phone: 305.376.6000
- Civil Engineer**
KIMLEY-HORN
1221 Brickell Avenue, Suite 400
Miami, FL 33131
Phone: 954.535.5118
- Structural Engineer**
FRANCISCO CUELLO, JR., P.E., INC
147 Alhambra Cir, Suite 200
Coral Gables, FL 33134
Phone: 305.567.0125
- MEP Engineer**
FG ENGINEERS
3001 Ponce de Leon Blvd, Suite 101
Coral Gables, FL 33134
Phone: 305.441.5892
- Landscape Architect**
BELL-LA
3360 Coral Way, Suite #5
Miami, FL 33145
Phone: 305.774.9662
- Interior Designer**
ASSURE
4100 Salzedo St, Suite #19
Coral Gables, FL 33146
Phone: 305.571.5100



1 FRONT PERSPECTIVE (STREET VIEW)
3/20/16
A15

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PERMIT SET

GABLES WATERWAY MF-2
 6100 CABALLERO BLVD.
 CORAL GABLES, FLORIDA 33134
TITLE: FRONT PERSPECTIVE (STREET VIEW)

CMA Design Studio, Inc.
 ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T 305 448 4200 F 305 448 4215

JOB NO. 1413
DRAWN BY CM-DT-BR
DATE 10-20-16
CHECKED CM

NO.	REVISION	DATE

SCALE
AS SHOWN
R1.0



1 FRONT PERSPECTIVE (MAIN ENTRANCE)
N.T.S.

PERMIT SET

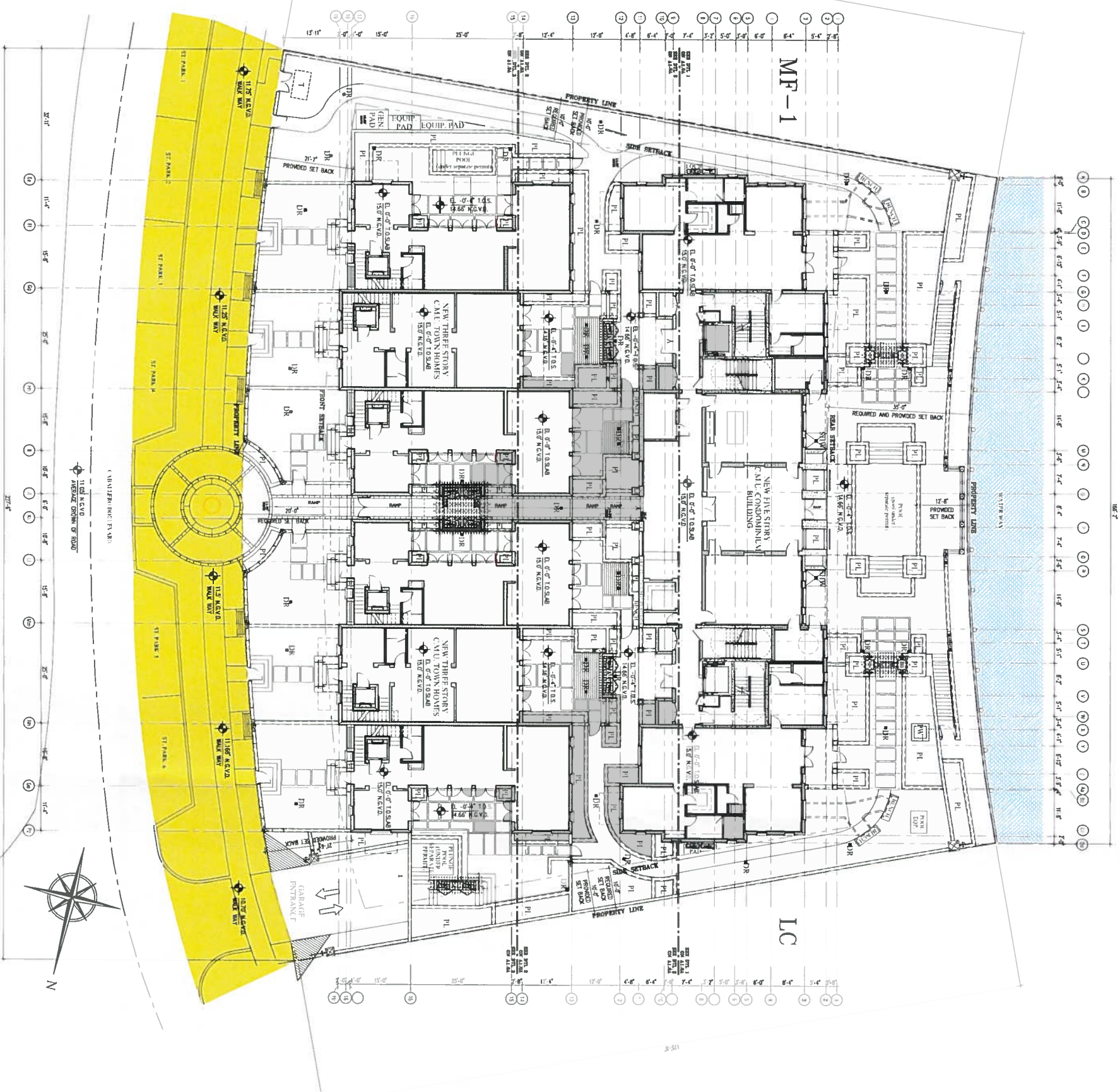
SCALE
MADE IN USA
BY CMA DESIGN STUDIO, INC.
SHEET NO. R2.0

GABLES WATERWAY MF-2
6100 CABALLERO BLVD.
CORAL GABLES, FLORIDA 33134
TITLE: FRONT PERSPECTIVE (MAIN ENTRANCE VIEW)

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

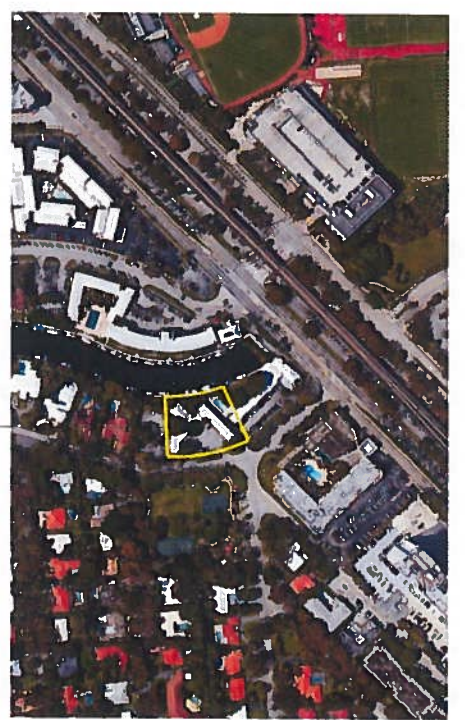
JOB NO. 1410
DRAWN BY CM-DT-RR
DATE 10-20-16
CHECKED CM

NO.	REVISION	DATE



2 SITE PLAN

SEE ENLARGED PLAN FOR DETAILS ON ALLOA



1 LOCATION MAP



ROW

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DEVELOPER'S WALL
- HEIGHT ABOVE FT
- SECONDARY SHAR
- PLANTER
- DRIVE
- SITE DRIVE (SEE PLUMBING AND CIVIL DRAWINGS FOR CONNECTION AND D.I.S.)
- TRANSFORMER
- A/C COMPRESSORS
- POOL WATER TANK
- POOL SHOWER
- GATE TYPE
- SITE LAMP

APPLICABLE CODES

- FLORIDA BUILDING CODE 2014 EDITION
- FAIR HOUSING ACT, 1968 EDITION
- LIFE SAFETY CODE NFPA 101, 2009 EDITION
- FLORIDA FIRE PREVENTION CODE, 2010 EDITION

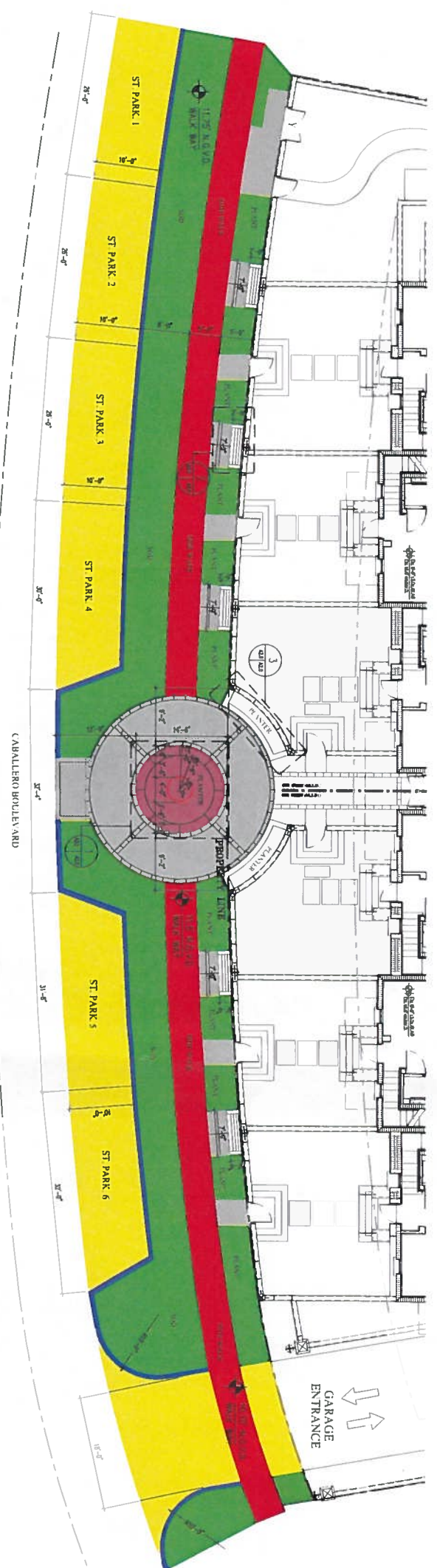
NOTES

- THESE BUILDINGS WILL BE TYPE III FULL SPRINKLED AS REQUIRED
- SMOKE CONTROL AND ALARM SYSTEMS TO BE PROVIDED AS REQUIRED
- ALL ELEVATOR LOBBIES AT TYP. FLOORS TO BE ENCLOSED IN A 1 HOUR FIRE RATED ENCLOSURE
- ALL UTILITIES TO BE PLACED NOT TO INTERFERE WITH LANDSCAPE REQUIREMENTS
- REFER TO LANDSCAPING PLANS FOR PAVED AREAS

NOTES

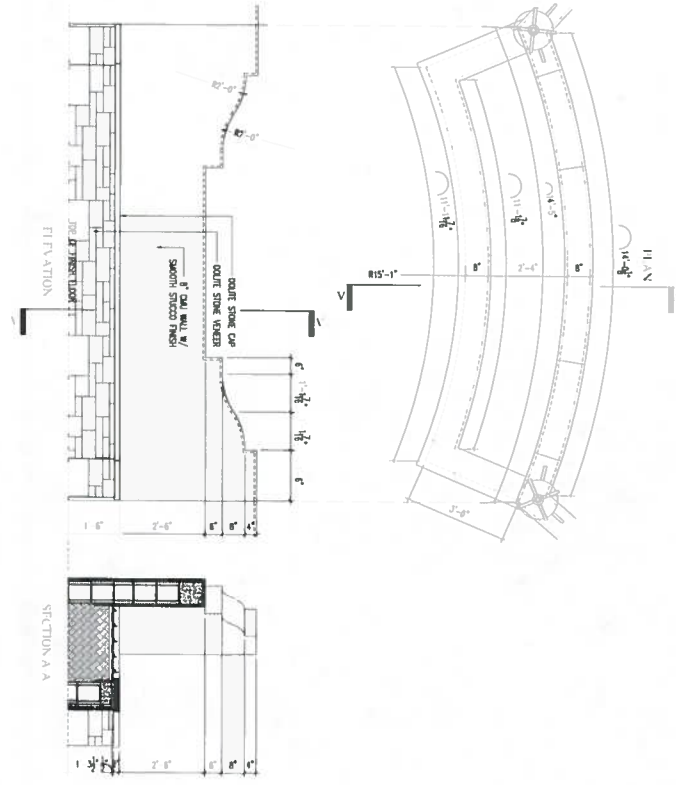
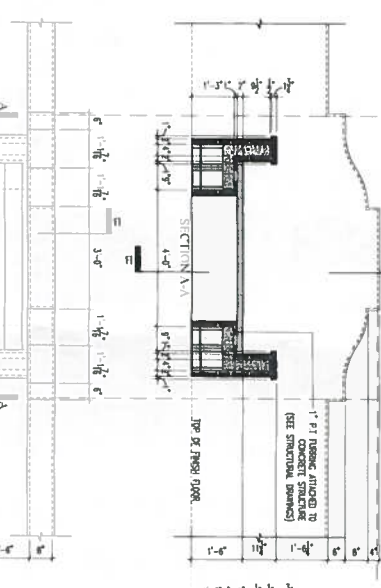
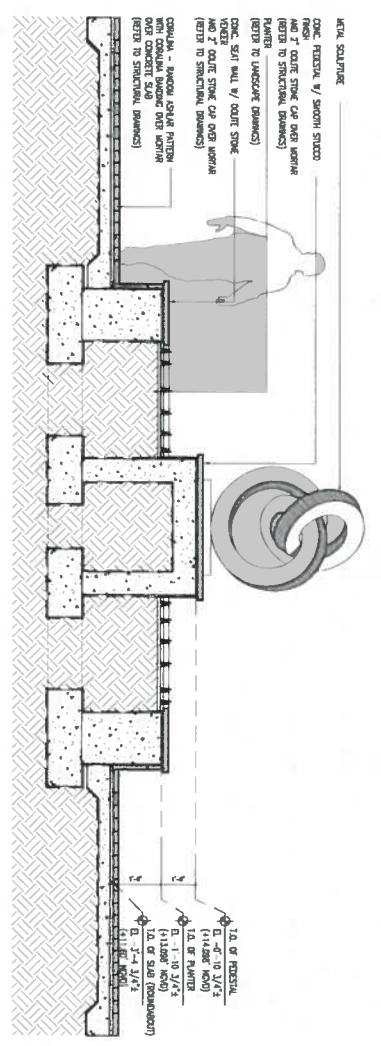
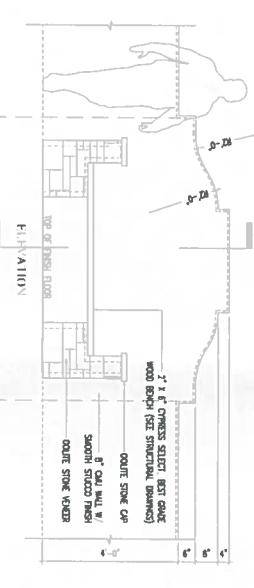
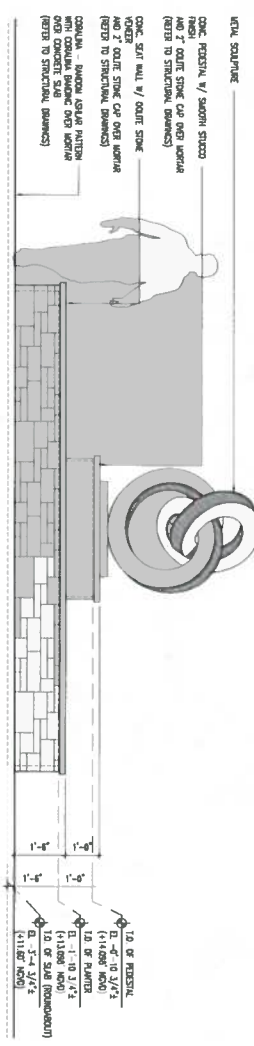
- 10' (10'-0" OR GREATER) CLEARANCE TO BE MAINTAINED OVER ALL OVERHEAD UTILITIES AND STRUCTURES
- COMPLY WITH THE APPLICABLE MINIMUM CLEARANCE STANDARDS AND THE A, C, AND E, CABLE TRUSS, AND STANDARDS, AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION AND CHAPTER 63, F.A.C.
- THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES IN ACCORDANCE WITH SECTION 1816 OF THE F.B.C.
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- NOTES:
- THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES IN ACCORDANCE WITH SECTION 1816 OF THE F.B.C.
- SIGNAGE UNDER SEPARATE PERMIT TO COMPLY WITH 5-1801-5-1821
- IF A/C IS VISIBLE FROM THE STREET A SCREEN WILL BE PROVIDED TO COMPLY 5-1802 AS APPROVED BY B.O.A.

SHEET NO: A1.0 PERMIT SET	GABLES WATERWAY MF-2 6100 CABALLERO BLVD. CORAL GABLES, FLORIDA 33134 TITLE: SITE PLAN	CMA Design Studio, Inc. ARCHITECTURE PLANNING INTERIOR DESIGN 212 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T 305.448.4200 F 305.448.4215		JOB NO. 1415 DRAWN BY CM-BT-RR DATE 10-20-16 CHECKED CM	NO. _____ REVISION _____ DATE _____



	ART WORK AREA	1,54 s.f.
	ASPHALT PAVING	2,075 s.f.
	SIDE WALK	1,039 s.f.
	PAVERS	1,039 s.f.
	CURB	272 l.f.
	SOD / PLANT AREA	2,337 s.f.

ROW PLAN
1/8" = 1'-0"



2 R.O.W. ROUNDABOUT DTL
1/8" = 1'-0"

3 R.O.W. BENCH DETAILS
1/8" = 1'-0"

4 R.O.W. PLANTER DETAILS
1/8" = 1'-0"

