BREEZE | HISTORIC PRESERVATION BOARD PRESENTATION

ELDERLY AFFORDABLE MULTI-FAMILY HOUSING

280 & 300 S SHORE DR.
MIAMI BEACH, FL 33141

JUNE 14, 2022

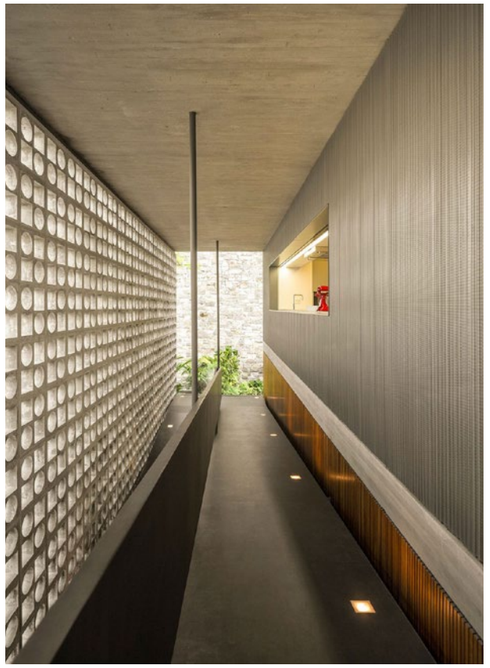
BROOKS SCARPA

ATLANTIC PACIFIC COMPANIES

THE HOUSING AUTHORITY OF THE CITY OF MIAMI BEACH, FLORIDA INCORPORATED 1949 HACMB

METHODOLOGY OF DESIGN

BREEZE BLOCK



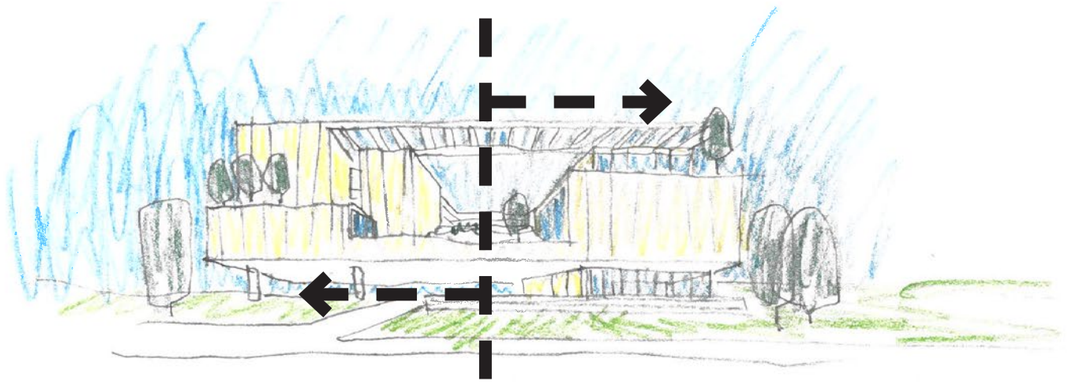
SIGNAGE

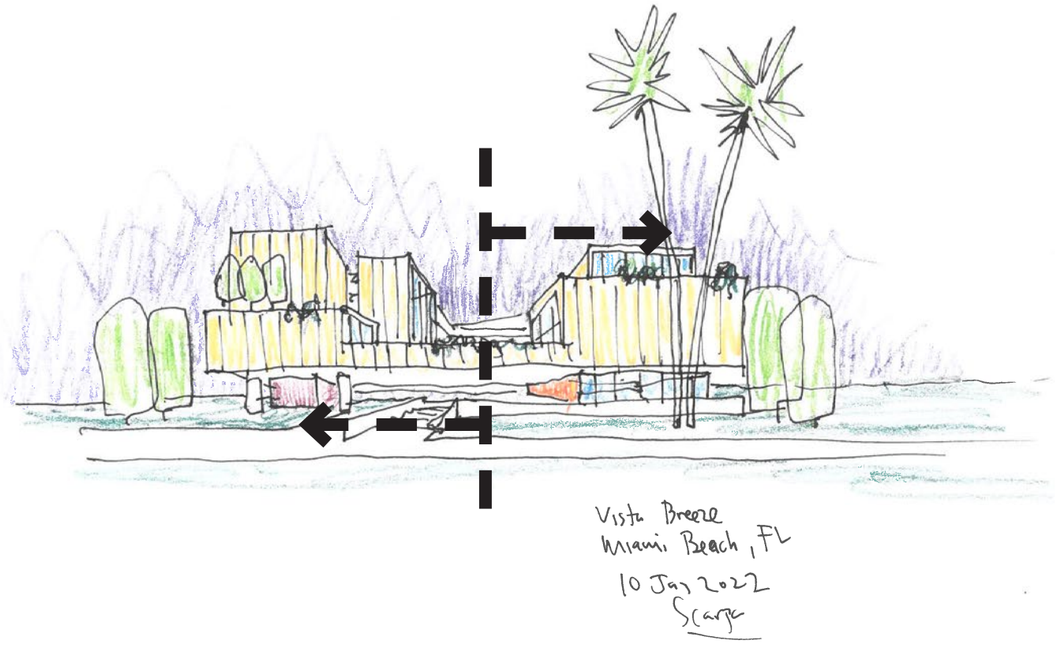
TWINKLING LIGHTS

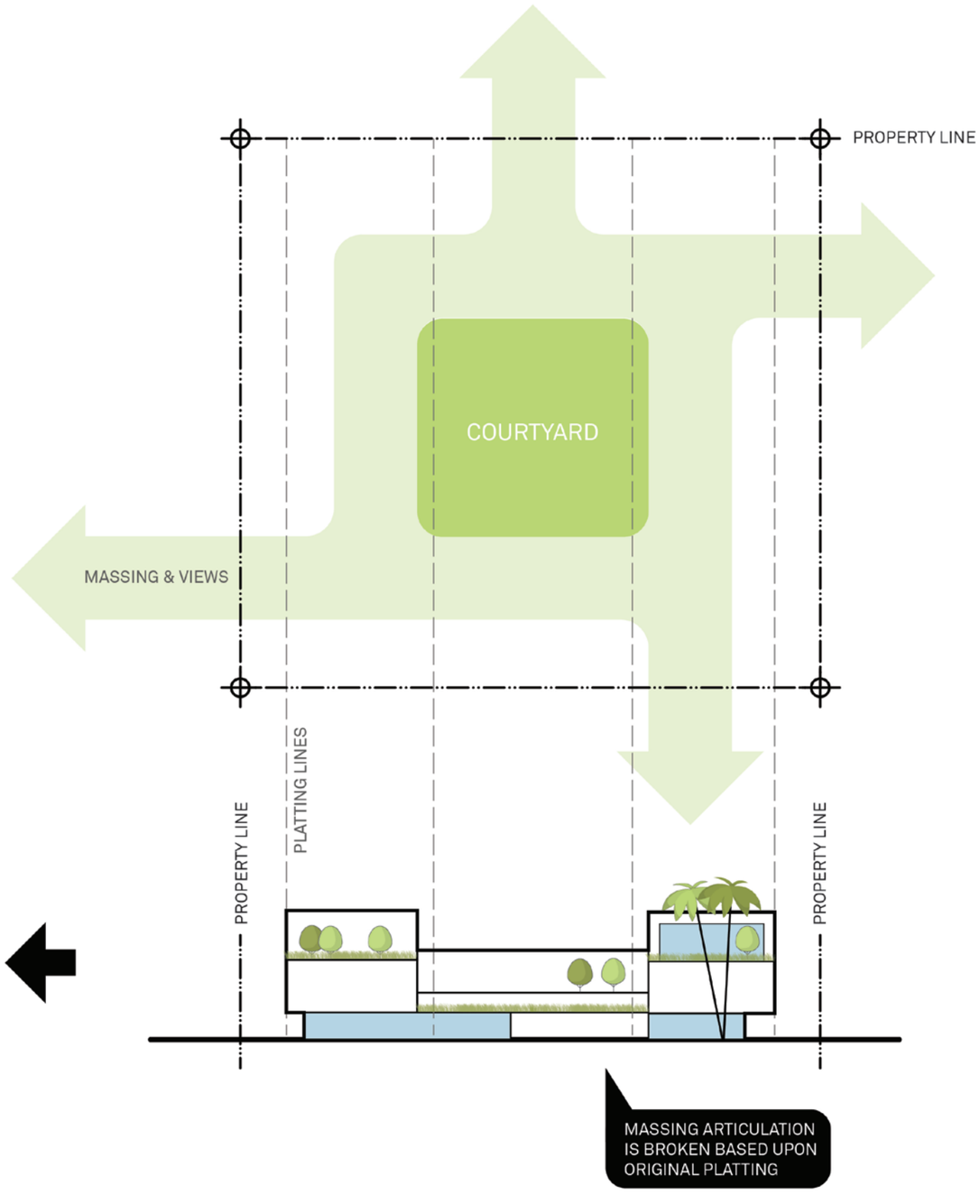
BREEZE : ELDERLY AFFORDABLE HOUSING

- Addresses Future Sea Level Rise Adaptation and Resilience
- Creates a Passive Design
- Scaled to Fit the Neighborhood
- Low Impact Development
- Designed for Aging in Place
- Amplifies Neighborhood Aesthetic
- Community Asset
- Creates Community
- All Units ADA Compliant

CONCEPT / MASSING ARTICULATION







SITE INFORMATION

SITE LOCATION / MAP 01

SITE LOCATION / MAP 02

SITE LOCATION / MAP 03

SITE LOCATION / MAP 04

AERIAL VIEW / FROM NORTHEAST

SITE LOCATION / FROM NORTHWEST

AERIAL VIEW / FROM SOUTHWEST

SITE LOCATION / FROM SOUTHEAST

S. SHORE DRIVE, LOOKING WEST

S. SHORE DRIVE, LOOKING EAST

PHOTOS TAKEN 03/02/2022

SITE LOCATION: 280 & 300 S. SHORE DRIVE

PHOTOS TAKEN 03/02/2022

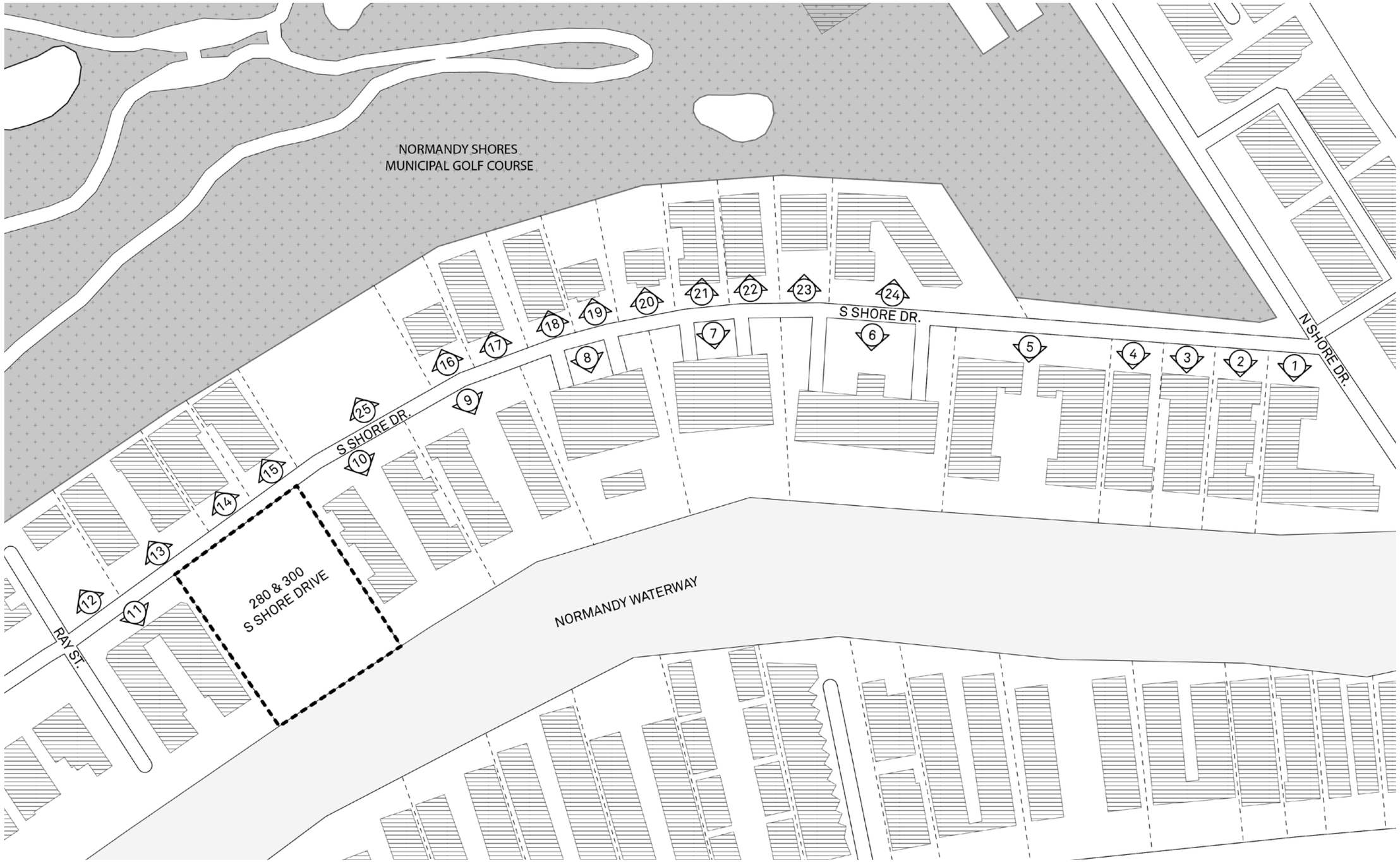

NORMANDY SHORES
MUNICIPAL GOLF COURSE
S SHORE DR.
N SHORE DR.
S SHORE DR.
280 & 300
S SHORE DRIVE
RAY ST.
NORMANDY WATERWAY
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PHOTO 1- #4

PHOTO 2- #10

PHOTO 3- #20

PHOTO 4- #30

PHOTO 5- #50

PHOTO 6- #80

PHOTO 7- #110

PHOTO 8- #130

PHOTO 9- #150, 158, 160

PHOTOS TAKEN 03/02/2022

PHOTO 10- #200

PHOTO 11- # 350

PHOTO 12- #325

PHOTO 13- #315-321

PHOTO 14- #301

PHOTO 15- #275

PHOTO 16- #157

PHOTO 17- #145

PHOTO 18- #141

PHOTOS TAKEN 03/02/2022

PHOTO 19- #133

PHOTO 20- #125

PHOTO 21- #117

PHOTO 22- #105

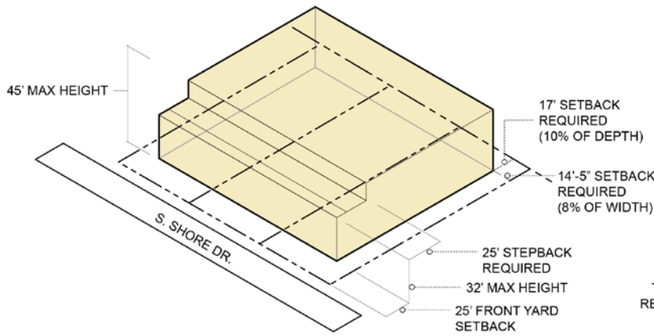
PHOTO 23- #95

PHOTO 24- #64-75

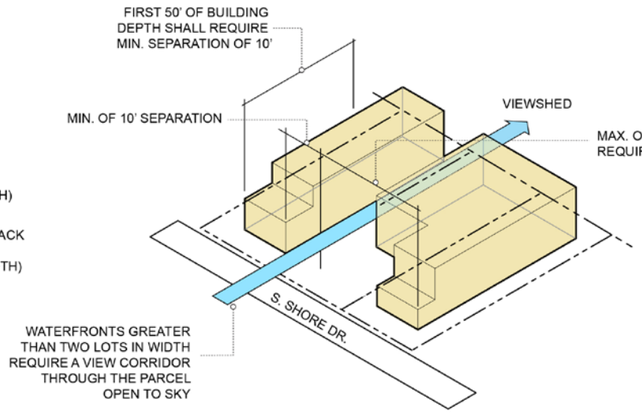
PHOTO 25- #280 & 300

DESIGN

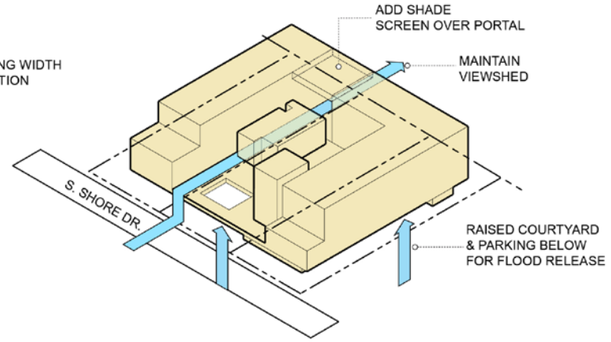
CONCEPT / MASSING ARTICULATION DIAGRAM



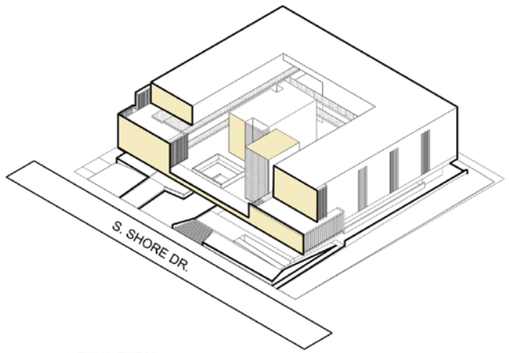
1. REQUIRED MASSING FOR HISTORIC OVERLAY DISTRICT



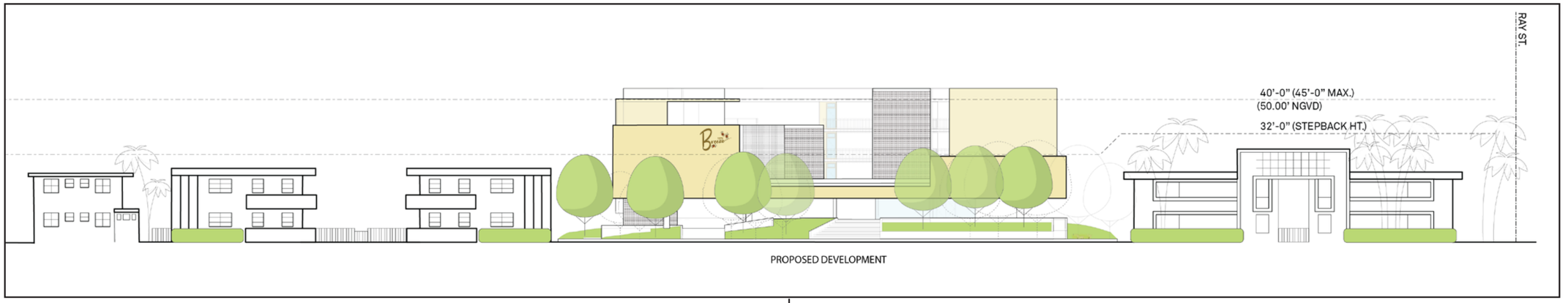
2. REQUIRED MASSING TO BE BROKEN PER CITY ORDIANCES

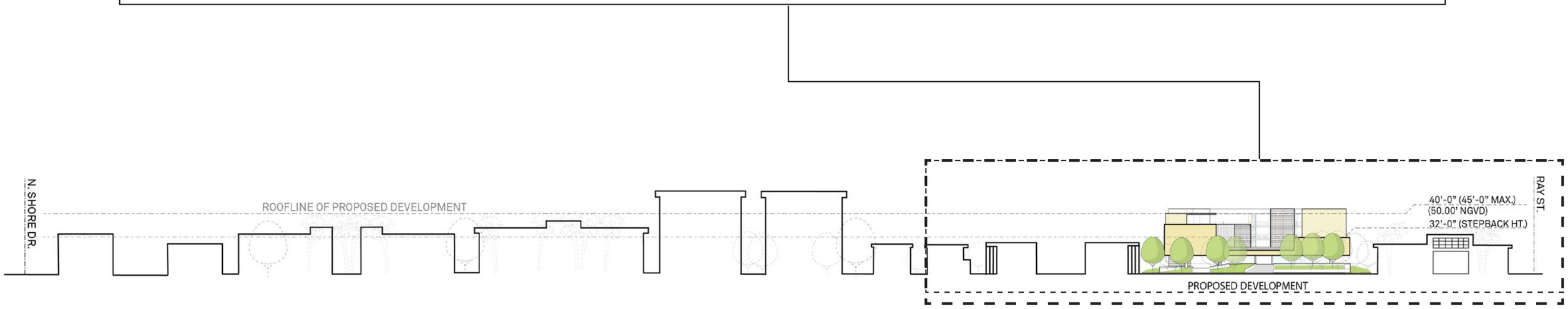


3. REQUIRED FLOOD-ADAPTIVE ADJUSTMENTS DUE TO CITY & FEMA REGULATIONS



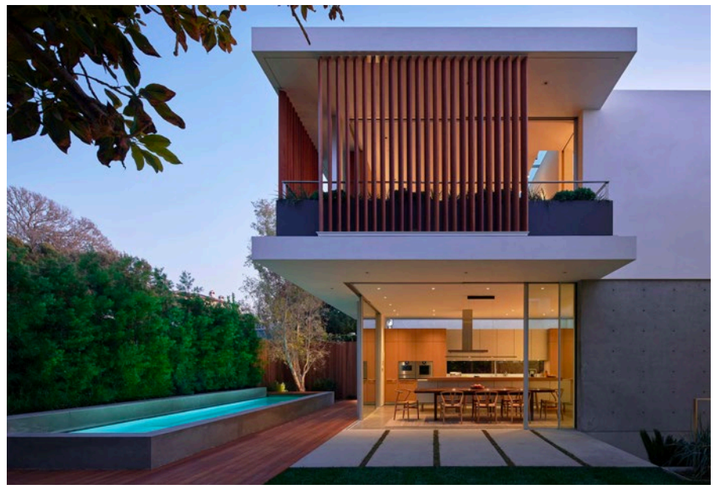
4. FINAL FORM

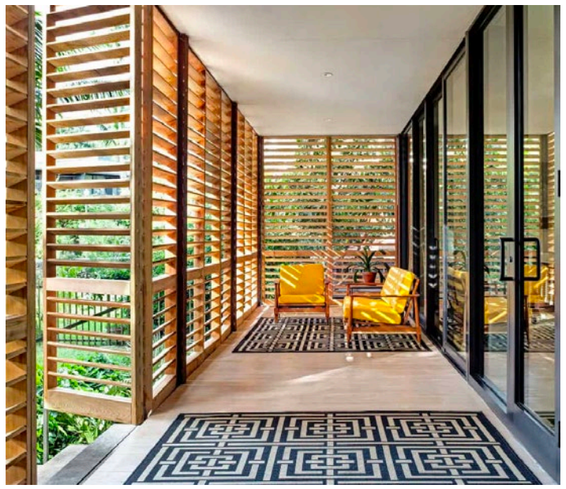


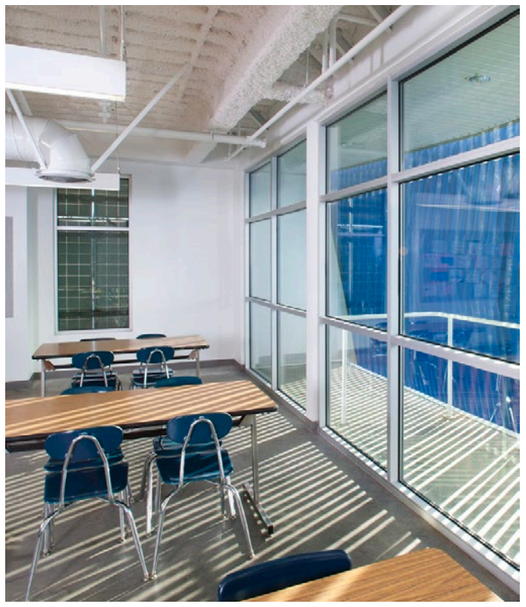


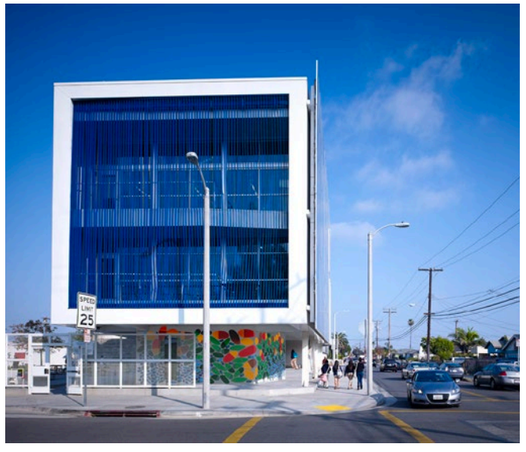
NORTH ELEVATION: S. SHORE DR.

DESIGN ALTERNATIVE BASED ON COMMUNITY FEEDBACK

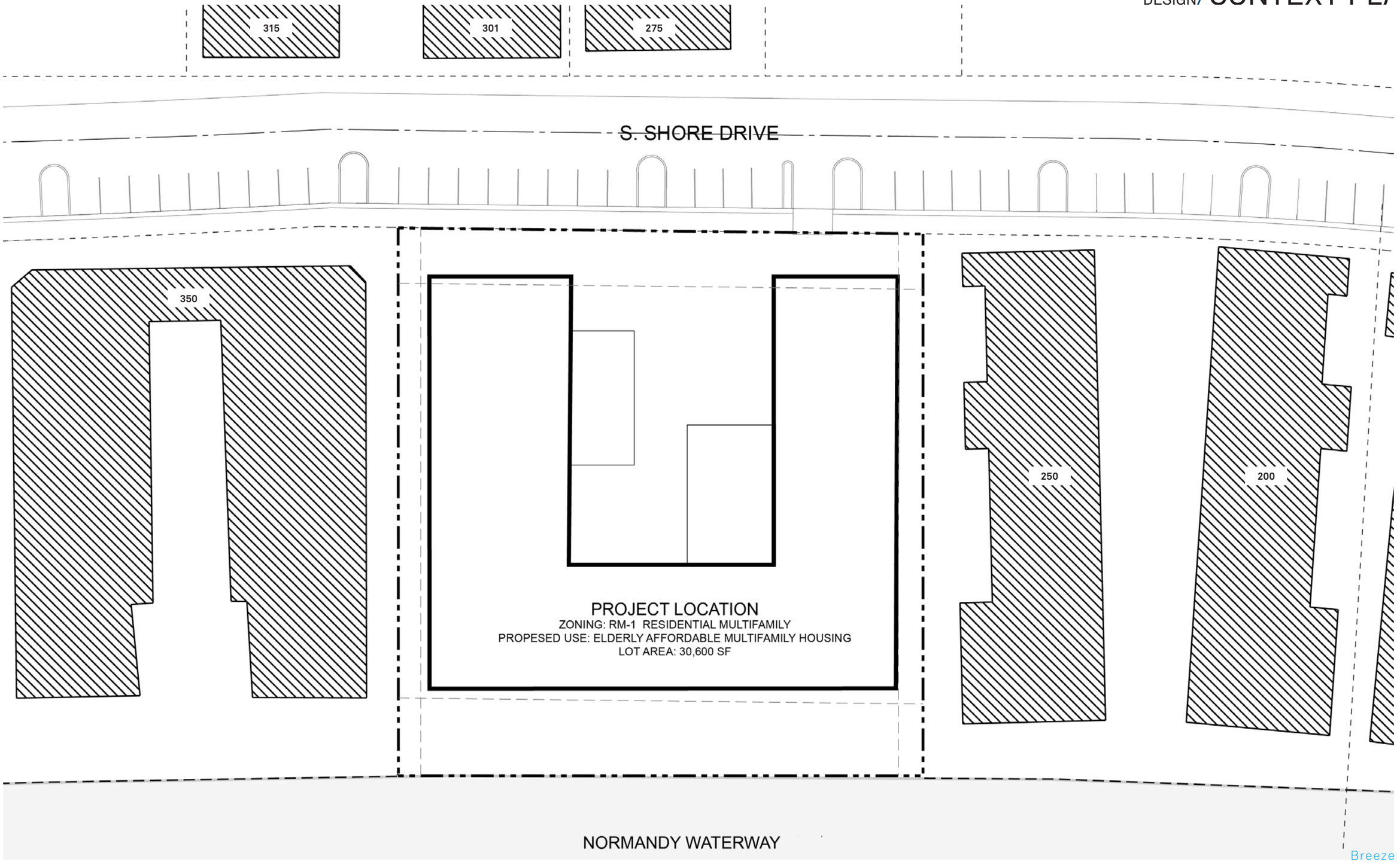








DESIGN/ CONTEXT PLAN



DESIGN/ LANDSCAPE PLAN

LEGEND

- (E) TREES
- LIVE OAK
- MAHAGONY
- GREEN BUTTONWOOD
- GUMBO LIMBO
- SIMPSON'S STOPPER
- TARO, WINTERBOURN & WART FERN SHRUBS & GROUND COVERS
- FAKAHATCHEE GRASS

LANDSCAPE PLAN

SCALE: 1/16"=1'-0" (SCALED TO FIT)

GRAPHIC SCALE

0 2' 5' 10' 20

DESIGN/ LANDSCAPE PALETTE

LARGE CANOPY TREES/PALMS

Live Oak
Quercus virginiana

Green Buttonwood
Conocarpus erectus

Gumbo Limbo
Bursera simaruba

Mahogany
Swietenia mahagoni

SMALL UNDERSTORY TREES/LARGE SHURBS

Spanish Stopper
Eugenia Foetida

Simpson's Stopper
Myrcianthes Fragrans

Atala Butterfly
Eumaeus atala

LOW SHURBS/ GRASSES

Taro
Colocasia esculenta

Fakahatchee Grass
Tripsacum dactyloides

Winterbourn
Xanadu philodendron

Coontie
Zamia integrifolia

Wart Fern
Phymatosorus scolopendria

MANGROVE

Red Mangrove
Rhizophora mangle

Black Mangrove
Avicennia germinans

HARDSCAPE

Miami Beach Red Concrete Sidewalk

Rock Salt Concrete Finish

Acid Etch Concrete Finish

Asphalt Block Pavers

Gravel Pave System

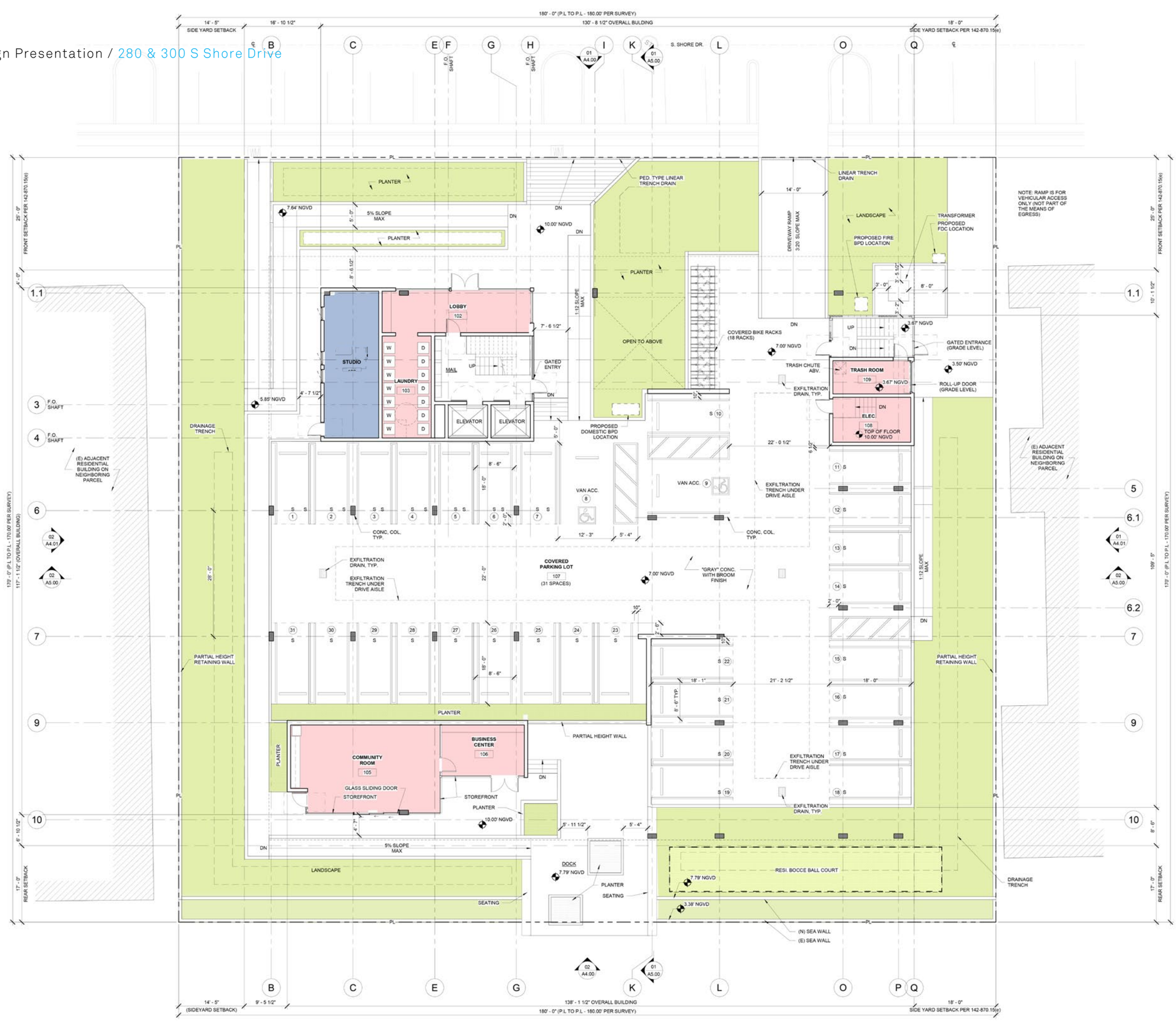
Cylinder Fiberglass Planter

12.4W LED Accent Light Kichler

12V LED Accent Light Kichler

DESIGN/ FLOOR PLANS

ORIGINAL FIRST FLOOR PLAN



FIRST FLOOR

SCALE: 1/16"=1'-0" (SCALED TO FIT)

0 2 6 14 30 FT

DESIGN/ FLOOR PLANS

UPDATED FIRST FLOOR PLAN

FIRST FLOOR

SCALE: 1/16"=1'-0" (SCALED TO FIT)

0 2 6 14 30 FT

DESIGN/ FLOOR PLANS

SECOND FLOOR

SCALE: 1/16"=1'-0" (SCALED TO FIT)

0 2 6 14 30 FT

DESIGN/ FLOOR PLANS

THIRD FLOOR

SCALE: 1/16"=1'-0" (SCALED TO FIT)

0 2 6 14 30 FT

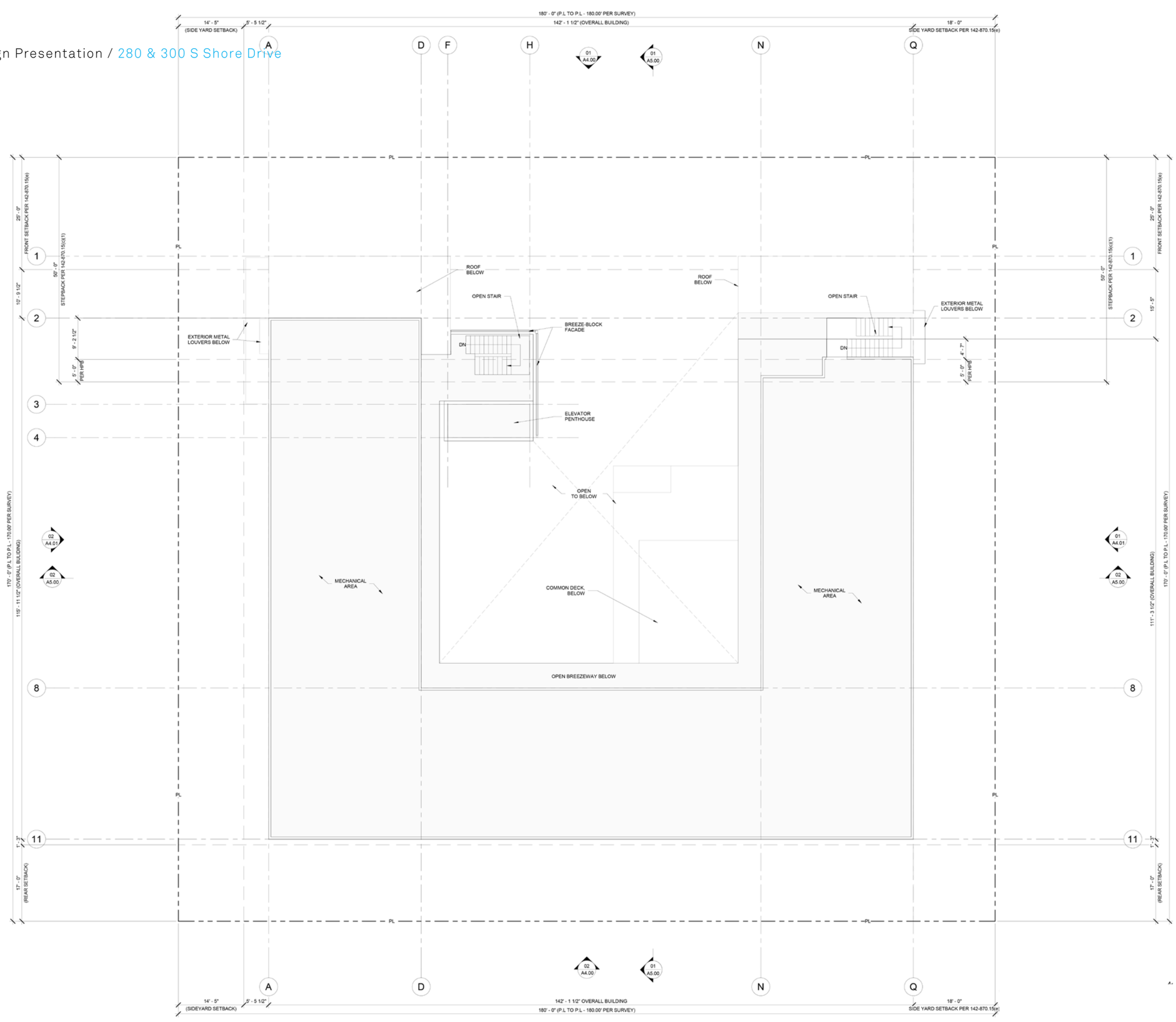
DESIGN/ FLOOR PLANS

FOURTH FLOOR 1

SCALE: 1/16"=1'-0" (SCALED TO FIT)

0 2 6 14 30 FT

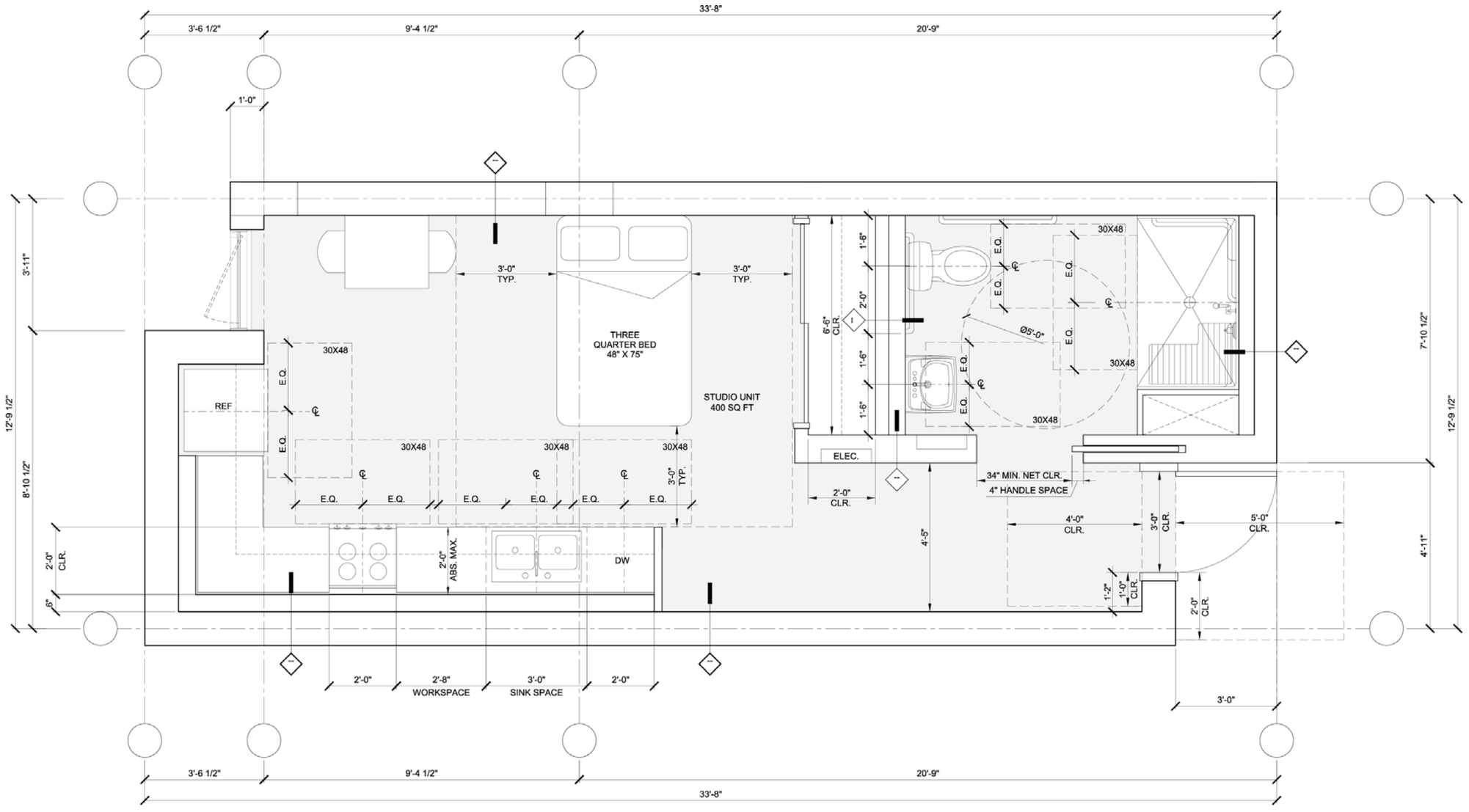
DESIGN/ FLOOR PLANS



ROOF PLAN

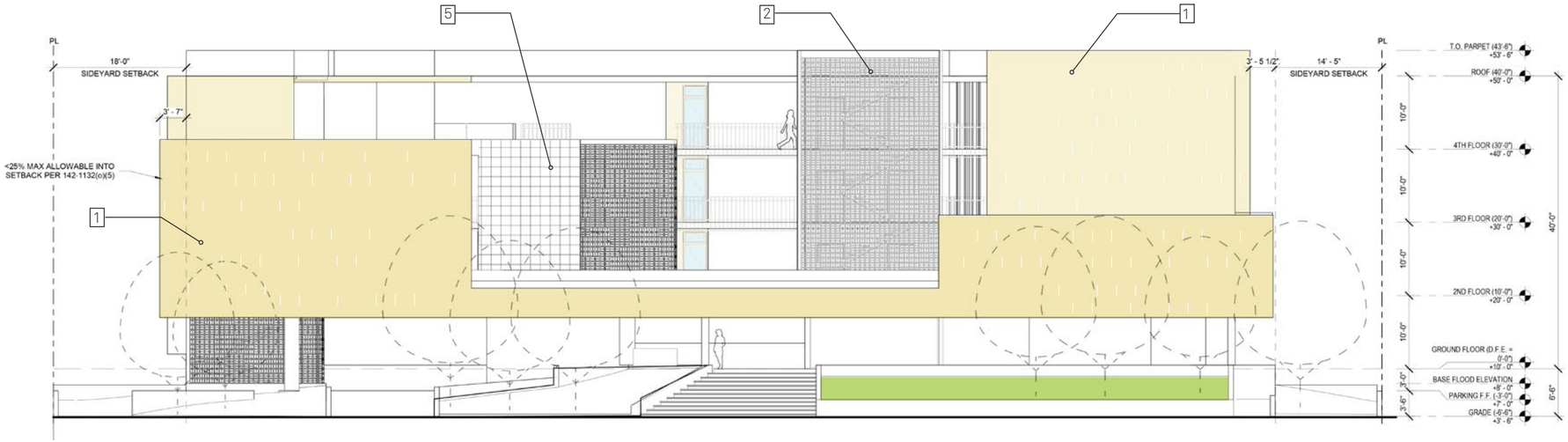
SCALE: 1/16"=1'-0" (SCALED TO FIT)

0 2 6 14 30 FT



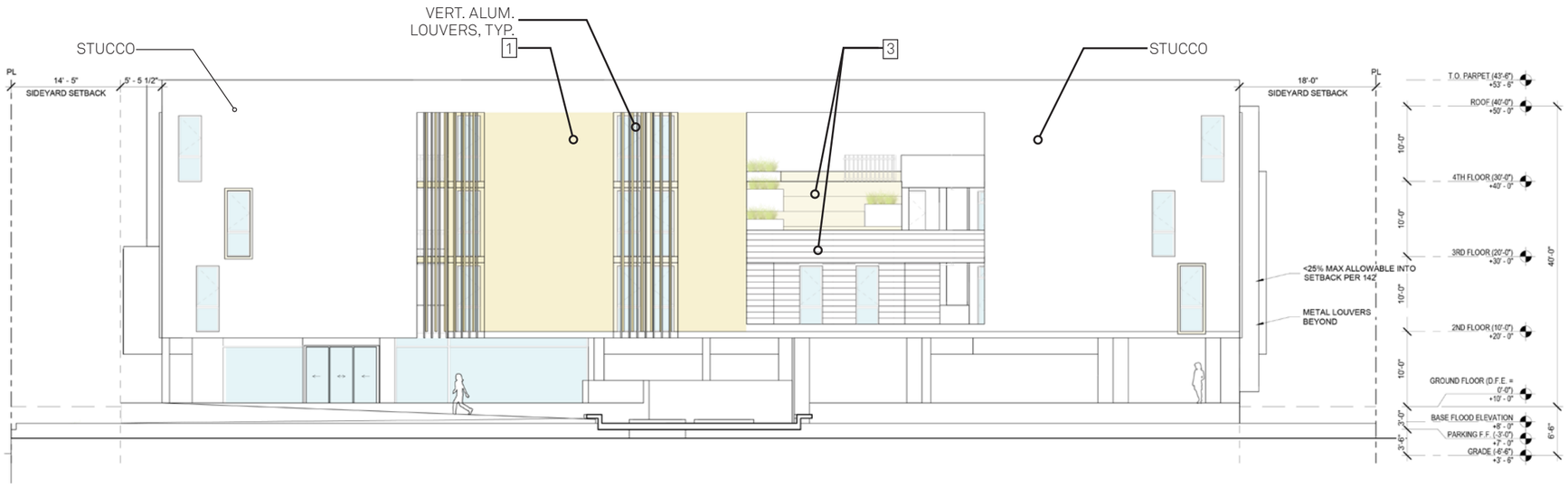
TYPICAL UNIT FLOOR PLAN

SCALE: 1/2"=1'-0" (SCALED TO FIT)



SOUTH ELEVATION

SCALE: 1/16”=1’-0” (SCALED TO FIT)



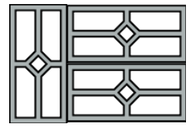
NORTH ELEVATION

SCALE: 1/16”=1’-0” (SCALED TO FIT)

DESIGN / ELEVATIONS

1. STUCCO SAND FINISH
W/ GLITTER GLASS CHIP
TWINKLING LIGHTS | DE5338

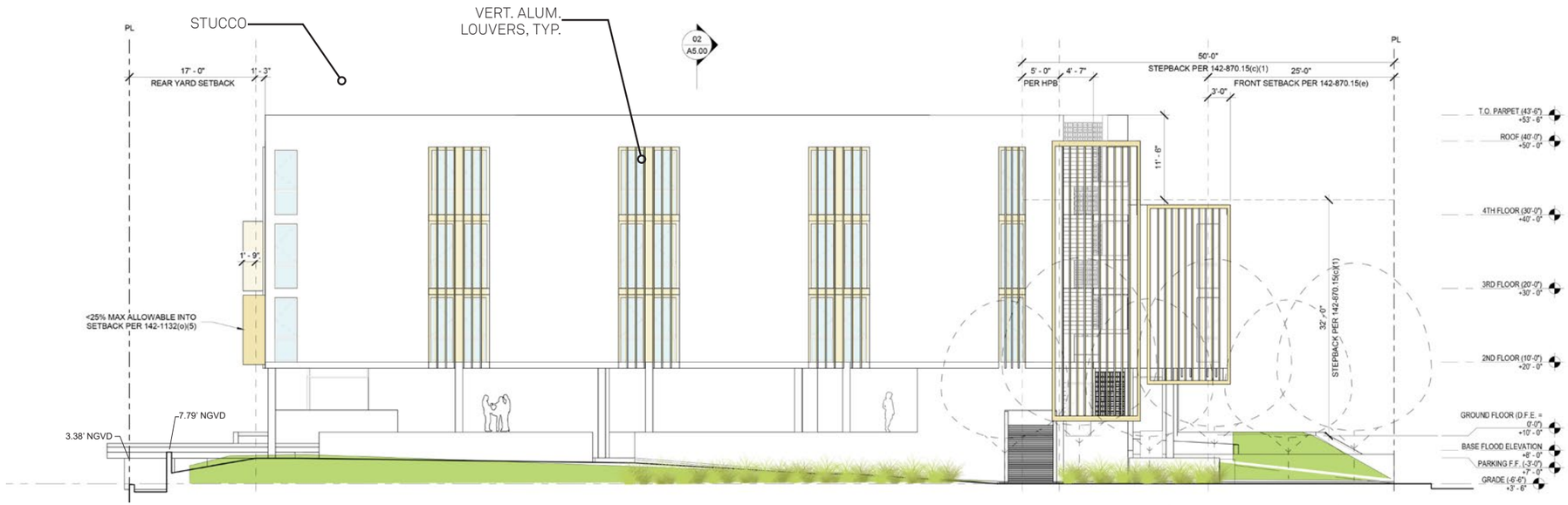
2. A-1 BREEZE BLOCK CORPORATION
WHITE | DESIGN#422



3. HORIZONTAL FIBER CEMENT BOARD
TEAK | NICHIHA FIBER CEMENT

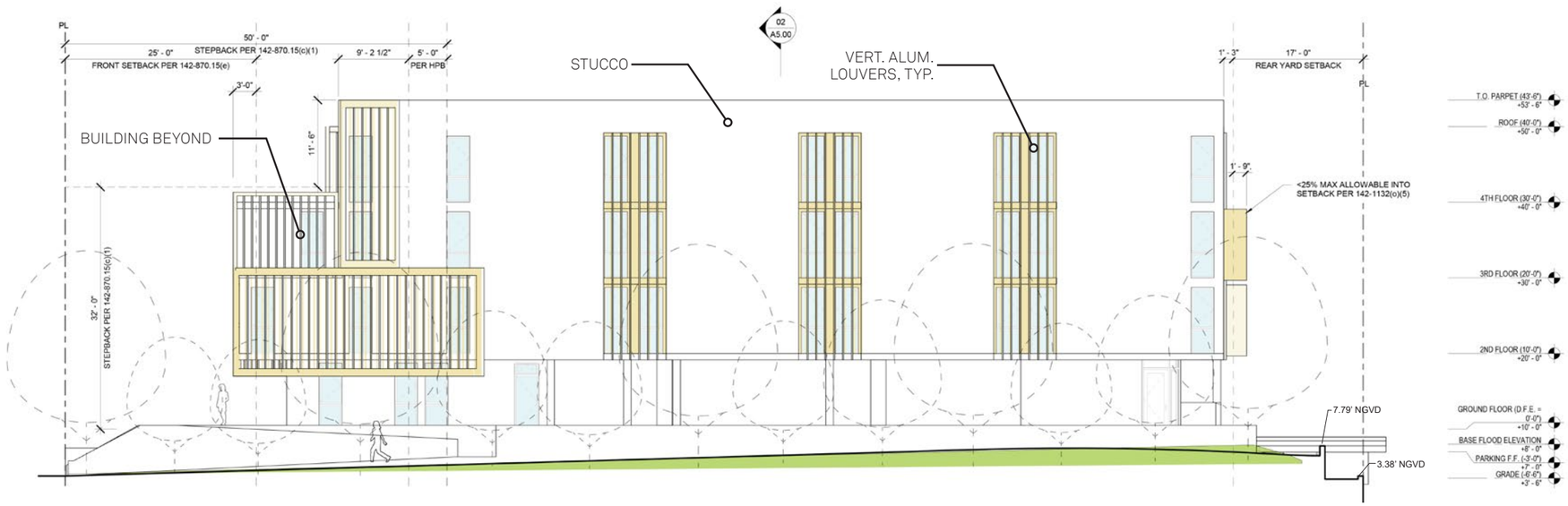
4. TESSELLE CEMENT TILE
8” SQUARE TILE

5. CERAMIC MARKER
4” ROUND WHITE W REFLECTOR
STOP-PAINTING



WEST ELEVATION

SCALE: 1/16”=1’-0” (SCALED TO FIT)



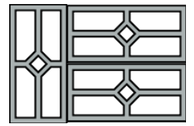
EAST ELEVATION

SCALE: 1/16”=1’-0” (SCALED TO FIT)

DESIGN / ELEVATIONS

1. STUCCO SAND FINISH
W/ GLITTER GLASS CHIP
TWINKLING LIGHTS | DE5338

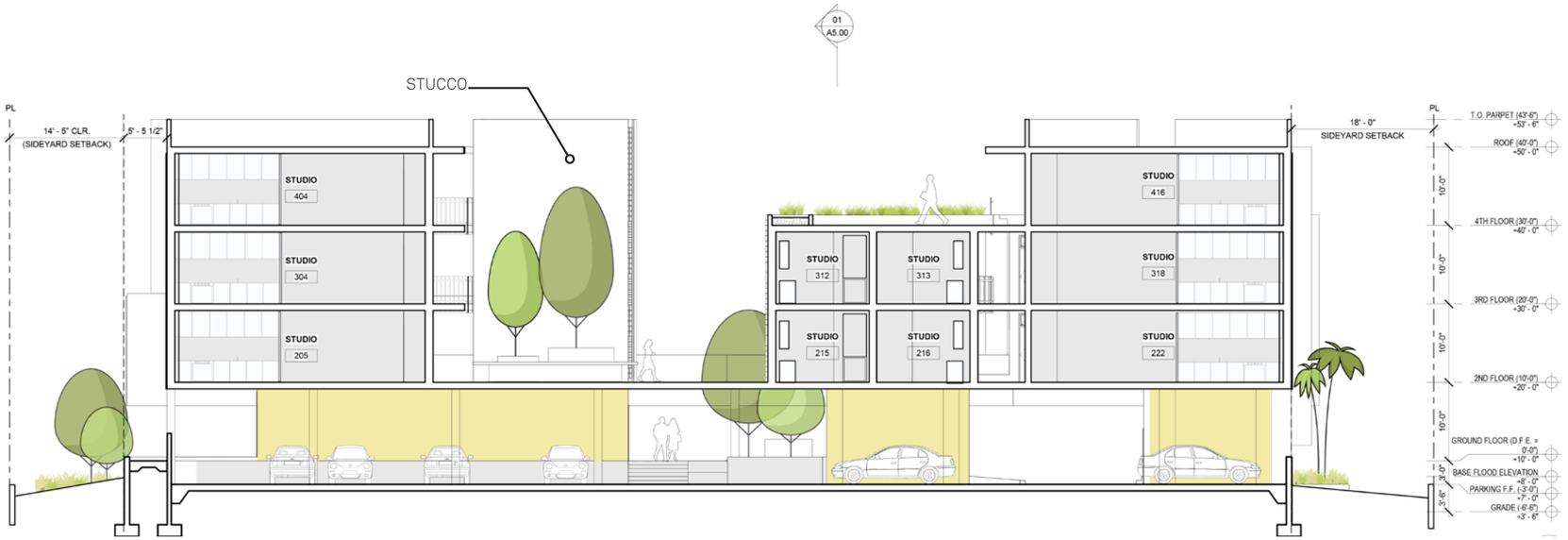
2. A-1 BREEZE BLOCK CORPORATION
WHITE | DESIGN#422



3. HORIZONTAL FIBER CEMENT BOARD
TEAK | NICHIHA FIBER CEMENT

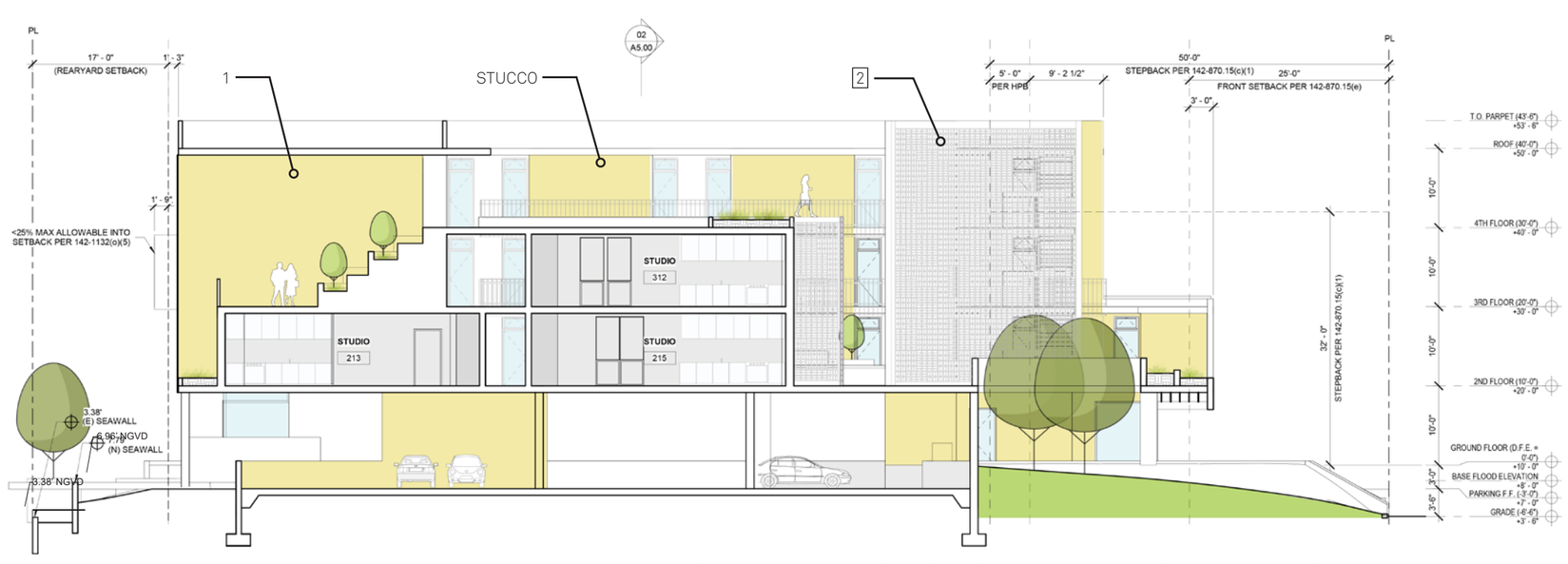
4. TESSELLE CEMENT TILE
8” SQUARE TILE

5. CERAMIC MARKER
4” ROUND WHITE W REFLECTOR
STOP-PAINTING



CROSS SECTION AT COURTYARD

SCALE: 1/16”=1’-0” (SCALED TO FIT)



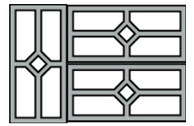
LONGITUDINAL SECTION AT TYPICAL UNITS

SCALE: 1/16”=1’-0” (SCALED TO FIT)

DESIGN / SECTIONS

1. STUCCO SAND FINISH
W/ GLITTER GLASS CHIP
TWINKLING LIGHTS | DE5338

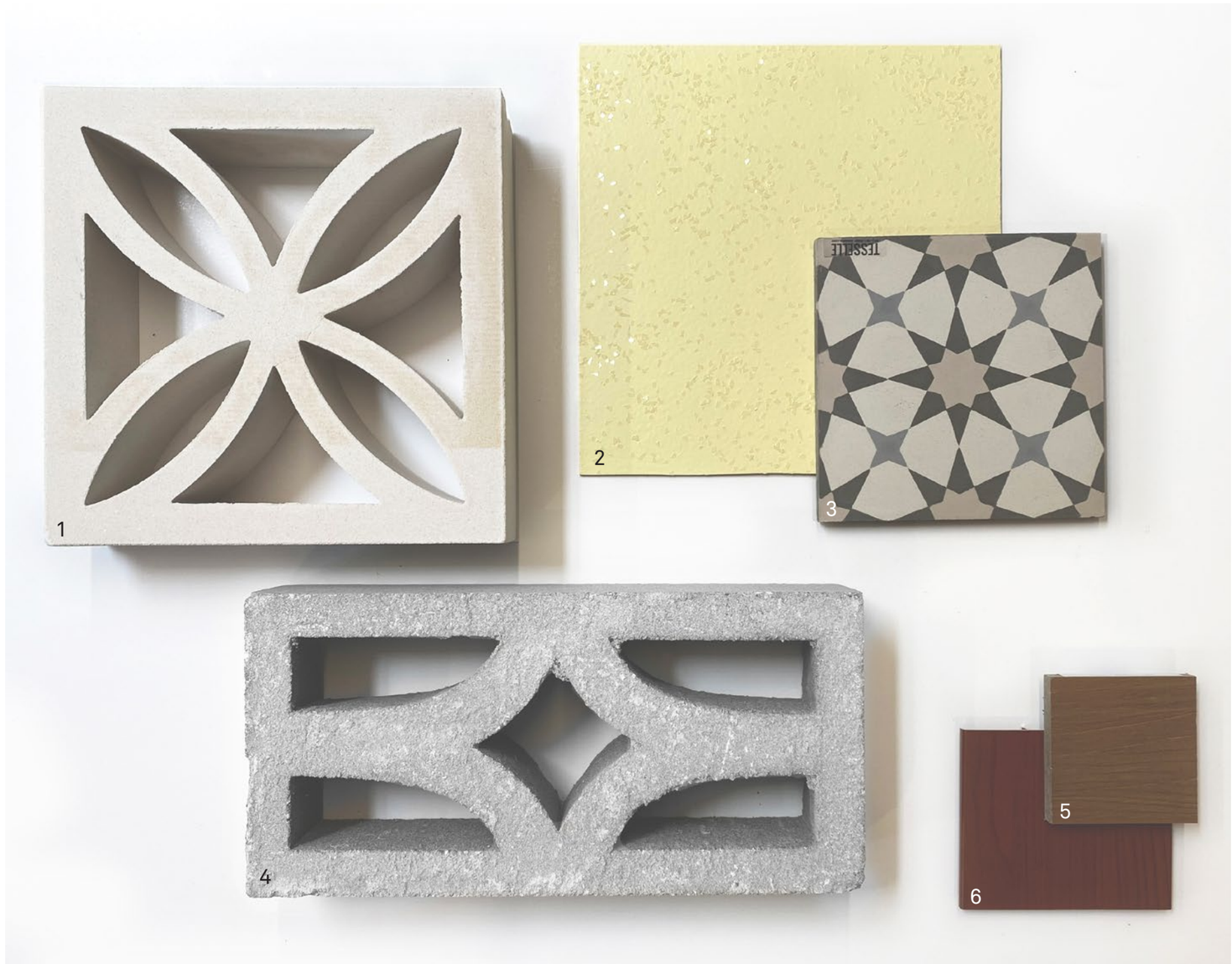
2. A-1 BREEZE BLOCK CORPORATION
WHITE | DESIGN#422



3. HORIZONTAL FIBER CEMENT BOARD
TEAK | NICHIHA FIBER CEMENT

4. TESSELLE CEMENT TILE
8” SQUARE TILE

5. CERAMIC MARKER
4” ROUND WHITE W REFLECTOR
STOP-PAINTING



1. V BREEZE BLOCK SHAMROCK WHITE | NATURAL CEMENT

2. STUCCO SAND FINISH
TWINKLING LIGHTS | DE5338

2-1. GLITTER GLASSCHIP
N/A | BON

3. TESSELLE CEMENT TILE
8" SQUARE TILE

4. A-1 BREEZE BLOCK CORPORATION
WHITE | DESIGN#422

5. FIBER CEMENT BOARD HORIZONTAL PANEL
CEDAR | NICHIHA FIBER CEMENT

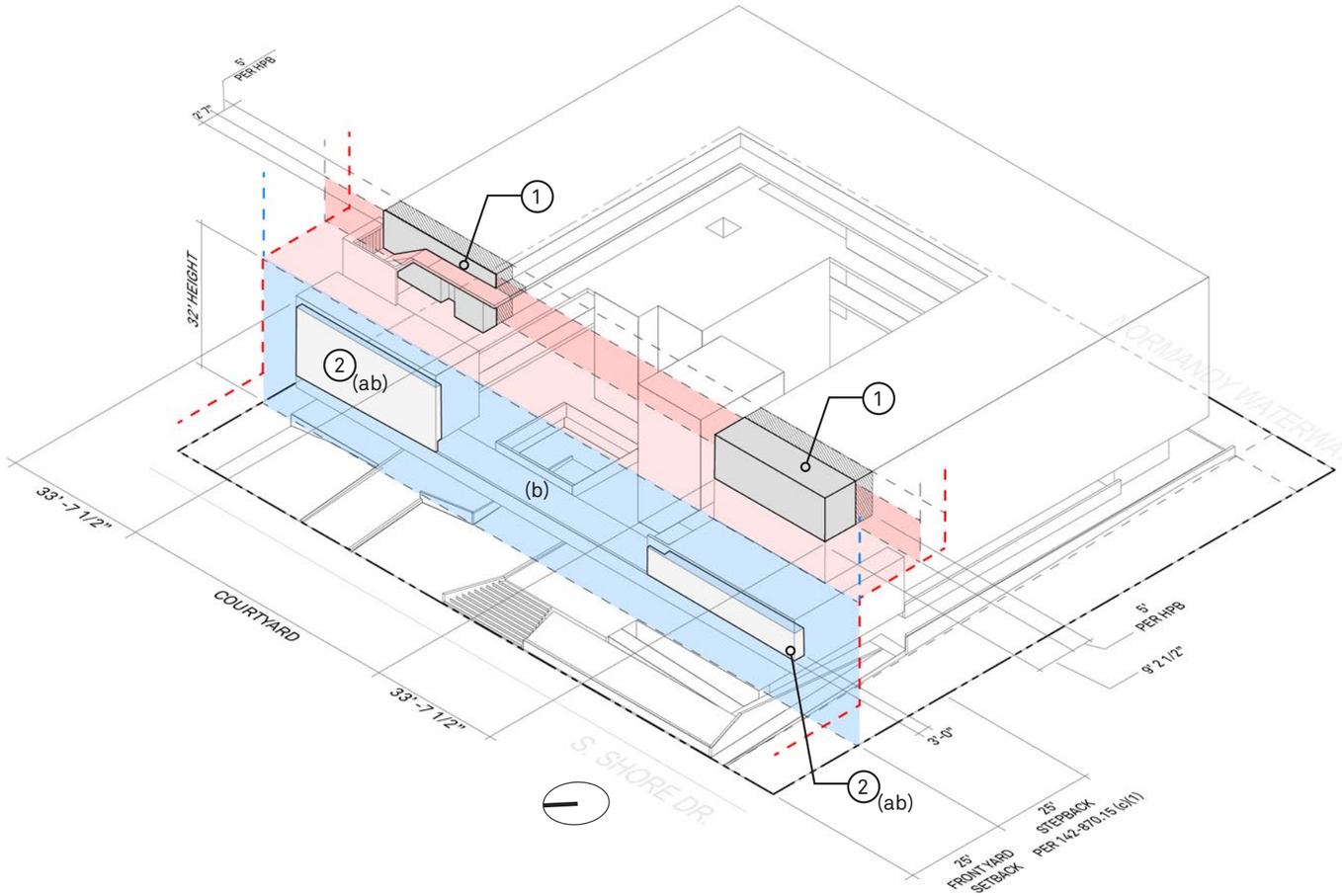
6. ALUMINUM RAINSCREEN/DECK PANEL
CHESTNUT | KNOT WOOD

(1) 5’ stepback Waiver and 9’ - 2 ½” stepback Variance at 4th floor to accommodate a portion of one elderly affordable unit (at small portion of northwest corner only) and narrow projection over entry to maintenance area and trash chute (at northeast corner only). (142-870.15(c)(1)) (“Breeze Stepback Request”)

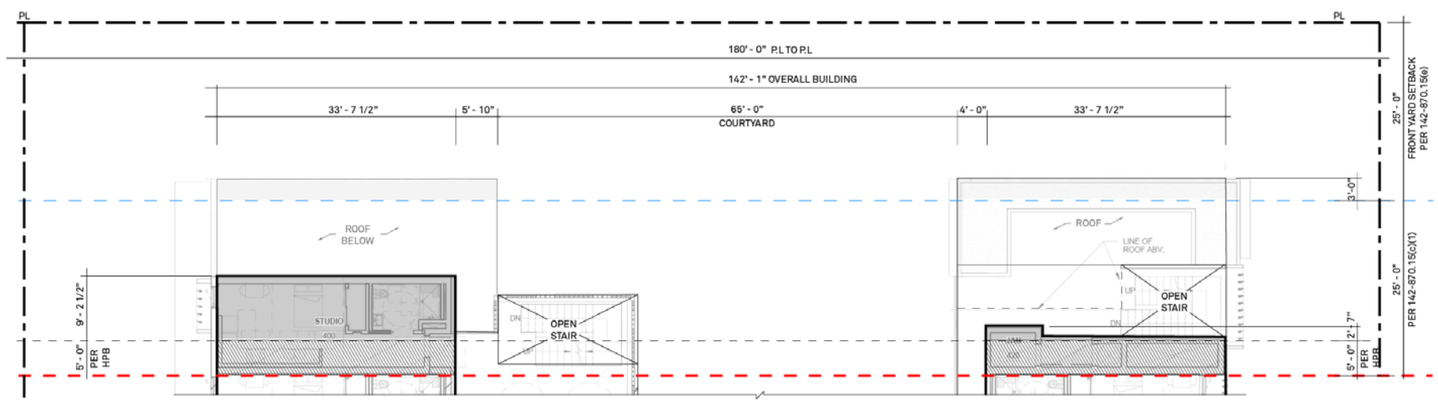
(2) 3’ setback Variance at portions of 2nd and 3rd floors to accommodate portions of three elderly affordable housing units at northeast and northwest corners, 15’ - 8” above nearest public way. (142-870.15(e)). (“Breeze Setback Request”)

a Exempt per 142-1132(o)(13) Planters, not to exceed four feet in height

b Exempt per 142-1132(o)(7) Roof overhangs



Encroachment
Setback Plane
Stepback Plane
Line of Setback per 142-870.15(e)
Line of Stepback per 142-870.15(c)(1)



4TH FLOOR PLAN
SCALE: N.T.S

SIGNAGE: 17.8 SF

NOTE: Signage will be illuminated. Lighting and design to be detailed further as the project progresses.

BROOKS + SCARPA