RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

DENBORA BAY III

2125 BAY DRIVE.
MIAMI BEACH | FL | 33141 USA

city of MIAMI BEACH

CONTENTS

01 INTRODUCTION

02 RENDERS

03 LOCATION MAP

04 GENERAL INFORMATION

05 PROPOSED SITE PLAN

06 FLOOR PLANS

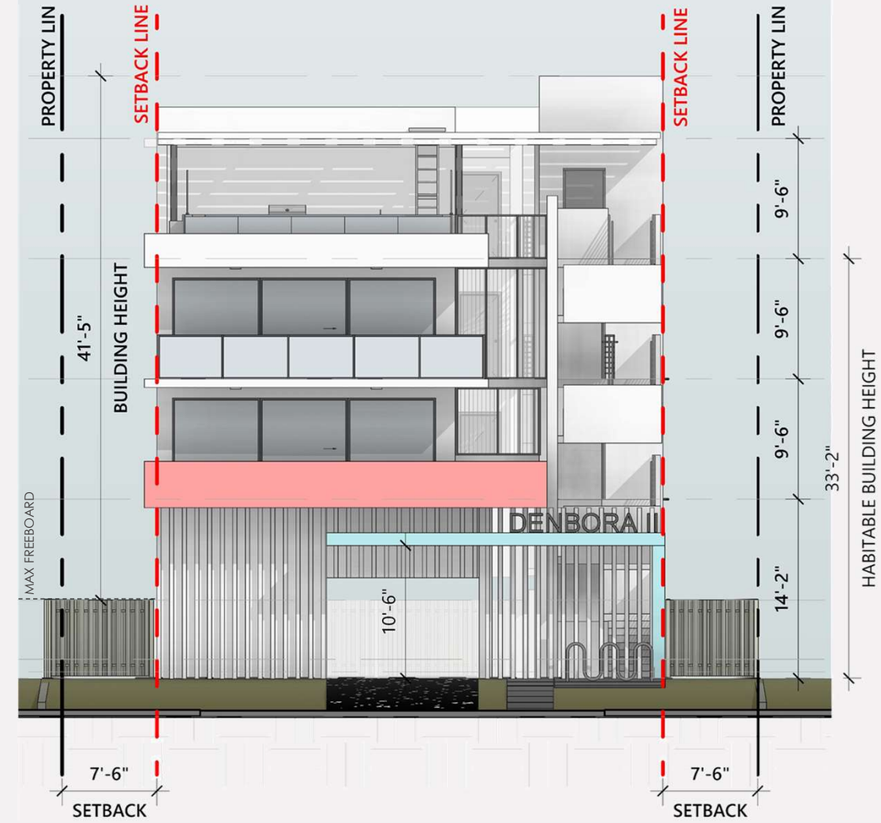
07 SECTIONS

INTRODUCTION

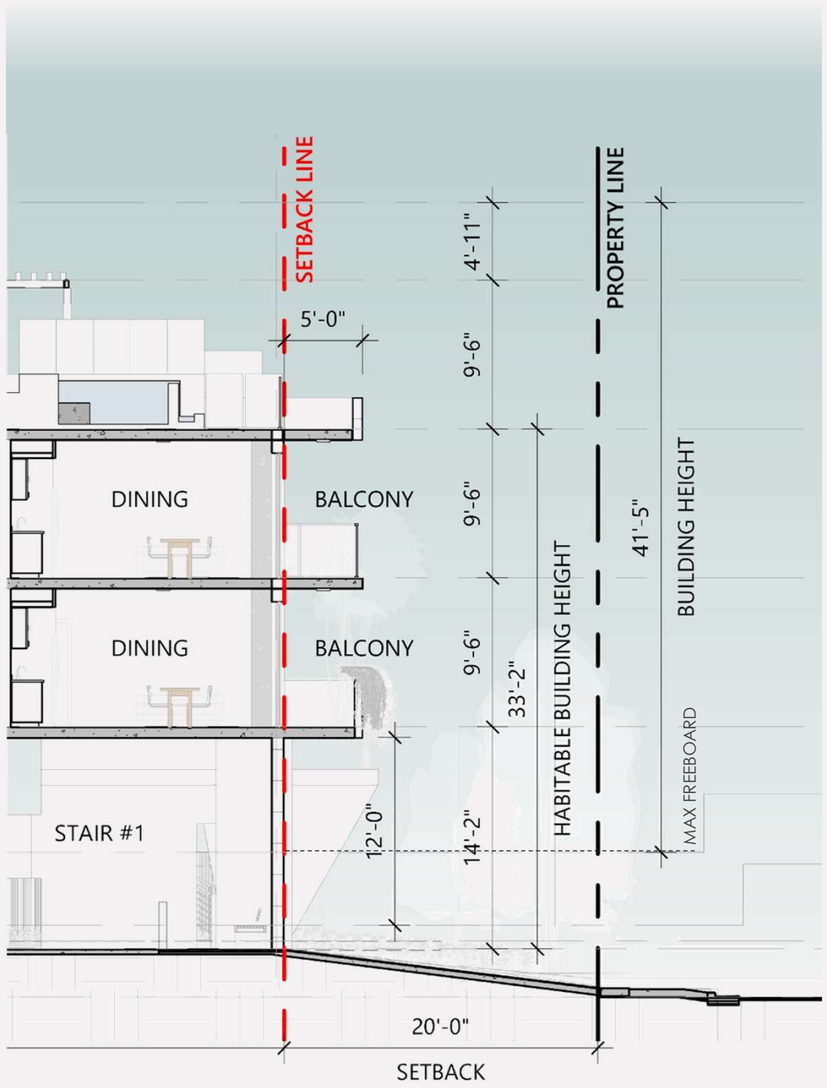
DENBORA BAY III

MULTIFAMILY RESIDENTIAL
4 STORIES
10 APARTMENT UNITS
6 UNITS 1B | 1B
3 UNITS 2B | 1B
1 UNITS 3B | 2.5B

02 RENDERS



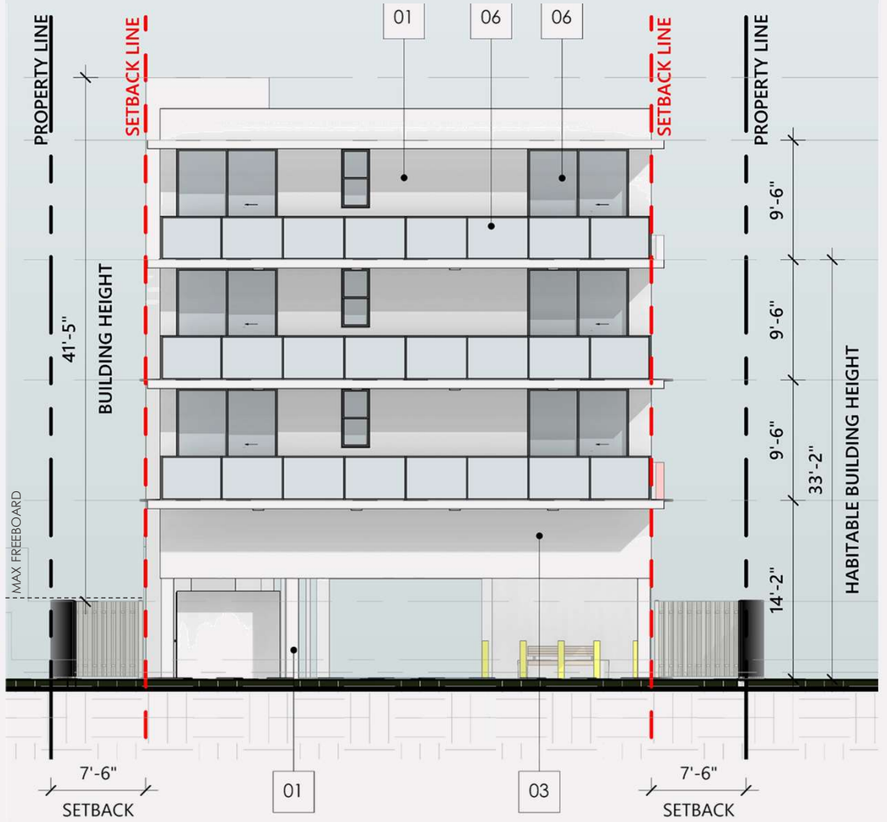
FRONT VIEW



STREET SECTION

02 RENDERS

02 RENDERS



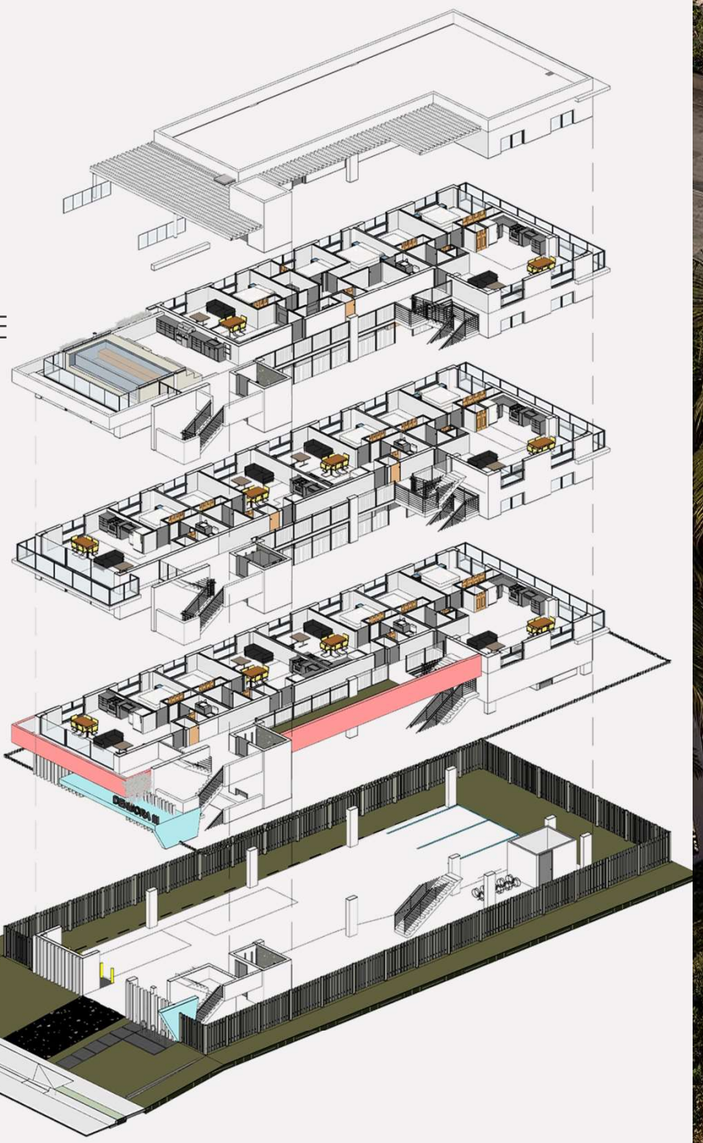
REAR VIEW

FOURTH LEVEL
2 UNITS + TERRACE

THIRTH LEVEL
4 UNITS

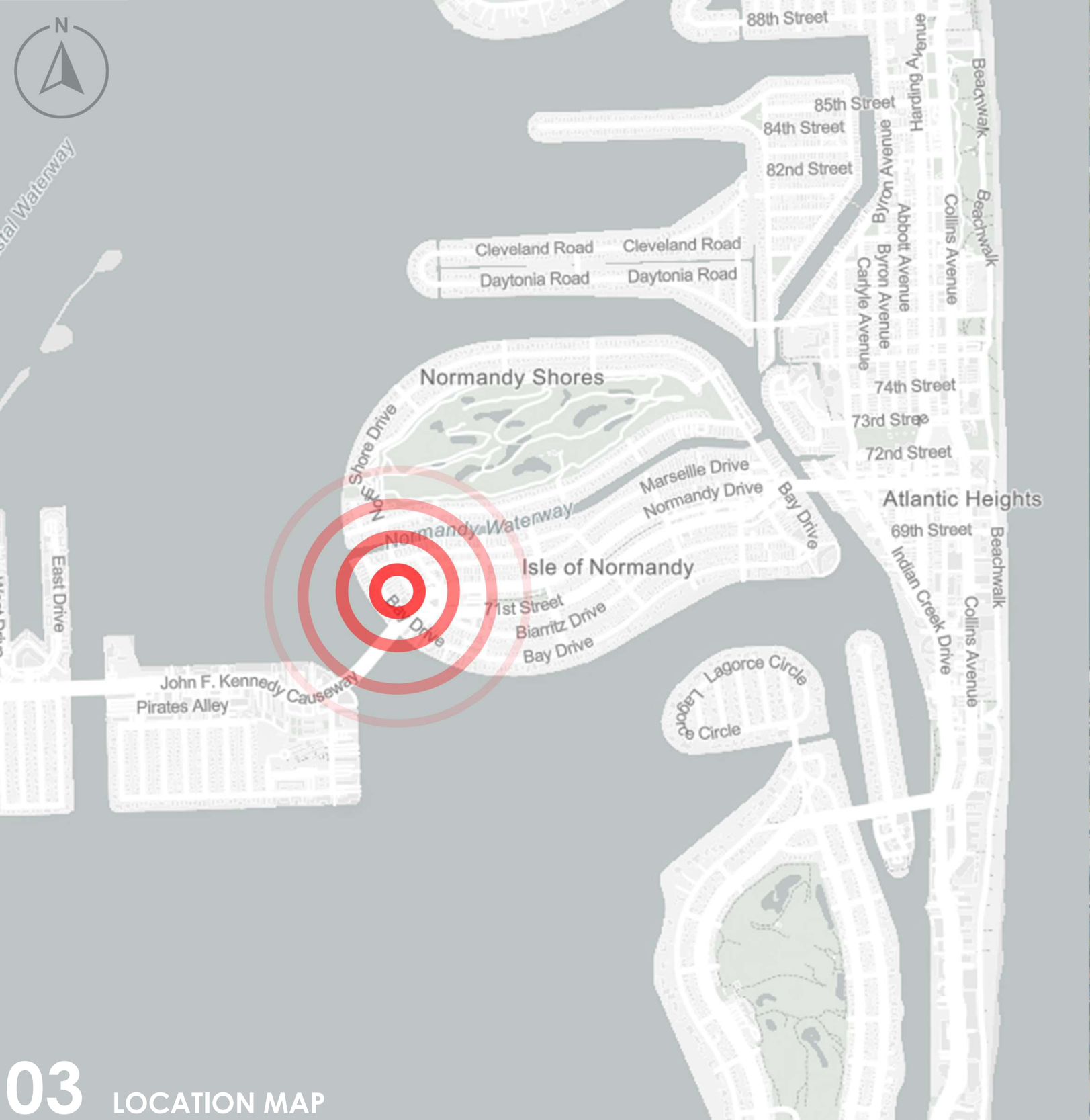
SECOND LEVEL
4 UNITS

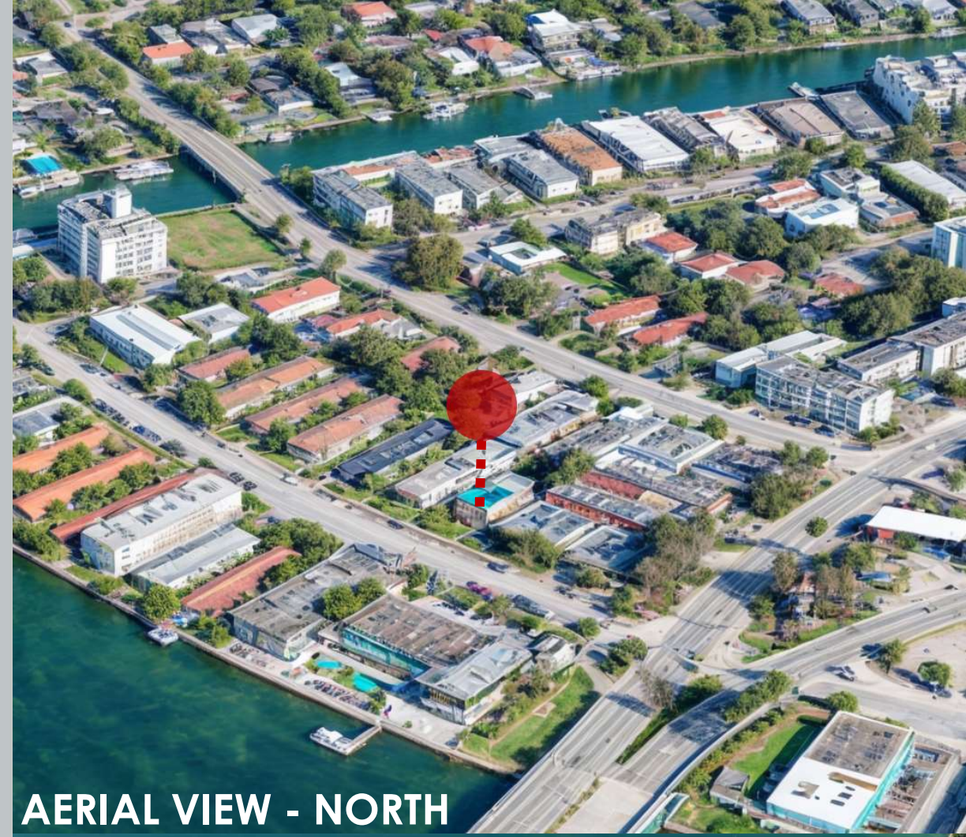
GROUND LEVEL
5 PARKING SPOT

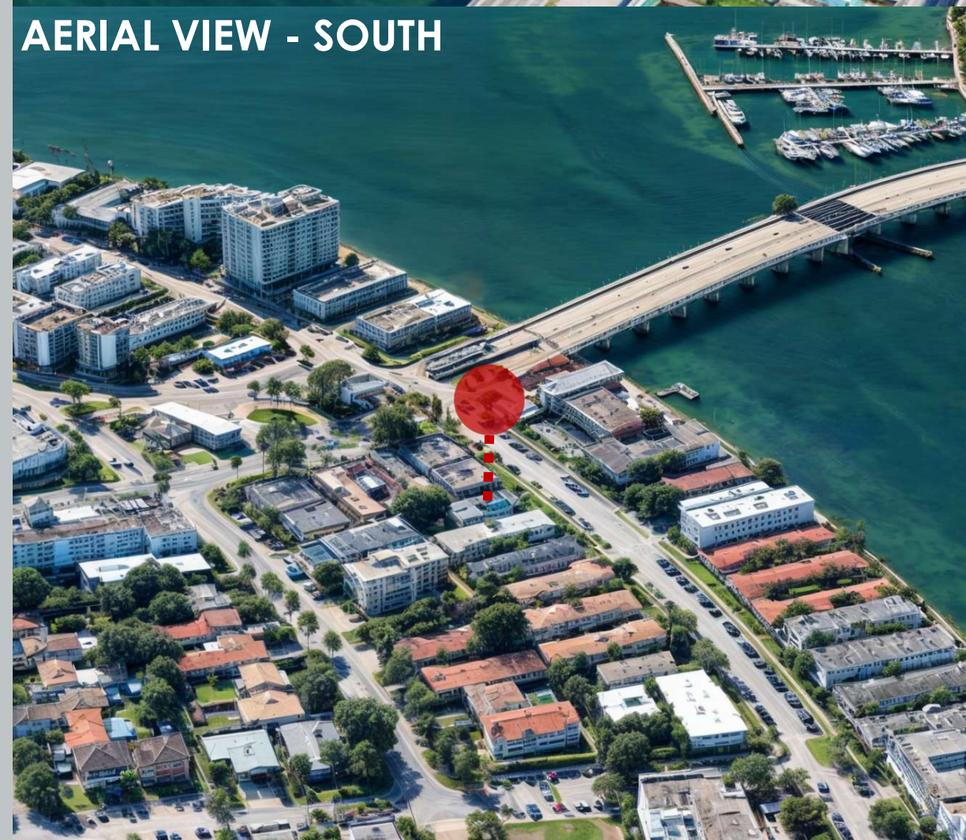


AXONOMETRIC

02 RENDERS







03 LOCATION MAP

GENERAL SITE INFORMATION:

PROPERTY ADDRESS	2125 BAY DR. | MIAMI BEACH | FL 33141
FOLIO #	02-3210-011-0730
LEGAL DESCRIPTION	MIAMI VIEW SEC-ISLE OF NORMANDY PART 3 PB 40-33 LOT 8 BLK 41 LOT SIZE 55.640 X 140 OR 18522-2792 03 1999 1 COC 26277-2048 02 2008 5
LOT NET AREA:	+/- 7,789 SF.
YEAR BUILT:	1940

SCOPE OF WORK

NEW CONSTRUCTION OF A MULTIFAMILY RESIDENTIAL BUILDING WITH 10 DWELING UNITS

GOVERNING CODES

FLORIDA FIRE PREVENTION CODE 2023
FLORIDA BUILDING CODE 2023 8th EDITION
2023 NATIONAL ELECTRIC CODE
2023 FBC MECHANICAL
2023 FBC PLUMBING
2023 FBC ACCESSIBILITY

ZONING GUIDELINES:

ZONING: RM-1 - MULTIFAMILY, LOW INTENSITY

FLOOD ZONE: AE ELEVATION: 8'

UNIT BREAKDOWN

	UNIT #	UNITS	UNIT AREA	TOTAL UNITS	MIN UNIT SIZE	AVERAGE UNIT SIZE
	4	UNIT A	600 SF	2,397 SF		
	2	UNIT B	685 SF	1,361 SF		
	3	UNIT C	1,019 SF	3,022 SF		
	1	UNIT D	1,176 SF	1,176 SF		
TOTAL	10 UNITS			7,956 SF	600 SF	795.5 SF

PARKING NOTES:
(a) PARKING SHALL BE AT GROUND LEVEL ONLY, MECHANICAL LIFTS ARE PERMITTED FULLY SCREENED FROM ADJACENT PROPERTIES AND R.O.W.
(b) EXT PARKING AND DRIVWAY SHALL BE OF SEMI-PERVOIUS OR PERVIOUS MATERIALS
(c) WHEEL STOPS SHALL BE LOW PROFILE AND 5 FT MAX.
(d) ALL PARKING AREAS SHALL MEET THE MINIMUM FRONT AND REAR YARD SETBACK REQUIREMENTS FOR BUILDINGS
(e) ONE-WAY DRIVEWAY CURB CUT, 10 FT MAX WIDTH / IF APPROVED BY DRB TWO SEPARATE ONE-WAY CURB CUTS MAY BE PERMITTED.
(f) N/A

DESIGN AND RESILIENCY STANDARDS

(a) N/A
(b) N/A
(c) DWELLING UNITS TO INCORPORATE NATURAL LIGHT FROM AT LEAST TWO ELEVATIONS FRON THE BUILDING VOLUME
(d) INCORPORATE NATURALLY LANDSCAPE AREAS AT GROUND LEVEL, IN ADDITION TO THE MINIMUM SETBACK, 5% OF LOT AREA
(e) A NON-EMERGENCY STAIR FROM LOBBY OR EXTERIOR AND ACCESSING THE 1ST THREE RESIDENTIAL FLOORS, DESIGN OPENED IS REQUIRED
(f) RETAINING WALLS WITH HIGH QUALITY APPEARANCE
(g) LANDSCAPING WITHIN VIEW CORRIDORS SHALL BE MAINTAINED AT 3 FT MAX FROM SIDEWALK ELEVATION
(h) IF EXISTING ELEVATION IS MODIFIED, RETAIN ALL STORMWATER ON SITE

NOTE:

NEW CONSTRUCTION HERE WILL REQUIRE REVIEW AND APPROVAL OF THE DESIGN REVIEW BOARD. ONCE A DESIGN SET OF DRAWINGS IS READY TO SUBMIT AS PER A CHECK LIST TO BE PROVIDED AND AN APPLICATION IS COMPLETED ONLINE, THE PROCESS TAKES 3-4 MONTHS. IT MAY ALSO REQUIRE SOME LEVEL OF TRAFFIC STUDY.
THE FIRST STEP IN THE PROCESS IS TO FILE THE APPLICATION ONLINE ONCE THERE IS SOME DRAWINGS TO REVIEW. AFTER THIS THE AHJ WILL SCHEDULE A PRE-APPLICATION MEETING TO REVIEW THE PROJECT AND PROVIDE COMMENTS BEFORE A FORMAL SUBMITTAL.

MIAMIBEACH
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	2125 BAY DRIVE, MIAMI, FL 33141			
2	Board and file numbers :	DRB23-0961			
3	Folio number(s):	02-3210-011-0730			
4	Year constructed:	1940	Zoning District:	RM-1-MULTIFAMILY, LOW INTENSITY	
5	Based Flood Elevation:	8.0 N.G.V.D.	Grade value in NGVD:	4.44' N.G.V.D.	
6	Adjusted grade (Flood+Grade/2):	6.22' N.G.V.D.	Lot Area:	7,789 SF	
7	Lot width:	57'-6"/53'-6"	Lot Depth:	140'	
8	Minimum Unit Size	600 SF	Average Unit Size	795.5	
9	Existing use:	SINGLE FAMILY	Proposed use:	MULTI-FAMILY	
		Maximum	**Existing**	**Proposed**	**Deficiencies**
10	Height	50 FT	15'-0"	41' 5"	N/A
11	Number of Stories	4	1	4	N/A
12	**FAR**	7,789 X 1.25 = 9736 SF	2397 SF	9,736 SF	N/A
13	Gross square footage	N/A			
14	Square Footage by use	N/A			
15	Number of units Residential	N/A			
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			
	Setbacks	**Required**	**Existing**	**Proposed**	**Deficiencies**
	Subterranean:				
19	Front Setback:	N/A			
20	Side Setback:	N/A			
21	Side Setback:	N/A			
22	Side Setback facing street:	N/A			
23	Rear Setback:	N/A			
	At Grade Parking:				
24	Front Setback:	20'-0"	26'-2"	20'-0"	
25	Side Setback:	5'-0"	5'-9"	7'-6"	
26	Side Setback:	5'-0"	9'-6"	7'-6"	
27	Side Setback facing street:	N/A			
28	Rear Setback:	10% LOT DEPTH=14'	37'-2"	14' 0"	
	Pedestal:				
29	Front Setback:	20'-0"	26'-2"	20'-0"	
30	Side Setback:	7'-5"	5'-9"	7'-6"	
31	Side Setback:	7'-5"	9'-6"	7'-6"	
32	Side Setback facing street:	N/A			
33	Rear Setback:	10% LOT DEPTH=14'	37'-2"	14' 0"	
	Tower:				
34	Front Setback:	N/A			
35	Side Setback:	N/A			
ITEM #	**Setbacks**	**Required**	**Existing**	**Proposed**	**Deficiencies**
36	Side Setback:	5'-0"		7'-6"	
37	Side Setback facing street:	N/A			
38	Rear Setback:	10% LOT DEPTH=14'		14' 0"	
	Front Setback:	20'-0"		20'-0"	

MIAMIBEACH
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

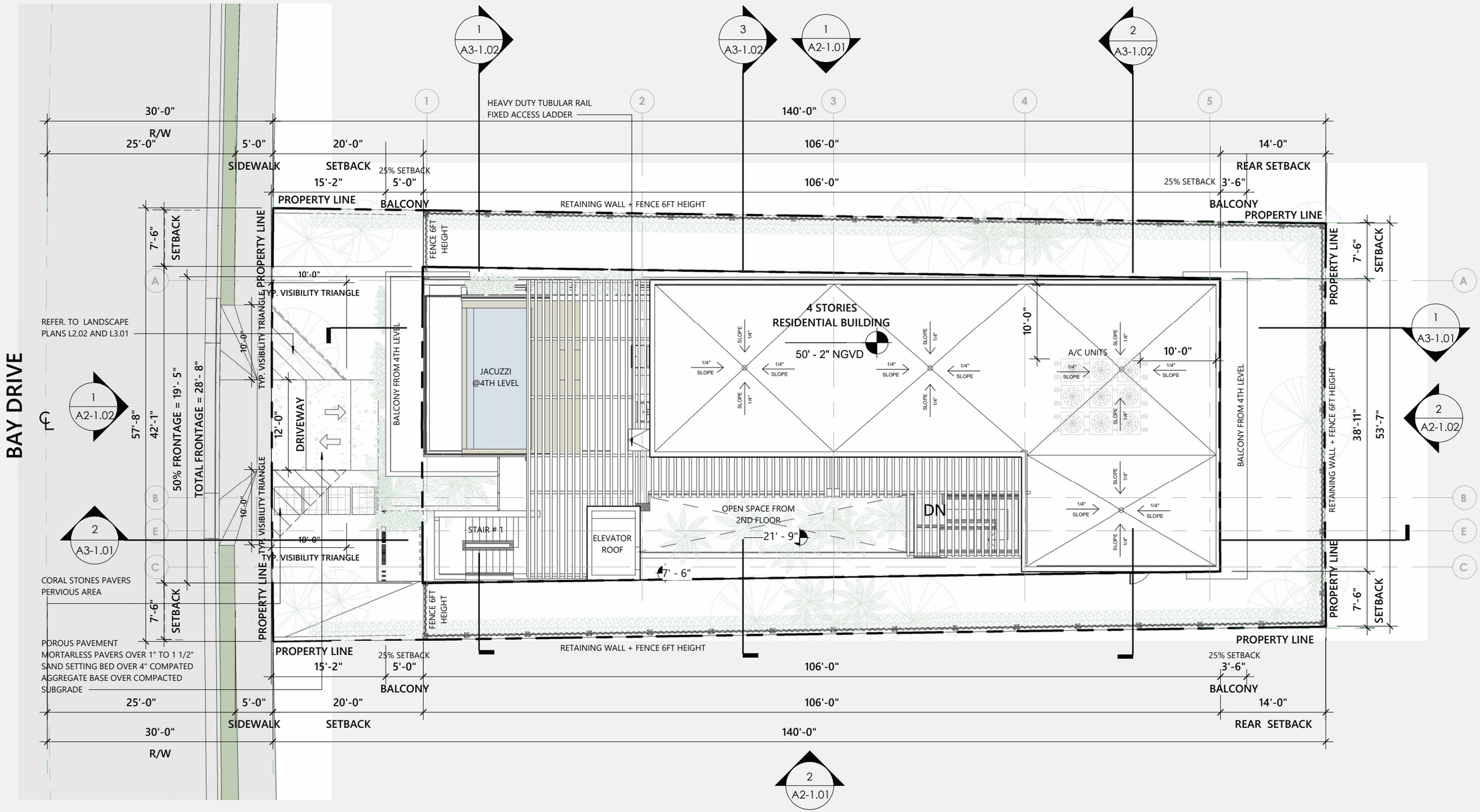
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	**1**	**1**	**1**	
40	Total # of parking spaces	**0**	**1**	5	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	**N/A**			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	**N/A**			
43	Parking Space Dimensions	**8 1/2' X 18'**		**8 1/2' X 18'**	
44	Parking Space configuration (45o,60o,90o,Parallel)			**90o**	
45	ADA Spaces	**N/A**			
46	Tandem Spaces	**N/A**			
47	Drive aisle width	12'		12'	
48	Valet drop off and pick up	**N/A**			
49	Loading zones and Trash collection areas	**N/A**			
50	racks	**N/A**			

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	**N/A**			
52	Total # of seats	**N/A**			
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	**N/A**			
54	Total occupant content	**N/A**			
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	**N/A**			

56	Is this a contributing building?	N/A
57	Located within a Local Historic District?	NO

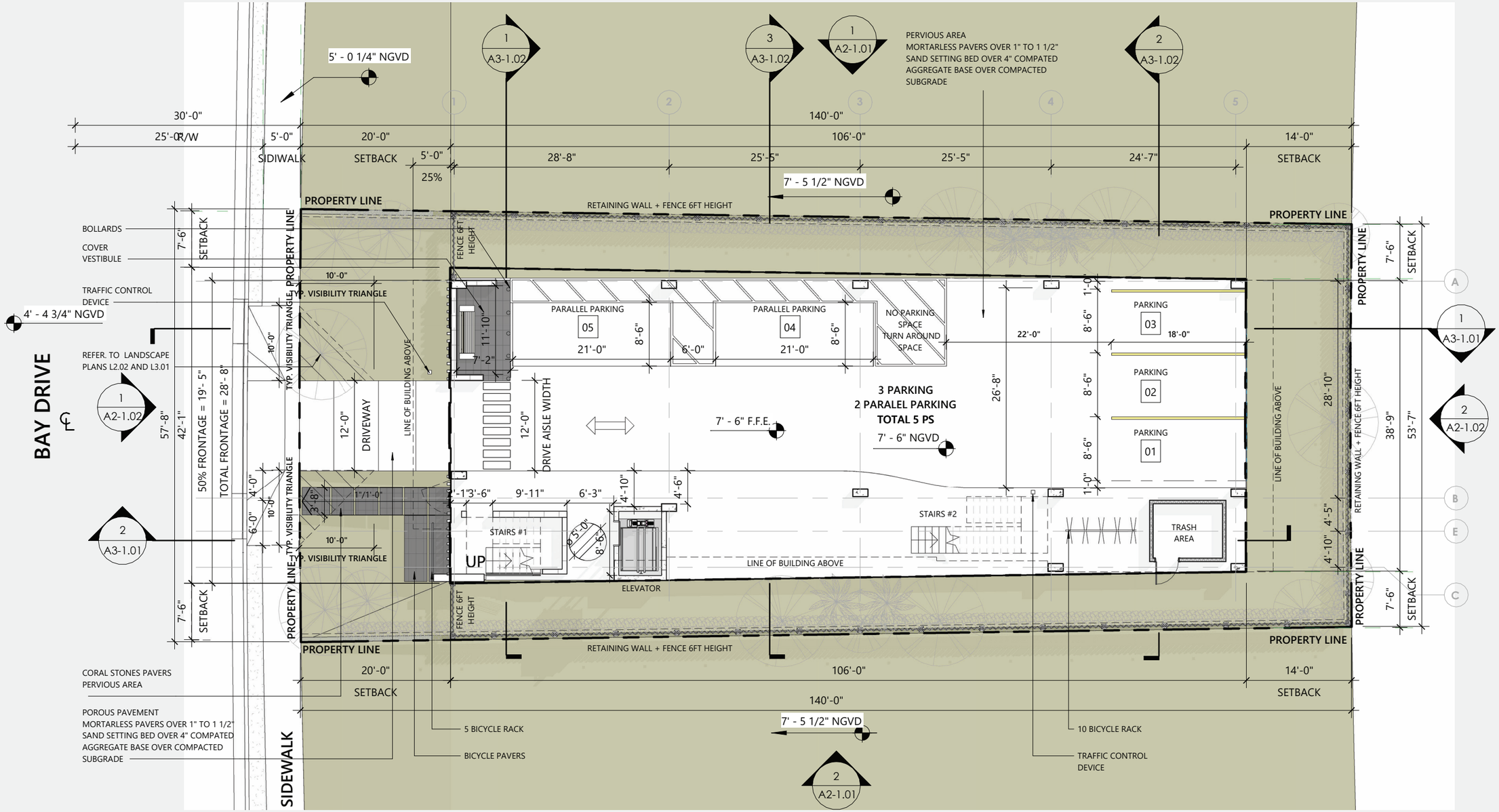
Notes:
If not applicable write N/A
All other data information may be required and presented like the above format.

GENERAL INFORMATION

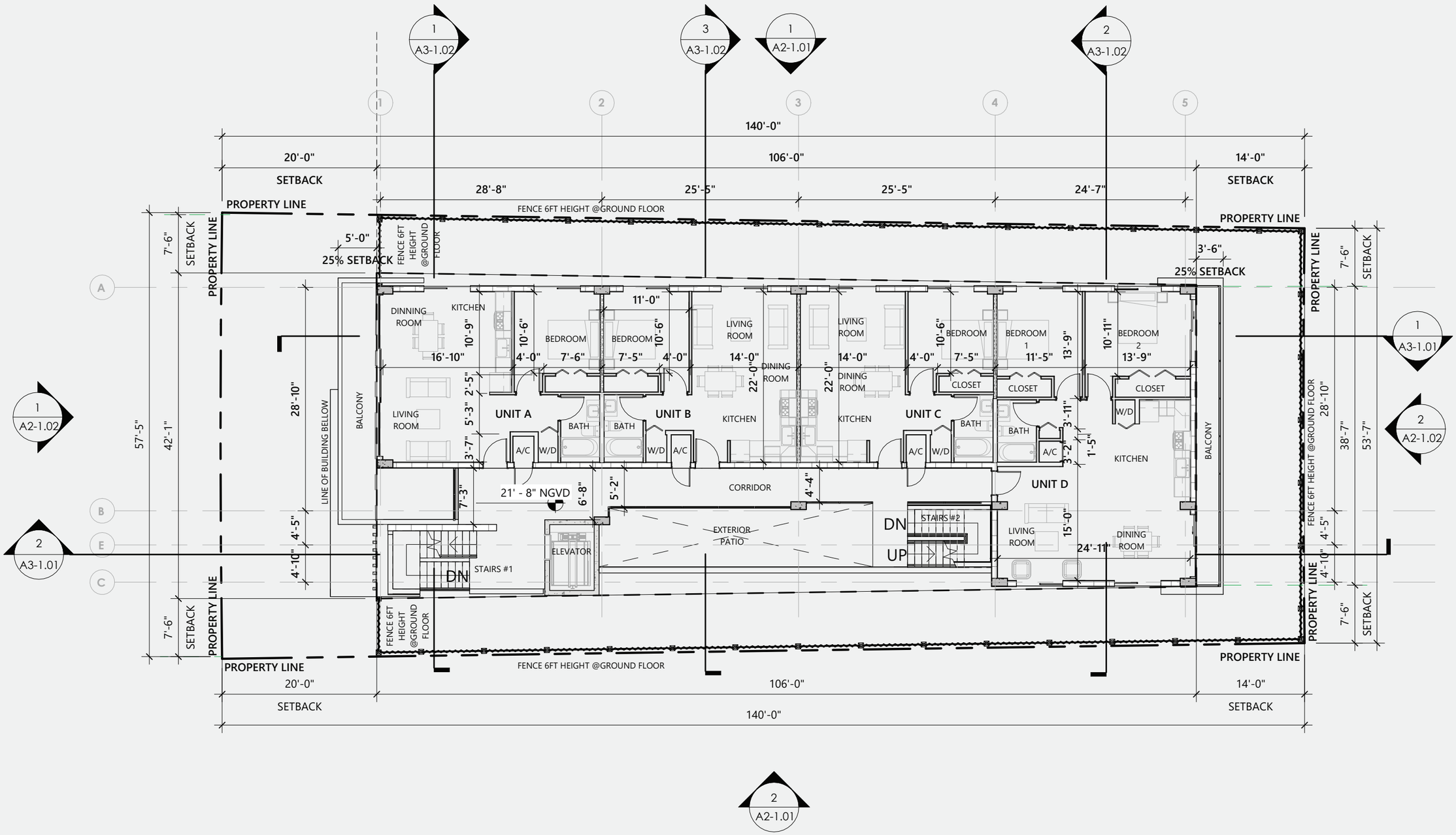


05 PROPOSED SITE PLAN

SITE PLAN

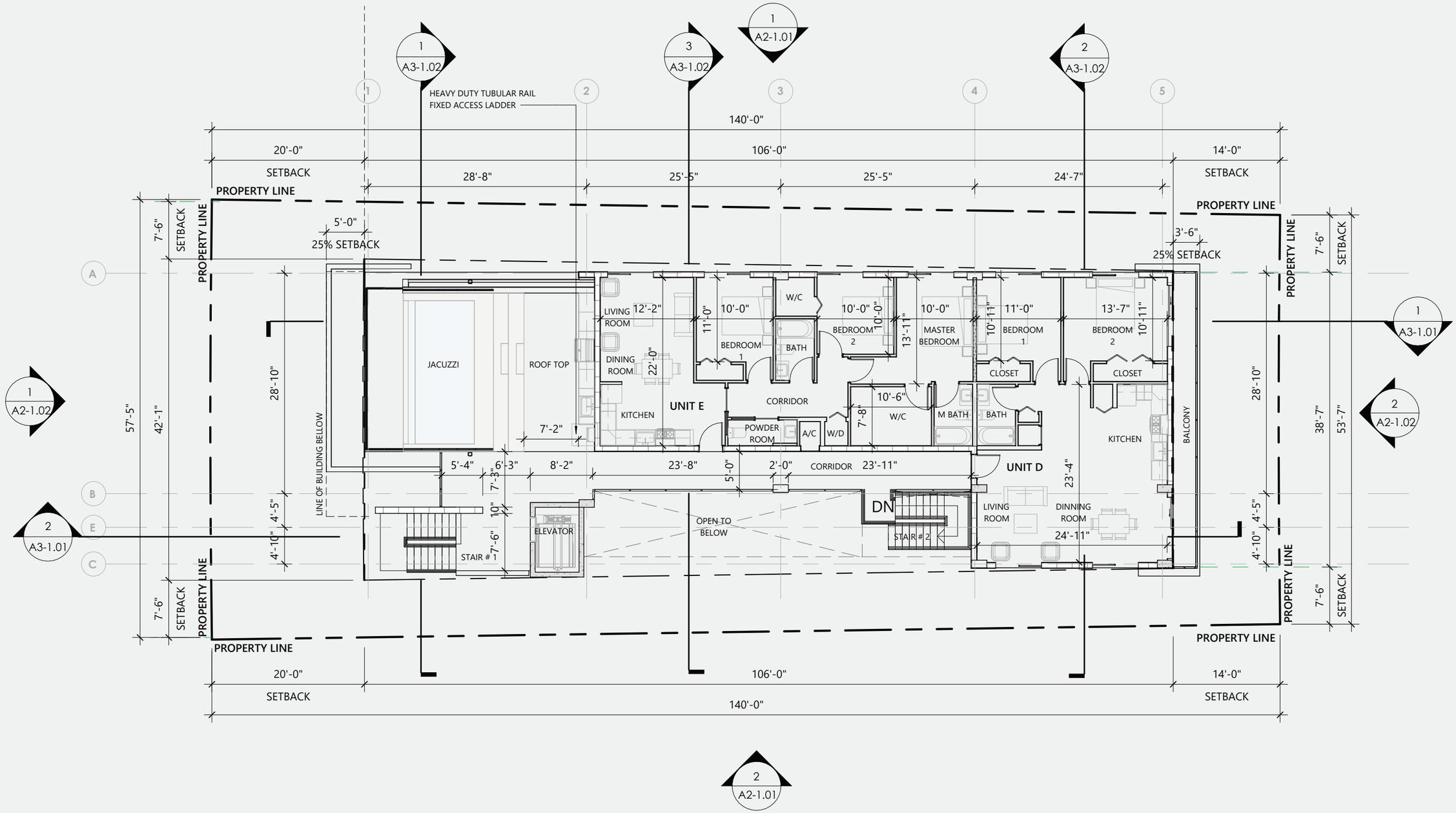


GROUND FLOOR PLAN



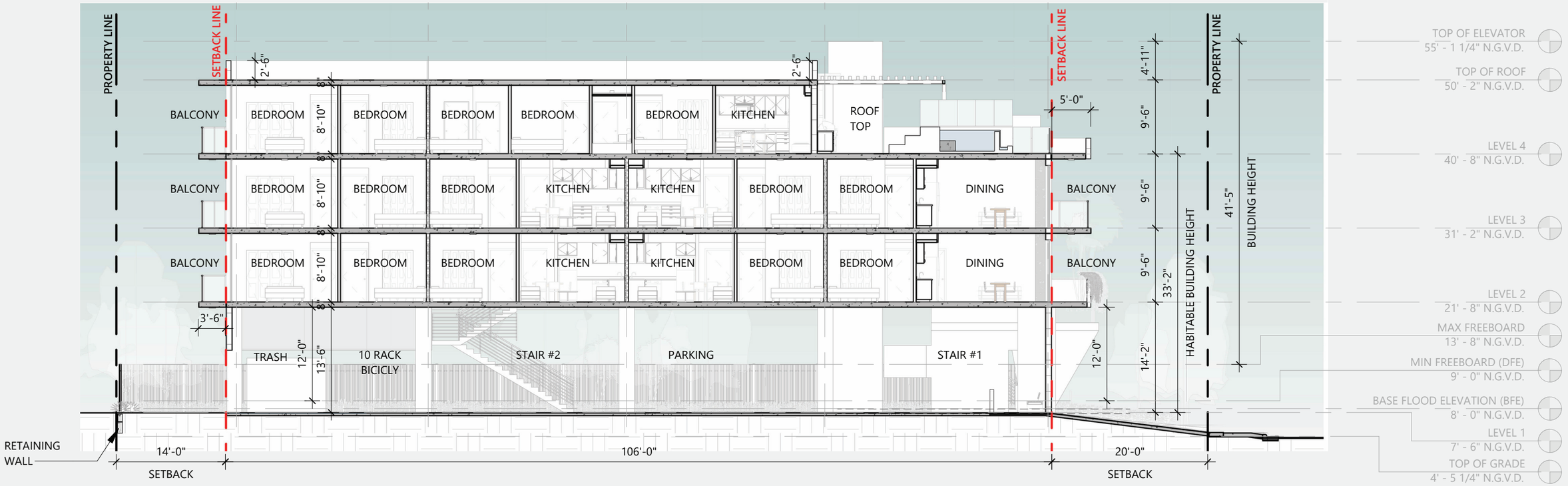
06 FLOOR PLANS

2ND AND 3RD FLOOR PLANS

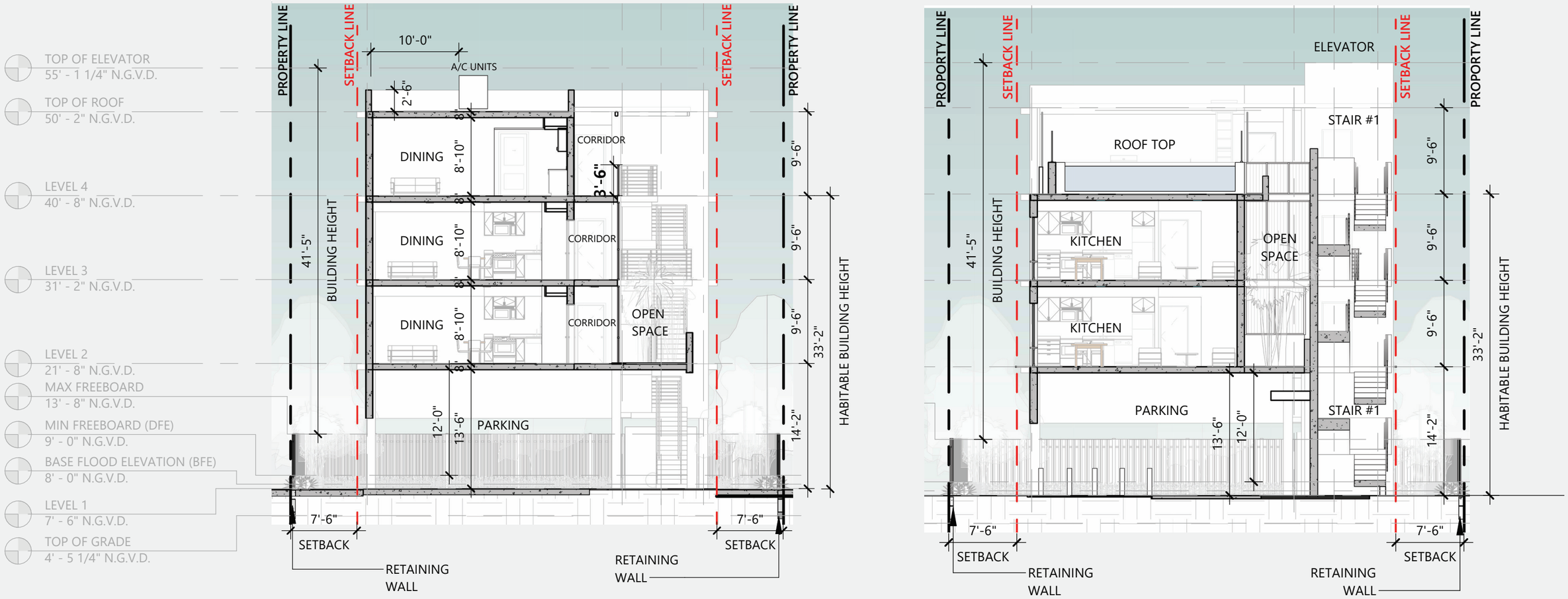


06 FLOOR PLANS

FOURTH FLOOR PLAN


PROPERTY LINE
SETBACK LINE
2'-6"
BALCONY
BEDROOM
8'-10"
KITCHEN
ROOF TOP
DINING
5'-0"
3'-6"
TRASH
12'-0"
13'-6"
10 RACK BICICLY
STAIR #2
PARKING
STAIR #1
RETAINING WALL
14'-0" SETBACK
106'-0"
20'-0" SETBACK
4'-11"
9'-6"
33'-2"
14'-2"
41'-5"
BUILDING HEIGHT
HABITABLE BUILDING HEIGHT
TOP OF ELEVATOR
55' - 1 1/4" N.G.V.D.
TOP OF ROOF
50' - 2" N.G.V.D.
LEVEL 4
40' - 8" N.G.V.D.
LEVEL 3
31' - 2" N.G.V.D.
LEVEL 2
21' - 8" N.G.V.D.
MAX FREEBOARD
13' - 8" N.G.V.D.
MIN FREEBOARD (DFE)
9' - 0" N.G.V.D.
BASE FLOOD ELEVATION (BFE)
8' - 0" N.G.V.D.
LEVEL 1
7' - 6" N.G.V.D.
TOP OF GRADE
4' - 5 1/4" N.G.V.D.

07 SECTIONS


TOP OF ELEVATOR
55' - 1 1/4" N.G.V.D.
TOP OF ROOF
50' - 2" N.G.V.D.
LEVEL 4
40' - 8" N.G.V.D.
LEVEL 3
31' - 2" N.G.V.D.
LEVEL 2
21' - 8" N.G.V.D.
MAX FREEBOARD
13' - 8" N.G.V.D.
MIN FREEBOARD (DFE)
9' - 0" N.G.V.D.
BASE FLOOD ELEVATION (BFE)
8' - 0" N.G.V.D.
LEVEL 1
7' - 6" N.G.V.D.
TOP OF GRADE
4' - 5 1/4" N.G.V.D.
PROPERTY LINE
SETBACK LINE
10'-0"
A/C UNITS
2'-6"
41'-5"
BUILDING HEIGHT
DINING
8'-10"
8'
CORRIDOR
3'-6"
OPEN SPACE
PARKING
12'-0"
13'-6"
9'-6"
33'-2"
14'-2"
HABITABLE BUILDING HEIGHT
7'-6"
SETBACK
RETAINING WALL
ELEVATOR
STAIR #1
ROOF TOP
KITCHEN

07 SECTIONS

To wrap up, this project aims to not only enhance the beauty of our city but also to create a space that every resident of Miami Beach can enjoy and take pride in. We appreciate your time and support as we work together towards a brighter future for our community. **Thank you**

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

YANINA MAURO
OWNER + PROJECT DESIGNER
ADMIN@REDOCTOPUSLLC.COM
533 4492
1555 N PARK DR #102 | WESTON | FL 33326