



# APOGEE

## EXTERIOR RENOVATION

800 SOUTH POINTE DRIVE  
MIAMI BEACH, FL 33139

**FINAL SUBMITTAL: 10/12/2025**  
**HEARING DATE: 12/11/2025**

**APPLICATION: DRB 25-1411**

**Owner**

**APOGEE CONDOMINIUM ASSOCIATION**

800 South Pointe Drive  
Miami Beach, FL 33139

**Landscape Architect**

**THRESHOLD**  
LANDSCAPE WORKSHOP

811 E Las Olas Blvd. Suite 9  
Fort Lauderdale, FL 33301  
(954) 361-4721



**Structural & Electrical Engineer**

**THE FALCON GROUP**

15405 NW 7TH AVE  
Miami, FL 33169  
(305) 663-1970

**Civil Engineer**

**SPEATH ENGINEERING**

44 W Flagler St Suite 1850  
Miami, FL 33130  
(305) 663-1970

**Land Surveyor**

**MANUEL VERA AND ASSOCIATES**

13960 SW 47th Street  
MIAMI, FL 33130  
(305) 834.4213

### SCOPE OF WORK:

The scope of the proposed work for exterior landscape renovations includes the following key improvements:

- Installation of a NOA compliant louver cladding system on the North, East and West façades of the building and porte-cochere ceiling
- Improve accessibility with updated entry steps, raised planters, and new handrails
- Renovate East Side Streetscape paving to address public safety concerns
- Enhance landscape with resilient plant species and to elevate visual appeal
- Reduce overall paved surfaces and introduce planted areas to improve stormwater management
- Upgrade property signage and wayfinding
- Renovate West Side Yard perimeter to include a new security fence with fire access and pedestrian gates

The primary goals of the renovations aim to enhance pedestrian safety, improve property aesthetics, and positively contribute to the South of Fifth neighborhood's public realm and urban character.

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Revisions

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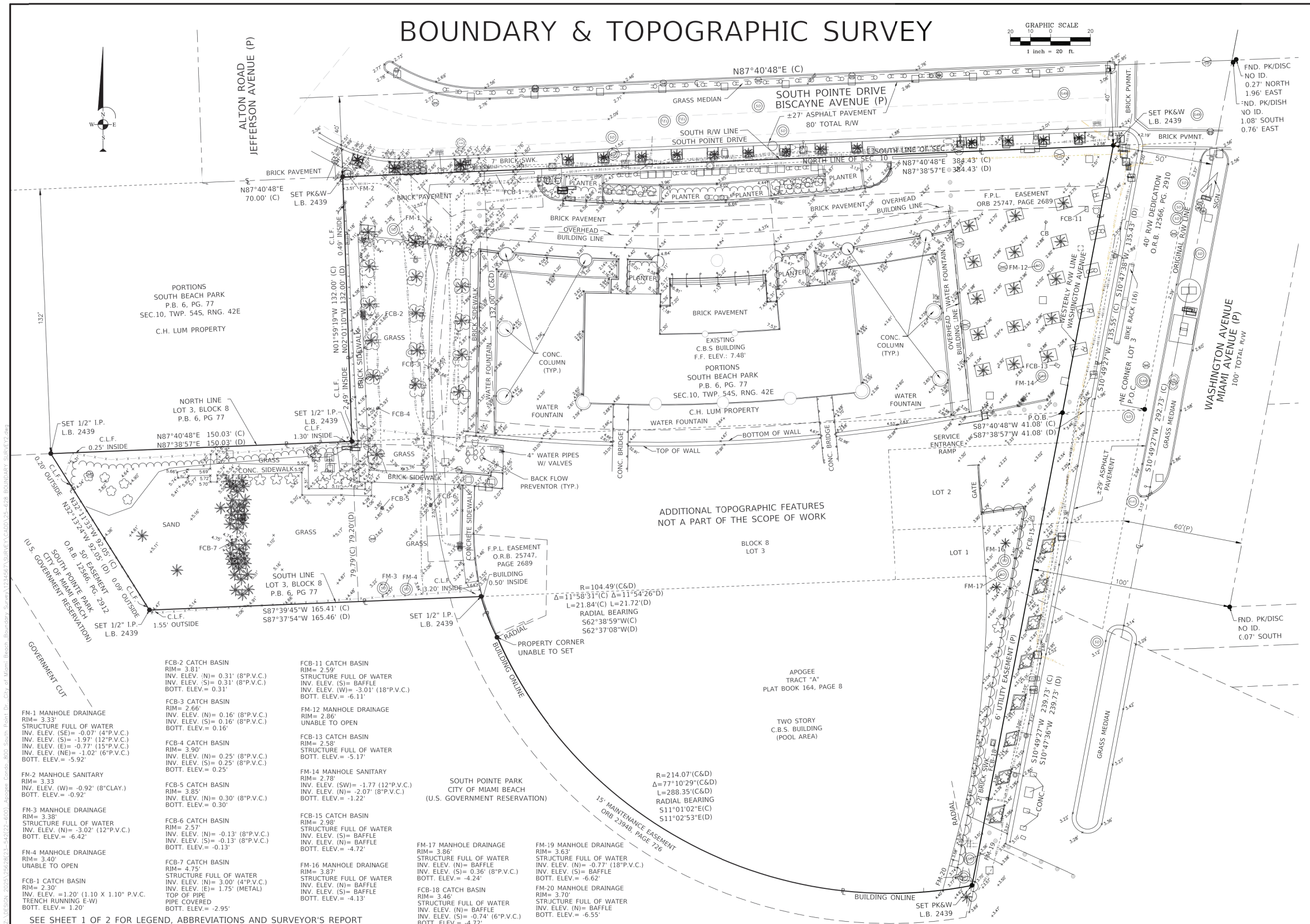
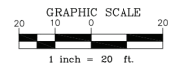
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**STEPHEN MICHAEL CALLAHAN**  
 STATE OF FLORIDA RLA #6667206

**DRB PERMIT SET**  
 Date  
 10/12/2025  
 Scale  
 AS SHOWN  
 Project No.  
 202209  
 Sheet Name  
 PROJECT INDEX  
 Sheet No.  
**LA-0.0**

PERMIT SET - NOT FOR CONSTRUCTION



# BOUNDARY & TOPOGRAPHIC SURVEY



- FCB-1 CATCH BASIN  
RIM = 2.30'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N) = 1.20' (1.10 X 1.10" P.V.C.)  
INV. ELEV. (S) = 1.75' (METAL)  
TOP OF PIPE  
PIPE COVERED  
BOTT. ELEV. = -1.0'
- FCB-2 CATCH BASIN  
RIM = 3.81'  
INV. ELEV. (N) = 0.31' (8" P.V.C.)  
INV. ELEV. (S) = 0.31' (8" P.V.C.)  
BOTT. ELEV. = 0.31'
- FCB-3 CATCH BASIN  
RIM = 2.66'  
INV. ELEV. (N) = 0.16' (8" P.V.C.)  
INV. ELEV. (S) = 0.16' (8" P.V.C.)  
BOTT. ELEV. = 0.16'
- FCB-4 CATCH BASIN  
RIM = 3.90'  
INV. ELEV. (N) = 0.25' (8" P.V.C.)  
INV. ELEV. (S) = 0.25' (8" P.V.C.)  
BOTT. ELEV. = 0.25'
- FCB-5 CATCH BASIN  
RIM = 3.85'  
INV. ELEV. (N) = 0.30' (8" P.V.C.)  
BOTT. ELEV. = 0.30'
- FCB-6 CATCH BASIN  
RIM = 2.57'  
INV. ELEV. (N) = -0.13' (8" P.V.C.)  
INV. ELEV. (S) = -0.13' (8" P.V.C.)  
BOTT. ELEV. = -0.13'
- FCB-7 CATCH BASIN  
RIM = 4.75'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N) = 3.00' (4" P.V.C.)  
INV. ELEV. (S) = 1.75' (METAL)  
TOP OF PIPE  
PIPE COVERED  
BOTT. ELEV. = -2.95'
- FCB-8 CATCH BASIN  
RIM = 3.46'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N) = BAFFLE  
INV. ELEV. (S) = BAFFLE  
BOTT. ELEV. = -4.13'
- FCB-9 CATCH BASIN  
RIM = 3.87'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N) = BAFFLE  
INV. ELEV. (S) = 0.36' (8" P.V.C.)  
BOTT. ELEV. = -4.24'
- FCB-10 CATCH BASIN  
RIM = 3.70'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N) = BAFFLE  
INV. ELEV. (S) = BAFFLE  
BOTT. ELEV. = -6.55'
- FCB-11 CATCH BASIN  
RIM = 2.59'  
STRUCTURE FULL OF WATER  
INV. ELEV. (S) = BAFFLE  
INV. ELEV. (W) = -3.01' (18" P.V.C.)  
BOTT. ELEV. = -6.11'
- FCB-12 CATCH BASIN  
RIM = 2.58'  
STRUCTURE FULL OF WATER  
BOTT. ELEV. = -5.17'
- FCB-13 CATCH BASIN  
RIM = 2.58'  
STRUCTURE FULL OF WATER  
BOTT. ELEV. = -5.17'
- FCB-14 CATCH BASIN  
RIM = 2.78'  
INV. ELEV. (SW) = -1.77' (12" P.V.C.)  
INV. ELEV. (N) = -2.07' (8" P.V.C.)  
BOTT. ELEV. = -1.22'
- FCB-15 CATCH BASIN  
RIM = 2.98'  
STRUCTURE FULL OF WATER  
INV. ELEV. (S) = BAFFLE  
INV. ELEV. (N) = BAFFLE  
BOTT. ELEV. = -4.72'
- FCB-16 CATCH BASIN  
RIM = 3.87'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N) = BAFFLE  
INV. ELEV. (S) = BAFFLE  
BOTT. ELEV. = -4.13'
- FCB-17 CATCH BASIN  
RIM = 3.65'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N) = BAFFLE  
INV. ELEV. (S) = 0.36' (8" P.V.C.)  
BOTT. ELEV. = -4.24'
- FCB-18 CATCH BASIN  
RIM = 3.46'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N) = BAFFLE  
INV. ELEV. (S) = BAFFLE  
BOTT. ELEV. = -4.72'
- FCB-19 CATCH BASIN  
RIM = 3.63'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N) = -0.77' (18" P.V.C.)  
INV. ELEV. (S) = BAFFLE  
BOTT. ELEV. = -6.62'
- FCB-20 CATCH BASIN  
RIM = 3.70'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N) = BAFFLE  
INV. ELEV. (S) = BAFFLE  
BOTT. ELEV. = -6.55'

SEE SHEET 1 OF 2 FOR LEGEND, ABBREVIATIONS AND SURVEYOR'S REPORT

**BOUNDARY & TOPOGRAPHIC SURVEY**  
APOGEE CONDOMINIUM  
800 SOUTH POINTE DRIVE  
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

**MANUEL G. VERA & ASSOCIATES, INC.**  
SURVEYORS • MAPPERS • SUB SURFACE UTILITY  
13960 SW 47th Street • Miami, FL 33175 • Phone (305) 221-6210  
P.O. BOX 650578 • Miami, FL 33285 • Fax (305) 221-1295  
www.mgvera.com

DATE: 03/22/2023  
FIELD BOOK: 1173-1  
DESIGN NO.: 25-628  
DRAWN BY: MCT  
CHECKER: CEJ  
SCALE: AS SHOWN

NO. DATE REVISION

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**STEPHEN MICHAEL CALLAHAN**  
STATE OF FLORIDA RLA #6667206

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Project No: 202209  
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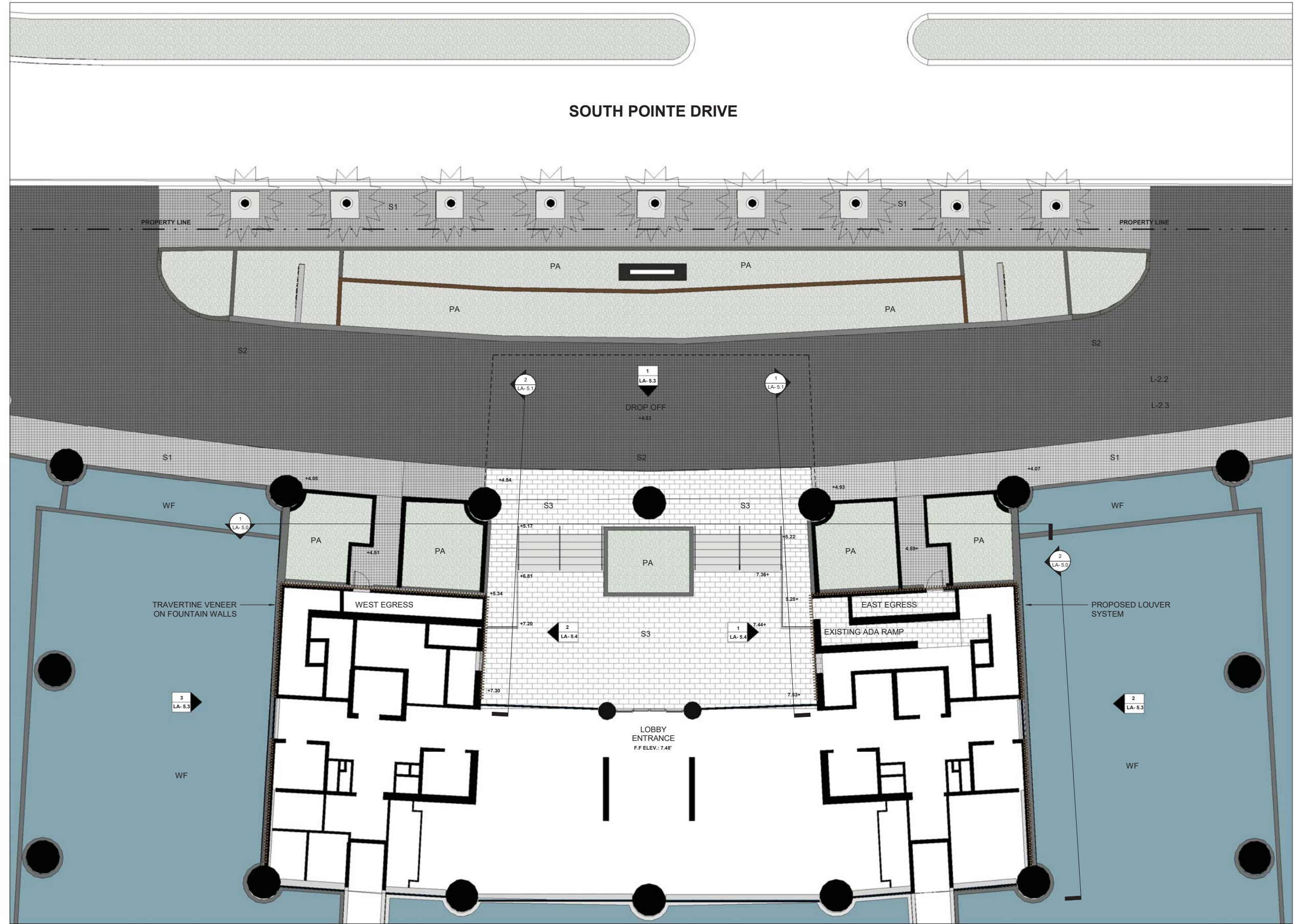
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**1 LOUVER LAYOUT ENLARGEMENT PLAN**  
1/8" = 1'-0"



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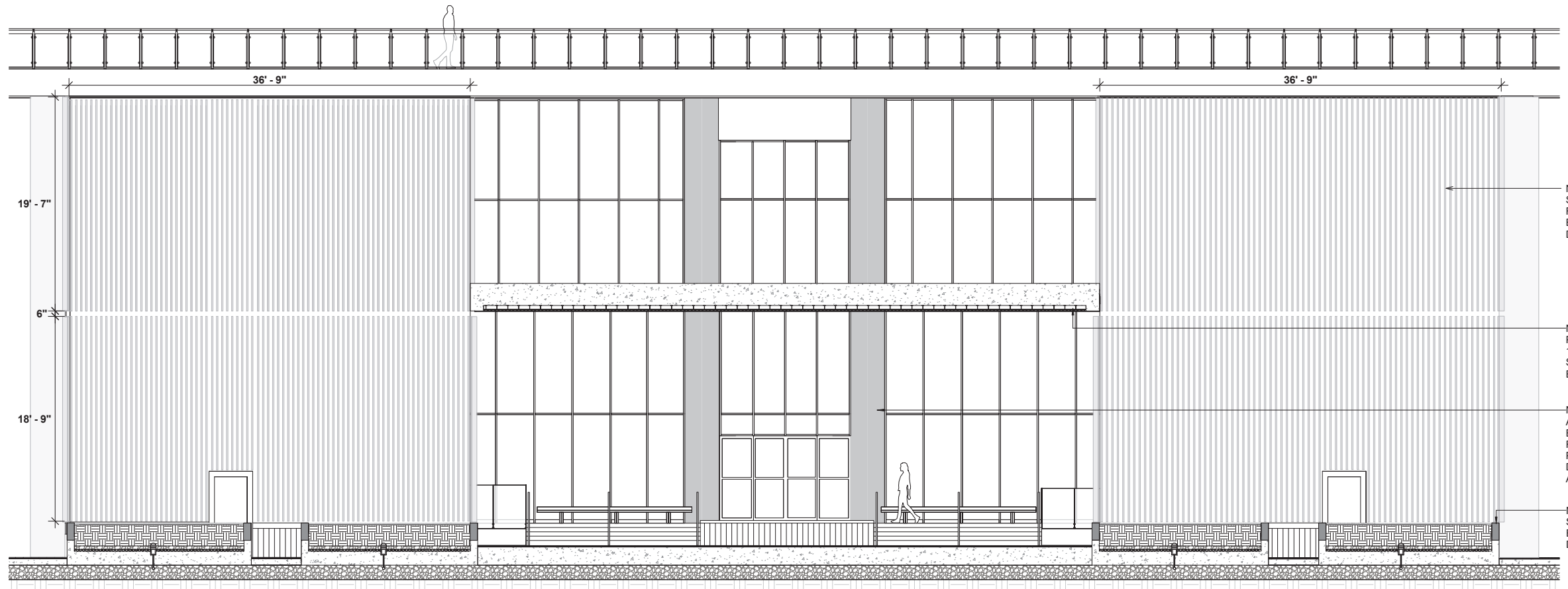
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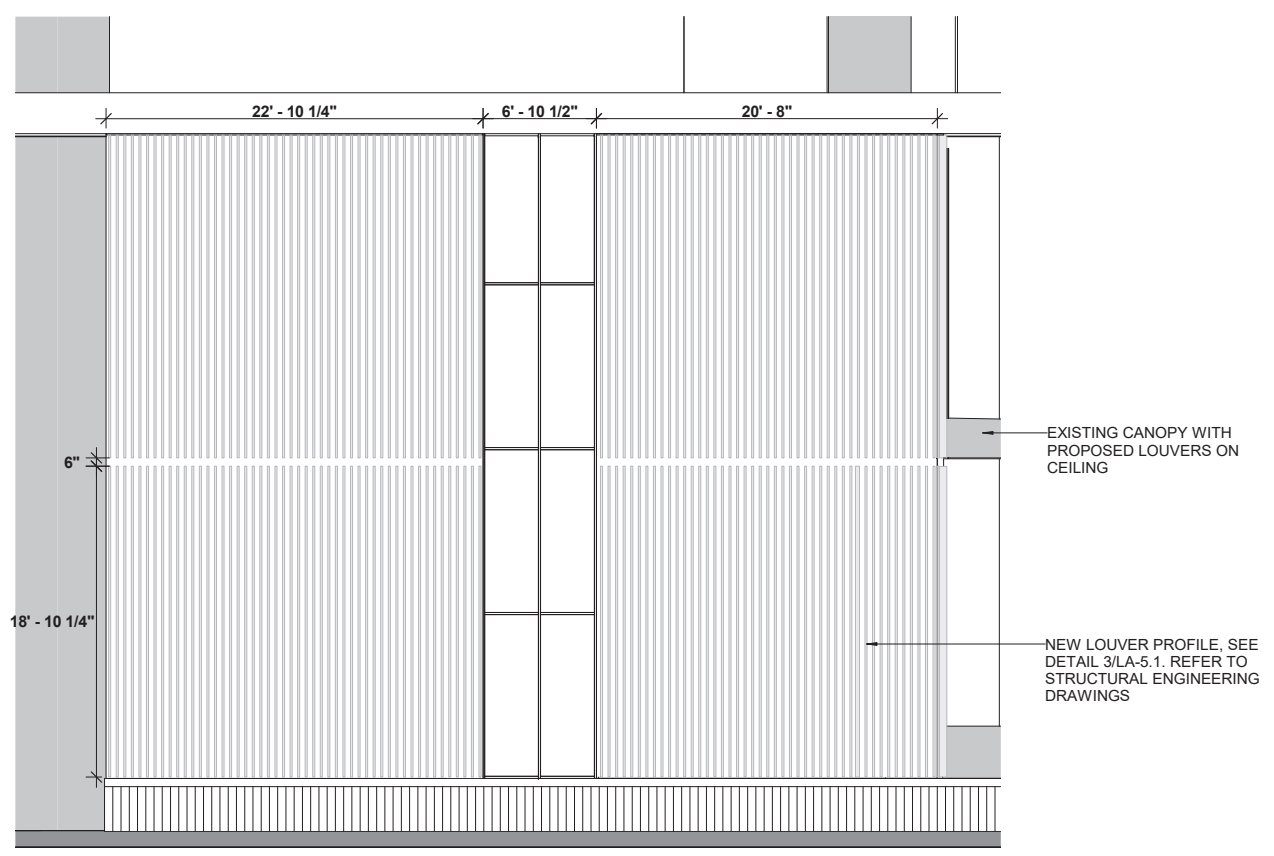
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Sheet Name  
LOUVER LAYOUT ENLARGEMENT PLAN  
Sheet No.

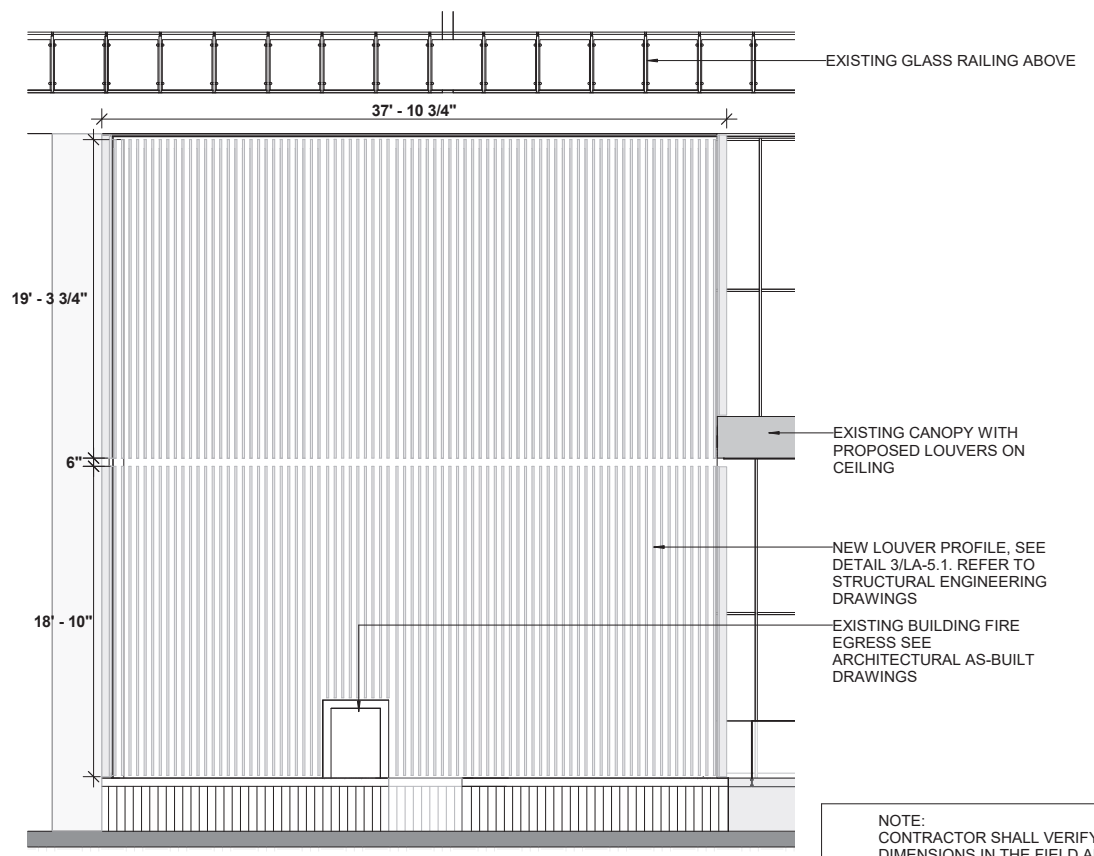
**LA-1.1**



**1 LOUVER PROFILE - NORTH SECTION ELEVATION**  
3/16" = 1'-0"



**2 LOUVER PROFILE - EAST & WEST ELEVATION**  
3/16" = 1'-0"



**3 LOUVER PROFILE - NORTHEAST ELEVATION**  
3/16" = 1'-0"

NOTE:  
CONTRACTOR SHALL VERIFY ALL  
DIMENSIONS IN THE FIELD AND PROVIDE  
SHOP DRAWINGS FOR LOUVER MOCKUP  
ON-SITE FOR LANDSCAPE ARCHITECT  
AND OWNER APPROVAL

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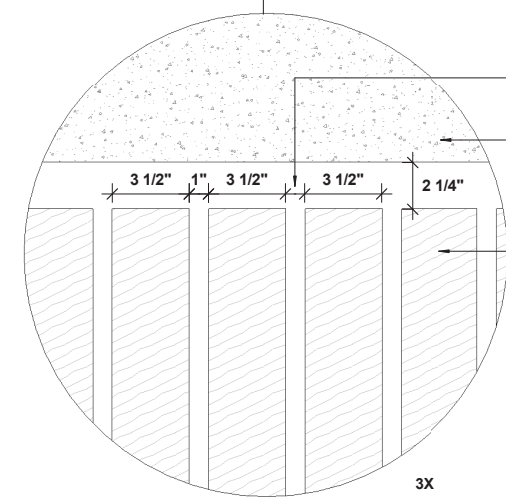
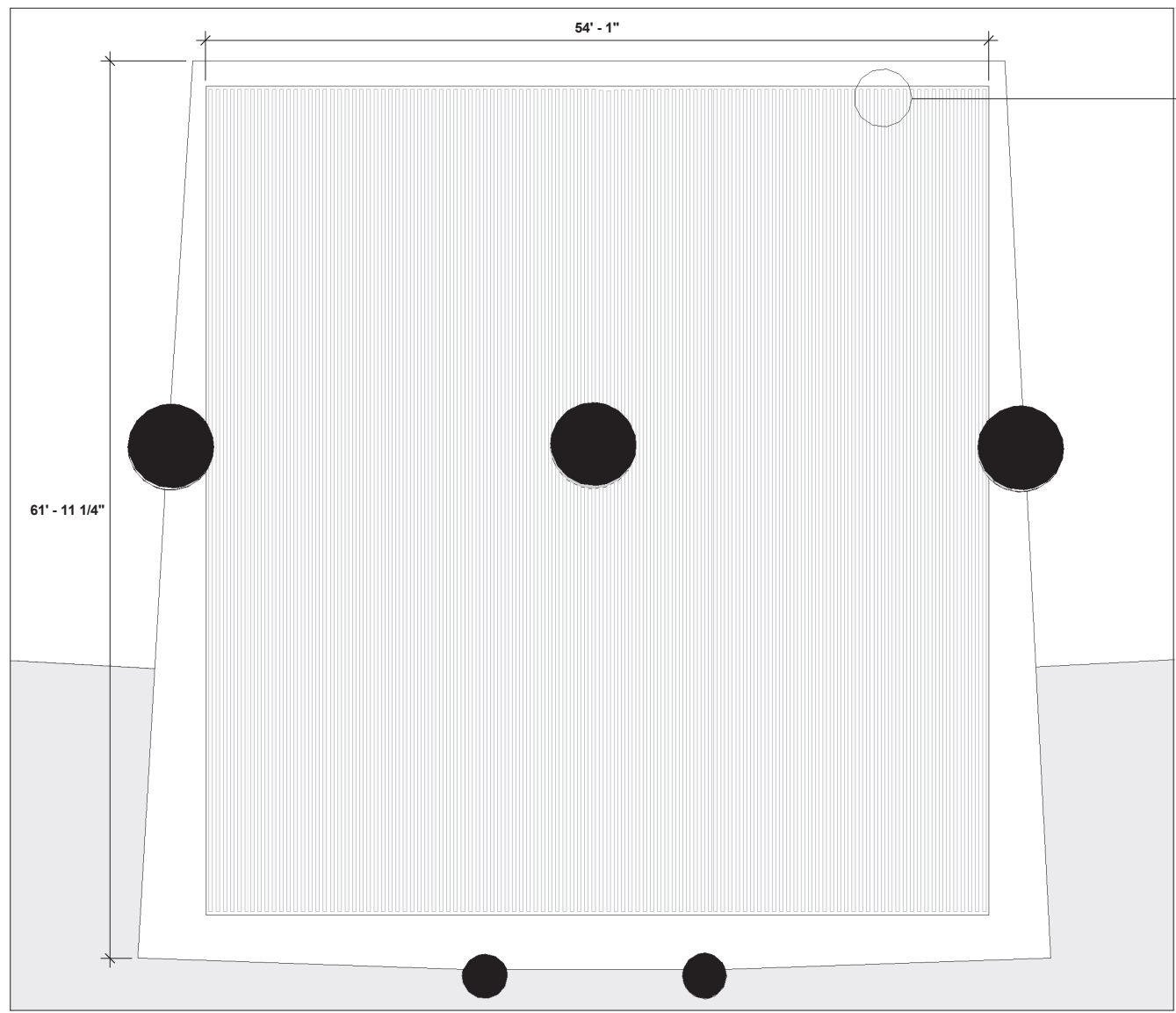
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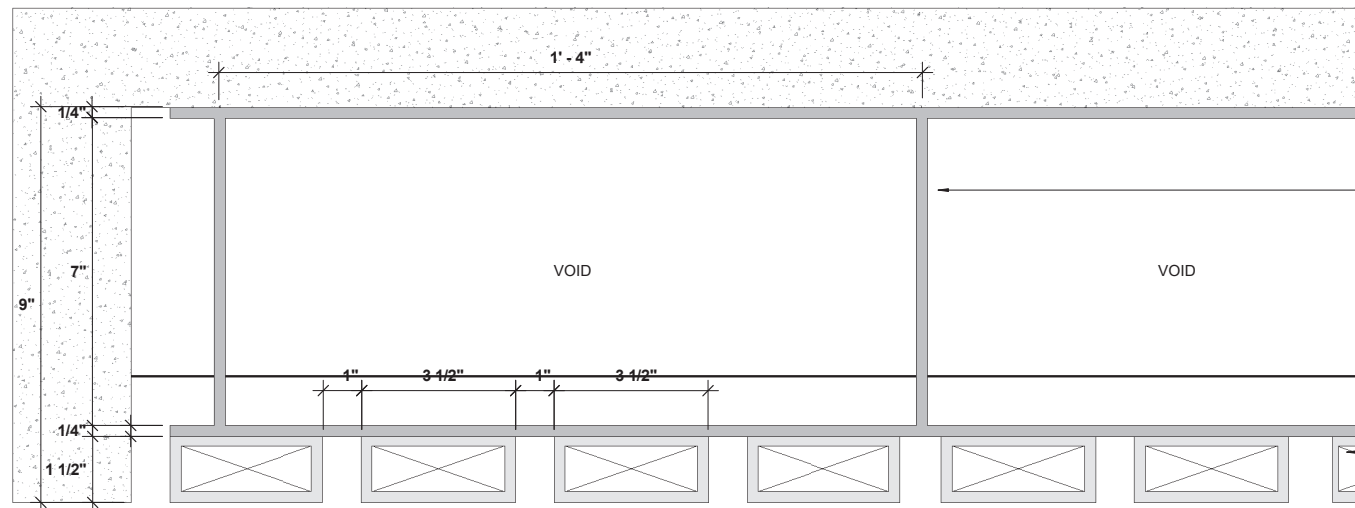


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NOTE:  
ARCHITECTURAL LIGHTING TO BE PROVIDED BY LIGHTING CONSULTANT

**1** PORTE-COCHERE - REFLECTED CEILING  
3/16" = 1'-0"



**2** PORTE-COCHERE - CROSS SECTION  
6" = 1'-0"

NOTE:  
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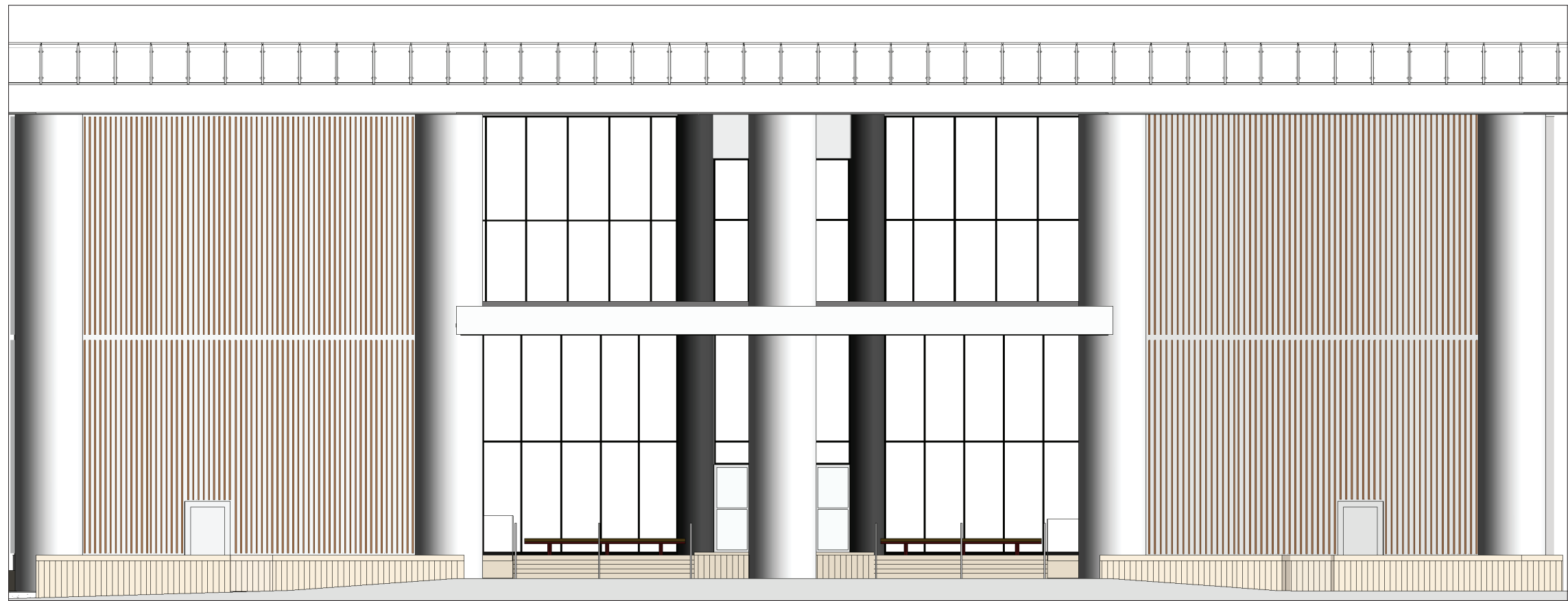
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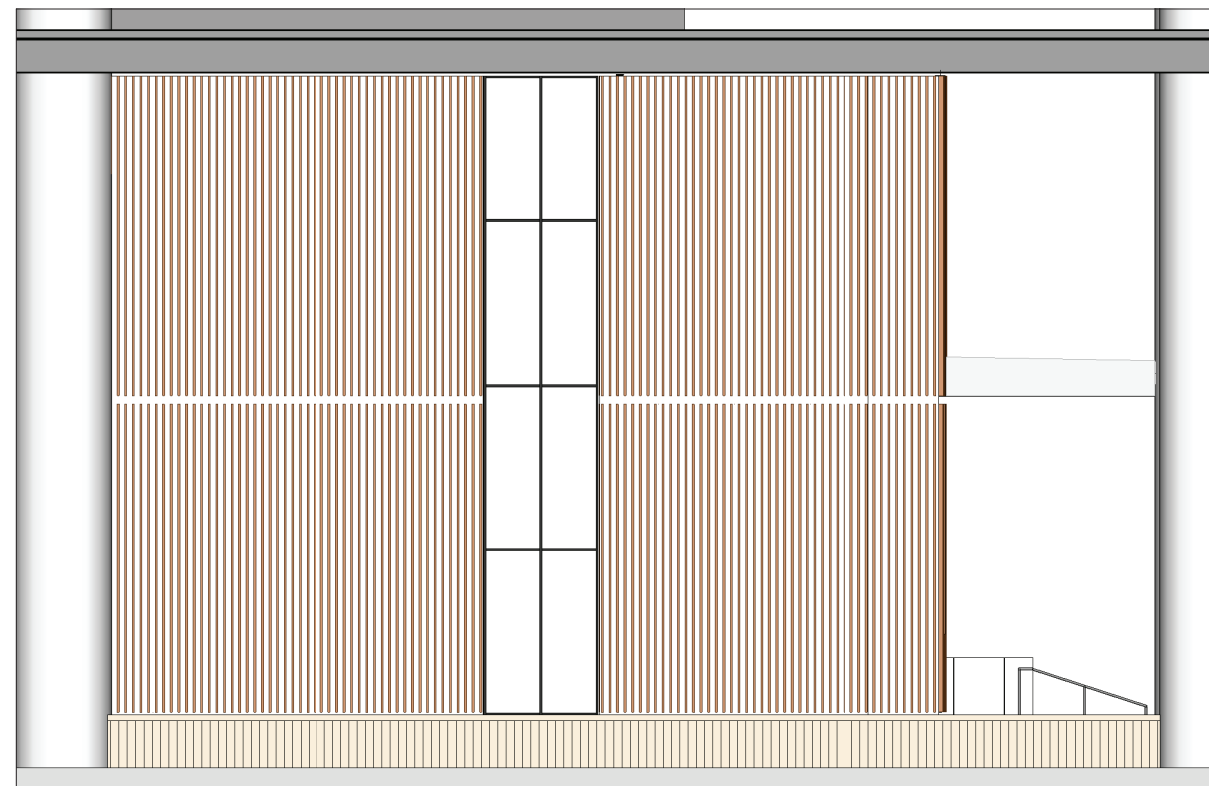
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PORTE - COCHERE  
Sheet No.

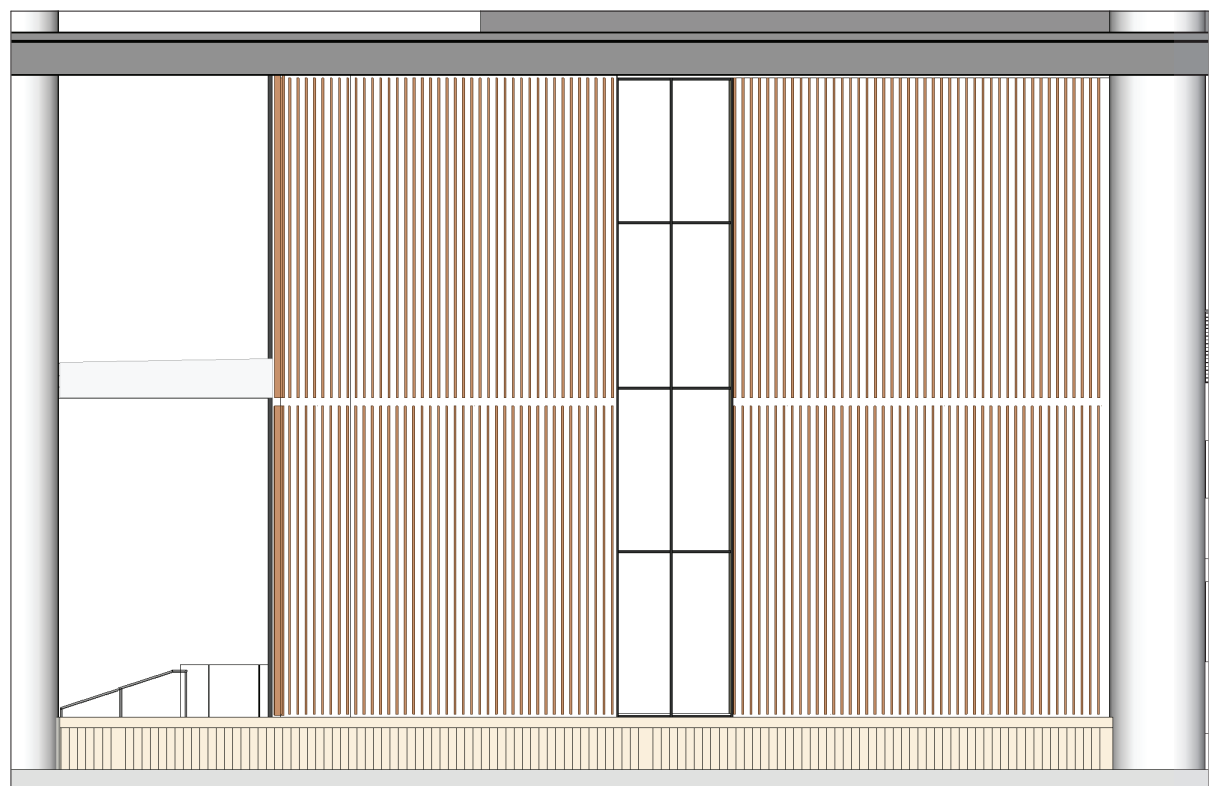
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1 LOUVER RENDERING - NORTH ELEVATION  
3/16" = 1'-0"



2 LOUVER RENDERING - WEST ELEVATION  
3/16" = 1'-0"



3 LOUVER RENDERING - EAST ELEVATION  
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Structural, Electrical & Plumbing Engineer  
**THE FALCON GROUP**  
15405 NW 7TH AVE  
Miami, FL 33169  
(305) 663-1970

Civil Engineer  
**SPEATH ENGINEERING**  
44 W Flagler St Suite 1850  
Miami, FL 33130  
(305) 834-4213

Land Surveyor  
**MANUEL VERA AND ASSOCIATES**  
13960 SW 47th Street  
MIAMI FL, 33175  
(305) 221-6210

Revisions

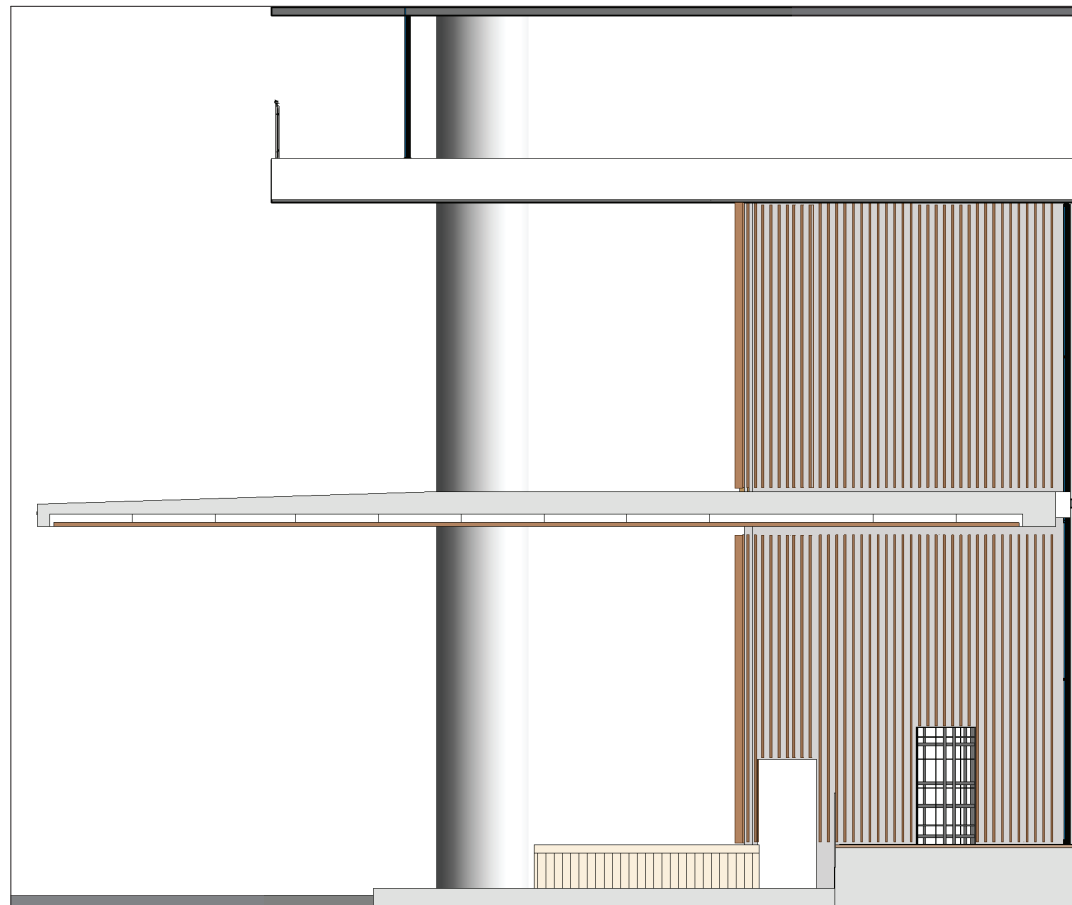
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10/12/2025	DRB FINAL SUBMITTAL
12/11/2025	DRB HEARING DATE

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Stephen Michael Callahan  
STATE OF FLORIDA RLA #6667206  
Date: 2025.10.10 12:32:25-0400

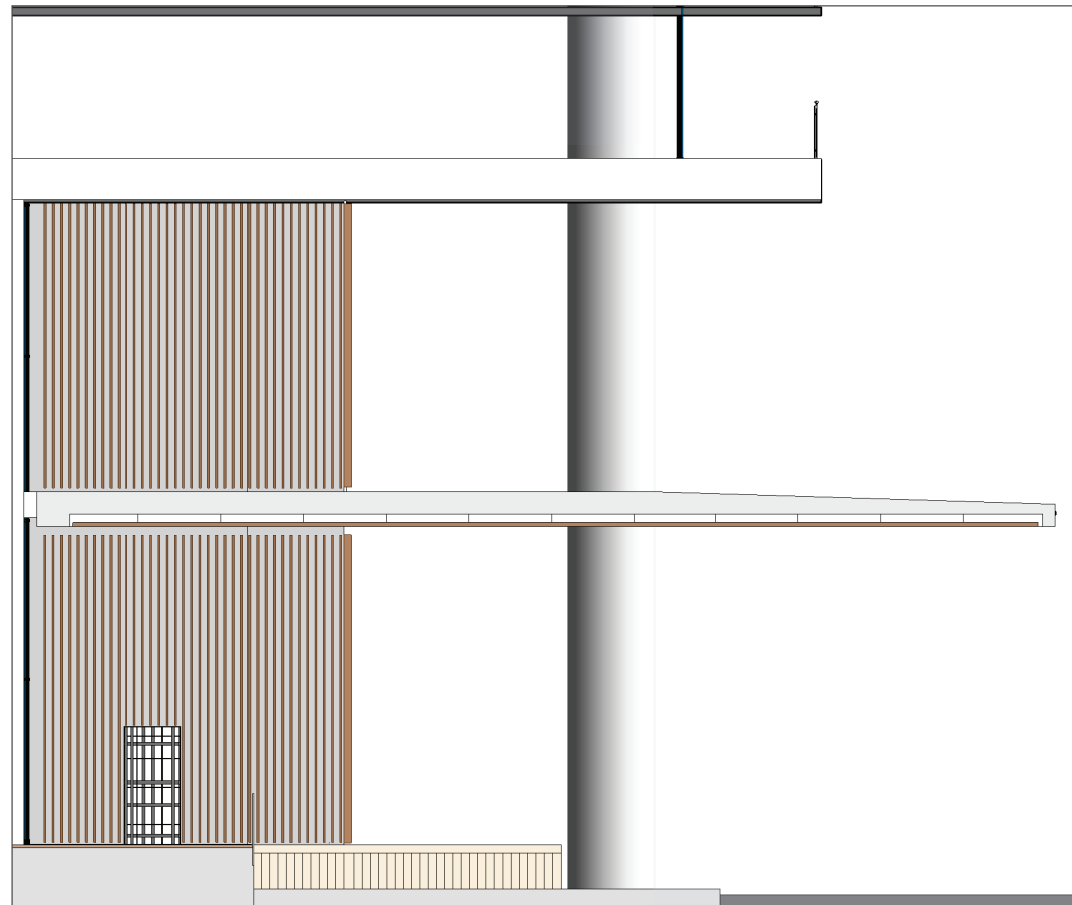
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Date  
10/12/2025  
Scale  
AS SHOWN  
Project No.  
202209  
Sheet Name  
LOUVER ELEVATIONS  
Sheet No.  
**LA- 5.3**

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**1** LOUVER RENDERING - EAST ENTRY ELEVATION  
3/16" = 1'-0"



**2** LOUVER RENDERING - WEST ENTRY ELEVATION  
3/16" = 1'-0"

Project  
**APOGEE**  
EXTERIOR RENOVATION  
800 SOUTH POINTE DRIVE  
MIAMI BEACH, FL 33139

Owner Information  
APOGEE CONDOMINIUM ASSOCIATION  
800 South Pointe Drive  
Miami Beach, FL 33139

Landscape Architect  
**THRESHOLD**  
LANDSCAPE WORKSHOP  
811 E Las Olas Blvd. Suite 9  
Fort Lauderdale, FL 33301  
(954) 361-4721

Structural, Electrical & Plumbing Engineer

**THE FALCON GROUP**  
15405 NW 7TH AVE  
Miami, FL 33169  
(305) 663-1970

Civil Engineer

**SPEATH ENGINEERING**  
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Revisions

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DN: cn=Stephen Michael Callahan, email=stephen@thresholdllc.com, c=US  
Date: 2025.10.10 12:32:39-0400  
**STEPHEN MICHAEL CALLAHAN**  
STATE OF FLORIDA RLA #6667206

**DRB PERMIT SET**  
Date  
10/12/2025  
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Project No.  
202209  
Sheet Name  
LOUVER ELEVATIONS  
Sheet No.

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6

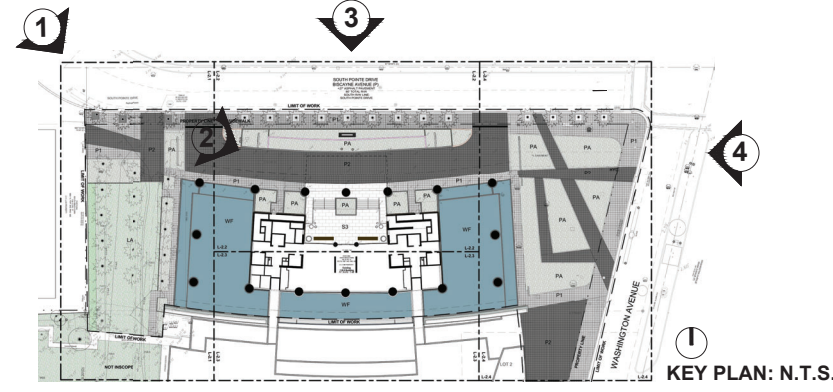
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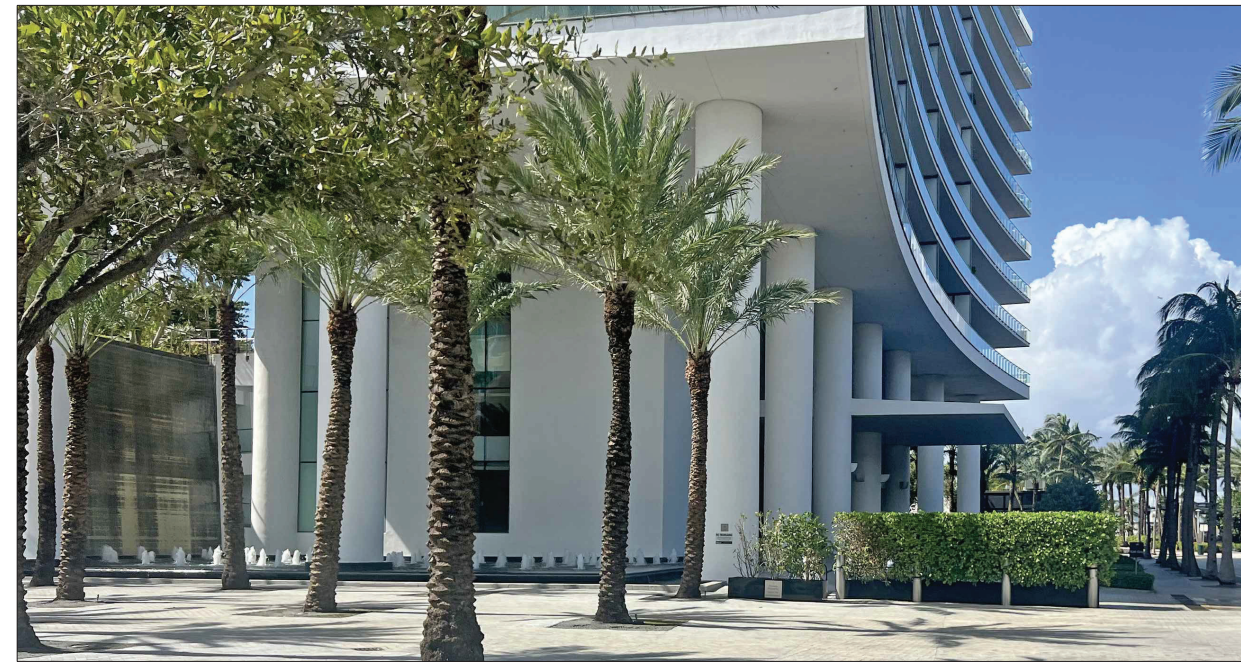
SITE VISIT 8/23/2024  
1) VIEW FROM SOUTH POINTE DRIVE TO NW PROPERTY CORNER



SITE VISIT 3/07/2025  
2) VIEW EAST FROM ENTRY DRIVE TO PORTE COCHERE



SITE VISIT 1/25/2024  
3) VIEW OF NORTH ELEVATION



SITE VISIT 1/29/2025  
4) VIEW WEST FROM SOUTH POINTE DRIVE SIDEWALK

Project  
**APOGEE**

EXTERIOR RENOVATION  
800 SOUTH POINTE DRIVE  
MIAMI BEACH, FL 33139

Owner Information

**APOGEE CONDOMINIUM ASSOCIATION**  
800 South Pointe Drive  
Miami Beach, FL 33139

Landscape Architect

**THRESHOLD**  
LANDSCAPE WORKSHOP  
811 E Las Olas Blvd, Suite 9  
Fort Lauderdale, FL 33301  
(954) 361-4721

Structural & Electrical Engineer

**THE FALCON GROUP**  
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Miami, FL 33169  
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DN: cn=stephenmcallahan@gmail.com,  
c=US, ou=STEPHEN MICHAEL CALLAHAN,  
ou=STATE OF FLORIDA RLA #6667206,  
Date: 2025.10.10 12:33:04 -0400

**STEPHEN MICHAEL CALLAHAN**  
STATE OF FLORIDA RLA #6667206

DRB PERMIT SET

Date  
10/12/2025

Scale  
AS SHOWN

Project No.  
202209

Sheet Name

SITE PHOTOS

Sheet No.  
**LA-8.1**

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**NORTHEAST FACADE**

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D

C

B

A

Project  
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 EXTERIOR RENOVATION  
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**STEPHEN MICHAEL CALLAHAN**  
 STATE OF FLORIDA RLA #6667206

**DRB PERMIT SET**  
 Date  
 10/12/2025  
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 Project No.  
 202209  
 Sheet Name  
**CONCEPTUAL RENDERING**

Sheet No.  
**LA-8.4**

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6

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