



# MARSEILLE RESIDENTIAL BUILDING

ADDRESS : 914 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141  
PROJECT NUMBER : 23-842  
DATE OF ISSUE : 03-09-2025  
Issued for: **HPB24-0629**

CLIENT



E.A.X.C INVESTMENTS LLC  
4021 N. ANDREWS AVE. SUITE 5  
OAKLAND PARK, FL 33309  
TEL: 786.873.3449

ARCHITECT



IDEA ARCHITECT  
3323 NE 163RD STREET SUITE 200  
NORTH MIAMI BEACH, FL 33160  
TEL: 305.792.0015

LANDSCAPE



GSLA DESIGN, INC.  
17670 NW 78TH AVENUE, SUITE 214  
CORAL SPRINGS, FL 33065  
TEL: 305-392-1016

TRAFFIC STUDY



KIMLEY-HORN AND ASSOCIATES, INC.  
2 ALHAMBRA PLAZA, SUITE 500  
MIAMI BEACH, FL 33134  
TEL: 305-673-2025

ATTORNEY



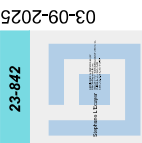
AKERMAN LLP  
98 SE 7TH STREET, SUITE 1100  
MIAMI BEACH, FL 33139  
TEL: 305-464-2624

**SCOPE OF WORK**  
THE DEVELOPMENT AND CONSTRUCTION OF A 4-STORY RESIDENTIAL BUILDING WITH 10 DWELLING UNITS, 6 PARKING SPACES IN AN UNDERSTORY LOCATED BELOW THE FIRST HABITABLE LEVEL, AND AN EXTERIOR ROOF TERRACE.

**MARSEILLE RESIDENTIAL BUILDING**  
914 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141

ISSUED FOR : **HPB24-0629**

**SPA-000**

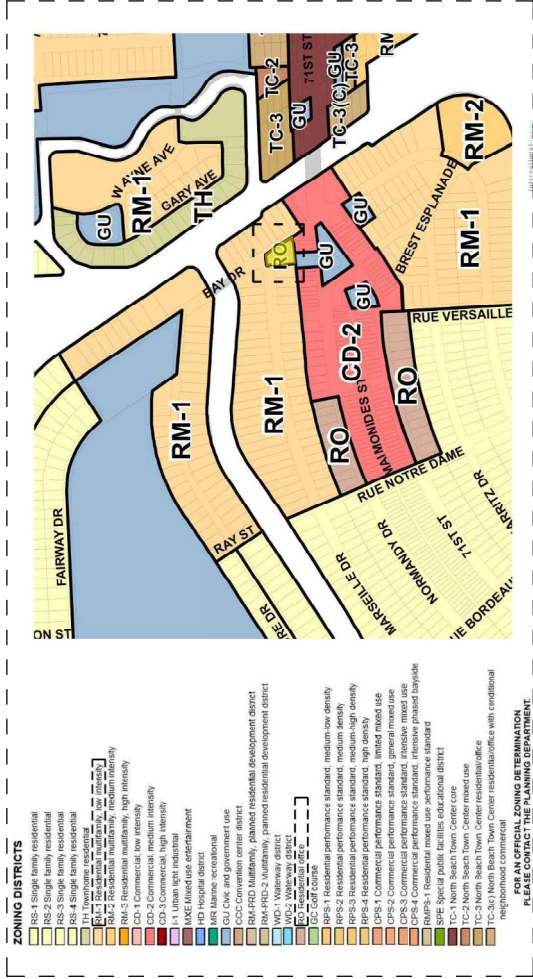
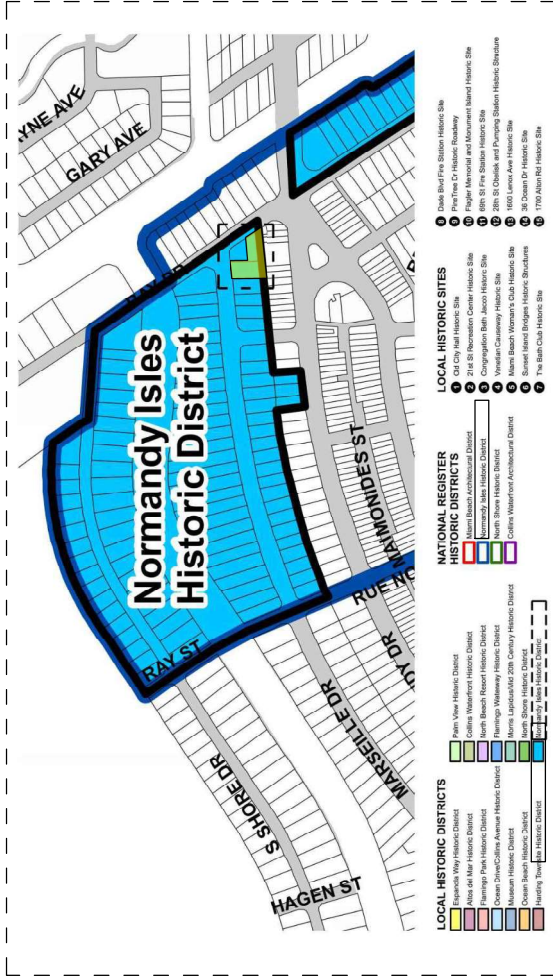


23-842

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**idea**  
Architect

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1001 N. MIAMI AVE. SUITE 1000  
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# MARSEILLE RESIDENTIAL BUILDING

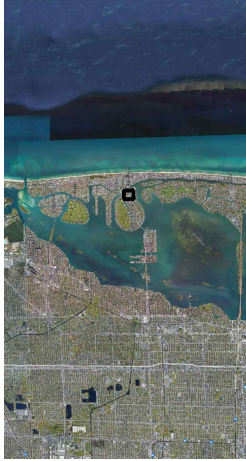
914 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141

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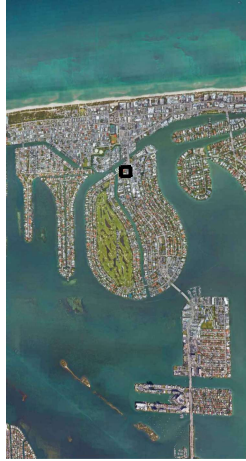
SPA-001

ARCHITECTURE	DRAWING INDEX	INITIAL SUBMITTAL	REVISED
SPA-000	Cover Sheet & Professionals	0	0
SPA-001	Drawing Index & Site Information	0	0
SPA-002	Property Overview (Maps & Aerials)	0	0
SPA-003	Existing Property Views (Photos)	0	0
SPA-004	Topographic Land Survey	0	0
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SPA-006	Floor Area Ratio Diagrams	0	0
SPA-007	Gross Floor Area Table & Units Matrix	0	0
SPA-008	Contributing Building Elevations & Plans	0	0
SPA-009	Conceptual Building Section	0	0
SPA-010	Enlarged Site Plan	0	0
SPA-201	Ground Floor Plan Layout	0	0
SPA-202	2nd Floor Plan Layout	0	0
SPA-203	3rd Floor Plan Layout	0	0
SPA-204	4th Floor Plan Layout	0	0
SPA-205	Roof Plan Layout	0	0
SPA-501	North Elevation	0	0
SPA-502	East Elevation	0	0
SPA-503	South Elevation	0	0
SPA-504	West Elevation	0	0
SPA-505	Contextual Street Elevation	0	0
SPA-601	Building Section - Longitudinal	0	0
SPA-602	Building Section - Transversal	0	0
SPA-901	3D Rendering - 01	0	0
SPA-902	3D Rendering - 02	0	0
SPA-903	3D Rendering - 03	0	0
SPA-904	3D Rendering - 04	0	0
SPA-905	3D Rendering - 05	0	0
SPA-906	3D Rendering - 06	0	0
SPA-907	3D Rendering - 07	0	0
SPA-908	Site Study 2D & 3D	0	0

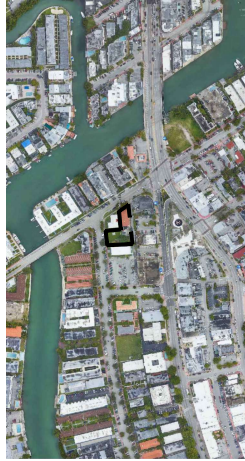




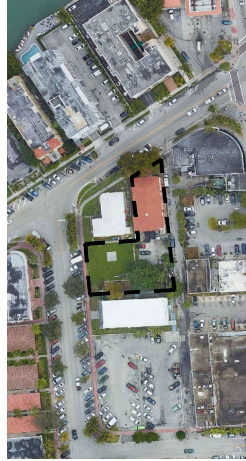
LOCATION PLAN 1 - (914 MARSEILLE DRIVE, MIAMI BEACH)



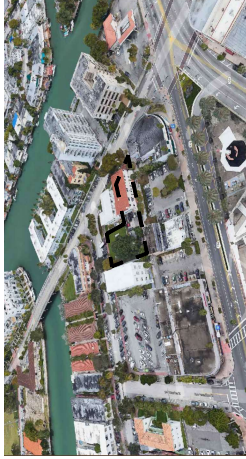
LOCATION PLAN 2 - (914 MARSEILLE DRIVE, MIAMI BEACH)



LOCATION PLAN 3 - (914 MARSEILLE DRIVE, MIAMI BEACH)



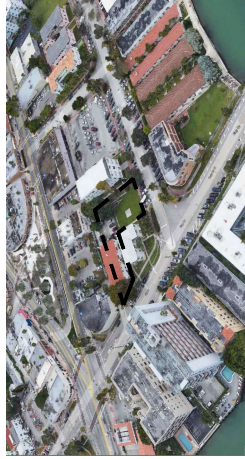
LOCATION PLAN 4 - (914 MARSEILLE DRIVE, MIAMI BEACH)



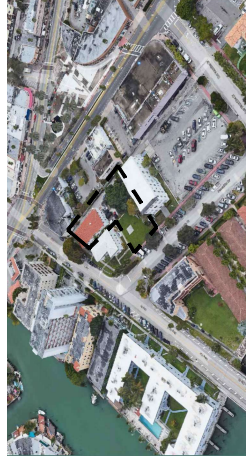
AERIAL 3D - 1 (FROM NORMANDY CT.)



AERIAL 3D - 2 (CORNER OF BAY DRIVE E / NORMANDY CT.)



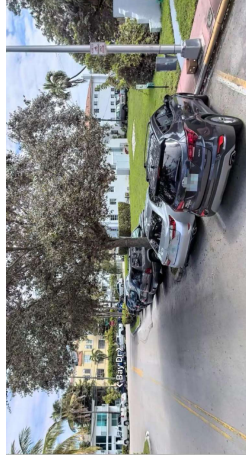
AERIAL 3D - 3 (CORNER OF MARSEILLE DRIVE / BAY DRIVE E)



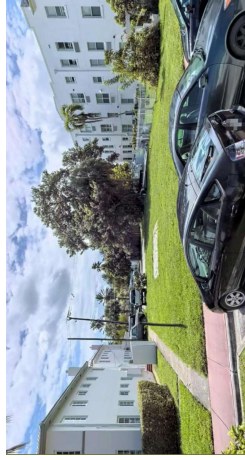
AERIAL 3D - 4 (FROM MARSEILLE DRIVE)



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



STREET VIEWS - 2 (MARSEILLE DRIVE)



STREET - 3 (CORNER OF MARSEILLE DRIVE / BAY DRIVE E)



STREET - 4 (MARSEILLE DRIVE)

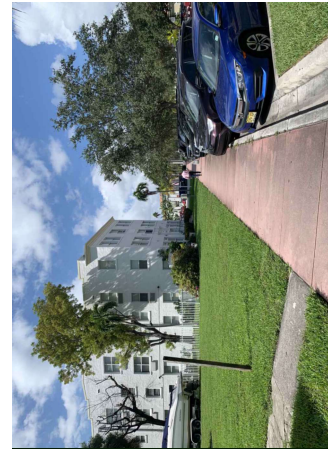
# MARSEILLE RESIDENTIAL BUILDING

914 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141

ISSUED FOR : HPB24-0629

SPA-002

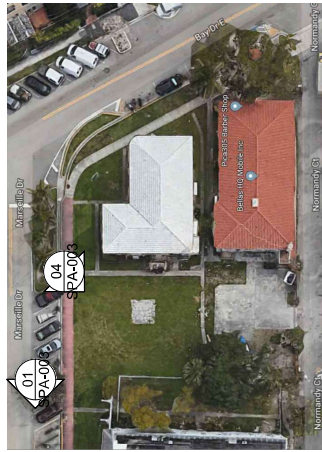




01 LOOKING WEST  
VIEW FROM SIDEWALK  
SPA-003 SCALE: NTS



04 VIEW FROM  
SIDEWALK LOOKING SOUTH WEST  
SPA-003 SCALE: NTS



07 KEY PLAN  
SPA-003 SCALE: NTS



02 VIEW FROM  
SIDEWALK LOOKING EAST  
SPA-003 SCALE: NTS



05 VIEW OF EAST NEIGHBOR PROPERTY  
SPA-003 SCALE: NTS



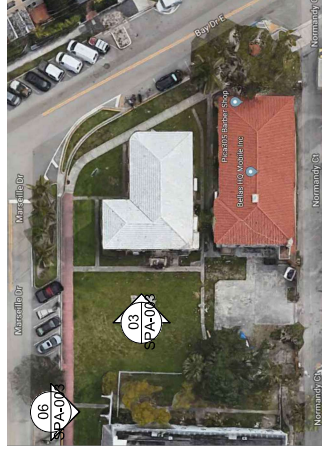
08 KEY PLAN  
SPA-003 SCALE: NTS



03 VIEW FROM CENTER OF  
THE PROPERTY LOOKING EAST  
SPA-003 SCALE: NTS



06 VIEW OF WEST PROPERTY  
SPA-003 SCALE: NTS



09 KEY PLAN  
SPA-003 SCALE: NTS

# MARSEILLE RESIDENTIAL BUILDING

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SPA-003

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Architect

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ZONING DESIGNATION		ZONING MAP		ALLOWED RESOURCES	PROVIDED
CODE	DESCRIPTION	CITY OF WAHIA BEACH		<p><b>DM-4</b>  <b>RECREATION AND TOURISM (RECREATION)</b></p> <p><b>DM-5</b>  <b>RECREATION AND TOURISM (RECREATION)</b></p>	<p><b>DM-4</b>  <b>RECREATION AND TOURISM (RECREATION)</b></p> <p><b>DM-5</b>  <b>RECREATION AND TOURISM (RECREATION)</b></p>

HISTORIC ZONING DISTRICTS			ALIGNED REQUIRED	PROPOSED
<b>NEIGHBORHOOD HISTORIC CENTER</b> THE PURPOSE OF THE HISTORIC CENTER ZONING DISTRICT IS TO PRESERVE THE HISTORIC CHARACTER AND ARCHITECTURAL QUALITIES OF THE HISTORIC CENTER OF THE CITY OF ALBUQUERQUE, NEW MEXICO.			NORMATIVE RULES HISTORIC DISTRICT	NORMATIVE RULES HISTORIC DISTRICT
CODE ELECTION	CITY OF BLANK BLANCH	ZONING MAP		
(1) TO PRESERVE THE HISTORIC CHARACTER AND ARCHITECTURAL QUALITIES OF THE HISTORIC CENTER OF THE CITY OF ALBUQUERQUE, NEW MEXICO. (2) TO PRESERVE THE HISTORIC CHARACTER AND ARCHITECTURAL QUALITIES OF THE HISTORIC CENTER OF THE CITY OF ALBUQUERQUE, NEW MEXICO. (3) TO PRESERVE THE HISTORIC CHARACTER AND ARCHITECTURAL QUALITIES OF THE HISTORIC CENTER OF THE CITY OF ALBUQUERQUE, NEW MEXICO.				

LOT OCCUPATION	CODE SECTION	MINIMUM BEACH INTERLUDE CODE	SEC 7.2.4.3	ALLOWED REQUIRED	PROVIDED
<p>LOT AREA MEANS THE TOTAL HORIZONTAL AREA WITHIN THE LOT LINE OF THE LOT.</p> <p>LOT WIDTH MEANS THE TOTAL HORIZONTAL DISTANCE BETWEEN THE LOT CORNERS.</p> <p>LOT WIDTH MEANS THE LEVEL DISTANCE BETWEEN THE LOT LINE (UNDISBURGED) AT THE REQUIRED FRONT YARD SETBACK LINE AND PARALLEL TO THE FRONT STREET LINE.</p>				MIN. LOT AREA 6,000 SF	15,119 SF
				MIN. LOT WIDTH	N/A

LOT COVERAGE		ALLOWED / REQUIRED	PROVIDED
CODE SECTION	WARM BEACH RESIDENCY CODE SEC. 7-2.3	LOT WIDTH ≥ 45 FEET	EXISTING BUILDING = 10,000 SF (13.4%) NEW BUILDING = 4,600 SF (3.4%) TOTAL = 14,600 SF (16.8%)

[illegible]

MAXIMUM DENSITY		MARINE BEACH RESERVATION CODE		SEC 7.2.4.3	ALIGNED - REQUIREMENTS	PROVIDED
CODE SECTION						
<p>MARINE COUNTY BEACH MANAGEMENT ALIGNED NUMBER OF SWIMLINE UNIT PLAZAS:            AVAILABLE BEACHS OF 960S ON THE SHORELINE (FOR ZONING FOR 1.8 ZONING) FOR IMPROVEMENT OF SWIMMABLE UNITS</p>						
				RM-1	AREA 4 1.8 ZONING TOTAL = 45.75 SQ. FT.	EXISTING DENSITY CONFIRMED BEACHING 1.8 ZONING 1.8 ZONING SWIMMING UNITS
				RD	AREA 4 1.8 ZONING TOTAL = 45.75 SQ. FT.	
				TOTAL	91.50 SQ. FT.	

MINIMUM UNIT SIZE		ALLOWED / REQUIRED	PROVIDED
CODE SECTION	MIAMI BEACH RESILIENCY CODE		
SEC. 7.2.4.1b:		400 SF	125 SF
FOR NEW CONSTRUCTION, THE MINIMUM UNIT SIZE IS 500 SF.			

MINIMUM AVERAGE UNIT SIZE		ALLOWED / REQUIRED	PROVIDED
CODE SECTION	MAINT BEACH RESILIENCY CODE		
SEC. 2.2.4.13:			
FOR NEW CONSTRUCTION, THE AVERAGE UNIT SIZE IS 800 SF.		600 SF	719 SF

MAX. BUILDING HEIGHT	ALLOWED REQUIRED		PROVIDED
	CODE SECTION	MINIMUM REACH INTERLUENCY CODE	
HEIGHT OF BUILDING AND THE VERTICAL DISTANCE FROM THE CEILING FLOOR ELEVATION (BPT - FIREBOARDS) TO THE HIGHEST POINT OF A RAMP.	SEC. 7.2.4.3.1.1	54 FEET	4" (8 FEET) (SEE SECTION PAGE 54-59)

PARKING SCREENING STANDARDS			ALLOWED	REQUIRED	PROHIBITED
CODE SECTION	MINIMUM BEACH RESILIENCY CODE	SEC 7.1.6.2			
WHERE PARKING LOTS AND WITH HAMPABLE SPACE SHOULD BE EXTENDED BY PLANTATION, VEGETATION OR OTHER SOFT TREATMENT				THE SURFACE FINISHING NEED TO BE SCREENED TO PREVENT EROSION OR OTHER SUCH TREATMENT	PROHIBITED

FRONT SETBACK		ALIGNED - REARUS		PROVIDED	
CODE SECTION	MINIMUM BEACH RECREATION CODE	PERFECTAL	TOWER	PERFECTAL	TOWER
MAN, BLDG AND YARD SETBACKS TO FULL WIDTH OF THE LOT FRONTING THE MAIN BUILDING AND THE FRONT LOT LINE.	REC 7.2.3.3				
<p>PERFECTAL MEANS THAT PORTION OF A BUILDING OR STRUCTURE WHICH IS EQUAL TO OR LESS THAN 10 FEET IN HEIGHT ABOVE THE MAIN BUILDING AND THE FRONT LOT LINE.</p> <p>TOWER MEANS THAT PORTION OF A BUILDING OR STRUCTURE WHICH EXCEEDS 10 FEET IN HEIGHT ABOVE MAIN FLOOR ELEVATION (PERFECTAL) IS DEFINED DIFFERENTLY IN PERFECTAL REGULATIONS.</p>					
		20 FEET	NA	21 FEET	NA

SIDE SETBACK (WEST)		ALIGNED REQUIREMENTS		PROPOSED
CODE SECTION	MINIMUM REACH REQUIREMENT CODE	PERMITTED	TOWER	PERMITTED
<p>WALKING SURFACE WIDTH REQUIRES THE MINIMUM OF THE CITY AND DISTRICTS FROM THE FRONT YARD TO THE REAR YARD.</p> <p>PERMITTED: ANY PORTION OF A BUILDING OR STRUCTURE WHICH IS FLAT TO OR LESS THAN SIX FEET IN HEIGHT ABOVE THE GRADE AND PARALLEL TO A BUILDING OR STRUCTURE WHICH IS FLAT TO OR LESS THAN SIX FEET IN HEIGHT ABOVE THE GRADE.</p> <p>REAR YARD: ANY PORTION OF A BUILDING OR STRUCTURE WHICH IS FLAT TO OR LESS THAN SIX FEET IN HEIGHT ABOVE THE GRADE.</p> <p>ELEVATION: ANY PORTION OF A BUILDING OR STRUCTURE WHICH IS FLAT TO OR LESS THAN SIX FEET IN HEIGHT ABOVE THE GRADE.</p>	SEC. 72.4.3.A	NA	NA	9 FEET

SIDE RETRACTION (LEFT)		ALIGNED / REQUIRED		PROVIDED
CODE SECTION	MAIN REACH RESILIENCY CODE	FEDERAL	TOWNSHIP	FEDERAL / TOWNSHIP
<p>WATER MAINS: THE DISTANCE BETWEEN THE STRUCTURE AND THE ADJACENT SIDE OF THE LOT AND EXTENDING FROM THE FRONT YARD TO THE ALLEY AND THEREAFTER.</p> <p>PERFECT: MAINS THAT PORTION OF A BUILDING OR STRUCTURE WHICH IS EQUAL TO OR LESS THAN 60 FEET IN HEIGHT ABOVE THE FINISHED GRADE SHALL BE CONSIDERED TO BE A BUILDING OR STRUCTURE WHICH EXCEEDS 60 FEET IN HEIGHT ABOVE FINISHED GRADE.</p> <p>TOWNSHIP: MAINS THAT PORTION OF A BUILDING OR STRUCTURE WHICH EXCEEDS 60 FEET IN HEIGHT ABOVE FINISHED GRADE SHALL BE CONSIDERED TO BE A BUILDING OR STRUCTURE WHICH EXCEEDS 60 FEET IN HEIGHT ABOVE FINISHED GRADE.</p> <p>ELEVATION: THE DISTANCE BETWEEN THE STRUCTURE AND THE ADJACENT SIDE OF THE LOT AND EXTENDING FROM THE FRONT YARD TO THE ALLEY AND THEREAFTER.</p>	REC. 7.2.4.3.A			NA

[illegible][illegible]

4	PARKING AND LOADING REQUIREMENTS		
NUMBER OF REQUIRED PARKING SPACES		ALLOWED REQUIRED	PROVIDED
CODE SECTION	MARK BEACH/RELIANCE CODE	SEC. 12.4.1	
APPLICABLE TO ALL NEW AND EXISTING DEVELOPMENTS WITH ONE OR MORE OFF-STREET PARKING SPACES AND/OR TRUCK AND TRAILER LOADING/ UNLOADING SPACES. TRUCK AND TRAILER TRANSPORTATION FOR A RESIDENT, BUSINESS, OR INSTITUTION IS PROHIBITED.			
		NOT REQUIRED	64 SPACES

NUMBER OF REQUIRED CONDOM SPACES	MAINE BEACH RESILIENCY CODE	SEC. 5.2.B	ALLOWED / REQUIRED	PROHIBITED
FOR ANY RESIDENTIAL BUILDING OR HOTEL BUILDING OVER 30 UNITS BUT NOT MORE THAN 50 UNITS ONE SPACE.			NOT REQUIRED	0 BERTH

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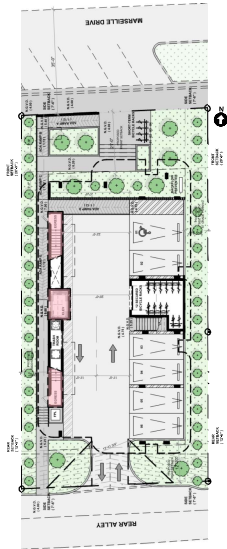
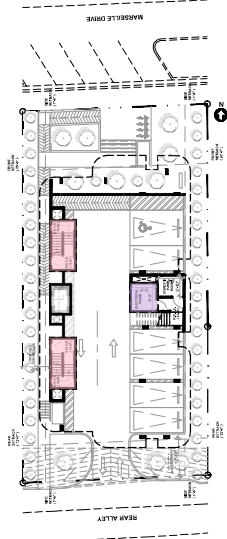
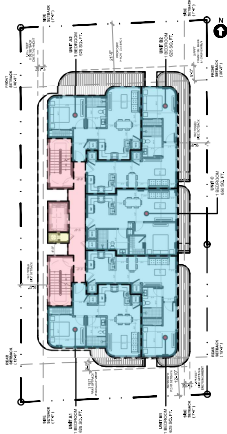
INTERIOR SUBSECTION		SEC. 5.3.3	ALLOWED / REQUIRED	PROVIDED
CODE NUMBER	MAJOR BEACH RESILIENCY CODE			
90' TYPING—22 FEET, WITH COLUMNS PARALLEL TO THE INTERIOR DRIVE ON EACH SIDE OF THE REQUIRED DRIVE. SET BACK AN ADDITIONAL ONE FOOT SIX INCHES MEASURED FROM THE EDGE OF THE REQUIRED INTERIOR DRIVE TO THE FACE OF THE COLUMN.		22 FEET	22 FEET	

UNIVERSITY TIER		ALLOWED REQUIRED	PROVIDED
CODE SECTION	MAINE BEACH RESILIENCY CODE	SEC. 5.3.4	
<p>DRIVES SHALL HAVE A MINIMUM WIDTH OF 22 FEET FOR TWO WAY TRAFFIC AND 11 FEET FOR ONE WAY TRAFFIC. NOTWITHSTANDING THE FOREGOING, FOR RESIDENTIAL BUILDINGS WITH FEWER THAN 25 UNITS, DRIVES SHALL HAVE A MINIMUM WIDTH OF 30 FEET FOR TWO WAY TRAFFIC.</p>			
		ONE WAY	11 FEET
		TWO WAY	18 FEET

OFF-STREET LOADING SPACE DIMENSIONS		ALLOWED / REQUIRED	PROVIDED
CODE SECTION	MAIR BEACH RESILIENCY CODE	SEC. 5.3.13	
FOR THE PURPOSE OF THESE REGULATIONS, A LOADING SPACE IS A SPACE WITHIN THE MAIN BUILDING OR ON THE SAME LOT, AS SHOWN ON THE PLAT, THAT IS USED BY A BUSINESS OR INDUSTRY TO LOAD OR UNLOAD GOODS OR MATERIALS FROM OR TO A TRUCK, TRAILER, OR VEHICLE. LOADING SPACES SHALL BE USED BUT NOT LESS THAN TEN FEET BY 20 FEET, AND ACCESSIBLE TO SUCH VEHICLES WHEN REQUIRED OFF-STREET PARKING SPACES ARE FILLED.		10' 0" X 20' 0"	N/A

BICYCLES 9 STORAGE		ALLOWED / REQUIRED	PROVIDED
CODE SECTION	MAINE BEACH RESILIENCY CODE	SEC. 5.2.4.1	
APARTMENT BUILDINGS IN RM-1 OR RM-2 ZONING DISTRICTS ON LOTS THAT ARE 65 FEET IN WIDTH OR LESS: THESE SHALL BE NO PARKING REQUIREMENT, PROVIDED SECURE STORAGE FOR ALTERNATIVE TRANSPORTATION SUCH AS SCOOTERS, BICYCLES, AND MOTORCYCLES, IS PROVIDED.		N/A	12 SECURED LONG TERM BICYCLES & 4 SHORT TERM BICYCLES IN THE FRONT YARD





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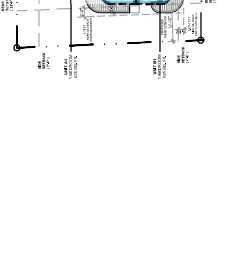
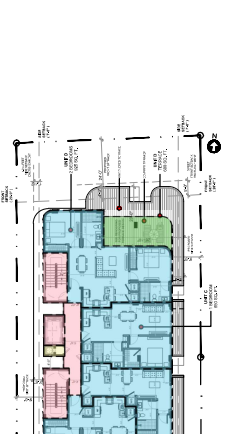
SPA-006

## TOTAL F.A.R. CALCULATION

- LEVEL 1 = 220 SF
- LEVEL 1.5 = 400 SF
- LEVEL 2 = 3,730 SF
- LEVEL 3 = 3,612 SF
- LEVEL 4 = 1,751 SF

**TOTAL F.A.R. = 9,713 SF**

01 F.A.R. DIAGRAMS  
SPA-006 SCALE: NOT TO SCALE







# MARSEILLE RESIDENTIAL BUILDING

914 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141

SPA-007

ISSUED FOR : HPB24-0629

LEVEL	( INTERIOR )				( EXTERIOR )				TOTAL
	LEASABLE UNITS	RENTABLE/BIKE STORAGE	VERTICAL CIRCULATION ( ELEVATOR )	VERTICAL CIRCULATION ( STAIRCASES )	HORIZONTAL CIRCULATION	BALCONIES & TERRACES	ROOF DECK ( AMENITIES )	MECHANICAL AREAS	

LEVEL 4 / AMENITIES	1,215	-	75	280	140	730	1,635	25	4,100
LEVEL 3	2,825	-	75	285	180	920	-	25	4,310
LEVEL 2	3,150	-	75	290	195	575	-	25	4,310
MEZZANINE	-	-	95	350	-	-	-	215	660
GROUND	-	265	75	180	615	-	-	85	1,220

TOTAL	7,190	265	395	1,385	1,130	2,225	1,635	375	14,600
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%	49.25%	1.82%	2.71%	9.49%	7.74%	15.24%	11.20%	2.57%	100.00%
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EFFICIENCY	=	$\frac{(A+B)}{(I)}$	=	51.06%
AVERAGE UNIT SIZE	=	$\frac{(A)}{(J)}$	=	719,000

AMMOUNT OF PARKING SPACES	6
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01 PROJECT PROGRAM  
SPA-007 SCALE: NTS

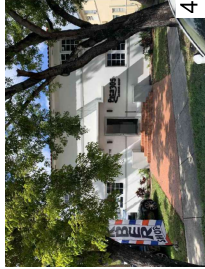
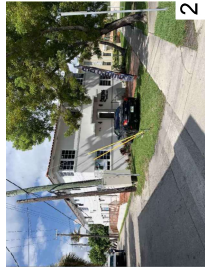
## RESIDENTIAL UNITS MATRIX

	UNIT TYPE	AMOUNT OF UNITS	AREA / UNIT ( SQ. FT. )	TOTAL AREA ( SQ. FT. )
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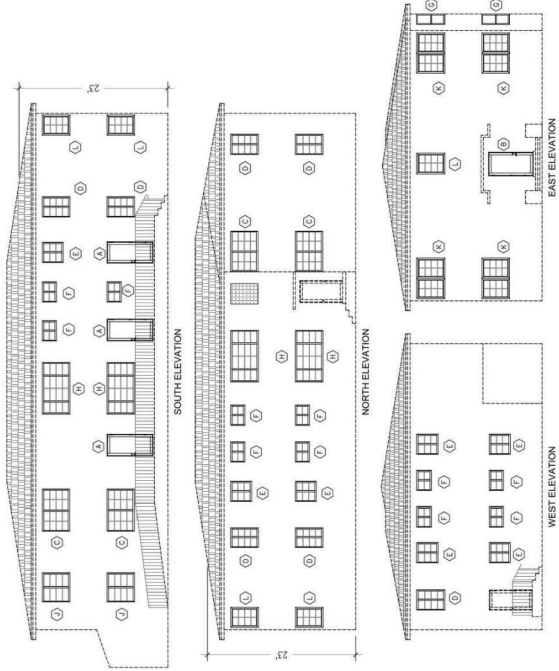
UNIT A1	1 BD	2	625	1,250
UNIT A2	1 BD	1	625	625
UNIT B1	1 BD	2	625	1,250
UNIT B2	1 BD	1	625	625
UNIT C	1 BD	2	650	1,300
UNIT D	2 BD	1	925	925
UNIT E	3 BD	1	1,215	1,215
TOTAL	-	10	-	7,190

02 UNIT MATRIX  
SPA-007 SCALE: NTS

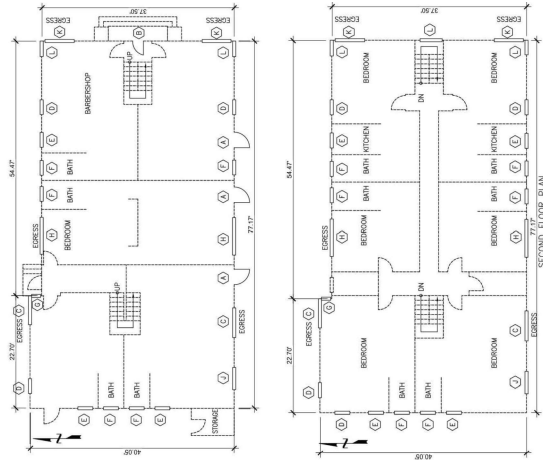




CONTRIBUTING BUILDING  
EXISTING PICTURES  
SPA-008 SCALE: NTS



CONTRIBUTING BUILDING  
EXTERIOR ELEVATIONS  
SPA-008 SCALE: NTS



CONTRIBUTING BUILDING  
FLOOR PLANS  
SPA-008 SCALE: NTS

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ISSUED FOR : HPB24-0629

SPA-008

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SPA-009 SCALE: 1/16" = 1'-0"