

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	914 Marseille Drive			
2	Board and file numbers :	23058			
3	Folio number(s):	02-3210-013-0311			
4	Year constructed:	N/A	Zoning District:	RM-1	
5	Based Flood Elevation:	8.00'	Grade value in NGVD:	4.48'	
6	Adjusted grade (Flood+Grade/2):	6.24'	Lot Area:	4663.5 SF	
7	Lot width:	62.18'	Lot Depth:	75'	
8	Minimum Unit Size	550	Average Unit Size	800	
9	Existing use:	vacant	Proposed use:	Duplex - multifamily	
		Maximum	Existing	Proposed	Deficiencies
10	Height	40'	0	40'	
11	Number of Stories	4	0	4	
12	FAR	5831	0	4962	
13	Gross square footage				
14	Square Footage by use	N/A	0		
15	Number of units Residential	N/A	0	2	
16	Number of units Hotel	N/A	0	0	
17	Number of seats	N/A	0	0	
18	Occupancy load	N/A	0	0	
	Setbacks	Required	Existing	Proposed	Deficiencies
19	Subterranean:				
20	Front Setback:	20'		20'-0"	
21	Side Setback:	5' OR 5% OF LOT		9'-0"	
22	Side Setback facing street:	5' OR 5% OF LOT		9'-0"	
23	Side Setback facing street:	N/A		N/A	
24	Rear Setback:	0'		7'-6"	
25	At Grade Parking:				
26	Front Setback:	20'		20'	
27	Side Setback:	5' OR 5% OF LOT		9'-0"	
28	Side Setback:	5' OR 5% OF LOT		9'-0"	
29	Side Setback facing street:	N/A		N/A	
30	Side Setback facing street:	N/A		N/A	
31	Rear Setback:	5'		7'-6"	
32	Pedestal:				
33	Front Setback:	20'		18'-7-3/4"	VARIANCE REQUIRED
34	Side Setback:	7'-6"		9'-0"	
35	Side Setback:	7'-6"		9'-0"	
36	Side Setback facing street:	N/A		N/A	
37	Rear Setback:	7'-6"		7'-6"	
38	Tower:				
39	Front Setback:	N/A		N/A	
40	Side Setback:	N/A		N/A	

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	7'-6"		9'-0"	
37	Side Setback facing street:				
38	Rear Setback:	7'-6"		7'-6"	
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces	2 PER UNIT/4 TOTAL		2 PER UNIT/4 TOTAL	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions	8'-6" x 18'-0"		8'-6" x 18'-0"	
44	Parking Space configuration (45o,60o,90o,Parallel)	90		90	
45	ADA Spaces	0		0	
46	Tandem Spaces				
47	Drive aisle width	23'		23'	
48	Valet drop off and pick up	N/A		N/A	
49	Loading zones and Trash collection	N/A		N/A	
50	Bicycle parking, location and Number of racks	4 PER PROJECT + 1 PER UNIT		6	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use				
52	Number of seats located outside on private property				
53	Number of seats inside				
54	Total number of seats				
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)				
56	Total occupant content				
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)				
58	Proposed hours of operation				
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)				
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)				
61	Is this a contributing building?		No		
62	Located within a Local Historic Distr		Yes		

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.



New Residential Duplex

914 MARSEILLE DRIVE, Miami Beach, Florida 15-805US

Zoning Data



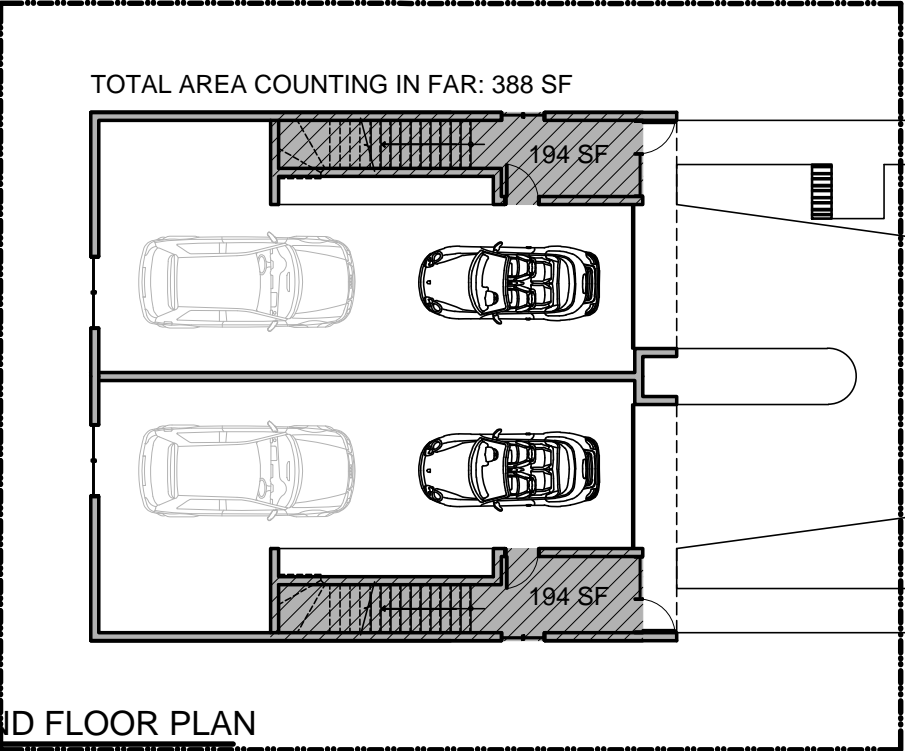
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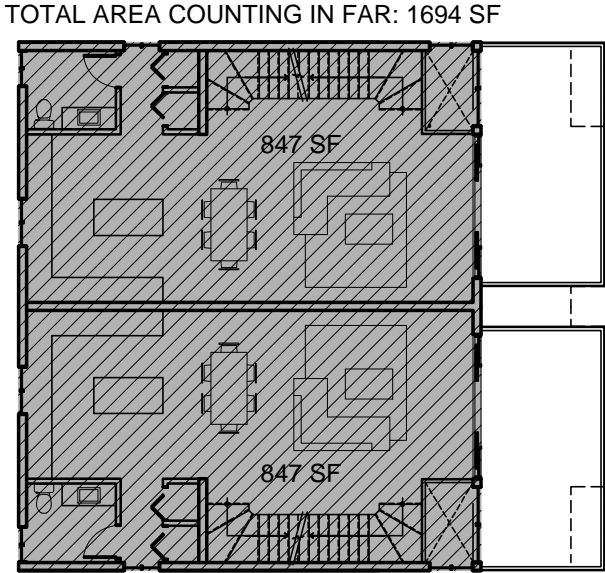
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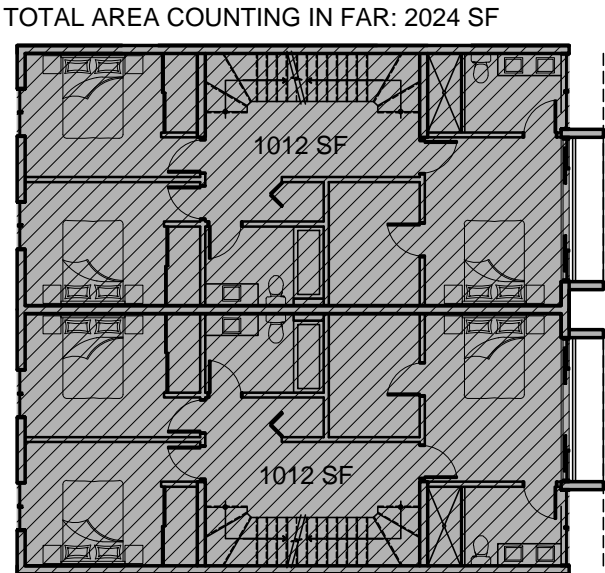
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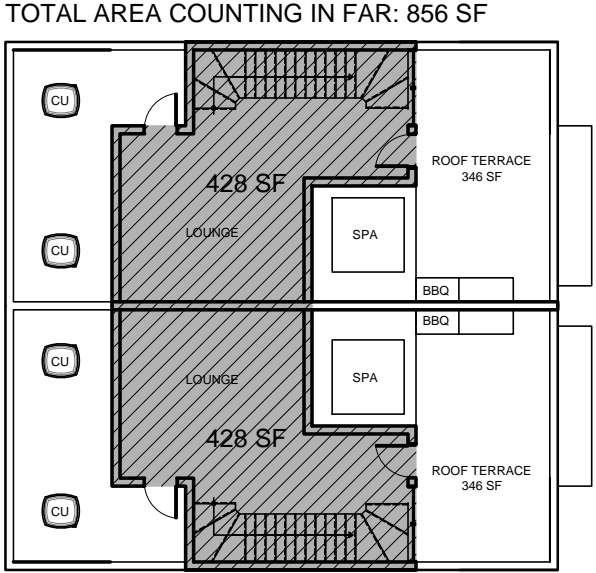
01 GROUND FLOOR PLAN
02 SCALE: 1/16" = 1'-0"



02 2ND FLOOR PLAN
02 SCALE: 1/16" = 1'-0"



03 3RD FLOOR PLAN
02 SCALE: 1/16" = 1'-0"



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

LEGEND:
 AREA COUNTED IN FAR

CALCULATION:

GROUND FLOOR:	388 SF
2ND FLOOR:	+1694 SF
3RD FLOOR:	+2024 SF
ROOF:	+856 SF
TOTAL:	4962 SF

idea **New Residential Duplex**
914 MARSEILLE DRIVE, Miami Beach, Florida 15-805US

FAR CALCULATION

international design
idea
engineering architecture

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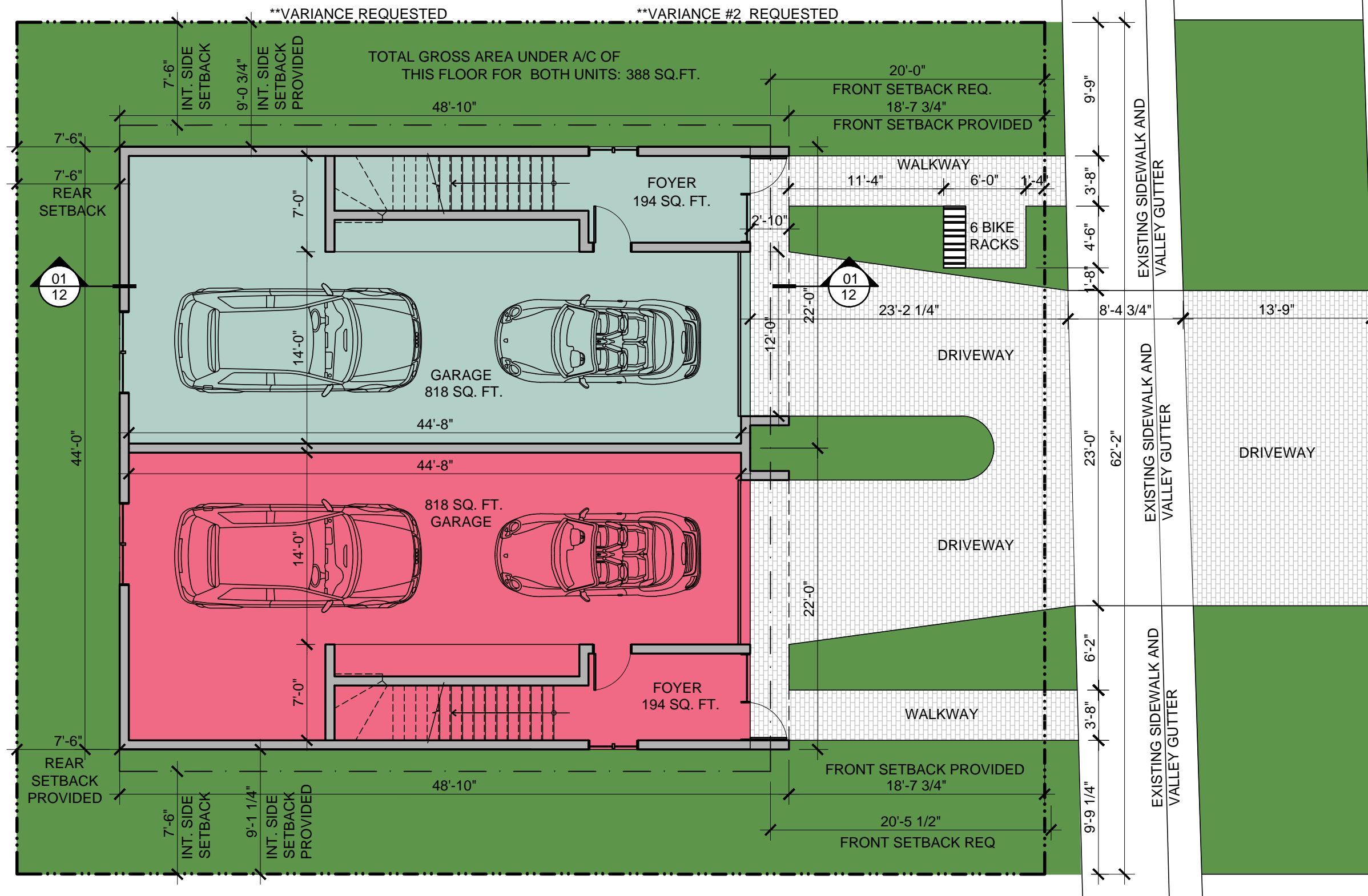
Scale: 1/16" = 1'-0" 2016-03-11

FRONT SETBACK REQUIRED: 20'-0"

MINIMUM LOT AREA REQUIRED
BY SEC. 142.155(b): 5600 SQ.FT.

FRONT SETBACK PROVIDED: 18'-7-3/4"

NORTH 



MARSEILLE DRIVE

idea

New Residential Duplex

914 MARSEILLE DRIVE, Miami Beach, Florida 15-805US


15-805US

Site Plan

internationaldesign

idea

engineeringarchitecture

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03

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TOTAL AREA OF THE LAND: 4664 SQ.FT.

FRONT SETBACK REQUIRED: 20'-0"

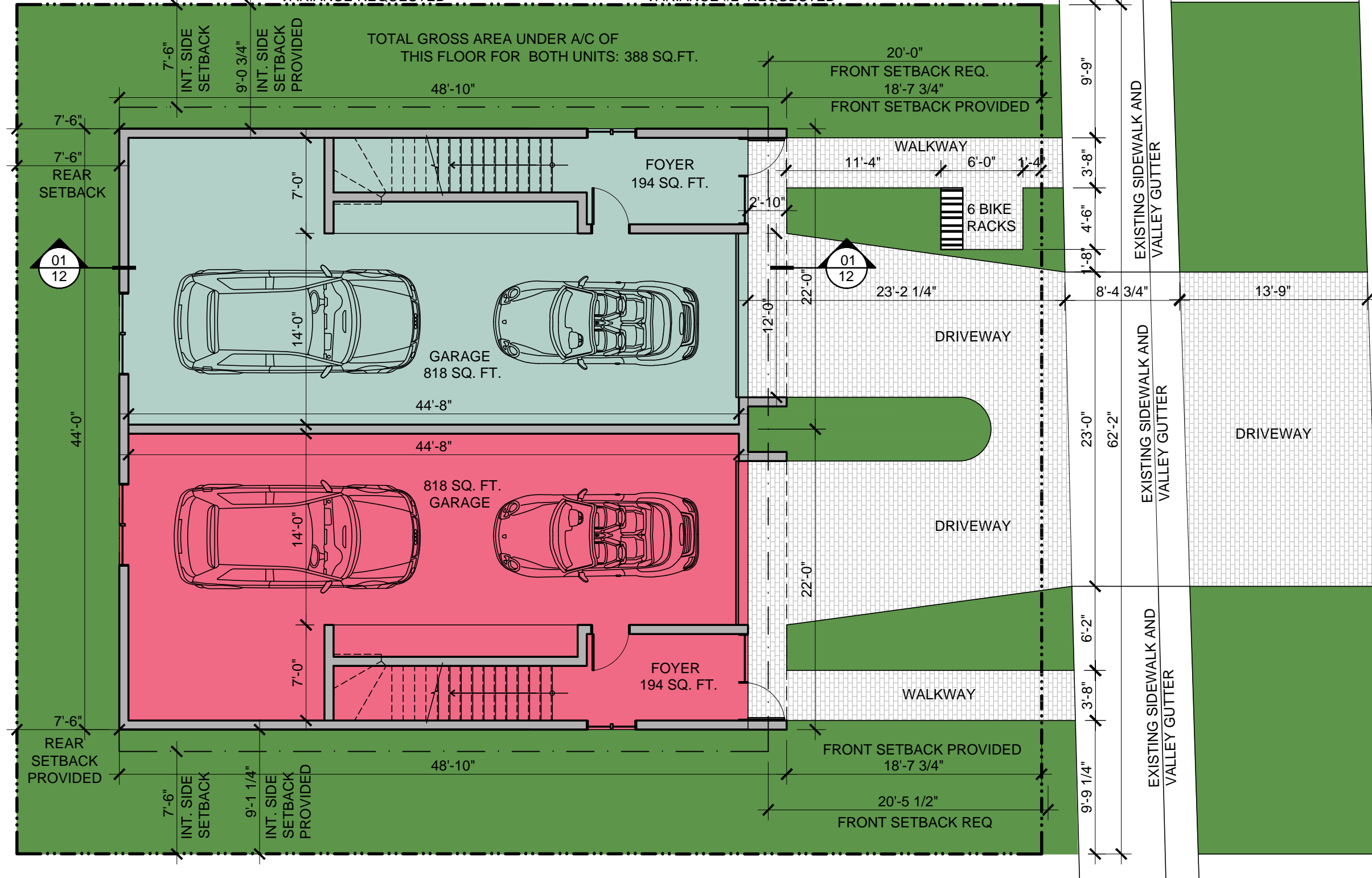
MINIMUM LOT AREA REQUIRED

BY SEC. 142.155(b): 5600 SQ.FT.

FRONT SETBACK PROVIDED: 18'-7-3/4"

**VARIANCE REQUESTED

**VARIANCE #2 REQUESTED



MARSEILLE DRIVE



New Residential Duplex

914 MARSEILLE DRIVE, Miami Beach, Florida 15-805US

Site Plan

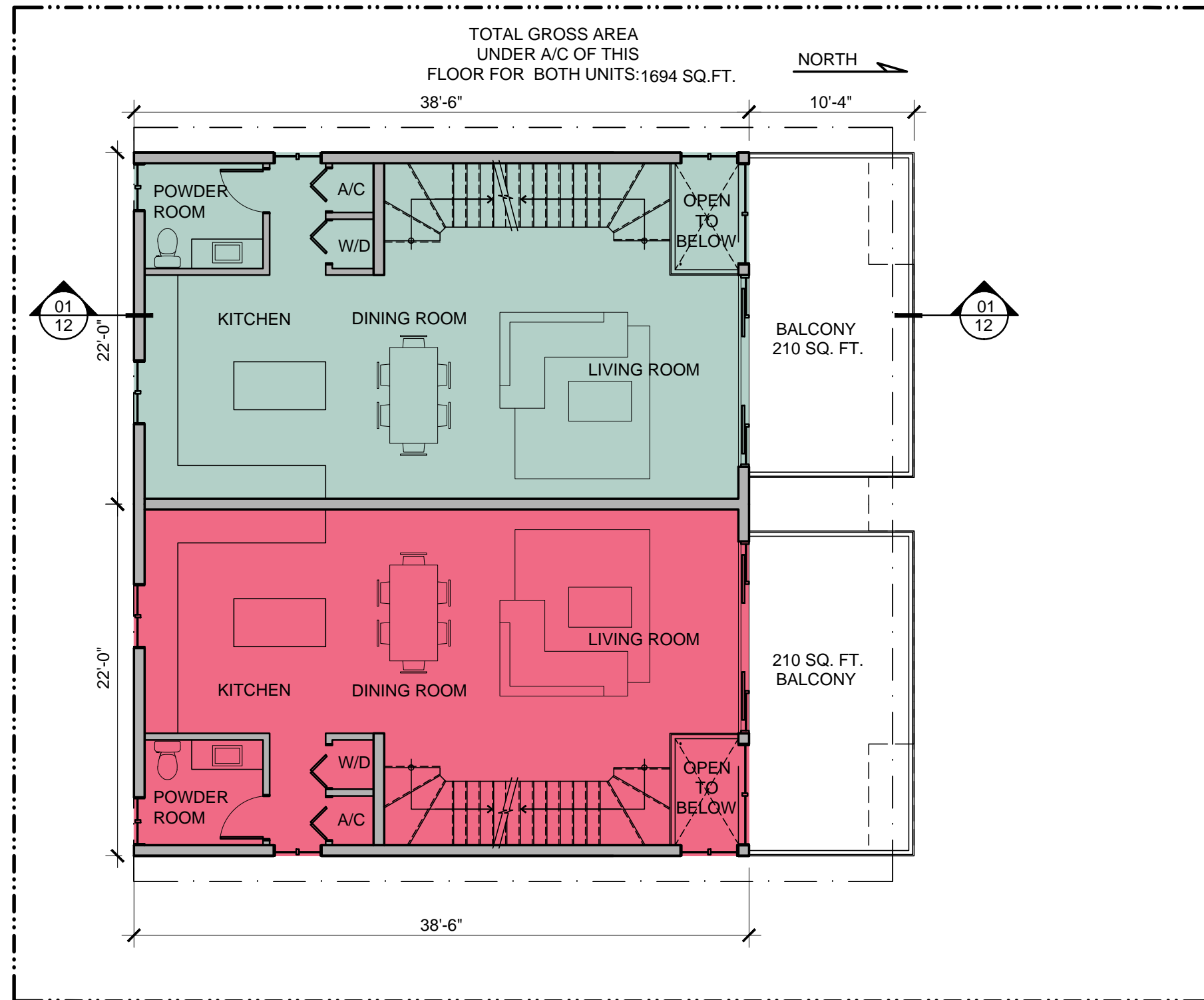


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2nd Floor Plan

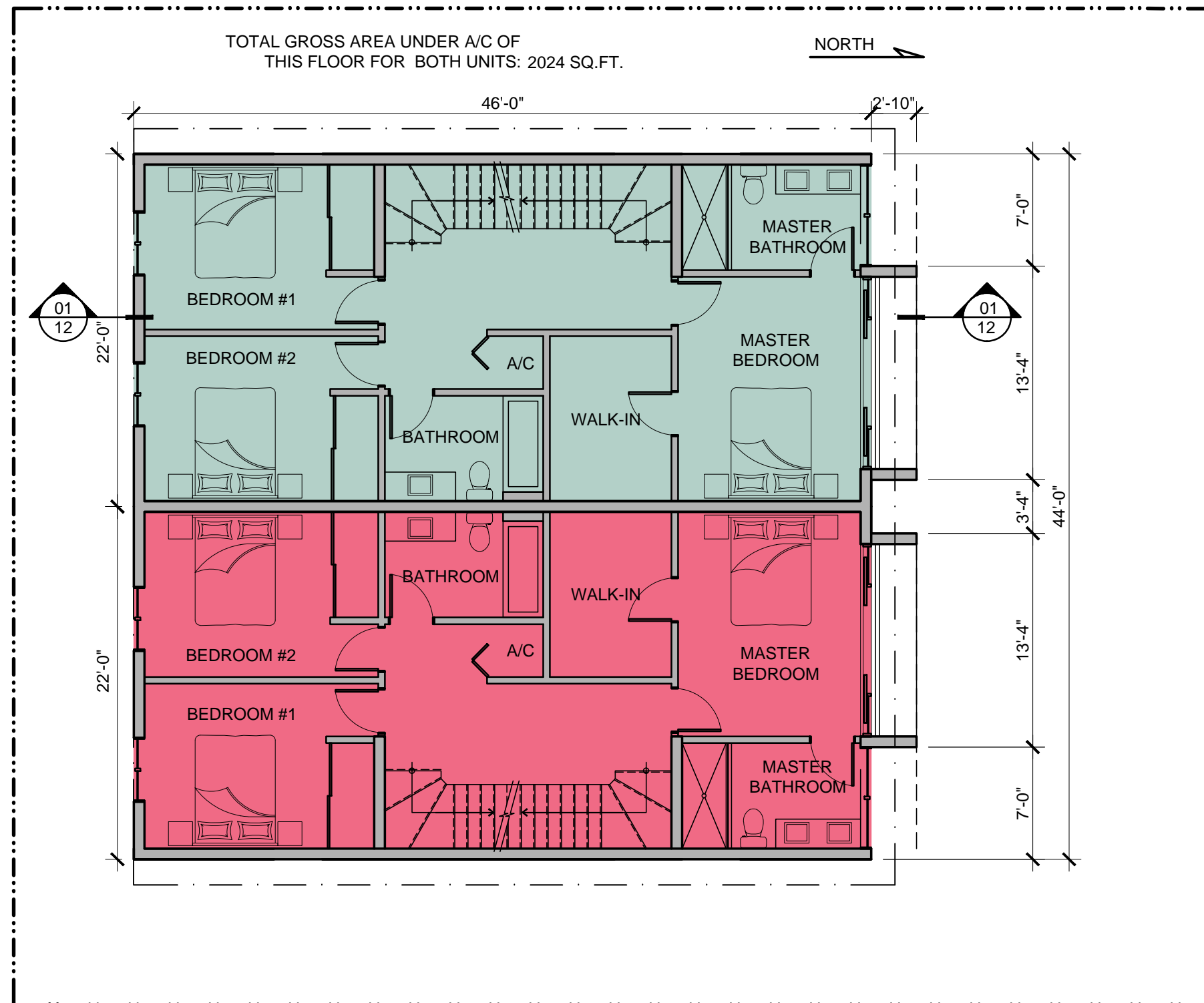
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3rd Floor Plan

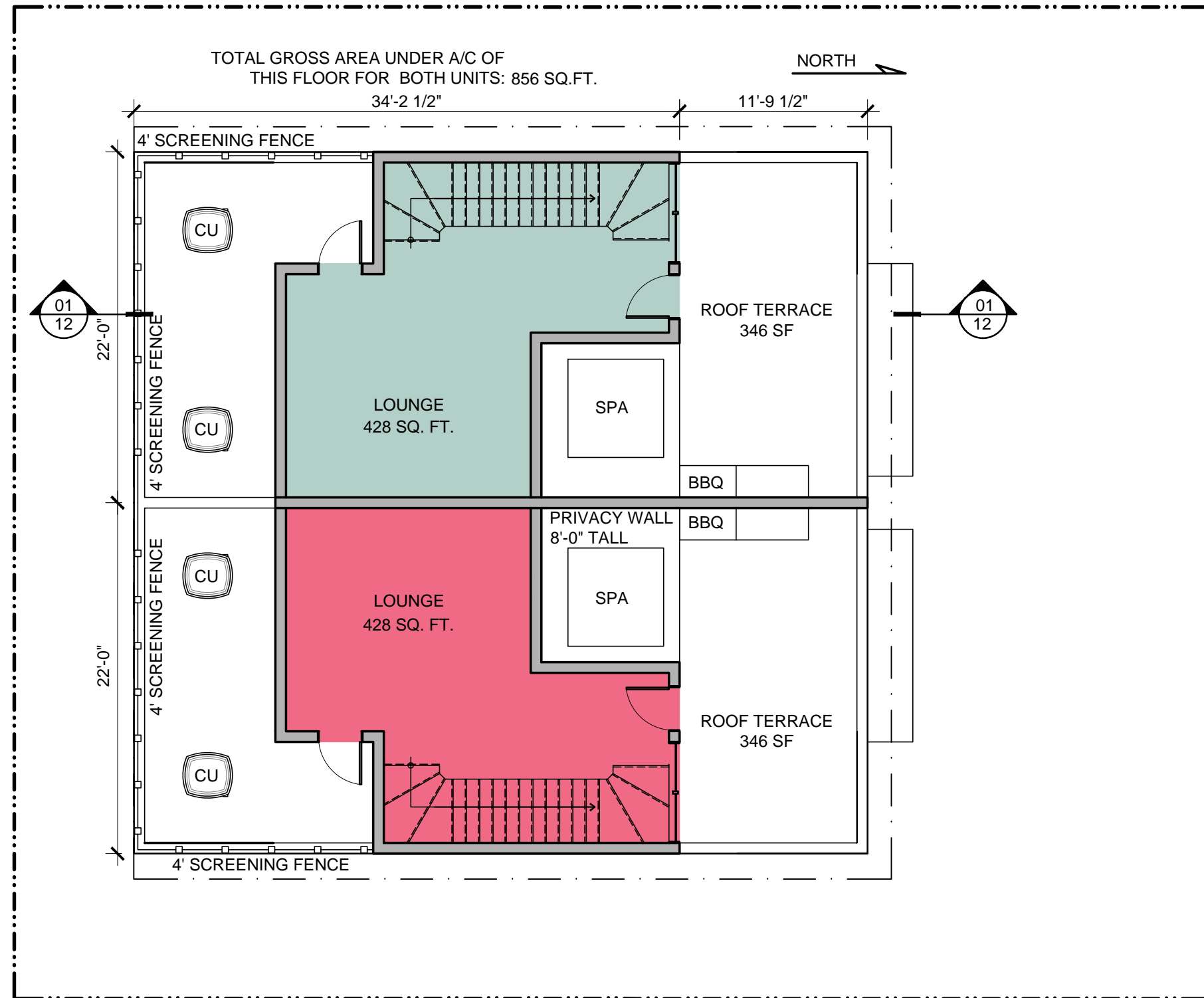


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4th Floor

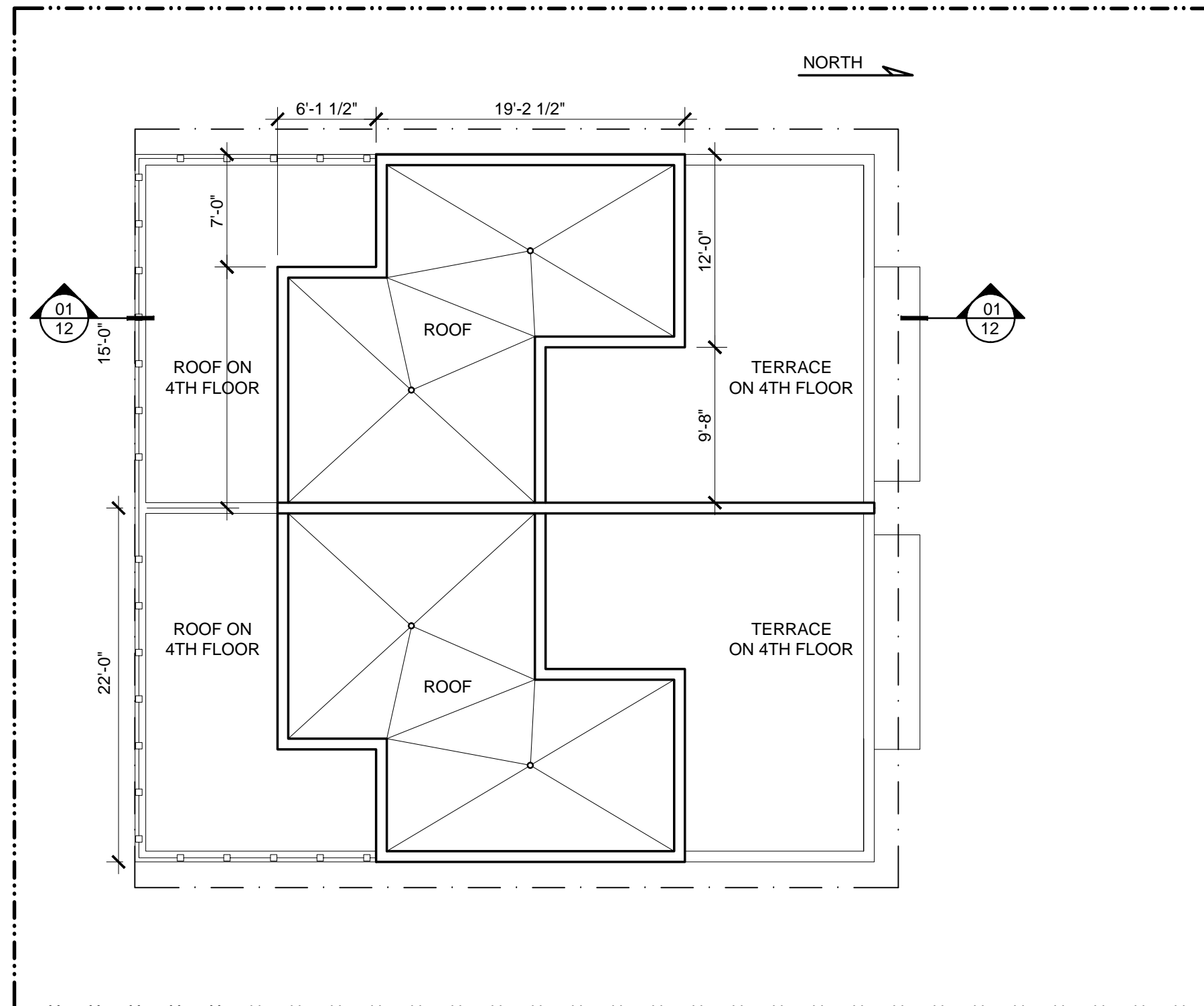


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Roof Plan



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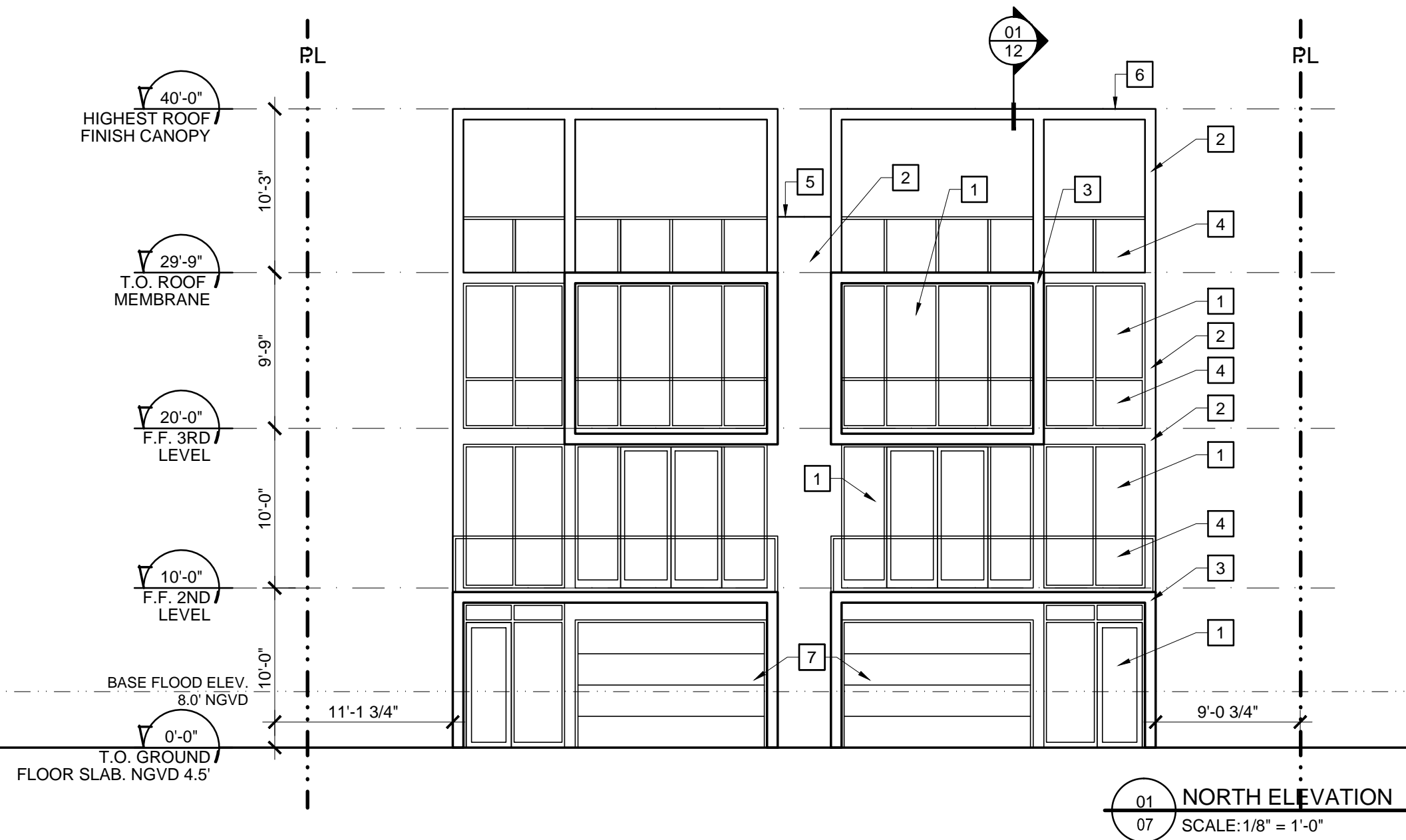
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2016-03-11

06A

LEGEND:

- 1 BLUE TINTED GLASS AND DARK GRAY METAL FRAME WINDOW AND DOOR
- 2 WHITE STUCCO SMOOTH FINISH
- 3 WOOD FINISH
- 4 CLEAR GLASS GUARDRAIL AND 2X2 METAL POST
- 5 TOP OF PARAPET
- 6 TOP OF ROOF ACCES PARAPET
- 7 GARAGE DOOR WITH WOOD FINISH
- 8 4' TALL ALUMINUM WHITE PAINTED SCREENING



New Residential Duplex

914 MARSEILLE DRIVE, Miami Beach, Florida 15-805US

NORTH ELEVATION



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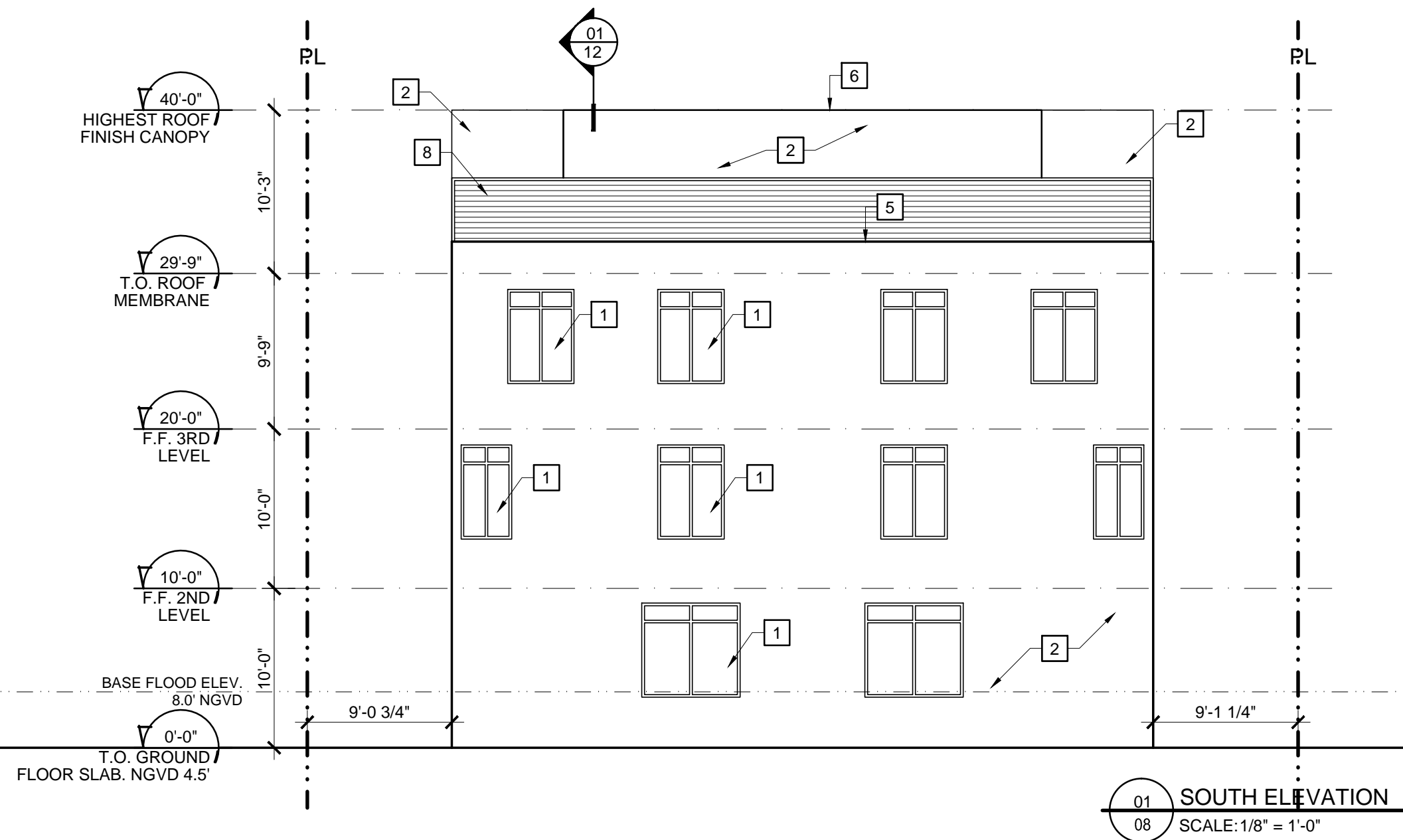
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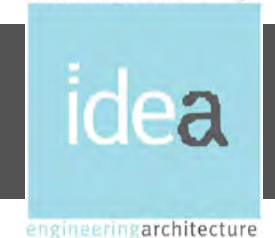
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SOUTH ELEVATION

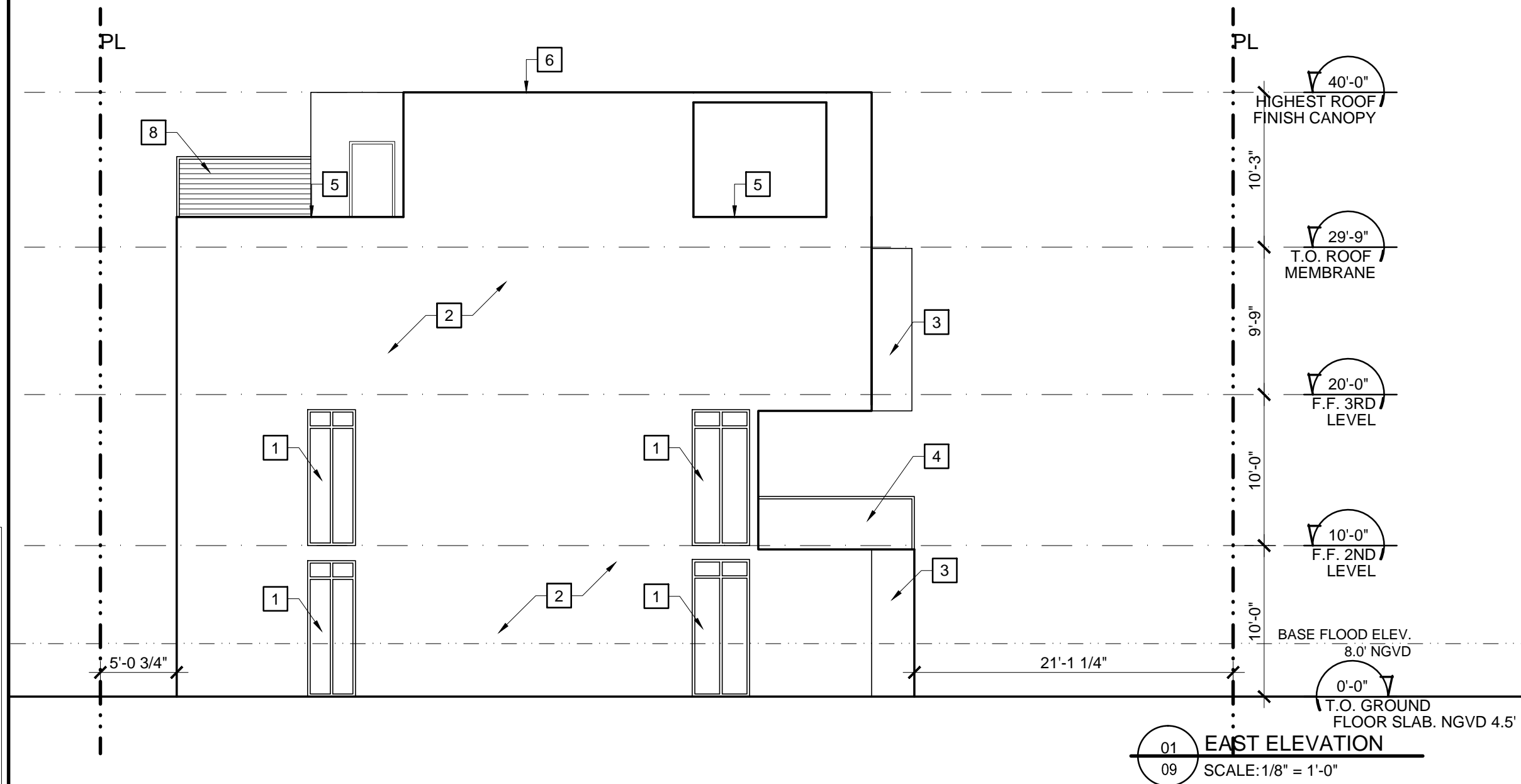
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EAST ELEVATION



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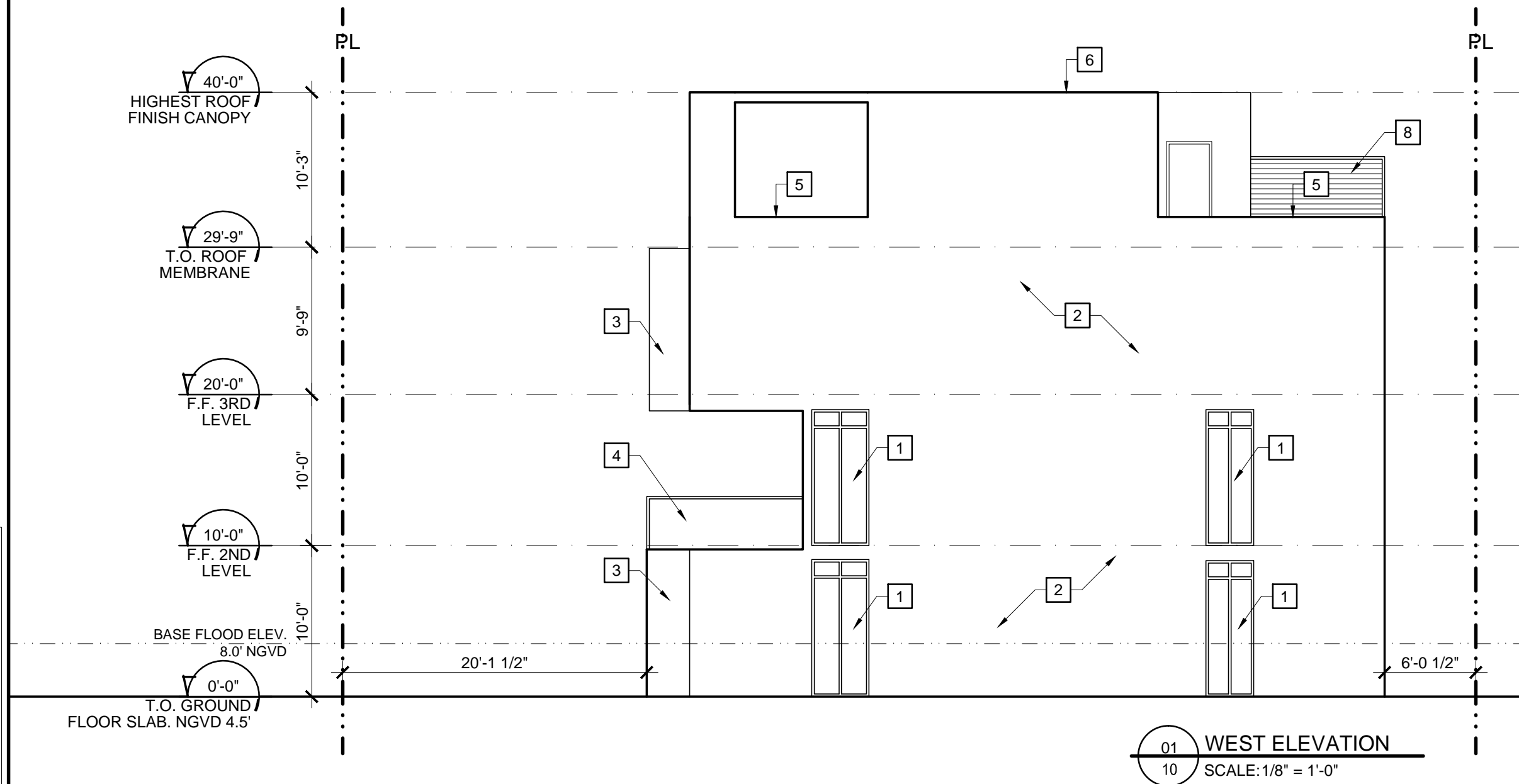
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WEST ELEVATION

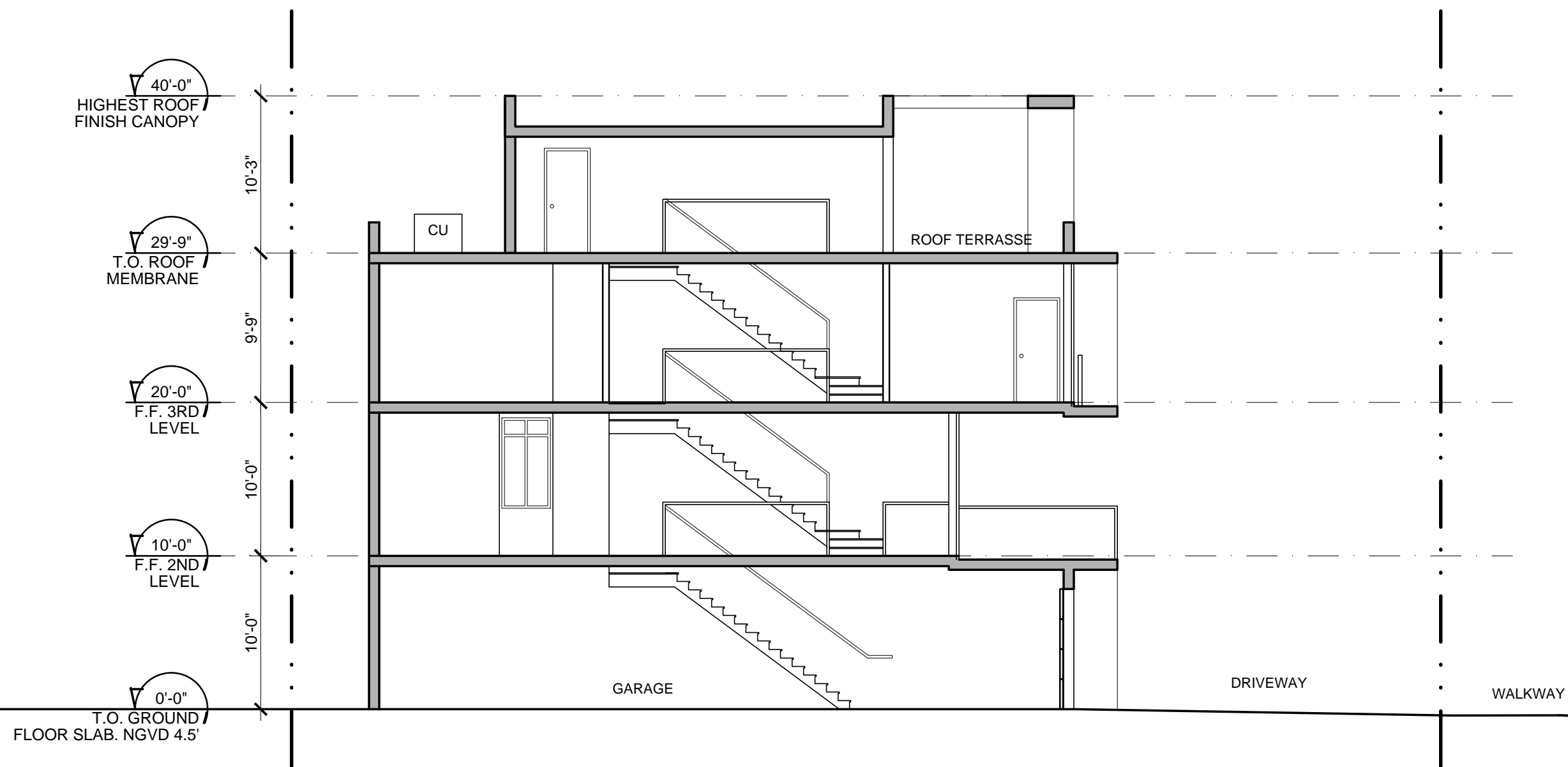


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01 SECTION
14 SCALE: 1/8" = 1'-0"



New Residential Duplex

914 MARSEILLE DRIVE, Miami Beach, Florida 15-805US

SECTION



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New Residential Duplex

914 MARSEILLE DRIVE, Miami Beach, Florida 15-805US

3D RENDERING

international design



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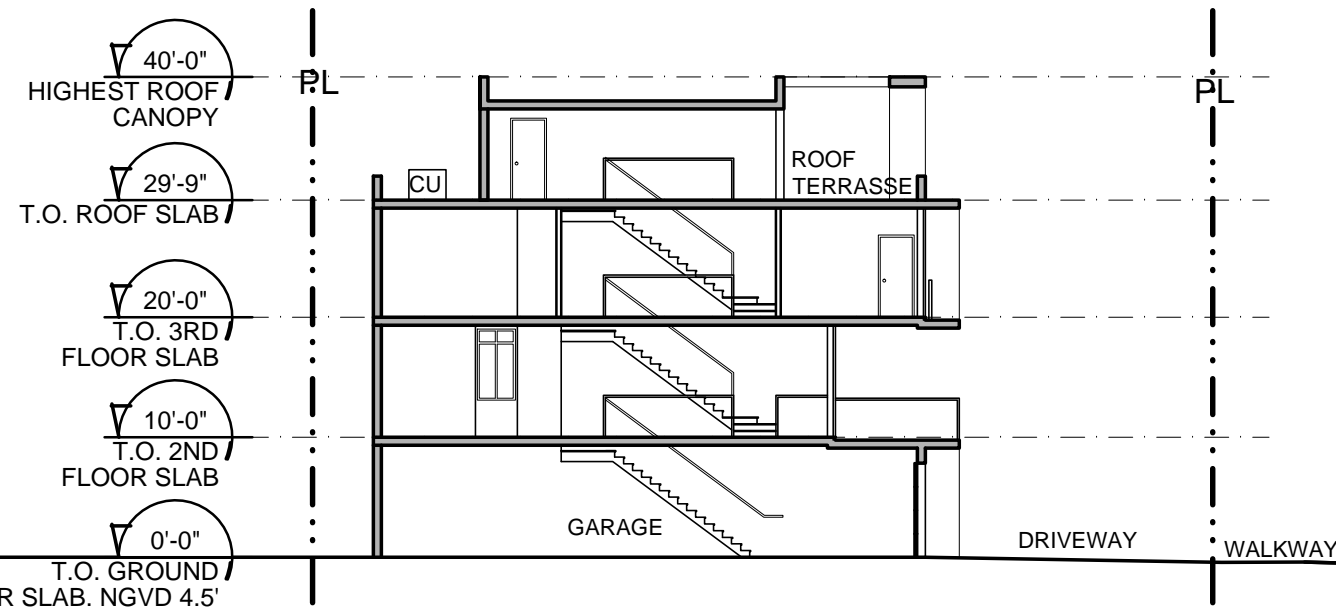
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01 PLAN VIEW
11 SCALE: 1/16" = 1'-0"



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New Residential Duplex

914 MARSEILLE DRIVE, Miami Beach, Florida 15-805US

CONTEXTUAL STREET SECTION



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MARSEILLE DRIVE - RESIDENTIAL BUILDING

Marseille Drive, Miami Beach,
Florida, 33141
15-805US
2016-03-11

Final Submittal - New 4 stories Duplex

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