

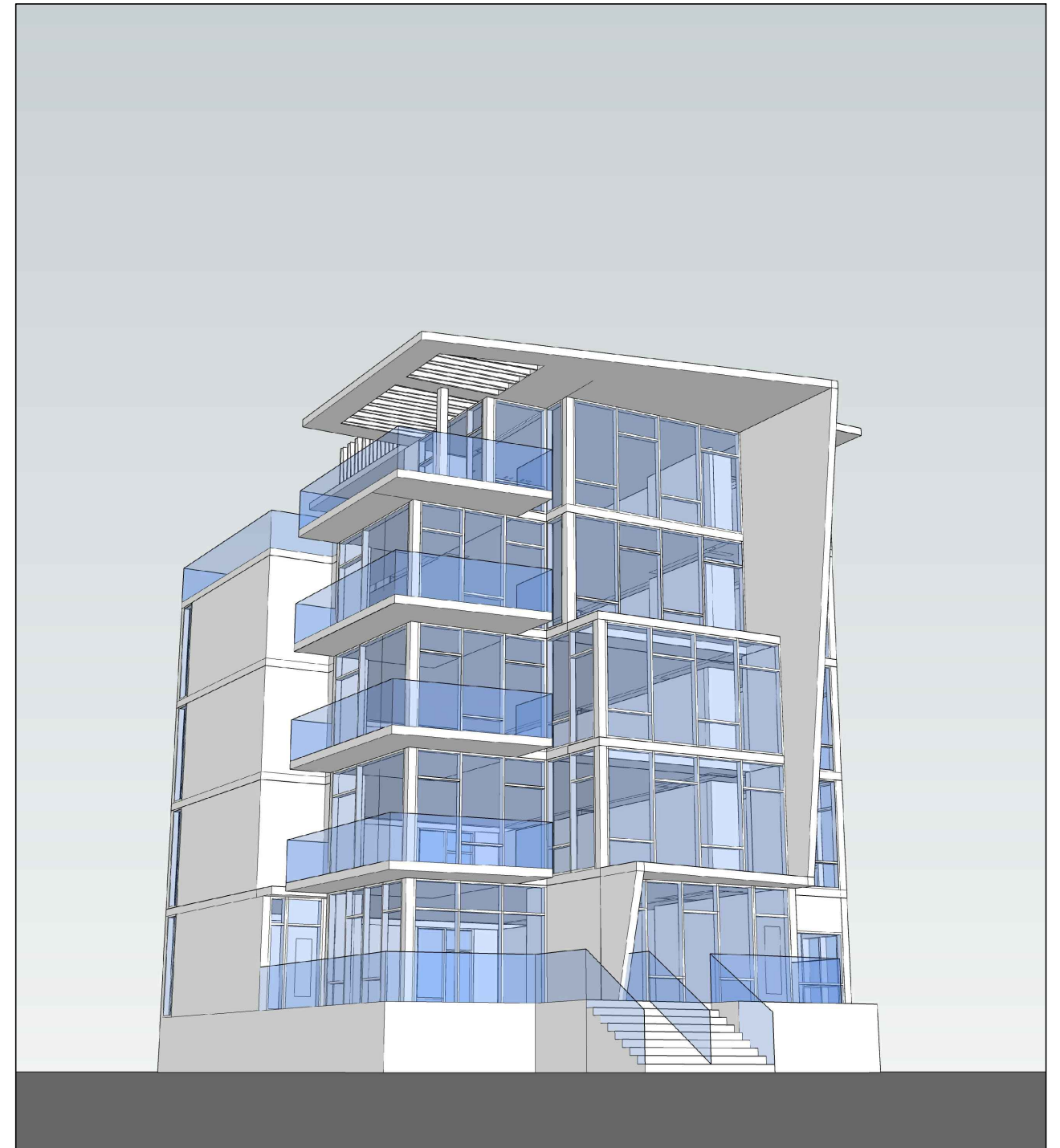
914 MARSEILLE DRIVE - RESIDENTIAL BUILDING

MIAMI BEACH, FLORIDA 33141
15-805BUS
7-20-2020

ISSUED FOR HPB - ZONING

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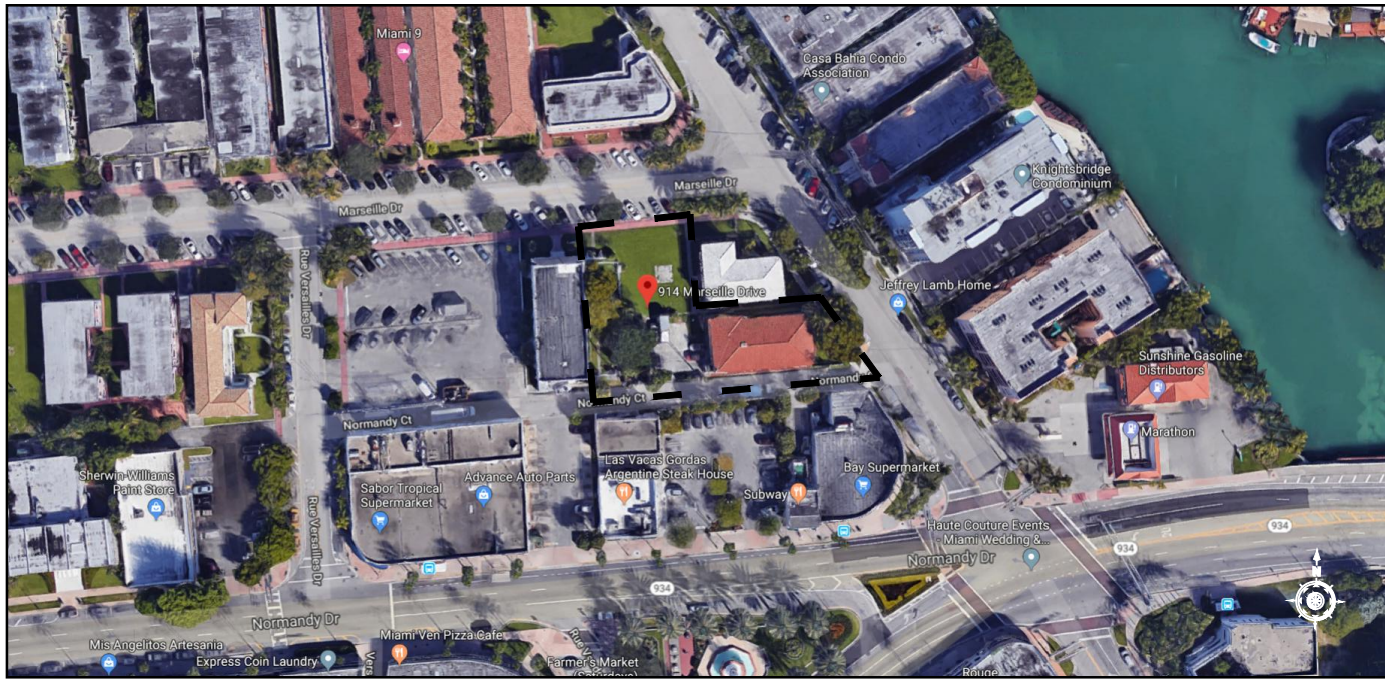
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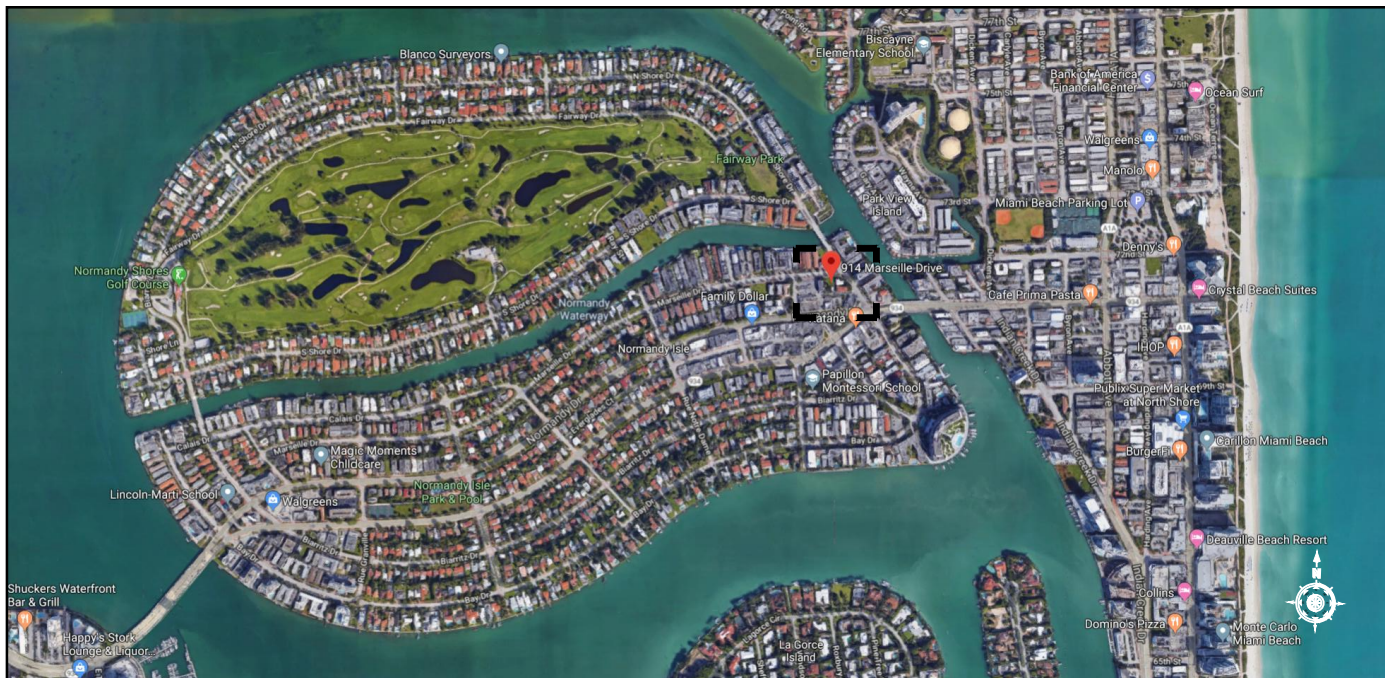
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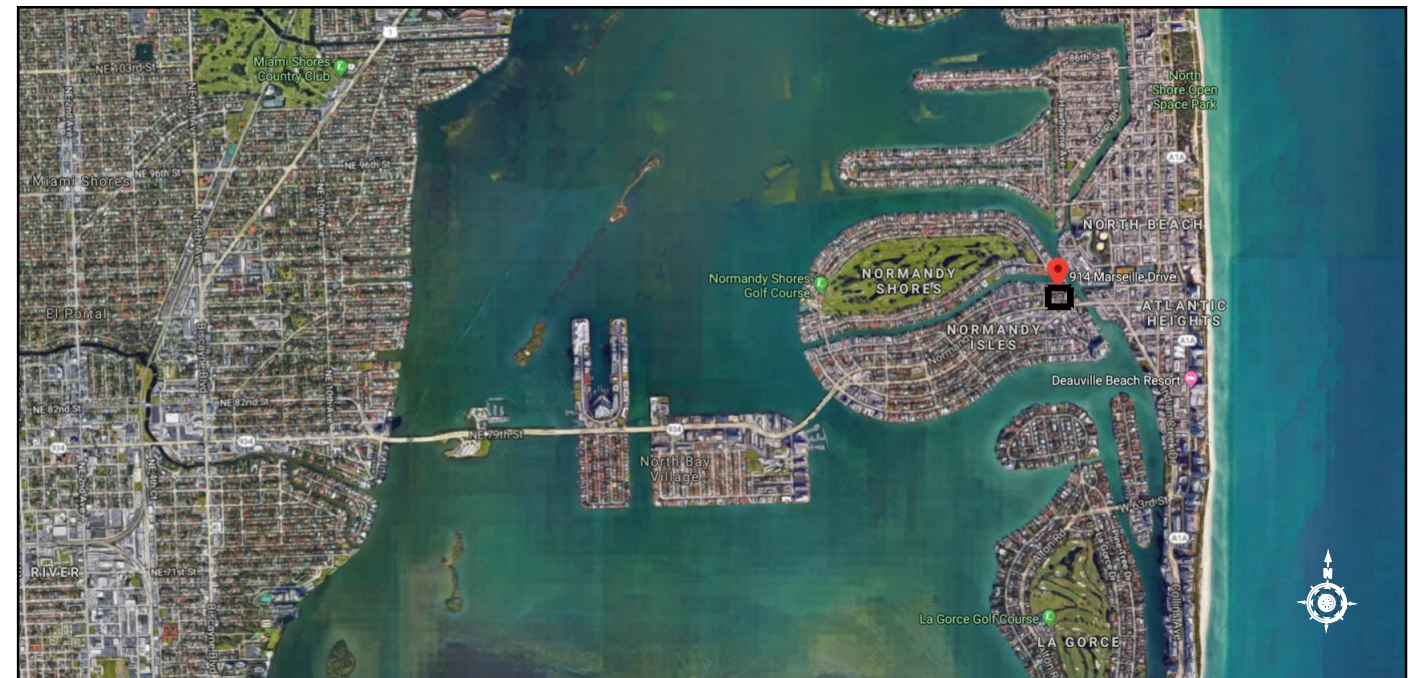
LOCATION PLAN 1 (914 MARSEILLE DRIVE, MIAMI BEACH)



LOCATION PLAN 2 (914 MARSEILLE DRIVE, MIAMI BEACH)



LOCATION PLAN 3 (914 MARSEILLE DRIVE, MIAMI BEACH)



LOCATION PLAN 4 (914 MARSEILLE DRIVE, MIAMI BEACH)



914 MARSEILLE DRIVE

MIAMI BEACH, FLORIDA
15-805BUS

LOCATION MAP (4)

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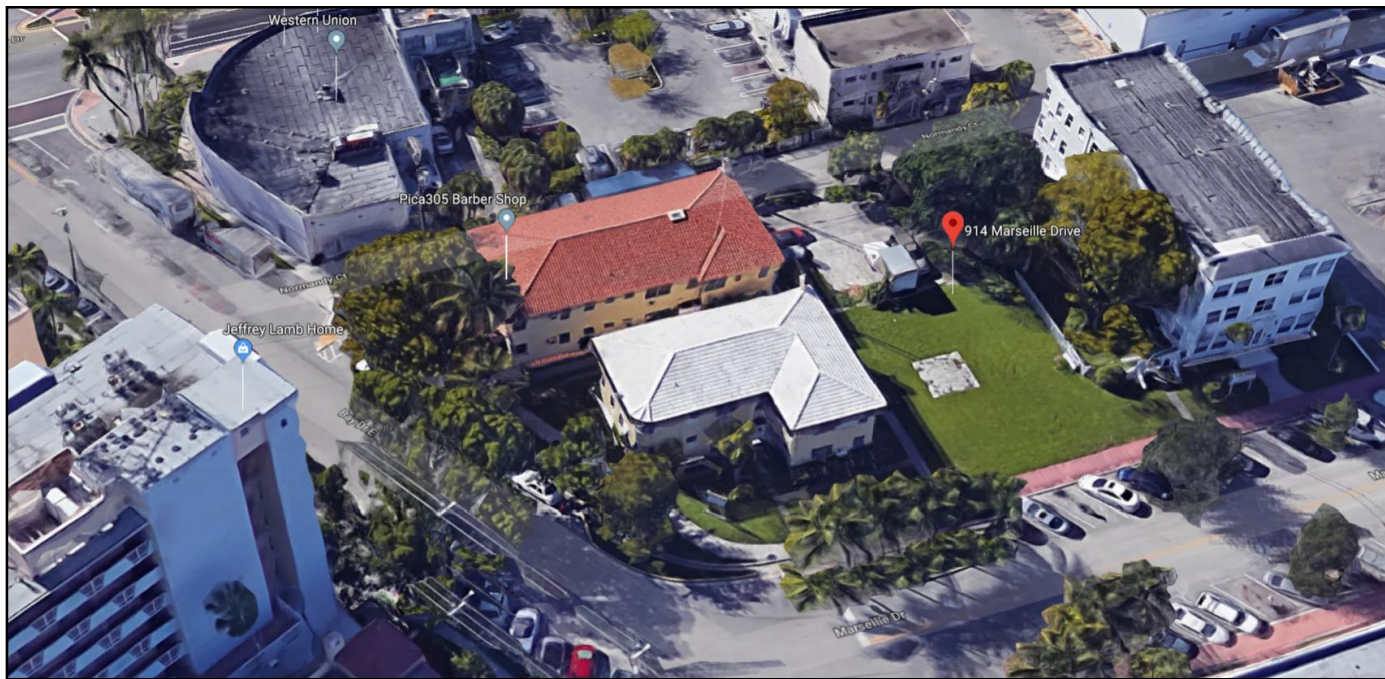
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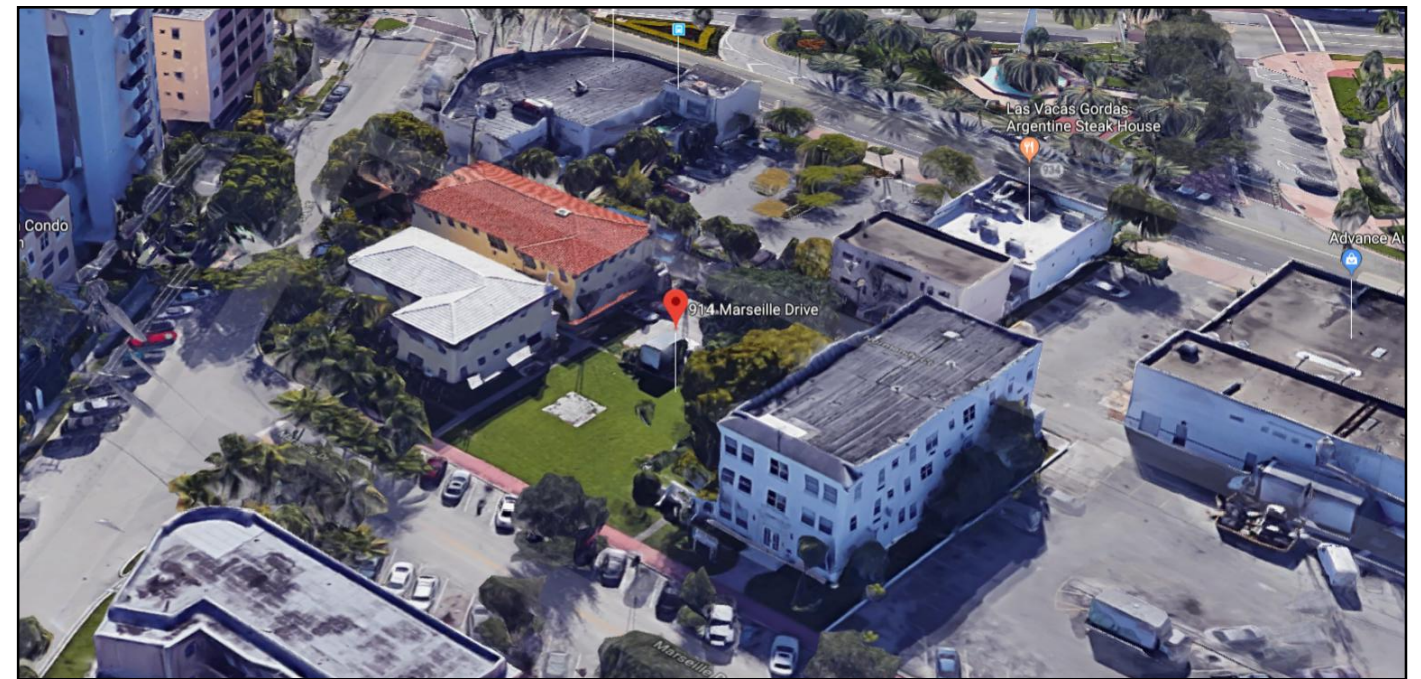
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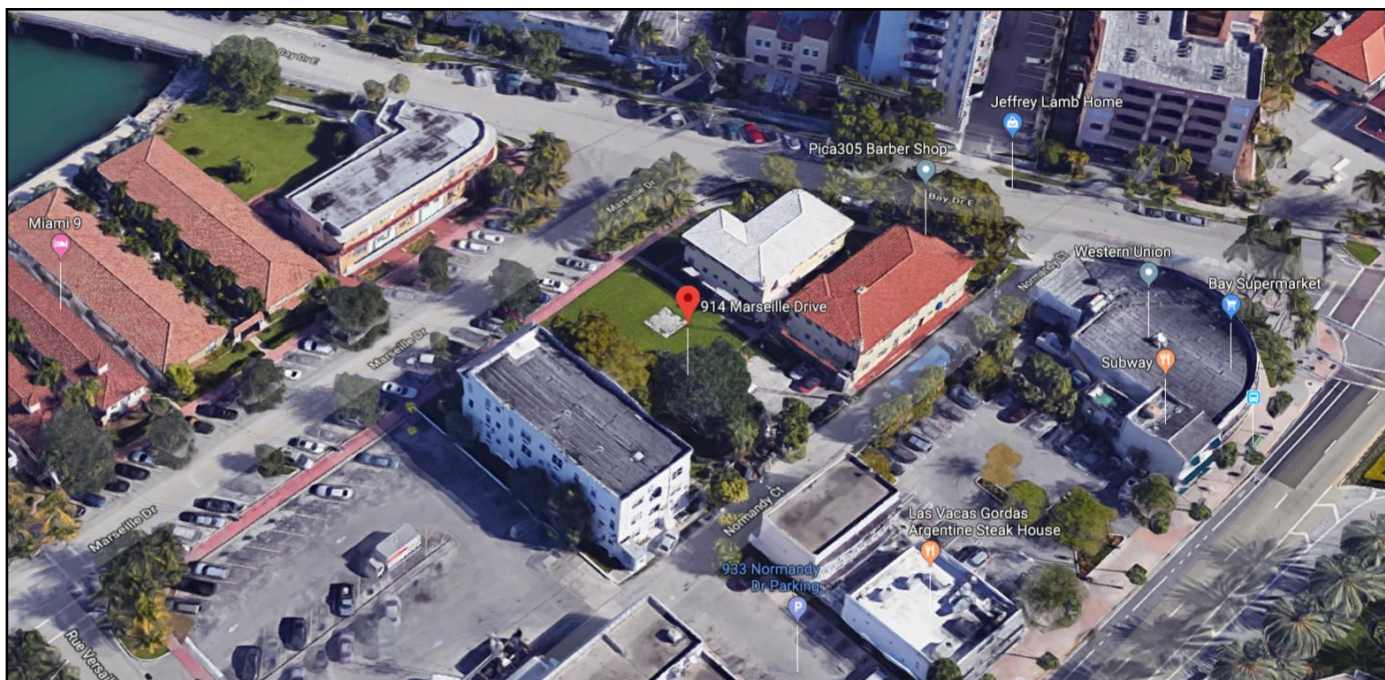
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AERIAL 3D - 1 (CORNER OF MARSEILLE DRIVE / BAY DRIVE E)



AERIAL 3D - 2 (FROM MARSEILLE DRIVE)



AERIAL 3D - 3 (FROM NORMANDY CT.)



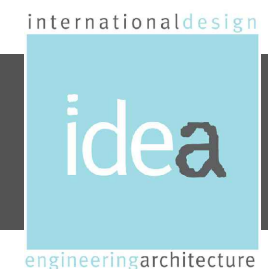
AERIAL 3D - 4 (CORNER OF BAR DRIVE E / NORMANDY CT.)



914 MARSEILLE DRIVE

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AERIAL 3D (4)



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STREET VIEWS - 1 (CORNER OF MARSEILLE DRIVE / BAY DRIVE E)



STREET VIEWS - 2 (MARSEILLE DRIVE)



STREET VIEWS - 3 (CORNER OF NORMANDY CT. / BAY DRIVE E)



STREET VIEWS - 4 (MARSEILLE DRIVE)



9 1 4 M A R S E I L L E D R I V E
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STREET VIEWS (4)



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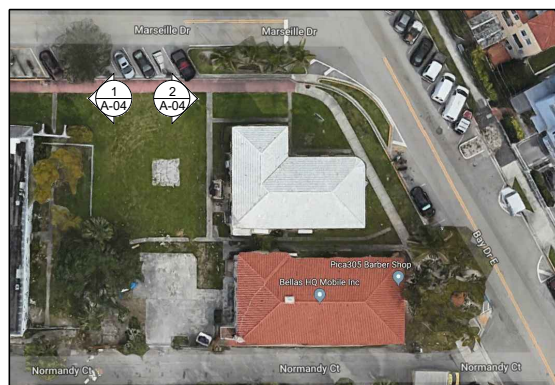
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01 VIEW FROM SIDEWALK LOOKING WEST
A-04 SCALE:NTS



02 VIEW FROM SIDEWALK LOOKING EAST
A-04 SCALE:NTS



03 KEY PLAN
A-04 SCALE:NTS



914 MARSEILLE DRIVE
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PROPERTY VIEWS 01



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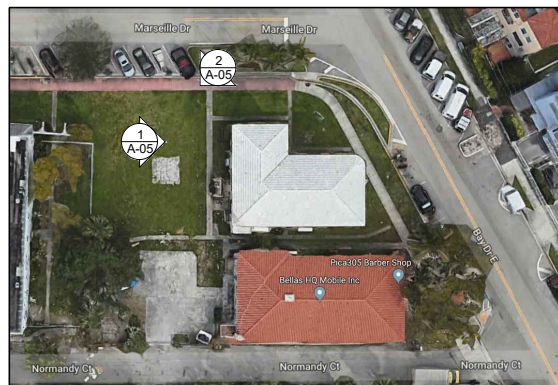
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01 VIEW FROM CENTER OF THE PROPERTY LOOKING EAST
A-05 SCALE:NTS



02 VIEW FROM SIDEWALK LOOKING SOUTH WEST
A-05 SCALE:NTS



03 KEY PLAN
A-05 SCALE:NTS



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PROPERTY VIEWS 02



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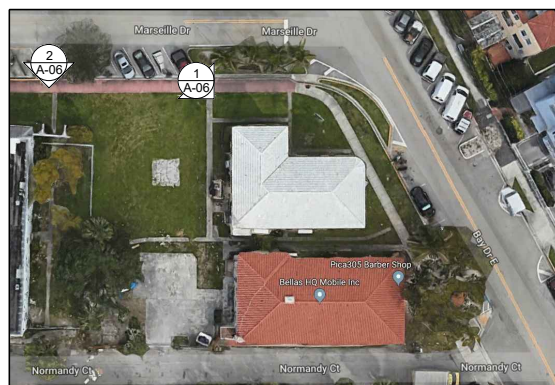
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01 VIEW OF EAST NEIGHBOR PROPERTY
A-06 SCALE:NTS



02 VIEW OF WEST PROPERTY
A-06 SCALE:NTS



03 KEY PLAN
A-06 SCALE:NTS



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PROPERTY VIEWS 03

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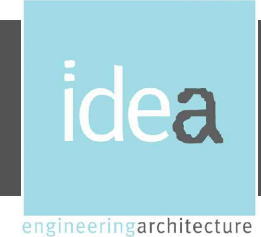


914 MARSEILLE DRIVE

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CONTRIBUTING BUILDING PICTURES

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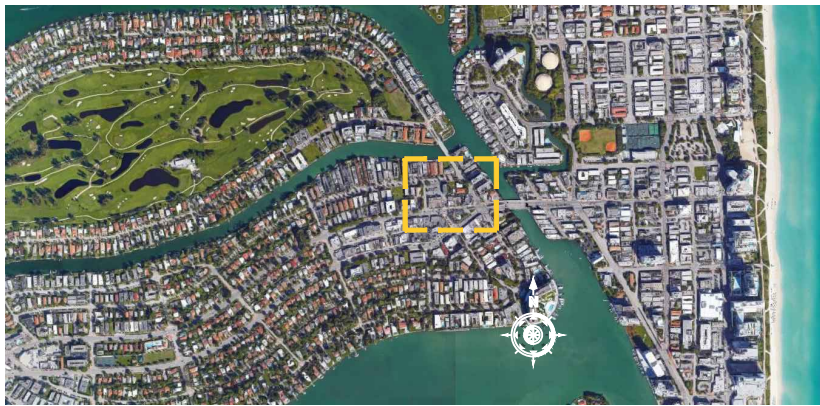
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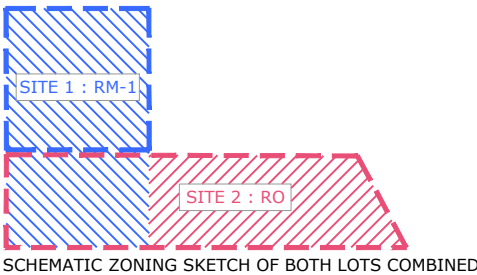
1 AERIAL IMAGES



OVERVIEW MAP

2 GENERAL SITE INFORMATION

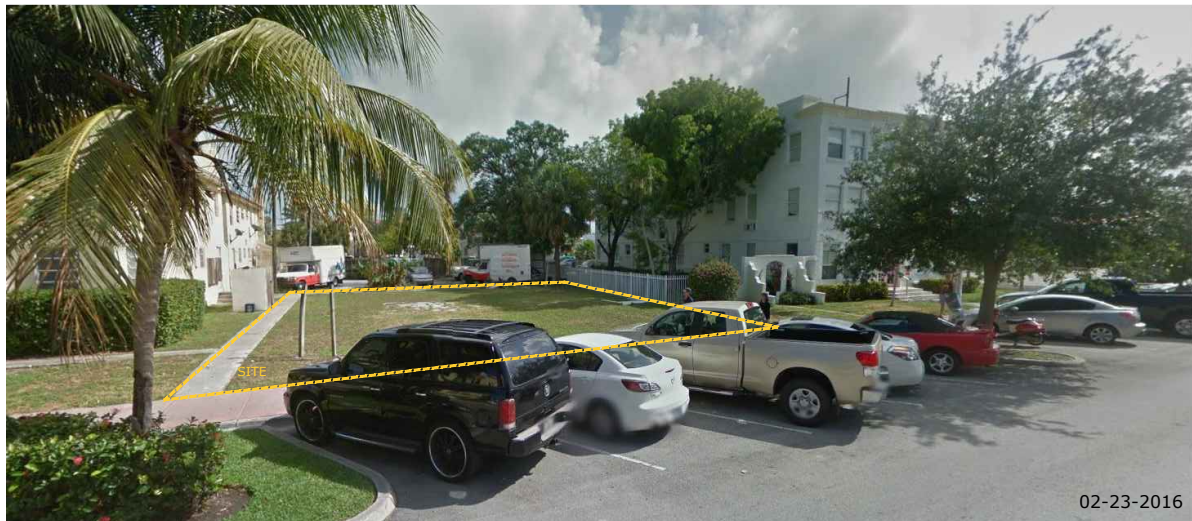
LOT SIZE	SITE 1: 4,662.5 SQ. FT. (0.107 ACRES) FOLIO: 02-3210-013-0311		SITE 2: 8,476.0 SQ. FT. (0.195 ACRES) FOLIO: 02-3210-013-0330	
	TOTAL APPROXIMATELY: 13,138.5 SQ. FT. (0.302 ACRES)			
DESCRIPTION	VALUE	CODE SECTION	REQUIRED / ALLOWED	PROVIDED
ZONING	SITE 1 = (RESIDENTIAL MULTIFAMILY - LOW DENSITY) (SEE SCHEMATIC ZONING DISTRICT SKETCH ABOVE)		RM-1	RM-1 (4,662.5 SF)
	USE : LOW DENSITY APARTMENTS			
	SITE 2 = (RESIDENTIAL MULTIFAMILY - LOW DENSITY) + (RESIDENTIAL OFFICE) (SEE SCHEMATIC ZONING DISTRICT SKETCH ABOVE)		RM-1 / RO	RM-1 (3,109 SF) / RO (5,367 SF)
	USE : APARTMENTS / OFFICE			
OVERLAY DISTRICT	NORMANDY ISLES HISTORIC DISTRICT			
CATEGORY	RESIDENTIAL - MULTIFAMILY DWELLING UNITS			
FLOOR AREA RATIO	SUM OF THE GROSS AREA OF THE FLOORS MEASURED FROM THE EXTERIOR FACES NOT INCLUDING EXTERIOR PRIVATE BALCONIES.	Sec. 114-1 Sec. 142-155	SITE : 1.25 X 7,771.5 SF = 9,714.4 SF	9,423 SF
MINIMUM LOT AREA	MINIMUM LOT AREA: 5,600 SF	Sec. 142-155(b)	MIN. 5,600 SF	4,662.5 SF
MINIMUM LOT WIDTH	MINIMUM LOT WIDTH: 50 FEET	Sec. 142-155(b)	MIN. 50'-0"	62'-2 1/4"
MINIMUM UNIT SIZE	MINIMUM UNIT SIZE: 550 SF	Sec. 142-155(b)	MIN. 550 SF EACH UNIT	GROUND A: 792 SF GROUND B: 826 SF 2ND,3RD: 1,668 SF 4TH FLOOR: 1,581 SF 5TH FLOOR: 1,052 SF
GREEN SPACE	2,887.5 SF / LOT SIZE (13,138.5 SF)			21.9%
PERVIOUS	GREEN SPACE + ROOF PLANTER + PAVERS 2,887.5 + 2,230.5 = 5,118 SF / LOT SIZE (13,138.5 SF)			38.9%
IMPERVIOUS	2,579 SF / LOT SIZE (13,138.5 SF)			19.6%
OPEN SPACE	REQ : (30% OF 13,138.5 SF) + 10 SF PER PARKING (80 SF) = 4,021.5 SF PROV. : 13,138.5 SF - 7,225.7 (BLDGS FOOTPRINT) = 5,912.8 SF		4,021.5 SF	5,912.8 SF
BLDG. FOOTPRINT	PROPOSED BUILDING : 2,008.7 SF 7,225.7 SF / LOT SIZE (13,138.5 SF) EXISTING BUILDING : 2,987 SF PARKING LOT : 2,230 SF			54.99%



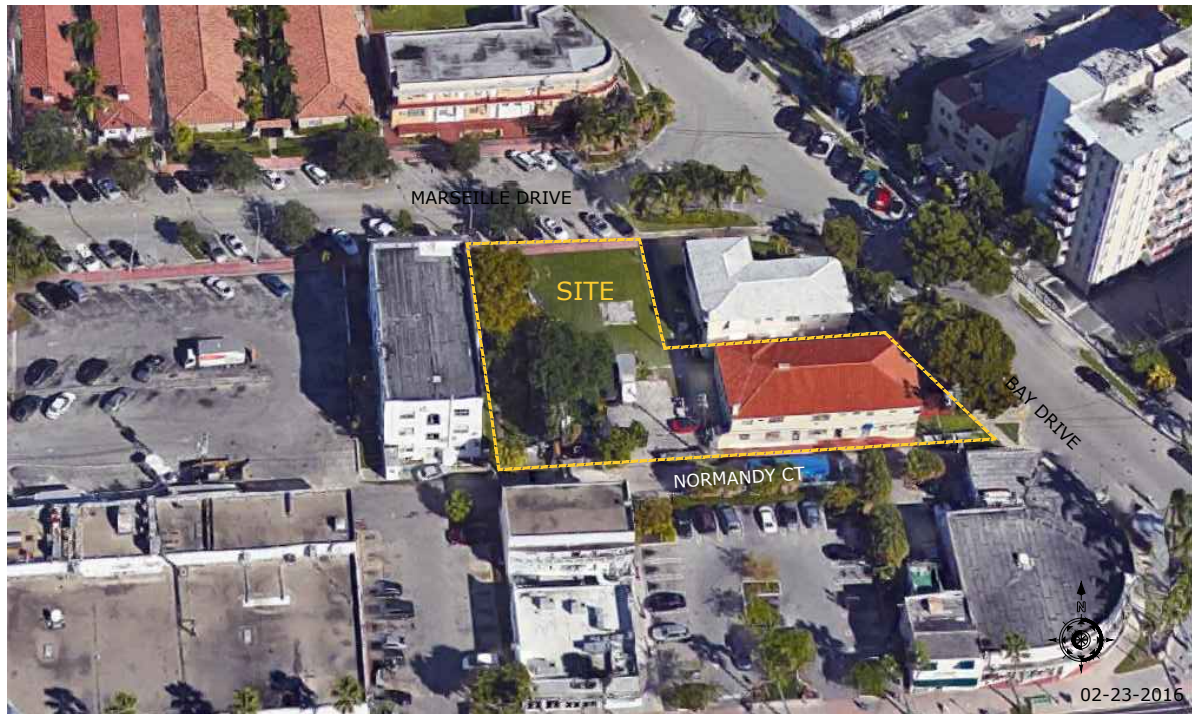
3 MIAMI BEACH - ZONING DATA SHEET

ITEM #	Zoning Information					
1	Address:	SITE 1: 914 MARSEILLE DRIVE, MIAMI BEACH, FL 33141 // SITE 2: 716 BAY DRIVE, MIAMI BEACH, FL 33141				
2	Board and file numbers:					
3	Folio number(s):	FOLIO: SITE 1 (02-3210-013-0311) // FOLIO : SITE 2 (02-3210-013-0330)				
4	Year constructed:	1940 (EXISTING BUILDING)	Zoning District:	SITE 1 : RM-1 // SITE 2 : RM-1 & RO		
5	Based Flood Elevation:	4.10'	Grade value in NGVD:	BFE + 1 (8' + 1') = 9.00' NGVD		
6	Adjusted grade (Flood+Grade/2):	(4.10' + 9.00') / 2 = 6.55'	Lot Area:	SITE 1 : (4,662.5 SF) // SITE 2 : (8,476 SF)		
7	Lot width:	62'-2 1/4"	Lot Depth:	125'-2 1/4"		
8	Minimum Unit Size	550 SF	Average Unit Size	1,274 SF		
9	Existing use:	RESIDENTIAL (R)	Proposed use:	RESIDENTIAL MULTIFAMILY - LOW DENSITY		
		Maximum	Existing	Proposed	Deficiencies	
10	Height	55'		50' (ROOF) / 60' (UPPER ROOF)		
11	Number of Stories	5		5		
12	FAR	1.25 * 7,771.5 SF = 9,714.4 SF		9,423 SF (SEE SHEET 08A)		
13	Gross square footage			10,753 SF (SEE SHEET 08A)		
14	Square Footage by use	N/A				
15	Number of units Residential	N/A	6 UNITS			
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:					
20	Side Setback:					
21	Side Setback:					
22	Side Setback facing street:					
23	Rear Setback:					
At Grade Parking:						
24	Front Setback:	20 FT			75'-11"	
25	Side Setback:	5 FT			5'-10"	
26	Side Setback:	5 FT			N/A	
27	Side Setback facing street:	5 FT			N/A	
28	Rear Setback:	5 FT			6 FT	
Pedestal:						
29	Front Setback:	20 FT			20 FT	
30	Side Setback:	7.5 FT			7'-9" (WEST)	
31	Side Setback:	7.5 FT			8'-2" (EAST)	
32	Side Setback facing street:	7.5 FT			N/A	
33	Rear Setback:	10% OF LOT DEPTH - 10% (125'-0") = 12'-6"			52'-11 1/2"	
Tower:						
34	Front Setback:					
35	Side Setback:					
		Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:					
37	Side Setback facing street:					
38	Rear Setback:					
		Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	PARKING DISTRICT NO. 1.				
40	Total # of parking spaces	NONE			8 (7 STANDARD / 1 ADA)	
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'			8.6' x 18'	
44	Parking Space configuration (450,600,900,Parallel)	90 o			90 o	
45	ADA Spaces	1			1	
46	Tandem Spaces	N/A			N/A	
47	Drive aisle width	22 FT			22 FT	
48	Valet drop off and pick up	N/A			N/A	
49	Loading zones and Trash collection areas	N/A			N/A	
50	racks	5			5	

4 SITE PHOTOGRAPHS (EXISTING)



VIEW FROM MARSEILLE DRIVE



OVERVIEW FROM THE SOUTH OF THE PROPERTY



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MIAMI BEACH, FLORIDA
15-805BUS

CODE ANALYSIS

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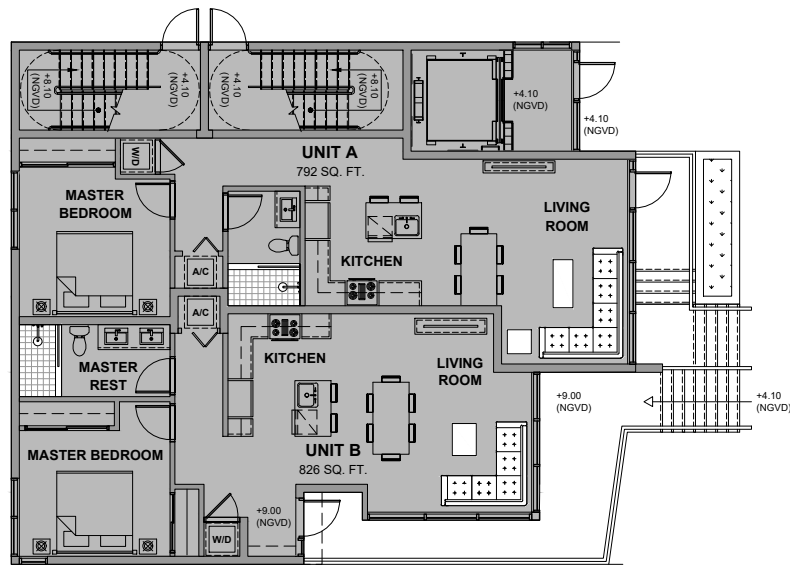
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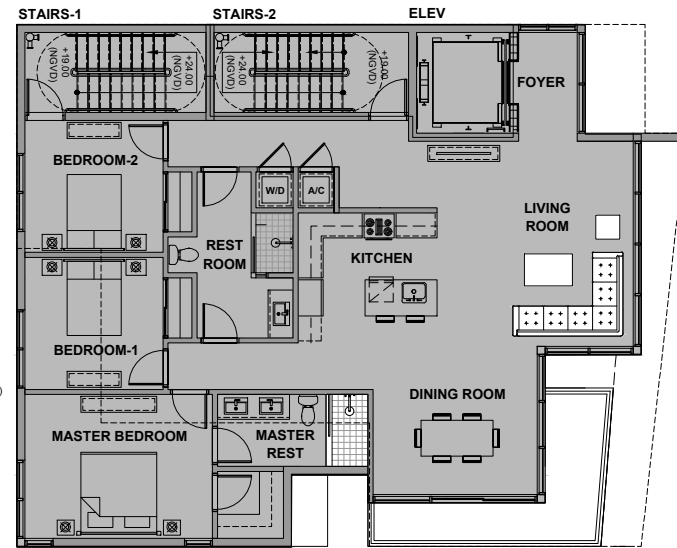
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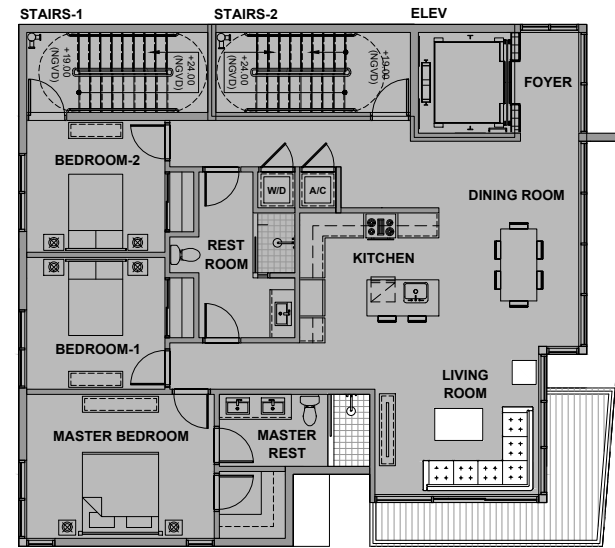
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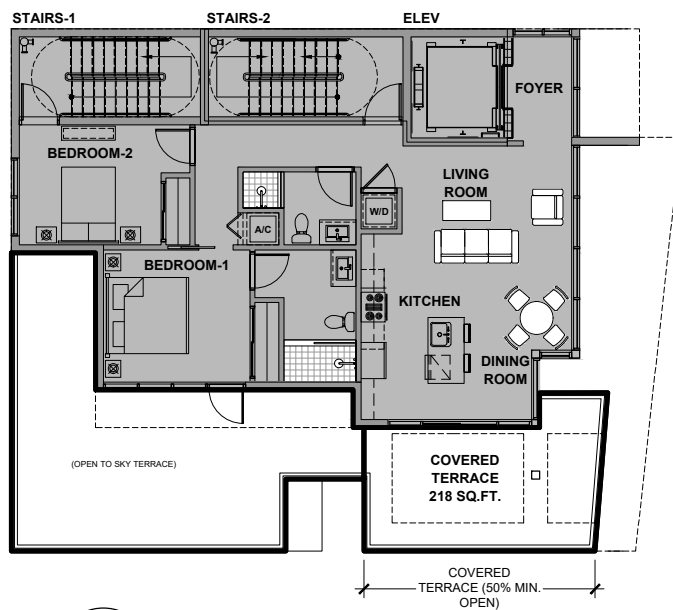
01 GROUND FLOOR PLAN
A-08A SCALE: 1/8" = 1'-0"



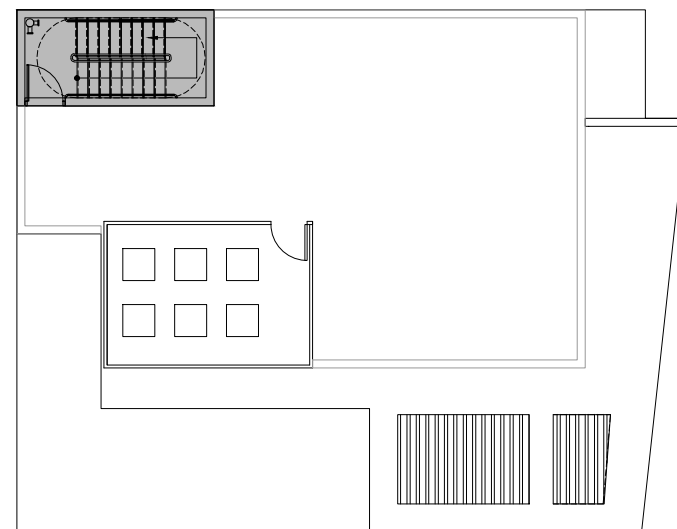
02 TYPICAL FLOOR PLAN (2 - 3)
A-08A SCALE: 1/8" = 1'-0"



03 4TH FLOOR PLAN
A-08A SCALE: 1/8" = 1'-0"

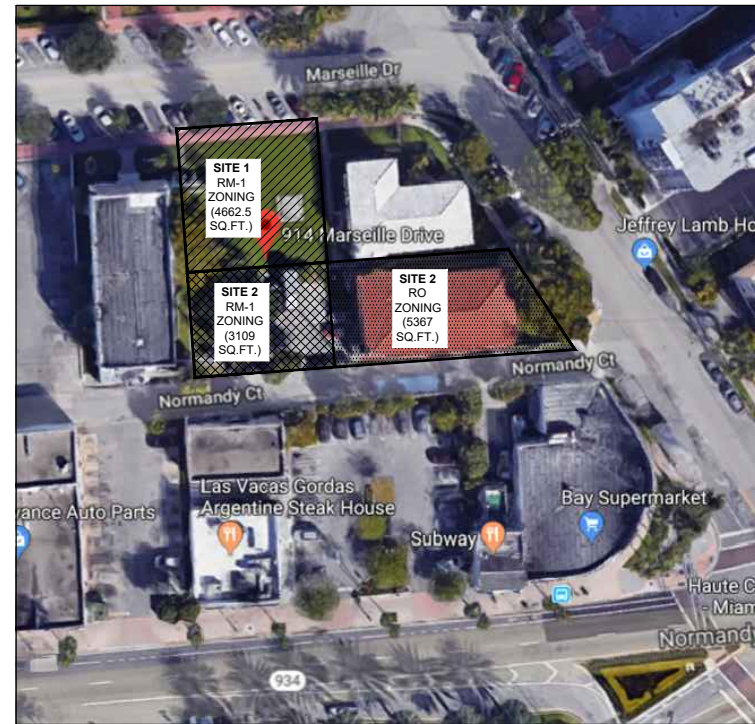


04 5TH FLOOR PLAN
A-08A SCALE: 1/8" = 1'-0"



05 ROOF PLAN
A-08A SCALE: 1/8" = 1'-0"

F F.A.R. CALCULATION (MAP)



<p>SITE 1 F.A.R.</p> <p>1.25 (RATIO) X 4,662.5 SQ. FT. (LOT SIZE) = 5,828.1 SQ.FT.</p> <p>SITE 2 REMAINING F.A.R. TO USE</p> <p>2,267.5 SQ. FT.</p> <p>SITE 1 TOTAL F.A.R.</p> <p>ALLOWED FAR : 5,828.1 SQ.FT. + 2,269.5 SQ.FT. = 8,097.6 SQ. FT.</p> <p>//</p> <p>ALLOWED FAR = 4,662.5 SQ. FT + 3,109 SQ. FT. = 7,771.5 SQ. FT. X 1.25 = 9,714.4 SQ. FT.</p> <p>PROVIDED FAR = 9,423 SQ. FT.</p>	<p>PROVIDED F.A.R.</p> <p>GF : 2,001 SQ. FT.</p> <p>2ND / 3RD : 2,000 SQ. FT. (2 X 2,000 SQ. FT) = 4,000 SQ. FT.</p> <p>4TH : 1,913 SQ. FT.</p> <p>5TH : 1,384 SQ. FT.</p> <p>ROOF : 125 SQ. FT.</p> <p>//</p> <p>PROVIDED FAR = 9,423 SQ. FT.</p>	<p>SITE 2 TOTAL F.A.R.</p> <p>PORTION OF THE SITE IN RM-1</p> <p>1.25 (RATIO) X 3,109 SQ. FT. (LOT SIZE) = 3,886.25 SQ. FT.</p> <p>PORTION OF THE SITE IN RO</p> <p>0.75 (RATIO) X 5,367 SQ. FT. (LOT SIZE) = 4,025.25 SQ. FT.</p> <p>TOTAL SITE F.A.R.</p> <p>3,886.25 SQ. FT. + 4,025.25 SQ. FT. = 7,911.5 SQ. FT.</p> <p>SITE 2 EXISTING BUILDING F.A.R.</p> <p>5,642 SQ. FT.</p> <p>SITE 2 REMAINING F.A.R.</p> <p>7,911.5 SQ. FT. - 5,642 SQ. FT. = 2,269.5 SQ. FT.</p>
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GROSS AREAS (INCLUDING : PARKING SPACES AND ANY TERRACES, DECKS, BALCONIES, ETC ABOVE THE GROUND FLOOR).

GROUND FLOOR / SITE PLAN : BUILDING (INCL. STAIRCASES) / DECKS (2,207 SQ. FT.) + PARKING SPACES (2,230 SQ. FT.) = **4,437 SQ. FT.**

TYPICAL FLOORS (2 / 3) : BUILDING (INCL. STAIRCASES) / BALCONIES = **2,122 SQ. FT.**

4TH FLOOR : BUILDING (INCL. STAIRCASES) / BALCONIES = **2,035 SQ. FT.**

5TH FLOOR : BUILDING (INCL. STAIRCASES) / BALCONIES = **2,034 SQ. FT.**

ROOF : BUILDING (INCL. STAIRCASES) = **125 SQ. FT.**

TOTAL BUILDING GROSS AREA : 10,753 SQ. FT.

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FAR DIAGRAMS



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Scale: NTS

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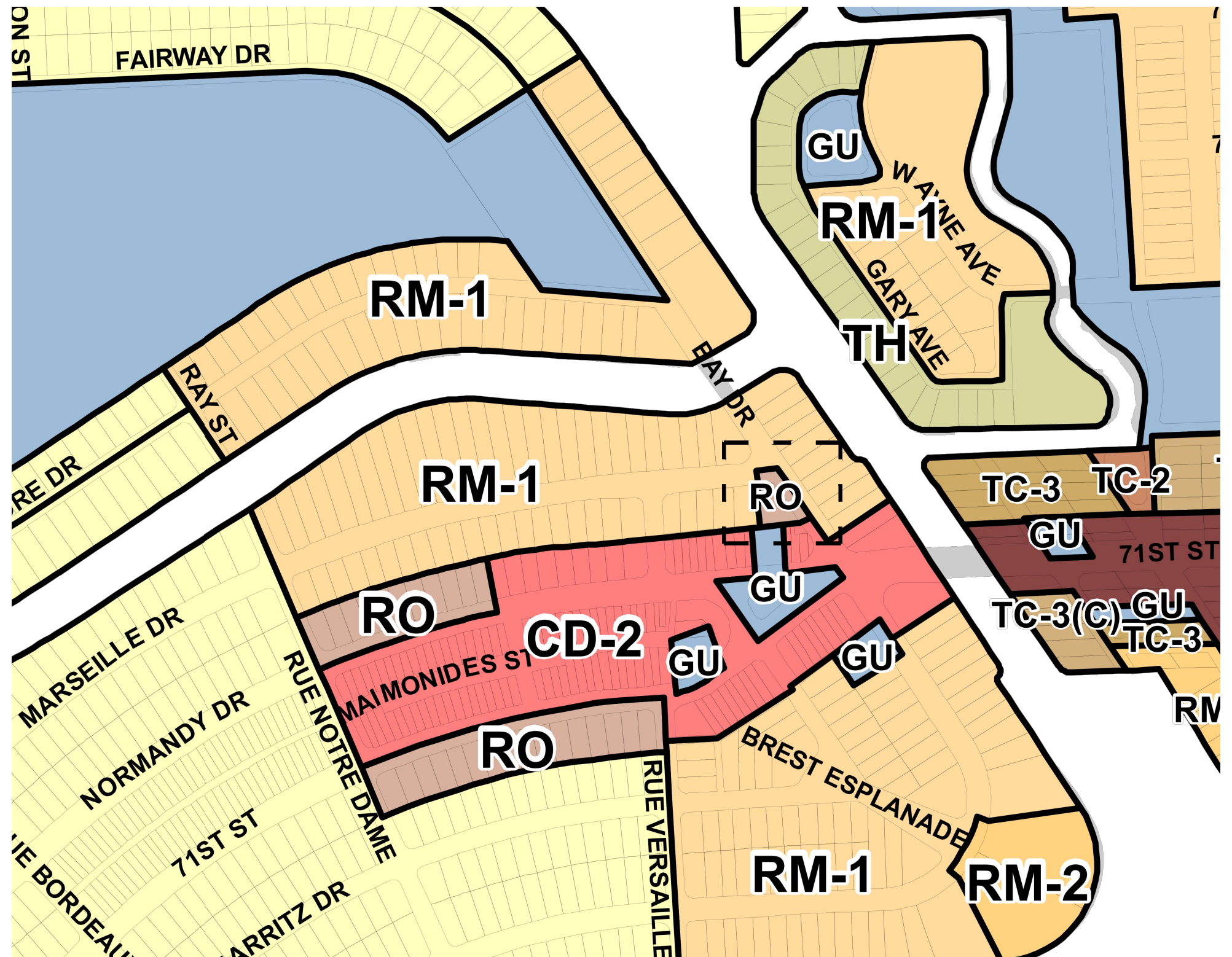
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08A

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ZONING DISTRICTS

- RS-1 Single family residential
- RS-2 Single family residential
- RS-3 Single family residential
- RS-4 Single family residential
- TH Townhome residential
- RM-1 Residential multifamily, low intensity
- RM-2 Residential multifamily, medium intensity
- RM-3 Residential multifamily, high intensity
- CD-1 Commercial, low intensity
- CD-2 Commercial, medium intensity
- CD-3 Commercial, high intensity
- I-1 Urban light industrial
- MXE Mixed use entertainment
- HD Hospital district
- MR Marine recreational
- GU Civic and government use
- CCC Convention center district
- RM-PRD Multifamily, planned residential development district
- RM-PRD-2 Multifamily, planned residential development district
- WD-1 Waterway district
- WD-2 Waterway district
- RO Residential office
- GC Golf course
- RPS-1 Residential performance standard, medium-low density
- RPS-2 Residential performance standard, medium density
- RPS-3 Residential performance standard, medium-high density
- RPS-4 Residential performance standard, high density
- CPS-1 Commercial performance standard, limited mixed use
- CPS-2 Commercial performance standard, general mixed use
- CPS-3 Commercial performance standard, intensive mixed use
- CPS-4 Commercial performance standard, intensive phased bayside
- RMPS-1 Residential mixed use performance standard
- SPE Special public facilities educational district
- TC-1 North Beach Town Center core
- TC-2 North Beach Town Center mixed use
- TC-3 North Beach Town Center residential/office
- TC-3(c) North Beach Town Center residential/office with conditional neighborhood commercial



**FOR AN OFFICIAL ZONING DETERMINATION
PLEASE CONTACT THE PLANNING DEPARTMENT.**

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OFFICIAL ZONING MAP



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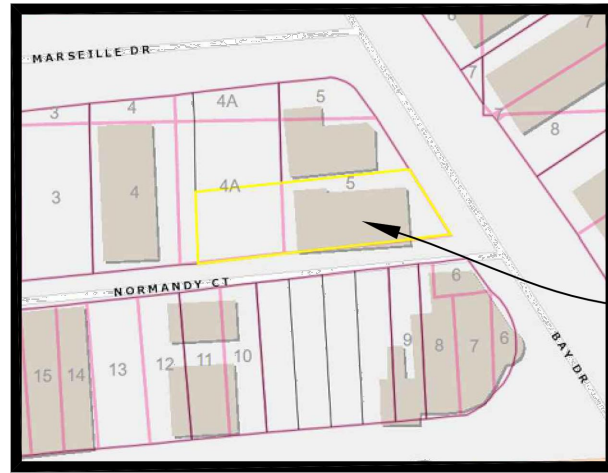
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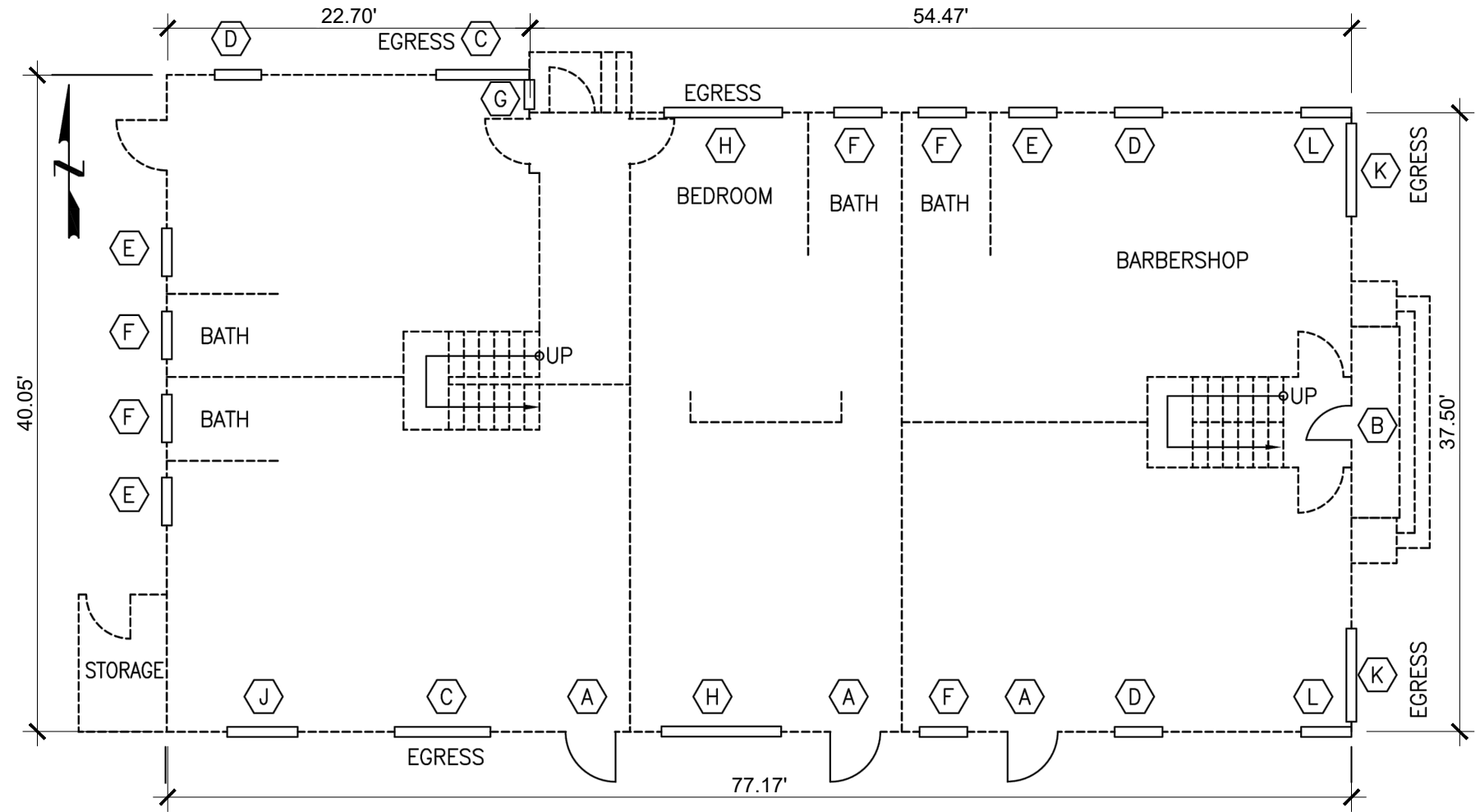
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LOCATION SKETCH N.T.S.



LOCATION SITE



EXISTING
GROUND FLOOR PLANS

01
A-13

SCALE: 1/8" = 1'-0"



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EXIST. BLDG GROUND FLOOR PLAN

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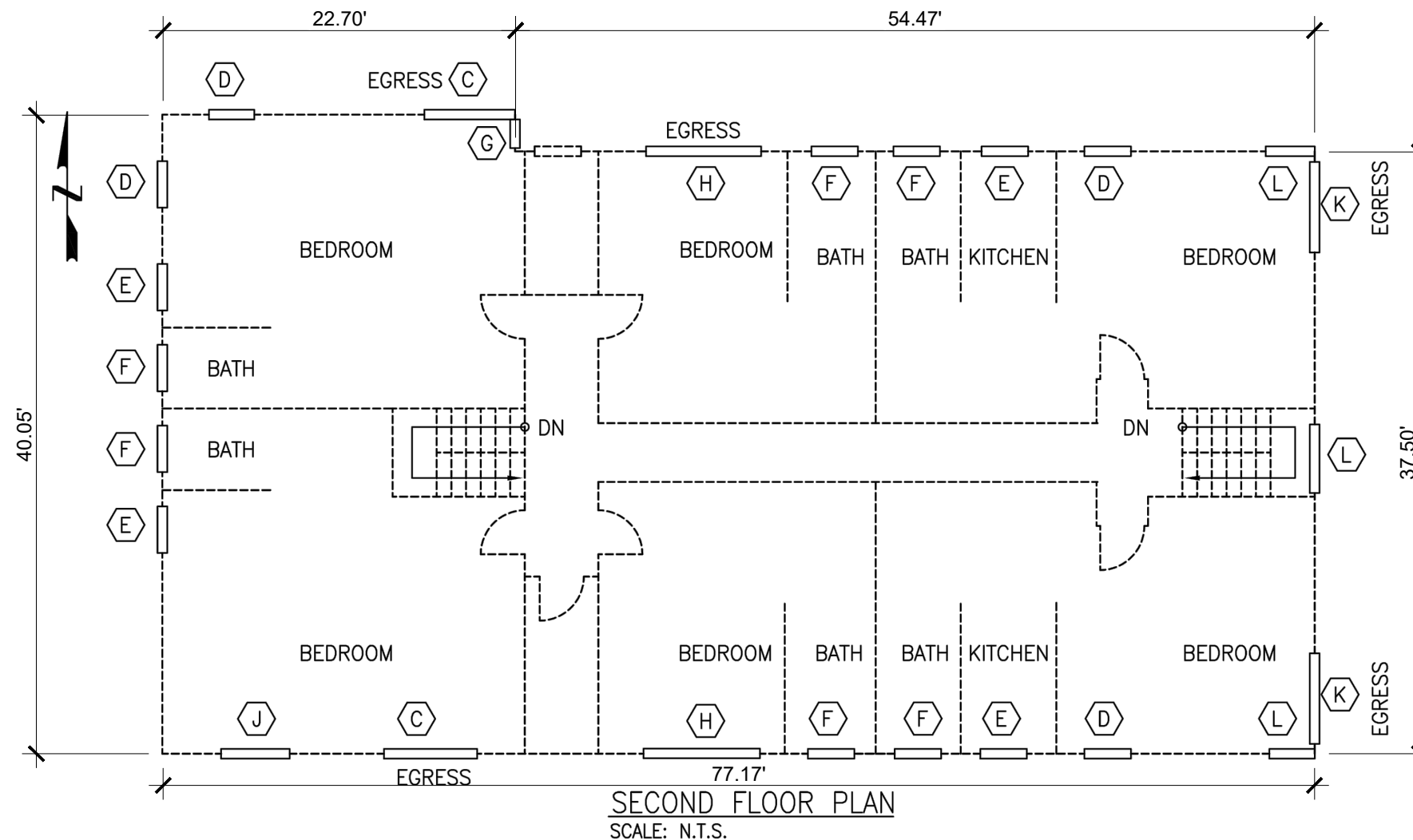
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Scale: 1/8" = 1'-0"

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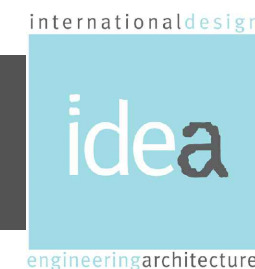
01
A-14

**EXISTING
2ND FLOOR PLAN**
SCALE: 1/8" = 1'-0"



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EXIST. BLDG 2ND FLOOR PLAN



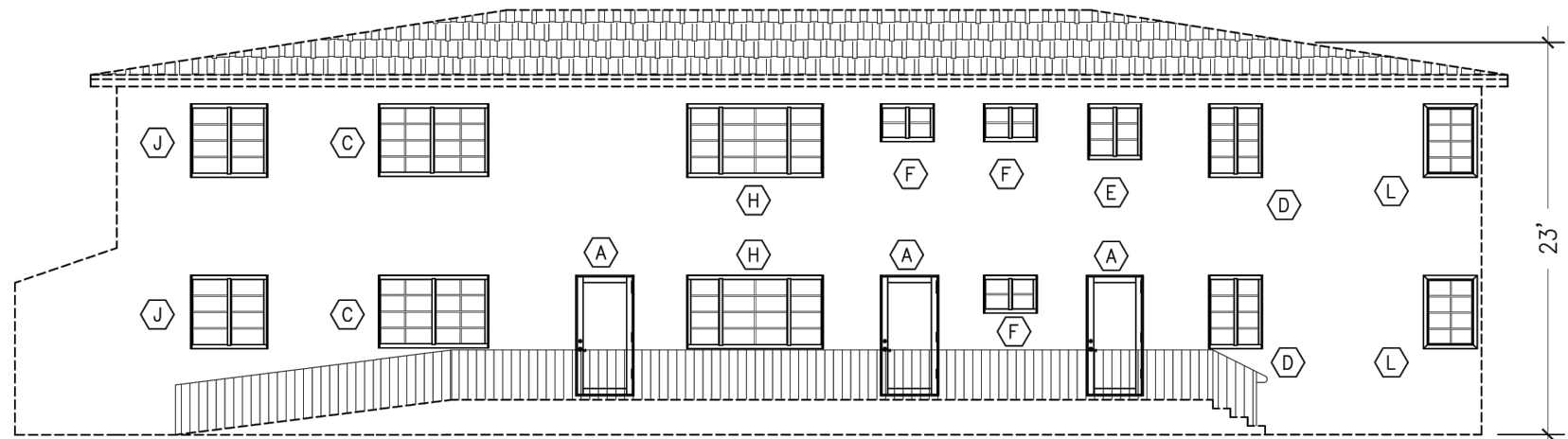
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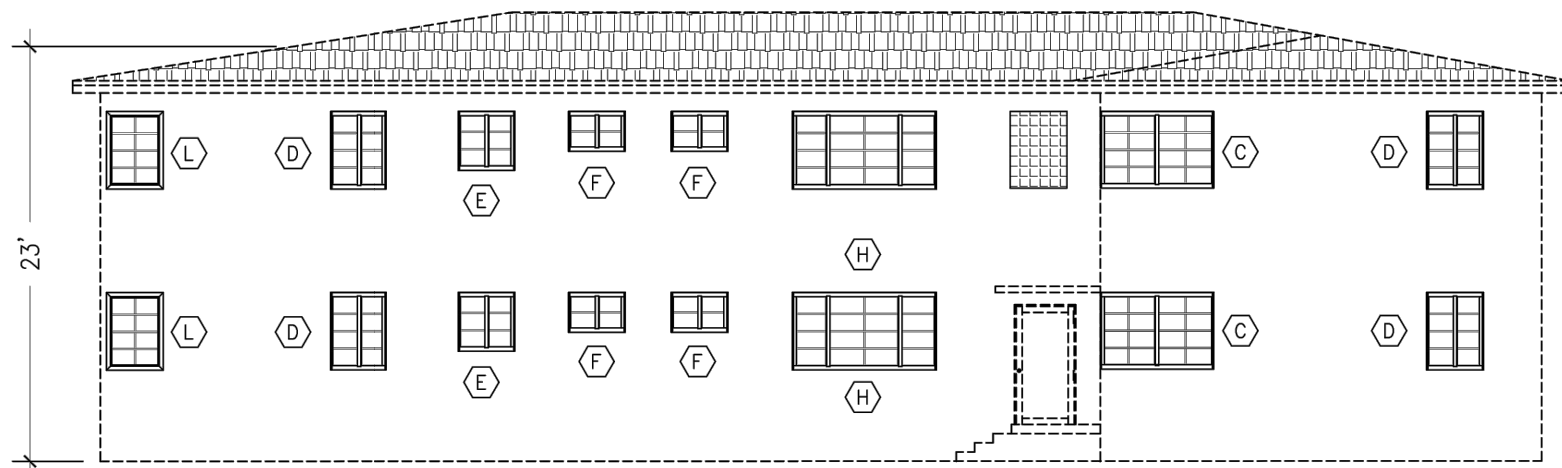
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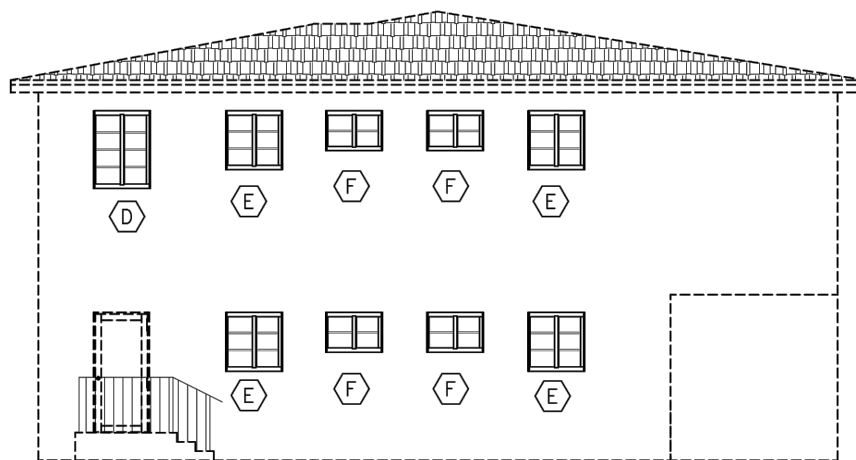
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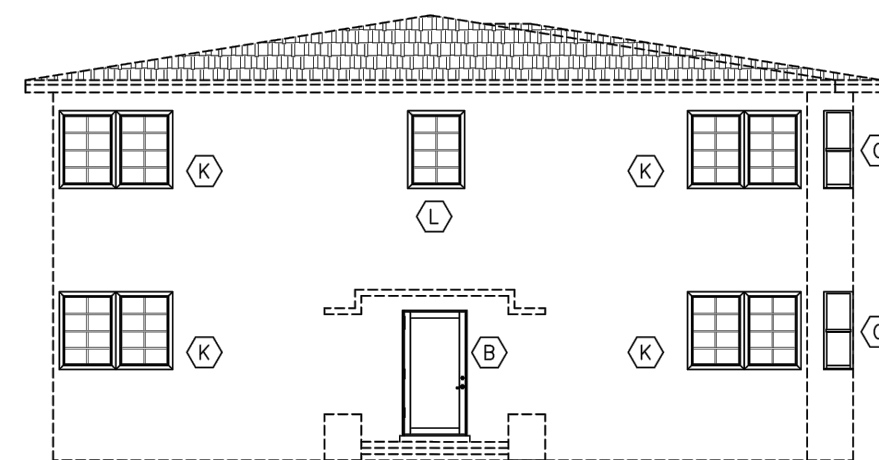
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

01 EXISTING BUILDING ELEVATIONS
A-15 SCALE: 1/8" = 1'-0"



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EXIST. BLDG ELEVATIONS

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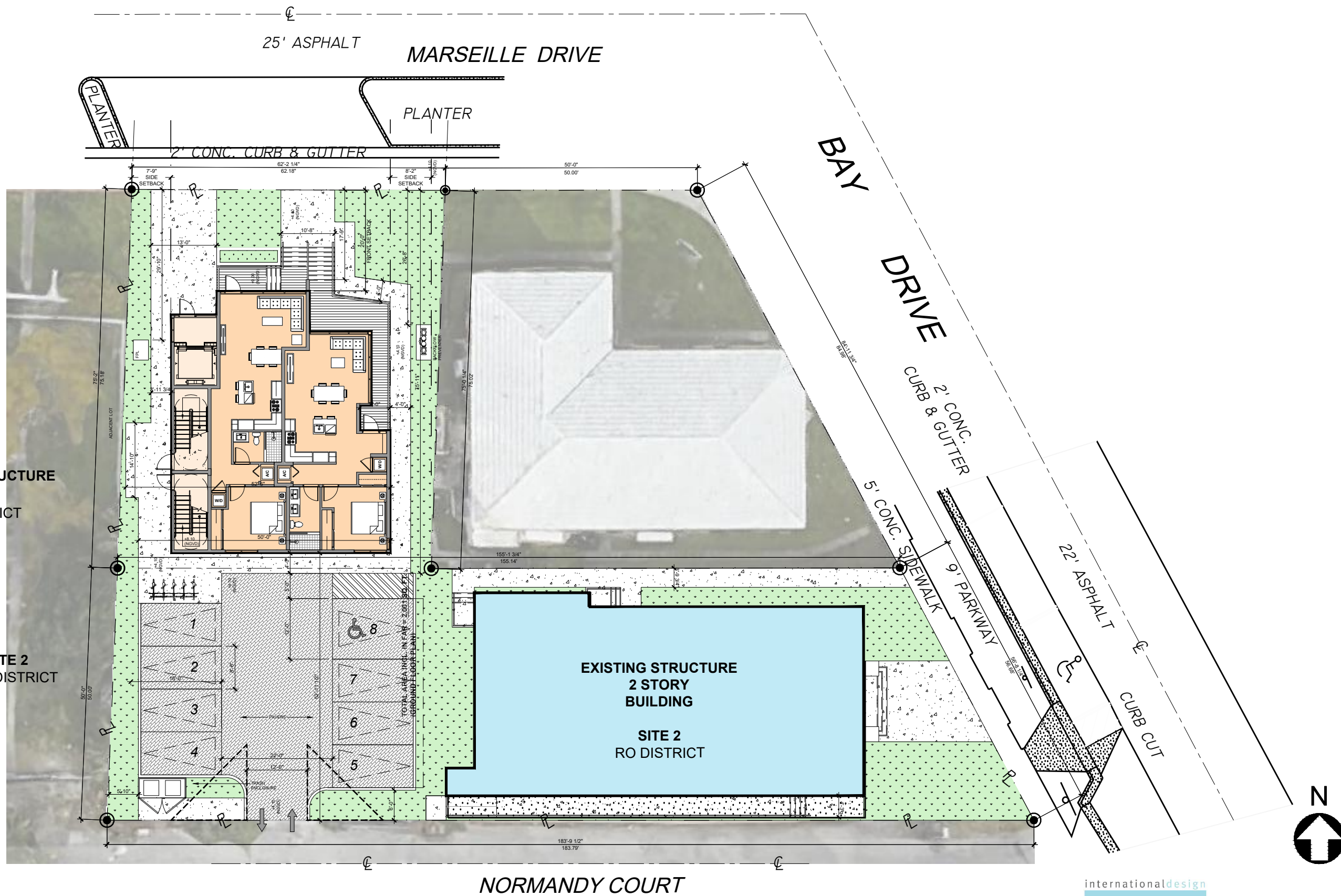
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Scale: 3/32" = 1'-0"

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**PROPOSED STRUCTURE
SITE 1
RM-1 DISTRICT**

**SITE 2
RM-1 DISTRICT**

**EXISTING STRUCTURE
2 STORY
BUILDING
SITE 2
RO DISTRICT**

01 SITE PLAN
A-16 SCALE: 1" = 20'-0"



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SITE PLAN

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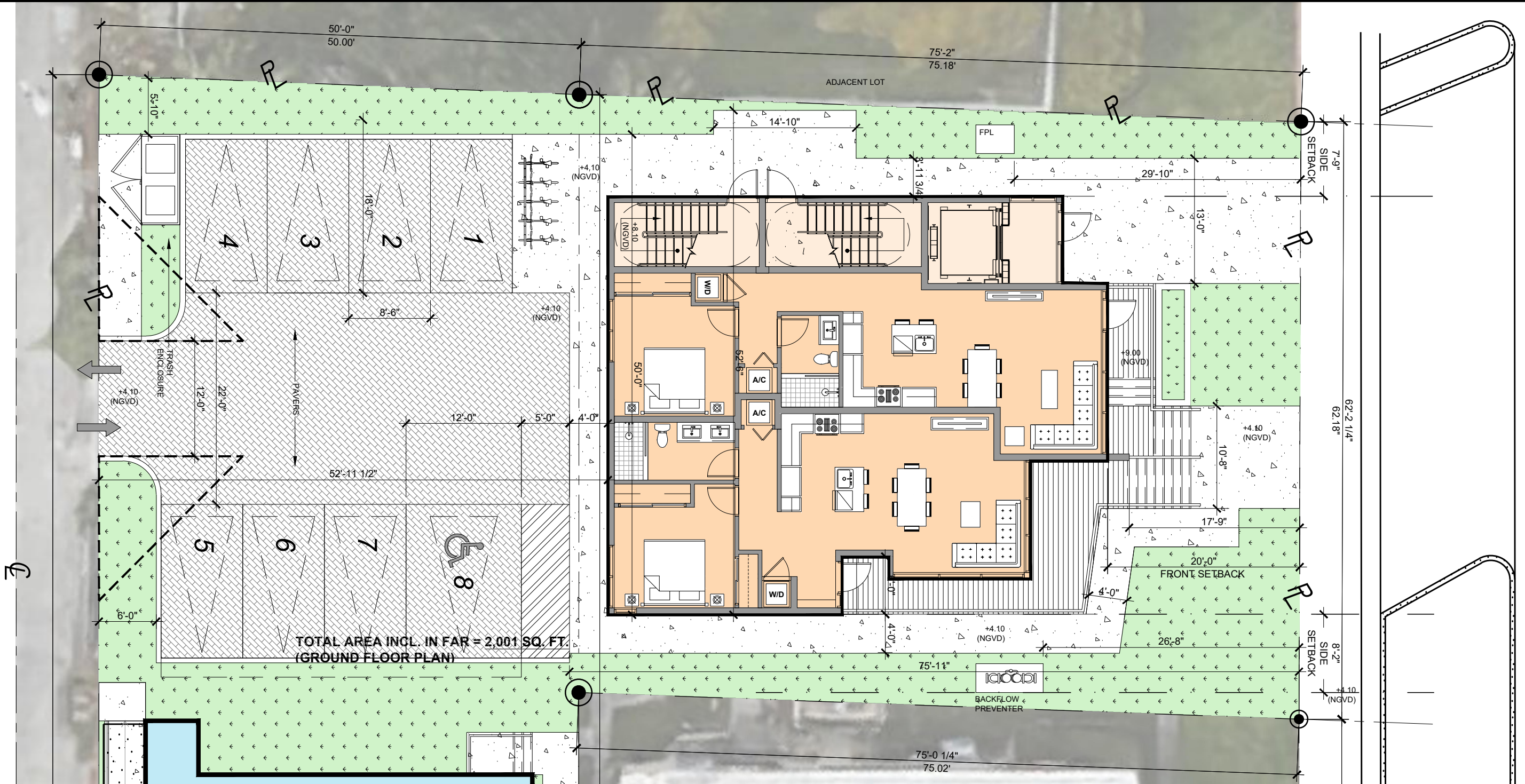
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Scale: 1" = 20'-0"

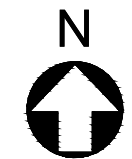
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TOTAL AREA INCL. IN FAR = 2,001 SQ. FT.
(GROUND FLOOR PLAN)

01 ENLARGED SITE PLAN
A-17 SCALE: 3/32" = 1'-0"



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ENLARGED SITE PLAN

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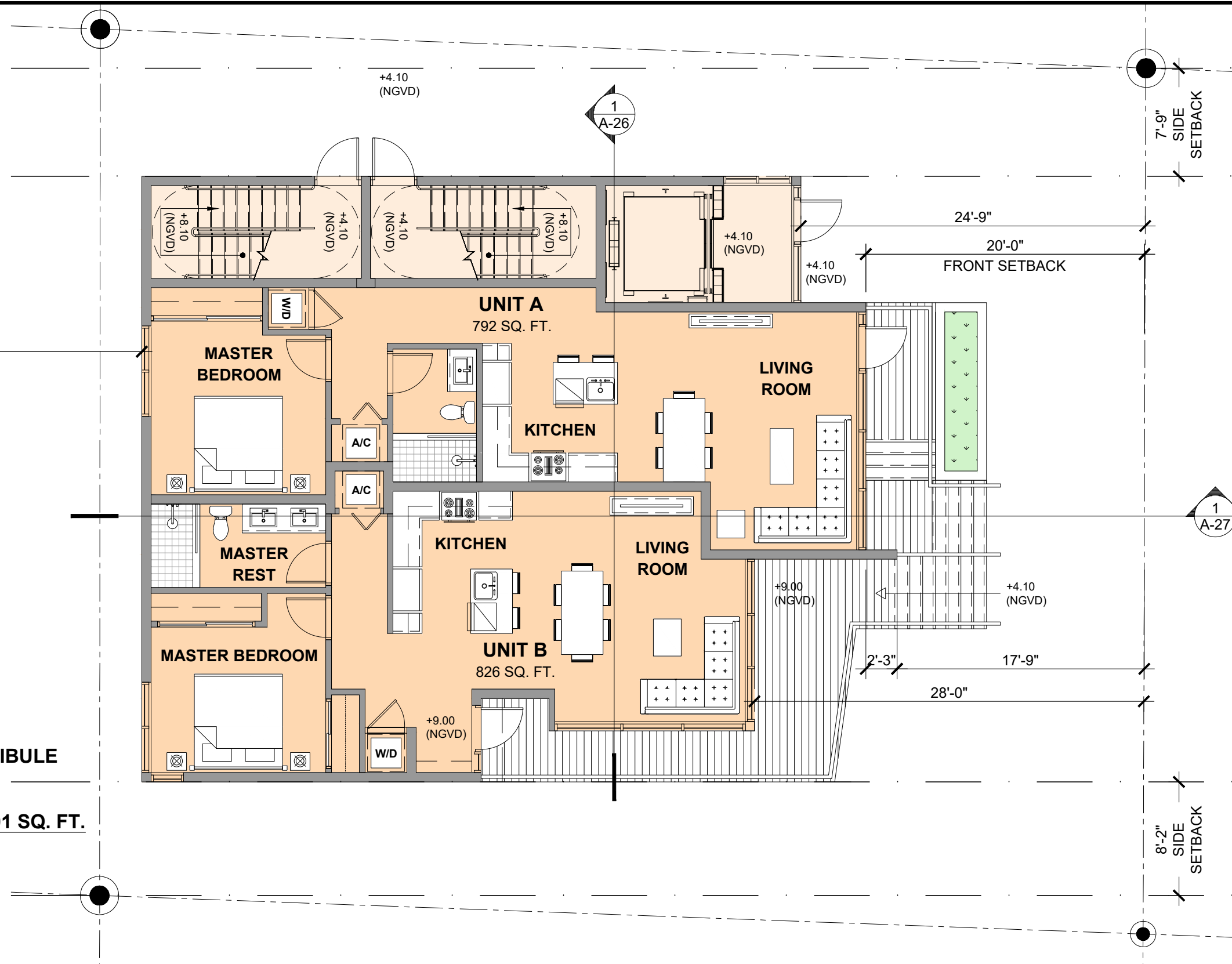


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Scale: 3/32" = 1'-0" 7-20-2020

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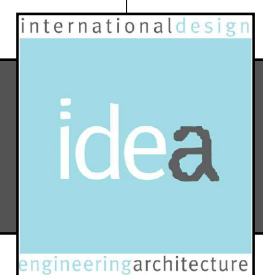
TERRACE = 206 SQ. FT.
UNIT A = 792 SQ. FT.
UNIT B = 826 SQ. FT.
VERTICAL CIRCULATION + VESTIBULE = 383 SQ. FT.
TOTAL AREA INCL. IN FAR = 2,001 SQ. FT. (GROUND FLOOR PLAN)

01 GROUND FLOOR PLAN
 A-18 SCALE: 1/8" = 1'-0"



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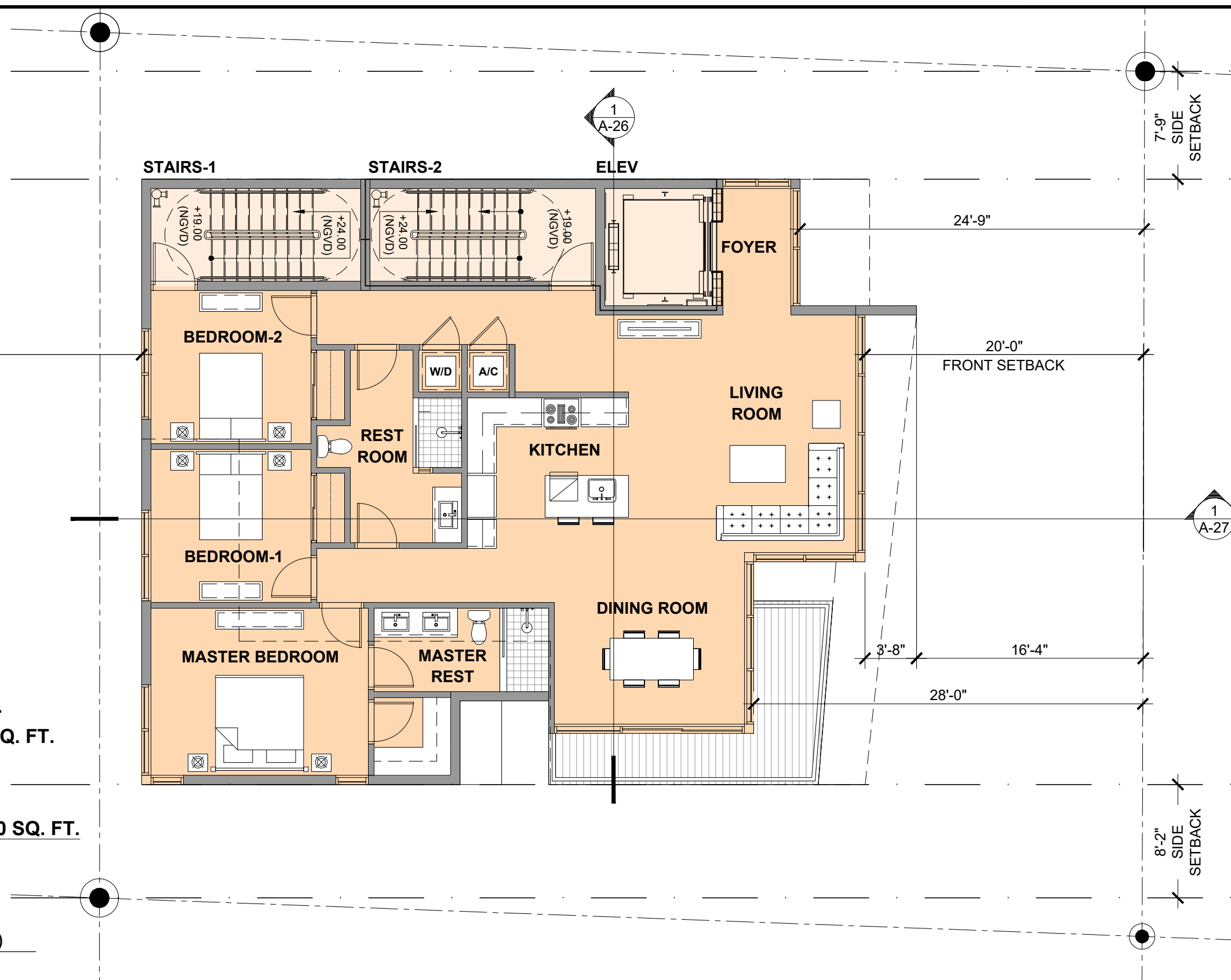
GROUND FLOOR PLAN



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Scale: 1/8" = 1'-0" 7-20-2020



TYPICAL UNIT C-D = 1668 SQ. FT.
 VERTICAL CIRCULATION = 332 SQ. FT.
 BALCONIES = 122 SQ. FT.

TOTAL AREA INCL. IN FAR = 2000 SQ. FT.
 (TYPICAL FLOOR PLANS 02-03)

01 TYPICAL FLOOR PLAN (2 - 3)
 A-19 SCALE: 1/8" = 1'-0"

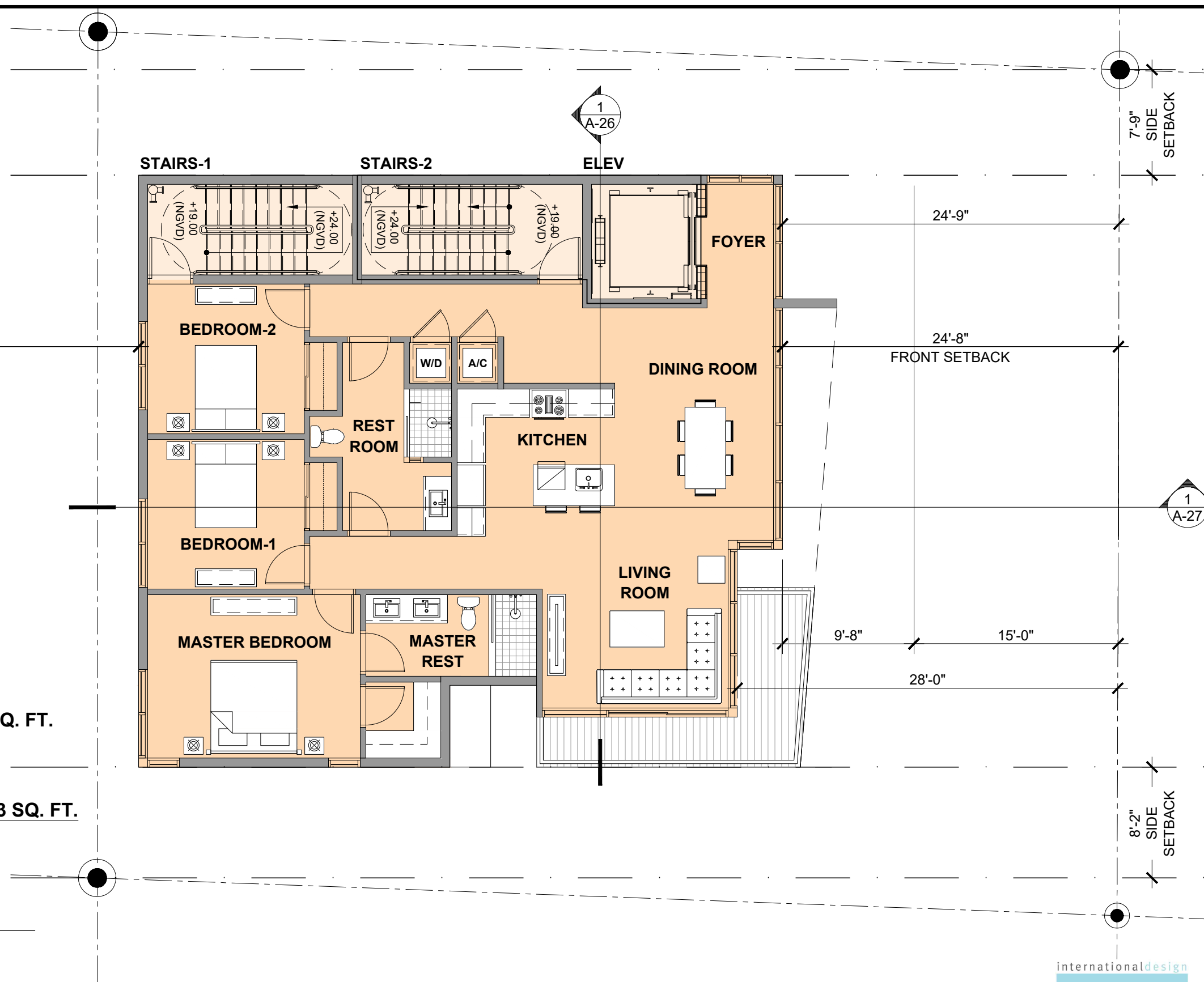
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TYPICAL FLOOR PLAN (2 - 3)



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UNIT E = 1581 SQ. FT.
 VERTICAL CIRCULATION = 332 SQ. FT.
 BALCONIES = 122 SQ. FT.

TOTAL AREA INCL. IN FAR = 1913 SQ. FT.
 (FLOOR 04)

01 4TH FLOOR PLAN
 A-19 SCALE: 1/8" = 1'-0"



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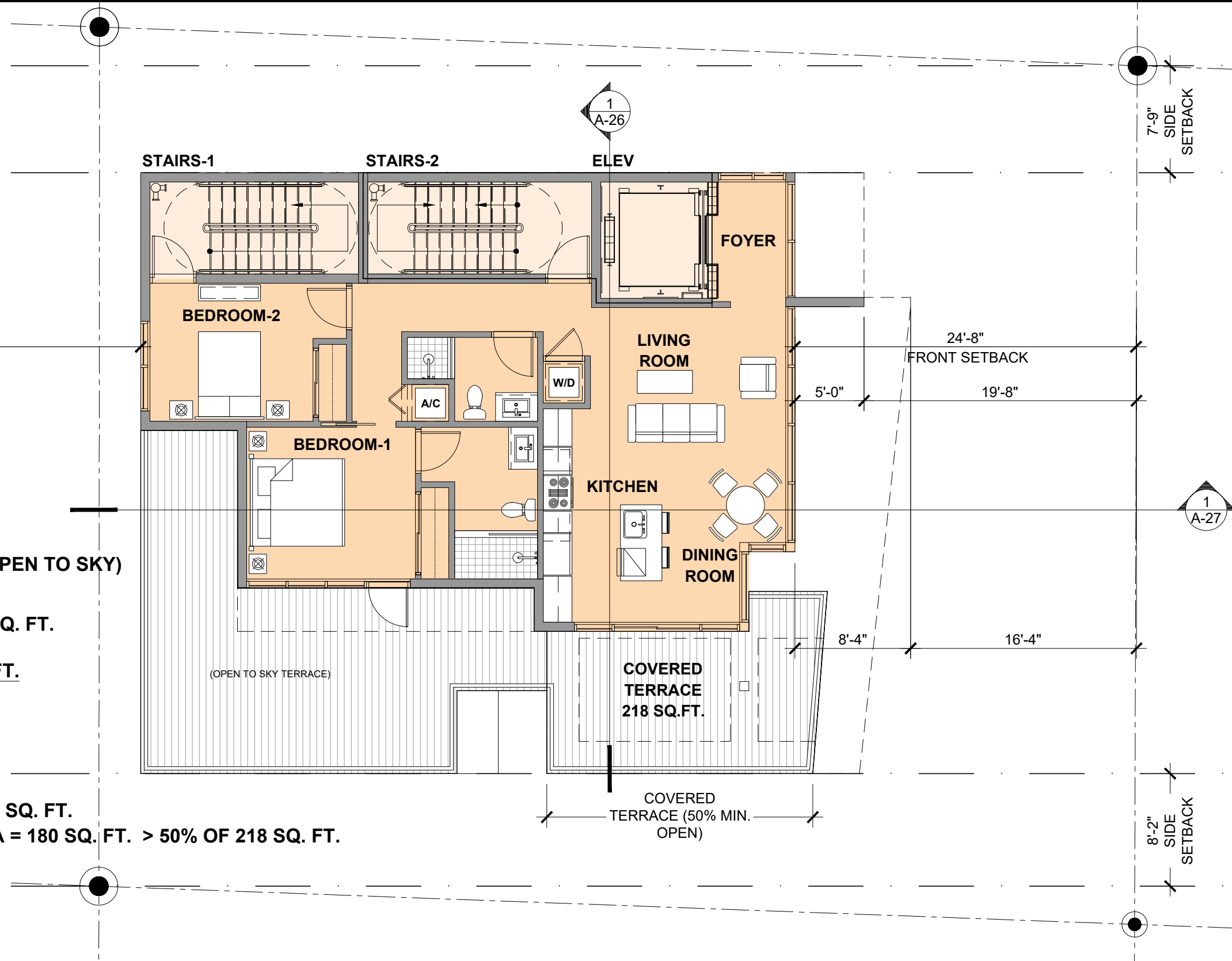
4TH FLOOR PLAN



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OPEN TERRACE = 432 SQ. FT. (OPEN TO SKY)
UNIT F = 1052 SQ. FT.
VERTICAL CIRCULATION = 332 SQ. FT.

TOTAL INCL. IN FAR = 1384 SQ. FT.
(5TH FLOOR PLAN)

COVERED TERRACE AREA = 218 SQ. FT.
OVERHEAD CEILING OPEN AREA = 180 SQ. FT. > 50% OF 218 SQ. FT.

01 5TH FLOOR PLAN
 A-20 SCALE: 1/8" = 1'-0"



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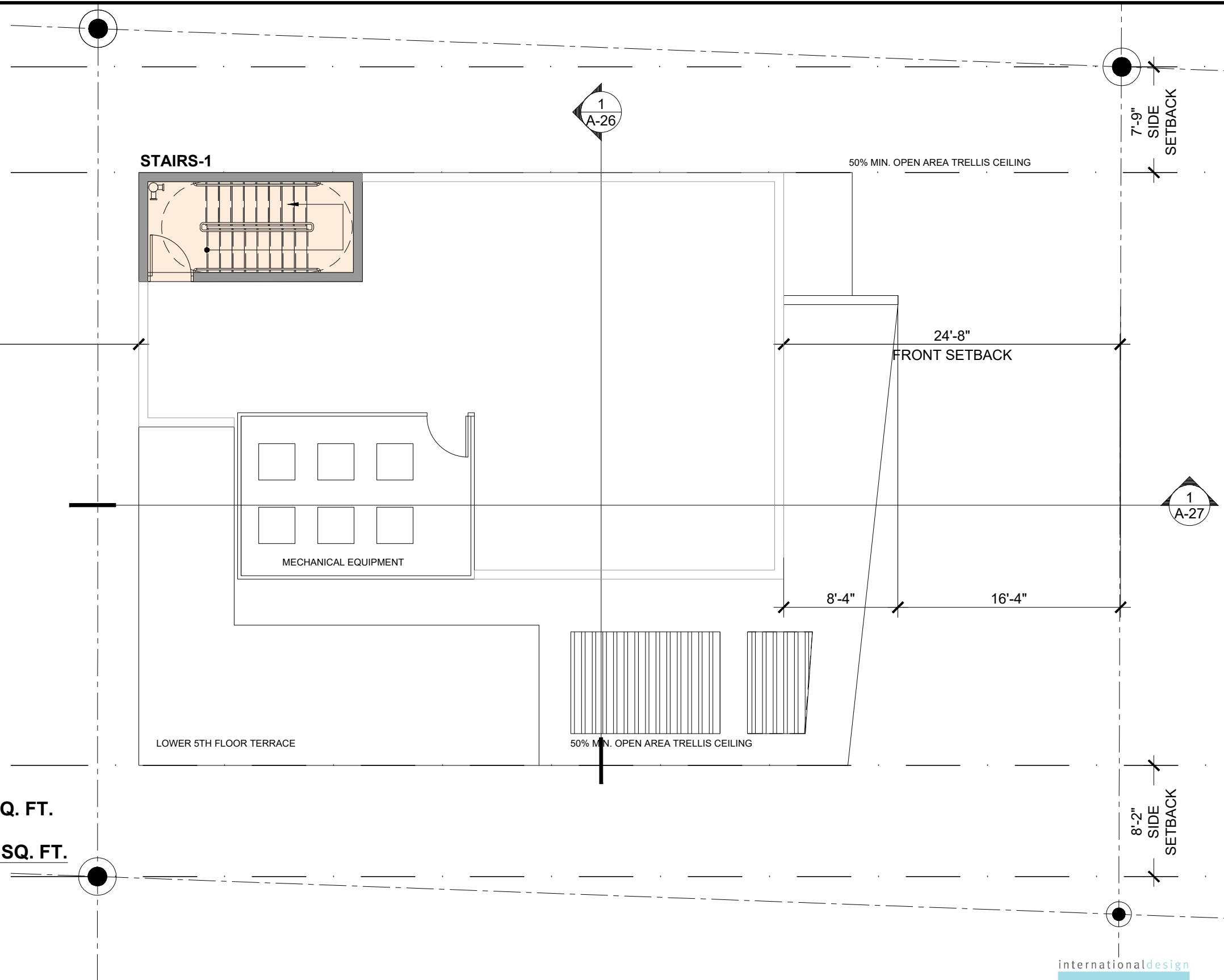
5TH FLOOR PLAN



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Scale: 1/8" = 1'-0" 7-20-2020



VERTICAL CIRCULATION = 125 SQ. FT.

TOTAL AREA INCL. IN FAR = 125 SQ. FT.

01 ROOF PLAN
A-21 SCALE: 1/8" = 1'-0"

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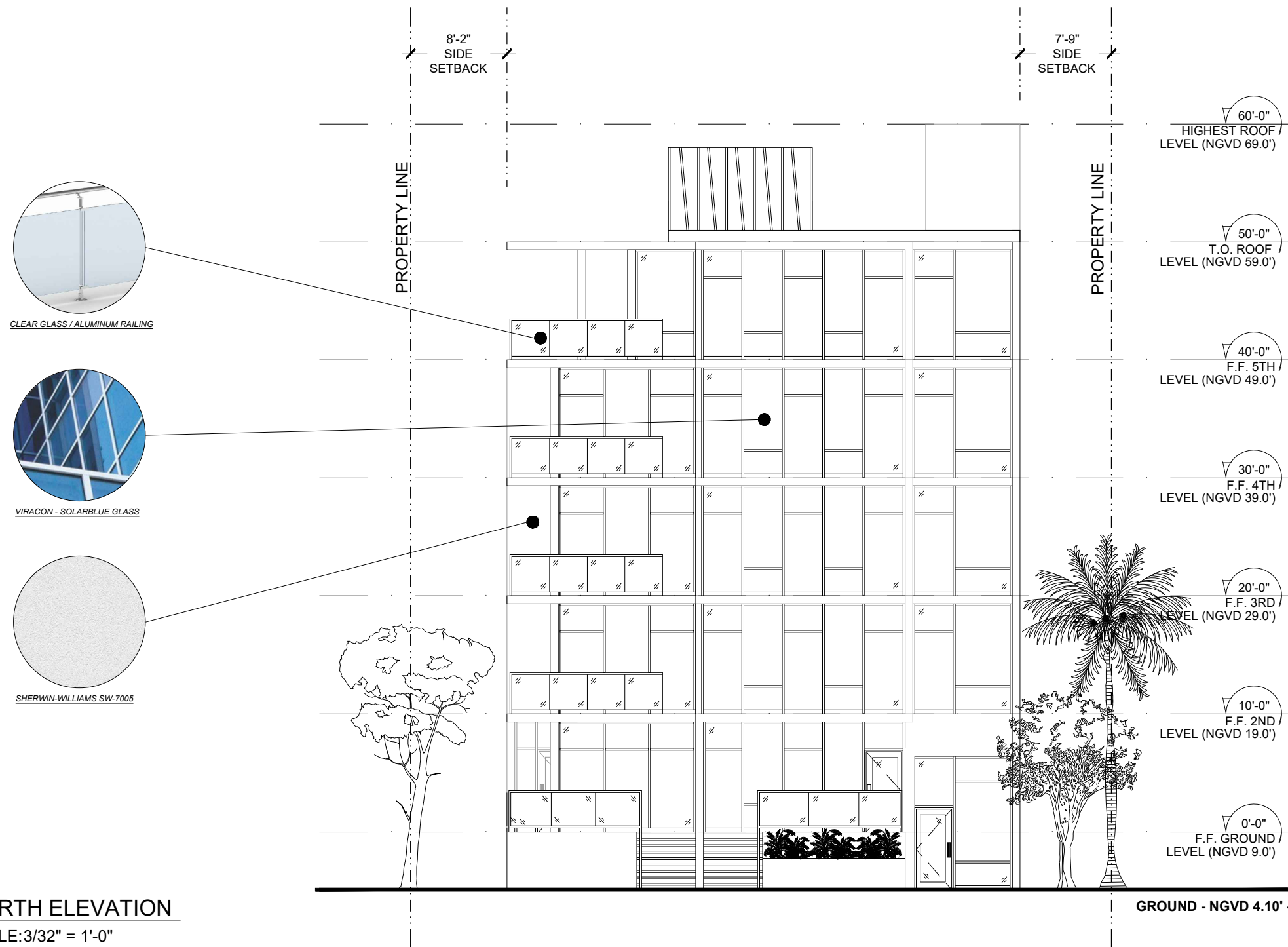
ROOF PLAN

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Scale: 1/8" = 1'-0" 7-20-2020



01 NORTH ELEVATION
A-22 SCALE: 3/32" = 1'-0"



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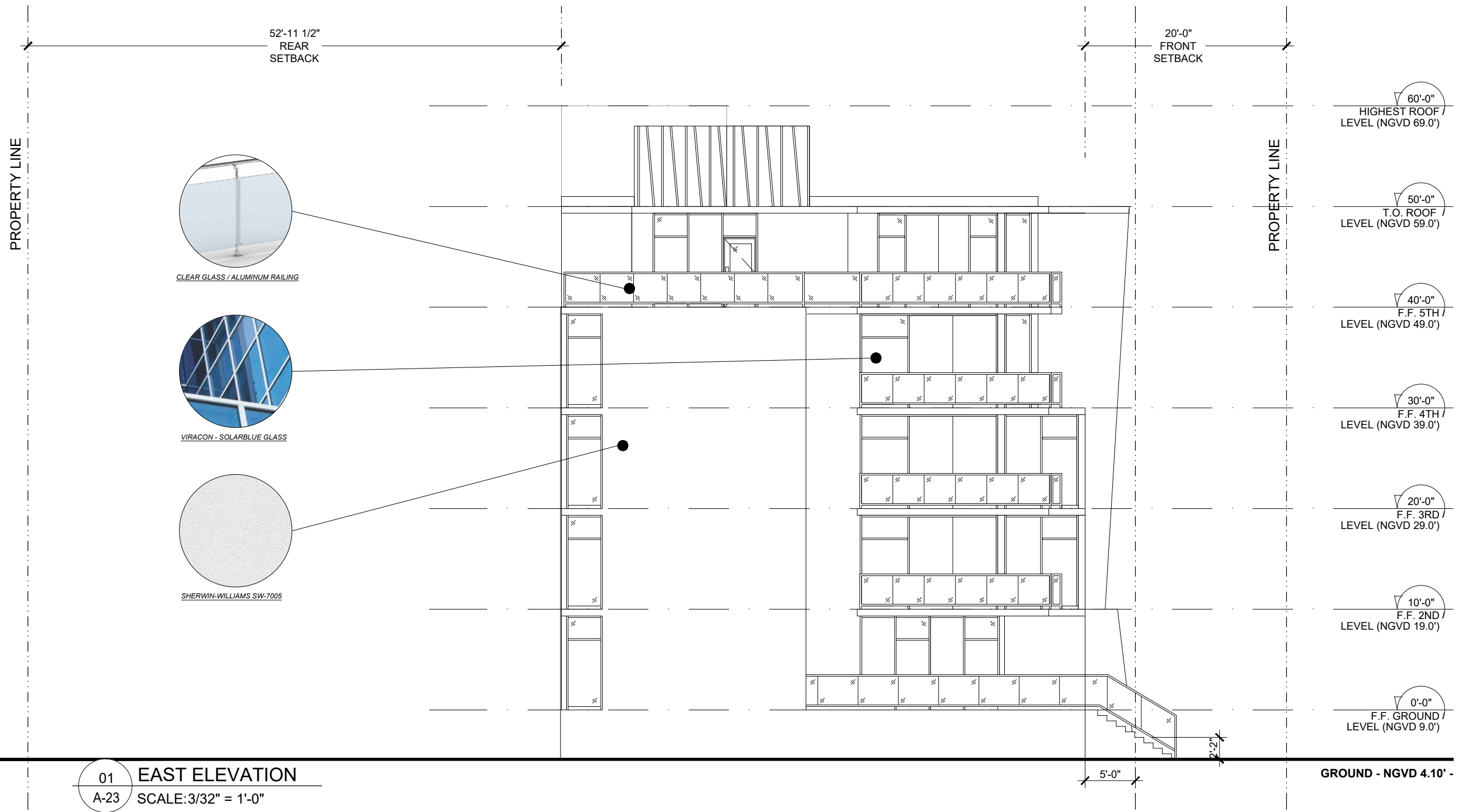
NORTH ELEVATION



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Scale: 3/32" = 1'-0" 7-20-2020



01 EAST ELEVATION
A-23 SCALE: 3/32" = 1'-0"

- 60'-0" HIGHEST ROOF LEVEL (NGVD 69.0')
- 50'-0" T.O. ROOF LEVEL (NGVD 59.0')
- 40'-0" F.F. 5TH LEVEL (NGVD 49.0')
- 30'-0" F.F. 4TH LEVEL (NGVD 39.0')
- 20'-0" F.F. 3RD LEVEL (NGVD 29.0')
- 10'-0" F.F. 2ND LEVEL (NGVD 19.0')
- 0'-0" F.F. GROUND LEVEL (NGVD 9.0')



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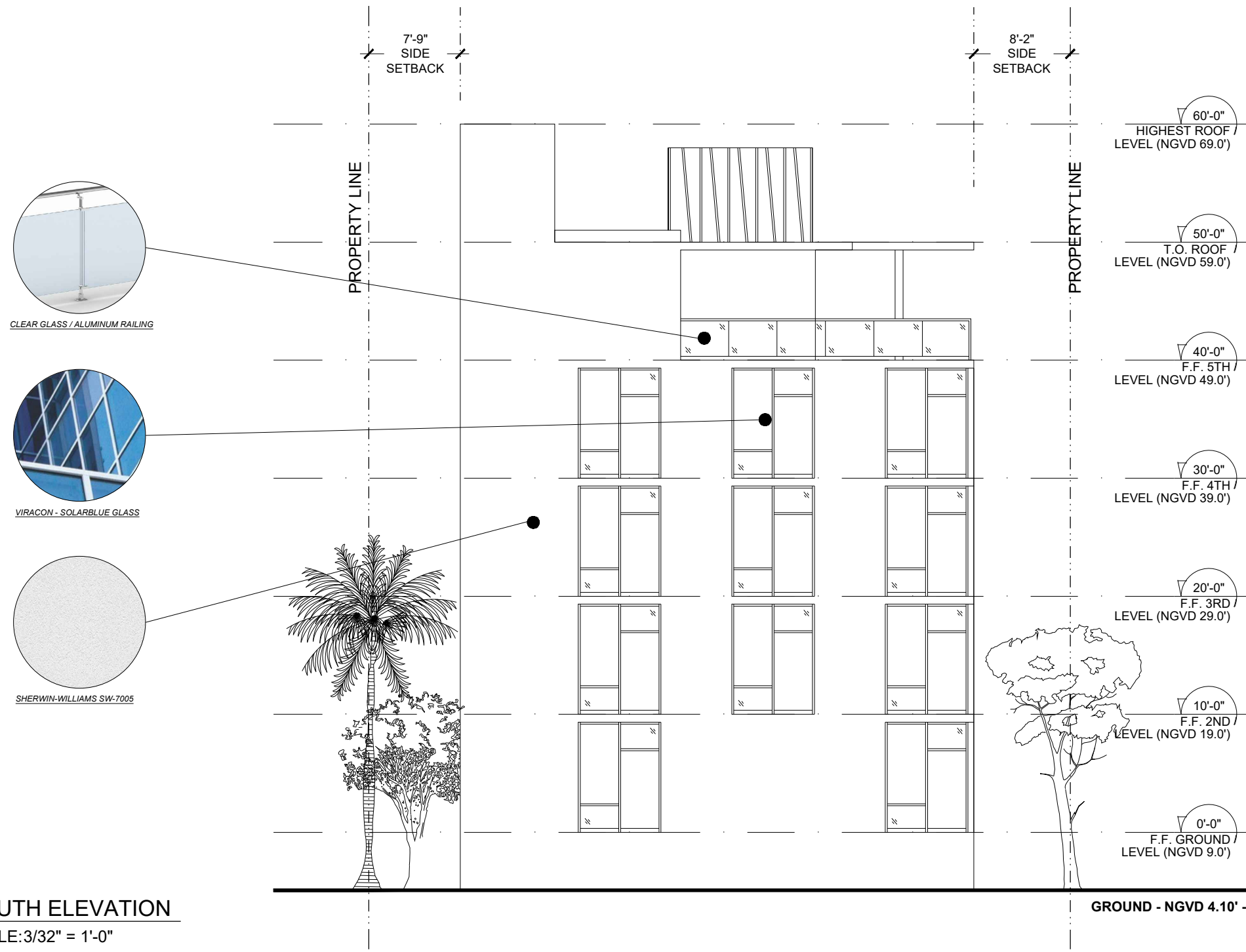
EAST ELEVATION



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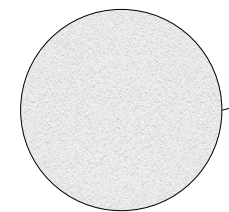
01 SOUTH ELEVATION
A-24 SCALE: 3/32" = 1'-0"



CLEAR GLASS / ALUMINUM RAILING



VIRACON - SOLARBLUE GLASS



SHERWIN-WILLIAMS SW-7005

60'-0"
HIGHEST ROOF /
LEVEL (NGVD 69.0')

50'-0"
T.O. ROOF /
LEVEL (NGVD 59.0')

40'-0"
F.F. 5TH /
LEVEL (NGVD 49.0')

30'-0"
F.F. 4TH /
LEVEL (NGVD 39.0')

20'-0"
F.F. 3RD /
LEVEL (NGVD 29.0')

10'-0"
F.F. 2ND /
LEVEL (NGVD 19.0')

0'-0"
F.F. GROUND /
LEVEL (NGVD 9.0')

GROUND - NGVD 4.10' -



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SOUTH ELEVATION

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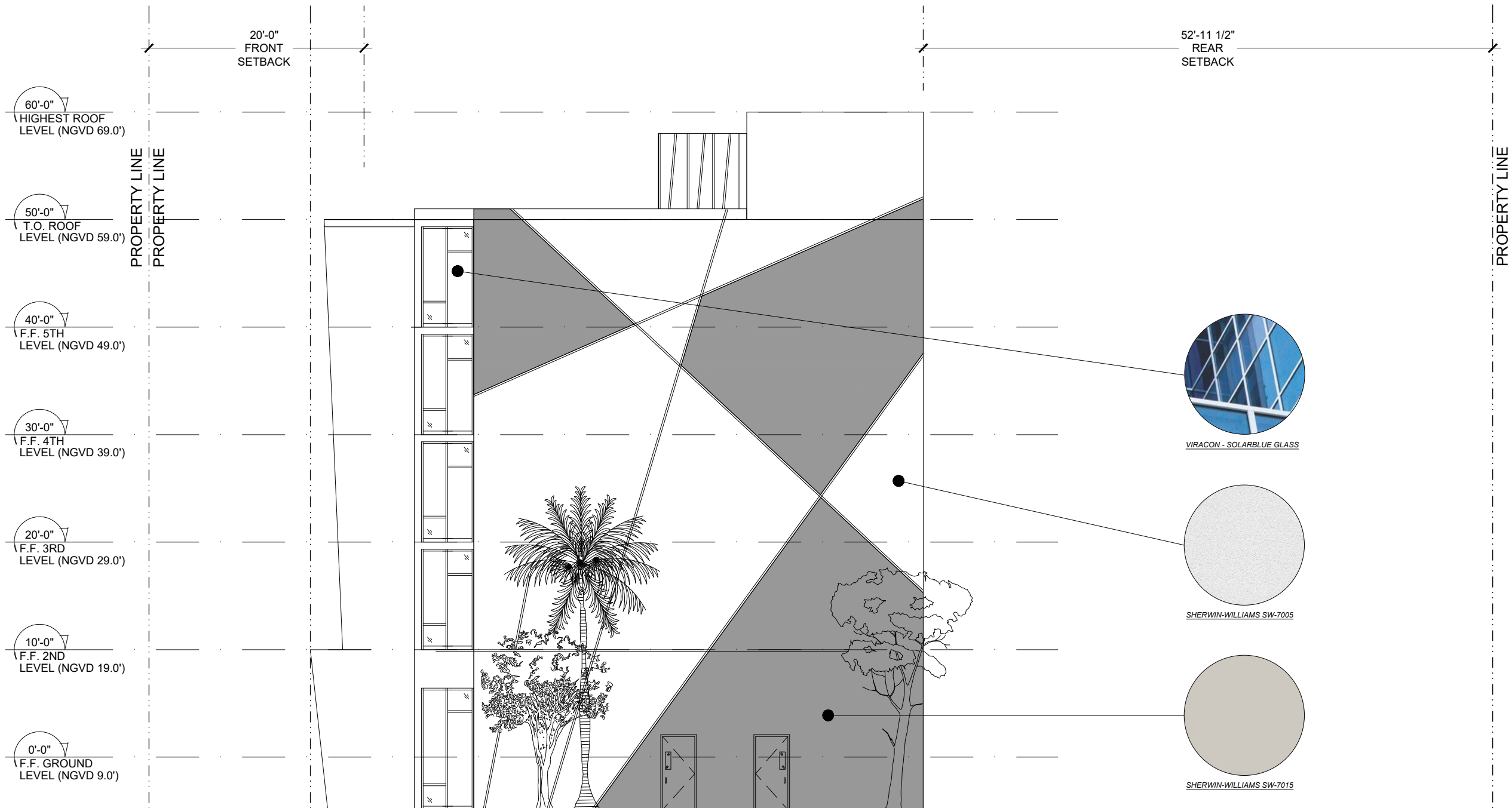


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01 WEST ELEVATION
A-25 SCALE: 3/32" = 1'-0"



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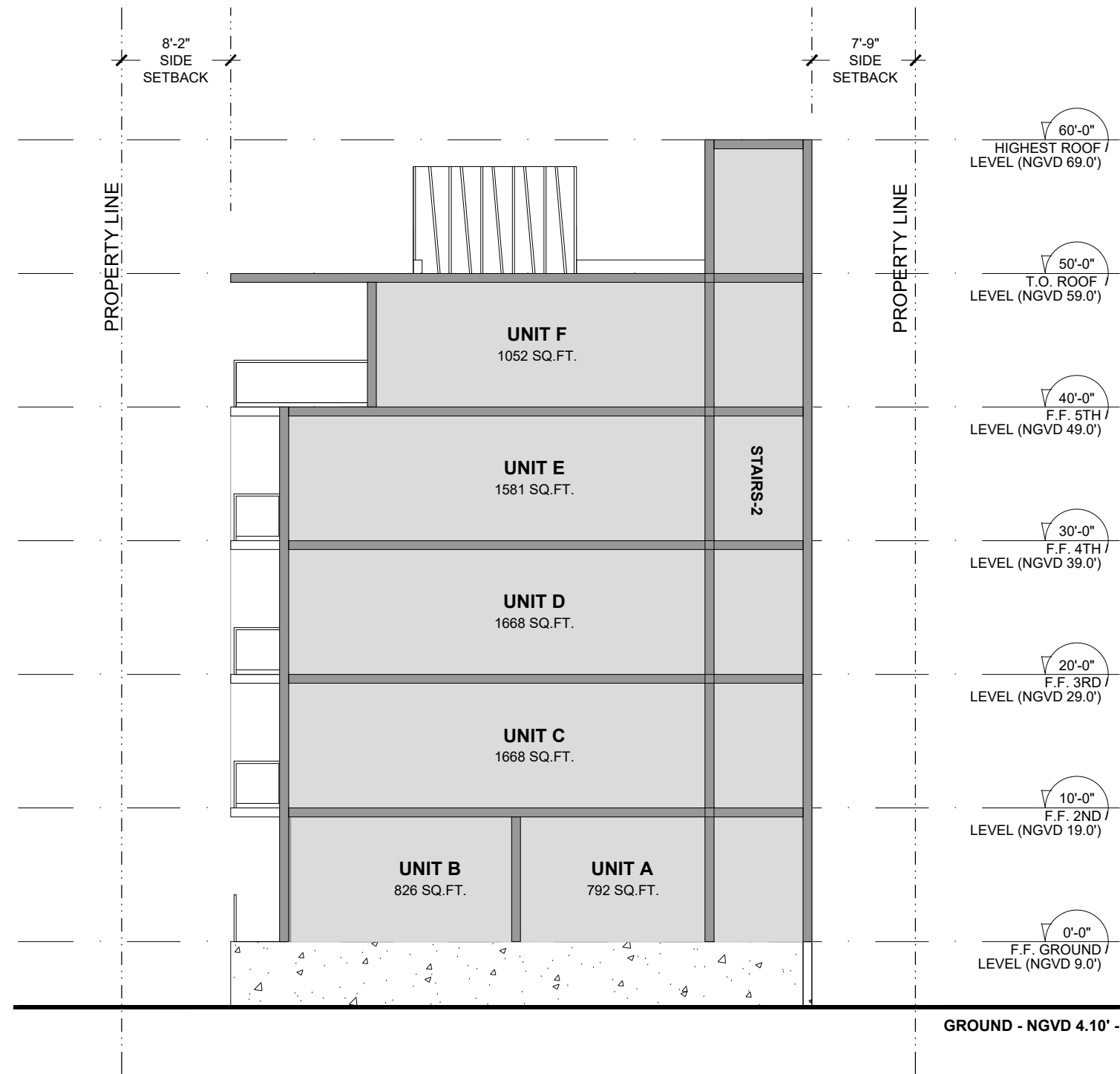
WEST ELEVATION



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Scale: 3/32" = 1'-0" 7-20-2020



01 TRANSVERSAL SECTION
 A-26 SCALE: 3/32" = 1'-0"



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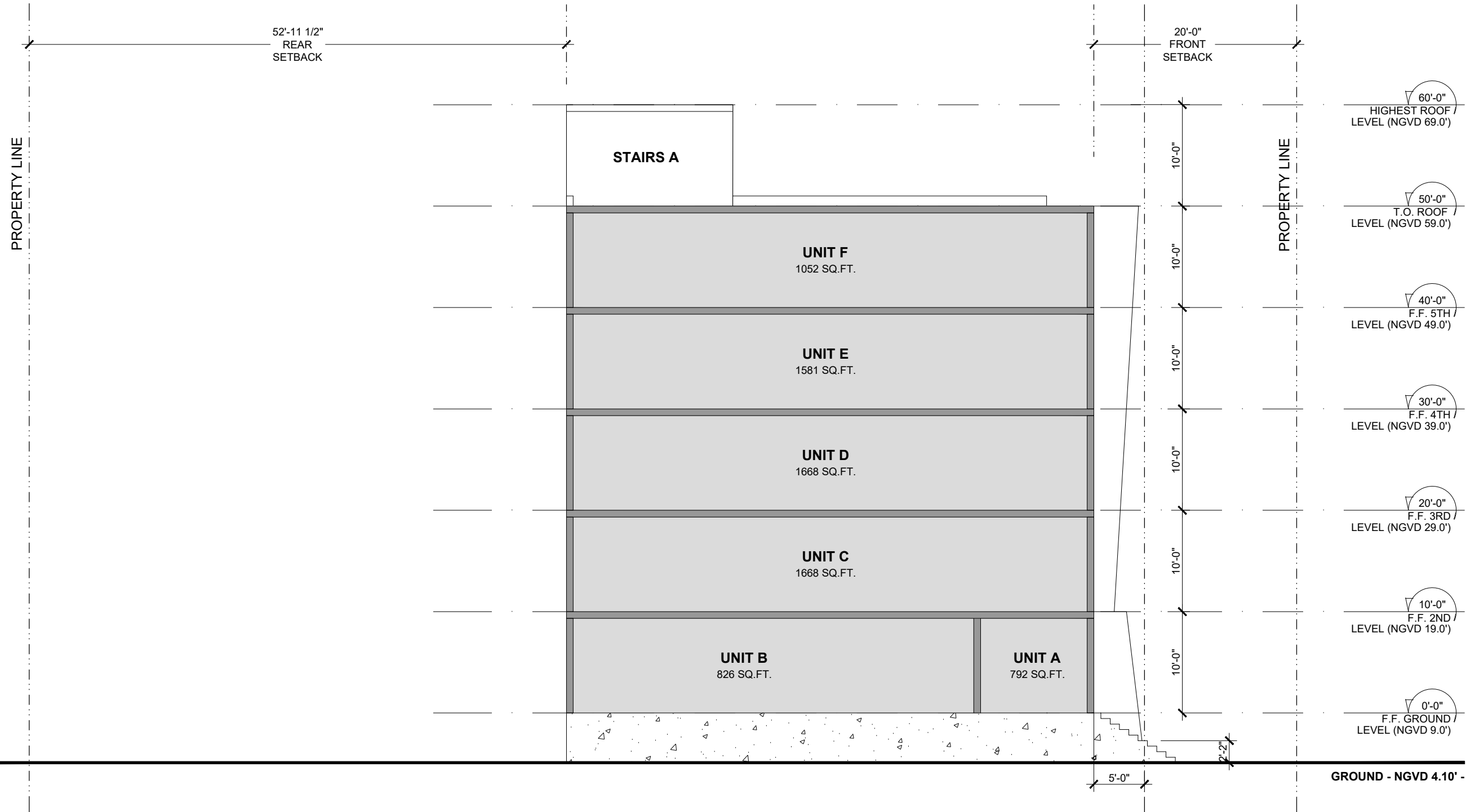
TRANSVERSAL SECTION



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Scale: 3/32" = 1'-0" 7-20-2020



01 LONGITUDINAL SECTION
A-27 SCALE: 3/32" = 1'-0"



914 MARSEILLE DRIVE
MIAMI BEACH, FLORIDA 15-805BUS

LONGITUDINAL SECTION

international design



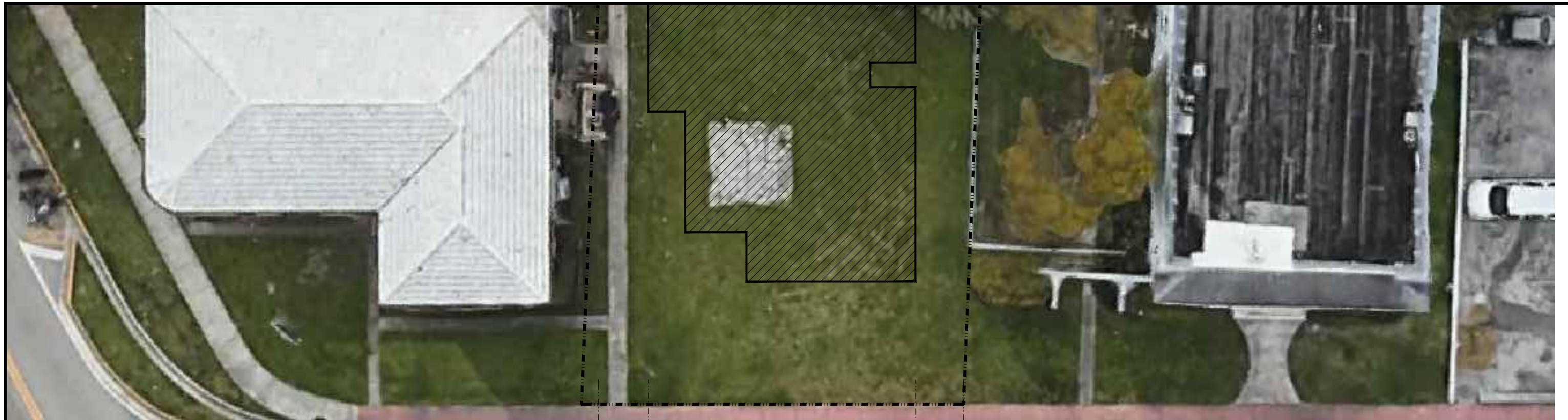
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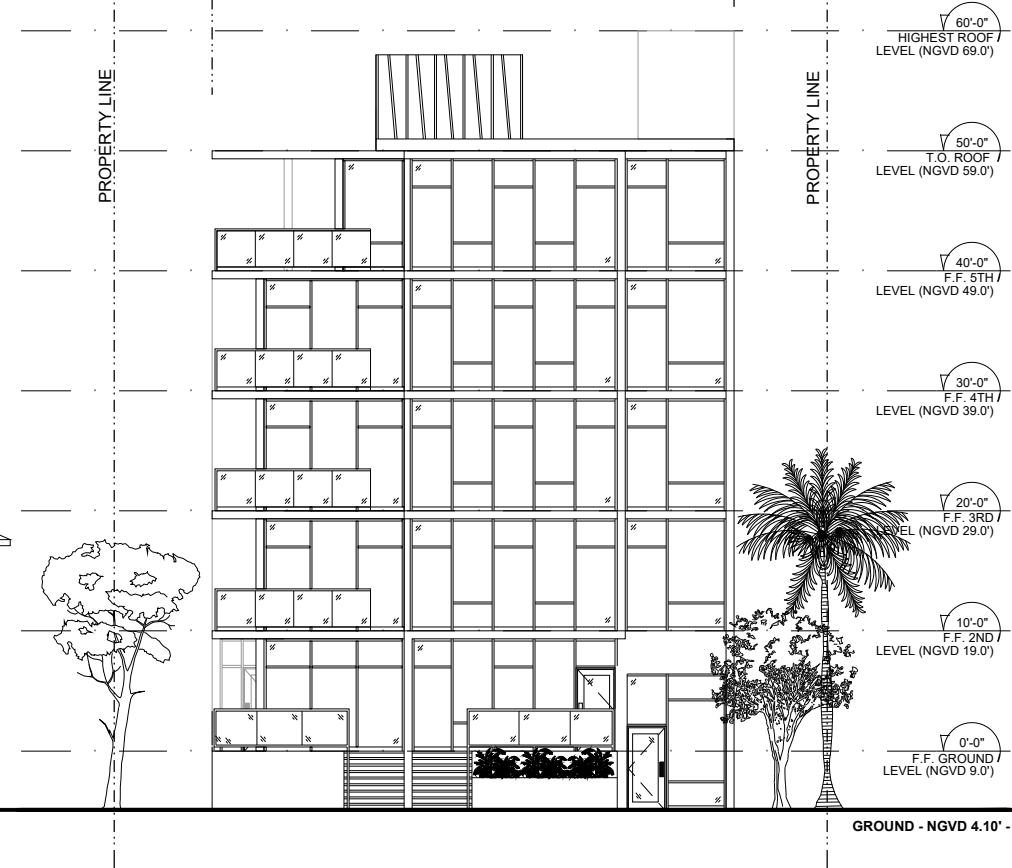
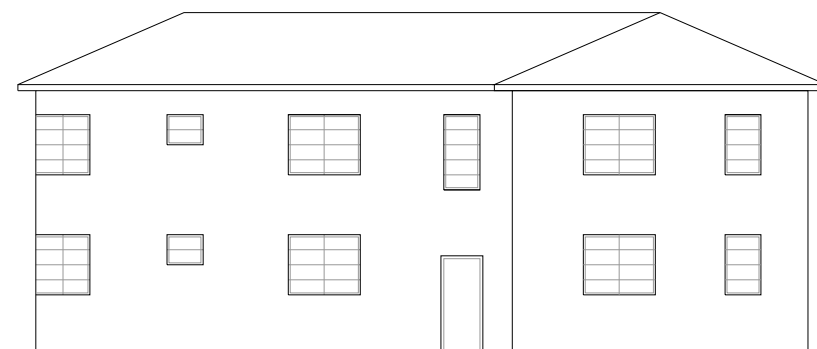
Scale: 1/8" = 1'-0"

7-20-2020

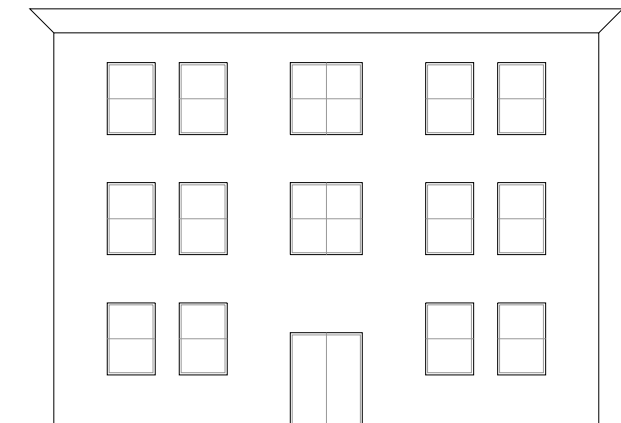
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01 CONTEXTUAL STREET ELEVATION
A-28 SCALE: 1/16" = 1'-0"



- 60'-0" HIGHEST ROOF LEVEL (NGVD 69.0')
 - 50'-0" T.O. ROOF LEVEL (NGVD 59.0')
 - 40'-0" F.F. 5TH LEVEL (NGVD 49.0')
 - 30'-0" F.F. 4TH LEVEL (NGVD 39.0')
 - 20'-0" F.F. 3RD LEVEL (NGVD 29.0')
 - 10'-0" F.F. 2ND LEVEL (NGVD 19.0')
 - 0'-0" F.F. GROUND LEVEL (NGVD 9.0')
- GROUND - NGVD 4.10' -



914 MARSEILLE DRIVE
MIAMI BEACH, FLORIDA 15-805BUS

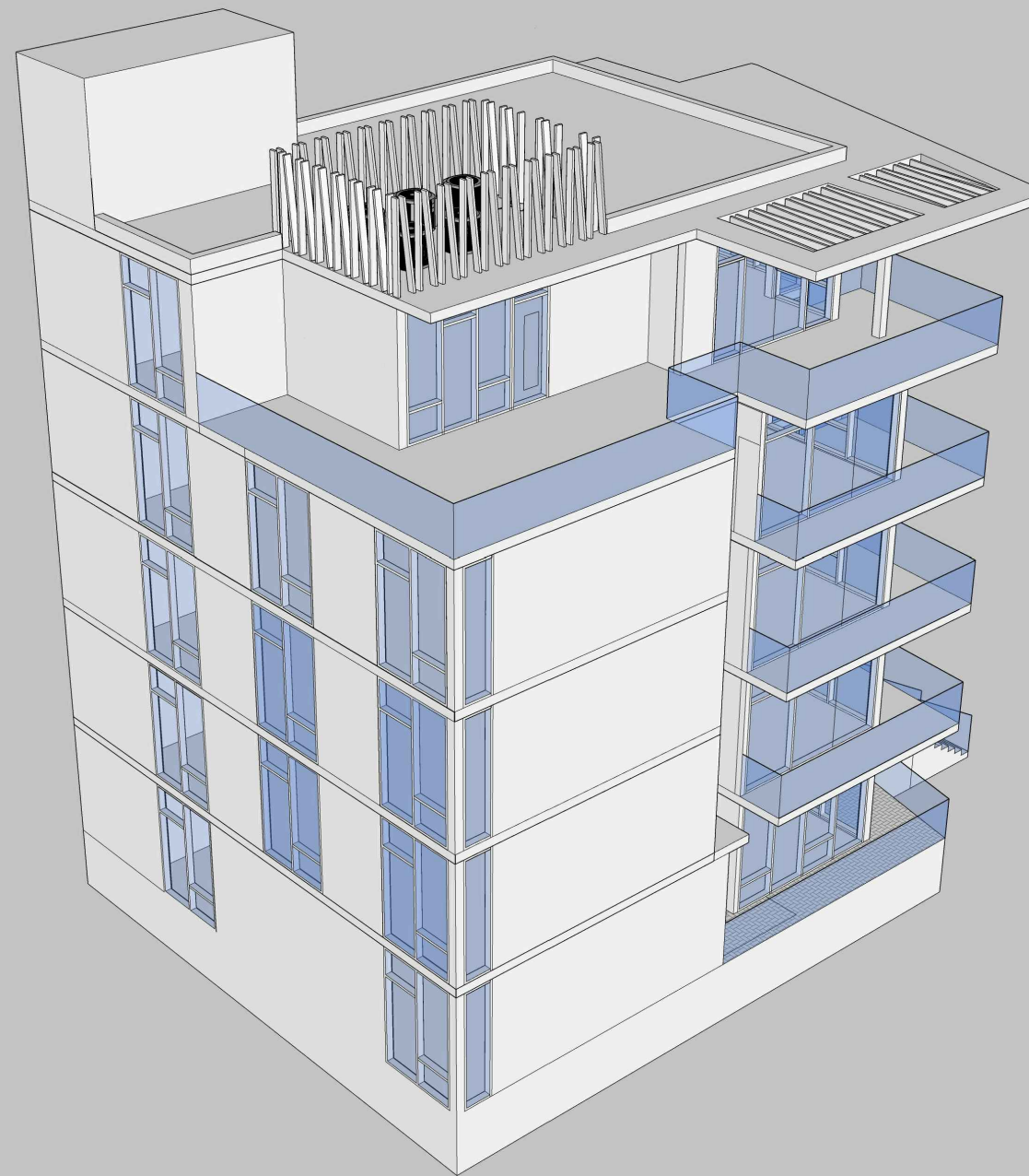
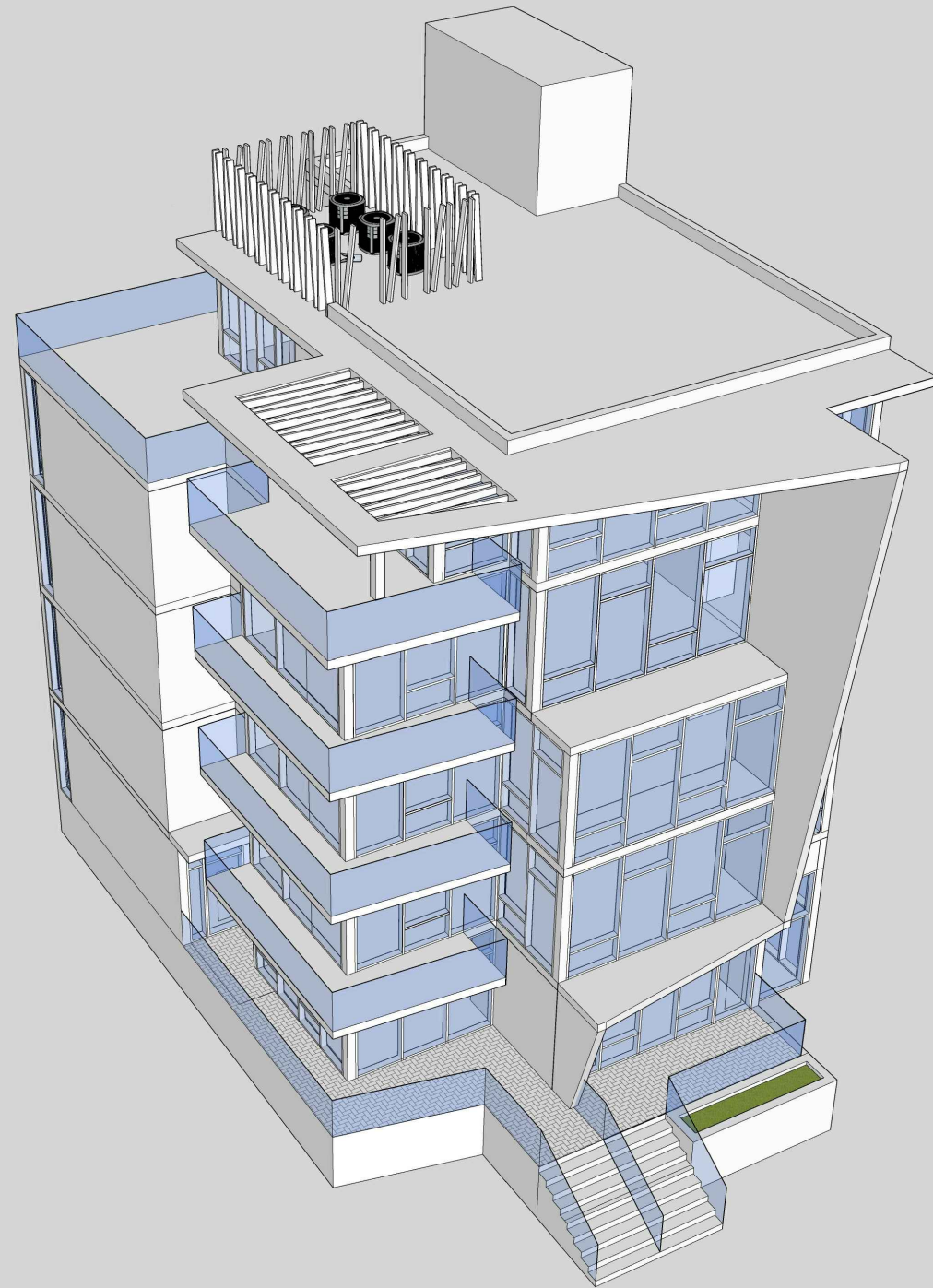
CONTEXTUAL STREET ELEVATION



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Scale: 1/16" = 1'-0" 7-20-2020



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9 1 4 M A R S E I L L E D R I V E
 MIAMI BEACH, FLORIDA 15-805BUS

3D MODEL VIEWS-1

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Scale: NTS

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MIAMI BEACH, FLORIDA 15-805BUS

3D MODEL VIEWS-2



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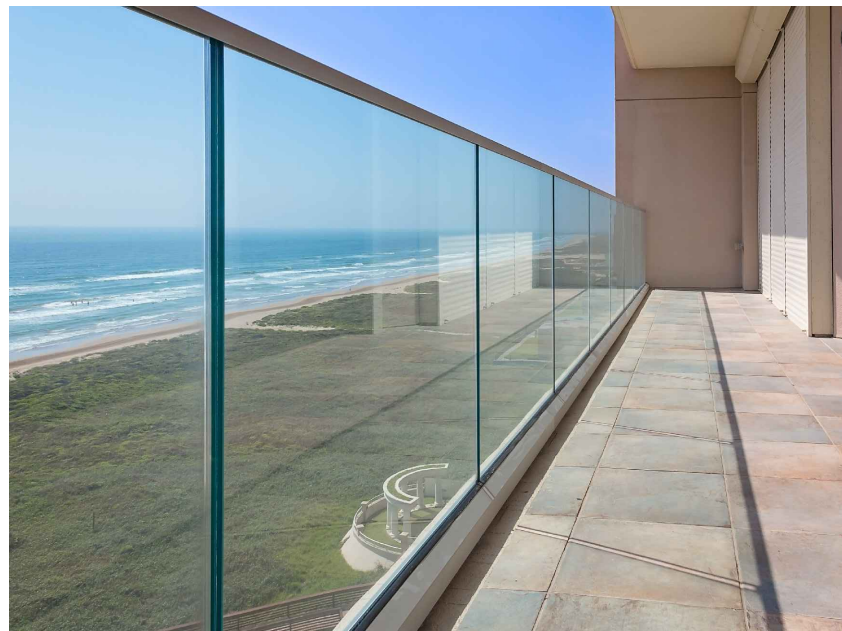
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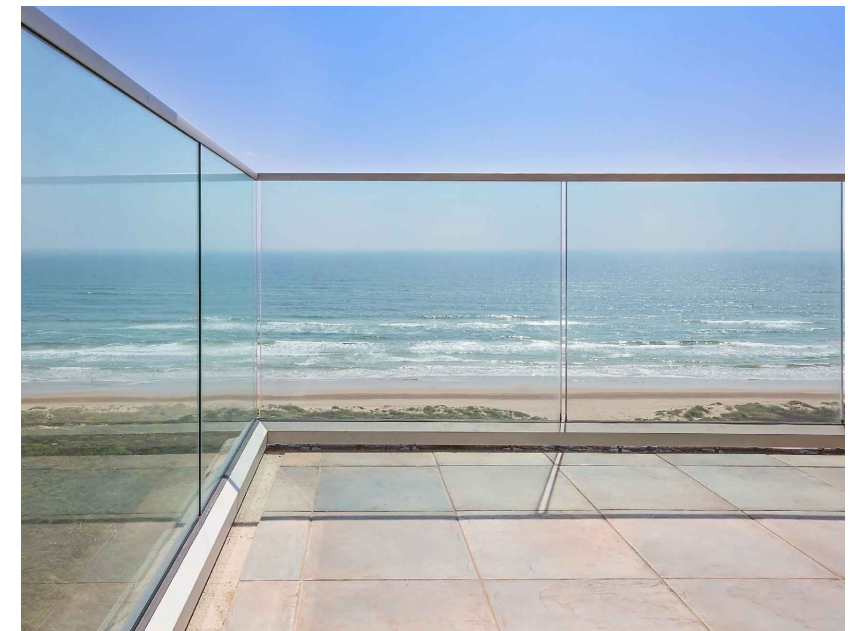
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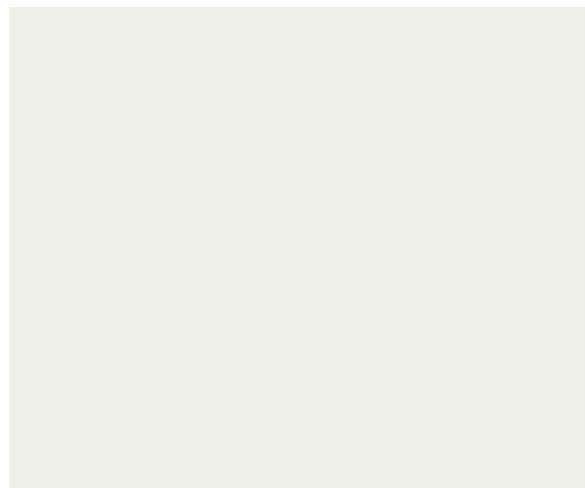
1 SOLARBLUE - VIRACON (GLASS)
A-31 SCALE:NTS



3 BALCONY RAILINGS - CLEAR GLASS
A-31 SCALE:NTS



2 SOLARBLUE - VIRACON (GLASS EXAMPLE)
A-31 SCALE:NTS



4 STUCCO MAIN COLOR (PURE WHITE)
SHERWIN-WILLIAMS SW-7005
A-31 SCALE:NTS



5 STUCCO ACCENT COLOR (REPOSE GRAY)
SHERWIN-WILLIAMS SW-7015
A-31 SCALE:NTS



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MATERIAL SAMPLES

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Scale: NTS

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