

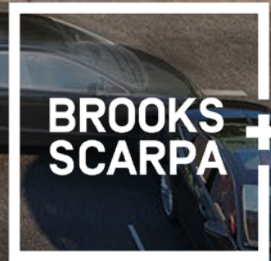


# VISTA | HISTORIC PRESERVATION BOARD PRESENTATION

ELDERLY AFFORDABLE MULTI-FAMILY HOUSING

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

JUNE 14, 2022





# MATERIAL PALETTE / INSPIRATION

BREEZE BLOCK



SIGNAGE



DOCKSIDE

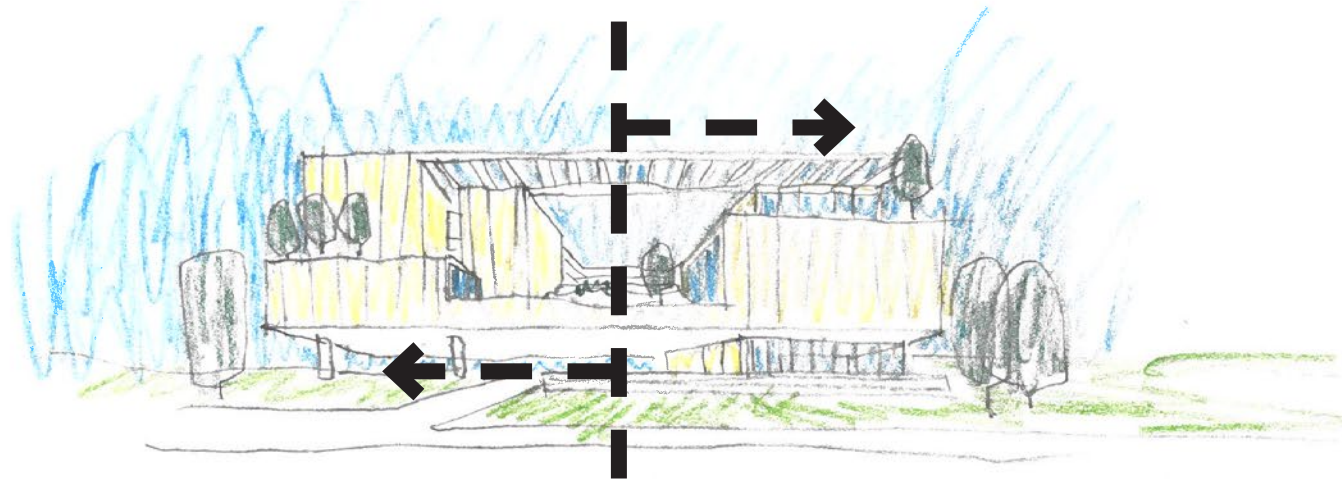




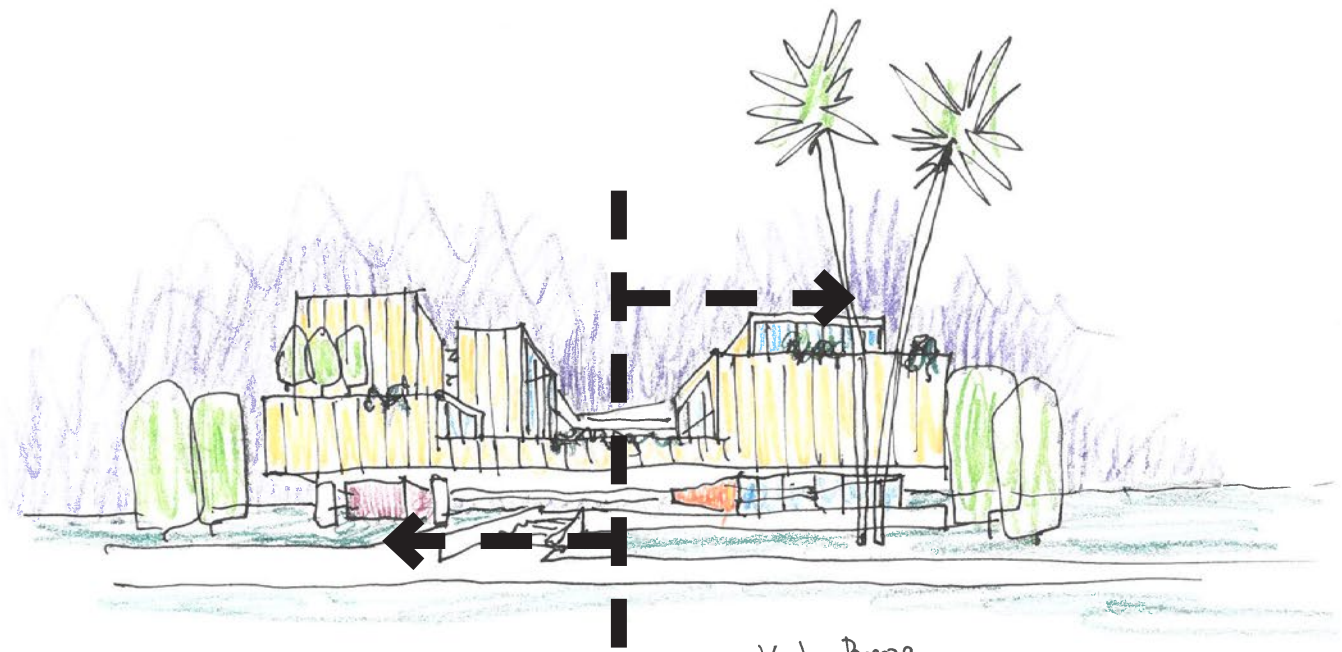
## **VISTA : ELDERLY AFFORDABLE HOUSING**

- 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

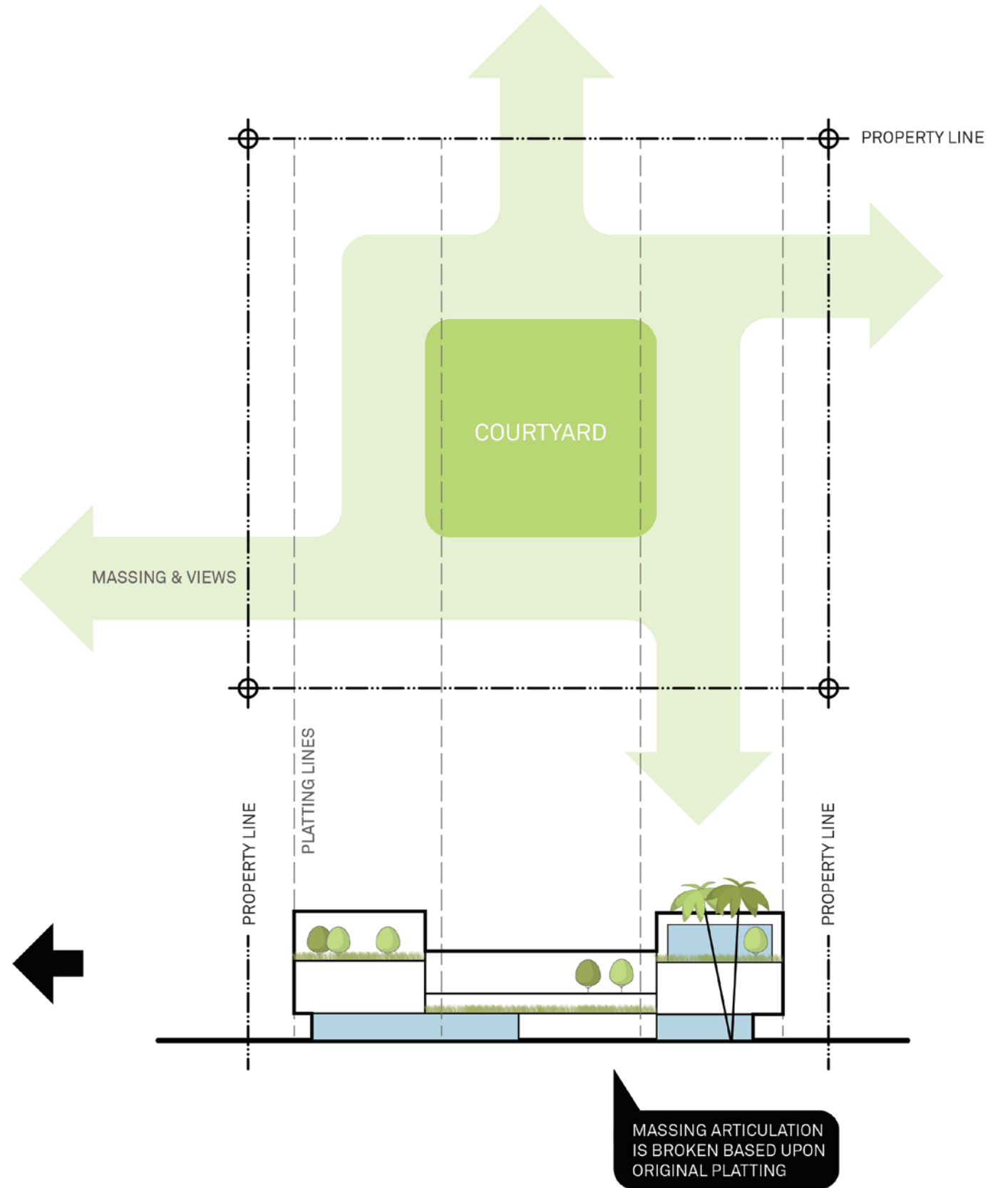
# CONCEPT / MASSING ARTICULATION



Vista Breeze  
Miami Beach



Vista Breeze  
Miami Beach, FL  
10 Jan 2022  
Scarpa





# SITE INFORMATION / SITE LOCATION MAPS



SITE LOCATION / MAP 01



SITE LOCATION / MAP 02



SITE LOCATION / MAP 03



SITE LOCATION / MAP 04

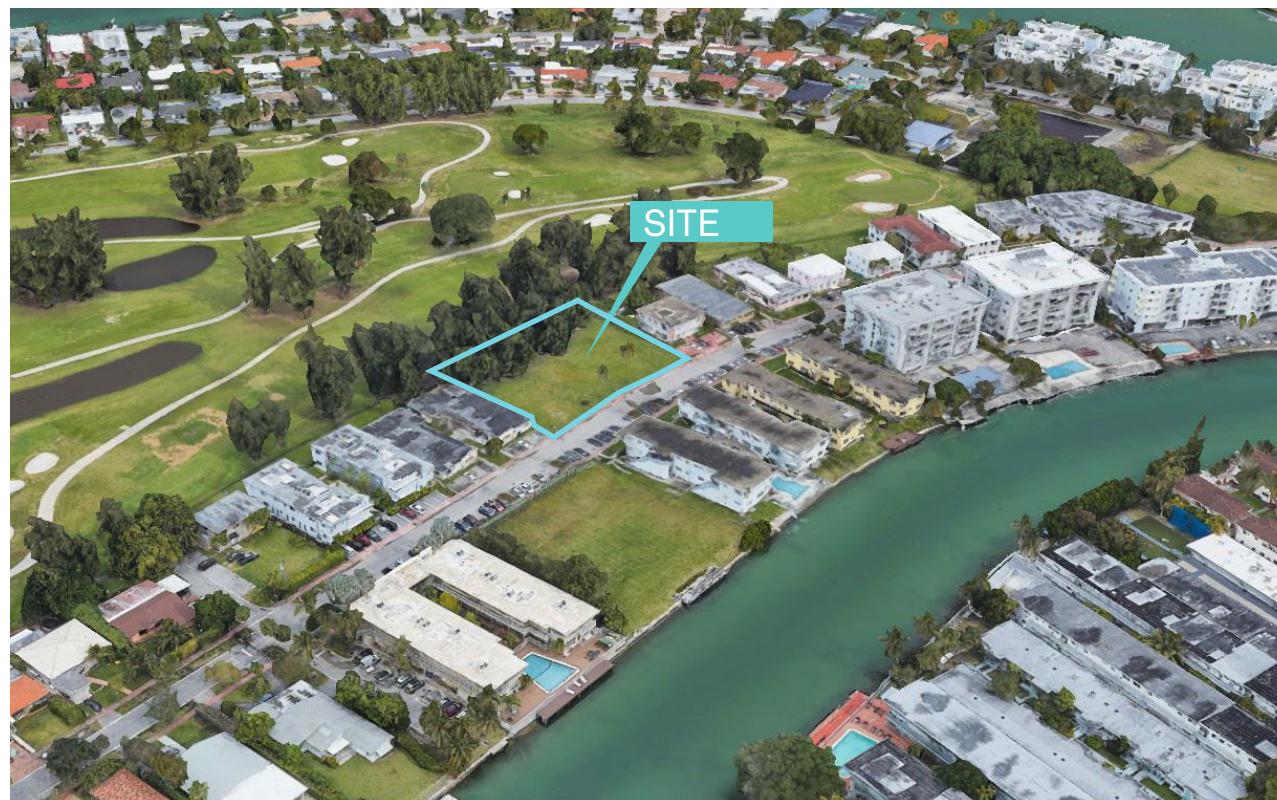
# SITE INFORMATION / SITE LOCATION AERIAL



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

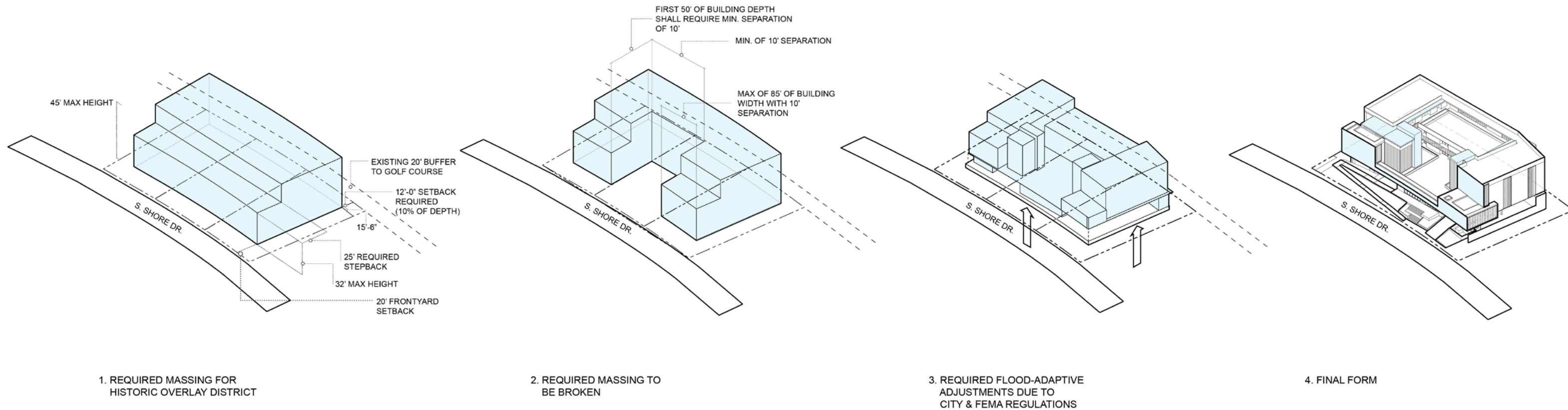


PHOTO 25- #280 & 300

PHOTOS TAKEN 03/02/2022



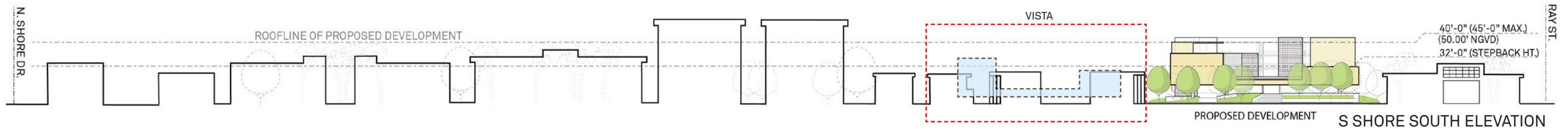
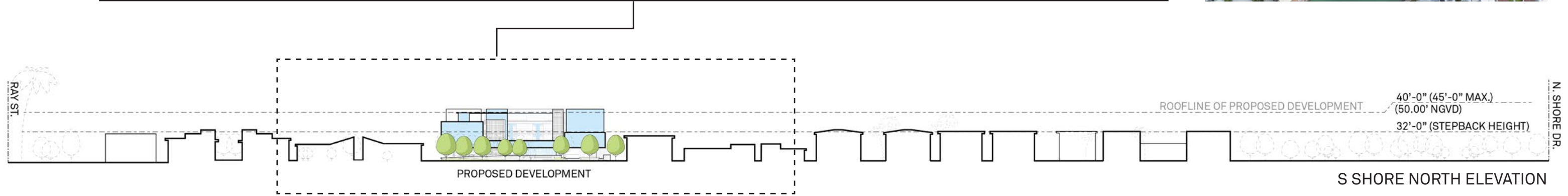
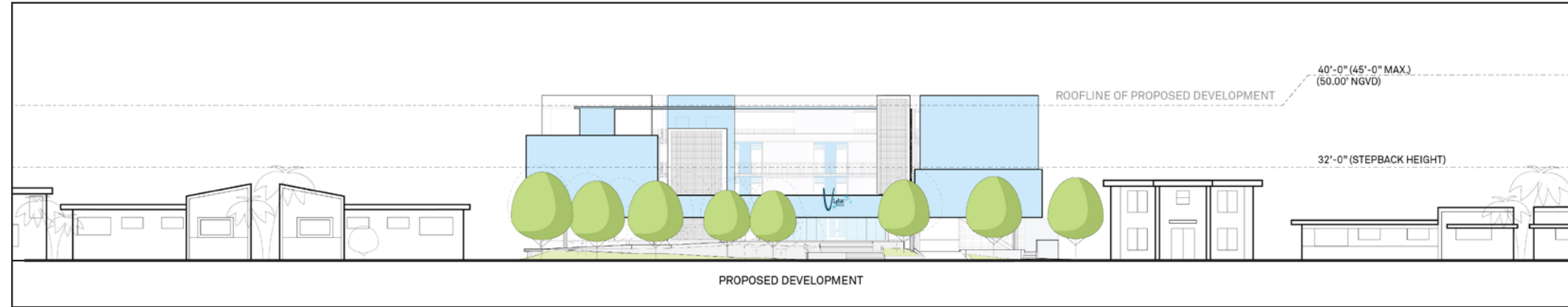
# CONCEPT / MASSING ARTICULATION DIAGRAM







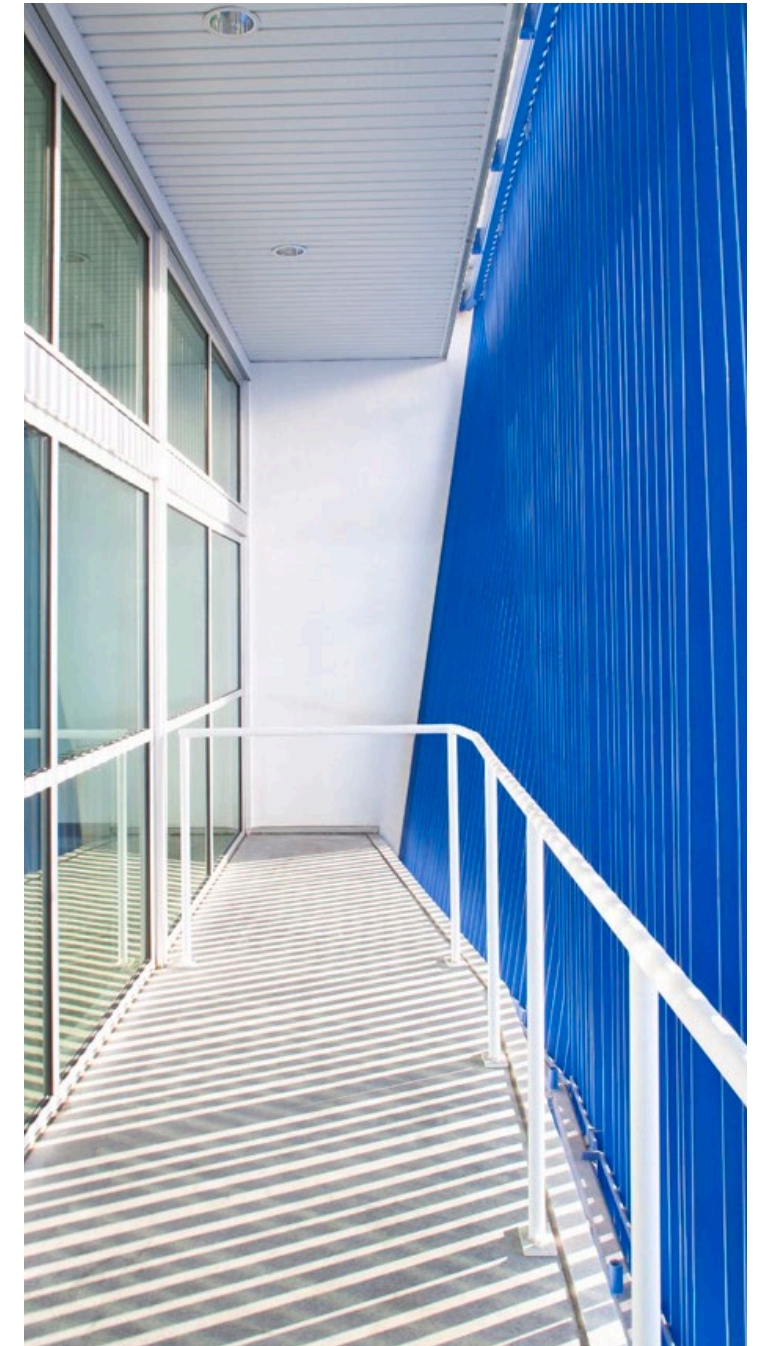
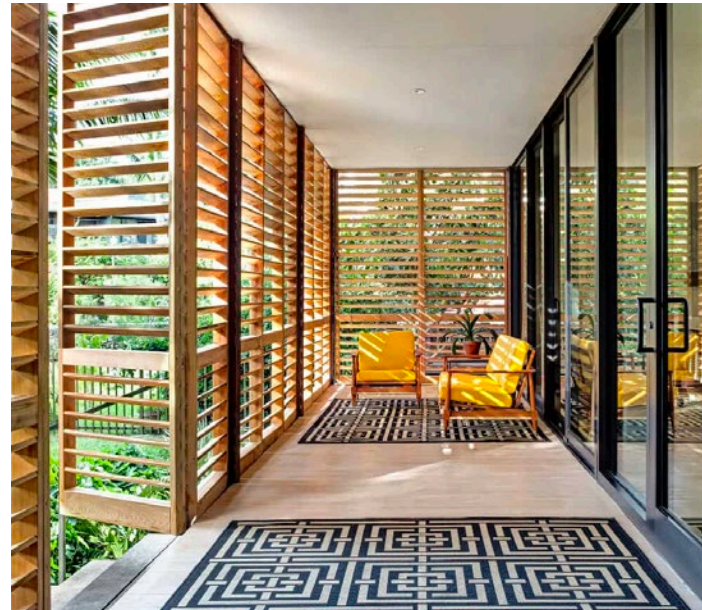
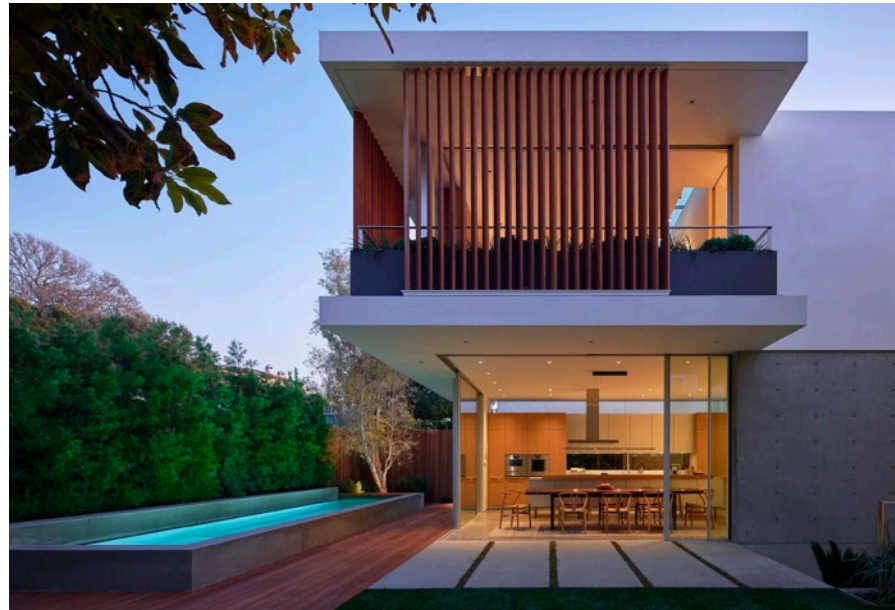
# DESIGN / CONTEXT ELEVATIONS







# DESIGN / FIN INSPIRATION



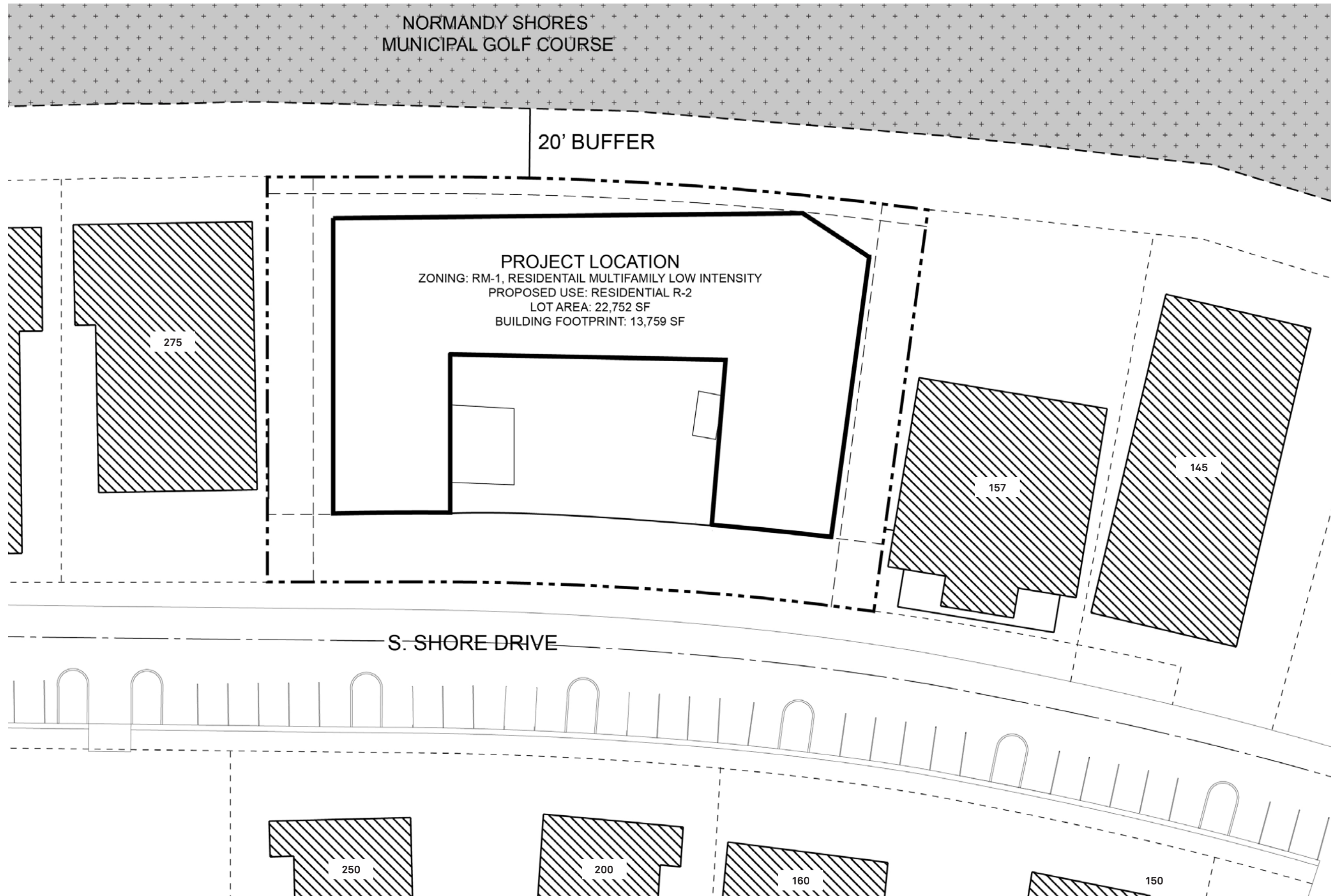
DESIGN / ORIGINAL FIN DESIGN  
VERTICAL FINS



DESIGN / **FIN DESIGN ALT**  
FINS ELIMINATED



DESIGN/CONTEXT PLAN



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





# DESIGN/ LANDSCAPE PLAN



**LEGEND**

- EXISTING TREE
- 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"



# 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 SHRUBS



Spanish Stopper  
*Eugenia Foetida*



Simpson's Stopper  
*Myrcianthes Fragrans*

LOW SHRUBS/  
GRASSES



Taro  
*Colocasia esculenta*



Fakahatchee Grass  
*Tripsacum dactyloides*



Winterbourn  
*Xanadu philodendron*

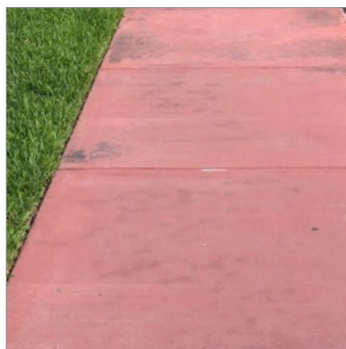


Coontie  
*Zamia integrifolia*



Wart Fern  
*Phymatosorus scolopendria*

HARDSCAPE



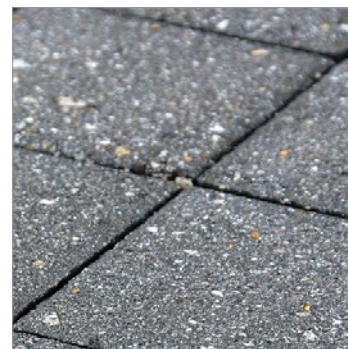
Miami Beach Red  
Concrete Sidewalk



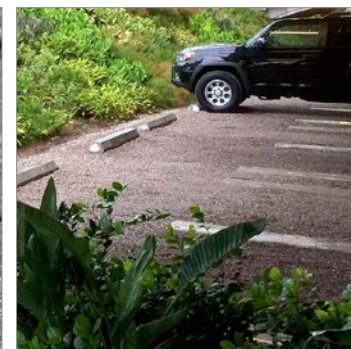
Rock Salt Concrete  
Finish



Acid Etch Concrete Finish



Asphalt Block Pavers



Gravel Pave System



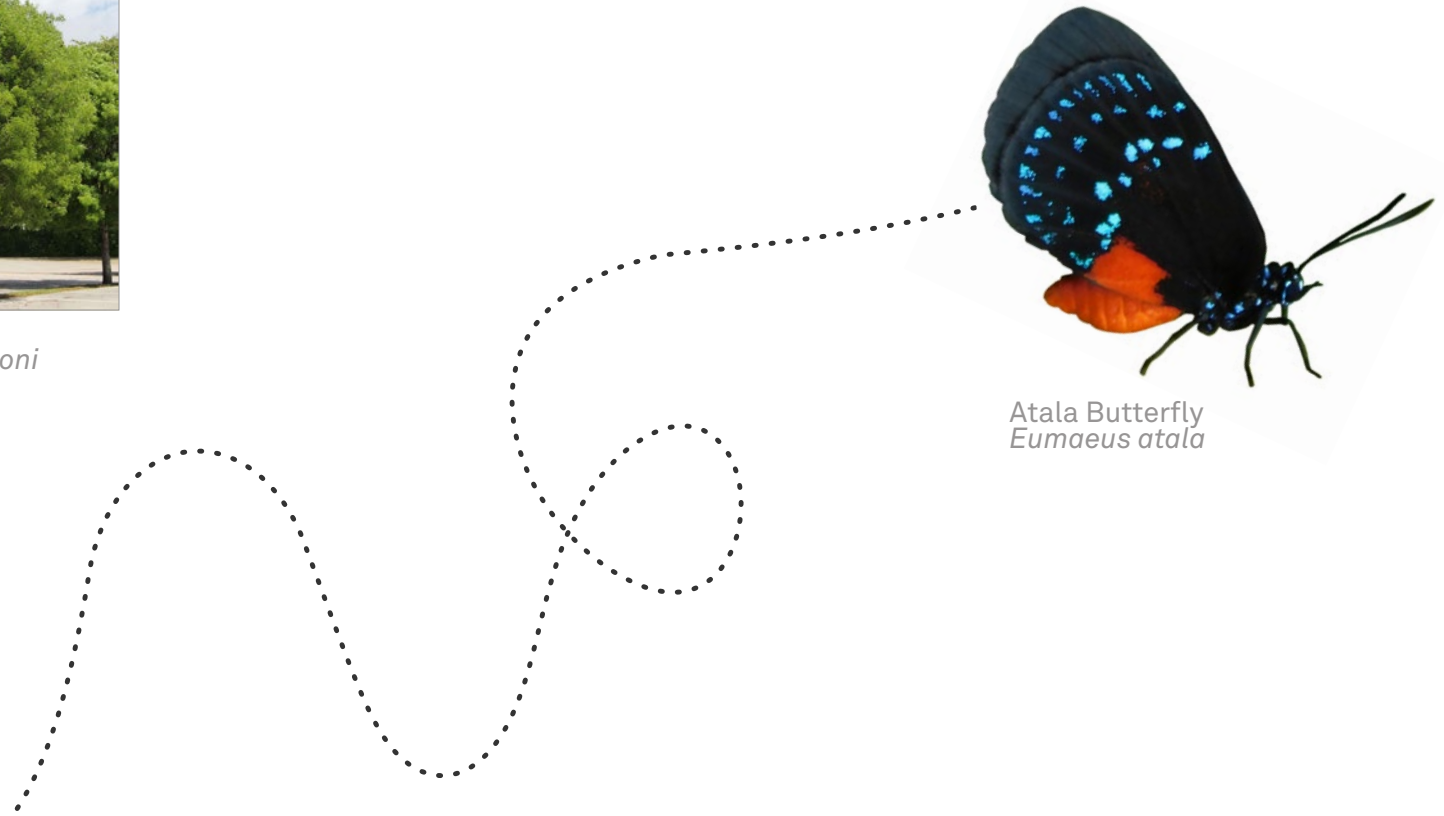
Cylinder Fiberglass  
Planter



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"

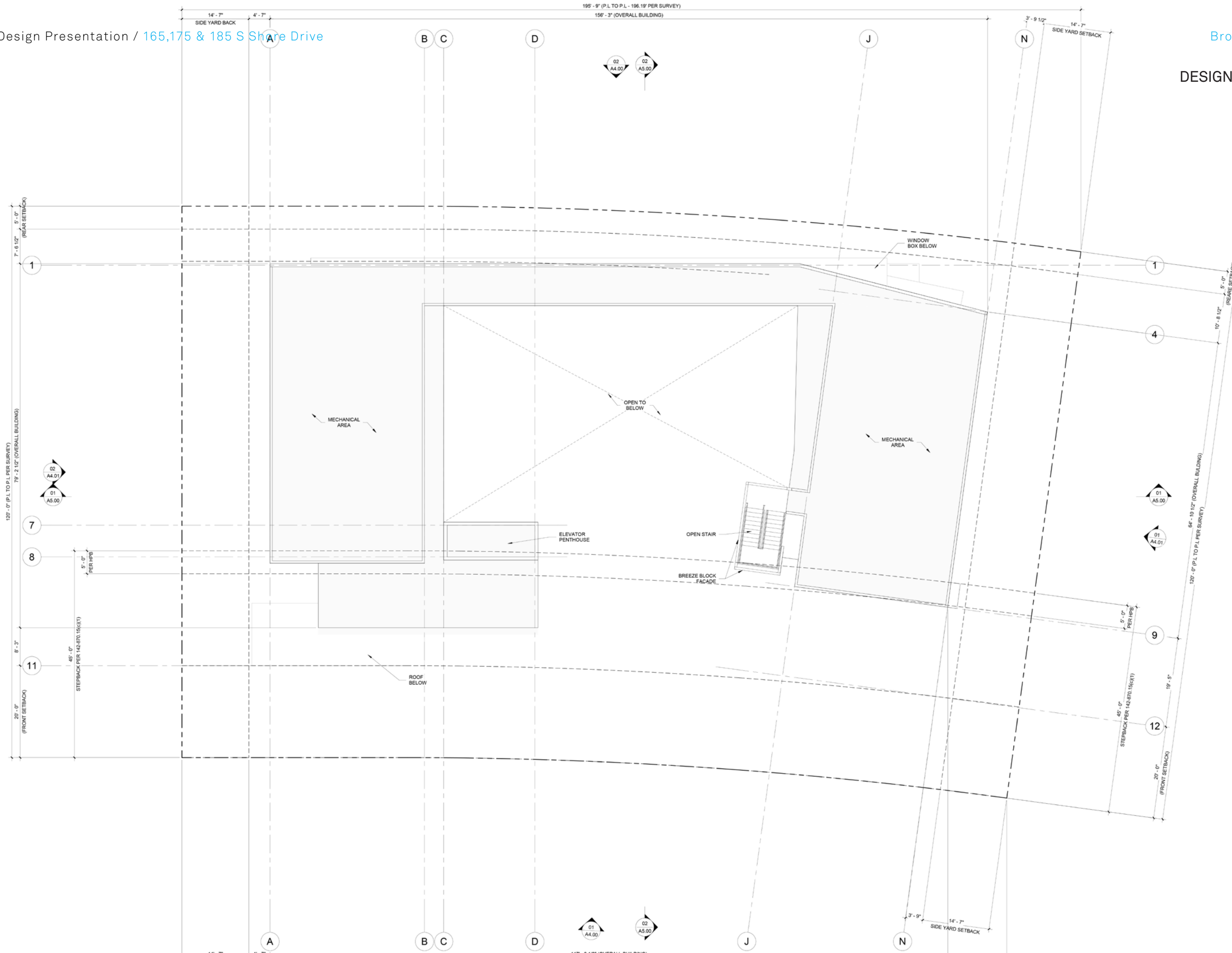


# DESIGN/ FLOOR PLANS



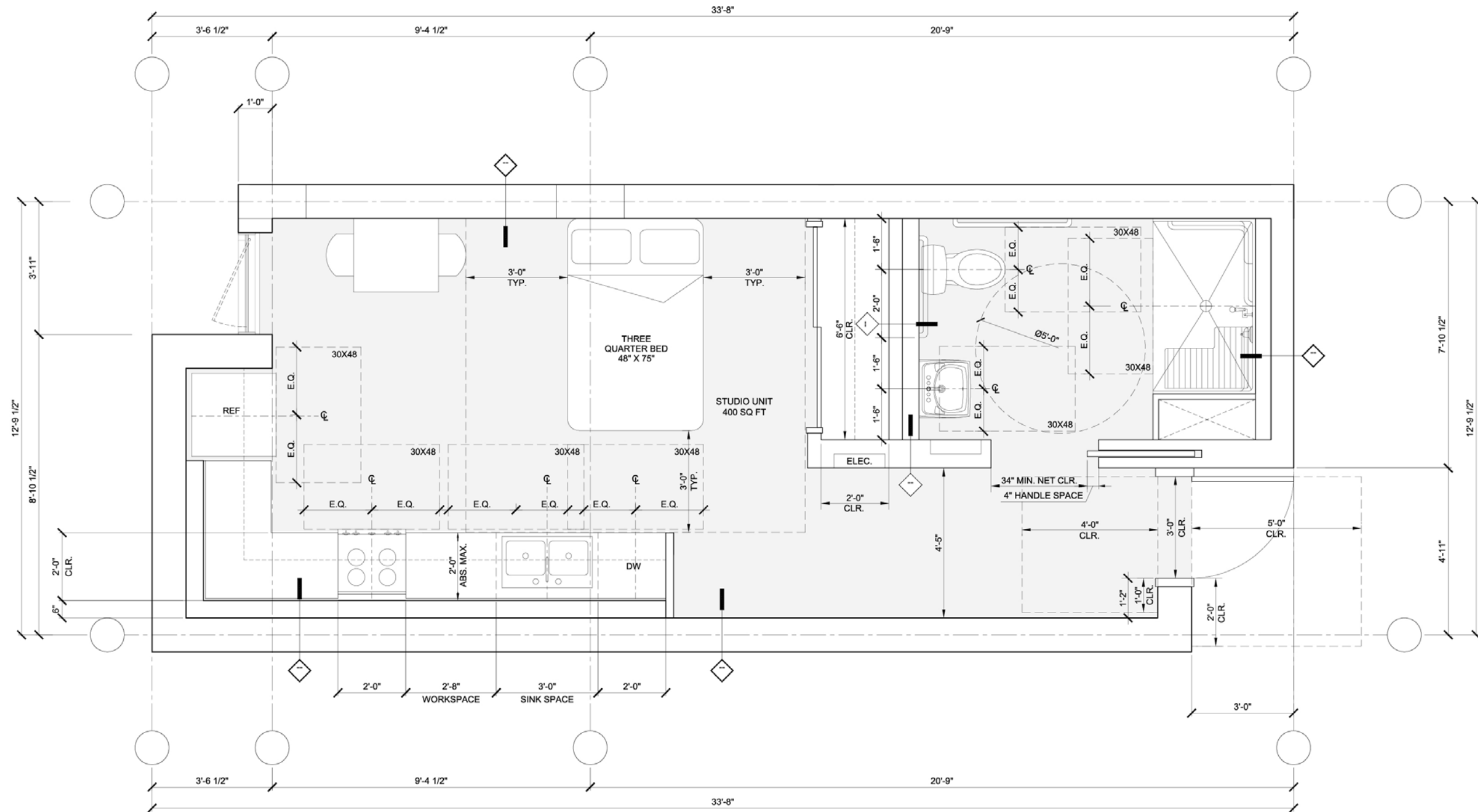
**FORTH FLOOR**  
SCALE: 1/16"=1'-0"

# DESIGN/ FLOOR PLANS



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

# DESIGN / STUDIO LAYOUT

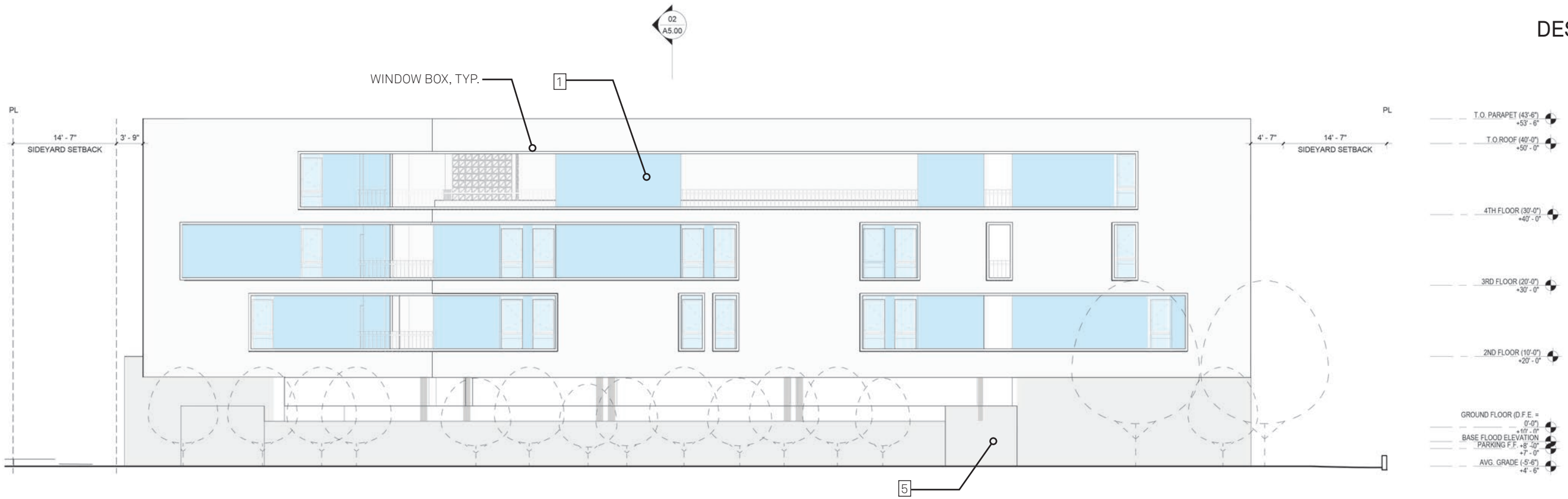


## TYPICAL UNIT FLOOR PLAN

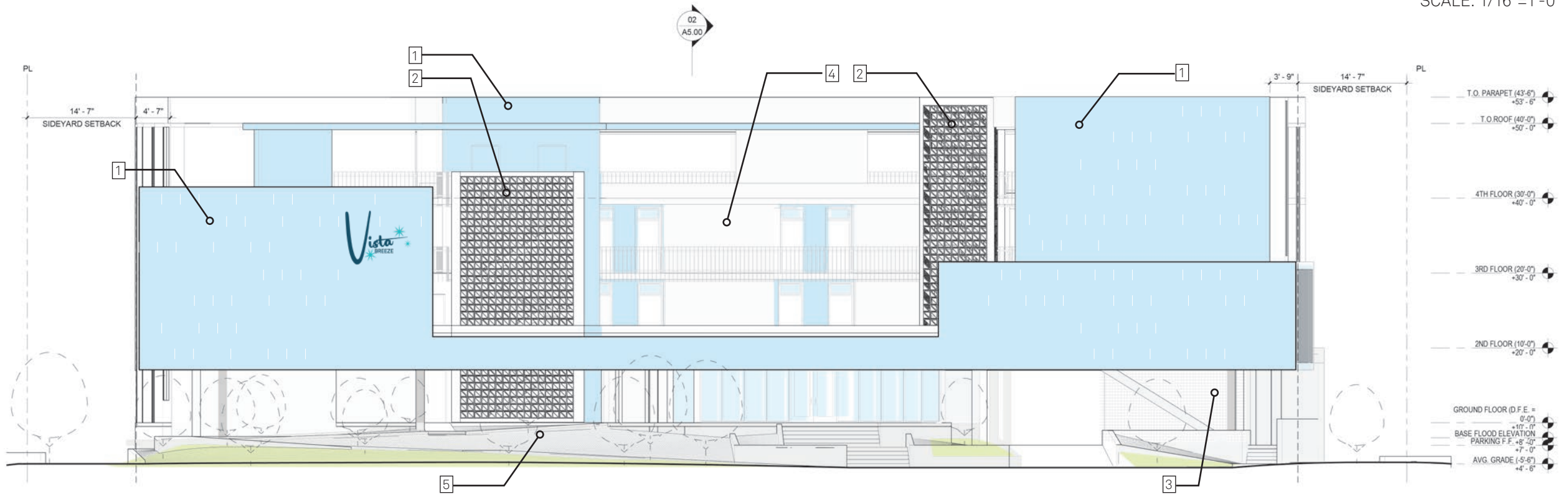
SCALE: 1/2"=1'-0"



# DESIGN / ELEVATIONS

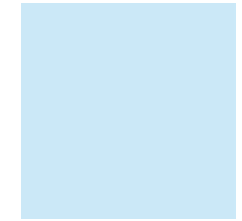


**SOUTH ELEVATION**  
SCALE: 1/16"=1'-0"



**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



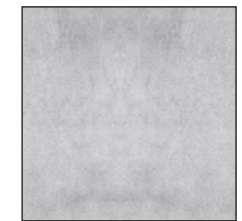
3. TESSELLE CEMENT TILE



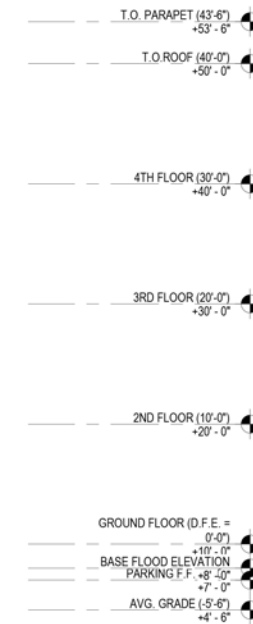
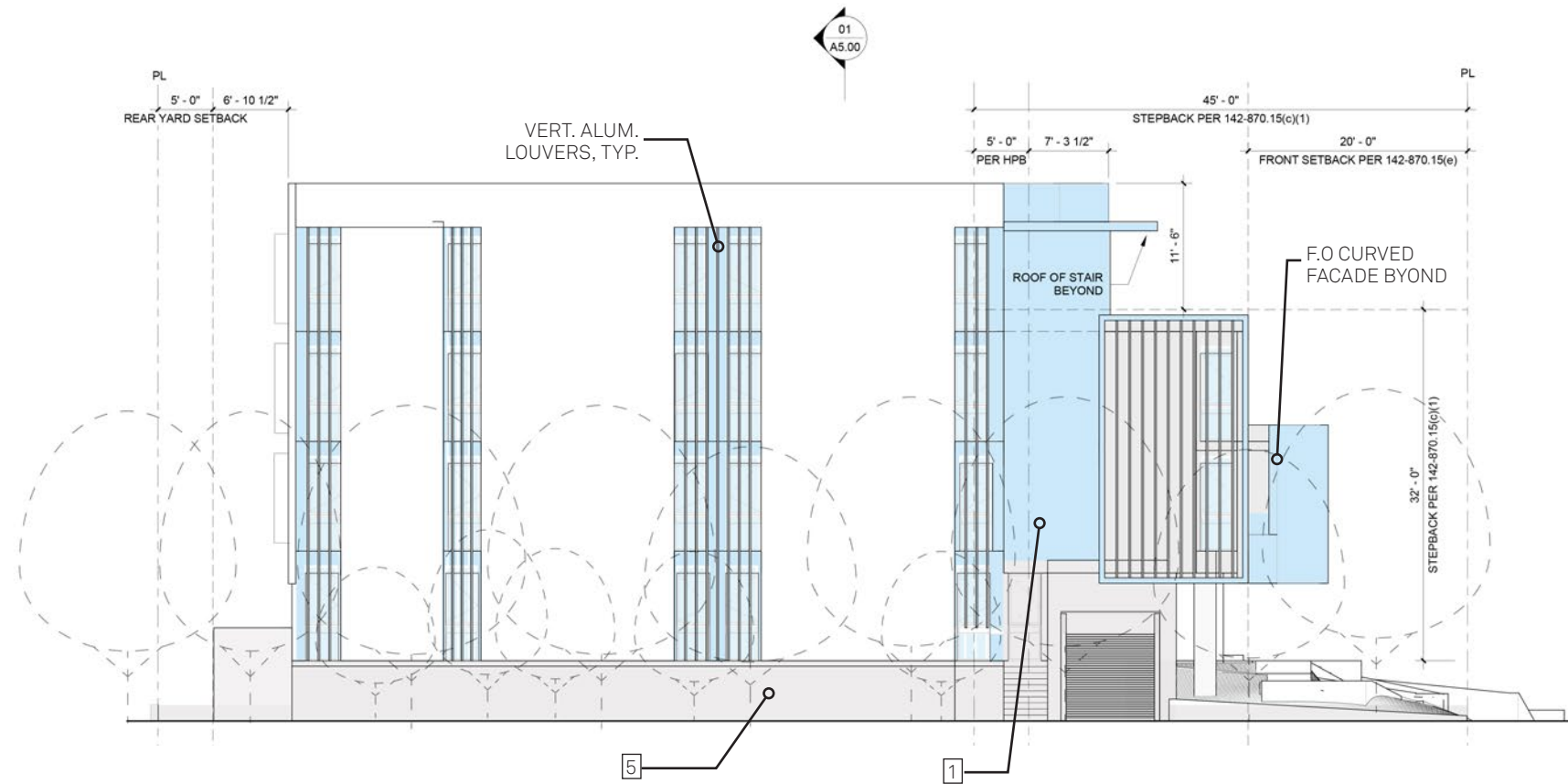
4. CERAMIC MARKER  
4" ROUND WHITE W REFLECTOR  
STOP-PAINTING



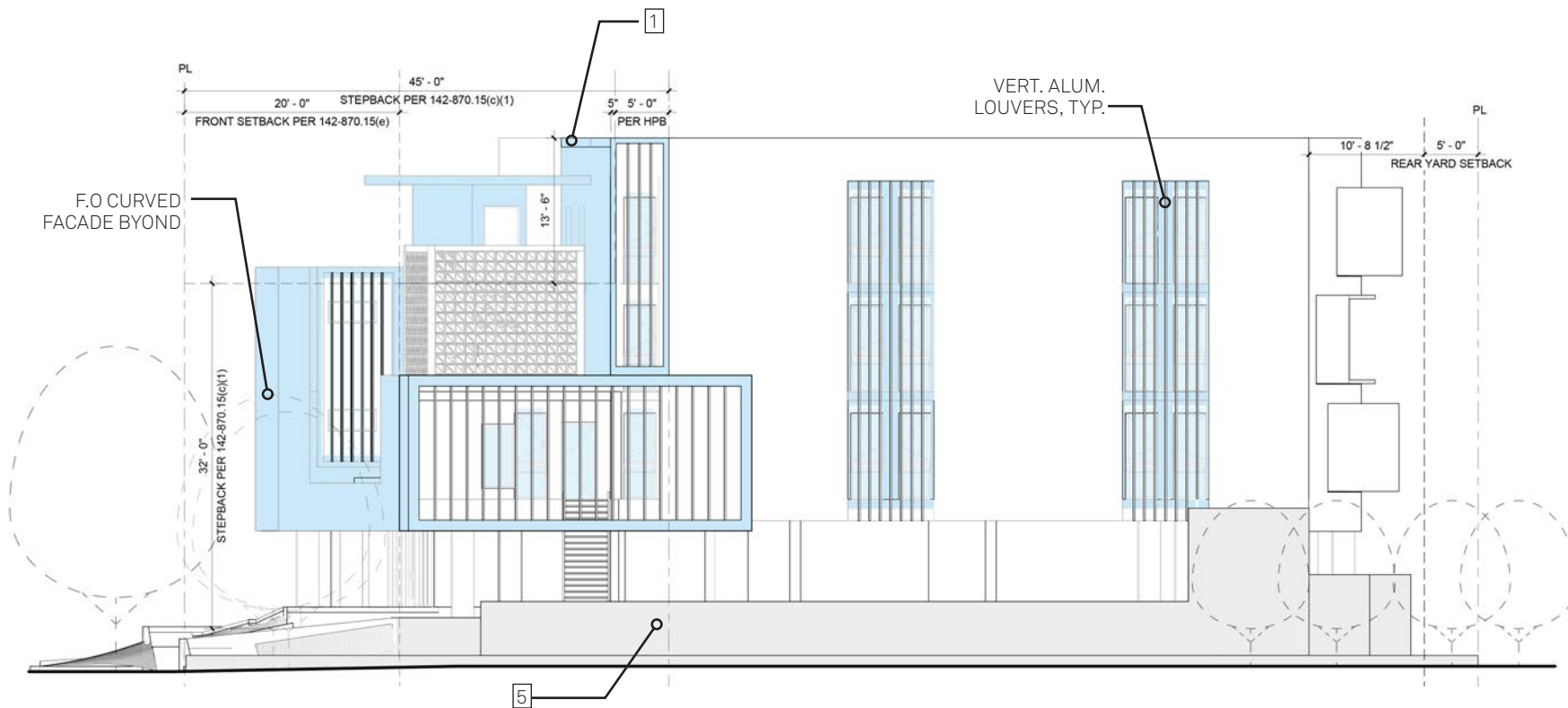
5. CONCRETE  
SEALED | TBD



# DESIGN / ELEVATIONS

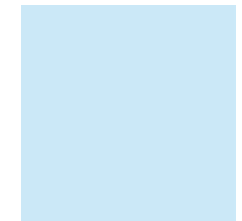


**WEST ELEVATION**  
SCALE: 1/16"=1'-0"



**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



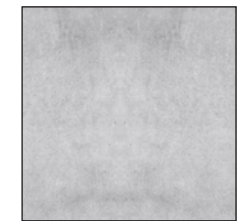
3. TESSELLE CEMENT TILE



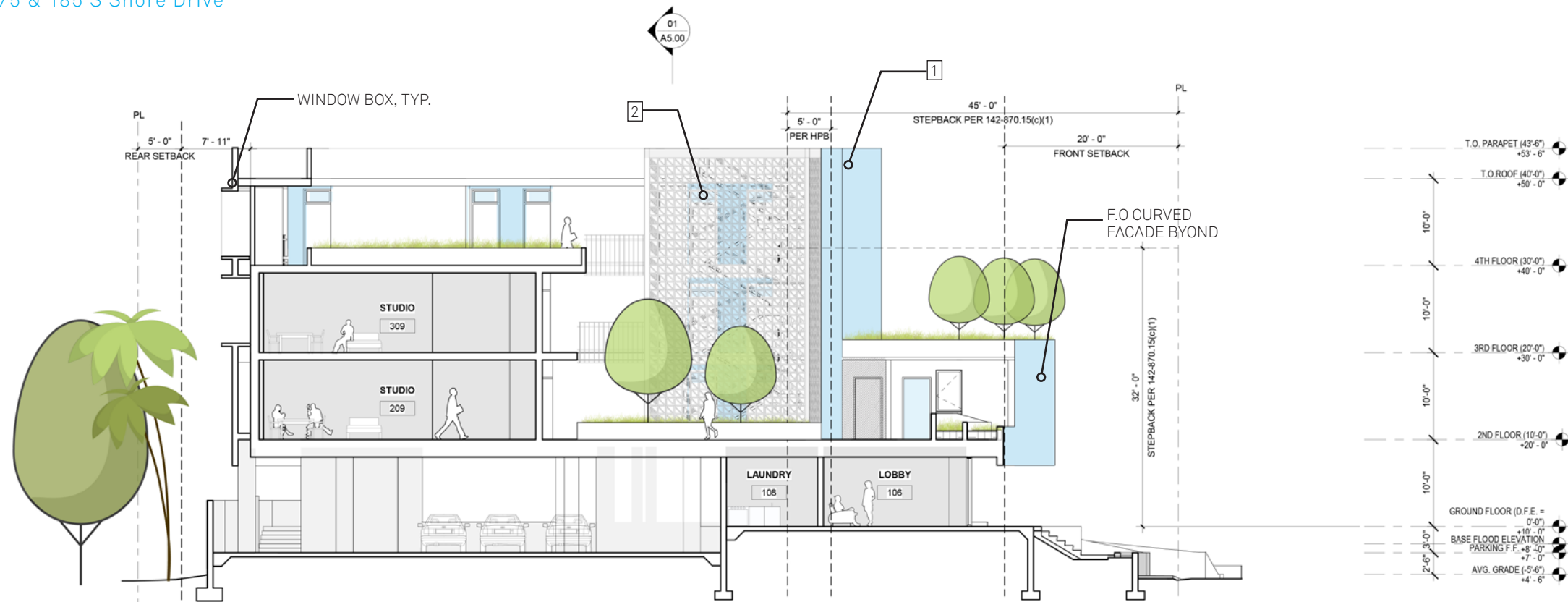
4. CERAMIC MARKER  
4" ROUND WHITE W REFLECTOR  
STOP-PAINTING



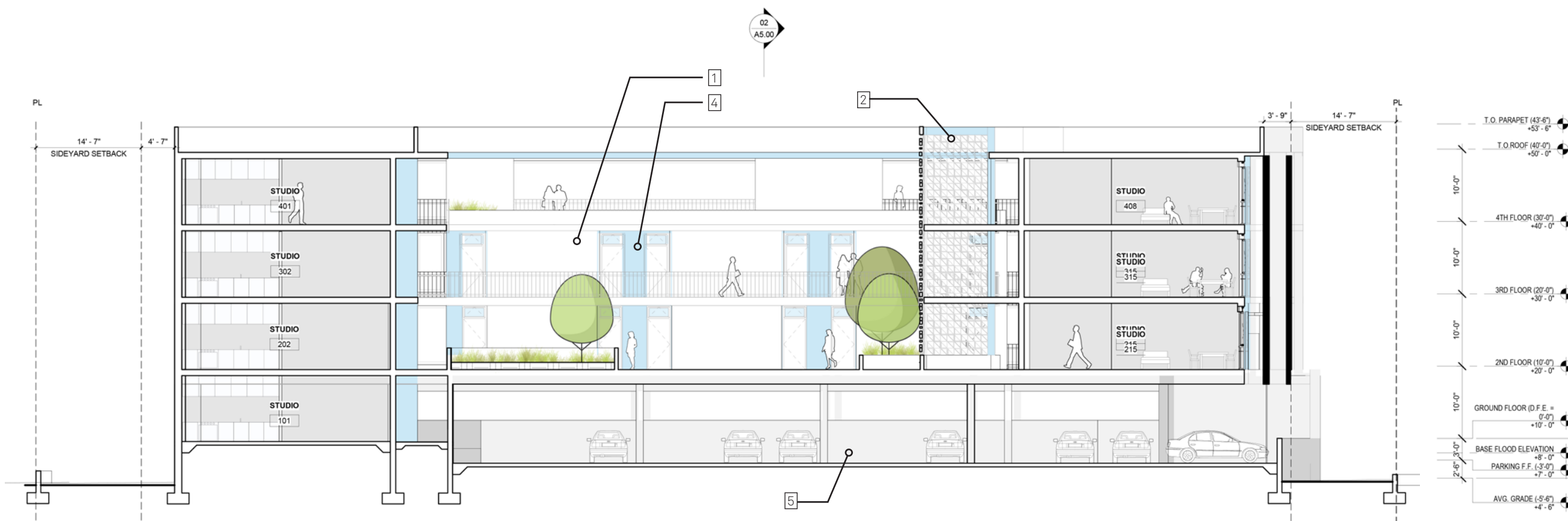
5. CONCRETE  
SEALED | TBD



# DESIGN / SECTIONS

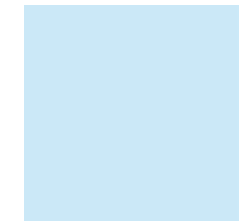


CROSS SECTION AT COURTYARD



LONGITUDINAL SECTION AT TYPICAL UNITS

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



2. TESSELLE BREEZE BLOCK  
LILY WHITE | NATURAL CEMENT



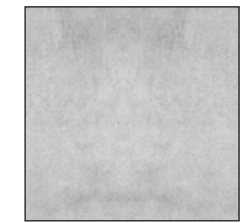
3. TESSELLE CEMENT TILE



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



5. CONCRETE  
SEALED | TBD



# MATERIAL PALETTE / EXTERIOR FINISHES



**1. STUCCO SAND FINISH**  
DOCKSIDE | DE5806

**1-1. GLITTER GLASSCHIP**  
N/A | BON

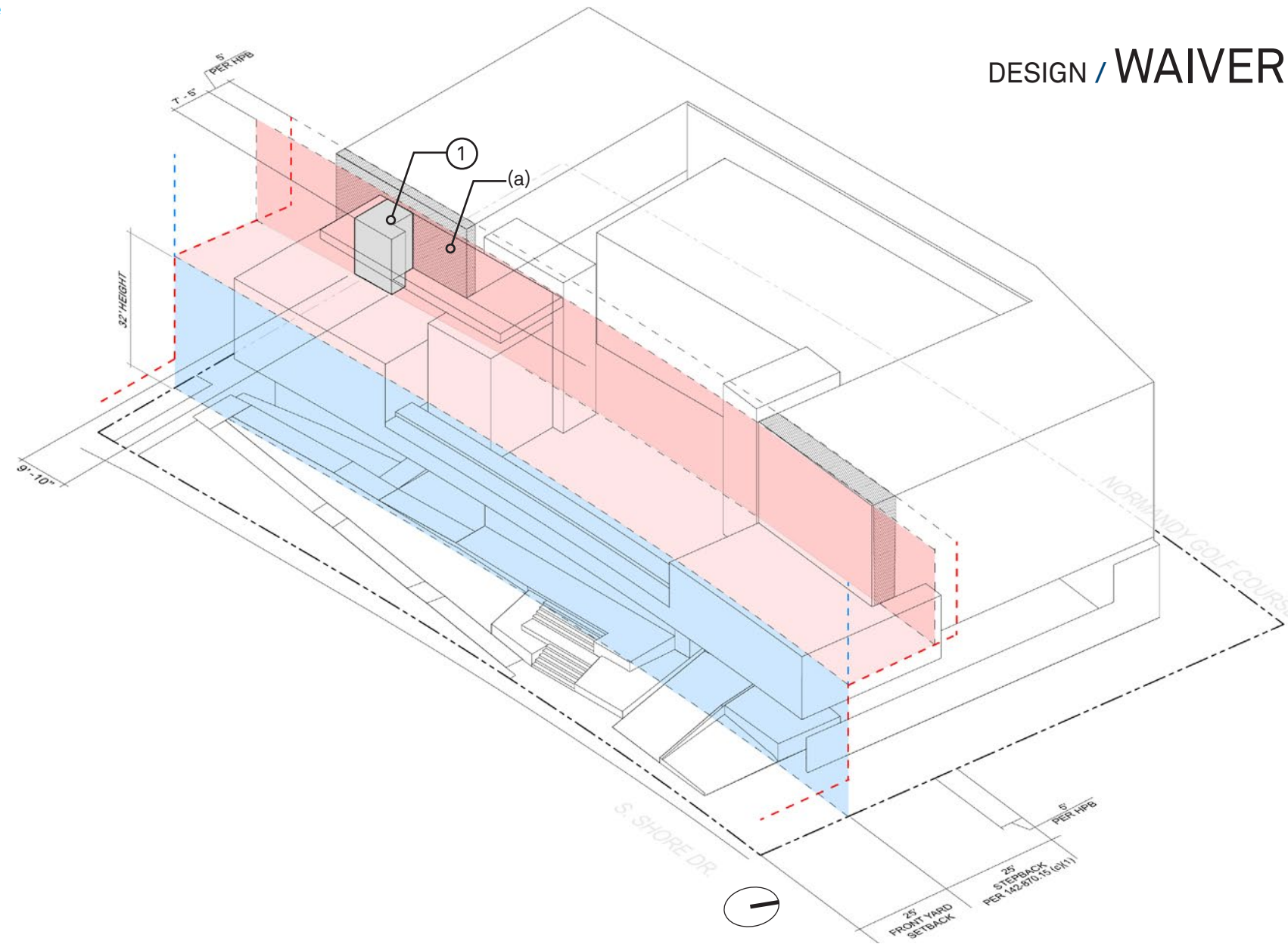
**2. TESSELLE CEMENT TILE**  
8" SQUARE TILE






**3. TESSELLE BREEZE BLOCK**  
LILY WHITE | INCLINE NATURAL CEMENT

**4. FIBER CEMENT BOARD HORIZONTAL PANEL**  
CEDAR | NICHIHA FIBER CEMENT

**5. ALUMINUM/DECK PANEL**  
CHESTNUT | KNOT WOOD

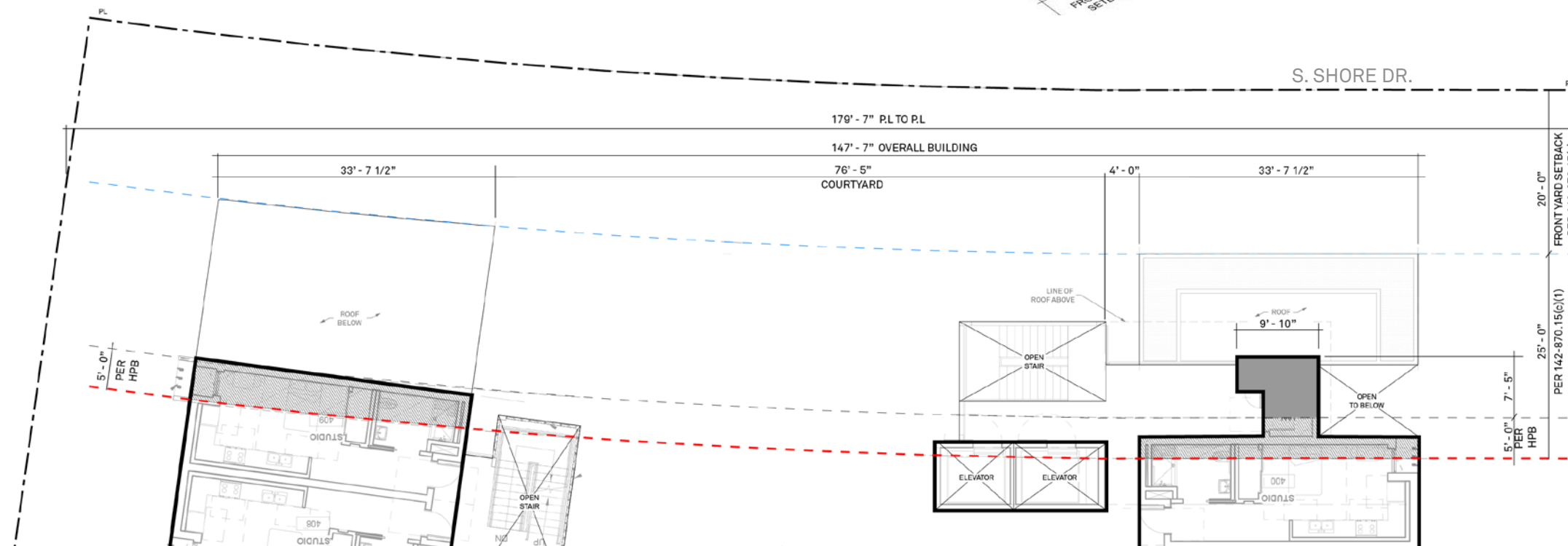
# DESIGN / WAIVER & VARIANCE ANALYSIS



-  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 / SIGNAGE TYPE AND LOCATION



SIGNAGE: 14.3 SF



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

