

**SITE PLAN NOTES**

- A SPOT ELEVATION- N.G.V.D. 4.00
- B SPOT ELEVATION- N.G.V.D. 4.75
- C SPOT ELEVATION- N.G.V.D. 5.25
- D SPOT ELEVATION- N.G.V.D. 5.40
- E SPOT ELEVATION- N.G.V.D. 6.20
- F SPOT ELEVATION- N.G.V.D. 7.00
- G SPOT ELEVATION- N.G.V.D. 9.00
- H ADA RAMP SLOPE 1:12 SEE RAMP SECTION A-201
- I RIGHT TRIANGLE SEE LANDSCAPING PLAN 15' X 15'
- J TRASH ROOM WITH ROLLING DOOR
- K ELEVATOR (6'4" X 6'4") TO ACCESS LEVEL 24
- L SECURED BICYCLE STORAGE, 12 RACKS
- M VEHICULAR ENTRANCE / EXIT, 12 FEET WIDE
- N FPL TRANSFORMER, NOT IN SETBACK & SCREENED
- O BACK FLOW PREVENTER, NOT LOCATED IN SETBACK AND SCREENED WITH VEGETATION. SEE LANDSCAPE
- P AT GRADE PARKING, NOT ENCROACHING IN SETBACK
- Q 2ND FLOOR OUTLINE PERMETER COVERED.
- R 22 FEET WIDE ABLE FOR PARKING GARAGE
- S SEE LANDSCAPING PLAN FOR EXACT TREES DESIGN
- T 4 SHORT-TERM BICYCLE PARKING
- U FRONT SETBACK 20 FEET, WITH NO ENCROACHMENTS
- V REAR SETBACK 12.5 FEET, WITH NO ENCROACHMENTS
- W 22 FEET WIDE ABLE FOR PARKING GARAGE
- X ON-STREET PARKING, NOT COUNT IN CALCULATION
- Y SIDE SETBACK 7.5 FEET
- Z PROPERTY LINES

NATURALLY LANDSCAPED AREA AT THE GROUND LEVEL IN ADDITION TO THE MINIMUM SETBACK REQUIREMENTS WHICH IS EQUAL TO THE MINIMUM REQUIRED 5 PERCENT OF THE TOTAL LOT AREA.  
LOT AREA = 8 SITE A (4,663 SF) + SITE B1 (1,109 SF) = 7,772 SF (SEE PAGE SPA-081 FOR SITE INFO)  
5% X 7,772 SF = 388.6 SF REQUIRED  
PROVIDING = 478 SF

LANDSCAPED AREA
SEWERWALK & CURBS AREA
ASPHALT AREA
BUILDING AREA ABOVE

**01 SITE PLAN**

SPA-080 SCALE: 1" = 20'-0"

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

ISSUED FOR : HPB24-0629

SPA-080

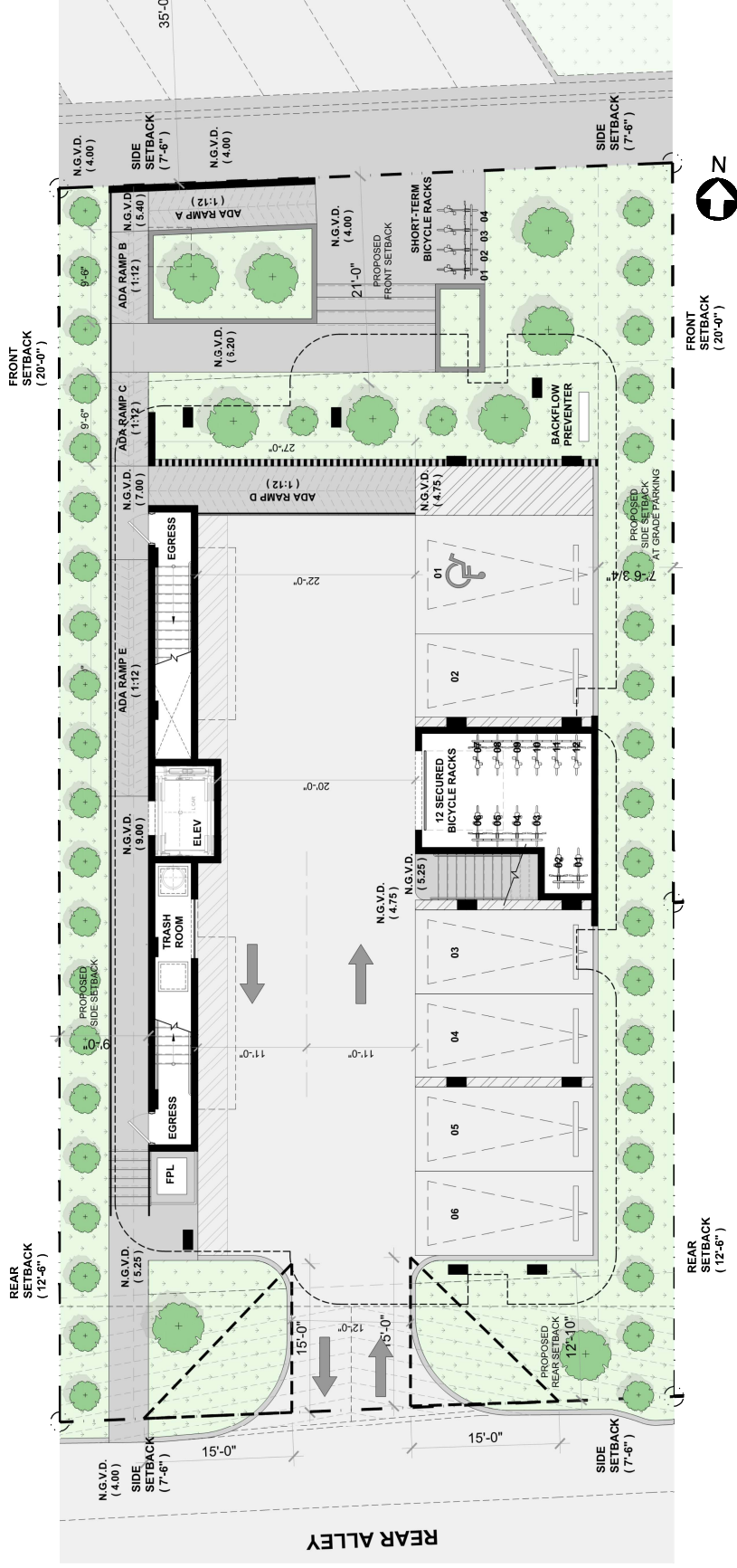
**idea**  
ARCHITECT

**absolute-idea.com**  
10000 SW 15th Ave, Suite 200 - North Miami Beach, FL 33162  
(305) 555-1000

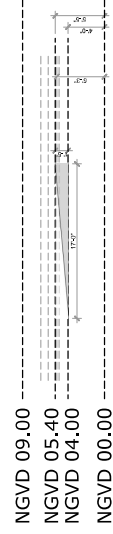
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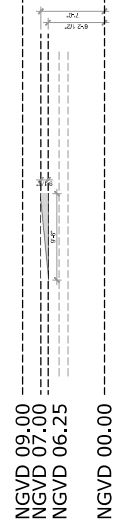
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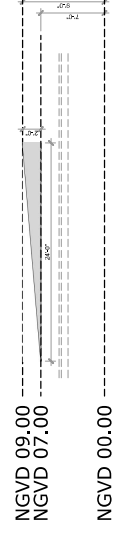
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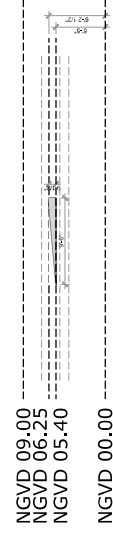
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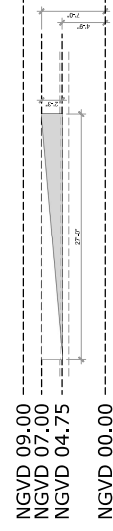
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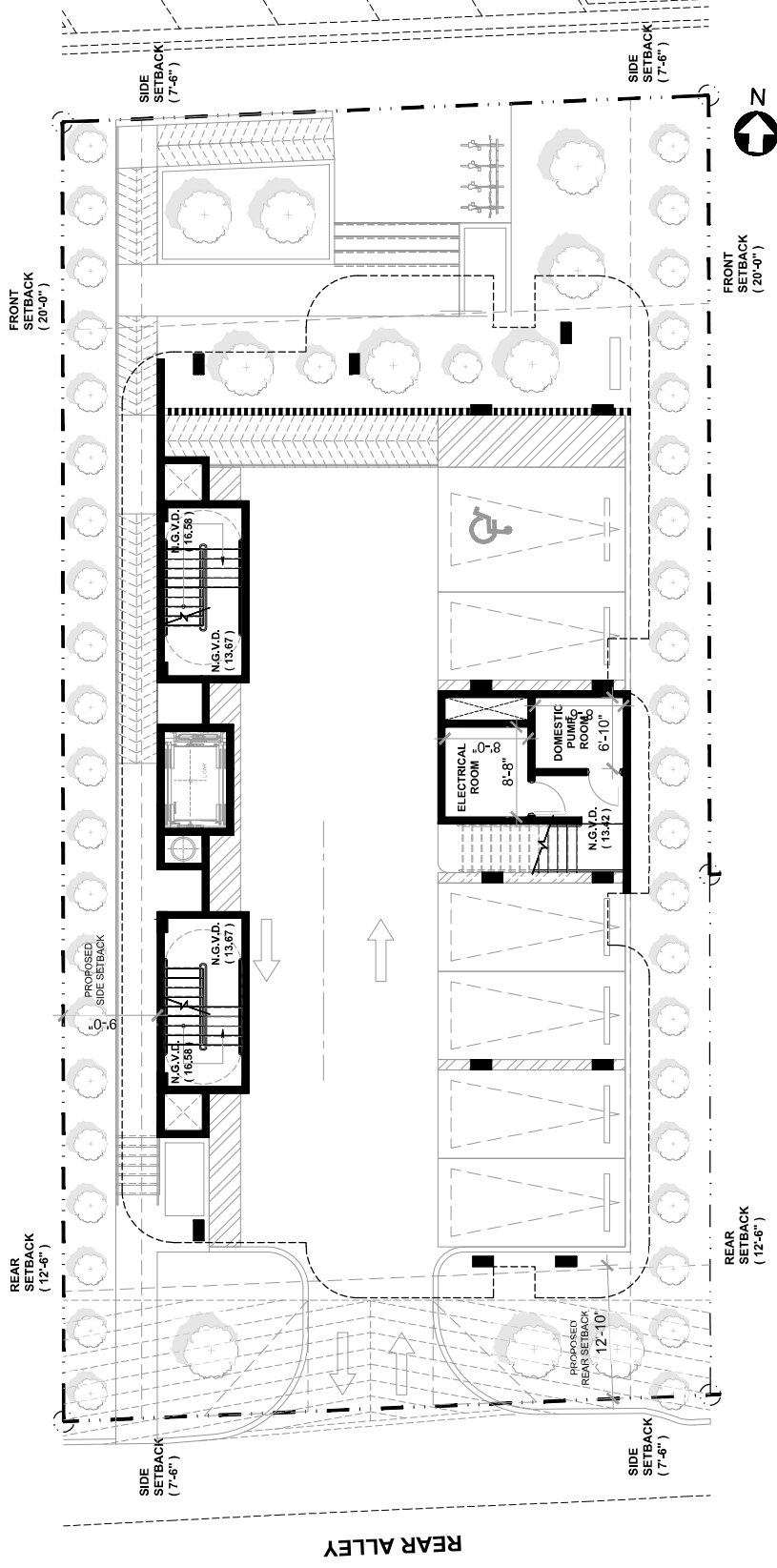
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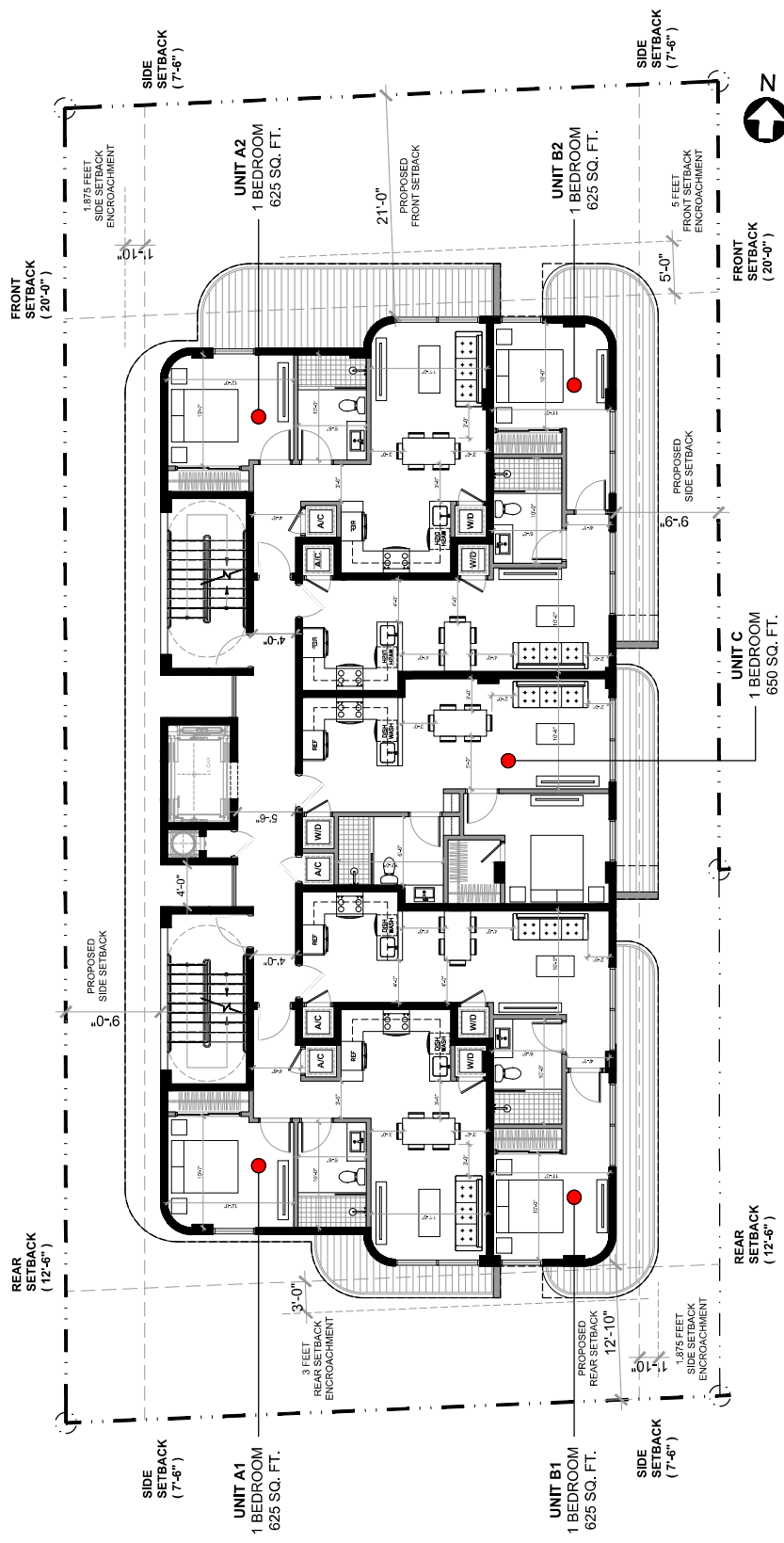


## RAMP D



01 GROUND FLOOR PLAN  
SPA-207 SCALE: 3/32" = 1'-0"





01 2ND FLOOR PLAN

SPA-203 SCALE: 3/32" = 1'-0"





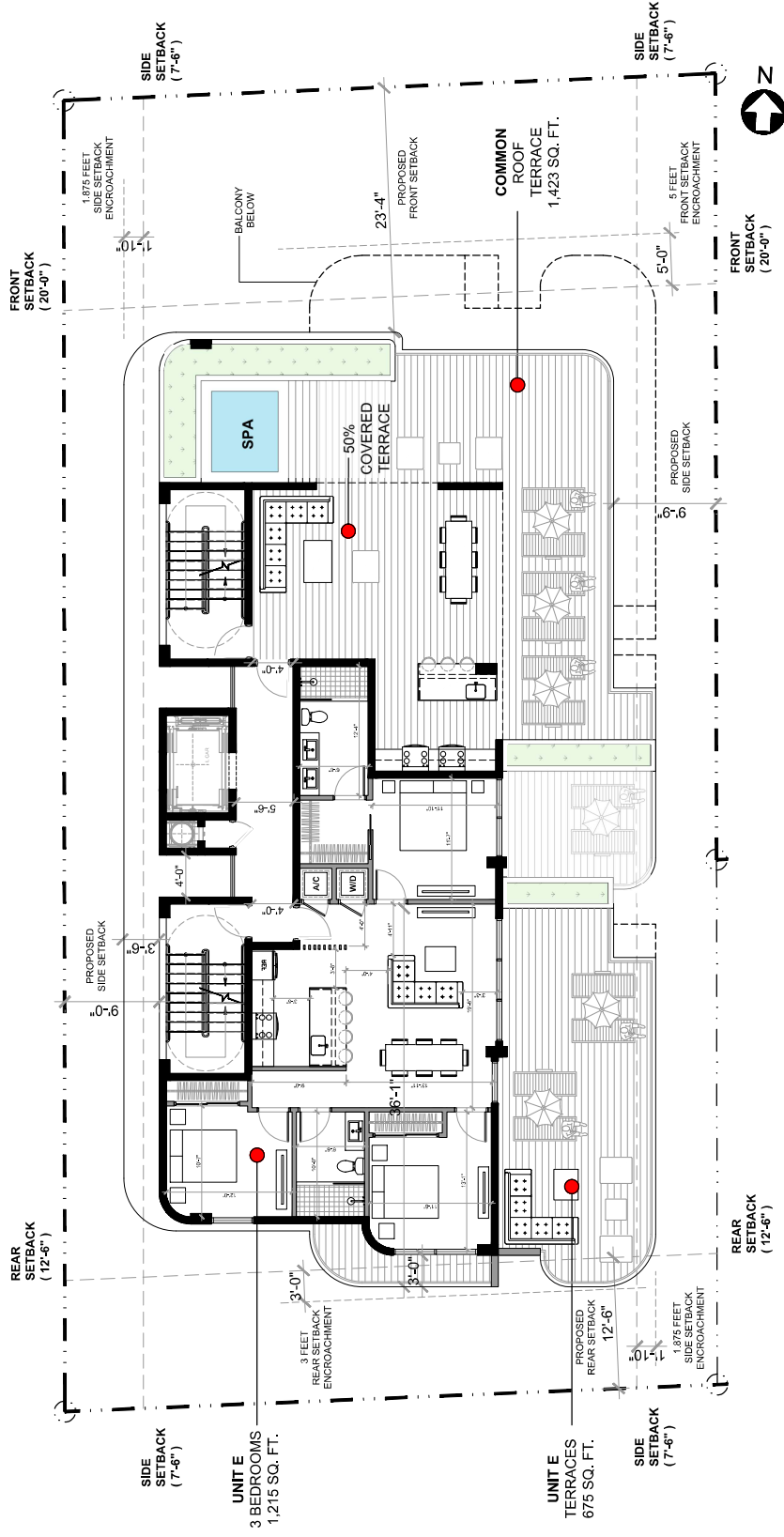


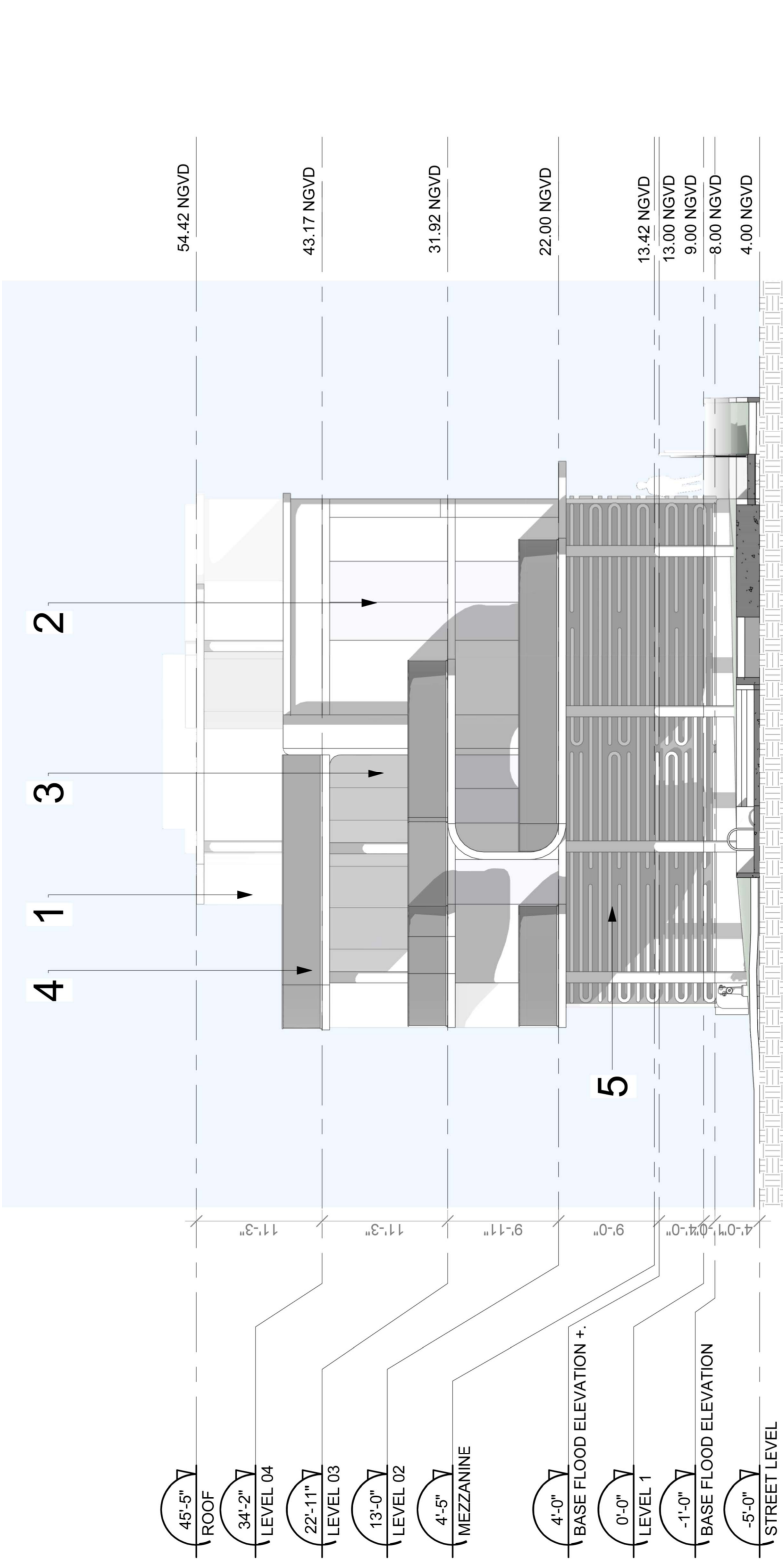
# MARSEILLE RESIDENTIAL BUILDING

914 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141

ISSUED FOR : HPB24-0629

SPA-205





01 NORTH ELEVATION  
SPA-501 SCALE: 3/32" = 1'-0"



5 | WOOD SLATS WALL



4 | RAILING METAL INFILL



3 | TINTED GLASS FOR  
STOREFRONT /  
WINDOWS / DOORS  
VIRACON OPTIGRAY



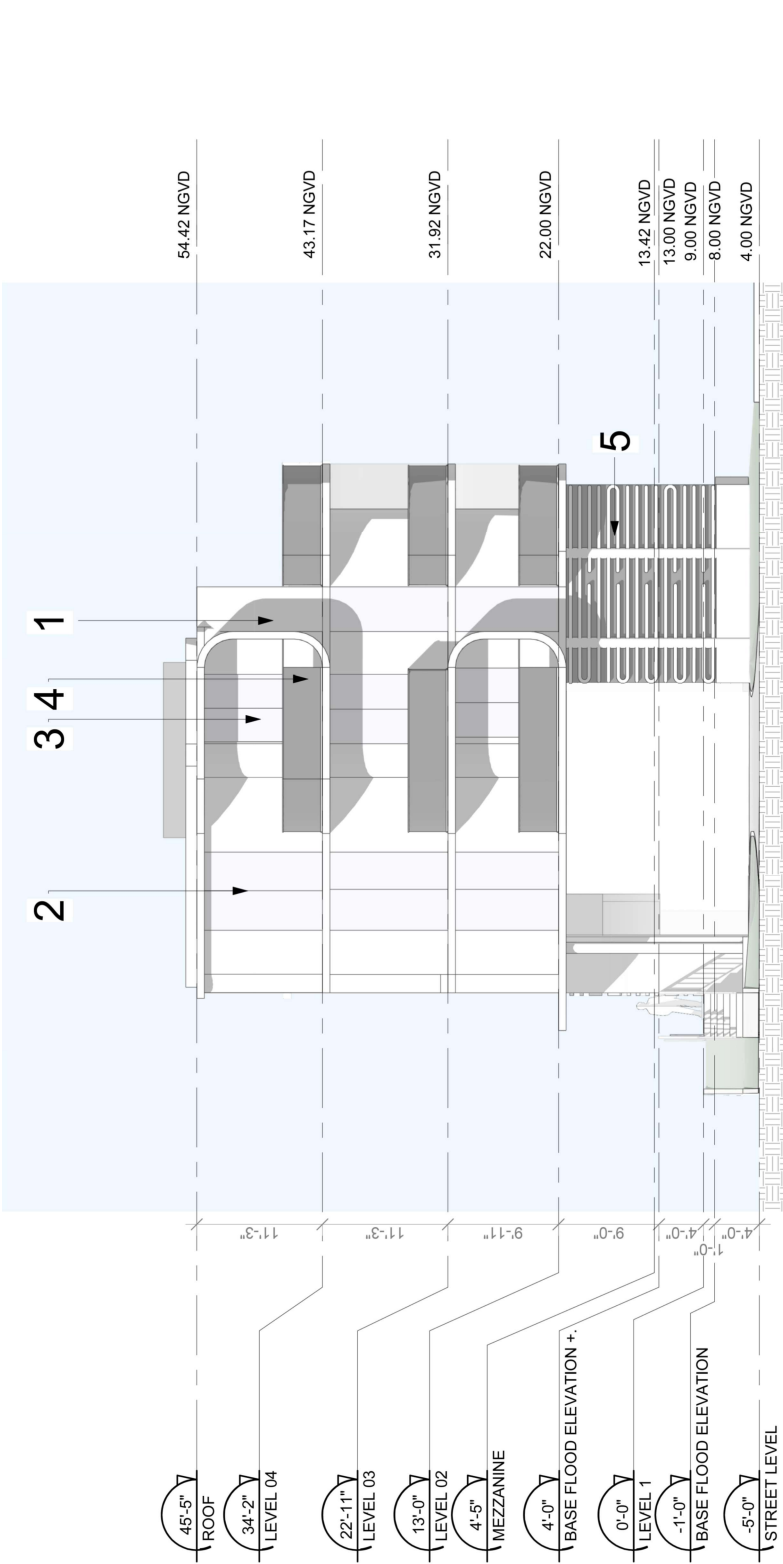
2 | ALUMINUM FRAME  
WHITE OPULENCE OC-69  
BENJAMIN MOORE /  
OR EQUIVALENT APPROVED  
BY ARCHITECT



1 | SMOOTH STUCCO FINISH  
AF-685 THUNDER  
BENJAMIN MOORE /  
OR EQUIVALENT  
APPROVED BY ARCHITECT







01 SOUTH ELEVATION  
SPA-503 SCALE: 3/32" = 1'-0"



5 | WOOD SLATS WALL



4 | RAILING METAL INFILL



3 | TINTED GLASS FOR  
STOREFRONT /  
WINDOWS / DOORS  
VIRACON OPTIGRAY



2 | ALUMINUM FRAME  
WHITE OPULENCE OC-69  
BENJAMIN MOORE /  
OR EQUIVALENT APPROVED  
BY ARCHITECT



1 | SMOOTH STUCCO FINISH  
AF-685 THUNDER  
BENJAMIN MOORE /  
OR EQUIVALENT  
APPROVED BY ARCHITECT

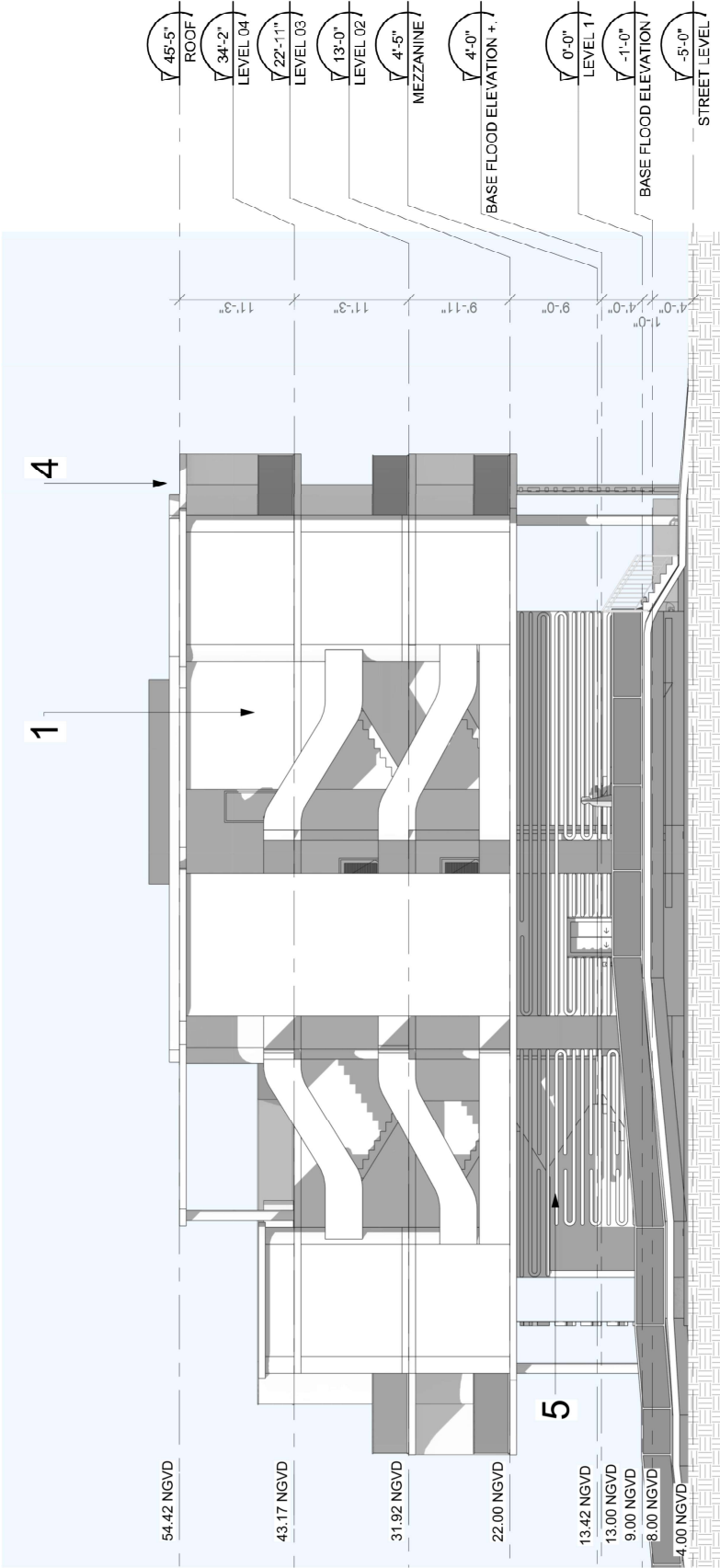


# MARSEILLE RESIDENTIAL BUILDING

914 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141

SPA-504

ISSUED FOR : HPB24-0629



01 WEST ELEVATION  
SPA-504 SCALE: 3/32" = 1'-0"



5 | WOOD SLATS WALL



4 | RAILING METAL INFILL



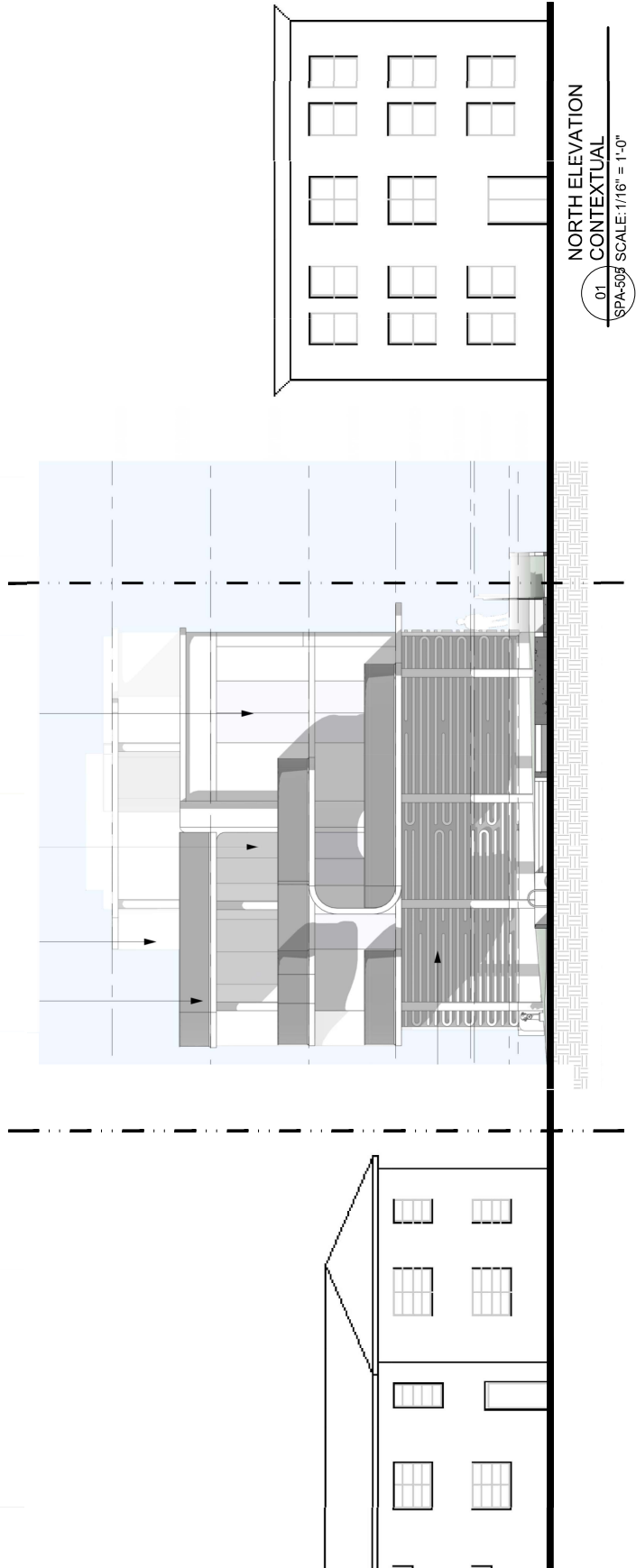
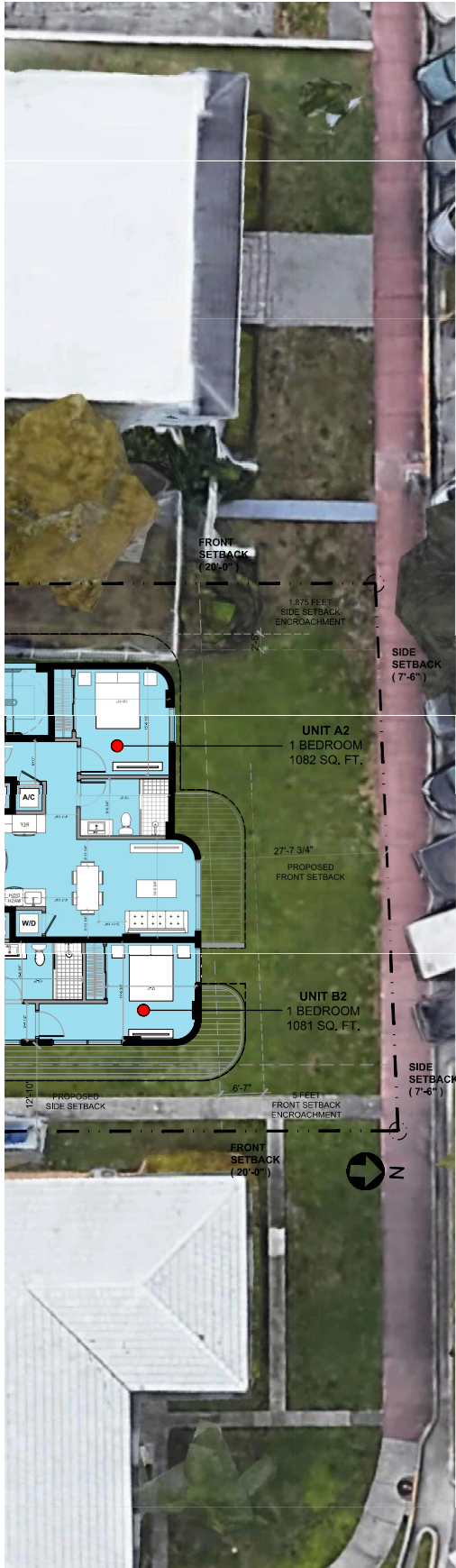
3 | TINTED GLASS FOR  
STOREFRONT /  
WINDOWS / DOORS  
VIRACON OPTIGRAY

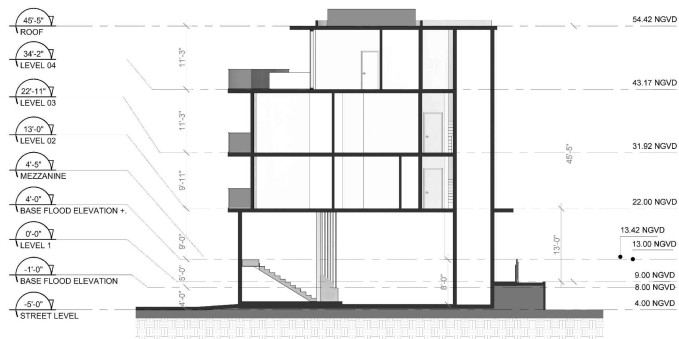


2 | ALUMINUM FRAME  
WHITE OPULENCE OC-89  
BENJAMIN MOORE /  
OR EQUIVALENT APPROVED  
BY ARCHITECT

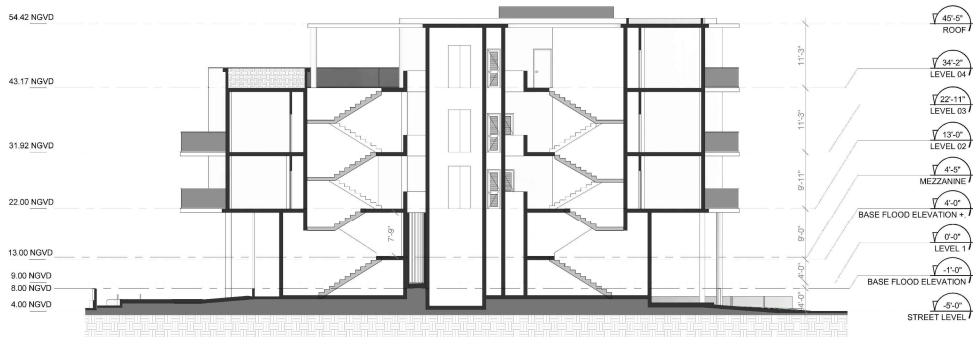


1 | SMOOTH STUCCO FINISH  
AF-685 THUNDER  
BENJAMIN MOORE /  
OR EQUIVALENT  
APPROVED BY ARCHITECT





01 SECTION A (SOUTH)  
SPA-601 SCALE: 1/16" = 1'-0"



02 SECTION B (EAST)  
SPA-601 SCALE: 1/16" = 1'-0"

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MARSEILLE RESIDENTIAL BUILDING

914 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141

ISSUED FOR : HPB24-0629

SPA-601



