

VISTA | DRC FINAL SUBMITTAL

ELDERLY AFFORDABLE MULTI-FAMILY HOUSING

165,175 & 185 S SHORE DR.
MIAMI BEACH, FL 33141

APRIL 11, 2022



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SITE INFORMATION / SITE LOCATION MAPS



SITE LOCATION / MAP 01



SITE LOCATION / MAP 02



SITE LOCATION / MAP 03

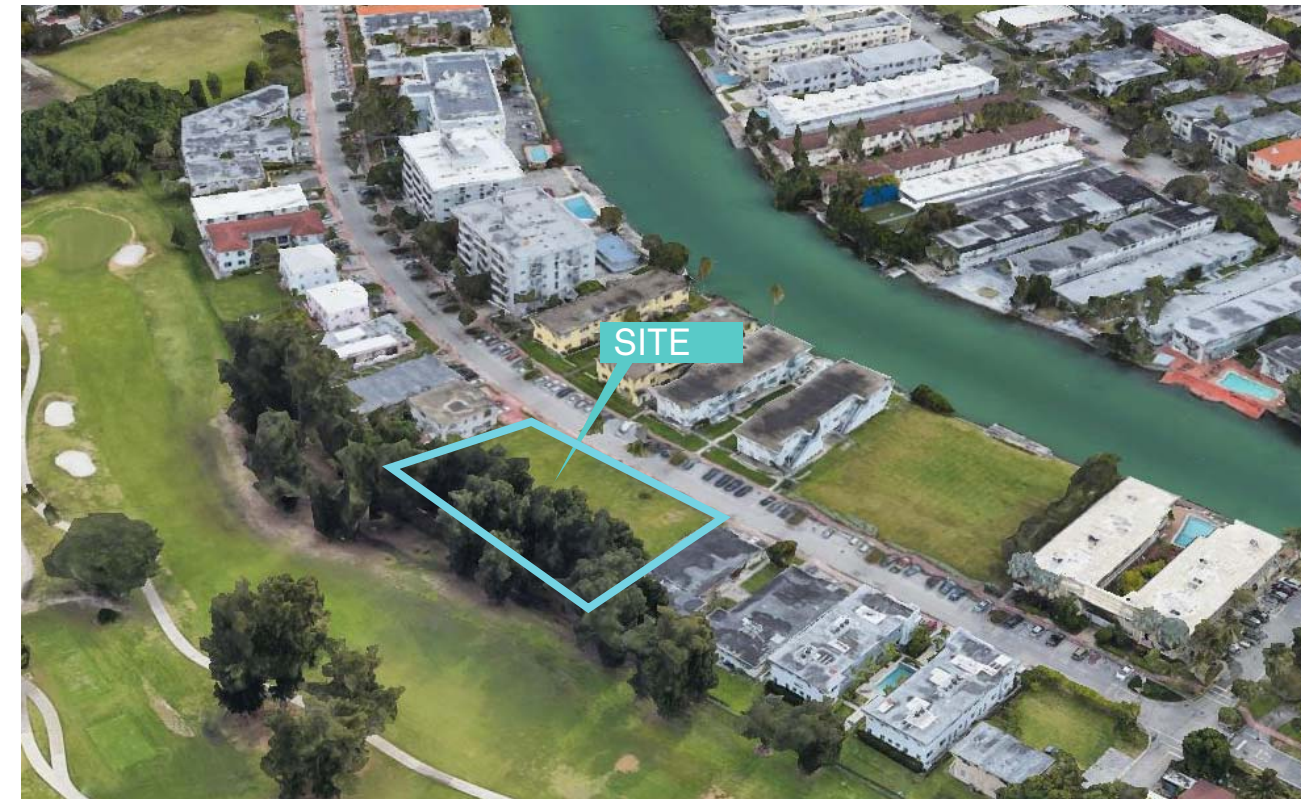


SITE LOCATION / MAP 04

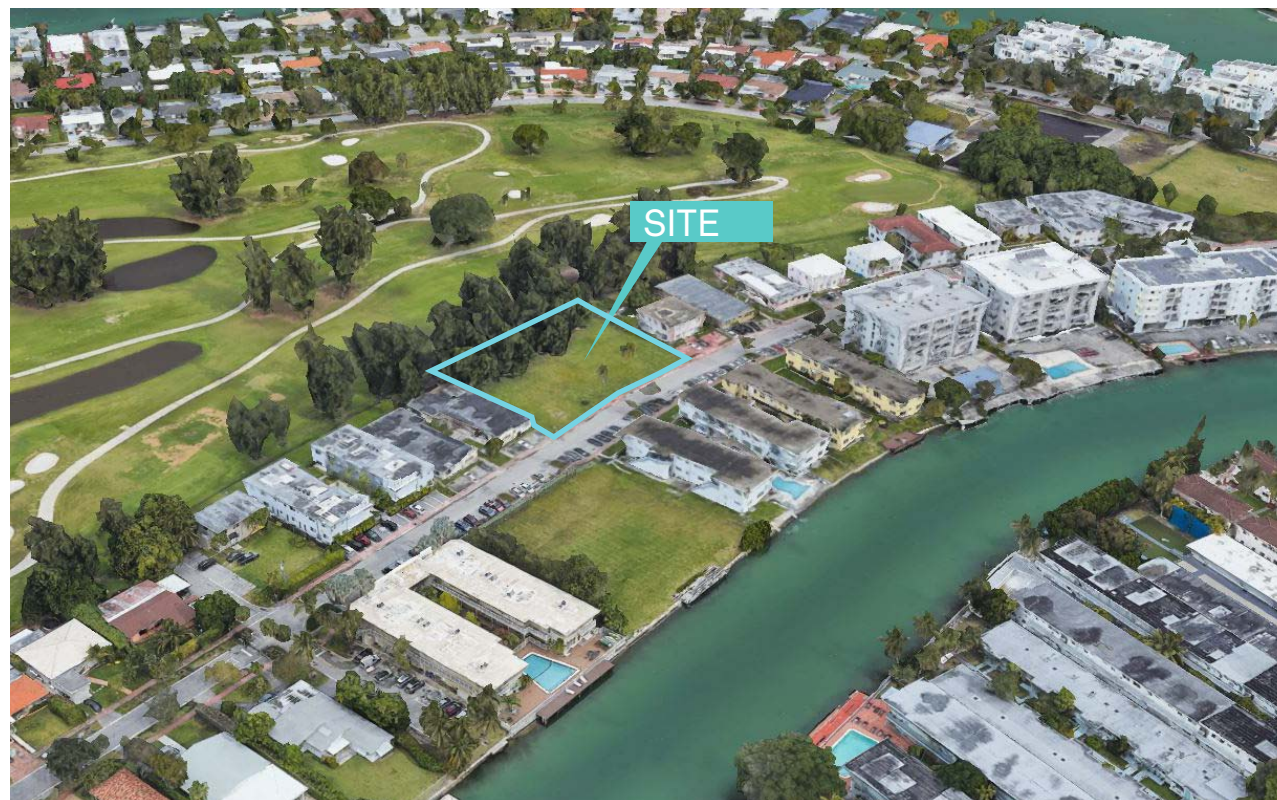
SITE INFORMATION / SITE LOCATION AERIAL



AERIAL VIEW / FROM NORTHEAST



SITE LOCATION / FROM NORTHWEST



AERIAL VIEW / FROM SOUTHWEST



SITE LOCATION / FROM SOUTHWEST

SITE INFORMATION / **CONTEXT PHOTOS**



S. SHORE DRIVE, LOOKING WEST



S. SHORE DRIVE, LOOKING EAST

SITE INFORMATION / PROJECT SITE PHOTO



SITE LOCATION: 165, 175 & 185 S. SHORE DRIVE

PHOTOS TAKEN 03/02/2022

SITE INFORMATION / STREET CONTEXT BUILDINGS LEGEND



SITE INFORMATION / STREET CONTEXT BUILDINGS



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

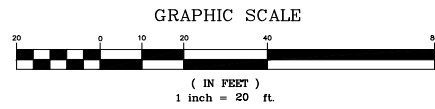
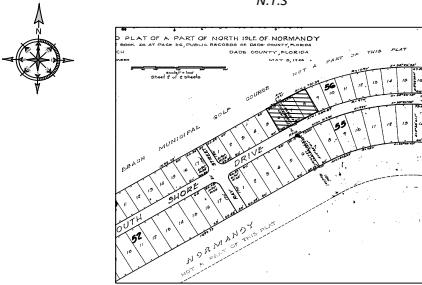


PHOTO 25- #280 & 300

PHOTOS TAKEN 03/02/2022

SITE INFORMATION / **PROPERTY SURVEY**

LOCATION MAP
N.T.S.



BOUNDARY SURVEY

LEGAL DESCRIPTION:
Lot 6, 7, and 8, Block 56, OF NORMANDY GOLF COURSE, according to the Plat thereof, as recorded in Plat Book 44, Page 62, of the Public Records of Miami-Dade County, Florida.

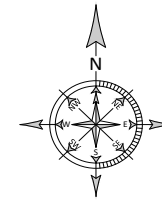
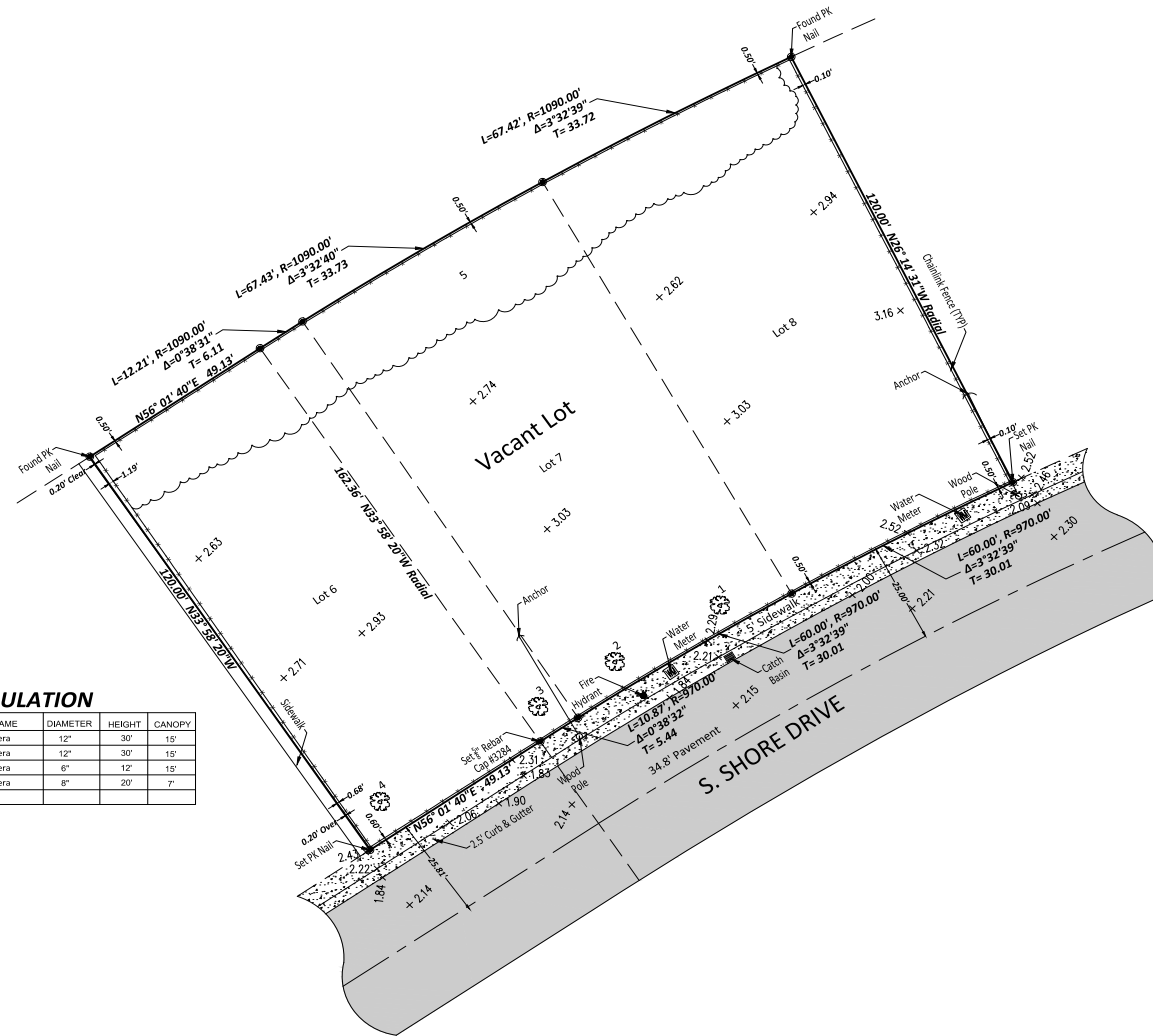
SURVEY FOR:
HOUSING AUTHORITY OF CITY OF MIAMI BEACH

SURVEYOR'S NOTES:

- There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
- Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
- This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
- Location and identification of utilities, if any, are shown in accordance with recorded plat.
- Ownership is subject to opinion of title.
- Type of Survey: BOUNDARY SURVEY
- The herein captioned property was surveyed and described based on the shown legal description: provided by client.
- Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
- This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor of record does not determine ownership of fences. Measurements shown hereon depict physical location of fence.
- Accuracy: The expected use of land as classified in the Minimum Technical Standards (5-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- No attempt has been made to locate any foundation beneath the surface of the ground.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown are assumed and are based on the Northwesterly Right-of-Way of S. SHORE DRIVE, being **N 56°01'40" E**.

TREE TABULATION

NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	CANOPY
①	Coconut Palm	Cocos nucifera	12"	30'	15'
②	Coconut Palm	Cocos nucifera	12"	30'	15'
③	Coconut Palm	Cocos nucifera	6"	12'	15'
④	Coconut Palm	Cocos nucifera	8"	20'	7'
⑤	Pine Tree Cluster	Pinus			



LEGEND

- WATER METER
- CATCH BASIN
- FIRE HYDRANT
- CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- FPL MANHOLE
- BELL SOUTH MANHOLE
- INLET
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- CONCRETE UTILITY POLE
- TRAFFIC BOX
- TREE
- P.B. PLAT BOOK
- PG. PAGE
- SQ.FT. SQUARE FEET
- ± MORE OR LESS
- ELEV. ELEVATION
- INV. INVERT
- CENTERLINE
- CITY OF MIAMI MONUMENT LINE
- PROPERTY LINE
- ENCR. ENCROACHMENT
- (M) MEASURED
- (P) PLAT
- (A) ATLAS SHEET
- OVERHEAD POWER LINES
- WATER MAIN
- SEWER MAIN
- TELEPHONE LINE
- GAS LINE
- CHAIN LINK FENCE
- BACKFLOW PREVENTER
- HANDICAP PARKING
- ELECTRIC BOX
- COLLIMIN
- TBM TEMPORARY BENCH MARK
- STREET LIGHT POLE

ELEVATION NOTE: (IF REQUESTED AND SHOWN)
1. -0.00' Indicates existing Elevations
2. Elevations are referred to the North American Vertical Datum of 1988

BENCHMARK INFORMATION: NAME: A-23-R. DESCRIPTION: BRASS BAR IN TOP OF CATCH BASIN AT SW CORNER OF INTERSECTION. LOCATION: NORMANDY DRIVE --- 307' SOUTHERLY OF C/L. NUT NOTE DAME --- 62.5' WEST OF C/L. ELEVATION: (+3.80' NGVD)(+22.6' MVD)

FOR THE FIRM
DATE: _____
SIGNED: _____
WALDO F. PAEZ, A.S.M. No. 3284
STATE OF FLORIDA

DELTA MAPPING & SURVEYING, INC.
1200 S.W. 132 Avenue, Suite 117
Miami, Florida 33186
PHONE: (784) 427-3024 FAX: (784) 392-1123

1
OF 1 SHEET(S)
SURVEY DATE:
12-14-2021
JOB NO.:
21-0433

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:

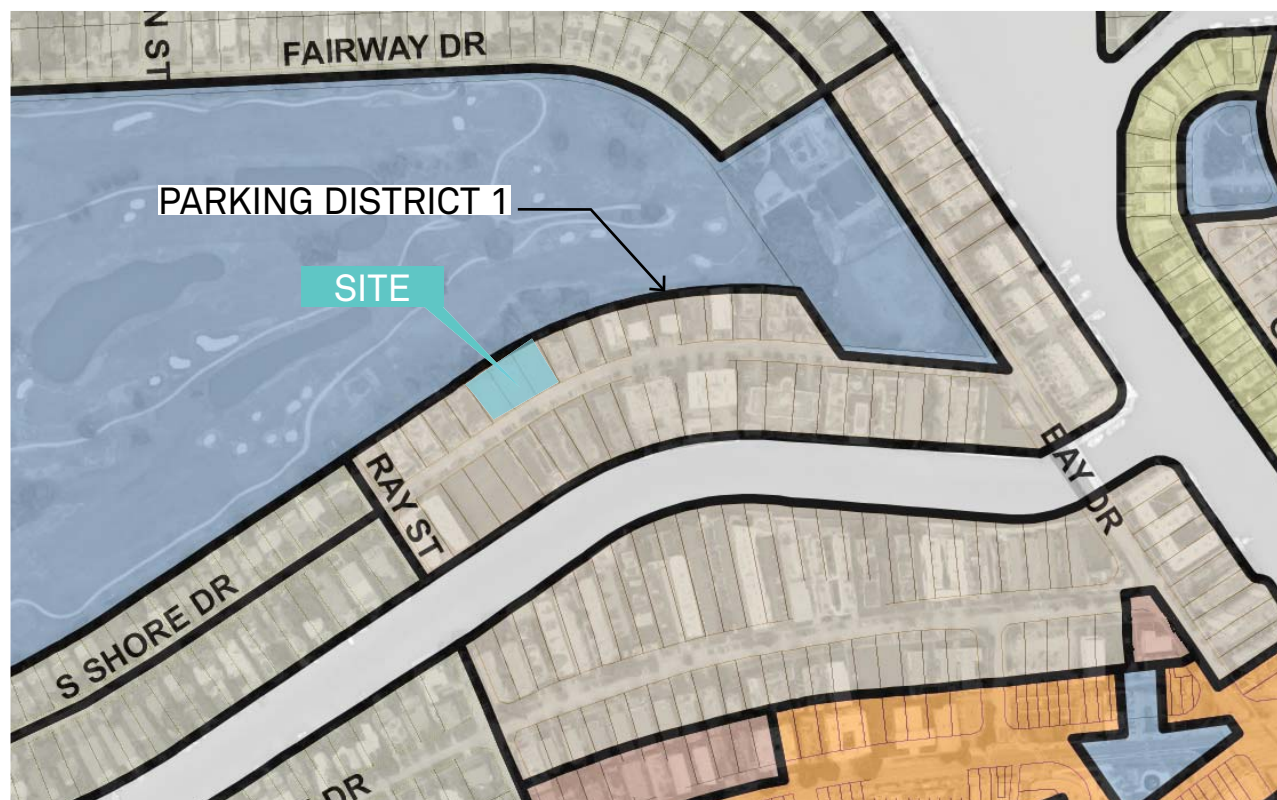
SITE INFORMATION / ZONING MAPS



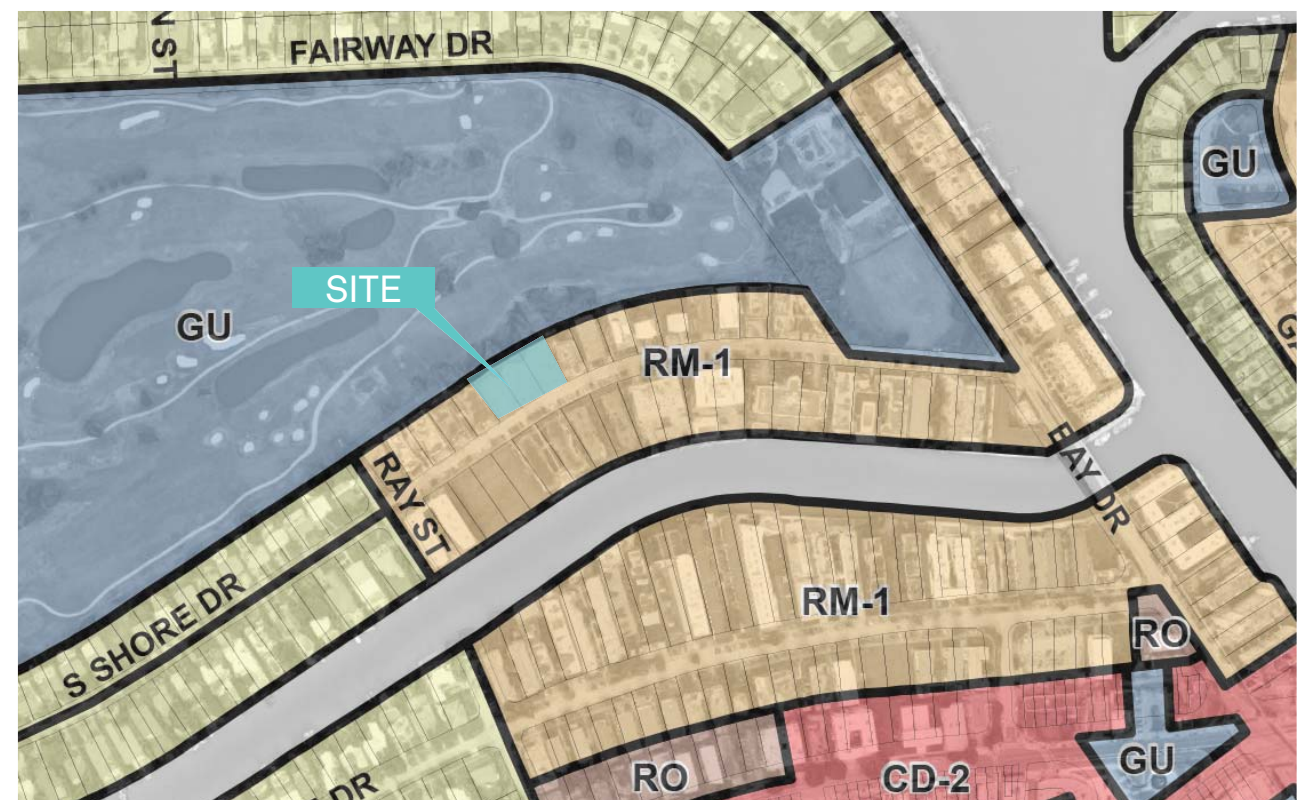
S. SHORE DRIVE VOLUMETRIC AERIAL MAP



NORMANDY ISLE HISTORICAL DISTRICT MAP

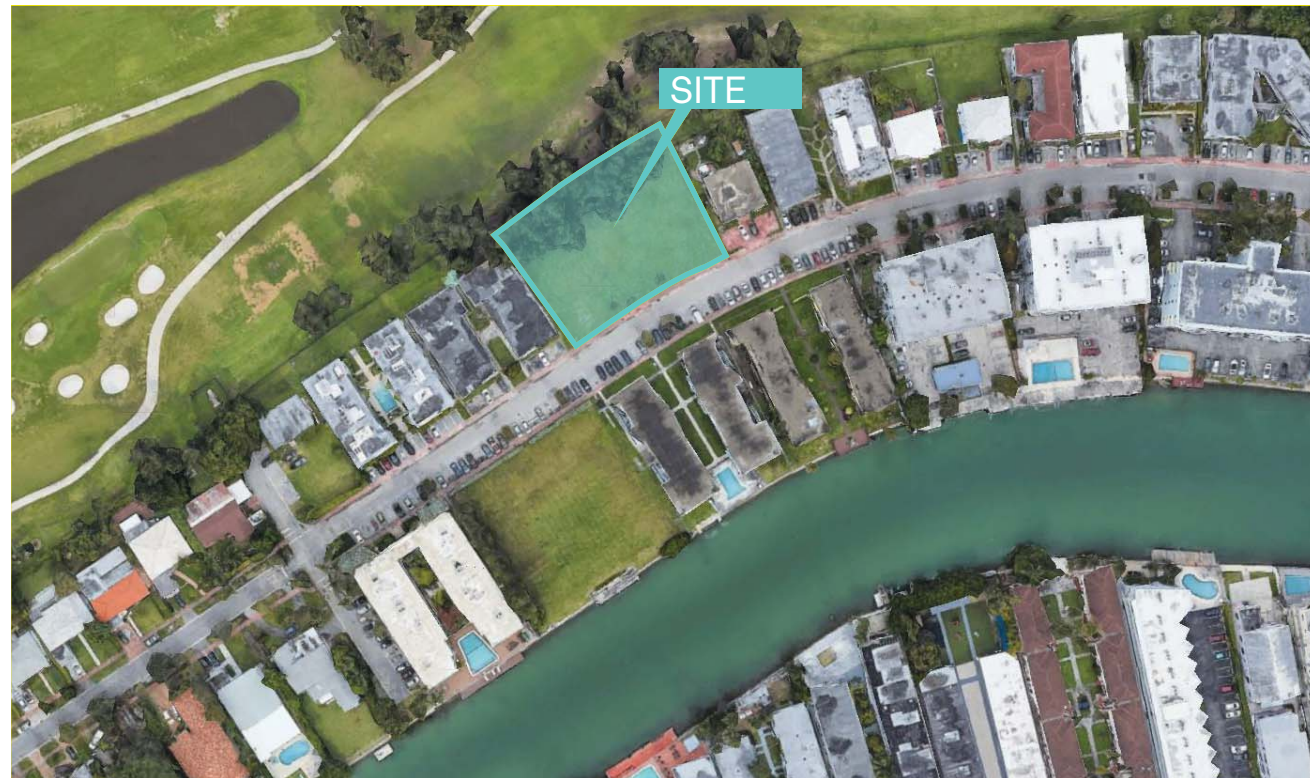


PARKING DISTRICT 1 MAP



PRIMARY ZONING DISTRICT: RM-1

SITE INFORMATION / ZONING DATA TABLE



MIAMI BEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	165,175 & 185 S SHORE DR., MIAMI BEACH, FL 33141		
2	Board and file numbers:			
3	Folio number(s):	02-3203-007-1360, 02-3203-007-1370, 02-3203-007-1380		
4	Year constructed:	N/A	Zoning District:	RM-1
5	Based Flood Elevation:	8' req. 10' provided	Grade value in NGVD:	4.5'
6	Adjusted grade (Flood+Grade/2):	(10'+4.5')/2= 7.25'	Lot Area:	22, 570 SF (0.52 ACRE)
7	Lot width:	182'-8" avg.	Lot Depth:	120'
8	Minimum Unit Size	405 SF	Average Unit Size	405 SF
9	Existing use:	EMPTY LOT	Proposed use:	MULTY FAMILY ELDERLY HOUSING

	Zoning Information / Calculations	Maximum	Existing	Proposed	Deficiencies
10	Height	45'	N/A	41'	
11	Number of Stories	N/A	N/A	4	
12	FAR	28,213 SF	N/A	28,173 SF	
13	Gross square footage	147,600 SF	N/A	29,921 SF	
14	Square Footage by use	N/A	N/A	Parking: 7,463 SF Residential: 22,438 SF	
15	Number of units Residential	56	N/A	49	
16	Number of units Hotel	N/A	N/A	N/A	
17	Number of seats	N/A	N/A	N/A	
18	Occupancy load	N/A	N/A	230	

	Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:					
19	Front Setback:	N/A	N/A	N/A	N/A
20	Side Setback:	N/A	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing street:	N/A	N/A	N/A	N/A
23	Rear Setback:	N/A	N/A	N/A	N/A
At Grade Parking:					
24	Front Setback:	20'	N/A	22'-7 1/2"	
25	Side Setback:	(8%) 14'-7" avg.	N/A	19'-2"	
26	Side Setback:	(8%) 14' -7" avg.	N/A	15'-10 1/2"	
27	Side Setback facing street:	N/A	N/A	N/A	
28	Rear Setback:	5'	N/A	5'	
Pedestal:					
29	Front Setback:	20'	N/A	20'	
30	Side Setback:	(8%) 14'-7" avg.	N/A	19'-3"	

SITE INFORMATION / ZONING DATA TABLE



Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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31	Side Setback:	(8%) 14'-7" avg.	N/A	18'-4"	
32	Side Setback facing street:	N/A	N/A	N/A	
33	Rear Setback:	5'	N/A	5'	
	Tower:				
34	Front Setback:	N/A	N/A	N/A	
35	Side Setback:	N/A	N/A	N/A	
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback facing street:	N/A	N/A	N/A	
38	Rear Setback:	N/A	N/A	N/A	-7'

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	SENIOR HOUSING(N/A)	N/A	N/A	
40	Total # of parking spaces	0	N/A	24	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
43	Parking Space Dimensions	N/A	N/A	8'-6" X 18'-0"	
44	Parking Space configuration (45o, 60o, 90o, Parallel)	N/A	N/A	90	
45	ADA Spaces	N/A	N/A	1	
46	Tandem Spaces	N/A	N/A	0	
47	Drive aisle width	N/A	N/A	22'	
48	Valet drop off and pick up	N/A	N/A	N/A	
49	Loading zones and Trash collection areas	N/A	N/A	1	
50	Bicycle parking, location and Number of racks	N/A	N/A	10 covered, 9 uncovered	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	
52	Number of seats located outside on private property	N/A	N/A	N/A	
53	Number of seats inside	N/A	N/A	N/A	
54	Total number of seats	N/A	N/A	N/A	



Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
56	Total occupant content	N/A	N/A	N/A	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
58	Proposed hours of operation	N/A			
59	Is this an NIE? (Neighborhood Impact establishment, see CMB 141-1361)	NO			
60	Is dancing and/or entertainment proposed? (see CMB 141-1361)	N/A			
61	Is this a contributing building?	N/A			
62	Located within a Local Historic District?	YES			
	Additional data or information must be presented in the format outlined in this section				

Notes:
If not applicable write N/A

MATERIAL PALETTE / MIMO COLOR INSPIRATION



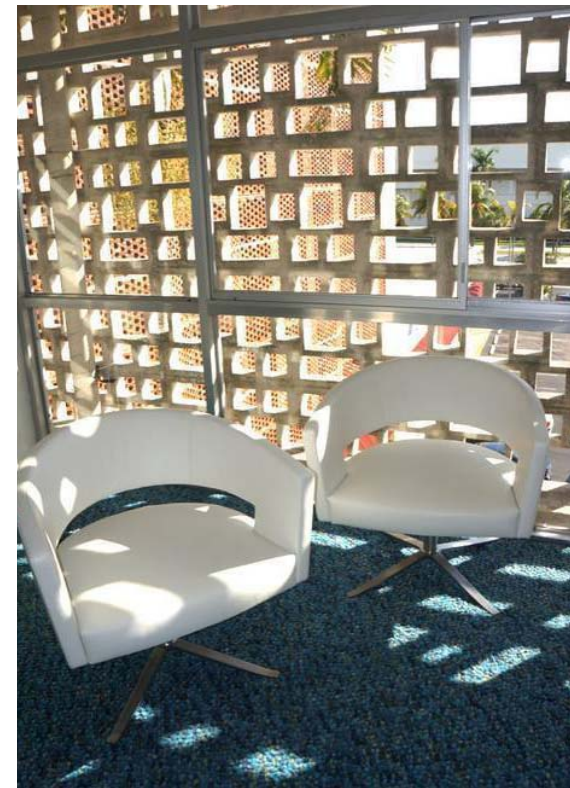
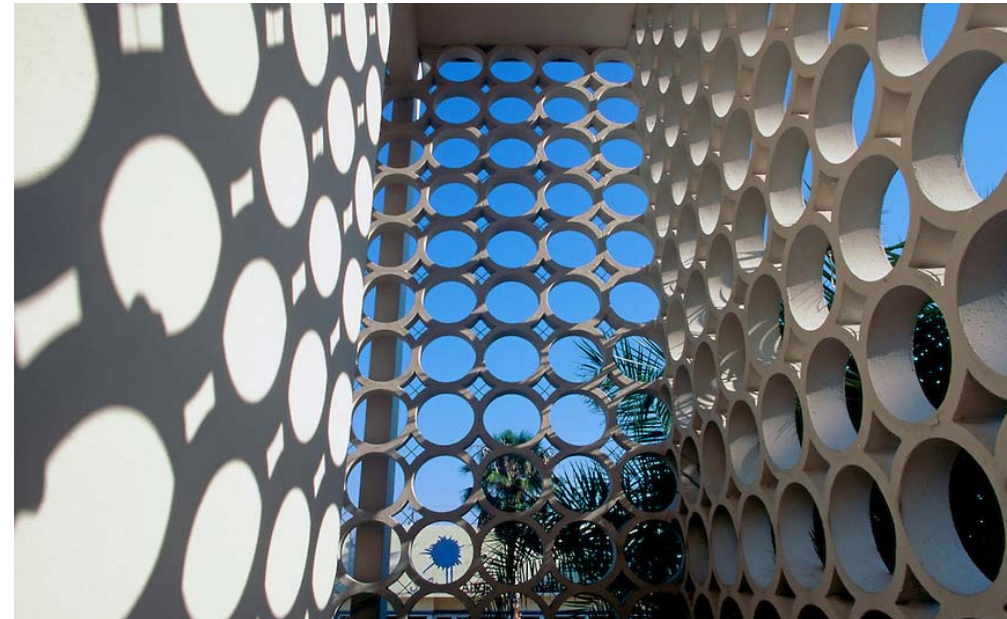
COLOR / DOCKSIDE



MATERIAL PALETTE / BREEZE BLOCK



MATERIAL PALETTE / MIMO BREEZE BLOCK



MATERIAL PALETTE / MIMO SIGNAGE



MATERIAL PALETTE / EXTERIOR FINISHES

EXTERIOR FINISHES



1. STUCCO SAND FINISH
DOCKSIDE | DE5806

2. GLITTER GLASSCHIP
N/A | BON



3. TESSELLE BREEZE BLOCK
LILY WHITE | INCLINE NATURAL CEMENT



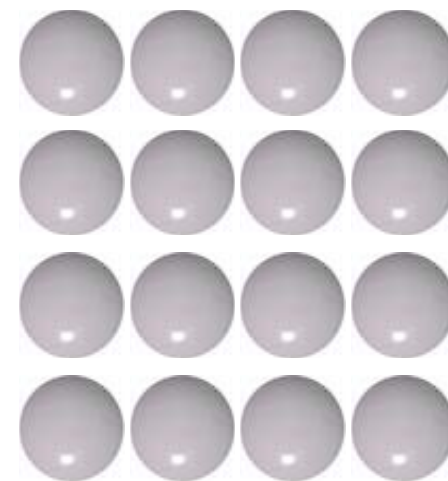
WINDOW BOX / ALUM. FINS

4. ACCENT COLOR, PAINT
DOCKSIDE | DE5806

TILE OPTIONS



5. TESSELLE CEMENT TILE
8" SQUARE TILE



6. CERAMIC MARKER
4" ROUND WHITE W REFLECTOR
STOP-PAINTING

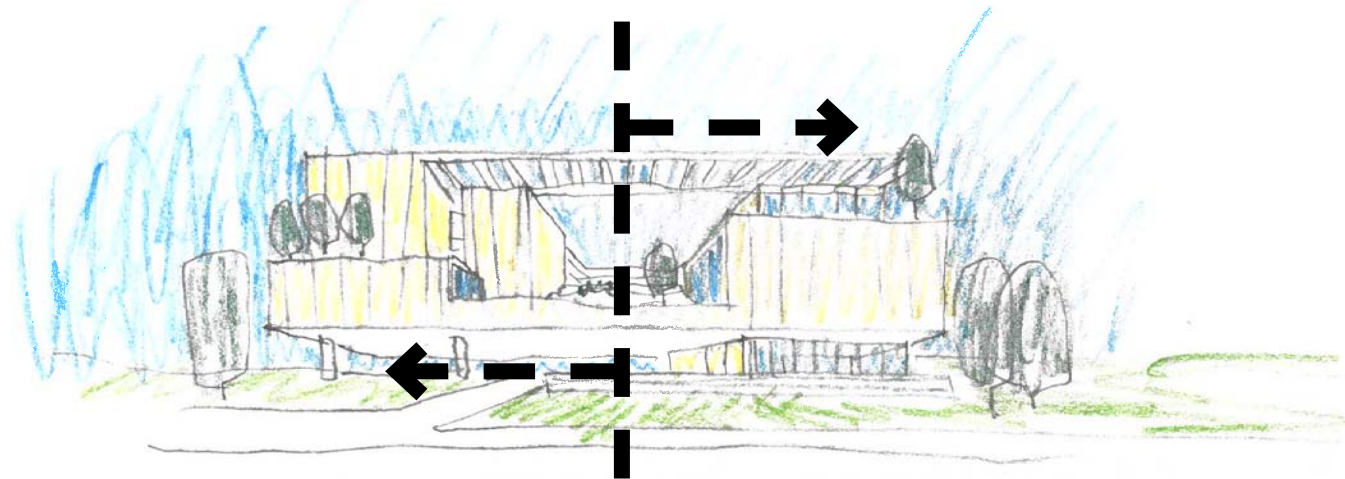


7. CONCRETE
SEALED | TBD

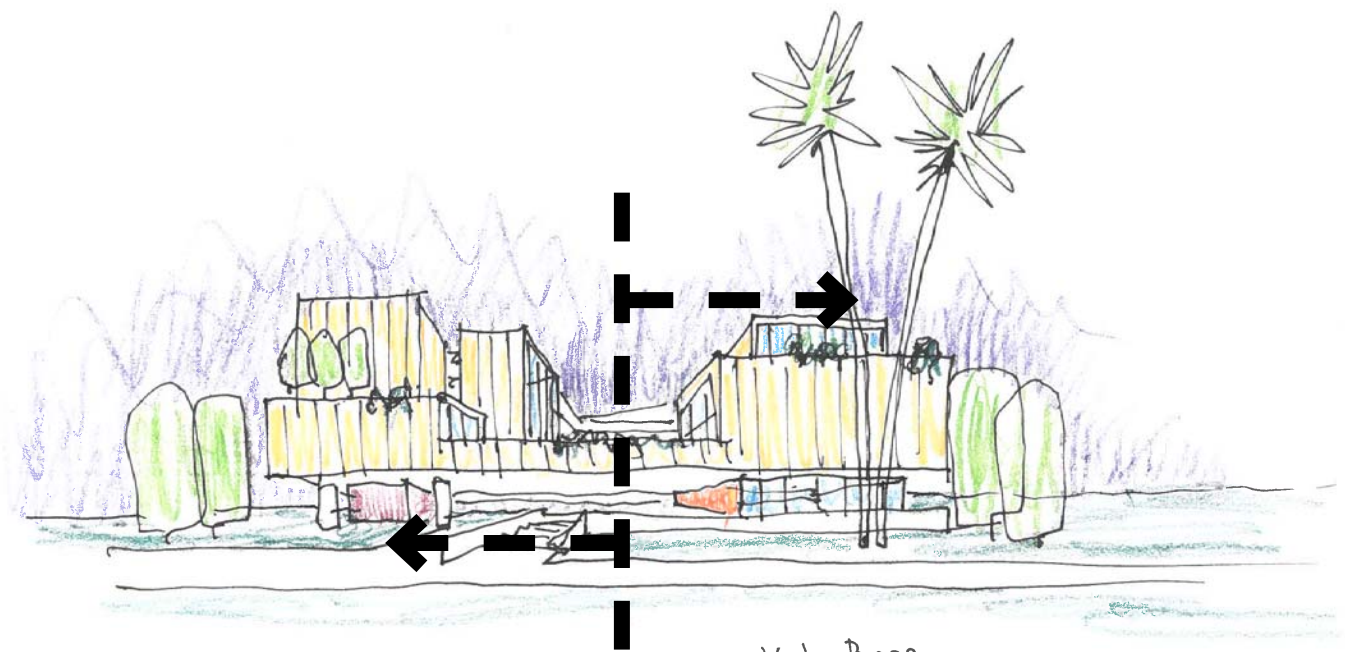


8. EXTERIOR FENCING, ALUMINUM
GREY | CUSTOM

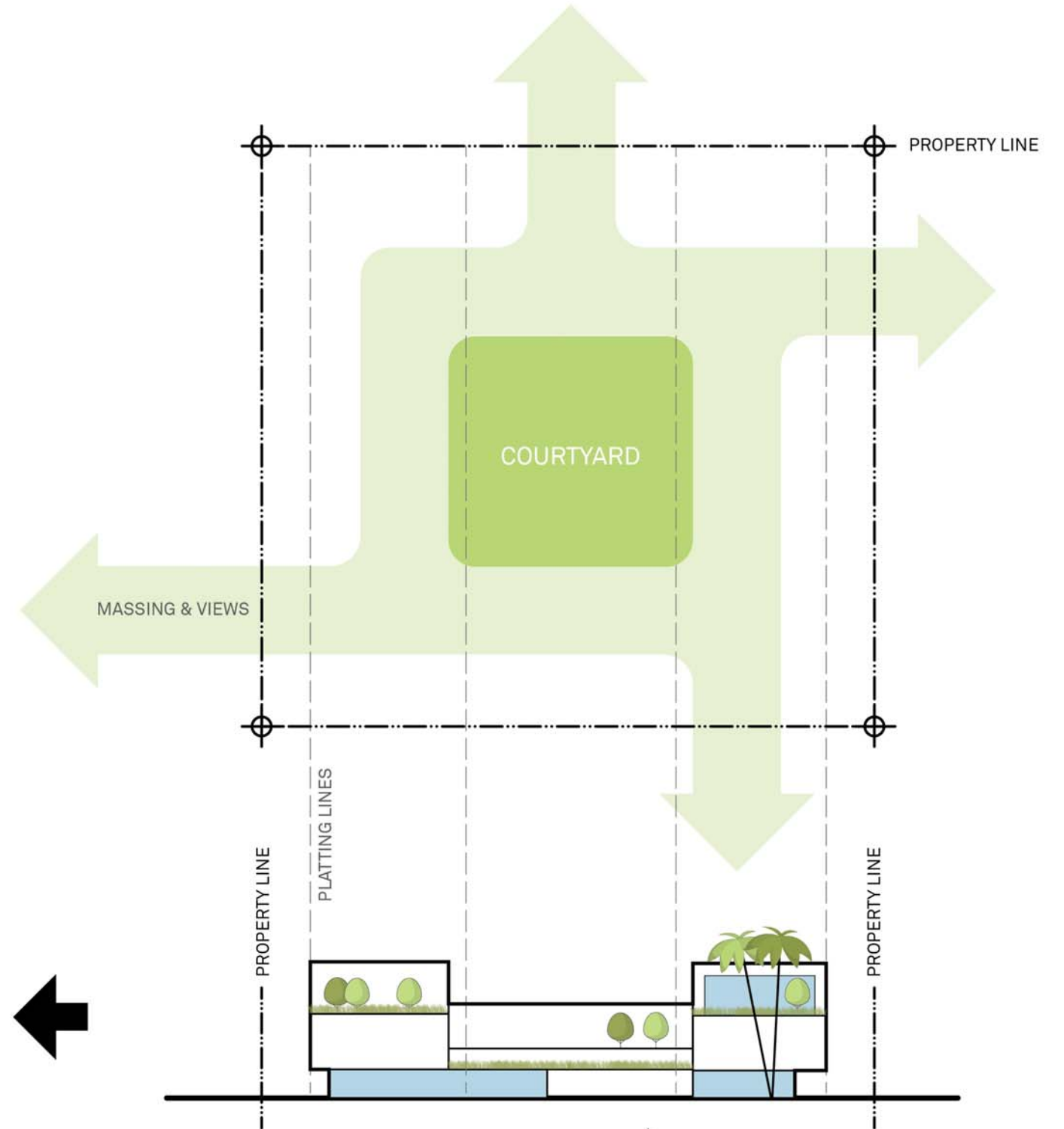
CONCEPT / MASSING ARTICULATION



Vista Breeze
Miami Beach.

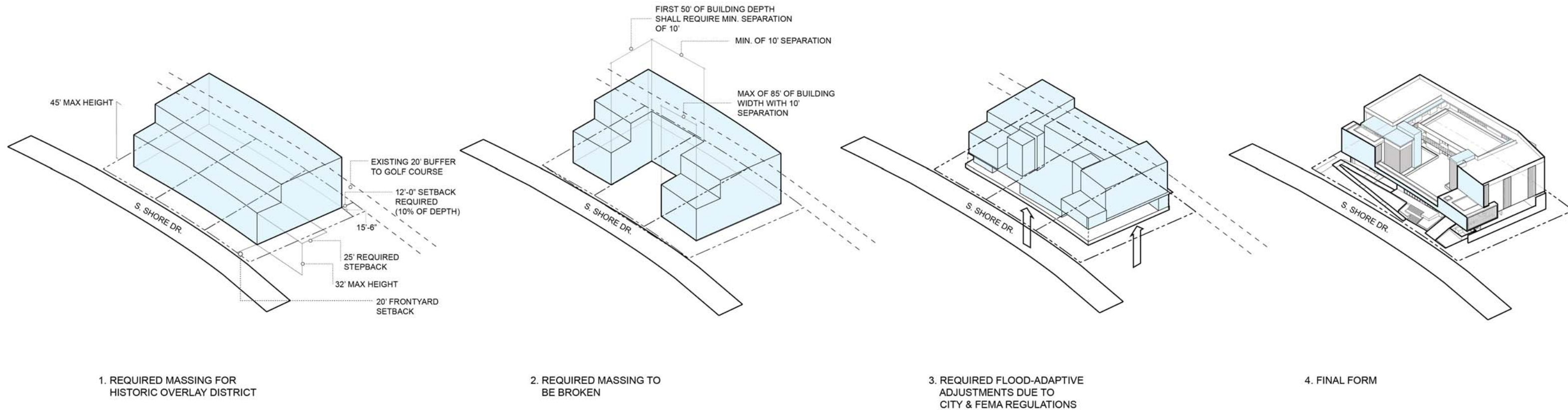


Vista Breeze
Miami Beach, FL
10 Jan 2022
Scarpa



MASSING ARTICULATION IS BROKEN BASED UPON ORIGINAL PLATTING

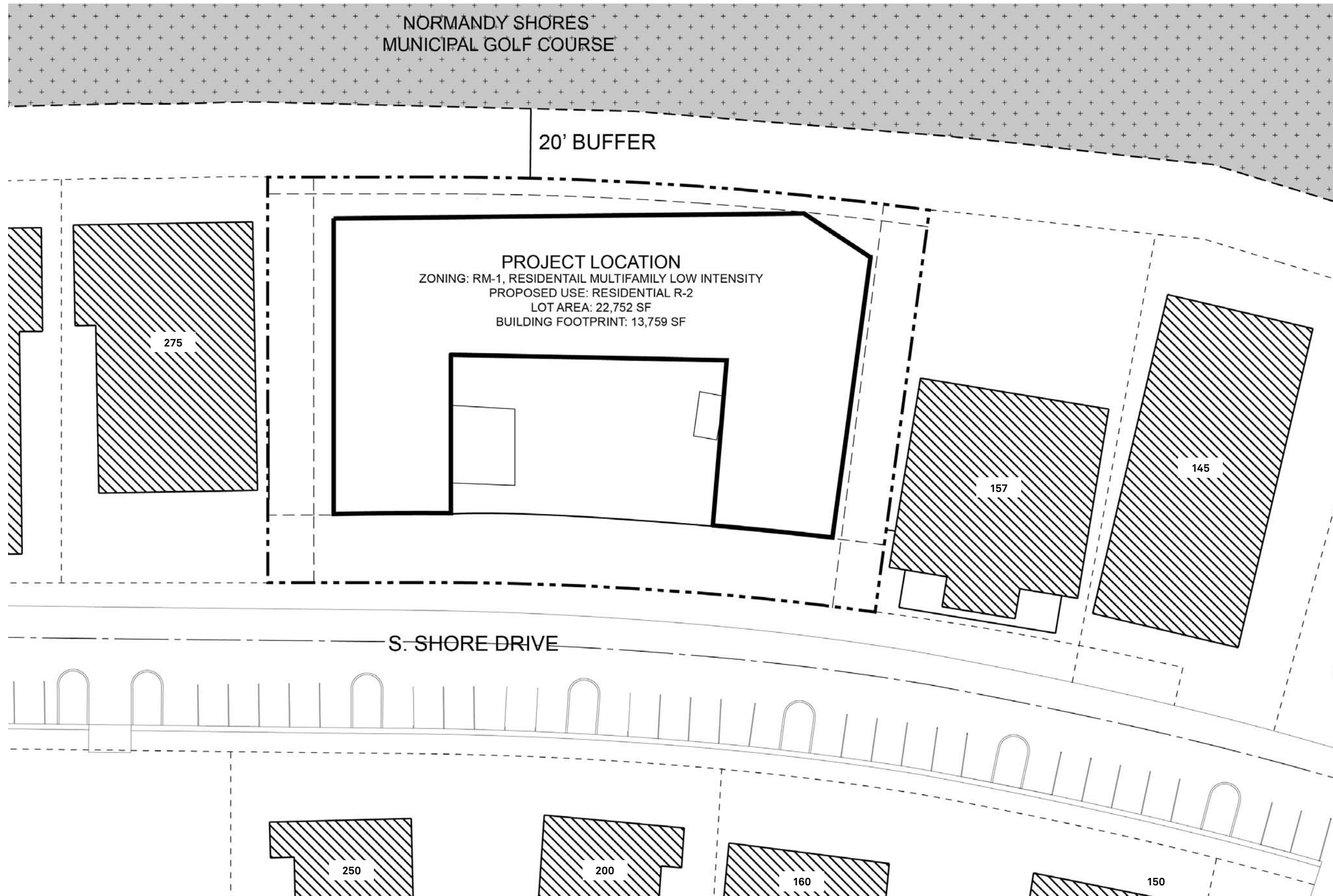
CONCEPT / MASSING ARTICULATION DIAGRAM



DESIGN / FRONT ELEVATION



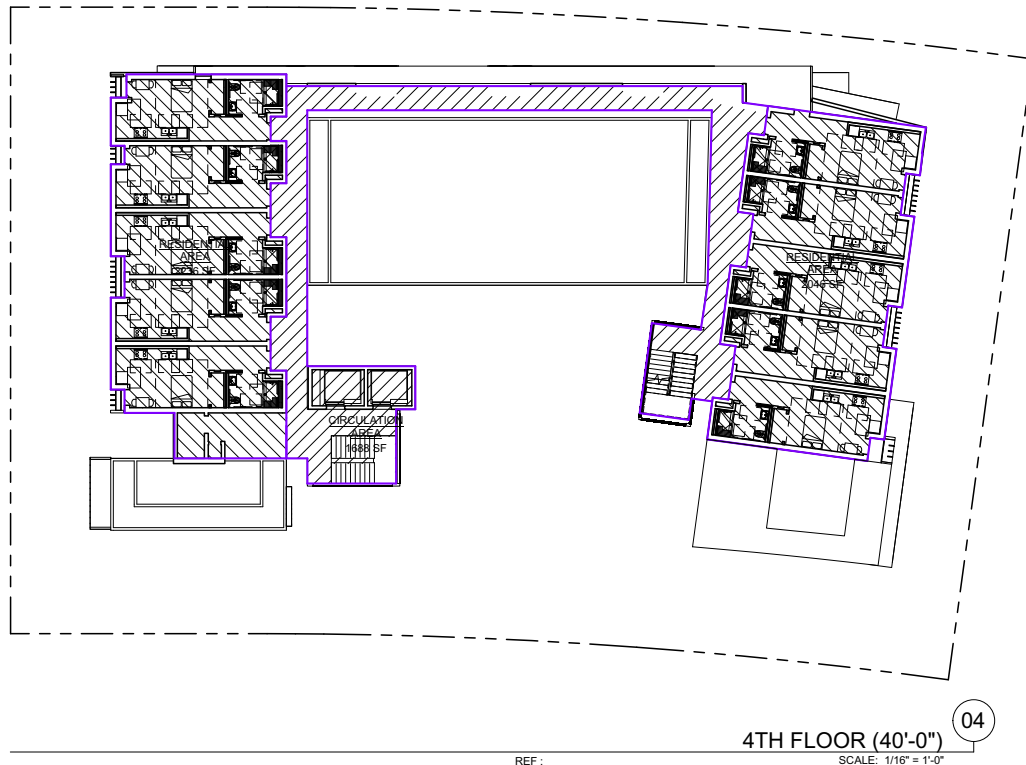
DESIGN/ **CONTEXT PLAN**



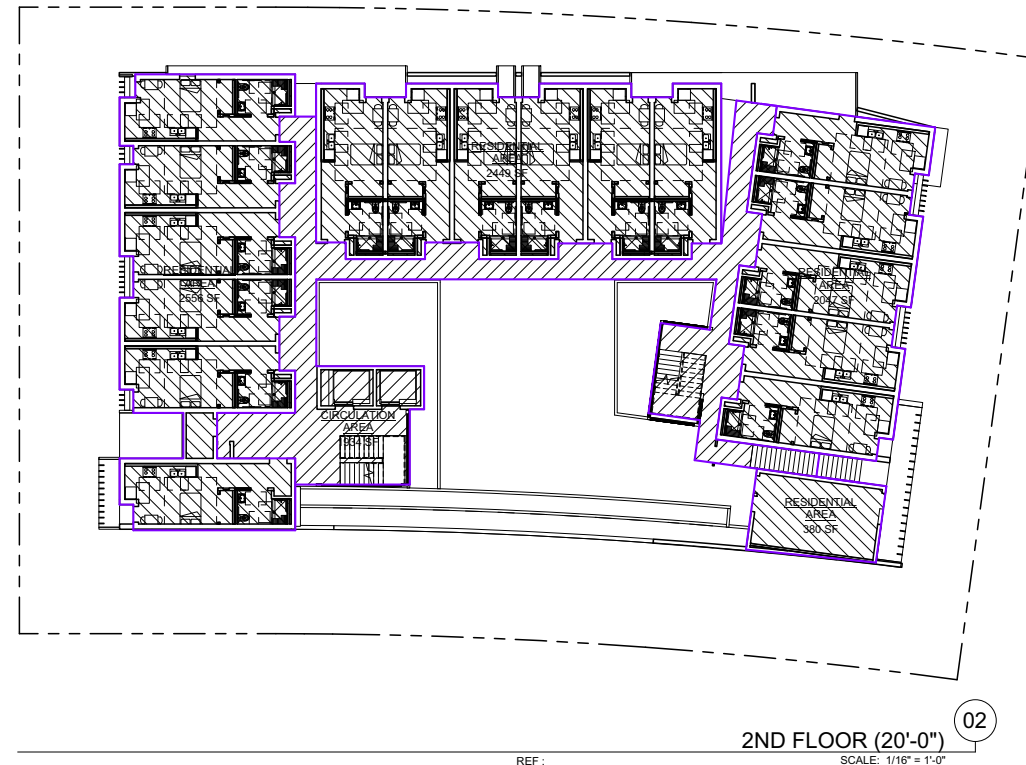
SITE PLAN
SCALE: 1/16"=1'-0"



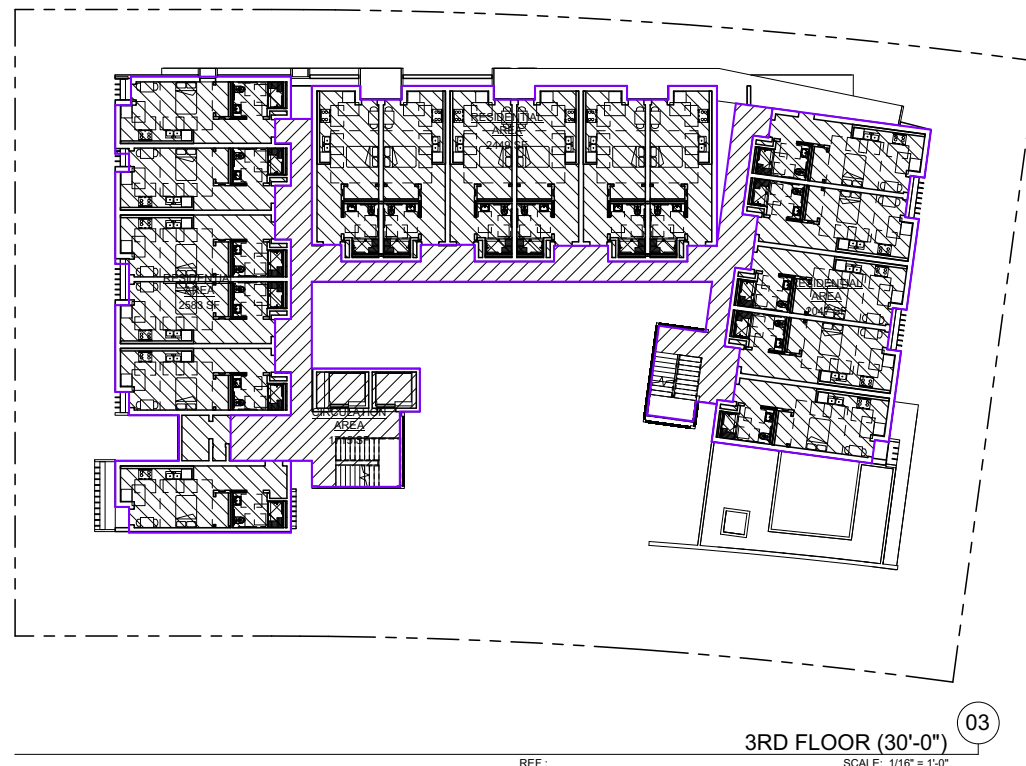
DESIGN / F.A.R DIAGRAMS



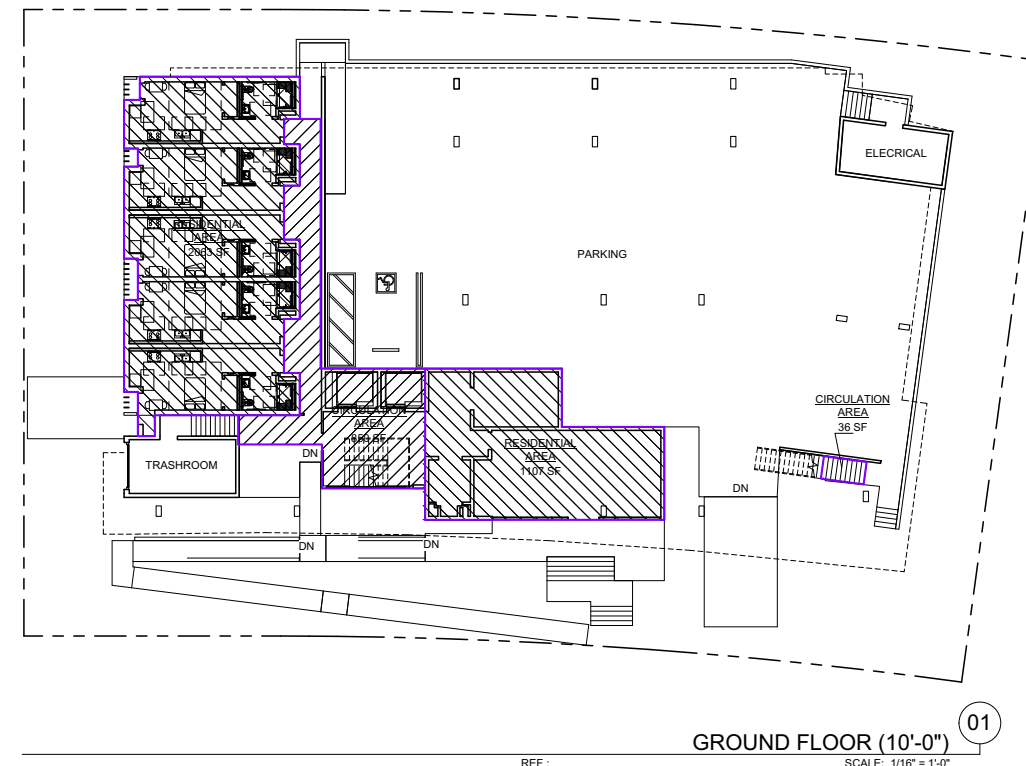
CIRCULATION AREA	1,887.6 SF
RESIDENTIAL AREA	4,281.6 SF



CIRCULATION AREA	1,934.2 SF
RESIDENTIAL AREA	7,432.4 SF



CIRCULATION AREA	1,714.6 SF
RESIDENTIAL AREA	7,079.8 SF



CIRCULATION AREA	885.6 SF
RESIDENTIAL AREA	3,170.1 SF

SEC. 142-155. - DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS.

Max. FAR: 1.25

LOT #1: Golf Course Side
lot size of 22,570 sf per RFP x 1.25 = 28,213 sf max. area allowed

	CIRCULATION AREA
	RESIDENTIAL AREA

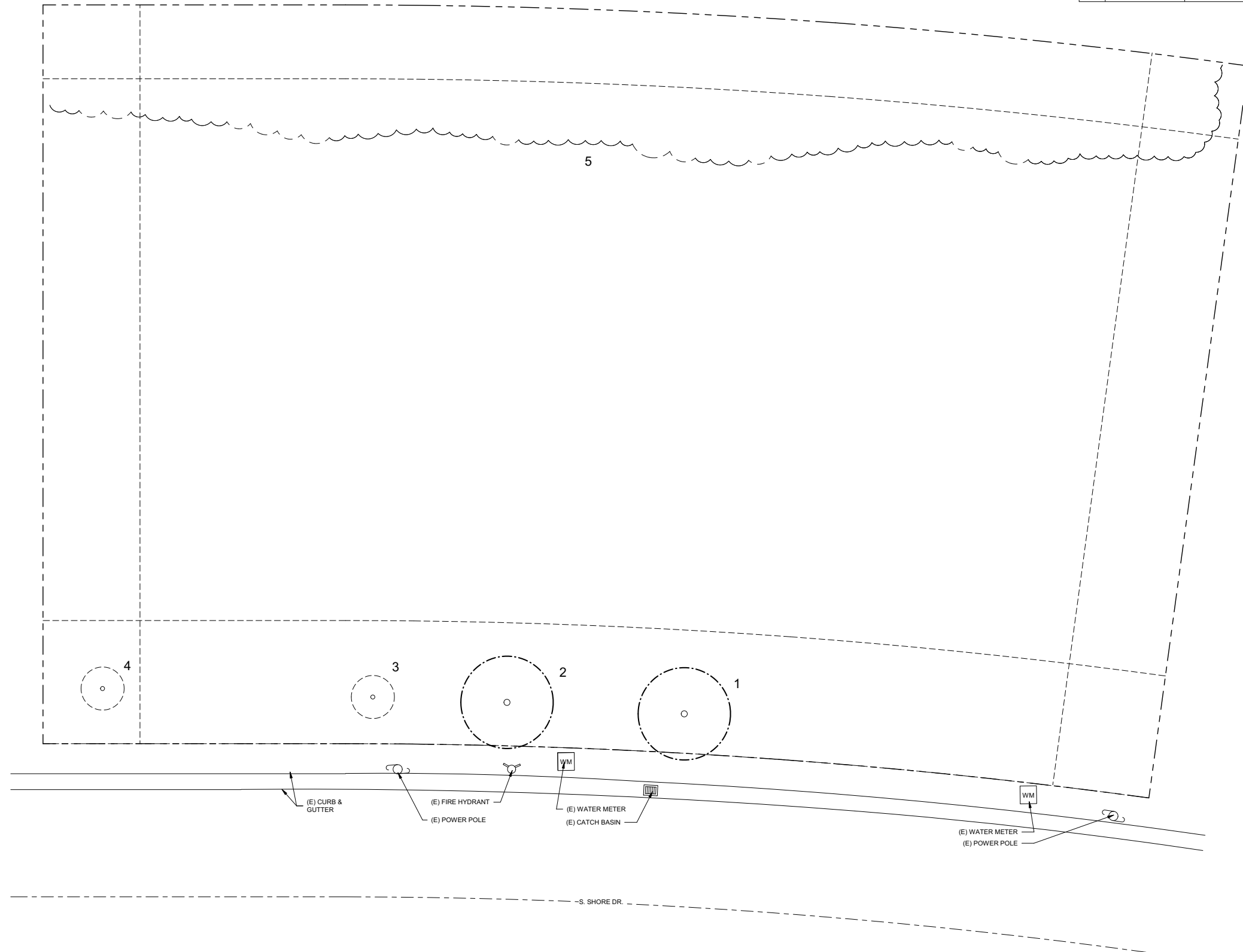
GROSS FLOOR AREA	
GROUND FLOOR	4,055.6 SF
SECOND FLOOR	9,366.6 SF
THIRD FLOOR	8,794.4 SF
FOURTH FLOOR	5,969.2 SF
TOTAL	28,185.8 SF

MAX. ALLOWED : 28,213 SF

DESIGN/ FLOOR PLANS

ITEM	SPECIFIC NAME	COMMON NAME	HEIGHT (+/-) (FT)	SPREAD (+/-) (FT)	DBH (IN)	DISPOSITION	NOTES
1	COCOS NUCIFERA	COCONUT PALM	30'	15'	12"	RELOCATE	WITHIN CONSTRUCTION AREA
2	COCOS NUCIFERA	COCONUT PALM	30'	15'	12"	RELOCATE	WITHIN CONSTRUCTION AREA
3	COCOS NUCIFERA	COCONUT PALM	12'	15'	6"	REMOVE	WITHIN CONSTRUCTION AREA
4	COCOS NUCIFERA	COCONUT PALM	20'	7'	8"	REMOVE	WITHIN CONSTRUCTION AREA
5	CASUARINA SPP.	AUSTRALIAN PINE CLUSTER	-	-	-	REMAIN	REMOVE WERE REQ. WITHIN CONSTRUCTION AREA

LEGEND	
	(E) TREE TO REMAIN
	(E) TREE TO BE REMOVED
	(E) TREE TO BE RELOCATED



TREE DISPOSITION PLAN
SCALE: 1/16"=1'-0"



DESIGN/ LANDSCAPE PLAN



QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
PALMS				
2	CP	COCOS NUCIFERA	COCONUT PALM	EXISTING PALMS TO BE RELOCATED
LARGE STREET TREES				
6	BS	*QUERCUS VIRGINIANA	LIVE OAK	45 GAL., 3" CAL., 12' PLANTED HT. MIN. X 6" SP. MIN.
3	SM	*SWIETENIA MAHOGONI	MAHOGANY	45 GAL., 3" CAL., 12' PLANTED HT. MIN. X 6" SP. MIN.
LARGE TREES				
1	QV	*QUERCUS VIRGINIANA	LIVE OAK	45 GAL., 3" CAL., 12' PLANTED HT. MIN. X 6" SP. MIN.
9	CE	*CONOCARPUS ERECTUS	GREEN BUTTWOOD	MULTI TRUNK SPECIMEN, 24' HT. MIN. X 14" SP. MIN.
5	BS	*BURSERA SIMARUBA	GUMBO LIMBO	45 GAL., 3" CAL., 12' PLANTED HT. MIN. X 6" SP. MIN.
SMALL TREES & LARGE SHRUBS				
35	MF	*MYRSANTHES FRAGRANS	SIMPSON'S STOPPER	25 GAL., 6" PLANTED HT. MIN. X 4' - 5' SPREAD, BUSH FORM, FULL TO BASE
SHRUBS				
TBD	XP	XANADU PHILODENDRON	WINTERBOURN	3 GAL., 30" PLANTED HT. MIN., 36" O.C
TBD	CH	*CHRYSOBALANUS ICACO	HORIZONTAL COCOPLUM	7 GAL., 18" SPREAD MIN. FULL ROUNDED HEADS, 30" O.C
GROUND COVER				
TBD	CE	COLOCASIA ESCULENTA	TARO	3 GAL., 30" PLANTED HT. MIN., 48" O.C
TBD	PS	*PHYMATOSORUS SCOLOPENDRIA	WART FERN	3 GAL., 15" PLANTED HT. MIN. X 15" SP. MIN. FULL TO BASE
TBD	ZP	*ZAMIA PUMILA	COONTIE	7 GAL., 24" PLANTED HT. MIN. X 24" SP. MIN., 36" O.C
ORNAMENTAL GRASSES				
TBD	TDA	*TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GALLON 30" PLANTED HT. MIN., HEAVY FULL, 36" O.C

* DENOTES FLORIDA NATIVE SPECIES

NOTE:

- Plants installed pursuant to this Code shall conform to, or exceed, the minimum standards for Florida Number One as provided in the most current edition of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.
- Landscape Architect to locate Relocated palms not listed in Plant List on property, location TBD
- Contractor shall coordinate on-site layout visits with the Landscape Architect two (2) weeks prior to installation
- Plant quantities are provided for convenience. When discrepancies arise between the planting plans and plant list occur the planting plan shall take precedence.

*NOTE: TREE MITIGATION NOT REQUIRED

LEGEND



CITY OF MIAMI BEACH LANDSCAPE AREA CALCULATIONS			
ZONING DISTRICT: RM-1	LOT AREA: 22,570 SF	ACRES: 0.52	
OPEN SPACE		REQUIRED	PROVIDED
A	SQUARE FEET OF REQUIRED OPEN SPACE AS INDICATED ON SITE PLAN: LOT AREA (30%)	6,771 SF	6,893 SF
LAWN AREA CALCULATION			
A	SQUARE FEET OF LANDSCAPE OPEN SPACE REQUIRED: MAXIMUM LAWN AREA PERMITTED (30%)	2,031 SF	N/A
TREES			
A	NUMBER OF TREES REQUIRED PER LOT OR NET LOT ACRE, LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS=28 PER LOT	15	15
B	% NATIVE REQUIRED: NUMBER OF TREES PROVIDED X 30%	8	15
C	% LOW MAINTENANCE/DROUGHT AND SALT TOLERANT REQUIRED: NUMBER OF TREES PROVIDED X 50%	12	15
D	STREET TREES (MAX. AVG.SPACING OF 20' O.C.): 80LF	9	9
E	TOTAL TREES REQUIRED (LOT AND STREET)	24	24
SHRUBS			
A	NUMBER OF SHRUBS REQUIRED : SUM OF LOT AND STREET TREES X 12	288	288 MIN.
B	% NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 50%	144	144 MIN.
LARGE SHRUBS OR SMALL TREES			
A	NUMBER OF LARGE SHRUBS OR SMALL TREES REQUIRED: NUMBER OF REQUIRED SHRUBS X 10%	29	35
B	% NATIVE LARGE SHRUBS OR SMALL TREES REQUIRED: NUMBER OF LARGE SHRUBS OR SMALL TREES PROVIDED X 50%:	15	35

LANDSCAPE PLAN

SCALE: 1/16"=1'-0"

DESIGN/ FLOOR PLANS

LANDSCAPE CALCULATION

SECTION: 142-870.17(d)

NEW CONSTRUCTION SHALL BE DESIGN TO INCORPORATE NATURALLY LANDSCAPED AREAS AT THE GROUND LEVEL, IN ADDITION TO THE MINIMUM SETBACK REQUIRMENTS, WHICH IS EQUAL TO OR GREATER THAN FIVE PERCENT OF THE TOTAL LOT AREA.

TOTAL LOT AREA: 22,571.9 SF

$22,571.9 \text{ SF} \times 5\% = 1,128.6 \text{ SF}$

1,805 SF > 1,128.6 SF



LANDSCAPE 5% DIAGRAM
SCALE: 1/16"=1'-0"



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

LOW SHURBS/
GRASSES



Taro
Colocasia esculenta



Fakahatchee Grass
Tripsacum dactyloides



Winterbourn
Xanadu philodendron



Coontie
Zamia integrifolia



Wart Fern
Phymatosorus scolopendria

HARDSCAPE



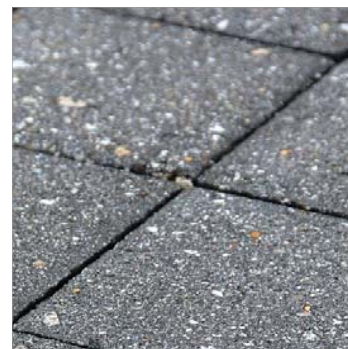
Miami Beach Red
Concrete Sidewalk



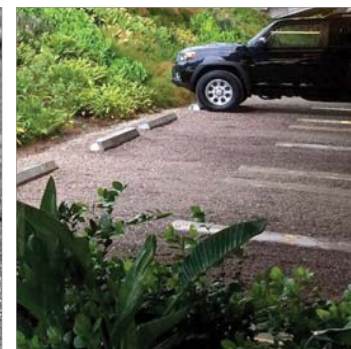
Rock Salt Concrete
Finish



Acid Etch Concrete Finish



Asphalt Block Pavers



Gravel Pave System



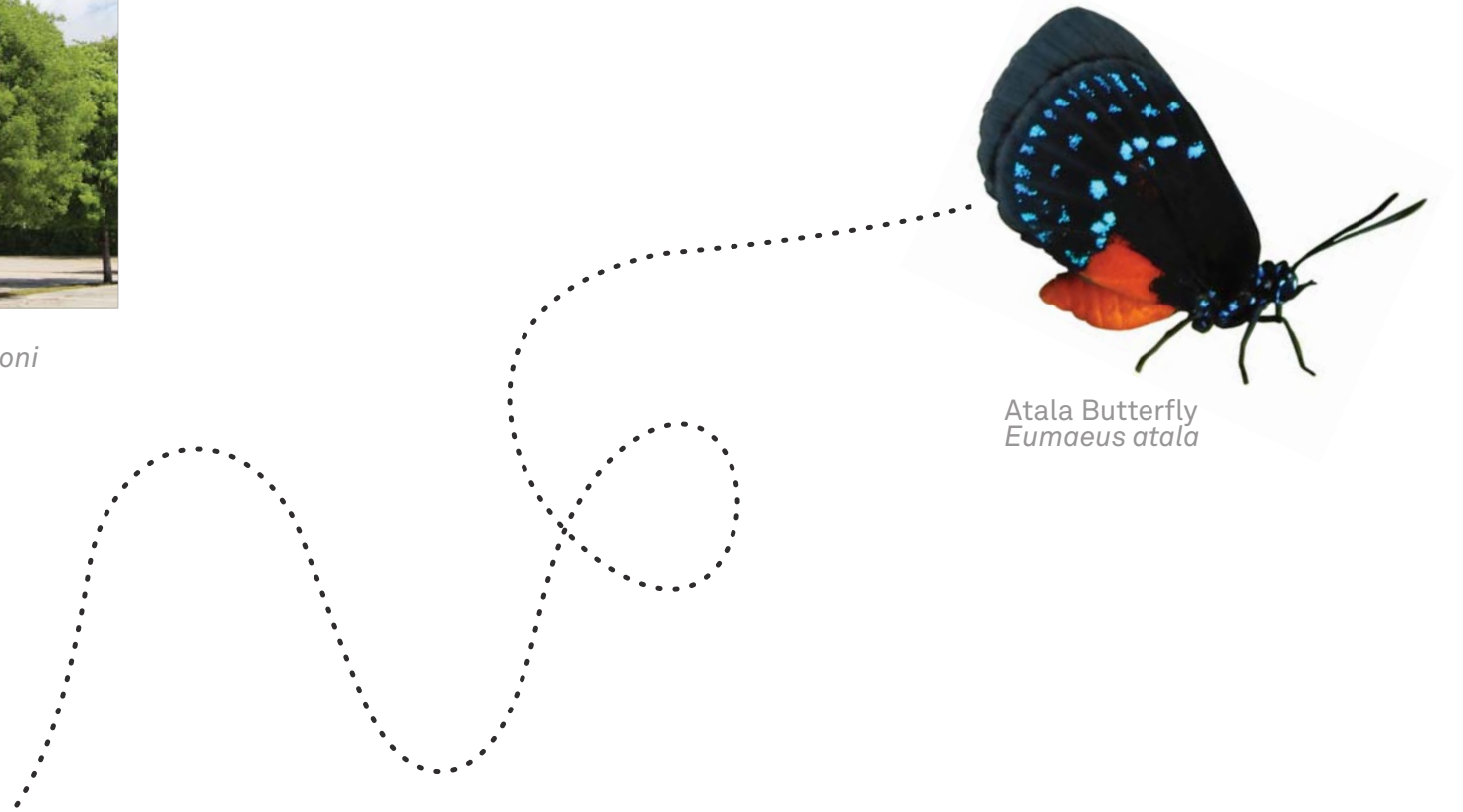
Cylinder Fiberglass
Planter



12.4W LED Accent Light
Kichler



12V LED Accent Light
Kichler

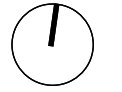


Atala Butterfly
Eumaeus atala

DESIGN/ FLOOR PLANS



FIRST FLOOR
SCALE: 1/16"=1'-0"

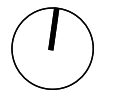


DESIGN/ FLOOR PLANS




SECOND FLOOR

SCALE: 1/16"=1'-0"



DESIGN/ FLOOR PLANS



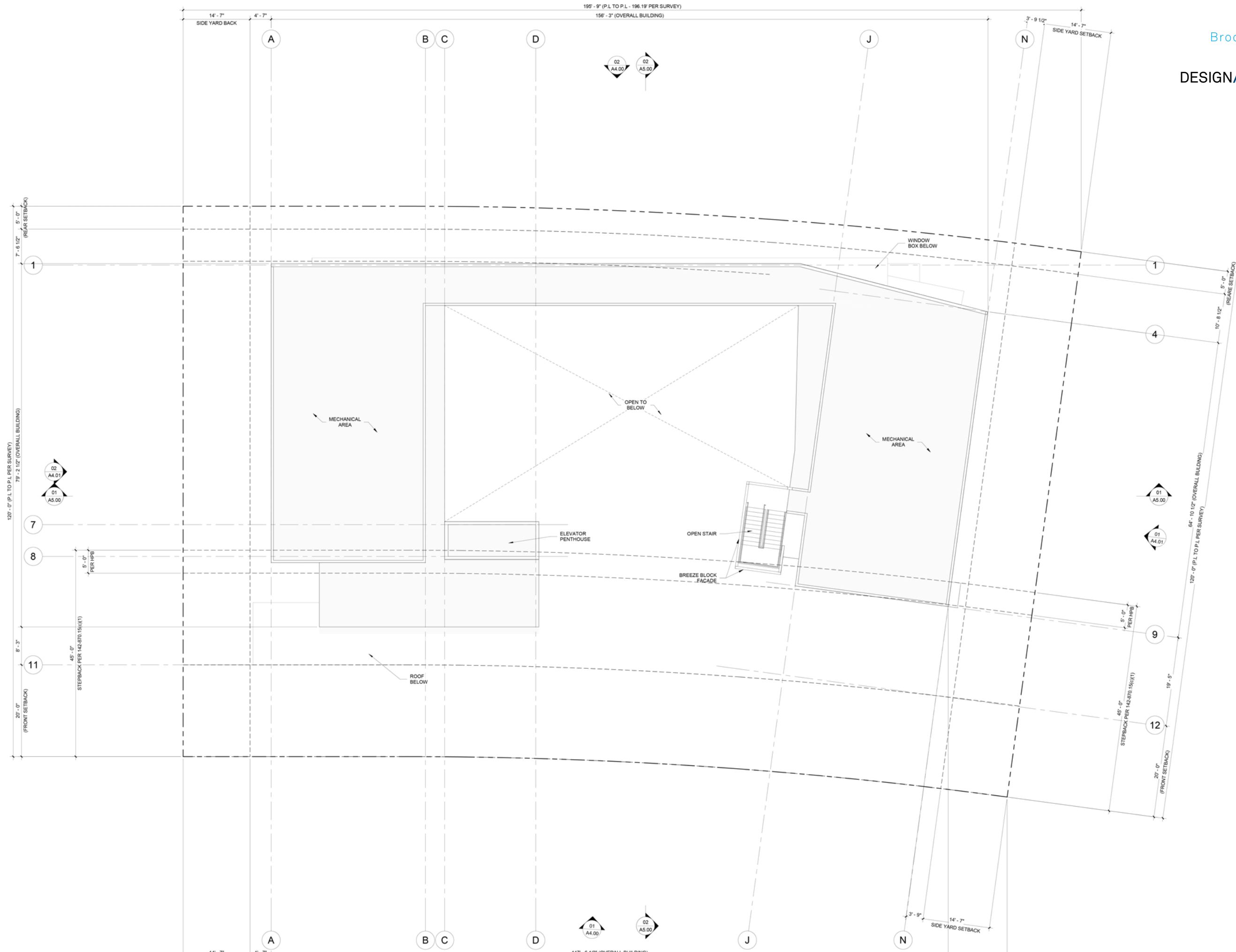
THIRD FLOOR 
SCALE: 1/16"=1'-0"

DESIGN/ FLOOR PLANS

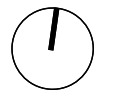


FORTH FLOOR 
SCALE: 1/16"=1'-0"

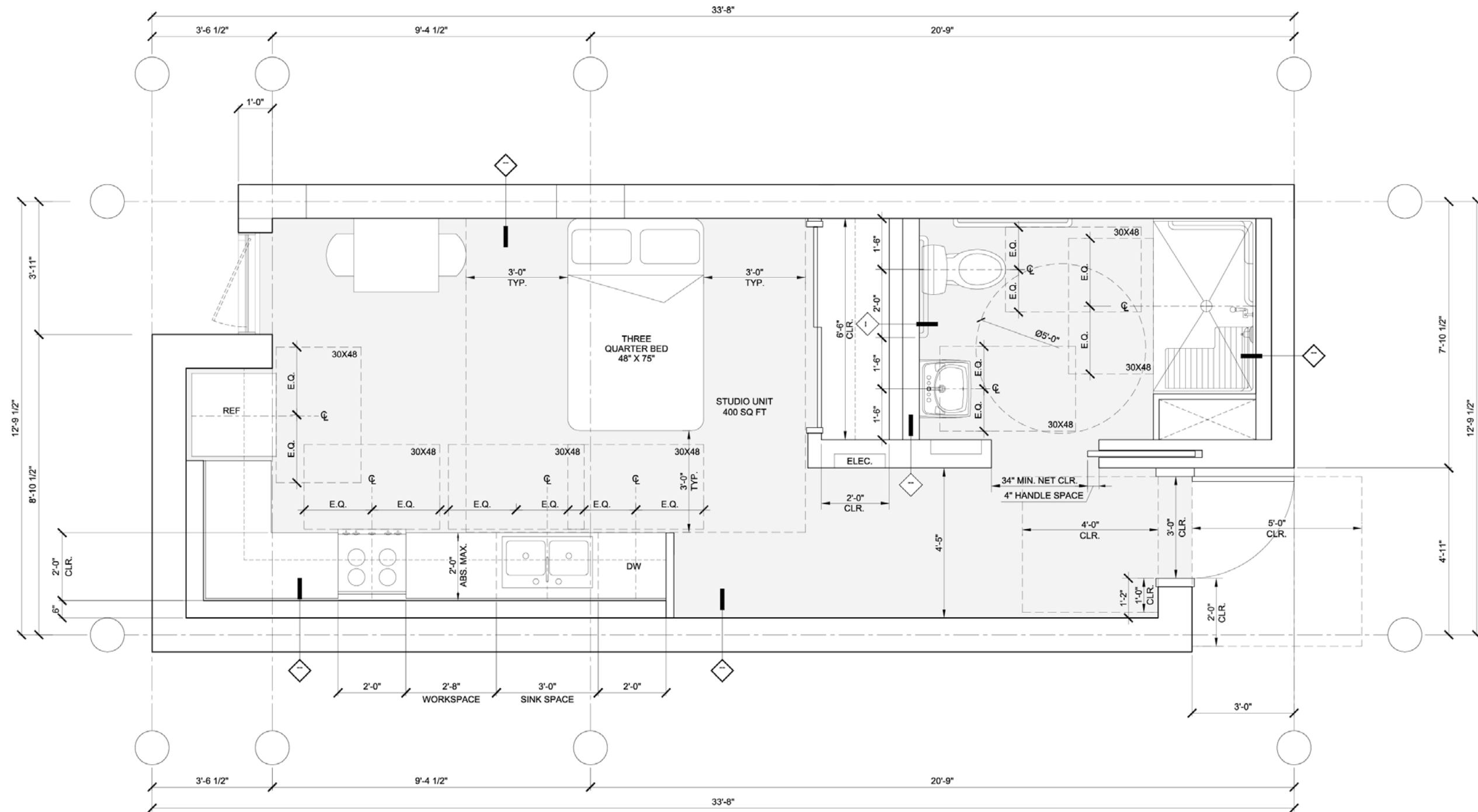
DESIGN/ FLOOR PLANS



ROOF PLAN
SCALE: 1/16"=1'-0"



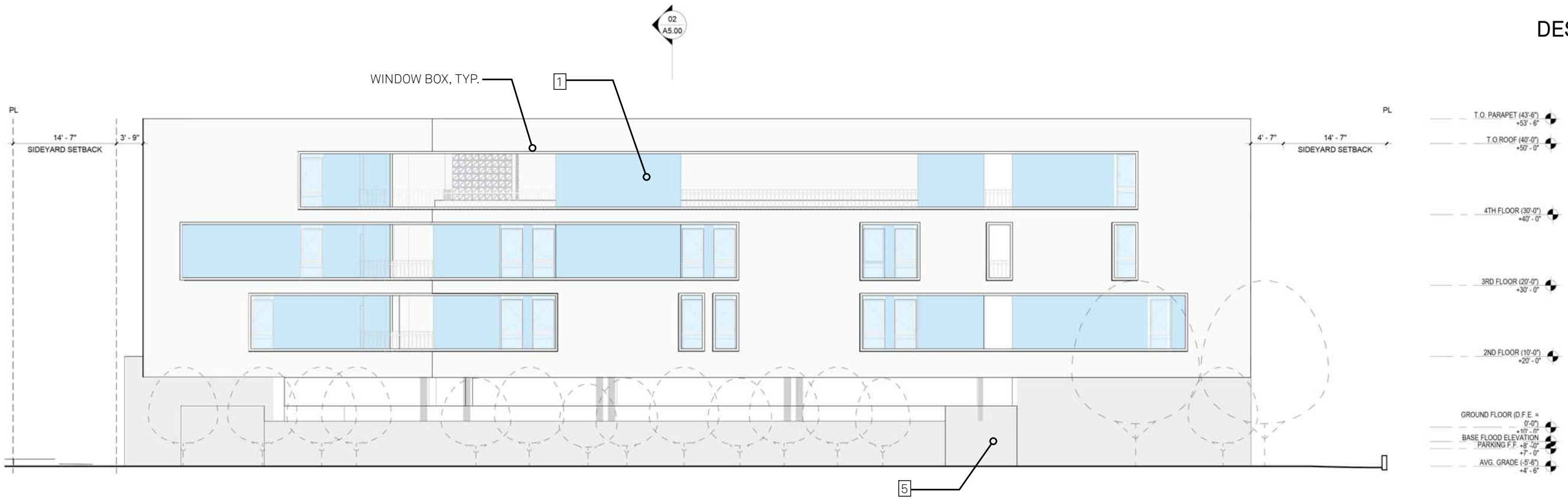
DESIGN / STUDIO LAYOUT



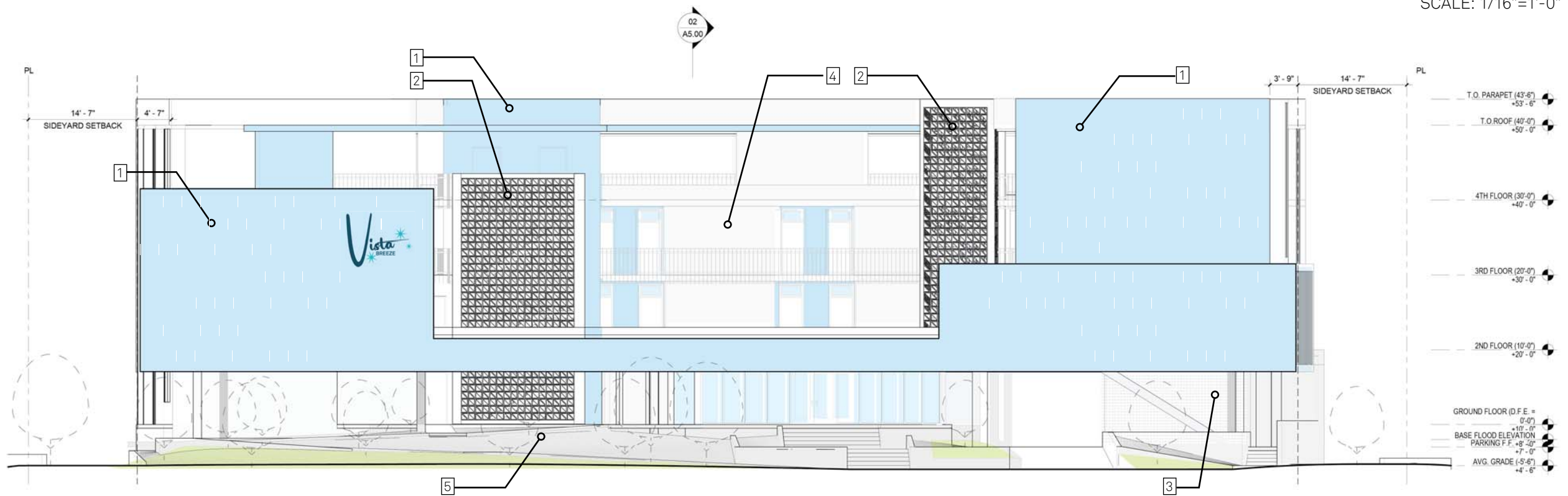
TYPICAL UNIT FLOOR PLAN

SCALE: 1/2"=1'-0"

DESIGN / ELEVATIONS

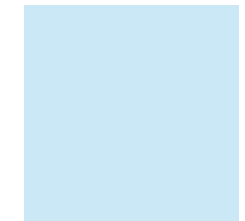


SOUTH ELEVATION
SCALE: 1/16"=1'-0"



NORTH ELEVATION
SCALE: 1/16"=1'-0"

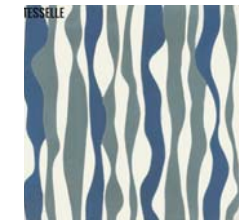
1. STUCCO SAND FINISH
W/ GLITTER GLASS CHIP
DOCKSIDE | DE5806



2. TESSELLE BREEZE BLOCK
LILY WHITE | INCLINE CEMENT



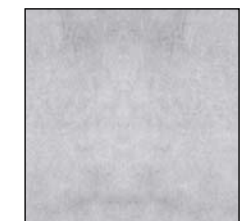
3. TESSELLE CEMENT TILE



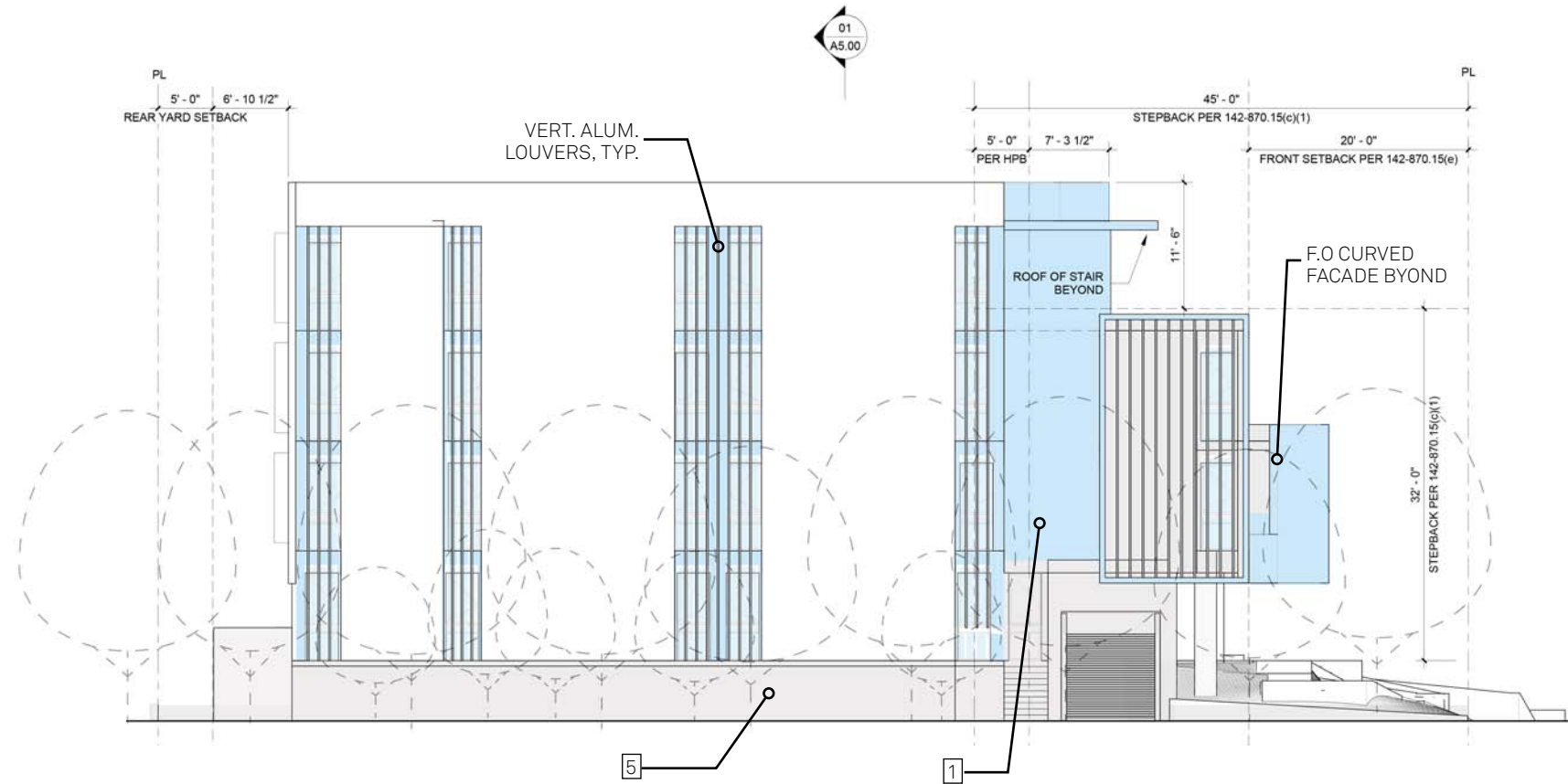
4. CERAMIC MARKER
4" ROUND WHITE W REFLECTOR
STOP-PAINTING



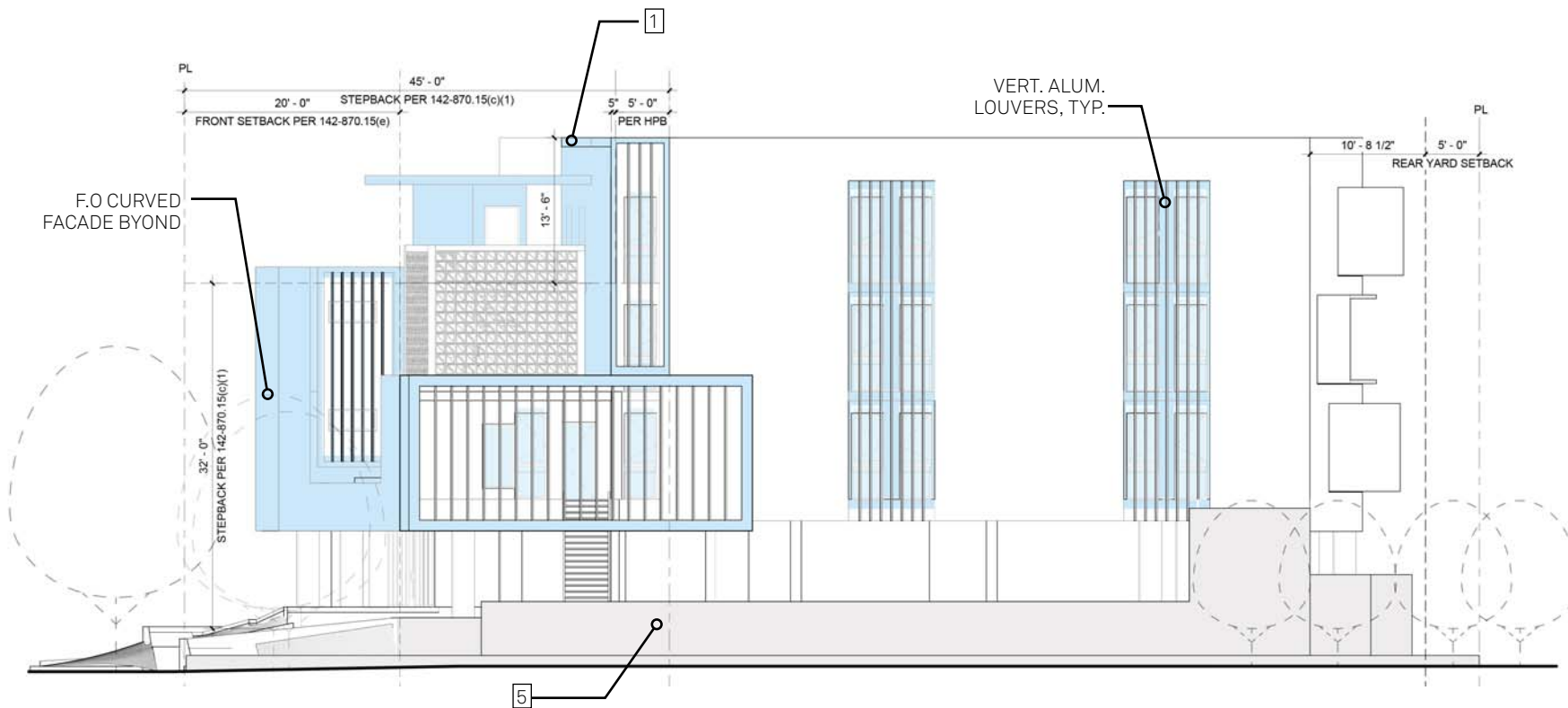
5. CONCRETE
SEALED | TBD



DESIGN / ELEVATIONS

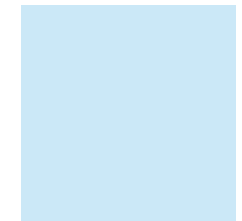


WEST ELEVATION
SCALE: 1/16"=1'-0"



EAST ELEVATION
SCALE: 1/16"=1'-0"

1. STUCCO SAND FINISH
W/ GLITTER GLASS CHIP
DOCKSIDE | DE5806



2. TESSELLE BREEZE BLOCK
LILY WHITE | INCLINE CEMENT



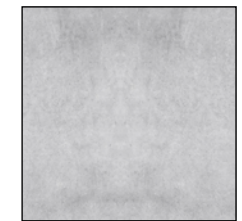
3. TESSELLE CEMENT TILE



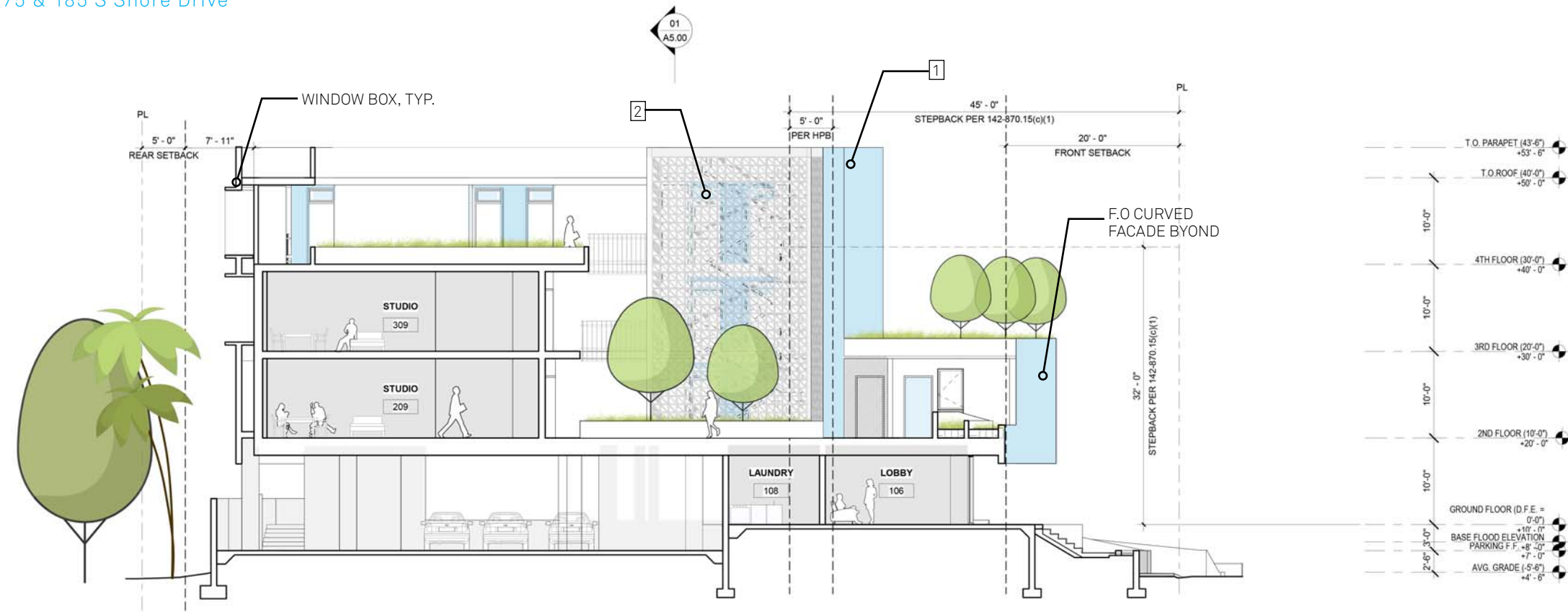
4. CERAMIC MARKER
4" ROUND WHITE W REFLECTOR
STOP-PAINTING



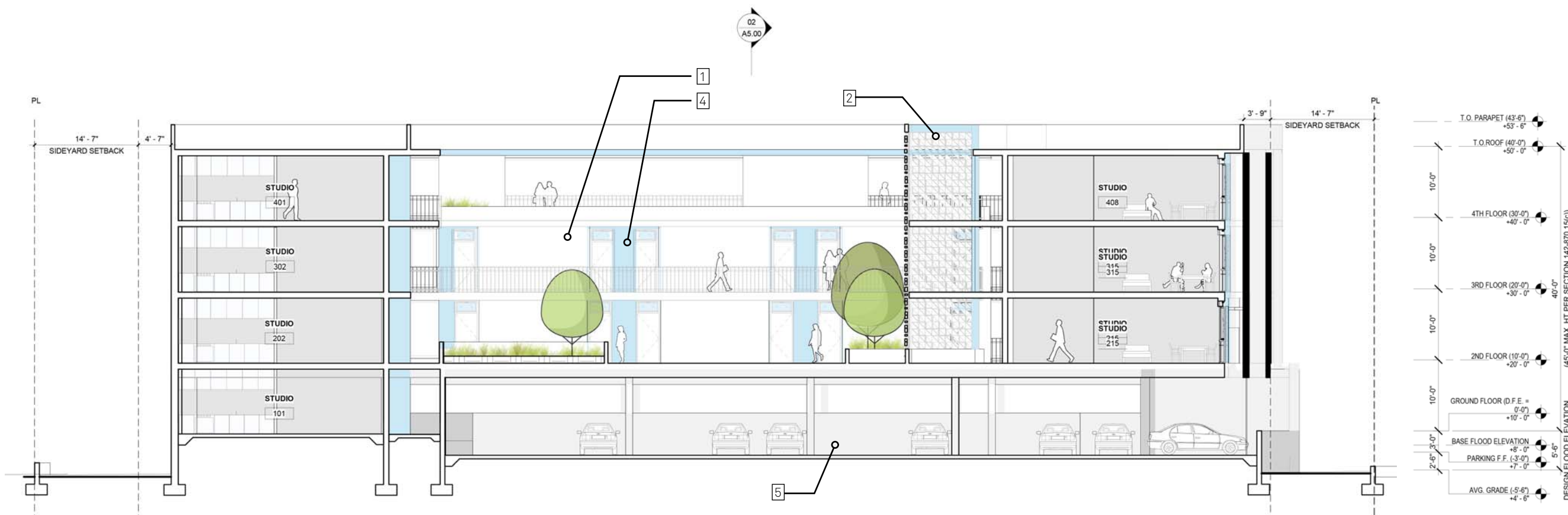
5. CONCRETE
SEALED | TBD



DESIGN / SECTIONS

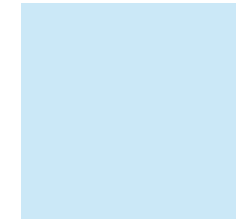


CROSS SECTION AT COURTYARD



LONGITUDINAL SECTION AT TYPICAL UNITS

1. STUCCO SAND FINISH
W/ GLITTER GLASS CHIP
DOCKSIDE | DE5806



2. TESSELLE BREEZE BLOCK
LILY WHITE | NATURAL CEMENT



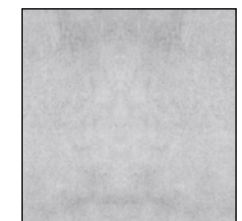
3. TESSELLE CEMENT TILE



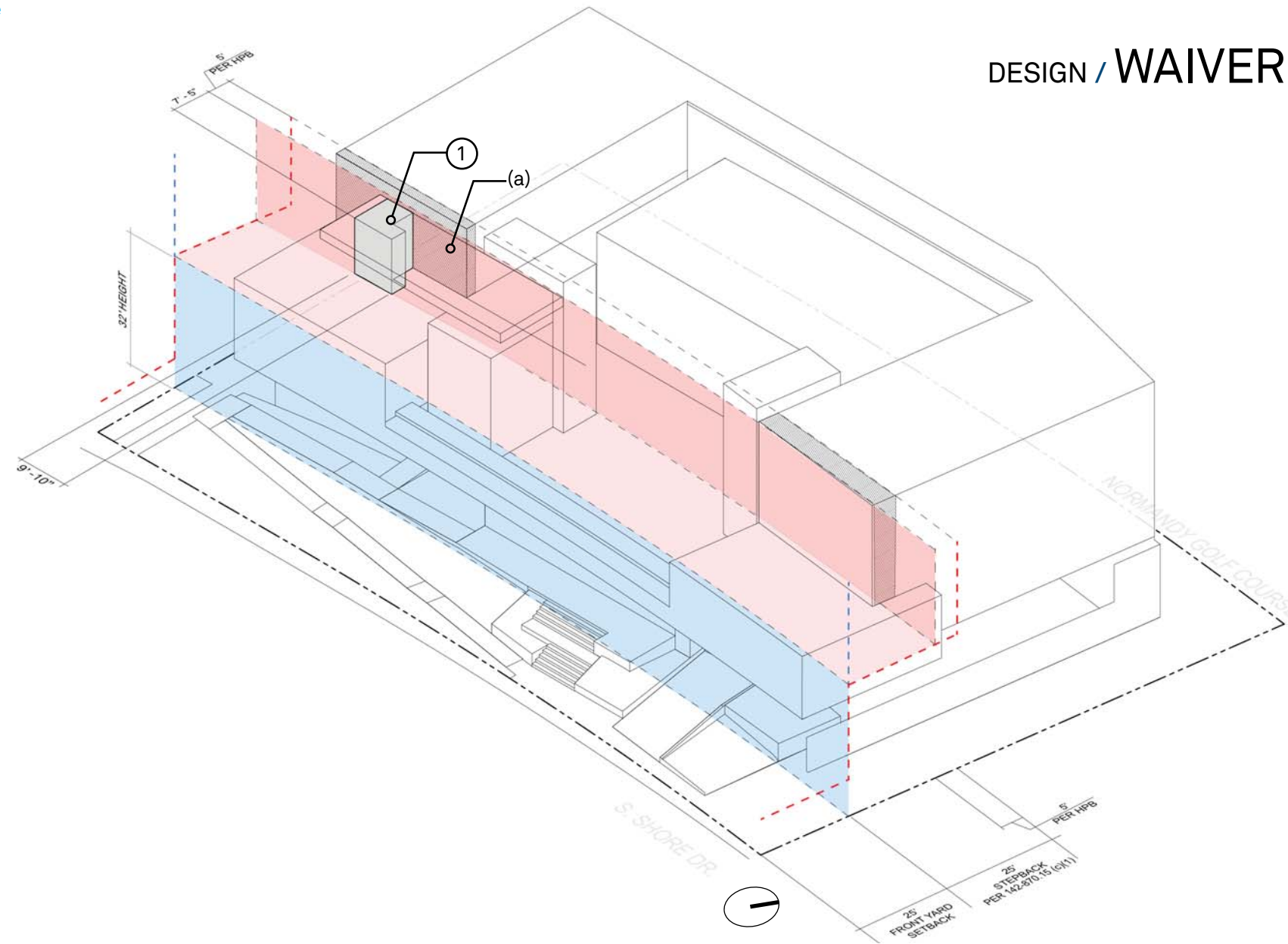
4. CERAMIC MARKER
4" ROUND WHITE W REFLECTOR
STOP-PAINTING








5. CONCRETE
SEALED | TBD



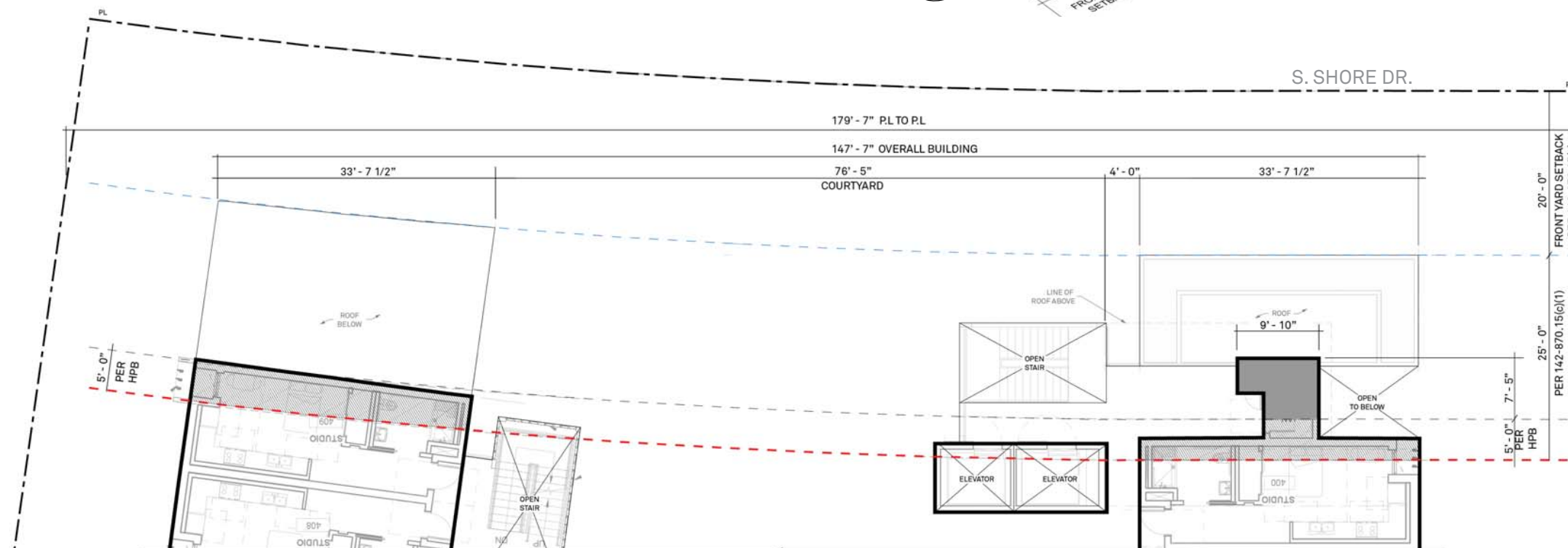
DESIGN / WAIVER & VARIANCE ANALYSIS



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

① 5' stepback Waiver and 7' - 5" stepback Variance at 4th floor to accommodate maintenance room and trash chute (at limited portion of southwest corner only). (142-870.15(c)(1)) ("Vista Stepback Request")

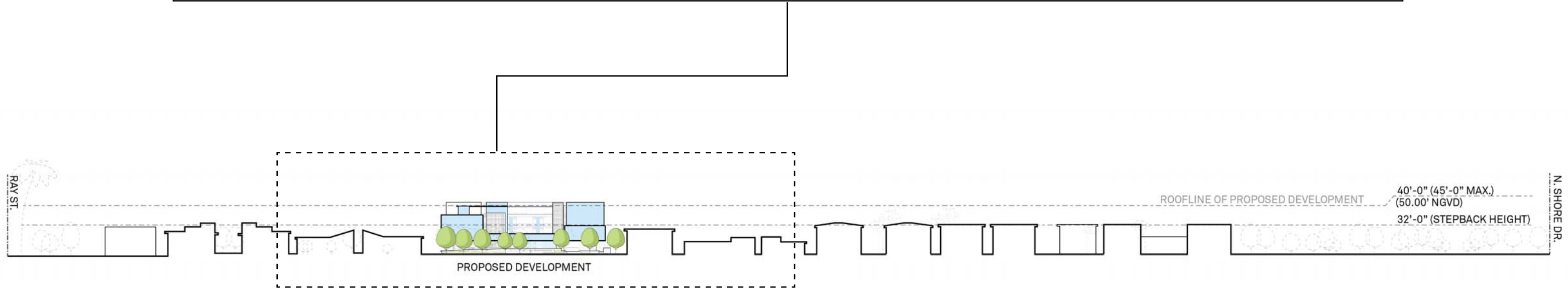
a Exempt per 142-1132(o)(7) Roof overhangs



4TH FLOOR PLAN
SCALE: N.T.S

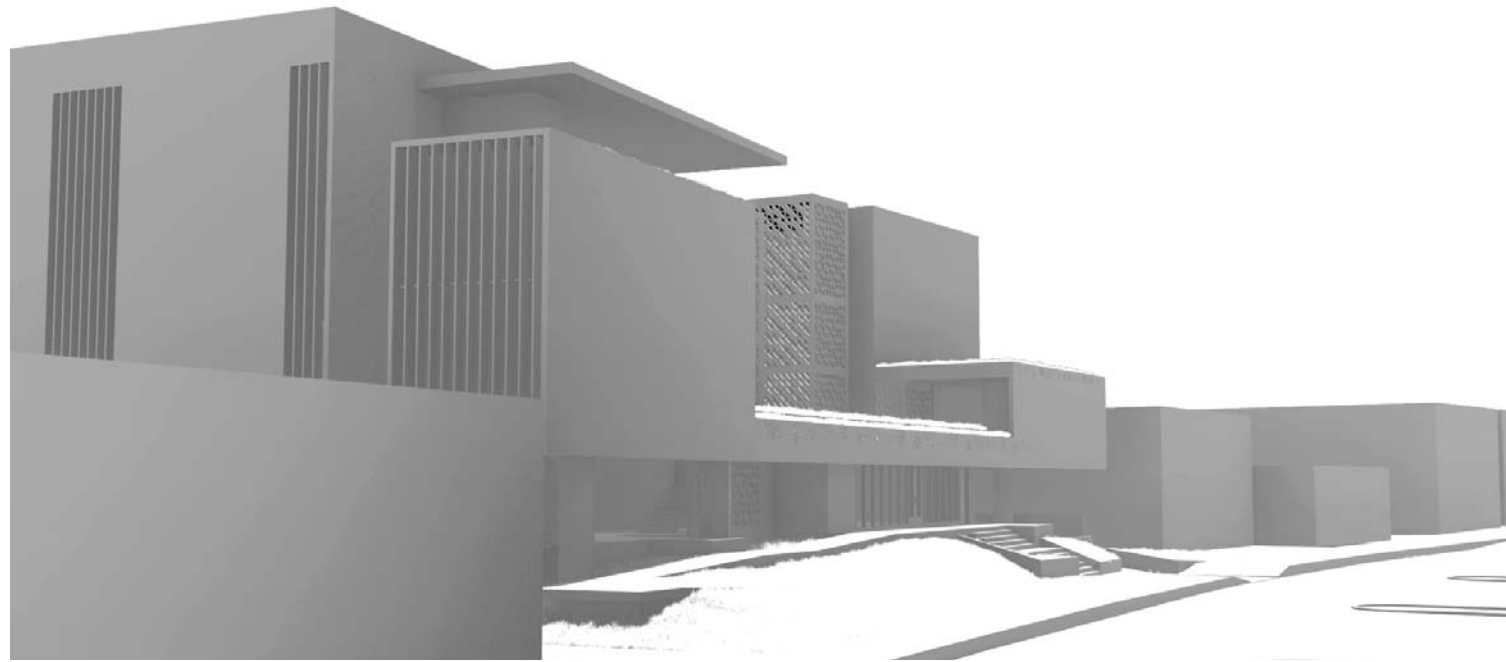


DESIGN / CONTEXT ELEVATIONS

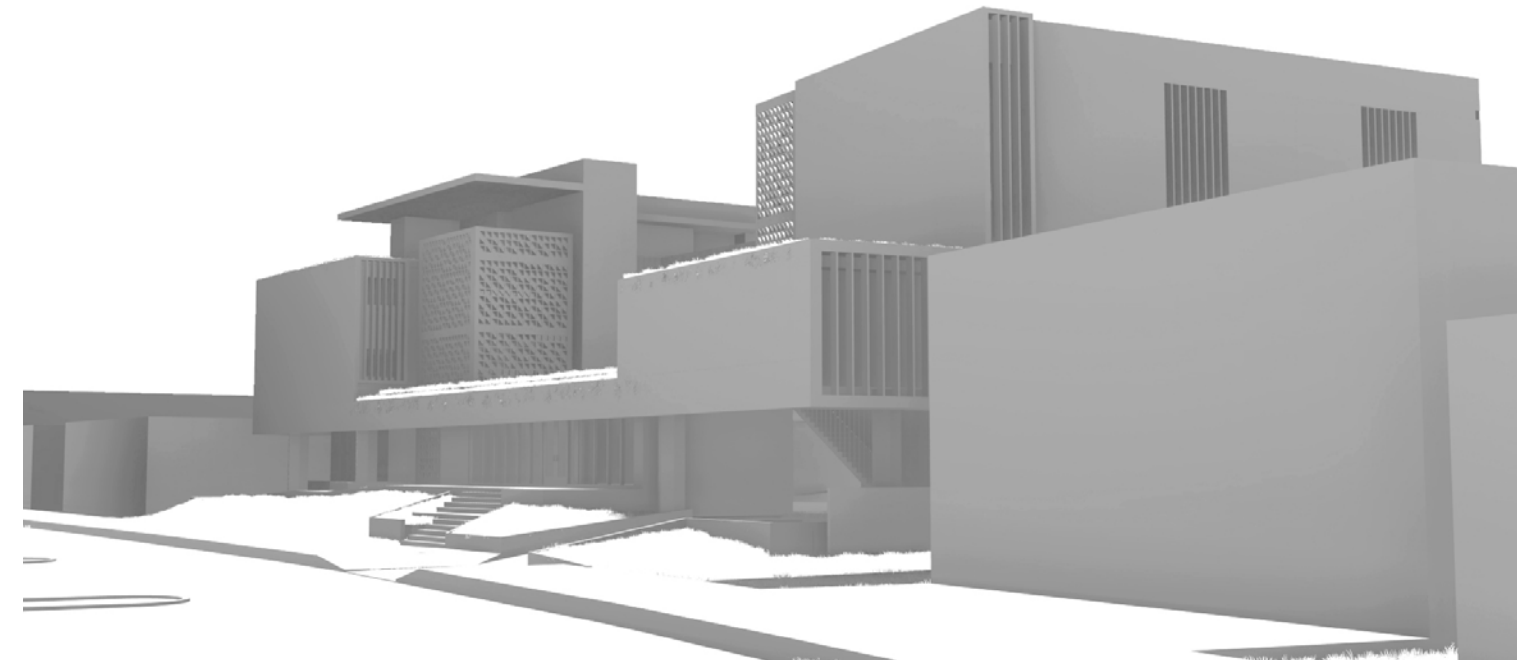


SOUTH ELEVATION: S. SHORE DR.

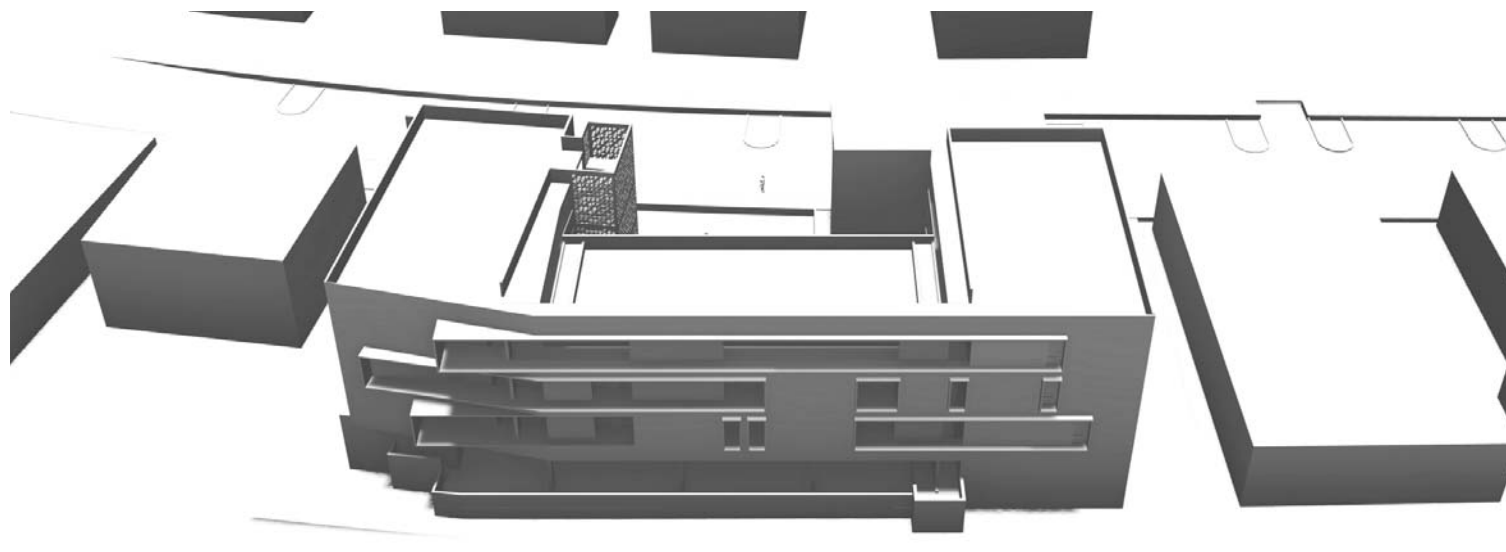
DESIGN / MASSING



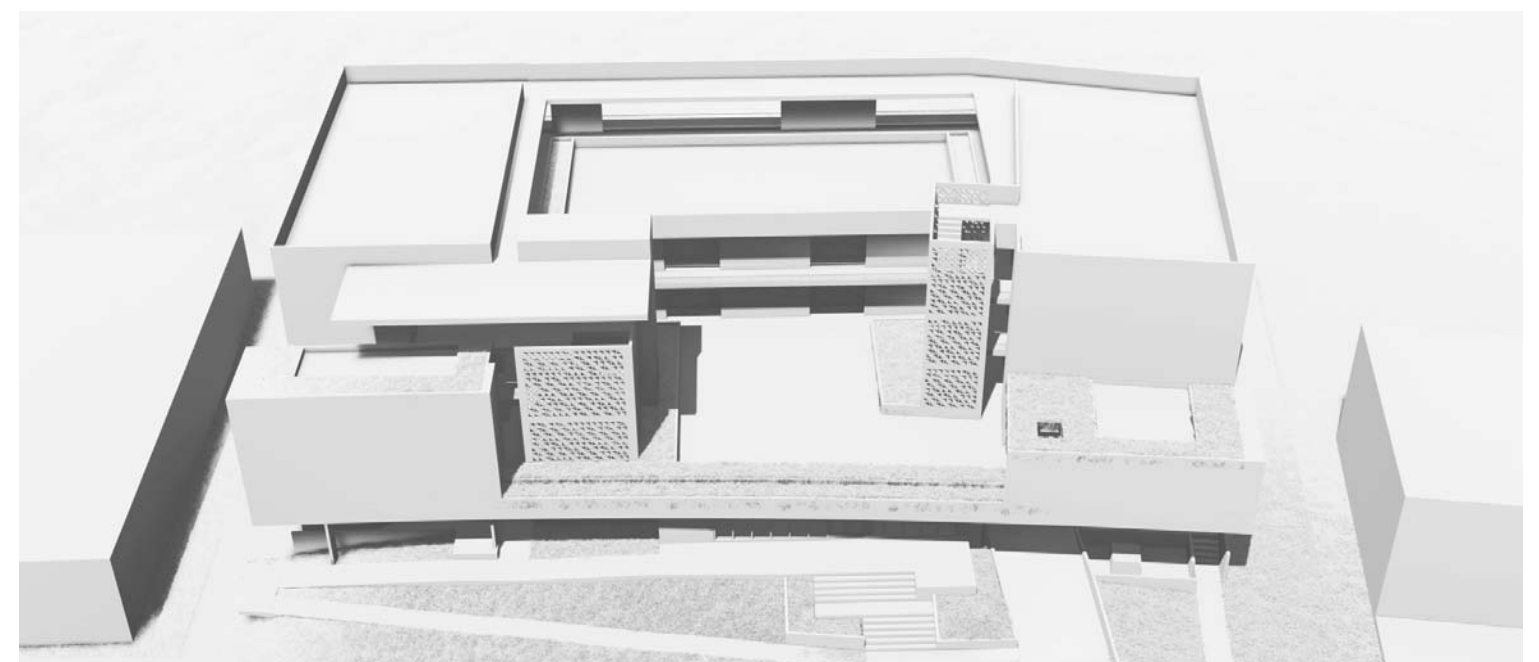
S. SHORE DRIVE, LOOKING EAST



S. SHORE DRIVE, LOOKING WEST

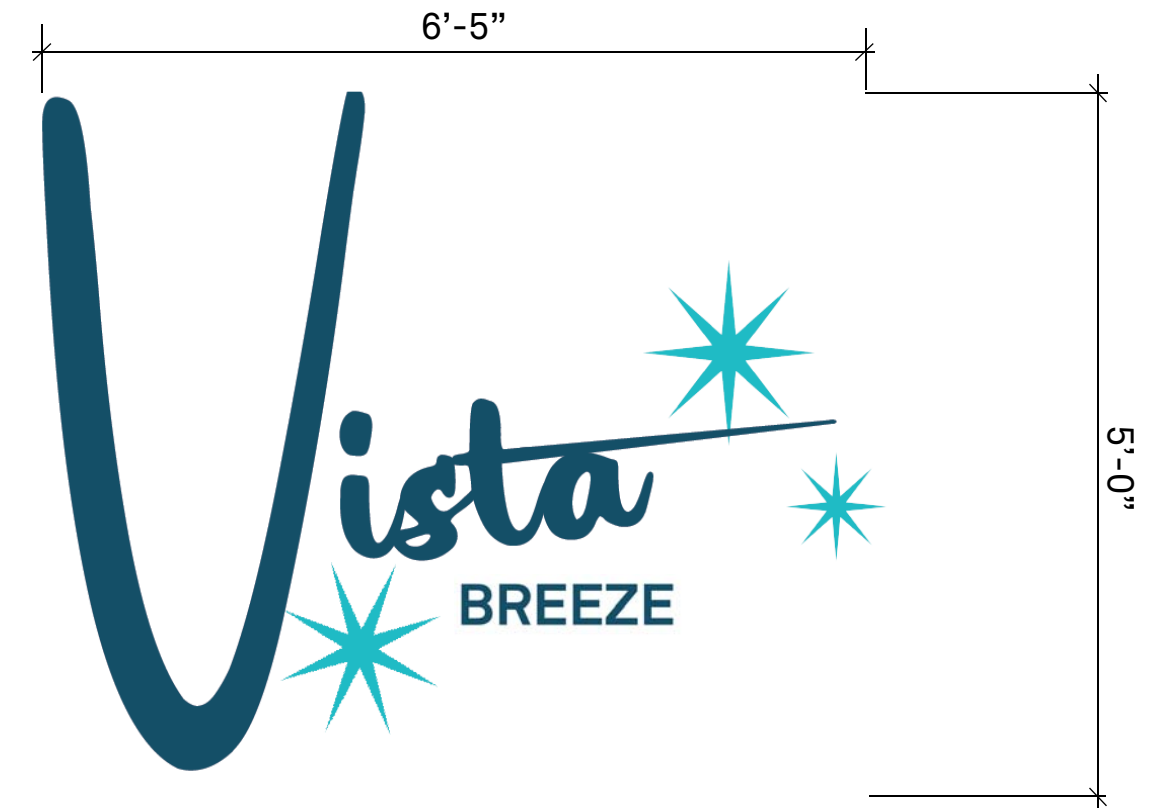


AERIAL VIEW, NORTH SIDE



AERIAL VIEW, SOUTH SIDE

DESIGN / SIGNAGE TYPE AND LOCATION



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

DESIGN / NORTH ELEVATION



DESIGN / S. SHORE DR. LOOKING WEST



