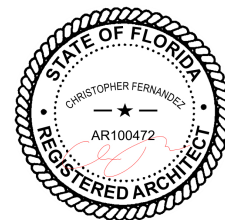




1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



COVER SHEET

03-09-2025

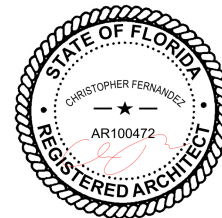
DRB_A0.00

ZONING	
<ul style="list-style-type: none"> ● = NEW ○ = NO CHANGE R = REVISED X = ELIMINATED Ⓢ = PROGRESS 	SHEETS
COVER SHEET	DRB_A0.00
INDEX	DRB_A0.01
DATA SHEET	DRB_A0.01b
SURVEY	DRB_A0.03
AERIAL VIEWS	DRB_A0.06
AXONMETRIC VIEWS	DRB_A0.07
AXONMETRIC VIEWS	DRB_A0.07b
AXONMETRIC VIEWS	DRB_A0.07c
AXONMETRIC VIEWS	DRB_A0.07d
SITE PHOTO LOCATIONS	DRB_A0.08
CONTEXT PHOTOS	DRB_A0.08.1
CONTEXT PHOTOS	DRB_A0.08.2
SITE PHOTO LOCATIONS	DRB_A0.08.A
CONTEXT PHOTOS	DRB_A0.08.A.1
SITE PHOTO LOCATIONS	DRB_A0.08.B
CONTEXT PHOTOS	DRB_A0.08.B.1
SITE PHOTO LOCATIONS	DRB_A0.08.C
CONTEXT PHOTOS	DRB_A0.08.C.1
CONTEXT PHOTOS	DRB_A0.08.C.2
CONTEXTUAL ELEVATIONS	DRB_A0.09
SECTION DIAGRAM FREEBOARD	DRB_A0.09a
FIGURE PLAN DIAGRAM	DRB_A0.09b
EXISTING / DEMO LOT COVERAGE	DRB_A0.10
PROPOSED LOT COVERAGE	DRB_A0.10b
FRONT & REAR YARD DIAGRAM	DRB_A0.11
PROPOSED BUILDING - AXON	DRB_A0.12
YARD SECTION	DRB_A0.13a
YARD SECTION	DRB_A0.14b
PROPOSED UNIT DIAGRAM	DRB_A0.15
UNDERSTORY DIAGRAM	DRB_A0.15a
SITE PLAN	DRB_A1.1
UNDERSTORY FLOOR PLAN	DRB_A1.2
FIRST FLOOR PLAN	DRB_A1.3
SECOND FLOOR PLAN	DRB_A1.4
ROOF PLAN	DRB_A1.5

ZONING	
<ul style="list-style-type: none"> ● = NEW ○ = NO CHANGE R = REVISED X = ELIMINATED Ⓢ = PROGRESS 	SHEETS
ELEVATIONS NORTH	DRB_A1.6a
ELEVATIONS NORTH WITH LANDSCAPE	DRB_A1.6b
ELEVATIONS SOUTH	DRB_A1.7a
ELEVATIONS SOUTH WITH LANDSCAPE	DRB_A1.7b
ELEVATIONS EAST	DRB_A1.8a
ELEVATIONS EAST WITH LANDSCAPE	DRB_A1.8b
ELEVATIONS WEST	DRB_A1.9a
ELEVATIONS WEST WITH LANDSCAPE	DRB_A1.9b
SECTION	DRB_A1.10
SECTION	DRB_A1.11
RENDERING	DRB_A2.1
RENDERING	DRB_A2.2
RENDERING	DRB_A2.3
SITE WALL PLAN & ELEV	DRB_A3.0
SITE WALL PLAN & ELEV	DRB_A3.1

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INDEX

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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

WRITTEN CONFIRMATION FROM PUBLIC WORKS ON FUTURE CROWN OF ROAD

Good afternoon Nicholas,

The future Crown of the Road elevation adjacent to 1415 Marseille Drive, Miami Beach, is projected at 4.4 feet NAVD.

In 2020, the City Commission adopted a new road elevation strategy which considers sea level rise (SLR) projections and tidal flooding. Since the SLR projections vary with time, so are the proposed elevation of the roads. We are currently using the 2025 projected values (see Table 1 below), and thus the elevation of the roads at the edge of pavement for non-state roads like Marseille Drive at the referenced address is projected to be approximately 4.2 feet NAVD (and 4.4 feet NAVD at the crown of the road for a typical two-lane road with 10-foot-wide lanes).

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy

Project Start Date	State Roads	Non-state Roads
2020	4.8	3.9
2025	5.2	4.2
2030	5.7	4.5
2035	6.2	4.9
2040	6.7	5.3

Please note that the projected future road elevation is only a target and can be adjusted to ensure proper harmonization. Harmonization refers to the transition in elevations between the private property and the right of way, including the driveway and pedestrian access as well as the front and side yard transitions.

Based on the prioritization of projects (see attached map), the above subject property falls within the Normandy Isles A Neighborhood Improvement Project (NIP), and it is not expected to be raised within the next few years.

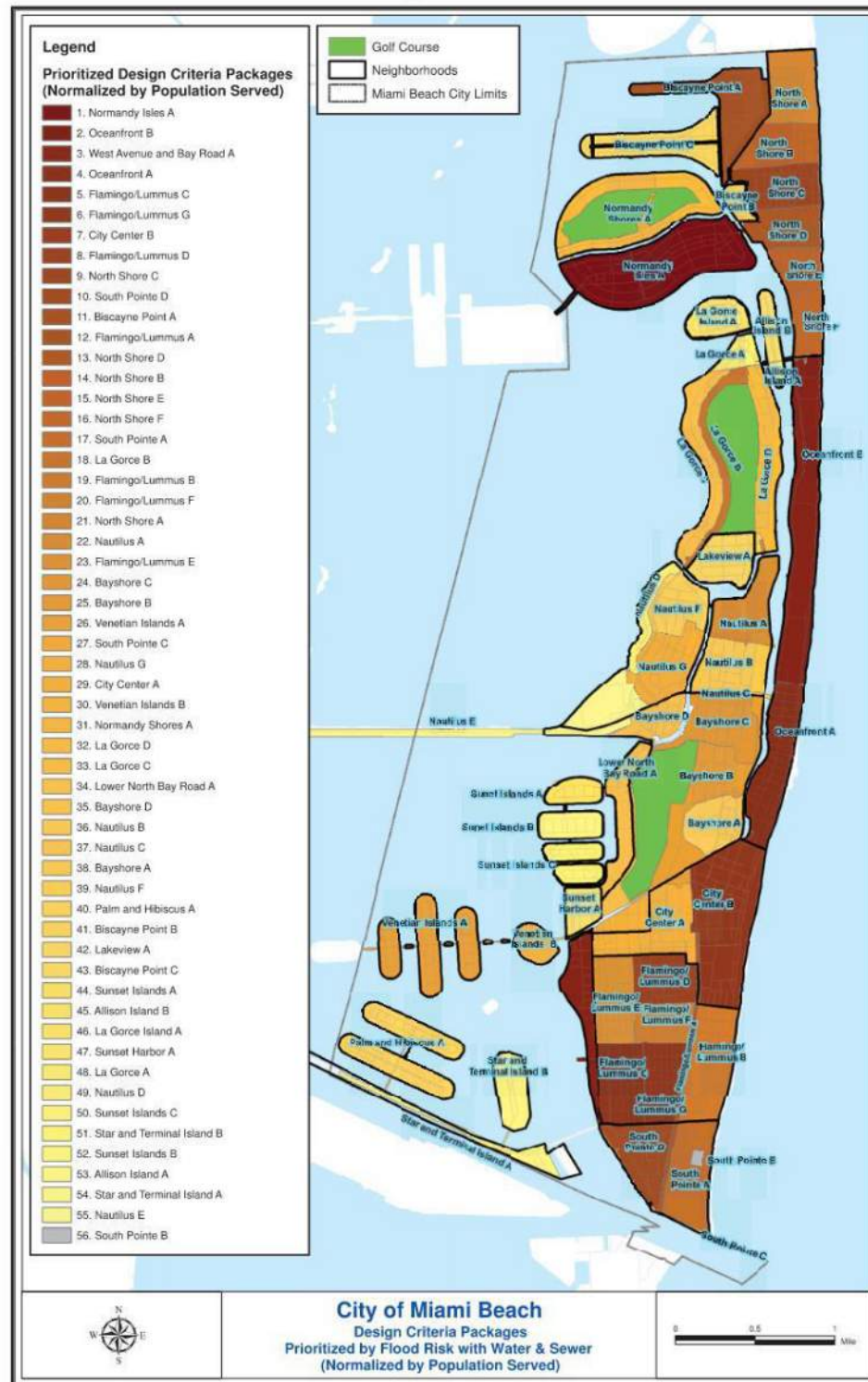
Feel free to contact me if you have any questions.

Best regards,

Aaron Osborne, Project Engineer

PUBLIC WORKS DEPARTMENT, Engineering Division
1700 Convention Center Drive, Miami Beach, FL 33139
Tel: 305-673-7080 x 26110 / Fax: 305-673-7028

Figure ES-1

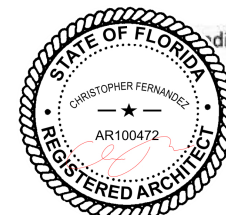


ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

FEM #	Project Information				
1	Address:	1405 MARSEILLE DRIVE			
2	Folio number(s):	02-3210-010-0060			
3	Board and file number(s) :	DRB 24-1057 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):			F.C.O.R.	5'-11 1/2" NGVD
7	Home determined Architecturally Significant by CMB (Yes or No):	NO		(4.4' NAVD)	
8	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD:	3.79' NGVD	
9	Adjusted grade (Flood+Grade/2):	5.83" NGVD	Free board:	5'-0"	
10	30" above grade:	6.17' NGVD	Lot Area:	7,798.79 SF	
11	Lot width:	63.62'(AVG)	Lot Depth:	122.75' AVERAGE	
12	Max Lot Coverage SF and %:	2,339.63 SF	Proposed Lot Coverage SF and %:	1,861.28SF(23.86%)	
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 %:	941.14SF(72.45%)	
15	Max Unit Size SF and %:	3,899.39 SF(50%)	Proposed Unit Size SF and %:	3,881.00SF(49.76 %)	
16	Existing First Floor Unit Size:	N/A		Proposed First Floor Unit Size: 1,679.58 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:			
		Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	24' (FLAT)		27'-0"	
20	Front Setbacks:	30'	N/A		
20	Front First level:	20'	N/A	34'-9"	
20	Front second level:	40'	N/A	30'-4"	
21	Front second level if lot coverage is 25% or greater:		N/A		
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.		N/A		
21	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'-6"	
23	Side 1:	8.5'	N/A	18'-10"	
24	Side 2 or (facing street):	7.5'	N/A	7'-7"	
25	Rear:	20'	N/A	22'-9"	
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.				

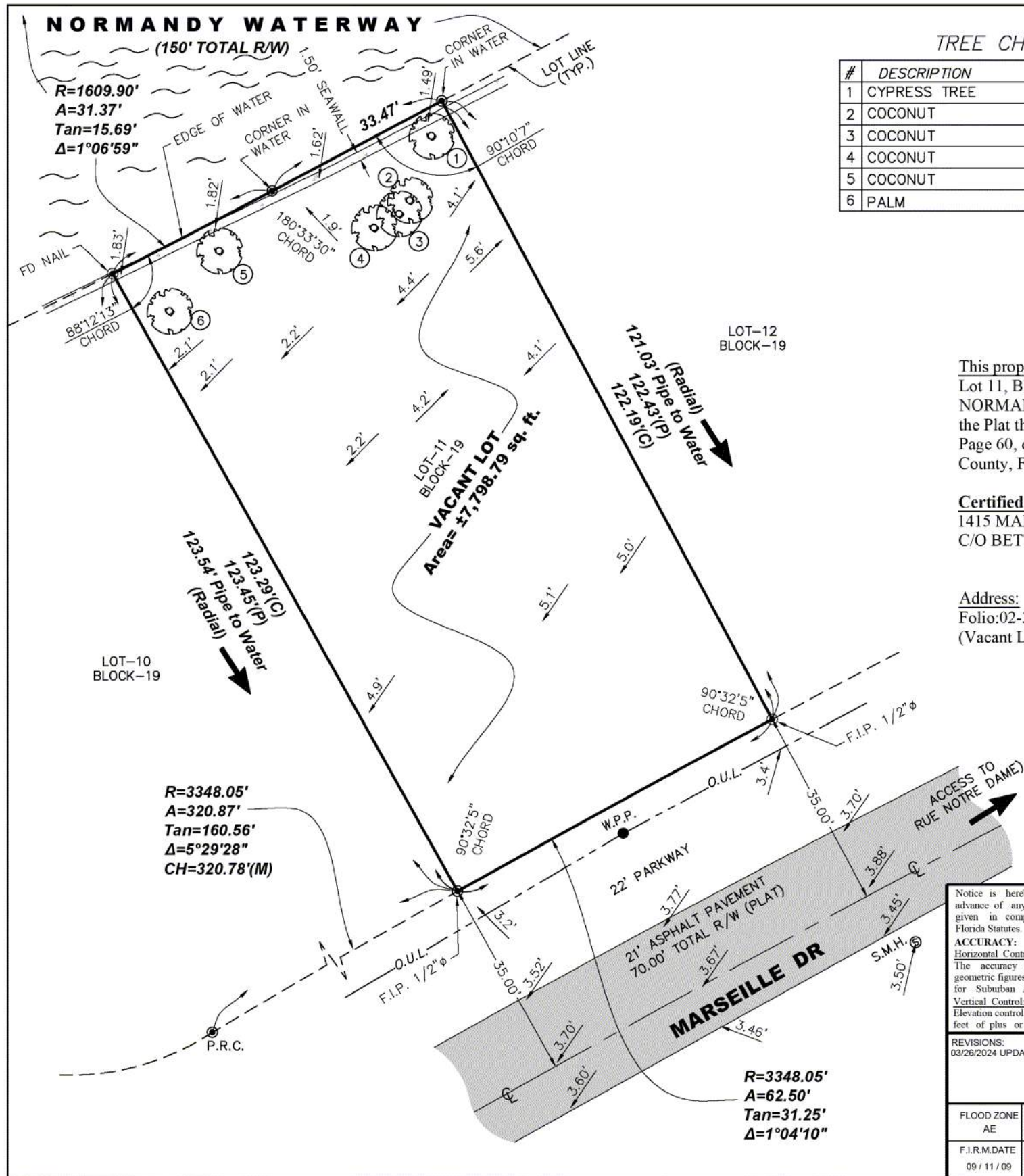
1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

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Indicate N/A if not applicable.

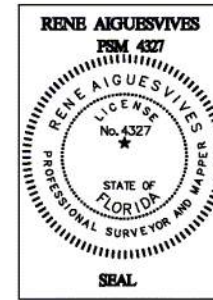
*The Design Review Board (DRB) or Historic Preservation Board (HPB), as applicable, may approve Understory areas. If an Understory is provided, then the maximum height is increased to 31 feet for flat roofs and 34 feet for sloped roofs.



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



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

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)

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)

"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."

Bearing, if any, shown based on North arrow is based on assumed meridian
 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 *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.		
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 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

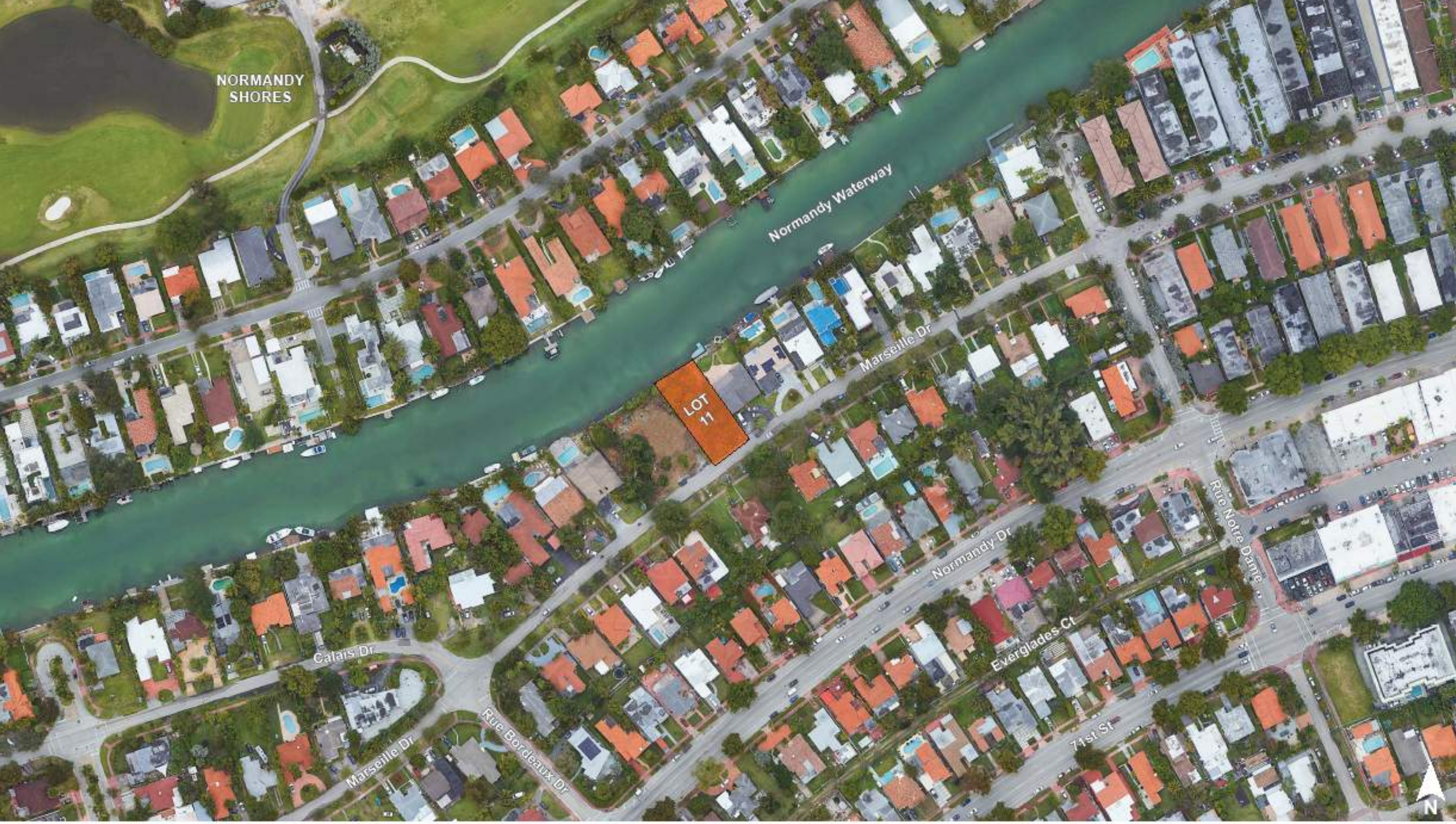
- A = Arc
- A/C = Air conditioner
- BM = Bench Mark
- BRG = Bearing
- CATV = Catch basin
- CB = Catch basin
- CBS = Concrete Block Structure
- CH = Chord
- C.P.P. = Concrete power pole
- C_L = Center Line
- CLF = Chain Link Fence
- CL = Clear
- CONC. = Concrete
- C.O. = Clean-out
- D = Deed
- Ø = Diameter
- DH = Drill Hole
- DME = Drainage & Maintenance Easement
- E.B. = Electric Box
- Encr. = Encroachment
- F.F. = Finish Floor
- F.H. = Fire Hydrant
- F.I.R. = Found Iron Rebar
- FPL = Florida Power & Light
- F.I.P. = Found Iron Pipe
- FD. = Found
- L.A. = Limited Access
- L.P. = Light Pole
- L.M.E. = Lake Maintenance Easement
- M.L.P. = Metal light Pole
- M. = Measured
- M.H. = Manhole
- M_L = Monument Line
- MON. = Monument
- N/A = Not Applicable
- ND = Nail & Disc
- NTS = Not to Scale
- O/S = Offset
- O.U.L. = Overhead Utility Lines
- OH = Overhang
- P = Plat
- PB = Plat Book
- PC = Point of Curvature
- P.C.C. = Point of Compound Curvature
- PCP = Permanent Control Point
- PG = Page
- P.I. = Point of Intersection
- PL = Property Line
- PL = Planter
- P.P. = Power Pole
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- P.O.T. = Point of Termination
- P.P. = Power Pole
- P.R.M. = Permanent Reference Monument
- P.R.C. = Point of Reverse Curvature
- PT = Point of Tangency
- R = Radius
- R/R = Railroad
- PSM = Professional Surveyor Mapper
- R/W = Right-of-Way
- SWK = Sidewalk
- Sec. = Section
- (TYP) = Typical
- T = Tangent
- U.E. = Utility Easement
- W.F. = Wood Fence
- W.M. = Water Meter
- W.V. = Water Valve
- W.S. = Water Service

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 document are intended to be displayed at the graphic scale as depicted. Said scale may be altered in accordance with the standards of practice (SJP7-FAC), is "Suburban". The Minimum relative accuracy of the expected use of land as classified in the standards of practice (SJP7-FAC), 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.

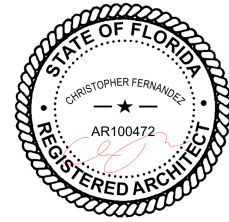
Alvarez, Aiguesvives and Associates, Inc.
 Surveyors, Mappers and Land Planners
 9789 Sunset Drive, Miami, FL 33173
 Phone 305.220.2424 Fax 305.552.8181
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

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



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AERIAL VIEWS

03-09-2025

DRB_A0.06



NORMANDY SHORES

Normandy Waterway

11

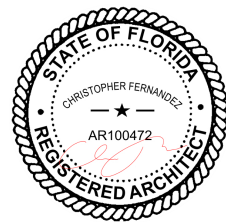
Marseille Dr

Normandy Dr

Rue Bordeaux Dr

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



AXONMETRIC VIEWS

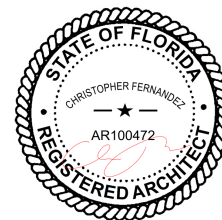
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AXONMETRIC VIEWS

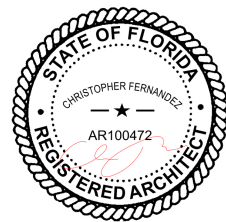
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CFZ DESIGN



AXONMETRIC VIEWS

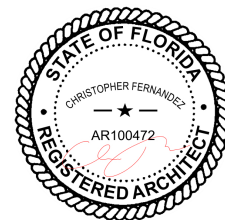
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1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

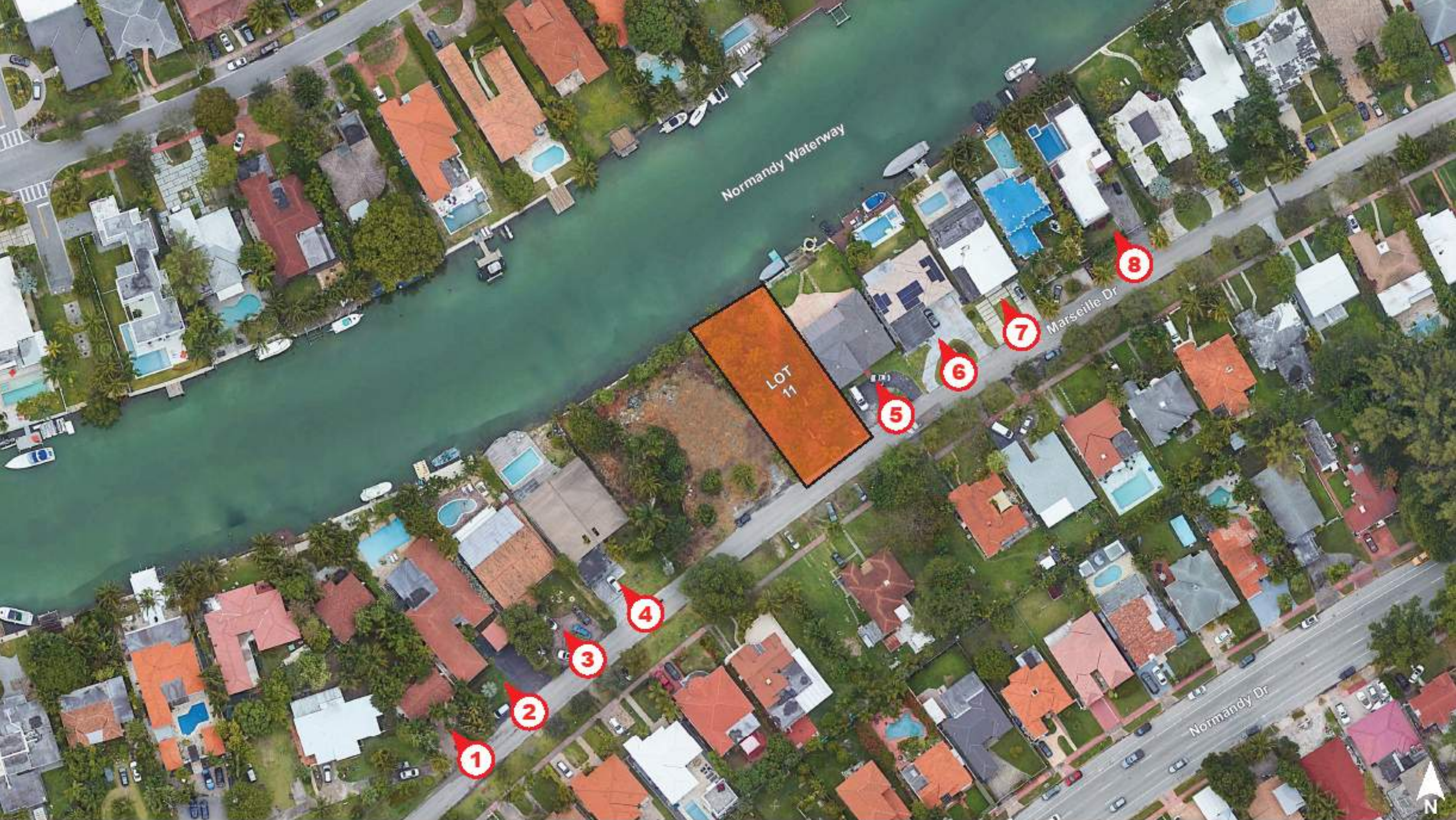
CFZ DESIGN



AXONOMETRIC VIEWS

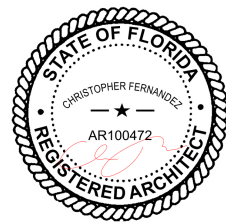
03-09-2025

DRB_A0.07d



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CFZ DESIGN



SITE PHOTO LOCATIONS

03-09-2025

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