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03

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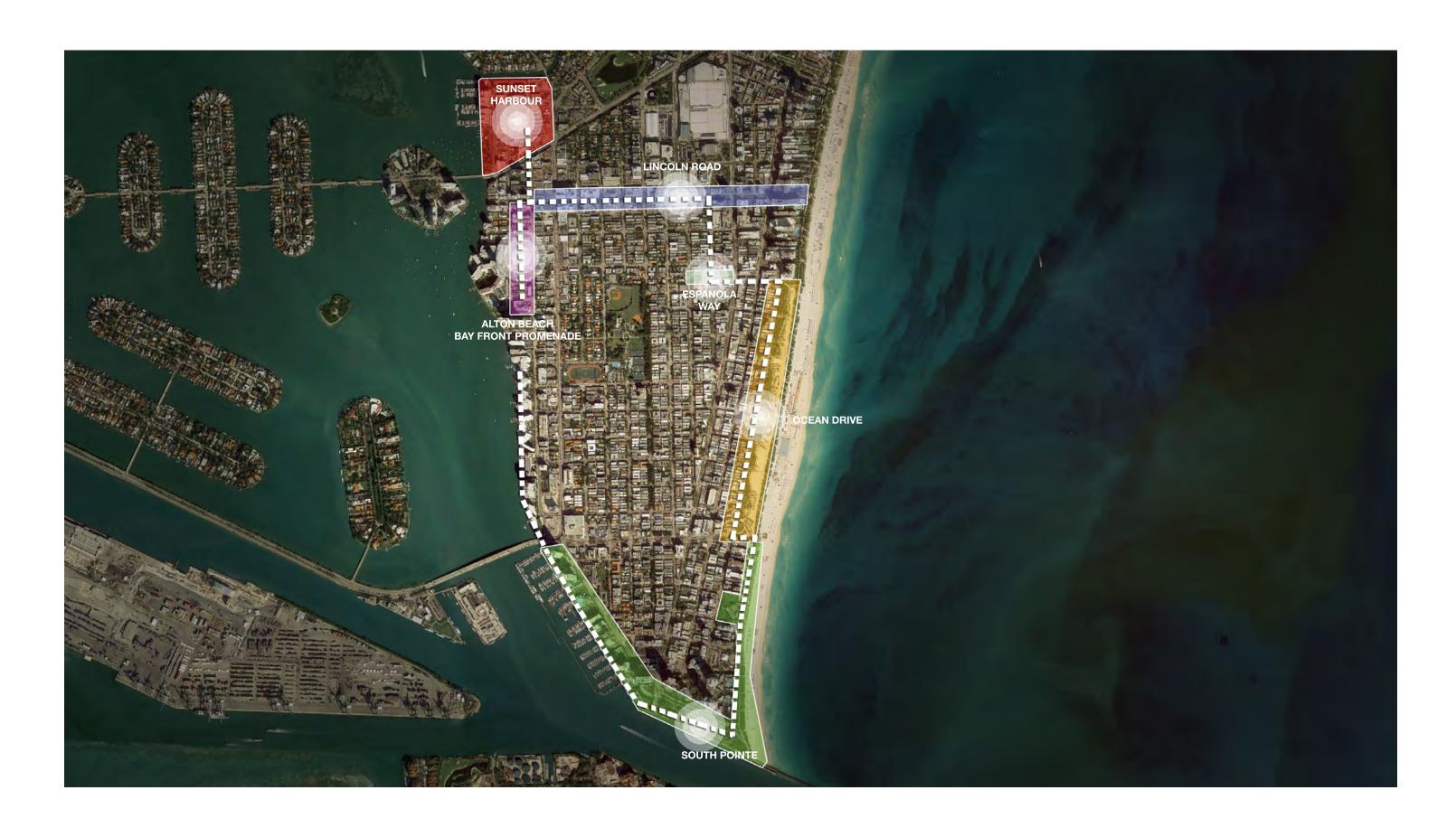
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AERIAL GREEN CONNECTORS



NEIGHBORHOOD CONNECTIVITY







1) 1330 WEST AVE, MIAMI BEACH, FL 33139

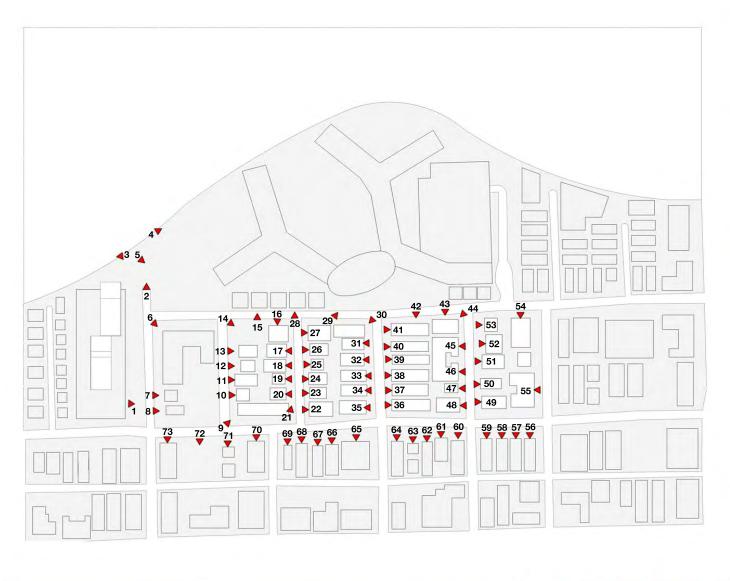


2) DOG PARK - WEST AVE, MIAMI BEACH, FL 33139



3) BISCAYNE BAY PATH - WEST AVE, MIAMI BEACH







4) BISCAYNE BAY PATH - WEST AVE, MIAMI BEACH 5) DOG PARK - WEST AVE, MIAMI BEACH, FL 33139 6) 1401 BAY ROAD, MIAMI BEACH, FL 33139





7) 1315 14TH ST, MIAMI BEACH, FL 33139



11) 1321 14TH TERRACE, MIAMI BEACH, FL 33139



10) 1311 14TH TERRACE, MIAMI BEACH, FL 33139



9) 1428 WEST AVE, MIAMI BEACH, FL 33139



8) 1400 WEST AVE, MIAMI BEACH, FL 33139



12) 1331 14TH TERRACE, MIAMI BEACH, FL 33139



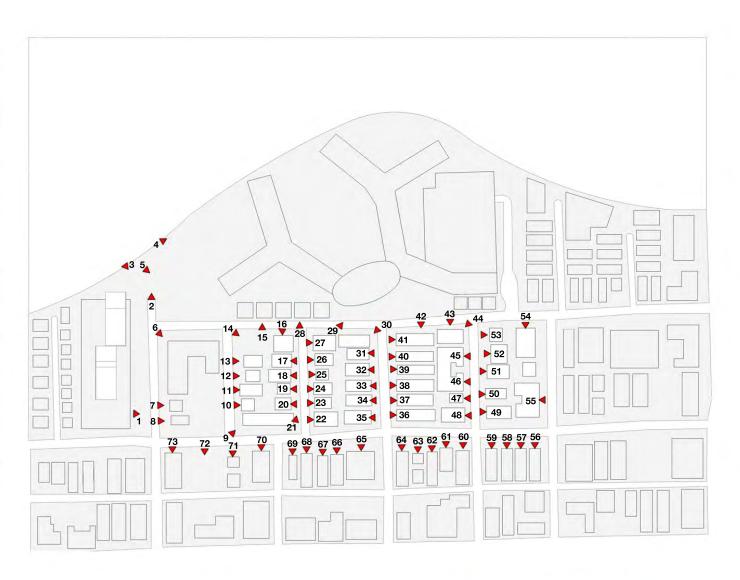
13) 1339 14TH TERRACE, MIAMI BEACH, FL 33139



14) 1425 BAY ROAD, MIAMI BEACH, FL 33139



15) 1410 BAY ROAD, MIAMI BEACH, FL 33139





16) 1435 BAY ROAD, MIAMI BEACH, FL 33139



17) 1340 FLAMINGO WAY, MIAMI BEACH, FL 33139



18) 1330 FLAMINGO WAY, MIAMI BEACH, FL 33139



22) 1301 FLAMINGO WAY, MIAMI BEACH, FL 33139



21) 1300 FLAMINGO WAY, MIAMI BEACH, FL 33139



20) 1310 FLAMINGO WAY, MIAMI BEACH, FL 33139



19) 1320 FLAMINGO WAY, MIAMI BEACH, FL 33139



23) 1315 FLAMINGO WAY, MIAMI BEACH, FL 33139



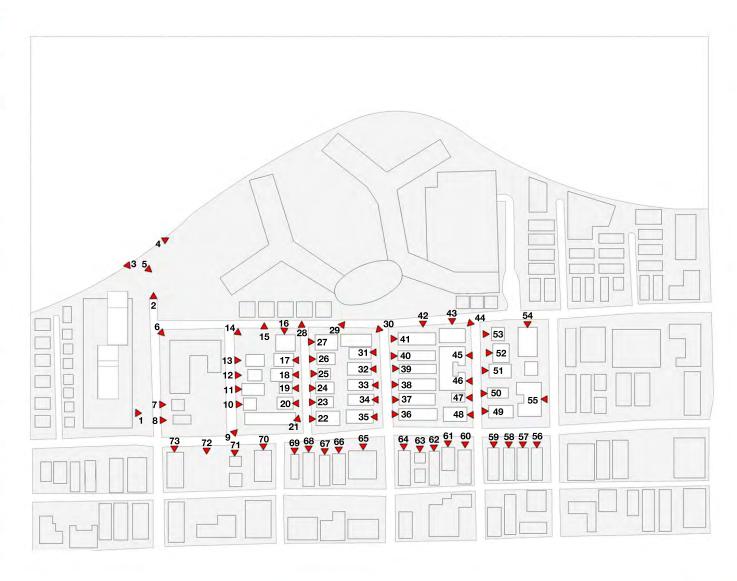
24) 1321 FLAMINGO WAY, MIAMI BEACH, FL 33139



25) 1331 FLAMINGO WAY, MIAMI BEACH, FL 33139



26) 1339 FLAMINGO WAY, MIAMI BEACH, FL 33139





27) 1445 BAY ROAD, MIAMI BEACH, FL 33139



28) 1428 BAY ROAD, MIAMI BEACH, FL 33139



29) 1435 BAY ROAD, MIAMI BEACH, FL 33139



33) 1320 15TH ST, MIAMI BEACH, FL 33139



32) 1326 15TH ST, MIAMI BEACH, FL 33139



31) 1330 15TH ST, MIAMI BEACH, FL 33139



30) 1485 BAY ROAD, MIAMI BEACH, FL 33139



34) 1310 15TH ST, MIAMI BEACH, FL 33139



35) 1460 WEST AVENUE, MIAMI BEACH, FL 33139



36) 1510 WEST AVENUE, MIAMI BEACH, FL 33139



37) 1313 15TH ST, MIAMI BEACH, FL 33139





38) 1321 15TH ST, MIAMI BEACH, FL 33139



39) 1333 15TH ST, MIAMI BEACH, FL 33139



40) 1341 15TH ST, MIAMI BEACH, FL 33139



44) 1344 15TH TERRACE, MIAMI BEACH, FL 33139



43) 1525-1545 BAY ROAD, MIAMI BEACH, FL 33139



42) 1521 BAY ROAD, MIAMI BEACH, FL 33139



41) 1501 BAY ROAD, MIAMI BEACH, FL 33139



45) 1320 15TH TERRACE, MIAMI BEACH, FL 33139



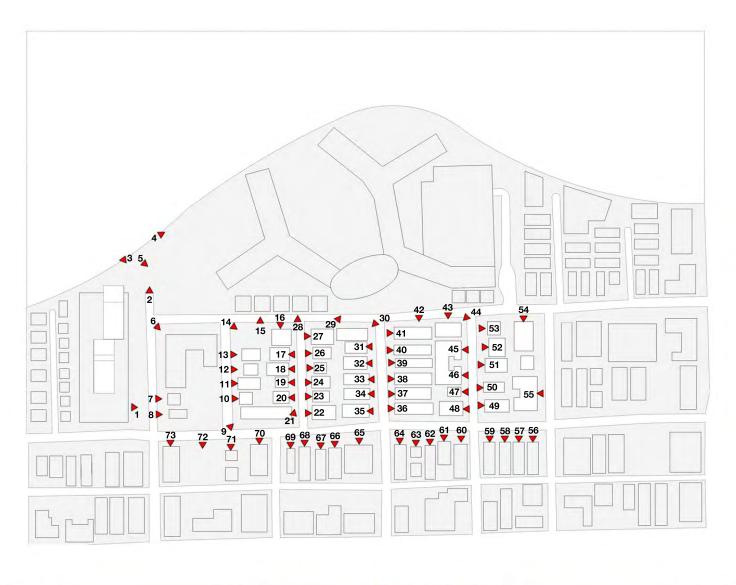
46) 1320 15TH TERRACE, MIAMI BEACH, FL 33139



47) 1312 15TH TERRACE, MIAMI BEACH, FL 33139



48) 1530 WEST AVENUE, MIAMI BEACH, FL 33139





49) 1560 WEST AVENUE, MIAMI BEACH, FL 33139



50) 1311 15TH TERRACE, MIAMI BEACH, FL 33139





55) 1580 WEST AVENUE, MIAMI BEACH, FL 33139



54) 1577 BAY ROAD, MIAMI BEACH, FL 33139



53) 1555 BAY ROAD, MIAMI BEACH, FL 33139



51) 1325 15TH TERRACE, MIAMI BEACH, FL 33139 52) 1341 15TH TERRACE, MIAMI BEACH, FL 33139



56) 1575 WEST AVENUE, MIAMI BEACH, FL 33139



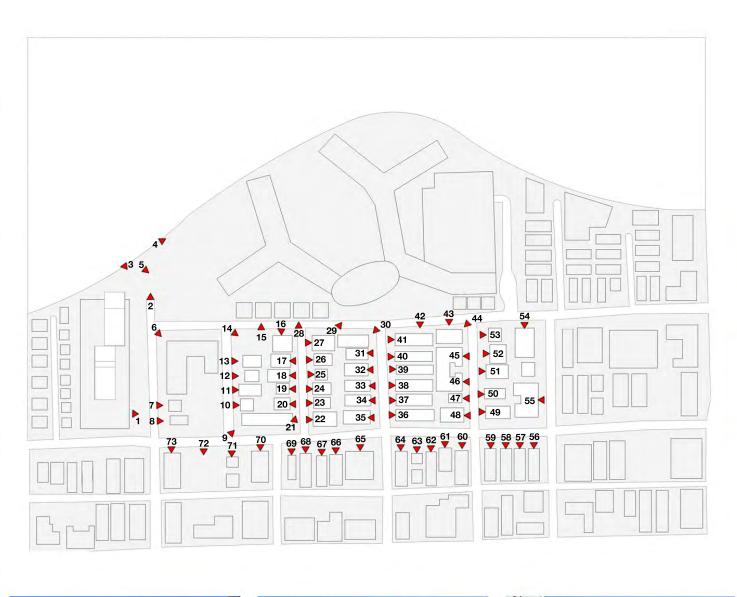
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58) 1555 WEST AVENUE, MIAMI BEACH, FL 33139



59) 1551 WEST AVENUE, MIAMI BEACH, FL 33139





60) 1535 WEST AVENUE, MIAMI BEACH, FL 33139 61) 1523 WEST AVENUE, MIAMI BEACH, FL 33139





62) 1517 WEST AVENUE, MIAMI BEACH, FL 33139 63) 1511 WEST AVENUE, MIAMI BEACH, FL 33139



66) 1445 WEST AVENUE, MIAMI BEACH, FL 33139



65) 1455 WEST AVENUE, MIAMI BEACH, FL 33139



64) 1239 15TH ST, MIAMI BEACH, FL 33139





67) 1443 WEST AVENUE, MIAMI BEACH, FL 33139



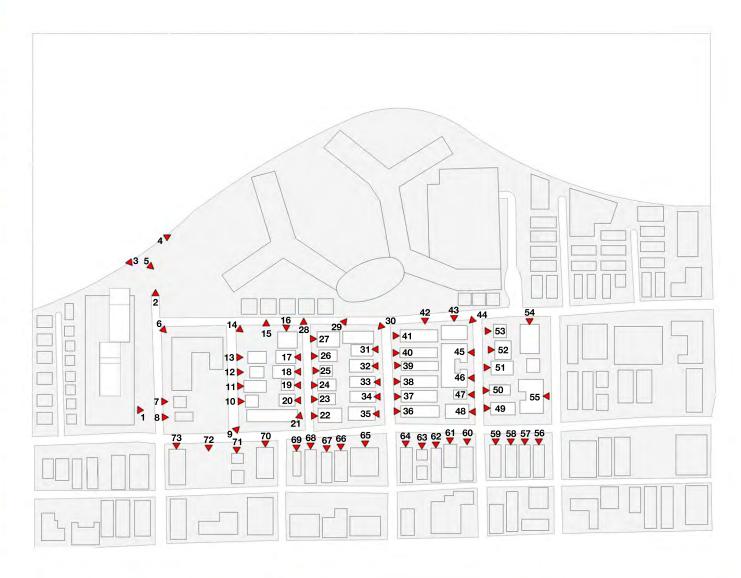
68) 1439 WEST AVENUE, MIAMI BEACH, FL 33139



69) 1435 WEST AVENUE, MIAMI BEACH, FL 33139



70) 1427 WEST AVENUE, MIAMI BEACH, FL 33139





71) 1419 WEST AVENUE, MIAMI BEACH, FL 33139



72) PARKING LOT, MIAMI BEACH, FL 33139

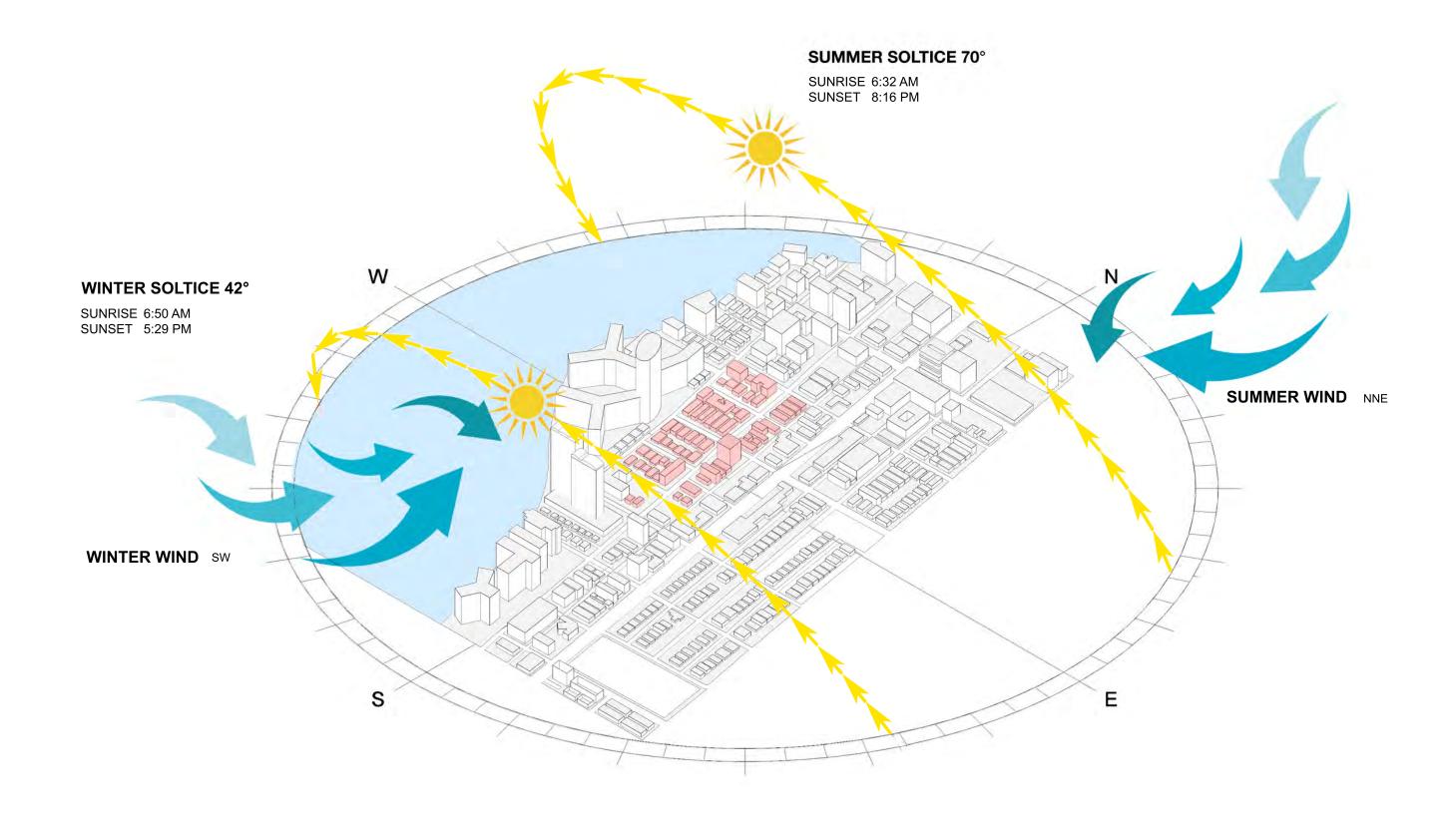


73) 1241 14TH ST, MIAMI BEACH, FL 33139

PROPOSED AND APPROVED PROJECTS



MICRO-CLIMATE STUDIES



MAIN ARTERIES AND TRANSPORTATION









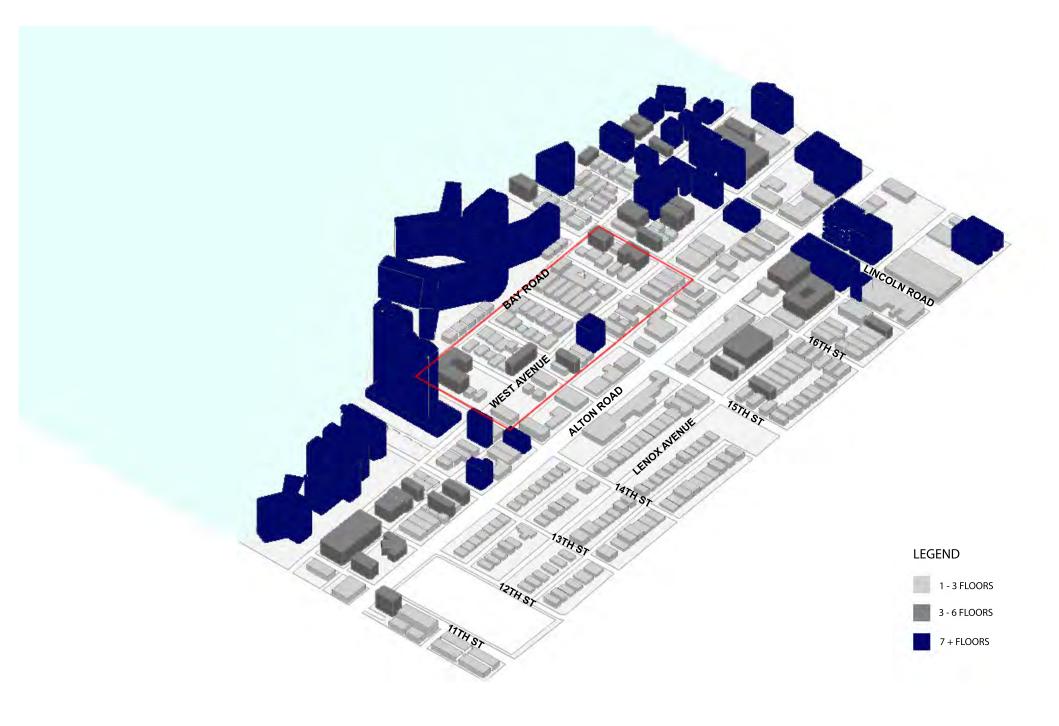
BUILDING HEIGHT ANALYSIS











NEIGHBORHOOD LAND USE











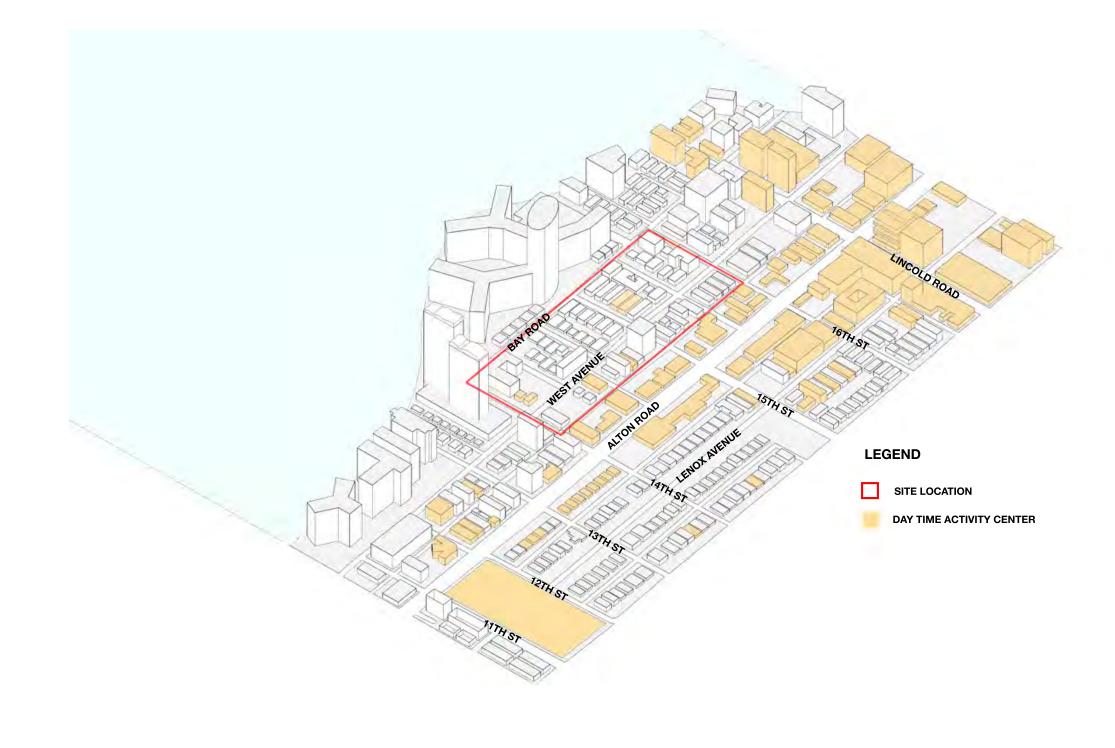
DAY LIGHT ACTIVITY CENTERS











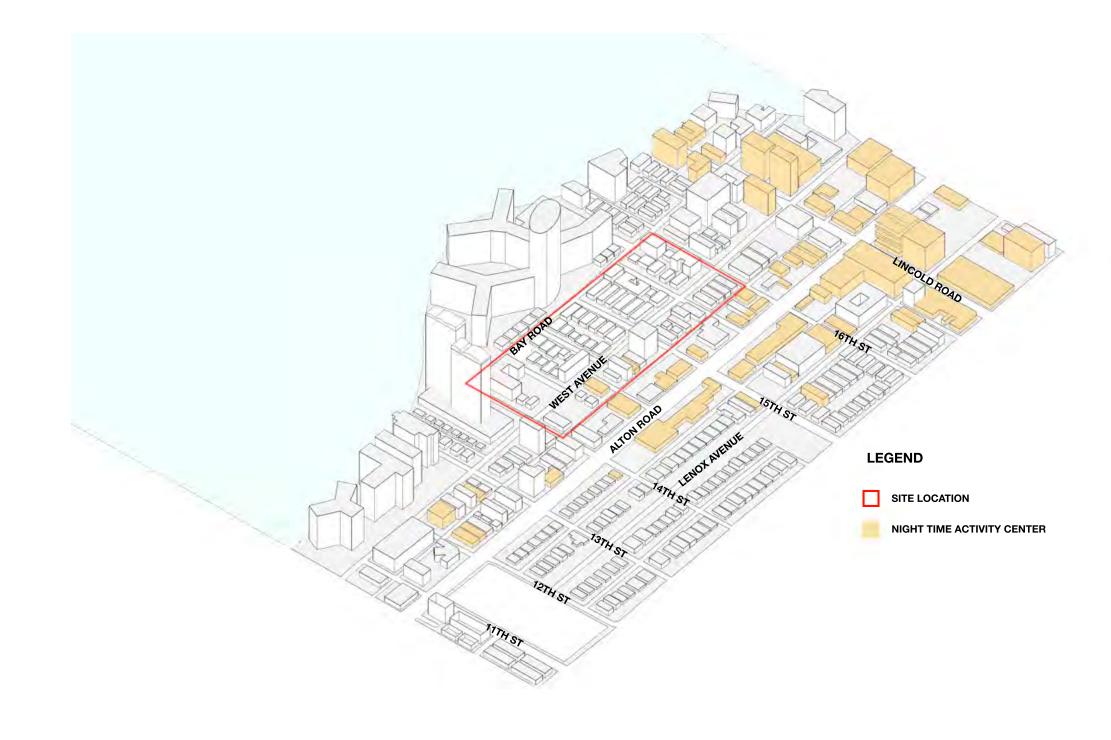
NIGHT LIGHT ACTIVITY CENTERS





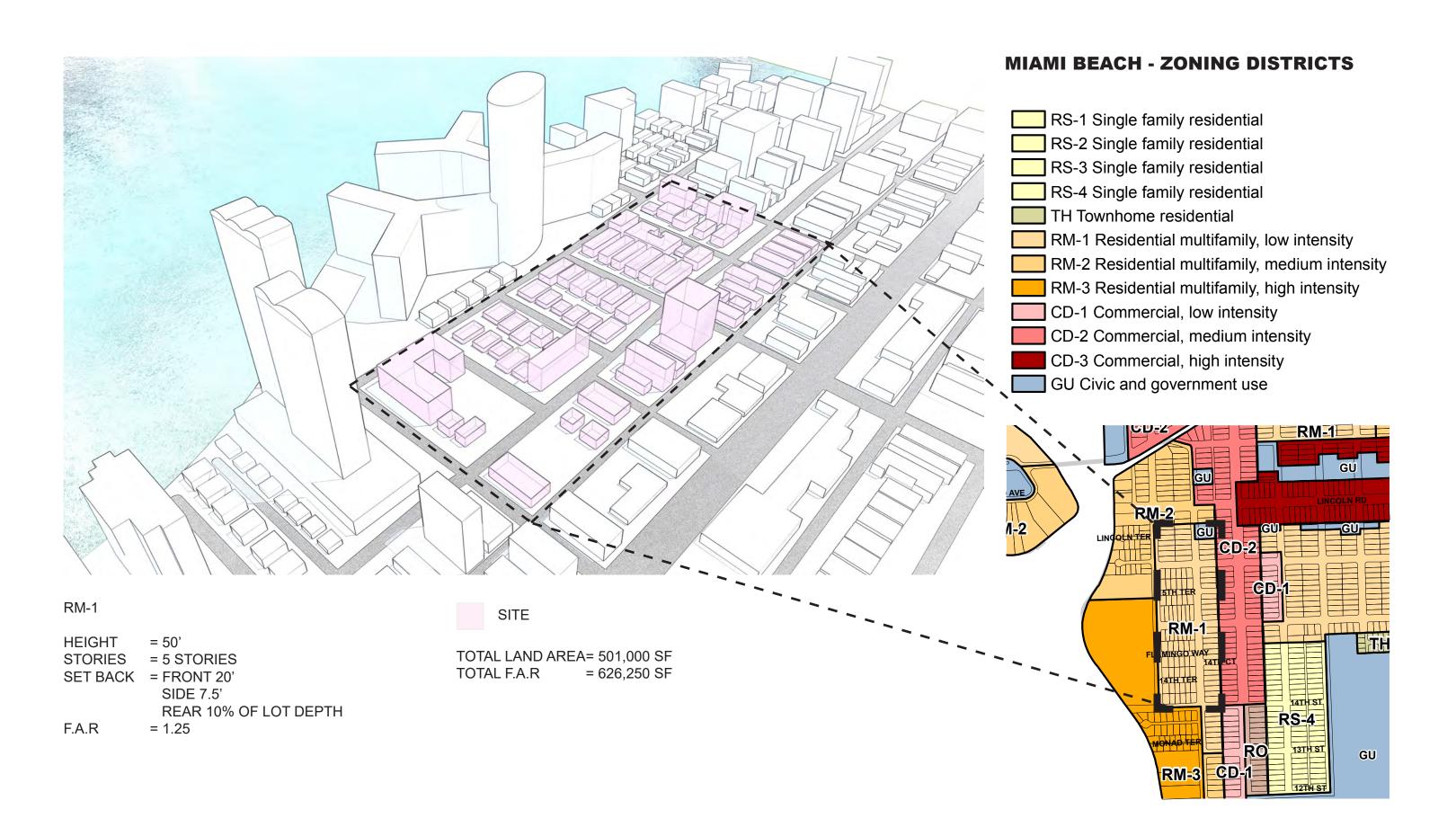








EXISTING SITE CONDITION



TODAY'S ZONING CODE - HEIGHT



EXISTING BUILDINGS TO REMAIN

1.



2



3.



4.





TODAY'S ZONING CODE - F.A.R + EXISTING GREEN OPEN SPACES

F.A.R = 1.25

EXISTING GREEN OPEN SPACES

EXISTING TREES AROUND THE SITE

1.



GREEN BUTTONWOOD

2.



SATIN LEAF

3.



VERAWOOD

4



COCONUT PALM

MERGED BLOCKS WITH F.A.R



SITE F.A.R 1.25

EXISTING GREEN OPEN SPACES

NEW ELEVATED GROUND - FIGHTING SEA LEVEL WATER RISE



SITE

NEW ELEVATED GROUND +10'

RAISING STREETS - MIAMI BEACH

20th St. and Purdy Ave. Pubbelly's patio

Sidewalk

Sidewalk

Soil

Water main

Sanitary sewer

Power and telecom







GREEN SPACES - NATURE CARVED OUT

SITE

GREEN OPEN SPACES

LIST OF POSSIBLE SALT TOLERANCE TREES

1.



MAHOGANY TREE

2.



GEISER TREE

3.



GUMBO LIMBO

4



LIGNUM VIATE

CONNECTORS



VEHICULAR PARKING

OPEN SPACE DIAGRAM

SITE

GREEN OPEN SPACES





GREEN PUBLIC CORRIDOR



CENTRAL PLAZA



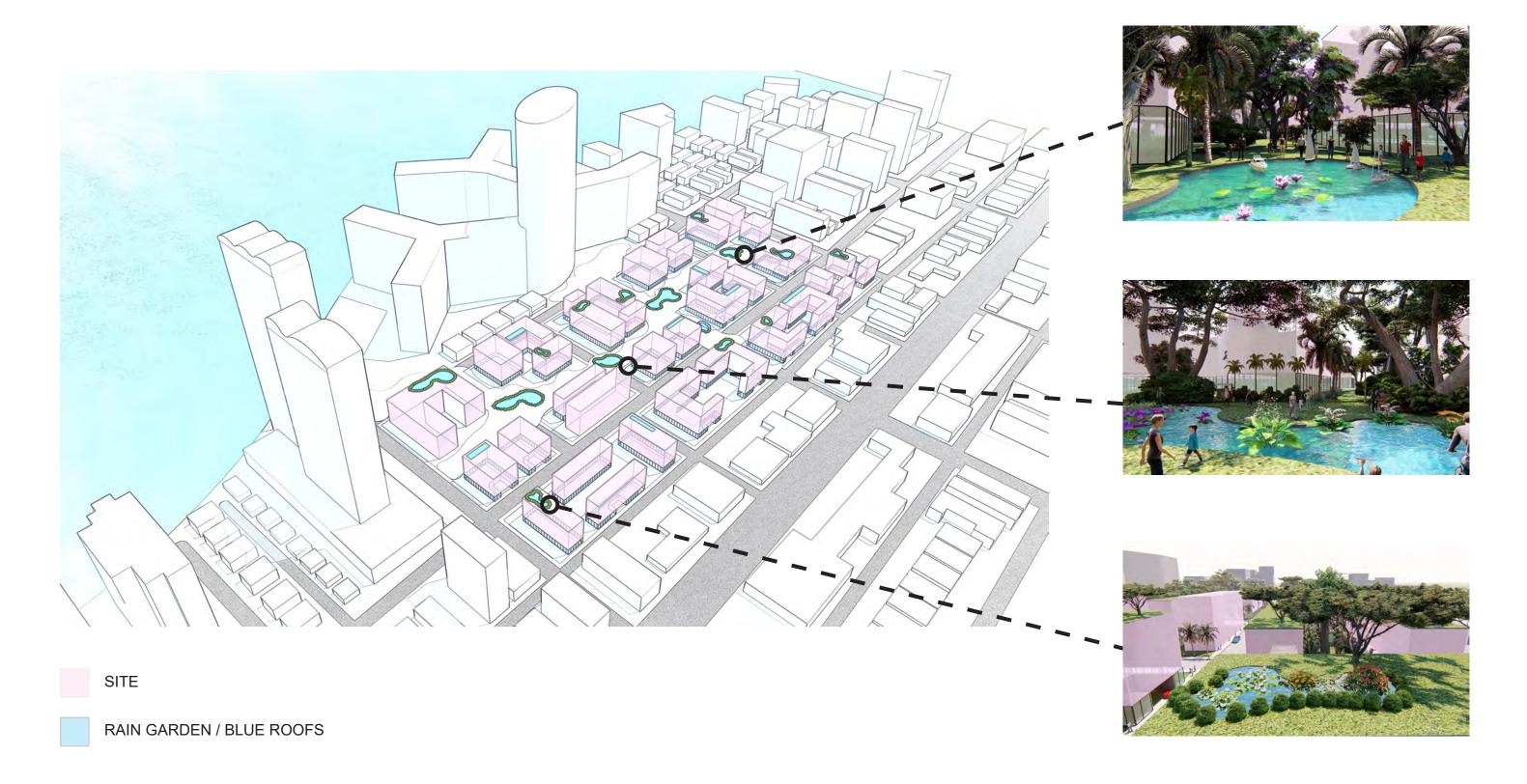
INTERNAL COURTYARD



GREEN ROOF

RAIN GARDENS + BLUE ROOFS = SUSTAINABILITY

RAIN GARDEN SAMPLES



DISTRICT PROGRAM





GREEN LUNGS



CAR ACCESS



BLOCK CONFIGURATION





GREEN LUNGS



PARKING ACCESS

ARCHITECTURE ARTICULATION





COMMERCIAL / PARKING AREA

RESIDENTIAL AREA

GREEN ROOF

GREEN CORRIDOR



