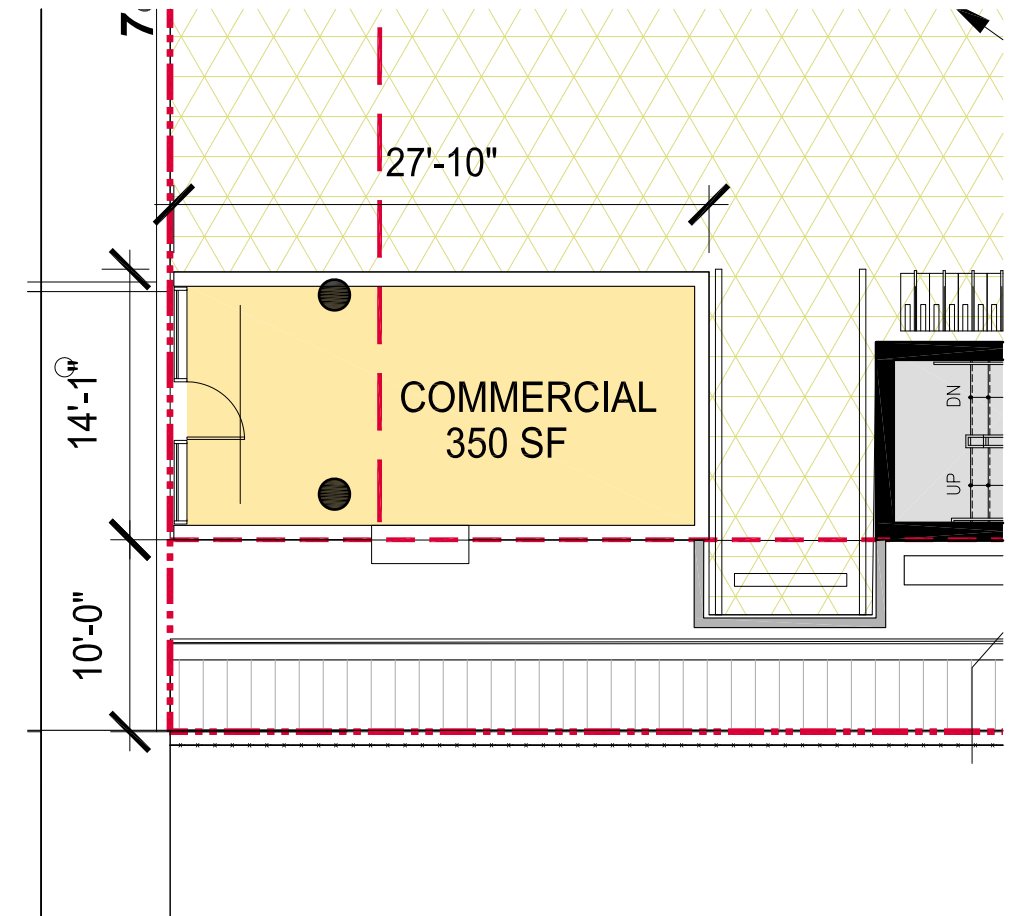


REVISED 2.12.21

BUILT FORM  
ARCHITECTURE



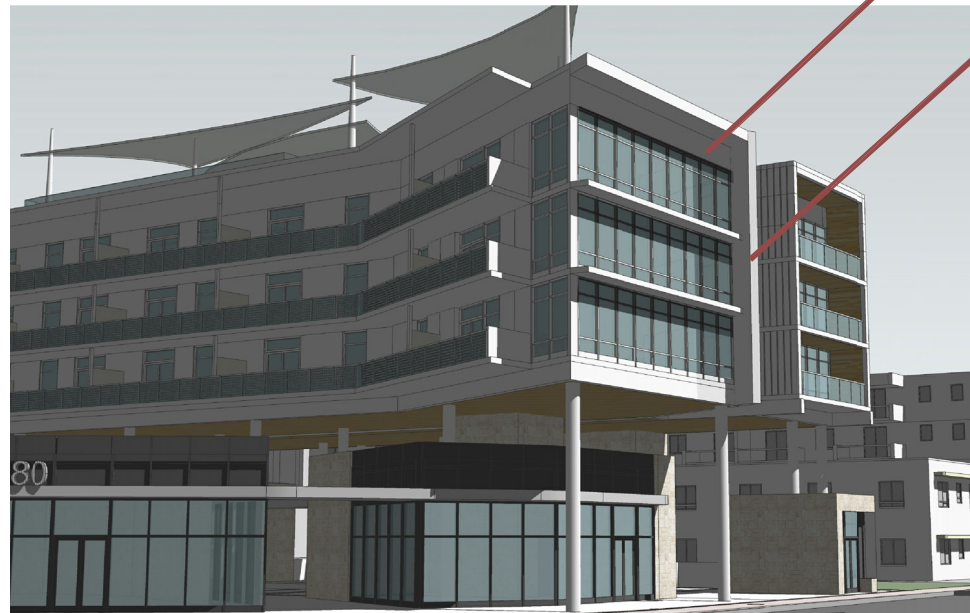
VIEW OF SOUTH WEST CORNER



REVISED RETAIL- 350 SF

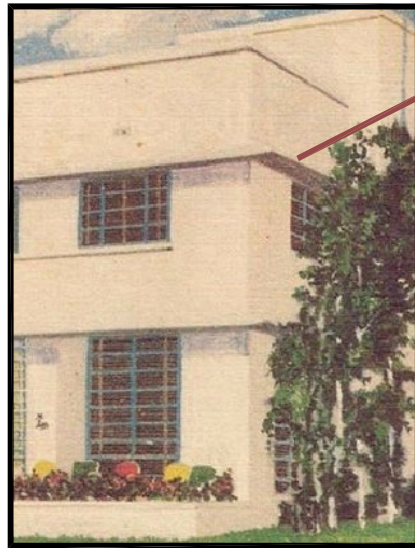
REVISED 2.12.21





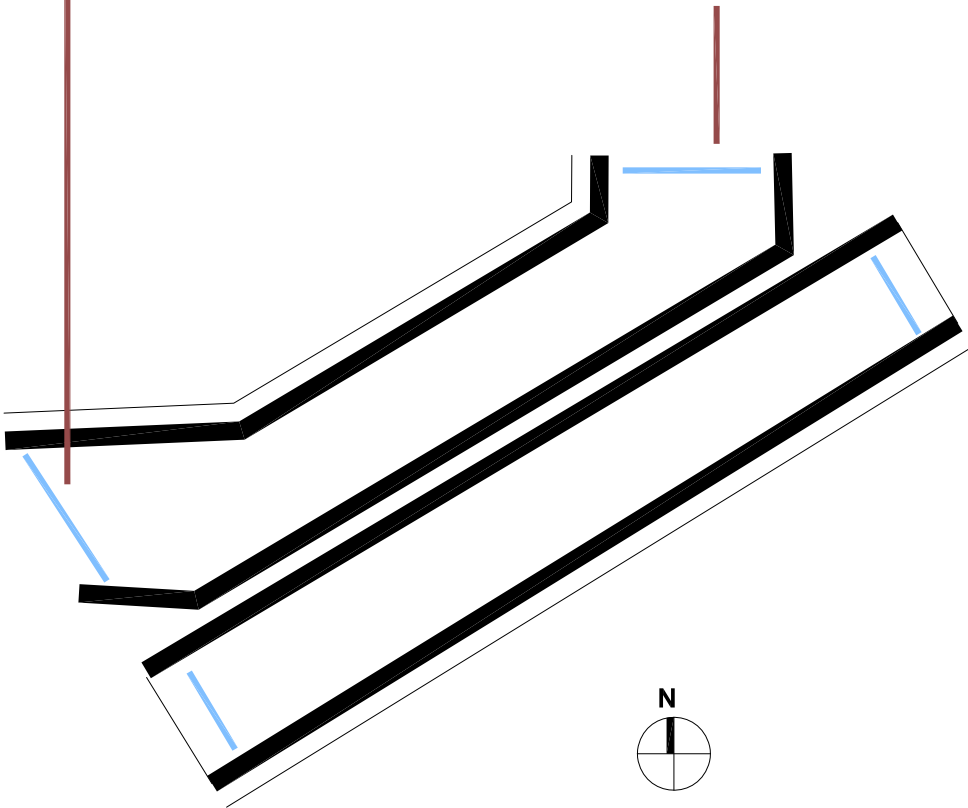
**PROPOSED CHANGE**

**EYEBROW SLAB EDGE  
FOR HIGHER SUN ANGLES**  
**ADDITIONAL VERTICAL  
FIN FOR WESTERN EXPOSURE**

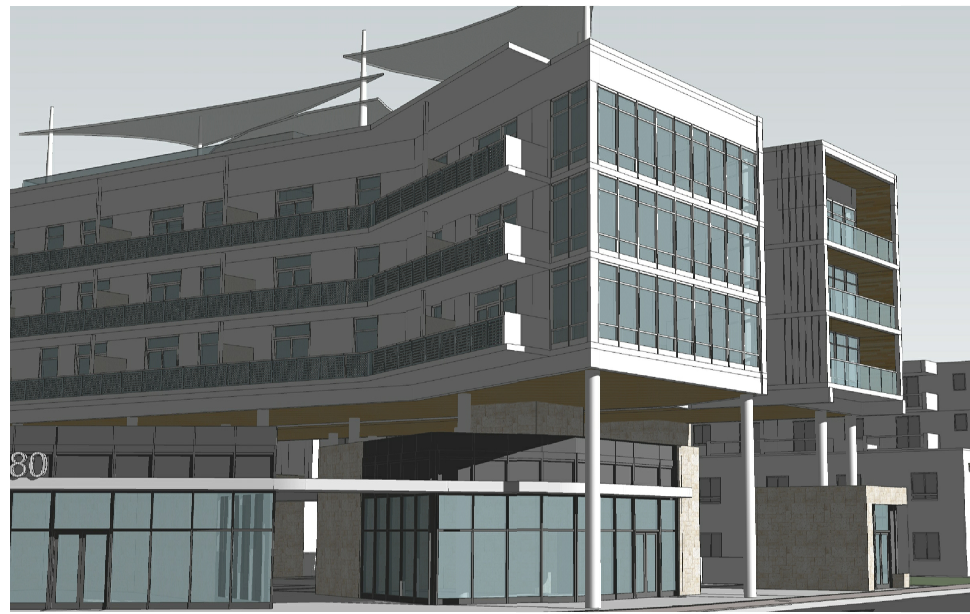


**EYEBROW SLAB EDGE  
SIMILAR TO TROPICAL AIR**

**THESE LIMITED FLOOR TO CEILING  
GLAZED ZONES TO HAVE HIGH-PERFORMING  
INSULATING / COATED WINDOW WALL  
TO MEET ENERGY CODE PERFORMANCE / LEED GOLD**



**SKIN DIAGRAM**



**HPB SUBMITTAL**

**REVISED 2.12.21**

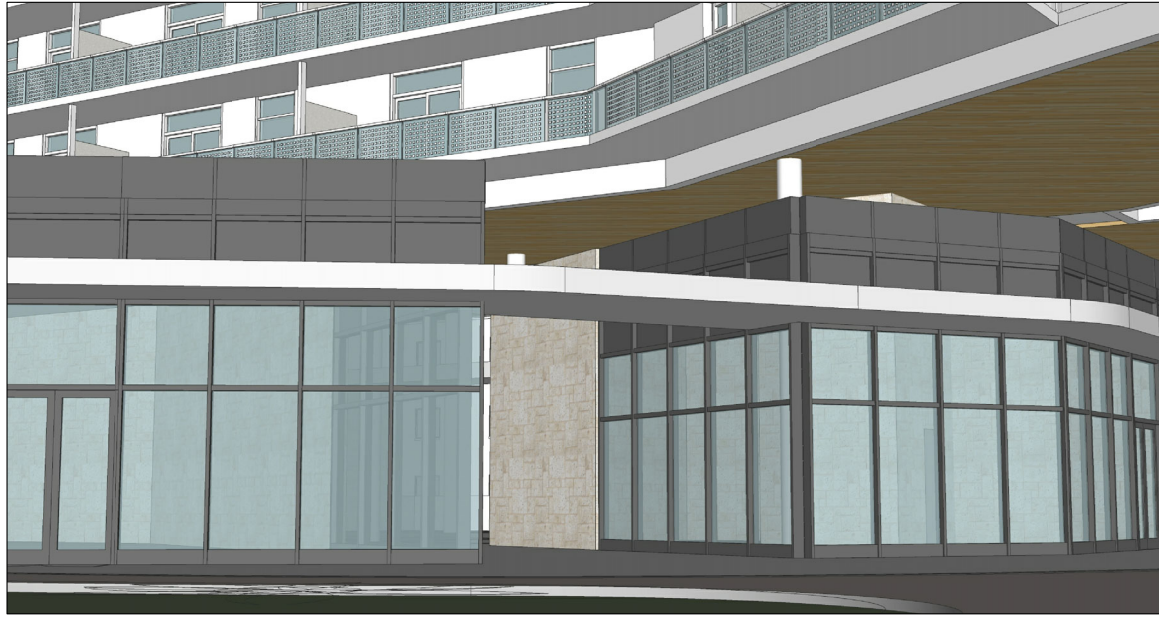


THE ORIGINAL TROPICAIRE SIGN WAS 4'6" X 24'

WE ARE PROPOSING TO LOCATE ON THE NORTH FACADE  
WITH THE ORIGINAL ORIENTATION TO THE STREET AND WITH  
THE ORIGINAL LAYERED PANEL DETAIL  
THE PROPOSED BUILDING IDENTITY SIGN TO BE DETERMINED

REVISED 2.12.21





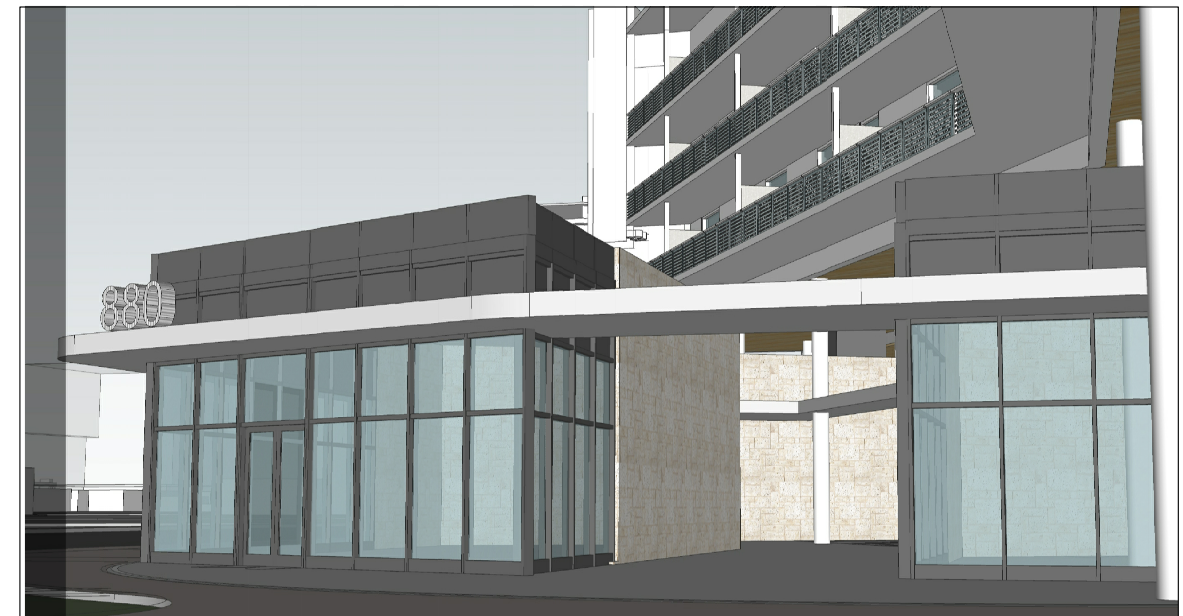
**VIEW FROM CORNER**



**VIEW FROM 71 st STREET**



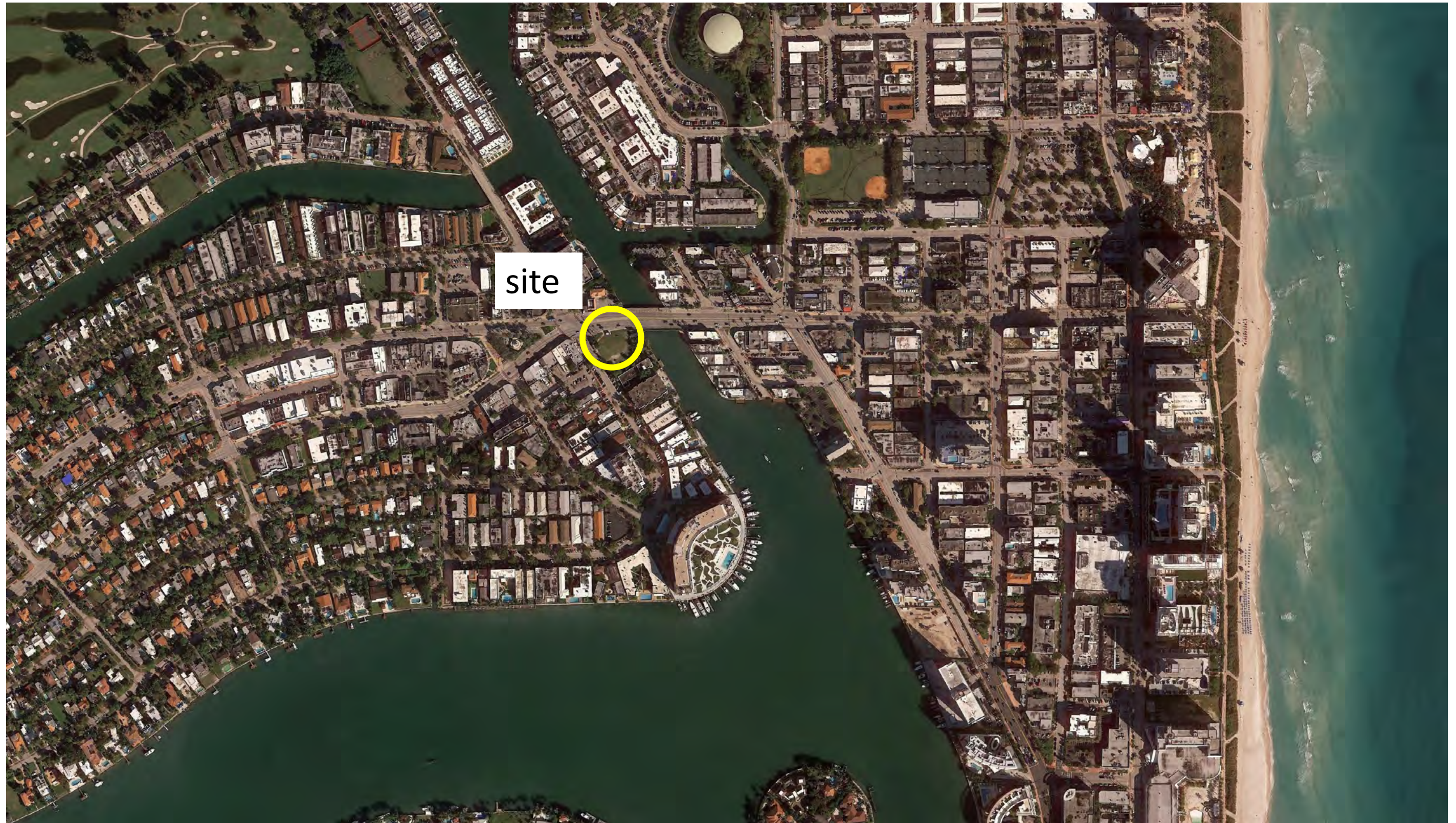
**VIEW FROM 71 st STREET**



**VIEW FROM CORNER**

REVISED 2.12.21



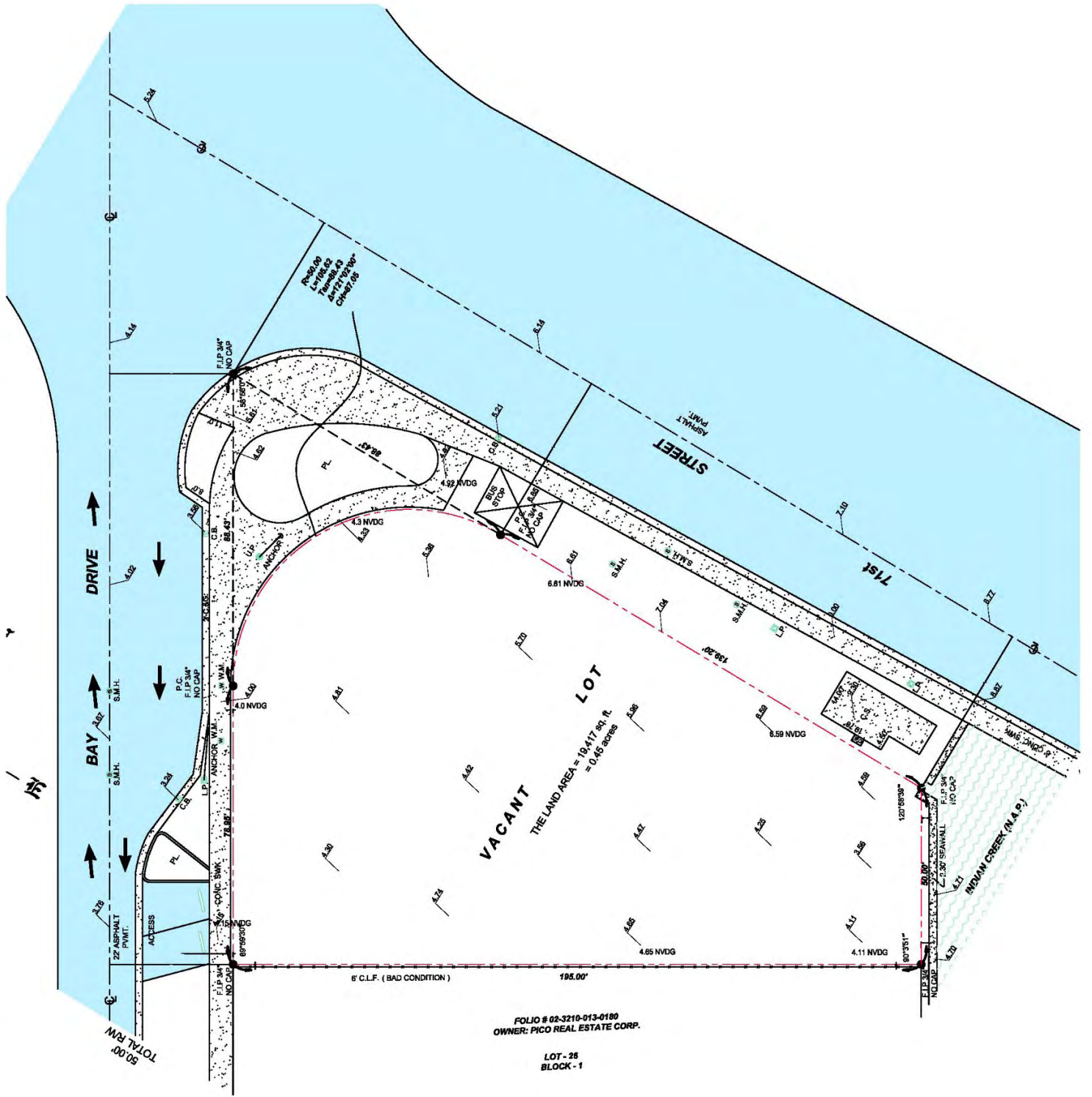


AERIAL PHOTOGRAPH



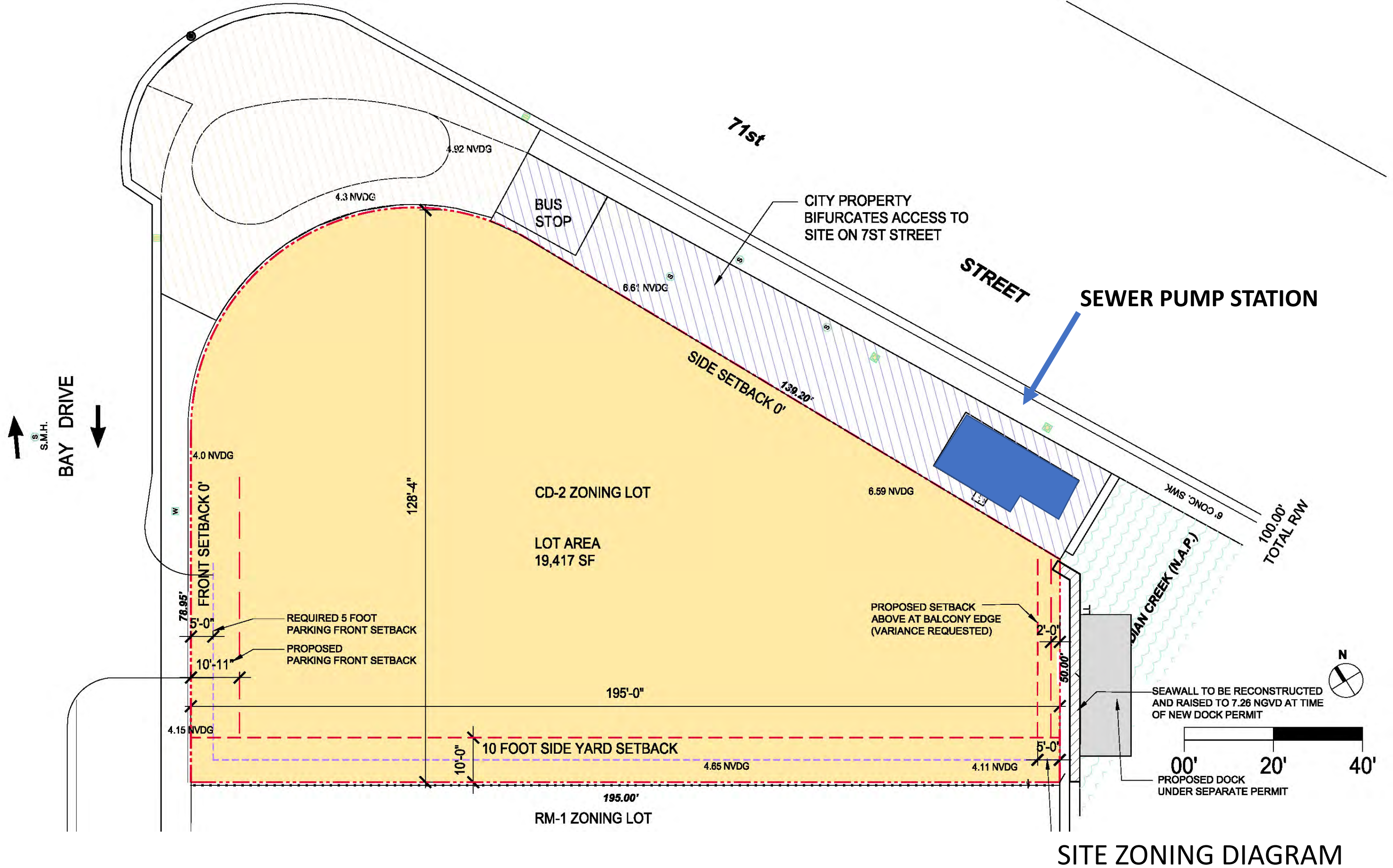


**CONTEXT LOCATION PLAN**  
1/2 MILE RADIUS



**SURVEY**









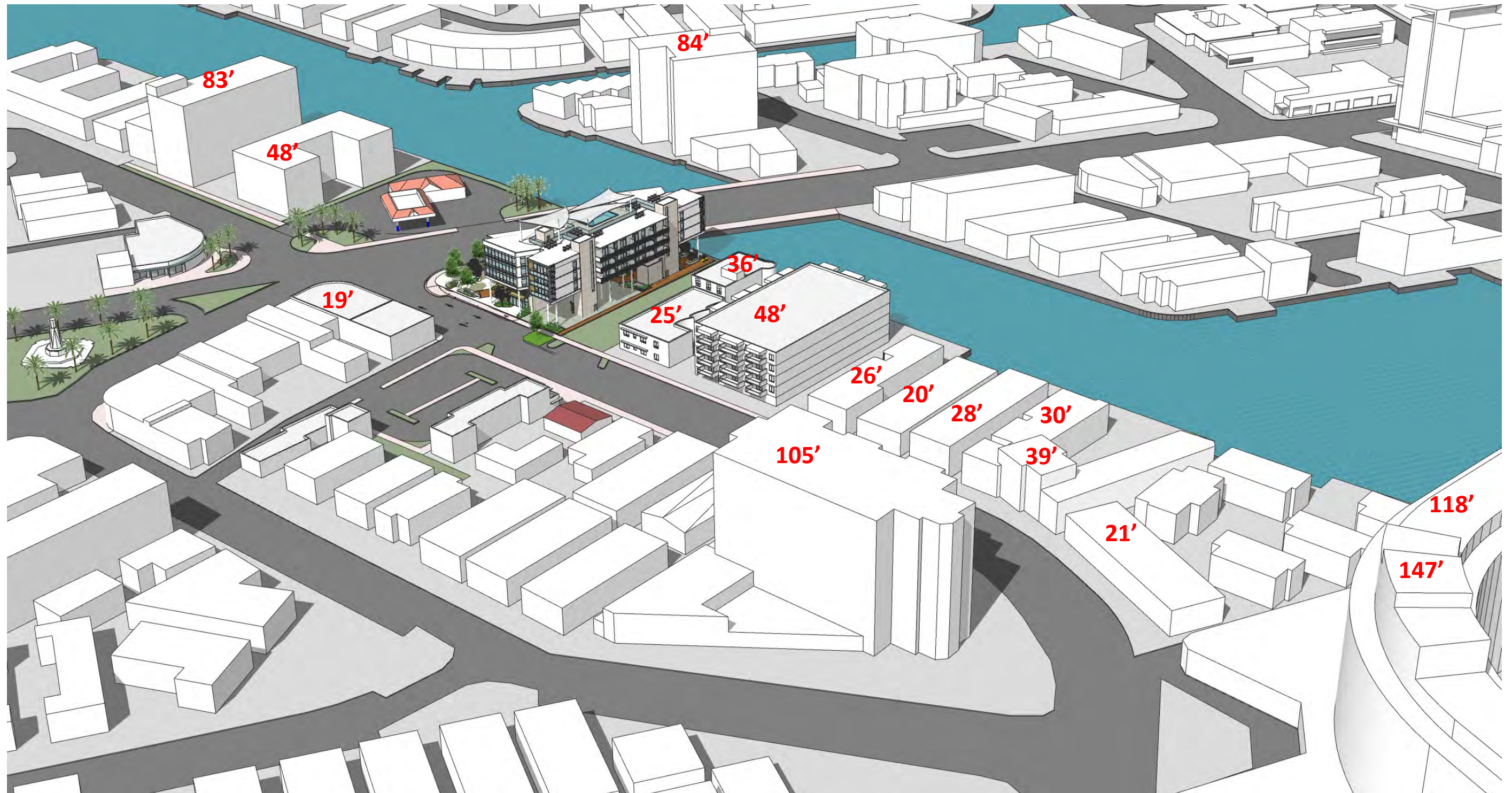
## SITE PHOTOGRAPHS





SITE PHOTOGRAPHS





BUILDING HEIGHT SURVEY





- Pavilion structures
- Neighborhood access
- Public space access

The pedestrian experience is designed to allow public passage thru the ground level to access the waterfront while providing openness to light, air, and view sheds thru the site. The setback of the project from the intersection allows for a pedestrian scaled experience that ties this space to the fountain plaza and local residents on Bay Drive.

FIGURE GROUND DIAGRAM



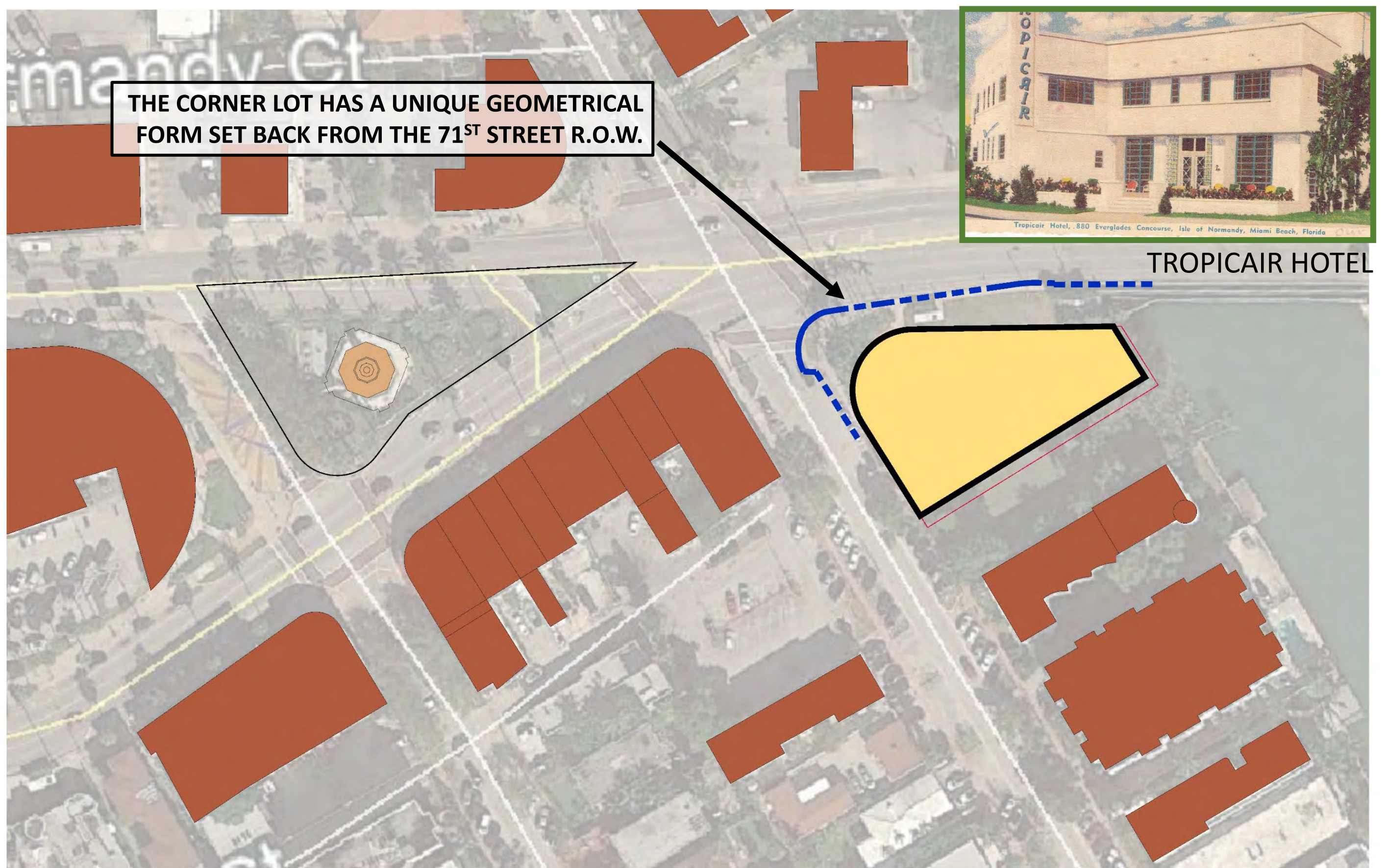


FIGURE GROUND DIAGRAM



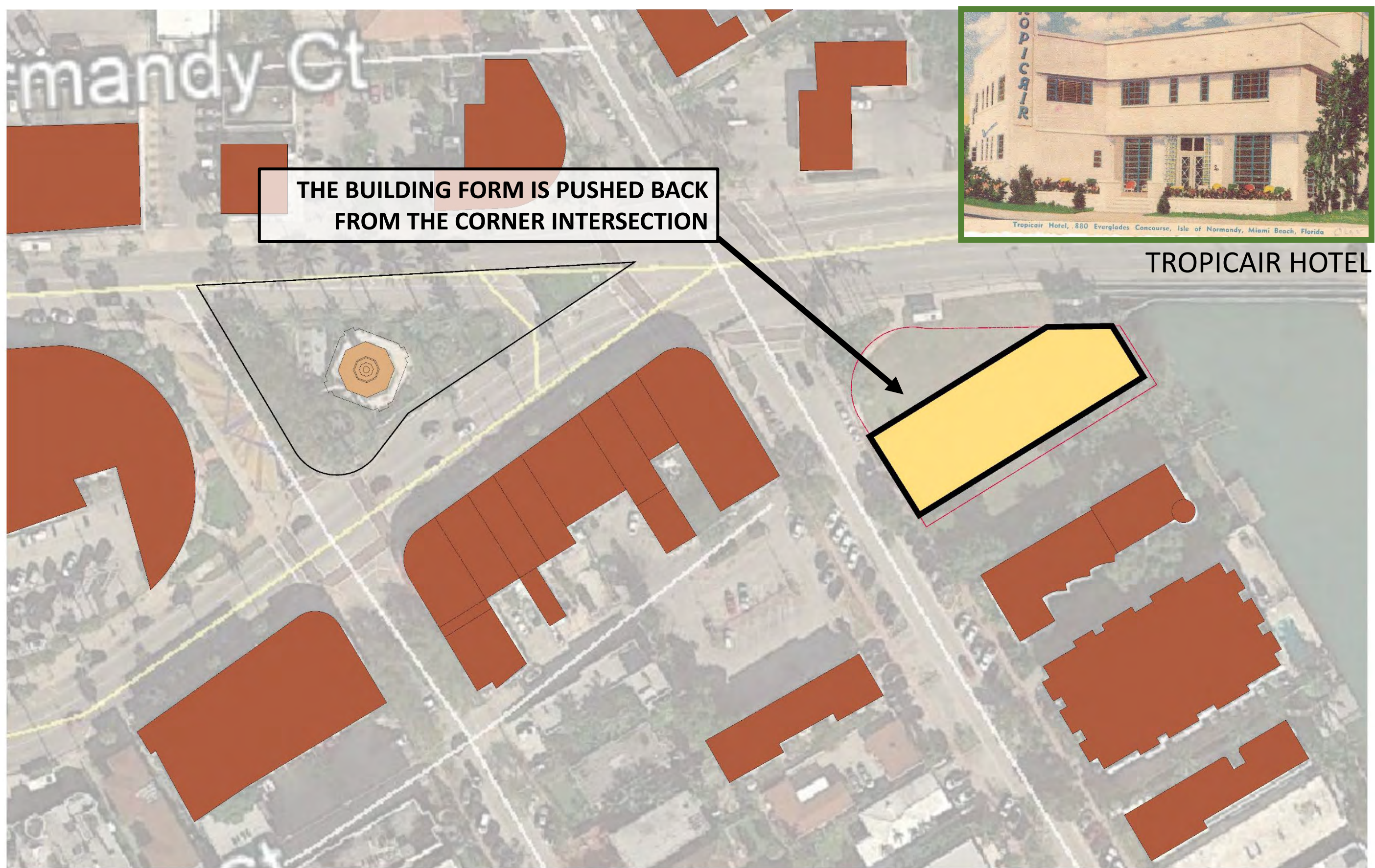


FIGURE GROUND DIAGRAM



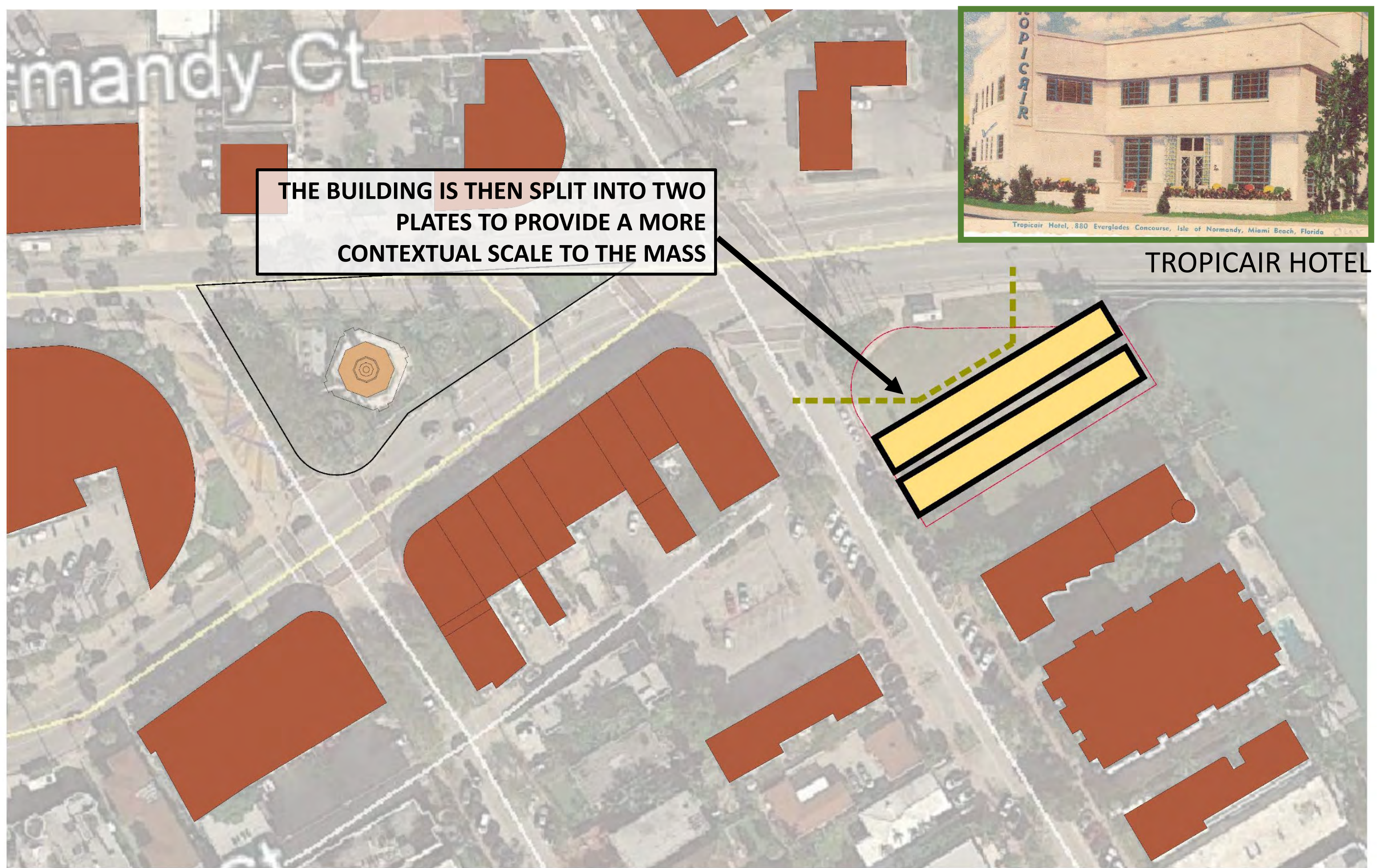


FIGURE GROUND DIAGRAM



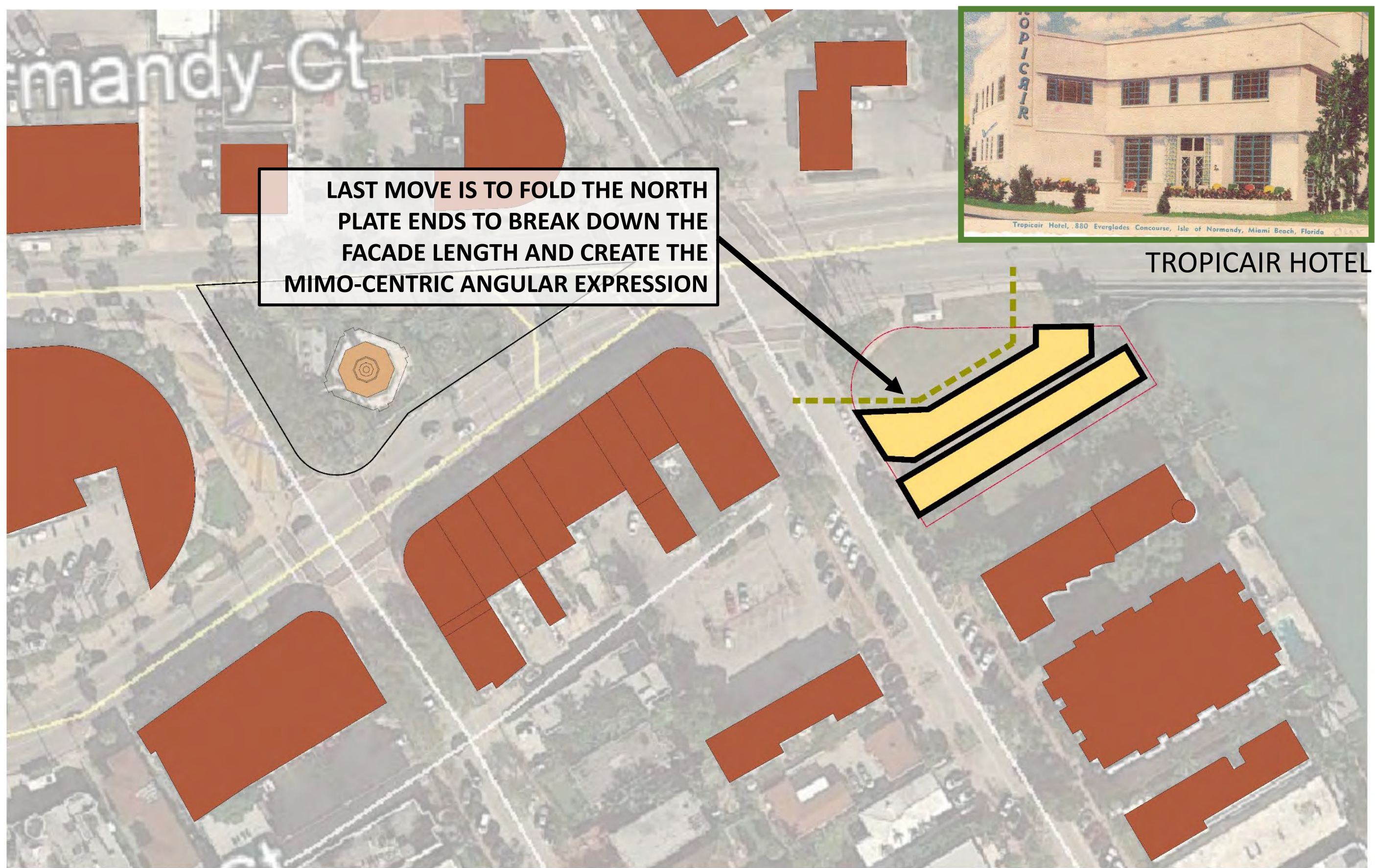
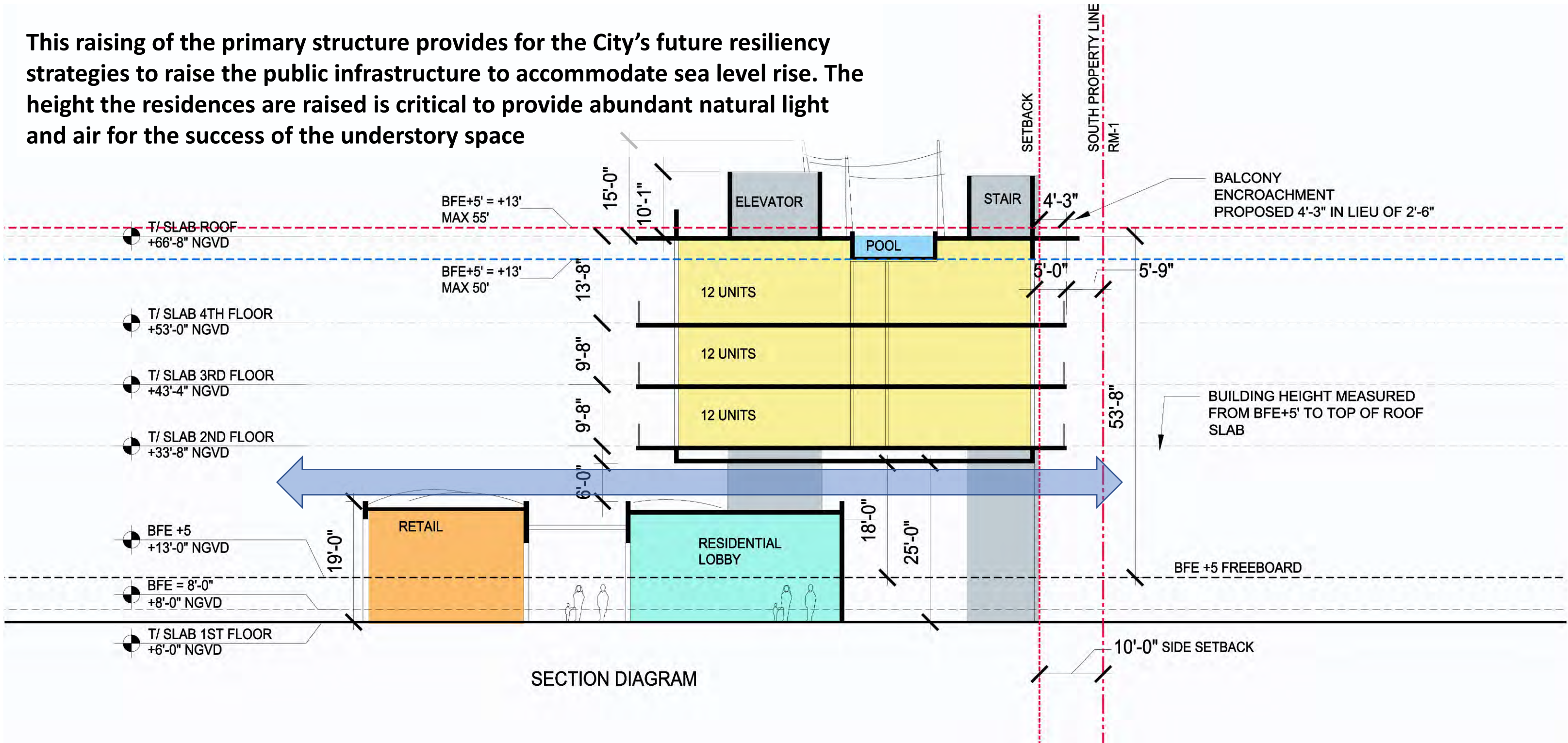


FIGURE GROUND DIAGRAM



The building design diagram separates the human scale pavilion structures from the housing units above.

This raising of the primary structure provides for the City’s future resiliency strategies to raise the public infrastructure to accommodate sea level rise. The height the residences are raised is critical to provide abundant natural light and air for the success of the understory space



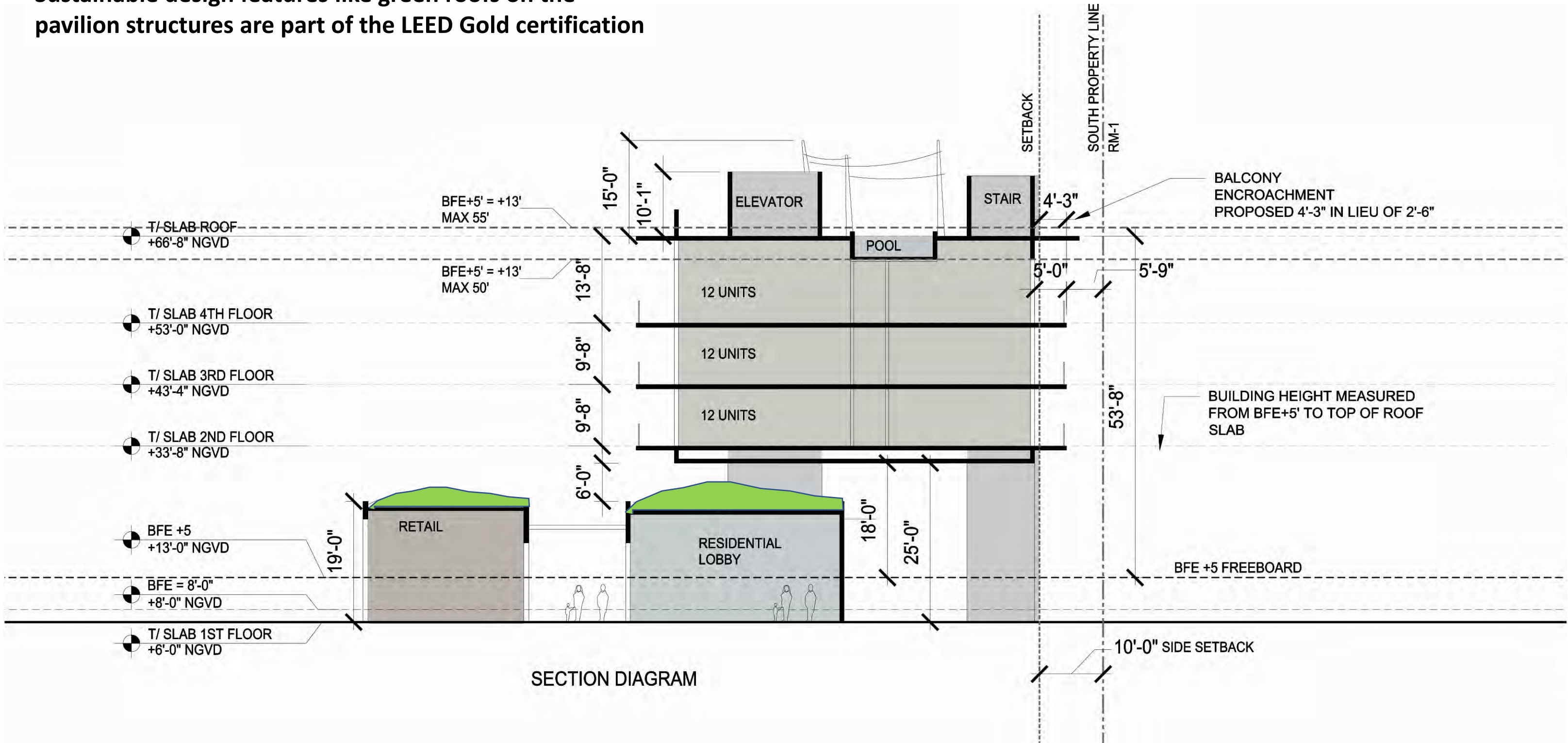
SECTION DIAGRAM

SCALE    HEIGHT    RHYTHM    SETBACKS    VIEW CORRIDORS  
DIRECTIONAL EMPHASIS    POINT OF ENTRY    ARCHITECTURE

DESIGN STRATEGY



Sustainable design features like green roofs on the pavilion structures are part of the LEED Gold certification

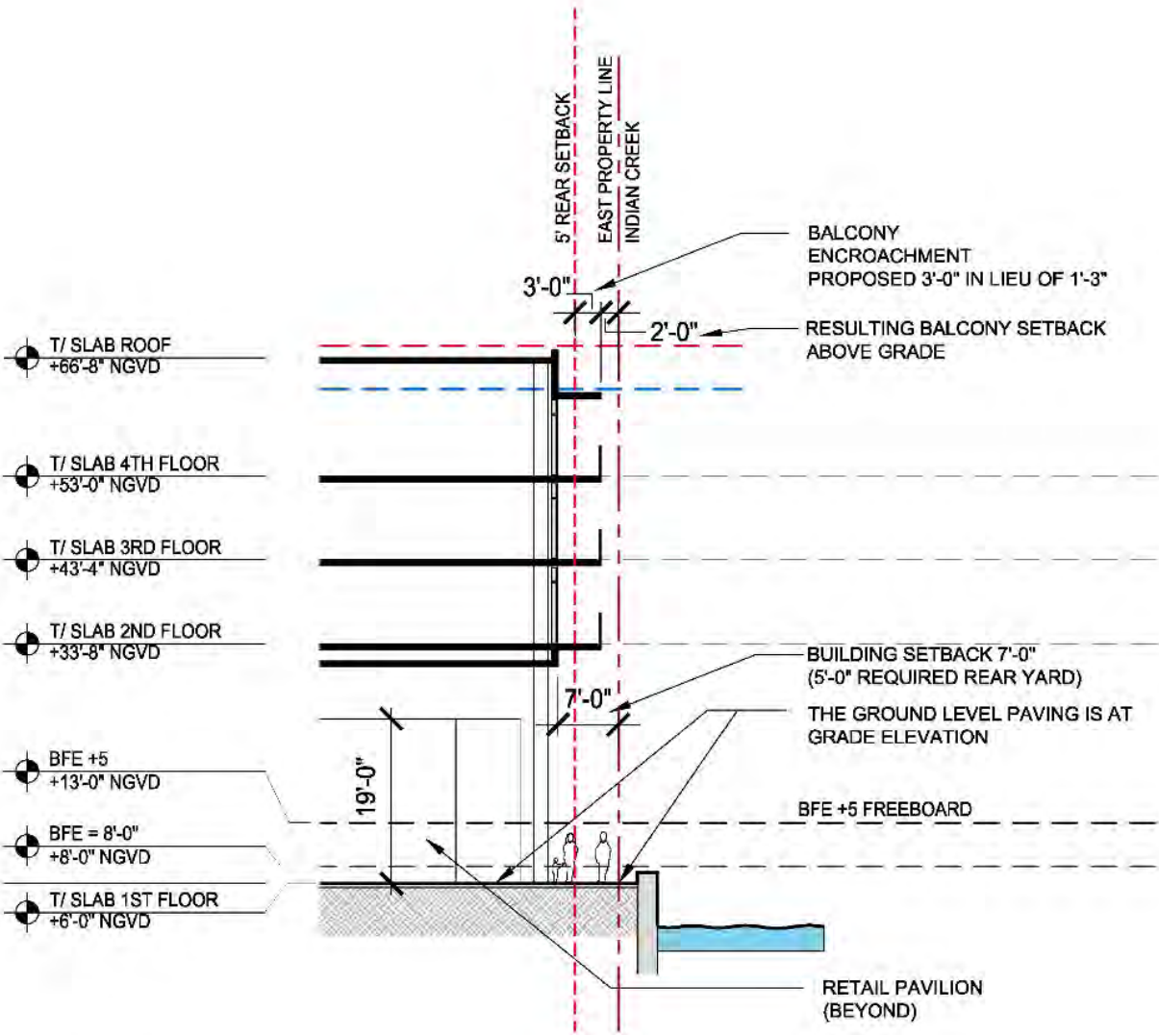
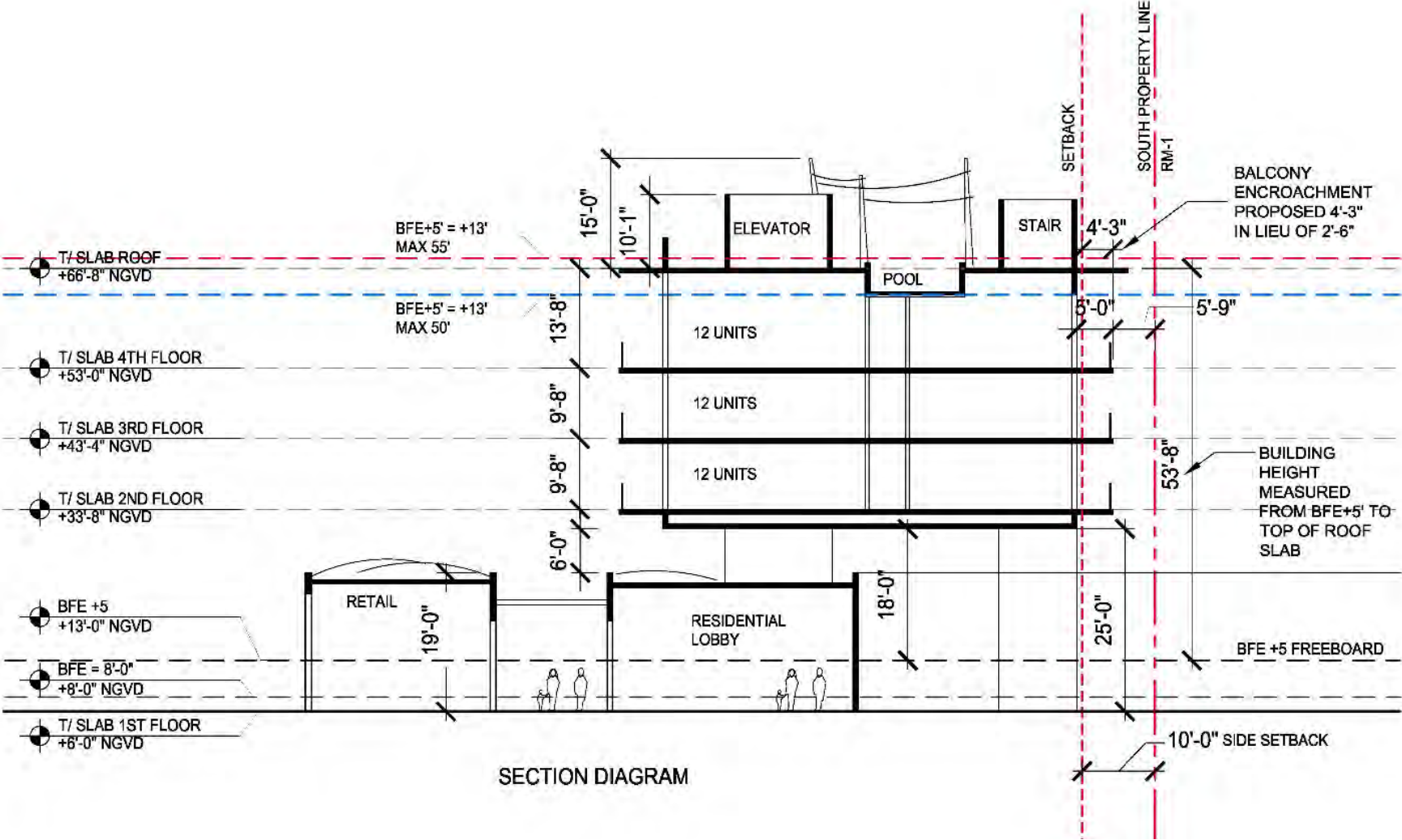


SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS  
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

DESIGN STRATEGY



Proposed balcony encroachments



SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS  
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

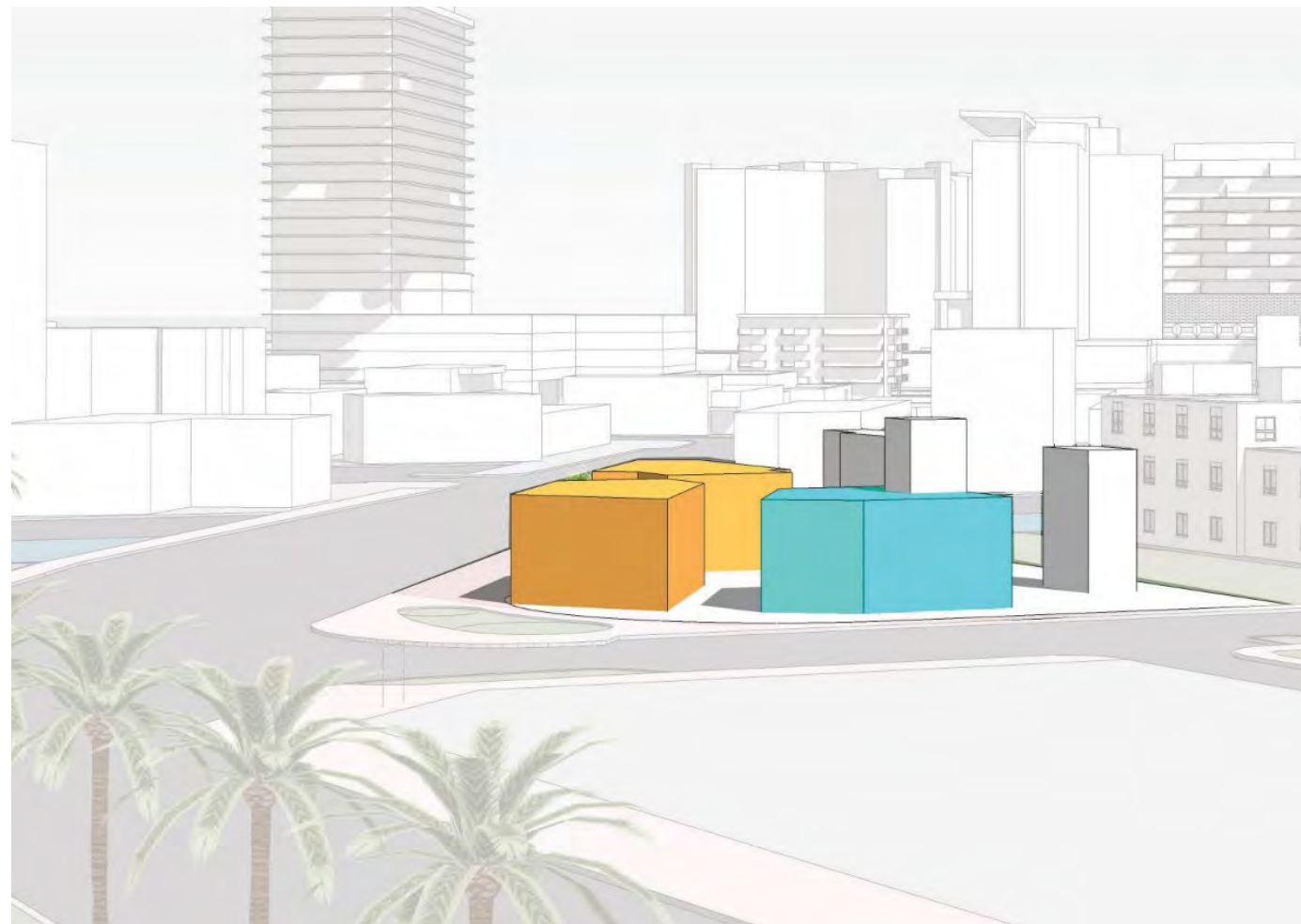
DESIGN STRATEGY



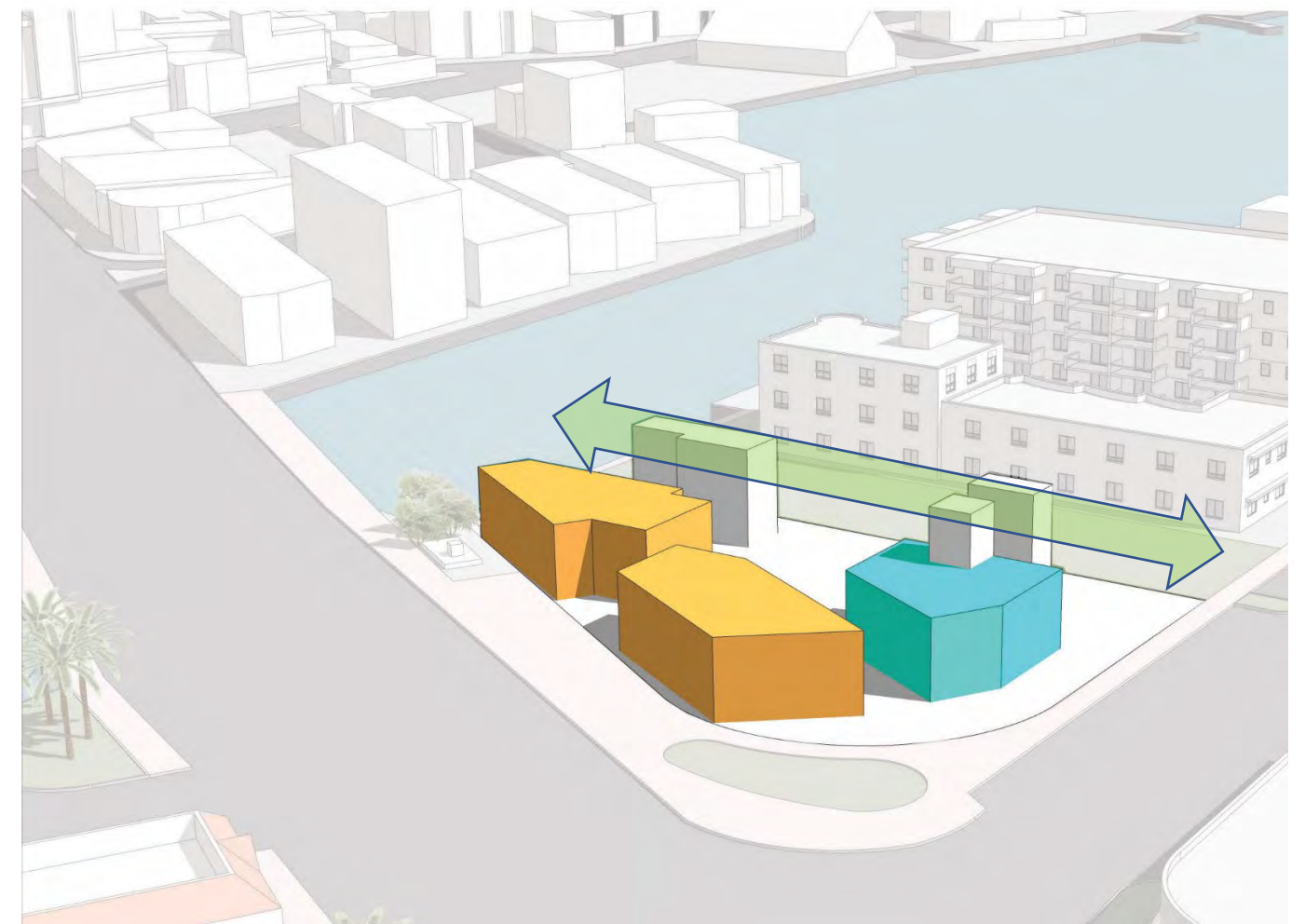
 Community servicing retail pavilions

 Public access to the waterfront

 Main building entrance



Community servicing retail and entry lobby that match the pedestrian and human scale of the surrounding buildings



DESIGN STRATEGY

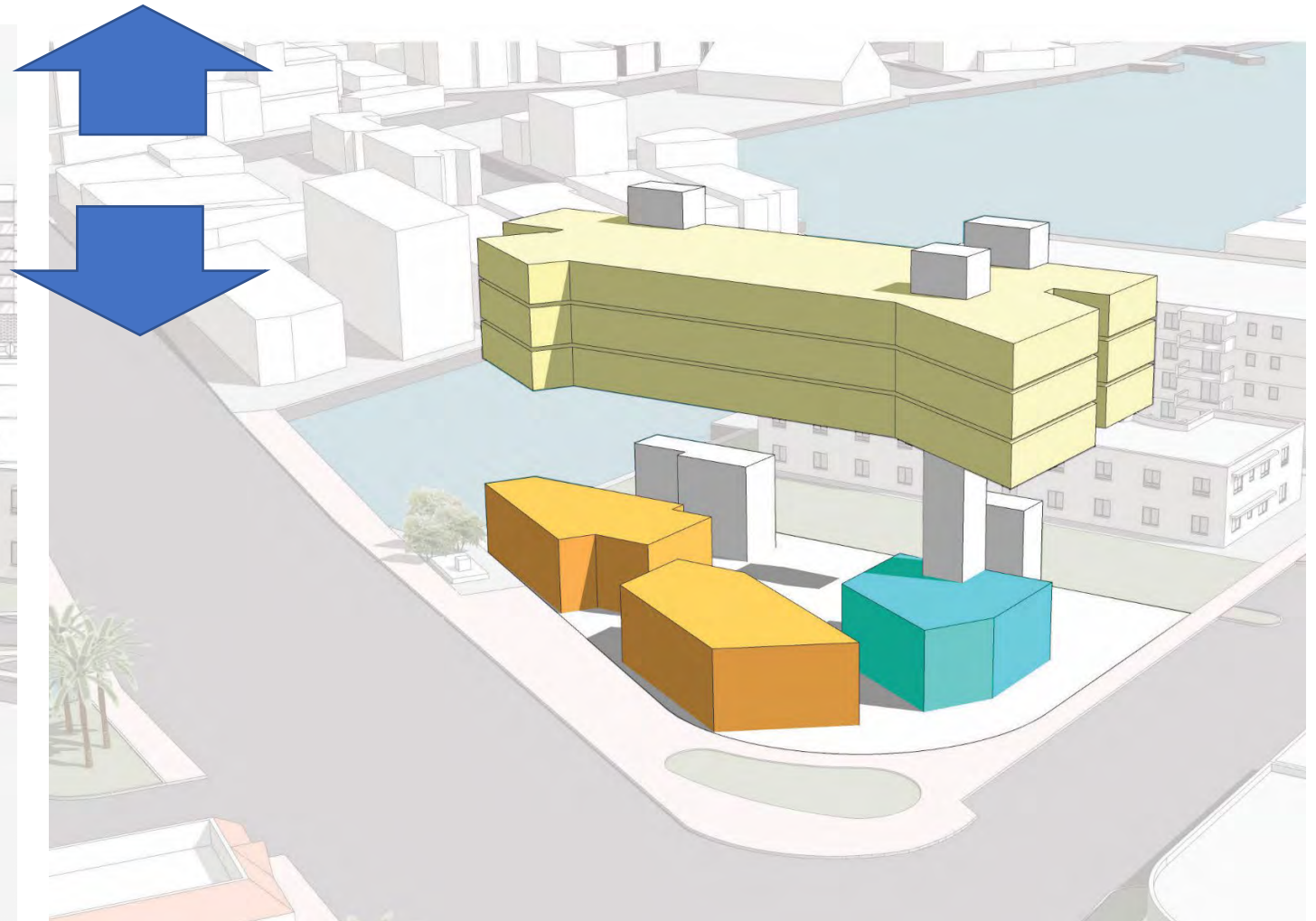


 Community servicing retail pavilions

 Main building entrance

 Public access to the waterfront

 Residential apartments



The primary building mass is raised above grade to allow openness for light and air for the flex space and green courtyards below

DESIGN STRATEGY



 Community servicing retail pavilions

 Main building entrance

 Public access to the waterfront

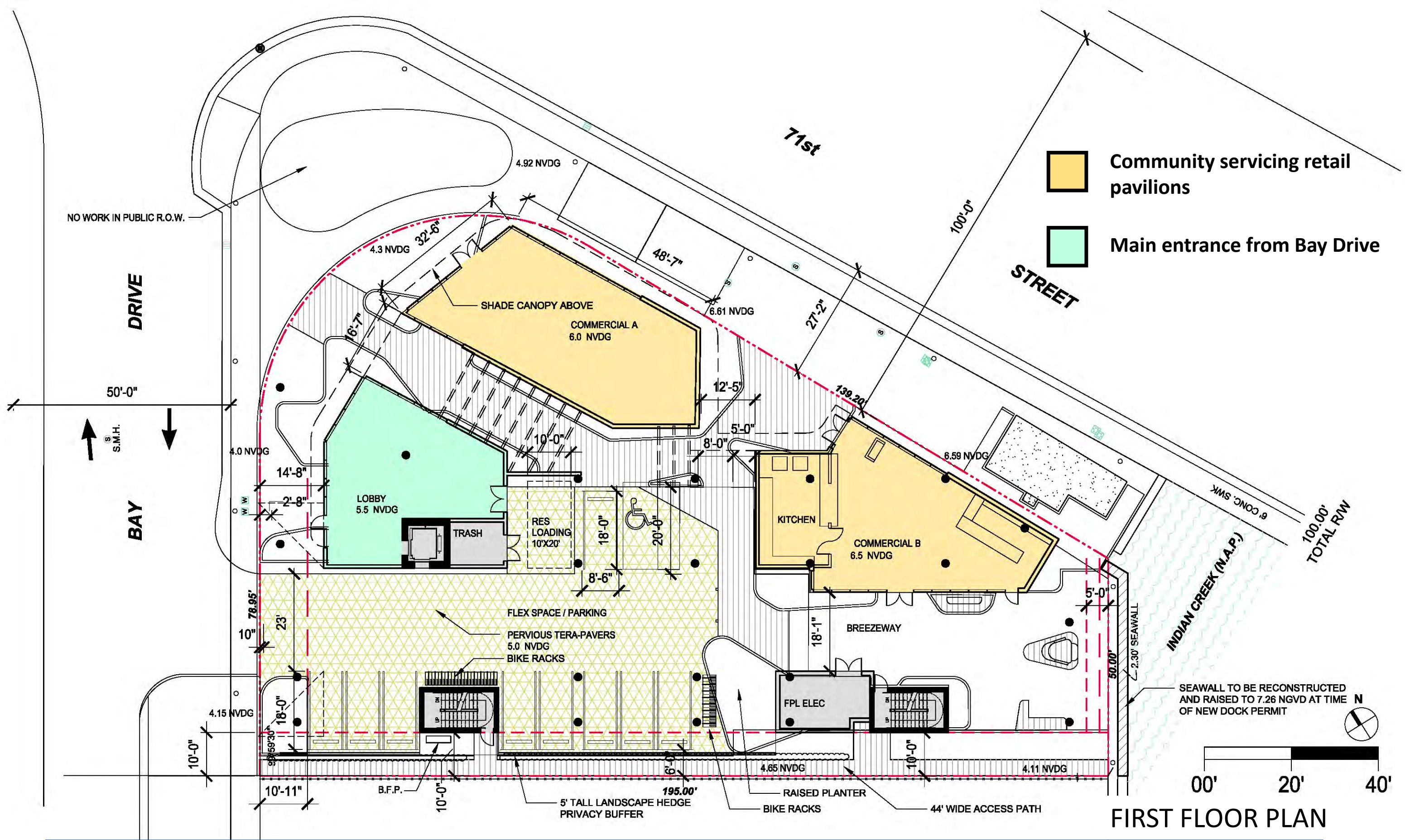
 Residential apartments



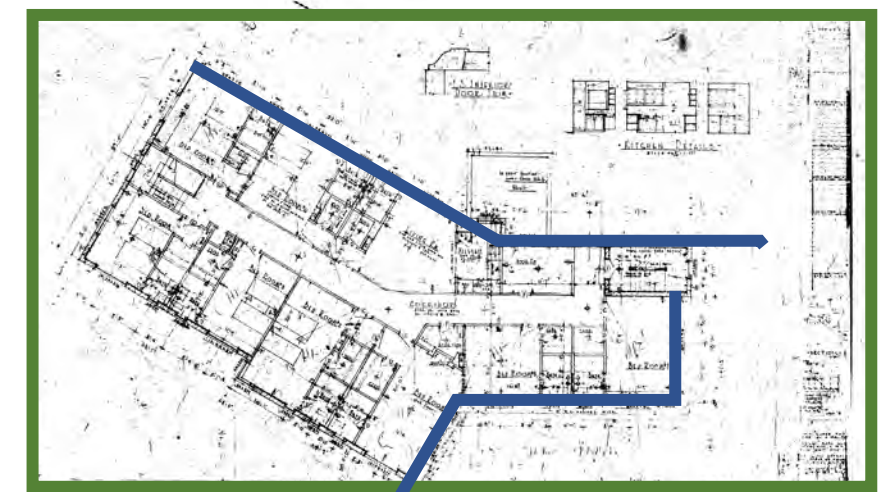
The final massing configuration responds to both the pedestrian-scale urban fabric and the neighborhood-scale street wall of layered adjacent buildings

DESIGN STRATEGY

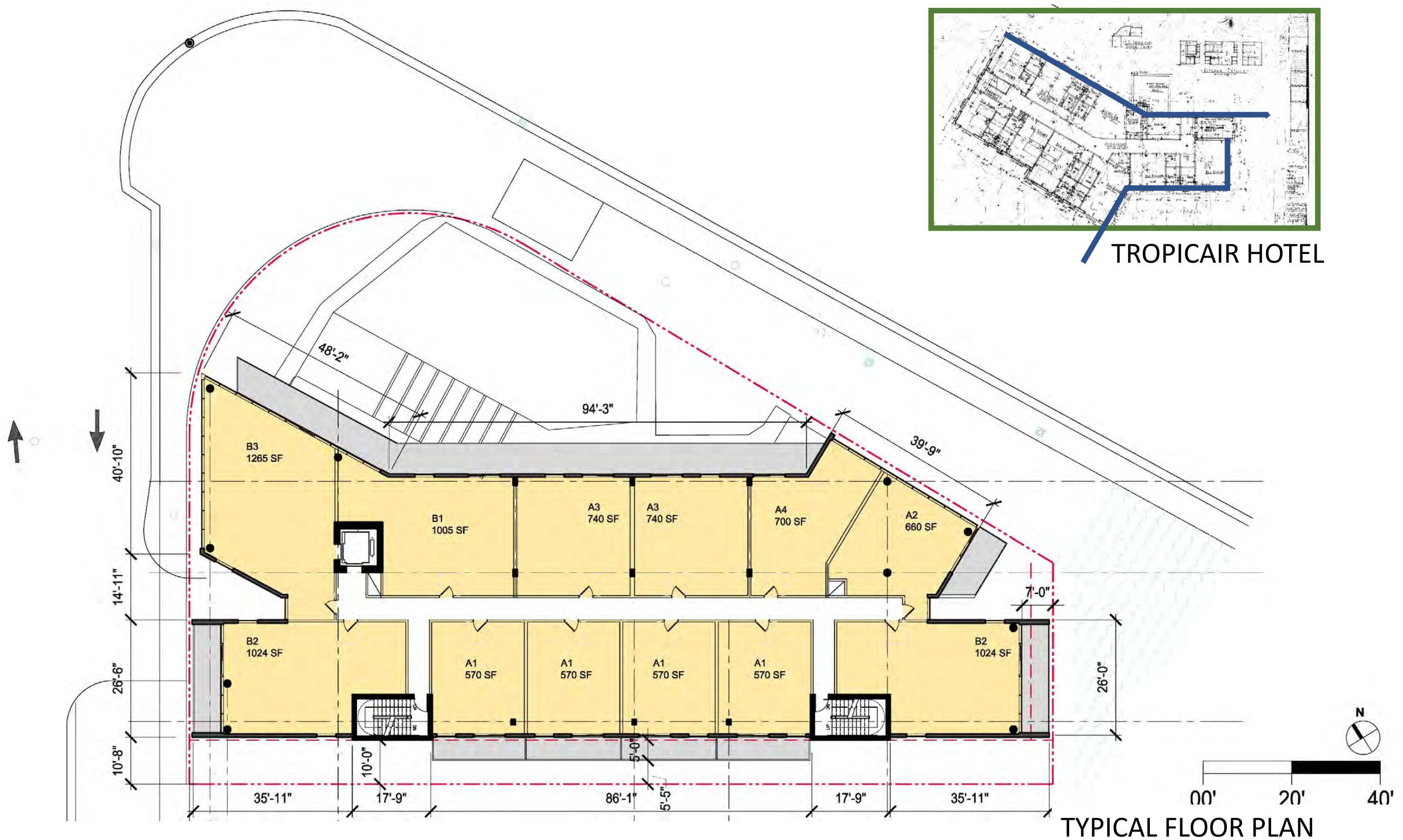








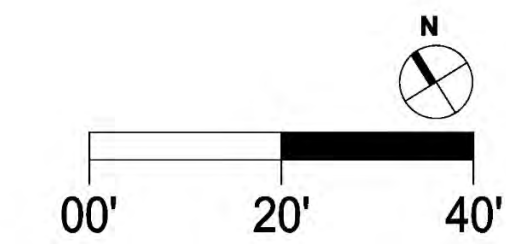
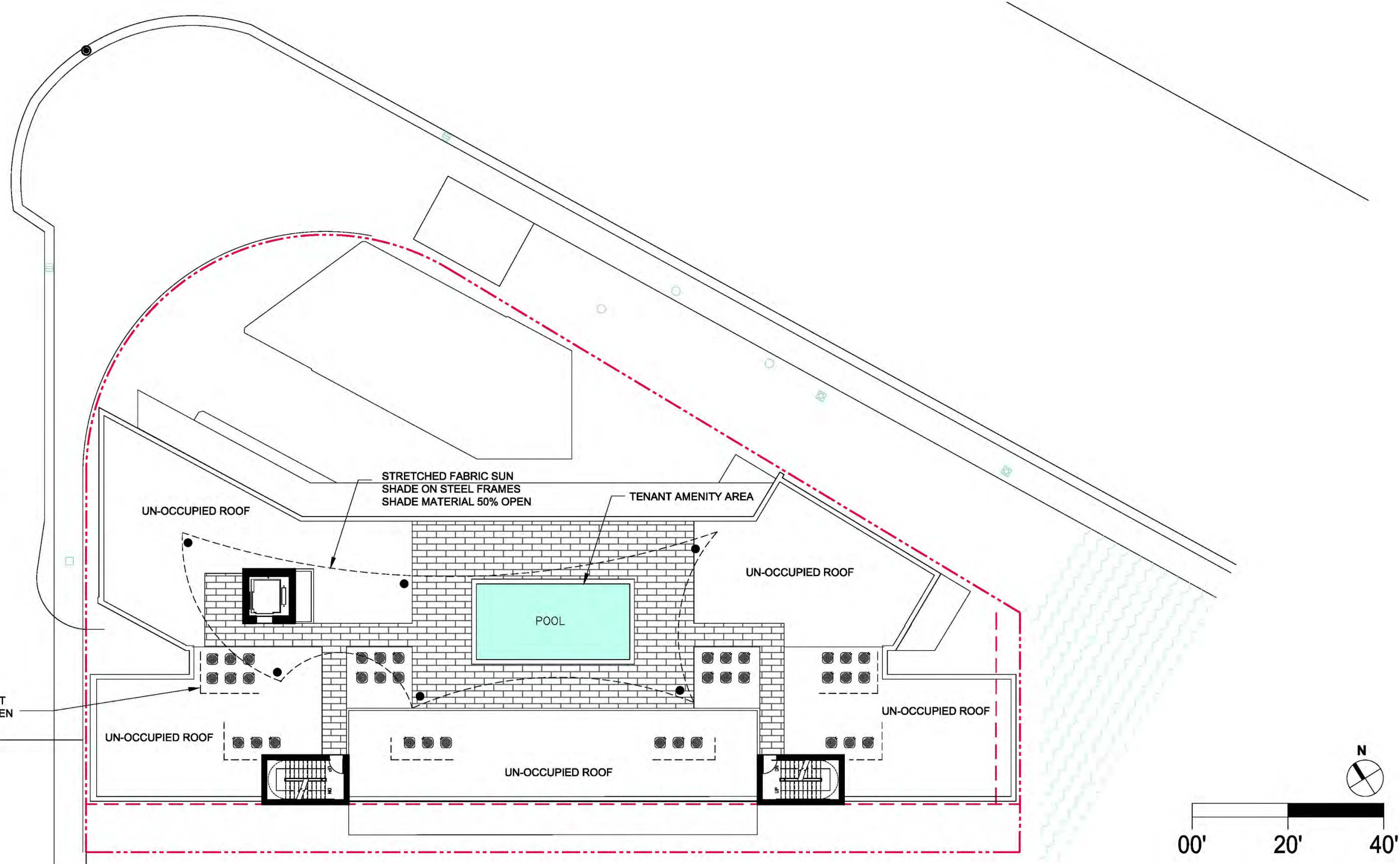
TROPICAIRE HOTEL







ALL MECH EQUIPMENT  
TO HAVE ARCH SCREEN



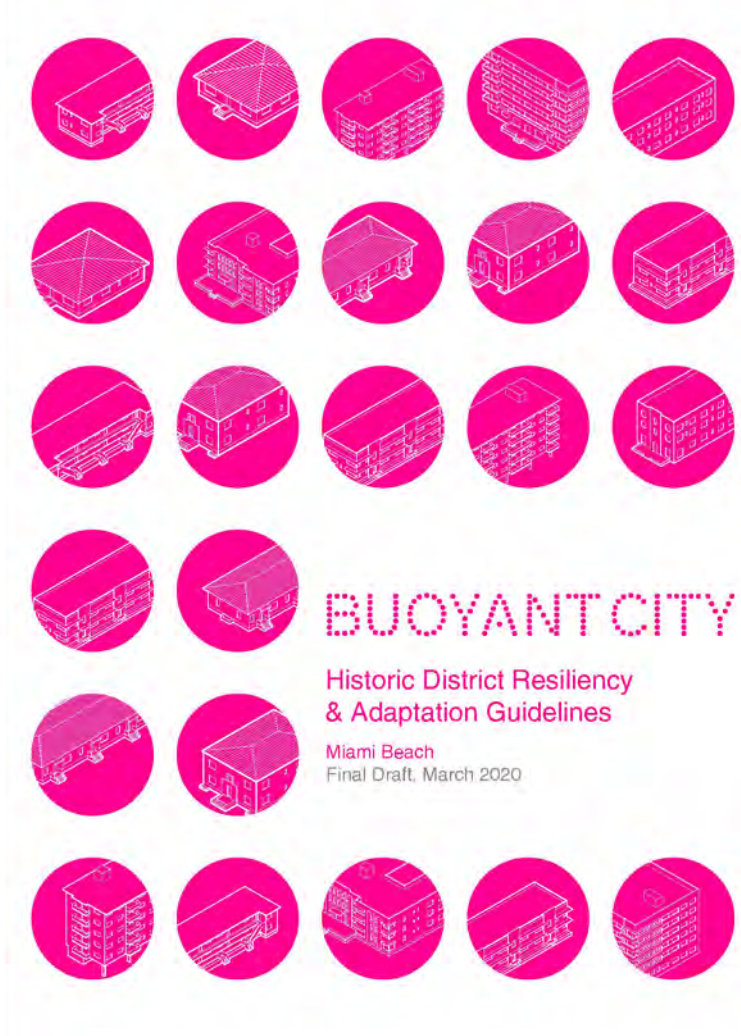
ROOF PLAN





City of Miami Beach Planning Department

Design guidelines and local research that informs the building architecture



Shulman + Associates

DESIGN GUIDELINES



# POST-WAR MODERN / MIMO

***“CONTEXTUALLY RELEVANT BUILDING DESIGN THAT IS DERIVED FROM THE MIMO LANGUAGE BUT LOOKS FORWARD TO A CONTEMPORARY VISION OF THE FUTURE”***

- SCALE :** MASSING ARTICULATION TO BREAK DOWN THE BUILDING SCALE AND HEIGHT TO REFLECT THE ADJACENT URBAN FABRIC
- HEIGHT :** TALLER STRUCTURES TO BE SET BACK FROM THE STREET, BREAKING DOWN THE MASSING TO REFLECT THE ADJACENT URBAN FABRIC
- RHYTHM :** BREAKING DOWN THE MASSING TO CONFORM TO THE LOT WIDTH, CONTEXT BUILDING PROPORTIONS
- SETBACKS :** MAINTAIN THE URBAN STREETWALL, SITE THE BUILDINGS TO REINFORCE THE SURROUNDING CONTEXT
- VIEW CORRIDORS :** MAINTAIN VIEW CORRIDORS TO IMPORTANT STRUCTURES AND WATERFRONT
- DIRECTIONAL EMPHASIS :** PREDOMINANTLY HORIZONTAL STRUCTURES WITH STRONG VERTICAL BREAKS. ANGULAR FORMS
- POINT OF ENTRY :** ACTIVE GROUND LEVEL WITH DEFINED PEDESTRIAN ENTRANCES FROM THE STREET
- ARCHITECTURE :** EMBRACING THE MIMO LANGUAGE AND NEIGHBORHOOD VOCABULARY OF FORM TO REFLECT ON THE HISTORY OF THE DISTRICT WHILE NOT REPLICATING THE PAST

## DESIGN GUIDELINES





### 1.3.7 // INTEGRATE PUBLIC SPACES & RIGHT OF WAYS INTO THE VISION

- Develop a plan for public infrastructure, right-of-ways and public places in historic districts that is consistent with the adaptive character of those districts.
- Consider public areas from a three-dimensional point of view, understanding that the variable raising of public and private realms will challenge current understandings of the historic district.
- Anticipate the complex relationship that will develop as the adaptation of streets, sidewalks, yards and buildings is staged at different levels, creating a multi-level city.
- Consider ecological goals in its future infrastructure planning.
- Consider the capacity to serve as a national leader in using its public realm as a test-bed in resilient and multi-functional infrastructure.

## B. GREEN INFRASTRUCTURE | For more detail see Appendix III



### RAIN GARDENS

Rain gardens are special planting areas designed to capture and store rainwater. Not only do rain gardens assist in reducing overall storm runoff quantity, but they can also aid in purifying water from pollutants and contaminants using natural filtration processes present in soil and plants. Plantings and microorganisms in the soil have the ability to break down biological toxins and also bioaccumulate toxins. Rain gardens are usually located within a small depression in a property to allow water to naturally flow to low points.



### GREEN ROOFS

Green roofs are partially or fully vegetated roofs that are layered over waterproofing. In addition to providing shade, a green roof's plants remove air particulates and produce oxygen. Another benefit of green roofs is their ability to reduce and slow stormwater runoff in urban environments.



### SUNKEN PLAZAS AND PATIOS

Recessed parks, building courtyards and plazas may contain impervious surfaces designed to temporarily store water during extreme events. These landscape features keep water out of adjacent properties and reduce inputs to storm drains not sized for current and future more extreme storm events. These landscapes can retain water until a storm has passed, at which time the collected rainfall can be drained to a storm sewer system or other storage area.



### PERMEABLE PAVEMENT

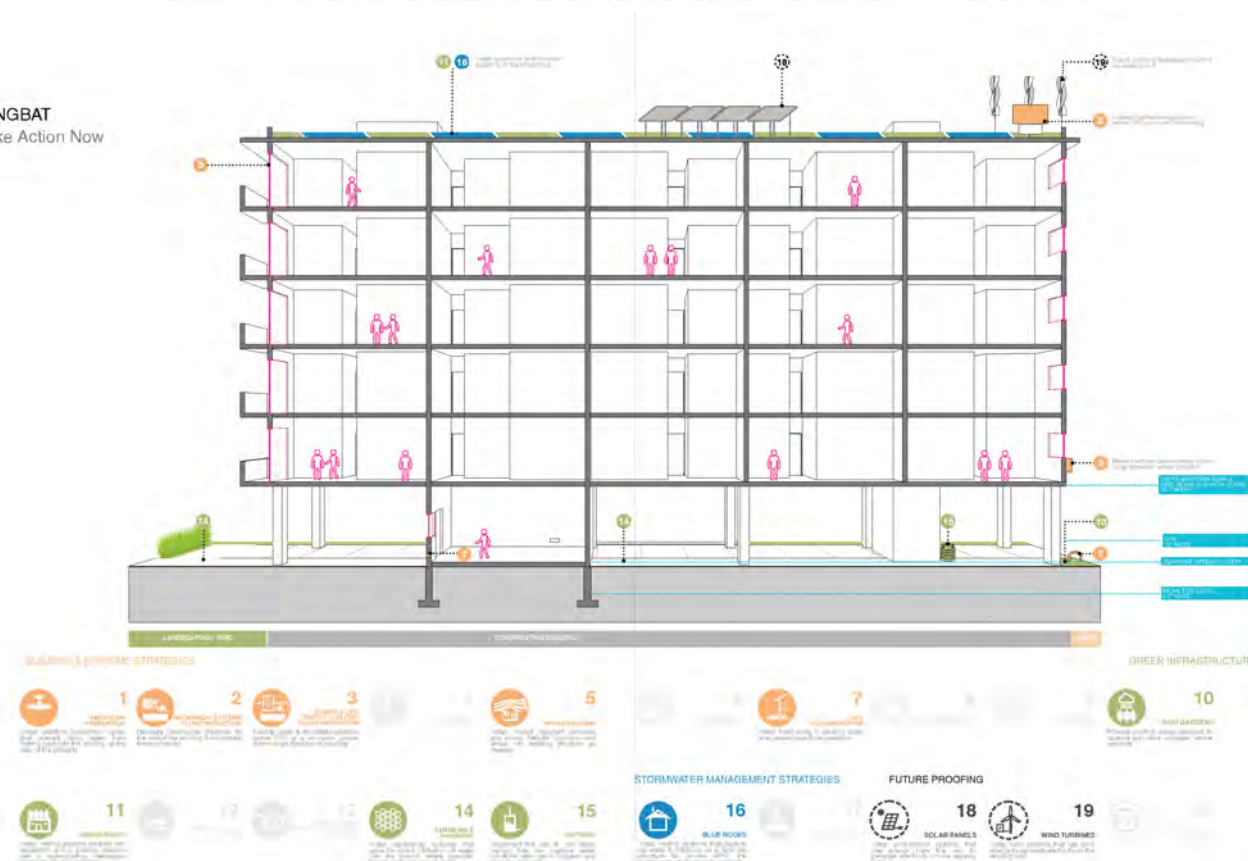
Permeable pavements and surfaces allow direct infiltration of water into the ground. By allowing water to naturally infiltrate into the ground, stormwater can be stored underground before flowing into stormwater systems, recharging local freshwater aquifers, and feeding nearby plants. Permeable paving helps reduce the load on traditional storm sewers that were not sized for the severity of contemporary storm events.



### CISTERNS

Cisterns below ground and rain barrels that hold water from roof drains are a simple and affordable way for property owners to capture water, reducing the amount of stormwater impacting their property and harvesting rainwater for other uses. Rain barrels capture water for later use in irrigation or even cleaning purposes. Likewise below ground cisterns can also be used for irrigation and flushing a landscape of salt after larger storm events. With proper treatment, cistern water can also be used for water features and car washing.

DINGBAT  
Take Action Now



Many of the sustainable strategies are implemented in the building and site design

“Dingbat” raised building form

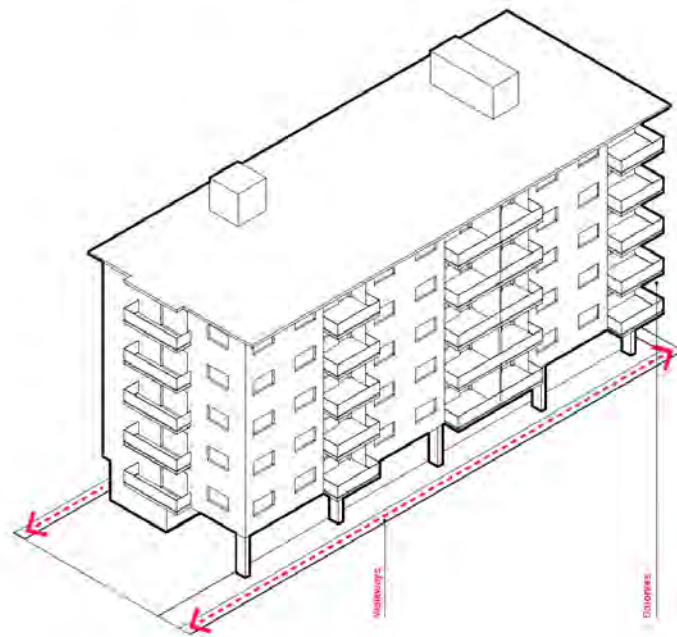
DESIGN GUIDELINES





#### D Dingbat

The Dingbat is a type of residential building featuring ground floor parking spaces below upper residential floors that flourished in Miami Beach in the mid-1960s. The genesis of this type in locally is generally attributed to zoning changes at that time that introduced a parking requirement for new residential units, however the type is found throughout the sunbelt, and was celebrated as a Los Angeles type by author Reyner Banham in Los Angeles: The Architecture of Four Ecologies. The ground floor parking area, featuring columns that support the building above, may also feature a modest lobby or community meeting space. In Miami Beach, Dingbats mainly rise 4-5 stories, and generally observe austere mid-century architectural styling. The sparse decoration found on this type is articulated by the rolling systems that define balconies and awnings.



“Dingbat” building form is prevalent in the Normandy Isle neighborhood, but many of the buildings gate off access and have very low understory heights that restrict light and air



## DESIGN GUIDELINES

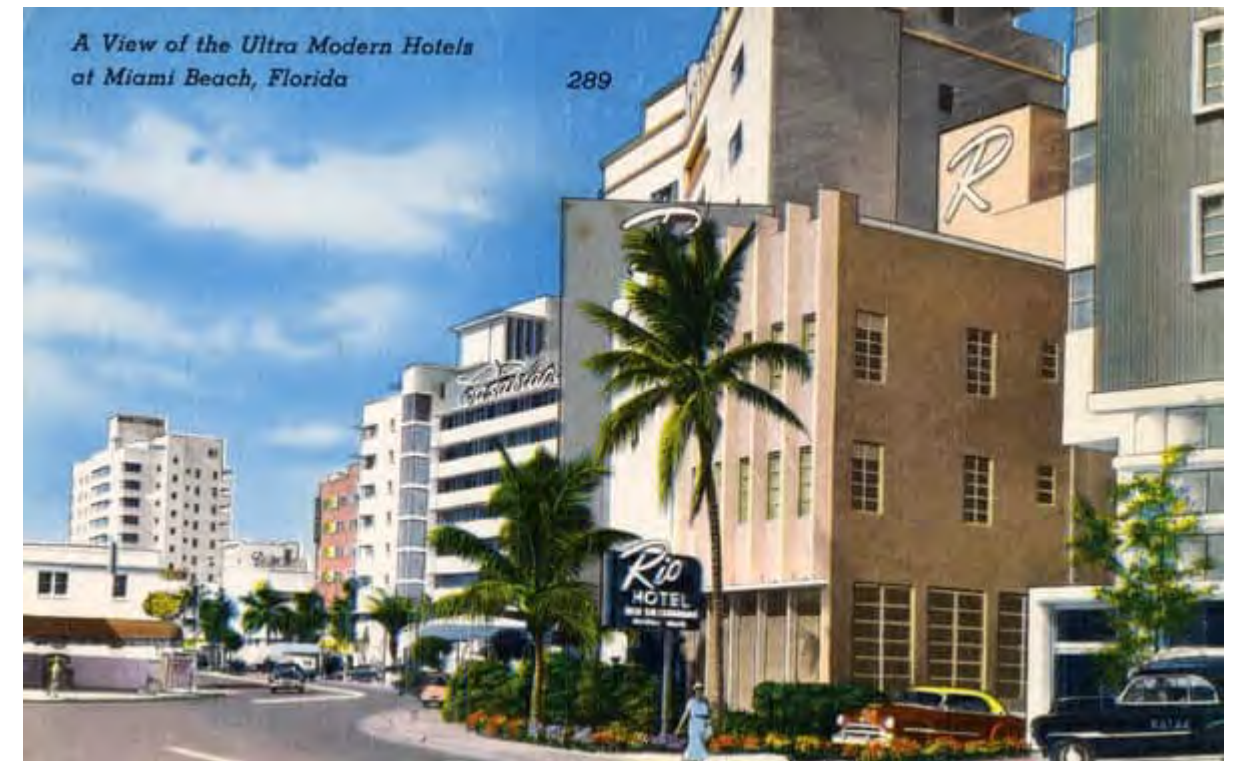




UNIDAD CENTER- RENE GONZALAZ ARCHITECT



Normandy Isle, as well as the greater City of Miami Beach, has many examples buildings with layers of architectural materials and angular forms



HISTORIC IMAGE OF MIAMI BEACH'S ARCHITECTURAL BUILDING LAYERS AND ANGULAR FORMS



## DESIGN REFERENCES





SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS  
 DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

MASSING STUDY





SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS  
 DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

MASSING STUDY





SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS  
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

MASSING STUDY





SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS  
 DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

MASSING STUDY





SCALE    HEIGHT    RHYTHM    SETBACKS    VIEW CORRIDORS  
 DIRECTIONAL EMPHASIS    POINT OF ENTRY    ARCHITECTURE

FAÇADE CONCPETS



STRETCHED  
FABRIC SUN SHADE



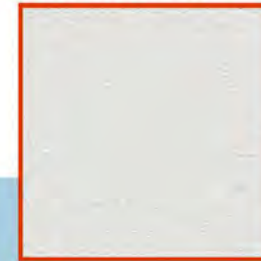
FABRIC 50%  
OPEN AIR



ANODIZED ALUM &  
GLASS WINDOW-WALL  
AND BALCONY RAILS



STUCCO FINISHES



GLASS RAIL W/  
FRIT PATTERN



STUCCO FINISH ON ALL  
CONCRETE ELEMENTS

42" TALL FRAMED GLASS  
GUARDRAILS

36'-4"

25'-0"

18'-0"

OPEN TO GARDEN WALK  
(BEYOND)

UTILITY MODULE IRON-SPOT  
BRICK MASONRY

EAST ELEVATION

42" TALL FRAMED GLASS  
GUARDRAILS

19'-0"

VINE WALLS  
LIVING WALLS



FLORIDA KEYSTONE  
CORAL



PAINTED ALUMINUM  
STOREFRONT SYSTEMS



GREEN ROOF  
BURMS



OPEN TO GARDEN WALK  
(BEYOND)

WEST ELEVATION

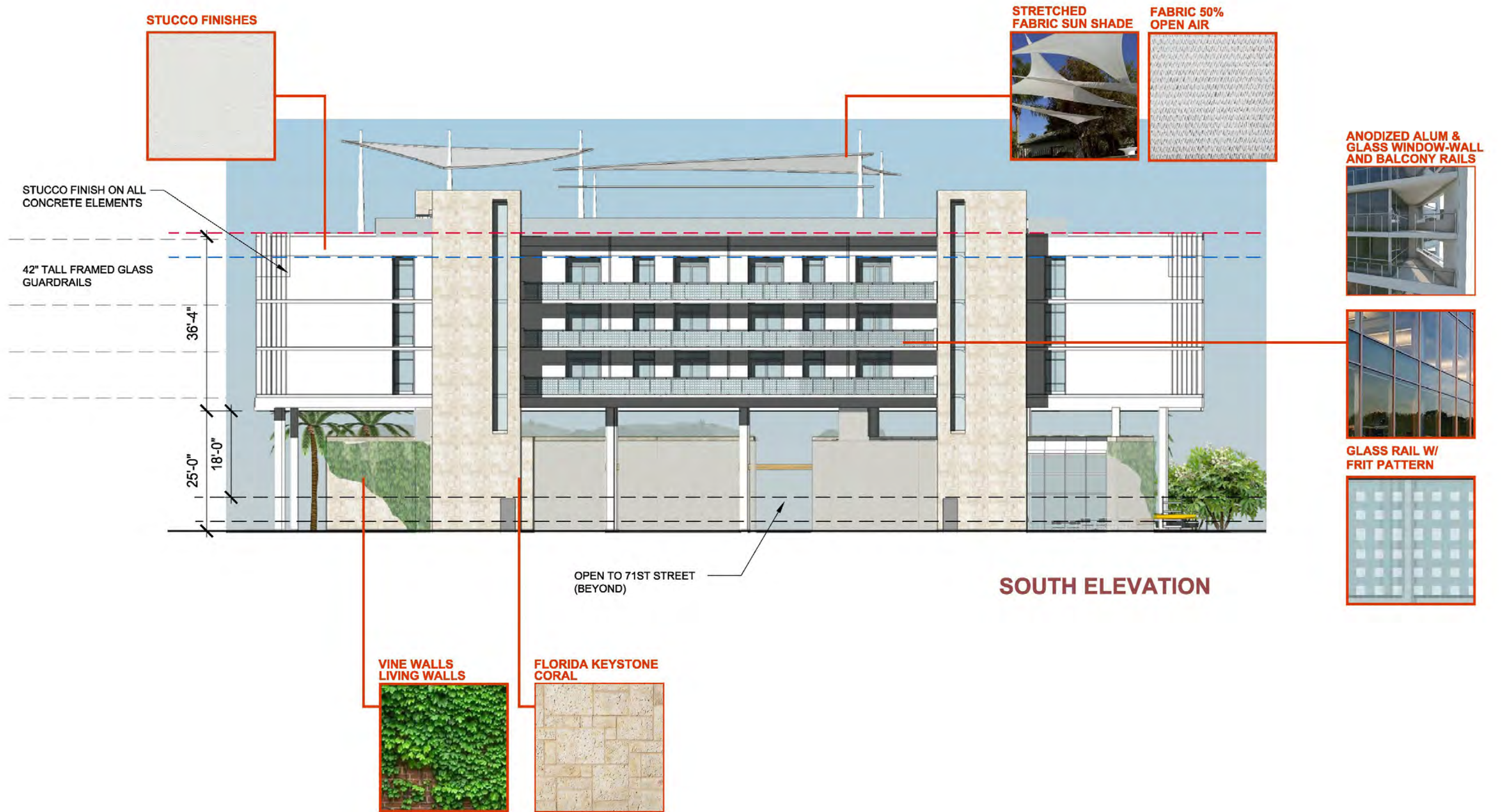
36'-4"

25'-0"

SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS  
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

FAÇADE CONCPETS





SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS  
 DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

FAÇADE CONCPETS





ARTIST RENDERING

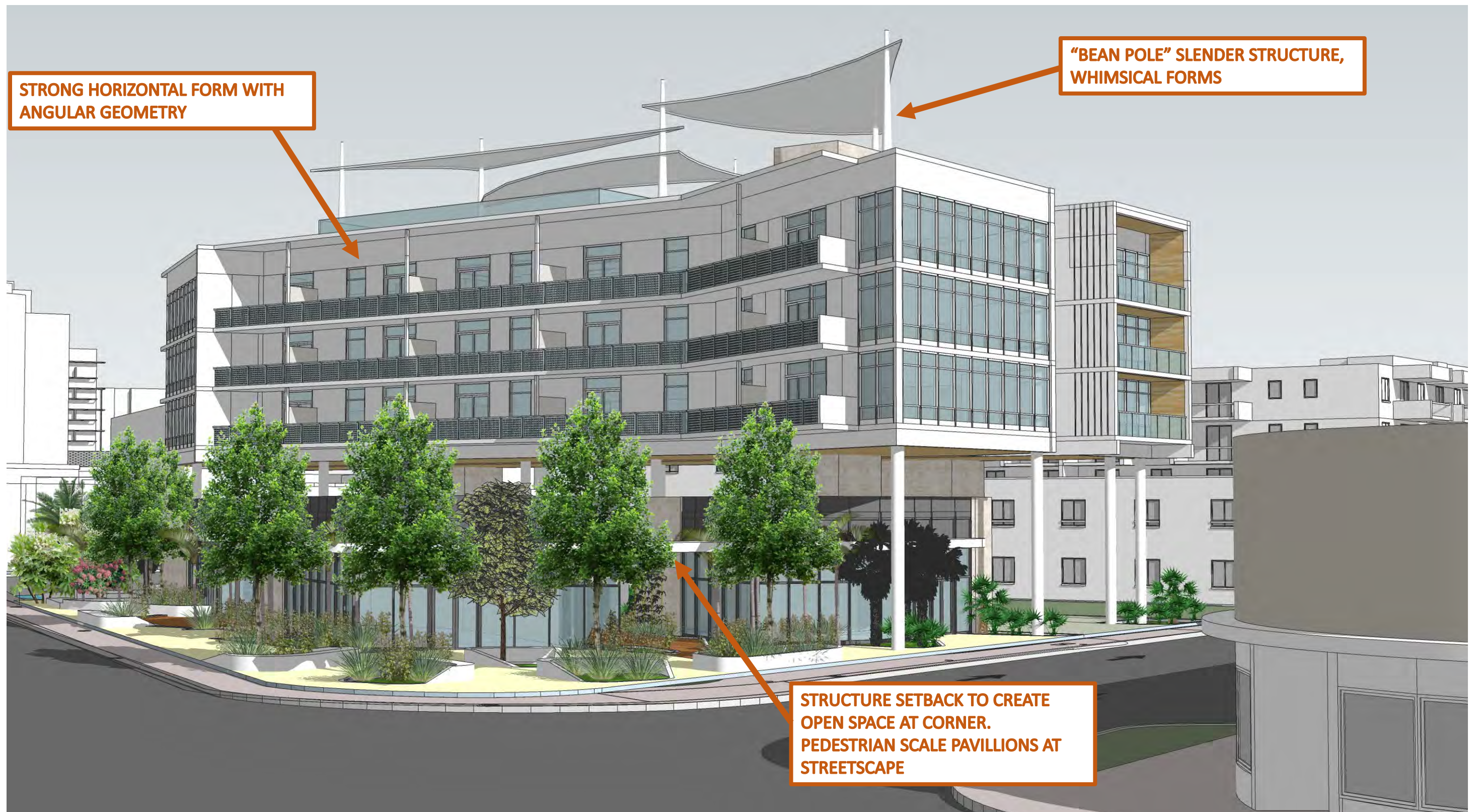




SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS  
 DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

ARTIST RENDERING

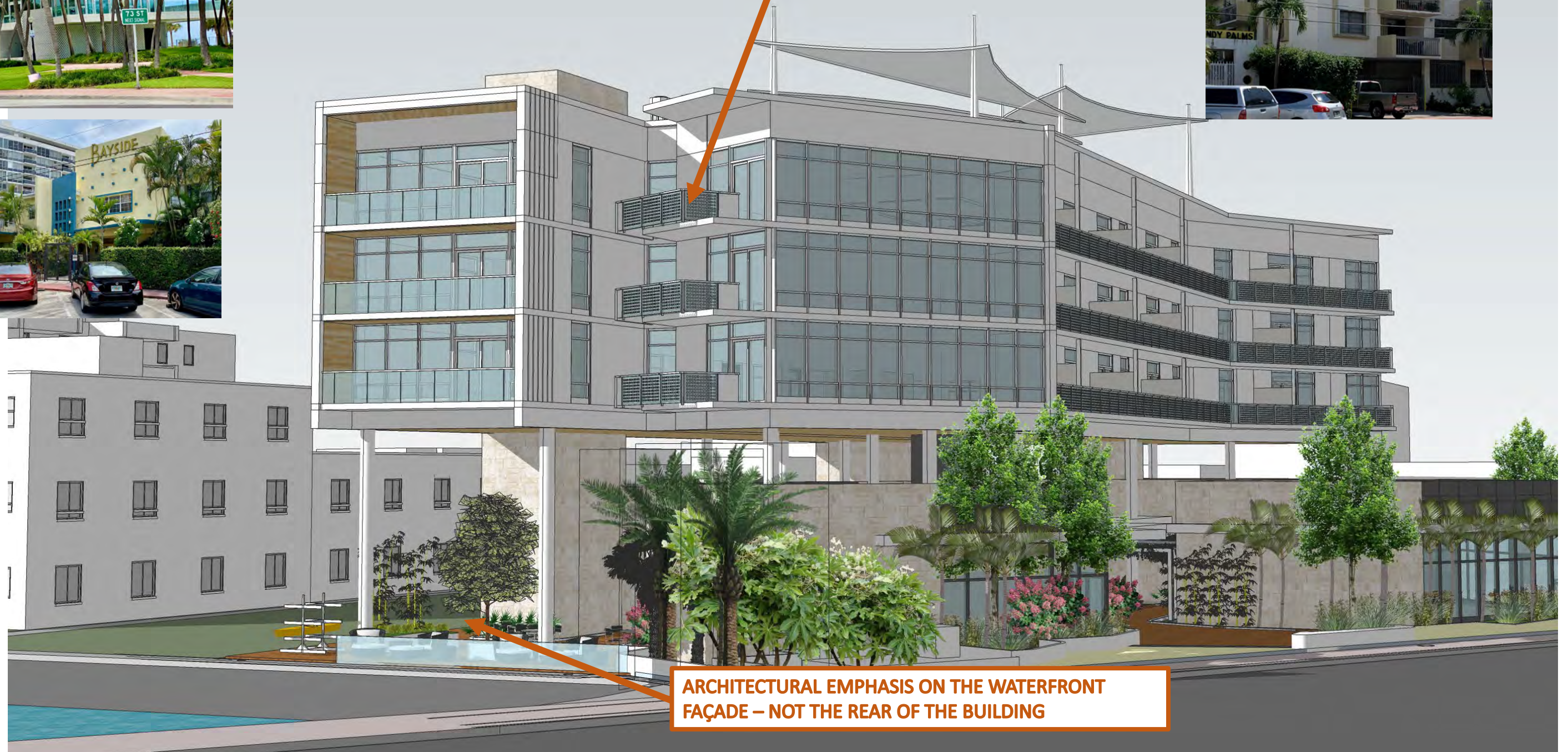




SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS  
 DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

FAÇADE CONCPETS





SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS  
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

FAÇADE CONCPETS



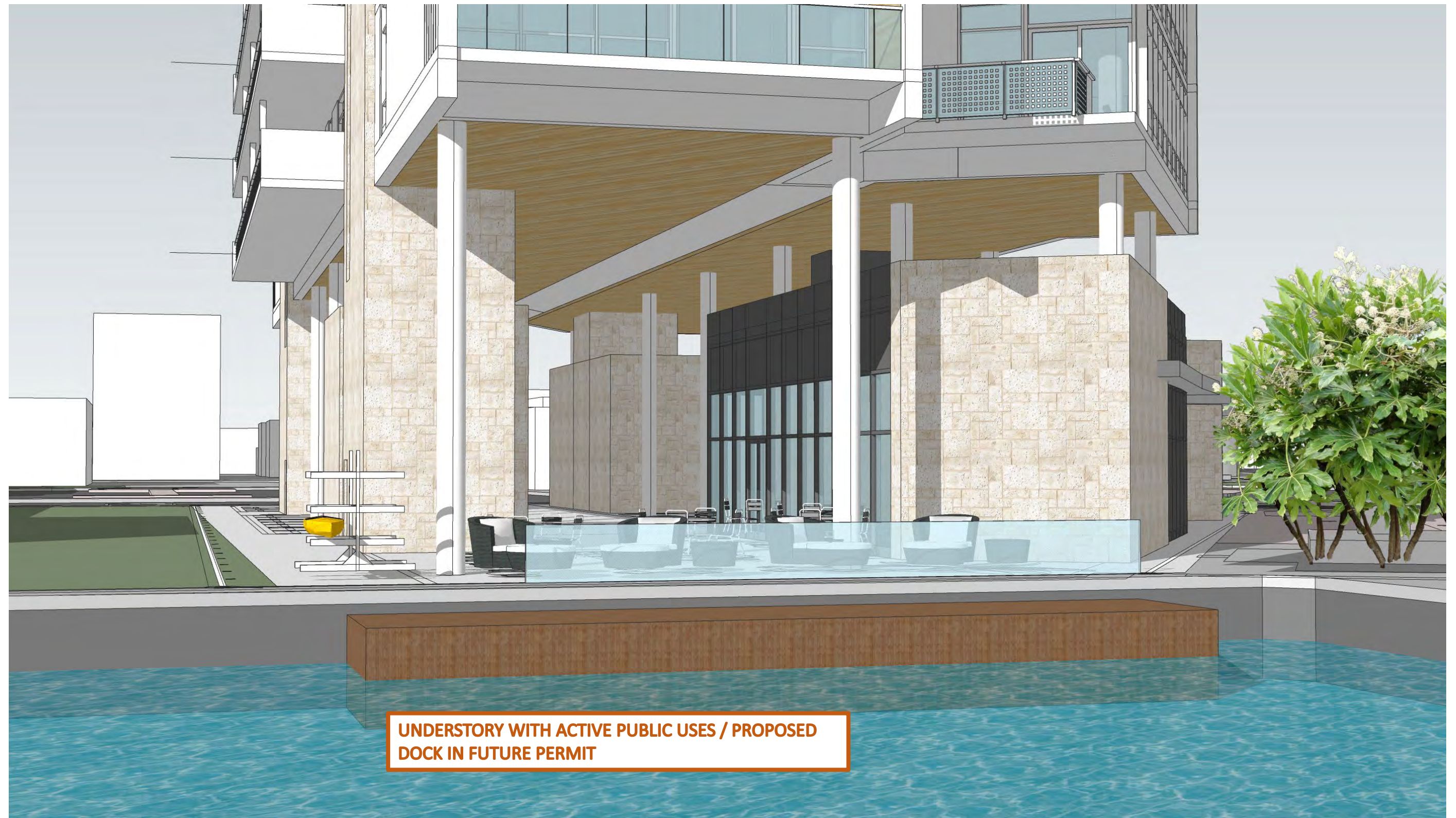


STRONG VERTICAL BREAKS TO THE HORIZONTAL FORM

SCALE    HEIGHT    RHYTHM    SETBACKS    VIEW CORRIDORS  
 DIRECTIONAL EMPHASIS    POINT OF ENTRY    ARCHITECTURE

FAÇADE CONCPETS

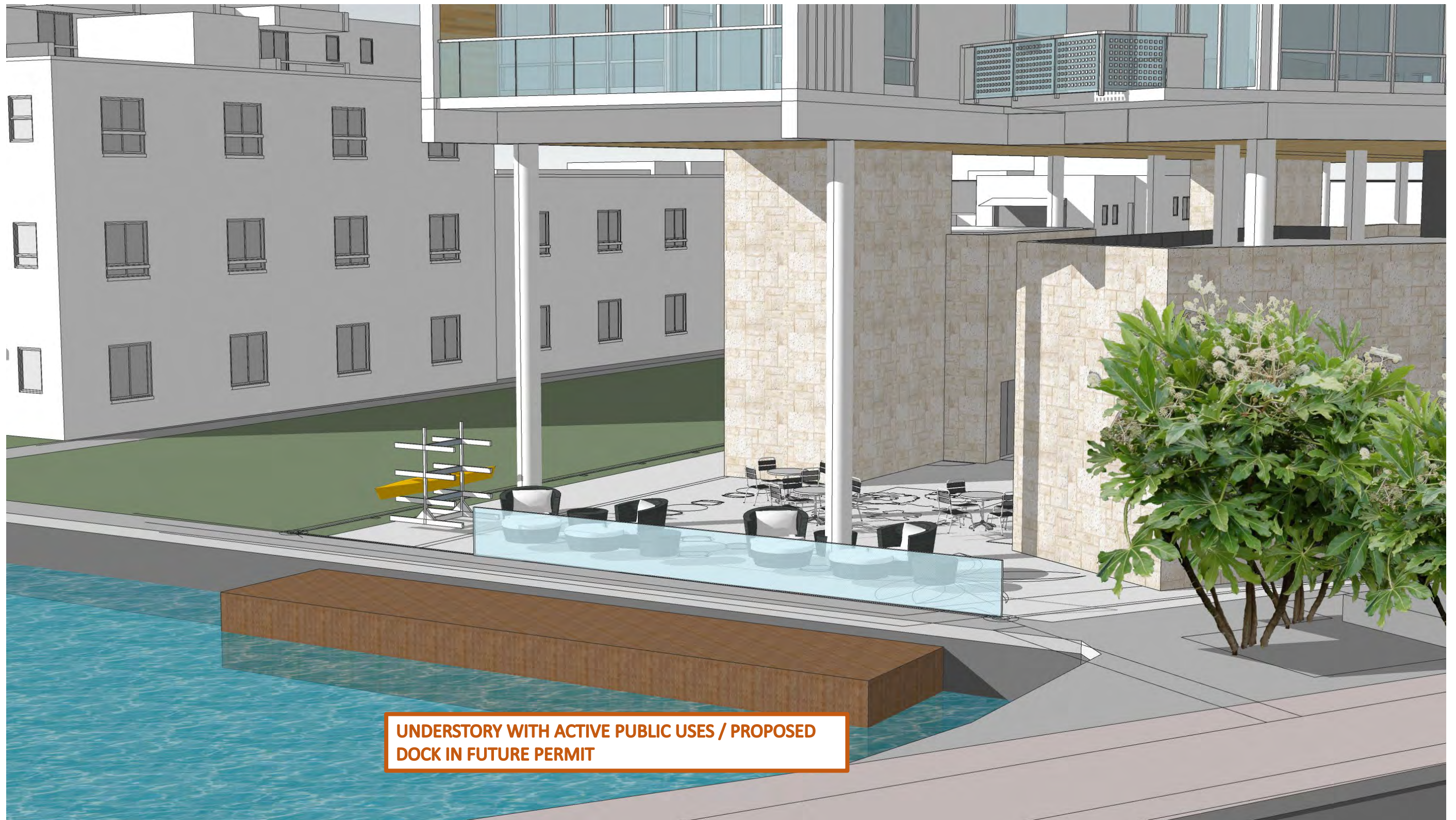




SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS  
 DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

FAÇADE CONCPETS

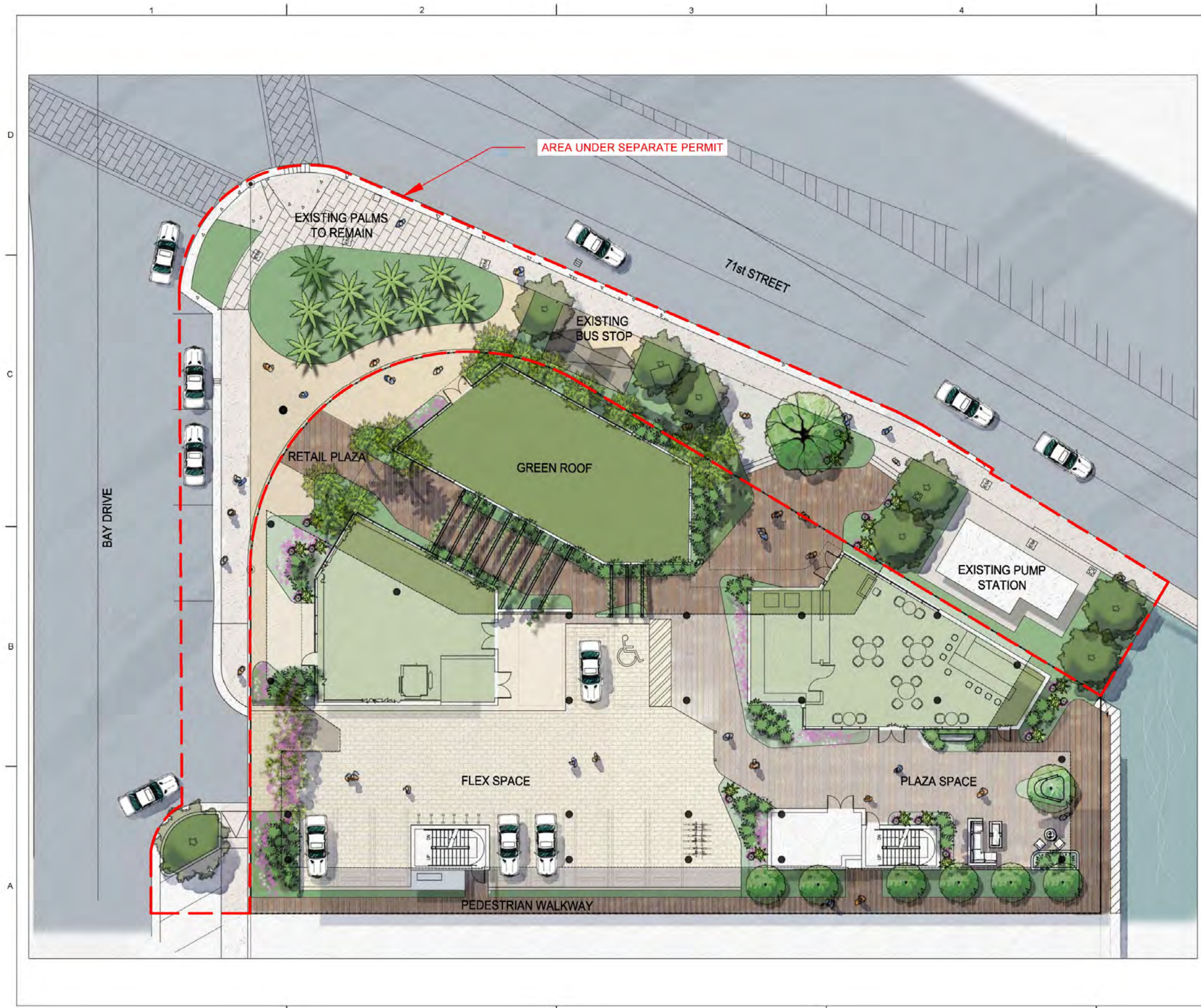




SCALE HEIGHT RHYTHM SETBACKS VIEW CORRIDORS  
DIRECTIONAL EMPHASIS POINT OF ENTRY ARCHITECTURE

FAÇADE CONCPETS





GRAPHIC SCALE  
0 10 20  
SCALE: 1"=10'  
NOTE: PRINTED DRAWING SIZE MAY HAVE  
CHANGED FROM ORIGINAL. VERIFY SCALE  
USING BAR SCALE ABOVE.

**KEITH**  
301 East Atlantic Boulevard  
Pompano Beach, FL 33060  
PH: (954) 788-3400  
Florida Certificate of  
Authorization # - 7928

REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN  
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AND ARE SUBJECT TO REVISIONS MADE  
DURING THE PERMITTING PROCESS.  
RESPONSIBILITY FOR THE USE OF THESE  
PLANS PRIOR TO OBTAINING PERMITS  
FROM ALL AGENCIES HAVING JURISDICTION  
OVER THE PROJECT WILL FALL SOLELY  
UPON THE USER.

**880 71ST  
ST, MIAMI  
BEACH**

SCALE: AS NOTED  
DATE ISSUED:  
DRAWN BY: JR  
DESIGNED BY: JR, PW, LW  
CHECKED BY: PW

**Paul Weinberg**  
Digitally signed by Paul Weinberg  
DN: cn=Paul Weinberg, o=Paul Weinberg  
Associates, c=US, email=paul@pweinberg.com  
Date: 2023.11.08 15:13:00 -0500

**PAUL H. WEINBERG, R.L.A.**  
FLORIDA REG. NO. LA666804  
(FOR THE FIRM)

SHEET TITLE

**ILLUSTRATIVE PLAN**

SHEET NUMBER

**LC-101**

## LANDSCAPE DESIGN



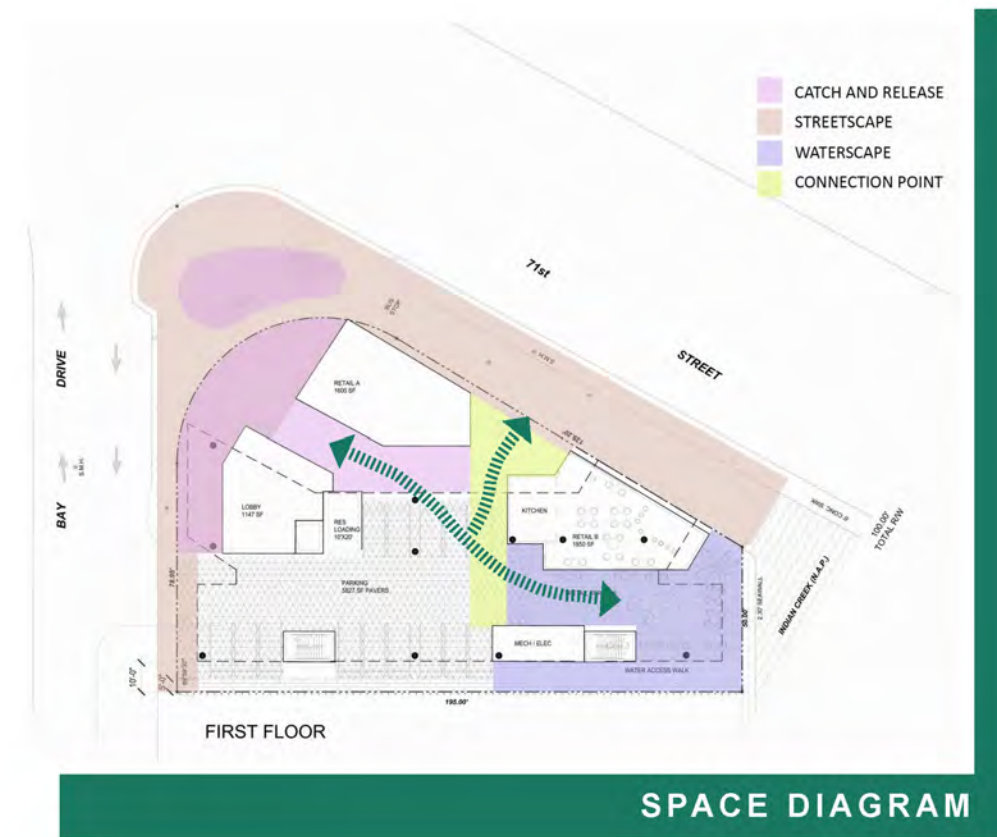
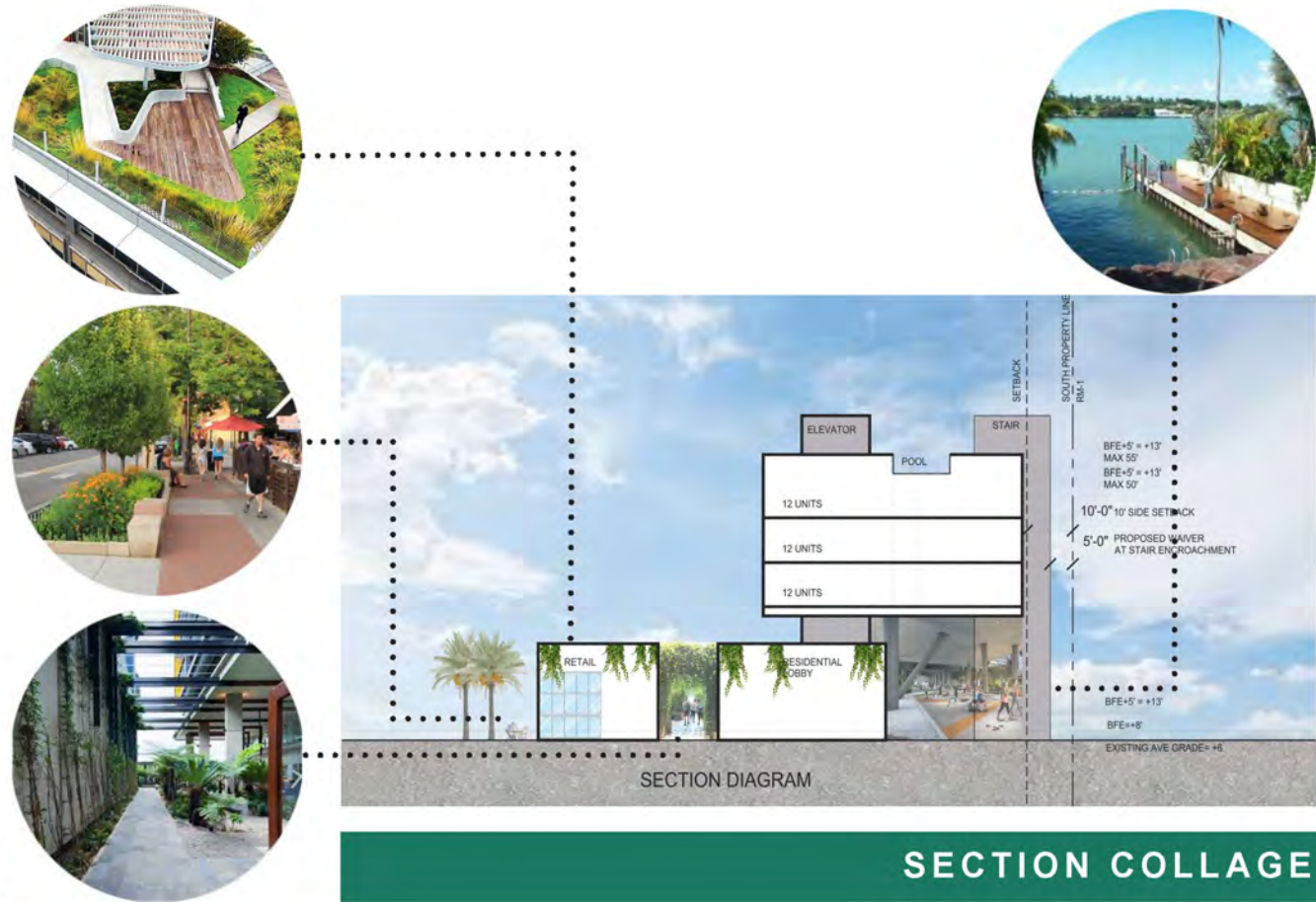


880 INDIAN CREEK NW ELEVATION



LANDSCAPE DESIGN

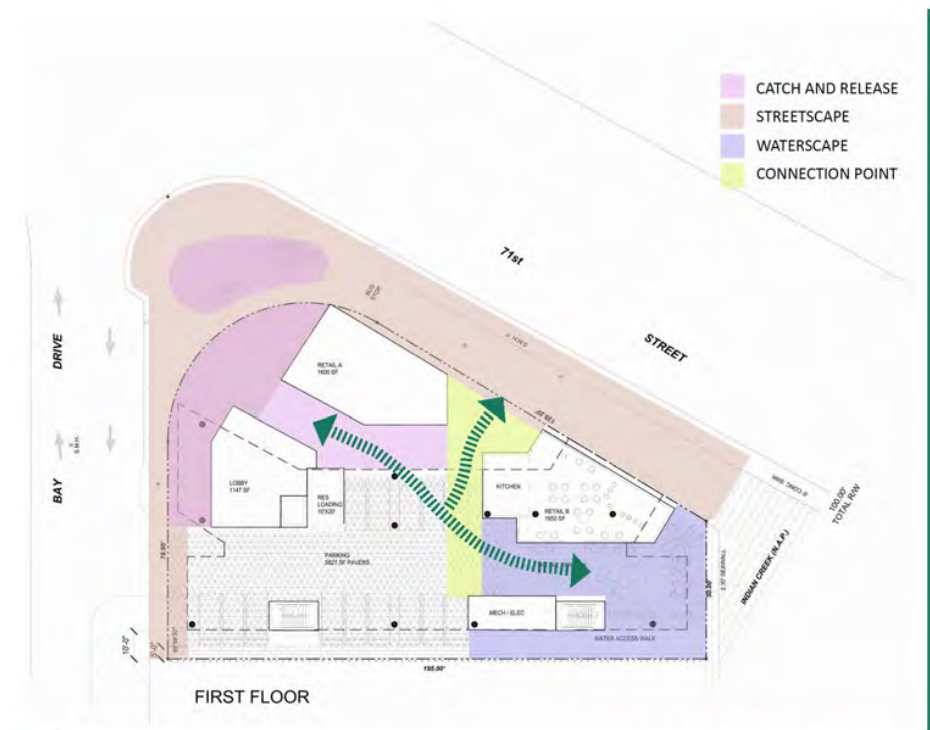








CHARACTER IMAGERY ROOF-SCAPE



SPACE DIAGRAM



CASSA BRICKELL  
- USE OF SHADED STRUCTURE  
- VEGETATIVE WALLS  
- ROOF TOP GARDENS  
- URBAN SETTING

BROOKLYN BOTANICAL GARDEN VISITOR CENTER  
- FLOOR TO CEILING EXTERIOR GLASS WALLS  
- LIGHT AND OPEN  
- VEGETATIVE ROOF TOP



PRECEDENCE STUDIES



OVERHEAD SHADE STRUCTURE  
VEGETATED ROOF TOPS

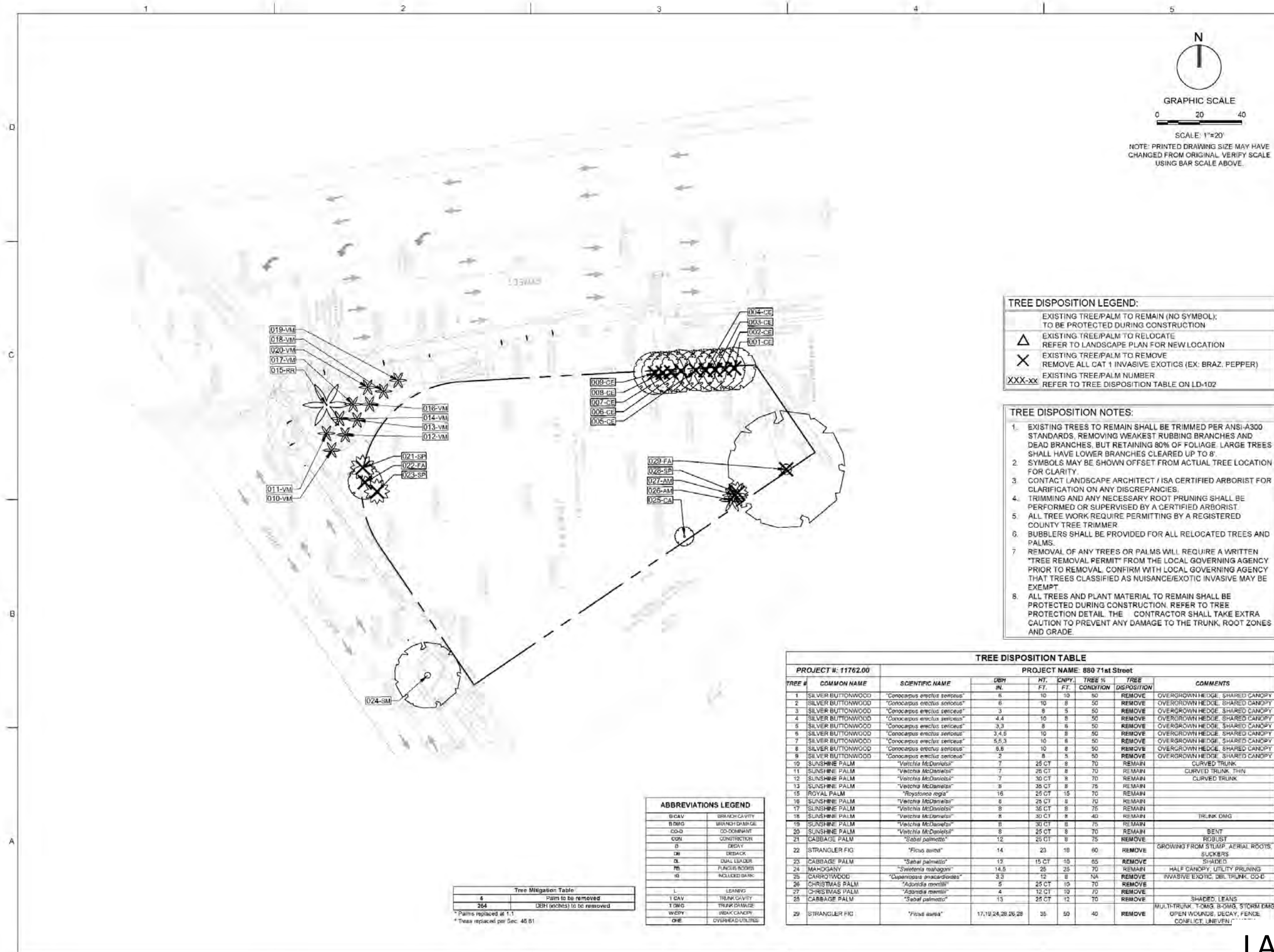


MIAMI-ESQUE TYPE OVERHANG  
UNIFYING THE INDIVIDUAL BUILDINGS



UNIFYING BUILDINGS





**KEITH**

301 East Atlantic Boulevard  
Pompano Beach, FL 33060

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PH: (954) 788-3400

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Authorization # - 7928

[illegible]

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880 71ST  
ST, MIAMI  
BEACH

SCALE:	AS NOTED
DATE ISSUED:	
DRAWN BY:	JR
DESIGNED BY:	JR, PW, LW
CHECKED BY:	PW

Digitally signed by Michael J Phillips  
Date: 2020.11.06 15:48:05 -05'00'

ISA CERTIFIED ARBORIST FL-9346A  
MICHAEL J. PHILLIPS, R.L.A.  
FLORIDA REG. NO. LA0001540  
(FOR THE FIRM)

SHEET TITLE

TREE DISPOSITION  
PLAN

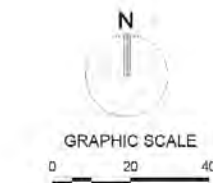
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LD-101









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CHANGED FROM ORIGINAL. VERIFY SCALE  
USING BAR SCALE ABOVE.



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Pompano Beach, FL 33060

PH: (954) 788-3400

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Authorization # - 7928

BID / CONTRACT NO.
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REVISIONS

[illegible]

**PRELIMINARY PLAN  
NOT FOR CONSTRUCTION**  
THESE PLANS ARE NOT FULLY PERMITTED  
AND ARE SUBJECT TO REVISIONS MADE  
DURING THE PERMITTING PROCESS.  
RESPONSIBILITY FOR THE USE OF THESE  
PLANS PRIOR TO OBTAINING PERMITS  
FROM ALL AGENCIES HAVING JURISDICTION  
OVER THE PROJECT WILL FALL SOLELY  
UPON THE USER.

880 71ST  
ST, MIAMI  
BEACH

SCALE:	AS NOTED
DATE ISSUED:	
DRAWN BY:	JR
DESIGNED BY:	JR, PW, LW
CHECKED BY:	PW



PAUL H. WEINBERG, R.L.A.  
FLORIDA REG. NO. LA8666804  
(FOR THE FIRM)

SHEET TITLE

LANDSCAPE PLAN  
(UNDERSTORY)

SHEET NUMBER

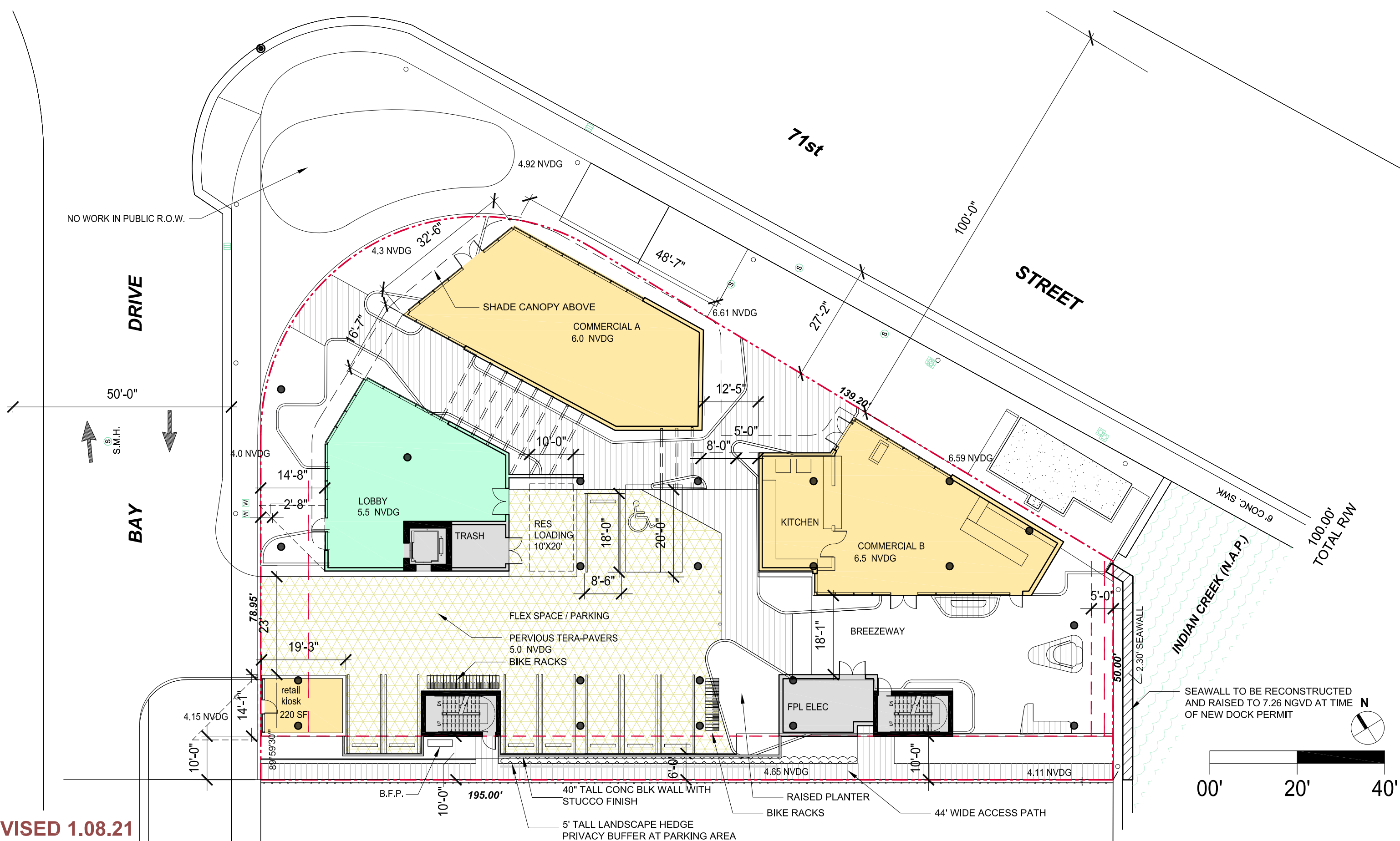
LP-102

## LANDSCAPE DESIGN









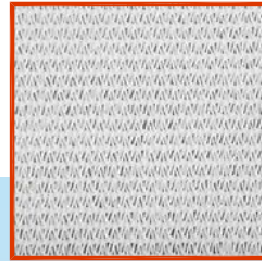
REVISED 1.08.21



STRETCHED  
FABRIC SUN SHADE



FABRIC 50%  
OPEN AIR



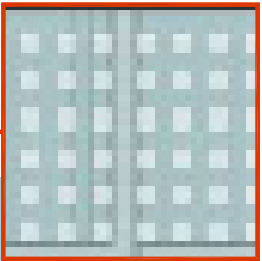
ANODIZED ALUM &  
GLASS WINDOW-WALL  
AND BALCONY RAILS



STUCCO FINISHES



GLASS RAIL W/  
FRIT PATTERN



STUCCO FINISH ON ALL  
CONCRETE ELEMENTS

42" TALL FRAMED GLASS  
GUARDRAILS

36'-4"

25'-0"

18'-0"

OPEN TO GARDEN WALK  
(BEYOND)

UTILITY MODULE IRON-SPOT  
BRICK MASONRY

EAST ELEVATION

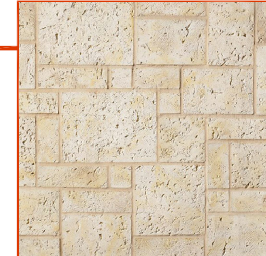
42" TALL FRAMED GLASS  
GUARDRAILS

19'-0"

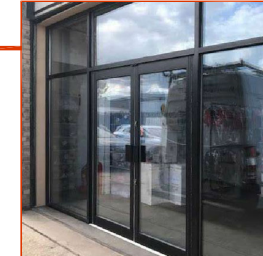
VINE WALLS  
LIVING WALLS



FLORIDA KEYSTONE  
CORAL



PAINTED ALUMINUM  
STOREFRONT SYSTEMS



GREEN ROOF  
BURMS



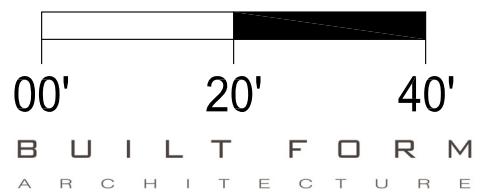
OPEN TO GARDEN WALK  
(BEYOND)

WEST ELEVATION

36'-4"

25'-0"

14'-5"



REVISED 1.08.21

880 71st Street  
PAGE 11

CONCEPT ELEVATIONS  
Scale: 1"=20'-0"

KAHUNAH  
PROPERTIES





REVISED 1.08.21

BUILT FORM  
ARCHITECTURE