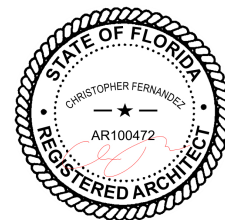




1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



COVER SHEET

03-09-2025

DRB_A0.00

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.

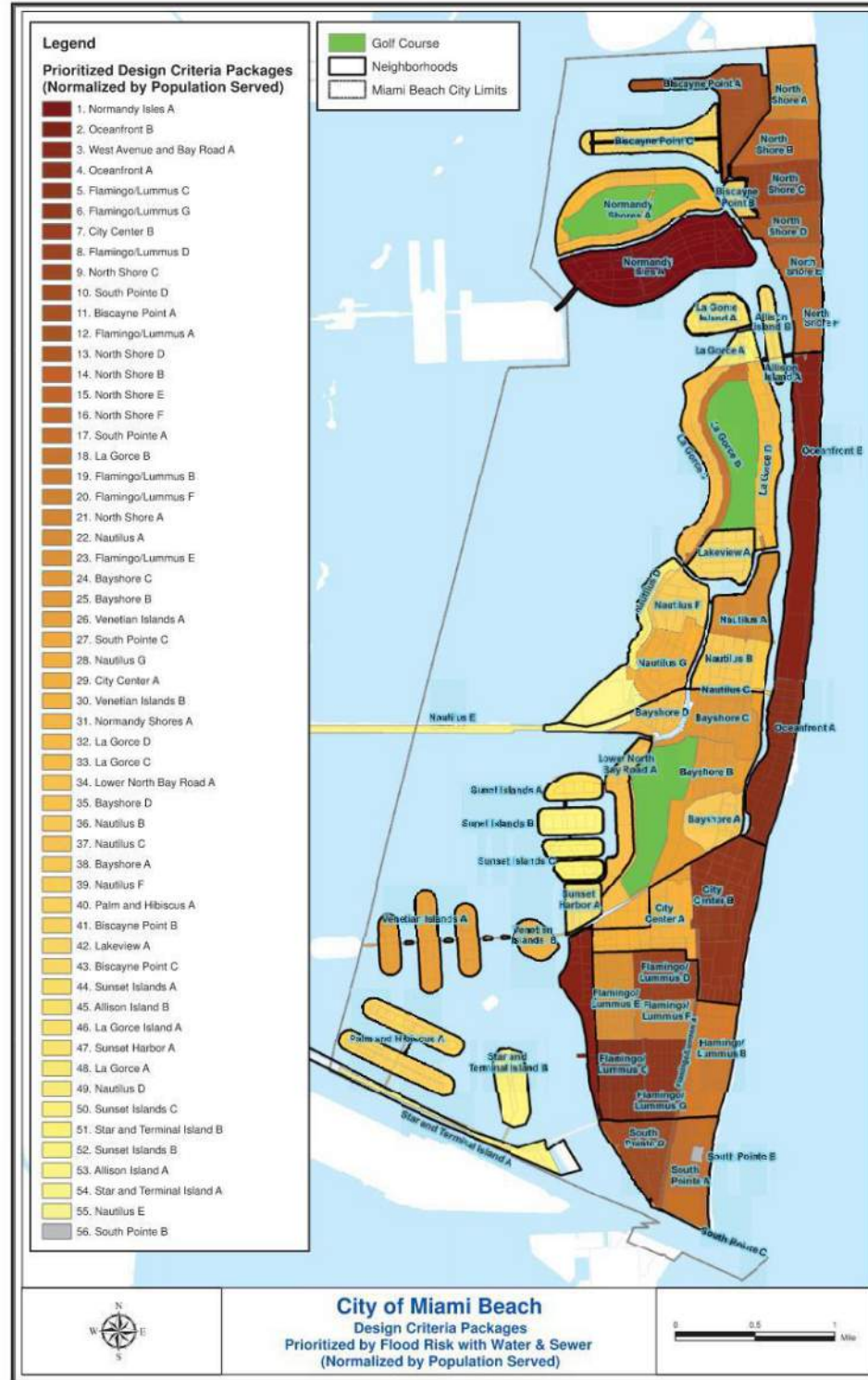
Feel free to contact me if you have any questions.

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

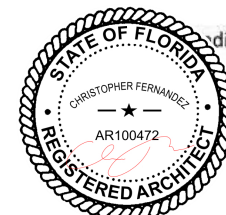


ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

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			
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			
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:			
ZONING INFORMATION / CALCULATION		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.				

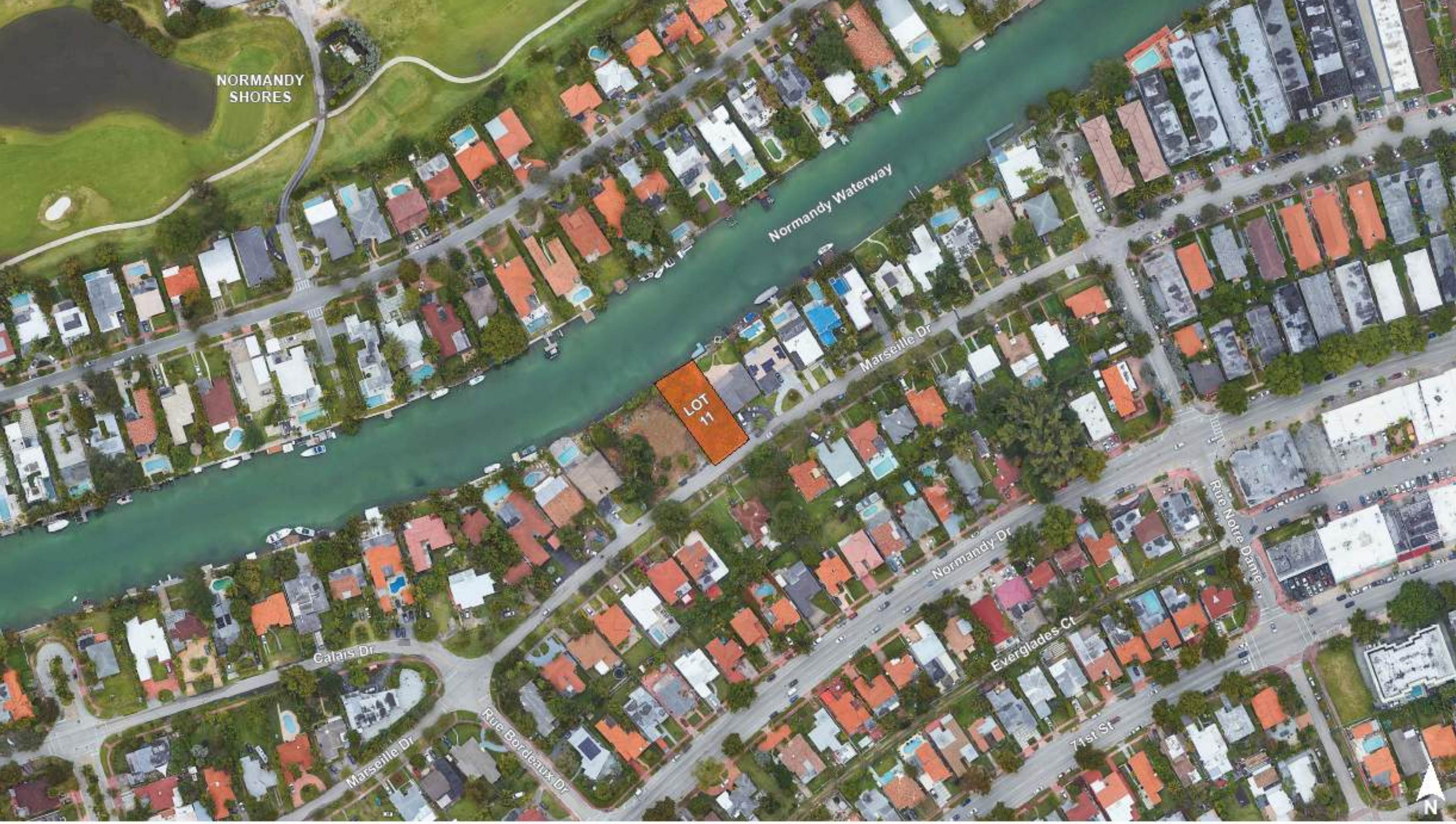
1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



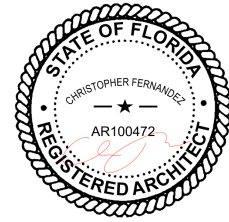
Indicate N/A if not applicable.

*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.



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



AERIAL VIEWS

03-09-2025

DRB_A0.06



NORMANDY SHORES

Normandy Waterway

11

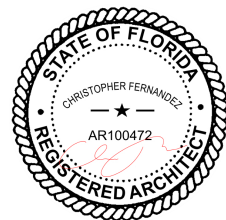
Marseille Dr

Normandy Dr

Rue Bordeaux Dr

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

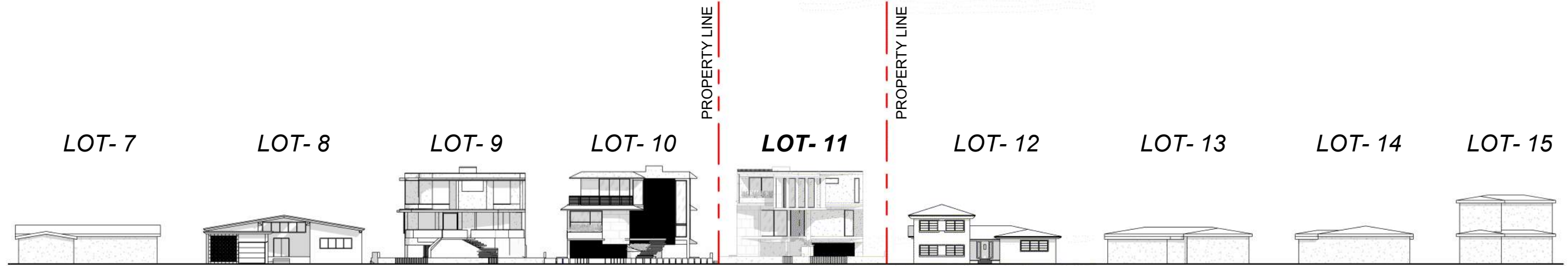
CFZ DESIGN



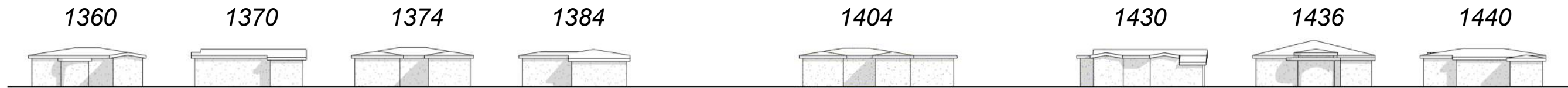
AXONMETRIC VIEWS

03-09-2025

DRB_A0.07



1 LOT 7-15 PROPOSED ELEVATIONS (STREET VIEW)
1" = 40'-0"



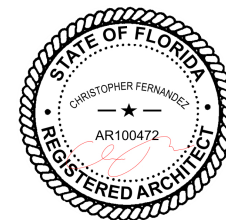
2 ACROSS THE STREET ELEVATIONS (STREET VIEW)
1" = 40'-0"



3 KEY CONTEXTUAL PLAN
1" = 100'-0"

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN

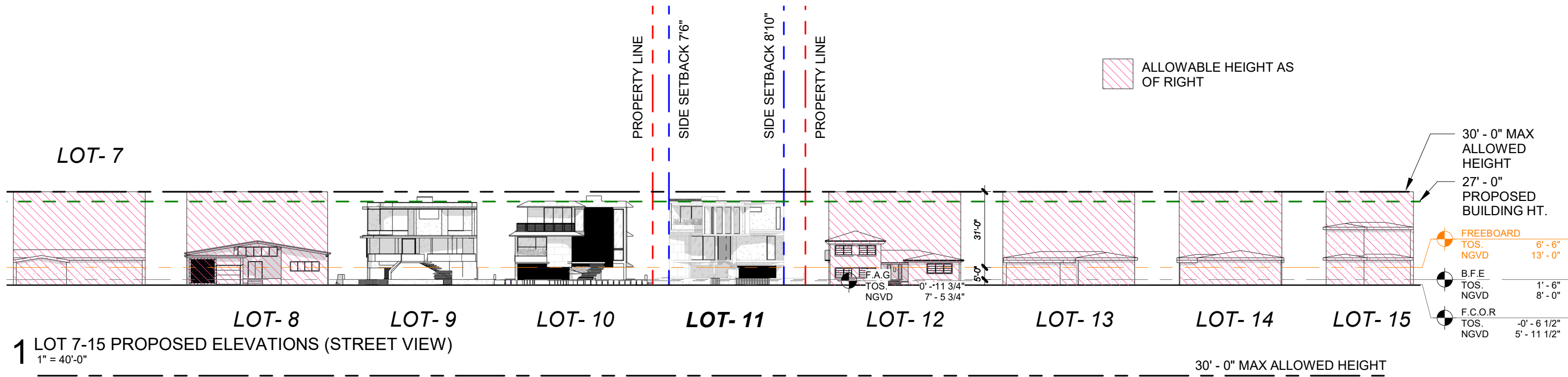


CONTEXTUAL ELEVATIONS

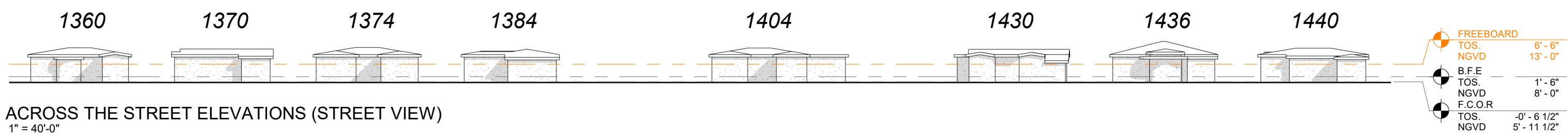
As indicated

03-09-2025

DRB_A0.09



1 LOT 7-15 PROPOSED ELEVATIONS (STREET VIEW)
1" = 40'-0"

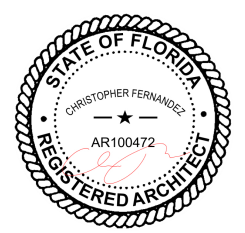


2 ACROSS THE STREET ELEVATIONS (STREET VIEW)
1" = 40'-0"



3 KEY CONTEXTUAL PLAN
1" = 100'-0"

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057



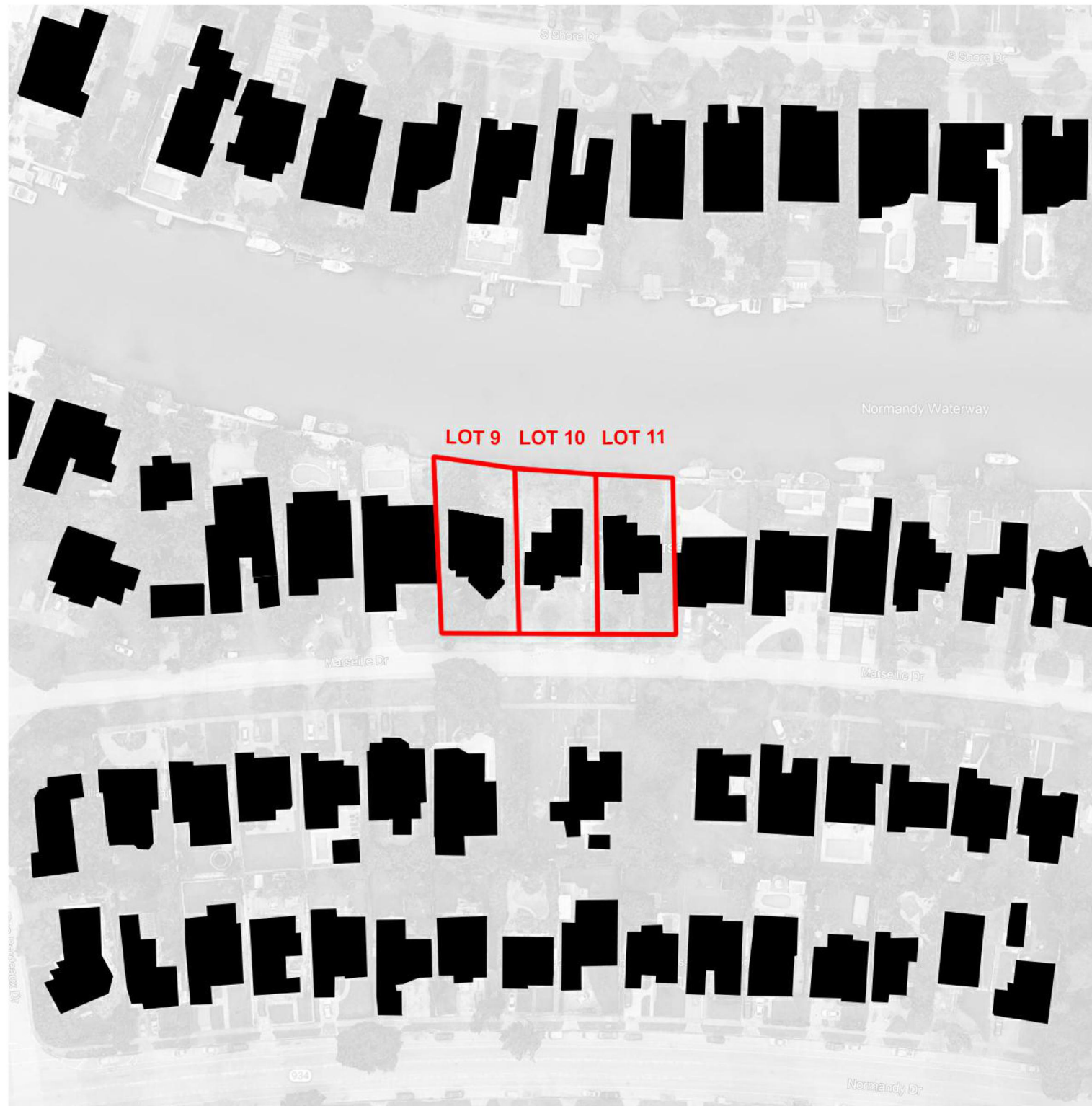
SECTION DIAGRAM
FREEBOARD

As indicated

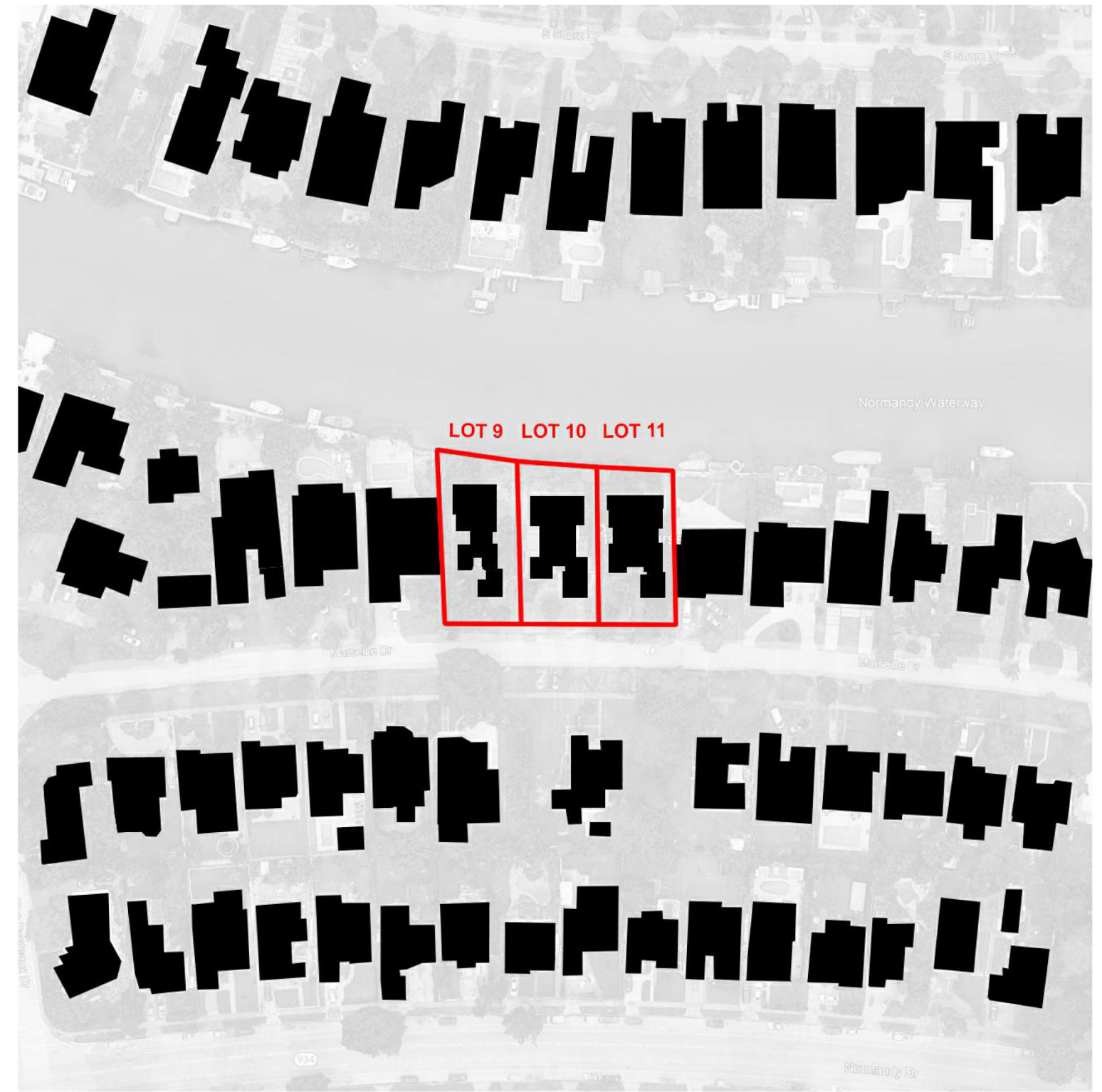
03-09-2025

DRB_A0.09a

PROPOSED LOT COVERAGE



PREVIOUS APPROVED LOT COVERAGE



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN

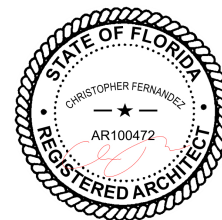


FIGURE PLAN DIAGRAM

03-09-2025

DRB_A0.09b

LOT - 10

PROPERTY LINE 123' - 3 1/2"

MARSEILLE DR.

3.70' NGVD

3.64' NGVD

3.88' NGVD

ELECTRIC POLE

W.W.P

PROPERTY LINE 62' - 6"

VACANT LOT
LOT 11

NORMANDY WATERWAY

PROPERTY LINE 33' - 5 1/2"

EXISTING SEAWALL

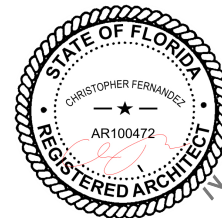
PROPERTY LINE 122' - 2 1/2"

LOT - 12

1 EXISTING/DEMO PLAN
3/32" = 1'-0"

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN

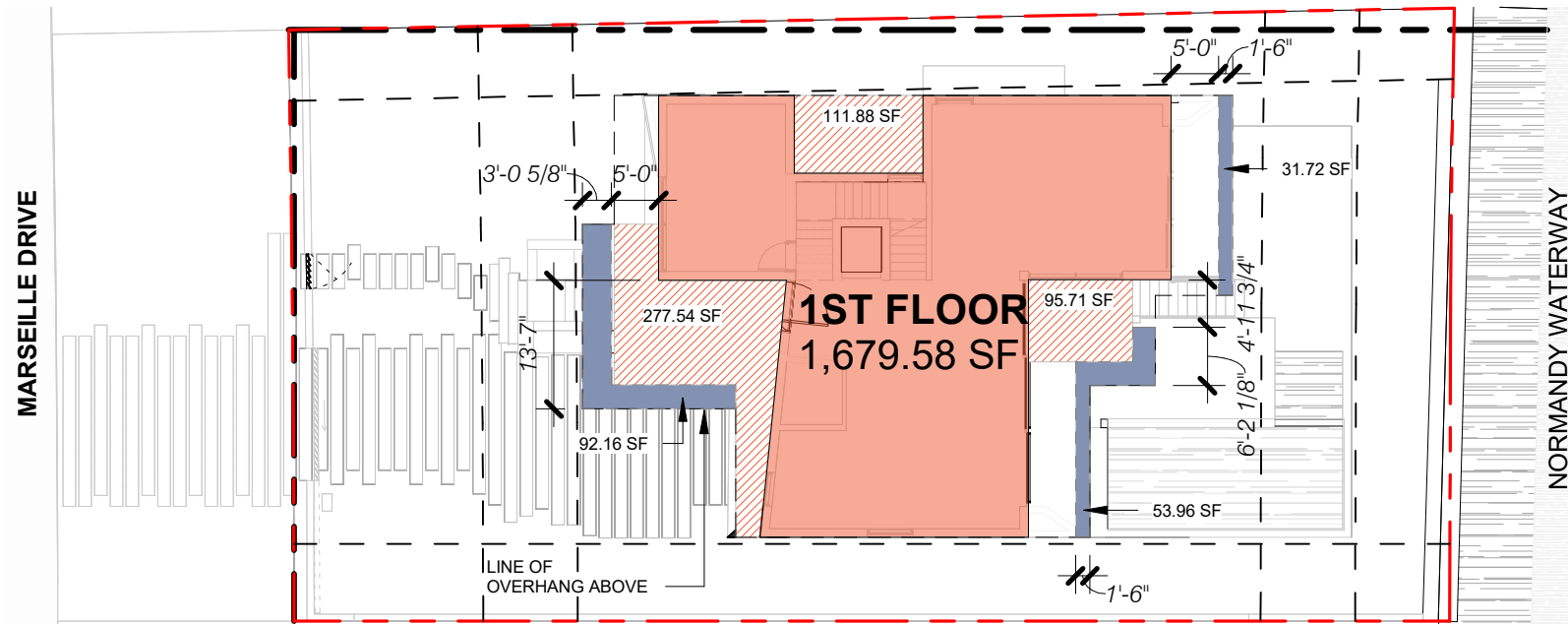


EXISTING / DEMO LOT
COVERAGE

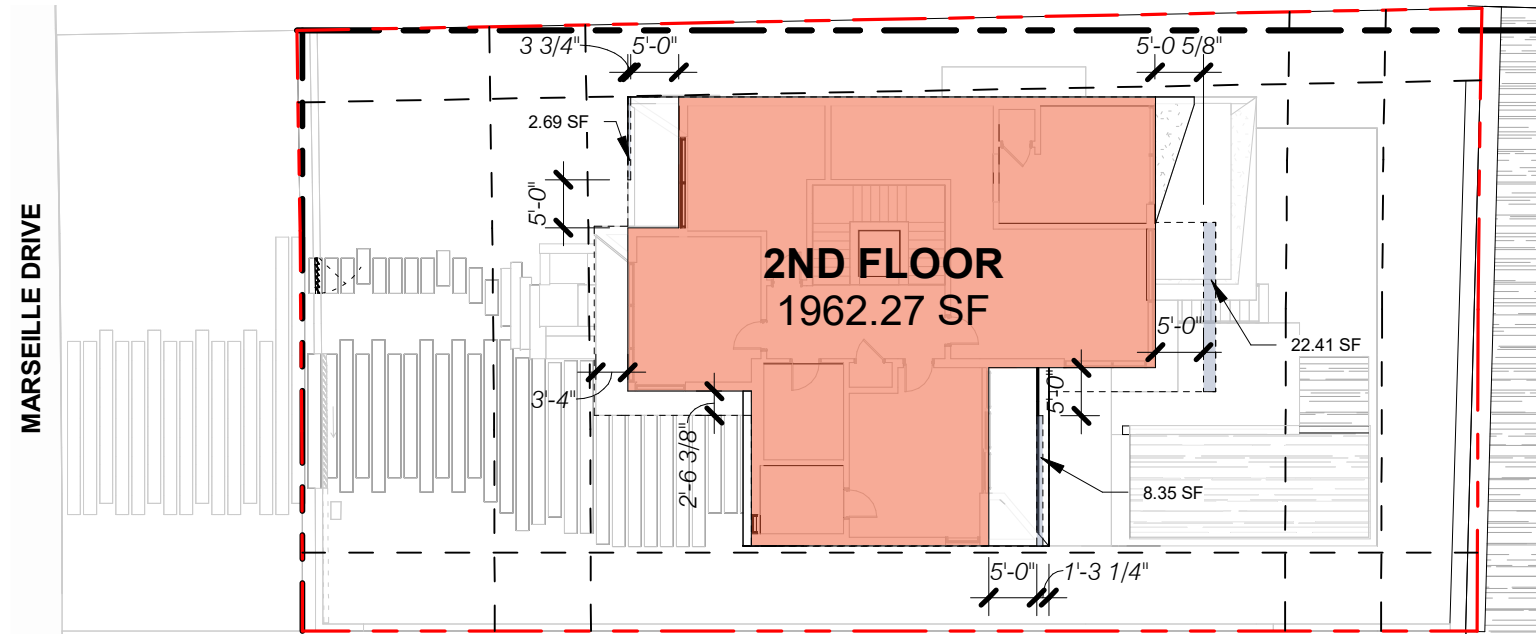
3/32" = 1'-0"

03-09-2025

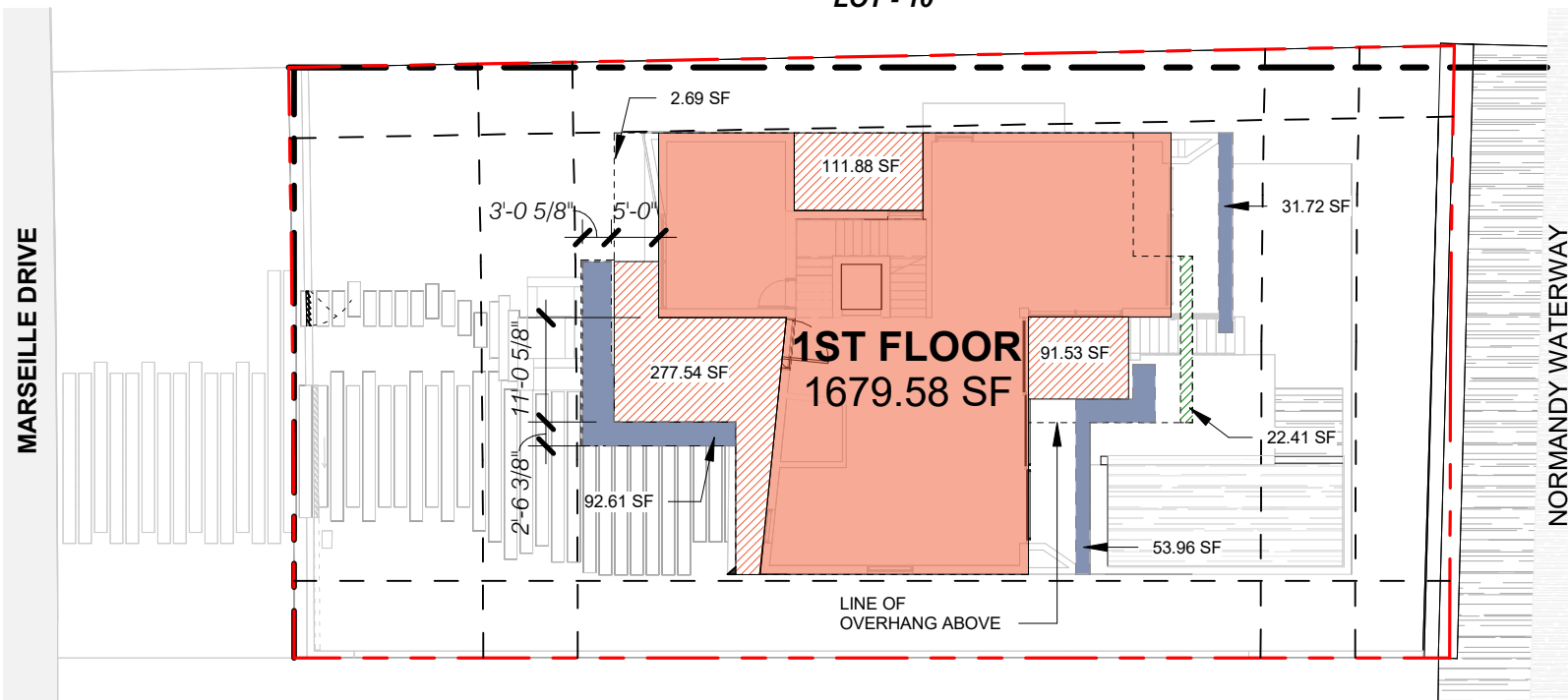
DRB_A0.10



1 PROPOSED LOT COVERAGE - LEVEL 1
1" = 20'-0"



2 PROPOSED LOT COVERAGE - LEVEL 2
1" = 20'-0"



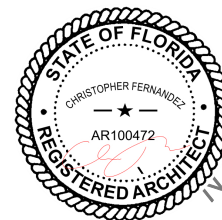
3 COMBINED LOT COVERAGE
1" = 20'-0"

PROPOSED LOT COVERAGE	
LOT	7,798.79 SF
ALLOWED = 30% OF LOT	2,339.63 SF
SECOND FLOOR ROOF OVERHANG > 5'-0"	22.41 SF
SECOND FLOOR AC OVERHANG	481.00 SF
FIRST FLOOR AC	1,679.58 SF
FIRST FLOOR OVERHANG > 5'-0"	178.29 SF
TOTAL	2,361.28 SF
GARAGE REDUCTION	500.00 SF
PROPOSED LOT COVERAGE	(2,361.28 - 500) SF
	1,861.28 SF (23.86%)

- = AREA UNDER AC
- = ROOF OVERHANG > 5'-0" PROJECTION
- = AREA UNDER AC ABOVE
- = 2ND FLOOR ROOF OVERHANG > 5'-0" PROJECTION
- = GARAGE OVERHANG

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



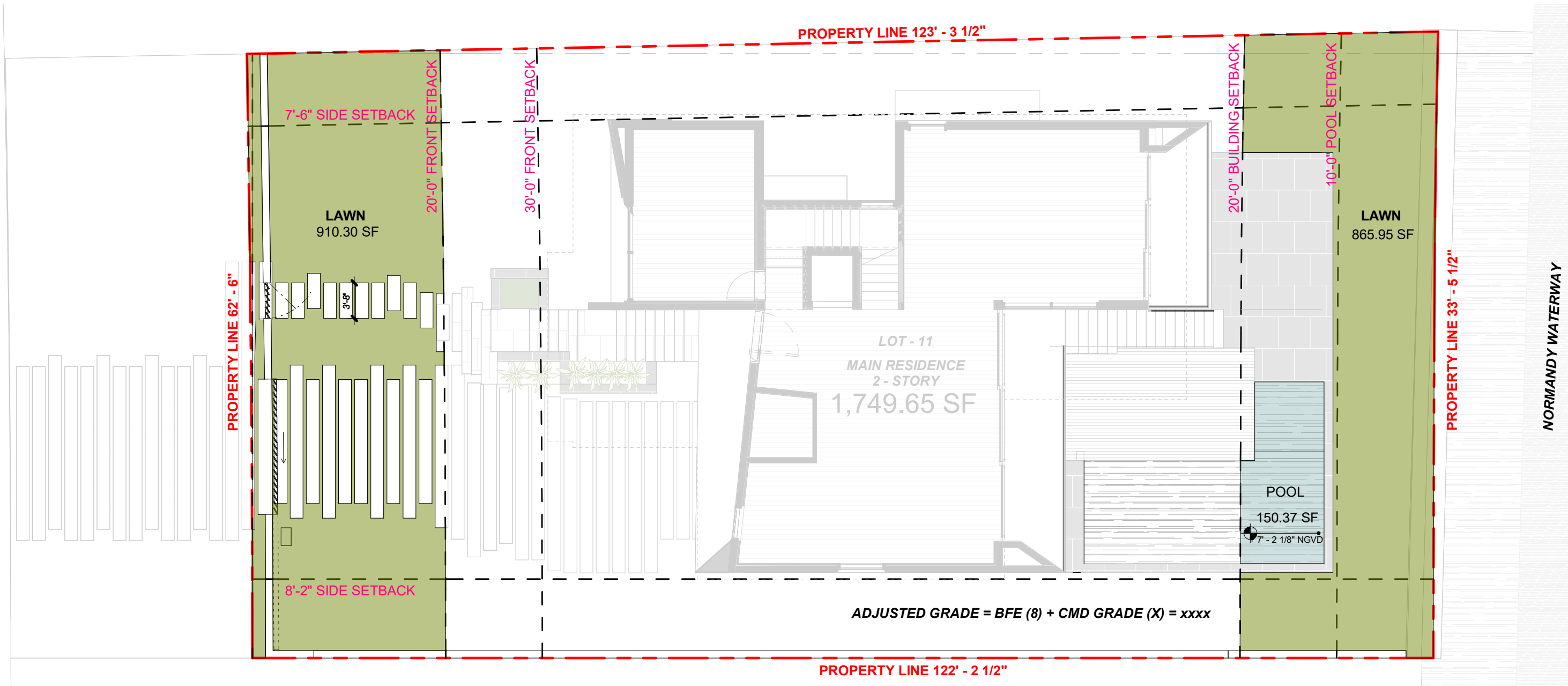
PROPOSED LOT COVERAGE

As indicated

03-09-2025

DRB_A0.10b

MARSEILLE DR.



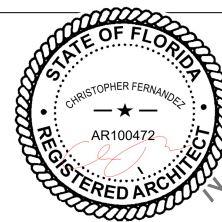
NORMANDY WATERWAY

FRONT AND REAR COVERAGE

FRONT YARD AREA:	1,253.71 SF	REAR YARD AREA:	1,298.95 SF
MINIMUM REQUIRED OPEN SPACE:	877.10 SF (70%)	MINIMUM REQUIRED OPEN SPACE:	908.60 SF (70%)
PROPOSED OPEN SPACE:	910.30 SF (72.60%)	PROPOSED GREEN SPACE:	865.95 SF
		PROPOSED POOL @ 50% AREA:	(50% OF 150.37) SF= 75.19 SF (ABOVE ADJ. GRADE)
		TOTAL PROPOSED OPEN SPACE:	865.95 + 75.19 SF = 941.14 SF (72.45%)

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN

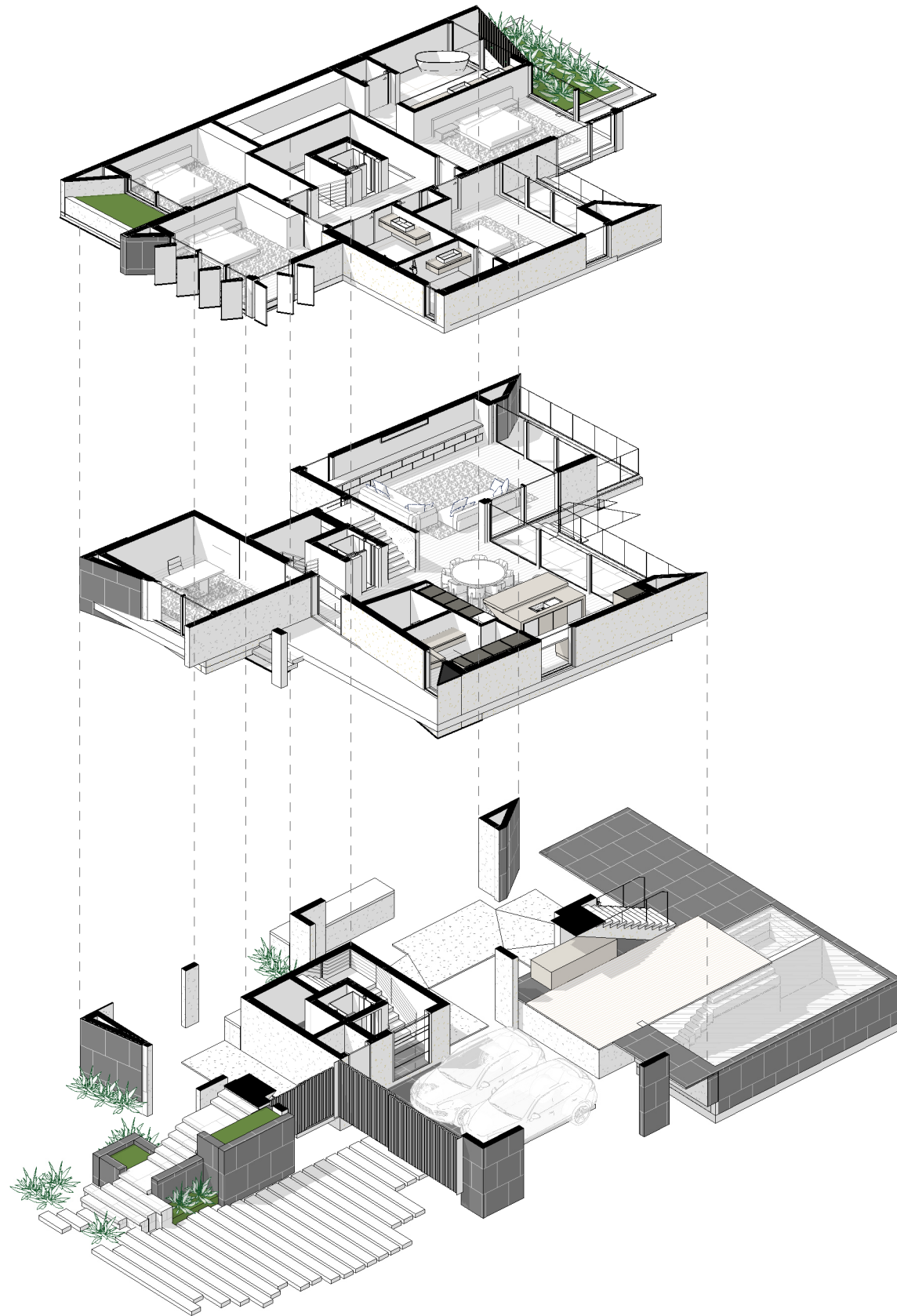


FRONT & REAR YARD
DIAGRAM

As indicated

03-09-2025

DRB_A0.11



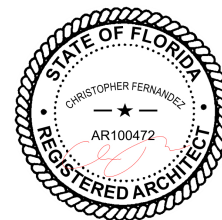
3 AXON EXPLODED SECOND FLOOR

2 AXON EXPLODED FIRST FLOOR

1 AXON EXPLODED UNDERSTORY FLOOR

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

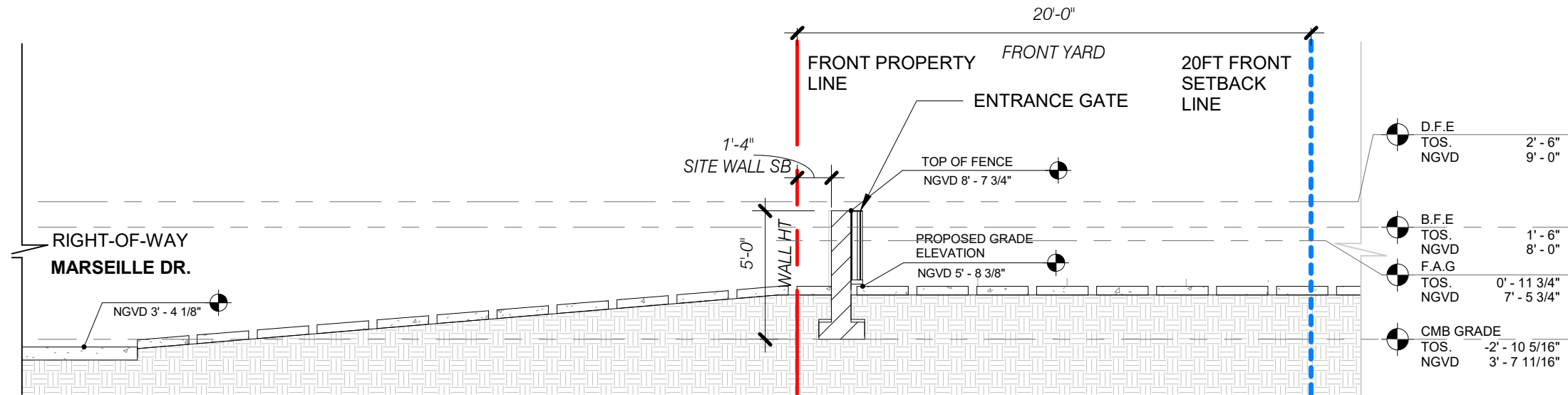
CFZ DESIGN



PROPOSED BUILDING -
AXON

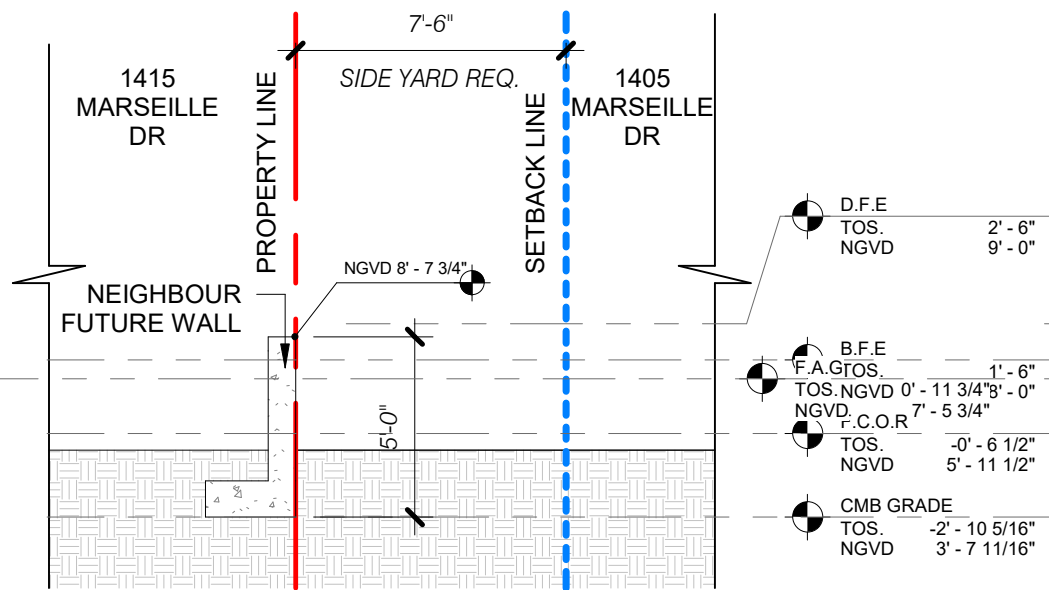
03-09-2025

DRB_A0.12

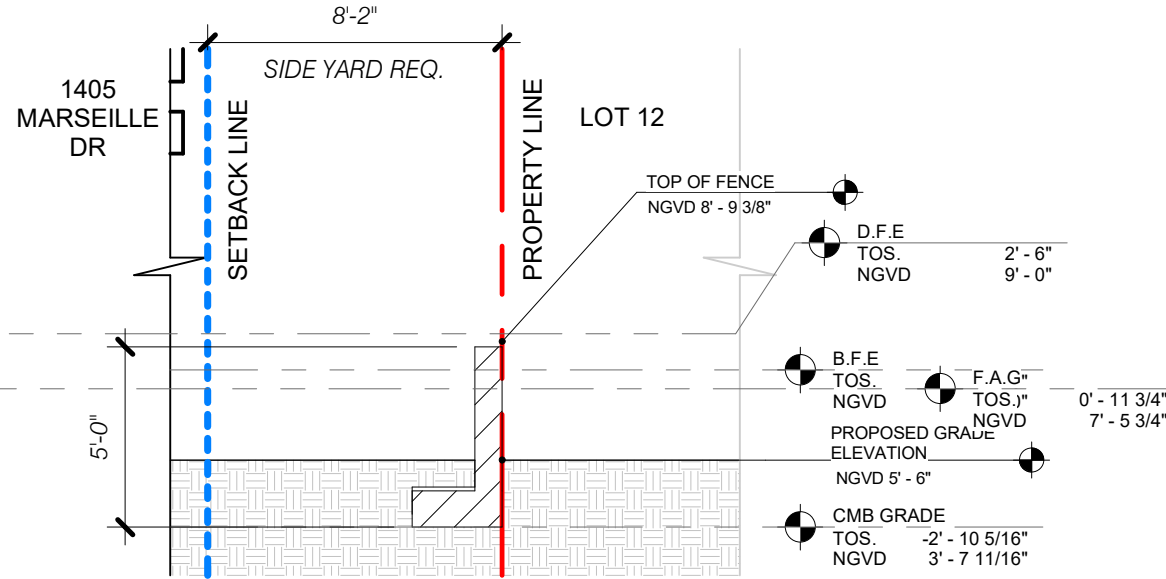


4 FRONT YARD SECTION A
3/16" = 1'-0"

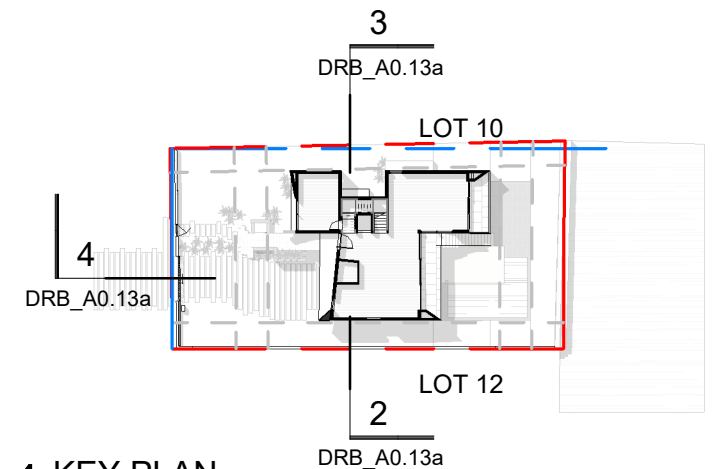
FUTURE ADJUSTED GRADE = 7.479 NGVD
FUTURE CROWN OF ROAD = 5'-11 1/2" NGVD
BFE+1 = 9'-0 NGVD



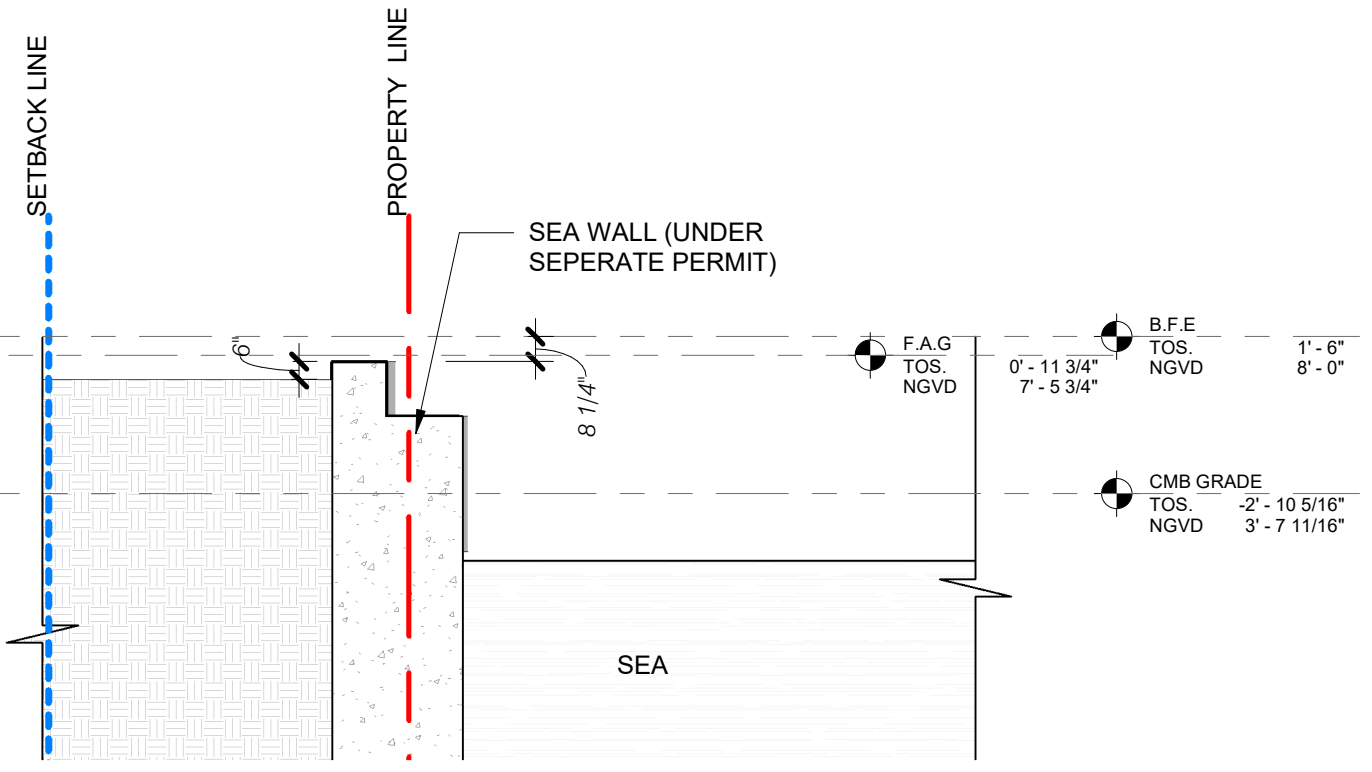
3 INTERIOR SIDE YARD SECTION A
3/16" = 1'-0"



2 INTERIOR SIDE YARD SECTION B
3/16" = 1'-0"



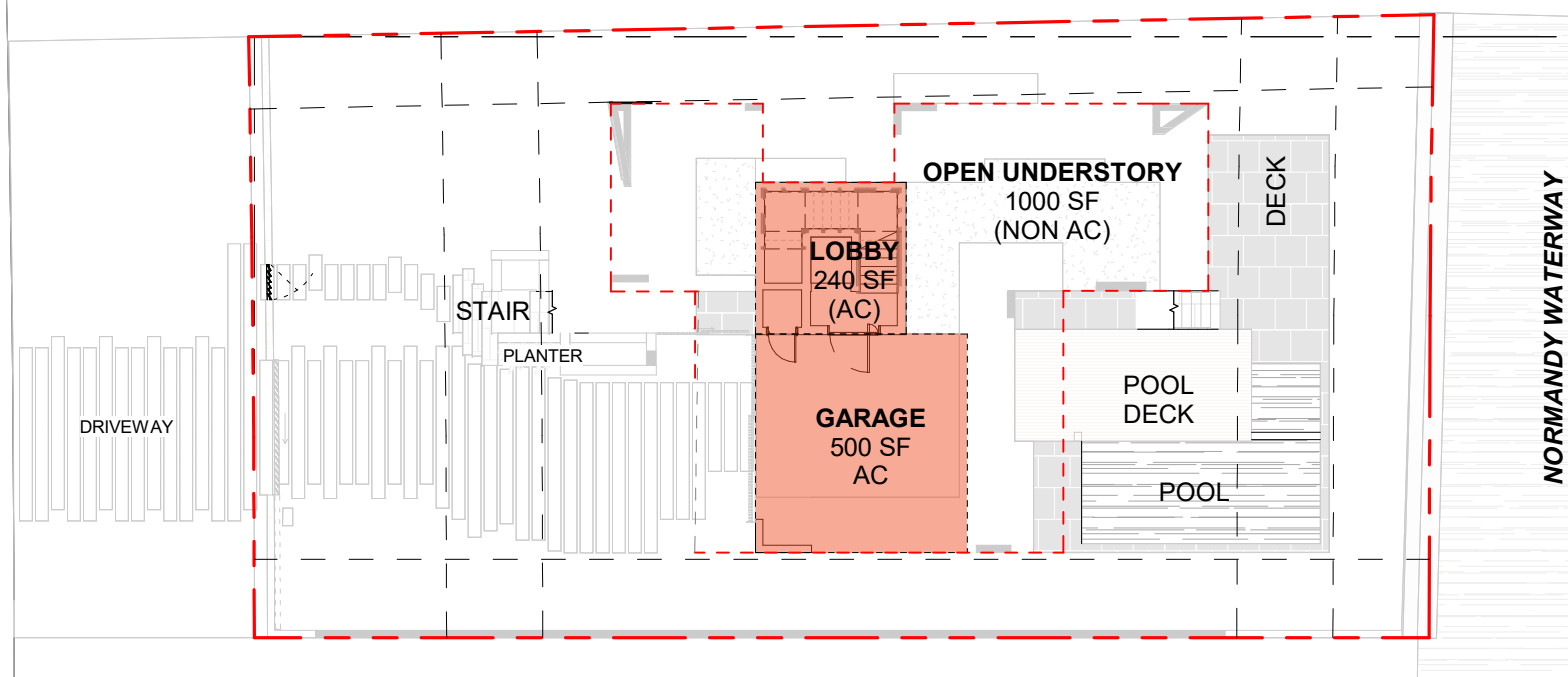
1 KEY PLAN
1" = 60'-0"



1 BACK YARD SECTION
3/16" = 1'-0"

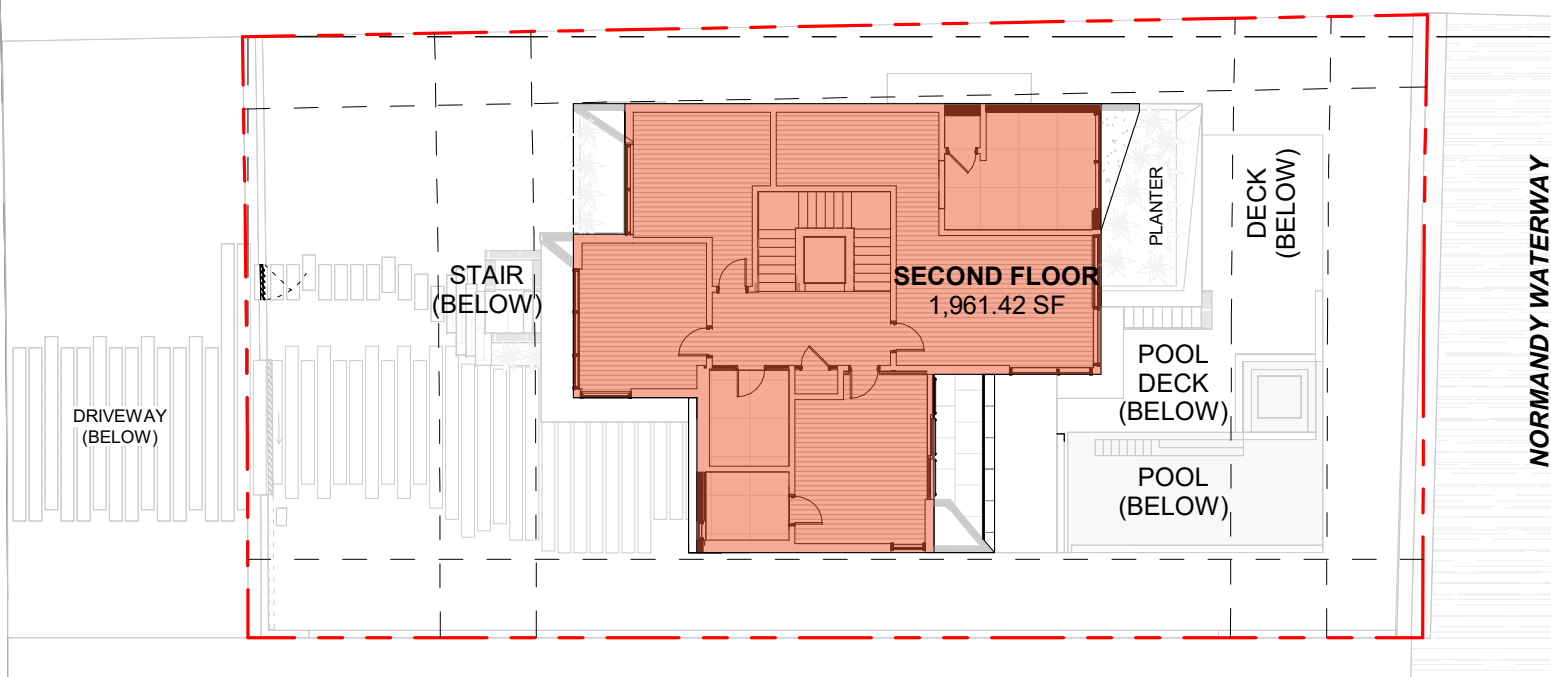


MARSEILLE DRIVE



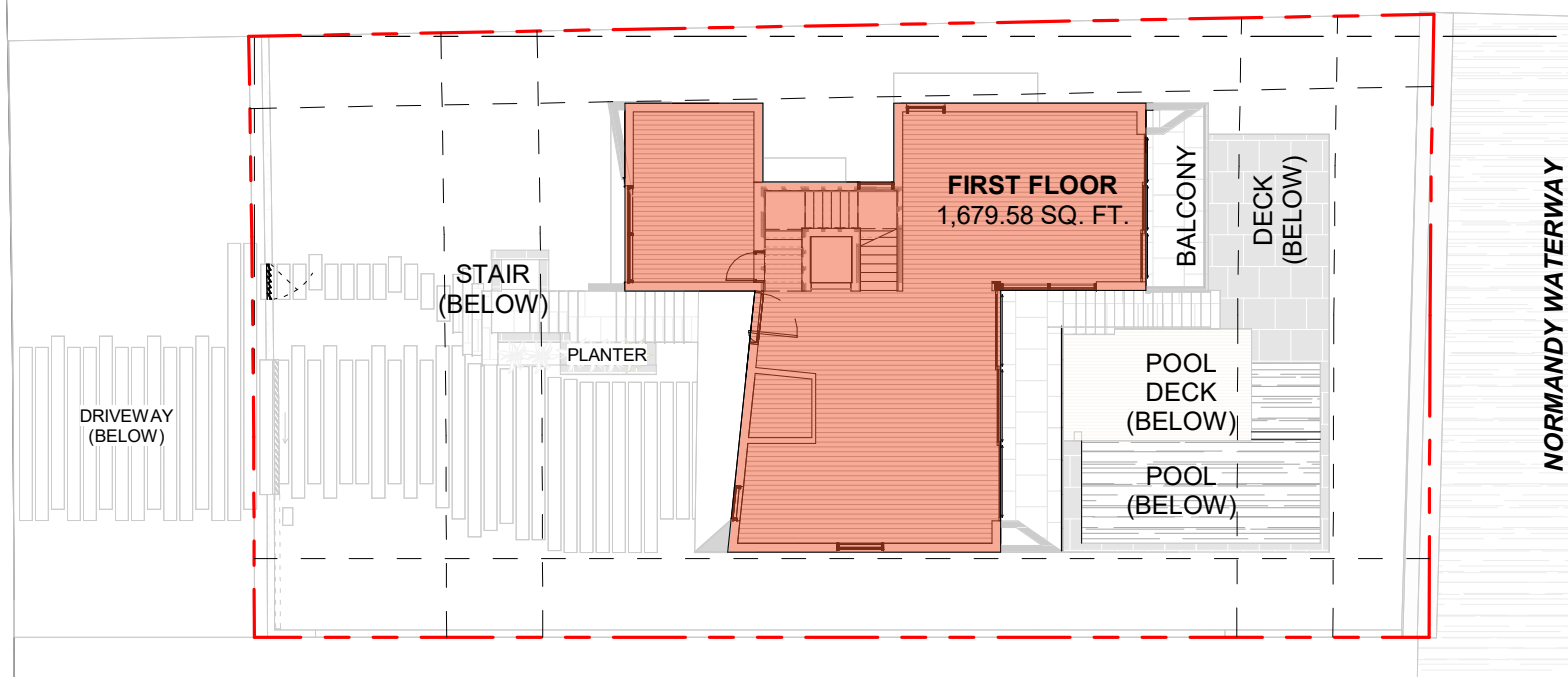
1 UNDERGROUND - PROPOSED UNIT SIZE
1" = 20'-0"

MARSEILLE DRIVE



3 LEVEL 2 - PROPOSED UNIT SIZE
1" = 20'-0"

MARSEILLE DRIVE



2 LEVEL 1 - PROPOSED UNIT SIZE
1" = 20'-0"

NORMANDY WATERWAY

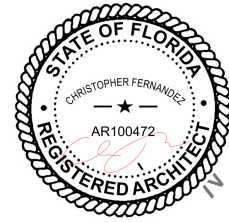
ENCLOSED UNDERSTORY AREA	
LOT	7,798.79.00 SF
ALLOWED	$7,798.79 * 5 \% = 389 \text{ SF (5\%)}$
PROPOSED UNDERSTORY	740.00 SF
GARAGE REDUCTION	-500.00 SF
TOTAL	240 SF (3.07 %)

UNIT SIZE	
LOT	7,798.79.00 SF
ALLOWED	$7,798.79 * 50 \% = 3,899.39 \text{ SF}$
UNDERSTORY (AC)	740.00 SF
GARAGE REDUCTION	-500.00 SF
FIRST FLOOR	1,679.58 SF
SECOND FLOOR	1,961.42 SF
TOTAL	3,881.00 SF (49.76 %)

ENCLOSED NON AC AREA
 WATER BASIN
 ENCLOSED AC AREA

OUTLINE OF LEVEL 1 ENCLOSED FLOOR SPACE ABOVE
 OUTLINE OF LEVEL 1 FOOTPRINT ABOVE

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

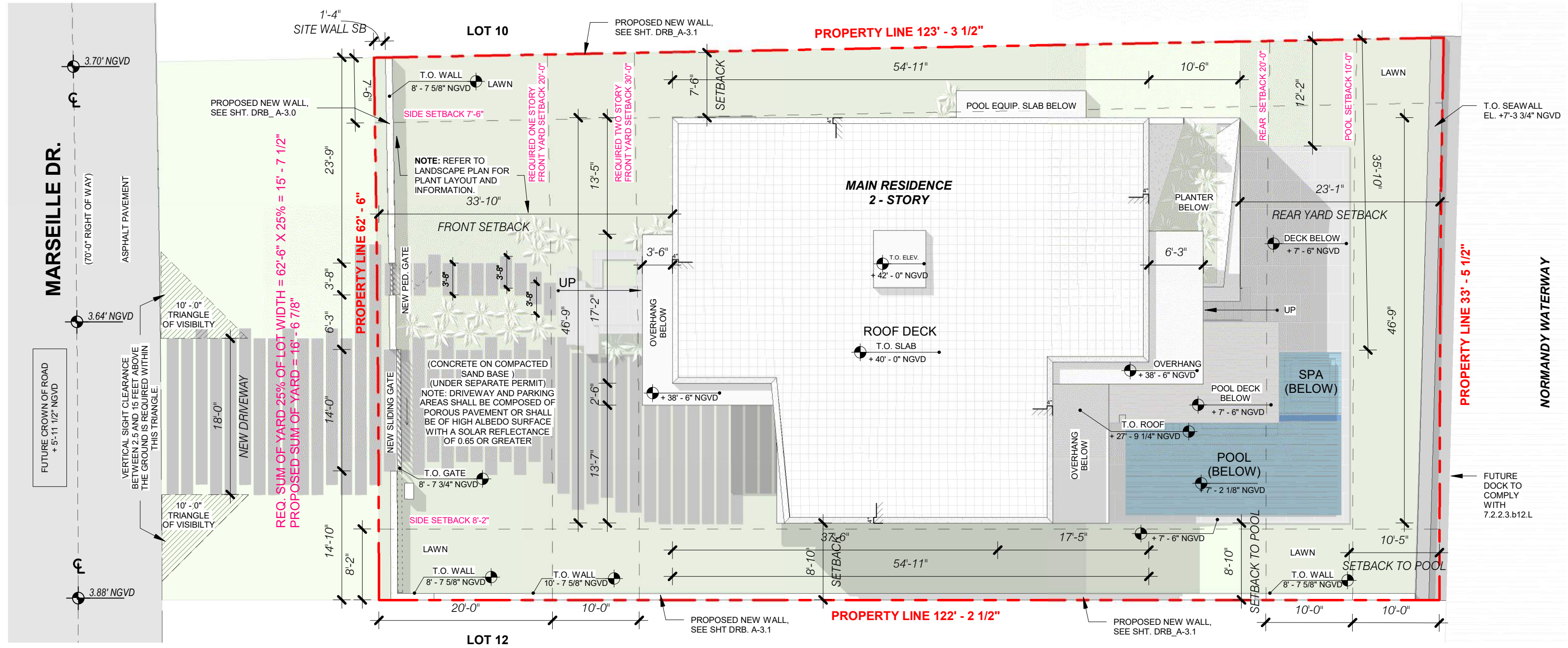


PROPOSED UNIT DIAGRAM

As indicated

03-09-2025

DRB_A0.15



REQ. SUM OF YARD 25% OF LOT WIDTH = 62'-6" X 25% = 15' - 7 1/2"
 PROPOSED SUM OF YARD = 16' - 6 7/8"

SUM OF SETBACKS 25% OF LOT WIDTH = 15' - 7.5"
 MIN. SIDE SETBACK 10% = 6'-3"

DRIVEWAYS AND PARKING AREAS THAT ARE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT, AS DEFINED IN SECTION 1.2.1 OF THIS CODE

GENERAL NOTE:
 THERE IS NO EXISTING STRUCTURE PRESENT ON THE SITE.

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN

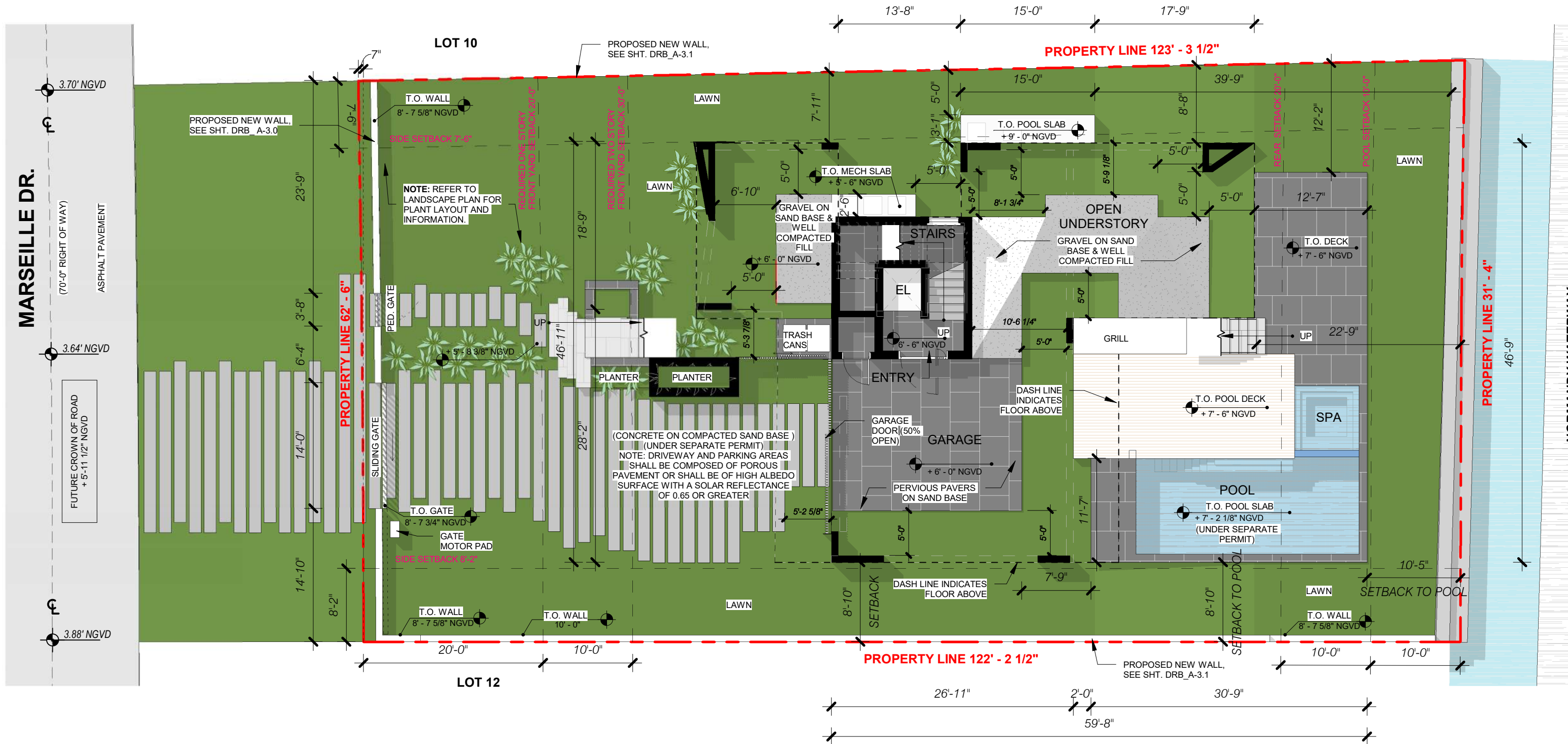


SITE PLAN

3/32" = 1'-0"

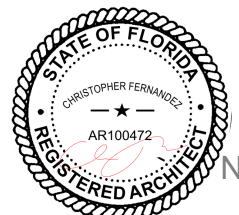
03-09-2025

DRB_A1.1



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN

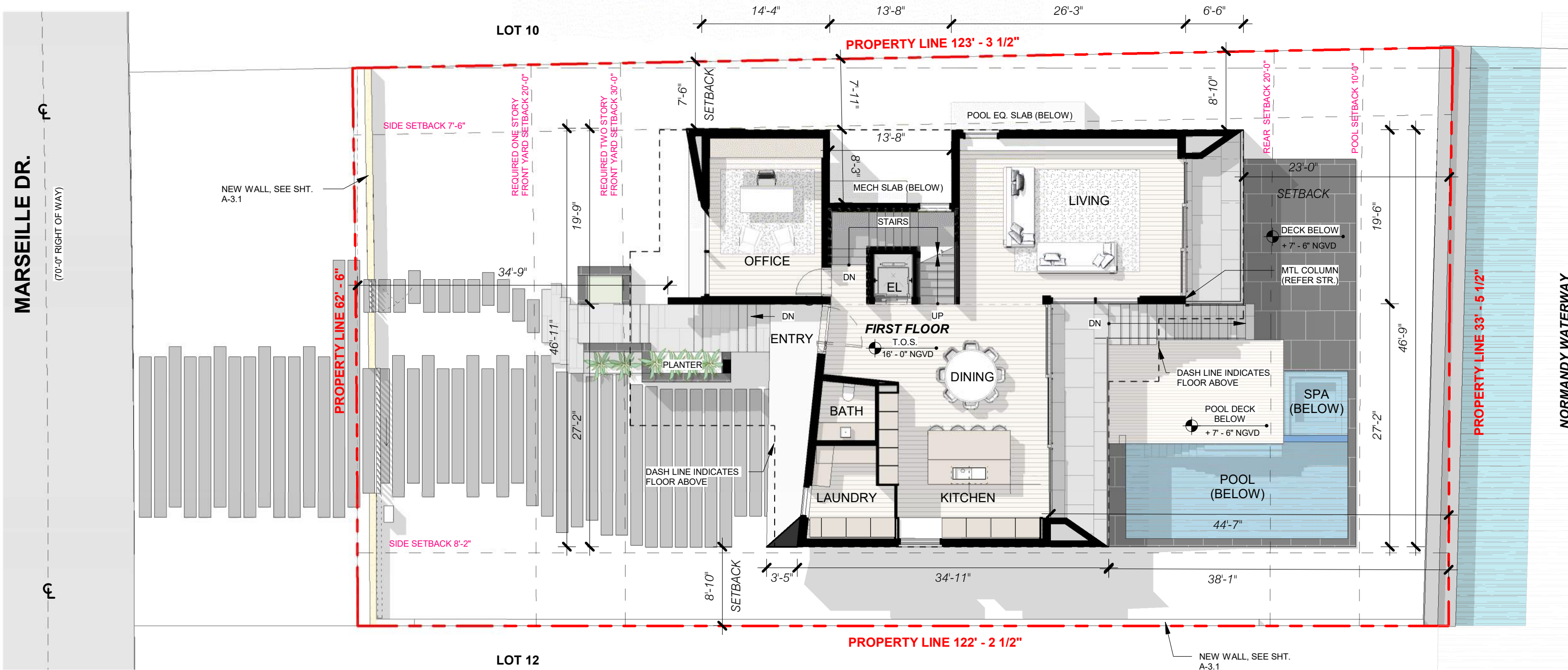


UNDERSTORY FLOOR PLAN

3/32" = 1'-0"

03-09-2025

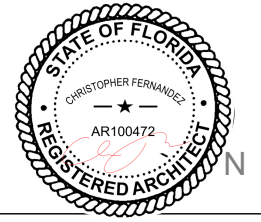
DRB_A1.2



GENERAL NOTE:

THERE IS NO EXISTING STRUCTURE PRESENT ON THE SITE.

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057



MARSEILLE DR.

(70'-0" RIGHT OF WAY)

LOT 10

PROPERTY LINE 123' - 3 1/2"

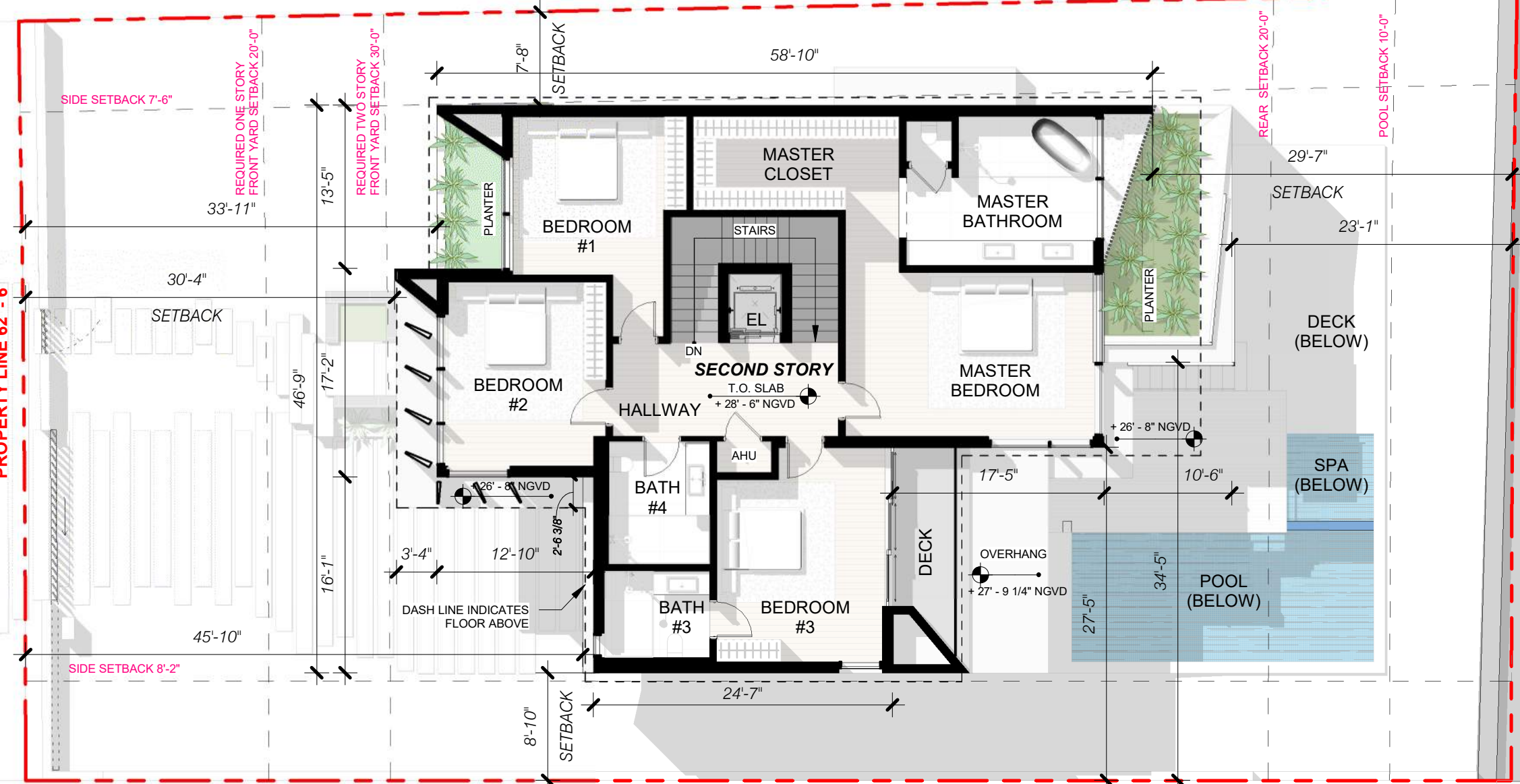
PROPERTY LINE 62' - 6"

PROPERTY LINE 33' - 5 1/2"

NORMANDY WATERWAY

LOT 12

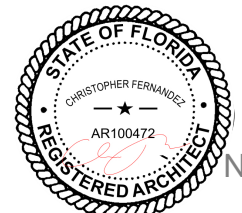
PROPERTY LINE 122' - 2 1/2"



GENERAL NOTE:
 THERE IS NO EXISTING STRUCTURE
 PRESENT ON THE SITE.

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



SECOND FLOOR PLAN

3/32" = 1'-0"

03-09-2025

DRB_A1.4

MARSEILLE DR.

(70'-0" RIGHT OF WAY)

LOT 10

54'-10" PROPERTY LINE 123' - 3 1/2"

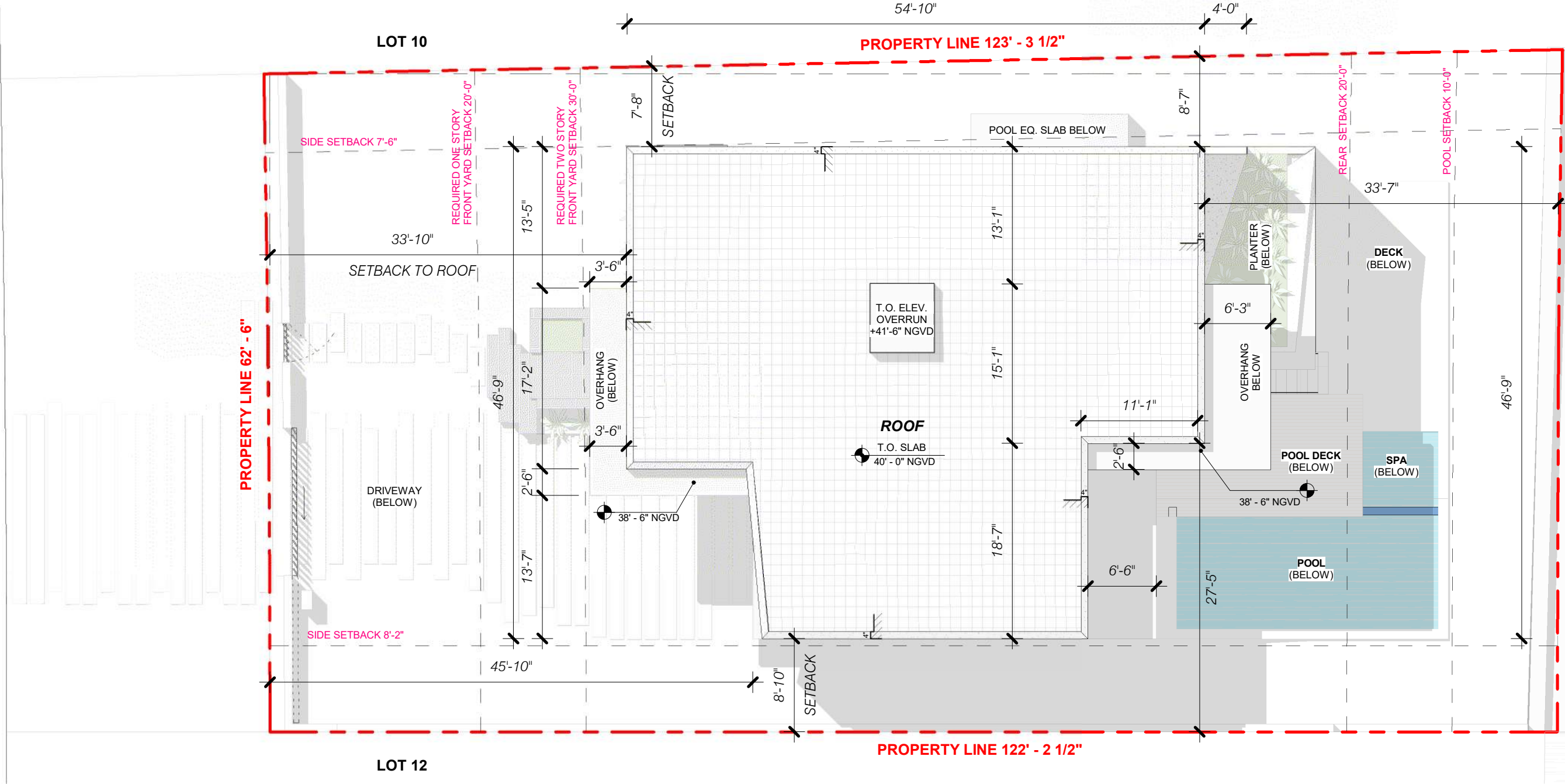
PROPERTY LINE 62' - 6"

PROPERTY LINE 31' - 4"

LOT 12

PROPERTY LINE 122' - 2 1/2"

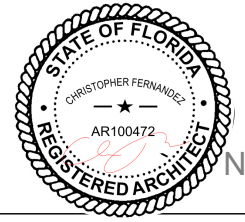
NORMANDY WATERWAY



GENERAL NOTE:
 THERE IS NO EXISTING STRUCTURE PRESENT ON THE SITE.

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



ROOF PLAN

3/32" = 1'-0"

03-09-2025

DRB_A1.5

PROPERTY LINE

SETBACK LINE

SETBACK LINE



T.O. ROOF	TOS.	33'-6"
	NGVD	40'-0"
LEVEL 2 T.O.S.	TOS.	22'-0"
	NGVD	28'-6"
LEVEL 1 T.O.S.	TOS.	9'-6"
	NGVD	16'-0"
FREEBOARD	TOS.	6'-6"
	NGVD	13'-0"
B.F.E.	TOS.	1'-6"
	NGVD	8'-0"
UNDERSTORY LEVEL	TOS.	0'-0"
	NGVD	6'-6"
DRIVEWAY	TOS.	-0'-6"
	NGVD	6'-0"
F.C.O.R.	TOS.	-0'-6 1/2"
	NGVD	5'-11 1/2"
CMB GRADE	TOS.	-2'-10 5/16"
	NGVD	3'-7 11/16"

1 NORTH ELEVATION
1/8" = 1'-0"



GLASS & RAILING
GL1



F1



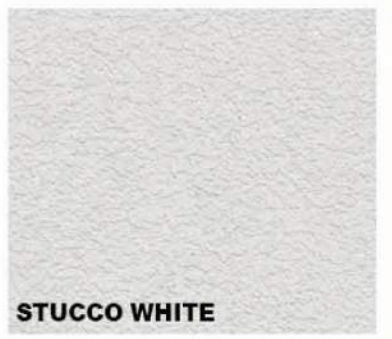
F2



ST2



PS1



PS2



LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



ELEVATIONS NORTH

03-09-2025

DRB_A1.6a

PROPERTY LINE

SETBACK LINE

SETBACK LINE



1 NORTH ELEVATION
1/8" = 1'-0"

T.O. ROOF	TOS.	33'-6"
	NGVD	40'-0"
LEVEL 2 T.O.S.	TOS.	22'-0"
	NGVD	28'-6"
LEVEL 1 T.O.S.	TOS.	9'-6"
	NGVD	16'-0"
FREEBOARD	TOS.	6'-6"
	NGVD	13'-0"
B.F.E.	TOS.	1'-6"
	NGVD	8'-0"
UNDERSTORY LEVEL	TOS.	0'-0"
	NGVD	6'-6"
DRIVEWAY	TOS.	-0'-6"
	NGVD	6'-0"
F.C.O.R.	TOS.	-0'-6 1/2"
	NGVD	5'-11 1/2"
CMB GRADE	TOS.	-2'-10 5/16"
	NGVD	3'-7 11/16"



GLASS & RAILING
GL1



F1



F2



ST2



PS1



PS2



LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



ELEVATIONS NORTH WITH
LANDSCAPE

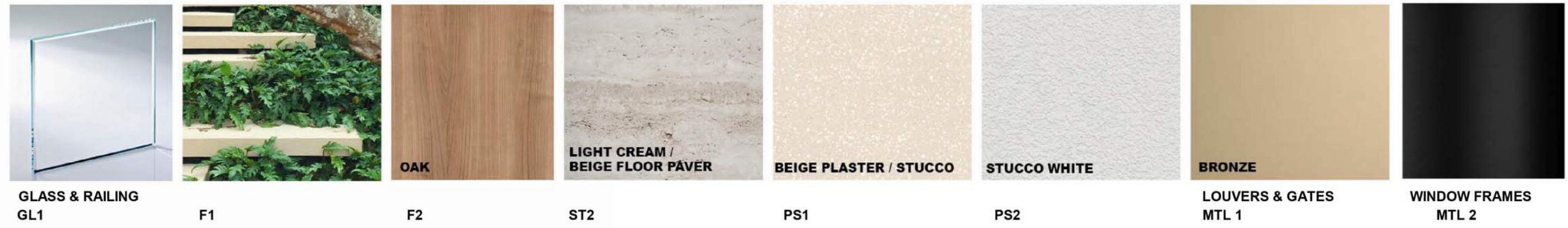
03-09-2025

DRB_A1.6b



1 SOUTH ELEVATION
1/8" = 1'-0"

T.O. ROOF	TOS.	33' - 6"
	NGVD	40' - 0"
LEVEL 2 T.O.S.	TOS.	22' - 0"
	NGVD	28' - 6"
LEVEL 1 T.O.S.	TOS.	9' - 6"
	NGVD	16' - 0"
FREEBOARD	TOS.	6' - 6"
	NGVD	13' - 0"
D.F.E.	TOS.	2' - 6"
	NGVD	9' - 0"
B.F.E.	TOS.	1' - 6"
	NGVD	8' - 0"
UNDERSTORY LEVEL	TOS.	0' - 0"
	NGVD	6' - 6"
DRIVEWAY	TOS.	-0' - 6"
	NGVD	6' - 0"
F.C.O.R.	TOS.	-0' - 6 1/2"
	NGVD	5' - 11 1/2"
CMB GRADE	TOS.	-2' - 10 5/16"
	NGVD	3' - 7 11/16"



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



ELEVATIONS SOUTH

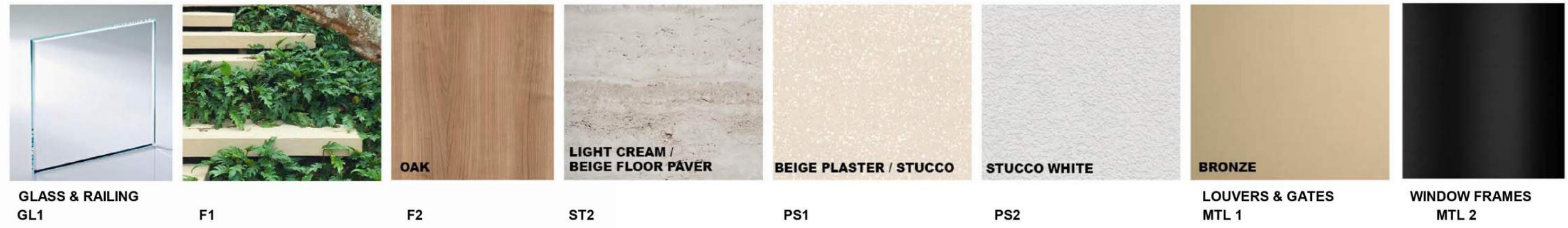
03-09-2025

DRB_A1.7a



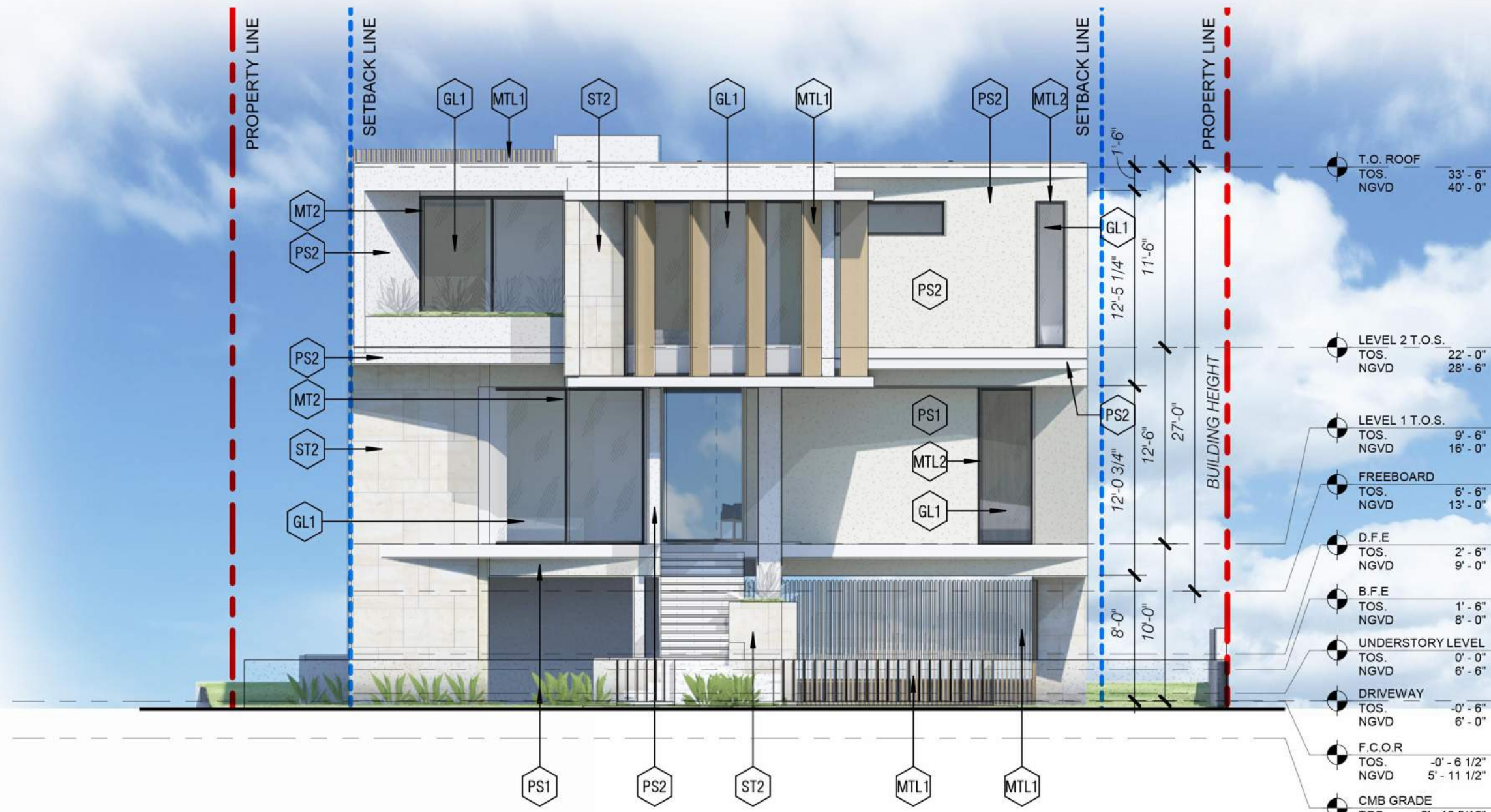
T.O. ROOF	TOS.	33' - 6"
	NGVD	40' - 0"
LEVEL 2 T.O.S.	TOS.	22' - 0"
	NGVD	28' - 6"
LEVEL 1 T.O.S.	TOS.	9' - 6"
	NGVD	16' - 0"
FREEBOARD	TOS.	6' - 6"
	NGVD	13' - 0"
D.F.E.	TOS.	2' - 6"
	NGVD	9' - 0"
B.F.E.	TOS.	1' - 6"
	NGVD	8' - 0"
UNDERSTORY LEVEL	TOS.	0' - 0"
	NGVD	6' - 6"
DRIVEWAY	TOS.	-0' - 6"
	NGVD	6' - 0"
F.C.O.R.	TOS.	-0' - 6 1/2"
	NGVD	5' - 11 1/2"
CMB GRADE	TOS.	-2' - 10 5/16"
	NGVD	3' - 7 11/16"

1 SOUTH ELEVATION
1/8" = 1'-0"



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057





1 EAST ELEVATION
1/8" = 1'-0"



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057





1 EAST ELEVATION
1/8" = 1'-0"



GLASS & RAILING
GL1



F1



F2



ST2



PS1



PS2



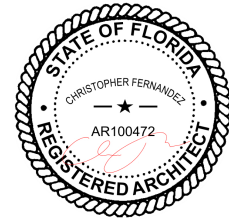
LOUVERS & GATES
MTL 1



WINDOW FRAMES
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

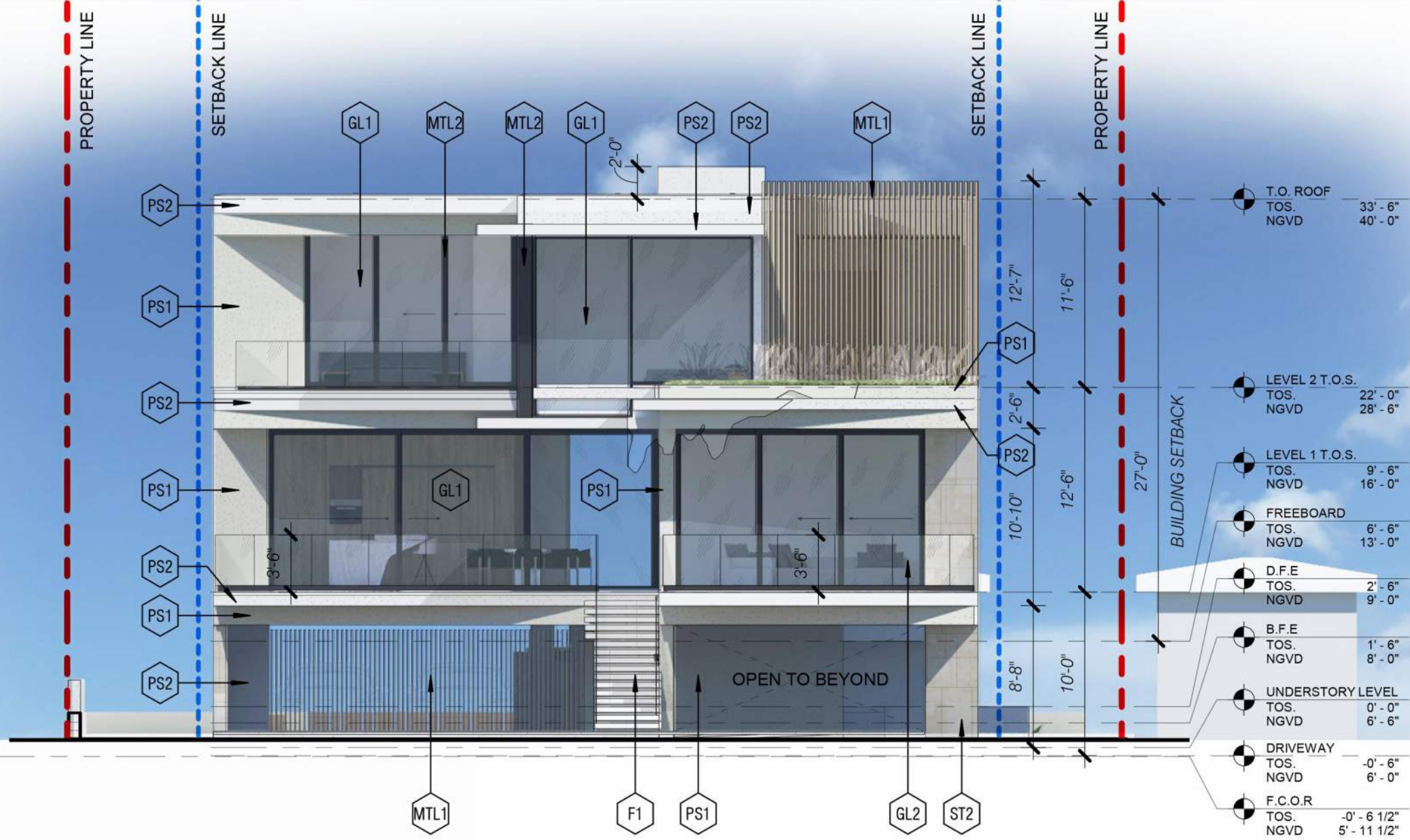
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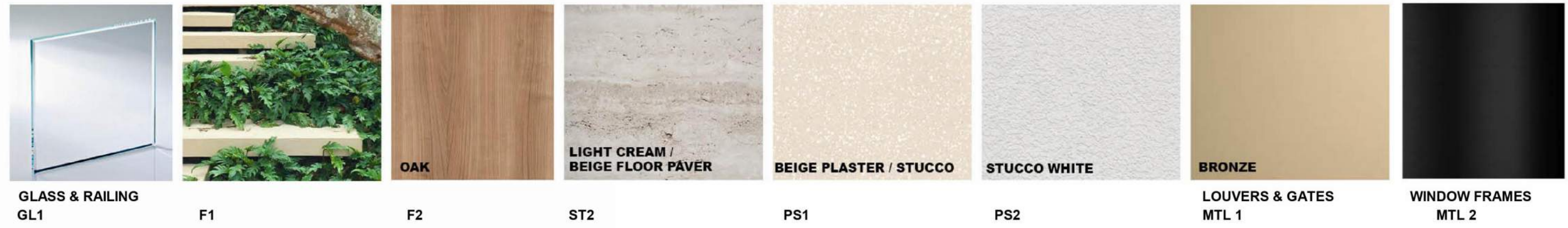
ELEVATIONS EAST WITH
LANDSCAPE

03-09-2025

DRB_A1.8b



1 WEST ELEVATION
1/8" = 1'-0"

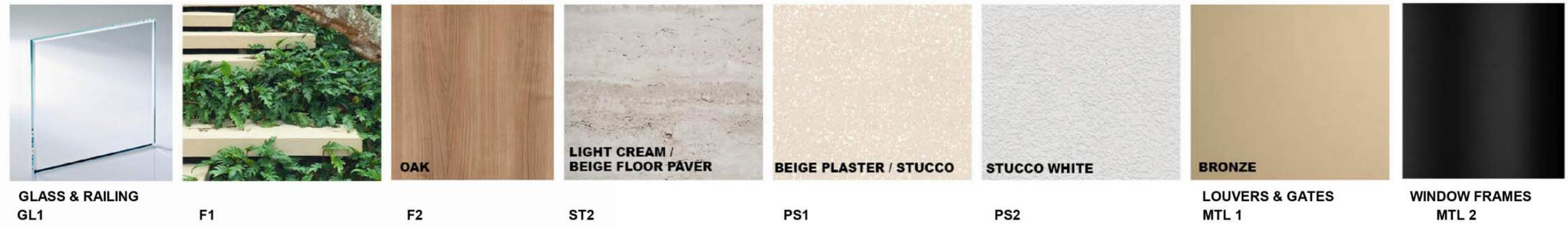


1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057



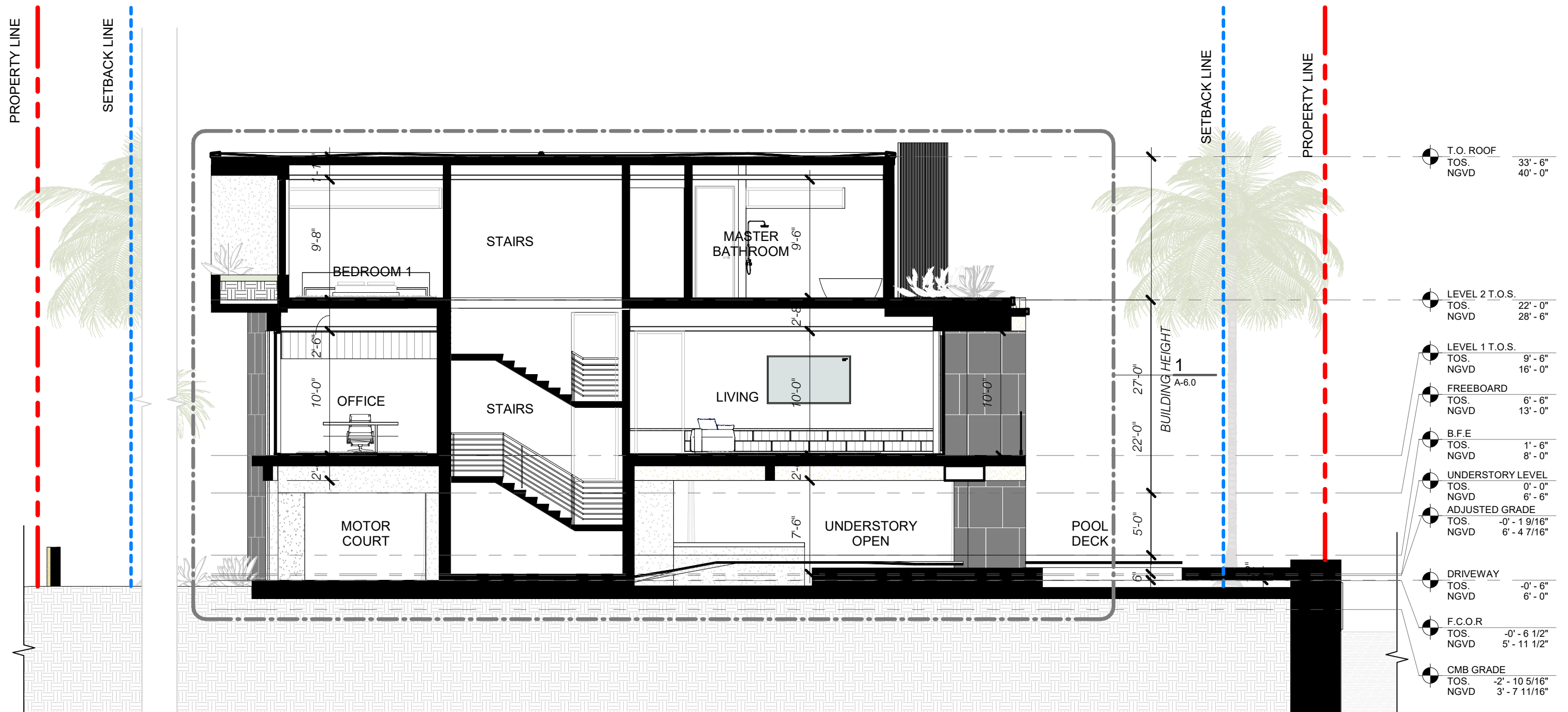


1 WEST ELEVATION
1/8" = 1'-0"



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

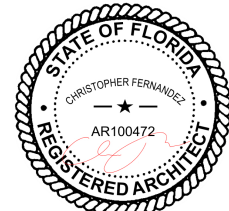




1 SECTIONS A
Scale: 1/8" = 1'-0"

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN

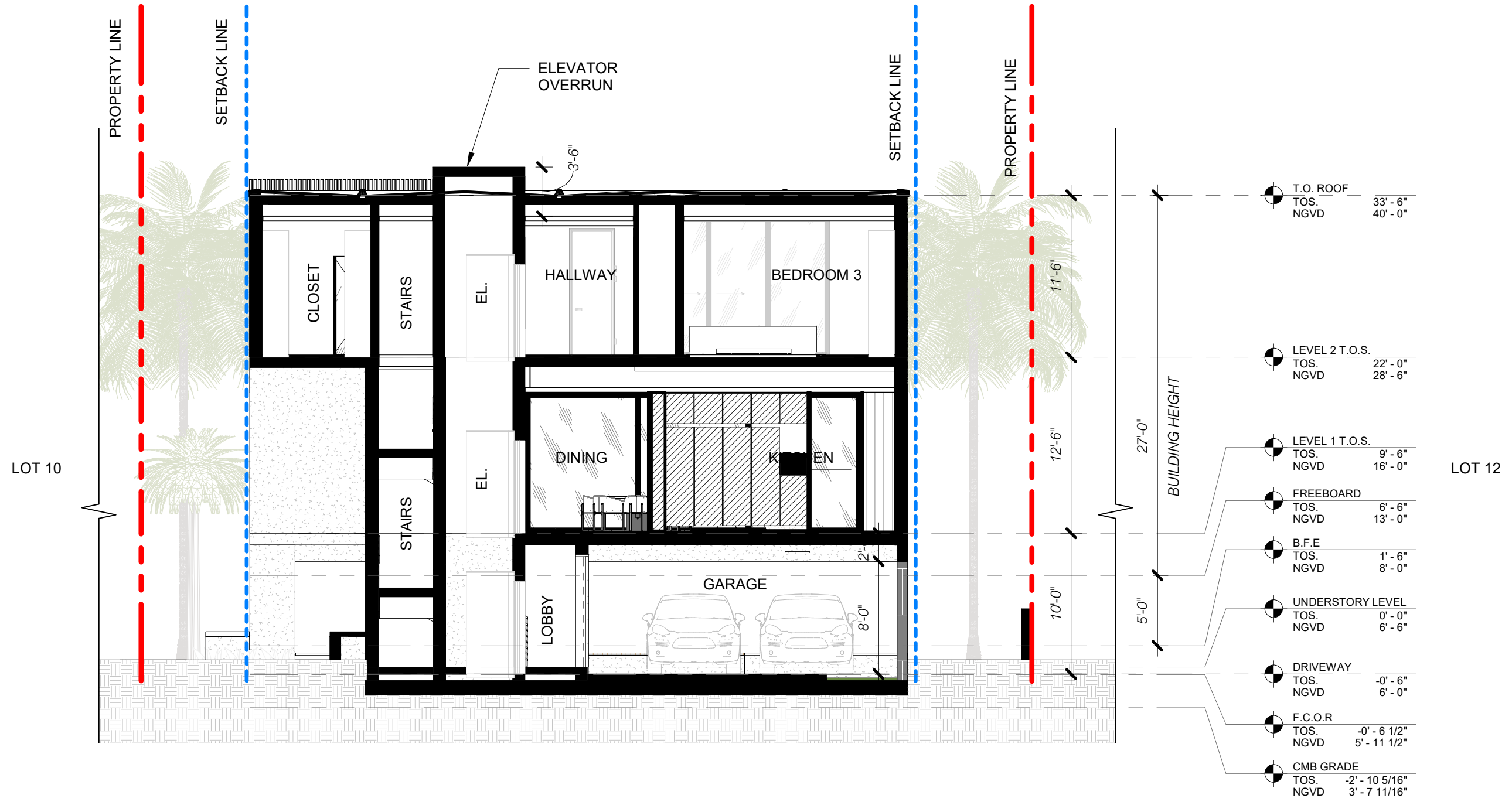


SECTION

1/8" = 1'-0"

03-09-2025

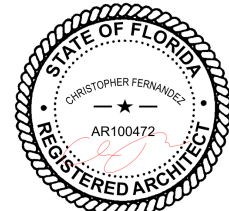
DRB_A1.10



1 SECTIONS B
Scale: 1/8" = 1'-0"

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



SECTION

1/8" = 1'-0"

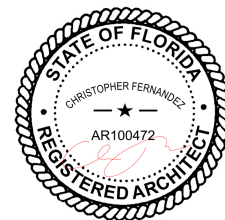
03-09-2025

DRB_A1.11



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



RENDERING

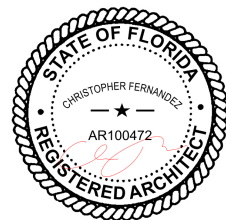
03-09-2025

DRB_A2.1



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



RENDERING

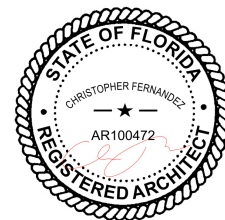
03-09-2025

DRB_A2.2



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

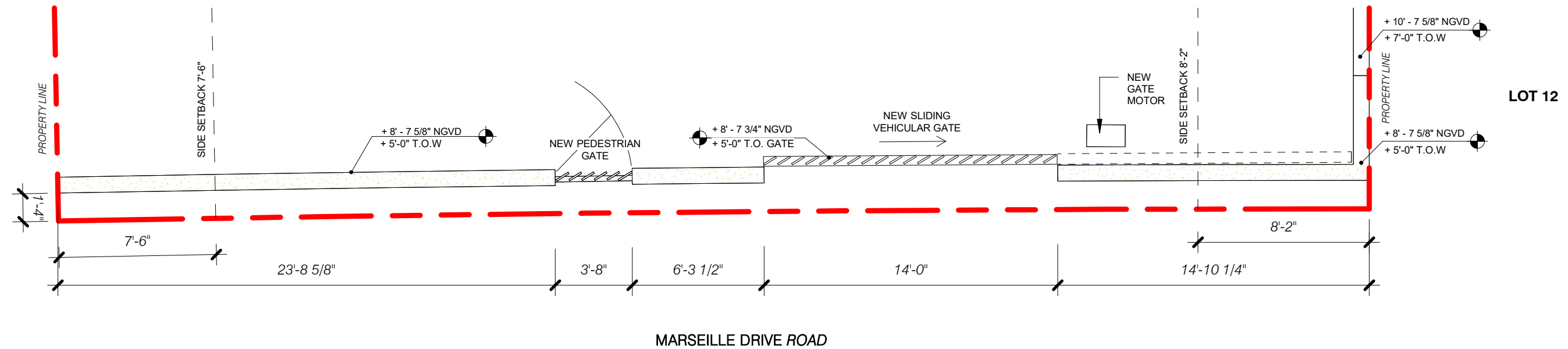
CFZ DESIGN



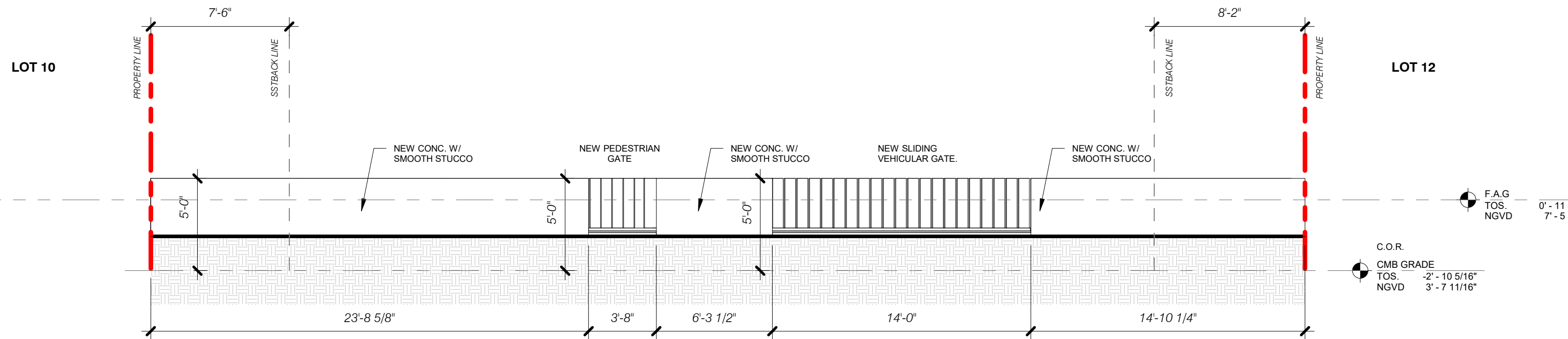
RENDERING

03-09-2025

DRB_A2.3



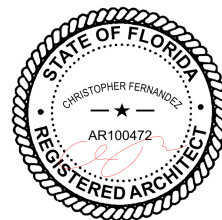
1 SITE - EAST WALL PLAN
3/16" = 1'-0"



2 SITE - EAST WALL ELEVATION
3/16" = 1'-0"

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



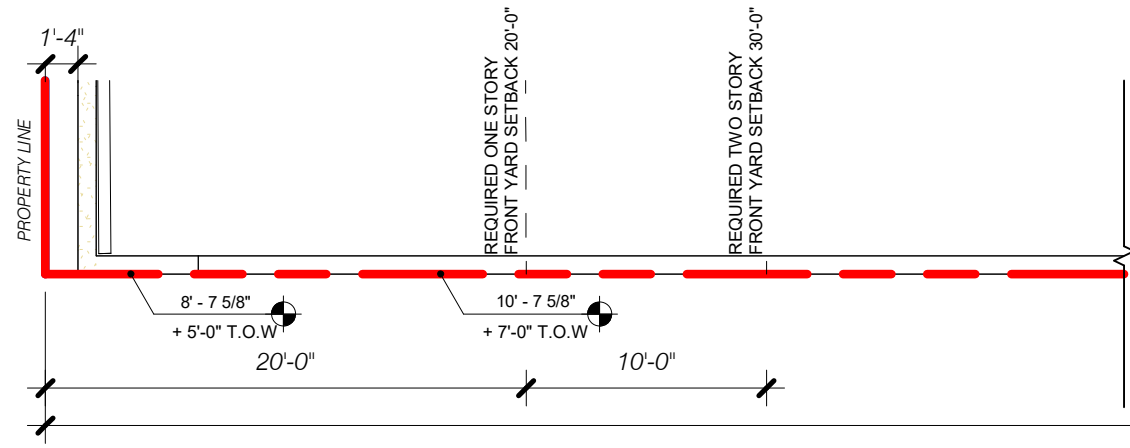
SITE WALL PLAN & ELEV

3/16" = 1'-0"

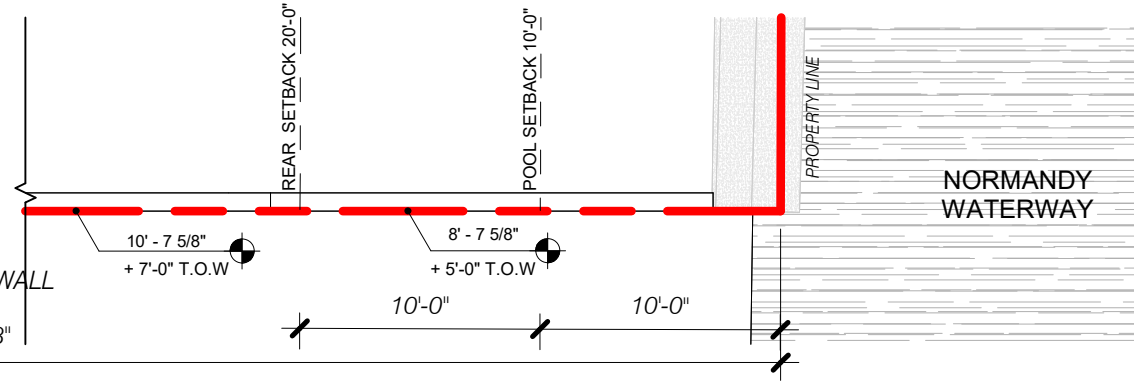
03-09-2025

DRB_A3.0

MARSEILLE DRIVE ROAD



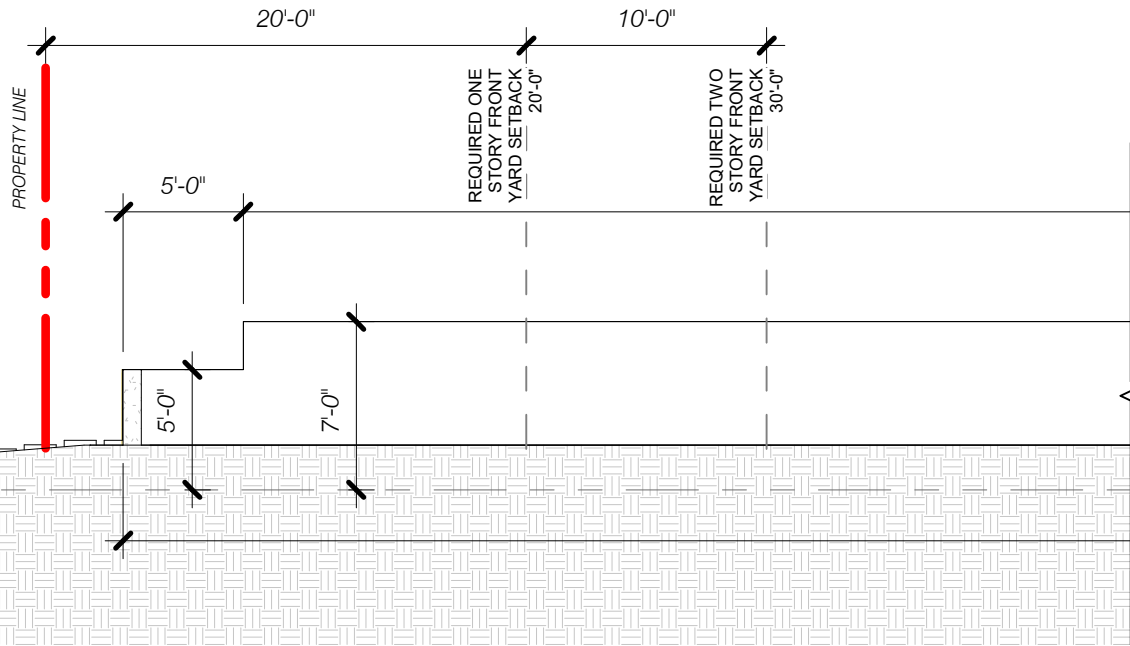
NORTH WALL
122'-2 3/8"



1 SITE - NORTH WALL PLAN

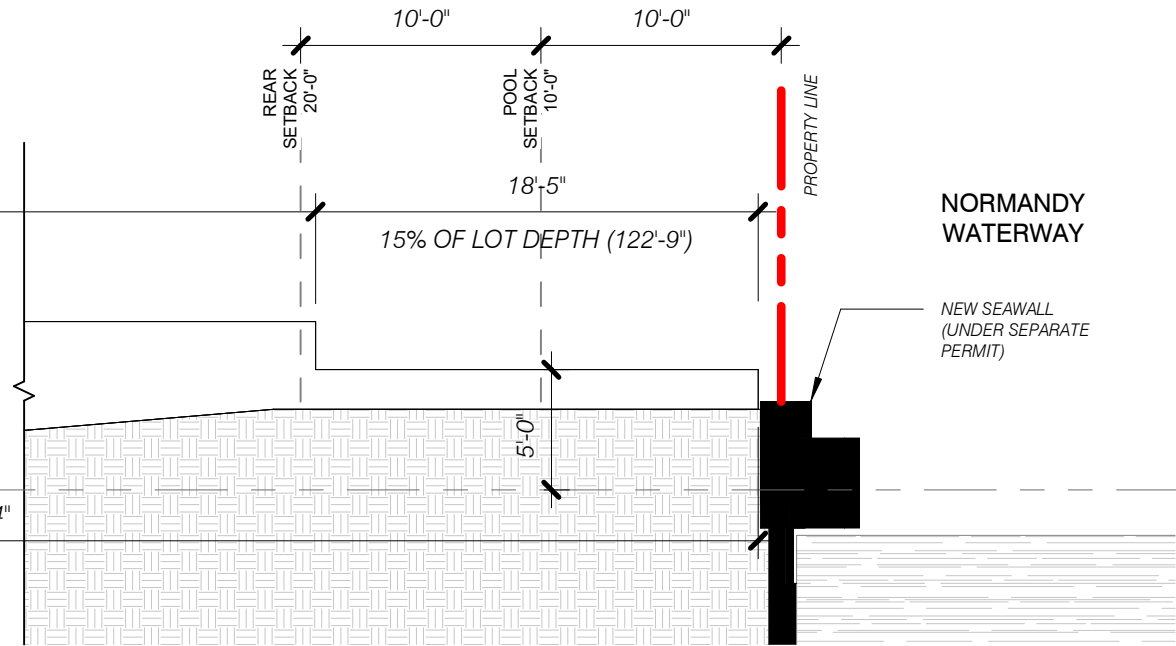
1/8" = 1'-0"

MARSEILLE DRIVE ROAD



94'-7 3/8"

118'-0 1/4"



CMB GRADE
TOS. -2' - 10 5/16"
NGVD 3' - 7 11/16"

2 SITE - NORTH WALL ELEVATION

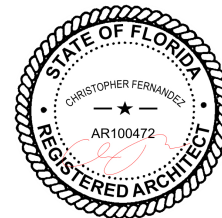
1/8" = 1'-0"

GENERAL NOTE:
CMB = AVERAGE CROWN OF ROAD.
NO SIDEWALK IS PRESENT.

LOT DEPTH = (123'-3 1/2" + 122'-2 1/2") / 2 = 122'-9" AVERAGE

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN

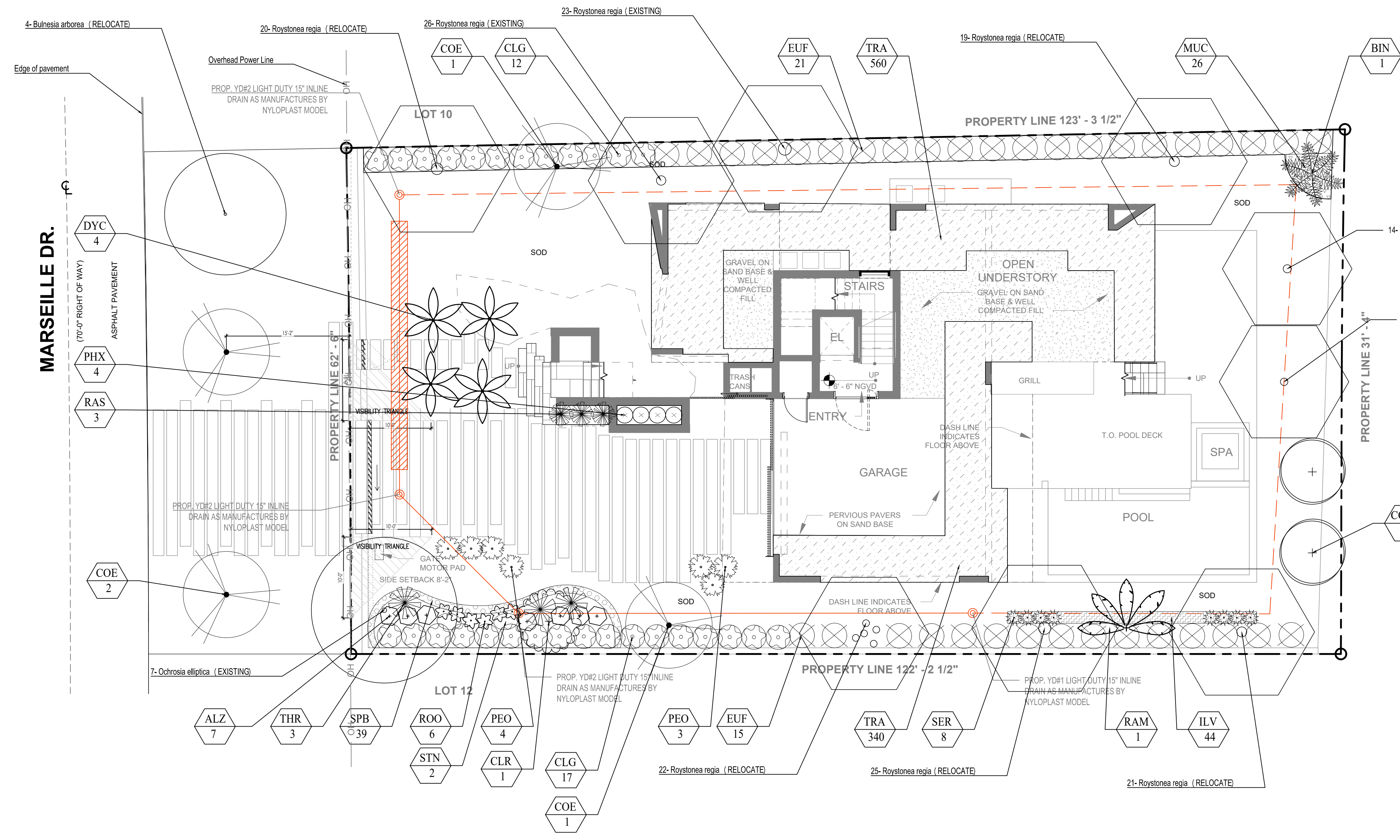


SITE WALL PLAN & ELEV

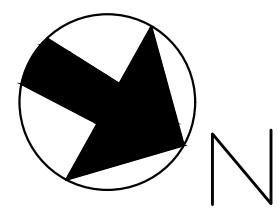
1/8" = 1'-0"

03-09-2025

DRB_A3.1

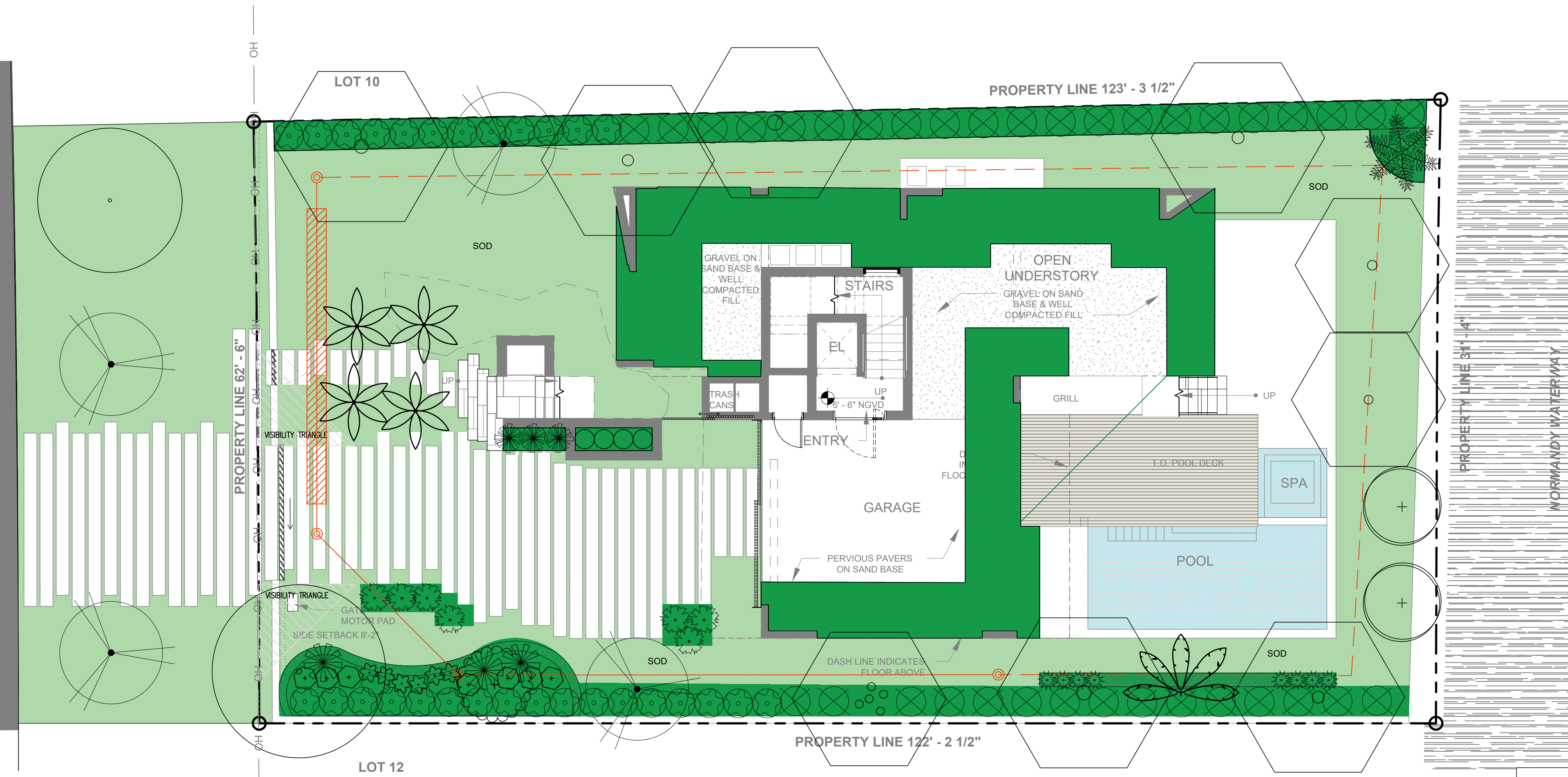


PLANT LIST										
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications	
TREES										
2	COE	<i>Conocarpus erectus</i>	Green Buttarwood	12'	2"	10'	YES	Tolerant		
2	COES	<i>Conocarpus erectus 'sericeus'</i>	Silver Buttarwood	12'	2"	10'	YES	Tolerant		
1	CLR	<i>Clusia rosea</i>	Pitch Apple	12'	2"	10'	NO	Tolerant		
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications	
STREET TREES										
2	COE	<i>Conocarpus erectus</i>	Green Buttarwood	12'	2"	10'	YES	Tolerant		
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications	
PALMS										
1	BIN	<i>Bismarckia nobilis</i>	Bismarck palm	8'	12"	8'	NO	Tolerant		
4	DYC	<i>Dypsis cobadae</i>	Cabada Palm	10'		8'	NO	Tolerant		
1	RAM	<i>Ravenea madagascariensis</i>	Travelers Palm	12'		12'	NO	Tolerant		
3	THR	<i>Thrinax rotata</i>	Thatch Palm	4'		4'	YES	Tolerant		
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications	
SHRUBS										
7	ALZ	<i>Alpinia zerumbet</i>	Shell Ginger	24"		24"	NO	Tolerant		
44	ILV	<i>Ilex vomitoria</i>	Yaupon Holly	24"		24"	YES	Moderate	18' o.c.	
7	PEO	<i>Pennisetum orientale</i>	White fountain grass	36"		36"	NO	Tolerant		
4	PHX	<i>Philodendron xanadu</i>	Xanadu	24"		24"	NO	Tolerant	24' o.c.	
3	RAS	<i>Rademachera sinica</i>	Rademachera	4'		4'	NO	Tolerant	48' o.c.	
6	ROO	<i>Rondeletia odorata</i>	Panama rose	24"		24"	NO	Tolerant		
8	SER	<i>Serenia repens</i>	Saw Palmetto	24"		24"	YES	Tolerant		
39	SPB	<i>Sporina bakeri</i>	Sand Cordgrass	18"		18"	YES	Tolerant	18' o.c.	
2	STN	<i>Strelitzia nicotia</i>	White bird of paradise	4'		3'	NO	Tolerant		
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications	
LARGE SHRUBS										
29	CLG	<i>Clusia guittifera</i>	Small Leaf Clusia	6'		3'	NO	Tolerant	3' o.c.	
36	EUF	<i>Eugenia foetida</i>	Spanish Stopper	6'		4'	YES	Tolerant	4' o.c.	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications	
GROUNDCOVER										
26	MUC	<i>Muhlenbergia capillaris</i>	Muhly Grass	18"		18"	YES	Tolerant	18' o.c.	
900	TRA	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine	12"		12"	YES	Tolerant	12' o.c.	
Qty.	Label	Botanical Name	Common name							
SOD										
2,302	SOD	<i>Zoysia Lawn</i>	Zoysia							

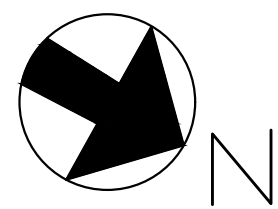


MARSEILLE DR.

(70'-0" RIGHT OF WAY)
ASPHALT PAVEMENT



PLANT LIST									
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
TREES									
2	COE	Conocarpus erectus	Green Buttonwood	12'	2"	10'	YES	Tolerant	
2	COES	Conocarpus erectus 'seisicus'	Silver Buttonwood	12'	2"	10'	YES	Tolerant	
1	CLR	Clusia rosea	Pitch Apple	12'	2"	10'	NO	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
STREET TREES									
2	COE	Conocarpus erectus	Green Buttonwood	12'	2"	10'	YES	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
PALMS									
1	BIN	Bismarckia nobilis	Bismarck palm	8'	12"	8'	NO	Tolerant	
4	DYC	Dypsis cabadae	Cabada Palm	10'		8'	NO	Tolerant	
1	RAM	Ravenea madagascariensis	Travelers Palm	12'		12'	NO	Tolerant	
3	THR	Thrinax radiata	Thatch Palm	4'		4'	YES	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
SHRUBS									
7	ALZ	Alpinia zerumbet	Shell Ginger	24"		24"	NO	Tolerant	
44	ILV	Ilex vomitoria	Yaupon Holly	24"		24"	YES	Moderate	18" o.c.
7	PEO	Pennisetum orientale	White fountain grass	36"		36"	NO	Tolerant	
4	PHX	Philodendron xanadu	Xanadu	24"		24"	NO	Tolerant	24" o.c.
3	RAS	Rademacheria sinica	Rademacheria	4'		4'	NO	Tolerant	48" o.c.
6	ROO	Rondeletia odorata	Panama rose	24"		24"	NO	Tolerant	
8	SER	Serenia repens	Saw Palmetto	24"		24"	YES	Tolerant	
39	SPB	Sporina bakeri	Sand Cordgrass	18"		18"	YES	Tolerant	18" o.c.
2	STN	Strelitzia nicotia	White bird of paradise	4'		3'	NO	Tolerant	
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
LARGE SHRUBS									
29	CLG	Clusia guiflora	Small Leaf Clusia	6'		3'	NO	Tolerant	3' o.c.
36	EUF	Eugenia foetida	Spanish Stopper	6'		4'	YES	Tolerant	4' o.c.
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
GROUNDCOVER									
26	MUC	Muhlenbergia capillaris	Muhly Grass	18"		18"	YES	Tolerant	18" o.c.
900	TRA	Trachelospermum asiaticum	Asiatic Jasmine	12"		12"	YES	Tolerant	12" o.c.
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
SOD									
2,302	SOD	Zoysia Lawn	Zoysia						



PARAMETRIKA LAND & DESIGN
Gabriela Albomoz
Valeria Quintanilla LA6667640



1405 Marseille Dr
1405 Marseille Dr
Miami Beach, FL 33141

REV #6: 04-04-2025

SHEET TITLE
Landscape plan (RENDERED)

ISSUE DATE
03/30/2024

REVISION
March, 2024

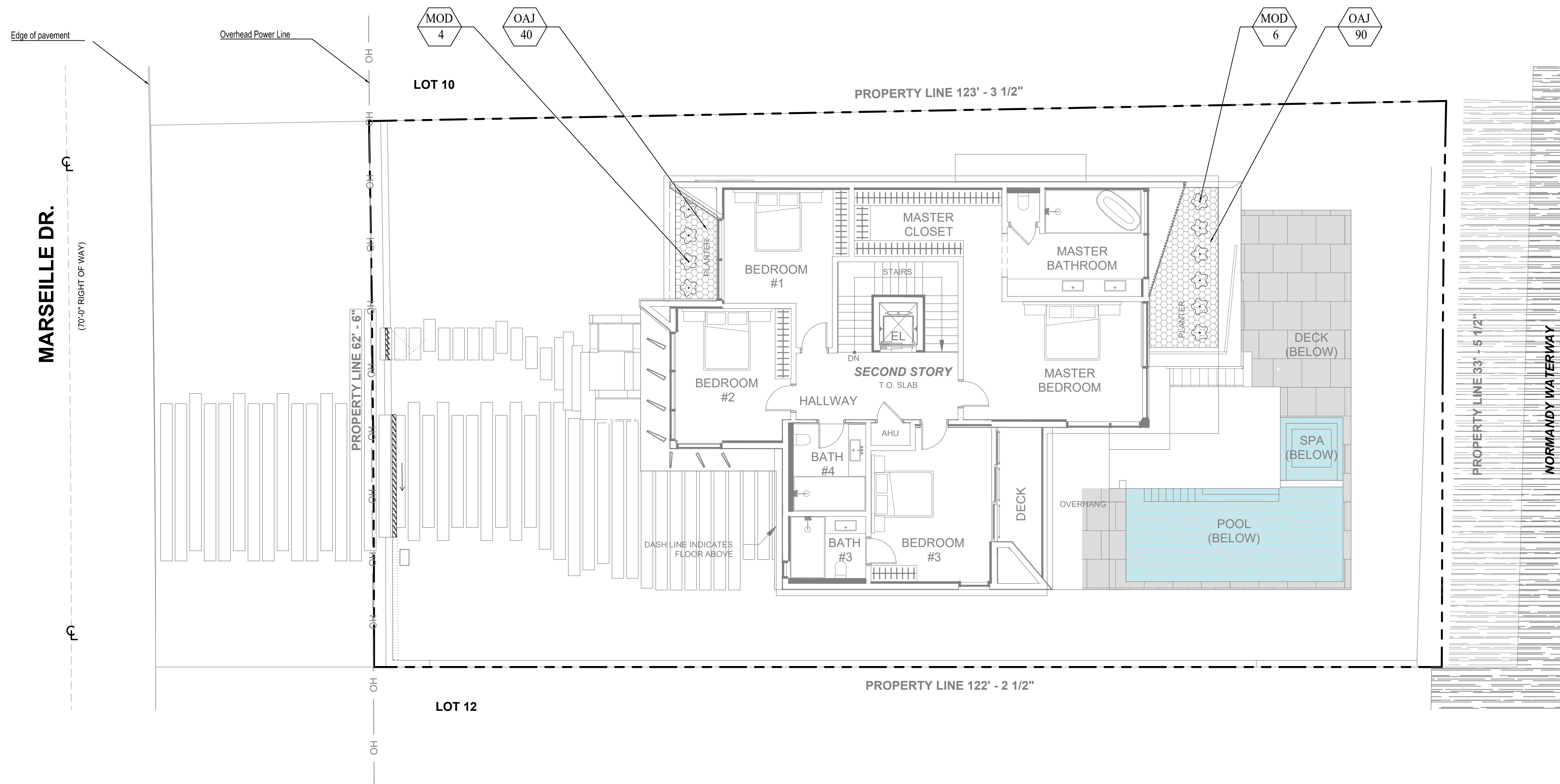
DESIGN
GA

DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-102.1

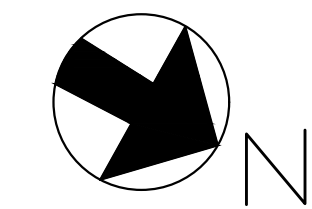


Monstera deliciosa



Tabernaemontana divaricata

PLANT LIST								
Qty.	Label	Botanical Name	Common name	Height	Spread	Native	Drought tolerance	Specifications
SHRUBS								
10	MOD	<i>Monstera deliciosa</i>	Swiss Cheese Plant/Ceriman	24"	24"	NO	Tolerant	
130	TAD	<i>Tabernaemontana divaricata</i>	Oax Jazmine	18"	18"	NO	Tolerant	



PARAMETRIKA LAND & DESIGN
 Gabriela Albomoz
 Valeria Quintanilla LA6667640



1405 Marseille Dr
 1405 Marseille Dr
 Miami Beach, FL 33141

REV #6: 04-04-2025

SHEET TITLE
Landscape plan (2nd floor)

ISSUE DATE
03/30/2024

REVISION
March, 2024

DESIGN
GA

DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL
 VALERIA QUINTANILLA
 LA6667640

SHEET NUMBER
L-102.2



Conocarpus erectus



Conocarpus erectus
'sericeus'



Clusia rosea



Bismarckia
nobilis



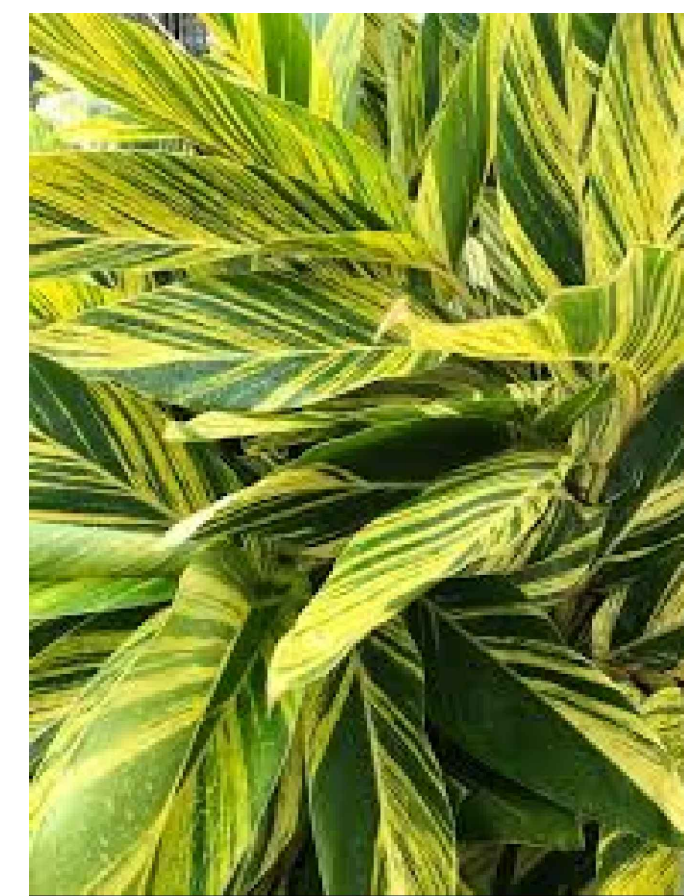
Dypsis cabadae



Ravenala
madagascariensis



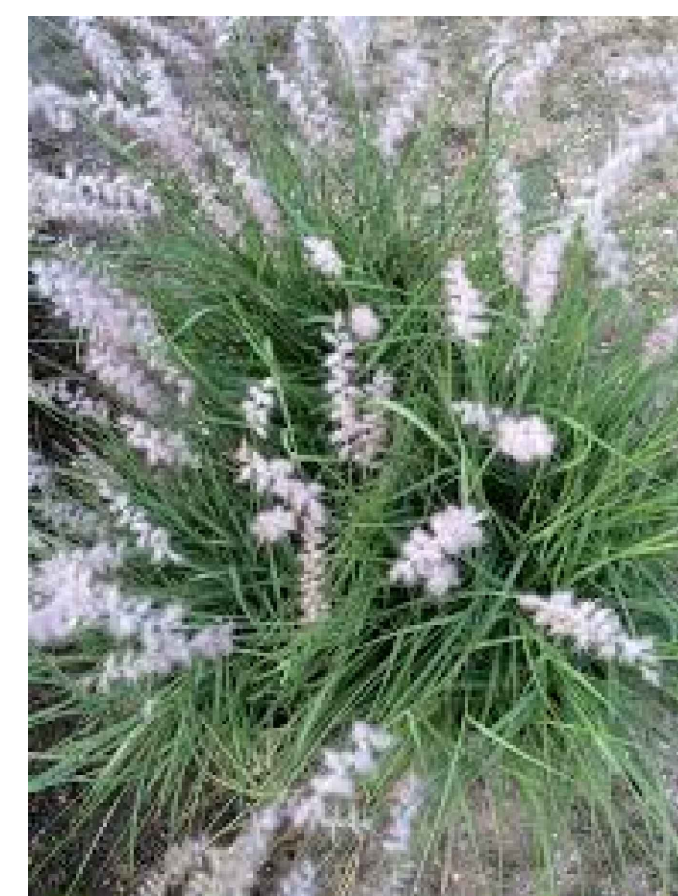
Thrinax radiata



Alpinia zerumbet



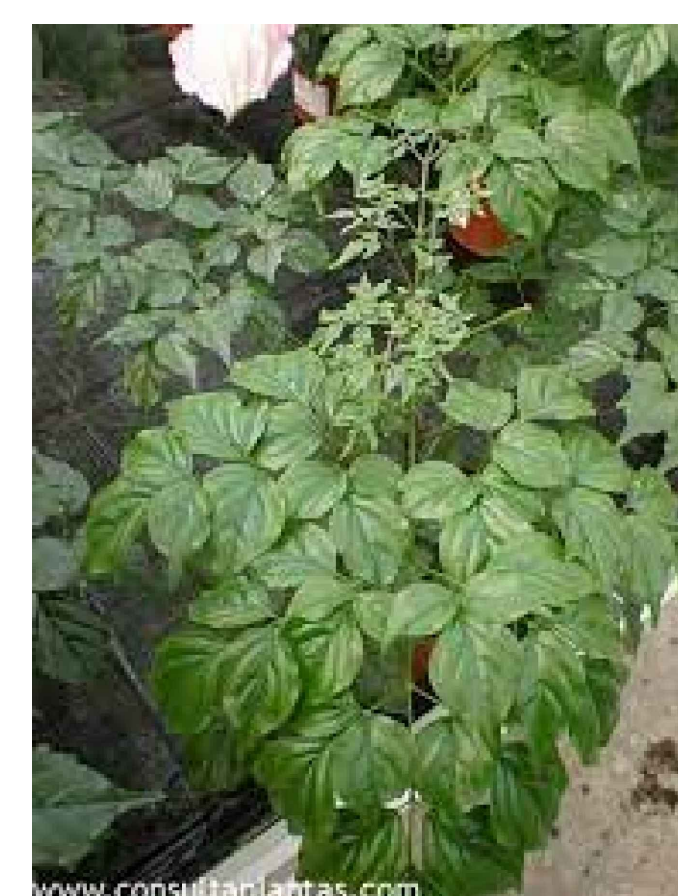
Ilex vomitoria



Pennisetum orientale



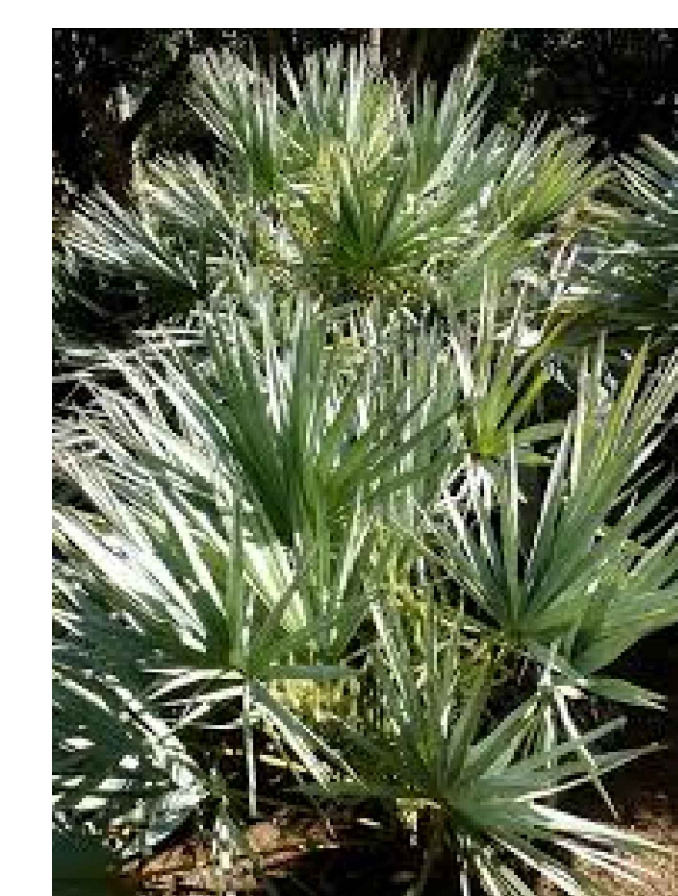
Philodendron xanadu



Radermachera sinica



Rondeletia odorata



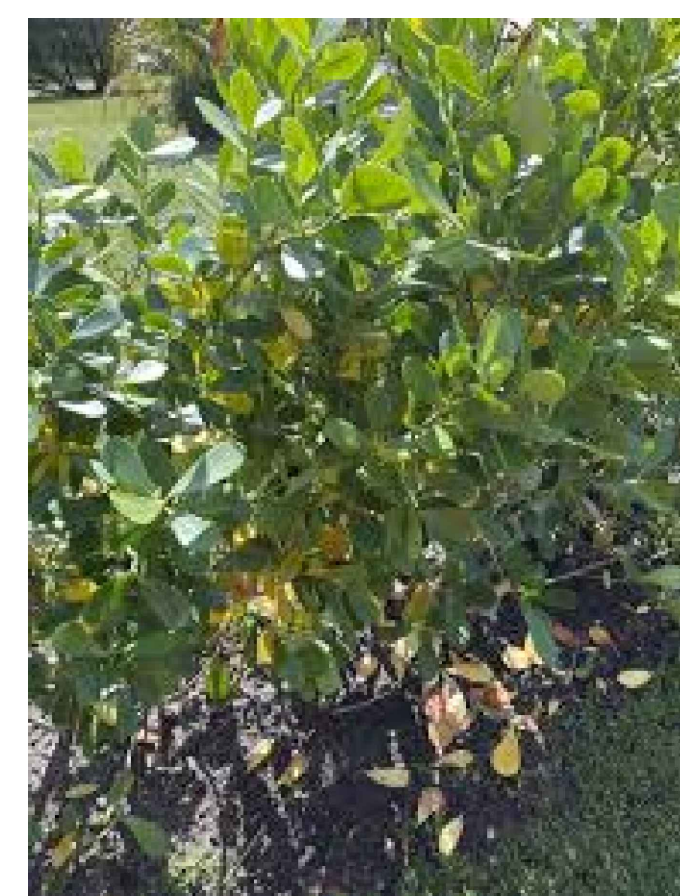
Serenoa repens



Spartina bakeri



Strelitzia nicolai



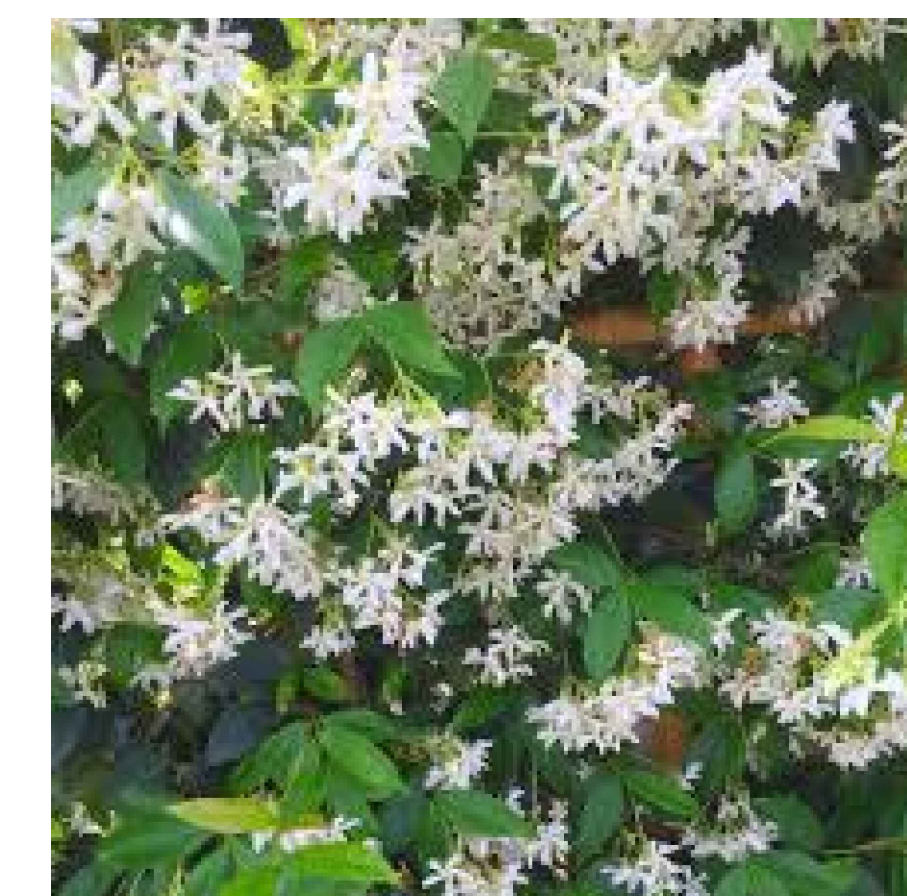
Clusia guttifera



Eugenia foetida



Muhlenbergia
capillaris



Trachelospermum
asiaticum

PARAMETRIKA LAND & DESIGN
Gabriela Alborno
Valeria Quintanilla LA6667640



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Miami Beach, FL 33141

REV #6: 04-04-2025

SHEET TITLE
Plant material

ISSUE DATE
02/18/2024

REVISION
FEBRUARY, 2024

DESIGN
GA

DRAWN
TY

SCALE
N/A

SEAL
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-104