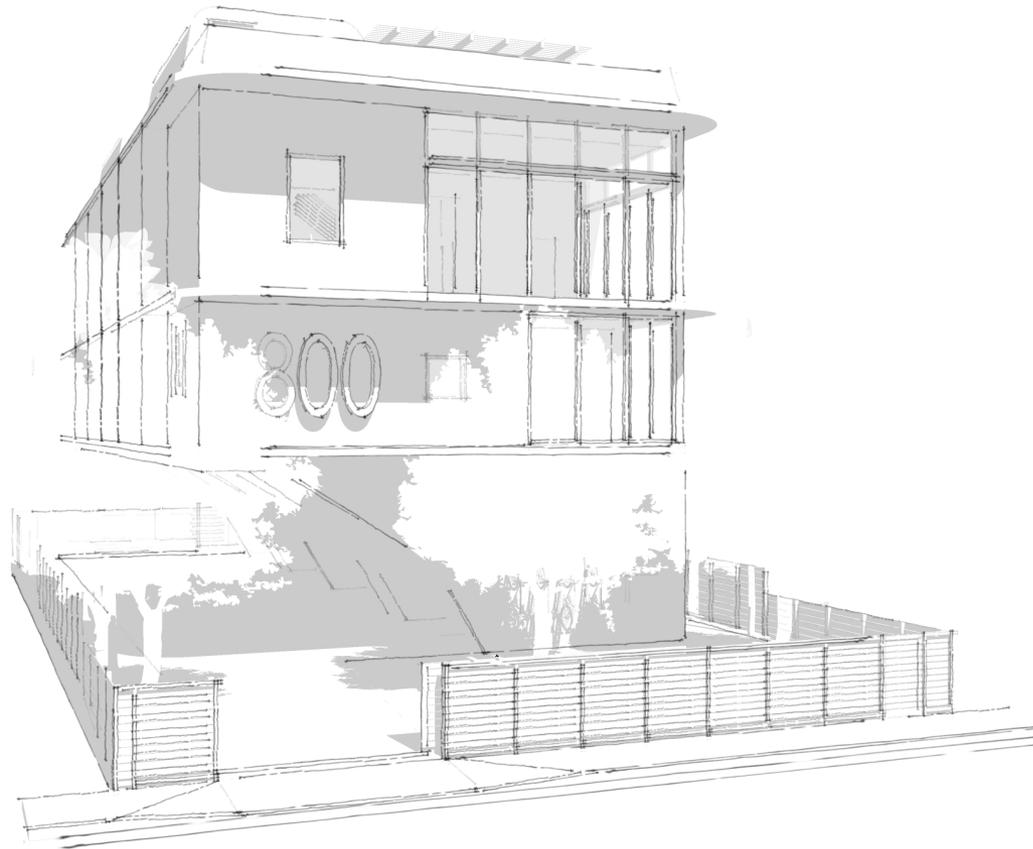


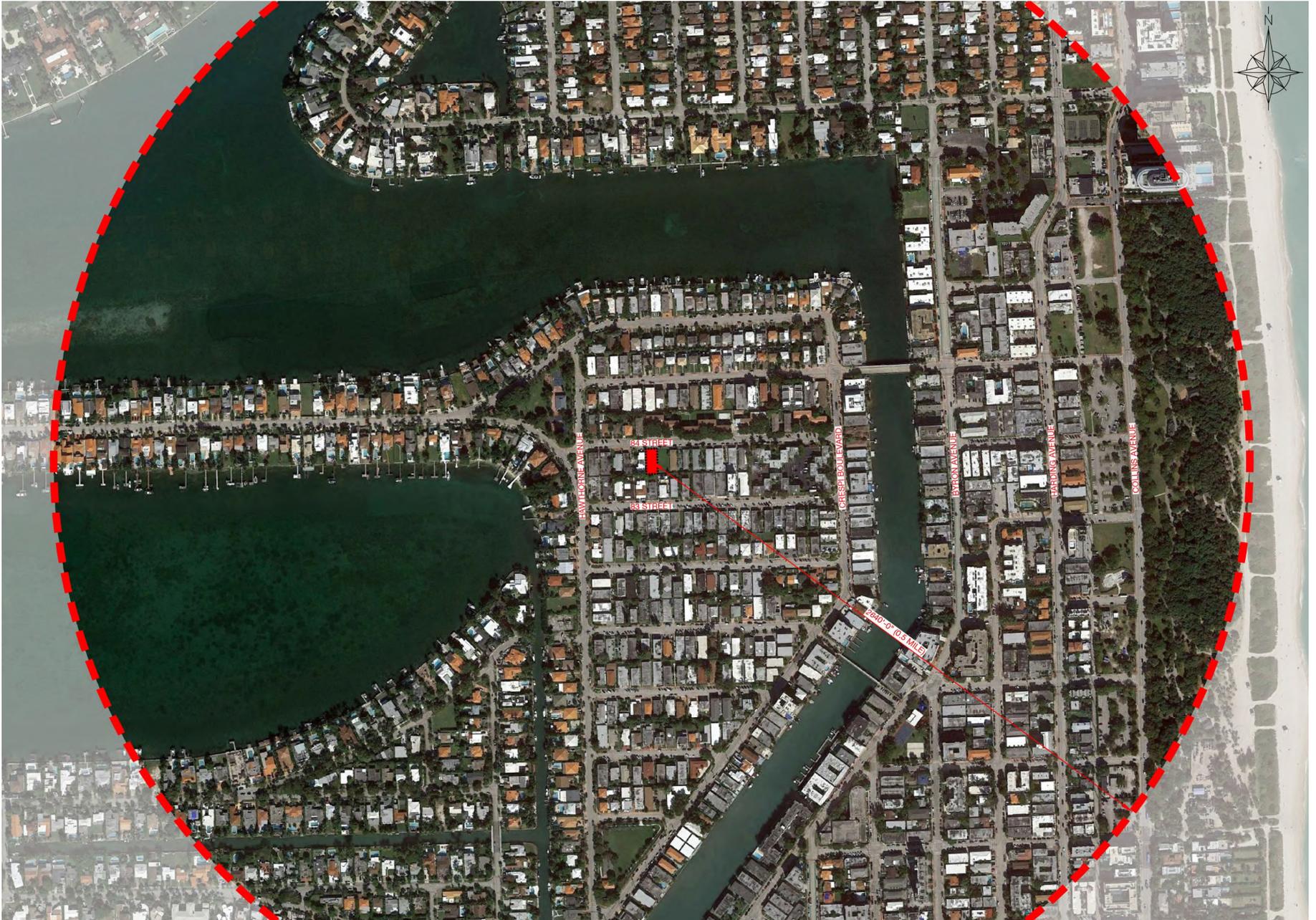
BISCAYNE POINT FOURPLEX

FOR

6BM, LLC



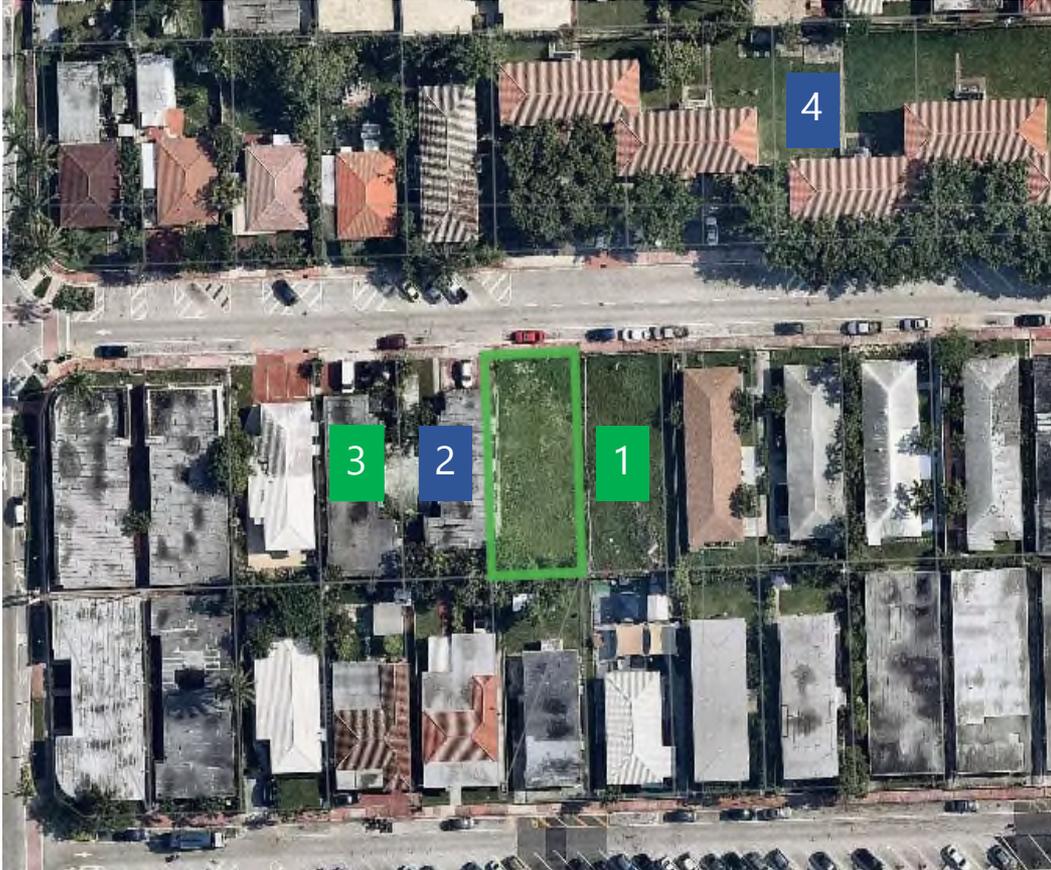
URBAN CONTEXT



Neighbor Outreach & Support

800 84 Street

DRB21-0708



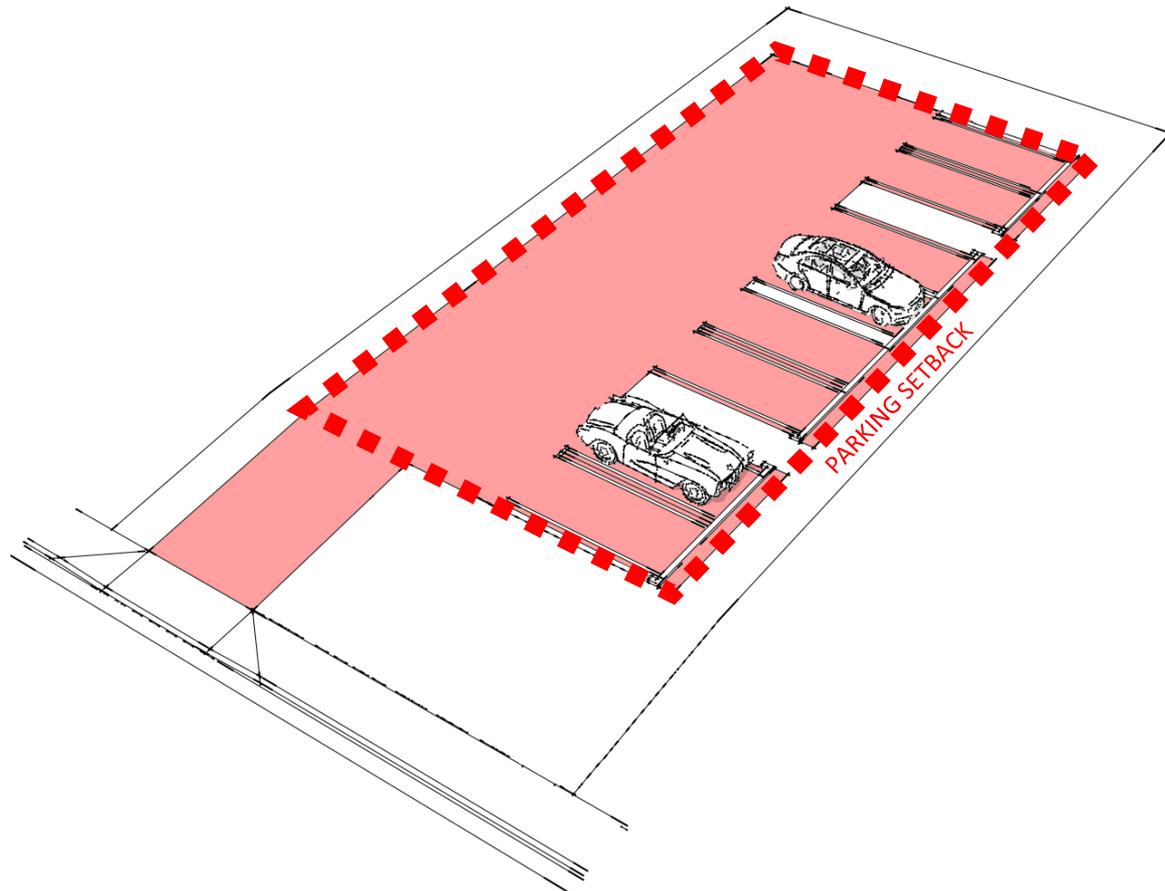
No.	Property Address	Owner	Status
1	756 84 Street	Diva Estates LLC	Supports Design.
2	808 84 Street	Curtis Glenn Corp.	Mailed letter and renderings. No response.
3	816 84 Street	Helixa LLC	Supports Design.
4	685-785 84 Street	L And D Investors Sunrise Inc	Discussed design. No objections.

SITE



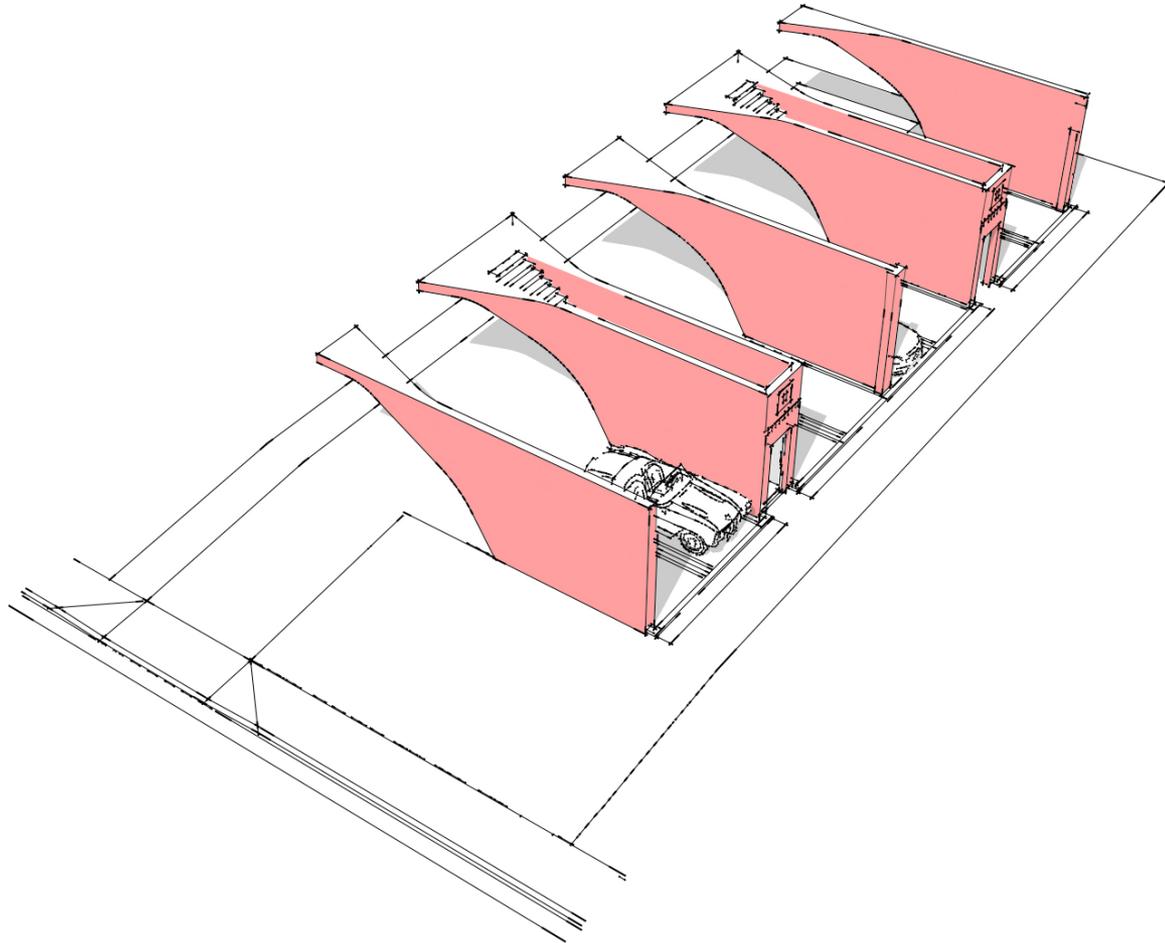
ARCHITECTURAL SYNTAX

SITE AND PARKING



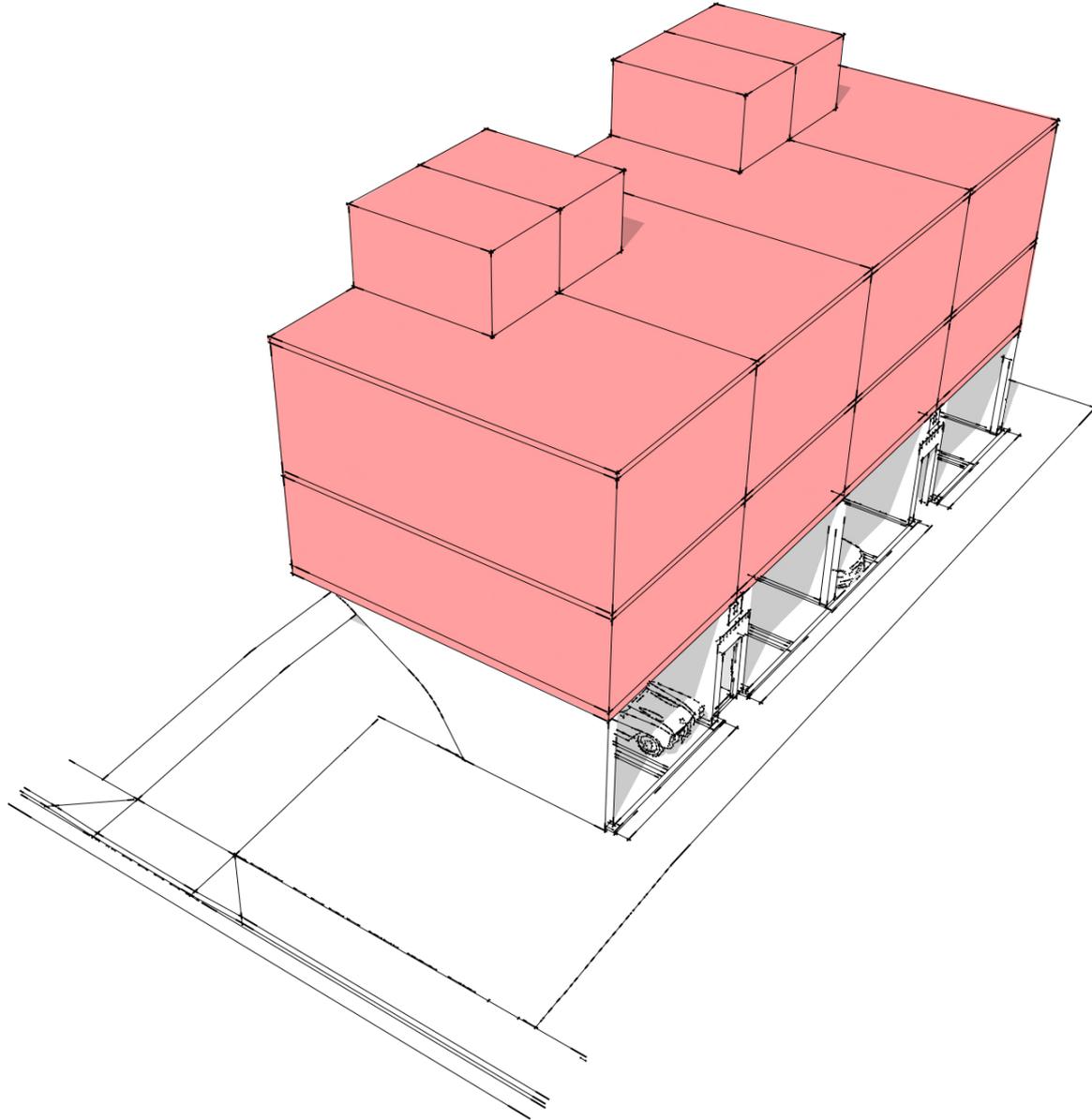
ARCHITECTURAL SYNTAX

CIRCULATION AND SUPPORT



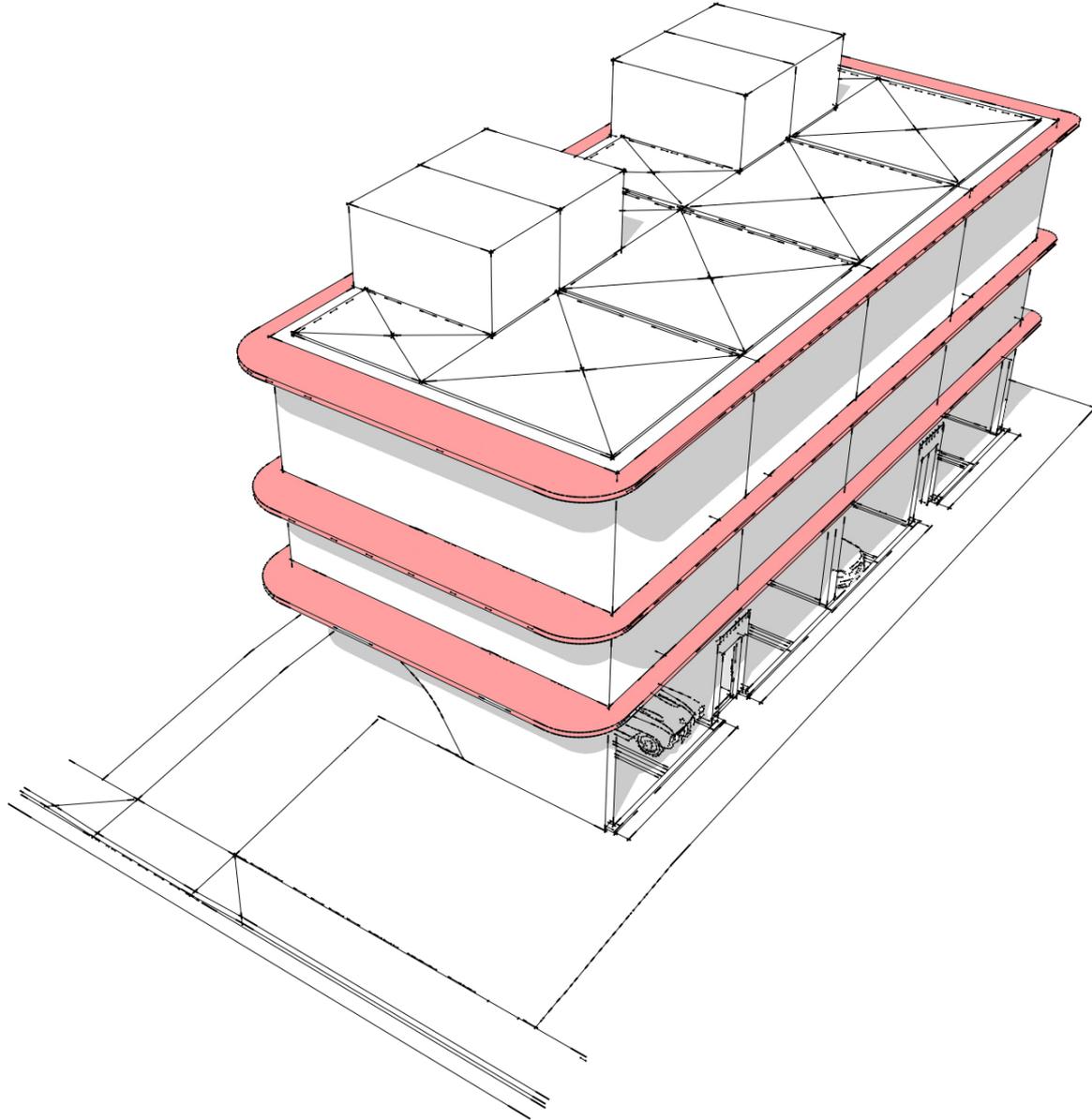
ARCHITECTURAL SYNTAX

PROGRAM AND MASSING



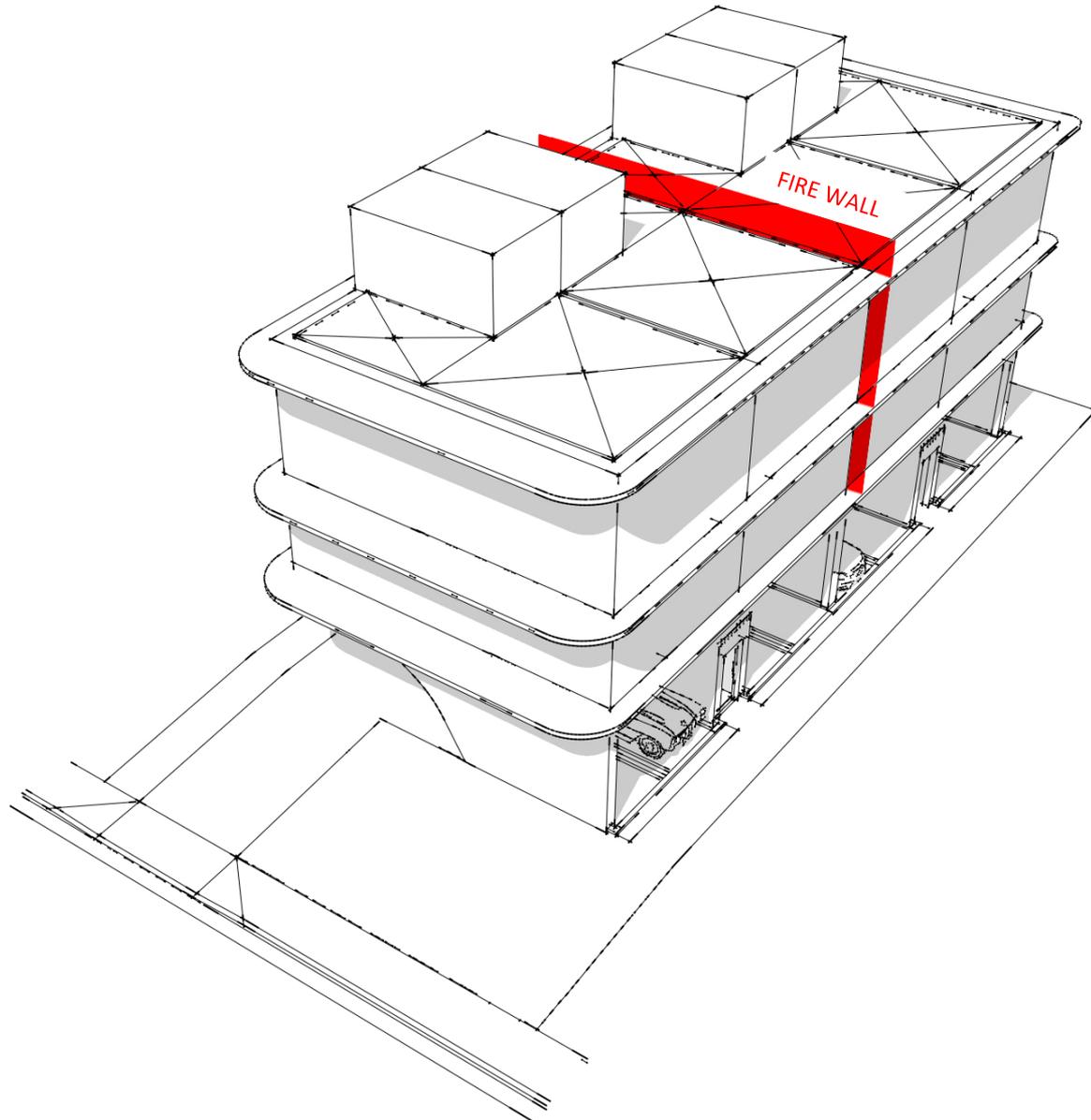
ARCHITECTURAL SYNTAX

OVERHANG SYSTEM



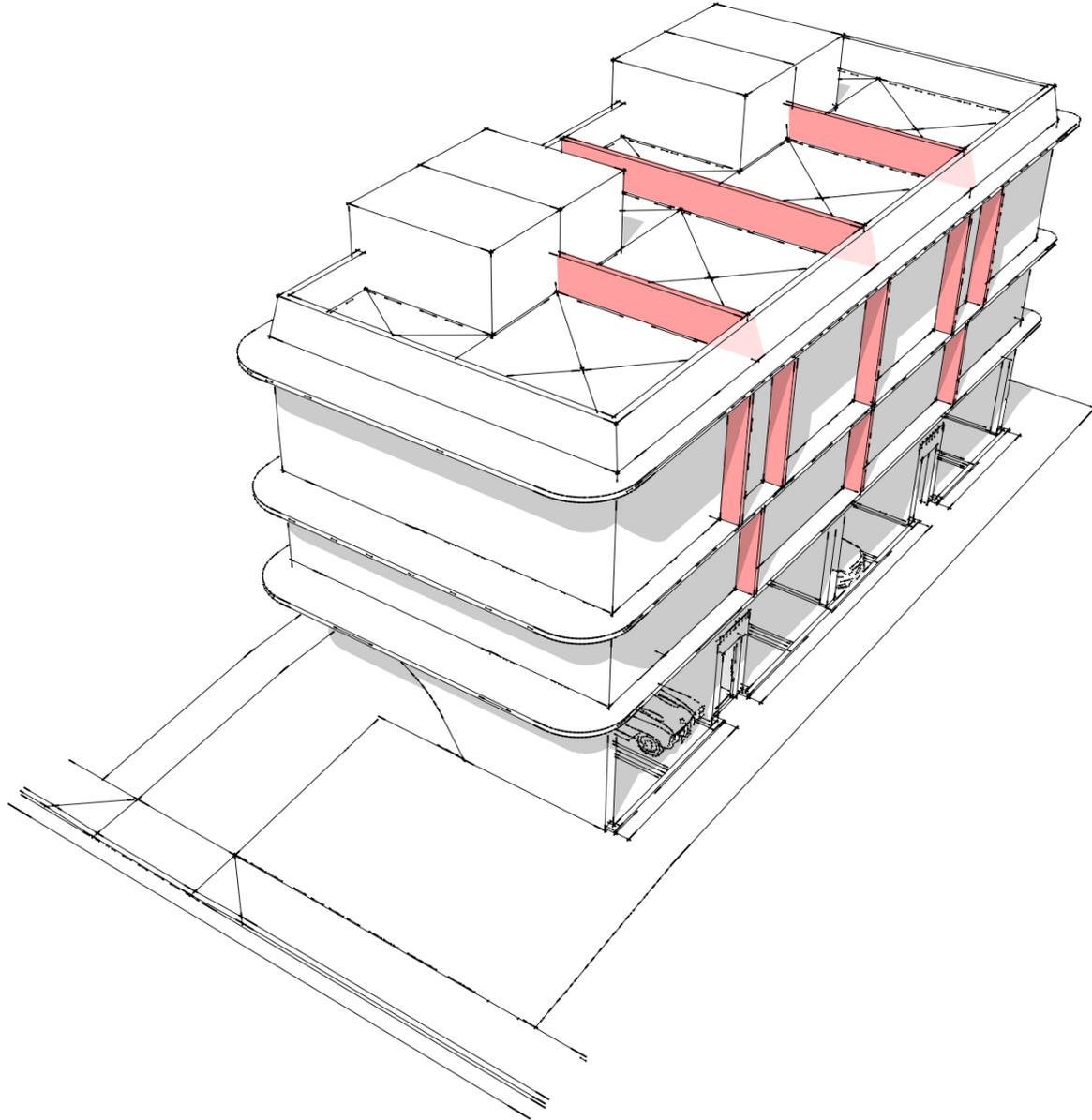
ARCHITECTURAL SYNTAX

BUILDING SPLITTING



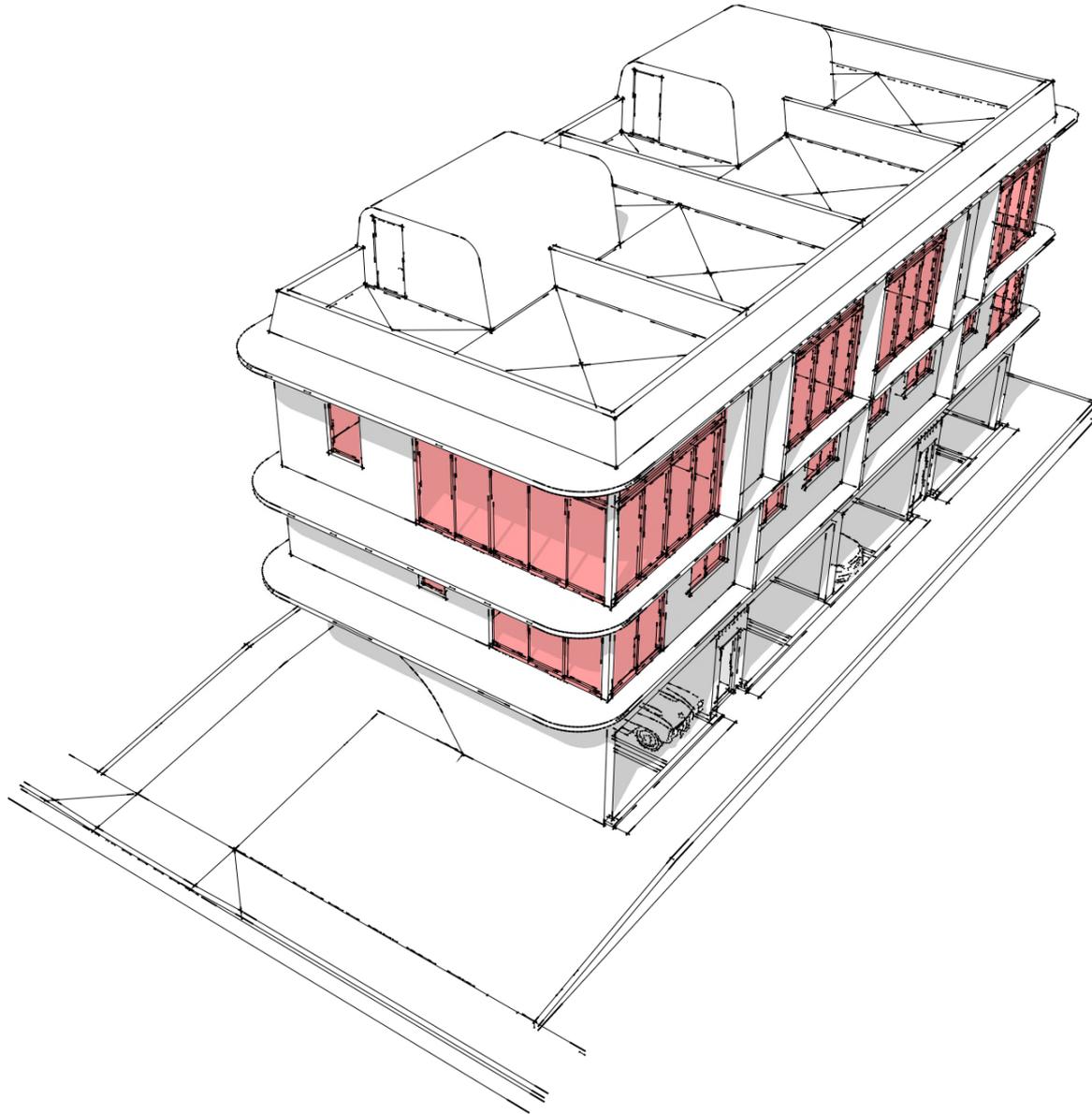
ARCHITECTURAL SYNTAX

VERTICAL FINS AND SHEAR WALLS



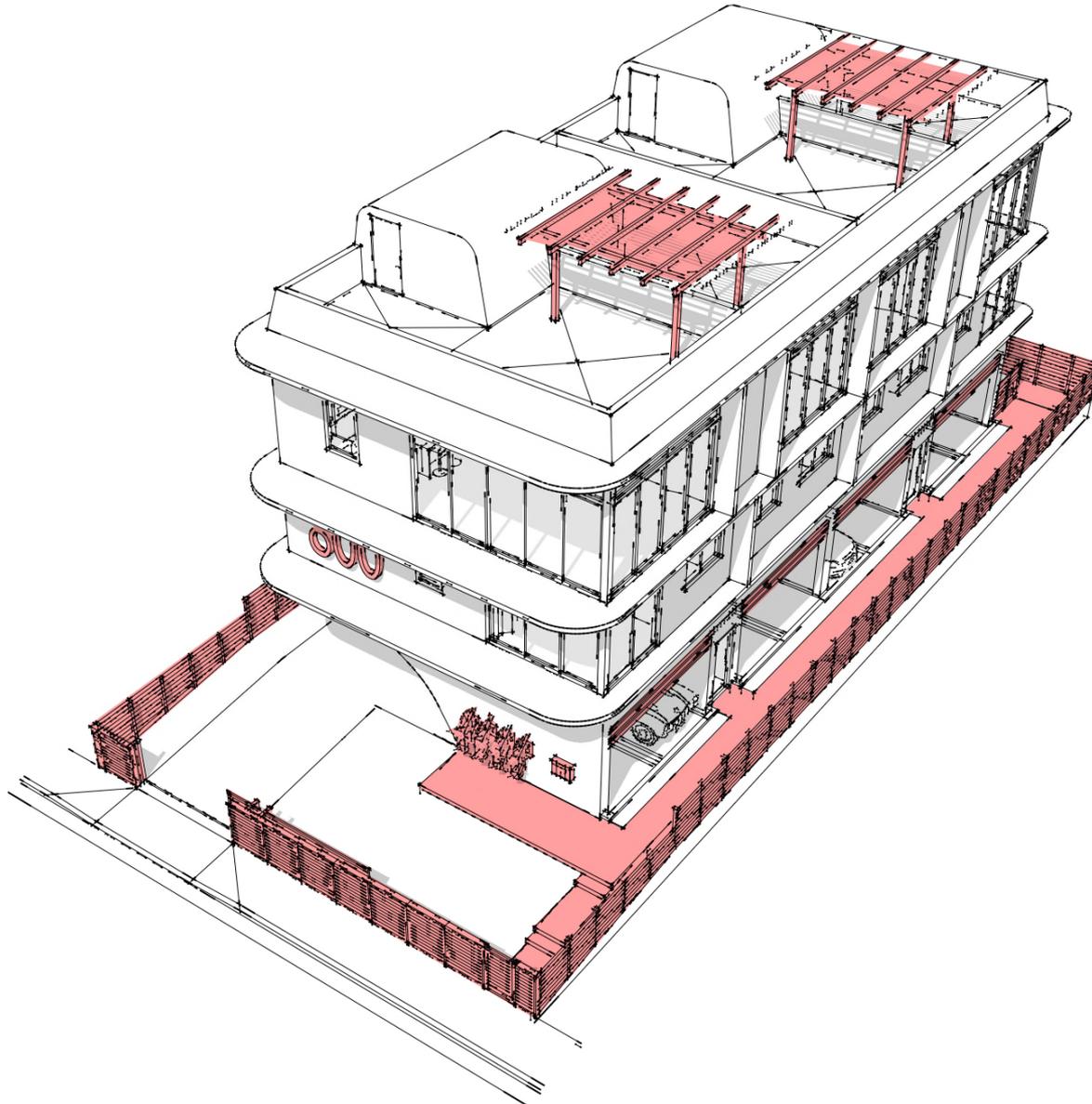
ARCHITECTURAL SYNTAX

FENESTRATION



ARCHITECTURAL SYNTAX

SITE, FRONT, AND ROOFTOP



ARCHITECTURAL SYNTAX

ASSEMBLED BUILDING AND SITE



CDS | ARCHITECTURE AND PLANNING

CODE ANALYSIS

FIRE WALL

SECTION 706 FIRE WALLS

706.1 General.

Each portion of a building separated by one or more *fire walls* that comply with the provisions of this section shall be considered a separate building. The extent and location of such *fire walls* shall provide a complete separation. Where a *fire wall* separates occupancies that are required to be separated by a *fire barrier wall*, the most restrictive requirements of each separation shall apply.

706.2 Structural stability.

Fire walls shall be designed and constructed to allow collapse of the structure on either side without collapse of the wall under fire conditions. *Fire walls* designed and constructed in accordance with NFPA 221 shall be deemed to comply with this section.

310.5 Residential Group R-3.

Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two *dwelling units*

Boarding houses (nontransient) with 16 or fewer occupants

Boarding houses (transient) with 10 or fewer occupants

Care facilities that provide accommodations for five or fewer persons receiving care

Congregate living facilities (nontransient) with 16 or fewer occupants

Congregate living facilities (transient) with 10 or fewer occupants

Owner-occupied lodging houses with five or fewer guest rooms and 10 or fewer occupants

TABLE 705.8

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA ^a
5 to less than 10 ^{e, f, j}	Unprotected, Nonsprinklered (UP, NS)	10% ^h
	Unprotected, Sprinklered (UP, S) ⁱ	25%
	Protected (P)	25%

For SI: 1 foot = 304.8 mm.

UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

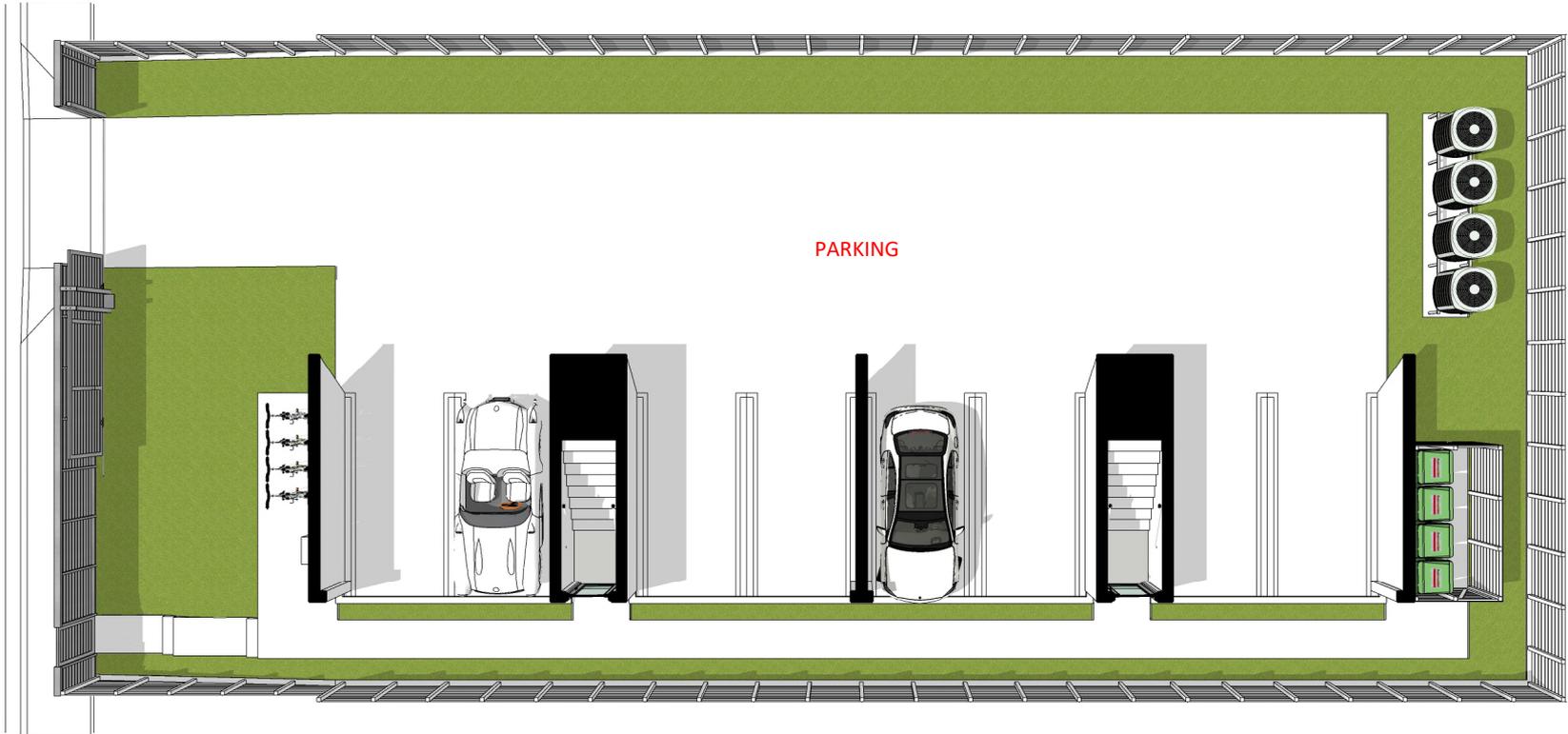
UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.

- Values indicated are the percentage of the area of the exterior wall, per story.
- For the requirements for fire walls of buildings with differing heights, see Section 706.6.1.
- For openings in a fire wall for buildings on the same lot, see Section 706.8.
- The maximum percentage of unprotected and protected openings shall be 25 percent for Group R-3 occupancies.
- Unprotected openings shall not be permitted for openings with a fire separation distance of less than 15 feet for Group H-2 and H-3 occupancies.
- The area of unprotected and protected openings shall not be limited for Group R-3 occupancies, with a fire separation distance of 5 feet or greater.
- The area of openings in an open parking structure with a fire separation distance of 10 feet or greater shall not be limited.
- Includes buildings accessory to Group R-3.
- Not applicable to Group H-1, H-2 and H-3 occupancies.
- The area of openings in a building containing only a Group U occupancy private garage or carport with a fire separation distance of 5 feet (1523 mm) or greater shall not be limited.
- For openings between S-2 parking garage and Group R-2 building, see Section 705.3, Exception 2.

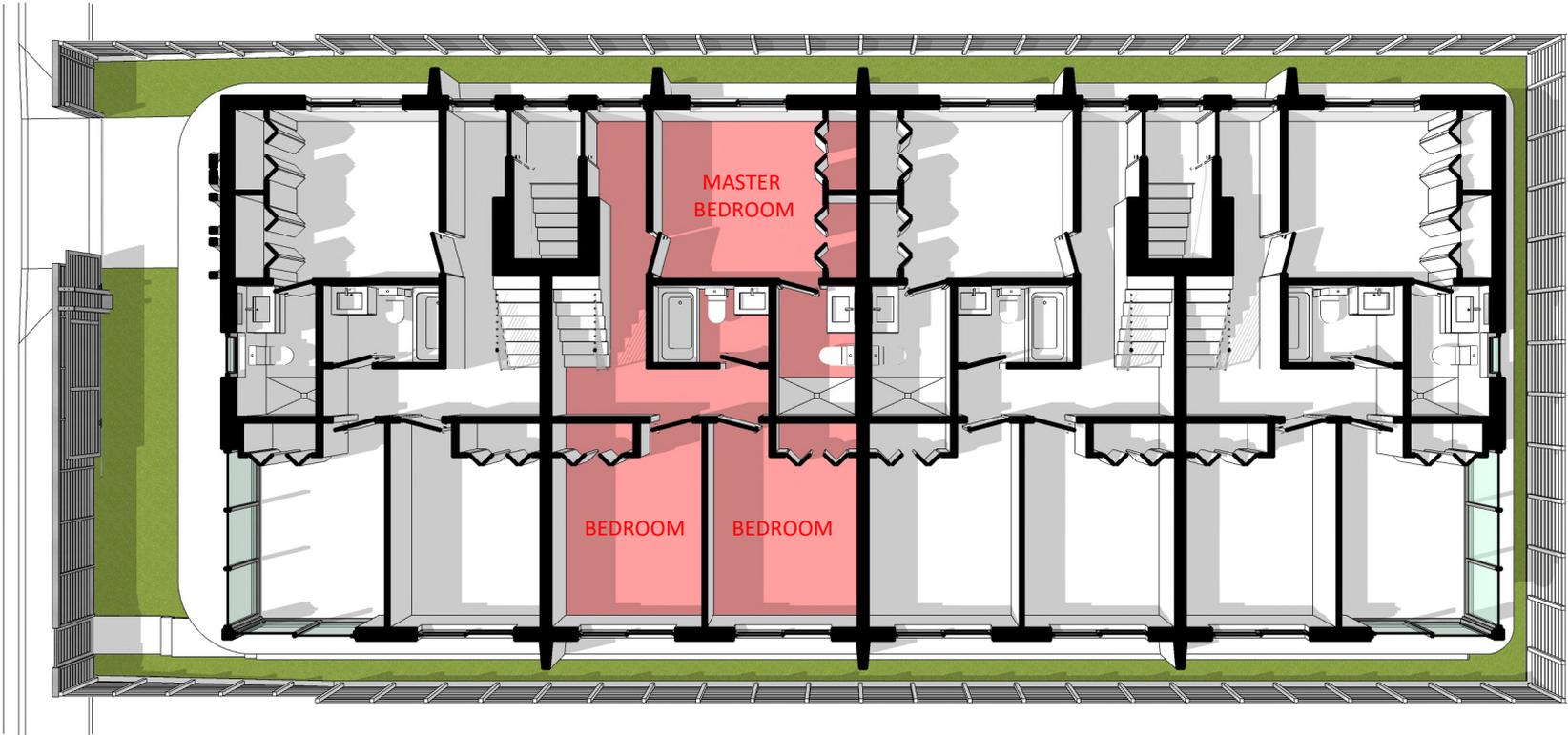
AXONOMETRIC FLOOR PLANS

GROUND LEVEL



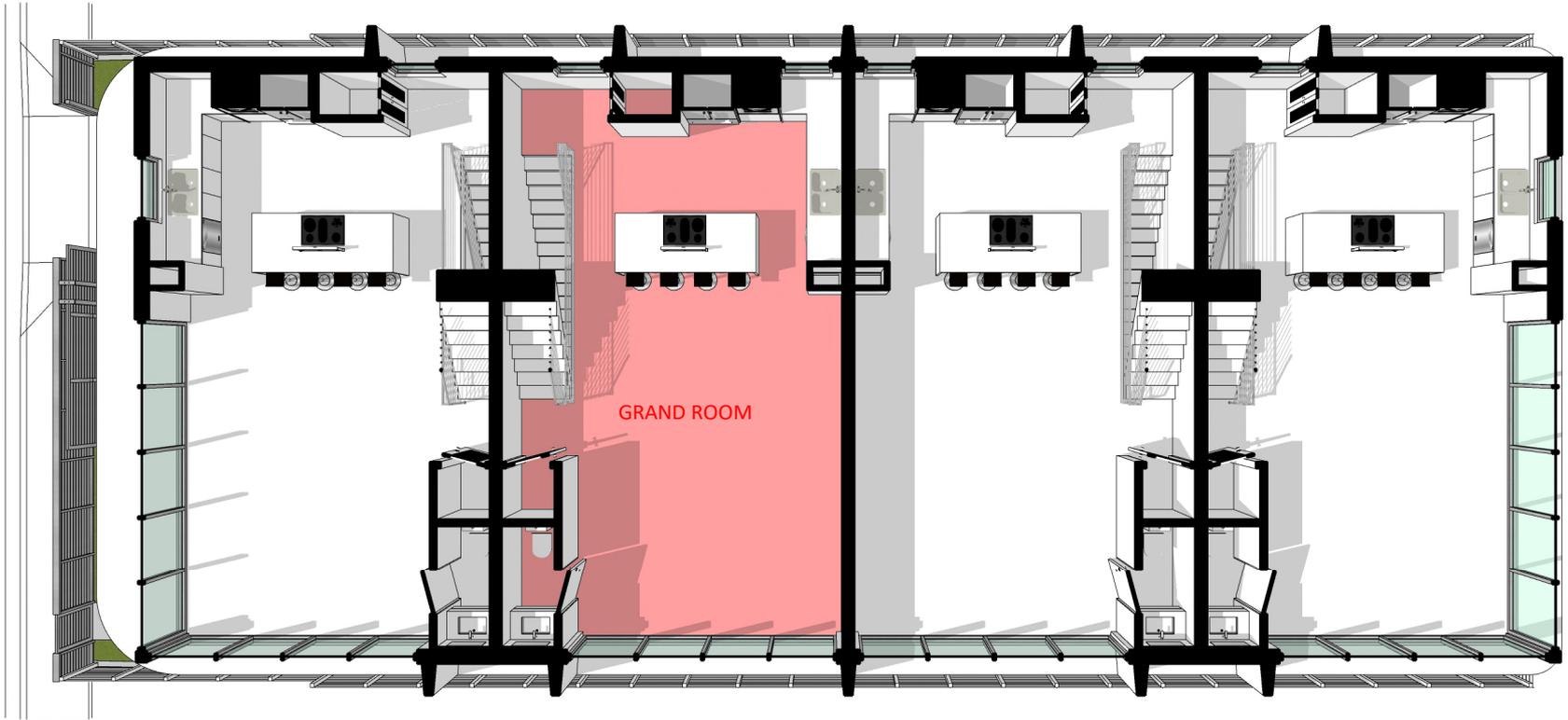
AXONOMETRIC FLOOR PLANS

SECOND LEVEL



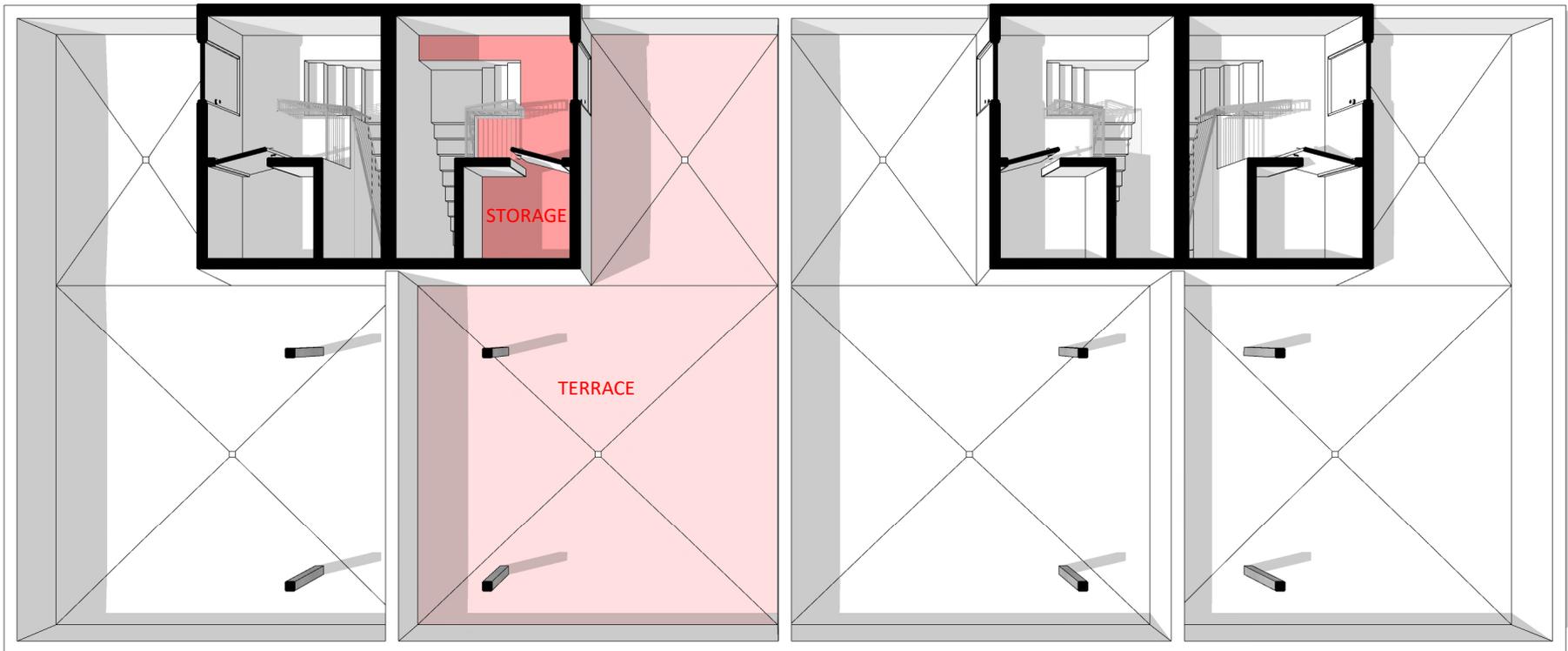
AXONOMETRIC FLOOR PLANS

THIRD LEVEL



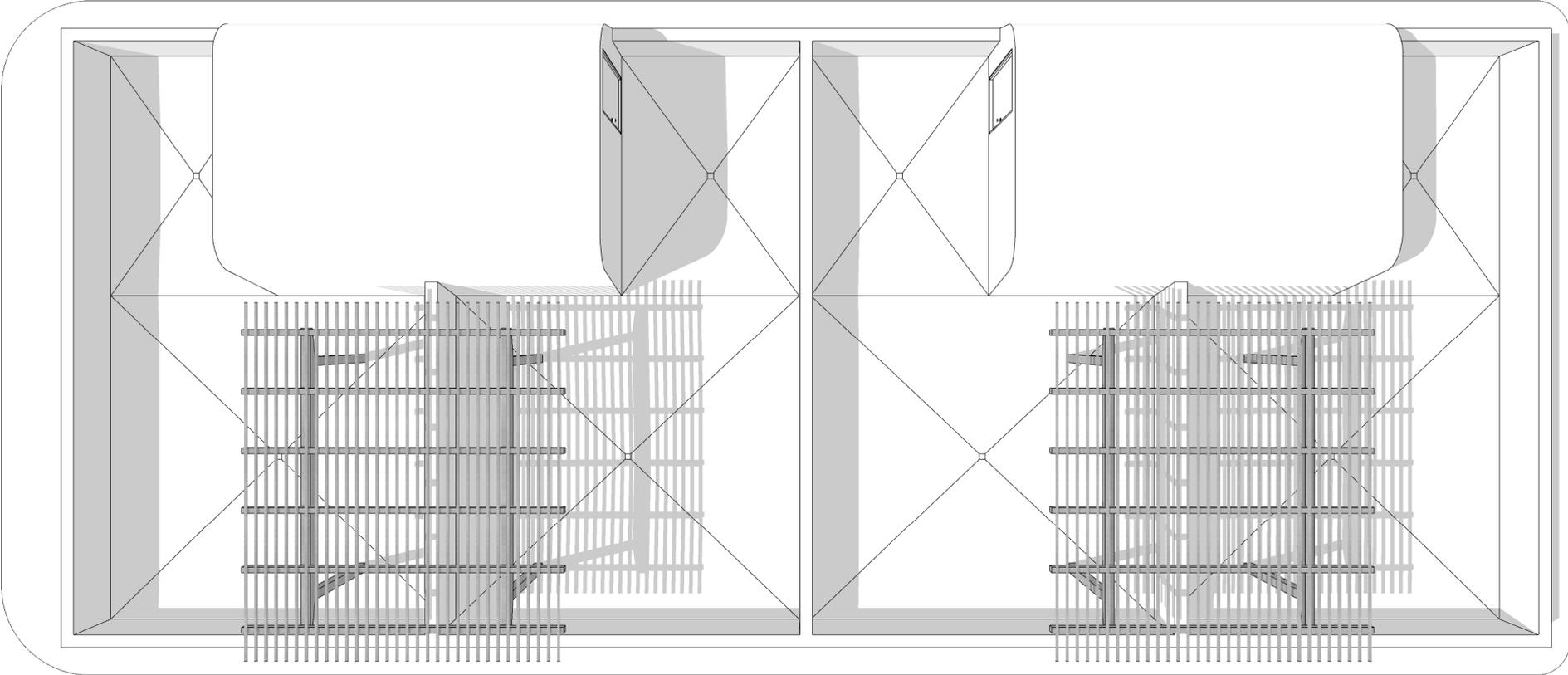
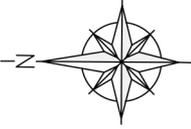
AXONOMETRIC FLOOR PLANS

ROOF LEVEL



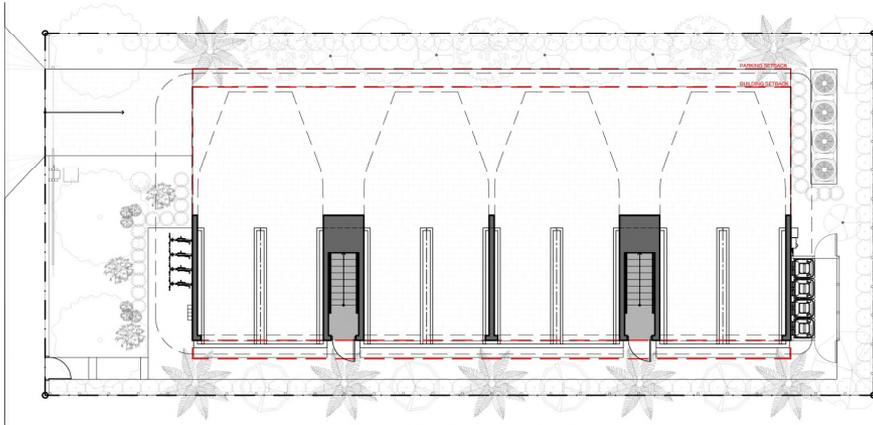
AXONOMETRIC FLOOR PLANS

ROOFTOP VIEW

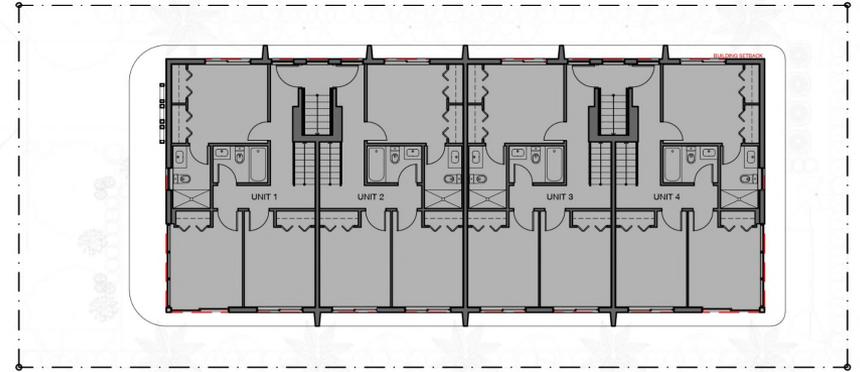


FLOOR AREA RATIO

UNIT SIZE AND BUILDING FLOOR AREA



GROUND FLOOR PLAN



SECOND FLOOR PLAN

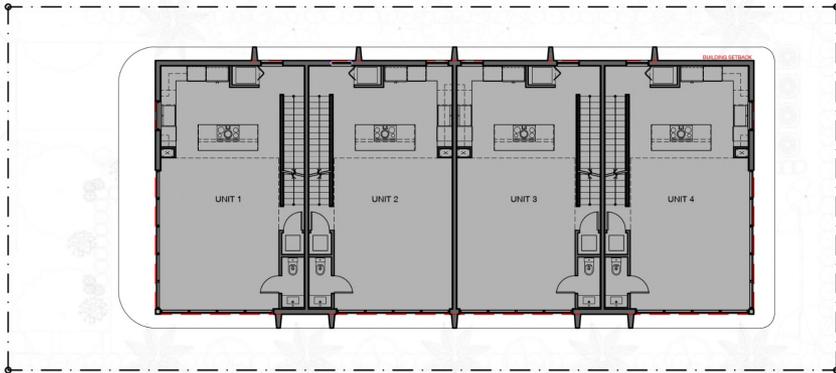
UNIT SIZE CALCULATION

UNIT	QUANTITY	UNIT AREA	TOTAL
1	1	1,546 SF	1,546 SF
2	1	1,516 SF	1,516 SF
3	1	1,516 SF	1,516 SF
4	1	1,546 SF	1,546 SF
TOTAL	4		6,124 SF

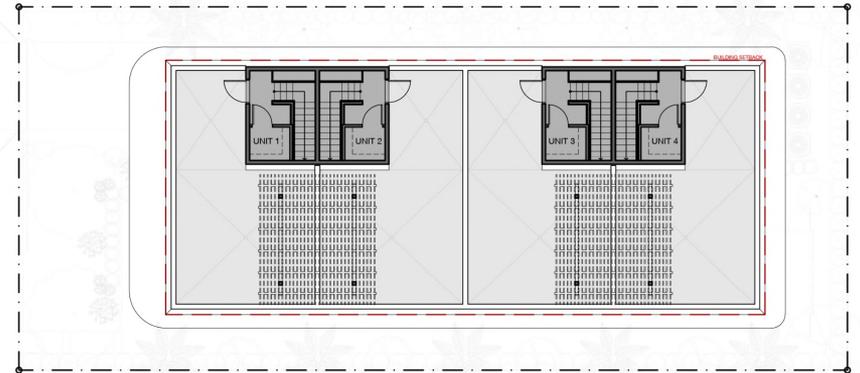
FLOOR AREA CALCULATION

GROUND FLOOR:	224 SF
SECOND FLOOR:	2,844 SF
THIRD FLOOR:	2,844 SF
FOURTH FLOOR/ROOF:	522 SF
TOTAL:	6,434 SF

NOTE: MAXIMUM ALLOWED FAR IS 7,031.25 SF
(50 Ft x 112.5 Ft x 1.25)



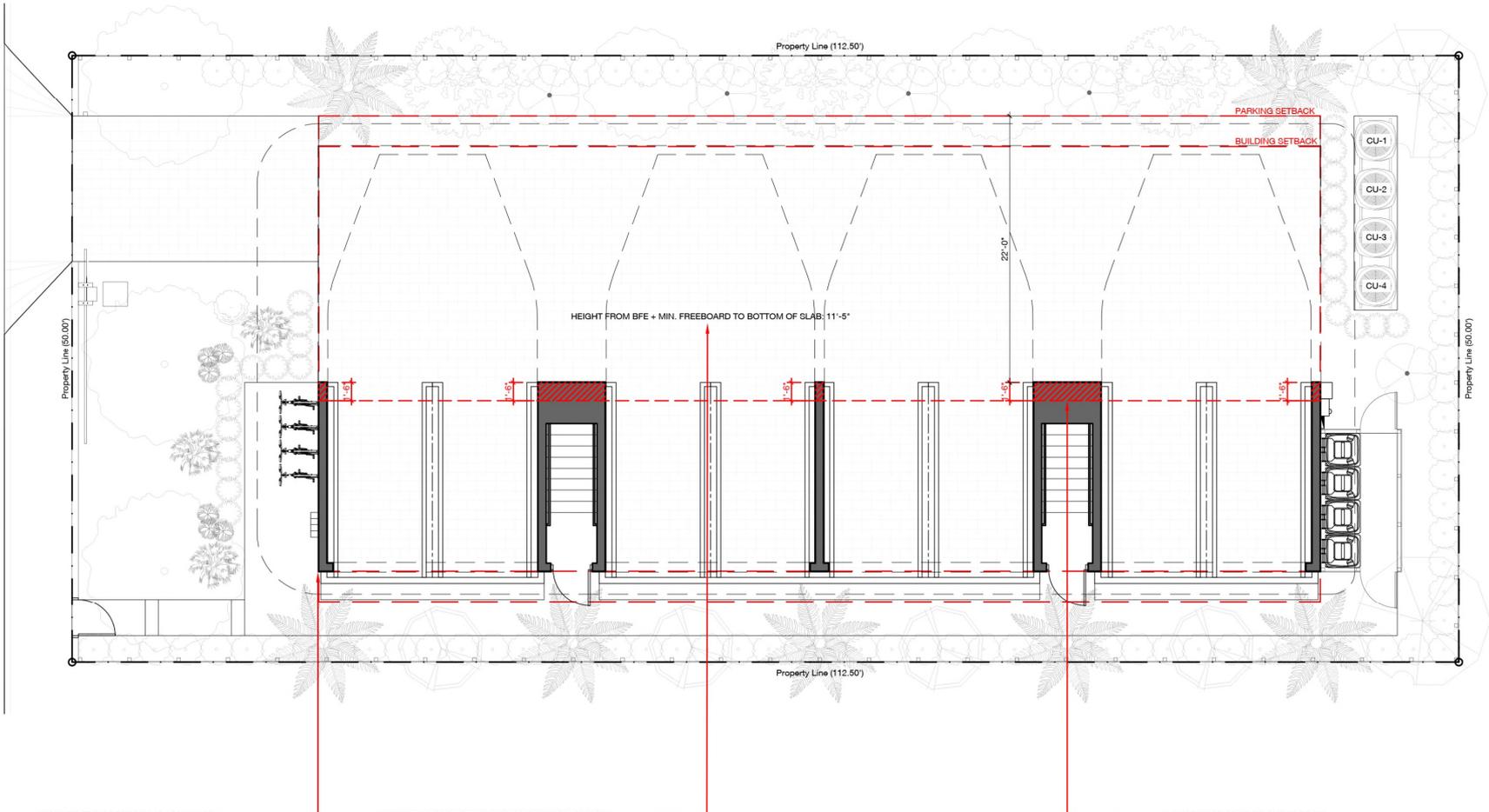
THIRD FLOOR PLAN



FOURTH FLOOR/ROOF PLAN

ZONING CODE COMPLIANCE

WAIVER AND VARIANCE REQUESTS

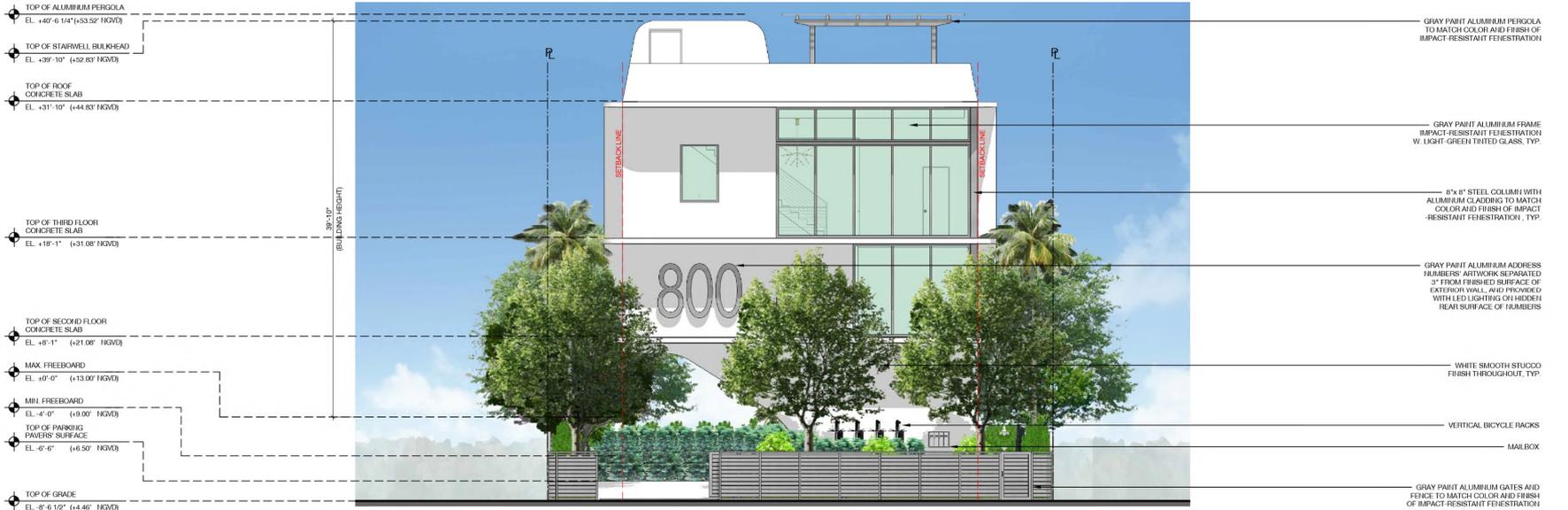


A WAIVER FROM SECTION 142-156(b)(1) OF THE CITY OF MIAMI BEACH CODE OF ORDINANCES, SUBPART B-LAND DEVELOPMENT REGULATIONS, REQUIRING RESIDENTIAL USES AT THE FIRST LEVEL ALONG EVERY FACADE FACING A STREET, SIDEWALK OR WATERWAY FOR RM-1 RESIDENTIAL MULTIFAMILY LOW-INTENSITY DISTRICT PROPERTIES. FOR PROPERTIES NOT HAVING ACCESS TO AN ALLEY, THE REQUIRED RESIDENTIAL SPACE SHALL ACCOMMODATE ENTRANCE AND EXIT DRIVES.

A WAIVER OF UP TO ZERO FOOT SEVEN INCHES (0'-7") FROM SECTION 142-155(a)(1) OF THE CITY OF MIAMI BEACH CODE OF ORDINANCES, SUBPART B-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 ONE FOOT SIX INCHES (1'-6") FROM SECTION 130-63 OF THE CITY OF MIAMI BEACH CODE OF ORDINANCES, SUBPART B-LAND DEVELOPMENT REGULATIONS, REQUIRING COLUMNS PARALLEL TO THE INTERIOR DRIVE ON EACH SIDE OF THE INTERIOR DRIVE, SET BACK AN ADDITIONAL ONE FOOT SIX INCHES (1'-6"), MEASURED FROM THE EDGE OF THE REQUIRED INTERIOR DRIVE TO THE FACE OF THE COLUMN.

ELEVATIONS



- TOP OF ALUMINUM PERGOLA
EL. +40'-6 1/4" (+53.52' NGVD)
- TOP OF STAIRWELL BULKHEAD
EL. +39'-10" (+52.83' NGVD)
- TOP OF ROOF
CONCRETE SLAB
EL. +31'-10" (+44.83' NGVD)
- TOP OF THIRD FLOOR
CONCRETE SLAB
EL. +18'-1" (+31.08' NGVD)
- TOP OF SECOND FLOOR
CONCRETE SLAB
EL. +8'-1" (+21.08' NGVD)
- MAX. FREEBOARD
EL. +0'-0" (+13.00' NGVD)
- MIN. FREEBOARD
EL. -4'-0" (+9.00' NGVD)
- TOP OF PARKING
PAVERS' SURFACE
EL. -6'-6" (+6.50' NGVD)
- TOP OF GRADE
EL. -8'-6 1/2" (+4.46' NGVD)

- GRAY PAINT ALUMINUM PERGOLA TO MATCH COLOR AND FINISH OF IMPACT-RESISTANT FENESTRATION
- GRAY PAINT ALUMINUM FRAME IMPACT-RESISTANT FENESTRATION W. LIGHT-GREEN TINTED GLASS, TYP.
- 8" x 8" STEEL COLUMN WITH ALUMINUM CLADDING TO MATCH COLOR AND FINISH OF IMPACT-RESISTANT FENESTRATION, TYP.
- GRAY PAINT ALUMINUM ADDRESS NUMBERS ARTWORK SEPARATED 3" FROM FINISHED SURFACE OF EXTERIOR WALL AND PROVIDED WITH LED LIGHTING ON HIDDEN REAR SURFACE OF NUMBERS
- WHITE SMOOTH STUCCO FINISH THROUGHOUT, TYP.
- VERTICAL BICYCLE RACKS
- MAILBOX
- GRAY PAINT ALUMINUM GATES AND FENCE TO MATCH COLOR AND FINISH OF IMPACT-RESISTANT FENESTRATION



- TOP OF ALUMINUM PERGOLA
EL. +40'-6 1/4" (+53.52' NGVD)
- TOP OF STAIRWELL BULKHEAD
EL. +39'-10" (+52.83' NGVD)
- TOP OF ROOF
CONCRETE SLAB
EL. +31'-10" (+44.83' NGVD)
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EL. -6'-6" (+6.50' NGVD)
- TOP OF GRADE
EL. -8'-6 1/2" (+4.46' NGVD)

- GRAY PAINT ALUMINUM PERGOLA TO MATCH COLOR AND FINISH OF IMPACT-RESISTANT FENESTRATION
- GRAY PAINT ALUMINUM FRAME IMPACT-RESISTANT FENESTRATION W. LIGHT-GREEN TINTED GLASS, TYP.
- 8" x 8" STEEL COLUMN WITH ALUMINUM CLADDING TO MATCH COLOR AND FINISH OF IMPACT-RESISTANT FENESTRATION, TYP.
- WHITE SMOOTH STUCCO FINISH THROUGHOUT, TYP.
- WET-RATED, UL LISTED OUTDOOR SCISSOR LIGHT ABOVE ENTRY DOOR, TYP.
- GRAY PAINT ALUMINUM SCREEN TO MATCH COLOR AND FINISH OF IMPACT-RESISTANT FENESTRATION
- WHITE PAINT 7'-0" HIGH WOOD FENCE
- SMOOTH STUCCO FINISH ON CONCRETE RETAINING WALL

ELEVATIONS



REAR (SOUTH) ELEVATION



SIDE (EAST) ELEVATION

- TOP OF ALUMINUM PERGOLA
EL. +49'-6 1/4" (+53.52' NGVD)
- TOP OF STAIRWELL BULKHEAD
EL. +39'-10" (+52.83' NGVD)
- TOP OF ROOF
CONCRETE SLAB
EL. +31'-10" (+44.83' NGVD)
- TOP OF THIRD FLOOR
CONCRETE SLAB
EL. +18'-1" (+31.08' NGVD)
- TOP OF SECOND FLOOR
CONCRETE SLAB
EL. +8'-1" (+21.08' NGVD)
- MAX. FREEBOARD
EL. +0'-0" (+13.00' NGVD)
- MIN. FREEBOARD
EL. -4'-0" (+9.00' NGVD)
- TOP OF PARKING
PAVERS' SURFACE
EL. -6'-6" (+6.50' NGVD)
- TOP OF GRADE
EL. -8'-6 1/2" (+4.46' NGVD)

- WHITE PAINT STEEL
IMPACT-RESISTANT FENESTRATION
- GRAY PAINT ALUMINUM FRAME
IMPACT-RESISTANT FENESTRATION
W. LIGHT-GREEN TINTED GLASS, TYP.
- WHITE SMOOTH STUCCO
FINISH THROUGHOUT, TYP.
- WHITE PAINT 7'-0" HIGH WOOD FENCE
- SMOOTH STUCCO FINISH ON
CONCRETE RETAINING WALL

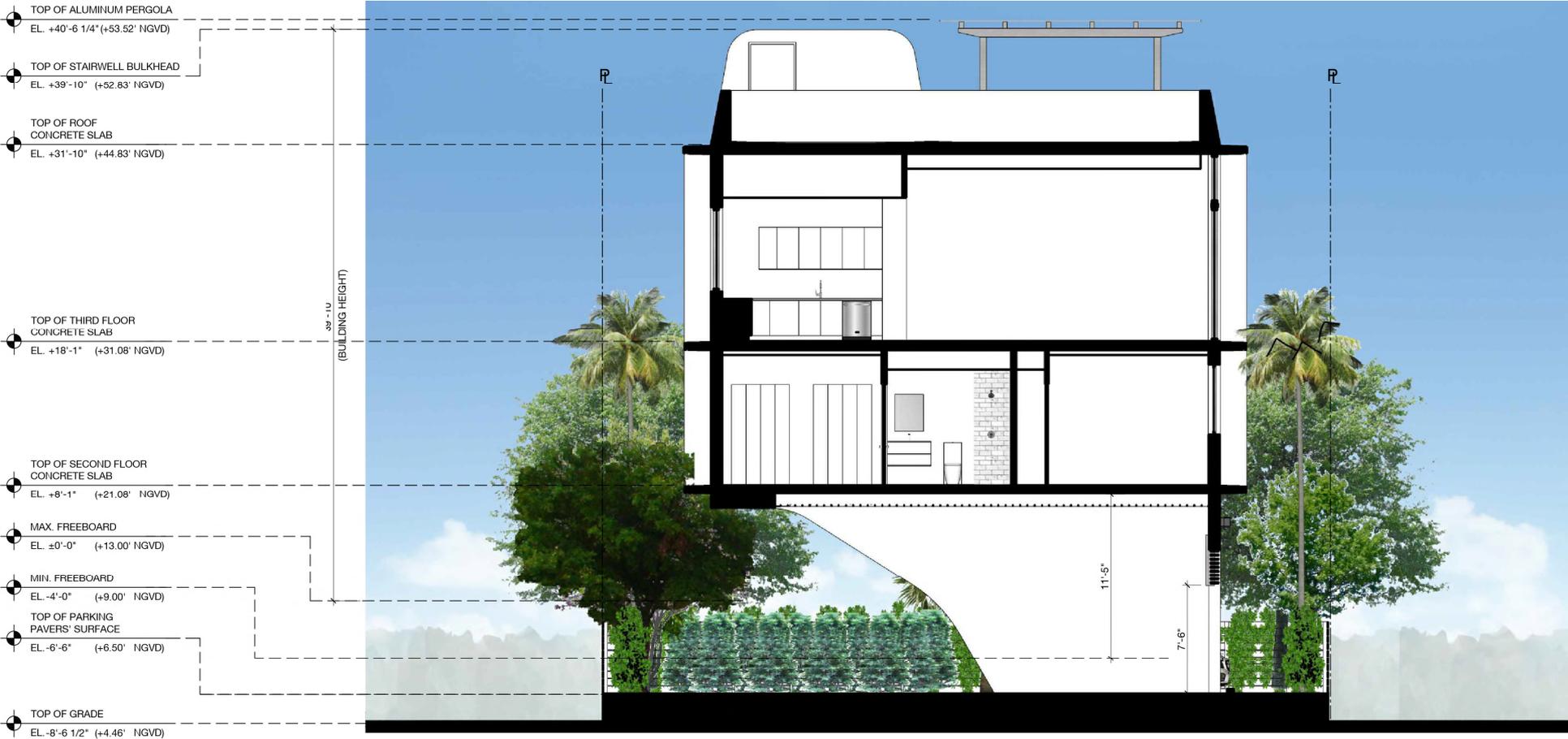


- TOP OF ALUMINUM PERGOLA
EL. +49'-6 1/4" (+53.52' NGVD)
- TOP OF STAIRWELL BULKHEAD
EL. +39'-10" (+52.83' NGVD)
- TOP OF ROOF
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EL. -6'-6" (+6.50' NGVD)
- TOP OF GRADE
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- GRAY PAINT ALUMINUM PERGOLA
TO MATCH COLOR AND FINISH OF
IMPACT-RESISTANT FENESTRATION
- WHITE SMOOTH STUCCO
FINISH THROUGHOUT, TYP.
- CONCRETE "TRIP" AS PART OF
BRISE-SOLEIL ORNAMENTAL
FEATURE W. SMOKE COAT
SMOOTH STUCCO FINISH, TYP.
- GRAY PAINT ALUMINUM FRAME
IMPACT-RESISTANT FENESTRATION
W. LIGHT-GREEN TINTED GLASS, TYP.
- WHITE PAINT 5'-0" HIGH WOOD FENCE
- SMOOTH STUCCO FINISH ON
CONCRETE RETAINING WALL



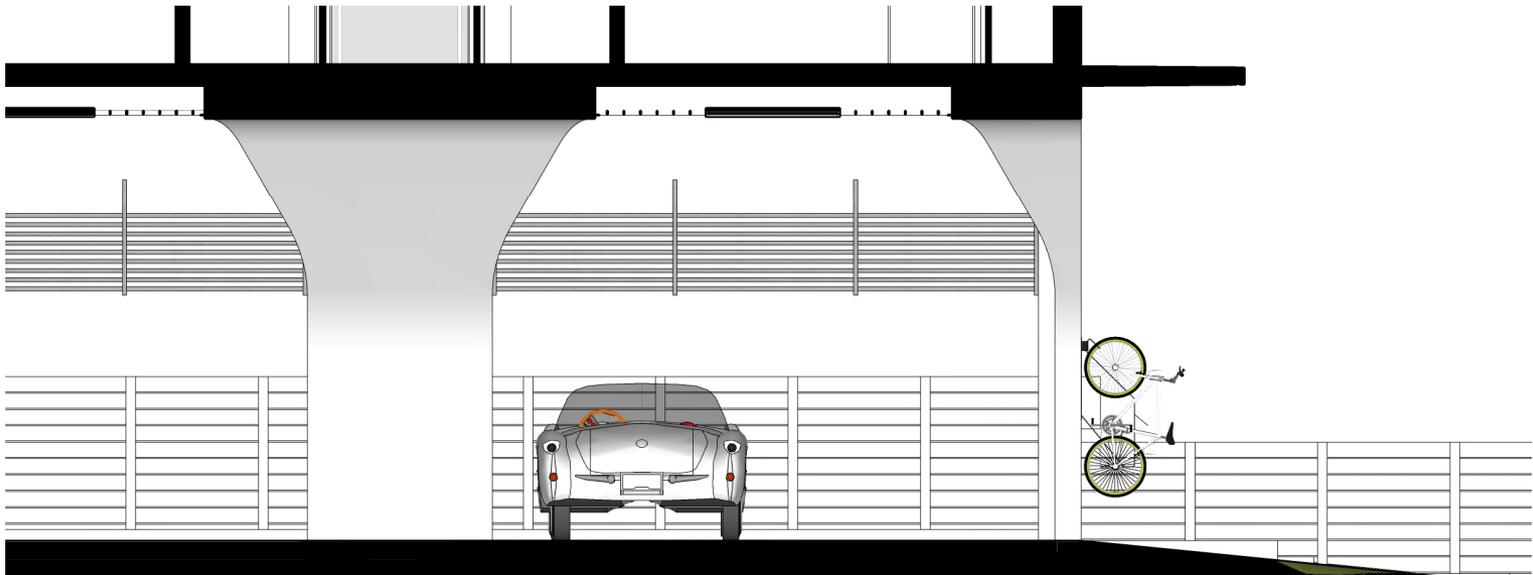
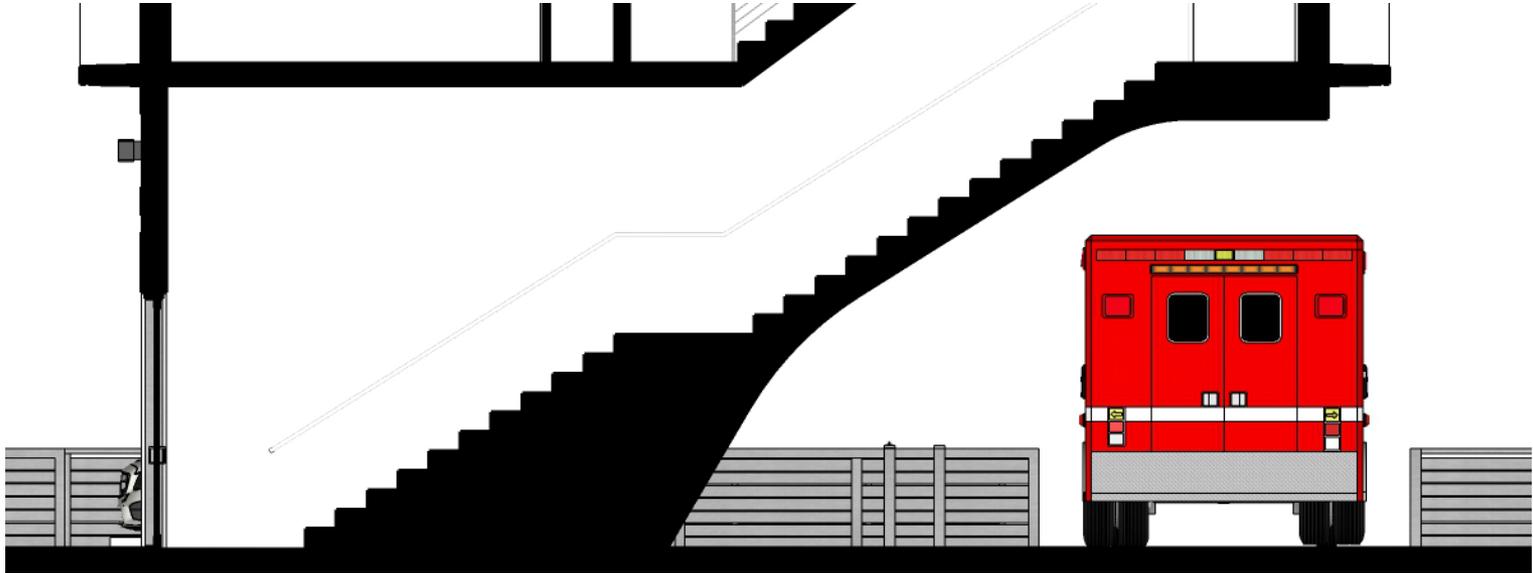
SECTION



CROSS SECTION

PARKING HEADROOM

DRIVEWAY AND PARKING SPACE



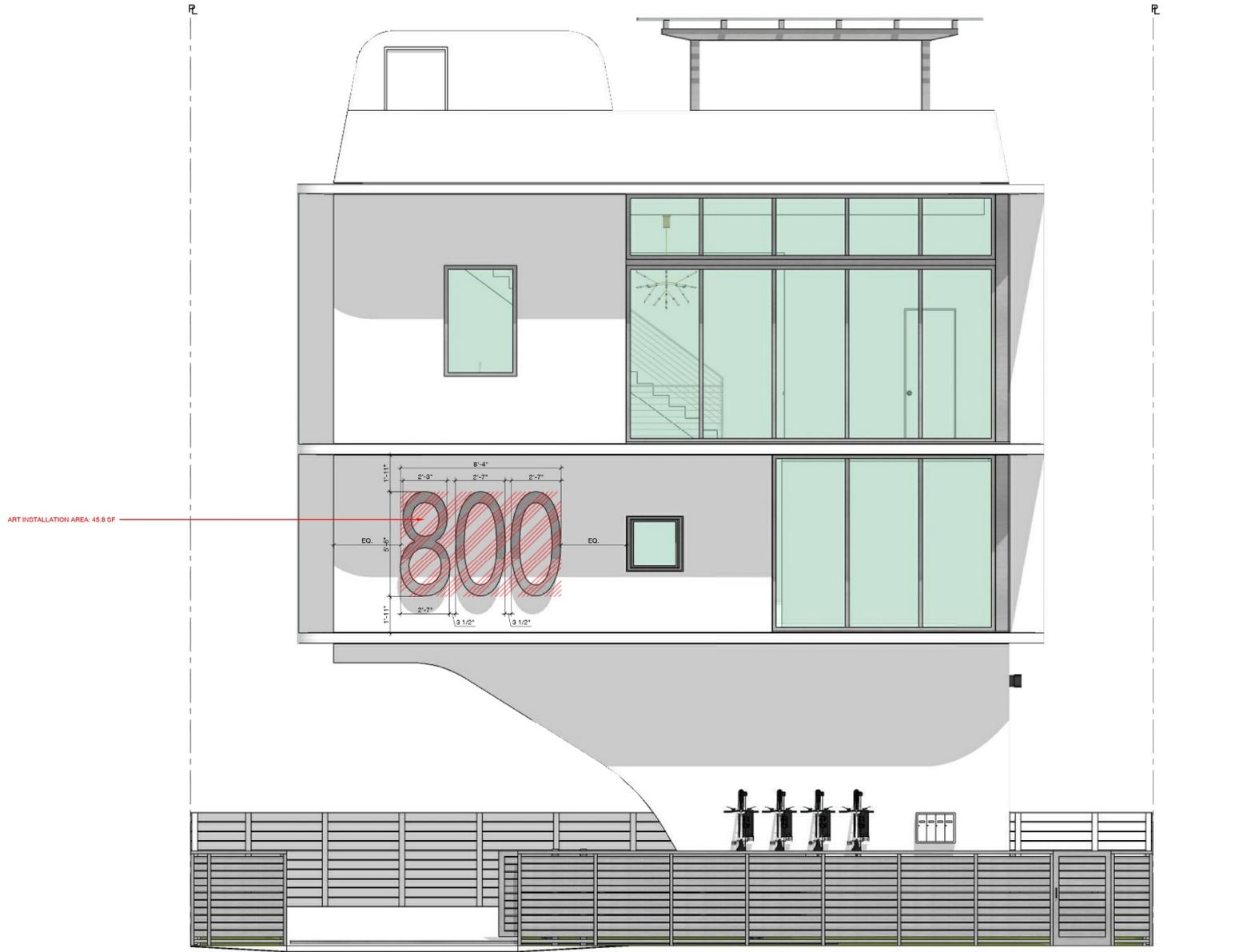
ARTISTIC INSPIRATION



ARTISTIC INSPIRATION



ADDRESS SIGN ART



ADDRESS SIGN ART



ADDRESS SIGN



PARKING



PARKING



PEDESTRIAN ACCESS



AERIAL



AERIAL



Requests

- 1) Variance from required 18" drive aisle setback from column
- 2) Waiver to provide 11'-5" garage clearance where 12'-0" is required
- 3) Waiver of requirement to provide residential use on the first level façade
- 4) Approval of signage above the ground floor at a size permitted on the ground floor



