



DENBORA BAY II

704 84TH STREET
MIAMI BEACH | FL | 33141 USA



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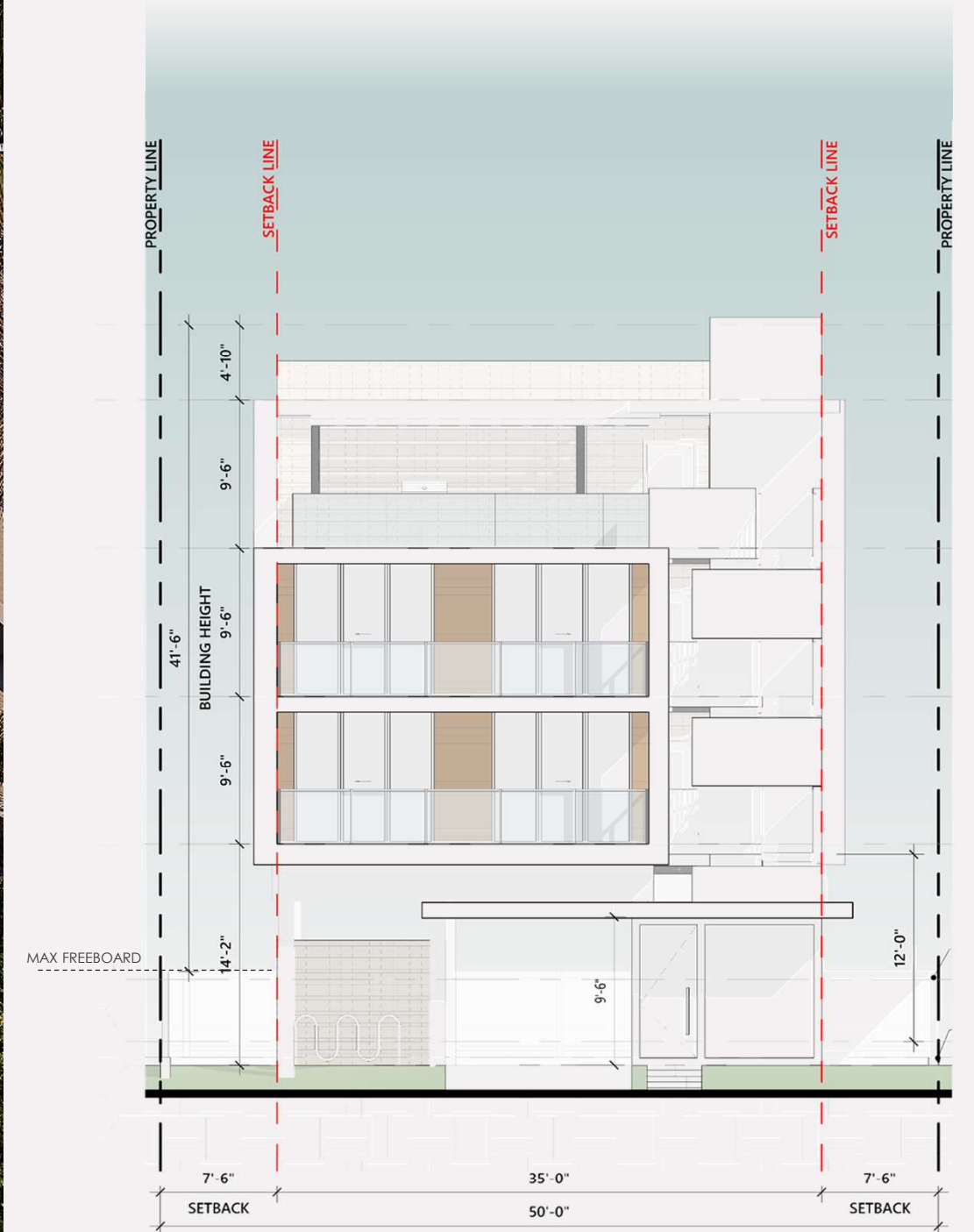
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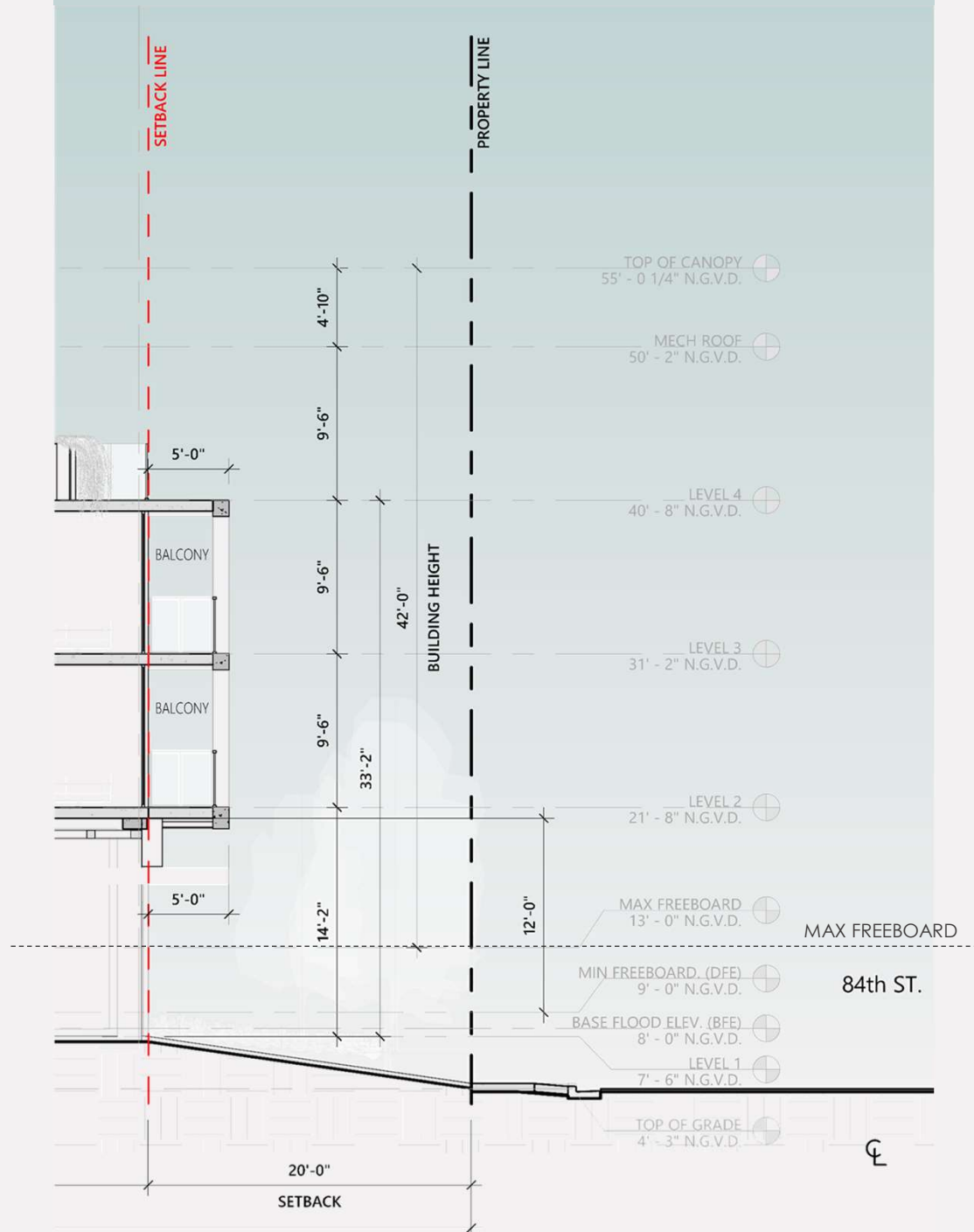
07 SECTIONS

INTRODUCTION

DENBORA BAY II

MULTIFAMILY RESIDENTIAL
4 STORIES
7 APARTMENT UNITS
4 UNITS 1B | 1B
3 UNITS 2B | 1B





STREET SECTION





REAR VIEW

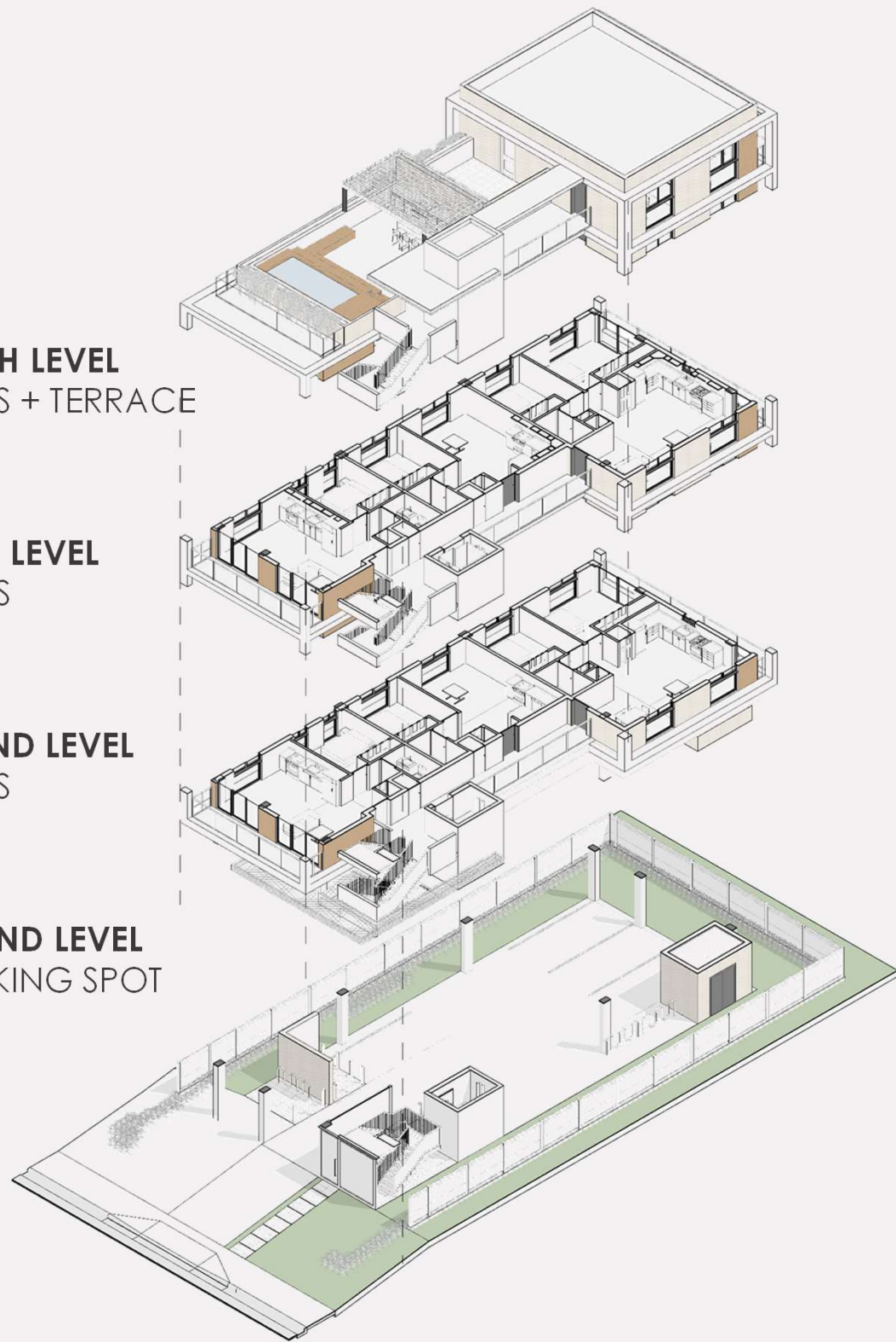


FOURTH LEVEL
1 UNITS + TERRACE

THIRD LEVEL
3 UNITS

SECOND LEVEL
3 UNITS

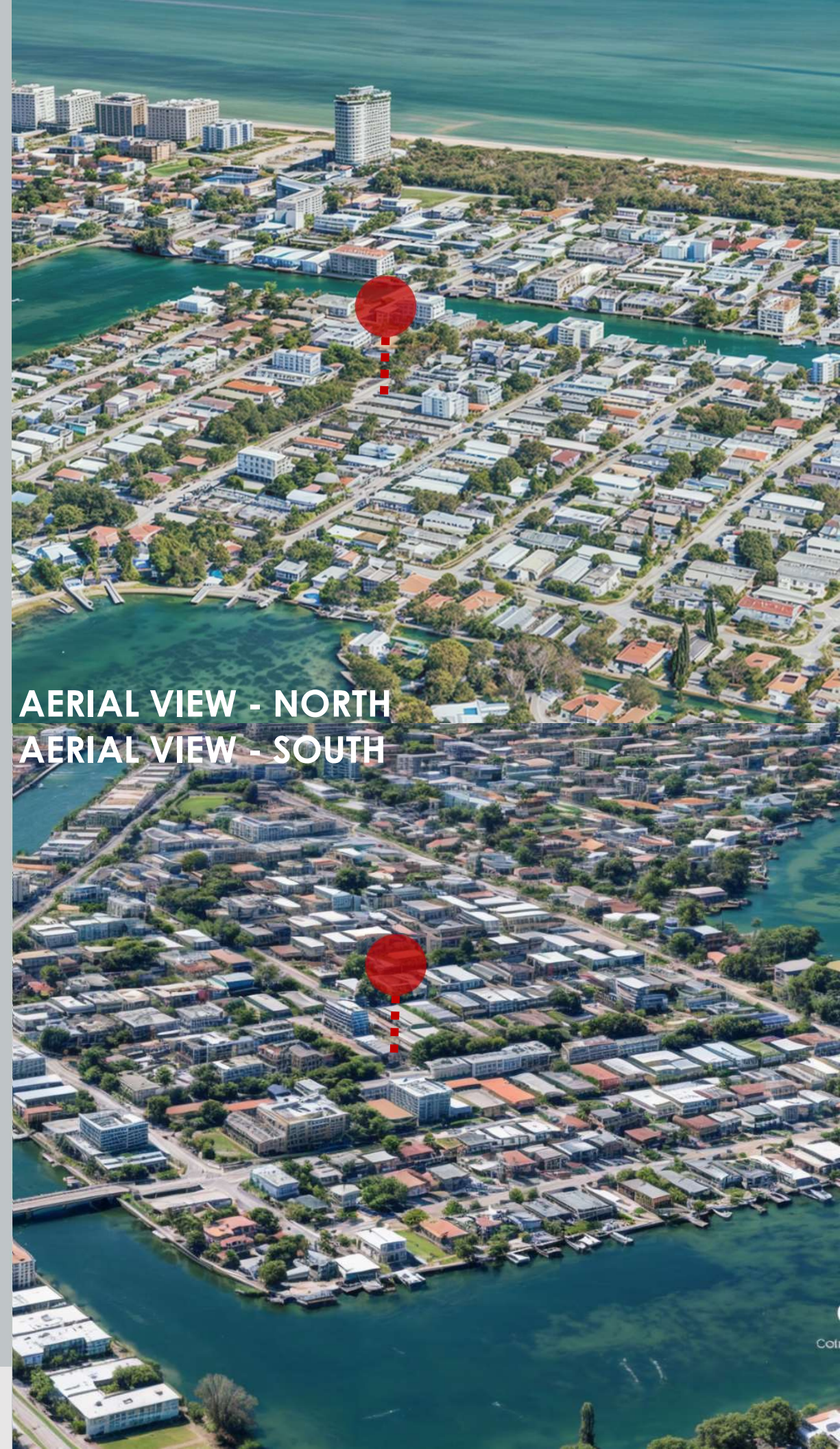
GROUND LEVEL
4 PARKING SPOT



AXONOMETRIC



02 **RENDERS**



AERIAL VIEW - NORTH
AERIAL VIEW - SOUTH

GENERAL SITE INFORMATION:

PROPERTY ADDRESS	704 84TH ST, MIAMI BEACH FL 33141
FOLIO #	02-3202-008-1650
LEGAL DESCRIPTION	LOT 14, BLOCK 7, BISCAYNE BEACH SUB., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 67, PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA
LOT NET AREA:	+/- 5,625 SF.
YEAR BUILT:	1952

SCOPE OF WORK

NEW CONSTRUCTION OF A MULTIFAMILY RESIDENTIAL BUILDING WITH 7 DWELING UNITS

GOVERNING CODES
FLORIDA FIRE PREVENTION CODE 2023
FLORIDA BUILDING CODE 2023
2023 NATIONAL ELECTRIC CODE
2023 FBC MECHANICAL
2023 FBC PLUMBING
2023 FBC ACCESSIBILITY

ZONING GUIDELINES:

ZONING: RM-1

FLOOD ZONE: AE ELEVATION: 8'

UNIT BREAKDOWN

	UNIT #	UNITS	UNIT AREA	UNIT TOTAL	MIN UNIT SIZE	AVERAGE UNIT SIZE
	2	UNIT A - 1B/1B	655 SF	1,310 SF		
	2	UNIT B - 1B/1B	625 SF	1,249 SF		
	2	UNIT C - 2B/1B	976 SF	1,951 SF		
	1	UNIT D - 2B/1B	1,277 SF	1,277 SF		
TOTAL	7 UNITS			5,788 SF	625 SF	826.25 SF

PARKING NOTES:

- (a) PARKING SHALL BE AT GROUND LEVEL ONLY, MECHANICAL LIFTS ARE PERMITTED FULLY SCREENED FROM ADJACENT PROPERTIES AND R.O.W.
- (b) EXT PARKING AND DRIVEWAY SHALL BE OF SEMI-PERVOIUS OR PERVIOUS MATERIALS
- (c) WHEEL STOPS SHALL BE LOW PROFILE AND 5 FT MAX.
- (d) ALL PARKING AREAS SHALL MEET THE MINIMUM FRONT AND REAR YARD SETBACK REQUIREMENTS FOR BUILDINGS
- (e) ONE-WAY DRIVEWAY CURB CUT, 10 FT MAX WIDTH / IF APPROVED BY DRB TWO SEPARATE ONE-WAY CURB CUTS MAY BE PERMITTED.
- (f) N/A

DESIGN AND RESILIENCY STANDARDS

- (a) N/A
- (b) N/A
- (c) DWELLING UNITS TO INCORPORATE NATURAL LIGHT FROM AT LEAST TWO ELEVATIONS FROM THE BUILDING VOLUME
- (d) INCORPORATE NATURALLY LANDSCAPE AREAS AT GROUND LEVEL, IN ADDITION TO THE MINIMUM SETBACK, 5% OF LOT AREA
- (e) A NON-EMERGENCY STAIR FROM LOBBY OR EXTERIOR AND ACCESSING THE 1ST THREE RESIDENTIAL FLOORS, DESIGN OPENED IS REQUIRED
- (f) RETAINING WALLS WITH HIGH QUALITY APPEARANCE
- (g) LANDSCAPING WITHIN VIEW CORRIDORS SHALL BE MAINTAINED AT 3 FT MAX FROM SIDEWALK ELEVATION
- (h) IF EXISTING ELEVATION IS MODIFIED, RETAIN ALL STORMWATER ON SITE

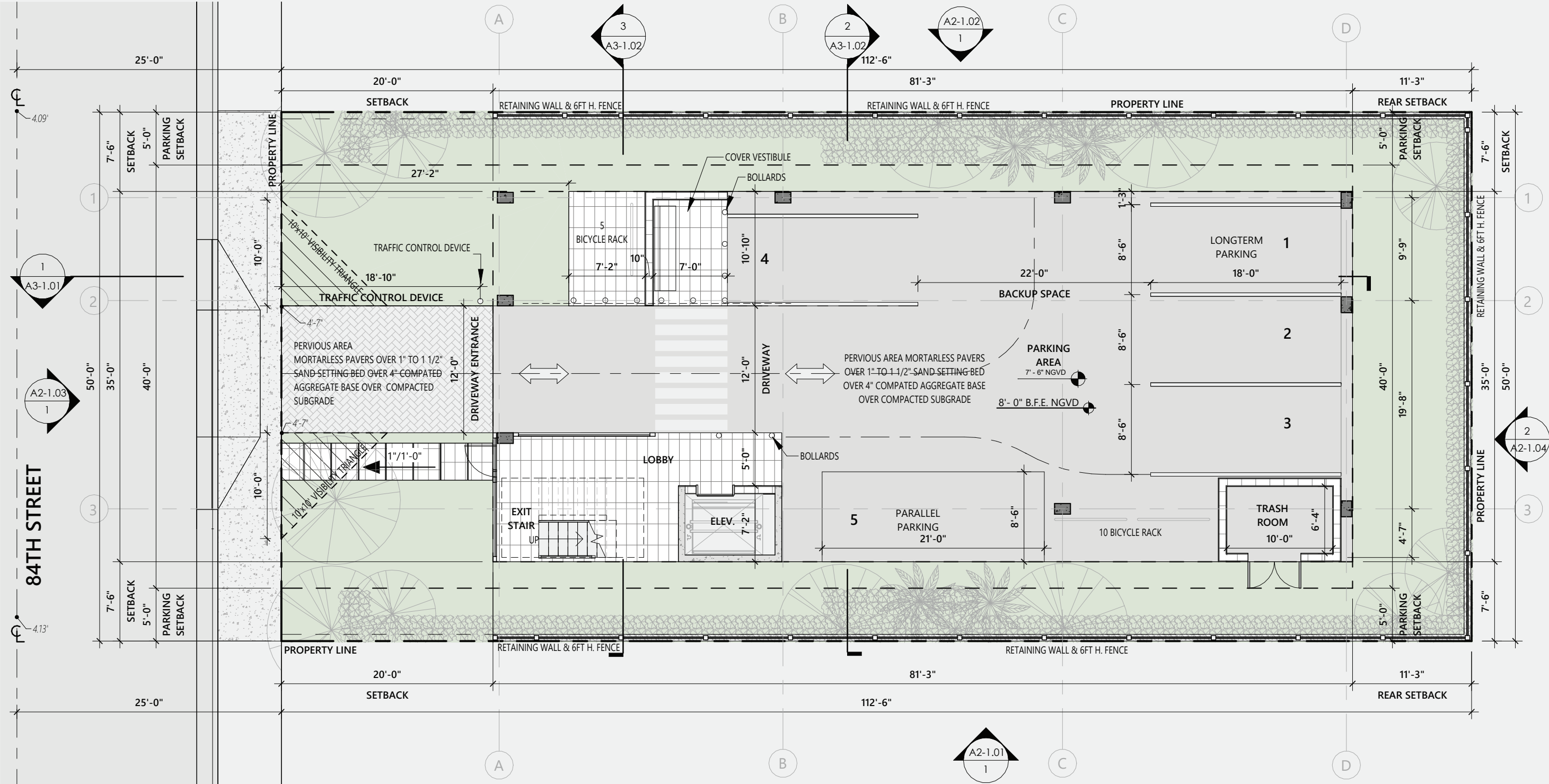
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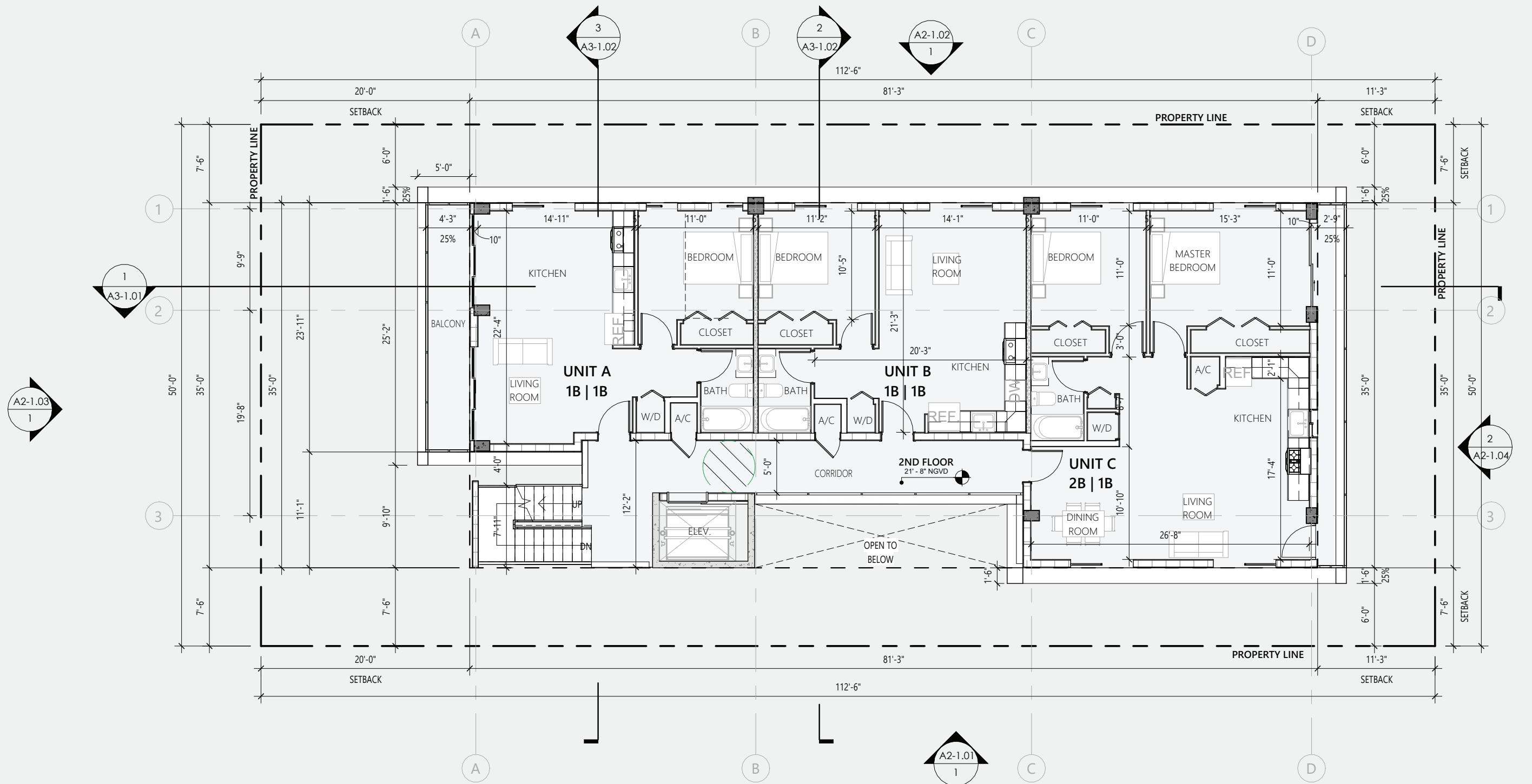
NEW CONSTRUCTION HERE WILL REQUIRE REVIEW AND APPROVAL OF THE DESIGN REVIEW BOARD. ONCE A DESIGN SET OF DRAWINGS IS READY TO SUBMIT AS PER A CHECK LIST TO BE PROVIDED AND AN APPLICATION IS COMPLETED ONLINE, THE PROCESS TAKES 3-4 MONTHS. IT MAY ALSO REQUIRE SOME LEVEL OF TRAFFIC STUDY. THE FIRST STEP IN THE PROCESS IS TO FILE THE APPLICATION ONLINE ONCE THERE IS SOME DRAWINGS TO REVIEW. AFTER THIS THE AHJ WILL SCHEDULE A PRE-APPLICATION MEETING TO REVIEW THE PROJECT AND PROVIDE COMMENTS BEFORE A FORMAL SUBMITTAL.

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

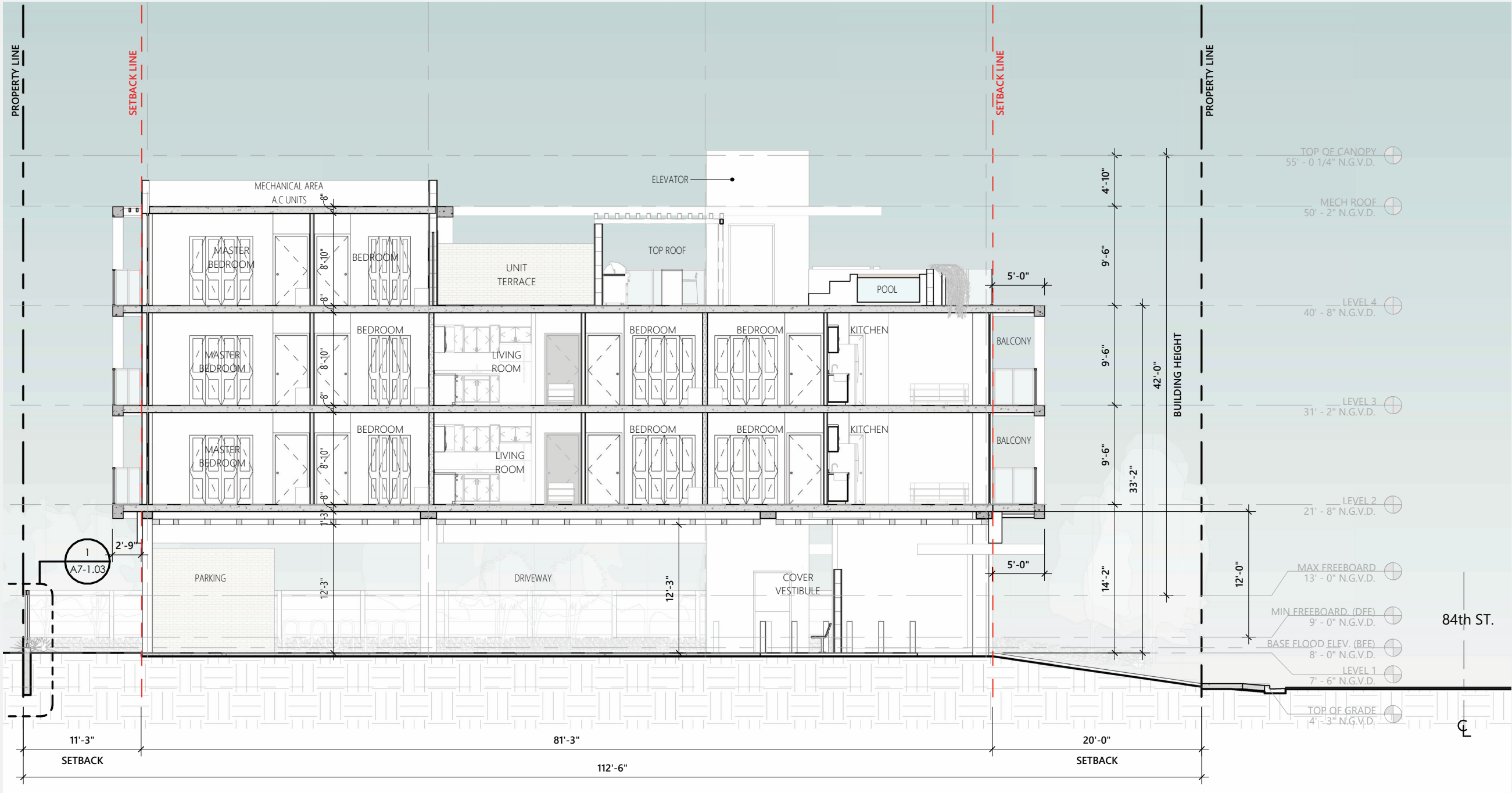
ITEM #	Zoning Information					
1	Address:	704 84TH ST MIAMI BEACH FL 33141				
2	Board and file numbers :	DRB FILE NUMBER: DRB23-0960				
3	Folio number(s):	02-3202-008-1650				
4	Year constructed:	1940	Zoning District:	RM-1 - MULTI FAMILY, LOW INTENSITY		
5	Based Flood Elevation:	8.0 N.G.V.D.	Grade value in NGVD:	4.23' N.G.V.D.		
6	Adjusted grade (Flood+Grade/2):	6.115' N.G.V.D.	Lot Area:	5,625 SF		
7	Lot width:	50'	Lot Depth:	112' 6"		
8	Minimum Unit Size	625 SF	Average Unit Size	825 SF		
9	Existing use:	SINGLE FAMILY	Proposed use:	MULTI-FAMILY		
		Maximum	Existing	Proposed	Deficiencies	
10	Height	50' 0"	14' 3"	40' 0"	N/A	
11	Number of Stories	4	1	4	N/A	
12	FAR	5,625 SF x 1.25=7,031.25 SF	1,985 SF	7,030 SF	N/A	
13	Gross square footage	N/A				
14	Square Footage by use	N/A				
15	Number of units Residential	N/A				
16	Number of units Hotel	N/A				
17	Number of seats	N/A				
18	Occupancy load	N/A				
		Setbacks	Required	Existing	Proposed	Deficiencies
		Subterranean:				
19	Front Setback:	N/A				
20	Side Setback:	N/A				
21	Side Setback:	N/A				
22	Side Setback facing street:	N/A				
23	Rear Setback:	N/A				
		At Grade Parking:				
24	Front Setback:	20'-0"	18'-9"	20' 0"		
25	Side Setback:	5'-0"	5'-0"	7' 6"		
26	Side Setback:	5'-0"	5'-0"	7' 6"		
27	Side Setback facing street:	N/A				
28	Rear Setback:	10% lot depth= 11'-3"	46'-9"	11' 3'		
		Pedestal:				
29	Front Setback:	20' 0"	9' 9"	20' 0"		
30	Side Setback:	7' 6"	7' 8"	7' 6"		
31	Side Setback:	7' 6"	9' 8"	7' 6"		
32	Side Setback facing street:	N/A				
33	Rear Setback:	11' 3"	11' 11"	11' 3"		
		Tower:				
34	Front Setback:	N/A				
35	Side Setback:	N/A				
ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies	
36	Side Setback:	7' 6"	7' 8" / 9' 8"	7' 6"		
37	Side Setback facing street:	N/A				
38	Rear Setback:	5'-0"	7' 4"	11' 3"		
	Front Setback:	20' 0"	9' 9" "	20' 0"		
		Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	1	1	1		
40	Total # of parking spaces	0	1	5		
41	# of parking spaces per use (Provide a calculation)	N/A				
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A				
43	Parking Space Dimensions	8 1/2' X 18'		8 1/2' X 18'		
44	Parking Space configuration (45o,60o,90o,Parallel)			90o		
45	ADA Spaces	N/A				
46	Tandem Spaces	N/A				
47	Drive aisle width	12' 0"		10' 0"		
48	Valet drop off and pick up	N/A				
49	Loading zones and Trash collection areas	N/A				
50	racks	N/A				
		Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A				
52	Total # of seats	N/A				
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A				
54	Total occupant content	N/A				
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A				
56	Is this a contributing building?			Yes		
57	Located within a Local Historic District?			Yes		

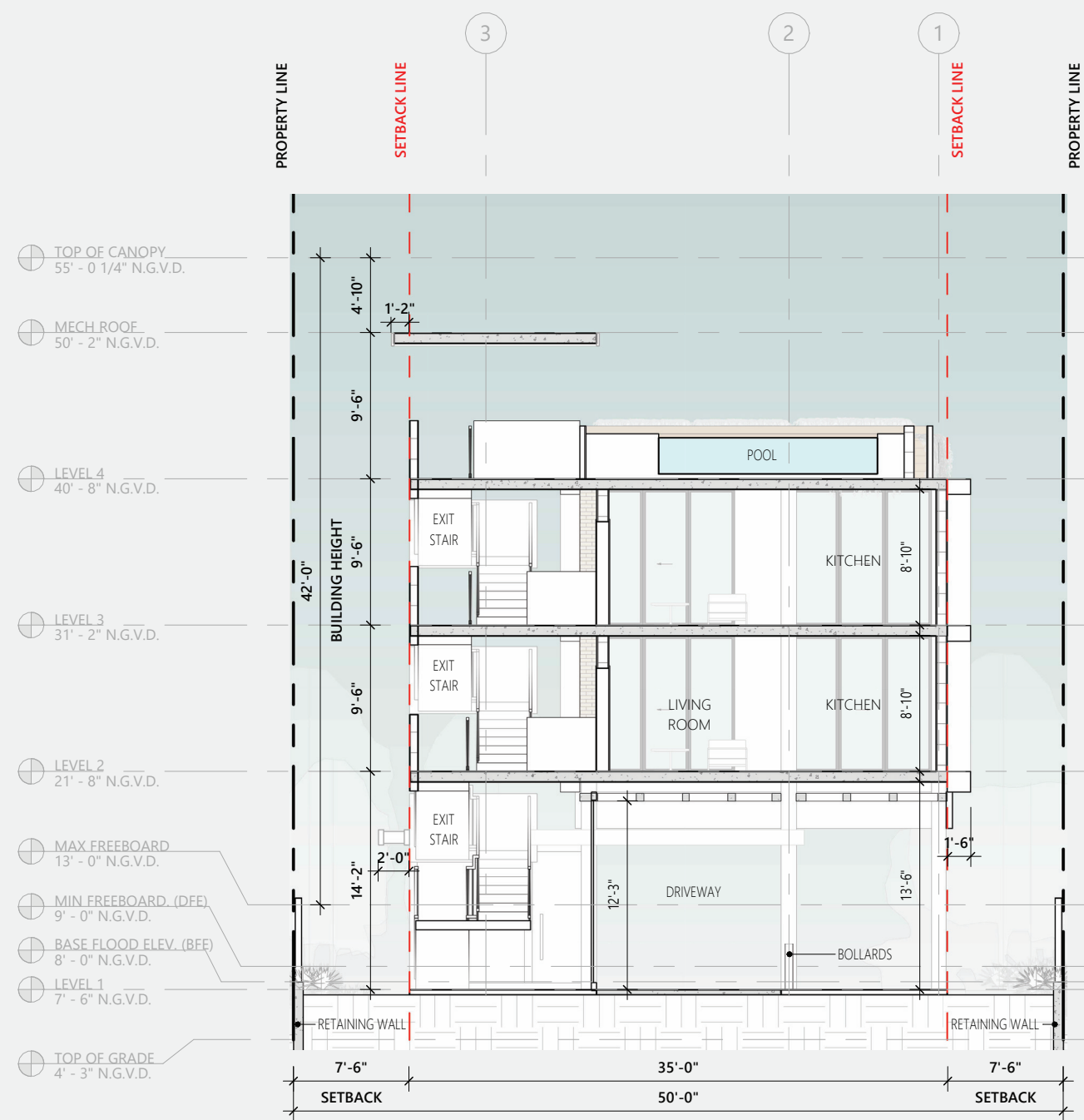
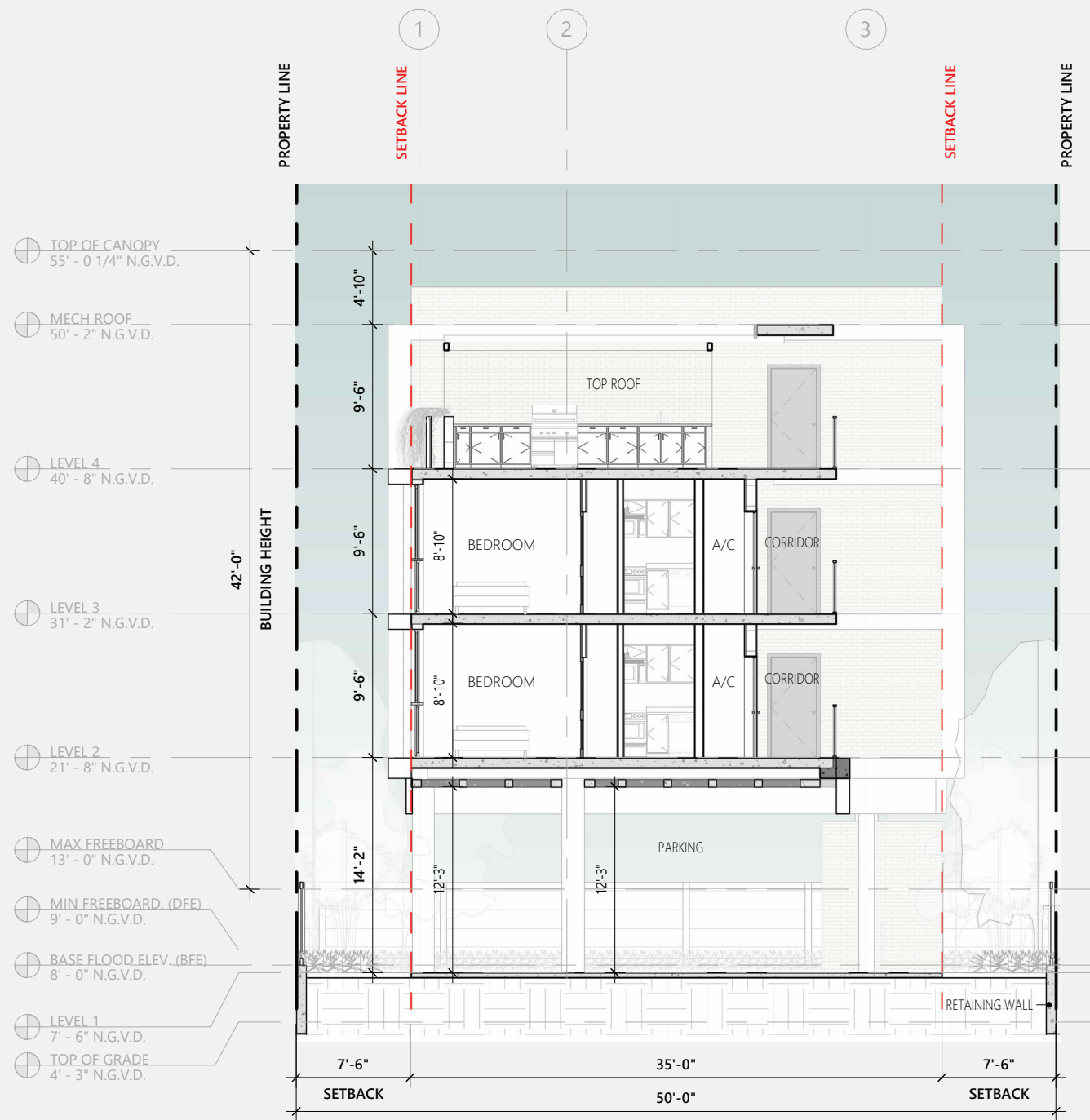
GENERAL INFORMATION











To conclude, this project aims to elevate the architectural beauty of Miami Beach while creating a welcoming space for all residents. We are committed to sustainable, community-focused design that reflects the unique spirit of our city.

Thank you for your time and support in helping us shape a brighter future



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