

NEW APARTMENT BUILDING

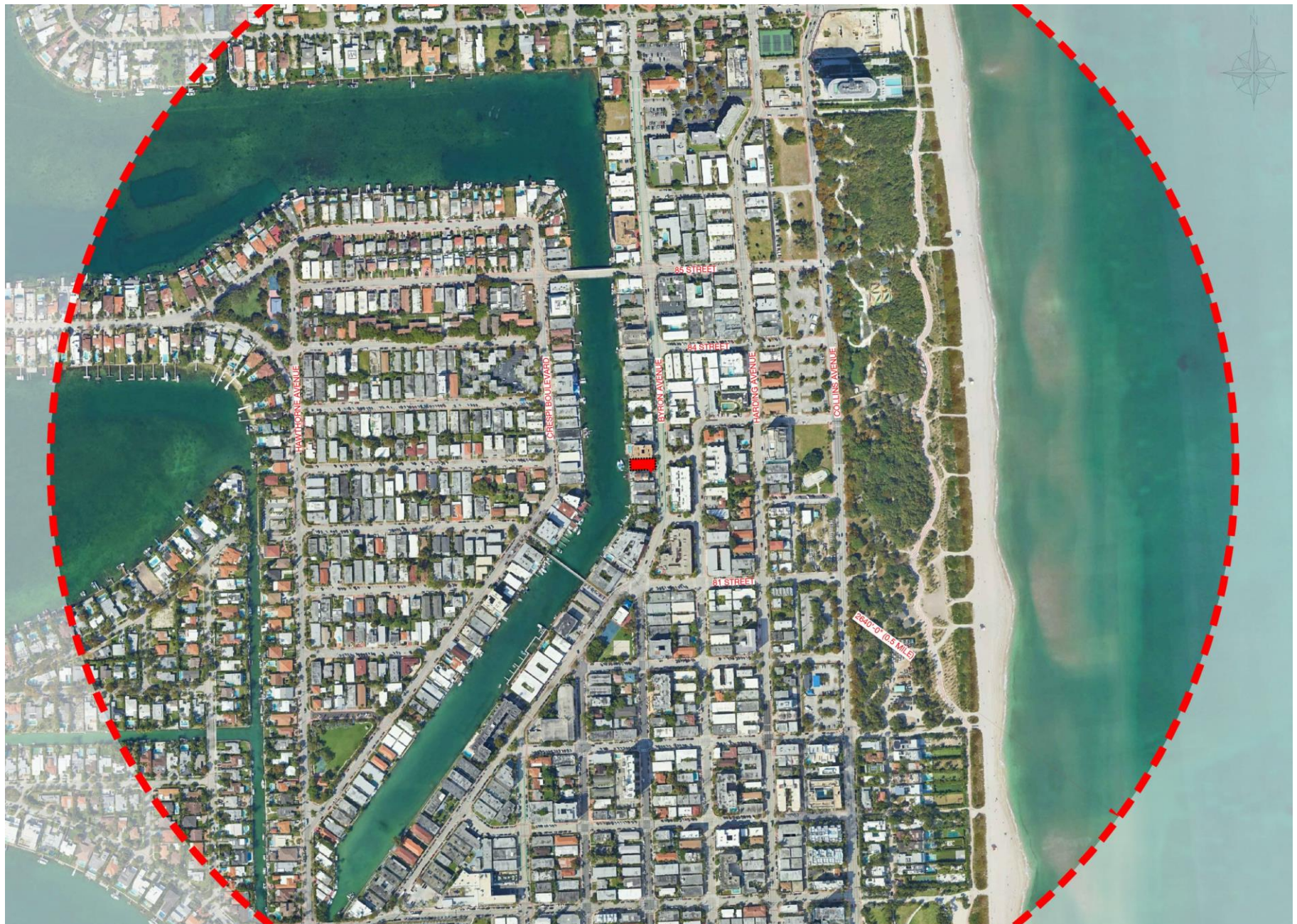
FOR

BMH DEV, LLC



CDS | ARCHITECTURE AND PLANNING

URBAN CONTEXT



SITE



SITE



TYOLOGY AND SYNTAX



TYPOLOGY AND SYNTAX



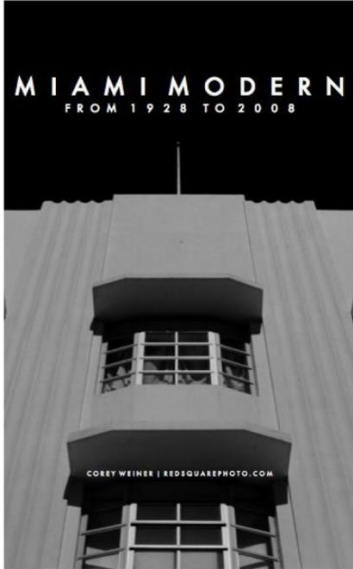
TYPOLOGY AND SYNTAX



TYOLOGY AND SYNTAX



TYOLOGY AND SYNTAX



ZONING RESTRICTIONS



BYRON AVENUE
(50.00' R.O.W.)

4.00' Sidewalk

3.00' Gutter

Property Line (50.00')

2'-6"

20'-0"

25'-0"

END OF 32'-0" MAX. HEIGHT

10'-0"

Property Line (118.74')

7'-6"

Property Line (119.68')

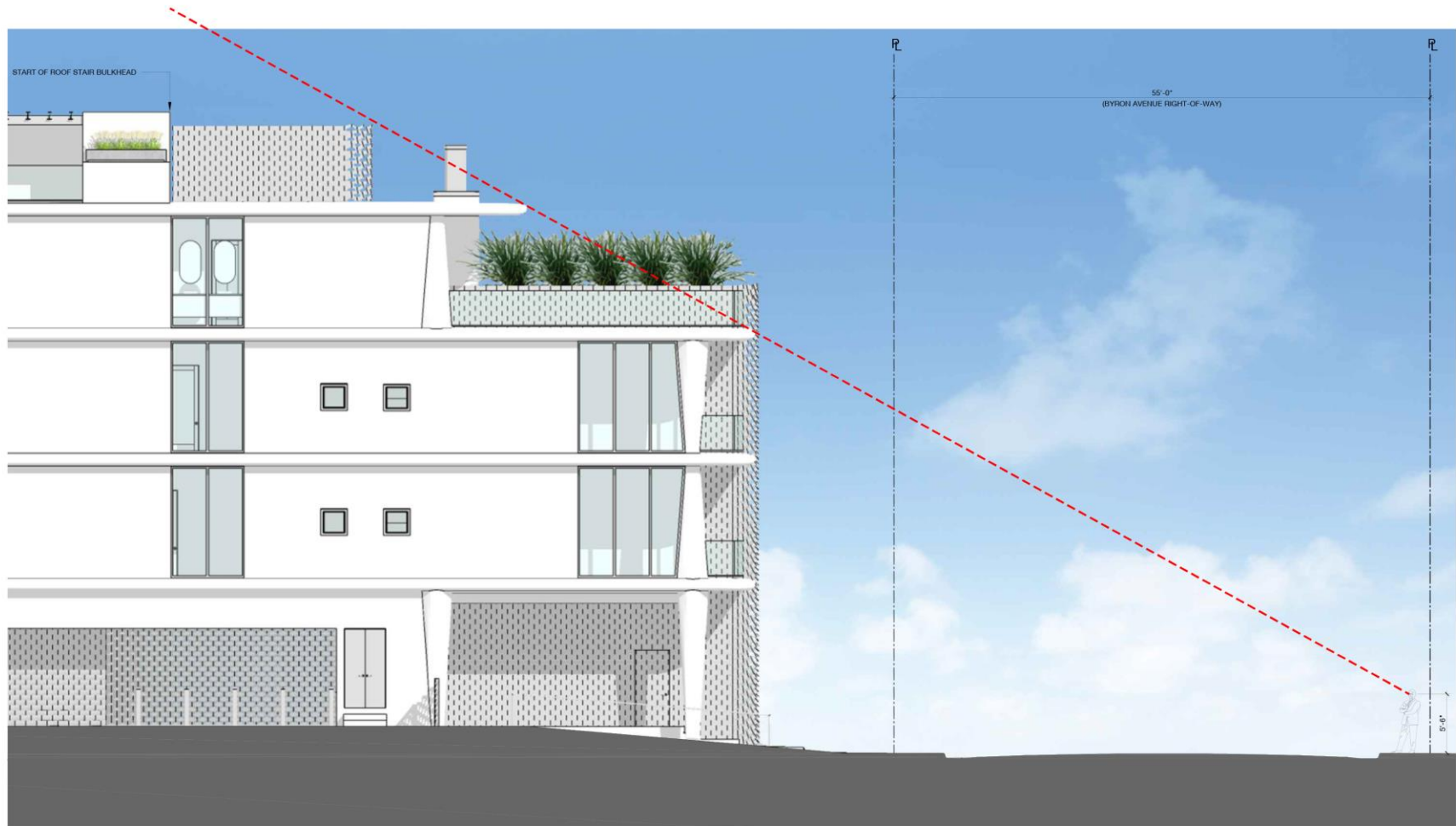
BUILDING SETBACKS

PARKING SETBACKS

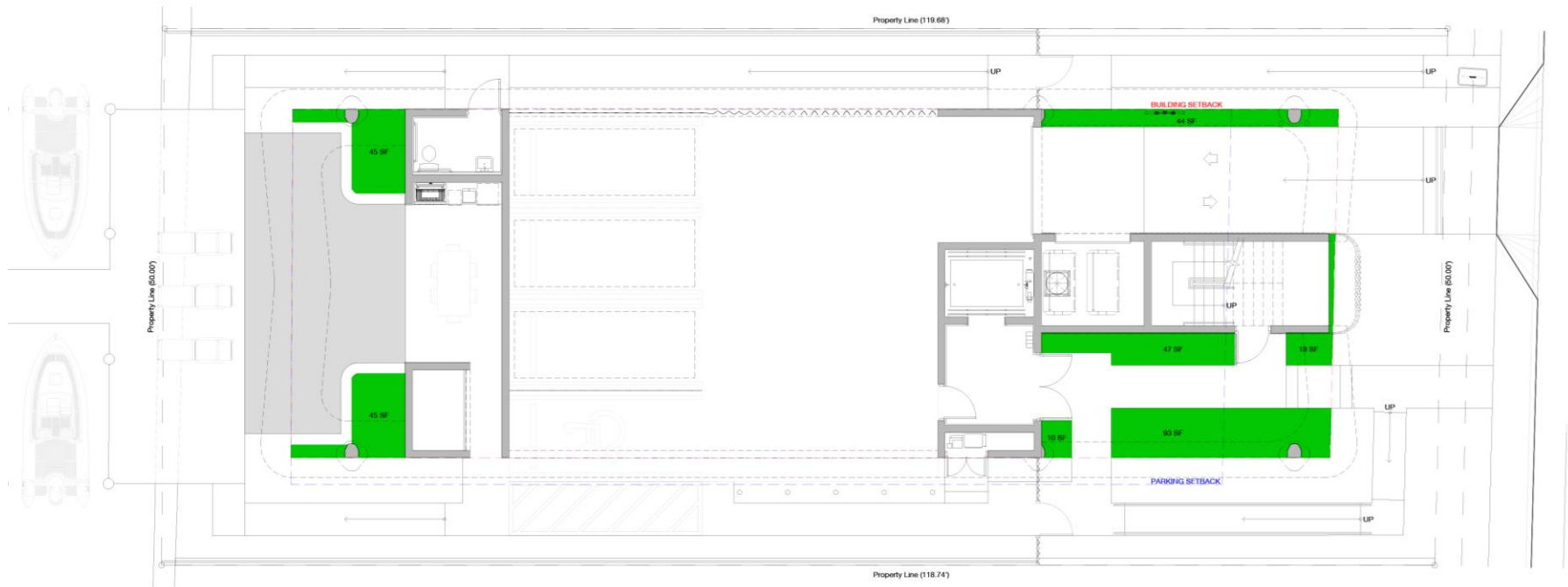
12'-0"

Property Line (50.00')

ZONING RESTRICTIONS



ZONING RESTRICTIONS



COMPLIANCE ANALYSIS

REQUIRED
298 SF Minimum of Landscaped Area at the Ground Level, in addition to the minimum setback requirements (5% of 5,901 SF) per Section 7.3.8.5.d of City of Miami Beach Resiliency Code.

PROPOSED
302 SF

AERIAL



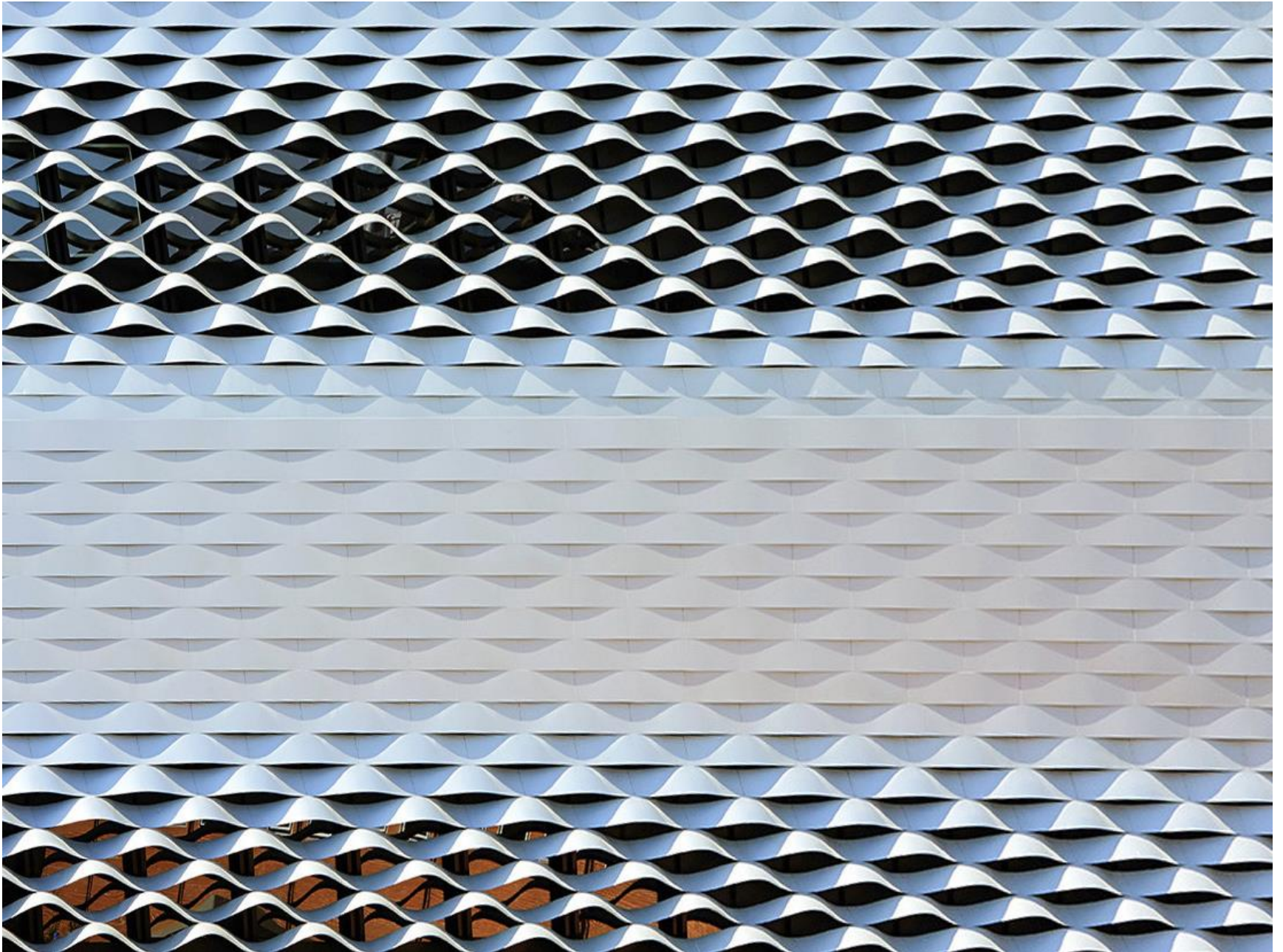
AERIAL



STREET VIEW



SCREEN



MECHANICAL PARKING SCREENING

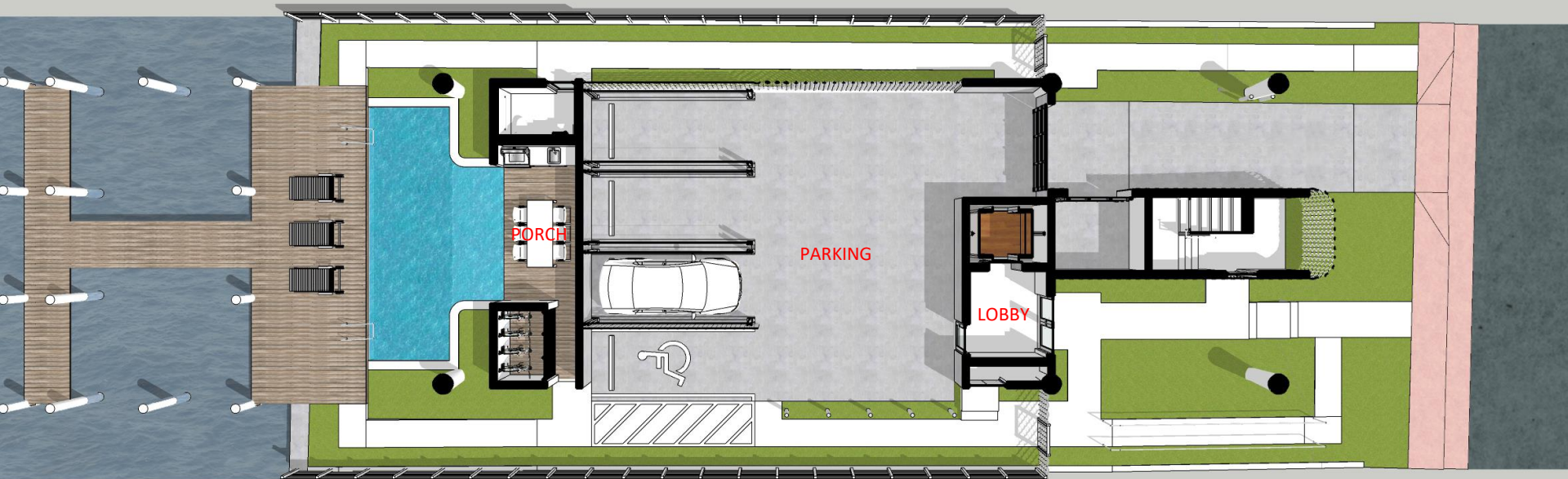


WATERWAY VIEW



AXONOMETRIC FLOOR PLANS

GROUND STORY



AXONOMETRIC FLOOR PLANS

SECOND STORY – 2 BEDROOM AND 2.5 BATH APARTMENTS



AXONOMETRIC FLOOR PLANS

THIRD STORY – 3 BEDROOM AND 3.5 BATH APARTMENTS

(MAIN LEVEL)



AXONOMETRIC FLOOR PLANS

THIRD STORY – 3 BEDROOM AND 3.5 BATH APARTMENTS

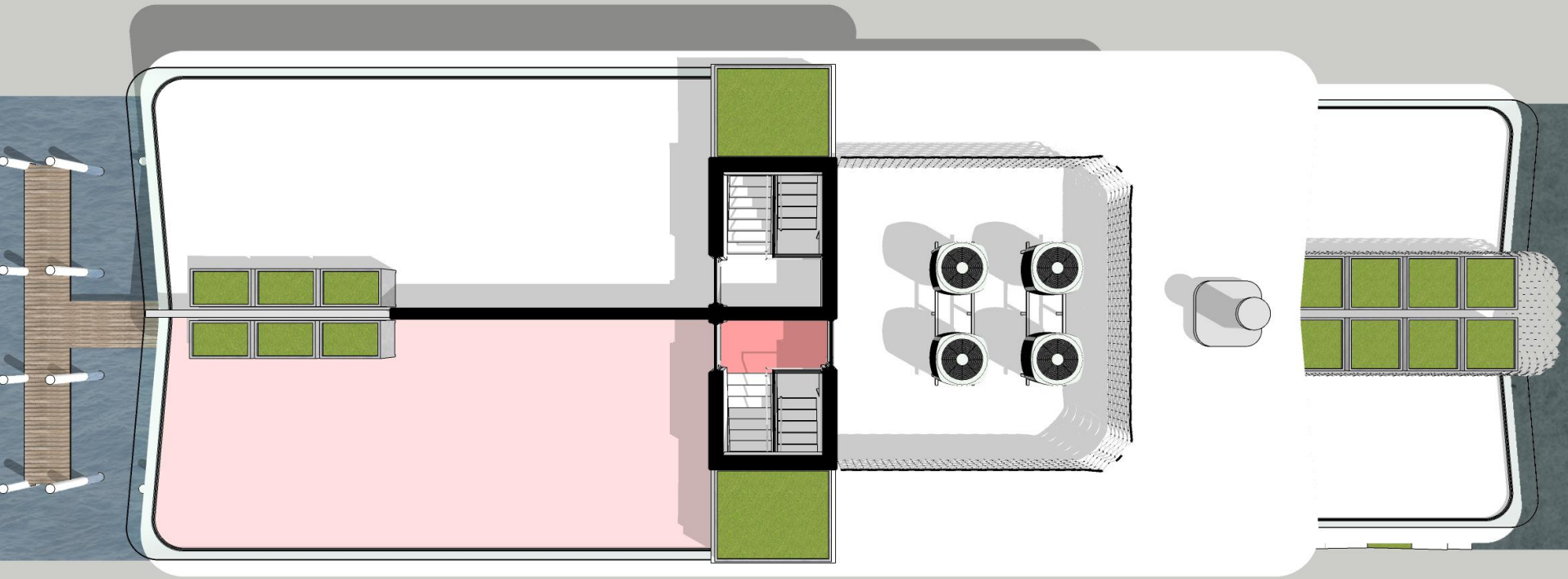
(MEZZANINE LEVEL)



AXONOMETRIC FLOOR PLANS

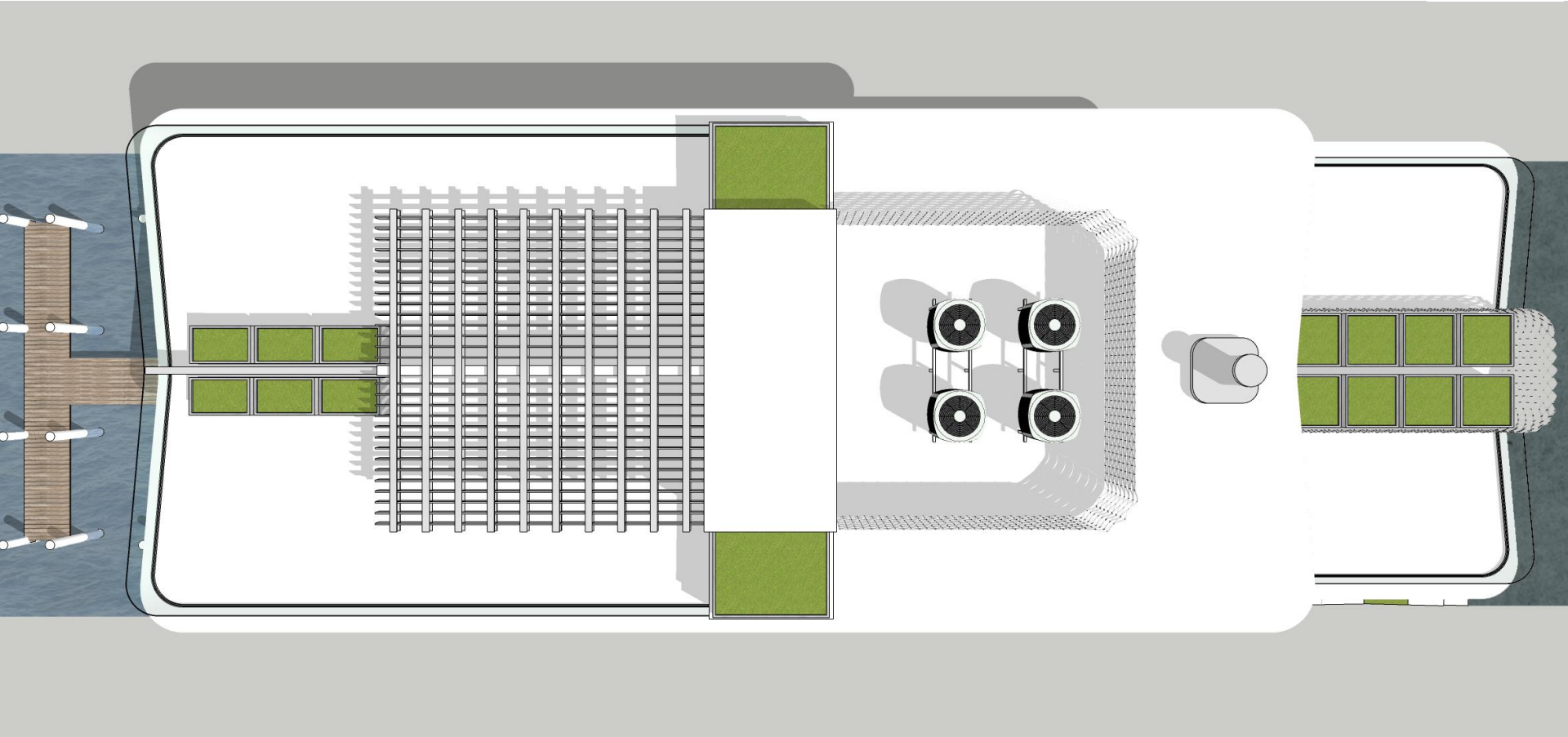
ROOF – 3 BEDROOM AND 3.5 BATH APARTMENTS

(ROOFTOP TERRACE)



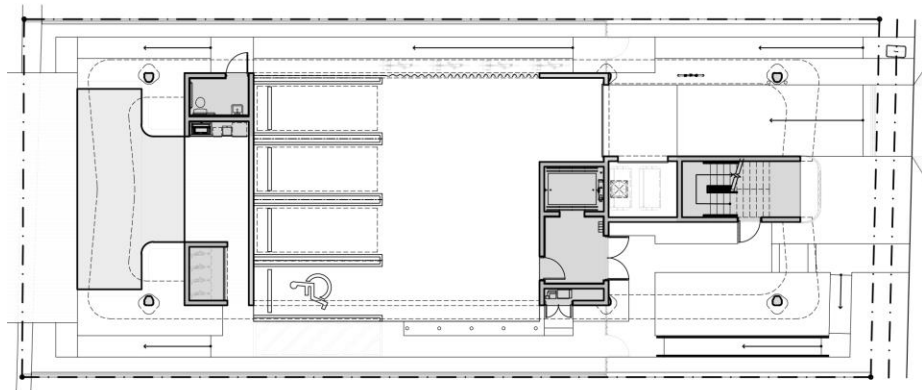
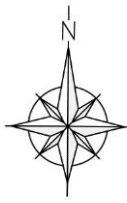
AXONOMETRIC FLOOR PLANS

ROOF

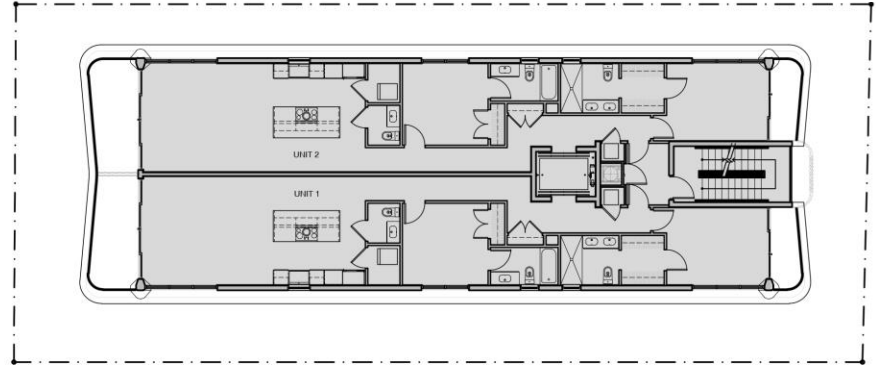


FLOOR AREA RATIO

UNIT SIZE AND BUILDING FLOOR AREA



GROUND FLOOR PLAN



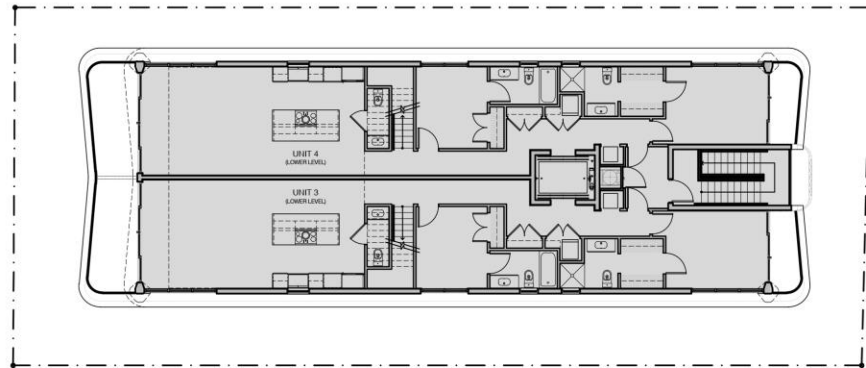
SECOND FLOOR PLAN

UNIT SIZE CALCULATION

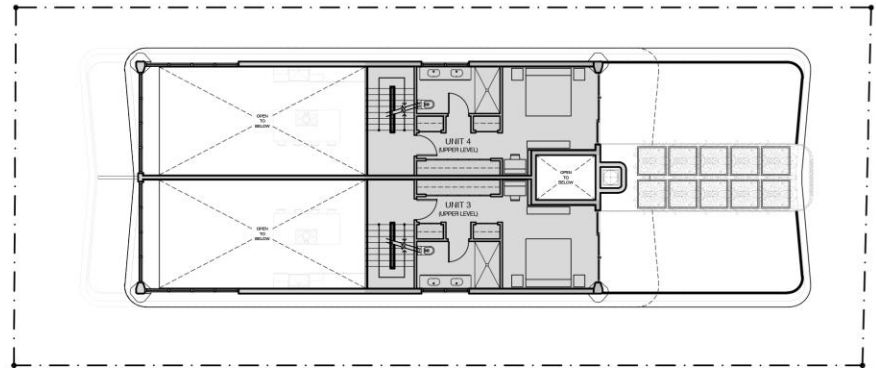
UNIT	QUANTITY	UNIT AREA	TOTAL
1	1	1,320 SF	1,320 SF
2	1	1,320 SF	1,320 SF
3	1	1,890 SF	1,890 SF
4	1	1,890 SF	1,890 SF
TOTAL	4		6,430 SF

FLOOR AREA CALCULATION

GROUND FLOOR:	490 SF
SECOND FLOOR:	2,902 SF
THIRD FLOOR:	2,902 SF
THIRD FLOOR'S MEZZANINE:	1,010 SF
TOTAL:	7,304 SF
NOTE: MAXIMUM ALLOWED FAR IS 7,438.75 SF (5,951 SF x 1.25)	



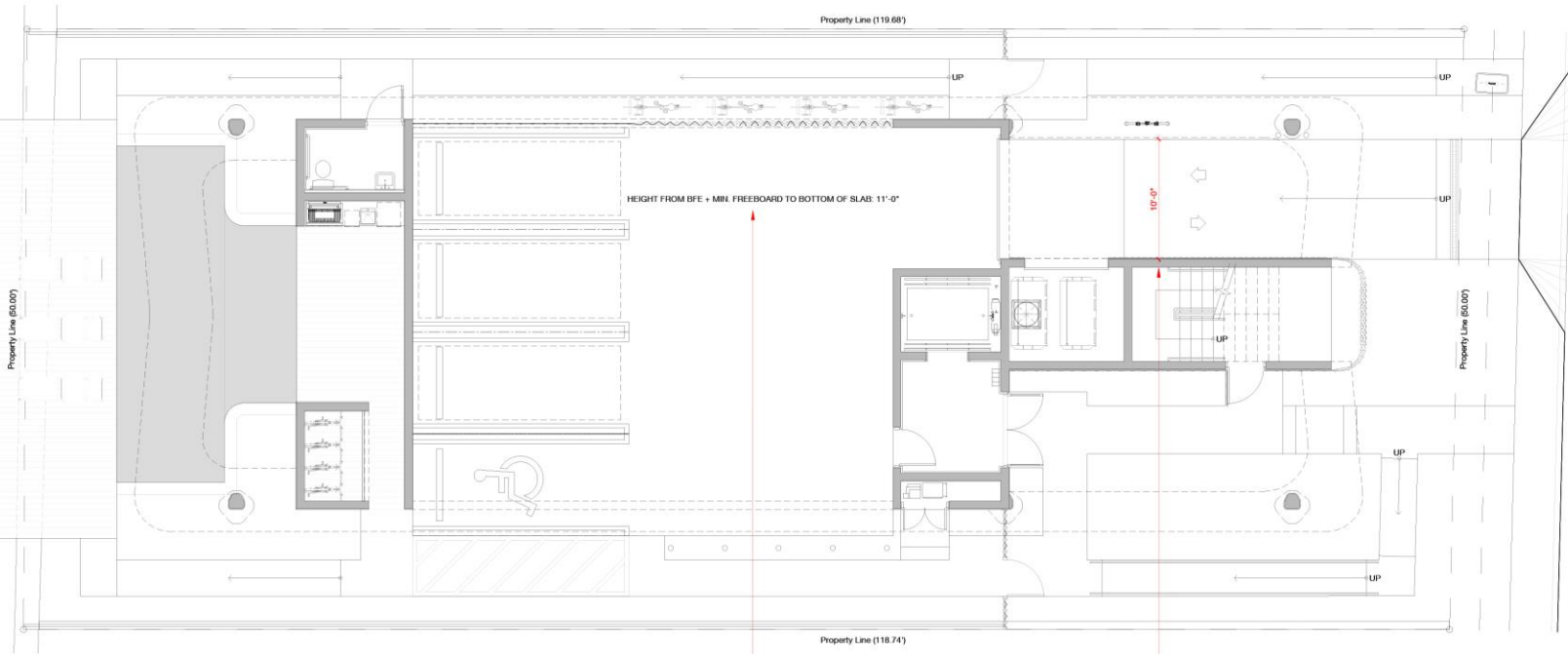
THIRD FLOOR PLAN



THIRD FLOOR'S MEZZANINE PLAN

ZONING CODE COMPLIANCE

WAIVER AND VARIANCE REQUESTS



A WAIVER OF UP TO ONE FOOT ZERO INCHES (1'-0") FROM SECTION 7.1.2.3.0.3.A. AND 7.3.8.3.0.1.A OF THE CITY OF MIAMI BEACH RESILIENCY CODE, SUBPART B OF LAND DEVELOPMENT REGULATIONS, REQUIRING A MINIMUM HEIGHT OF TWELVE FEET (12'-0") TO BE PROVIDED, AS MEASURED FROM BASE FLOOD ELEVATION PLUS MINIMUM FREEBOARD TO THE UNDERSIDE OF THE FIRST FLOOR SLAB. THE DESIGN REVIEW BOARD OR HISTORIC PRESERVATION BOARD, AS APPLICABLE, MAY WAIVE THIS HEIGHT REQUIREMENT BY UP TO TWO FEET, IN ACCORDANCE WITH THE DESIGN REVIEW OF CERTIFICATE OF APPROPRIATENESS CRITERIA, AS APPLICABLE.

A VARIANCE OF UP TO TWO FEET ZERO INCHES (2'-0") FROM SECTION 5.3.4 OF THE CITY OF MIAMI BEACH RESILIENCY CODE, SUBPART B OF LAND DEVELOPMENT REGULATIONS, REQUIRING THE TWO-WAY CURB-OUT AND DRIVEWAY ENTRANCE TO HAVE A MINIMUM WIDTH OF 12 FEET (12'-0") FOR THOSE GRADE LEVEL PARKING AREAS WITH LESS THAN TEN PARKING SPACES.

EGRESS COMPLIANCE

SEPARATE EXITS

