

SANDBOX

MIAMI BEACH

1974 Marseille Dr, Miami Beach, FL 33141



MULTIFAMILY RESIDENTIAL BUILDING

- 5 STORIES
- 12 APARTMENT UNITS
- 11 PARKING SPACES

MIAMI BEACH





CONTENT

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02 CONCEPT

03 CONTEXT- EXISTING CONDITION

04 PROPOSAL

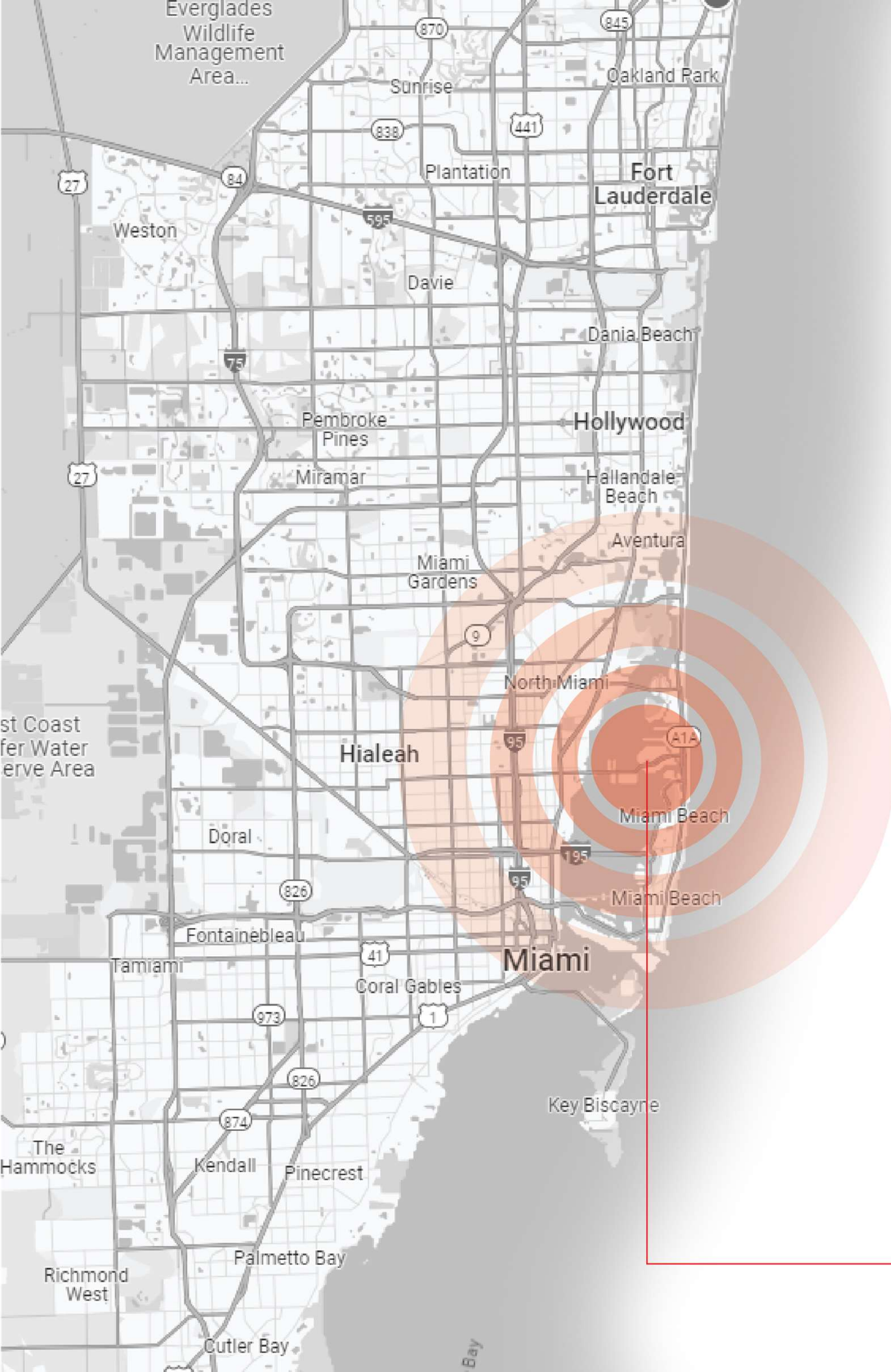
05 FLOOR PLANS

06 ELEVATION + SECTIONS

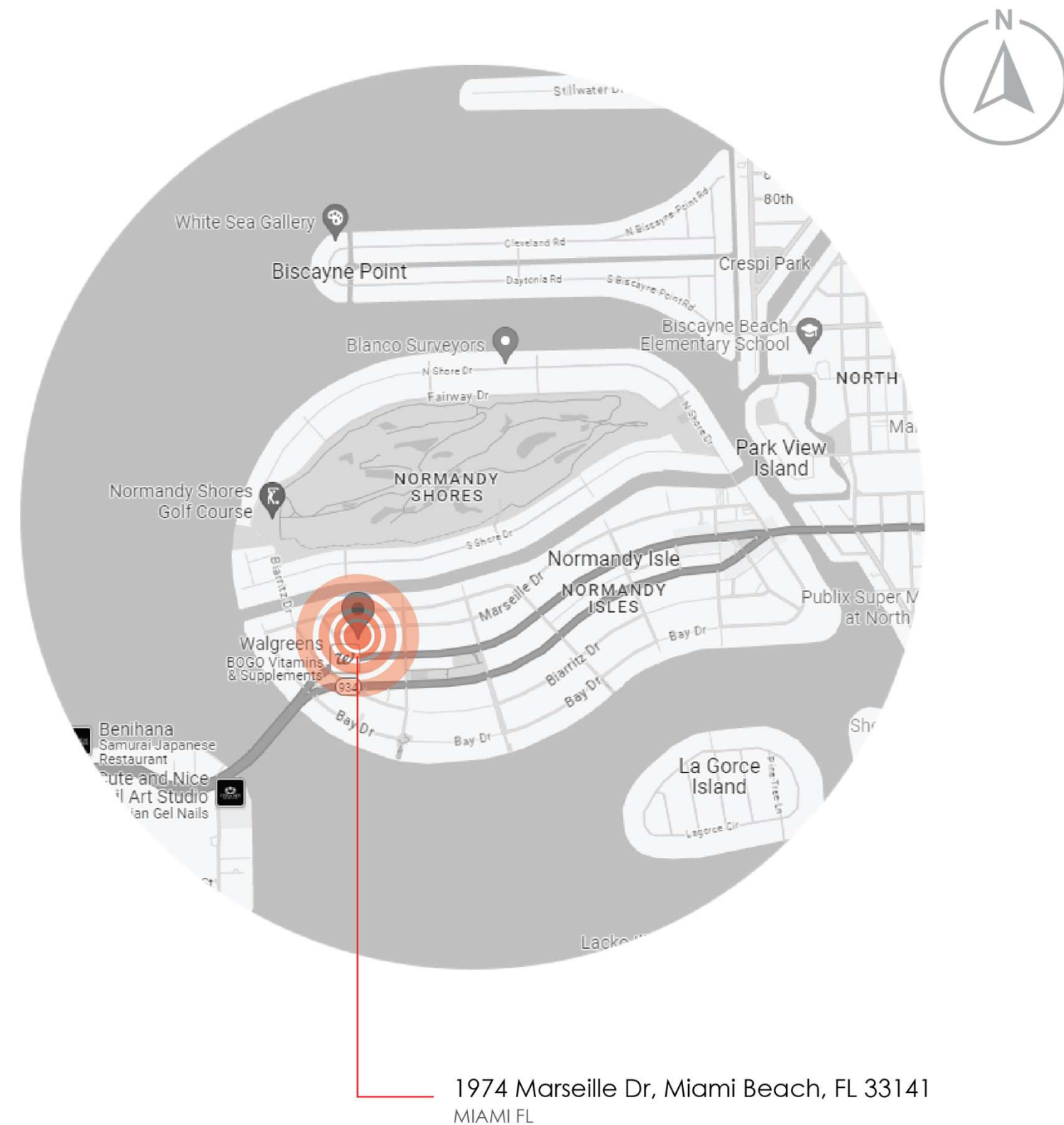
01

GENERAL
LOCATION

DEC 10TH 2024

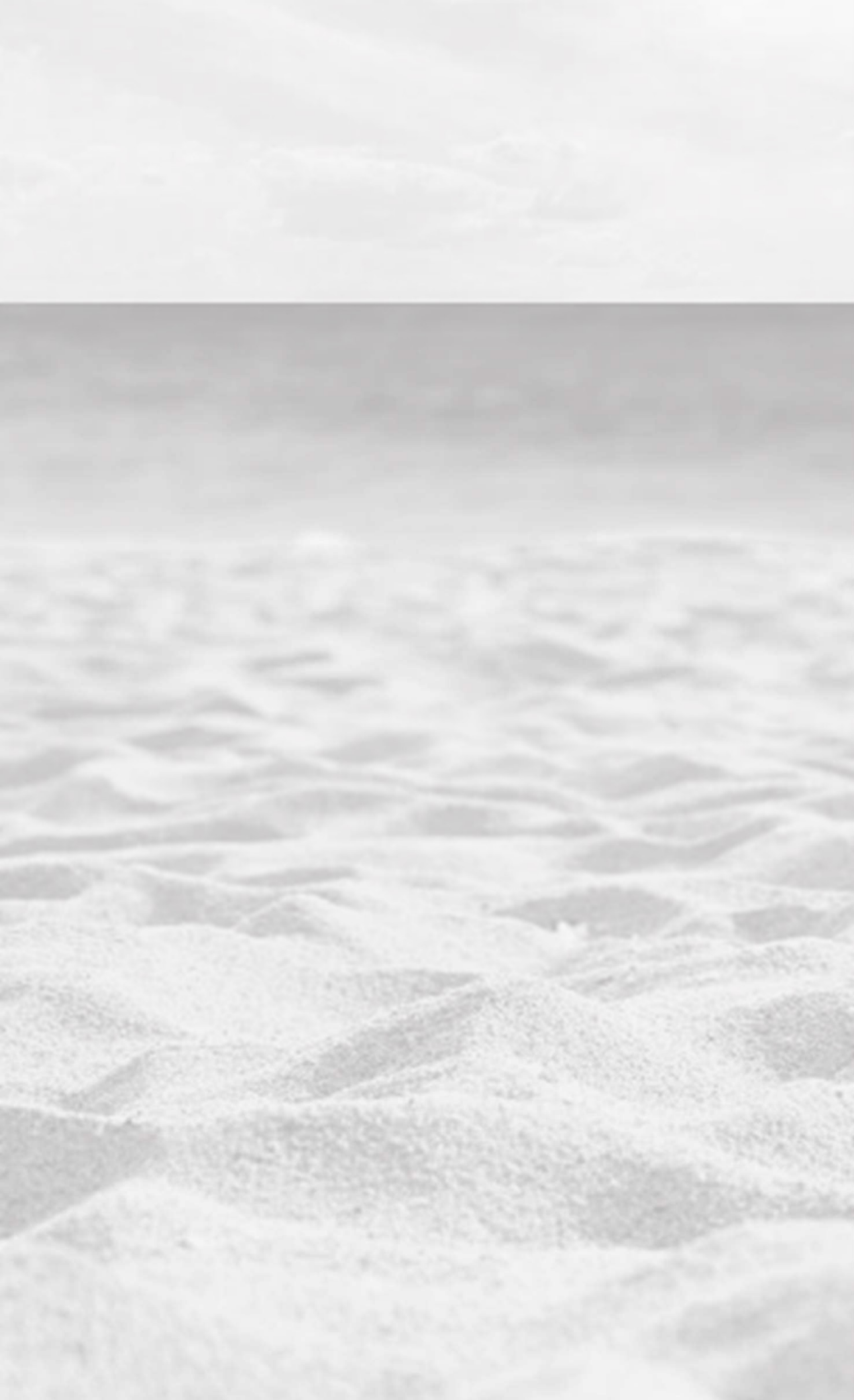


NORMANDY ISLE_
MIAMI FL



1974 Marseille Dr, Miami Beach, FL 33141
MIAMI FL

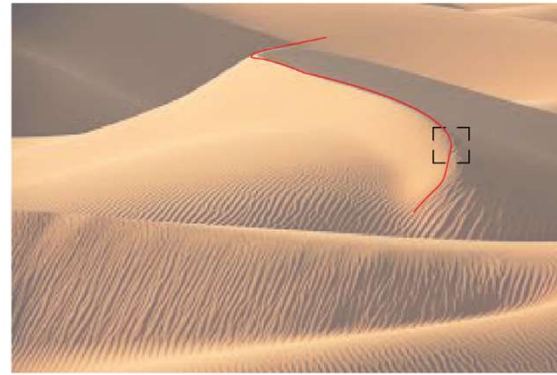
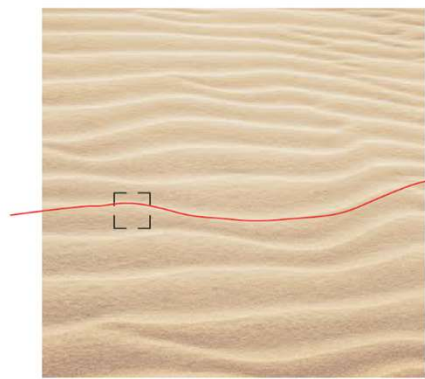
ZONING: RM - 1 FLU
LOW DENSITY MULTIFAMILY RESIDENTIAL
FLOOD ZONE: AE ELEVATION: 8'



02

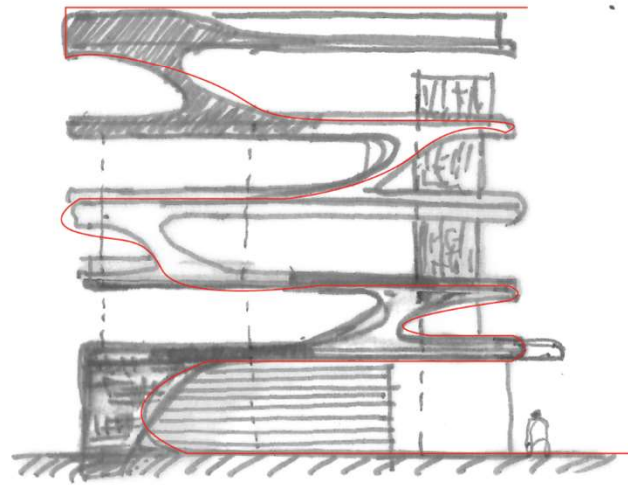
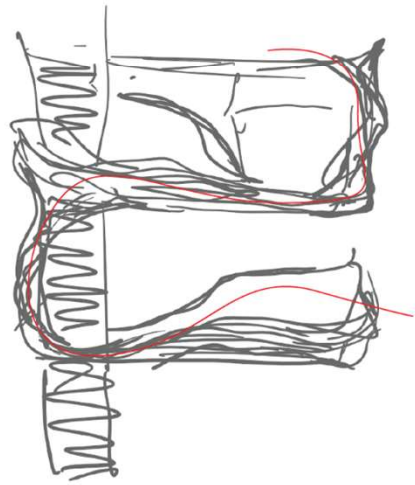
PROJECT
CONCEPT

DEC 10TH 2024



ANALOGY WITH NATURE

CONCEPT



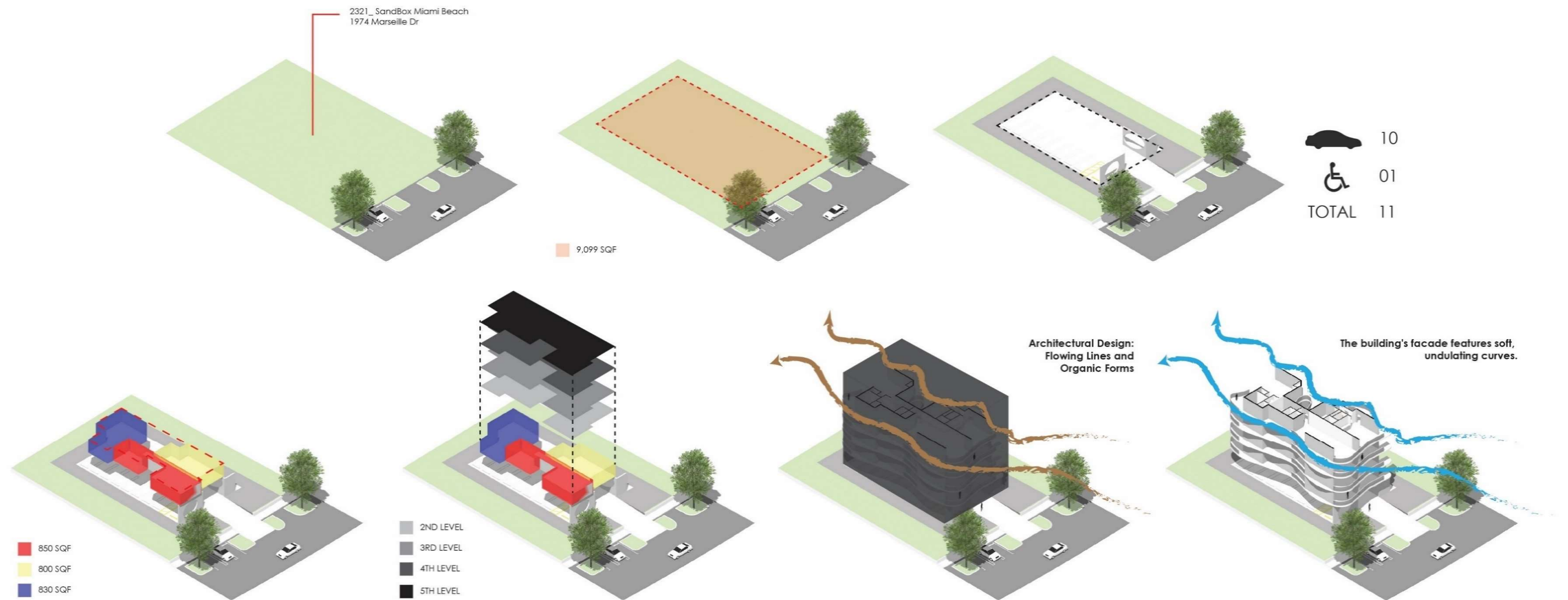
SKETCHES

CONCEPT

Architectural Design: Flowing Lines and Organic Forms

The architecture of SANDBOX mirrors the natural formations of sand dunes and the gentle, flowing lines of the coastline. The building's facade features soft, undulating curves and textured surfaces, reminiscent of wind-swept sands.

Large, panoramic windows and open balconies invite natural light and ocean breezes, fostering a seamless connection between indoor and outdoor living.



LEGEND

	1ST LEVEL - PARKING	11 P.S
	2ND LEVEL - 3 UNITS	2,500 SQF
	3RD LEVEL - 3 UNITS	2,500 SQF
	4TH LEVEL - 3 UNITS	2,500 SQF
	5TH LEVEL - 3 UNITS	2,500 SQF
	ROOF LEVEL - OUTDOOR SPACE	

TOAL 10,000 SQF (12 UNITS)

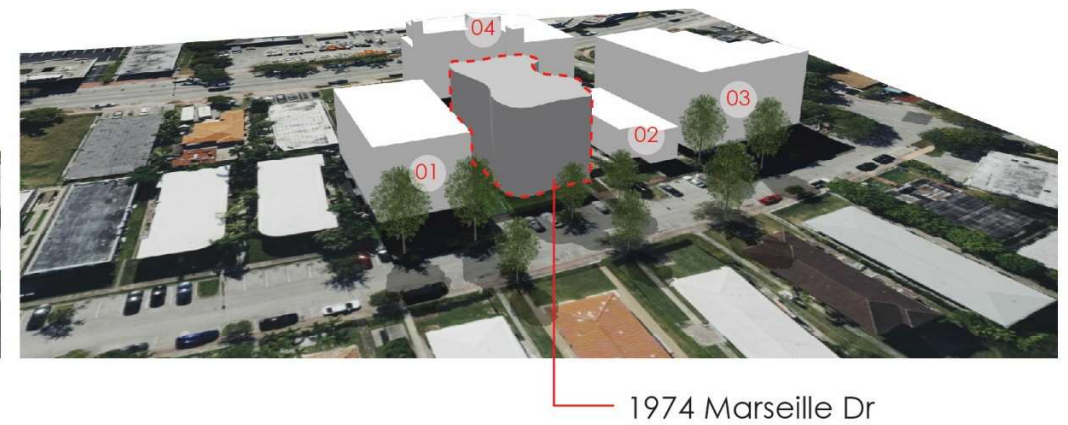
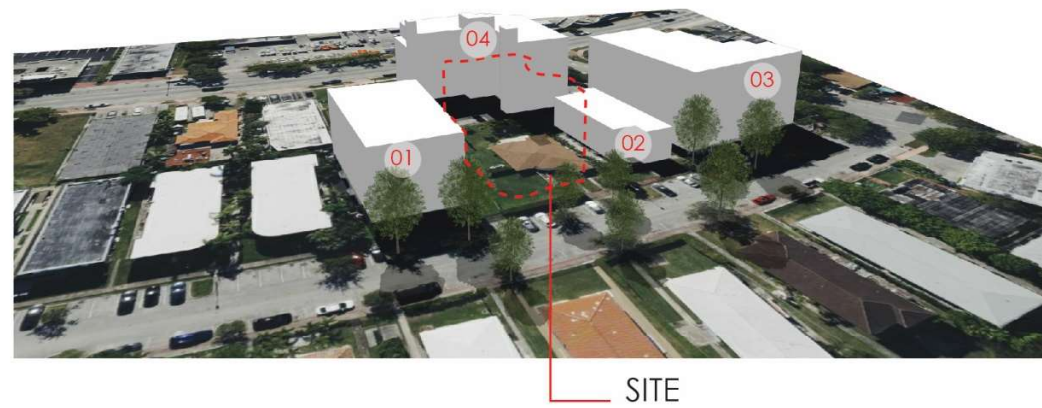
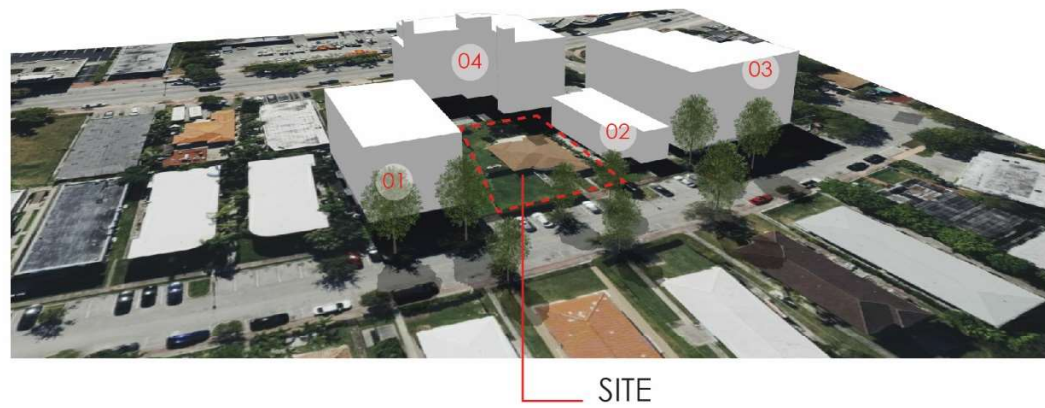
	UNIT A - 866 SQF
	UNIT B - 800 SQF
	UNIT C - 834 SQF
TOTAL - 2,500 SQF	

	11
	12

03

EXISTING
CONTEXT

DEC 10TH 2024



01_Multifamily 4 Stories



02_Multifamily 2 Stories



03_Multifamily 5 Stories



04_Multifamily 5 Stories

04

NEW
PROPOSAL

DEC 10TH 2024

FRONT VIEW_





_MAIN ACCESS



CORRIDOR VIEW



_ REAR VIEW



SIDE VIEW _



_ ISOMETRIC VIEW



MATERIAL BOARD

STUCCO

PAINTED STUCCO
WALLS & CEILING
BENAJMAIN MOORE
SAN DOLLAR OC-71

01

TILE

FLOOR TILE
48" X48"
MATTE VISUAL
LUMINARY WHITE

02

ROUGH STUCCO

ROUGH STUCCO FINISH
DASH STUCCO
EXTERIOR WALLS

03

ALUMINUM

DARK BRONZE
ALUMINUM WINDOWS FRAME
ALUMINUM STAIR ENCLOSURE

04

GLASS

HIGH-IMPACT PERFORMANCE WINDOW

05

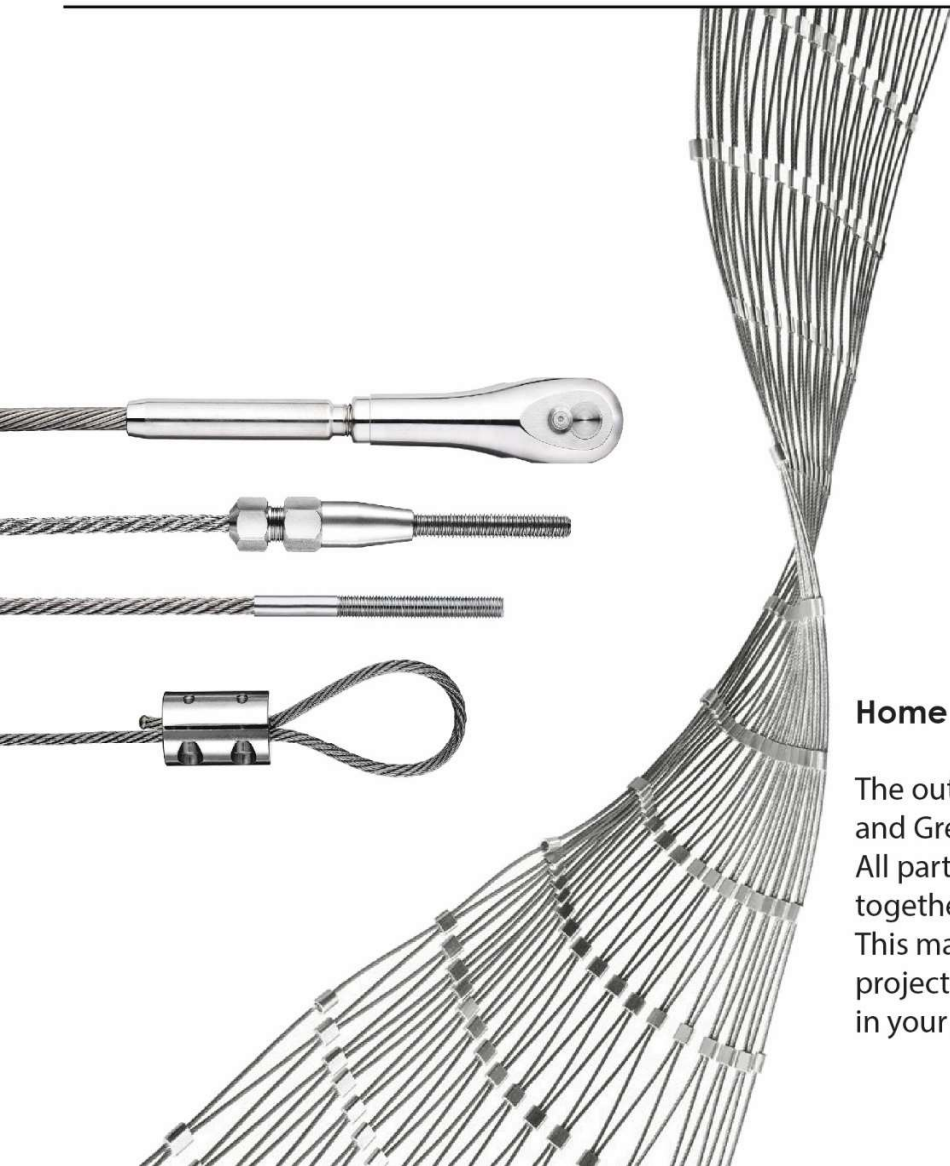
ACCESSORIES



FENCE

6 ft. x 6 ft. Lattice Top Oxford
Grey Euro Style Composite/Aluminum

- Durable and extremely low-maintenance
- Easy to install



Jakob[®]
Rope Systems

119 S H St
FL 33460 Lake Worth Beach
USA
+1 561 330 6502

Home Greening

The outstanding quality of our stainless steel cables and Greening Solution parts is their flexibility. All parts have been carefully designed to fit perfectly together and allow endless possibilities to combine them. This makes them perfect to realize your own greening project, be it a small trellis on a wall, a plant support in your garden or courtyard.

MATERIAL BOARD



13740 SW 8TH ST,
MIAMI, FL 33184-3000
(305) 221-6828



8788 NW 27th St Ste A,
Miami, FL 33172
+13054777363



1868 Pacific Ave,
Long Beach, CA 90806
(562) 679-4689



104 TRIPLE DIAMOND BLV
N. VENICE, FL 34275
(833) 554-5432



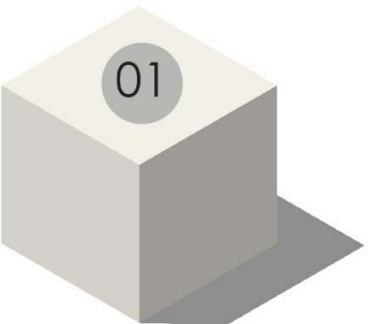
1Sculptform USA LLC
Su B, 19615 Russell Rd
Kent, WA 98032
206 347 4003



104 TRIPLE DIAMOND BLV
N. VENICE, FL 34275
(833) 554-5432

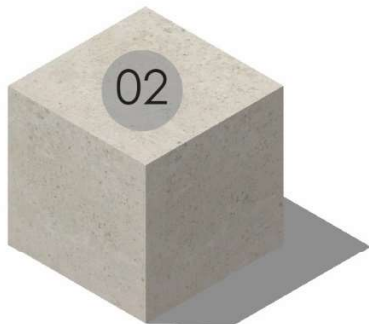
STUCCO

PAINTED STUCCO
WALLS & CEILING
BENAJMAIN MOORE
SAN DOLLAR OC-71



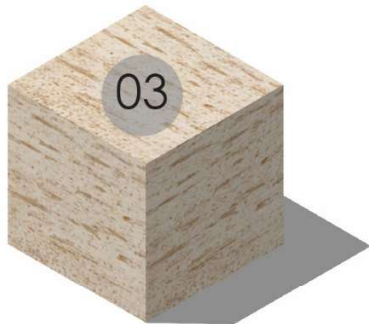
TILE

FLOOR TILE
48" X48"
MATTE VISUAL
LUMINARY WHITE



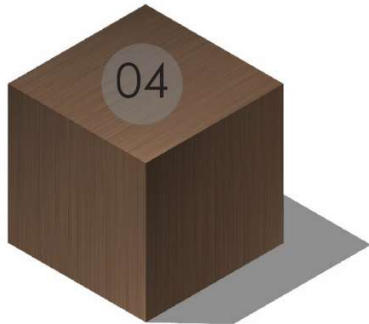
ROUGH STUCCO

ROUGH STUCCO FINISH
DASH STUCCO
EXTERIOR WALLS



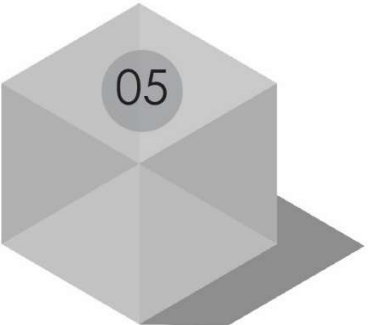
ALUMINUM

HAZELNUT BROWN/BRONZE
ALUMINUM WINDOWS FRAME
ALUMINUM STAIR ENCLOSURE



GLASS

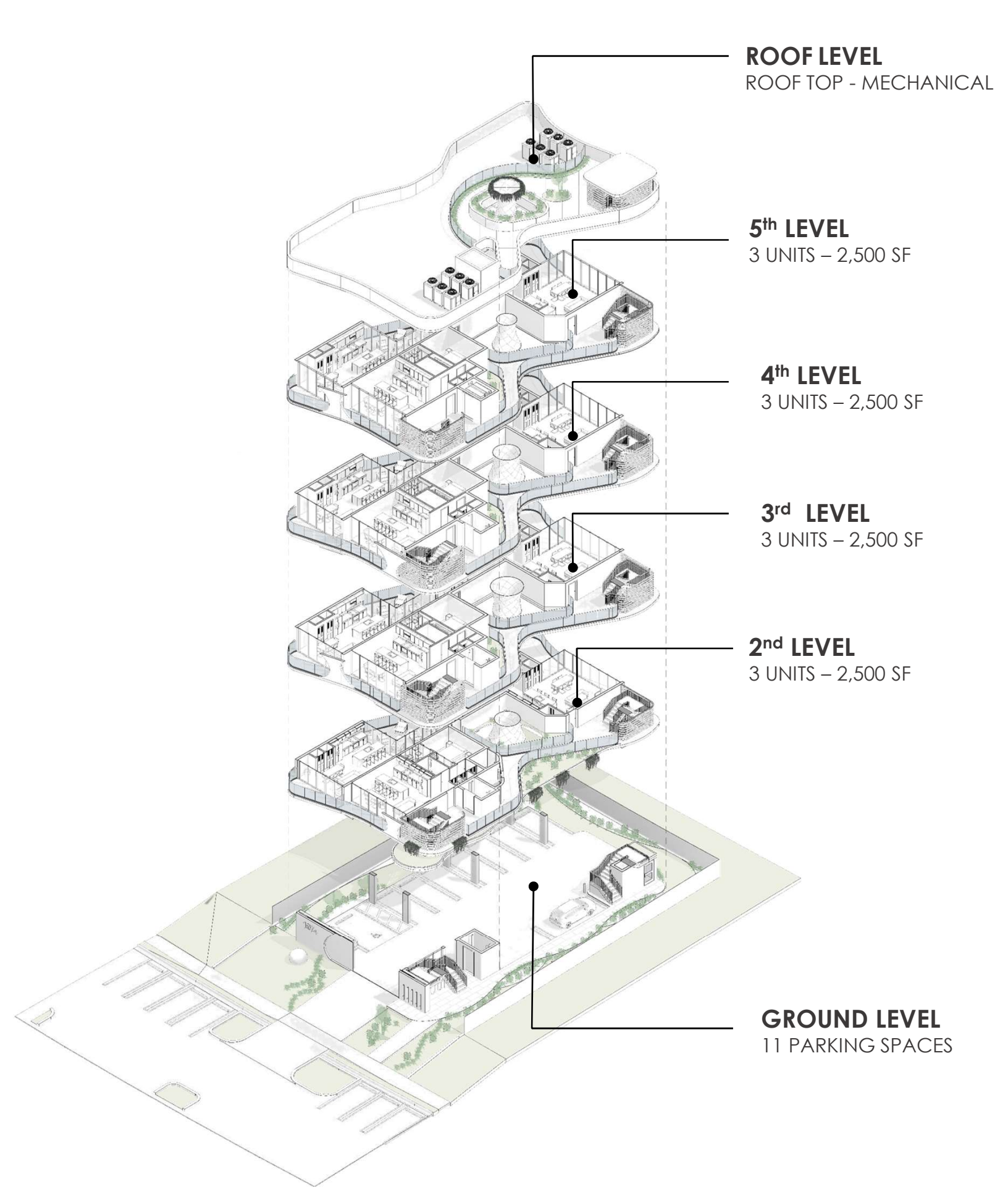
HIGH-IMPACT PERFORMANCE WINDOW



05

FLOOR PLANS

DRB24-1407



ROOF LEVEL
ROOF TOP - MECHANICAL

5th LEVEL
3 UNITS – 2,500 SF

4th LEVEL
3 UNITS – 2,500 SF

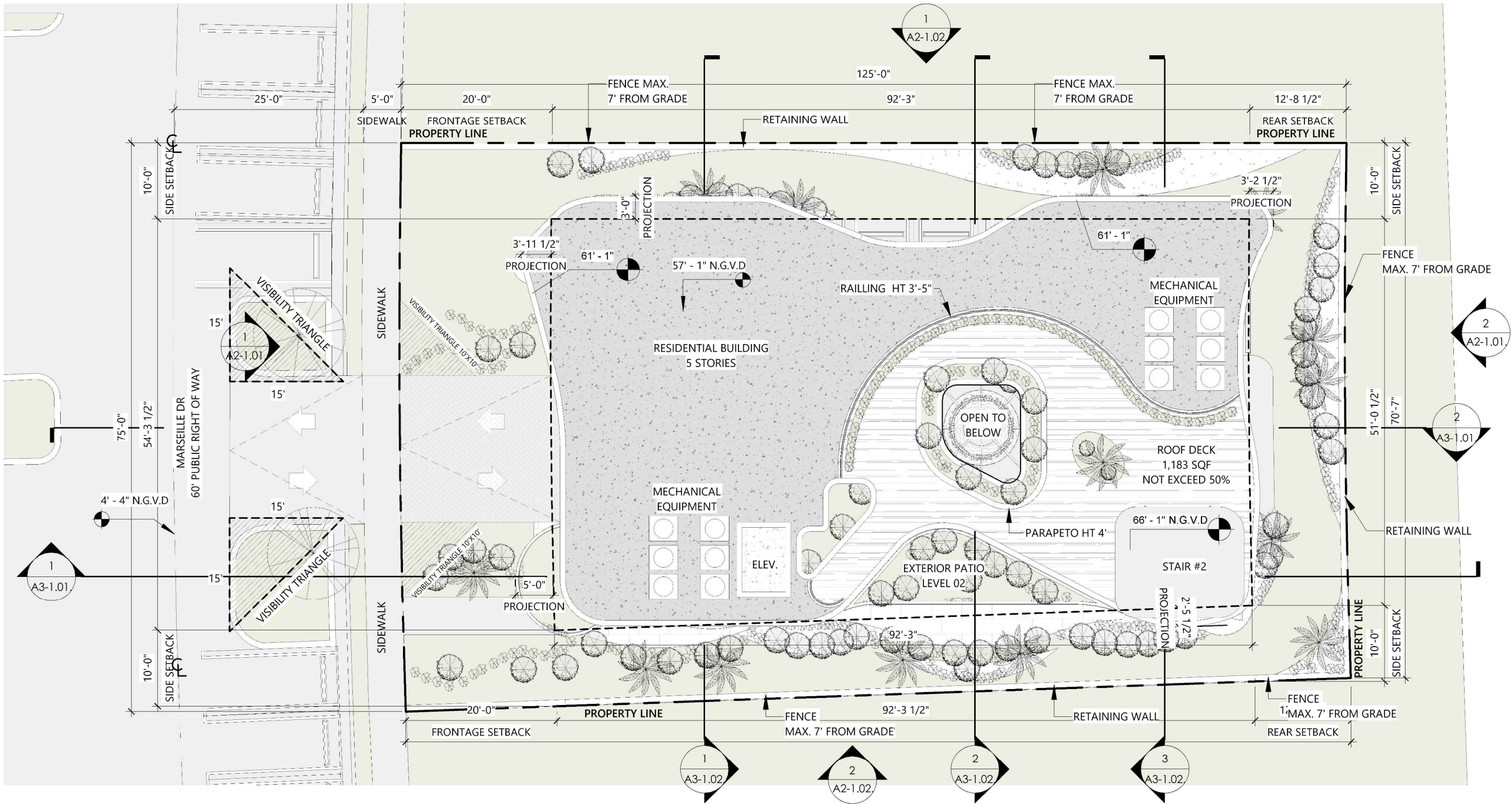
3rd LEVEL
3 UNITS – 2,500 SF

2nd LEVEL
3 UNITS – 2,500 SF

GROUND LEVEL
11 PARKING SPACES

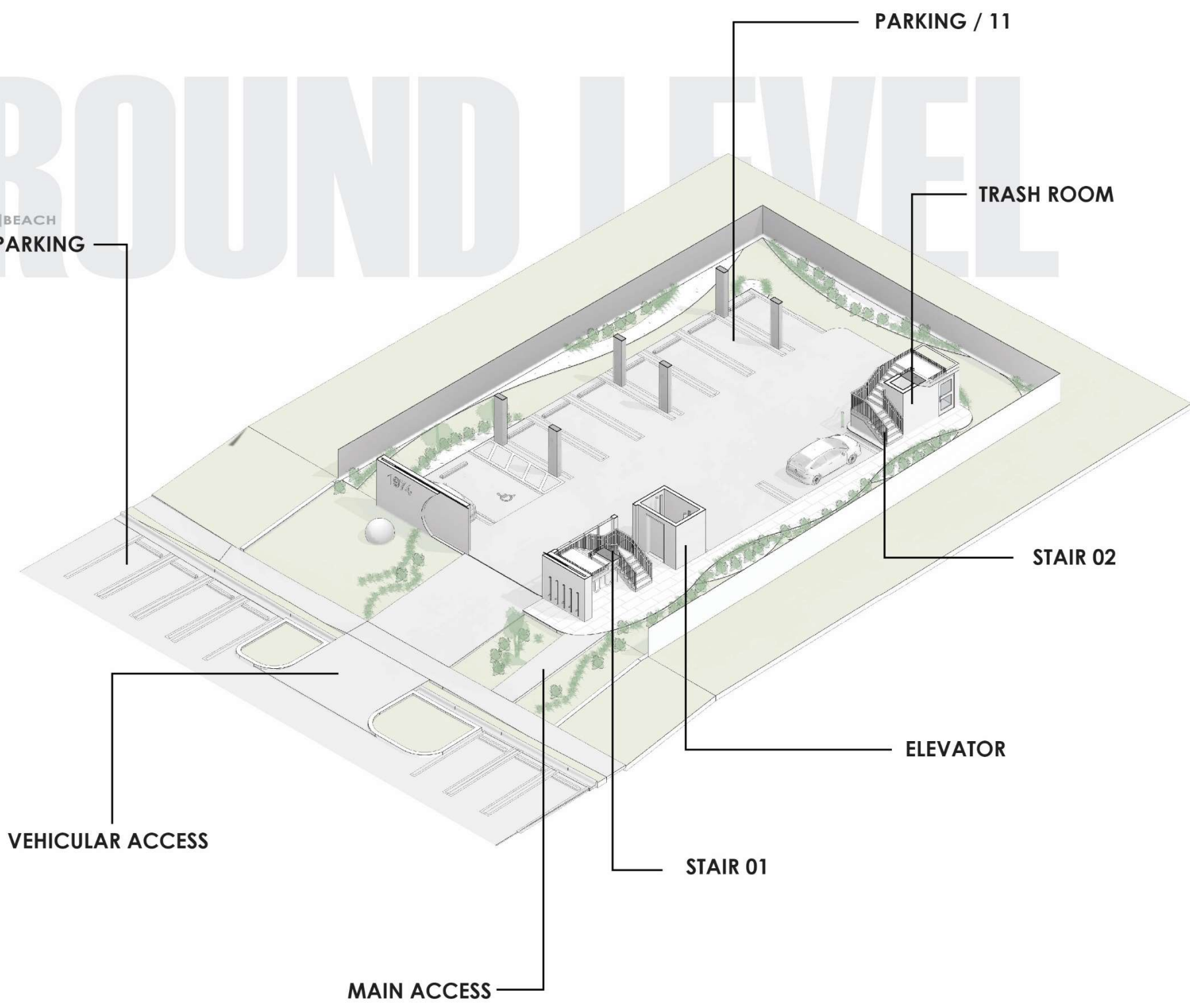
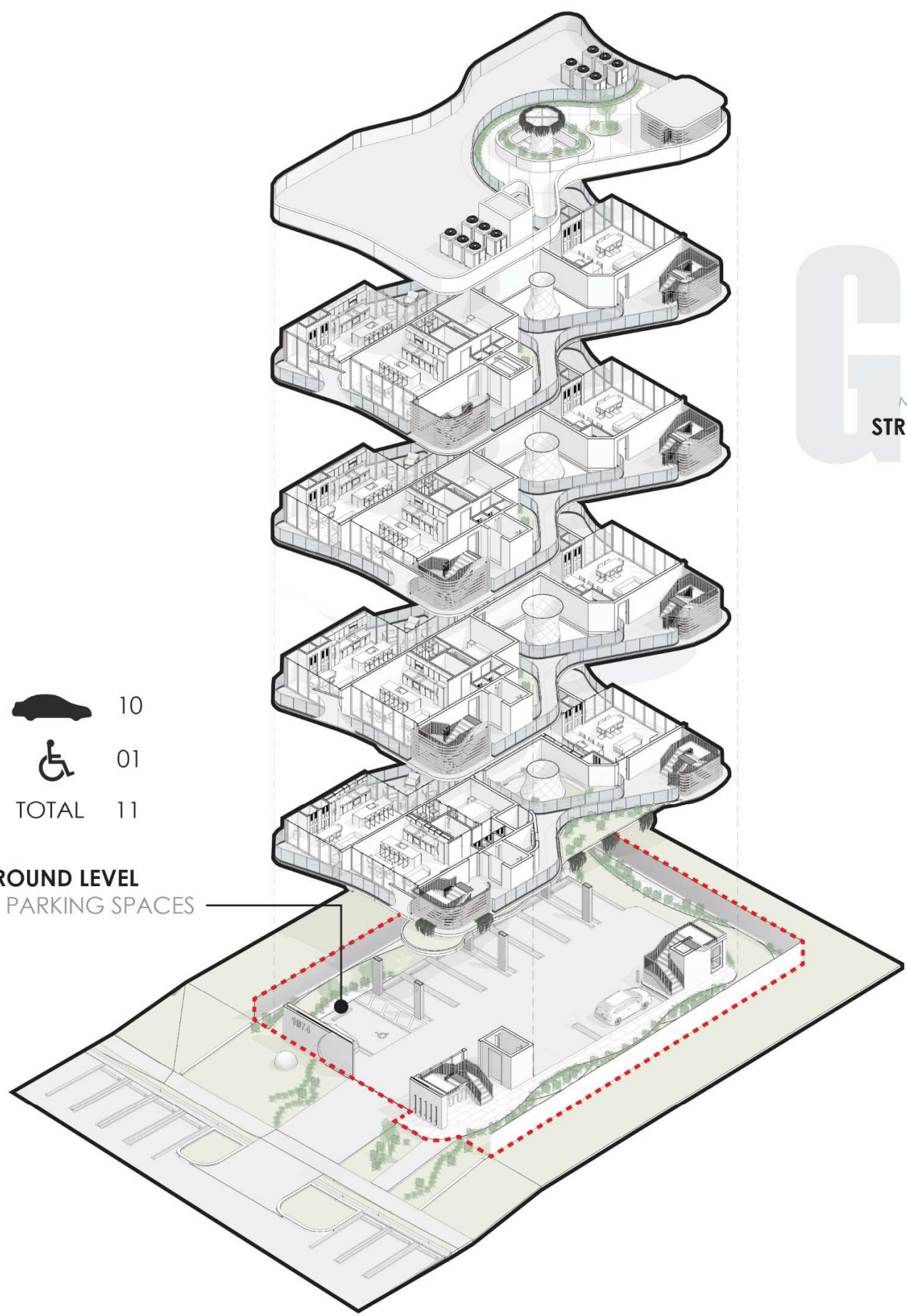
ISOMETRIC EXPLOTED

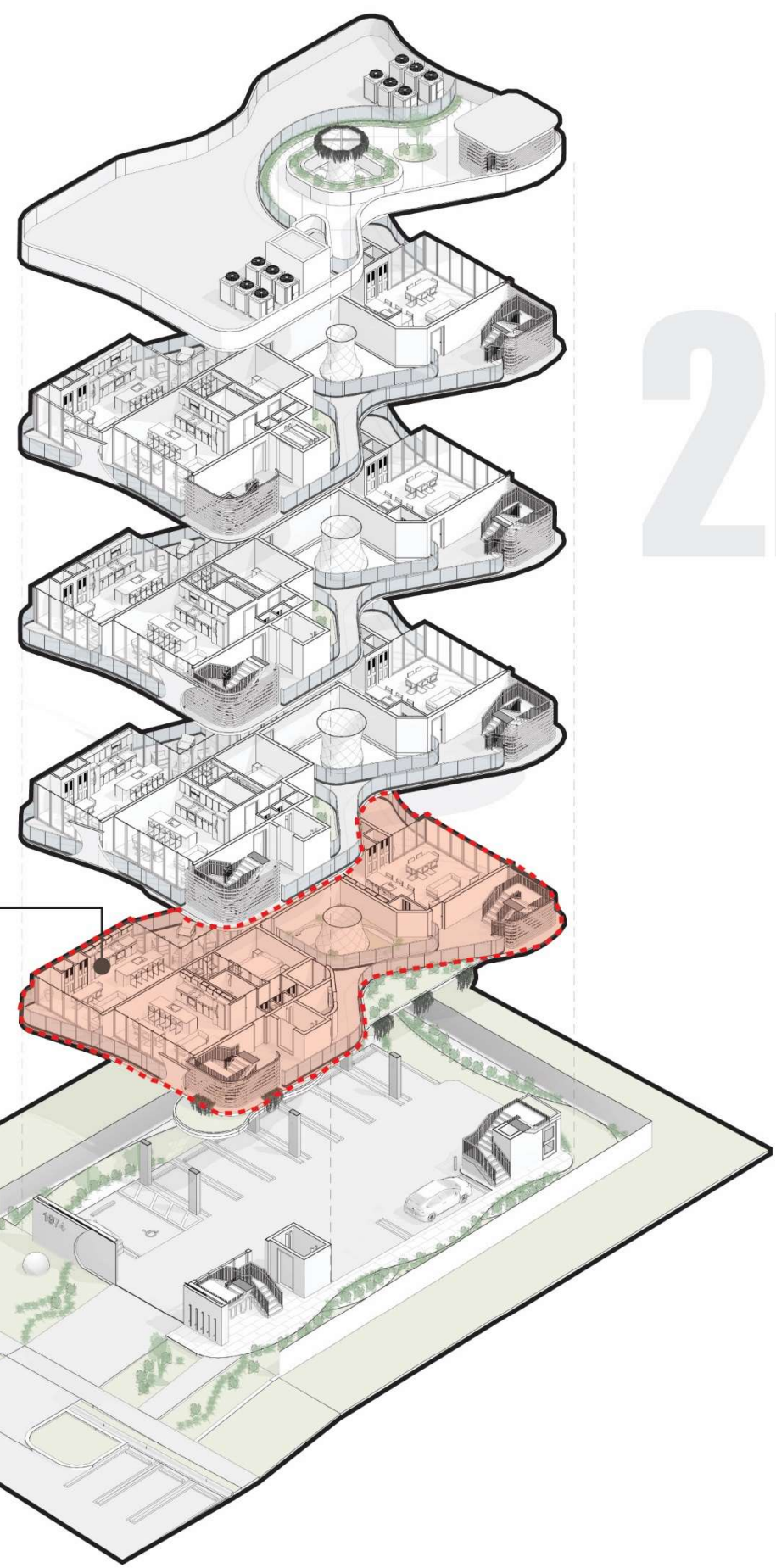




SITE PLAN

GROUND LEVEL





TYPICAL FLOOR
LEVEL 01
3 UNITS

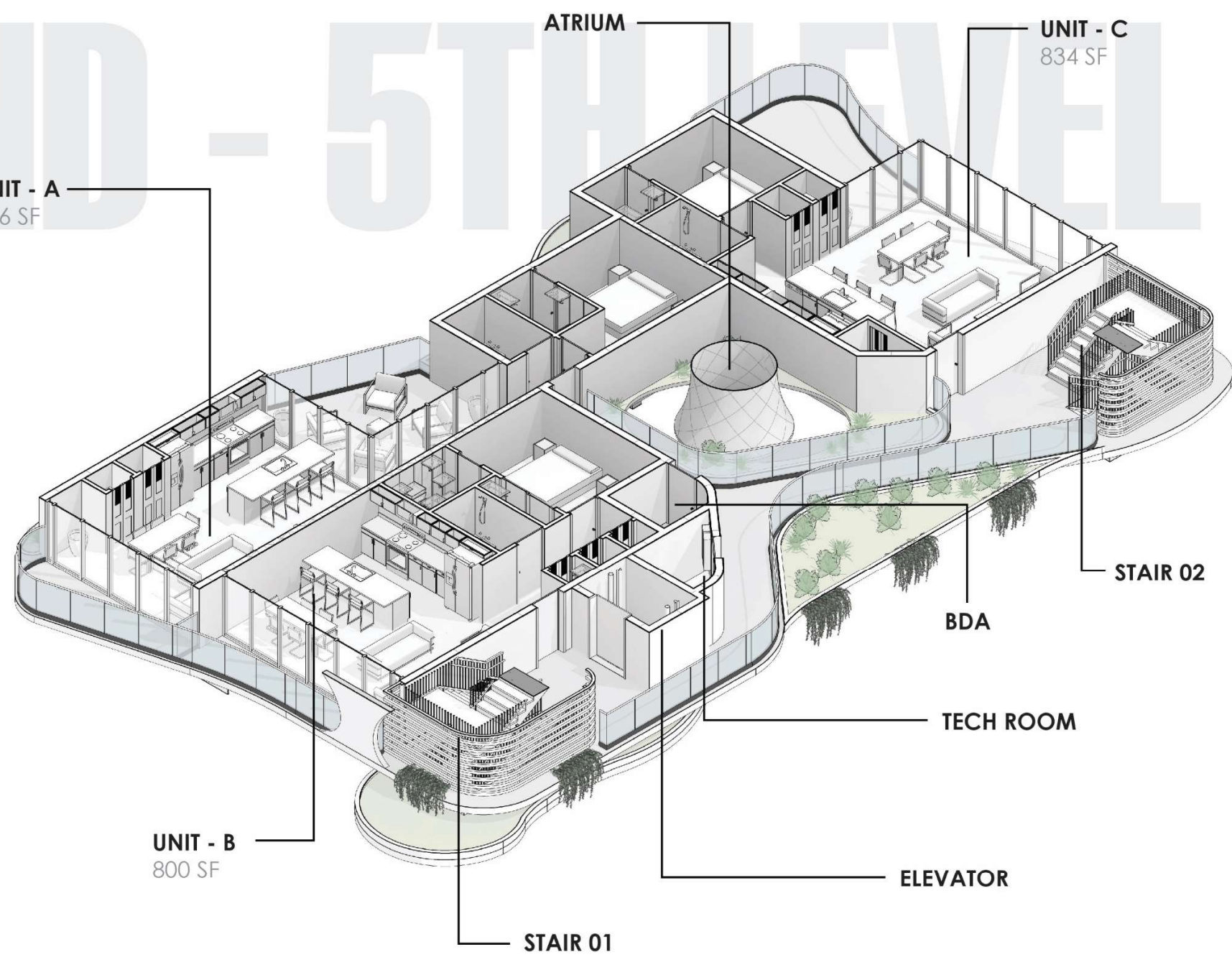


03

2ND - 5TH LEVEL

UNIT - A
866 SF

UNIT - C
834 SF



ATRIUM

STAIR 02

BDA

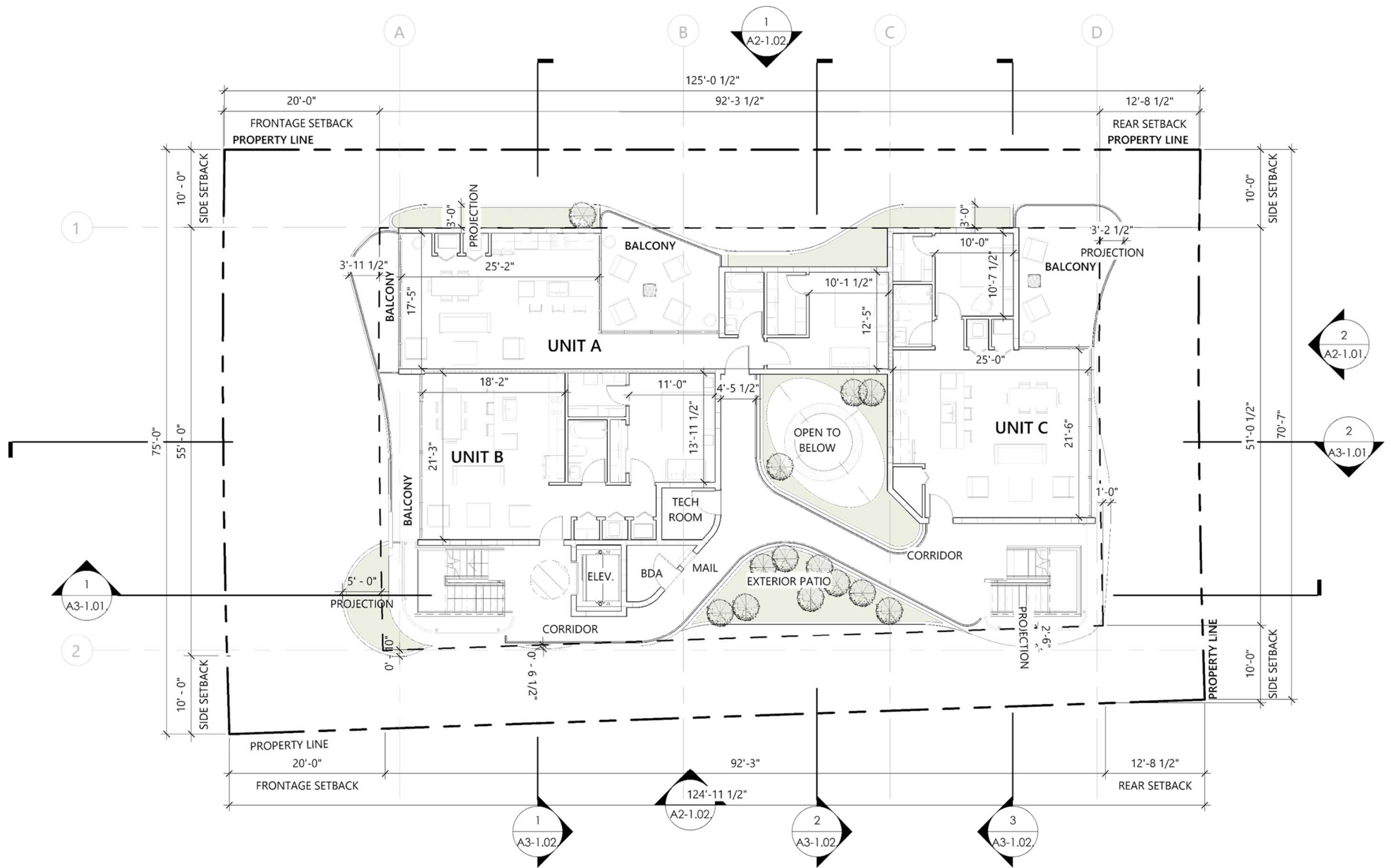
TECH ROOM

ELEVATOR

UNIT - B
800 SF

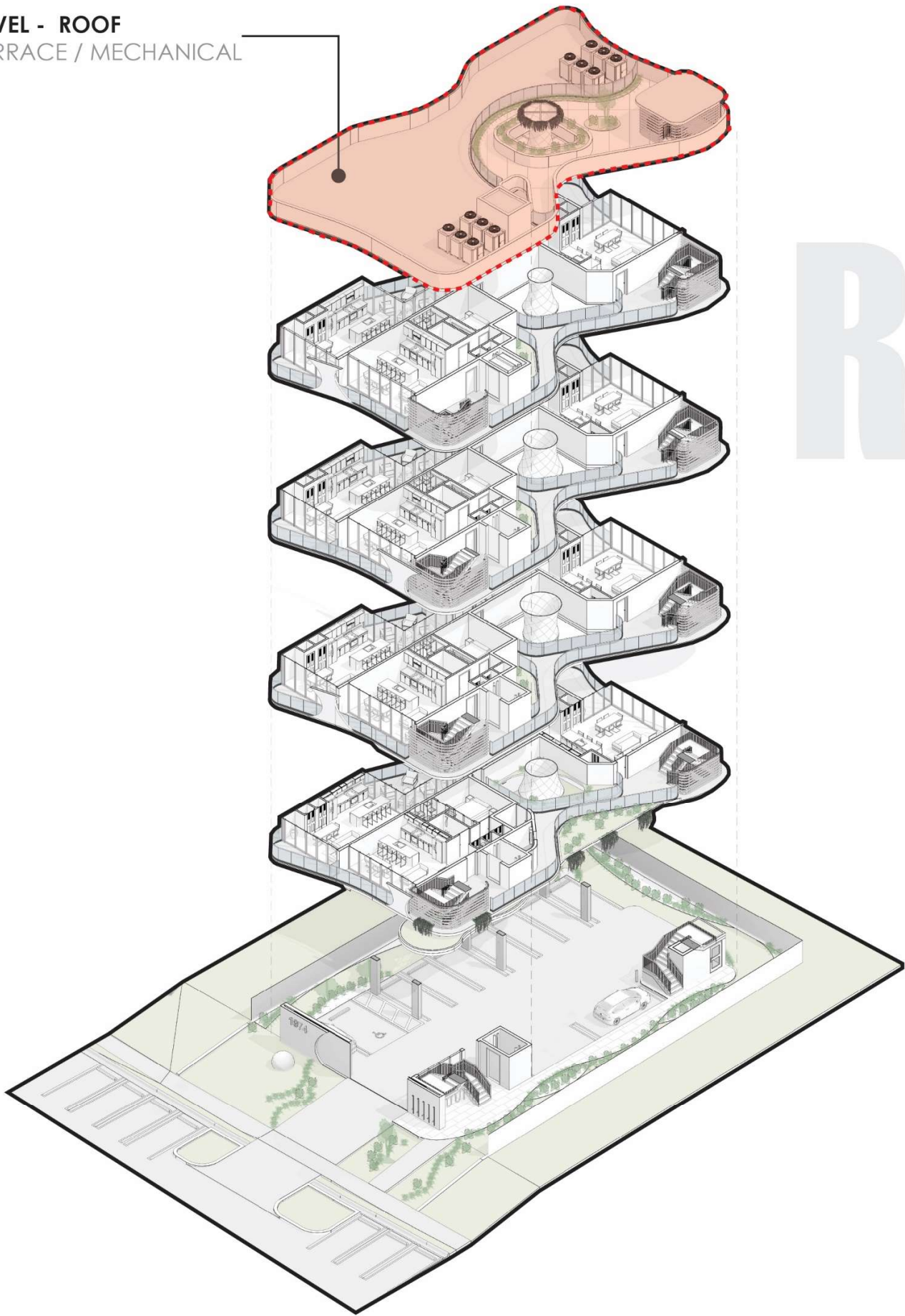
STAIR 01

TYPICAL FLOOR PLAN

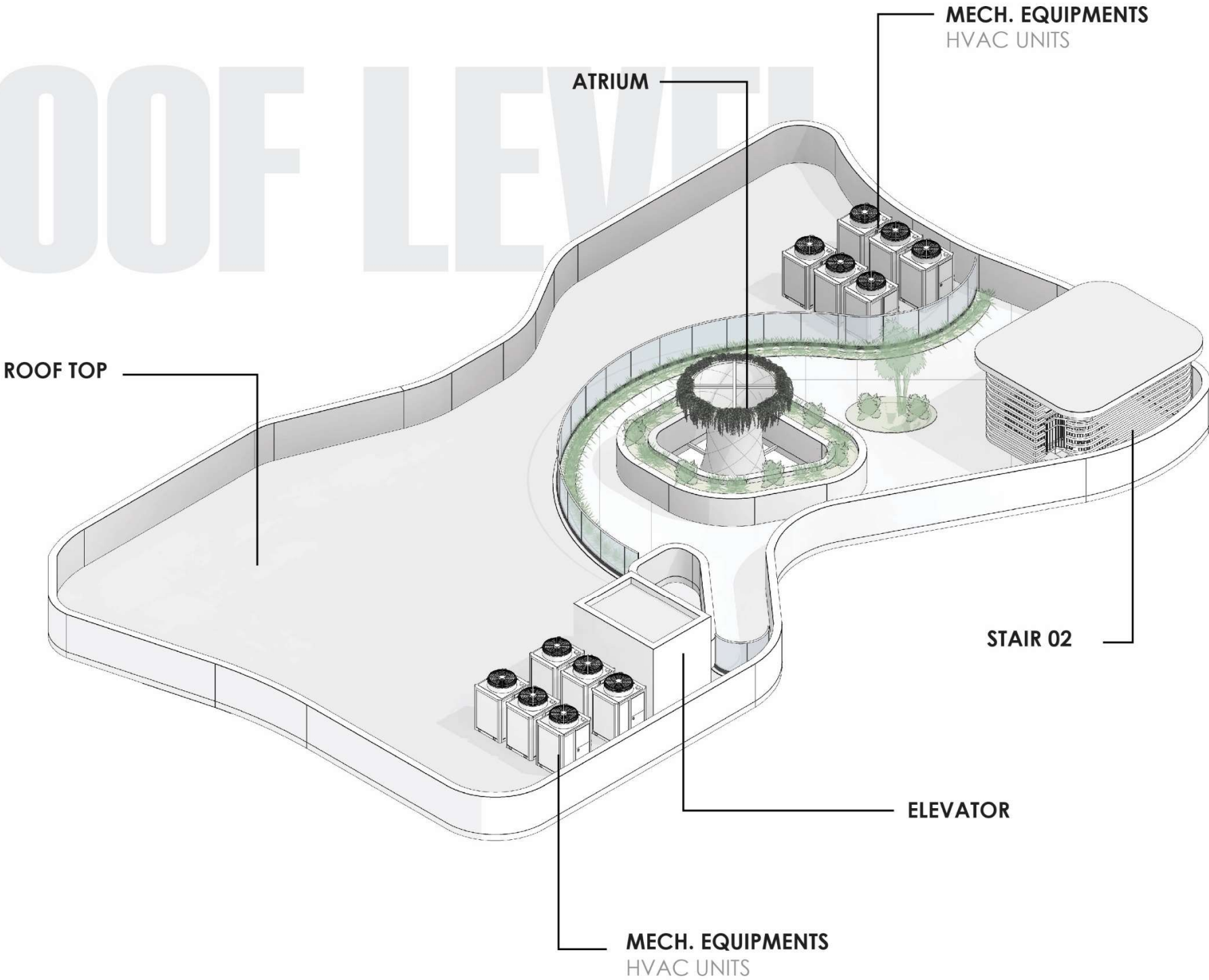


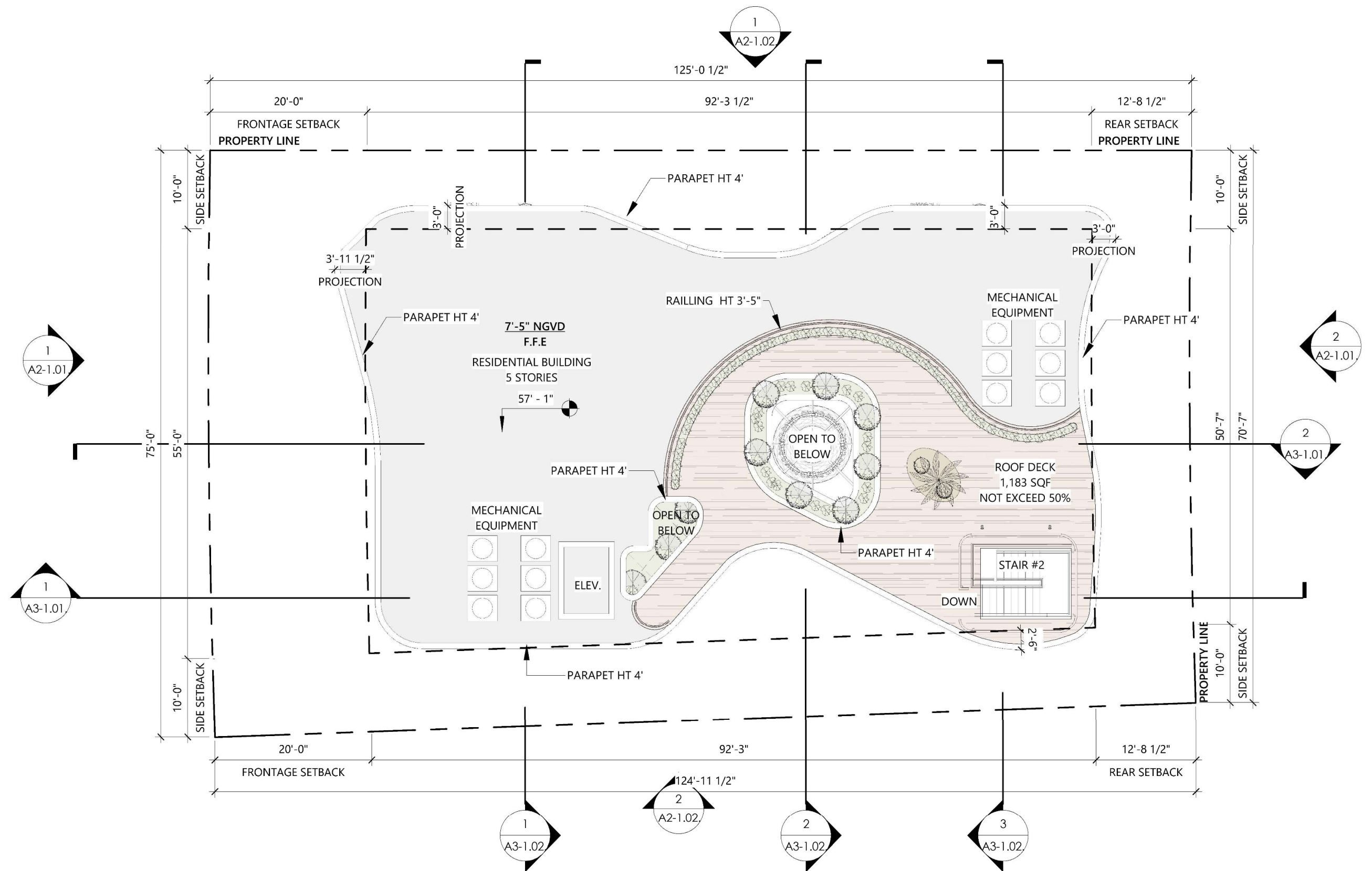
2ND - 5TH LEVEL

LEVEL - ROOF
TERRACE / MECHANICAL



ROOF LEVEL





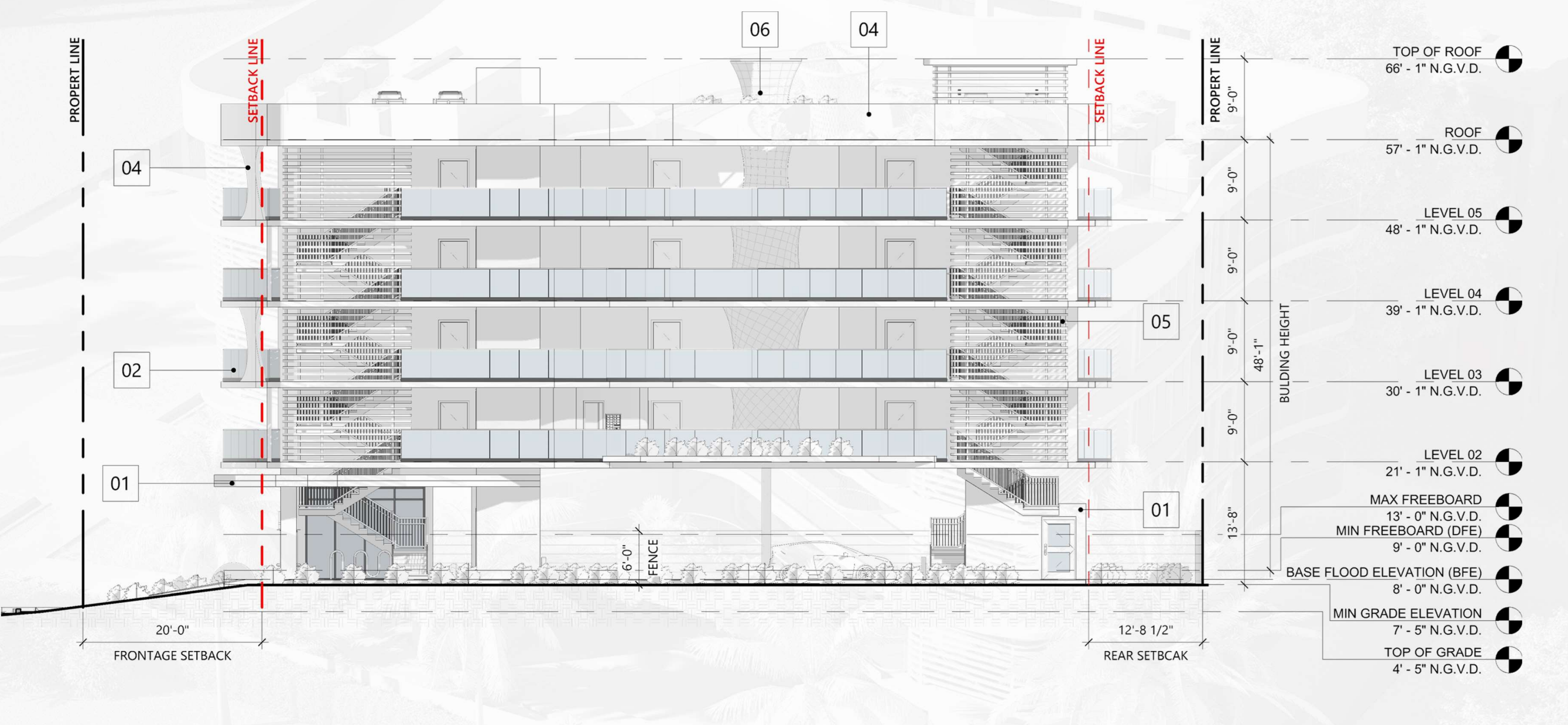
ROOF LEVEL

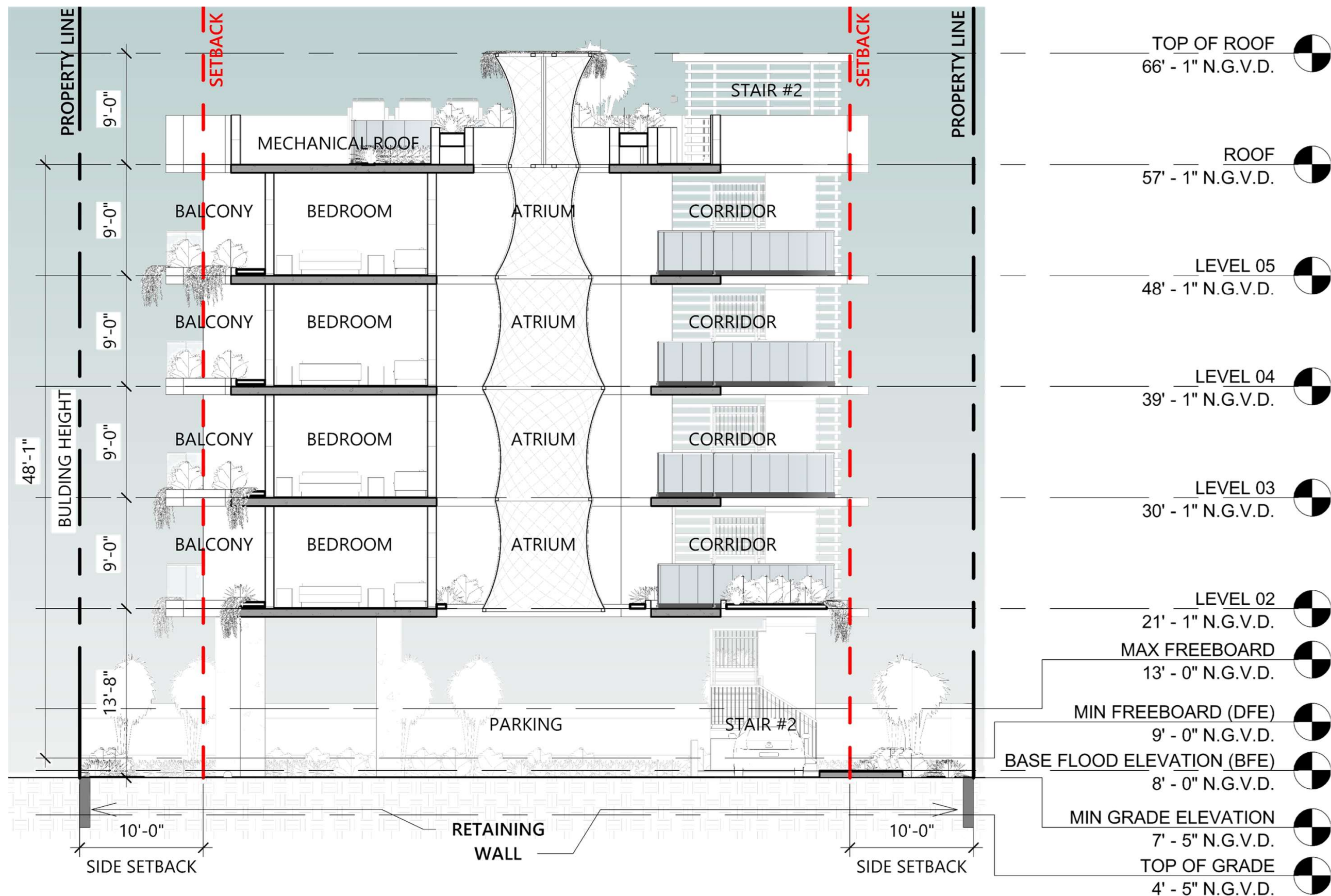


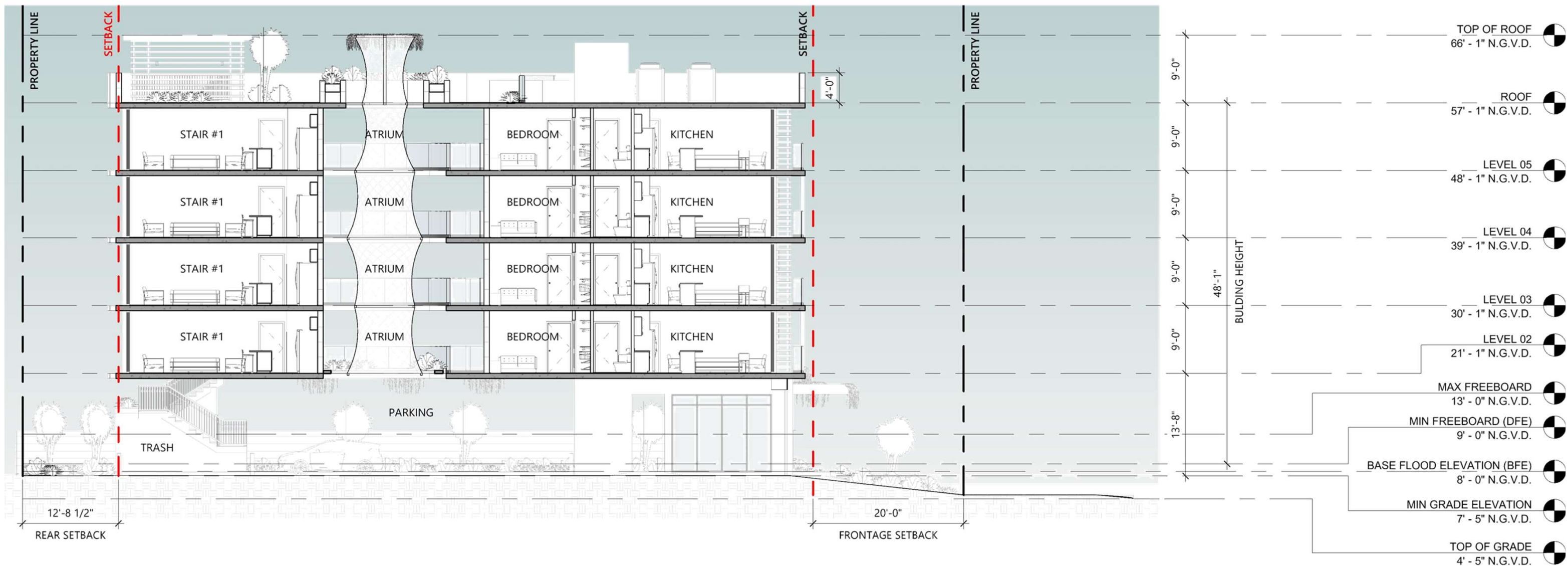
06

ELEVATION & SECTIONS

DRB24-1407







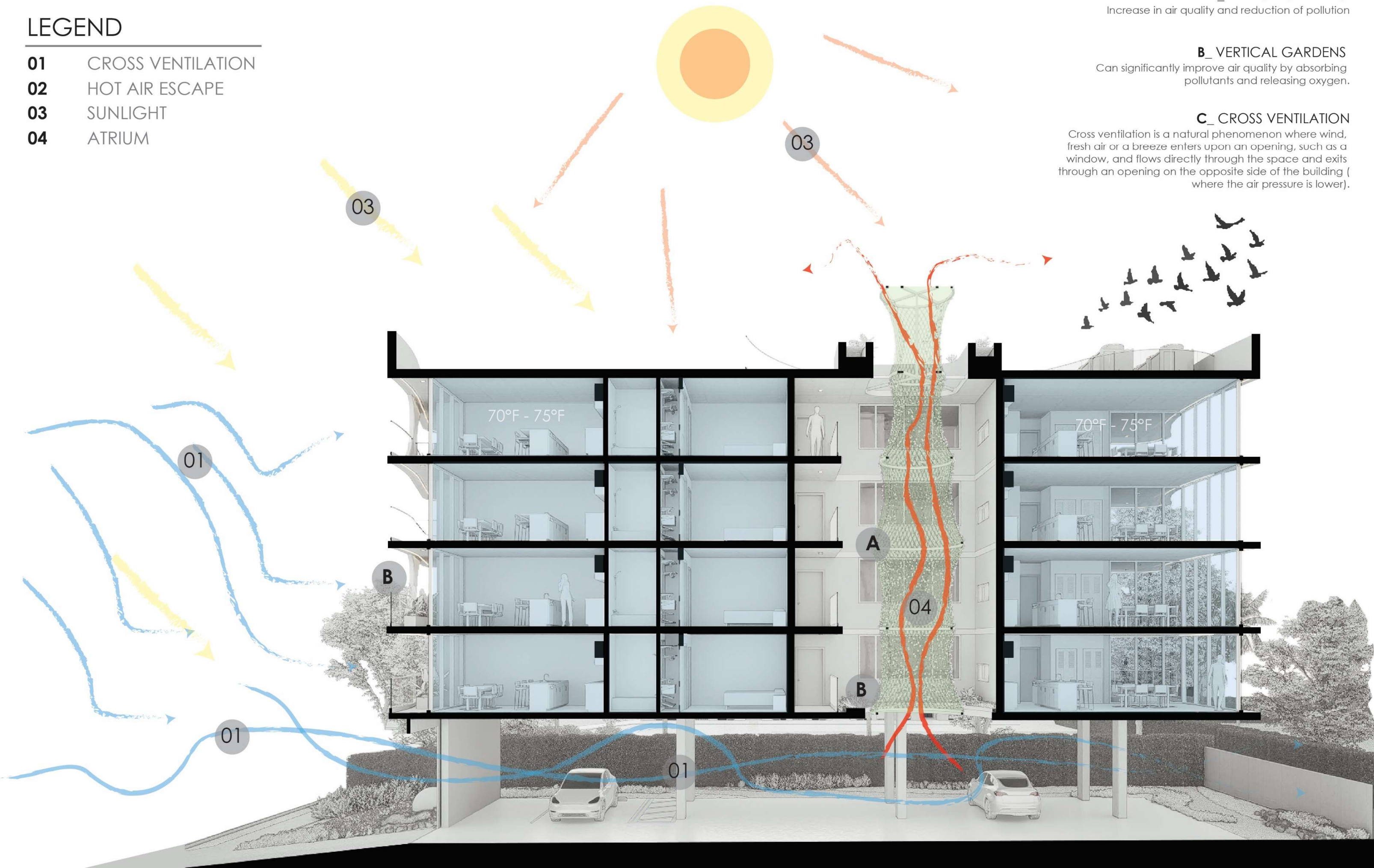
LEGEND

- 01 CROSS VENTILATION
- 02 HOT AIR ESCAPE
- 03 SUNLIGHT
- 04 ATRIUM

A_ HANGING PLANTS
Increase in air quality and reduction of pollution

B_ VERTICAL GARDENS
Can significantly improve air quality by absorbing pollutants and releasing oxygen.

C_ CROSS VENTILATION
Cross ventilation is a natural phenomenon where wind, fresh air or a breeze enters upon an opening, such as a window, and flows directly through the space and exits through an opening on the opposite side of the building (where the air pressure is lower).



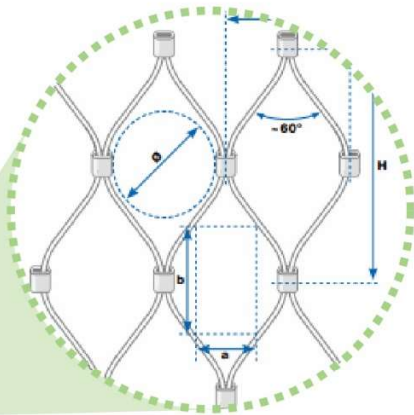
Sustainability

Harmony with Nature

In keeping with the natural inspiration of sand, **SANDBOX** is committed to sustainability and environmental responsibility.

The building incorporates energy-efficient systems.

Landscaping with native plants and thoughtful water management practices ensure that SANDBOX not only respects but enhances its coastal environment.



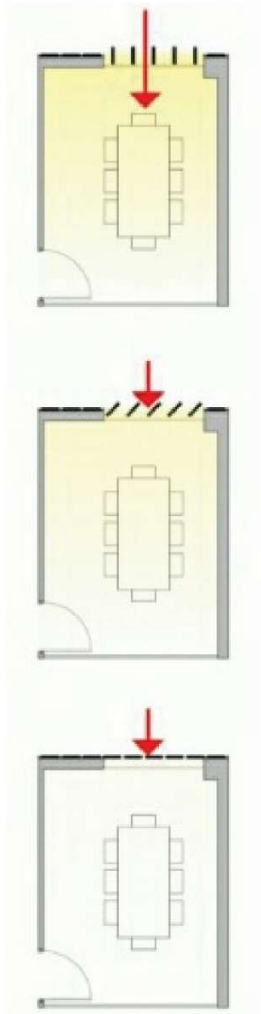
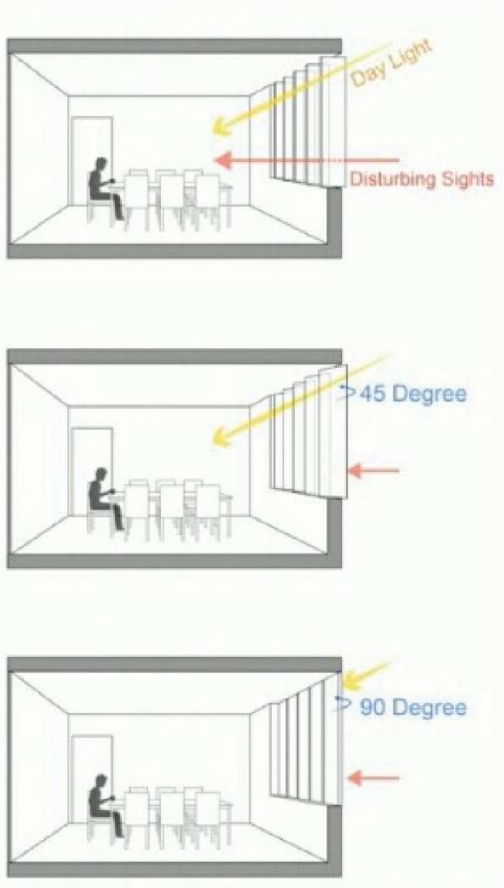
ROPE SYSTEMS/ACCESORY

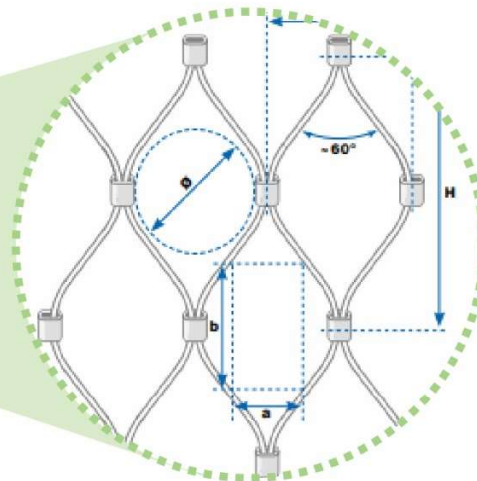
- * EFFICIENT
 - * MINIMAL MAINTENANCE
 - * FUNCTIONAL
- WIRE ROPE STRUCTURES IN **AISI 316** STAINLESS STEEL

GREEN BALCONIES

Vegetation that can thrive with **little added irrigation** is called **drought-tolerant vegetation**. Plants that have adapted to arid climates are called **xerophytes**. Xeriscaping, which can involve replacing lawns with soil, rocks, and mulch, and using drought-tolerant native plants, can reduce water use by up to 75%.

SUNLIGHT THROUGH ATRIUM





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SANDBOX

MIAMI BEACH

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— T H A N K Y O U —

MIAMI BEACH



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