

Y914



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OVERVIEW FROM THE SOUTH OF THE PROPERTY



914 MARSEILLE DRIVE

MIAMI BEACH, FLORIDA 15-805BUS

LOCATION MAPS



3323 NE 163rd Street, Suite 200
North Miami Beach, FL 33160
Tel.: (305) 792-0015
Fax: (305) 931-0279
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ENG. CA No. 28787
idea 2019
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Scale: N.T.S.

7-20-2020





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3D MODEL VIEWS-2
(BEFORE)



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Scale: NTS

3-5-2020





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3D MODEL VIEWS-1
 (BEFORE)



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3D MODEL VIEWS-2
 (AFTER)

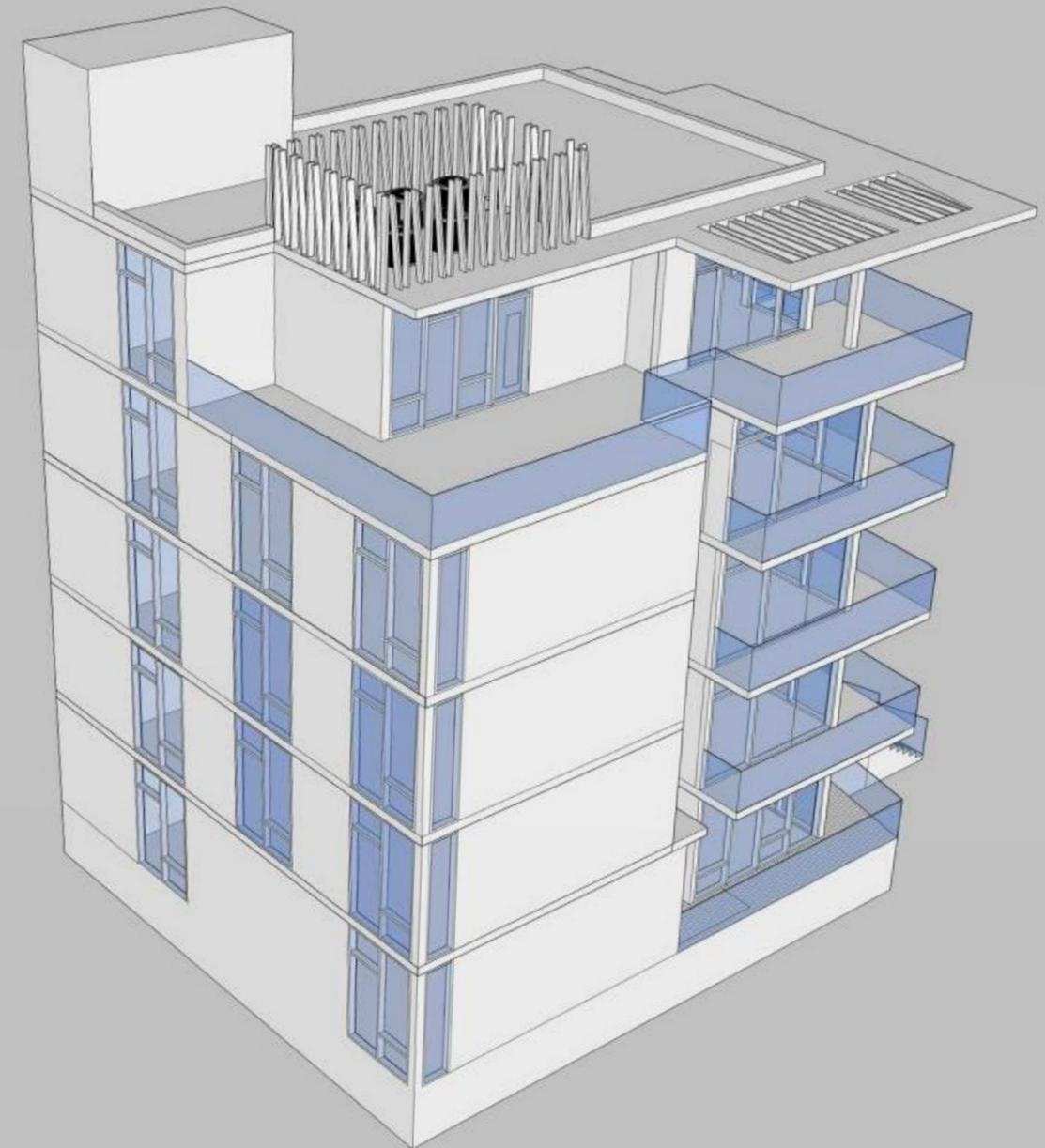


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3D MODEL VIEWS-2
 (AFTER)



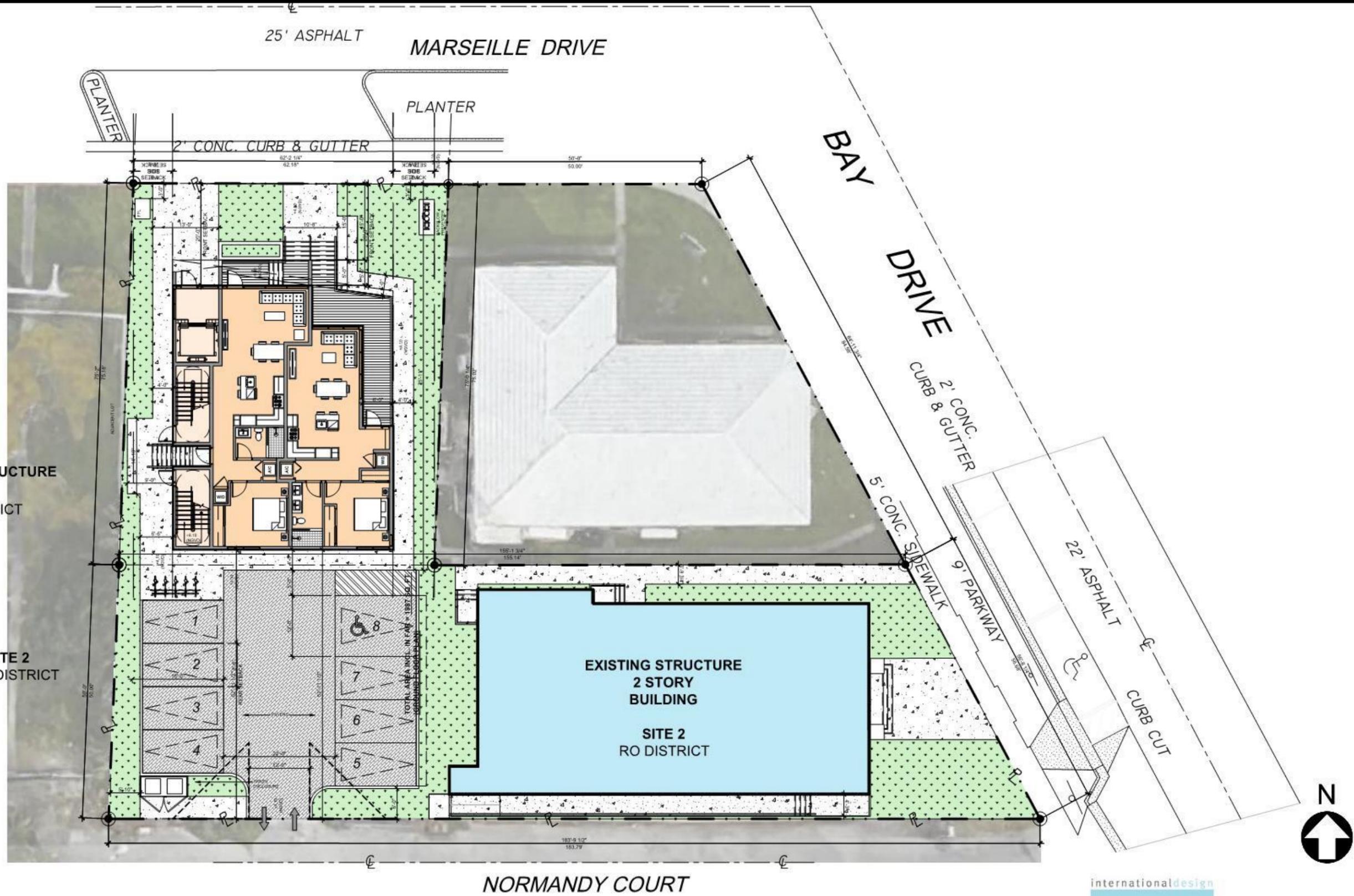
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Scale: NTS

7-20-2020





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"

NORMANDY COURT



914 MARSEILLE DRIVE
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SITE PLAN

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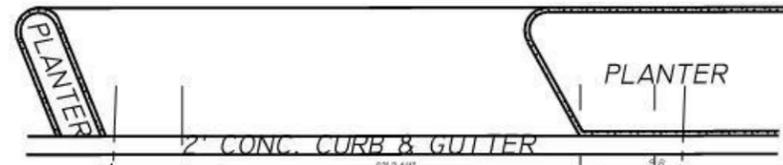
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Scale: 1" = 20'-0"

3-5-2020



25' ASPHALT
MARSEILLE DRIVE



BAY DRIVE

2' CONC. CURB & GUTTER

5' CONC. SIDEWALK

9' PARKWAY

22' ASPHALT

CURB CUT

PROPOSED STRUCTURE
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RM-1 DISTRICT

SITE 2
RM-1 DISTRICT

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RO DISTRICT

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01 SITE PLAN
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SITE PLAN

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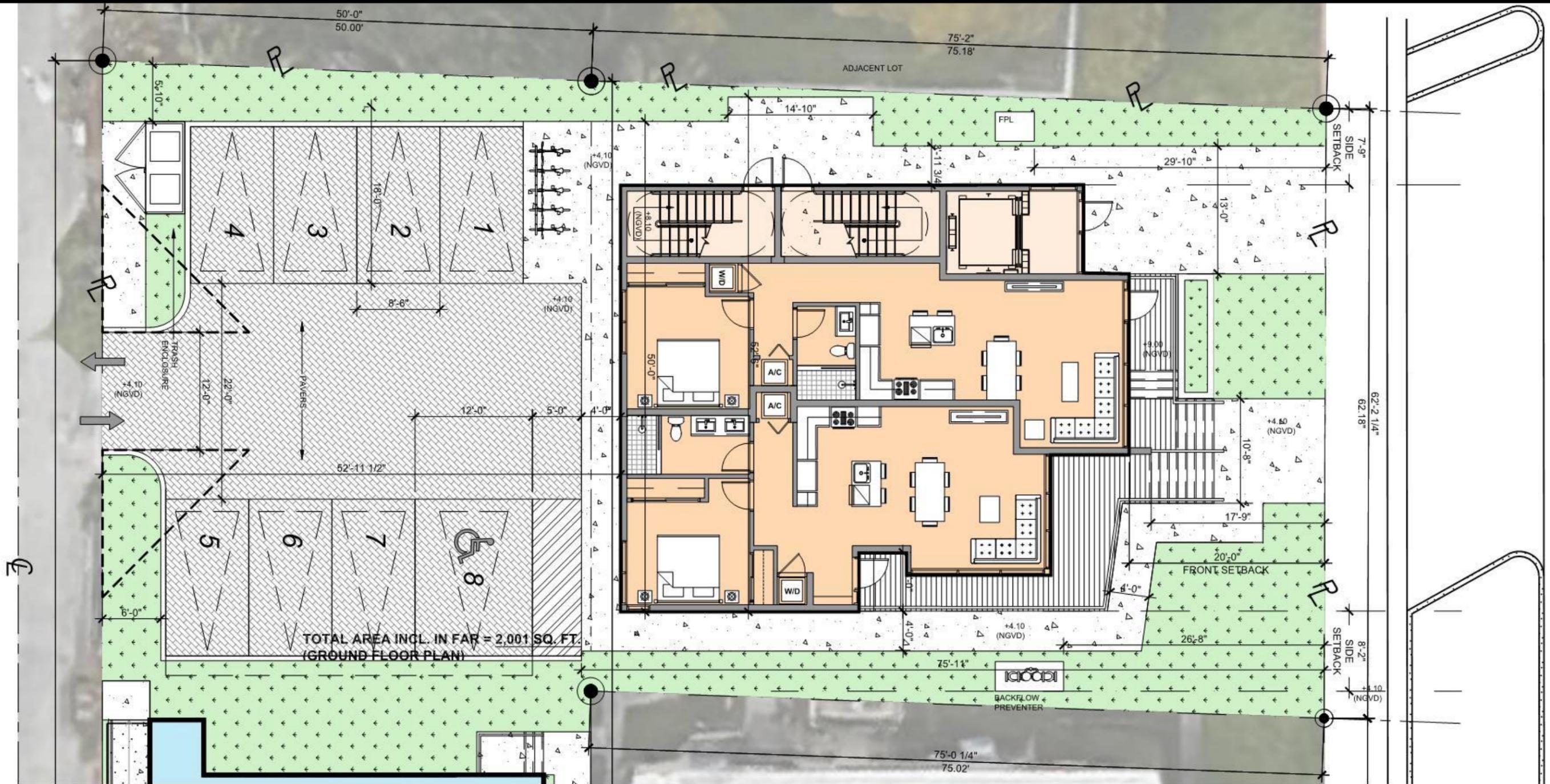
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Scale: 1" = 20'-0"

7-20-2020





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



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ENLARGED SITE PLAN

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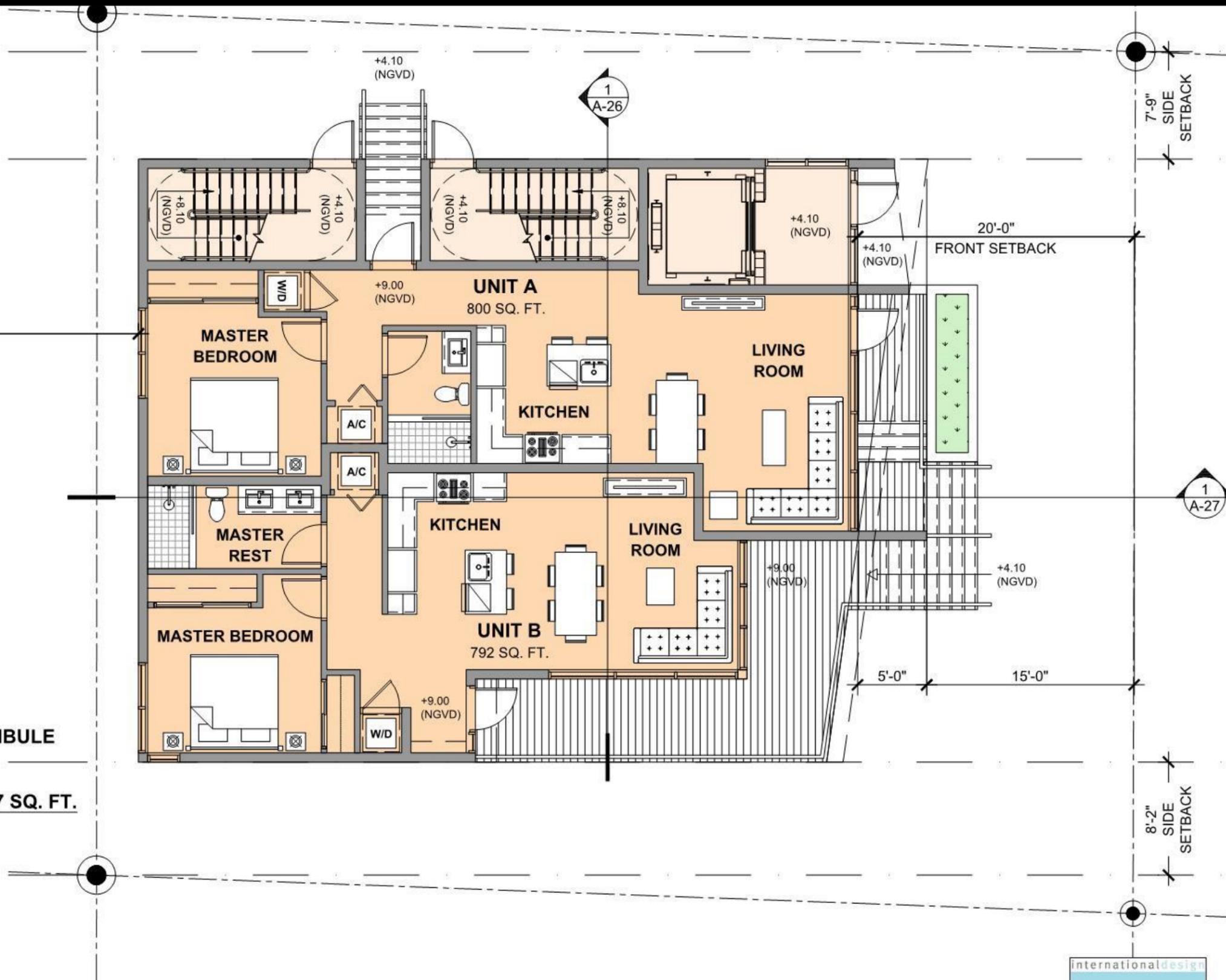
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Scale: 3/32" = 1'-0" 7-20-2020





TERRACE = 241 SQ. FT.
UNIT A = 800 SQ. FT.
UNIT B = 792 SQ. FT.
VERTICAL CIRCULATION + VESTIBULE = 395 SQ. FT.
TOTAL AREA INCL. IN FAR = 1987 SQ. FT. (GROUND FLOOR PLAN)

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



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GROUND FLOOR PLAN

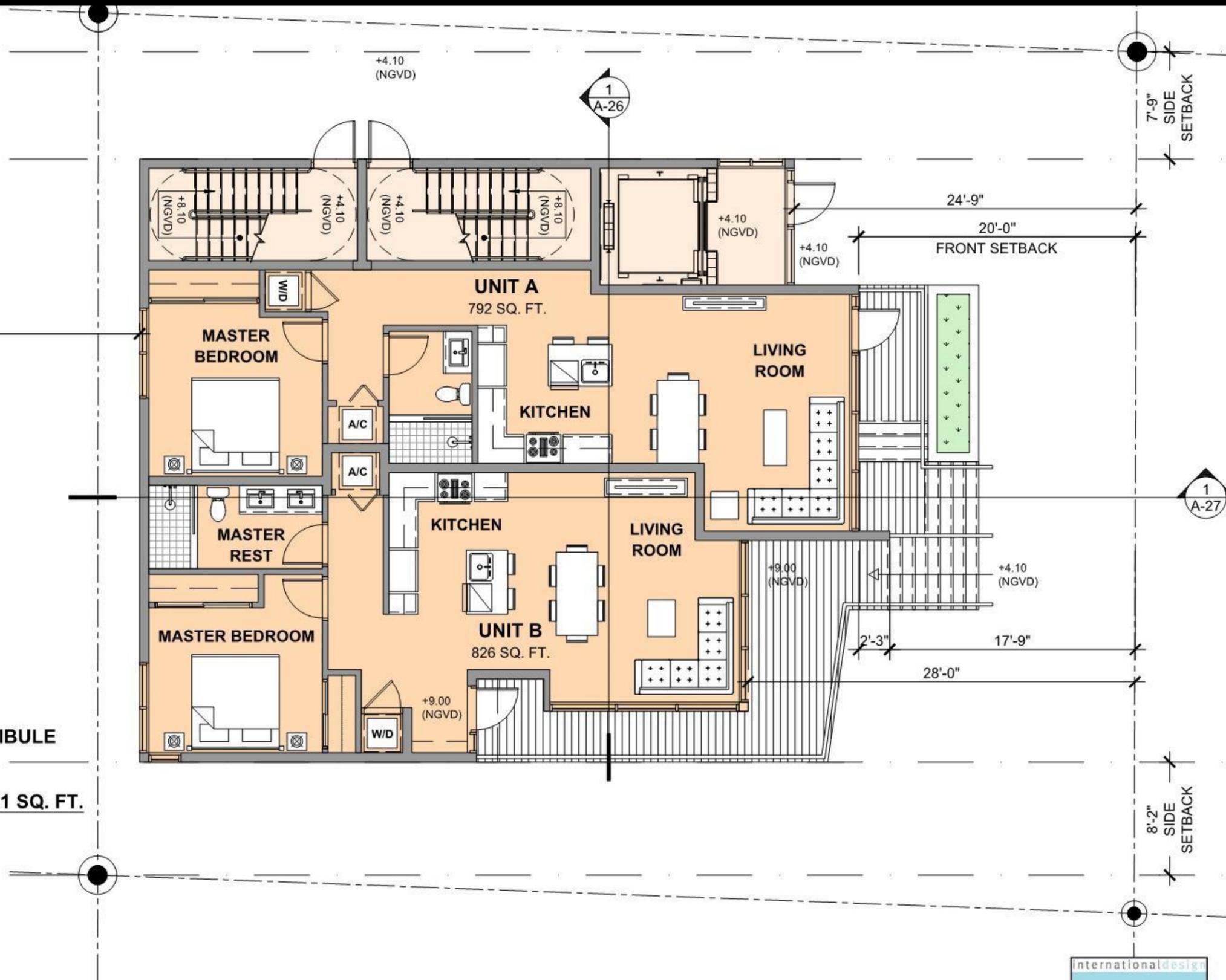


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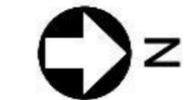
Scale: 1/8" = 1'-0" 3-5-2020





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

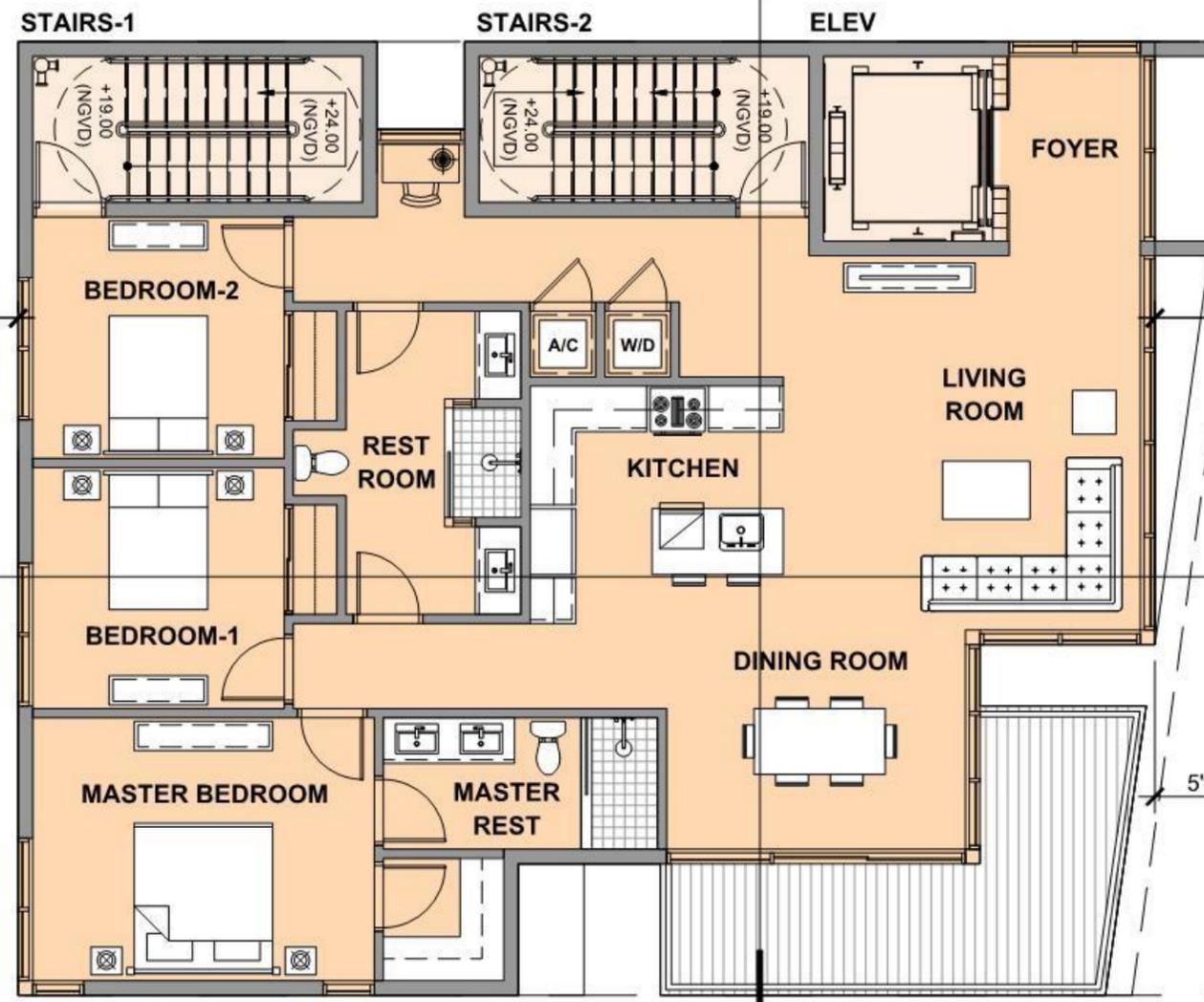


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Scale: 1/8" = 1'-0" 7-20-2020





TYPICAL UNIT C-D-E = 1665 SQ. FT.
 VERTICAL CIRCULATION = 326 SQ. FT.
 BALCONIES = 176 SQ. FT.

TOTAL AREA INCL. IN FAR = 1991 SQ. FT.
 (TYPICAL FLOOR PLANS)

01 TYPICAL FLOOR PLAN (2 - 3 - 4)
 A-19 SCALE: 1/8" = 1'-0"



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TYPICAL FLOOR PLAN (2 - 3 - 4)

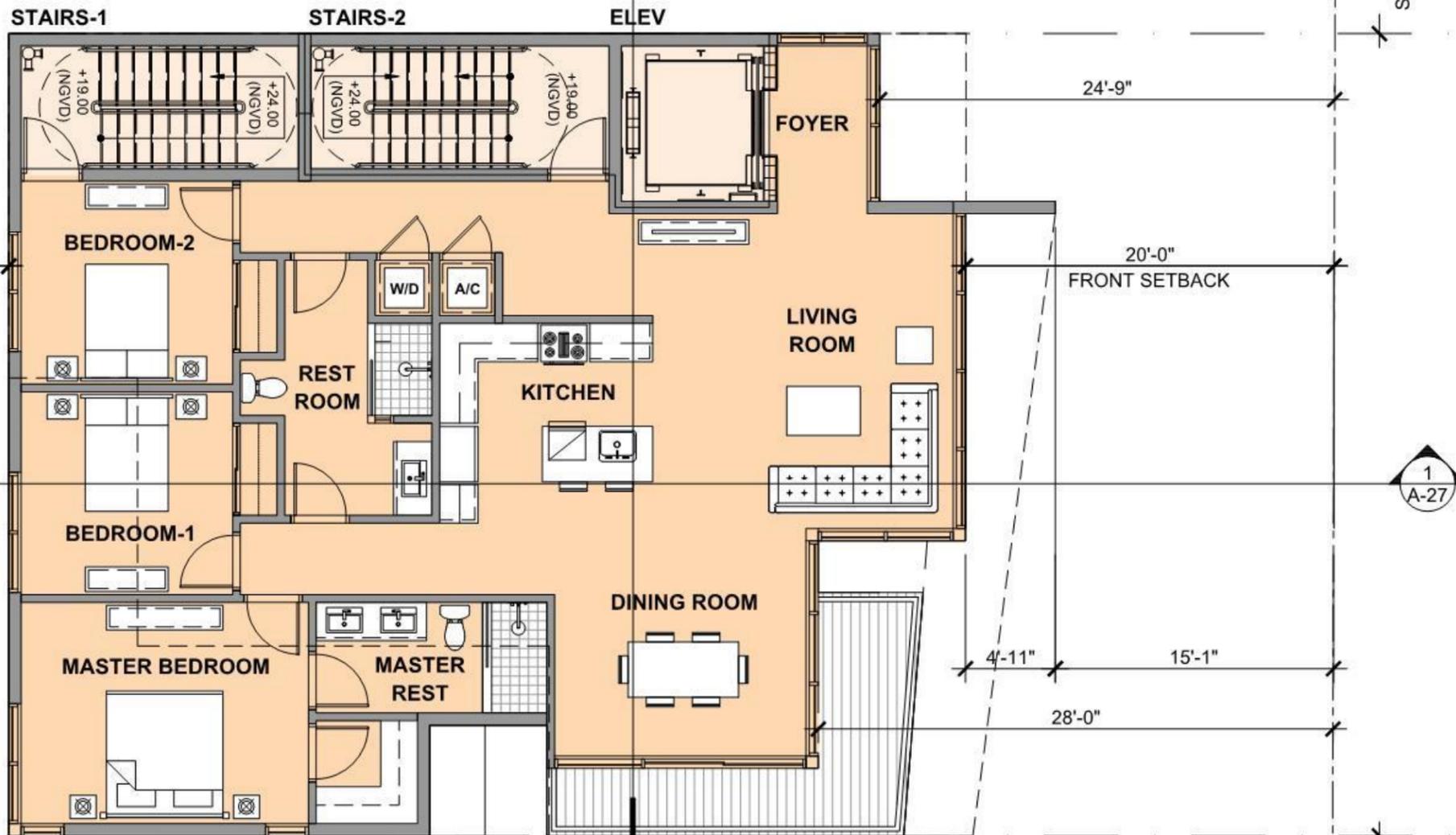


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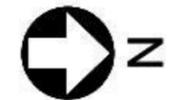




TYPICAL UNIT C-D = 1668 SQ. FT.
 VERTICAL CIRCULATION = 332 SQ. FT.
 BALCONIES = 122 SQ. FT.

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)

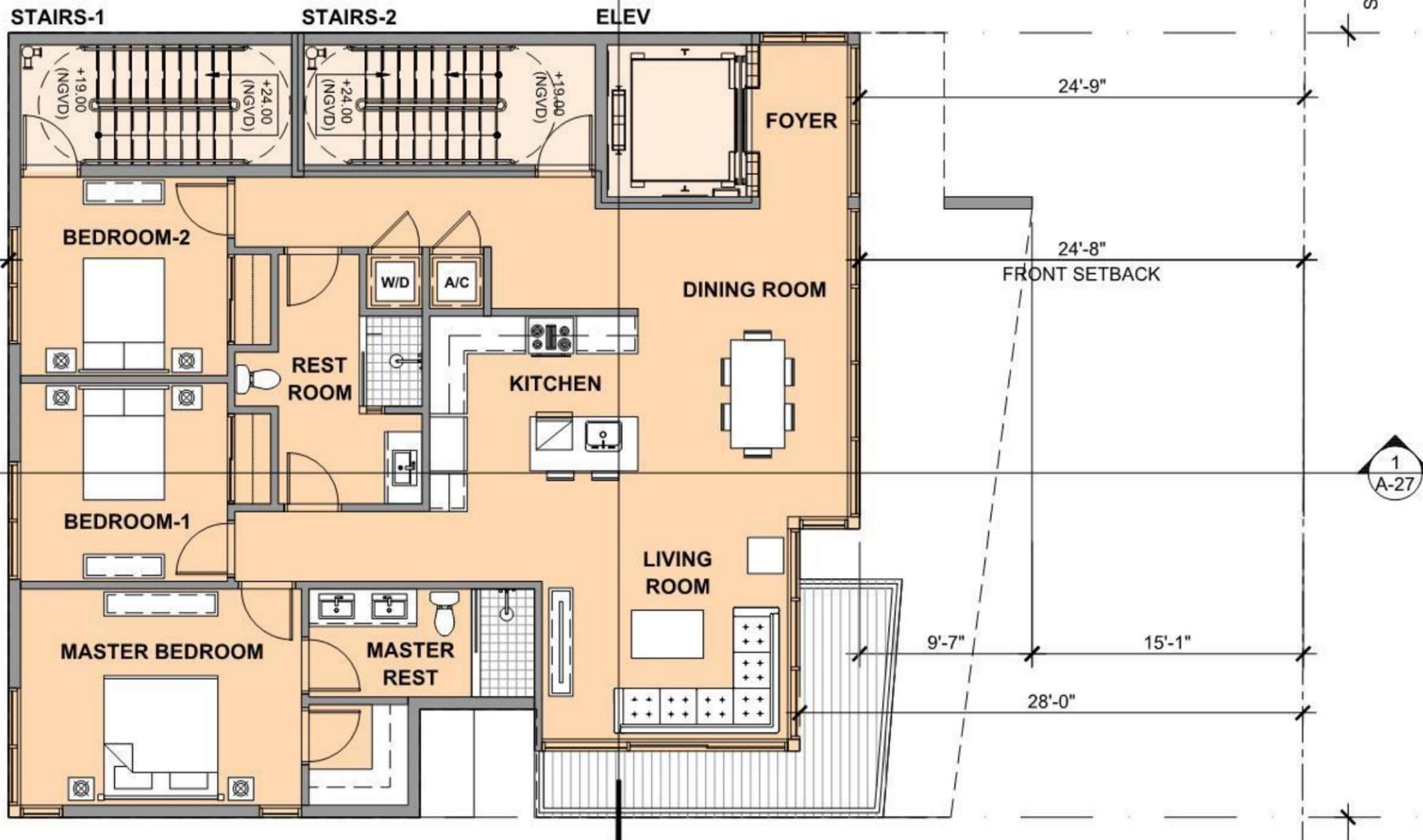
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Scale: 1/8" = 1'-0" 7-20-2020





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

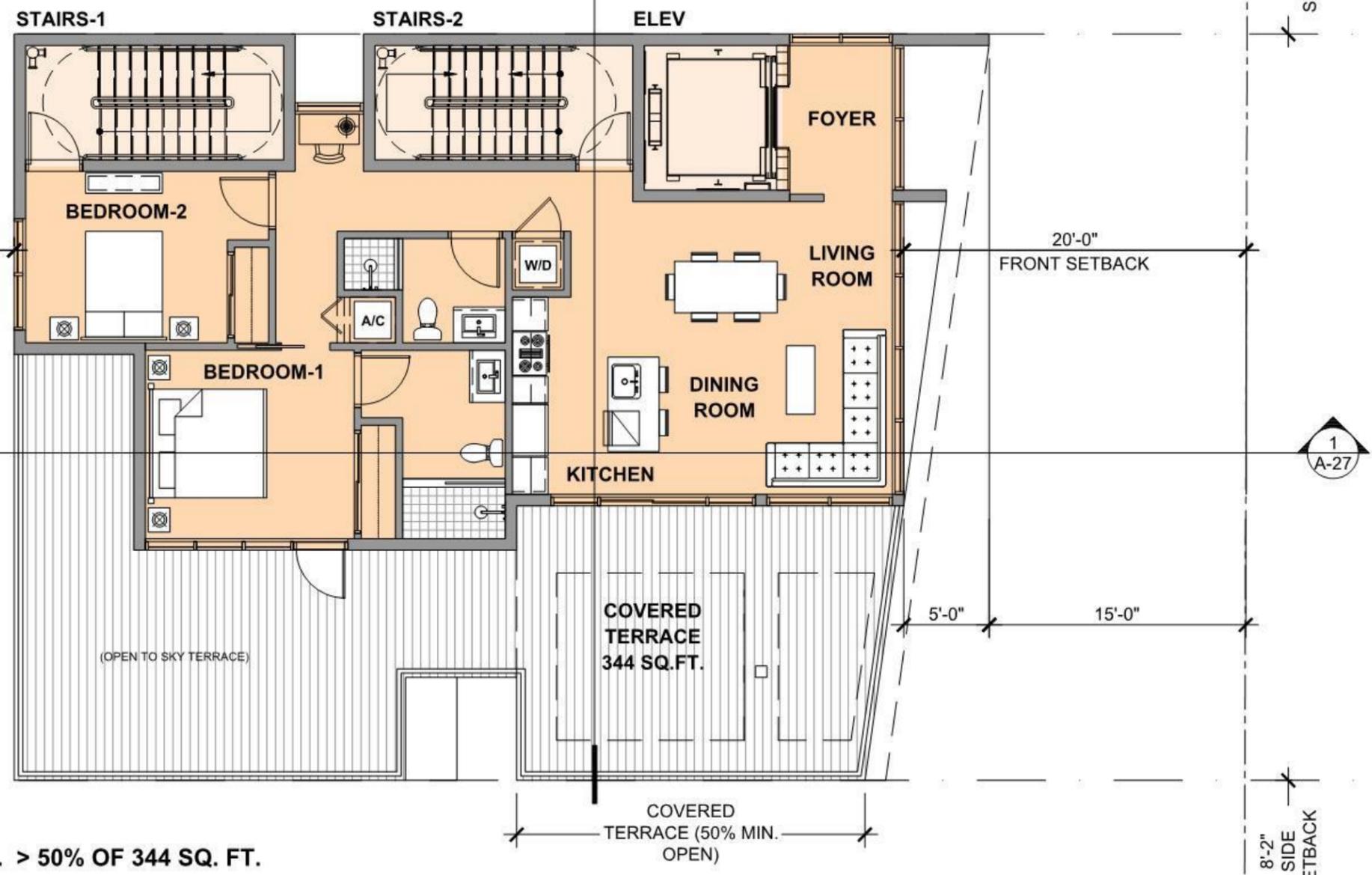


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Scale: 1/8" = 1'-0" 7-20-2020





OPEN TERRACE = 667 SQ. FT. (OPEN TO SKY)
UNIT F = 1084 SQ. FT.
VERTICAL CIRCULATION = 326 SQ. FT.
TOTAL INCL. IN FAR = 1410 SQ. FT. (5TH FLOOR PLAN)

COVERED TERRACE AREA = 344 SQ. FT.
OVERHEAD CEILING OPEN AREA = 180 SQ. FT. > 50% OF 344 SQ. FT.

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



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5TH FLOOR PLAN

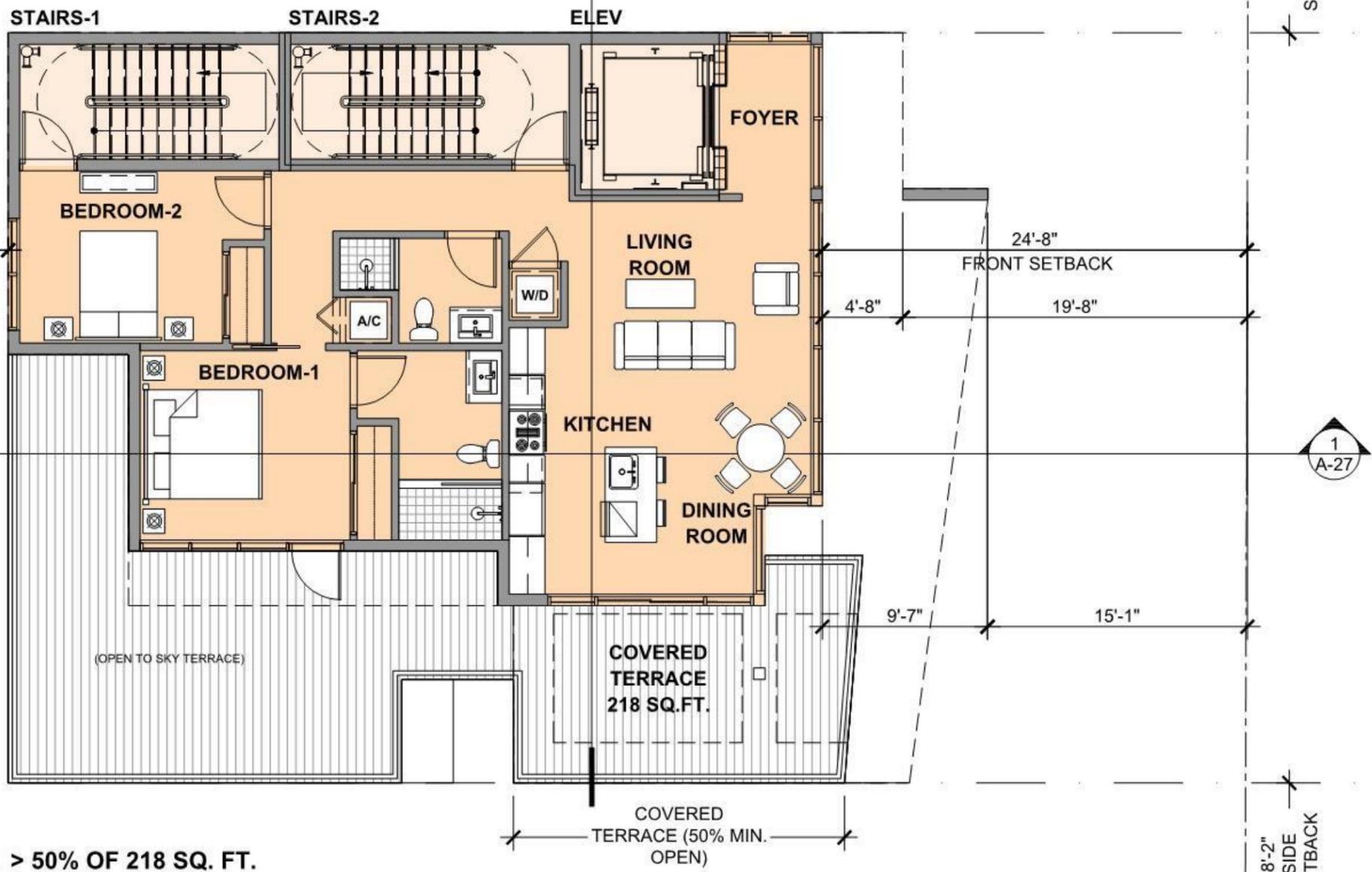


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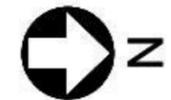
52'-11 1/2"
REAR SETBACK

7'-9"
SIDE
SETBACK

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

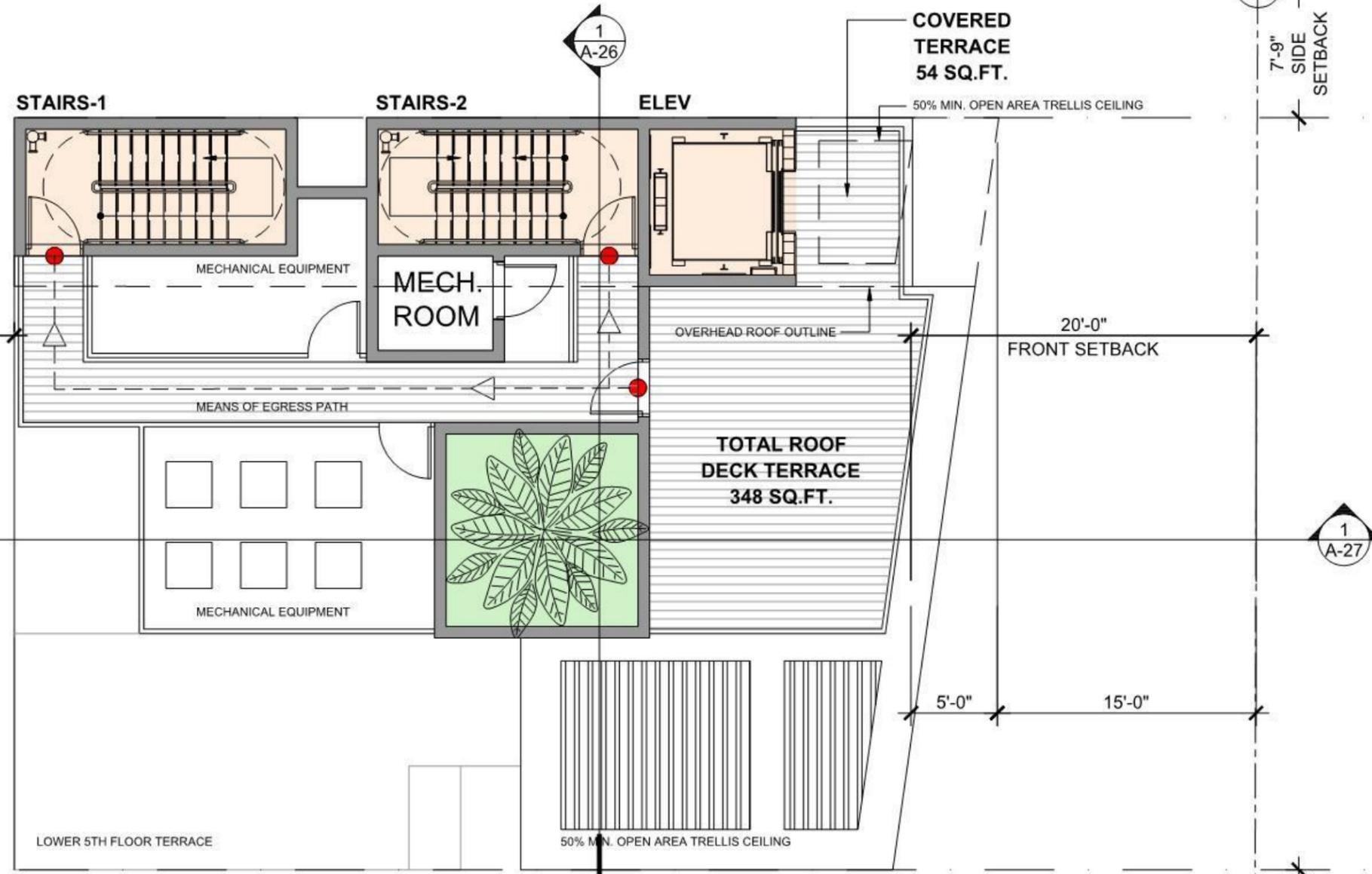


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Scale: 1/8" = 1'-0" 7-20-2020





VERTICAL CIRCULATION = 347 SQ. FT.

**ROOF TERRACE = 348 SQ. FT. (OPEN TO SKY)
EGRESS PATHWAY = 168 SQ. FT.**

**ACCESSIBLE ROOF AREA <
(50% ENCLOSED AREA BELOW)**

**(348 + 168) 516 SQ. FT. < (50% OF 1084
SQ. FT. = 542 SQ. FT.)**

TOTAL AREA INCL. IN FAR = 347 SQ. FT.

**COVERED TERRACE AREA = 54 SQ. FT.
OVERHEAD CEILING OPEN AREA = 35 SQ. FT. > 50% OF 54 SQ. FT.**

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



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ROOF PLAN

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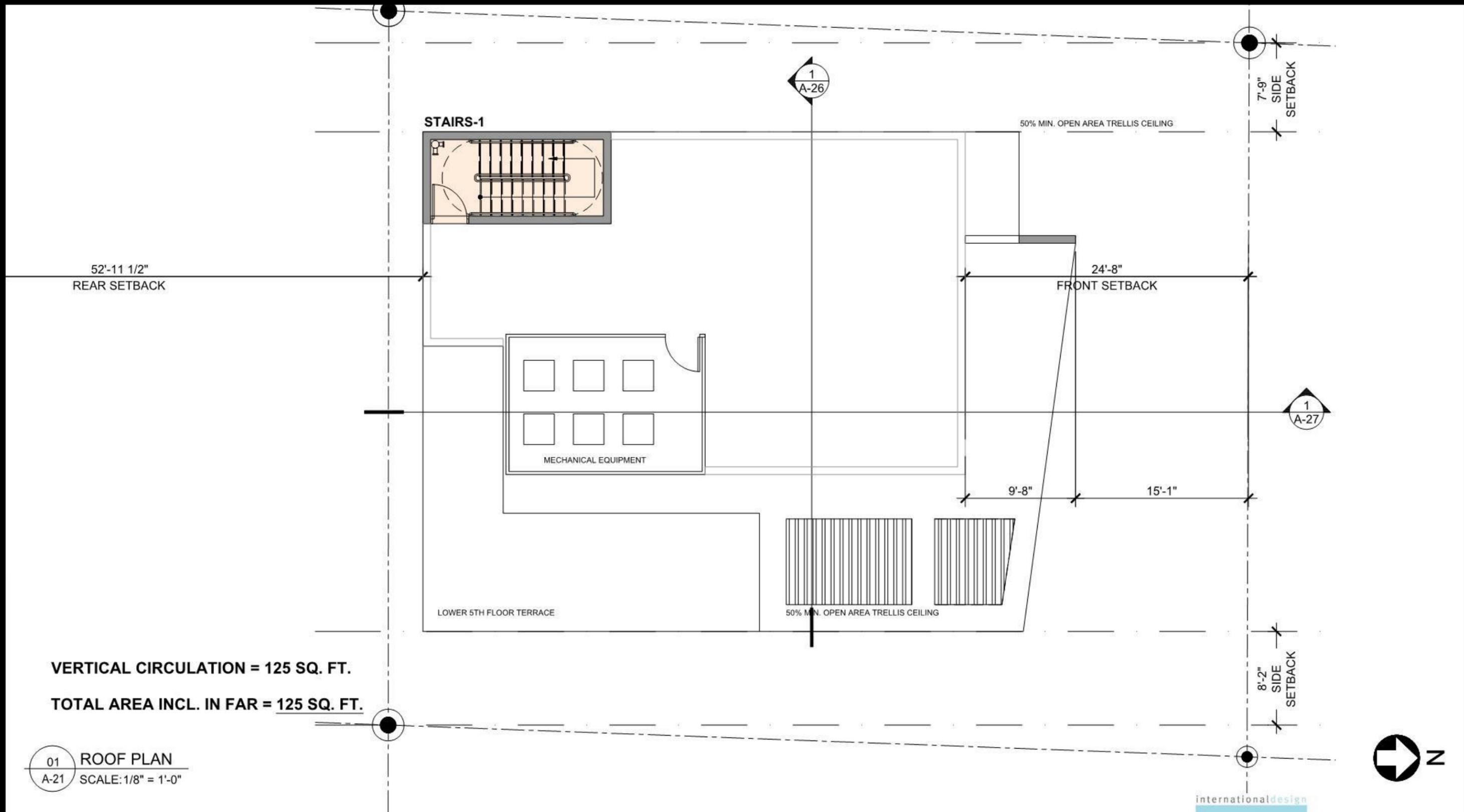
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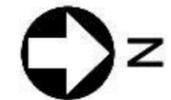
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VERTICAL CIRCULATION = 125 SQ. FT.
 TOTAL AREA INCL. IN FAR = 125 SQ. FT.

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

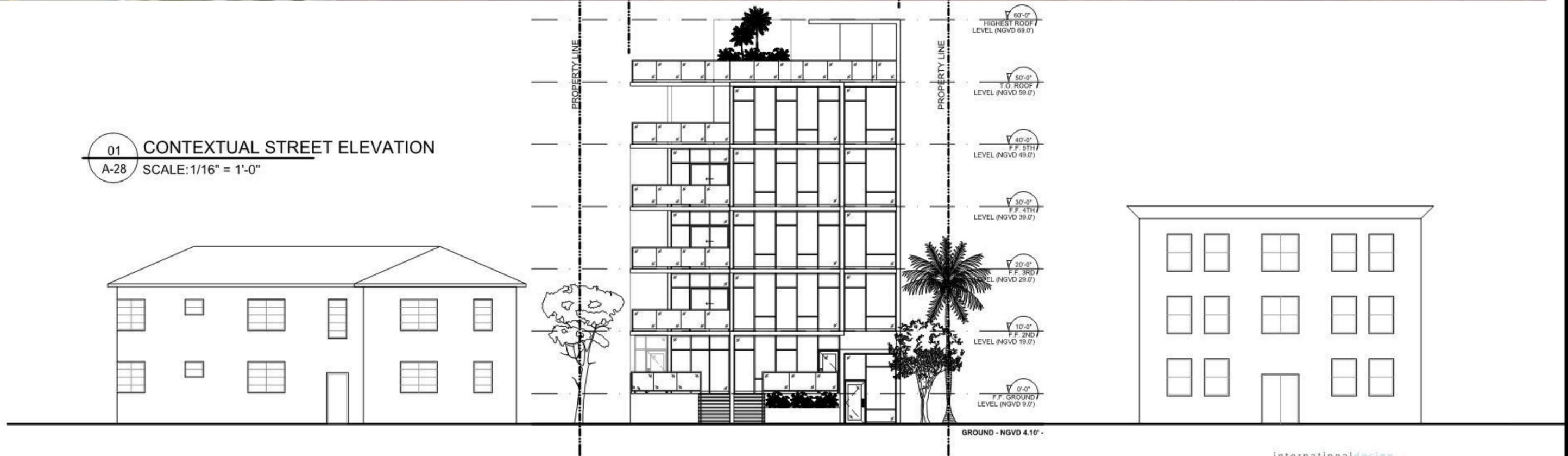


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01 CONTEXTUAL STREET ELEVATION
A-28 SCALE: 1/16" = 1'-0"



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CONTEXTUAL STREET ELEVATION

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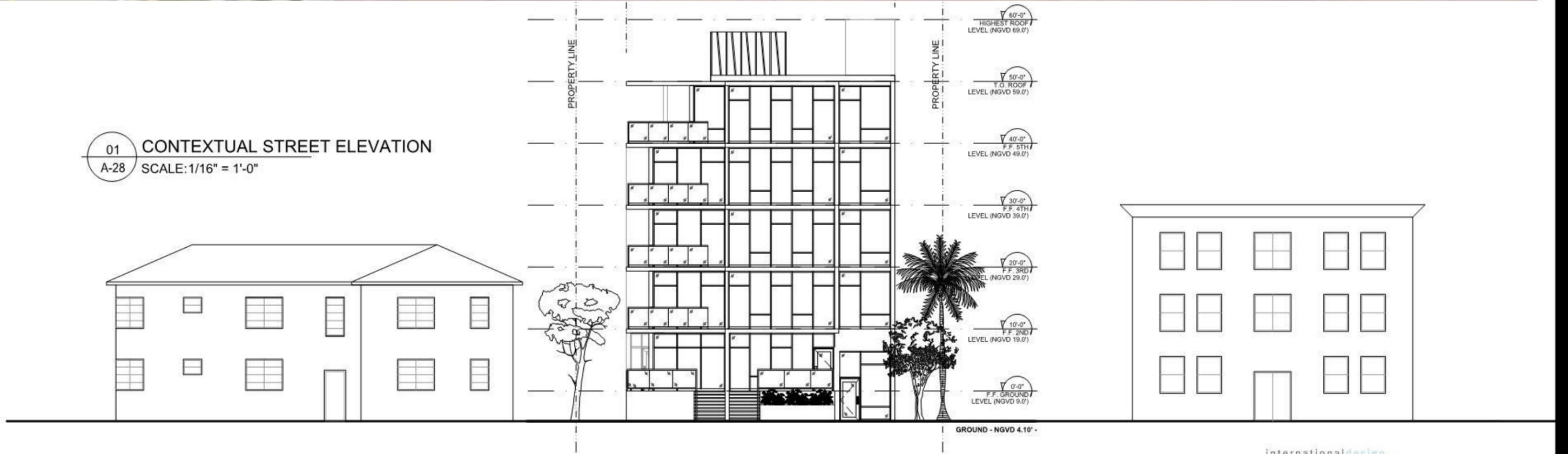
Scale: 1/16" = 1'-0"

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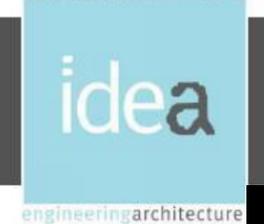
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CONTEXTUAL STREET ELEVATION

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Scale: 1/16" = 1'-0"

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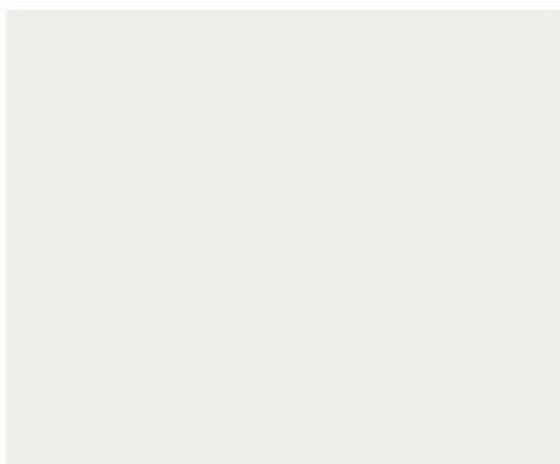
1 SOLARBLUE - VIRACON (GLASS)
A-31 SCALE:NTS



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



914 MARSEILLE DRIVE
MIAMI BEACH, FLORIDA 15-805BUS

MATERIAL SAMPLES



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3-5-2020



BEFORE



AFTER



914 MARSEILLE DRIVE
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3D PHOTO REALISTIC CONTEXT RENDERING



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7-20-2020



BEFORE



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3D MODEL VIEWS-1

international design



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3D MODEL VIEWS-2



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