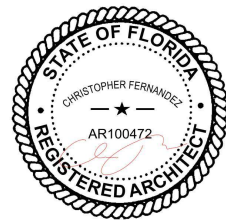




1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN



COVER SHEET

03.09.2025

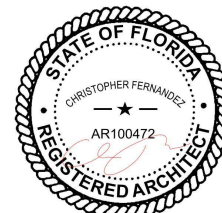
DRB_A0.00

ZONING1	
<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_A0.02
SURVEY	DRB_A0.03
AERIAL VIEWS	DRB_A0.05
AXONMETRIC VIEWS	DRB_A0.06
AXONMETRIC VIEWS	DRB_A0.06b
AXONMETRIC VIEWS	DRB_A0.06c
AXONMETRIC VIEWS	DRB_A0.06d
SITE PHOTO LOCATIONS	DRB_A0.07.0
CONTEXT PHOTOS	DRB_A0.07.0.a
CONTEXT PHOTOS	DRB_A0.07.0.b
SITE PHOTO LOCATION	DRB_A0.07.1
CONTEXT PHOTOS	DRB_A0.07.1.a
SITE PHOTO LOCATION	DRB_A0.07.2
CONTEXT PHOTOS	DRB_A0.07.2.a
SITE PHOTO LOCATIONS	DRB_A0.07.3
CONTEXT PHOTOS	DRB_A0.07.3.a
CONTEXT PHOTOS	DRB_A0.07.3.b
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_A0.10.b
FRONT & REAR DIAGRAM	DRB_A0.11
PROPOSED BUILDING - AXON	DRB_A0.12
YARD SECTION	DRB_A0.13a
YARD SECTION	DRB_A0.13b
PROPOSED UNIT DIAGRAM	DRB_A0.15
UNDERSTORY DIAGRAM	DRB_A0.15.a
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
SECOND FLOOR FRONT SETBACK COMPLIANCE	DRB_A1.6
ELEVATIONS NORTH	DRB_A1.6a
ELEVATIONS NORTH WITH LANDSCAPE	DRB_A1.6b
ELEVATIONS SOUTH	DRB_A1.7a
ELEVATIONS SOUTH WITH LANDSCAPE	DRB_A1.7b

ZONING1	
<ul style="list-style-type: none"> ● = NEW ○ = NO CHANGE R = REVISED X = ELIMINATED Ⓢ = PROGRESS 	SHEETS
ELEVATIONS EAST	DRB_A1.8a
ELEVATIONS EAST WITH LANDSCAPE	DRB_A1.8b
ELEVATIONS WEST	DRB_A1.9a
ELEVATIONS WEST WITH LANDSCAPE	DRB_A1.9b
RENDERING	DRB_A1.10
RENDERING	DRB_A1.11
SECTION	DRB_A2.0a
SECTION	DRB_A2.0b
SITE WALL PLAN & ELEV	DRB_A3.0

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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.

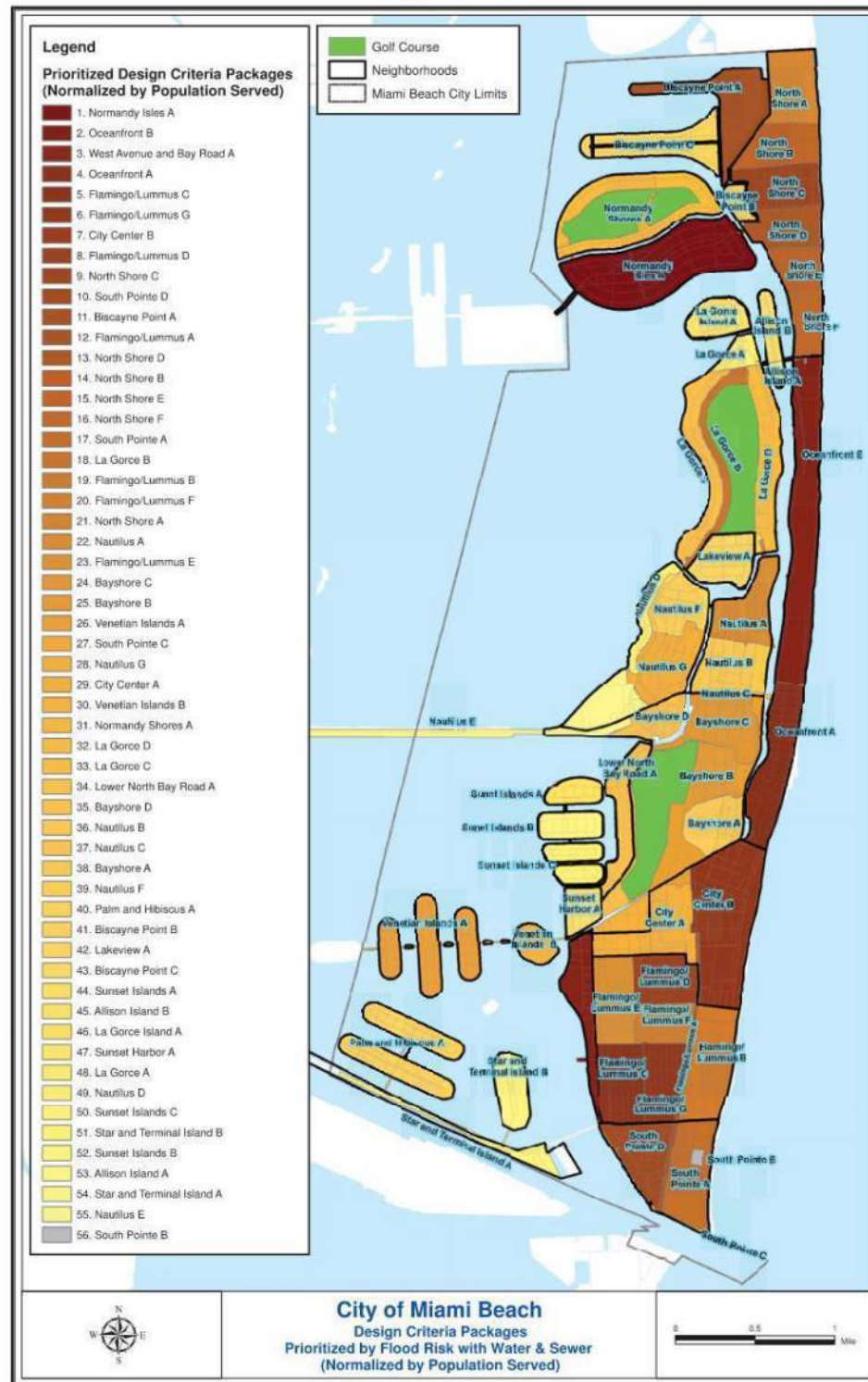
Feel free to contact me if you have any questions.

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

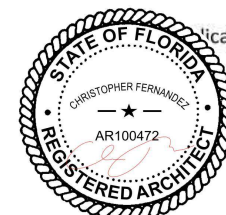


ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	1415 MARSEILLE DRIVE			
2	Folio number(s):	02-3210-010-0050			
3	Board and file number(s) :	DRB 24-1058 PB24-0657 (PREVIOUS PB-21-0420)			
4	Year built:	Zoning District:	RS-4		
5	Located within a Local Historic District (Yes or No):				
6	Individual Historic Single Family Residence Site (Yes or No):	F.C.O.R.		5'-11 1/2" NGVD (4.4' NAVD)	
7	Home determined Architecturally Significant by CMB (Yes or No):				
8	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD:	3.64' NGVD	
9	Adjusted grade (Flood+Grade/2):	5.82' NGVD	Free board:	5'-0" above B.F.E	
10	30" above grade:	6.14' NGVD	Lot Area:	7,976.98 SQ. FT.	
11	Lot width:	63.75" (AVG)	Lot Depth:	125.59" (AVG)	
12	Max Lot Coverage SF and %:	2,393.09SF(30%)	Proposed Lot Coverage SF and %:	1,992.99SF(24.99 %)	
13	Existing Lot Coverage SF and %:		Net Lot coverage (garage-storage)	480 SF	
14	Front Yard Open Space SF and %:	1319.05 SF (70.01%)	Rear Yard Open Space SF and %:	999.32 SF(77.07%)	
15	Max Unit Size SF and %:	3,988.49 SQ. FT. (50%)	Proposed Unit Size SF and %:	3,967.18 SF (49.73 %)	
16	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	1,973.63 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	13' NGVD		13' NGVD	
20	Front Setbacks:	30'		31'-9"	
	Front First level:	20'		31'-9"	
	Front second level:	30'		37'-7 1/2"	
21	Front second level if lot coverage is 25% or greater: 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.				
22	Sum of side yard :			17'-6"	
23	Side 1:			9'-0"	
24	Side 2 or (facing street):			8'-6"	
25	Rear:			26'-8 5/8"	
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.				

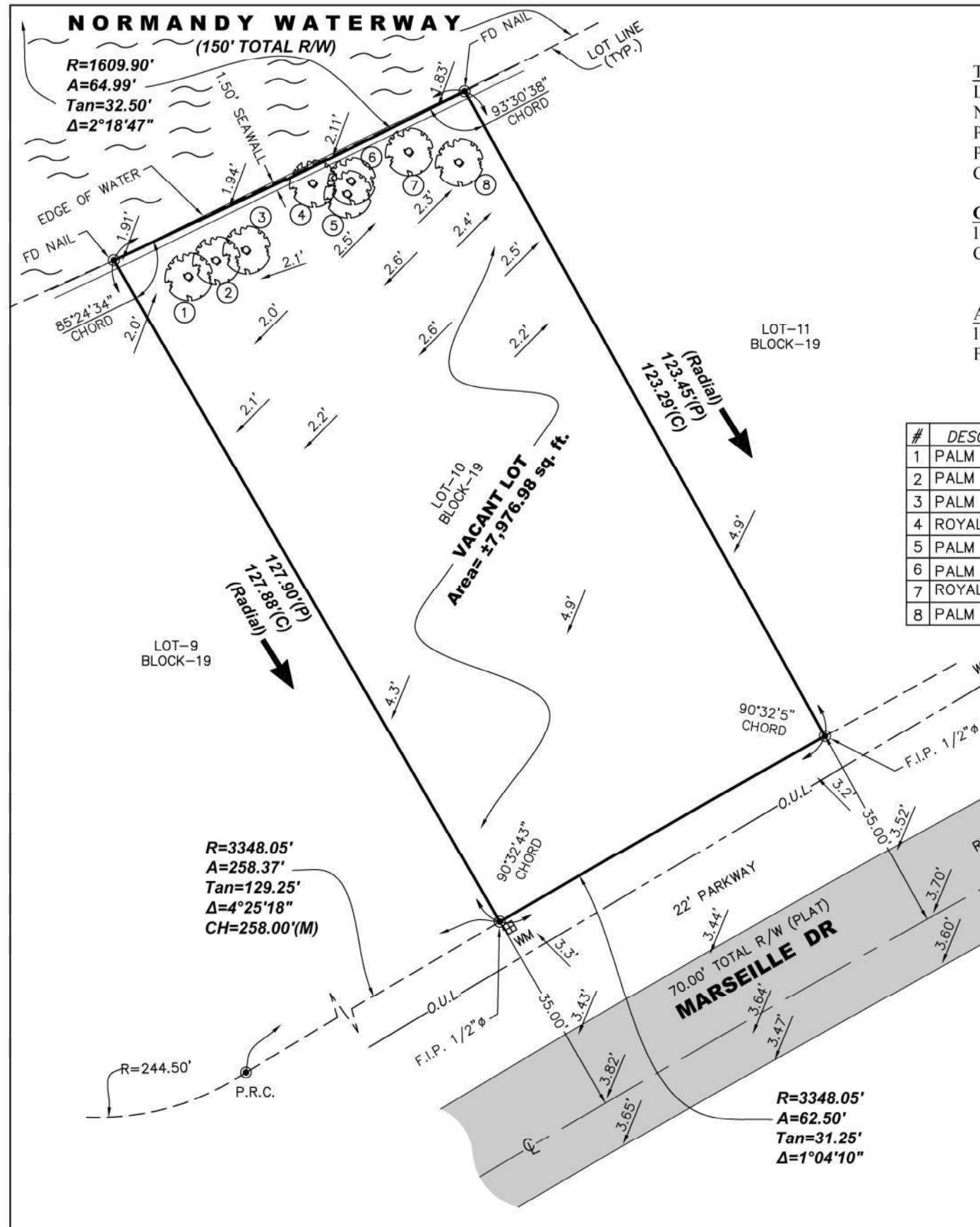
1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

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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.



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



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'

Rene Aiguesvives
 Digitally signed by Rene Aiguesvives
 PSM4327
 Date: 2024.03.28 16:24:22 -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)
 (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."

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 356.101-111 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 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

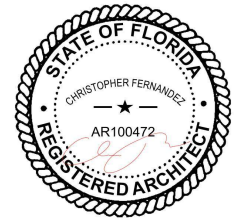
- A = Arc
- A/C = Air conditioner
- BM = Bench Mark
- BRG = Bearing
- CATV = Catch basin
- CB = Catch basin
- CBS = Concrete Block Structure
- CH = Chord
- C.P.P. = Concrete power pole
- C_c = Center Line
- CLF = Chain Link Fence
- CL = Clear
- CONC. = Concrete
- C.O. = Clean-out
- D = Dead
- Ø = Diameter
- DH = Drill Hole
- DME = Drainage & Maintenance Easement
- E.B. = Electric Box
- Encl. = 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 = Measured
- M.L.P. = Metal Light Pole
- M.H. = Manhole
- N_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
- P_e = Property Line
- PL = Planter
- P.P. = Power Pole
- 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 and Mapper
- RW = 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:

- a) All clearances and/or encroachments shown herein are of the apparent physical use, fence legal ownership, or other information on property corners and are not to be construed as a legal determination of title.
- b) The distance along the boundary lines shown herein is intended to be displayed at the graphic name scales as depicted. Said scale may be altered in reproduction and as such, should be considered when obtaining scaled data.
- 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, 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 herein 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.
- f) 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.
- g) All roads shown herein are public unless otherwise noted.
- h) No determination of property corners is made unless otherwise noted.
- i) Distances along the boundary lines shown herein are intended to be displayed at the graphic name scales as depicted. Said scale may be altered in reproduction and as such, should be considered when obtaining scaled data.
- j) The graphic portions of this document are intended to be displayed at the graphic name scales as depicted. Said scale may be altered in reproduction and as such, should be considered when obtaining scaled data.
- k) Accuracy: The expected use of land as classified in the standards of practice (SJT-FAC), is "Suburban". The minimum relative distance 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.
- l) This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule SJ-17 of the Florida Administrative Code.
- m) 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.

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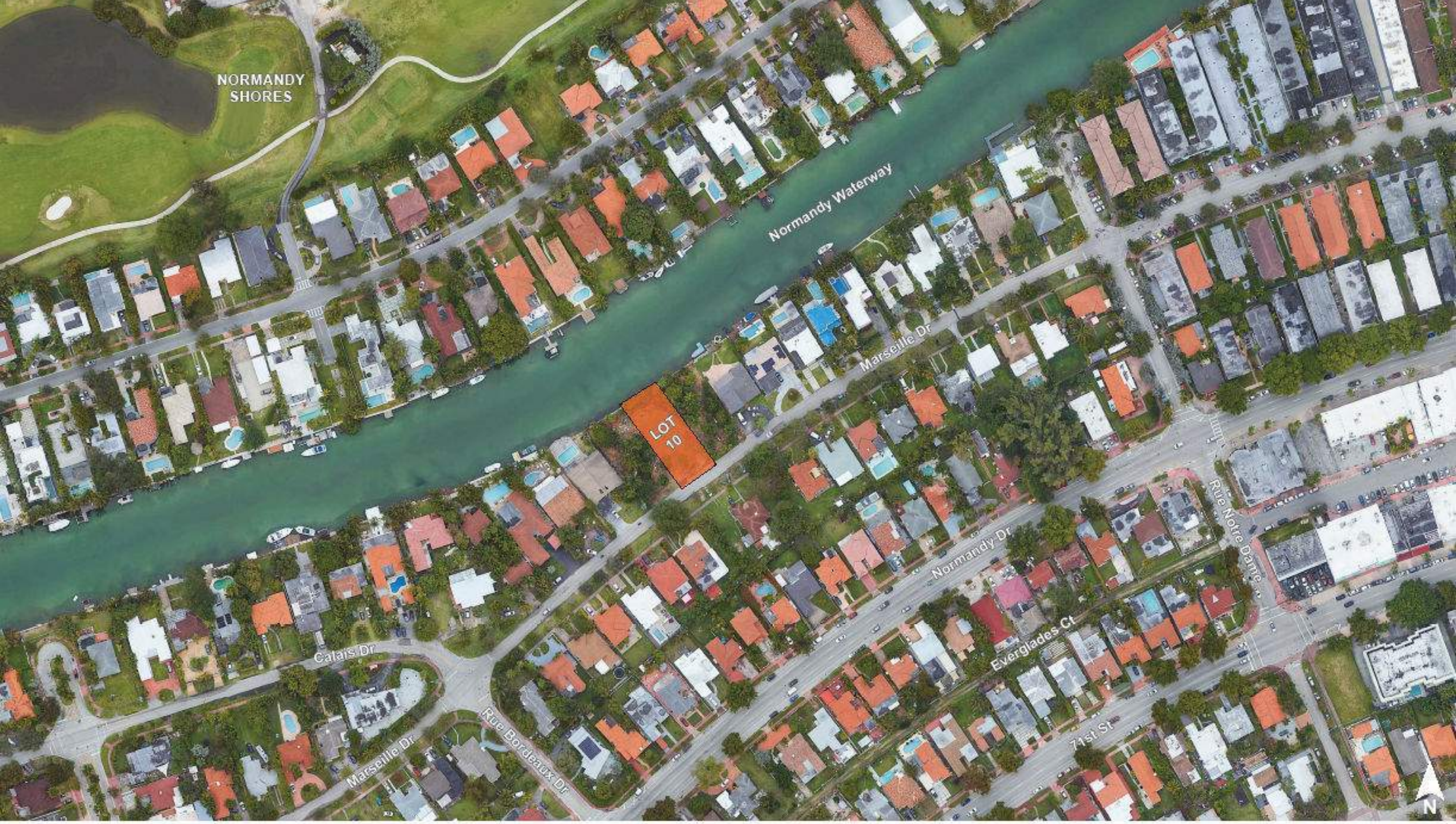
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SURVEY

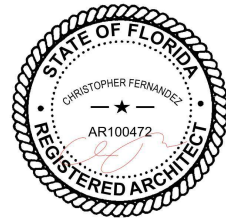
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1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN



AERIAL VIEWS

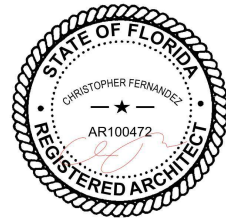
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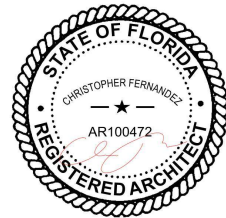
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CFZ DESIGN



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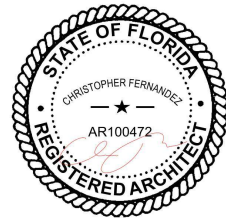
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1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

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AXONMETRIC VIEWS

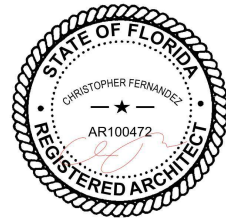
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1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

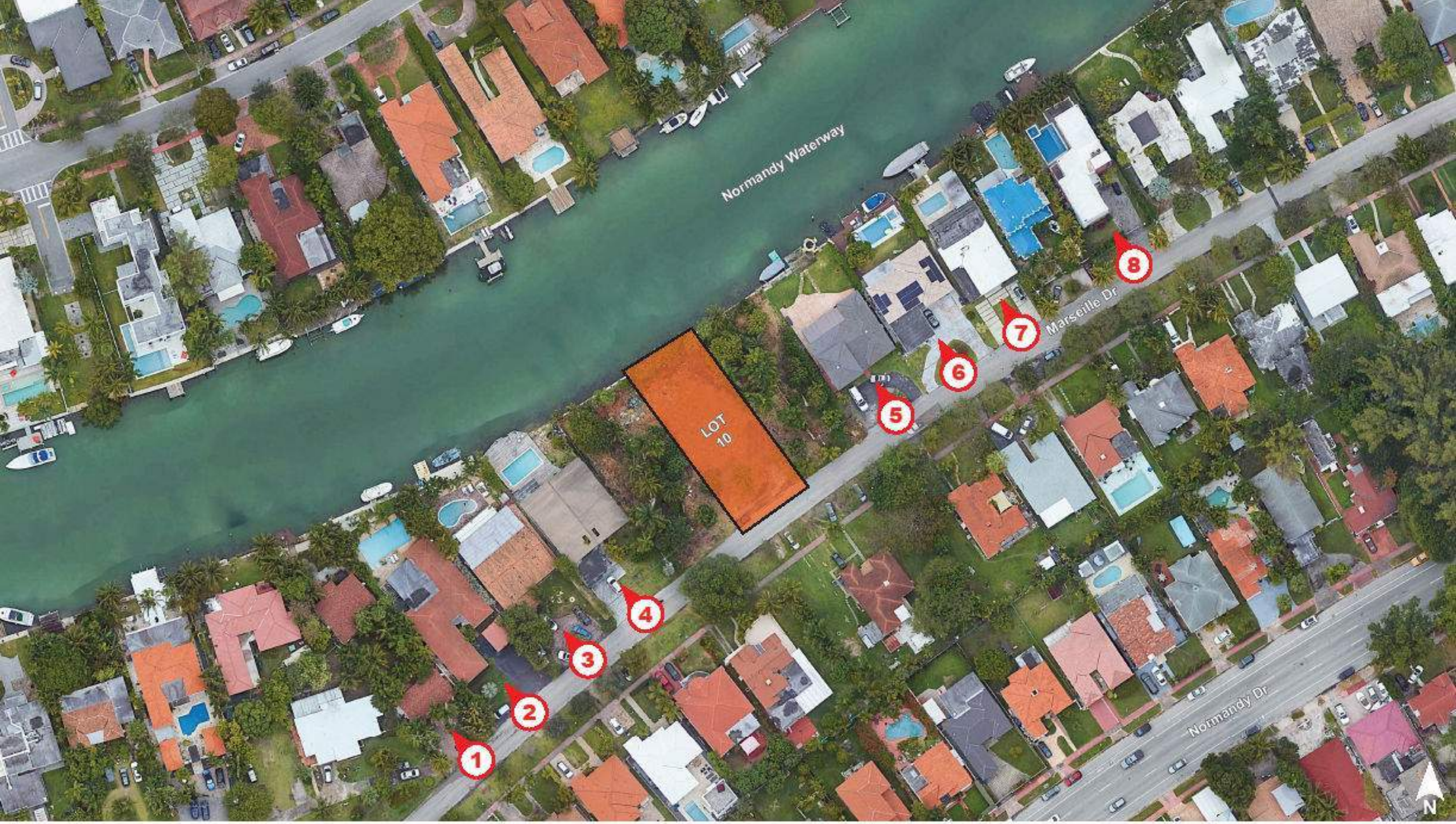
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AXONOMETRIC VIEWS

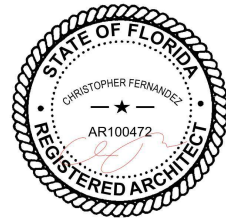
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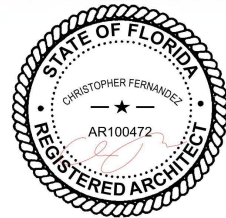
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CFZ DESIGN



CONTEXT PHOTOS

03.09.2025

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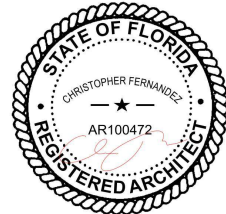
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1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN



CONTEXT PHOTOS

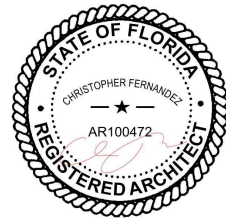
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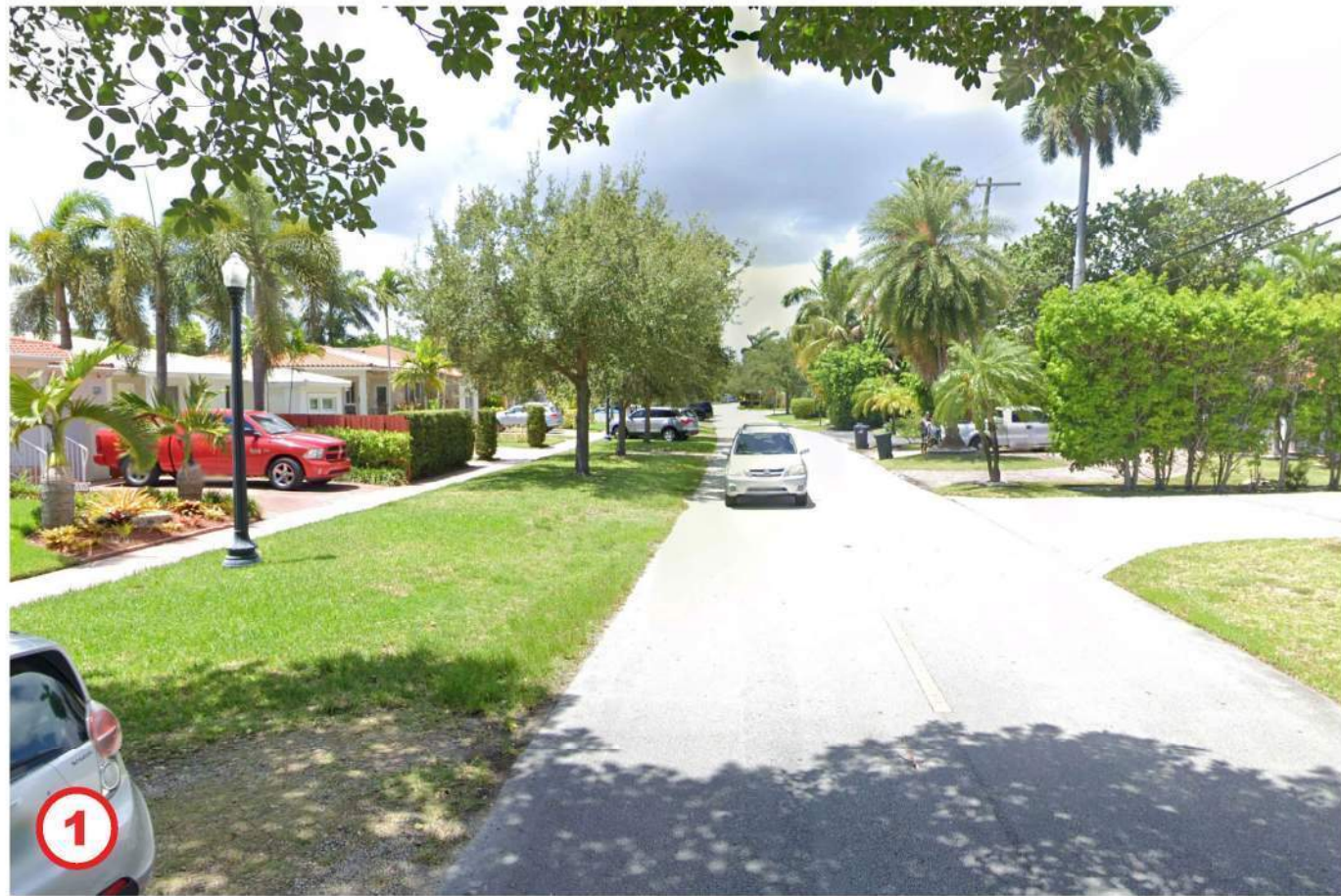
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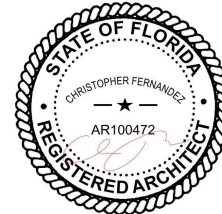
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1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

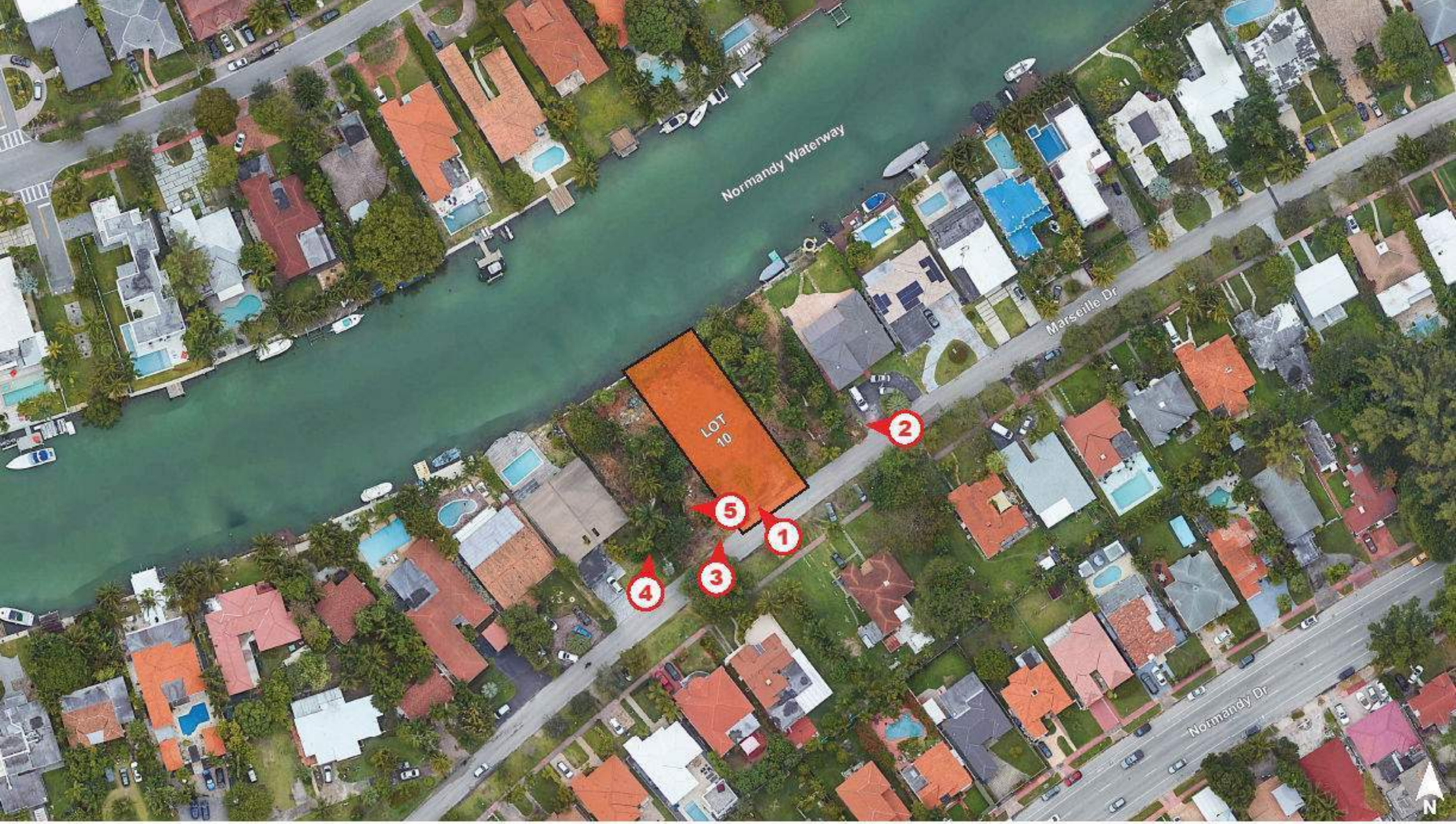
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CONTEXT PHOTOS

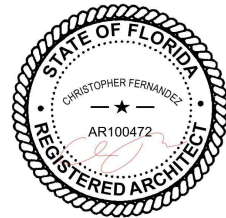
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CFZ DESIGN



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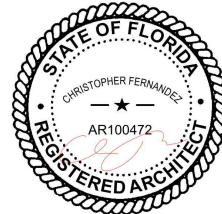
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CFZ DESIGN



CONTEXT PHOTOS

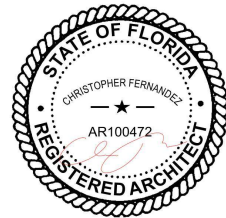
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CFZ DESIGN



SITE PHOTO LOCATIONS

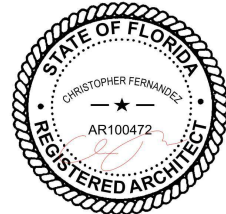
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1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN



CONTEXT PHOTOS

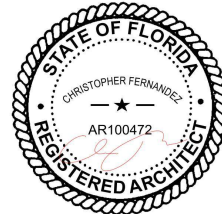
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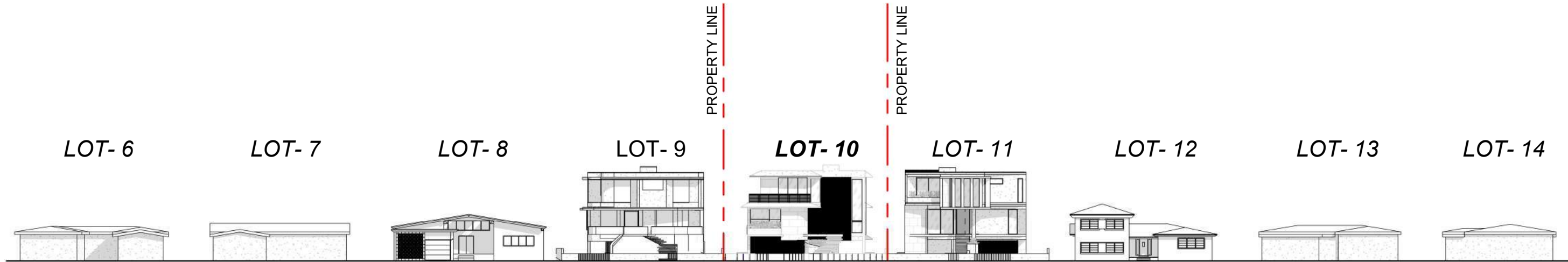
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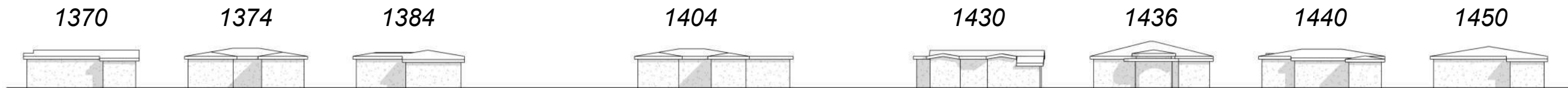
CONTEXT PHOTOS

03.09.2025

DRB_A0.07.3.b



1 LOT 6-14 PROPOSED ELEVATIONS (STREET VIEW)
1" = 40'-0"



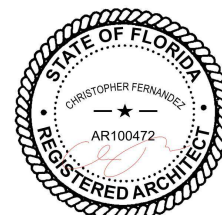
2 ACROSS THE STREET ELEVATIONS (STREET VIEW)
1" = 40'-0"



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

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN

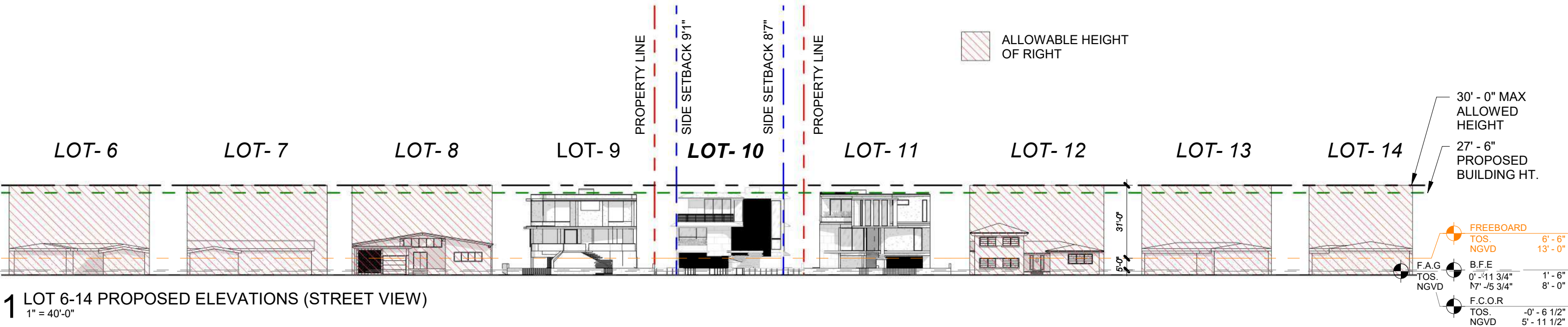


CONTEXTUAL ELEVATIONS

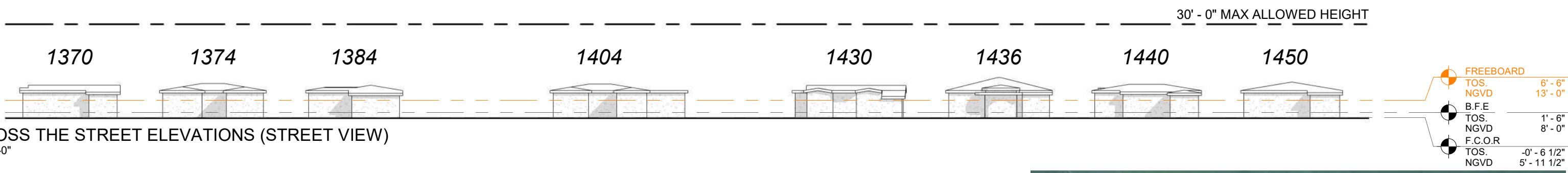
As indicated

03.09.2025

DRB_A0.09



1 LOT 6-14 PROPOSED ELEVATIONS (STREET VIEW)
1" = 40'-0"



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



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

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058



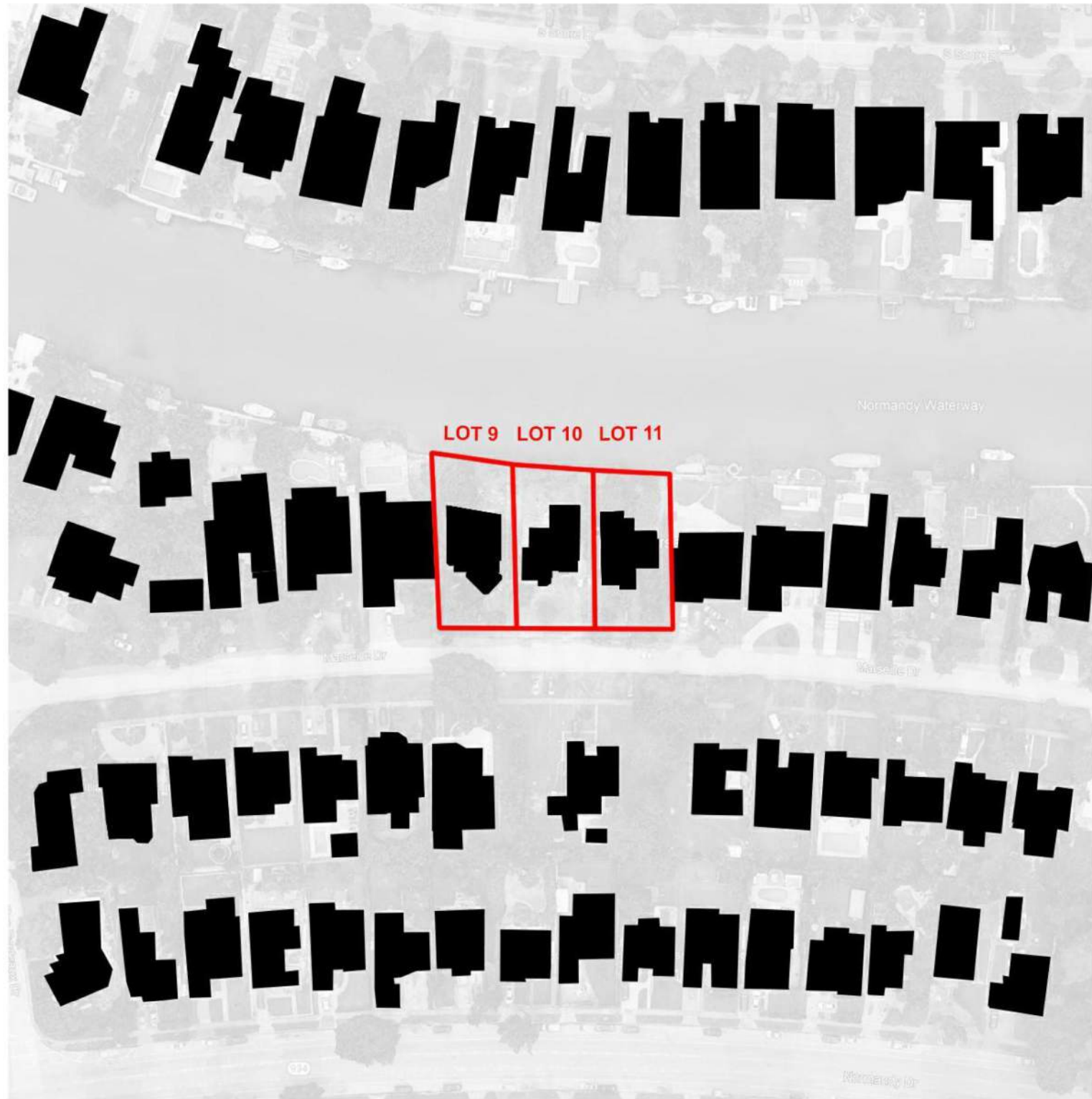
SECTION DIAGRAM
FREEBOARD

As indicated

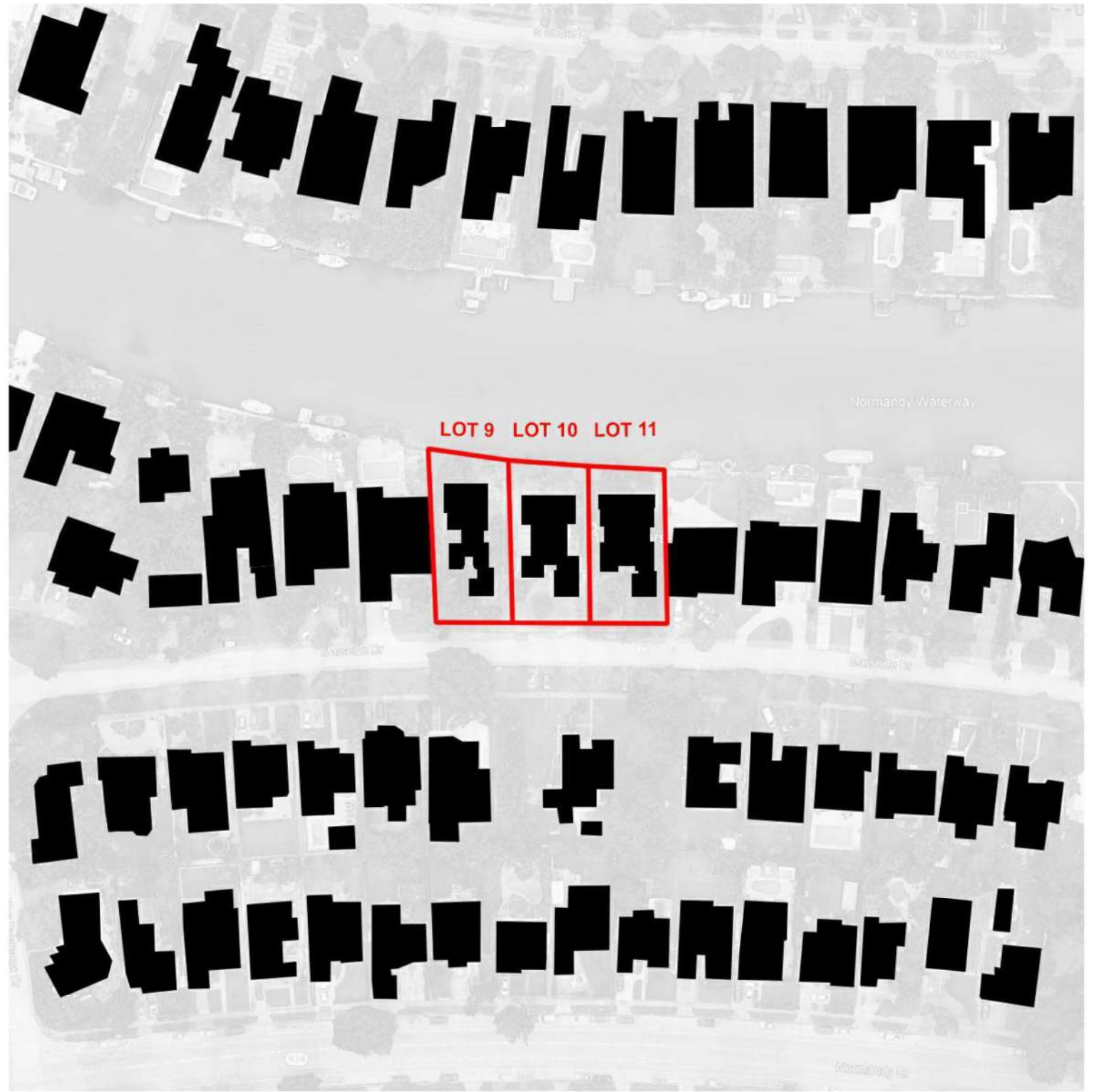
03.09.2025

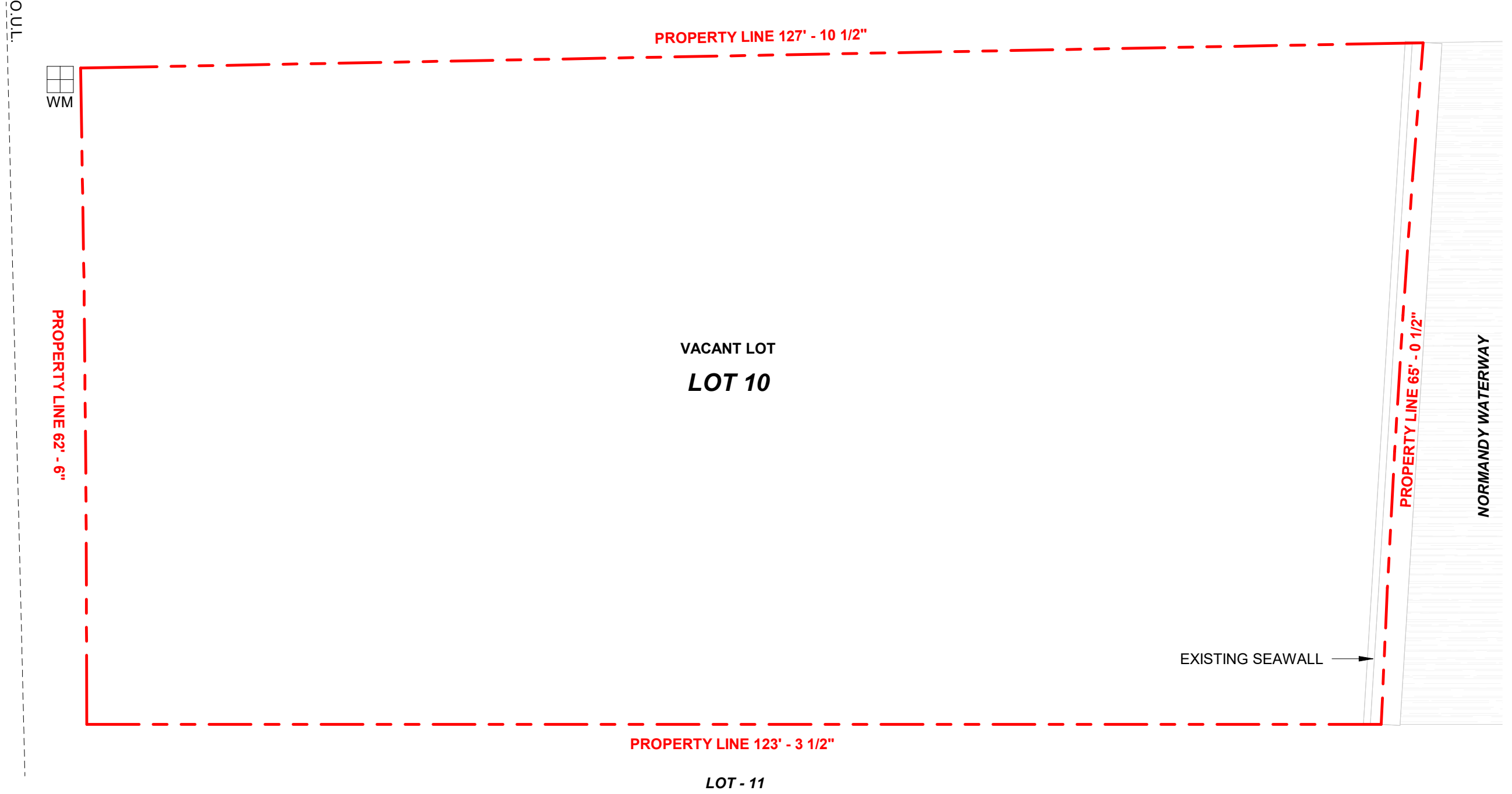
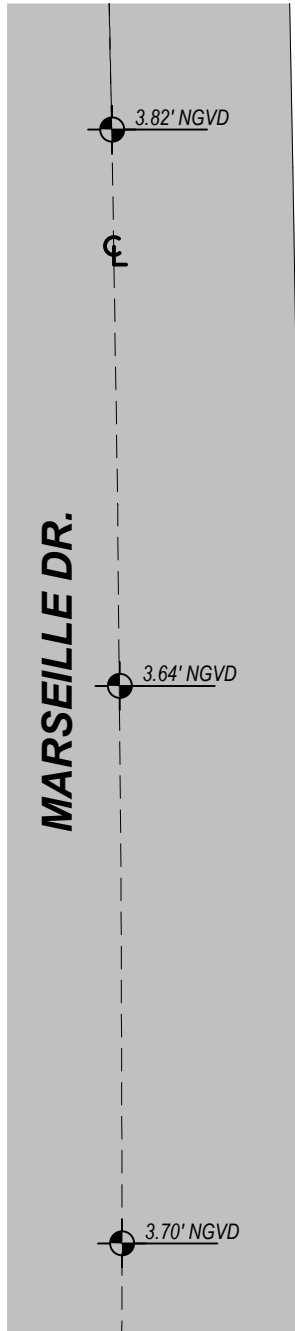
DRB_A0.09a

PROPOSED LOT COVERAGE



PREVIOUS APPROVED LOT COVERAGE

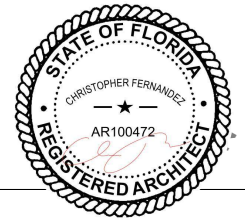




1 EXISTING LOT COVERAGE
3/32" = 1'-0"

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN

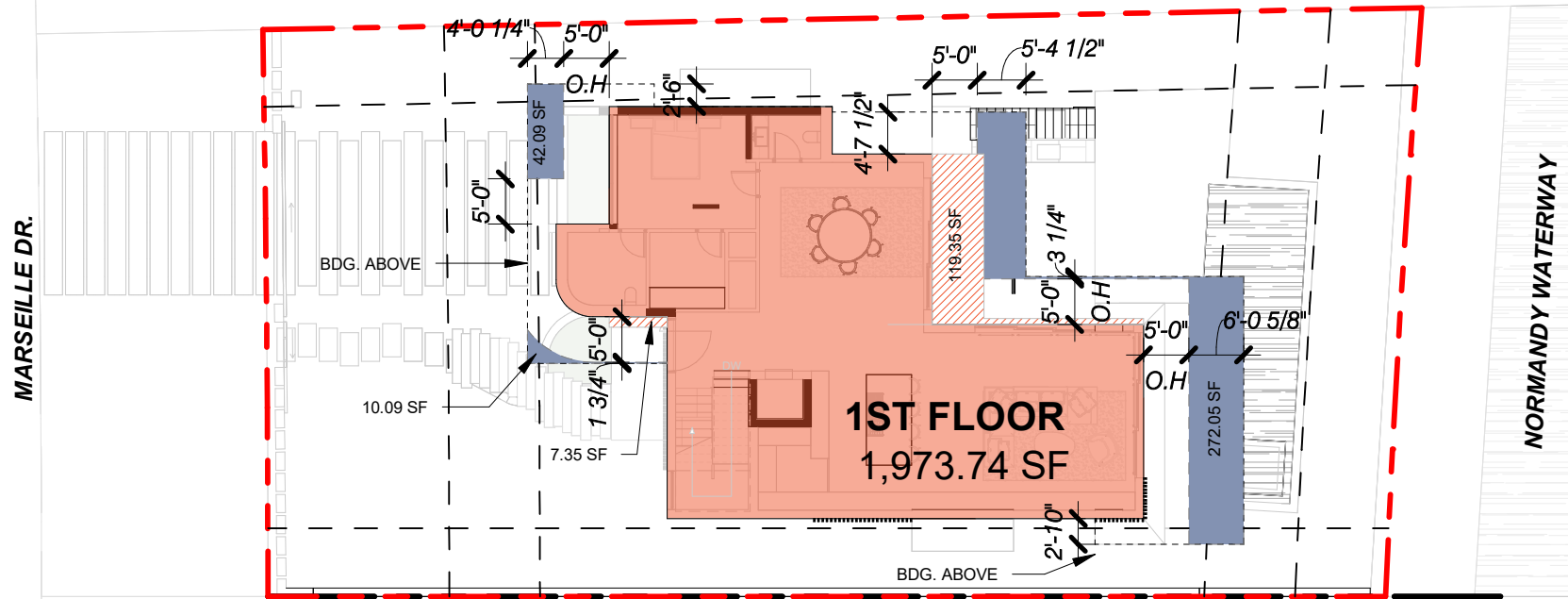


EXISTING / DEMO LOT
COVERAGE

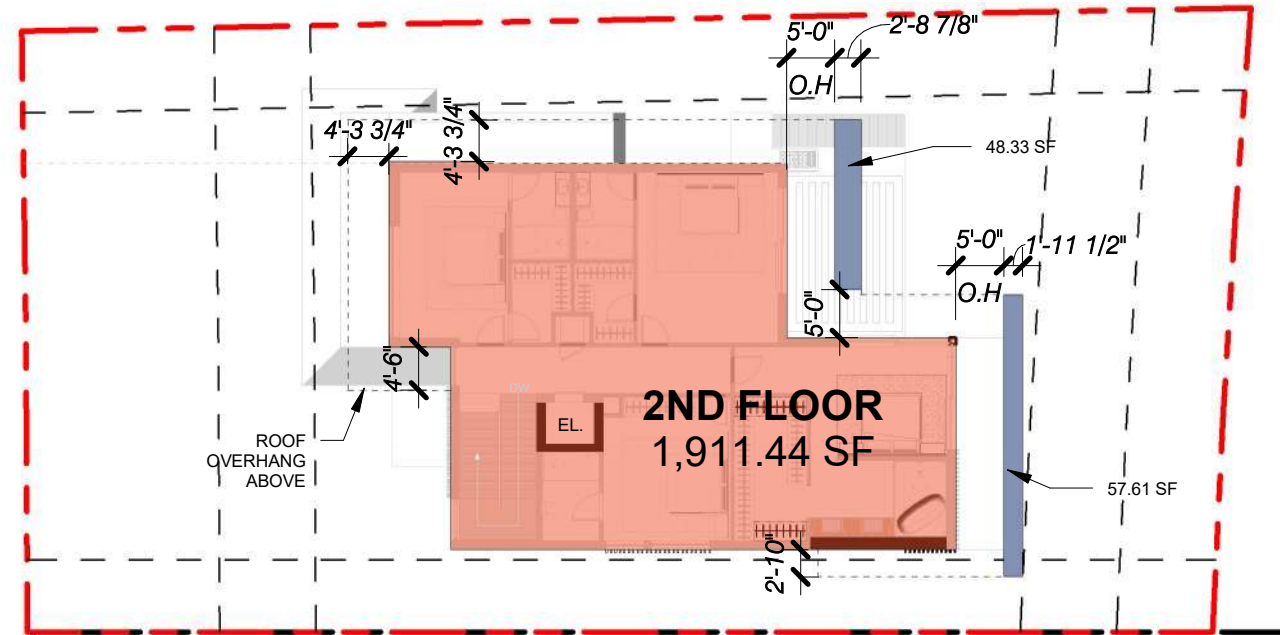
3/32" = 1'-0"

03.09.2025

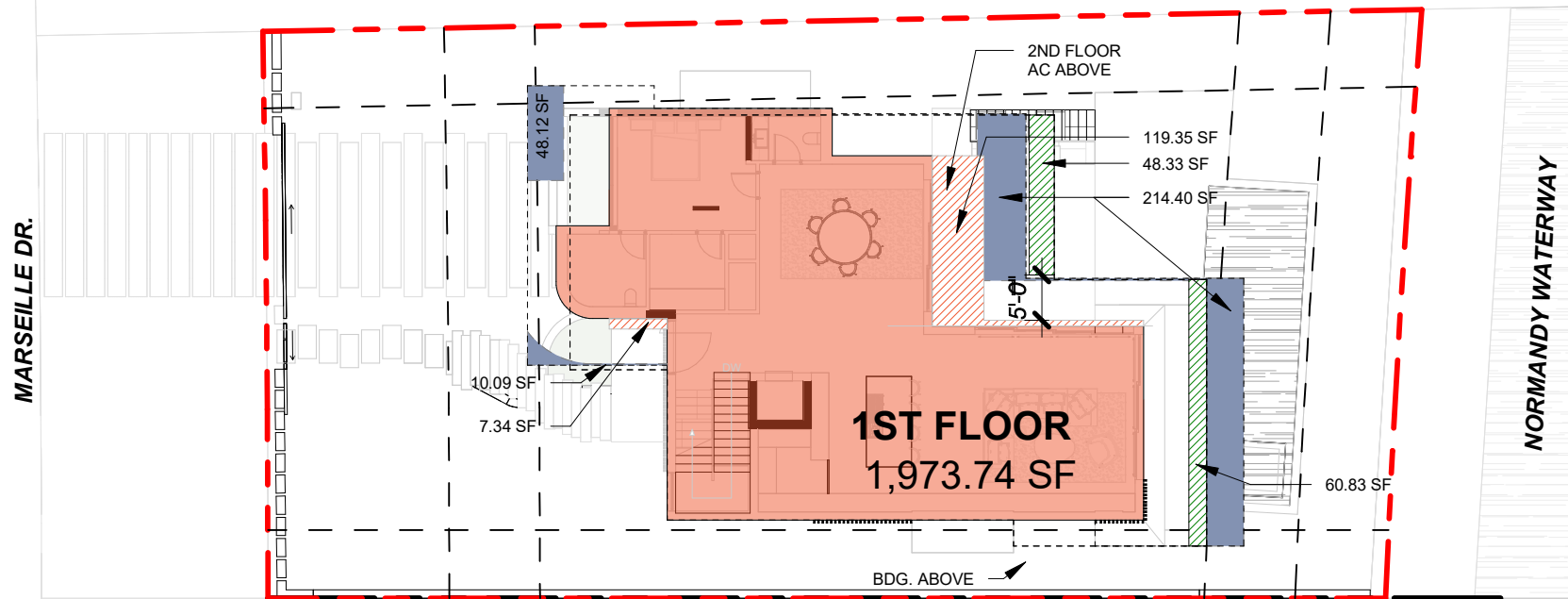
DRB_A0.10



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



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



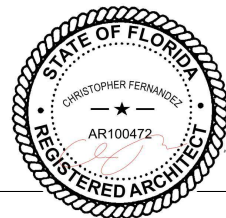
3 PROPOSED LOT COVERAGE - COMBINED
1" = 20'-0"

PROPOSED LOT COVERAGE	
LOT SIZE	7,976.98 SF
ALLOWED = 30% OF LOT	2,393.09 SF
2ND FLOOR ROOF OVERHANG	105.94 SF
1ST FLOOR AC	1,973.74 SF
2ND FLR AC	126.69 SF
1ST FLR ROOF OVERHANG	266.62 SF
GARAGE REDUCTION	480.00 SF
PROPOSED LOT COVERAGE	(2,472.99 - 480) SF
	1,992.99 SF (24.98 %)

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

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN



PROPOSED LOT COVERAGE

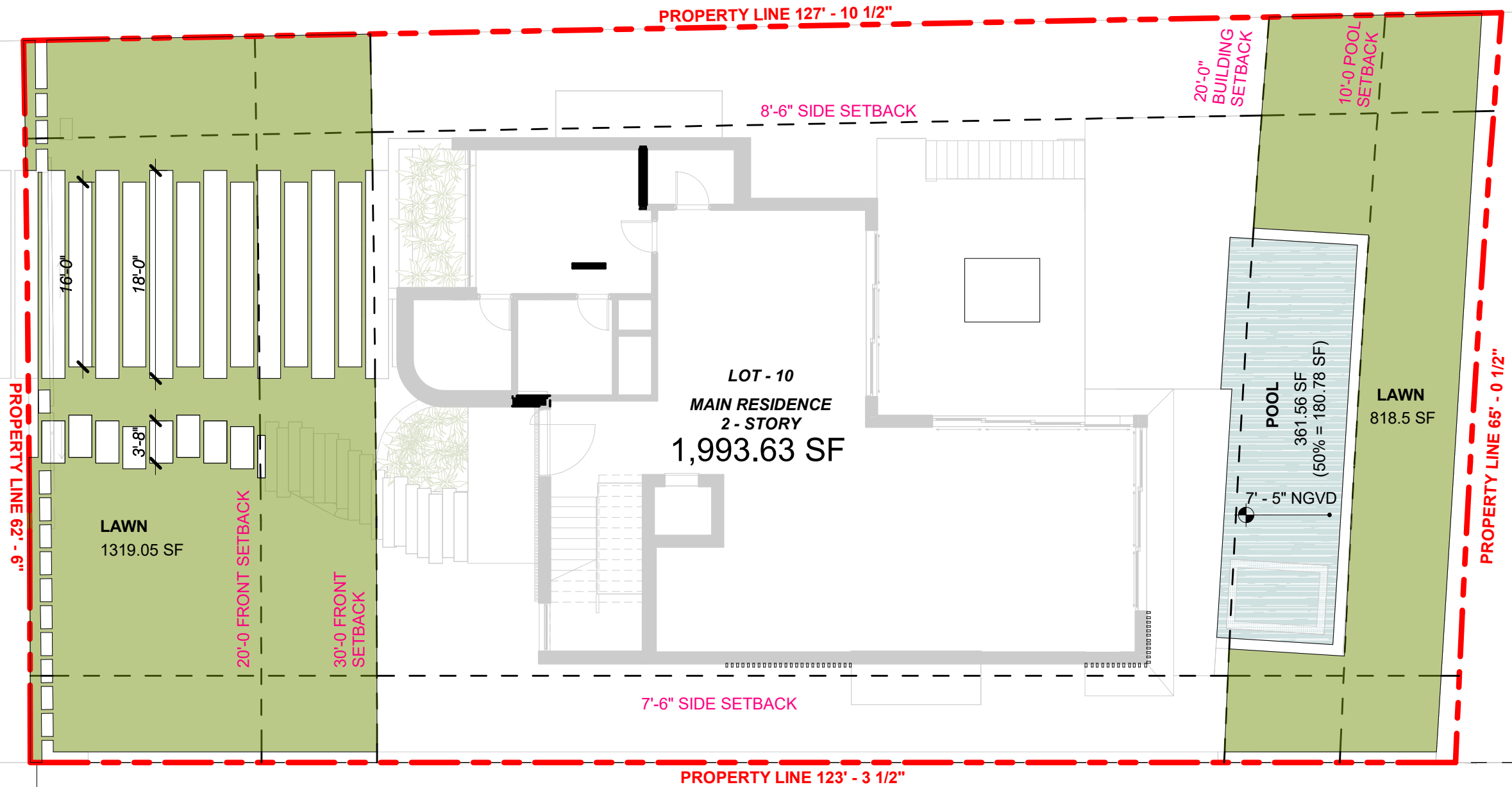
As indicated

03.09.2025

DRB_A0.10.b

MARSEILLE DR.

NORMANDY WATERWAY

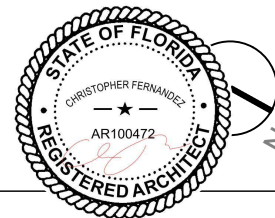


1 PROPOSED FRONT AND REAR OPEN SPACE
3/32" = 1'-0"

LOT 11 - FRONT AND REAR COVERAGE			
FRONT YARD AREA:	1883.78 SF	REAR YARD AREA:	1296.48 SF
MINIMUM REQUIRED OPEN SPACE:	1318.64 SF (70%)	MINIMUM REQUIRED OPEN SPACE:	907.53 SF (70%)
PROPOSED OPEN SPACE: ■	1319.05 SF (70.01%)	PROPOSED GREEN SPACE: ■	818.54 SF
		PROPOSED POOL @ 50% AREA: ■	(50% OF 361.56) SF = 180.78 SF
		TOTAL PROPOSED OPEN SPACE:	818.5 SF + 157 SF = 999.32 SF (77.07%)

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN

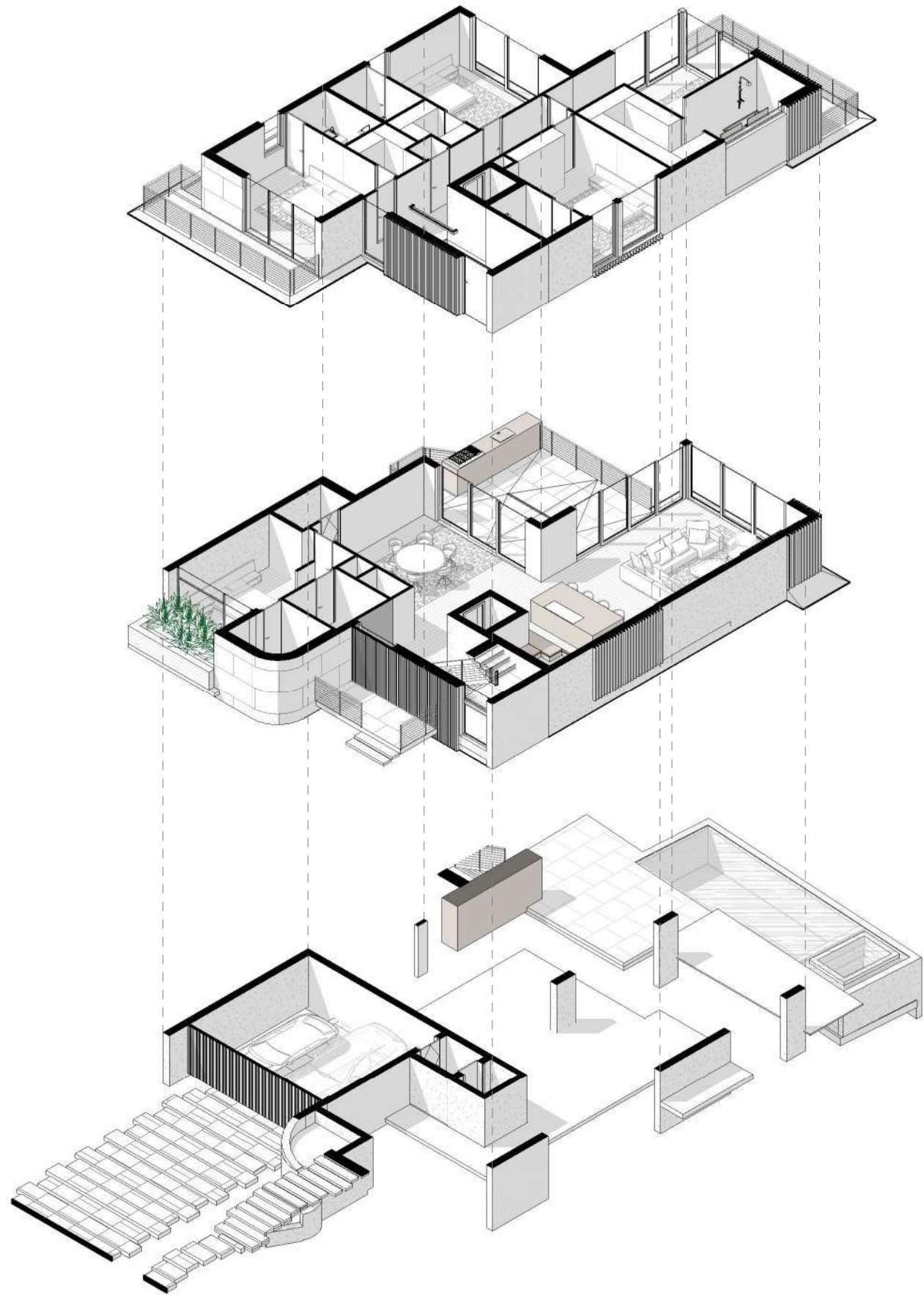


FRONT & REAR DIAGRAM

As indicated

03.09.2025

DRB_A0.11



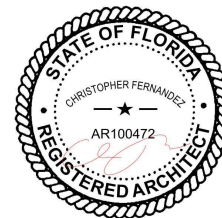
3 AXON EXPLODED SECOND FLOOR

2 AXON EXPLODED FIRST FLOOR

1 AXON EXPLODED UNDERSTORY FLOOR

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

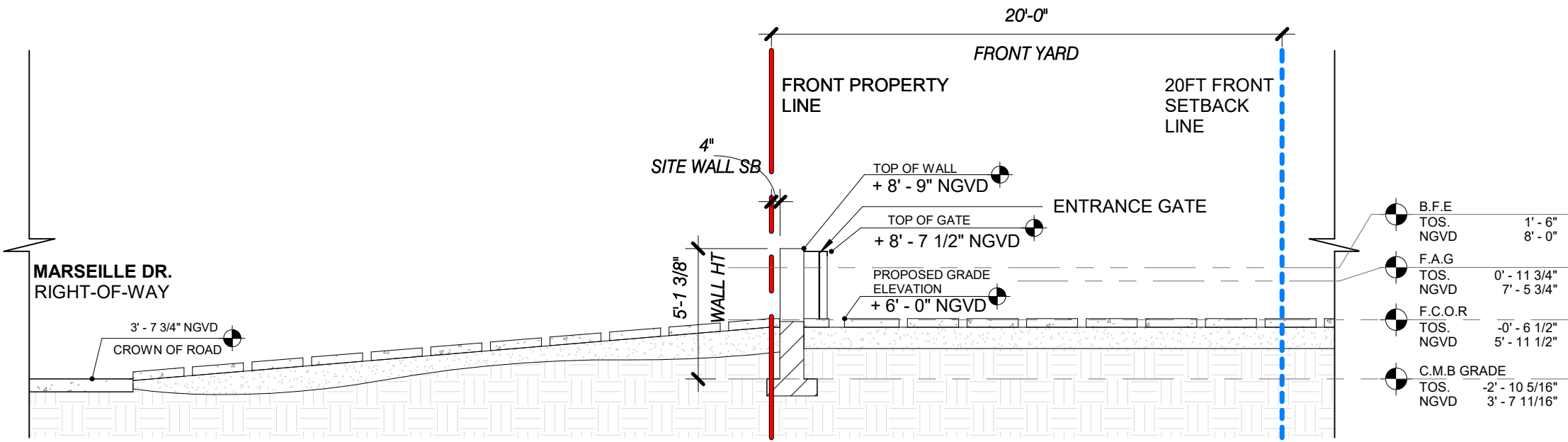
CFZ DESIGN



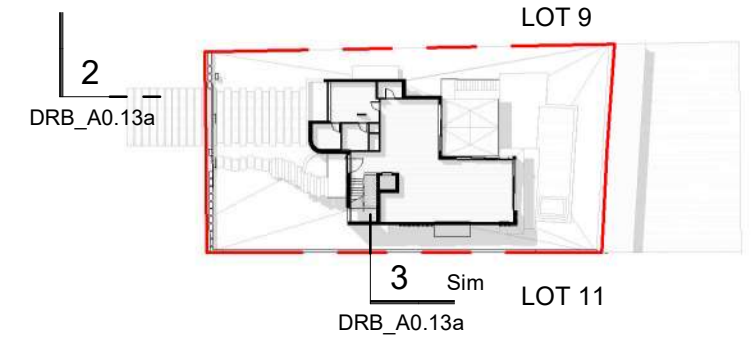
PROPOSED BUILDING -
AXON

03.09.2025

DRB_A0.12

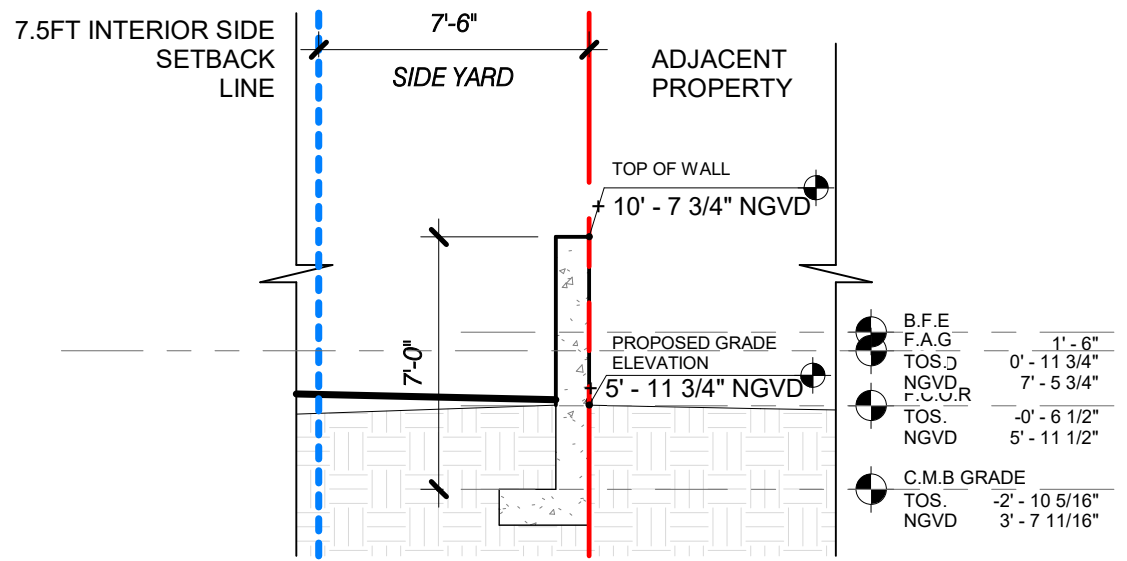


2 FRONT YARD SECTION
3/16" = 1'-0"

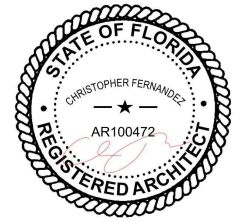


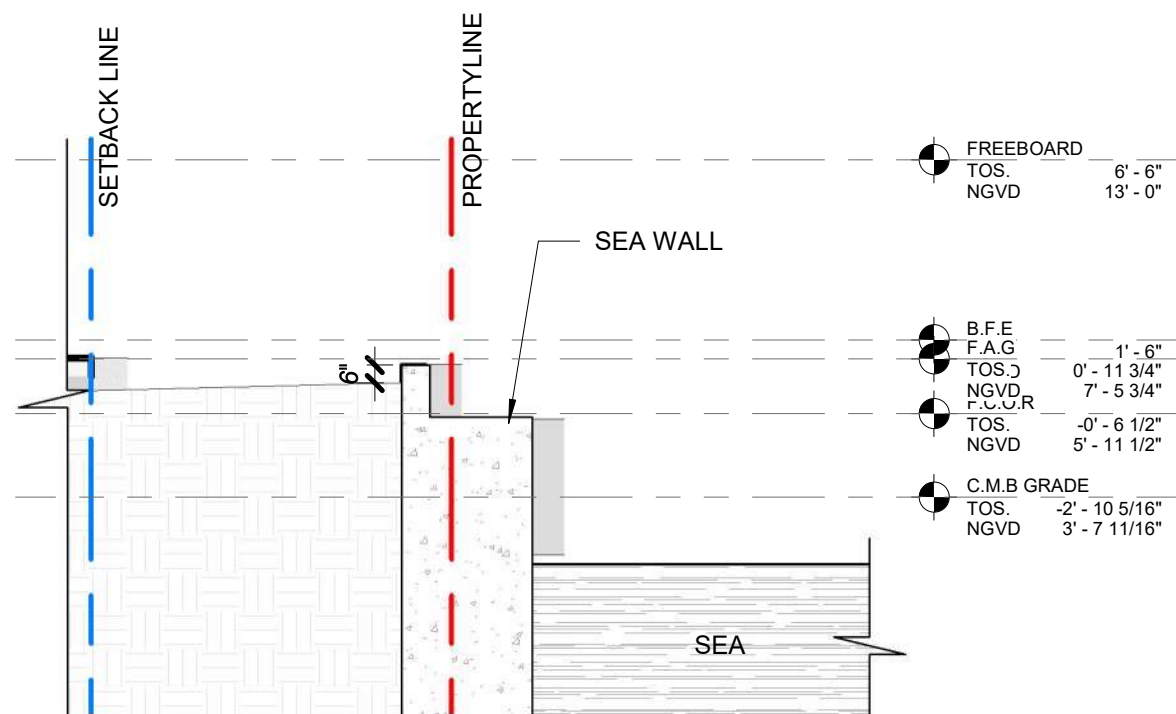
1 KEY PLAN
1" = 60'-0"

FUTURE ADJUSTED GRADE (F.A.G) = 7.479' NGVD
FUTURE CROWN OF ROAD = 5'-11 1/2" NGVD
BFE+1 = 9'-0 NGVD

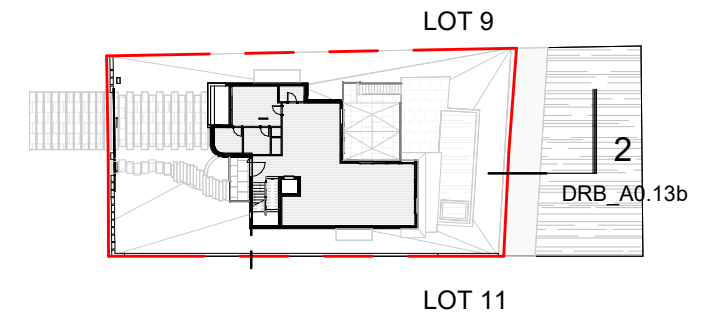


3 INTERIOR SIDE YARD SECTION 01
3/16" = 1'-0"



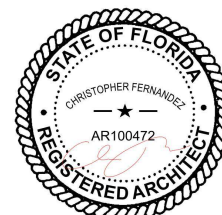


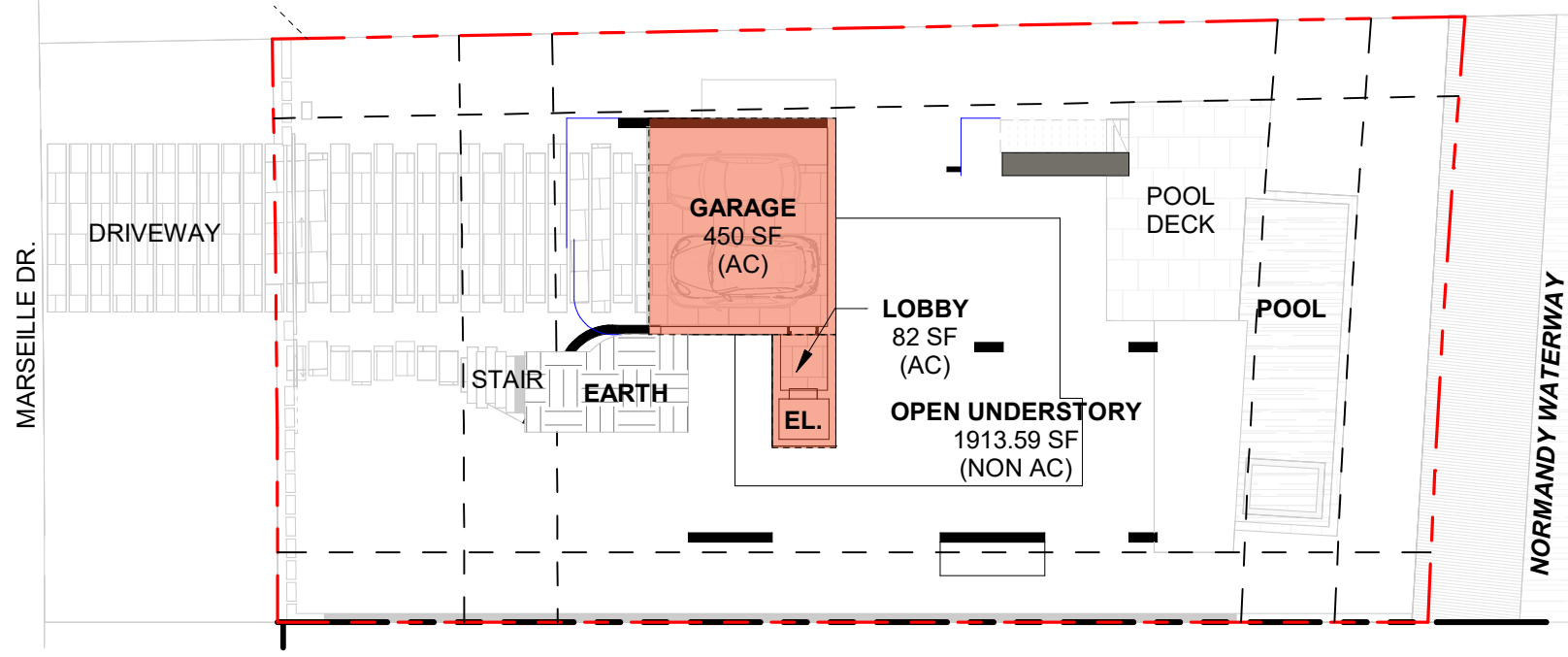
2 BACK YARD SECTION
3/16" = 1'-0"



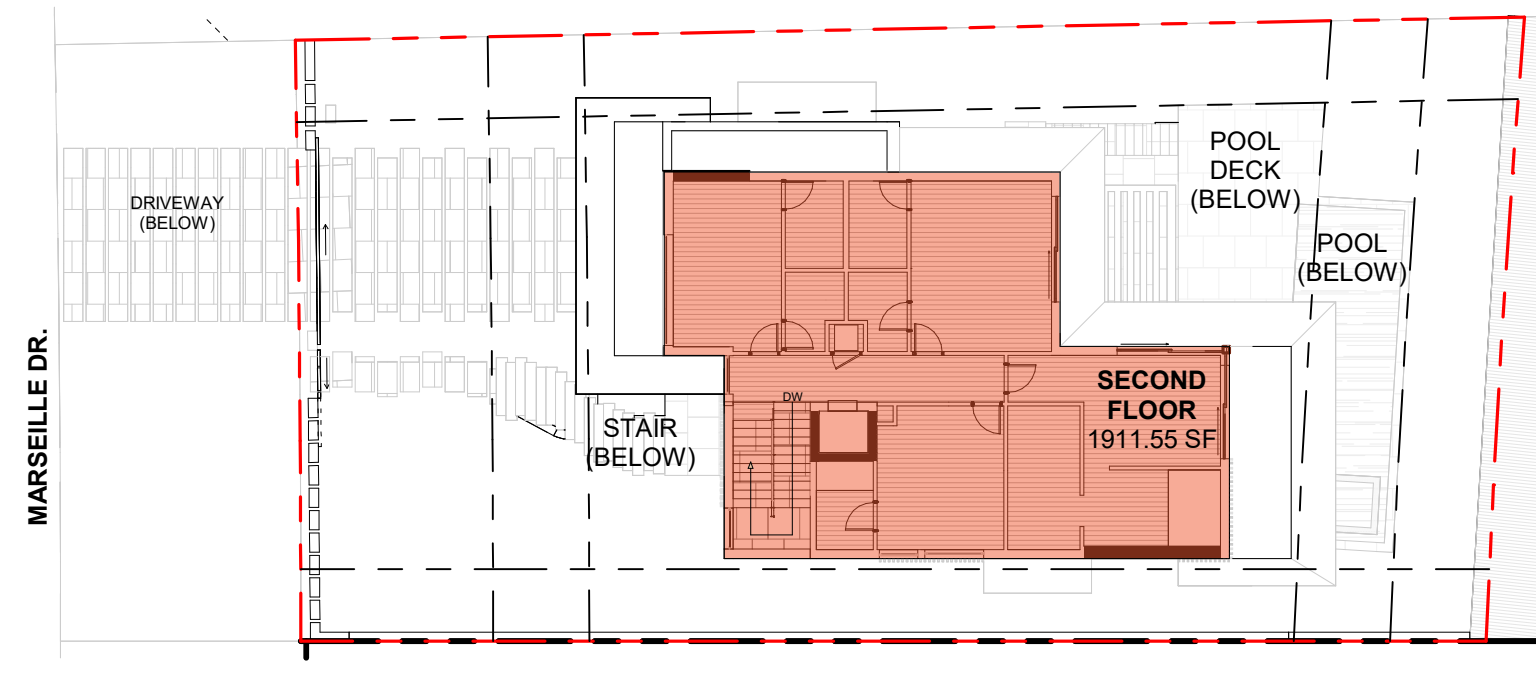
1 KEY_PLAN
1" = 60'-0"

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

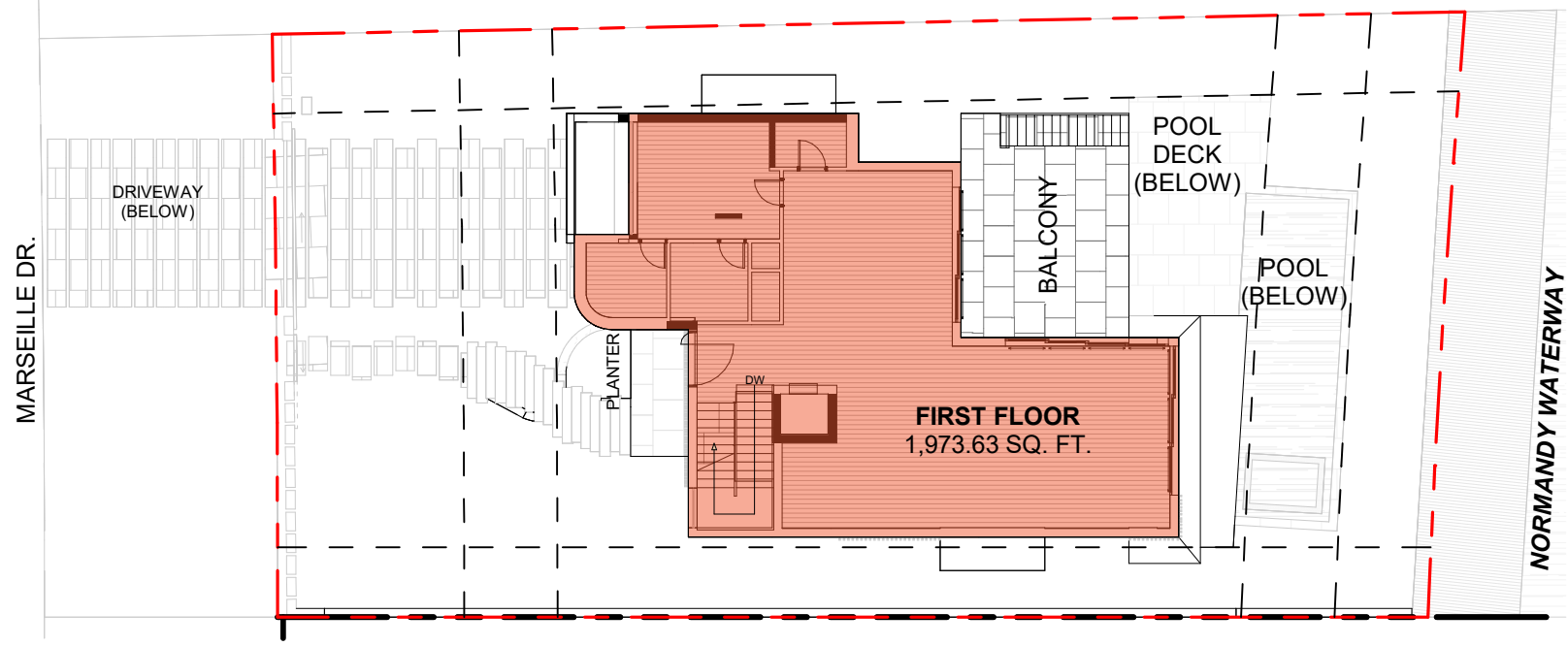




1 UNDERGROUND - UNIT SIZE
1" = 20'-0"



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



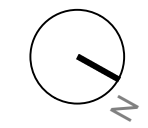
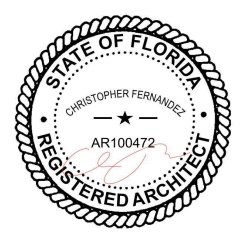
2 LEVEL 1 - PROPOSED UNIT SIZE
1" = 20'-0"

ENCLOSED UNDERSTORY AREA	
LOT	7,976.98 SF
ALLOWED	$7,976.98 * 5\% = 398.84 \text{ SF (5\%)}$
PROPOSED UNDERSTORY	532.00 SF
GARAGE REDUCTION	-450.00 SF
TOTAL	82 SF (1.00 %)

UNIT SIZE	
LOT	7,976.98 SF
ALLOWED	$7,976.98 * 50\% = 3,988.49 \text{ SF}$
UNDERSTORY (AC)	532.00 SF
GARAGE REDUCTION	-450.00 SF
FIRST FLOOR	1,973.63 SF
SECOND FLOOR	1,911.55 SF
TOTAL	3,967.18 SF (49.73 %)

- ENCLOSED NON AC AREA
- WATER BASIN
- ENCLOSED AC AREA
- OUTLINE OF LEVEL 1 ENCLOSED FLOOR SPACE ABOVE
- OUTLINE OF LEVEL 1 FOOTPRINT ABOVE

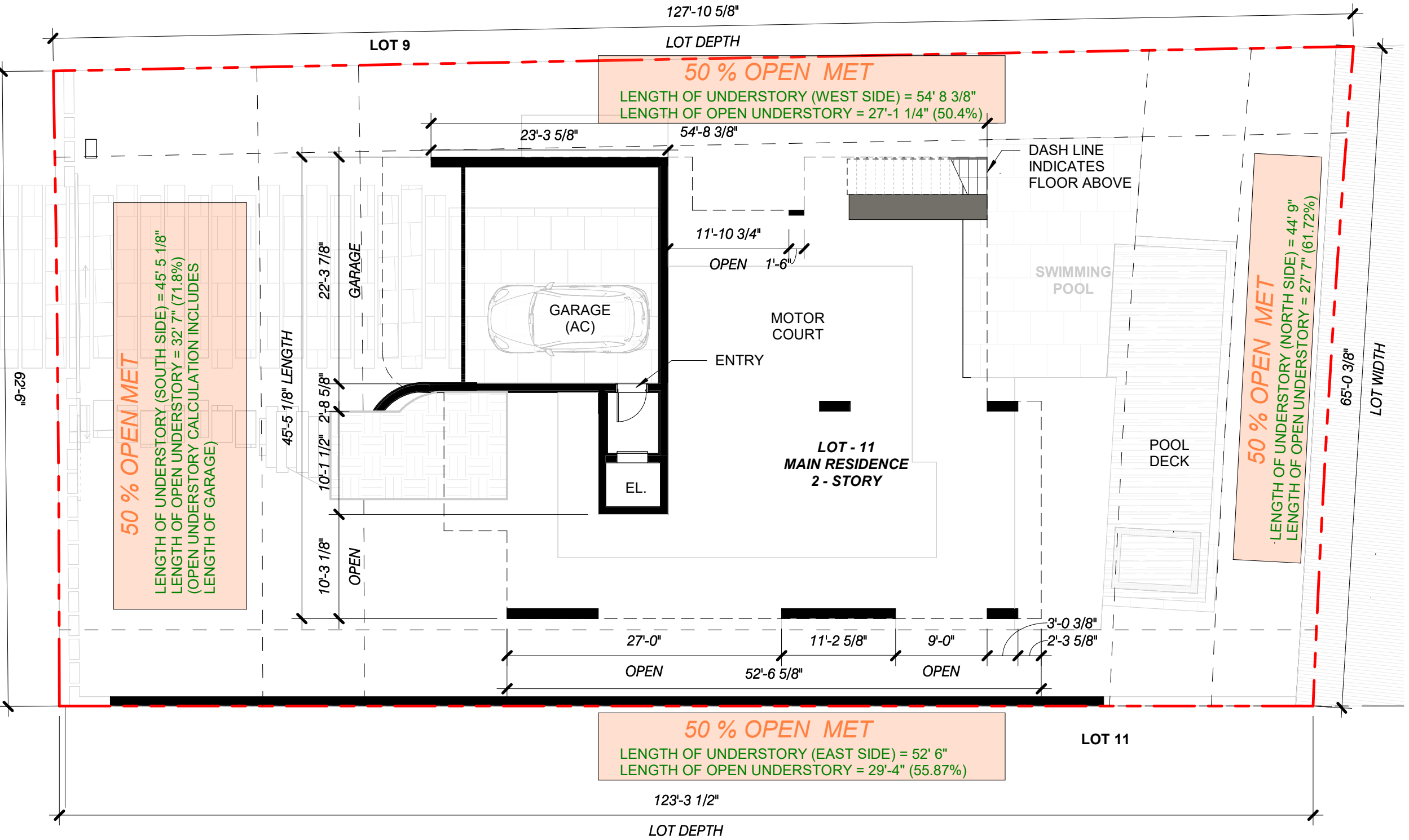
1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058



MARSEILLE DRIVE

LOT WIDTH

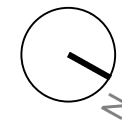
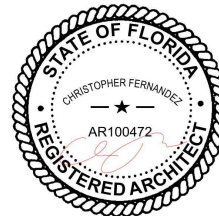
62'-6"



1 UNDERSTORY DIAGRAM
3/32" = 1'-0"

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN



UNDERSTORY DIAGRAM

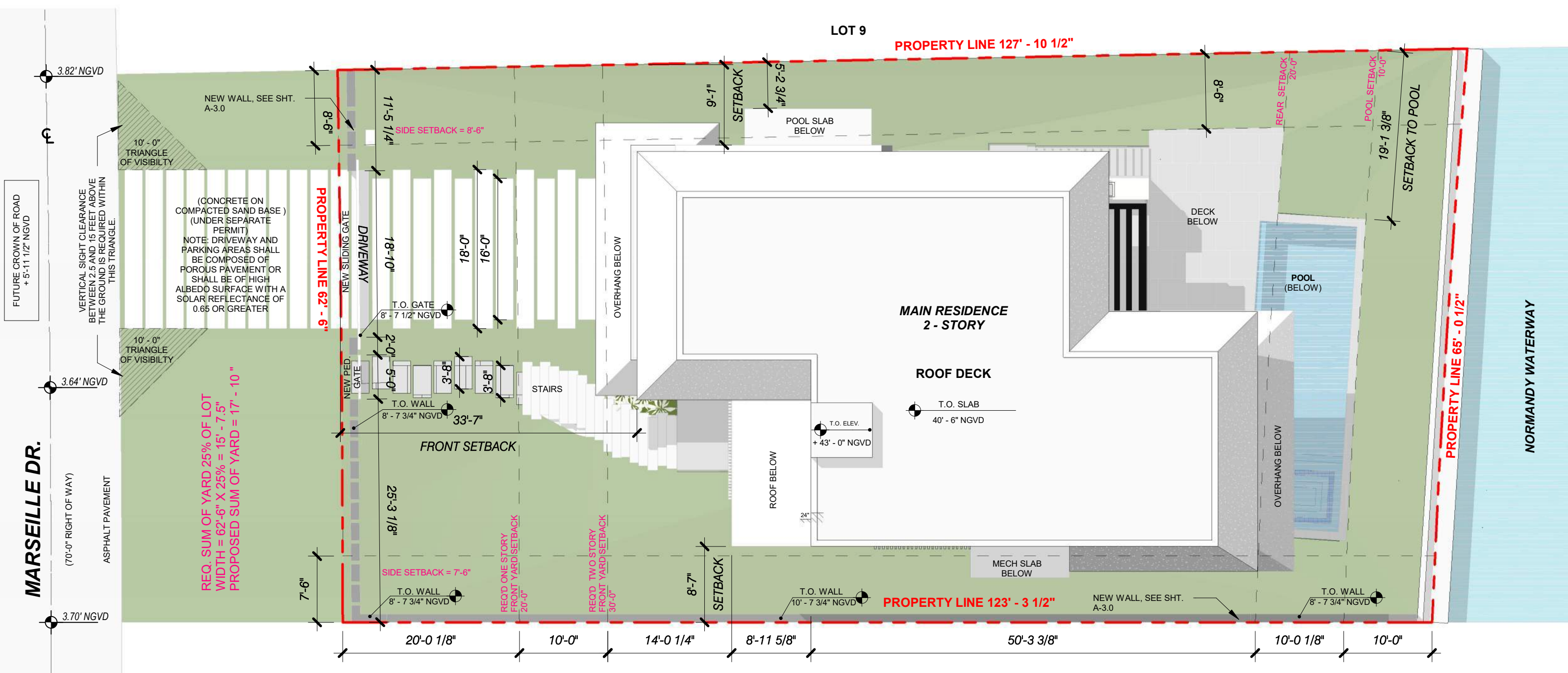
3/32" = 1'-0"

03.09.2025

DRB_A0.15.a

LOT 9

PROPERTY LINE 127' - 10 1/2"



REQ. SUM OF YARD 25% OF LOT WIDTH = 62'-6" X 25% = 15' - 7.5"
 PROPOSED SUM OF YARD = 17' - 10"

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

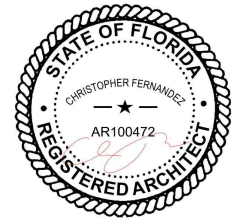
SUM OF SETBACKS: 25% OF LOT WIDTH = 15' - 11 1/4"
 MIN. SIDE SETBACK FOR LOT GREATER THAN 60' IN WIDTH: 10% OF LOT WIDTH = 6'-4 1/2"

LOT 11

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

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN



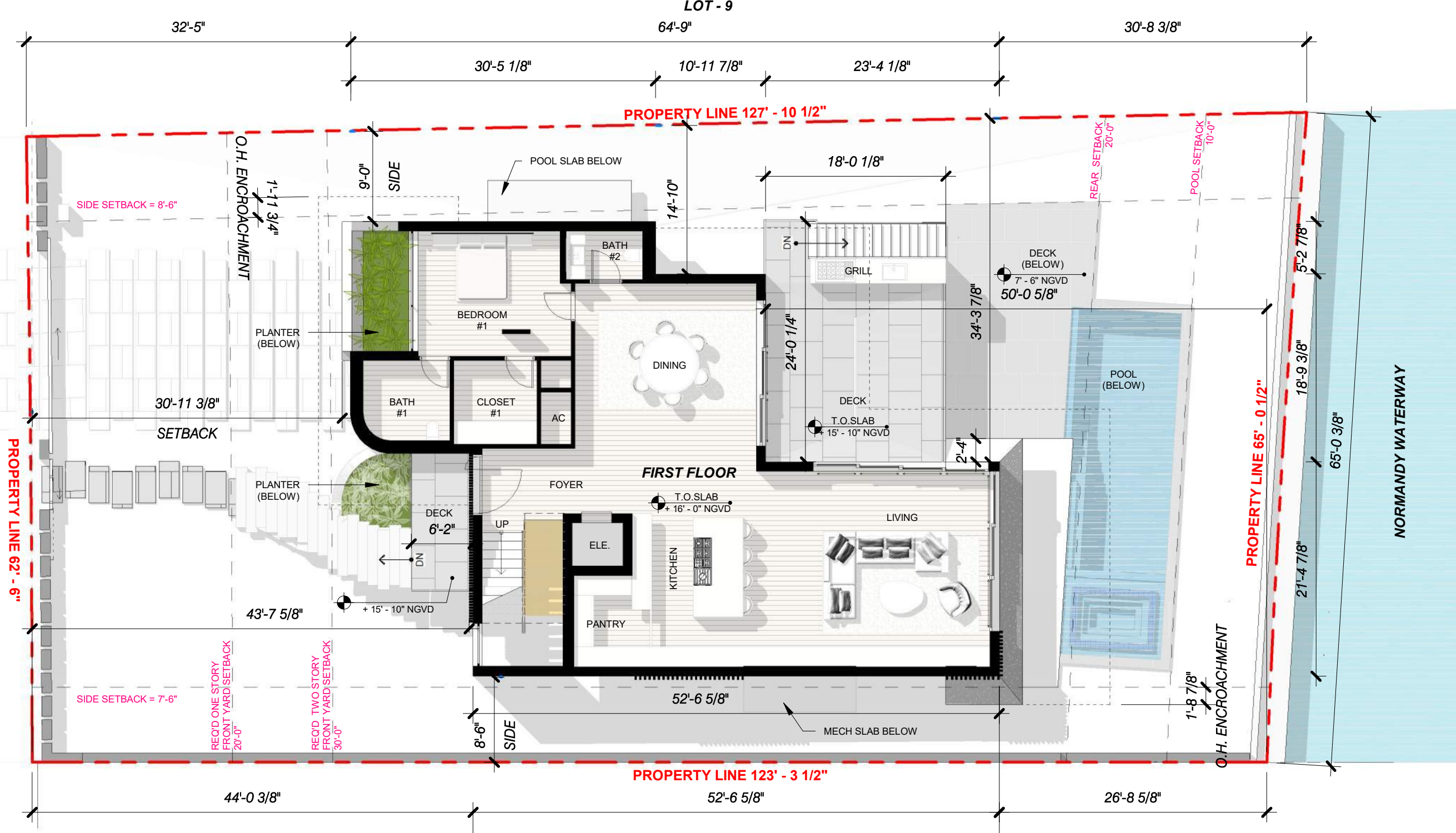
SITE PLAN

3/32" = 1'-0"

03.09.2025

DRB_A1.1

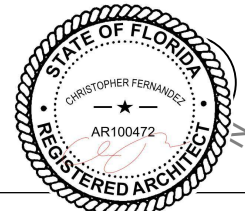
MARSEILLE DR.



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

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN



FIRST FLOOR PLAN

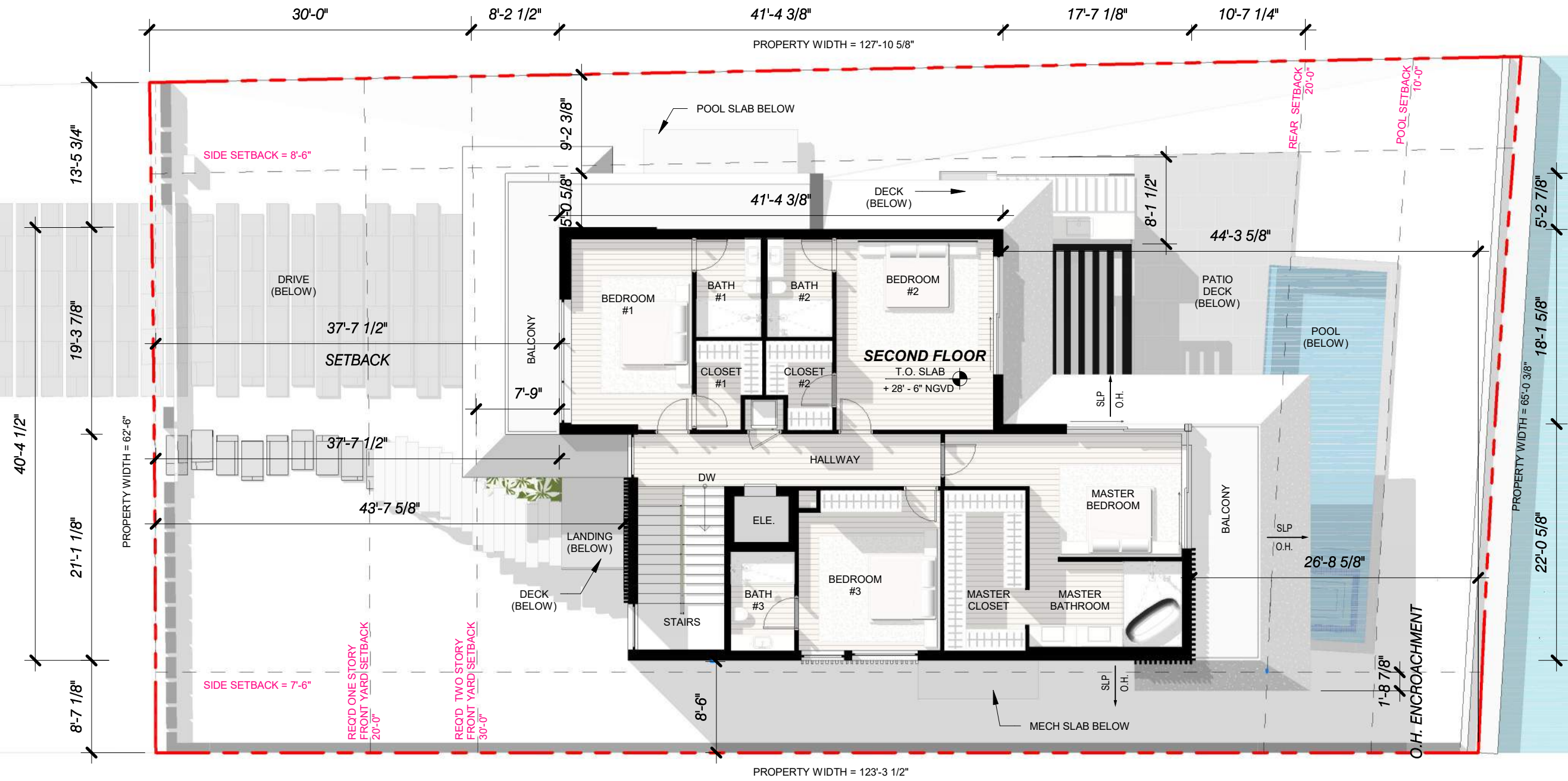
3/32" = 1'-0"

03.09.2025

DRB_A1.3

MARSEILLE DR.

LOT - 9



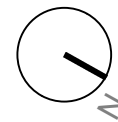
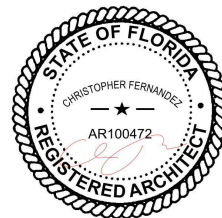
LOT - 11

GENERAL NOTE:

THERE IS NO EXISTING STRUCTURE PRESENT ON THE SITE.

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN



SECOND FLOOR PLAN

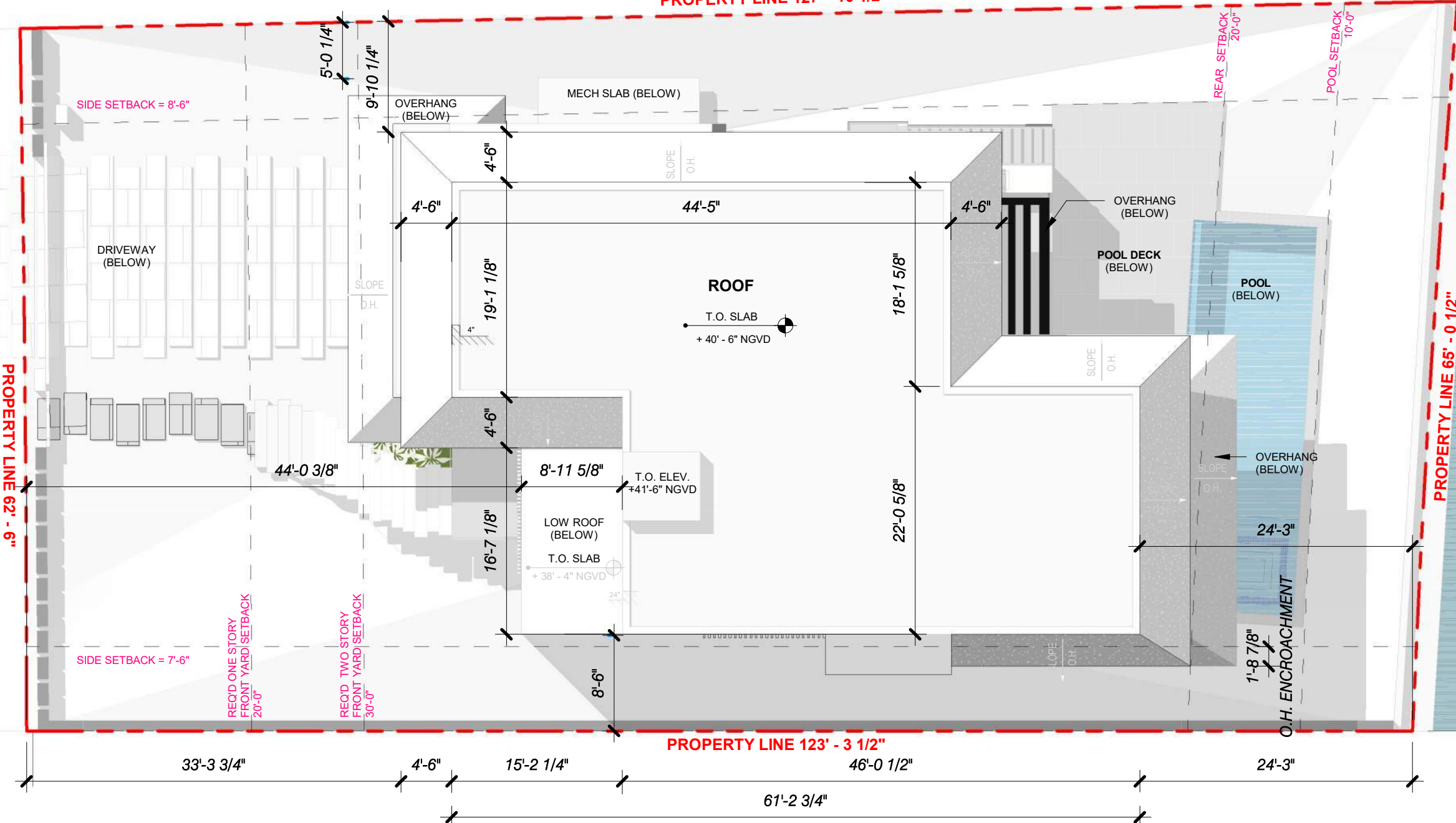
3/32" = 1'-0"

03.09.2025

DRB_A1.4

MARSEILLE DR.

PROPERTY LINE 127' - 10 1/2"

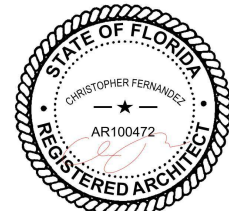


NORMANDY WATERWAY

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

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN



ROOF PLAN

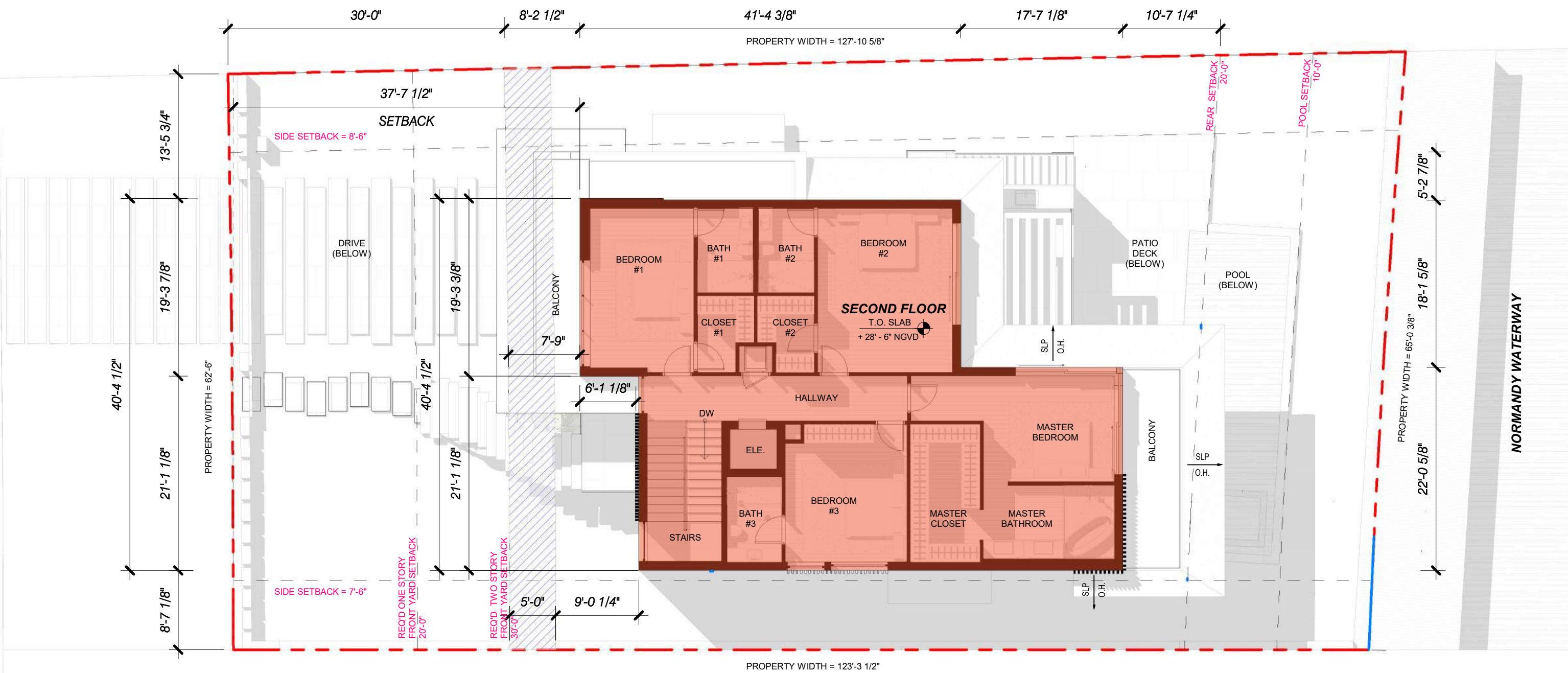
3/32" = 1'-0"

03.09.2025



DRB_A1.5

MARSEILLE DR.

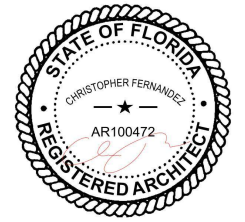
LOT - 9



NORMANDY WATERWAY

REQUIRED AREA IN SECOND FLOOR FRONT ELEVATION THAT SHALL BE SETBACK MIN. 5'-0" FROM THE MIN. REQUIRED SETBACK WHEN THE LOT COVERAGE IS 25% OR GREATER:		= 35% OF SECOND FLOOR = 0.35 x 1911.55 SF = 669.04 SF
PROPOSED		= 1911.55 SF (100 %)

LOT - 11



SECOND FLOOR FRONT SETBACK COMPLIANCE

As indicated

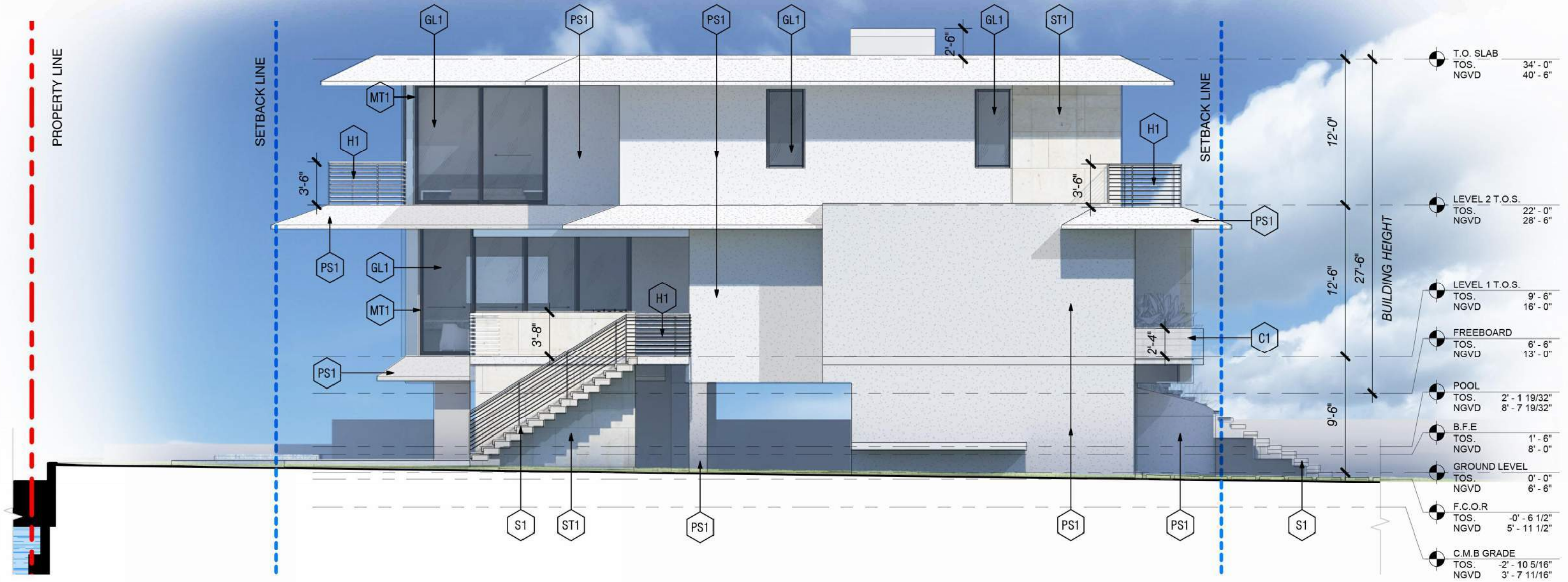
03.09.2025

DRB_A1.6

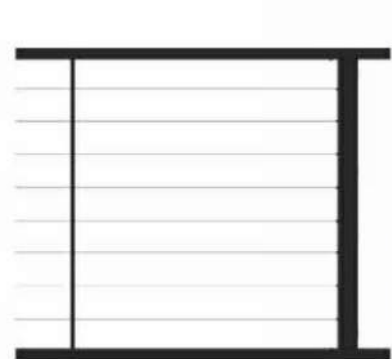
1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN





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



H-1 CABLE HANDRAIL



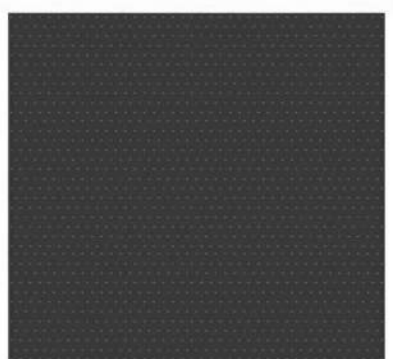
GL-1 GLASS WINDOW



S1 STEPS /STAIRS



ST1 CORAL STONE



PS2 STUCCO BLACK



PS1 STUCCO WHITE



MT1 BLACK METAL



C1 BOARD CONCRETE

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

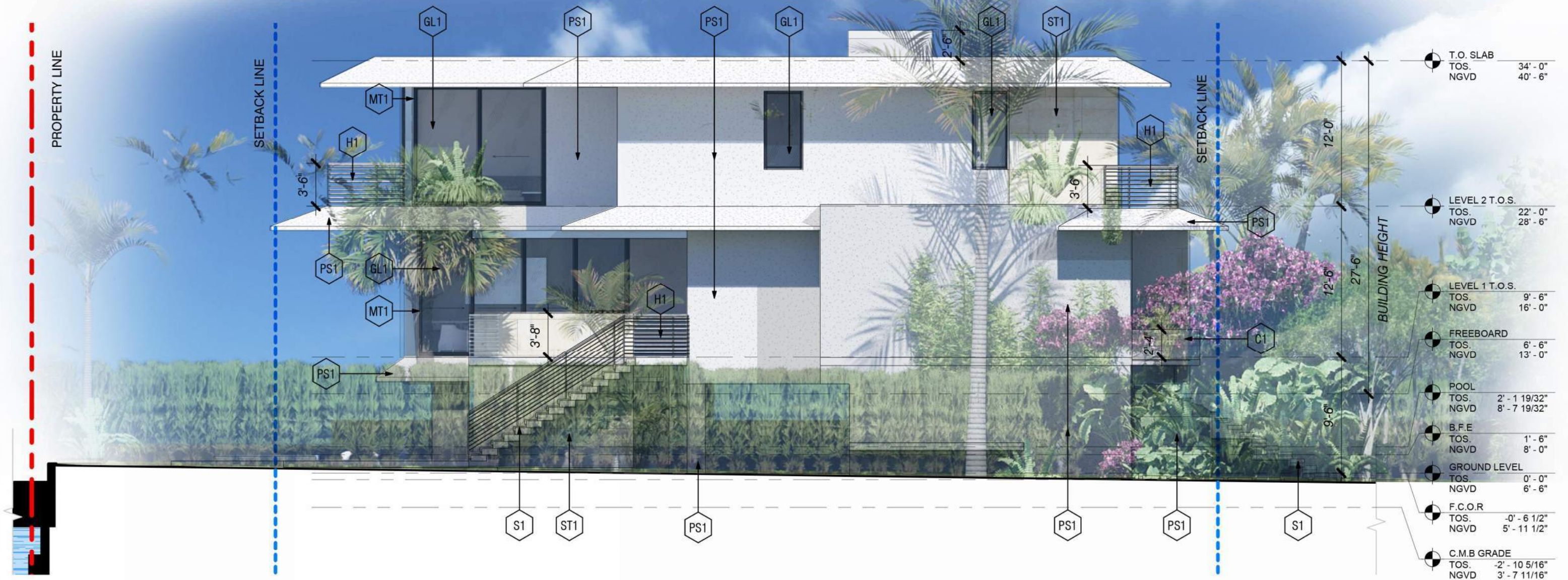
CFZ DESIGN



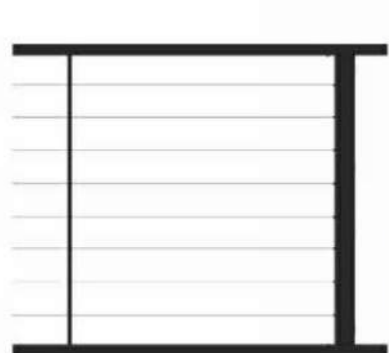
ELEVATIONS NORTH

03.09.2025

DRB_A1.6a



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



H-1 CABLE HANDRAIL



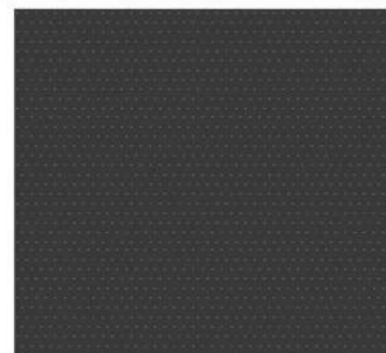
GL-1 GLASS WINDOW



S1 STEPS /STAIRS



ST1 CORAL STONE



PS2 STUCCO BLACK



PS1 STUCCO WHITE



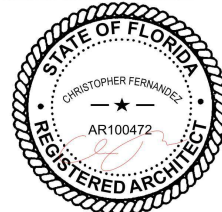
MT1 BLACK METAL



C1 BOARD CONCRETE

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

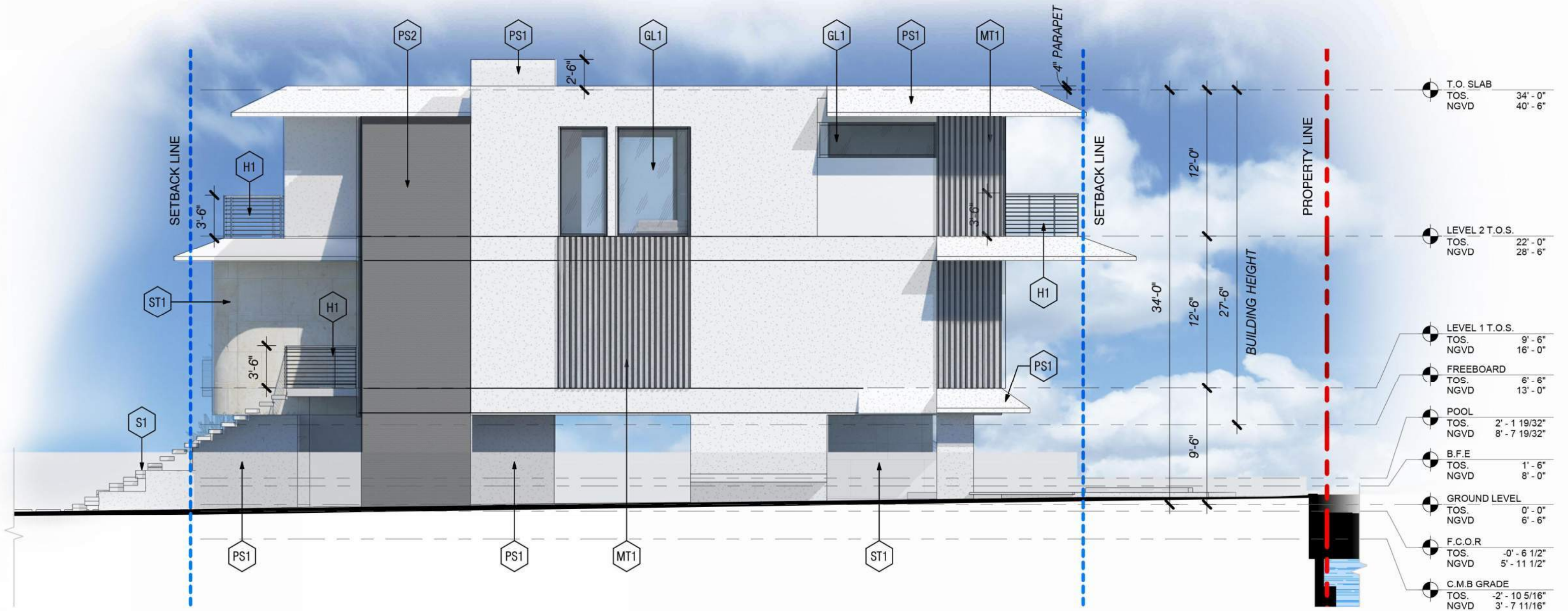
CFZ DESIGN



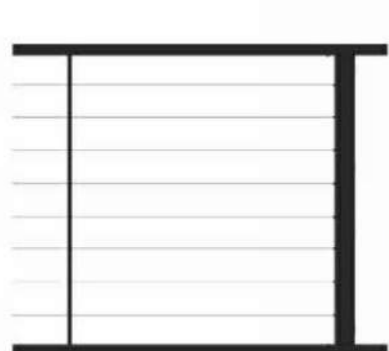
ELEVATIONS NORTH WITH LANDSCAPE

03.09.2025

DRB_A1.6b



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



H-1 CABLE HANDRAIL



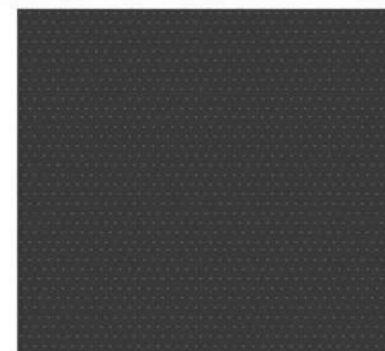
GL-1 GLASS WINDOW



S1 STEPS /STAIRS



ST1 CORAL STONE



PS2 STUCCO BLACK



PS1 STUCCO WHITE



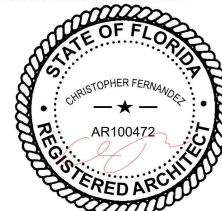
MT1 BLACK METAL



C1 BOARD CONCRETE

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

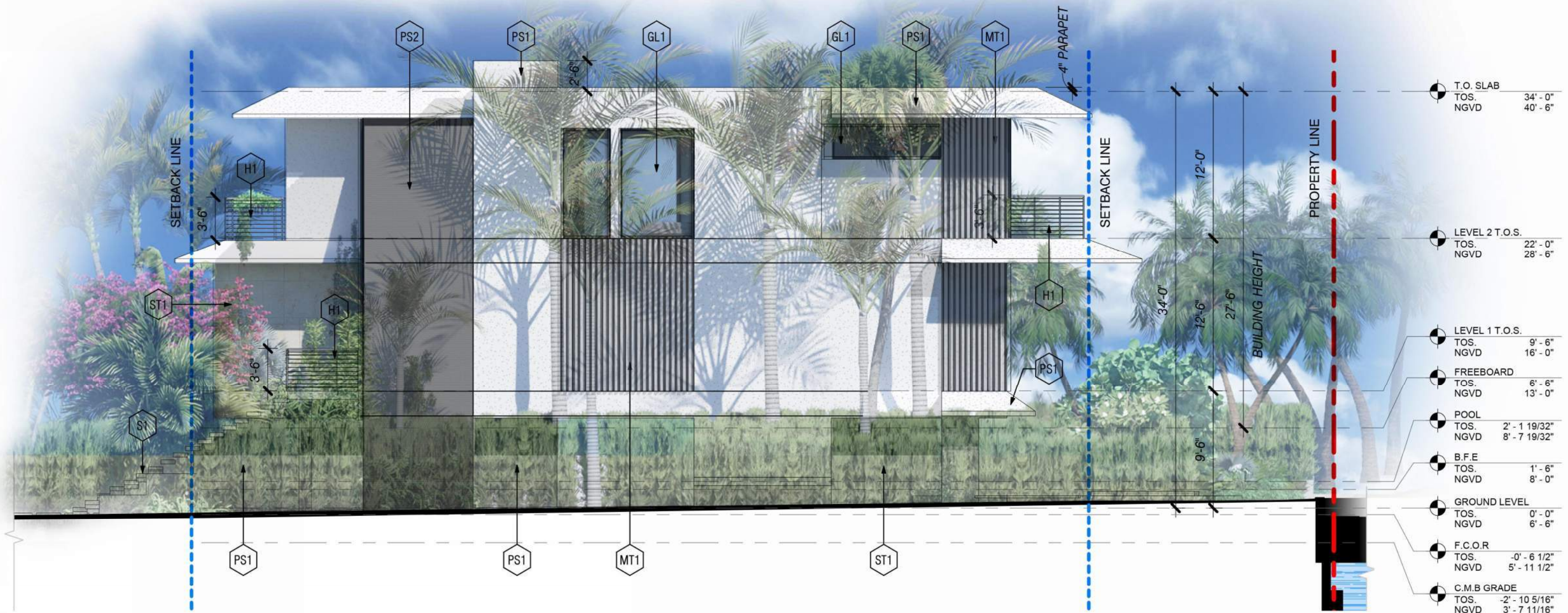
CFZ DESIGN



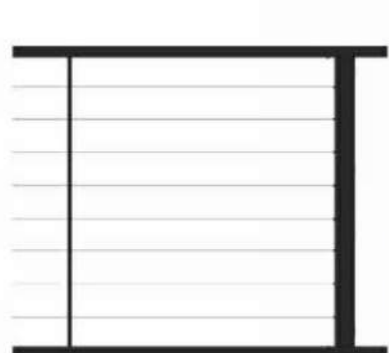
ELEVATIONS SOUTH

03.09.2025

DRB_A1.7a



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



H-1 CABLE HANDRAIL



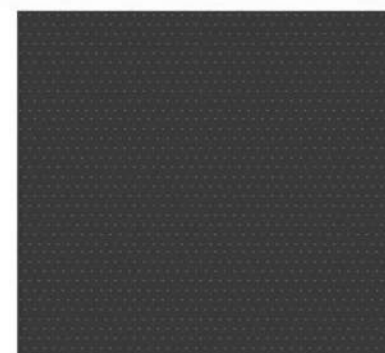
GL-1 GLASS WINDOW



S1 STEPS /STAIRS



ST1 CORAL STONE



PS2 STUCCO BLACK



PS1 STUCCO WHITE



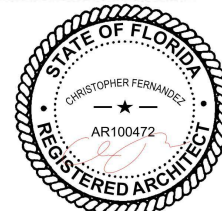
MT1 BLACK METAL



C1 BOARD CONCRETE

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN

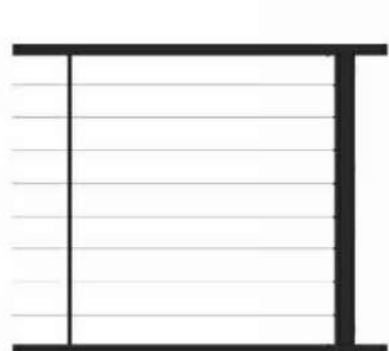


ELEVATIONS SOUTH WITH
LANDSCAPE

03.09.2025

DRB_A1.7b

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



H-1
CABLE HANDRAIL



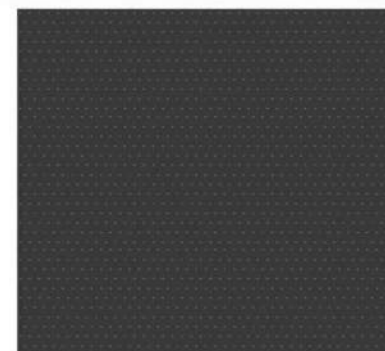
GL-1
GLASS WINDOW



S1
STEPS /STAIRS



ST1
CORAL STONE



PS2
STUCCO BLACK



PS1
STUCCO WHITE



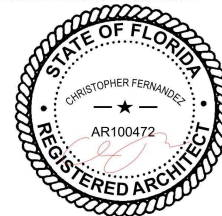
MT1
BLACK METAL



C1
BOARD CONCRETE

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN

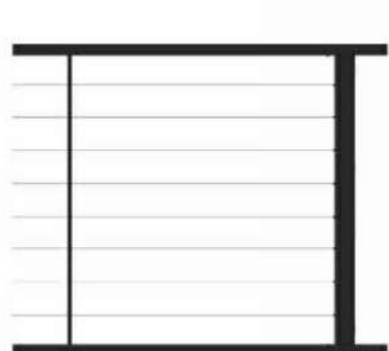


ELEVATIONS EAST

03.09.2025

DRB_A1.8a

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



H-1 CABLE HANDRAIL



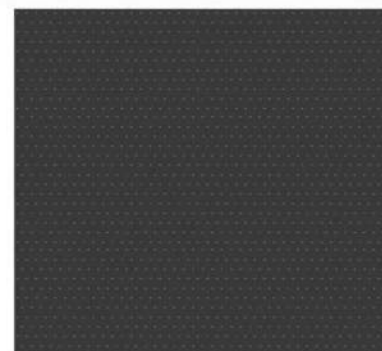
GL-1 GLASS WINDOW



S1 STEPS /STAIRS



ST1 CORAL STONE



PS2 STUCCO BLACK



PS1 STUCCO WHITE



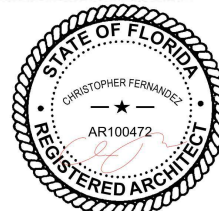
MT1 BLACK METAL



C1 BOARD CONCRETE

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

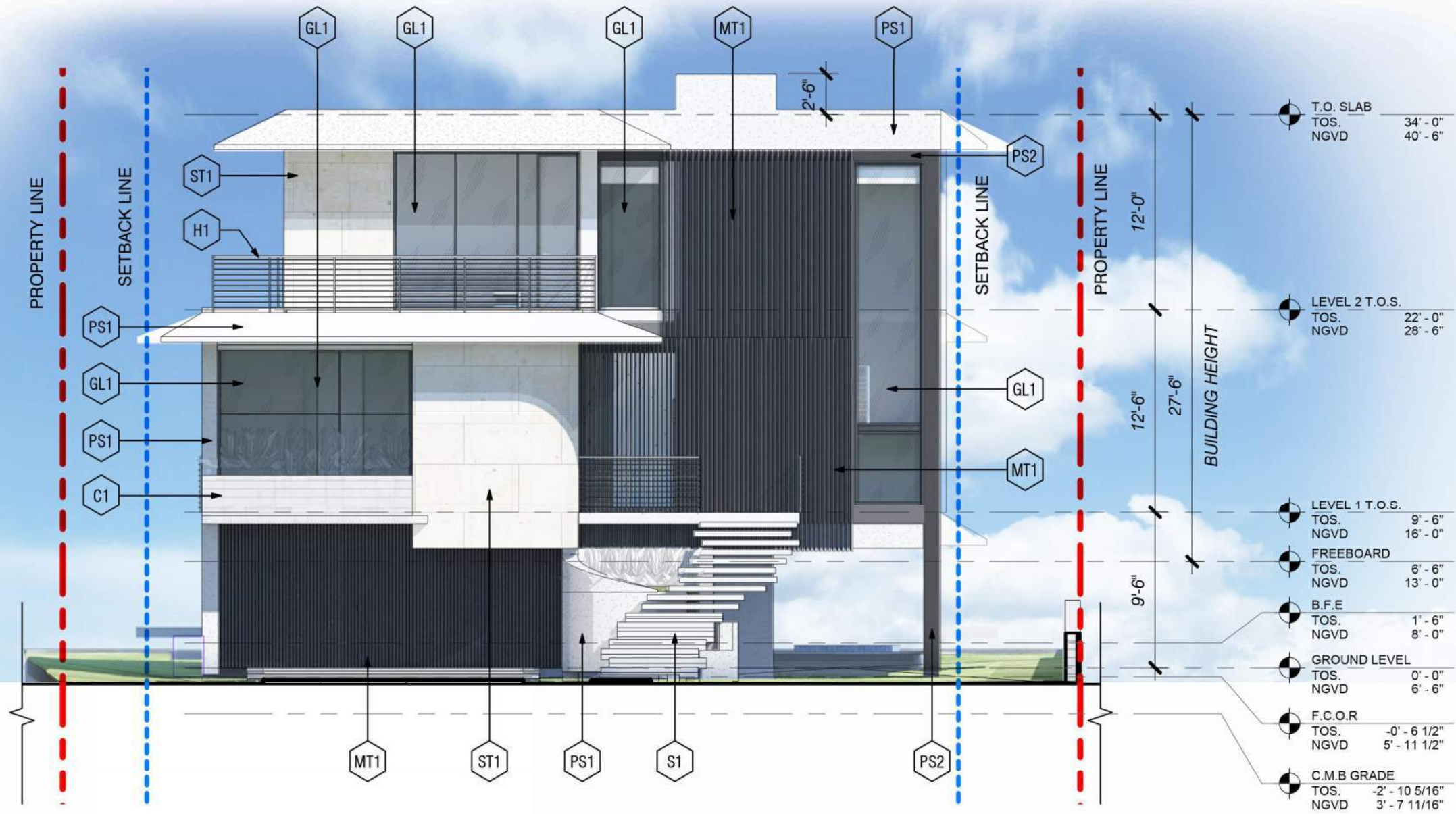
CFZ DESIGN



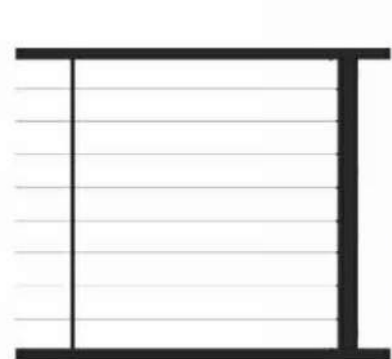
ELEVATIONS EAST WITH
LANDSCAPE

03.09.2025

DRB_A1.8b



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



H-1 CABLE HANDRAIL



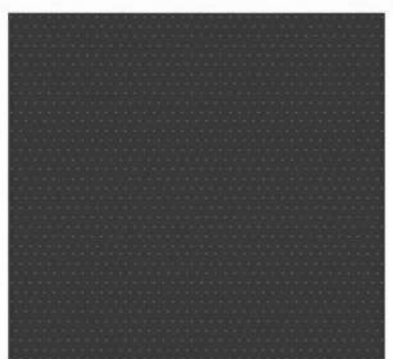
GL-1 GLASS WINDOW



S1 STEPS /STAIRS



ST1 CORAL STONE



PS2 STUCCO BLACK



PS1 STUCCO WHITE



MT1 BLACK METAL



C1 BOARD CONCRETE

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN



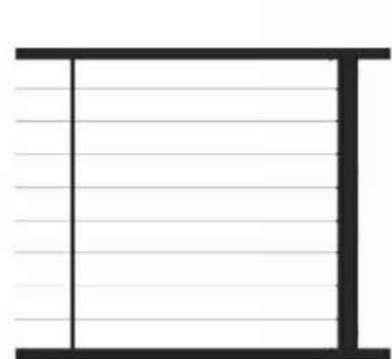
ELEVATIONS WEST

03.09.2025

DRB_A1.9a



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



H-1 CABLE HANDRAIL



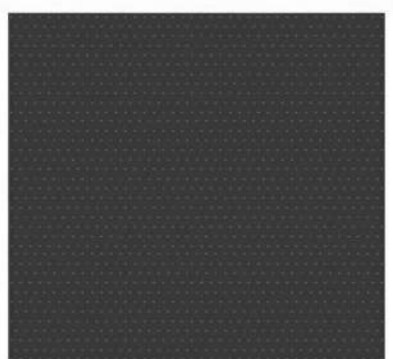
GL-1 GLASS WINDOW



S1 STEPS /STAIRS



ST1 CORAL STONE



PS2 STUCCO BLACK



PS1 STUCCO WHITE



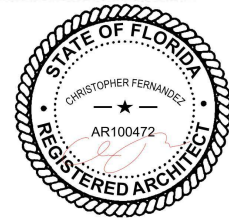
MT1 BLACK METAL



C1 BOARD CONCRETE

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN



ELEVATIONS WEST WITH LANDSCAPE

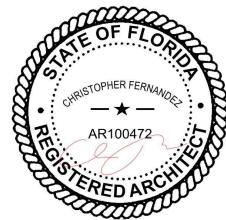
03.09.2025

DRB_A1.9b



1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN



RENDERING

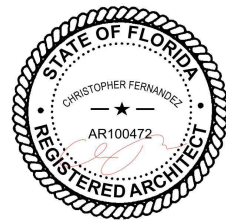
03.09.2025

DRB_A1.10



1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN

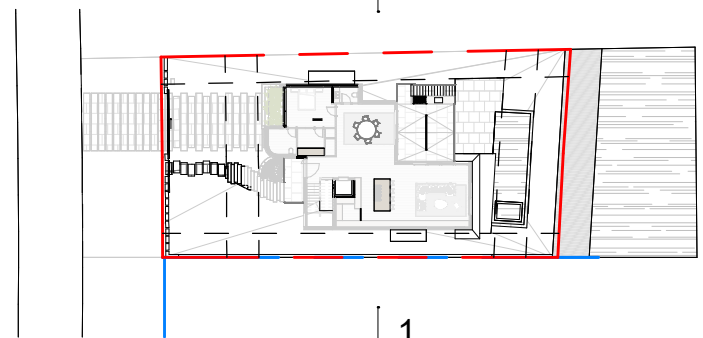


RENDERING

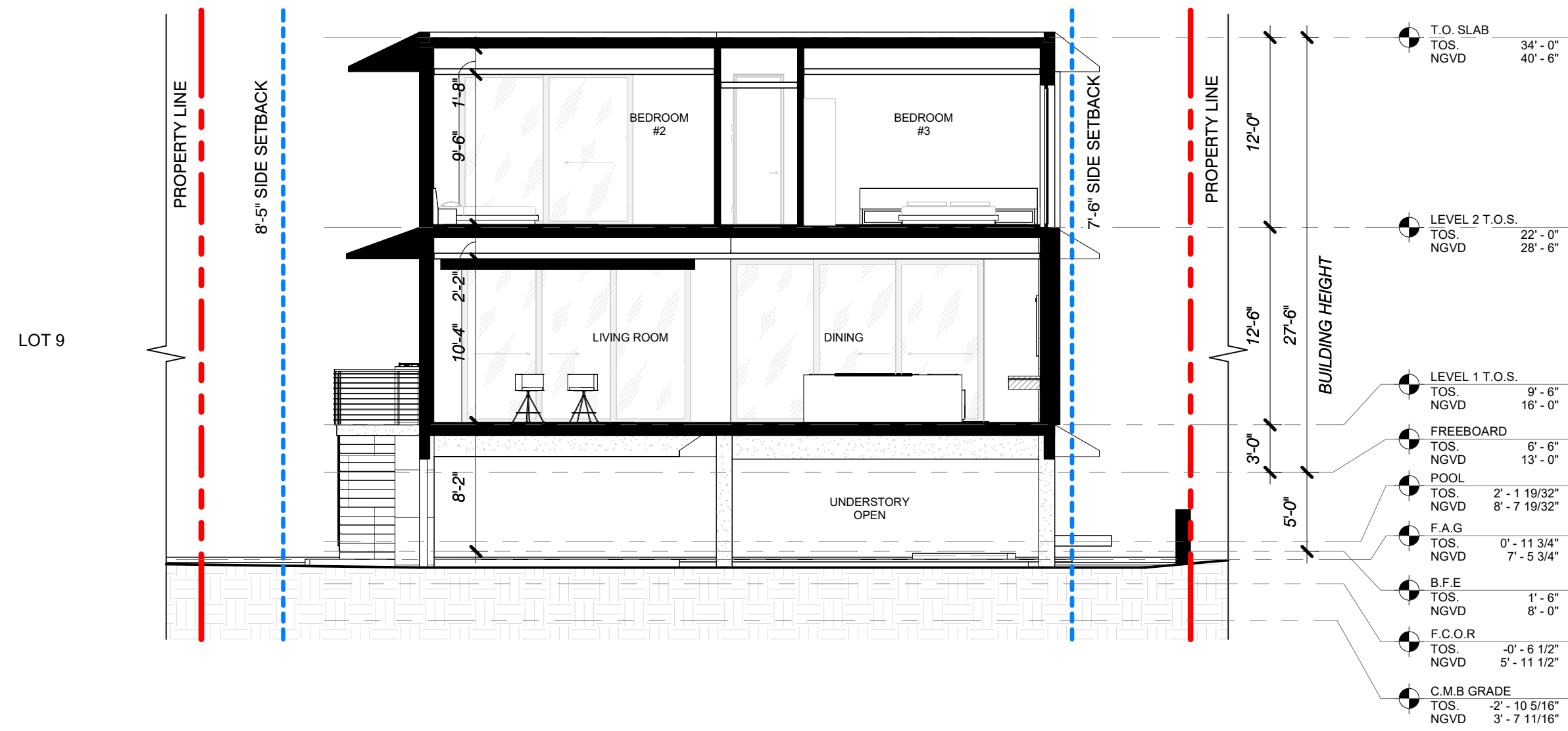
03.09.2025

DRB_A1.11

1
DRB_A2.0a



1
DRB_A2.0a

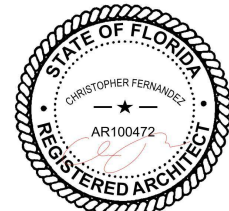


1 SECTIONS A

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

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN

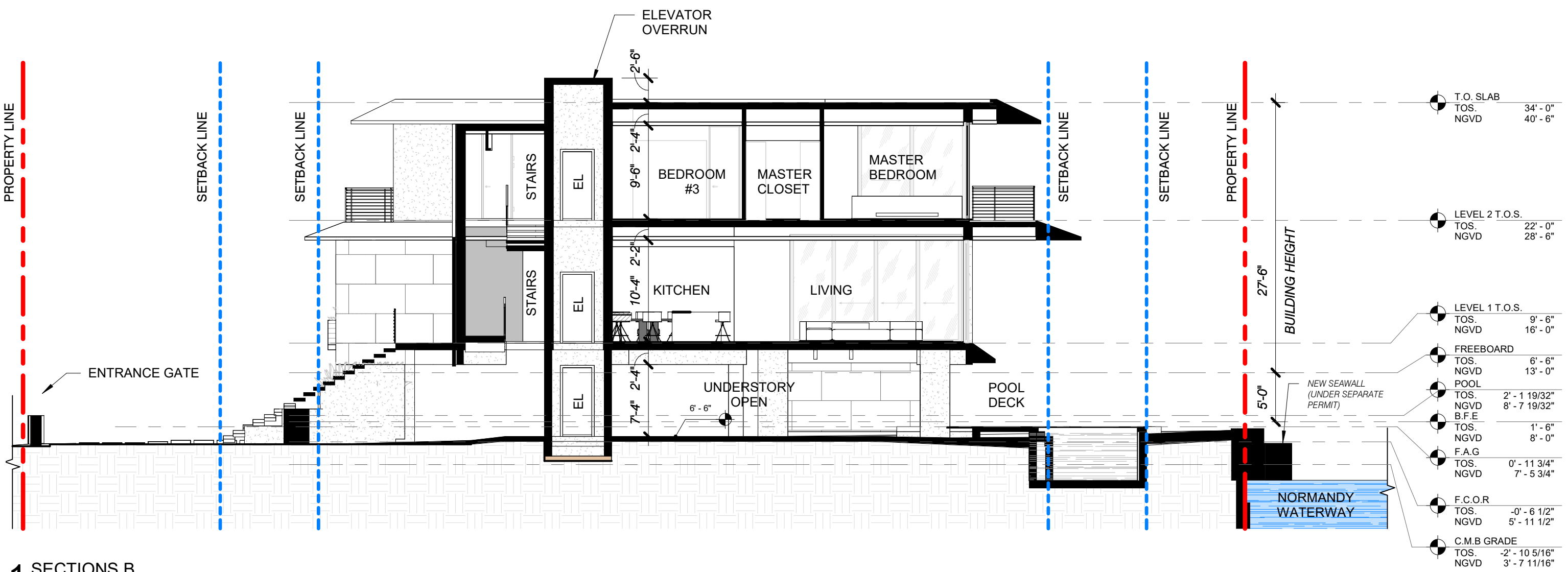
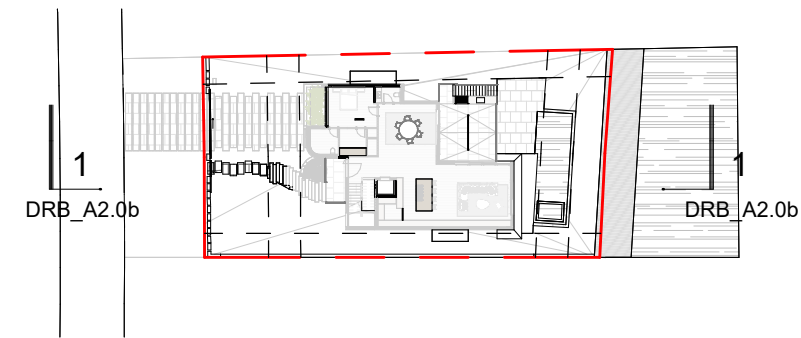


SECTION

As indicated

03.09.2025

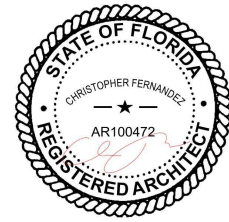
DRB_A2.0a



1 SECTIONS B
1" = 10'-0"

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN

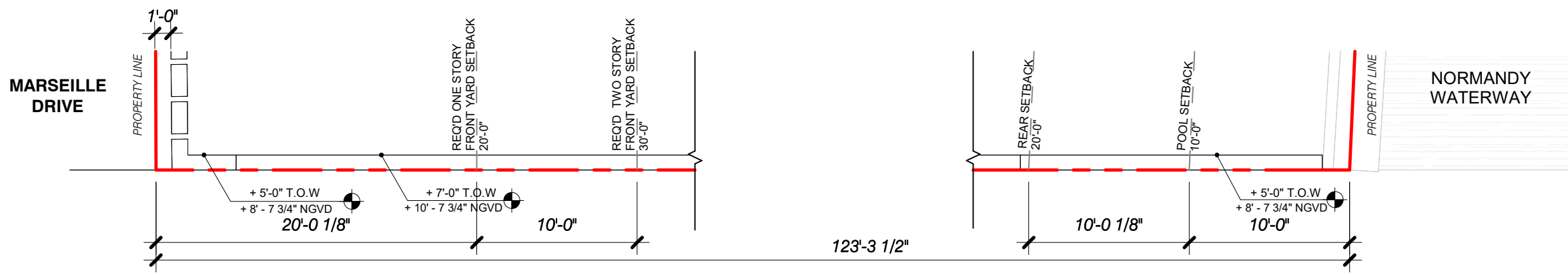


SECTION

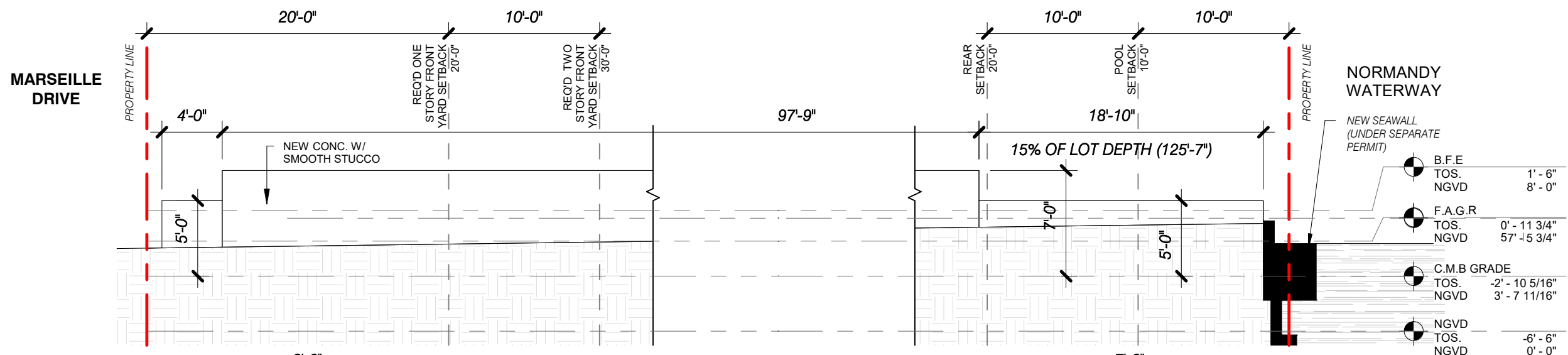
As indicated

03.09.2025

DRB_A2.0b



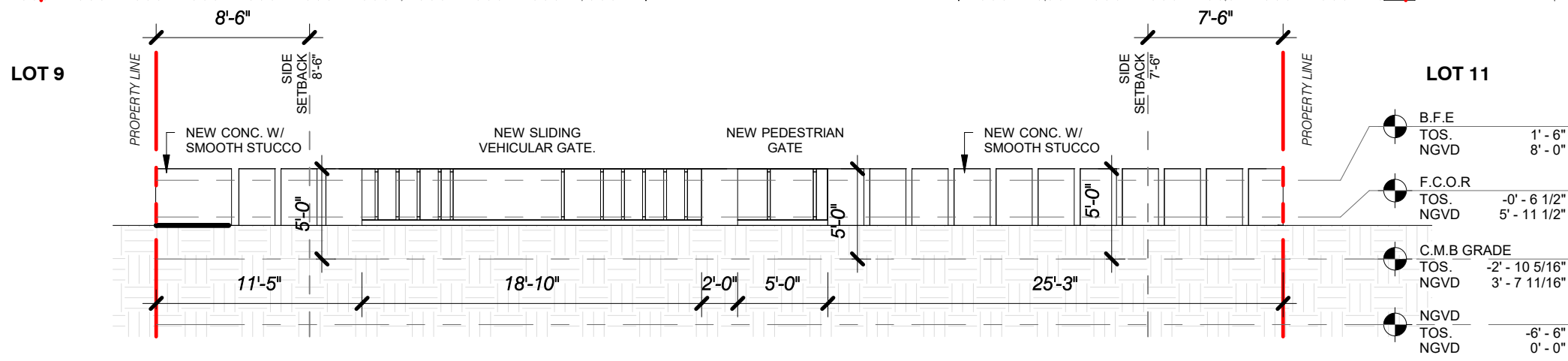
1 SOUTH WALL PLAN
1/8" = 1'-0"



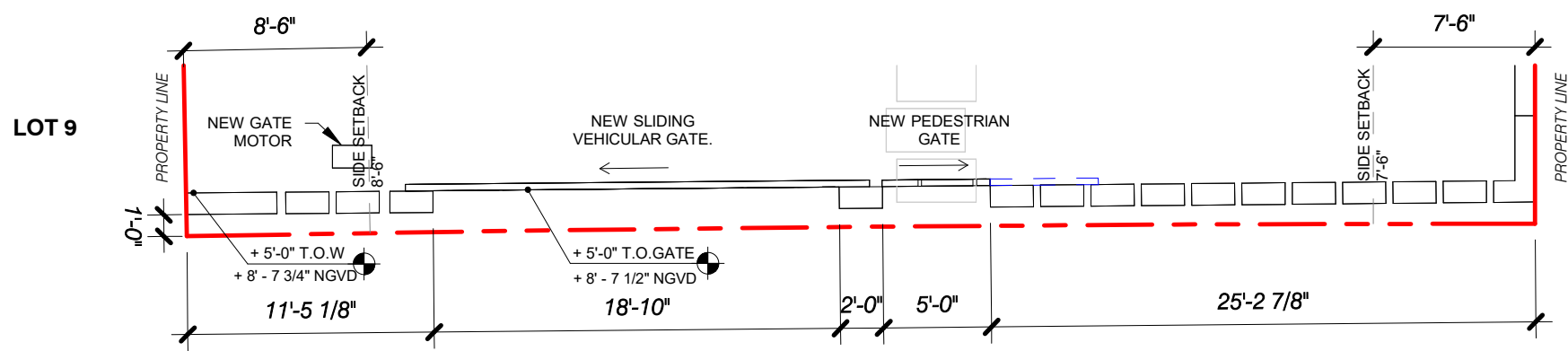
2 SOUTH WALL ELEVATION
1/8" = 1'-0"

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

LOT DEPTH = $(127'-10 \frac{1}{2}" + 123'-3 \frac{1}{2}") / 2$
= 125'-7" AVERAGE



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



4 EAST WALL PLAN
1/8" = 1'-0"

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN

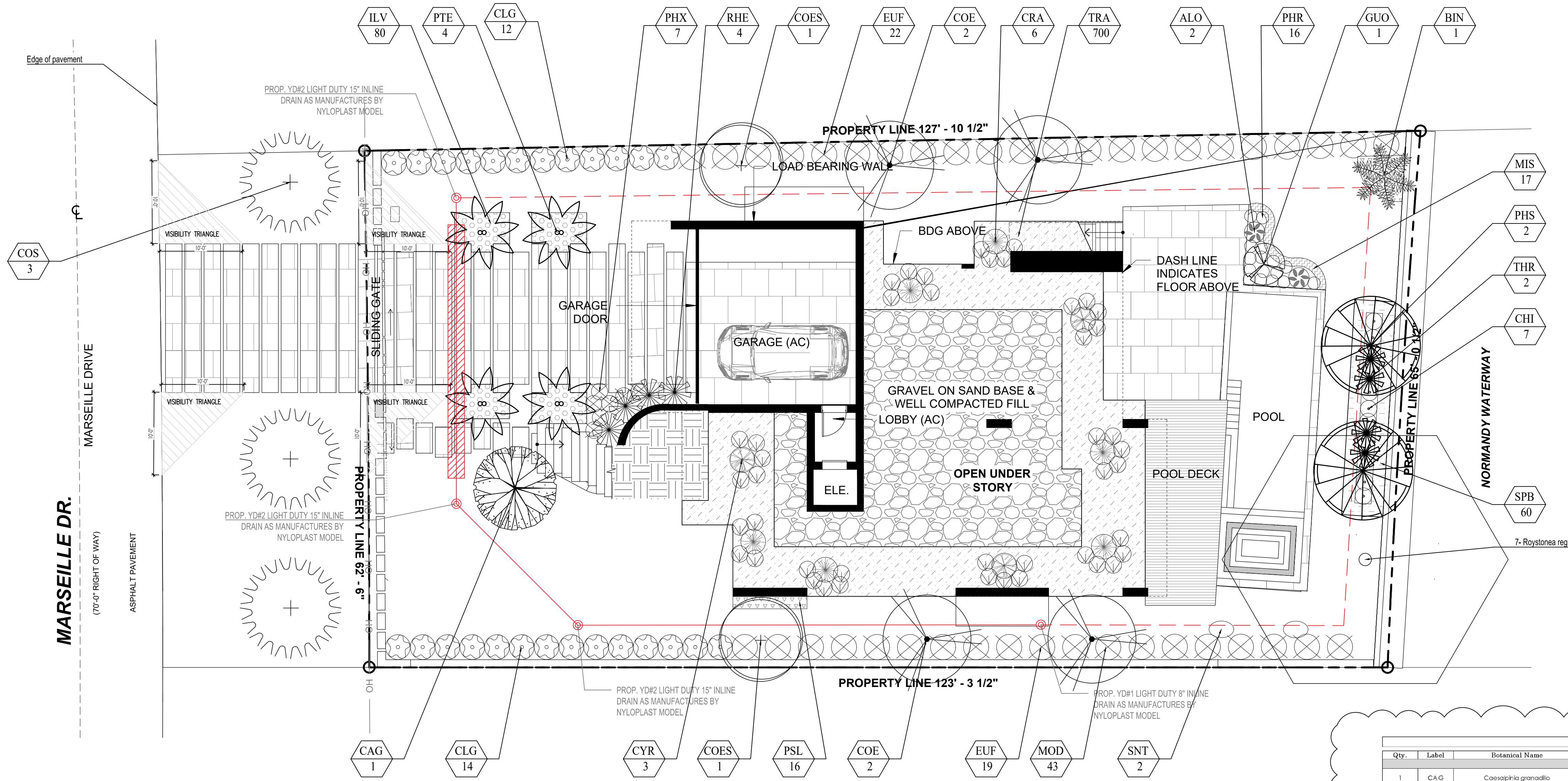


SITE WALL PLAN & ELEV

1/8" = 1'-0"

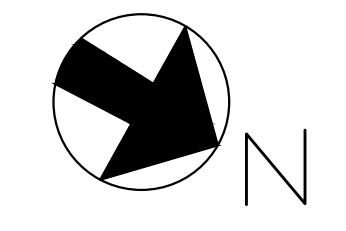
03.09.2025

DRB_A3.0



PLANT LIST									
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
TREES									
1	CAG	Casophris grandifolia	Bridalveil tree	12'	2"	10'	YES	Tolerant	
4	COE	Conocarpus erectus	Green Buttonwood	12'	2"	10'	YES	Tolerant	
2	COES	Conocarpus erectus 'variegatus'	Silver Buttonwood	12'	2"	10'	YES	Tolerant	
1	GUO	Guaiacum officinal	Lignum V Rose	6'		6'	YES	Tolerant	
3	COS	Cordia Sebestena	Creeper tree	12'	2"	12'	YES	Tolerant	
STREET TREES									
1	BN	Bismarckia nobilis	Bismarck palm	8'	12"	8'	NO	Tolerant	
2	PHS	Phoenix silvestris	Sylvestris palm	12'	8"	8'	NO	Tolerant	
4	PTE	Phycosperma elegans	Alexander Palm (Double)	14'	4"	10'	NO	Tolerant	
2	THR	Thrinax rodata	Thatch Palm, Double	6'	6"	6'	NO	Tolerant	
PALMS									
SHRUBS									
2	ALO	Alocasia 'Calidora'	Alocasia	24"		24"	NO	Tolerant	
7	CHI	Chrysobalanus icaco 'Green'	Green Coccolupum	24"		24"	YES	Tolerant	24" o.c.
6	CRA	Crinum agatum 'Queen Emma'	Queen Emma Crinum	3'		3'	NO	Tolerant	
3	CYR	Cycas revoluta	Sago Palm	3'		3'	NO	Tolerant	
17	MIS	Microsorium scolopendrium	Wart Fern	24"		24"	NO	Tolerant	18" o.c.
80	ILV	Ilex vomitoria	Yaupon Holly	24"		24"	YES	Moderate	18" o.c.
43	MOD	Monstera deliciosa	Swiss Cheese Plant	24"		24"	NO	Tolerant	
16	PHR	Philodendron Red Congo	Red Congo	24"		24"	NO	Tolerant	
7	PHX	Philodendron xanadu	Xanadu	24"		24"	NO	Tolerant	
16	PSL	Pseuderanthemum kaffirum	Shooting Star	24"		24"	NO	Tolerant	18" o.c.
4	RHE	Rhapis excelsa	Lady Palm	4'		4'	NO	Tolerant	
60	SPB	Spartina bakeri	Sand Cordgrass	18"		18"	YES	Tolerant	18" o.c.
2	STN	Strelitzia nicotai	White bird of paradise	4'		3'	NO	Tolerant	
LARGE SHRUBS									
26	CLG	Clusia guiffiera	Small Leaf Clusia	6'		3'	NO	Tolerant	3' o.c.
41	EUF	Eugenia foetida	Spanish Stopper	6'		4'	YES	Tolerant	4' o.c.
GROUNDCOVER									
700	TRA	Trachelospermum asiaticum	Asiatic Jasmine	12"		12"	YES	Tolerant	12" o.c.
BOD									
2,573	SOD	Zoysia Lawn	Zoysia						

4



PARAMETRIKA LAND & DESIGN
Gabriela Alborno
Valeria Quintanilla LA6667640



1415 Marseille Dr
1415 Marseille Dr
Miami Beach, FL 33141

Rev #4: 04/04/2025

SHEET TITLE
Landscape plan

ISSUE DATE
03/30/2024

REVISION
March, 2024

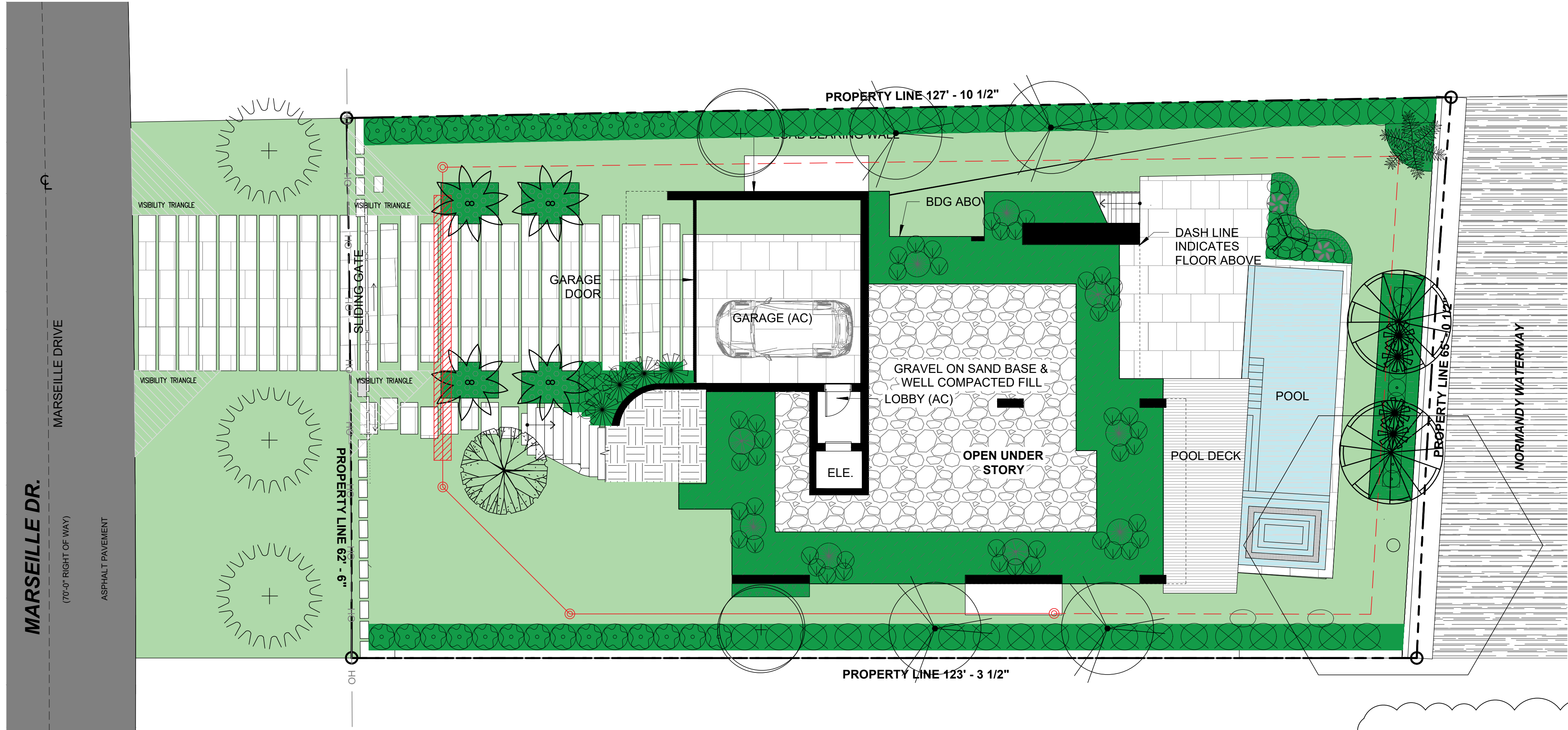
DESIGN
GA

DRAWN
TY

SCALE
1/8" = 1'-0"

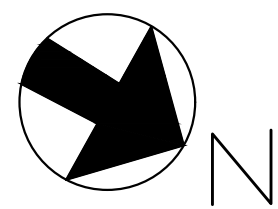
SEAL
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-102



4

PLANT LIST									
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
TREES									
1	CA G	Caseiparia grandillo	Bridalveil tree	12'	2"	10'	YES	Tolerant	
4	COE	Conocarpus erectus	Green Buttonwood	12'	2"	10'	YES	Tolerant	
2	COES	Conocarpus erectus 'variegatus'	Silver Buttonwood	12'	2"	10'	YES	Tolerant	
1	GUO	Guaiacum officinal	Lignum V Rose	6'		6'	YES	Tolerant	
STREET TREES									
3	COS	Cordia Sebestena	Creeper tree	12'	2"	12'	YES	Tolerant	
PALMS									
1	BN	Bismarckia nobilis	Bismarck palm	8'	12"	8'	NO	Tolerant	
2	PHS	Phoenix sivestris	Sylvestris palm	12'	8"	8'	NO	Tolerant	
4	PTE	Phycosperma elegans	Alexander Palm (Double)	14'	4"	10'	NO	Tolerant	
2	THE	Thrinax rodata	Thatch Palm, Double	6'	6"	6'	NO	Tolerant	
SHRUBS									
2	AIO	Alcaesia 'Calidora'	Alcaesia	24"		24"	NO	Tolerant	
7	CHI	Chrysobalanus icaco 'Green'	Green Coccolupum	24"		24"	YES	Tolerant	24" o.c.
6	CRA	Crinum agatum 'Queen Emma'	Queen Emma Crinum	3'		3'	NO	Tolerant	
3	CYR	Cycas revoluta	Sago Palm	3'		3'	NO	Tolerant	
17	MIS	Microsorum scolopendrium	Wart Fern	24"		24"	NO	Tolerant	18" o.c.
80	ILV	Ilex vomitoria	Yaupon Holly	24"		24"	YES	Moderate	18" o.c.
43	MOD	Monstera delciosa	Swiss Cheese Plant	24"		24"	NO	Tolerant	
16	PHR	Philodendron Red Congo	Red Congo	24"		24"	NO	Tolerant	
7	PHX	Philodendron xanadu	Xanadu	24"		24"	NO	Tolerant	
16	PSL	Pseuderanthemum kaffirum	Shooting Star	24"		24"	NO	Tolerant	18" o.c.
4	RHE	Rhapis excelsa	Lady Palm	4'		4'	NO	Tolerant	
60	SFB	Spartina bakeri	Sand Cordgrass	18"		18"	YES	Tolerant	18" o.c.
2	STN	Strelitzia nicotai	White bird of paradise	4'		3'	NO	Tolerant	
LARGE SHRUBS									
26	CLG	Clusia guiffiera	Small Leaf Clusia	6'		3'	NO	Tolerant	3' o.c.
41	EUP	Eugenia foetida	Spanish Stopper	6'		4'	YES	Tolerant	4' o.c.
GROUNDCOVER									
700	TRA	Trachelospermum asiaticum	Asiatic jasmine	12"		12"	YES	Tolerant	12" o.c.
BOD									
2,573	SOD	Zoysia Lawn	Zoysia						



PARAMETRIKA LAND & DESIGN
Gabriela Albomoz
Valeria Quintanilla LA6667640



1415 Marseille Dr
1415 Marseille Dr
Miami Beach, FL 33141

Rev #4: 04/04/2025

SHEET TITLE
Landscape plan (RENDERED)

ISSUE DATE
03/30/2024

REVISION
March, 2024

DESIGN
GA

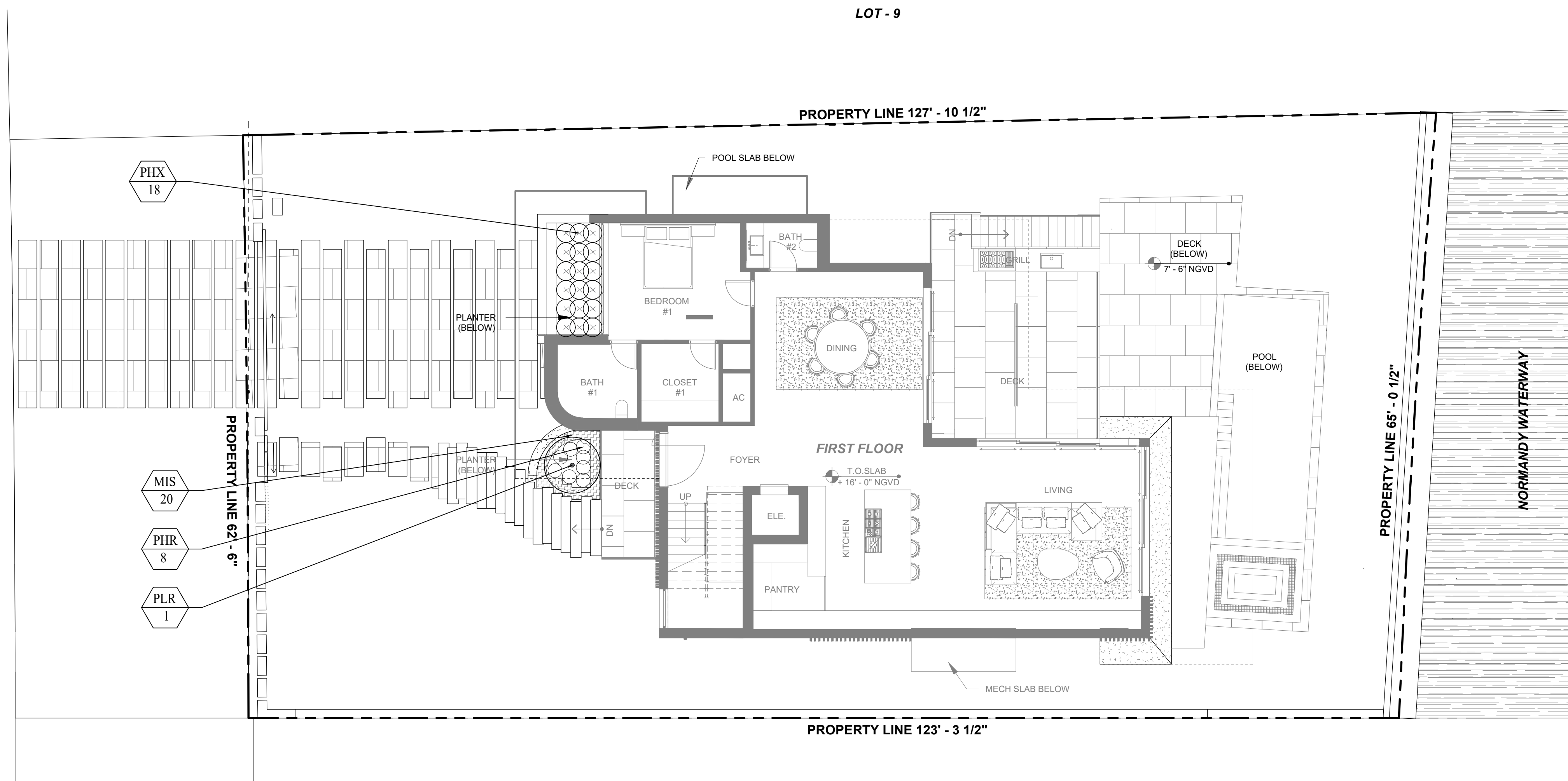
DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-102.1

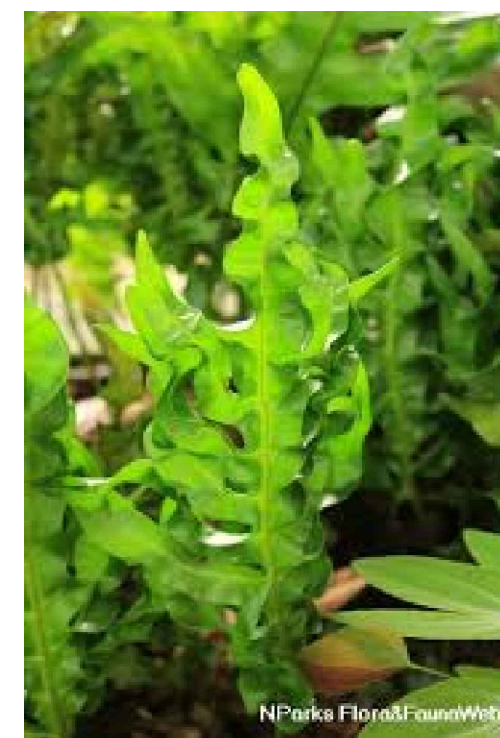
MARSEILLE DR.



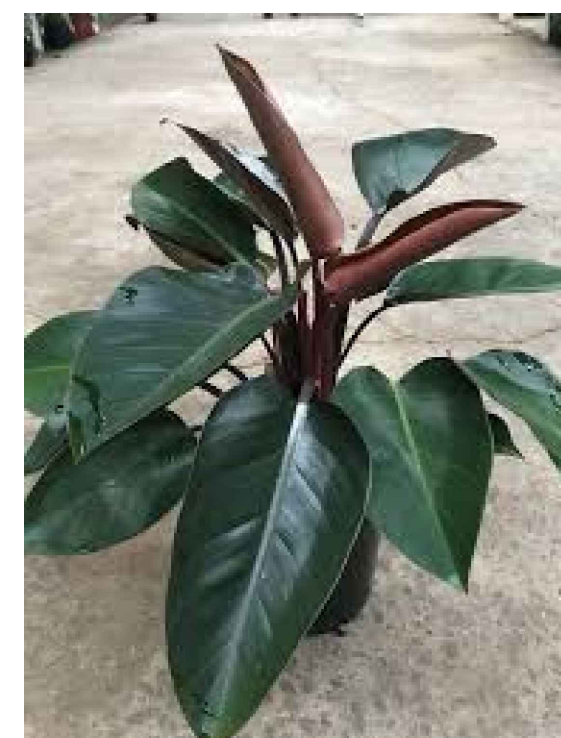
Plumeria Rubra



Philodendron xanadu



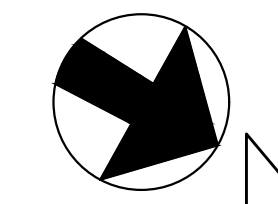
Microsorium scolopendrium



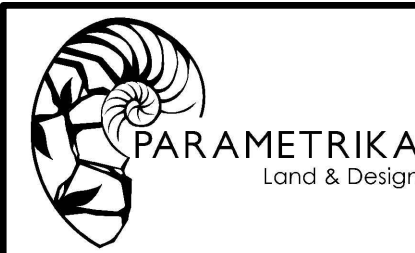
Philodendron Red Congo

LOT - 11

PLANT LIST									
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
TREES									
1	PLR	Plumeria rubra	Frangipani	6'	1.5"	6'	NO	Tolerant	
Qty.	Label	Botanical Name	Common name	Height			Native	Drought tolerance	Specifications
SHRUBS									
18	PHX	Philodendron xanadu	Xanadu	24"		24"	NO	Tolerant	24" o.c.
20	MIS	Microsorium scolopendrium	Wart Fern	24"		24"	NO	Tolerant	18" o.c.
8	PHR	Philodendron Red Congo	Red Congo	18"		18"	NO	Tolerant	18" o.c.



PARAMETRIKA LAND & DESIGN
Gabriela Alborno
Valeria Quintanilla LA6667640



1415 Marseille Dr
1415 Marseille Dr
Miami Beach, FL 33141

Rev #4: 04/04/2025

SHEET TITLE
Landscape plan (RENDERED)

ISSUE DATE
03/30/2024

REVISION
March, 2024

DESIGN
GA

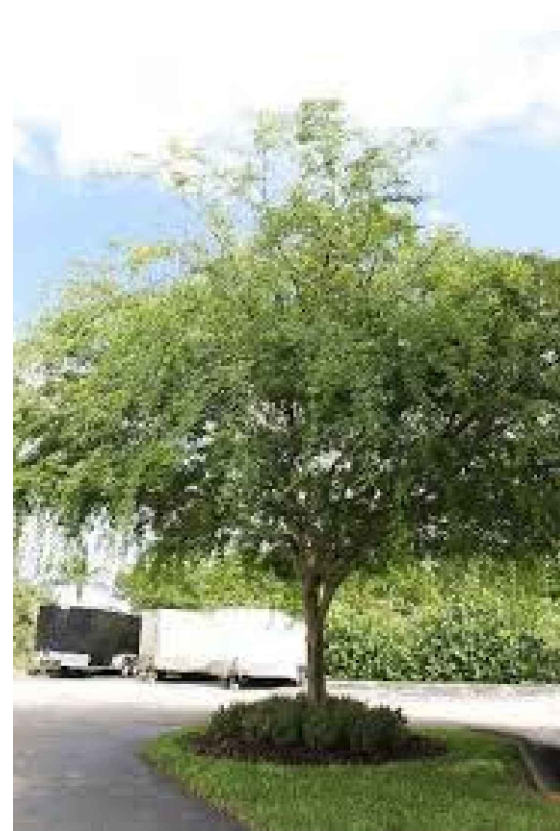
DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL

VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-102.2



Caesalpinia granadillo



Conocarpus erectus



Conocarpus erectus 'sericeus'



Guaiacum officinal



Cordia sebestena



Bismarckia nobilis



Phoenix silvestris



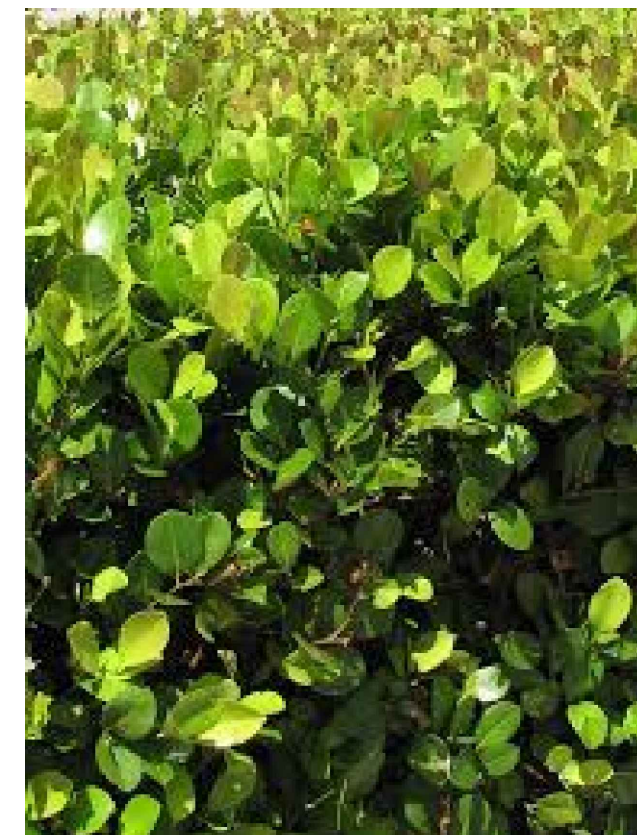
Ptychosperma elegans (DOUBLE)



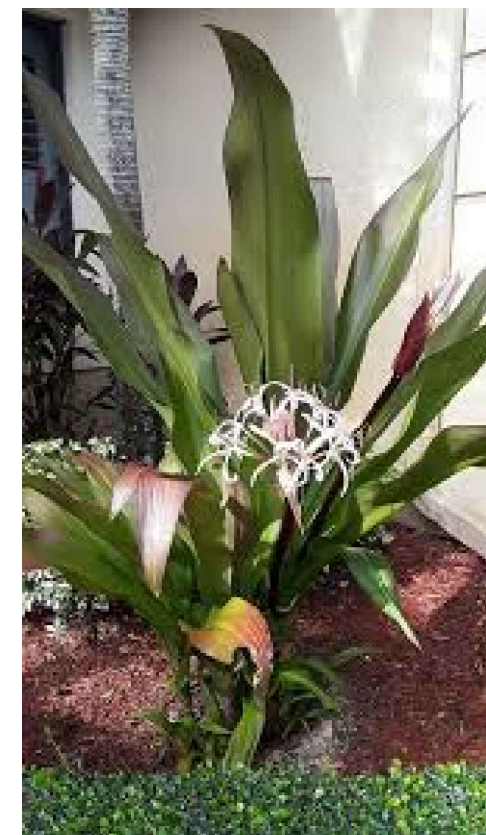
Thrinax radiata (DOUBLE)



Alocasia 'Calidora'



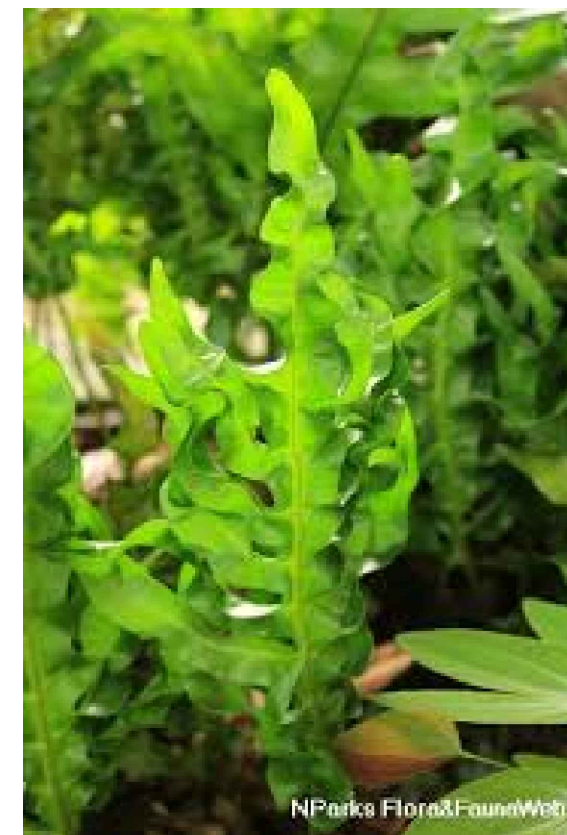
Chrysobalanus icaco 'Green'



Crinum agustum 'Queen Emma'



Cycas revoluta



Microsorium scolopendrium



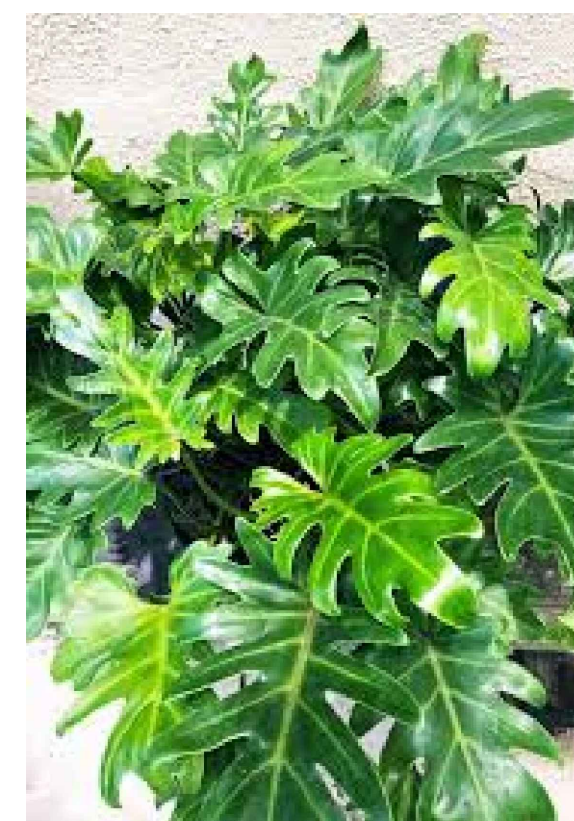
Ilex vomitoria



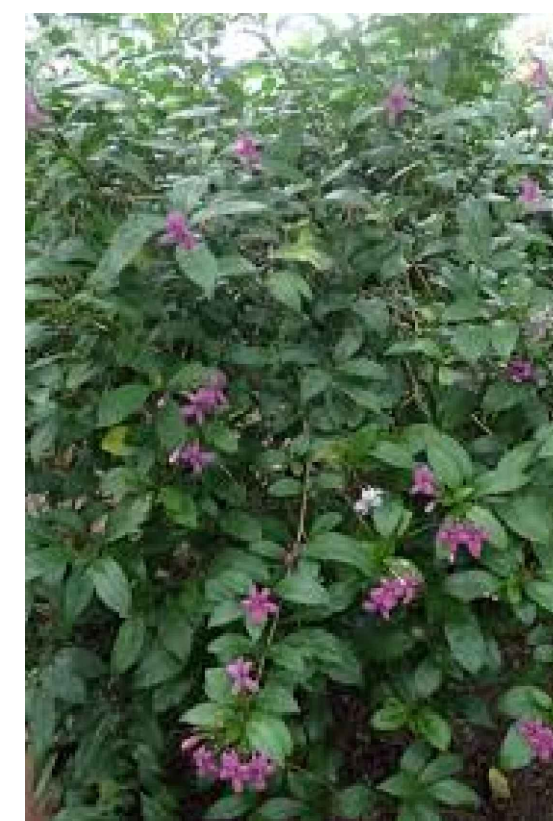
Monstera deliciosa



Philodendron Red Congo



Philodendron xanadu



Pseuderanthemum laxiflorum



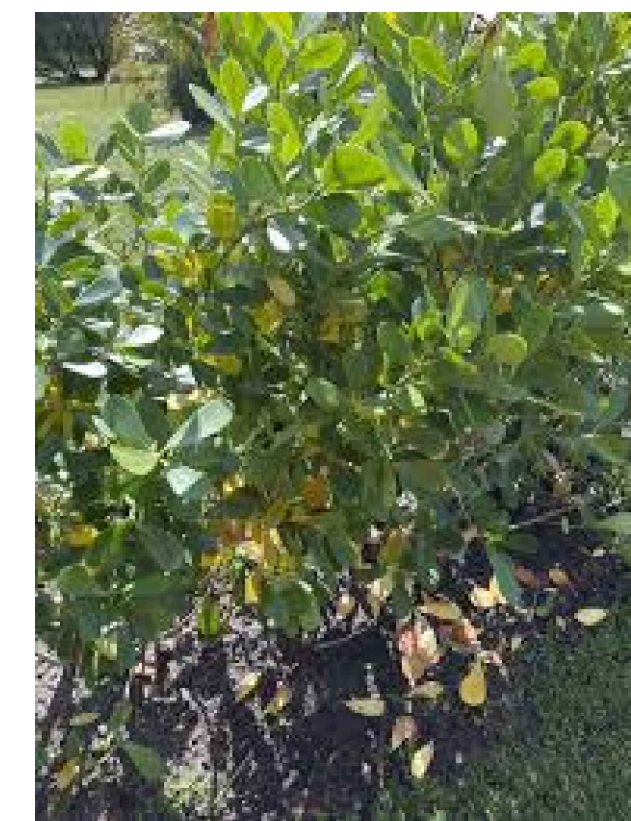
Rhapsis excelsa



Spartina bakeri



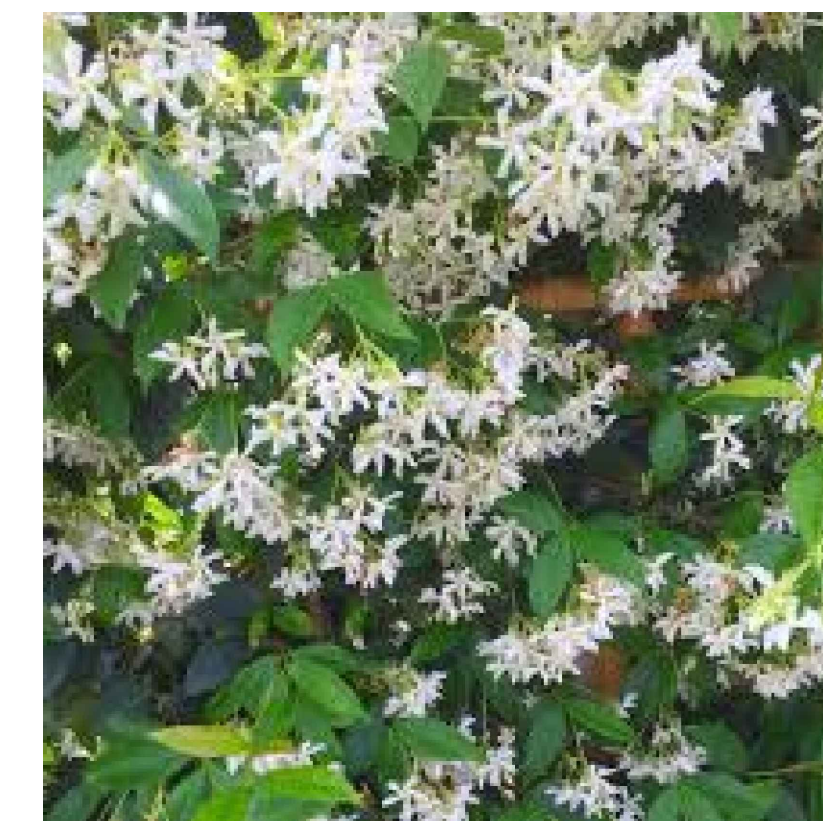
Strelitzia nicolai



Clusia guttifera



Eugenia foetida



Trachelospermum asiaticum

PARAMETRIKA LAND & DESIGN
Gabriela Albomoz
Valeria Quintanilla LA6667640



1415 Marseille Dr
1415 Marseille Dr
Miami Beach, FL 33141

Rev #4: 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