

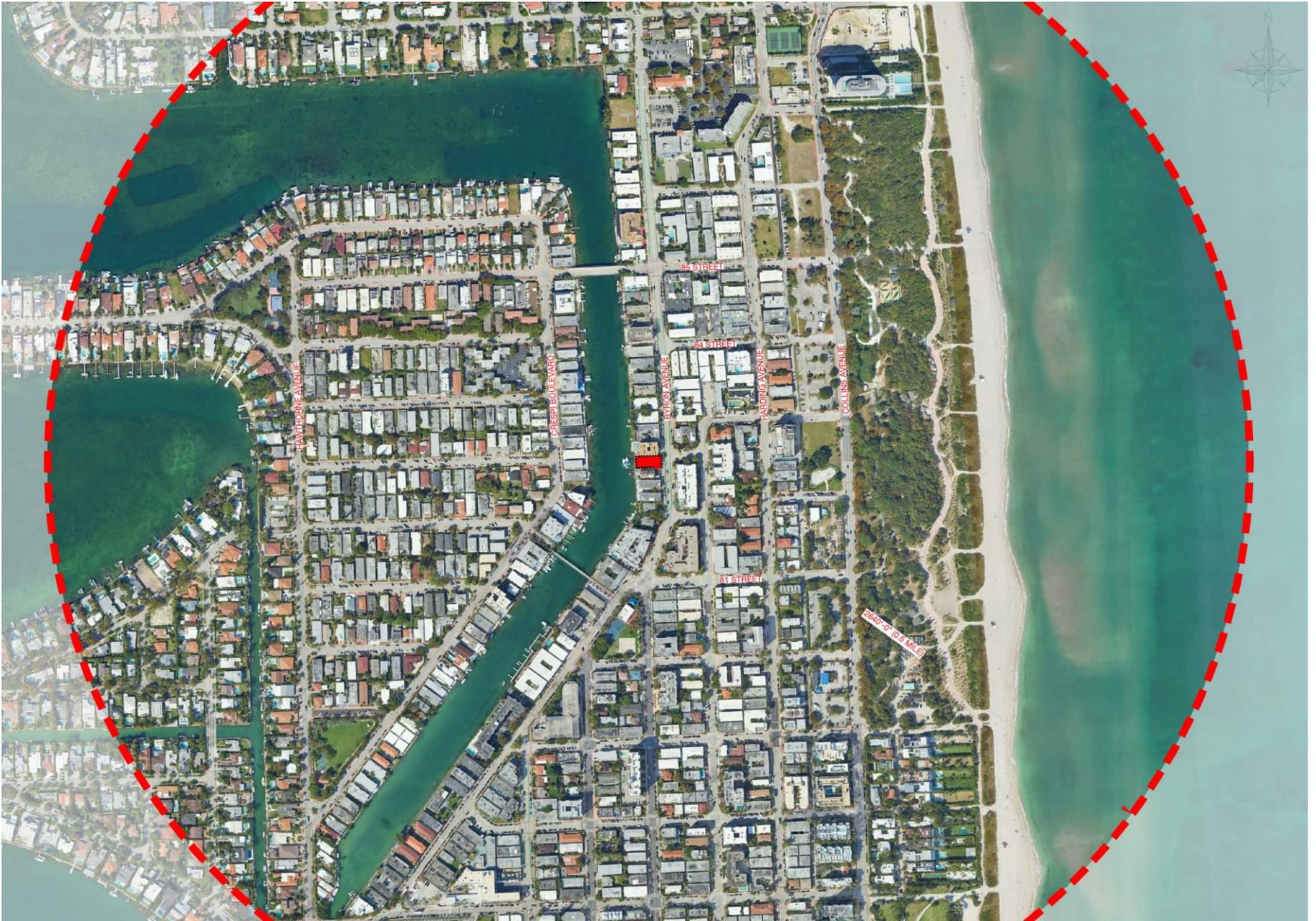
# NEW APARTMENT BUILDING

FOR

BMH DEV, LLC



# URBAN CONTEXT



**SITE**



**SITE**



# TYPOLOGY AND SYNTAX



# TYPOLOGY AND SYNTAX



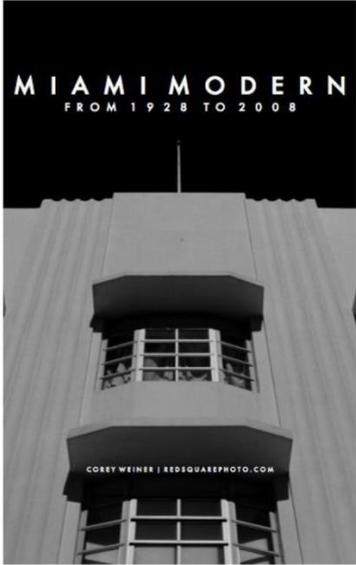
# TYPOLOGY AND SYNTAX



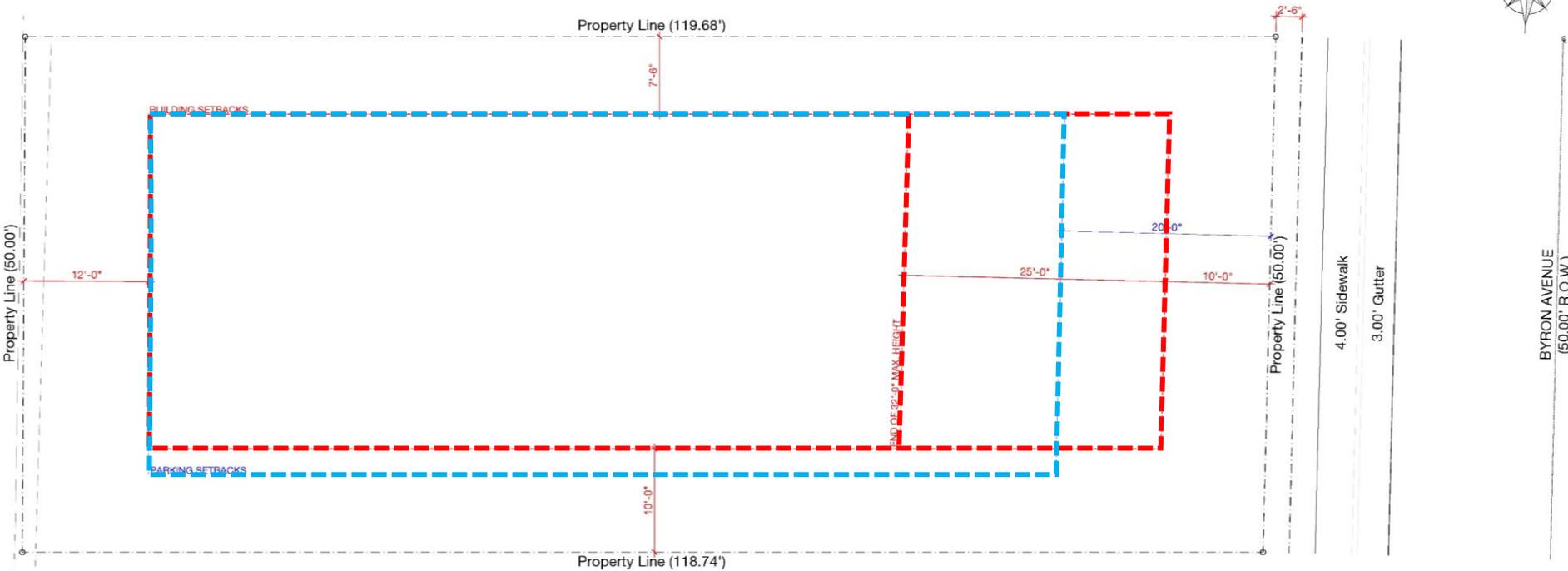
# TYPOLOGY AND SYNTAX



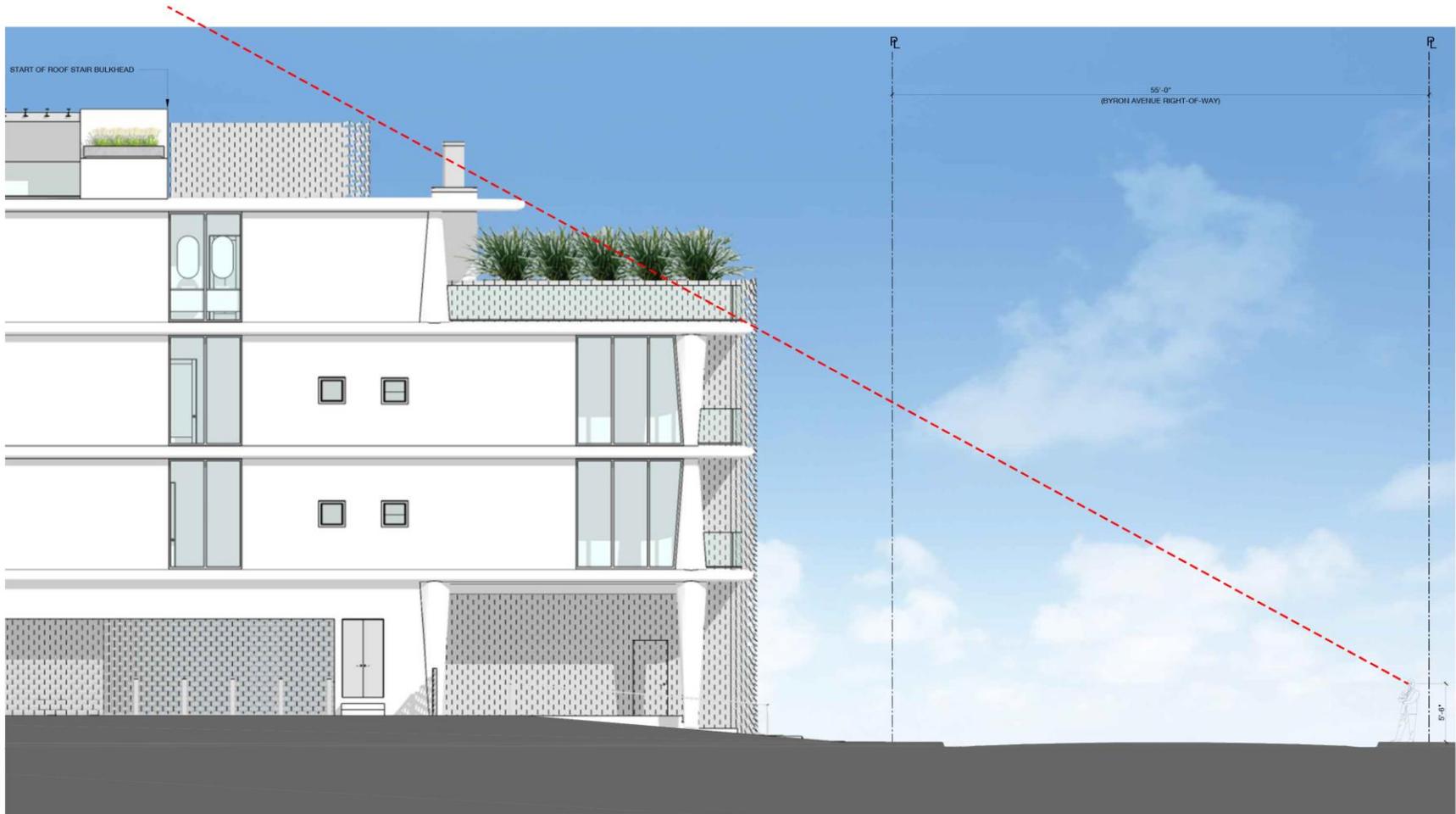
# TYPOLOGY AND SYNTAX



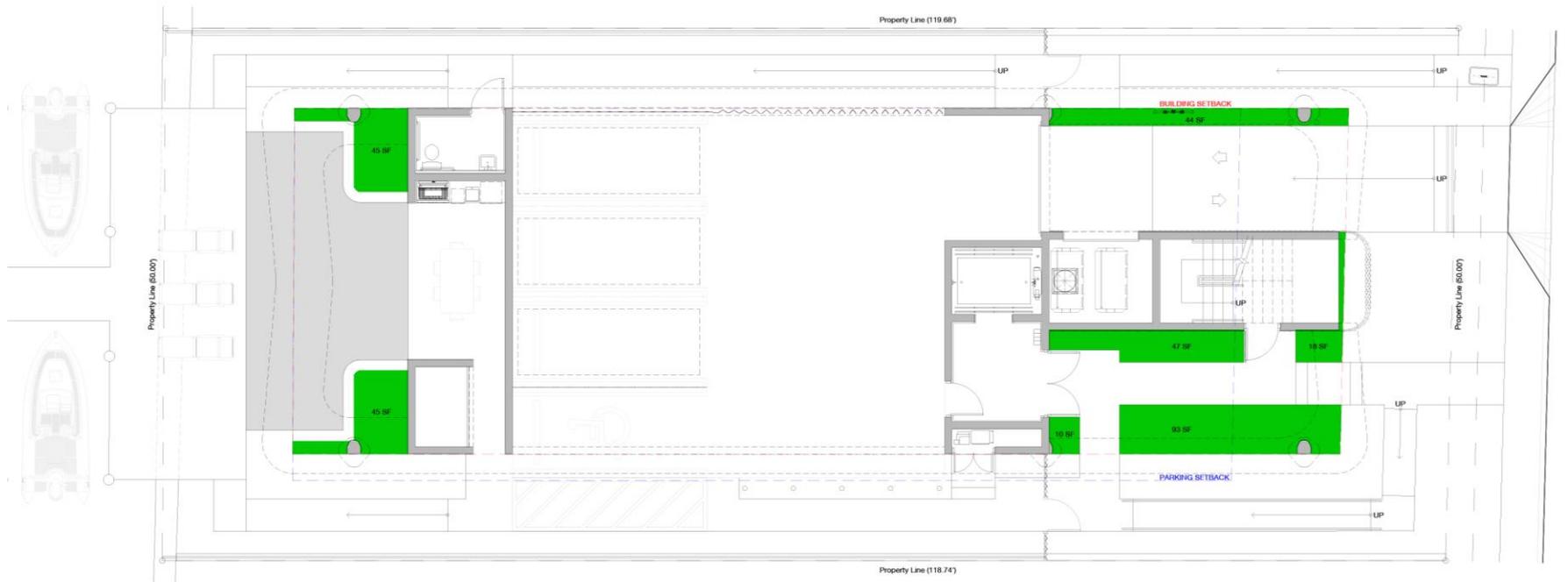
# ZONING RESTRICTIONS



# ZONING RESTRICTIONS



# ZONING RESTRICTIONS



## COMPLIANCE ANALYSIS

**REQUIRED**  
296 SF Minimum of Landscaped Area at the Ground Level, in addition to the minimum setback requirements (5% of 5,901 SF) per Section 7.3.8.5.d of City of Miami Beach Resiliency Code.

**PROPOSED**  
302 SF

# AERIAL



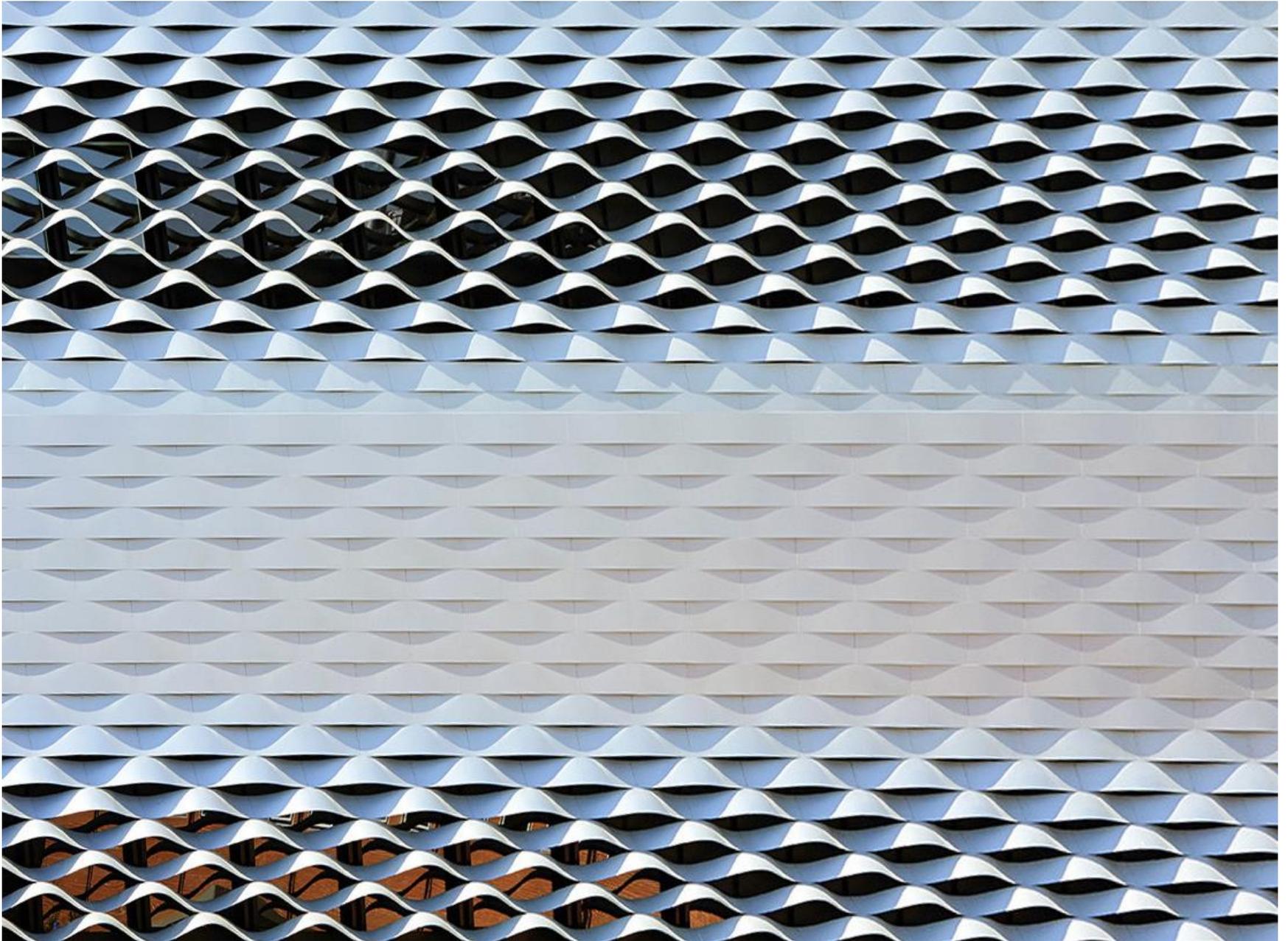
# AERIAL



# STREET VIEW



# SCREEN



# MECHANICAL PARKING SCREENING

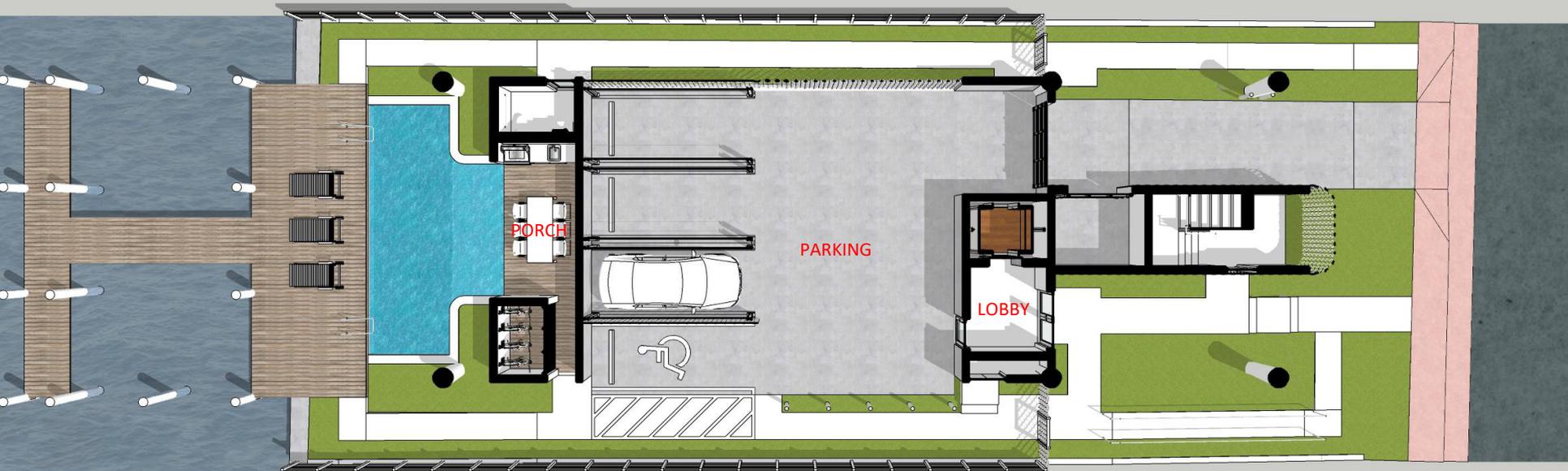


# WATERWAY VIEW



# AXONOMETRIC FLOOR PLANS

GROUND STORY



# AXONOMETRIC FLOOR PLANS

SECOND STORY – 2 BEDROOM AND 2.5 BATH APARTMENTS



# AXONOMETRIC FLOOR PLANS

THIRD STORY – 3 BEDROOM AND 3.5 BATH APARTMENTS

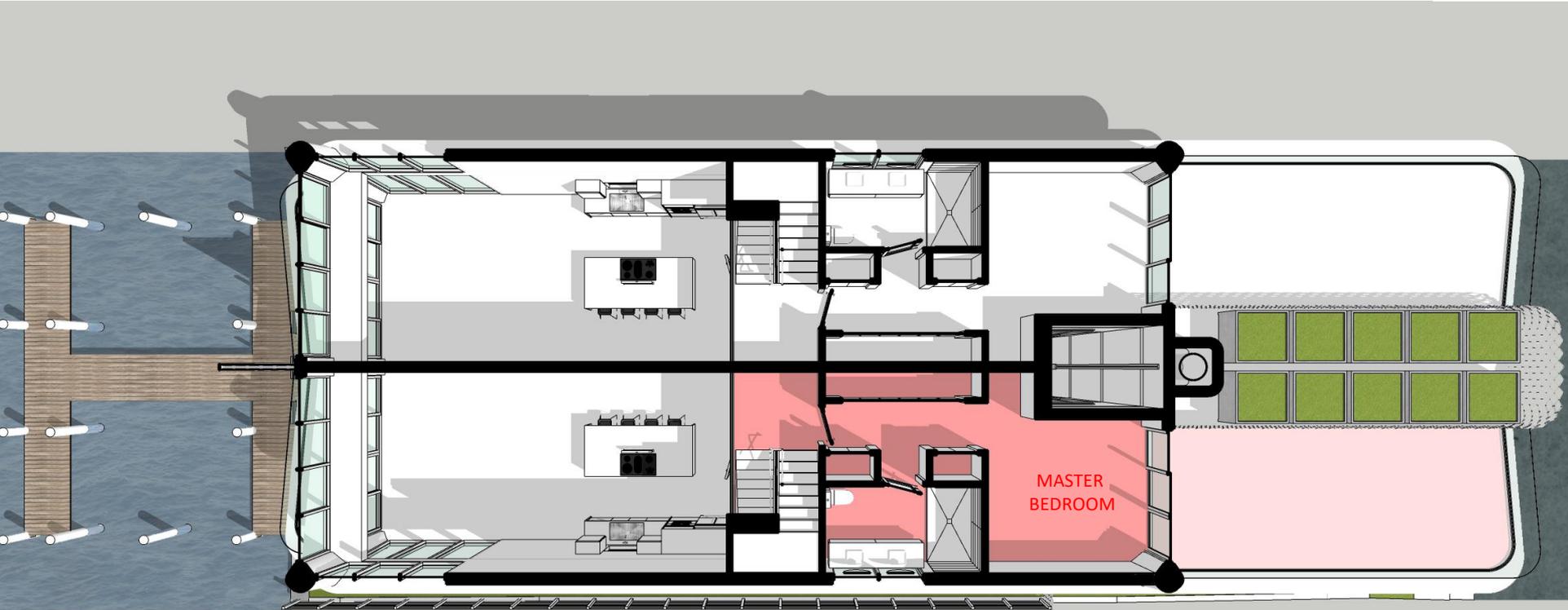
(MAIN LEVEL)



# AXONOMETRIC FLOOR PLANS

THIRD STORY – 3 BEDROOM AND 3.5 BATH APARTMENTS

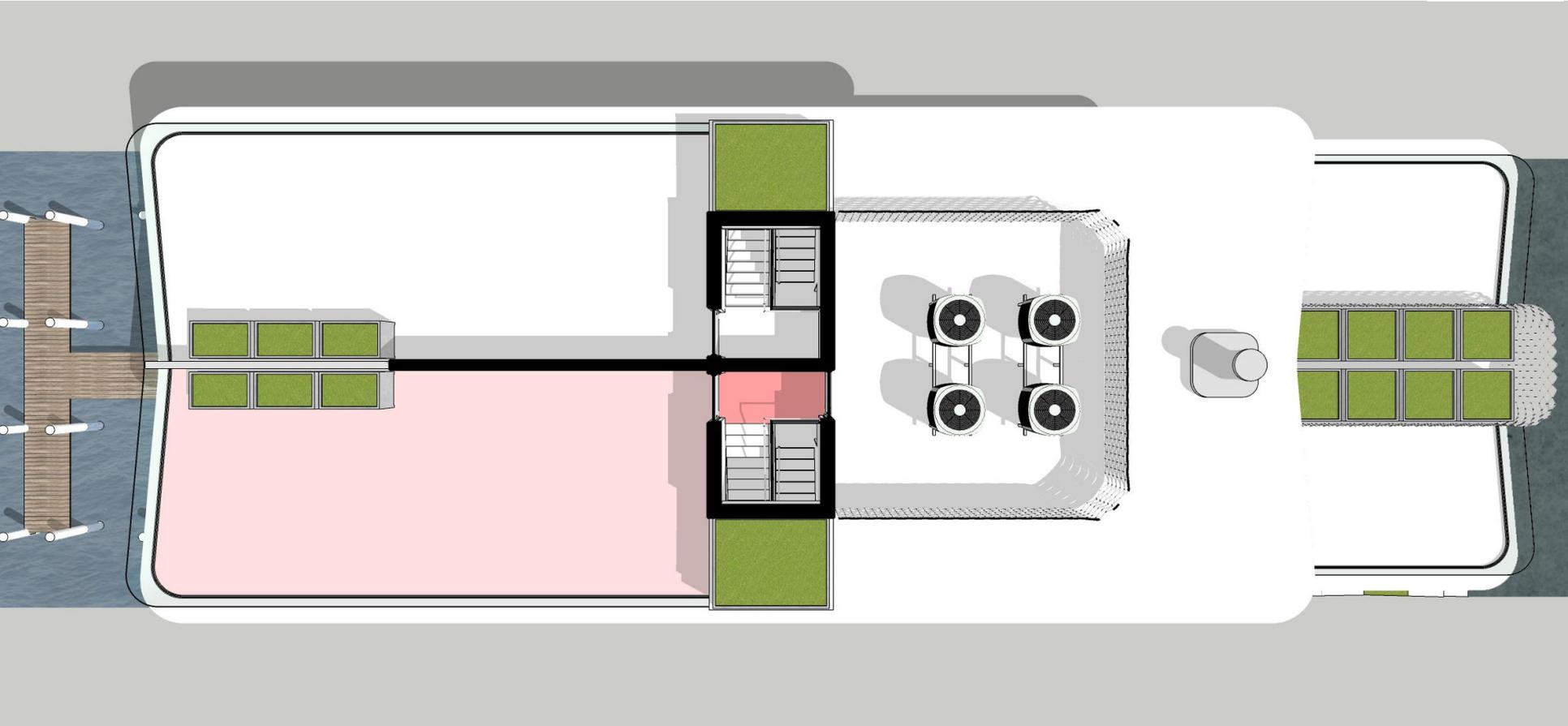
(MEZZANINE LEVEL)



# AXONOMETRIC FLOOR PLANS

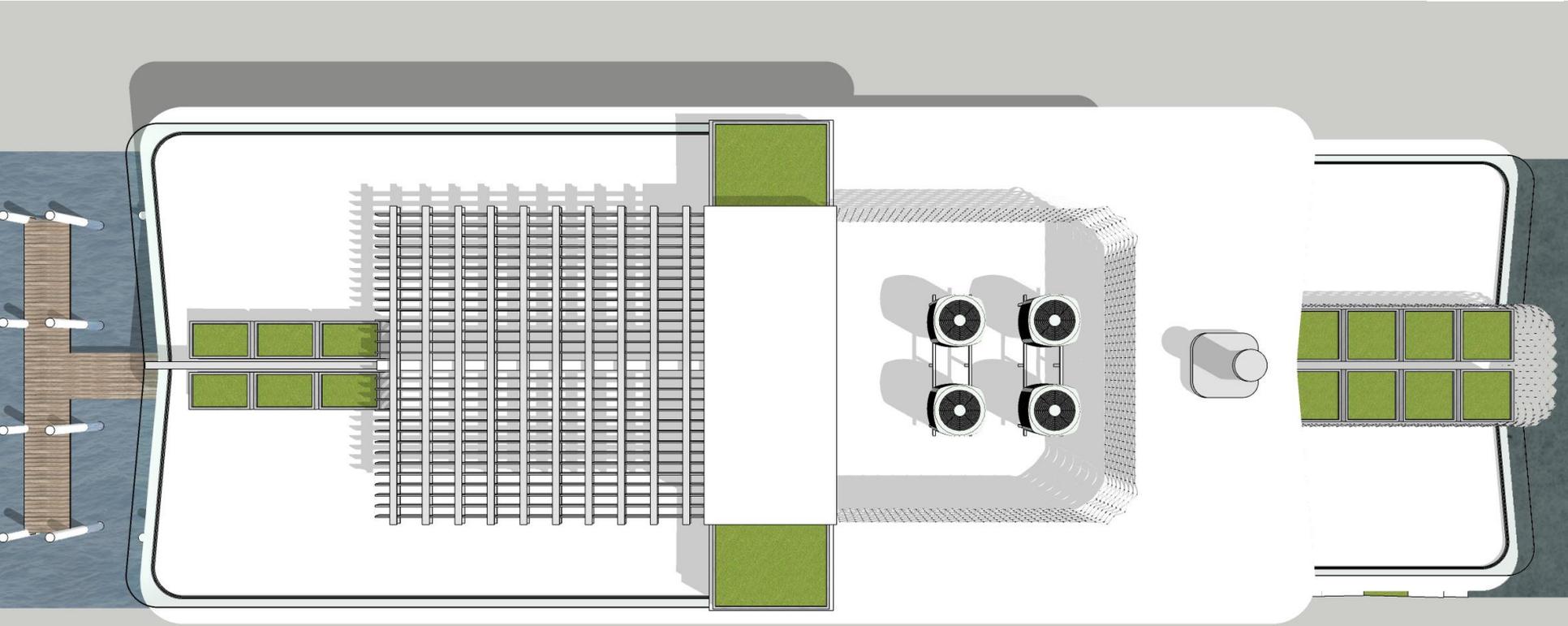
ROOF - 3 BEDROOM AND 3.5 BATH APARTMENTS

(ROOFTOP TERRACE)



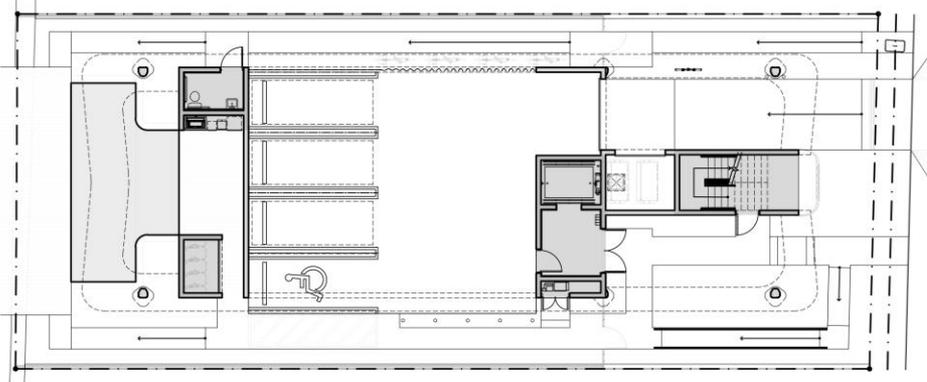
# AXONOMETRIC FLOOR PLANS

ROOF

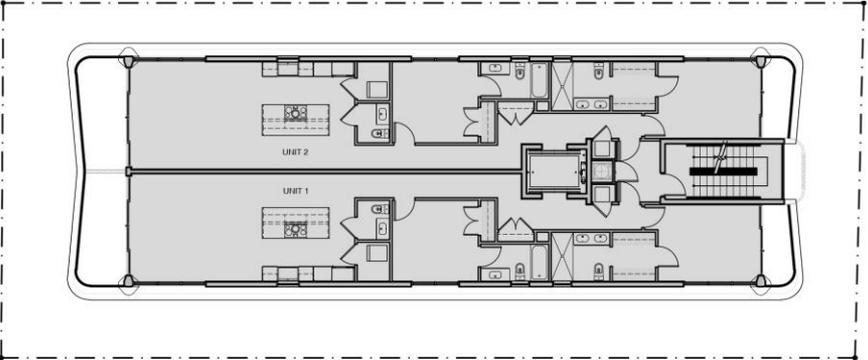


# FLOOR AREA RATIO

UNIT SIZE AND BUILDING FLOOR AREA



GROUND FLOOR PLAN



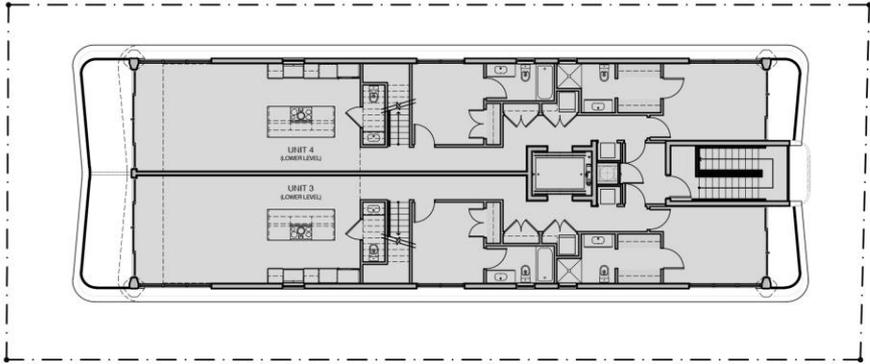
SECOND FLOOR PLAN

**UNIT SIZE CALCULATION**

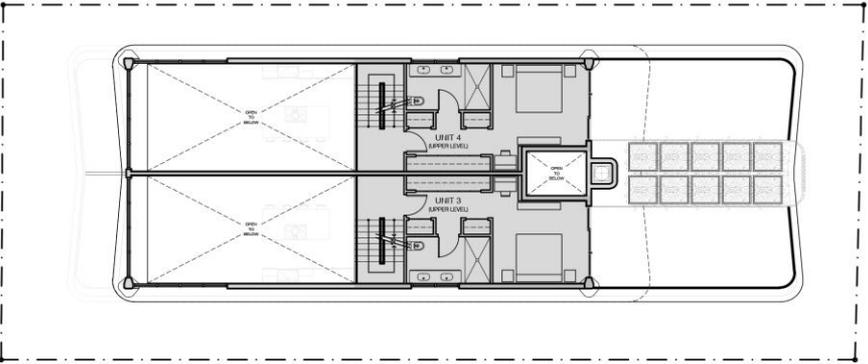
UNIT	QUANTITY	UNIT AREA	TOTAL
1	1	1,320 SF	1,320 SF
2	1	1,320 SF	1,320 SF
3	1	1,890 SF	1,890 SF
4	1	1,890 SF	1,890 SF
<b>TOTAL</b>	<b>4</b>		<b>6,430 SF</b>

**FLOOR AREA CALCULATION**

GROUND FLOOR:	490 SF
SECOND FLOOR:	2,902 SF
THIRD FLOOR:	2,902 SF
THIRD FLOOR'S MEZZANINE:	1,010 SF
<b>TOTAL:</b>	<b>7,304 SF</b>
<small>NOTE: MAXIMUM ALLOWED FAR IS 7,438.75 SF (5,951 SF x 1.25)</small>	



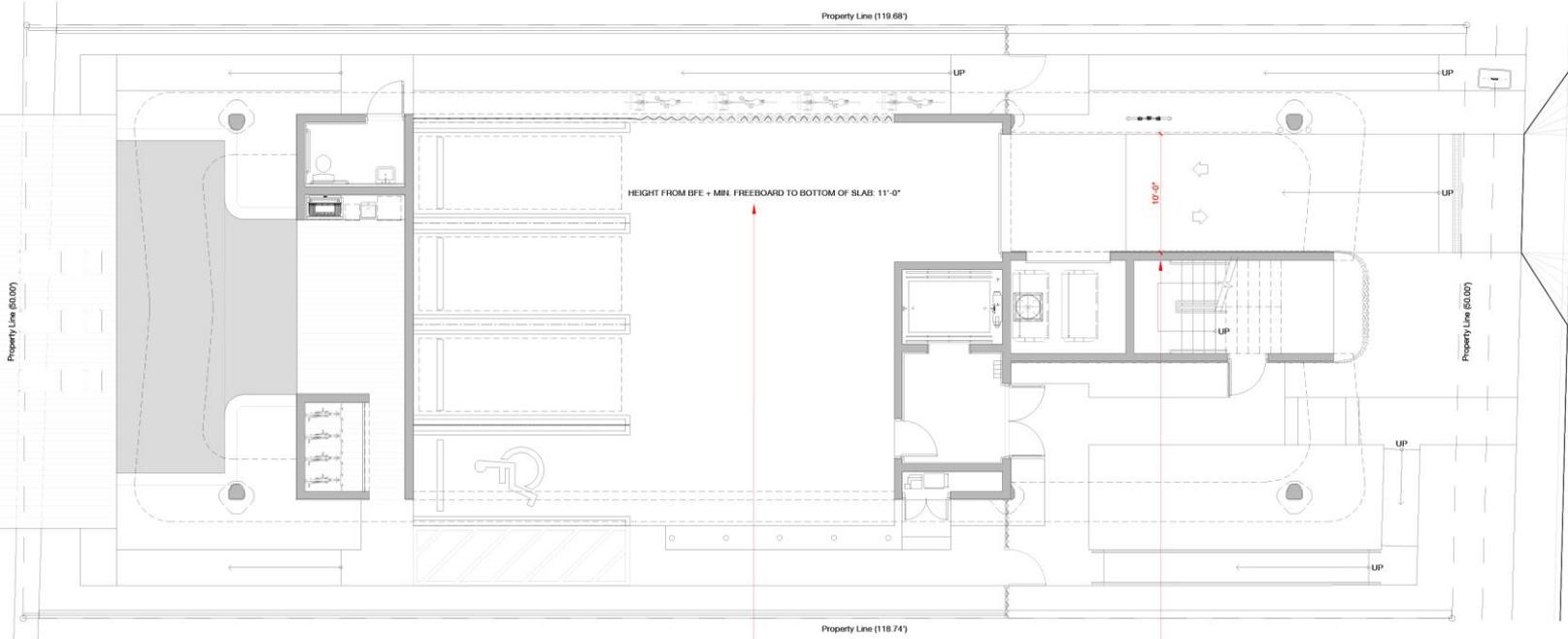
THIRD FLOOR PLAN



THIRD FLOOR'S MEZZANINE PLAN

# ZONING CODE COMPLIANCE

## WAIVER AND VARIANCE REQUESTS

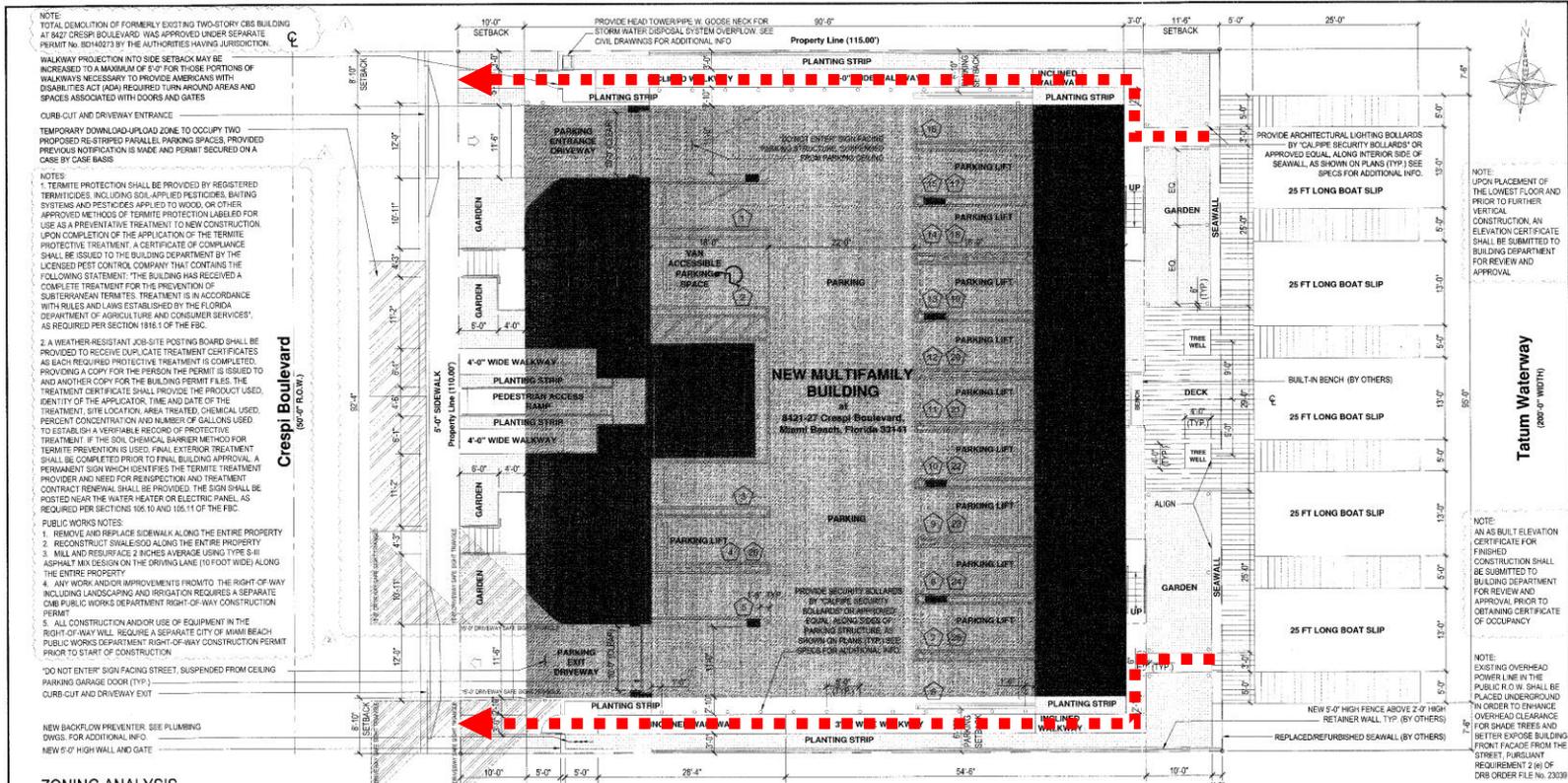


A WAIVER OF UP TO ONE FOOT ZERO INCHES (1'-0") FROM SECTION 7.1.2.3.C.3.A. AND 7.3.8.3.D.1.A OF THE CITY OF MIAMI BEACH RESILIENCY CODE, SUBPART B OF LAND DEVELOPMENT REGULATIONS, REQUIRING A MINIMUM HEIGHT OF TWELVE FEET (12'-0") TO BE PROVIDED, AS MEASURED FROM BASE FLOOD ELEVATION PLUS MINIMUM FREEBOARD TO THE UNDERSIDE OF THE FIRST FLOOR SLAB. THE DESIGN REVIEW BOARD OR HISTORIC PRESERVATION BOARD, AS APPLICABLE, MAY WAIVE THIS HEIGHT REQUIREMENT BY UP TO TWO FEET, IN ACCORDANCE WITH THE DESIGN REVIEW OF CERTIFICATE OF APPROPRIATENESS CRITERIA, AS APPLICABLE.

A VARIANCE OF UP TO TWO FEET ZERO INCHES (2'-0") FROM SECTION 5.3.4 OF THE CITY OF MIAMI BEACH RESILIENCY CODE, SUBPART B OF LAND DEVELOPMENT REGULATIONS, REQUIRING THE TWO-WAY CURB-CUT AND DRIVEWAY ENTRANCE TO HAVE A MINIMUM WIDTH OF 12 FEET (12'-0") FOR THOSE GRADE LEVEL PARKING AREAS WITH LESS THAN TEN PARKING SPACES.

# EGRESS COMPLIANCE

## PREVIOUS EXAMPLE



**NOTE:**  
TOTAL DEMOLITION OF FORMERLY EXISTING TWO-STORY CBS BUILDING AT 8427 CRESPI BOULEVARD WAS APPROVED UNDER SEPARATE PERMIT NO. 80140273 BY THE AUTHORITIES HAVING JURISDICTION.

WALKWAY PROTECTION INTO THE SETBACK MAY BE INCREASED TO A MAXIMUM OF 5'-0" FOR THOSE PORTIONS OF WALKWAYS NECESSARY TO PROVIDE AMERICANS WITH DISABILITIES ACT (ADA) REQUIRED TURN ARROUND AREAS AND SPACES ASSOCIATED WITH DOORS AND GATES.

**CURB CUT AND DRIVEWAY ENTRANCE**  
TEMPORARY DOWNLOAD-UPLOAD ZONE TO OCCUPY TWO PROPOSED RESTORED PARALLEL PARKING SPACES. PROVIDE PREVIOUS NOTIFICATION IN WRITING AND PERMIT SECURED ON A CASE BY CASE BASIS.

**NOTES:**  
1. TERMITTE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITTE TECHNICIANS, INCLUDING SOIL APPLIED PREVENTIVES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITTE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION UPON COMPLETION OF THE APPLICATION OF THE TERMITTE PROTECTIVE TREATMENT. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" AS REQUIRED PER SECTION 19B.1 OF THE F.S.C.

2. A WEATHER-RESISTANT JOB-SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DATE/TIME TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED. TO ESTABLISH A PERMANENT RECORD OF PROTECTIVE TREATMENT IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITTE PREVENTION IS USED. FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITTE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL AS REQUIRED PER SECTIONS 106.10 AND 111 OF THE F.S.C.

**PUBLIC WORKS NOTES:**  
1. REMOVE AND REPLACE SIDEWALK ALONG THE ENTIRE PROPERTY.  
2. RECONSTRUCT SIDEWALK ALONG THE ENTIRE PROPERTY.  
3. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-II ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.  
4. ANY WORK AND/OR IMPROVEMENTS PROMOTED TO THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRES A SEPARATE CIVIL PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.  
5. ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.

DO NOT ENTER SIGN FACING STREET, SUSPENDED FROM CEILING PARKING GARAGE DOOR (TYP.)

NEW BACKFLOW PREVENTER: SEE PLUMBING DWGS. FOR ADDITIONAL INFO.  
NEW 5'-0" HIGH WALL AND GATE.

### ZONING ANALYSIS

#### PROPERTY INFORMATION

8421-27 CRESPI BLVD LEGAL DESCRIPTION: LOTS 7 & 3, BLOCK 9, OF BISCAYNE BEACH SUBDIVISION, ACCORDING TO PLAT THEREAS AS RECORDED ON PLAT BOOK 64, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LAND USE DESIGNATION: RM-1 (MULTIFAMILY, LOW INTENSITY)  
LOT DEPTH: 115'-0"

**REQUIRED / ALLOWED**  
LOT: LOT AREA: 5,600 SF Min.  
LOT WIDTH: 59'-0" Min.  
INTENSITY: BUILDING HEIGHT: 50'-0" Max. (Above Base Flood Elevation)  
DESIGN FLOOD ELEVATION: +9.00 (NGVD) Min.  
No. OF STORIES: 5 Max.  
FAR: 1.25  
BUILDABLE AREA: 15,812.5 SF Max.  
MIN. APARTMENT UNIT SIZE: 550 SF  
AVERAGE APARTMENT UNIT SIZE: 800 SF (Minimum)

**PROPOSED**  
LOT: LOT AREA: 12,850 SF  
LOT WIDTH: 110'-0"  
INTENSITY: BUILDING HEIGHT: 48.98'  
DESIGN FLOOD ELEVATION: +9.00 (NGVD)  
No. OF STORIES: 5  
FAR: 1.25  
BUILDING AREA (UNDER A.C.I.): 15,912.4 SF (See Sheet A-01.5)  
(MIN. APARTMENT UNIT SIZE: 550 SF (See Sheet A-01.5))  
AVERAGE APARTMENT UNIT SIZE: 825.0 SF

**REQUIRED / ALLOWED**  
PARKING:  
REQUIRED MIN. PARKING:  
1.50 spaces per units between 550-999 SF  
1.75 spaces per units between 1,000-1,500 SF  
2.00 spaces per units above 1,500 SF  
ACCESSIBLE PARKING SPACES: 1 (Up to 25 parking spaces)  
VAN/ACCESSIBLE PARKING SPACES: 9% (Not less than 1)  
TWO-WAY DRIVEWAY WIDTH: 22'-0"  
ONE-WAY DRIVEWAY WIDTH: 11'-0" Min.  
BICYCLE PARKING: None

**PROPOSED**  
PARKING:  
REQUIRED MIN. PARKING:  
14 DLB @ 1.50 spaces per units between 550-999 SF = 21.0 parking spaces  
2 DLB @ 2.00 spaces per units over 1,500 SF = 4.0 parking spaces  
TOTAL REQUIRED: 25.0 parking spaces  
TOTAL PROVIDED: 26.0 parking spaces  
ACCESSIBLE PARKING SPACES: 1 (Only 16 parking spaces provided without lifts)  
VAN/ACCESSIBLE PARKING SPACES: 1  
TWO-WAY DRIVEWAY WIDTH: 22'-0"  
ONE-WAY DRIVEWAY WIDTH: 11'-0"  
BICYCLE PARKING: 4

**REQUIRED / ALLOWED**  
SETBACKS: (Pedestals)  
FRONT: 20'-0"  
INTERIOR SIDE: 8'-10" (8% of Lot Width or 7'-5", whichever is greater)  
SUM OF INTERIOR SIDE SETBACKS: 17'-8" (15% of Lot Width)  
REAR: 11'-0" (10% of Lot Depth for Non-occupiable Use)  
PARKING: 5'-5" (5 Feet, or 5% of Lot Width, whichever is greater)  
BOAT SLIP PROJECTION: 30'-0" Max. (15% of Waterway Width)  
WOOD DECK AREA: 379.5 SF Max. (30% of rec. Rear Yard area)

**PROPOSED**  
SETBACKS:  
FRONT: 20'-0"  
INTERIOR SIDE: 8'-10" (8% of Lot Width)  
SUM OF INTERIOR SIDE SETBACKS: 17'-8"  
REAR: 11'-0"  
PARKING: 6'-10"  
BOAT SLIP PROJECTION: 30'-0"  
WOOD DECK AREA: 395.5 SF

### SCOPE OF WORK

NEW FIVE-STORY BUILDING WITH 12 DWELLING UNITS, PLUS 4 TOWNHOUSES AND PARKING STRUCTURE

### OCCUPANCY & TYPE OF CONSTRUCTION

OCCUPANCY: R-2  
TYPE OF CONSTRUCTION: I-B

### CODES IN EFFECT:

FLORIDA BUILDING CODE - BUILDING, 2010  
FLORIDA BUILDING CODE - PLUMBING, 2010  
FLORIDA BUILDING CODE - MECHANICAL, 2010  
FLORIDA FIRE PREVENTION CODE, 5TH EDITION  
NFPA 101 LIFE SAFETY CODE, 2012 EDITION

### SITE PLAN

### FLOOD INFORMATION

FLOOD ZONE: AE  
DESIGN FLOOD ELEVATION: +9.00 (NGVD)  
BASE FLOOD ELEVATION: +8.00 (NGVD)  
DESIGN FLOOD ELEVATION: +9.00 (NGVD)  
LOWEST ADJACENT GRADE ELEVATION NEXT TO THE BUILDING: +3.81 (NGVD)  
LOWEST ADJACENT GRADE ELEVATION NEXT TO THE BUILDING: +5.29 (NGVD)  
FLOOD RESISTANT DESIGN AND CONSTRUCTION: CATEGORY II (ACCORDING TO TABLE 1-1 ASCE 24-06)  
CROWN OF THE ROAD: +3.93 (NGVD)

**NOTE:**  
1. THE LOCATION OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION AN ELEVATION CERTIFICATE SHALL BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.  
2. AN AS BUILT ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION SHALL BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.  
3. EXISTING OVERHEAD POWER LINE IN THE PUBLIC R.O.W. SHALL BE PLACED UNDERGROUND IN ORDER TO ENHANCE OVERHEAD CLEARANCE FOR URBAN TREES AND BETTER EXPOSE BUILDING FRONT FACADE FROM THE STREET. PLUMBING REQUIREMENT 2 (6) OF DBS ORDER FILE NO. 20338.

**CRESPI APARTMENT BUILDING AND MARINA**  
8421-8427 Crespi Blvd., Miami Beach, FL 33141  
CONTRACTOR: RESIDENTIAL DESIGN, LLC  
2285 BY THE CROWN PLAZA, MIAMI BEACH, FL 33137  
PHONE: 305.441.1332  
FAX: 305.441.1333  
DATE: 2/26/2015

**REVISIONS**  
RESPONSES TO BLDG. DEPT. COMMENTS: 11-30-2014  
RESPONSES TO BLDG. DEPT. COMMENTS: 05-18-2016  
RESPONSES TO BLDG. DEPT. COMMENTS: 08-10-2016

**TITLE**  
SITE PLAN  
**SCALE**  
AS SHOWN  
**SHEET NO.**  
A-01.0

# EGRESS COMPLIANCE

SEPARATE EXITS

