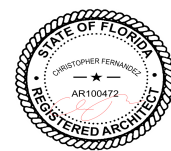


**MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL | File No. PB24-0657**

**CFZ DESIGN**



COVER SHEET

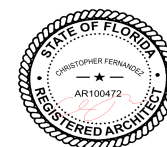
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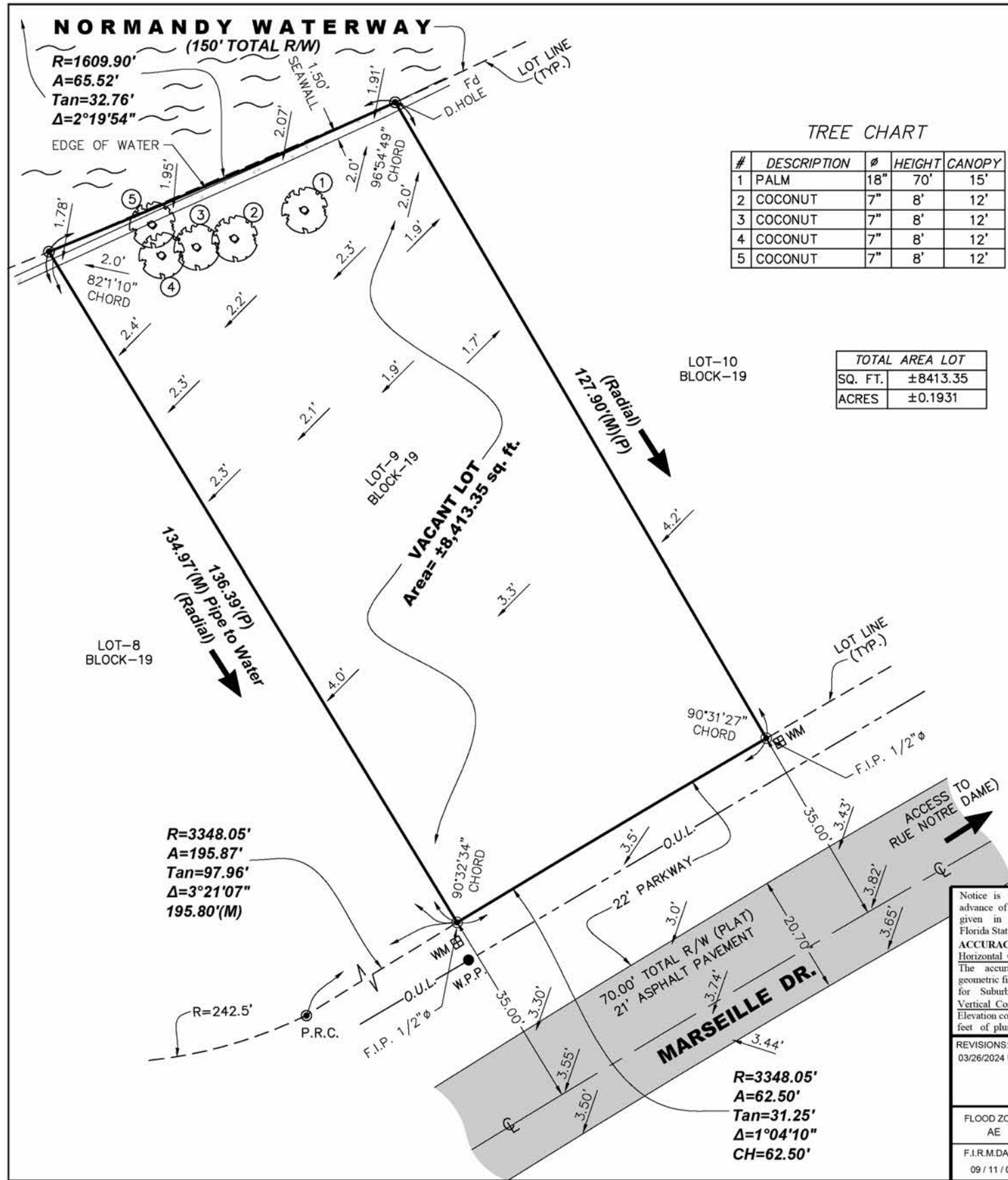
.A0.00

ZONING	
<ul style="list-style-type: none"> <li>● = NEW</li> <li>○ = NO CHANGE</li> <li>R = REVISED</li> <li>X = ELIMINATED</li> <li>@ = PROGRESS</li> </ul>	SHEETS
COVER SHEET	.A0.00
INDEX & DATA SHEET	.A0.01
ZONING DATA SHEET LOT 9	.A0.02
ZONING DATA LOT 10	.A0.02B
ZONING DATA LOT 11	.A0.02C
LOCATION MAP	.A0.03
AERIAL VIEWS	.A0.06
AXONMETRIC VIEWS	.A0.07
AXONMETRIC VIEWS	.A0.07b
AXONMETRIC VIEWS	.A0.07c
AXONMETRIC VIEWS	.A0.07d
SITE PHOTO LOCATIONS	.A0.08
CONTEXT PHOTOS	.A0.08.1
CONTEXT PHOTOS	.A0.08.2
SITE PHOTO LOCATIONS	.A0.08b
CONTEXT PHOTOS	.A0.08b.1
SITE PHOTO LOCATIONS	.A0.08c
CONTEXT PHOTOS	.A0.08c.1
SITE PHOTO LOCATIONS	.A0.08d
CONTEXT PHOTOS	.A0.08d.1
CONTEXT PHOTOS	.A0.08d.2
PROPOSED LOT COVERAGE-LEVEL 1	.A0.09A
PROPOSED UNIT DIAGRAM-LOT 9	.A0.10-A
PROPOSED UNIT DIAGRAM-LOT 10	.A0.10-B
PROPOSED UNIT DIAGRAM-LOT 11	.A0.10-C
UNIT SIZE DIAGRAMS-EXISTING 40%	.A0.10D
UNIT SIZE DIAGRAMS-EXISTING 50%	.A0.10E
UNIT SIZE DIAGRAMS-PROPOSED 50%	.A0.10F
UNIT SIZE DIAGRAMS-PROPOSED 50%	.A0.10G
FIGURE PLAN DIAGRAM	.A0.10H
SECTION DIAGRAM -EXISTING	.A0.10I
SECTION DIAGRAMS @ FREEBOARD	.A0.10J
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DEMOLITION PLAN	.A0.12
SITE PLAN	.A1.0
UNDERSTORY PLAN	.A1.1
FIRST LEVEL SITE PLAN	.A1.2
SECOND LEVEL SITE PLAN	.A1.3
ROOF LEVEL SITE PLAN	.A1.4
RENDERINGS - LOT 9	.A1.5

ZONING	
	SHEETS
RENDERINGS - LOT 10	.A1.6
RENDERINGS - LOT 10	.A1.6b
RENDERINGS - LOT 11	.A1.7
RENDERINGS - LOT 11	.A1.7b
LANDSCAPE - TREE DISPOSITION PLAN-LOT 9	L1. LOT 9
LANDSCAPE - OVERALL SITE PLAN-LOT 9	L2. LOT 9
LANDSCAPE LOT 9- PLANTING SCHEDULE, & LEGEND	L3. LOT 9
LANDSCAPE - PLANTING DETAILS-LOT 9	L4. LOT 9
LANDSCAPE - LANDSCAPE NOTES-LOT 9	L5. LOT 9
LANDSCAPE - IRRIGATION PLAN-LOT 9	L6. LOT 9
LANDSCAPE - IRRIGATION NOTES-LOT 9	L7. LOT 9

**MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL**





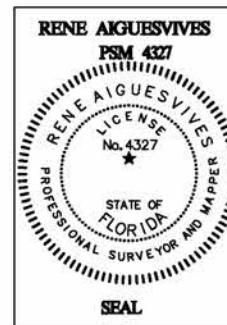
This property described as:  
 Lot 9, Block 19,  
 NORMANDY WATERWAY, according to the  
 Plat thereof as recorded in Plat Book 40, Page  
 60, of the Public Records of Miami-Dade  
 County, Florida.

**Certified to:**  
 1415 MARSEILLE LLC  
 C/O BETTINA EQUITIES COMPANY

**Address:**  
 Folio:02-3210-010-0040  
 (Vacant Lot)

**Benchmarks 1:**  
 Elevations Show refer to NAVD 88  
 BM # A-23-R Elev.=3.81' (NGVD 29)  
 (Miami-Beach) =2.26' (NAVD 88)

**Benchmarks 2:**  
 Elevations Show refer to NAVD 88  
 BM # N-313 USCG Elev.=3.75' (NGVD 29)  
 (Miami-Beach) =2.20' (NAVD 88)



**Rene Aiguesvives**  
 Digitally signed  
 by Rene Aiguesvives  
 PSM4327  
 Date: 2024.03.28  
 16:25:23 -04'00'

**"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."**

North arrow is based on assumed meridian  
 Bearing, if any, shown based on N/A (reference) N/A

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

**ACCURACY:**  
**Horizontal Control:**  
 The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.  
**Vertical Control:**  
 Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

REVISIONS:  
 03/26/2024 UPDATE TA

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX	Not valid unless it bears the signature and the original seal of Florida licensed Surveyor and Mapper.
AE	120651	0307	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 8FT N.G.V.D.		

BOUNDARY & TOPOGRAPHIC SURVEY.  
 I HEREBY CERTIFY: THAT THIS SURVEY MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

*Rene Aiguesvives*  
 RENE AIGUESVIVES 11/30/23  
 PROFESSIONAL SURVEYOR AND  
 MAPPER No. 4327. State of Florida.

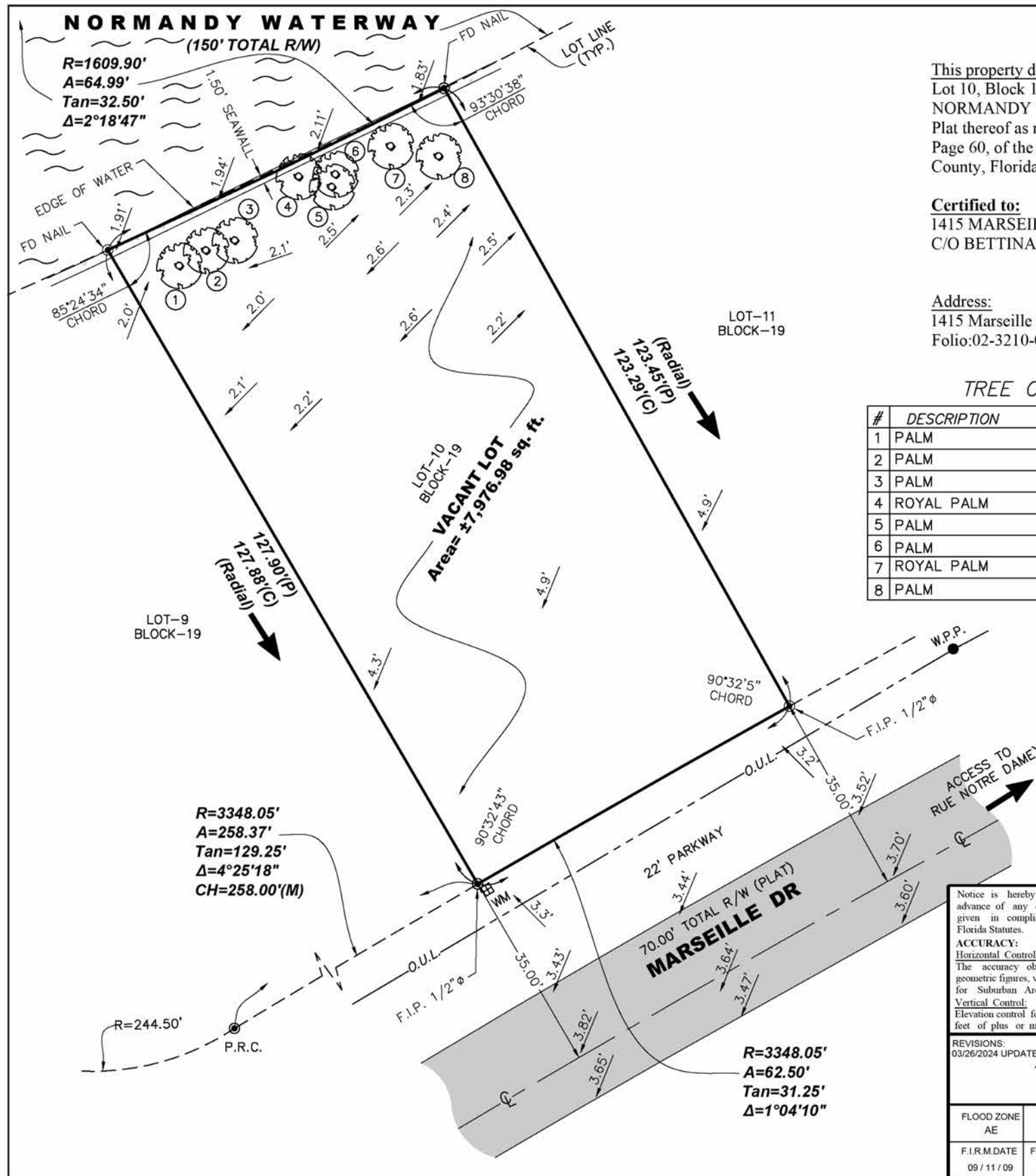
**LEGEND**

- A = Arc
- A/C = Air conditioner
- BM = Bench Mark
- BRG = Bearing
- CATV = Catch basin
- CB = Catch basin
- CBS = Concrete Block Structure
- CH = Chord
- C.P.P. = Concrete power pole
- CL = Center Line
- CLF = Chain Link Fence
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- D = Deed
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- FPL = Florida Power & Light
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- FD. = Found
- L.A. = Limited Access Easement
- L.P. = Light Pole
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- T = Tangent
- U.E. = Utility Easement
- W.F. = Wood Fence
- W.M. = Water Meter
- W.V. = Water Valve
- W.S. = Water Service

**NOTE:**  
 a) All easements and/or encroachments shown hereon are of the apparent physical use, fence legal ownership, or otherwise shown on the Survey Map.  
 b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.  
 c) Code restrictions and title search not reflected in this survey and there may be legal restrictions on the Subject Property that are not shown on the Survey Map.  
 d) Underground utilities, improvements, footings and encroachments, if any not located, shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.  
 e) Lands depicted hereon were surveyed per legal description show in Public Records or provided by client and no claims as to ownership or matters of title are made or implied.

Alvarez, Aiguesvives and Associates, Inc.  
 Surveyors, Mappers and Land Planners  
 9789 Sunset Drive, Miami, FL 33173  
 Phone 305.220.2424 Fax 305.552.8181  
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

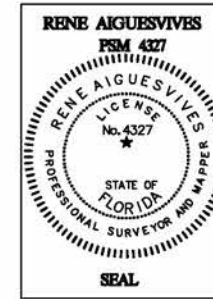
Field Date: 11/20/23 Scale: 1" = 20' Drawn by: R.S. Drwg. No. 23-24615



This property described as:  
 Lot 10, Block 19,  
 NORMANDY WATERWAY, according to the  
 Plat thereof as recorded in Plat Book 40,  
 Page 60, of the Public Records of Miami-Dade  
 County, Florida.

**Certified to:**  
 1415 MARSEILLE LLC  
 C/O BETTINA EQUITIES COMPANY

**Address:**  
 1415 Marseille Dr, Miami Beach, FL 33141  
 Folio:02-3210-010-0050



**Rene Aiguesvives**  
 Digitally signed by Rene Aiguesvives  
 PSM4327  
 Date: 2024.03.28  
 16:24:22 -04'00'

**TREE CHART**

#	DESCRIPTION	Ø	HEIGHT	CANOPY
1	PALM	14"	70'	15'
2	PALM	14"	70'	15'
3	PALM	14"	70'	15'
4	ROYAL PALM		DEAD	
5	PALM	14"	12'	8'
6	PALM	14"	12'	8'
7	ROYAL PALM	18"	45'	30'
8	PALM	15"	60'	18'

**Benchmarks 1:**  
 Elevations Show refer to NAVD 88  
 BM # A-23-R Elev.=3.81' (NGVD 29)  
 (Miami-Beach) =2.26' (NAVD 88)

**Benchmarks 2:**  
 Elevations Show refer to NAVD 88  
 BM # N-313 USCG Elev.=3.75' (NGVD 29)  
 (Miami-Beach) =2.20' (NAVD 88)

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North arrow is based on assumed meridian  
 Bearing, if any, shown based on N/A (reference) N/A

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

**ACCURACY:**

**Horizontal Control:**

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

**Vertical Control:**

Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

**REVISIONS:**

03/26/2024 UPDATE *TA*

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original seal of Florida licensed Surveyor and Mapper.
AE	120651	0307	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 8 FT N.G.V.D.		

BOUNDARY & TOPOGRAPHIC SURVEY.  
 I HEREBY CERTIFY: THAT THIS SURVEY MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

*Rene Aiguesvives*  
 RENE AIGUESVIVES 11/30/23  
 PROFESSIONAL SURVEYOR AND  
 MAPPER No. 4327. State of Florida.

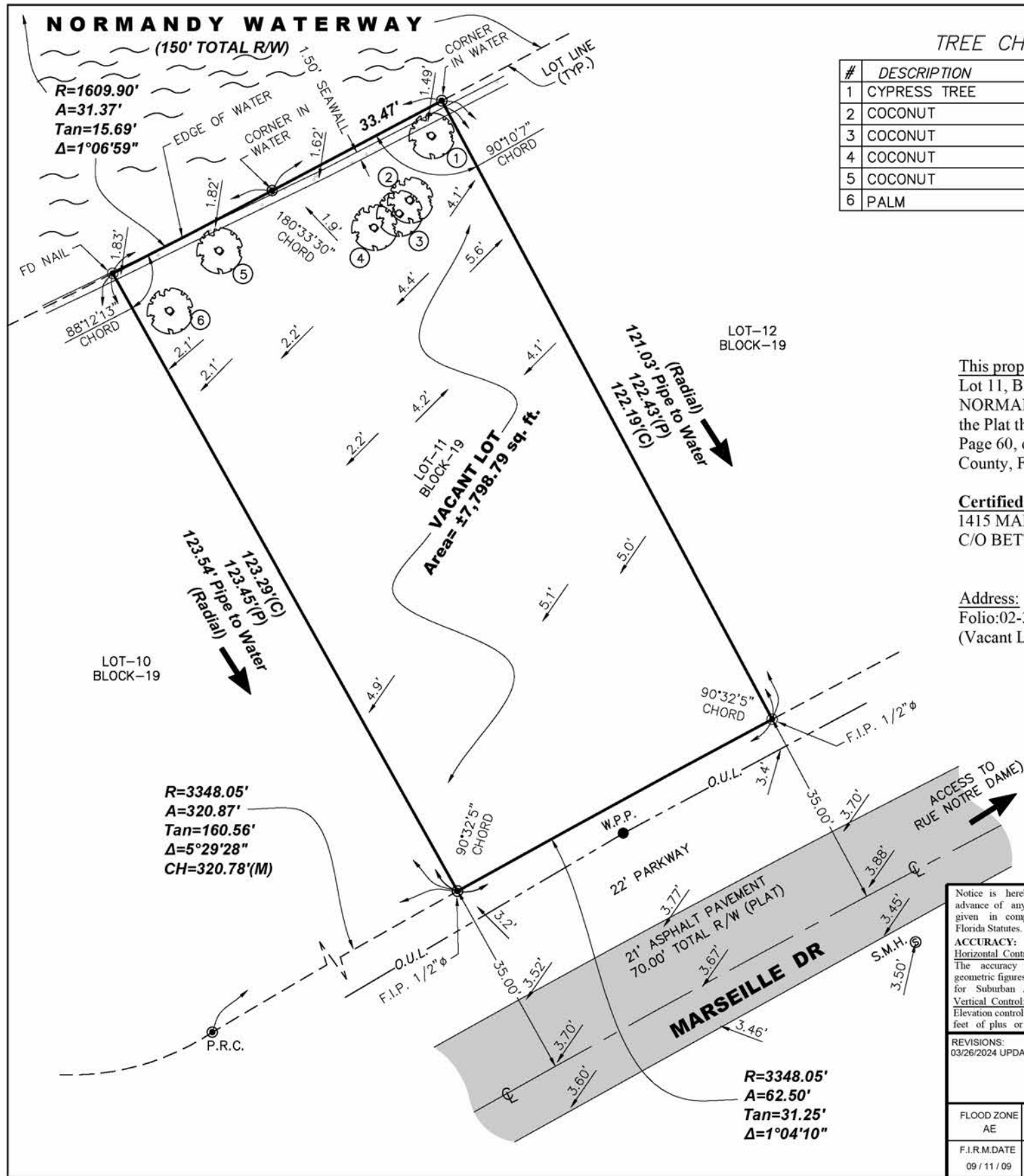
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  - W.S. = Water Service

**NOTE:**

- a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.
- b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
- c) Code restrictions and title search not reflected in this survey and there may be legal restrictions on the subject property.
- d) Unsubstantiated information, findings and encroachments, if any not located.
- e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
- f) Lands depicted hereon were surveyed per legal description show in Public Records or provided by client and no claims as to ownership or matters of life are made or implied.

Alvarez, Aiguesvives and Associates, Inc.  
 Surveyors, Mappers and Land Planners  
 9789 Sunset Drive, Miami, FL 33173  
 Phone 305.220.2424 Fax 305.552.8181  
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
11/20/23	1" = 20'	R.S.	23-24609



**TREE CHART**

#	DESCRIPTION	Ø	HEIGHT	CANOPY
1	CYPRESS TREE	4"	20'	15'
2	COCONUT	12"	18'	20'
3	COCONUT	12"	18'	20'
4	COCONUT	12"	18'	20'
5	COCONUT	18"	35'	25'
6	PALM	15"	6'	18'

TOTAL AREA LOT	
SQ. FT.	± 7798.79
ACRES	±0.1791

This property described as:  
 Lot 11, Block 19,  
 NORMANDY WATERWAY, according to  
 the Plat thereof as recorded in Plat Book 40,  
 Page 60, of the Public Records of Miami-Dade  
 County, Florida.

**Certified to:**  
 1415 MARSEILLE LLC  
 C/O BETTINA EQUITIES COMPANY

**Address:**  
 Folio:02-3210-010-0060  
 (Vacant Lot)



**Rene Aiguesvives**  
 Digitally signed by Rene Aiguesvives  
 PSM4327  
 Date: 2024.03.28 16:24:53 -04'00'

**Benchmarks 1:**  
 Elevations Show refer to NAVD 88  
 BM # A-23-R Elev.=3.81' (NGVD 29)  
 (Miami-Beach) =2.26' (NAVD 88)

**Benchmarks 2:**  
 Elevations Show refer to NAVD 88  
 BM # N-313 USCG Elev.=3.75' (NGVD 29)  
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REVISIONS:  
 03/26/2024 UPDATE *RA*

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original seal of Florida licensed Surveyor and Mapper.
AE	120651	0307	L	
F.I.R.M. DATE	F.I.R.M. INDEX	BASE ELEV.	MAPPING	
09 / 11 / 09	09 / 11 / 09	+ 8 FT N.G.V.D.		

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*Rene Aiguesvives*  
 RENE AIGUESVIVES 11/30/23  
 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

**LEGEND**

- A = Arc
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- BM = Bench Mark
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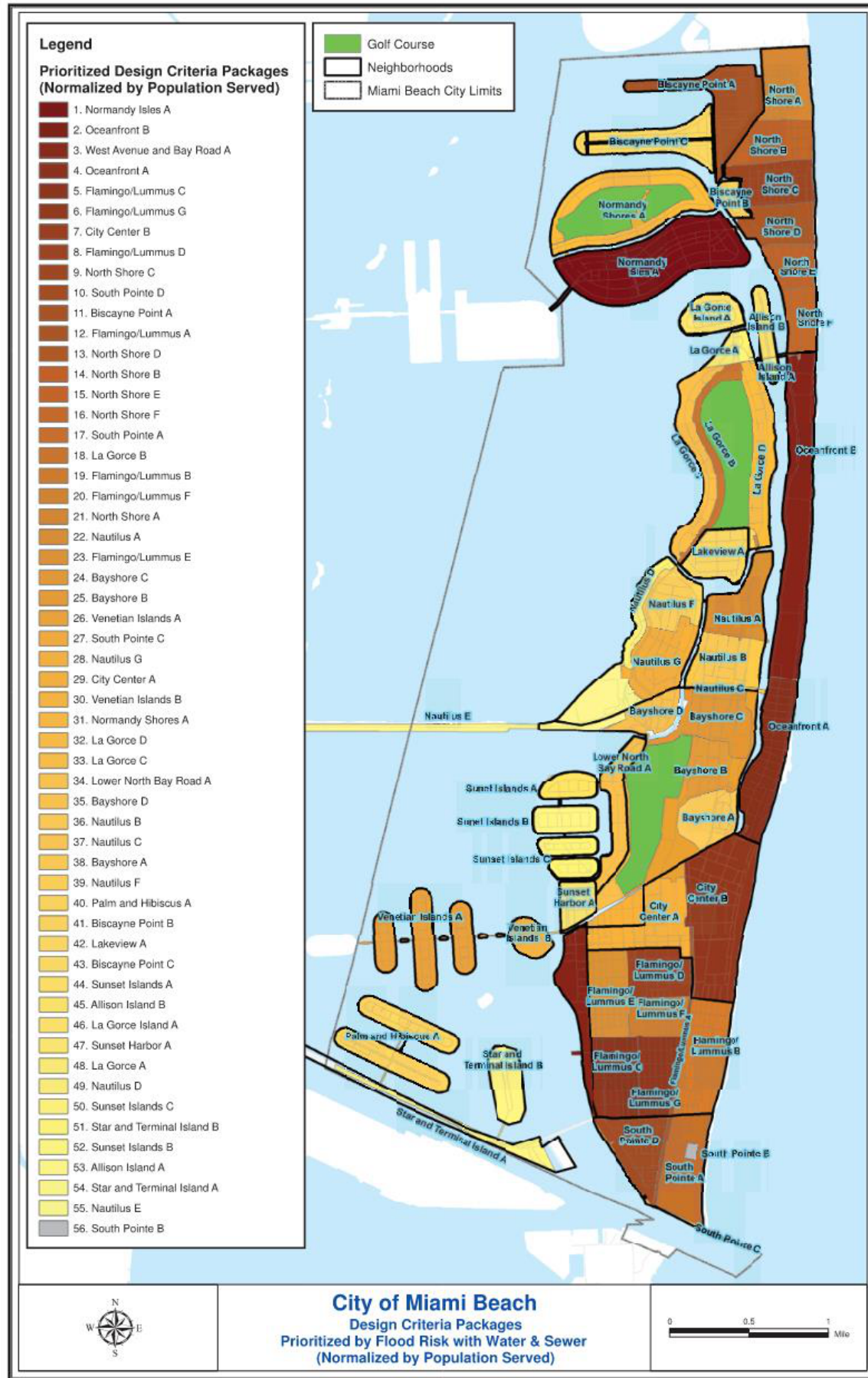
**NOTE:**

- All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership or otherwise noted.
- No identification cap found on property corners unless otherwise noted.
- Distance along boundary as recorded and measured unless otherwise noted.
- The graphic portions of this account are intended to be displayed at the graphic name scales as depicted. Said scale may be altered in accordance with the standards of practice (SJP7-FAC), is "Suburban". The Minimum relative accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule SJ17 of the Florida Administrative Code.
- Subsurface soil conditions were not determined, at this falls outside the purview of this survey. These conditions may include the determination of wetlands, filled-in areas, geological conditions or possible contamination by hazardous liquid or solid waste that may occur within, upon, across, abutting or adjacent to the subject property.

**Alvarez, Aiguesvives and Associates, Inc.**  
 Surveyors, Mappers and Land Planners  
 9789 Sunset Drive, Miami, FL 33173  
 Phone 305.220.2424 Fax 305.552.8181  
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
11/20/23	1" = 20'	R.S.	23-24614

Figure ES-1



**SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET**

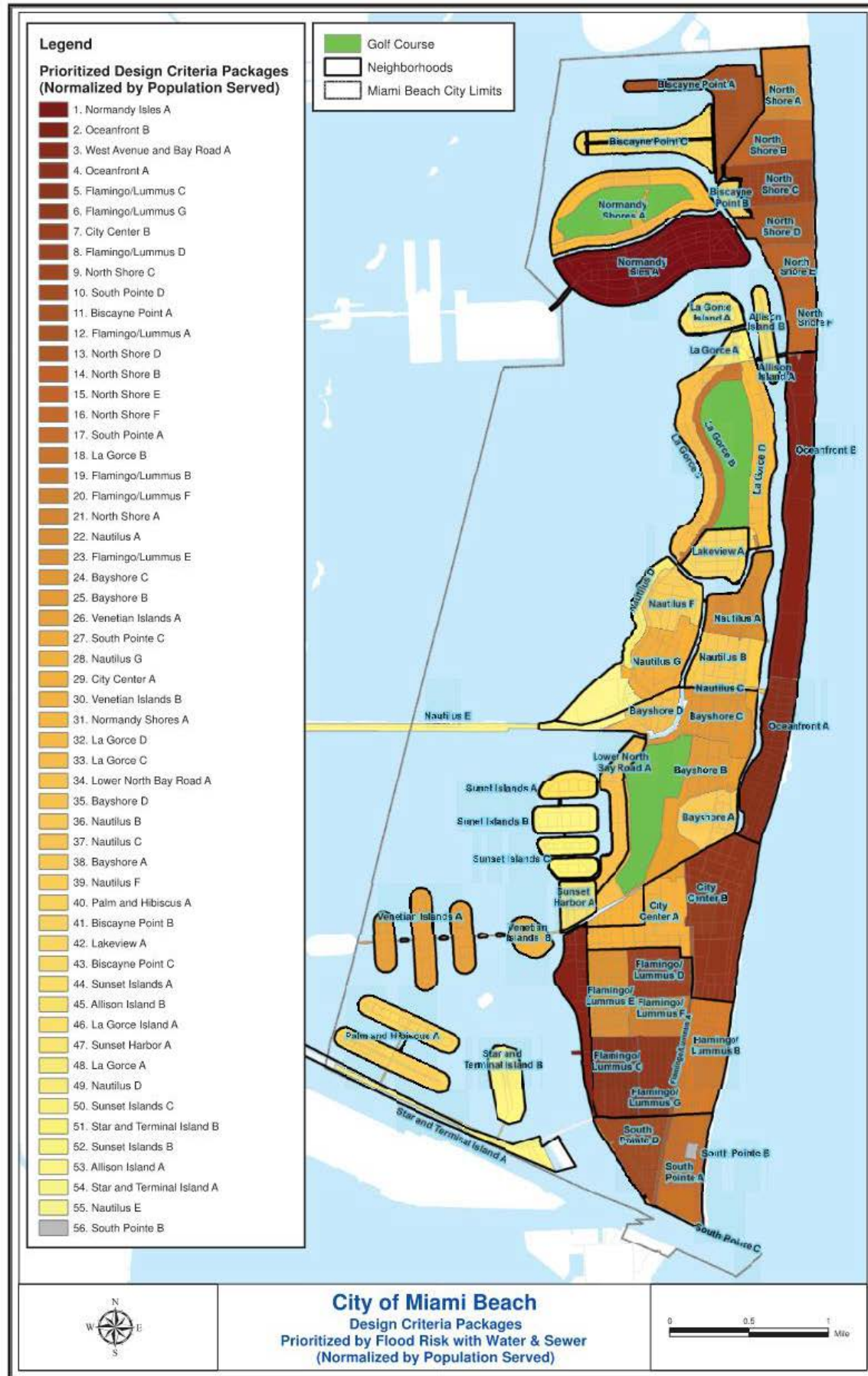
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information			
1	Address:	1415 MARSEILLE DRIVE		
2	Folio number(s):	02-3210-010-0040		
3	Board and file number(s) :	PB24-0657 (PREVIOUS PB-21-0420)		
4	Year built: N/A	Zoning District:	RS-4	
5	Located within a Local Historic District (Yes or No):	NO		
6	Individual Historic Single Family Residence Site (Yes or No):			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO		F.C.O.R. 5'-11 17/32"
8	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD:	3.74' NGVD
9	Adjusted grade (Flood+Grade/2):	5.835" NGVD	Free board:	5'-0"
10	30" above grade:	6.17' NGVD	Lot Area:	8,413.35 SQ. FT.
11	Lot width:	64.01' (AVG)	Lot Depth:	131.43' AVERAGE
12	Max Lot Coverage SF and %:	2,524 SQ. FT.	Proposed Lot Coverage SF and %:	2,261.88 SF 28.3%
13	Existing Lot Coverage SF and %:	n/a	Net Lot coverage (garage-storage)	500 SF
14	Front Yard Open Space SF and %:	877.59 (70%)	Rear Yard Open Space SF and %:	914.46 SF (70%)
15	Max Unit Size SF and %:	4,206.6 SQ. FT. (50%)	Proposed Unit Size SF and %:	4,206.6 SQ. FT. 50%
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,989 SQ FT
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:		
		Required	Existing	Proposed
19	Height measured from B.F.E. plus freeboard	24' (FLAT)		26'-6"*
20	Front Setbacks:	30'	N/A	
	Front First level:	20'	N/A	22'-0"
	Front second level:	40'	N/A	45'-6 3/8"
21	Front second level if lot coverage is 25% or greater:		N/A	
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback. b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.		N/A	
22	Sum of side yard :	16'	N/A	18'-8"
23	Side 1:	8.5'	N/A	11'-0"
24	Side 2 or (facing street):	7.5'	N/A	7'-8"
25	Rear:	20'	N/A	31'-0 1/8"
26	Accessory Structure Side 1:			
27	Accessory Structure Side 2 or (facing street) :			
28	Accessory Structure Rear:			
30	Additional data or information that may be applicable to the project shall be provided in the following fields.			

MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

\*The Design Review Board (DRB) or Historic Preservation Board (HPB), as applicable, may approve Understory areas. If an Understory is provided, then the maximum height is increased to 31 feet for flat roofs and 34 feet for sloped roofs.

Figure ES-1



**SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET**

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

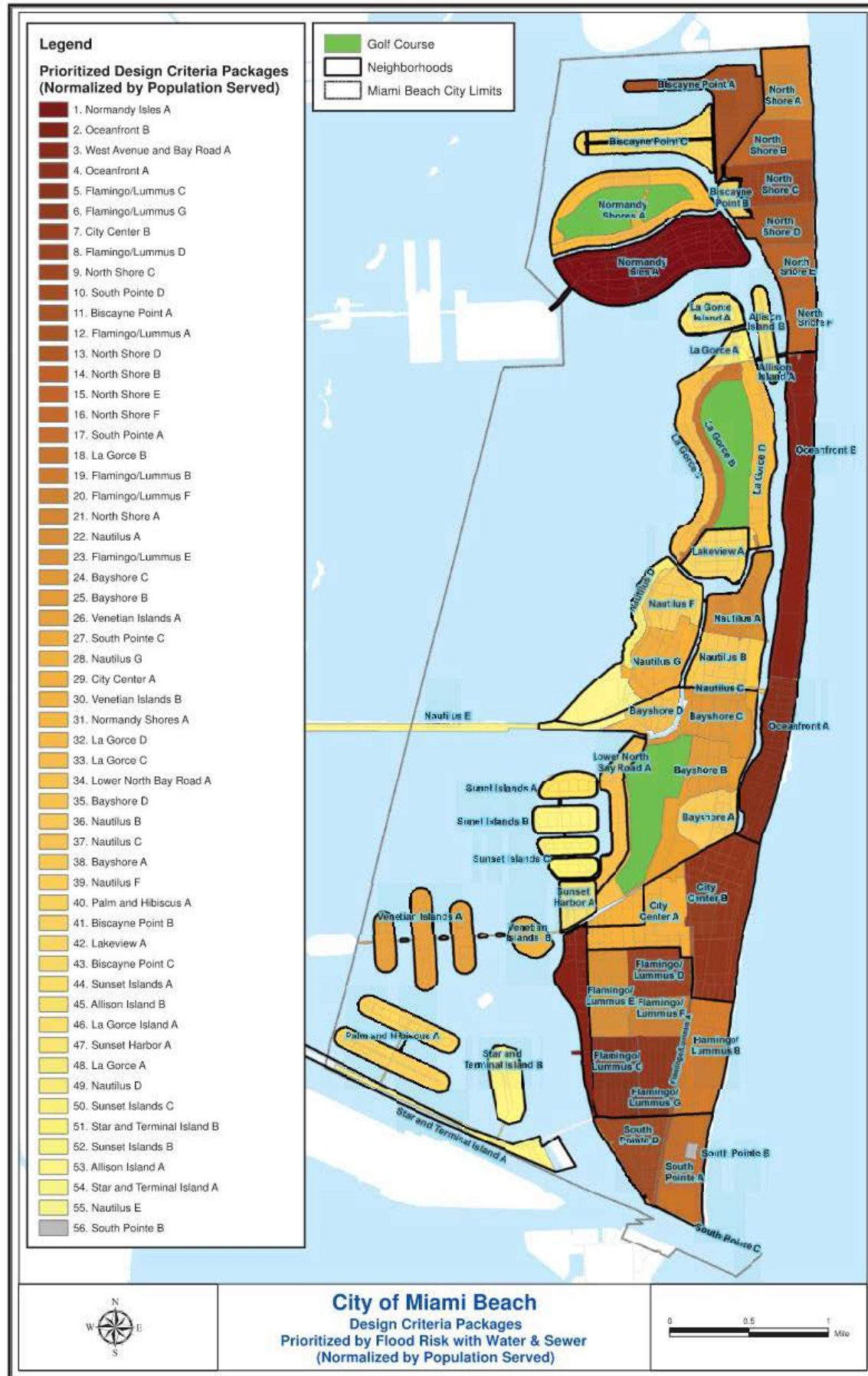
ITEM #	Project Information			
1	Address:	<b>1415 MARSEILLE DRIVE - LOT 10</b>		
2	Folio number(s):	02-3210-010-0040		
3	Board and file number(s) :	<b>PB24-0657 (PREVIOUS PB-21-0420)</b>		
4	Year built: N/A	Zoning District:	RS-4	
5	Located within a Local Historic District (Yes or No):	NO		
6	Individual Historic Single Family Residence Site (Yes or No):			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO		F.C.O.R. 5'-11 17/32"
8	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD:	3.64' NGVD
9	Adjusted grade (Flood+Grade/2):	5.835" NGVD	Free board:	5'-0"
10	30" above grade:	6.17' NGVD	Lot Area:	7,976.98 SQ. FT.
11	Lot width:	64.01 (AVG)	Lot Depth:	132.15' (AVG)
12	Max Lot Coverage SF and %:	2,392 SF (30%)	Proposed Lot Coverage SF and %:	
13	Existing Lot Coverage SF and %:	n/a	Net Lot coverage (garage-storage)	500
14	Front Yard Open Space SF and %:	881.52 (70%)	Rear Yard Open Space SF and %:	917.75 SF (70%)
15	Max Unit Size SF and %:	3,988.5 SF (30%)	Proposed Unit Size SF and %:	3,988.5 SF (30%)
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,991 SF
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:		
	<b>ZONING INFORMATION / CALCULATION</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
19	Height measured from B.F.E. plus freeboard	24' (FLAT)		26'-6"*
20	Front Setbacks:	30'	N/A	32'-2 1/2"
	Front First level:	20'	N/A	
	Front second level:	40'	N/A	38'-3"
21	Front second level if lot coverage is 25% or greater:		N/A	
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback. b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.		N/A	
22	Sum of side yard :	16'	N/A	17'-8 1/8"
23	Side 1:	8.5'	N/A	9'-1"
24	Side 2 or (facing street):	7.5'	N/A	8'-7 1/8"
25	Rear:	20'	N/A	24'-1"
26	Accessory Structure Side 1:			
27	Accessory Structure Side 2 or (facing street) :			
28	Accessory Structure Rear:			
30	Additional data or information that may be applicable to the project shall be provided in the following fields.			

Notes: Indicate N/A if not applicable.

\*The Design Review Board (DRB) or Historic Preservation Board (HPB), as applicable, may approve Understory areas. If an Understory is provided, then the maximum height is increased to 31 feet for flat roofs and 34 feet for sloped roofs.

**MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL**

Figure ES-1



**SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET**

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information			
1	Address:	<b>1415 MARSEILLE DRIVE - LOT 11</b>		
2	Folio number(s):	02-3210-010-0040		
3	Board and file number(s) :	<b>PB24-0657 (PREVIOUS PB-21-0420)</b>		
4	Year built: N/A	Zoning District:	RS-4	
5	Located within a Local Historic District (Yes or No):	NO		
6	Individual Historic Single Family Residence Site (Yes or No):			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO		F.C.O.R. 5'-11 17/32"
8	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD:	3.67' NGVD
9	Adjusted grade (Flood+Grade/2):	5.835" NGVD	Free board:	5'-0" NGVD
10	30" above grade:	6.17' NGVD	Lot Area:	7,798.79 SQ. FT.
11	Lot width:	64.01' (AVG)	Lot Depth:	132.15' (AVG):)
12	Max Lot Coverage SF and %:	2,339.63 SF (30%)	Proposed Lot Coverage SF and %:	2,339.63 SF (30%)
13	Existing Lot Coverage SF and %:	n/a	Net Lot coverage (garage-storage)	500 SF
14	Front Yard Open Space SF and %:	1,293.03 (70%)	Rear Yard Open Space SF and %:	905.12 SF (70%)
15	Max Unit Size SF and %:	3,899.4 SQ. FT. (50%)	Proposed Unit Size SF and %:	3,899.4 SQ. FT. (50%)
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,751 SF
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:		
	<b>ZONING INFORMATION / CALCULATION</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
19	Height measured from B.F.E. plus freeboard	24' (FLAT)		26'-6"*
20	Front Setbacks:	30'	N/A	34'-7"
	Front First level:	20'	N/A	
	Front second level:	40'	N/A	
21	Front second level if lot coverage is 25% or greater:		N/A	
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback. b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.		N/A	
22	Sum of side yard :	16'	N/A	16'-4"
23	Side 1:	8.5'	N/A	8'-10"
24	Side 2 or (facing street):	7.5'	N/A	7'-6"
25	Rear:	20'	N/A	24'
26	Accessory Structure Side 1:			
27	Accessory Structure Side 2 or (facing street) :			
28	Accessory Structure Rear:			
30	Additional data or information that may be applicable to the project shall be provided in the following fields.			

Notes: Indicate N/A if not applicable.

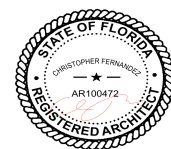
\*The Design Review Board (DRB) or Historic Preservation Board (HPB), as applicable, may approve Understory areas. If an Understory is provided, then the maximum height is increased to 31 feet for flat roofs and 34 feet for sloped roofs.

**MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL**



**MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL**

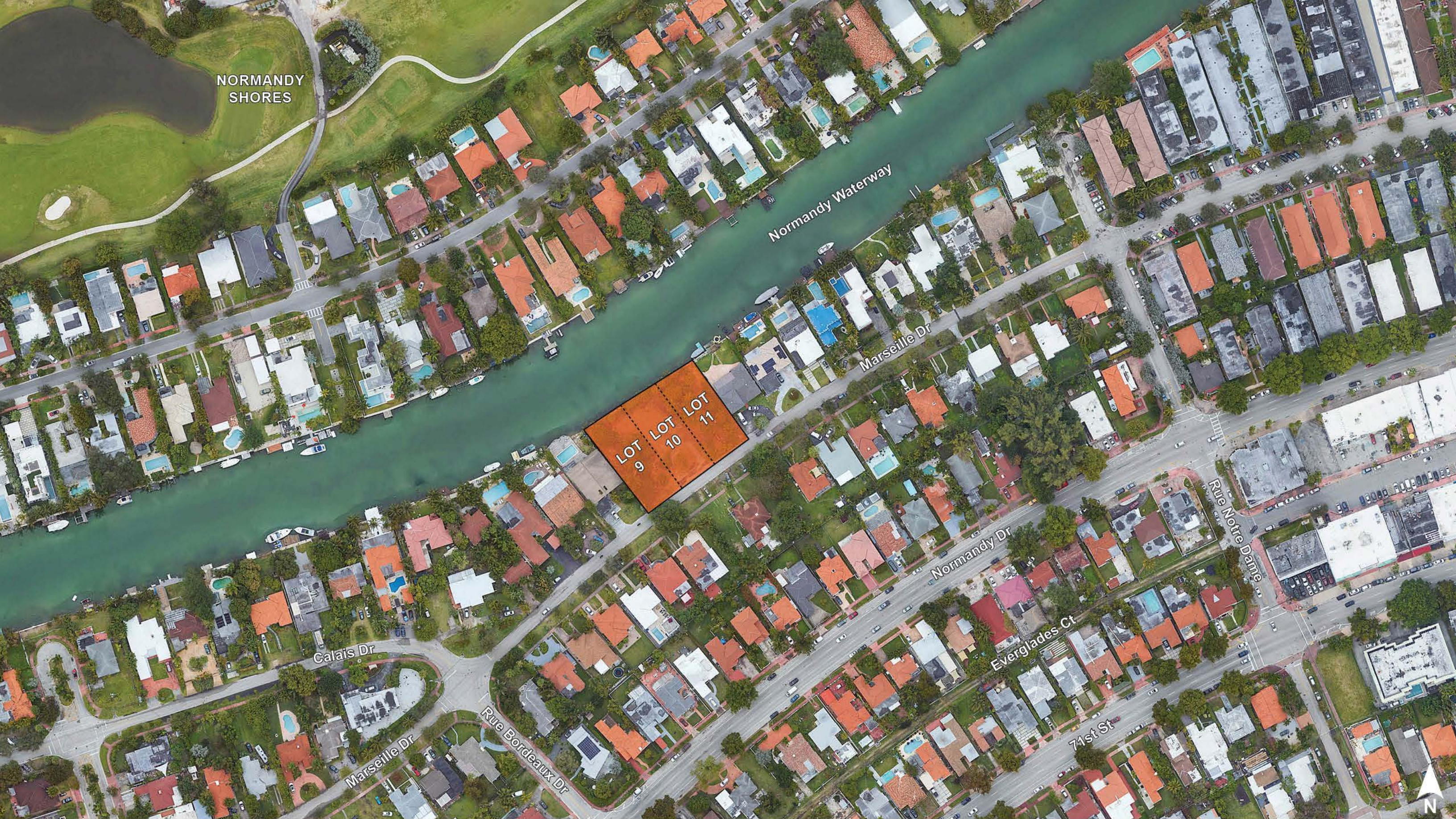
**CFZ DESIGN**



LOCATION MAP

03.31.2024

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NORMANDY SHORES

Normandy Waterway

Marseille Dr

LOT 9  
LOT 10  
LOT 11

Normandy Dr

Rue Notre Dame

Everglades Ct

71st St

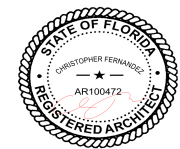
Calais Dr

Marseille Dr

Rue Bordeaux Dr

MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



AERIAL VIEWS

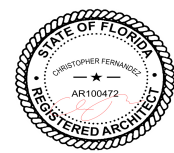
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**MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL**

**CFZ DESIGN**



AXONMETRIC VIEWS

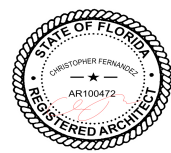
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MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



AXONMETRIC VIEWS

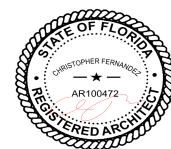
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**MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL**

**CFZ DESIGN**



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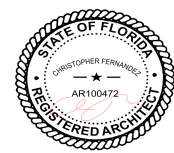
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MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

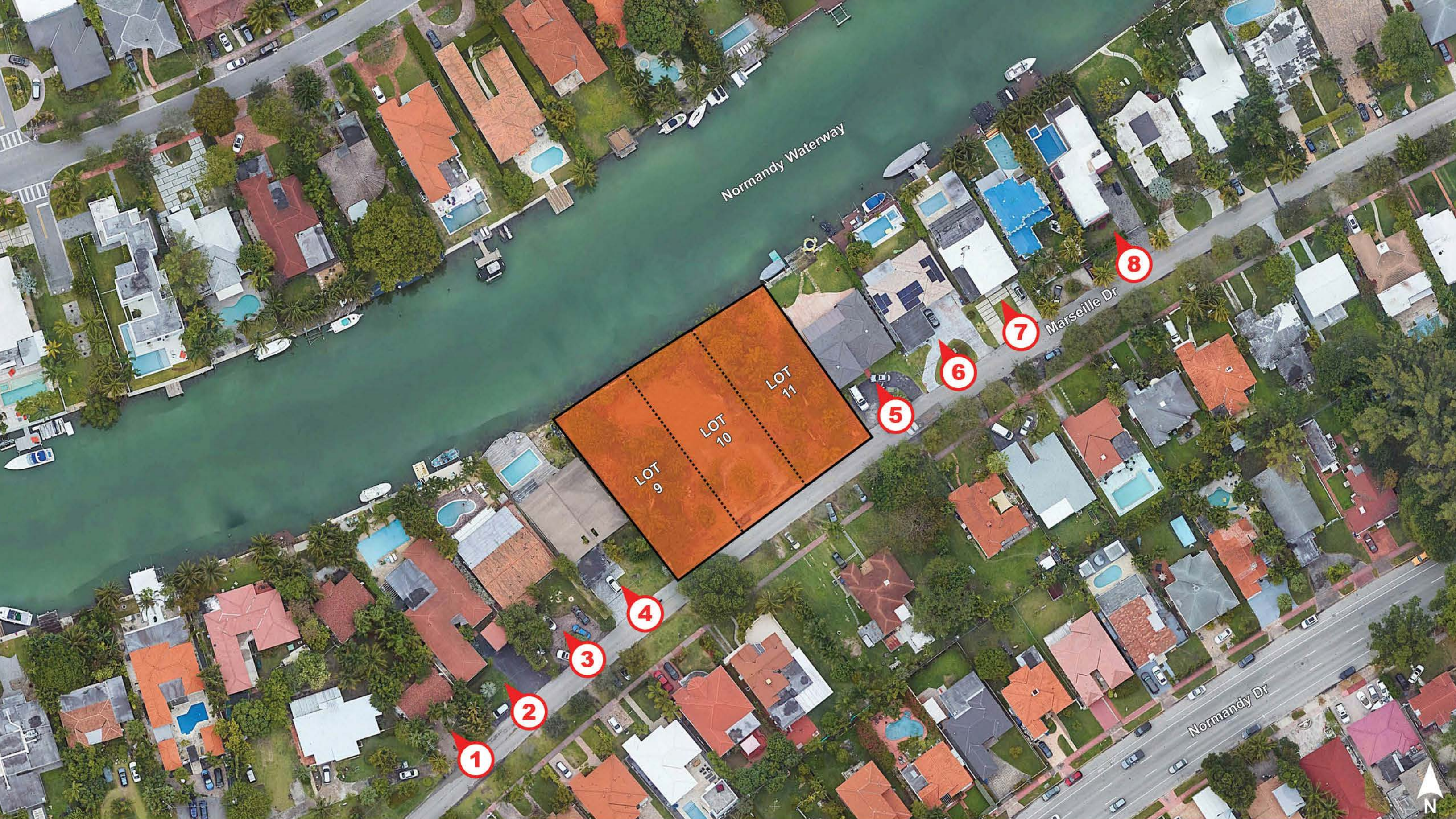
CFZ DESIGN



AXONOMETRIC VIEWS

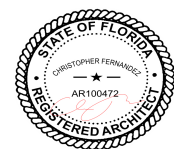
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MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



SITE PHOTO LOCATIONS

03.31.2024

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