



# MARINA 81

## MULTIFAMILY RESIDENTIAL BUILDING

- 4 STORIES
- 7 APARTMENT UNITS
- 5 PARKING SPACES

MIAMIBEACH





CONTENT

**01** GENERAL LOCATION

**02** CONTEXT- EXISTING CONDITION

**03** PROPOSAL

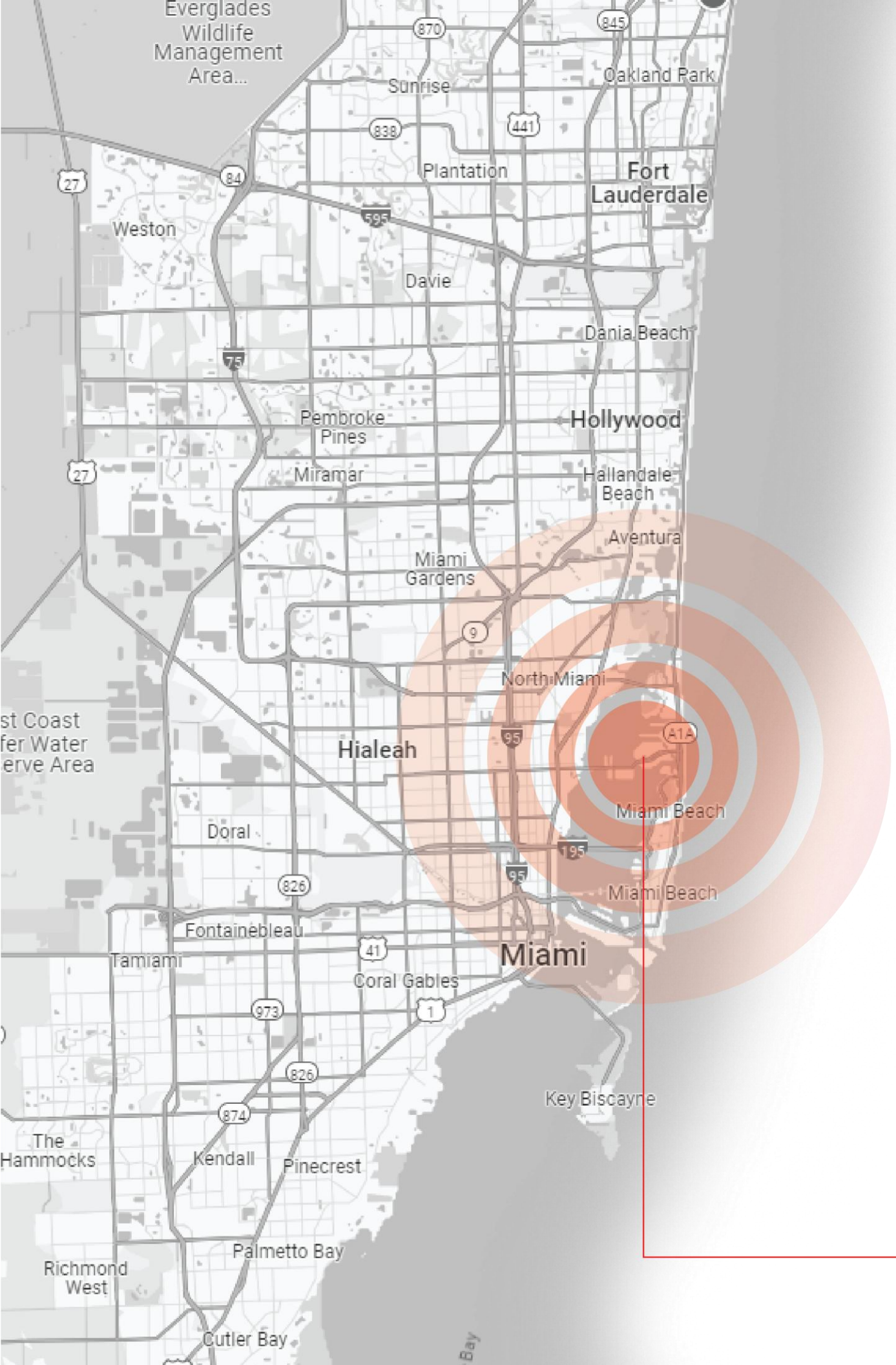
**04** FLOOR PLANS

**05** ELEVATION + SECTIONS

01

GENERAL  
**LOCATION**

DEC 11<sup>ST</sup> 2025



**775 81st Street, Miami Beach, 33141**  
MIAMI FL

**ZONING: RM - 1**  
LOW DENSITY MULTIFAMILY RESIDENTIAL  
FLOOD ZONE: AE ELEVATION: 8'

**NORTH BEACH**  
MIAMI FL

02

EXISTING  
**CONTEXT**

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DEC 11<sup>ST</sup> 2025



775 81st Street



775 81st Street



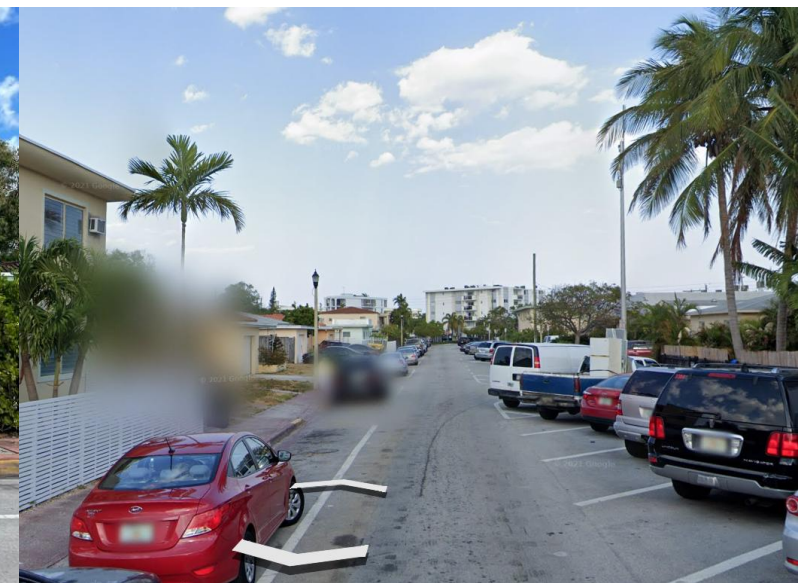
775 81st Street



81st STREET - WEST SIDE



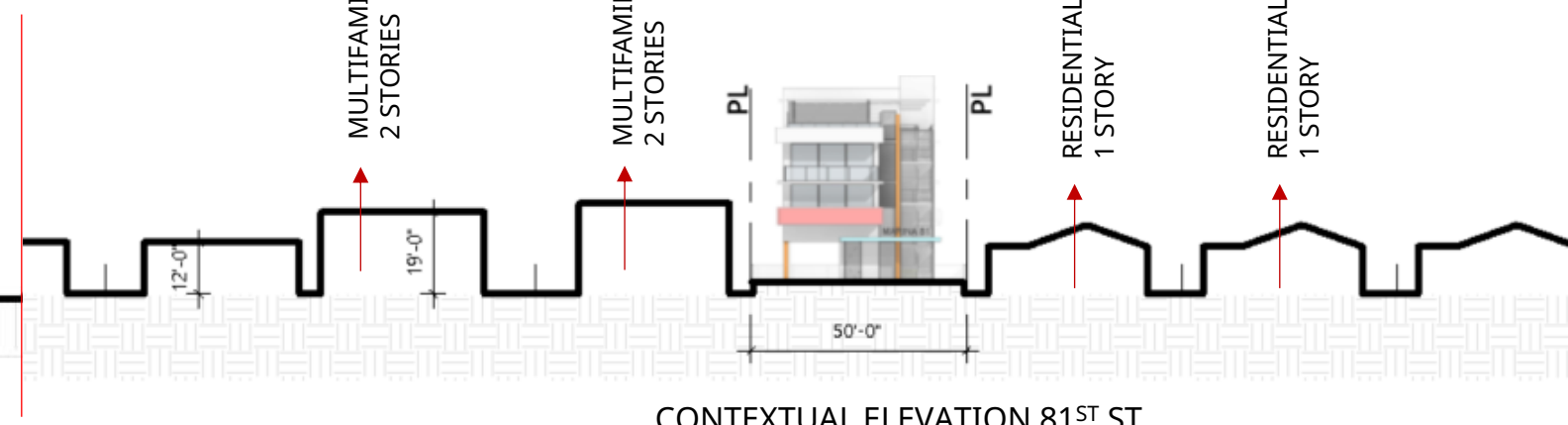
775 81st Street



81st STREET - EAST SIDE



CONTEXTUAL ELEVATION 81<sup>ST</sup> AND 82<sup>ND</sup> ST.



CONTEXTUAL ELEVATION 81<sup>ST</sup> ST.

03

NEW  
**PROPOSAL**

DEC 11<sup>TH</sup> 2025



FRONT VIEW\_



MARINA 81

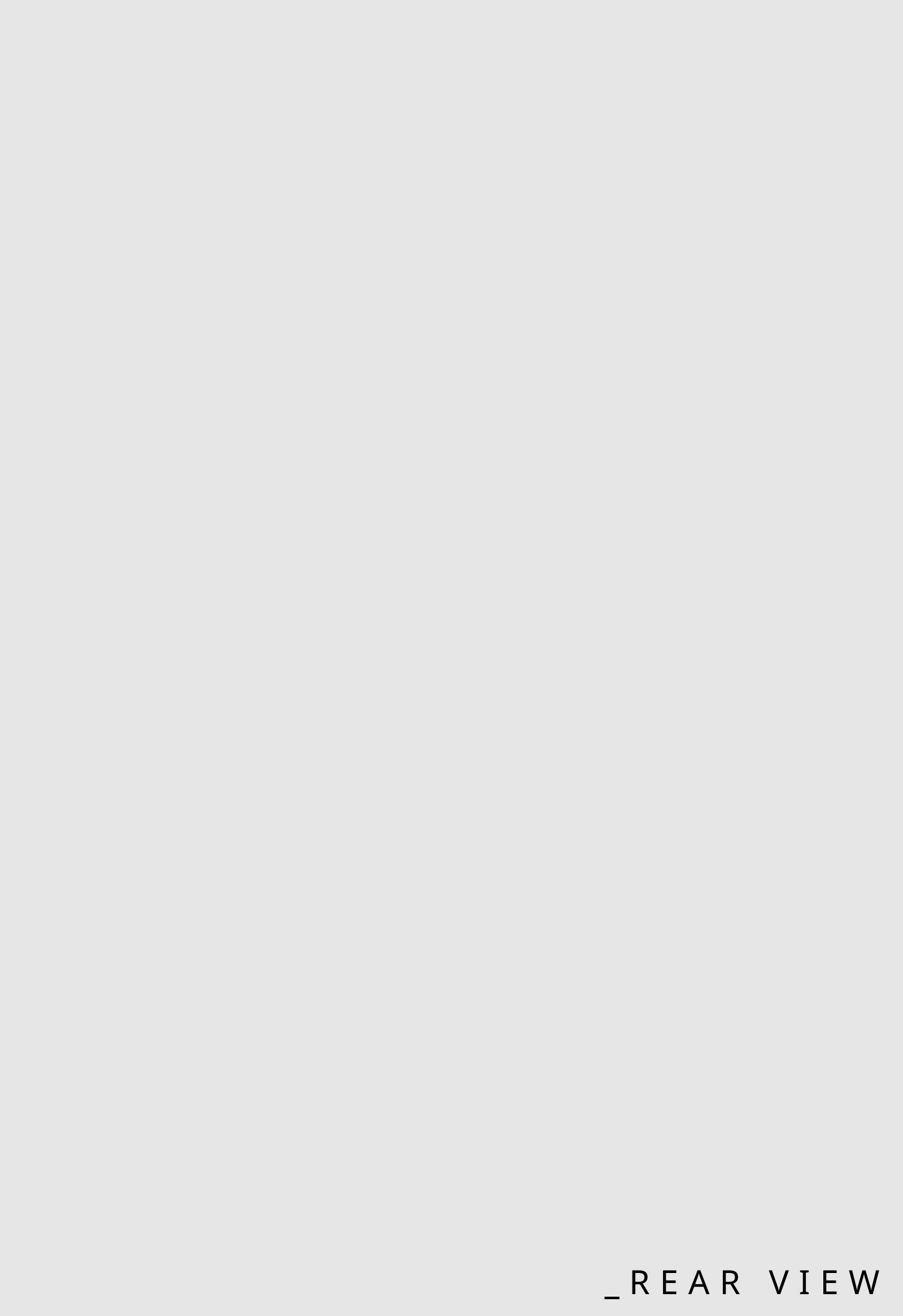
MAIN ACCESS



EAST ELEVATION



WEST ELEVATION



\_ REAR VIEW



\_ ISOMETRIC VIEW



STREE VIEW

05

# FLOOR PLANS

DRB25-1119

**ROOF LEVEL**  
ROOF TOP - MECHANICAL

**4<sup>th</sup> LEVEL**  
1 UNIT - 976 SF

**3<sup>rd</sup> LEVEL**  
3 UNITS - 2,174 SF

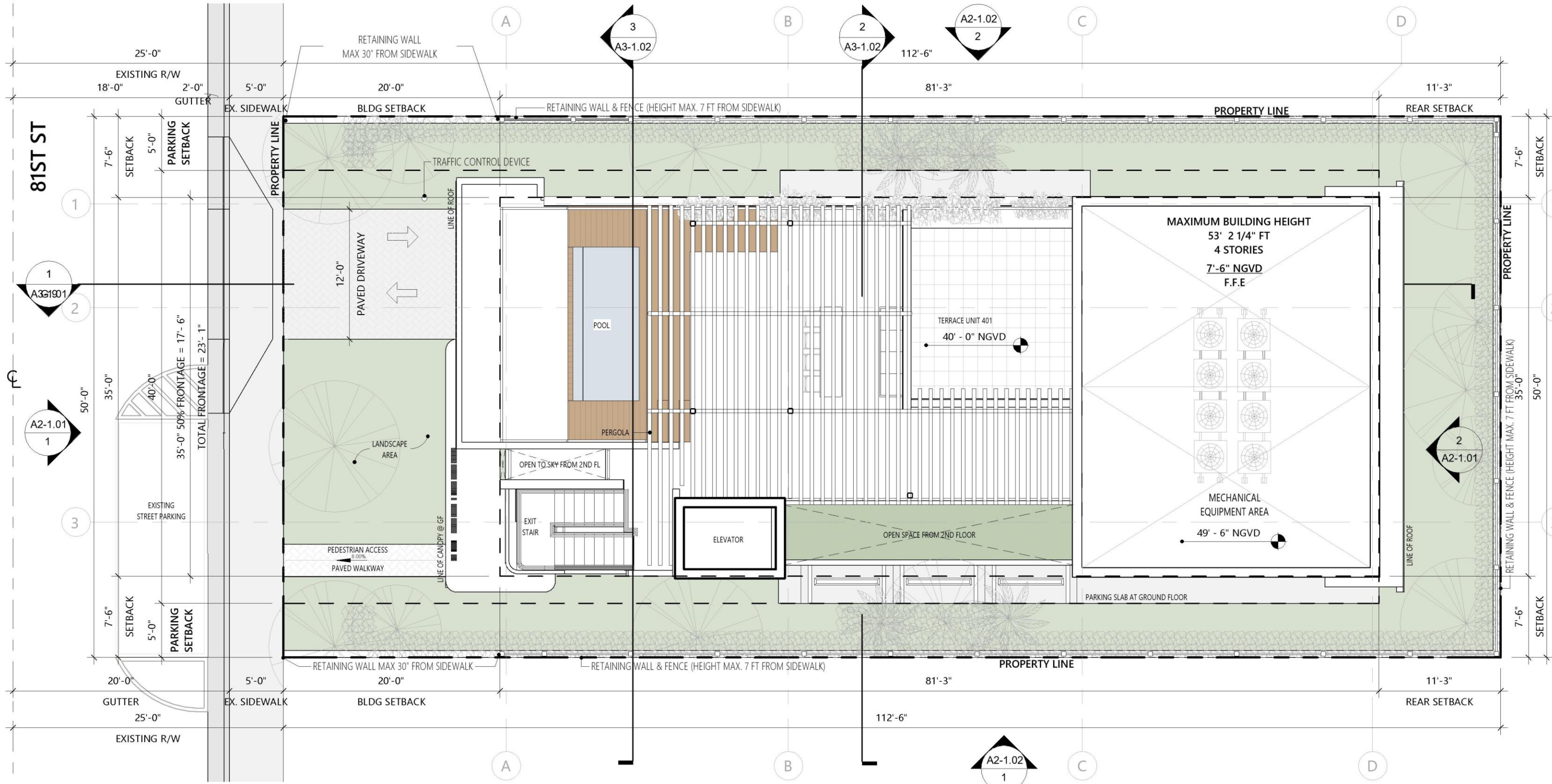
**2<sup>nd</sup> LEVEL**  
3 UNITS - 2,174 SF

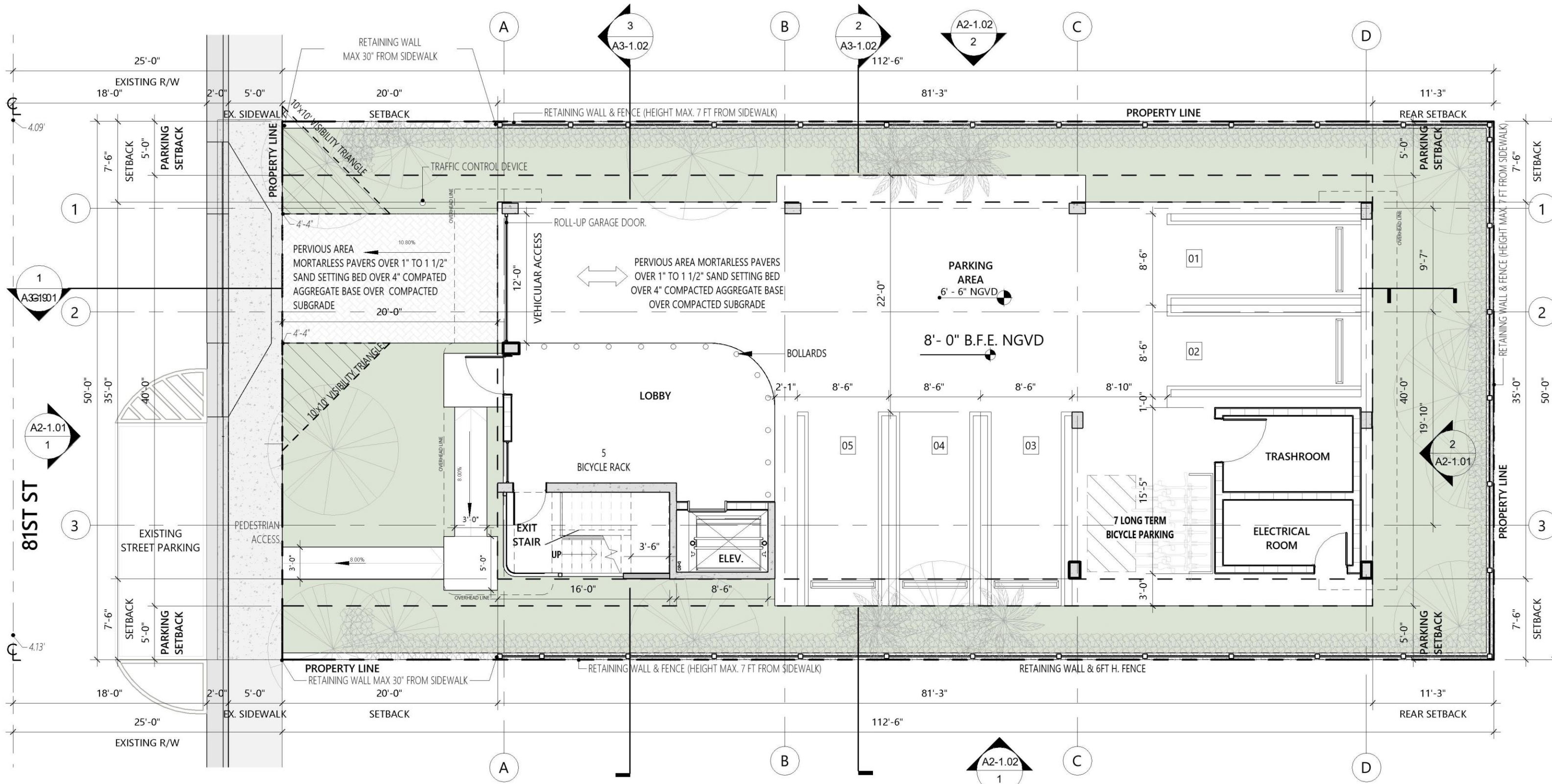
**GROUND LEVEL**  
5 PARKING SPACES

ISOMETRIC EXPLODED

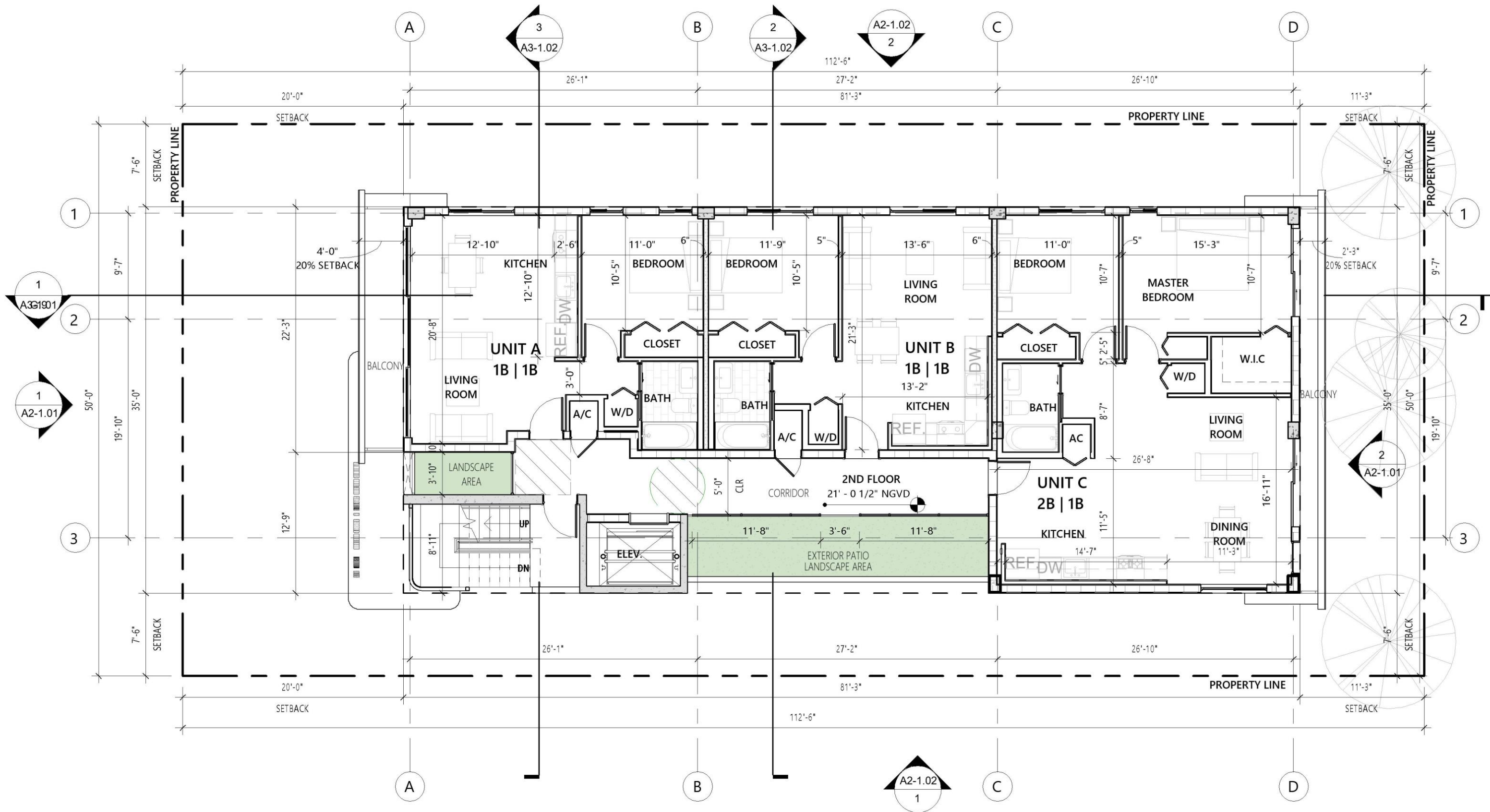


# SITE PLAN



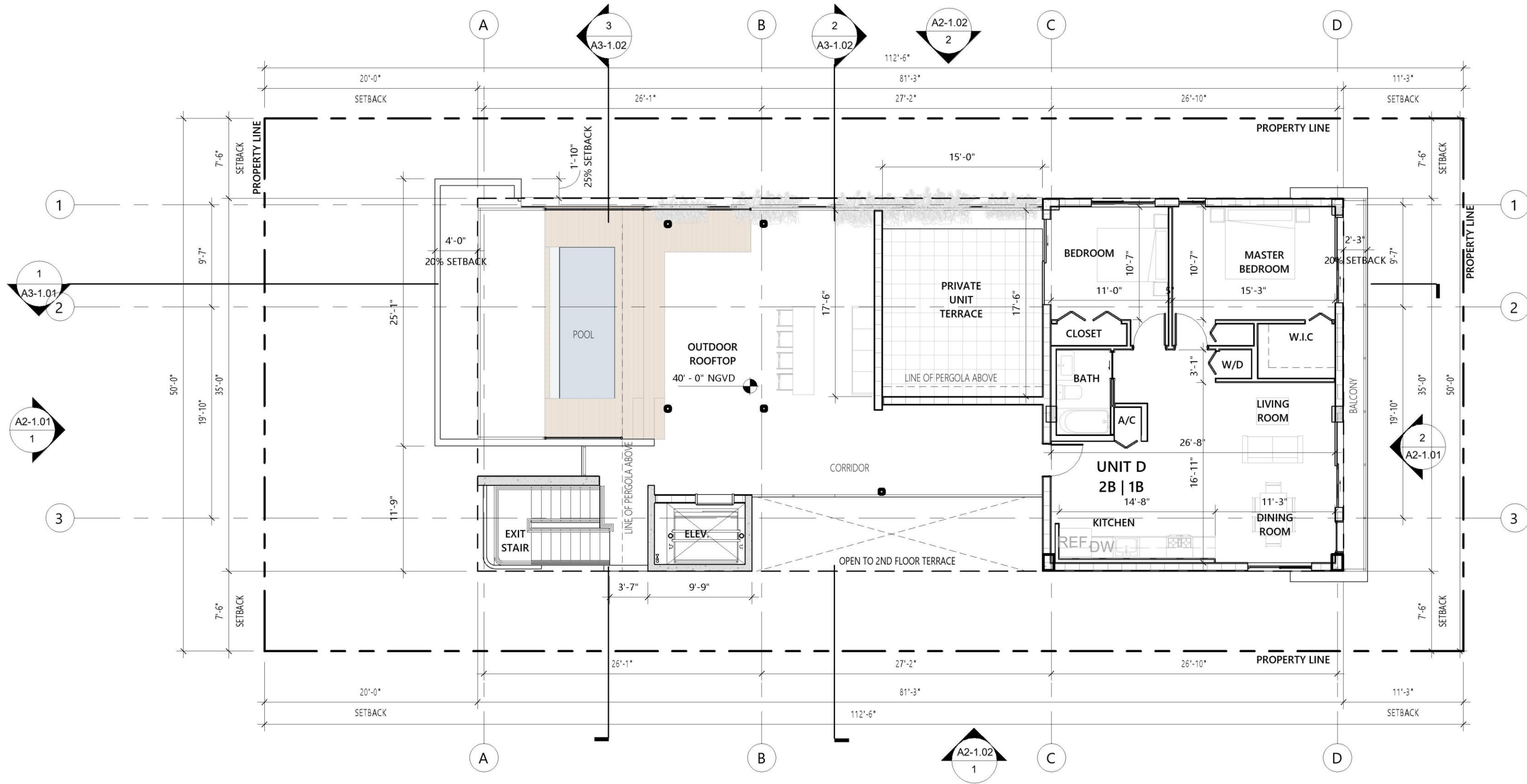


# GROUND LEVEL

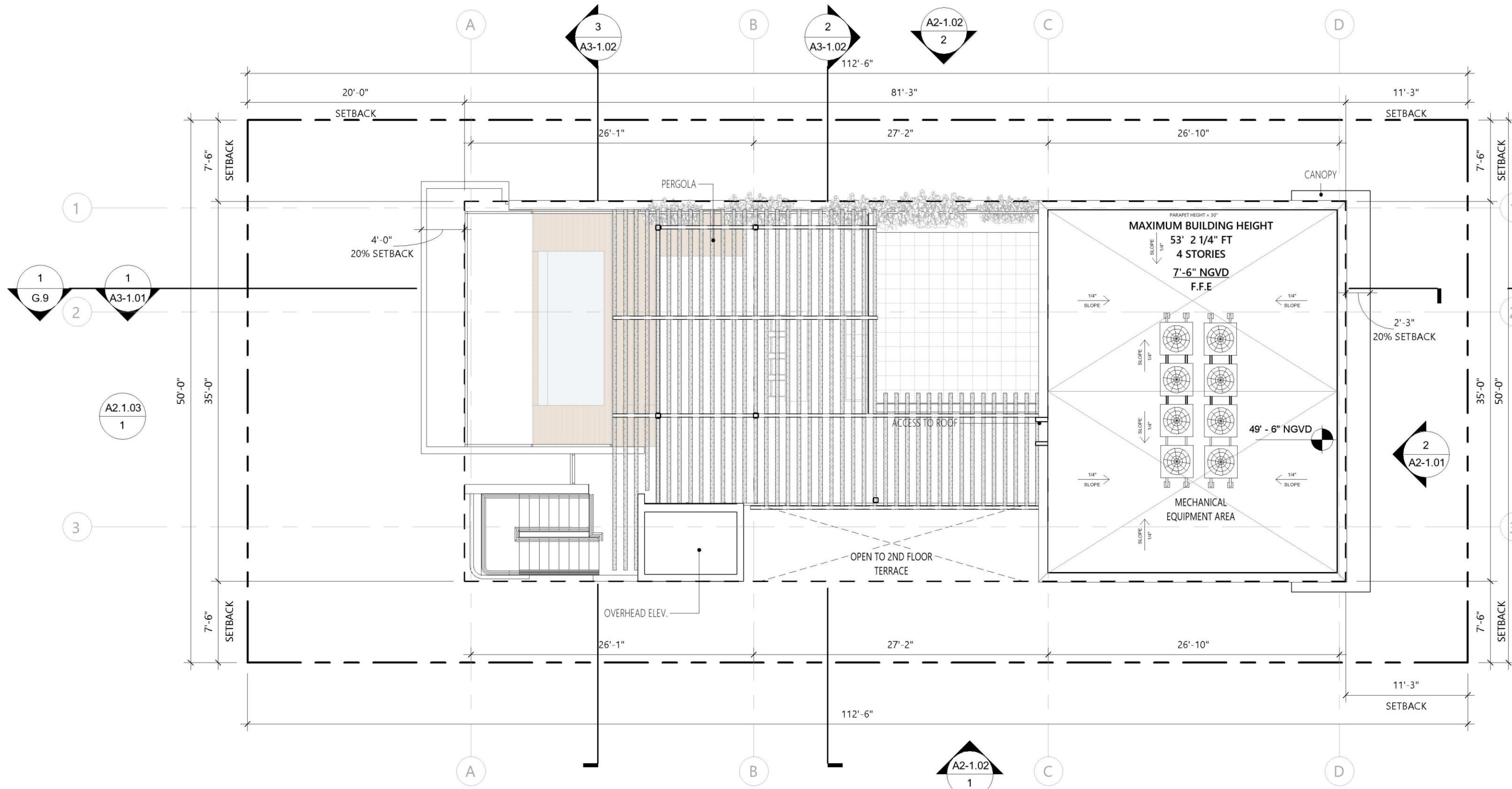


# 2<sup>ND</sup> LEVEL





# 4<sup>TH</sup> LEVEL



# ROOF LEVEL



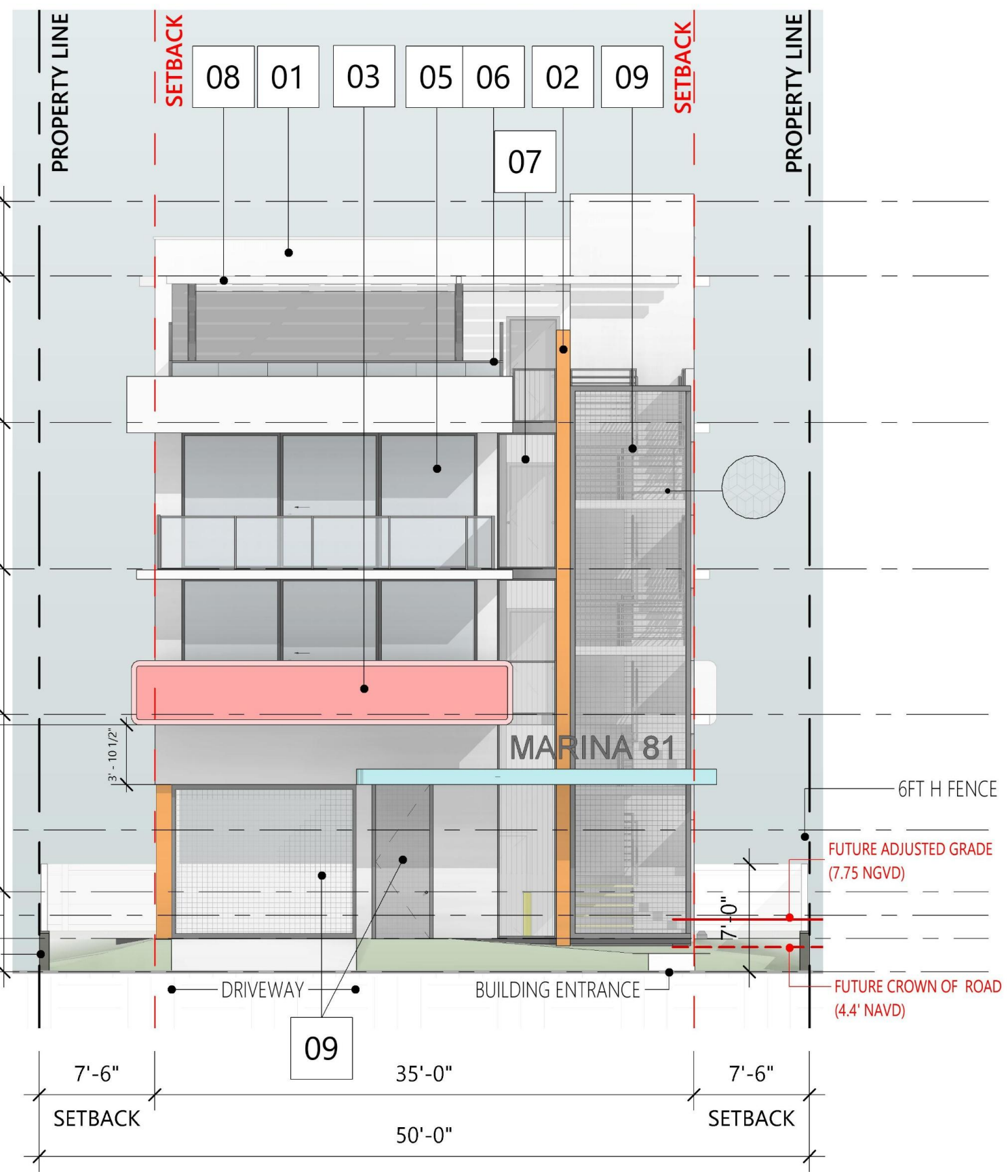
06

## ELEVATION & SECTIONS

DRB25-1119

- TOP OF ELEVATOR BULKHEAD  
54' - 4 1/4" N.G.V.D.
- TOP OF ROOF  
49' - 6" N.G.V.D.
- LEVEL 4  
40' - 0" N.G.V.D.
- LEVEL 3  
30' - 6" N.G.V.D.
- LEVEL 2  
21' - 0 1/2" N.G.V.D.
- MAX FREEBOARD  
13' - 6 1/2" N.G.V.D.
- MIN FREEBOARD. (DFE)  
9' - 6 1/2" N.G.V.D.
- BASE FLOOD ELEV. (BFE)  
8' - 0" N.G.V.D.
- GROUND FLOOR  
6' - 6" N.G.V.D.
- SIDEWALK LEVEL  
4' - 4 3/32" N.G.V.D.

BUILDING HEIGHT  
40'-10"



 1 WHITE STUCCO, FINISH PAINT SHERWIN-WILLIAMS PURE WHITE SW 7005	 3 SMOOTH FINISH STUCCO, PINK COLOR A (REF: RGB 255 206 206) B (REF: RGB 255 151 151)	 5 LAMINATED GLASS	 7 VERTICAL ALUMINUM BALLUSTERS
 2 SMOOTH FINISH STUCCO, ORANGE COLOR (REF: RGB 245 164 082)	 4 BLUE SMOOTH FINISH STUCCO (RGB 179 232 236)	 6 ALUMINUM FRAMING	 8 WHITE STEEL FRAMING C CHANNEL (PERGOLA)

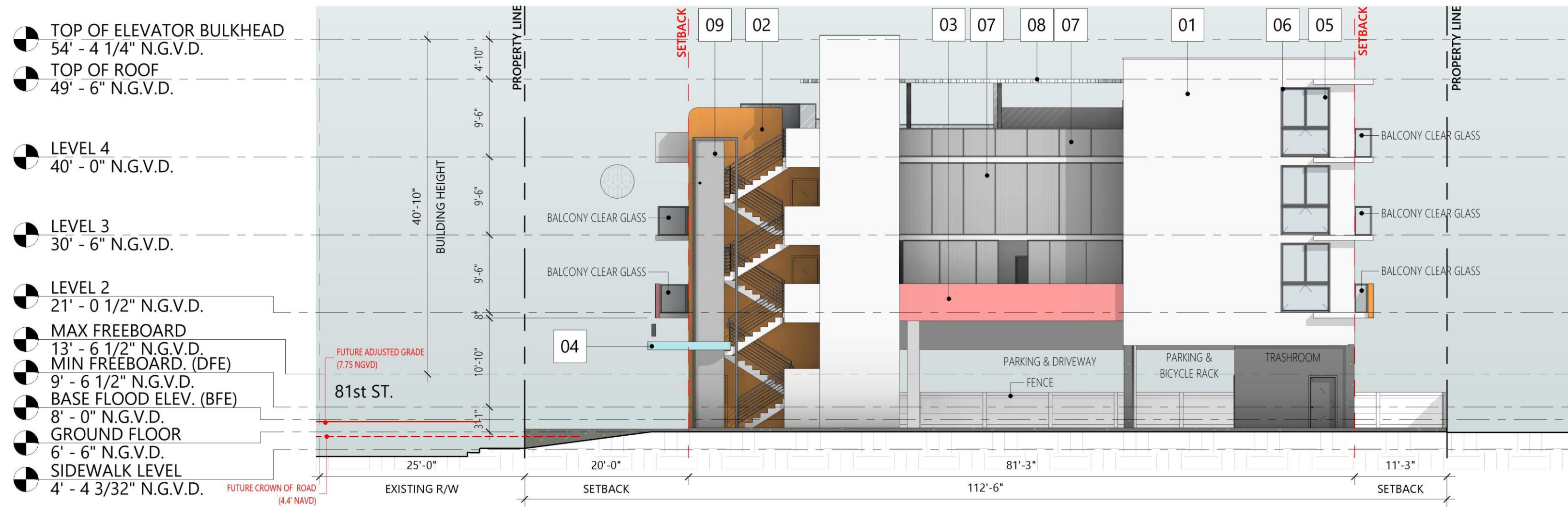
9 PERFORATED, LASER-CUT METAL PANEL, WHITE PAINTED.

NOTE: A SAMPLE OF THE PROPOSED FINISH AND COLORS SHALL BE SUBMITTED ON SITE FOR REVIEW AND APPROVAL.

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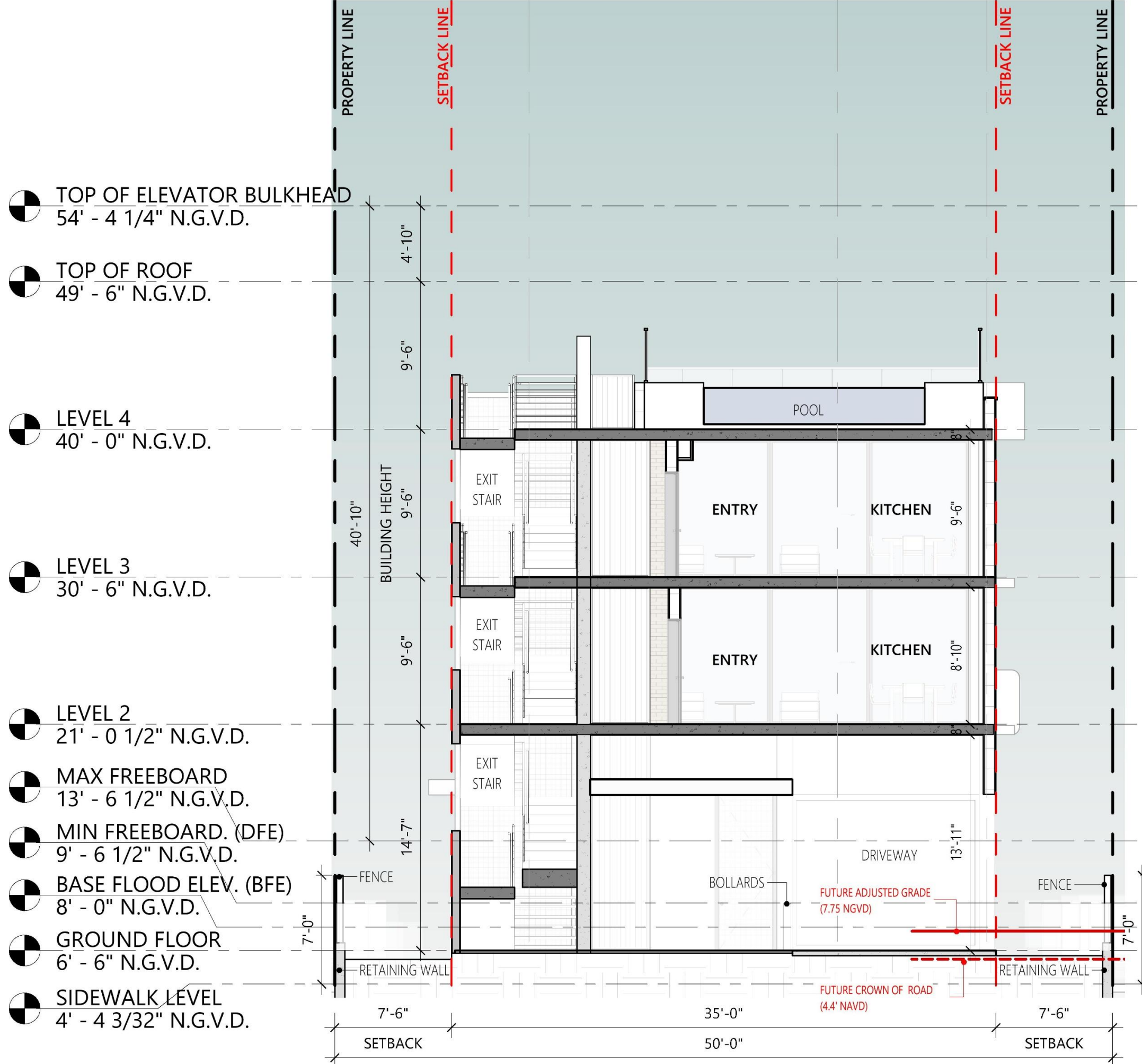
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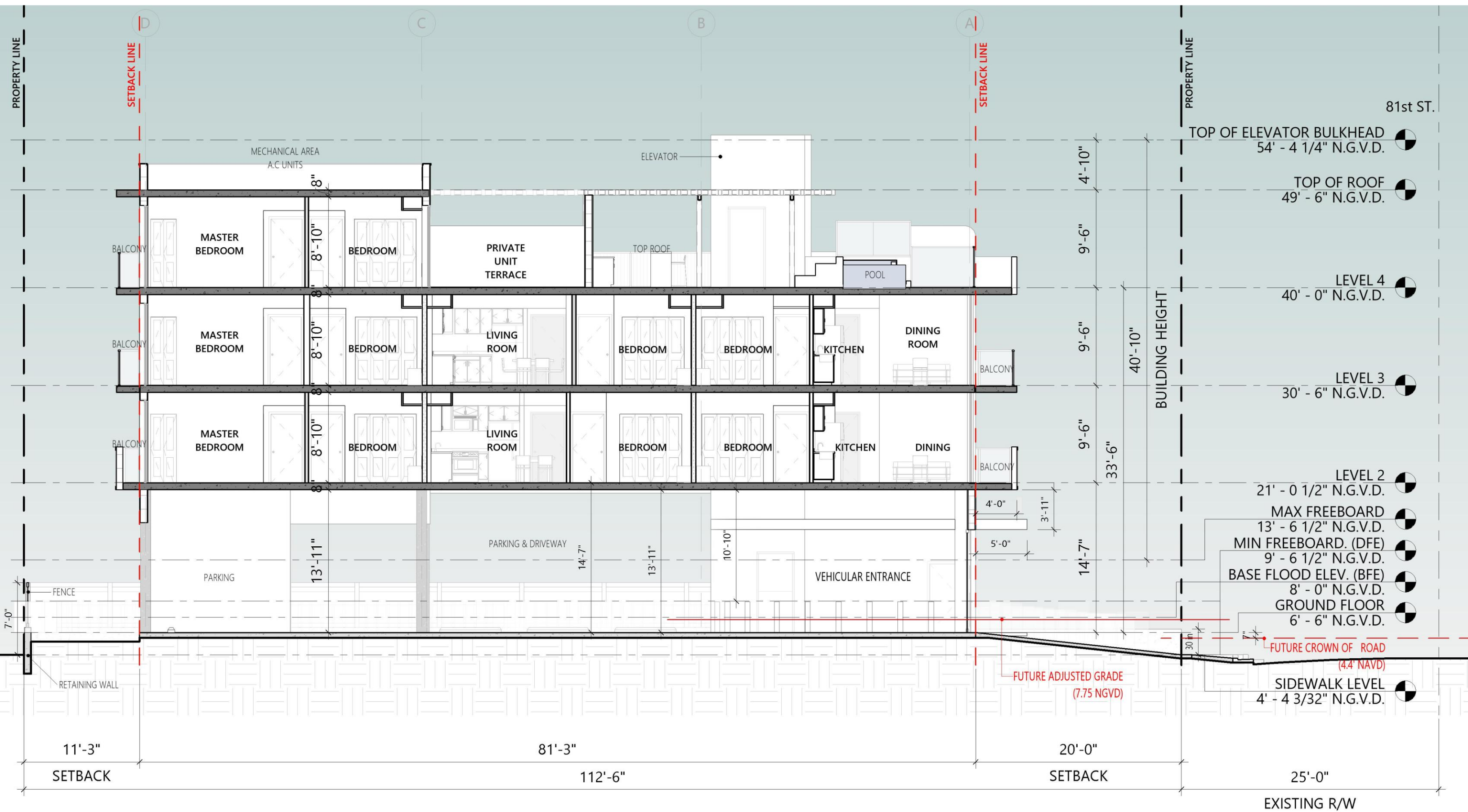
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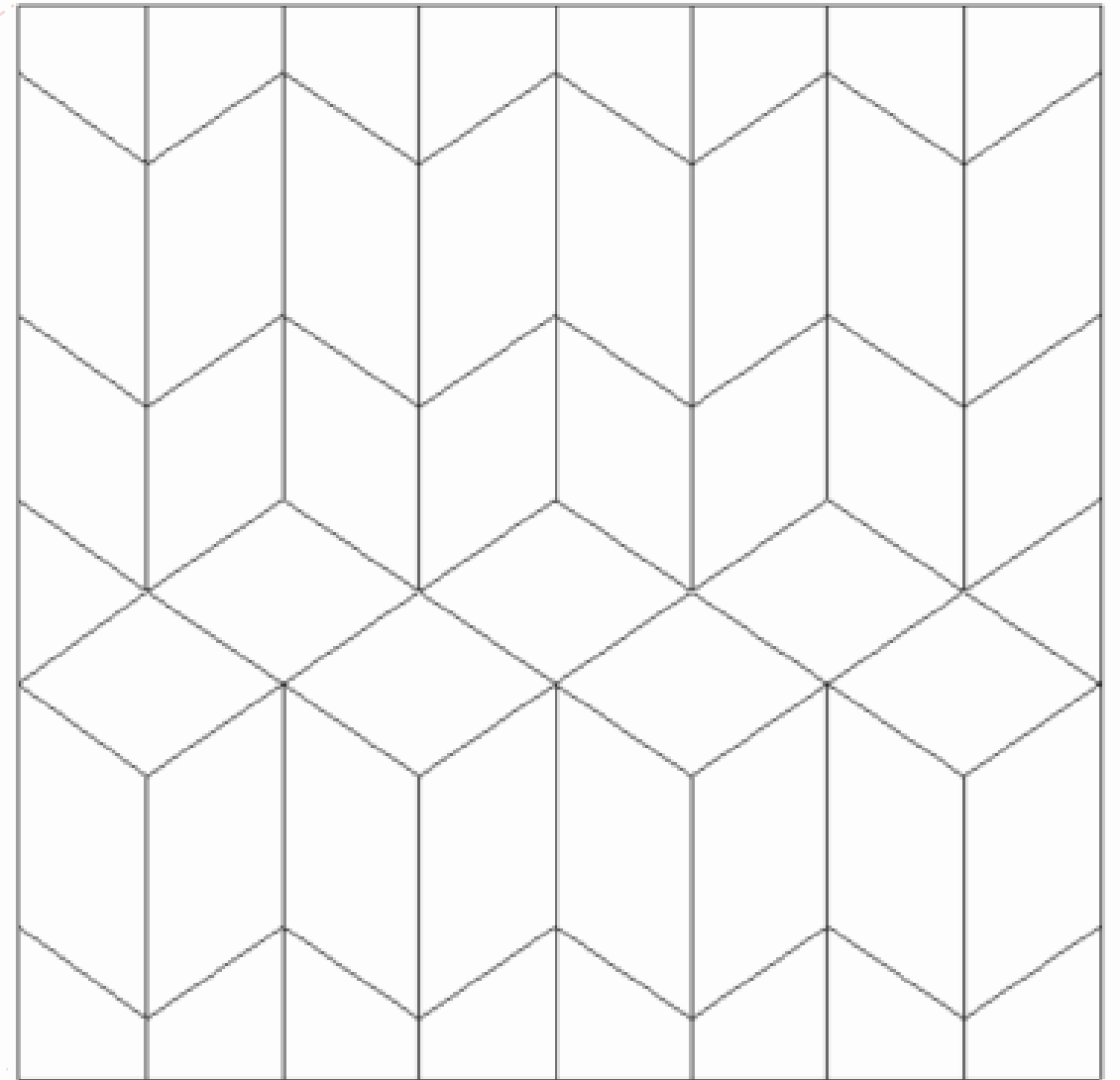
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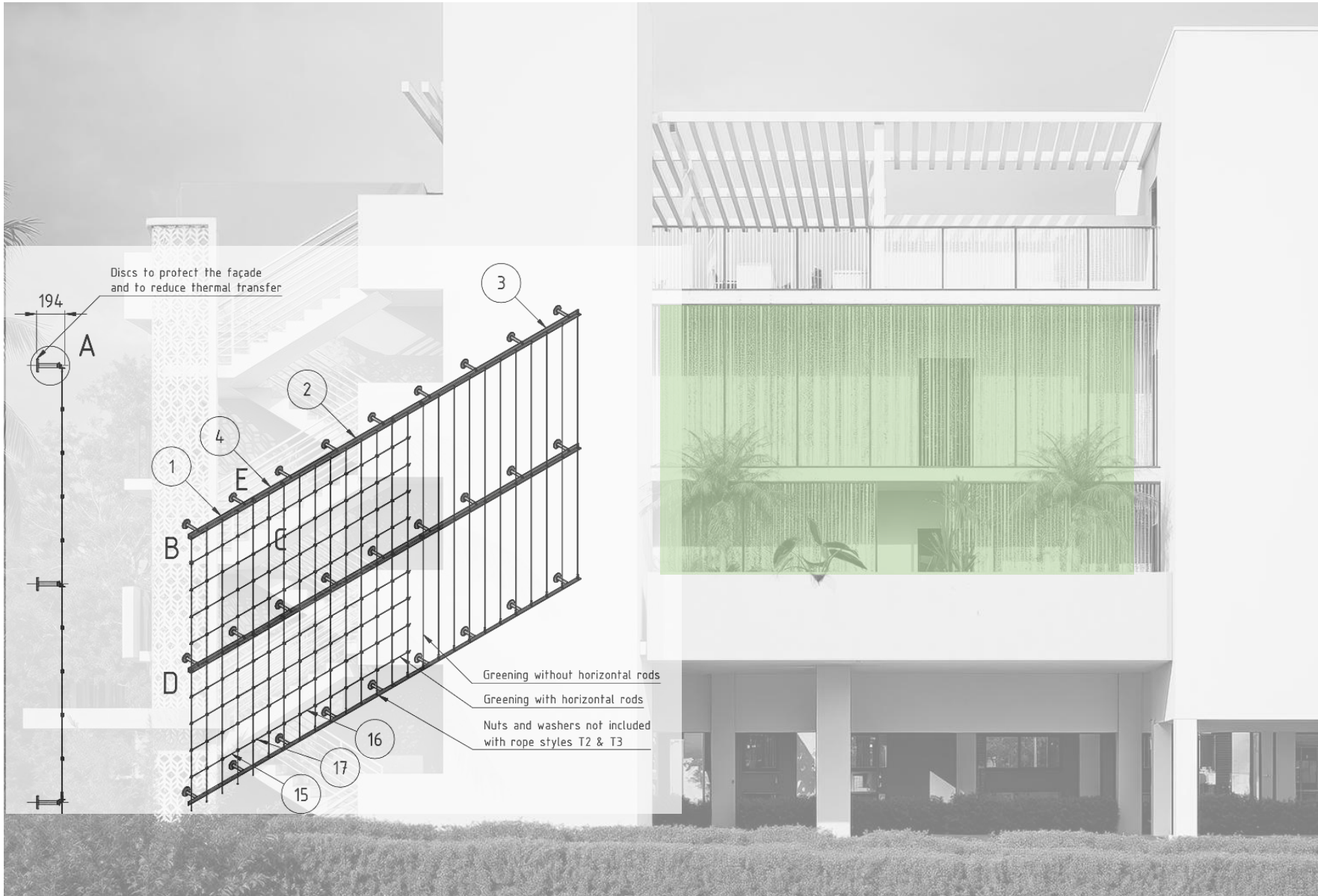
**LASER CUT**  
WHITE PAINTED



**ART DECO GEOMETRY INSPIRED BY THE NEIGHBORHOOD**

THE ARCHITECTURAL CONCEPT INTEGRATES GEOMETRIC MOTIFS INSPIRED BY THE NEIGHBORHOOD'S ART DECO CHARACTER, CREATING A CONTEMPORARY INTERPRETATION OF DECO GEOMETRY WITHIN THE BUILDING'S DESIGN.

DESIGN  
NEIGHBORHOOD  
ART DECO



**MODULAR GREEN TRELLIS SYSTEM**  
CONNECTING PARTS



2<sup>ND</sup> FLOOR – CORRIDOR VIEW

**MARINA 81**

— THANK YOU —

MIAMI BEACH



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